

BYLAW NO. 28Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0081)**

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 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 20th DAY OF JUNE, 2005.

READ A SECOND TIME THIS 20th DAY OF JUNE, 2005.

READ A THIRD TIME THIS 20th DAY OF JUNE, 2005.



DEPUTY MAYOR

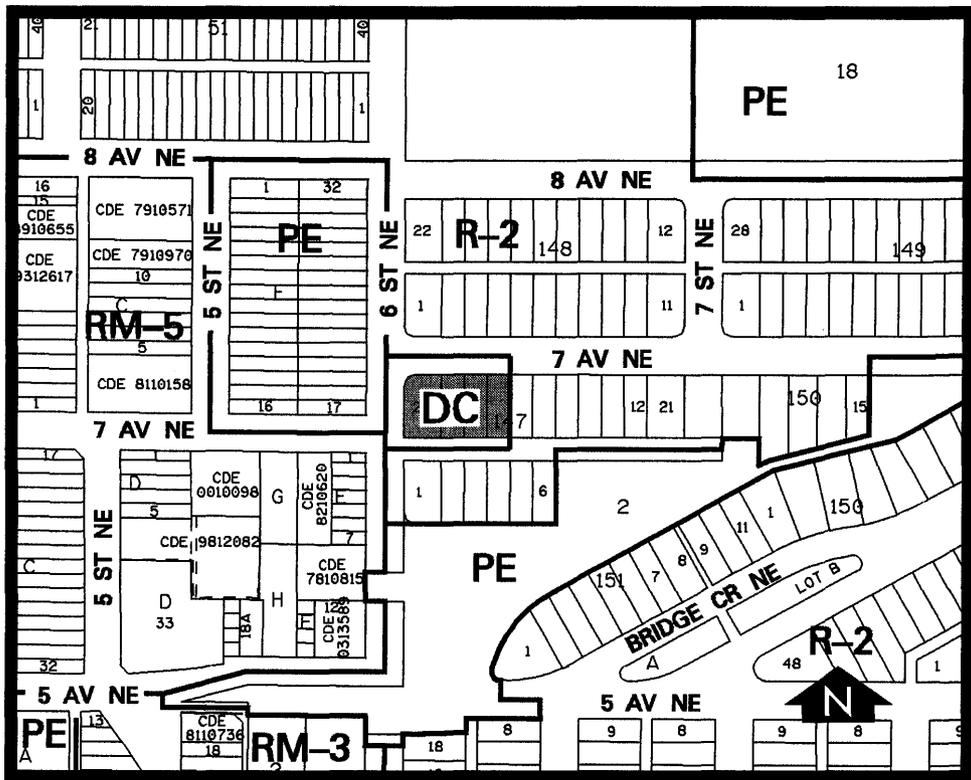
DATED THIS 20th DAY OF JUNE, 2005.



ACTING CITY CLERK

Amendment # LOC2004-0081 Bylaw # 28Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

Amendment # LOC2004-0081

Bylaw # 28Z2005

SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules of Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Building Height

Any portion of the building located within 8 metres of the north property line shall be a maximum of 2 storeys not exceeding 7 metres at any eaveline.

(b) Building Design

The Building shall:

- (i) provide architectural detailing including façade details, roof details, window shape details, and exterior finish materials that are complimentary with adjacent and surrounding residential development;
- (ii) minimize the overall mass of the development through architectural articulation; and
- (iii) provide entrance points, either individual unit or collective, on the street frontages.

BYLAW NO. 2822005

ADVERTISED IN the Calgary Herald ON 08/26/05

2

BYLAW 2822005

RENFREW

To redesignate the land located at 701, 705, 707 & 709 - 7 Avenue NE (Plan 8150AN, Block 147, Lots 18 to 21) from R-2 Residential Low Density District to DC Direct Control District to accommodate a multi-dwelling development.

BYLAW NO. 2822005

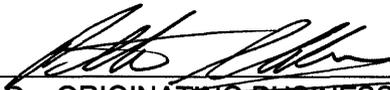
ADVERTISED IN The Calgary Sun ON 03/24/05

BYLAW 2822005 **RENFREW**
To redesignate the land located at 701, 705, 707 & 709 - 7
Avenue (Plan 8150AN, Block 147, Lots 18 to 21) from
Residential Low Density District to DC Direct Control
District to accommodate a multi-dwelling development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/28Z2005

=====

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 march 21/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
