

**BYLAW NO. 5Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2003-0088)**

\*\*\*\*\*

**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.

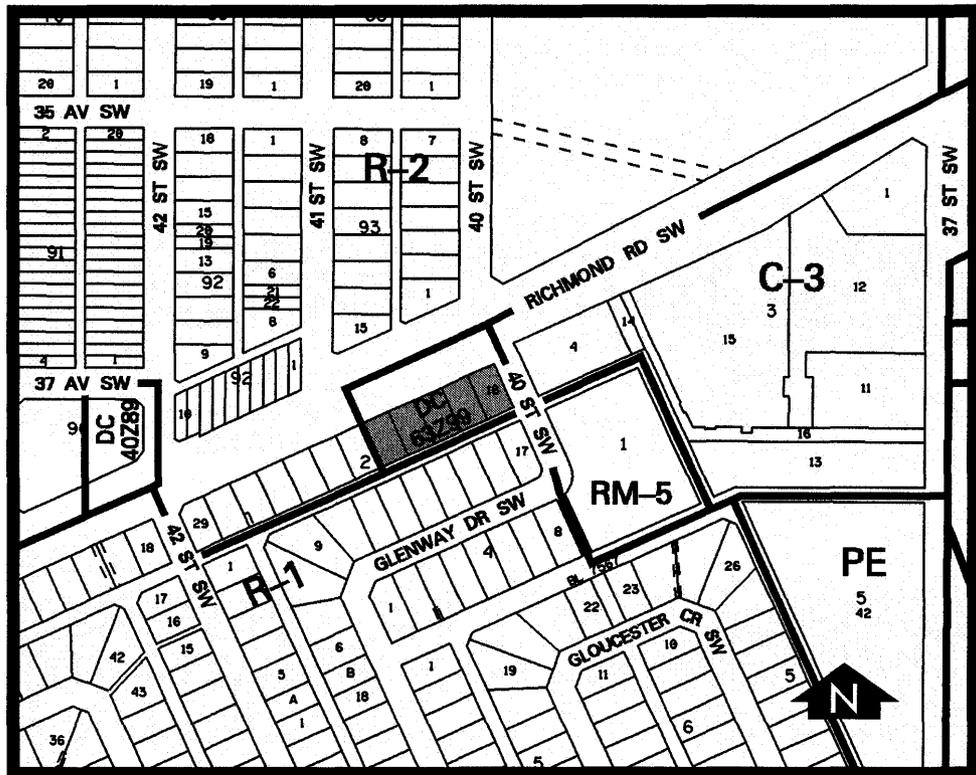
  
\_\_\_\_\_  
MAYOR

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

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

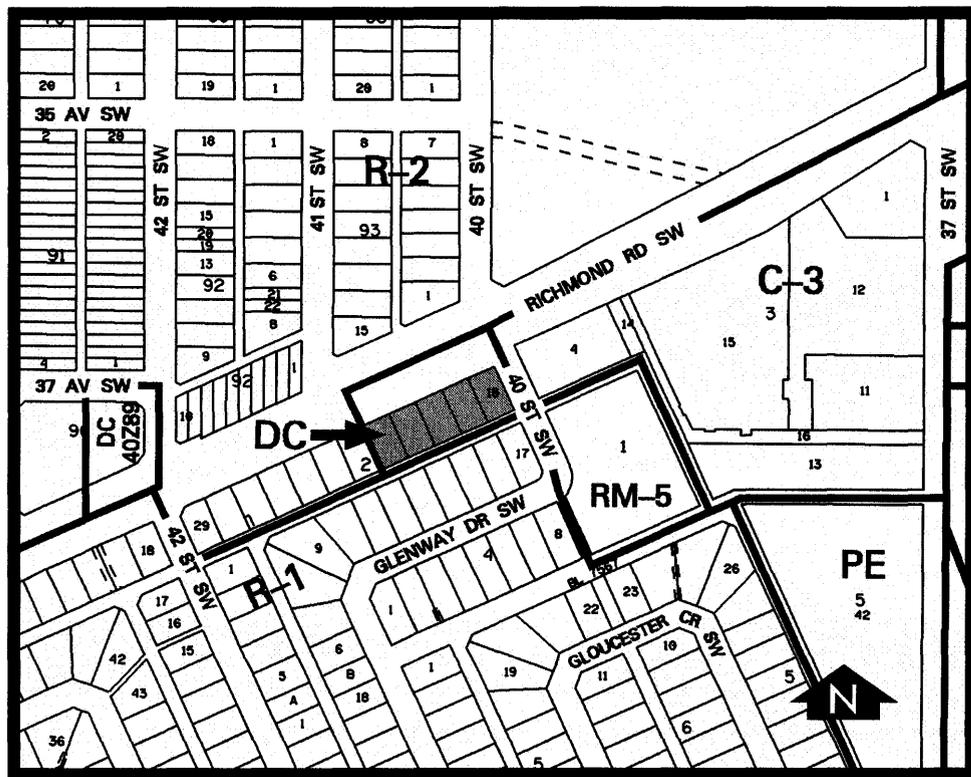
**Amendment # LOC2003-0088  
Bylaw # 5Z2005**

**SCHEDULE A**



# Amendment # LOC2003-0088 Bylaw # 5Z2005

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for a comprehensively designed church and apartment building as Permitted Uses.

# **Amendment # LOC2003-0088**

## **Bylaw # 5Z2005**

### **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-4(125) Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4(125) Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below:

(a) **Number of Dwelling Units**

The number of dwelling units shall be a maximum of 35.

(b) **Parking**

A minimum of 37 parking stalls, including 6 visitor stalls and 9 church stalls, in an underground parkade shall be provided in the project. A minimum of 20 surface church parking stalls shall be provided in the project. Any increase in seating or operational capacity of the church shall require a proportional increase in parking provision.

(c) **Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout substantially conform with the plans and renderings available to City Council during their consideration of this Bylaw.

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

(e) **That a suitable privacy buffer be provided between the units and the public space at the street and lane sides by introducing a combination of landscaping and/or fencing and grade separation.**

BYLAW NO. 522005

ADVERTISED IN The Calgary Herald ON 12/23/05

**5** BYLAW #522005 **GLAMORGAN**  
To redesignate the land located at 4211  
Richmond Road SW Plan 587HH, Block 2, Lots  
18 to 22) from DC Direct Control District to  
DC Direct Control District to accommodate a  
church and 35 unit apartment building.

BYLAW NO. 522005

ADVERTISED IN The Calgary Sun ON 05/01/27

**1**

BYLAW #522005

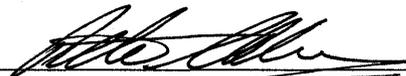
GLAMORGAN

To redesignate the land located at 4211 Richmond Road SW (Plan 567HH, Block 2, Lots 18 to 22) from DC Direct Control District to DC Direct Control District to accommodate a church and 35 unit apartment building.

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/5Z2005

=====

APPROVED AS TO CONTENT

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

APPROVED AS TO FORM

 Dec 16/04  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_