

**BYLAW NO. 12Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2004-0069)**

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**WHEREAS** it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 to change the Land Use Designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended.
2. Bylaw 2P80 is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use Map shown as shaded on Schedule "B" to this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "B".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A SECOND TIME, AS AMENDED, THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A THIRD TIME, AS AMENDED, THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

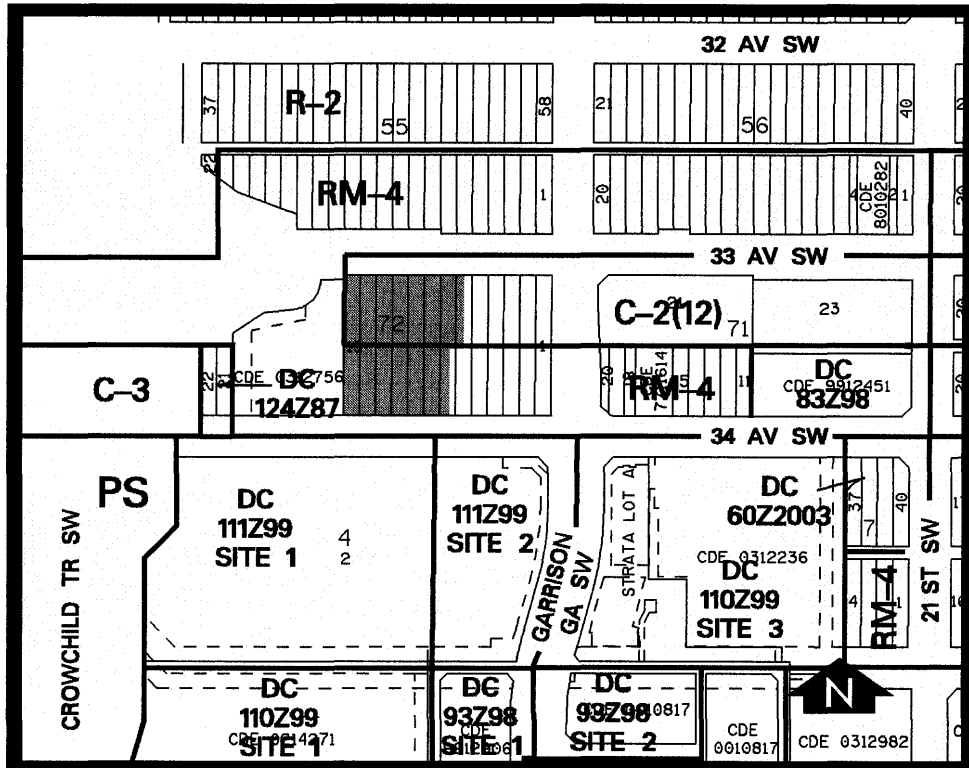
  
\_\_\_\_\_  
DEPUTY MAYOR

DATED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2005.

  
\_\_\_\_\_  
ACTING DEPUTY CITY CLERK

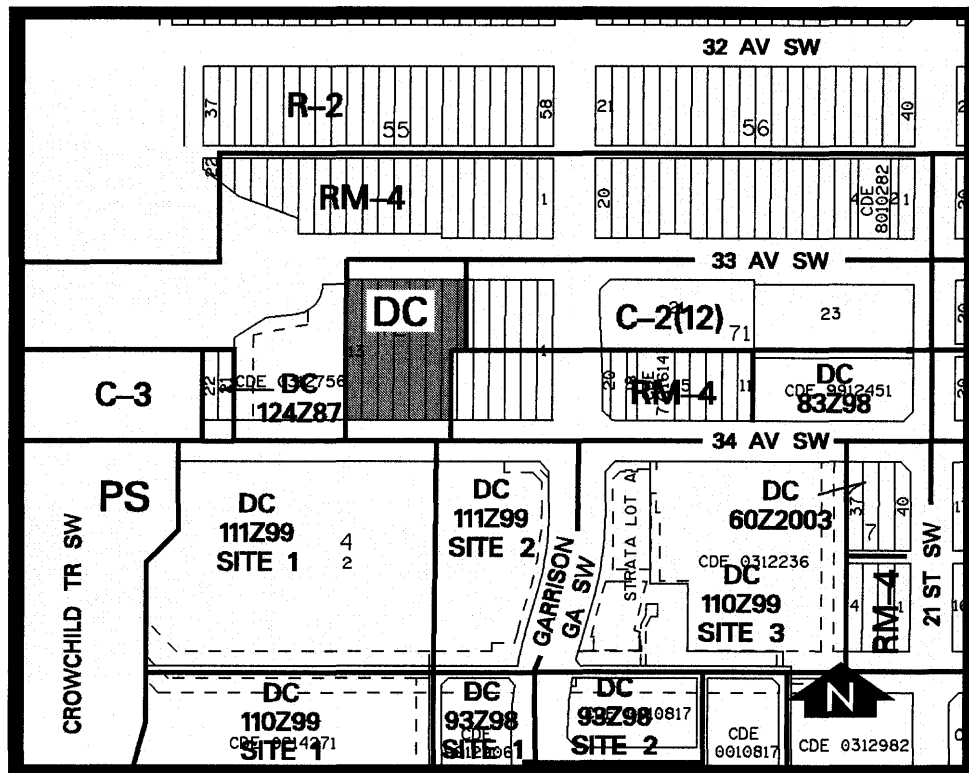
**Amendment # LOC2004-0069  
Bylaw # 12Z2005**

**SCHEDULE A**



# Amendment # LOC2004-0069 Bylaw # 12Z2005

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for a comprehensively designed apartment and stacked townhouse complex as a Discretionary Use with the additional Discretionary Uses of offices, personal service businesses and retail stores as accessory uses.

# Amendment # LOC2004-0069 Bylaw # 12Z2005

## SCHEDULE B

### CONTINUED

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Dwelling Units

The maximum number of dwelling units shall be 77.

(b) Height

Buildings located on the south 33.83 metres of the site shall have a maximum height of 3 storeys and 10 metres to the eaveline.

(c) Access

Direct vehicular access is prohibited to or from 33 Avenue S.W.

(d) Accessory Commercial Development

(i) Accessory commercial uses shall only be located on the first storey of buildings containing dwelling units and fronting onto 34 Avenue S.W.;

(ii) the total gross floor area of all commercial uses combined shall not exceed 270 square metres;

(iii) commercial uses shall have a separate entry from the residential component of the building;

(iv) the maximum number of dwelling units allowed for the site shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided; and

(v) commercial signage shall be of a size, height, location, design and appearance that is compatible with the residential character of the area.

(e) That comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.

BYLAW NO. 1222005

ADVERTISED IN The Calgary Sun ON 05/01/27

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BYLAW #1222005

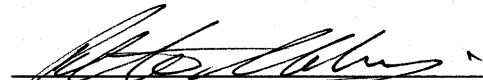
SOUTH CALGARY

To redesignate the land located at 2411 & 2419 - 33 Avenue SW and 2416, 2420 & 2426 - 34 Avenue SW (Plan 4479P, Block 72, Lots 8 to 13 and portions of Lots 6 & 7) from C-2 General Commercial District and RM-4 Residential Medium Density Multi-Dwelling District to DC Direct Control District to accommodate a multi-dwelling residential and commercial development.


TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/12Z2005

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 *En 10/05*  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_