

BYLAW NO. 8Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0080)**

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 7th DAY OF FEBRUARY, 2005.

READ A SECOND TIME, AS AMENDED, THIS 7th DAY OF FEBRUARY, 2005.

READ A THIRD TIME, AS AMENDED, THIS 7th DAY OF FEBRUARY, 2005.



DEPUTY MAYOR

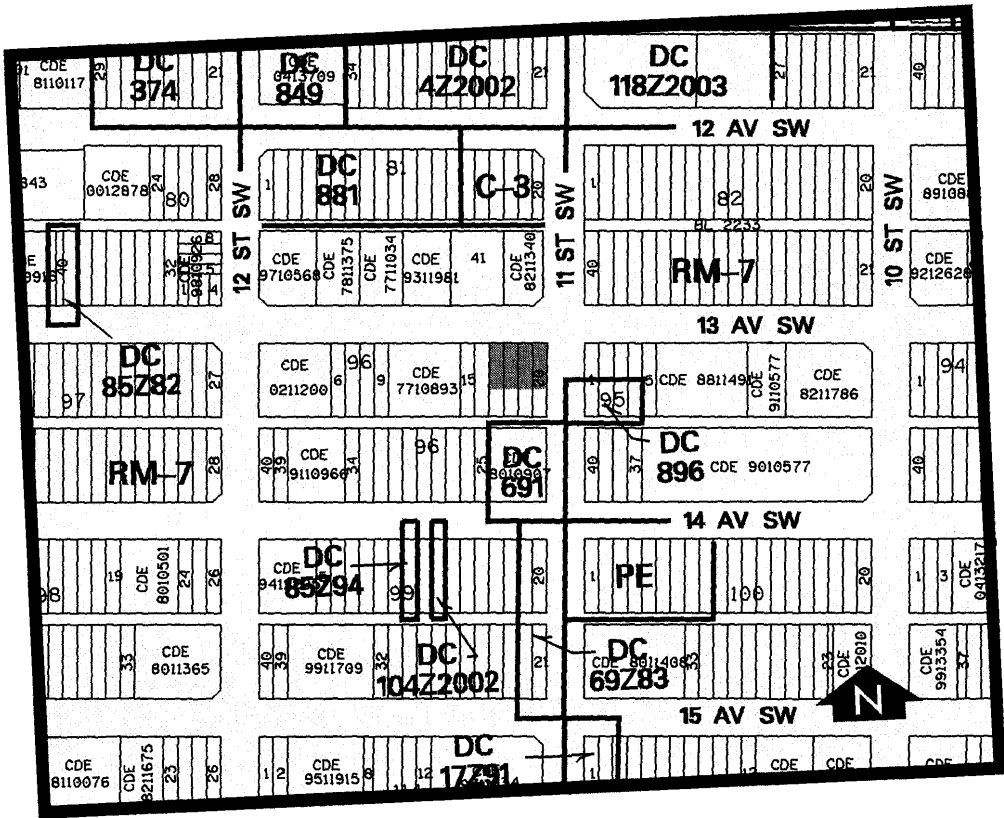
DATED THIS 15th DAY OF FEBRUARY, 2005.



ACTING DEPUTY CITY CLERK

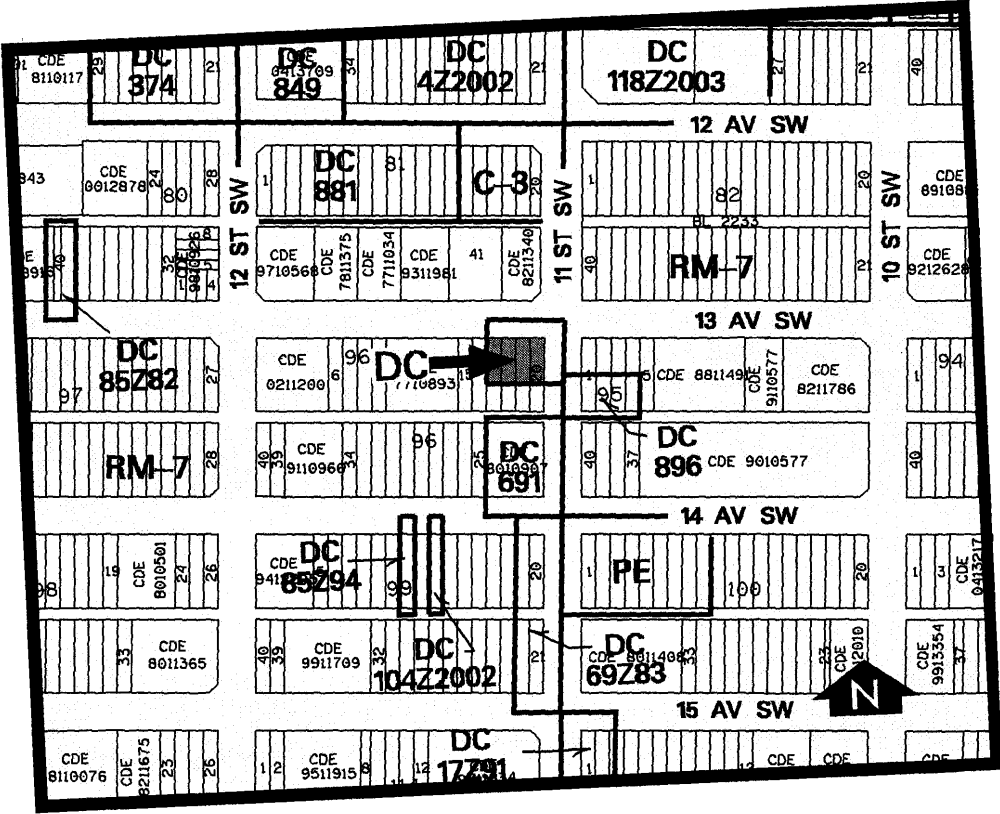
Amendment # LOC2004-0080
Bylaw # 8Z2005

SCHEDULE A



Amendment # LOC2004-0080
Bylaw # 8Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

- 1. Land Use
The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of outdoor cafes (N.P.) and restaurant-food service only.

Amendment # LOC2004-0080

Bylaw # 8Z2005

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-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Front Yard

- (i) Along the portion of the site facing 11 Street SW no front yard is required; and**
- (ii) Along the portion of the site facing 13 Avenue SW a minimum depth of 3.2 metres is required, except a minimum depth of 2.3 metres for a portion of the first storey up to a maximum length of 5.6 metres parallel to 13 Avenue SW.**

(b) Side Yard

- (i) A minimum width of 0.6 metres along the west property line; and**
- (ii) A minimum width of 1.0 metre along the south property line.**

(c) Building Setbacks

- (i) All portions of the building above the first storey shall be set back a minimum of 4.8 metres from the west property line; and**
- (ii) All portions of the building above the first storey shall be set back a minimum of 1.8 metres from the south property line.**

(d) Landscaped Area

- (i) A minimum of 40 percent of the site area plus all adjoining City boulevards; and**
- (ii) Landscaped areas shall be at grade or within 5 metres of grade.**

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SCHEDULE B

CONTINUED

- (e) Commercial
 - (i) Commercial uses shall only be allowed where they front onto 11 Street SW;
and
 - (ii) Commercial uses shall be limited to the first and second storeys only and shall have separate entry from the residential component of the building.
- (f) That recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.

BYLAW NO. 822005

ADVERTISED IN The Calgary Sun ON 05/01/27

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BYLAW #822005

BELTLINE

To redesignate the land located at 1203 & 1205 - 13 Avenue SW and 1305 - 11 Street SW (Plan A1, Block 96, Lots 17 to 20) from RM-7 Residential High Density Multi-Dwelling District to DC Direct Control District to accommodate a mixed use development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/8Z2005

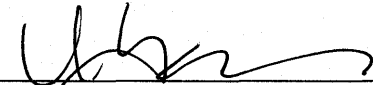
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Jan 10/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
