

BYLAW NO. 24Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0102)**

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 24th DAY OF APRIL, 2006.

READ A SECOND TIME THIS 24th DAY OF APRIL, 2006.

READ A THIRD TIME THIS 24th DAY OF APRIL, 2006.



MAYOR

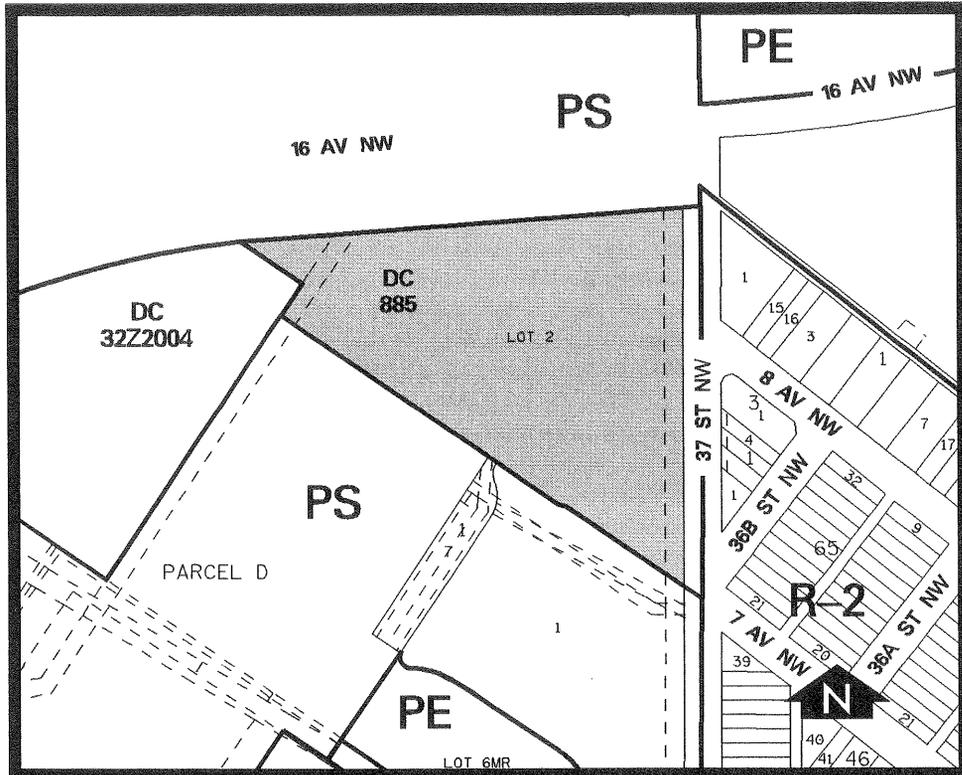
DATED THIS 24th DAY OF APRIL, 2006.



ACTING CITY CLERK

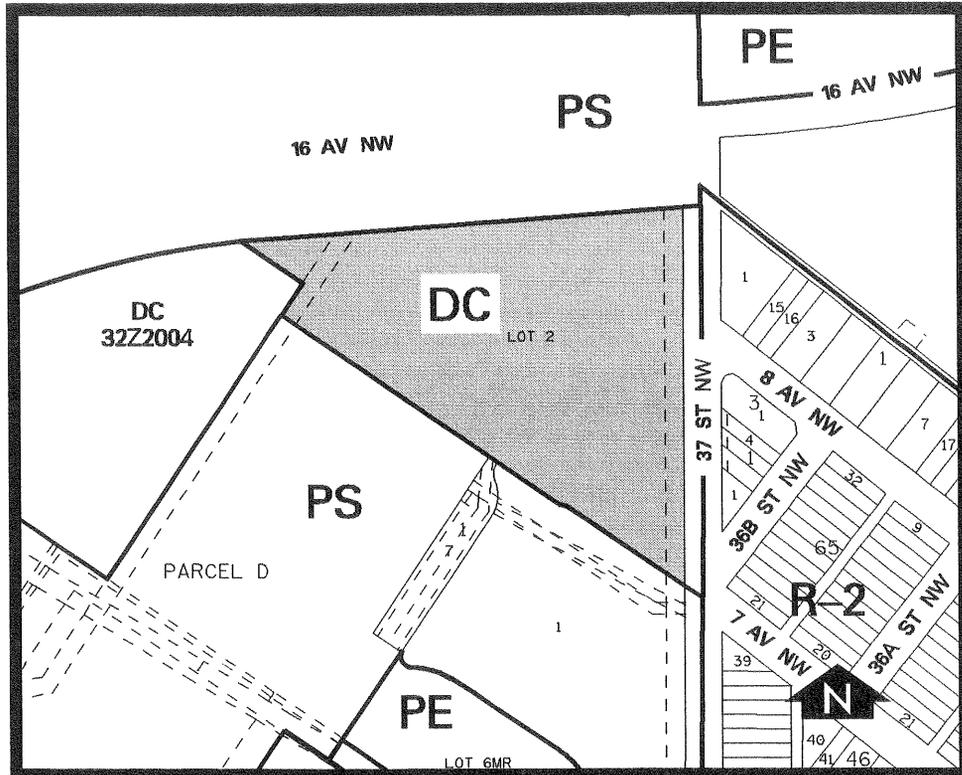
Amendment LOC2005-0102 Bylaw 24Z2006

SCHEDULE A



Amendment LOC2005-0102 Bylaw 24Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of an adolescent care centre.

For the purpose of this Bylaw, adolescent care centre means a comprehensively designed complex consisting of a maximum of four residential structures each containing a maximum of eight bedrooms, a therapy centre, a recreation centre and associated administrative and office buildings.

Amendment LOC2005-0102

Bylaw 24Z2006

SCHEDULE B

CONTINUED

2. Development Guidelines

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

(a) Building Orientation and Design

- (i) The residential structures shall be oriented off of 37 Street NW. No other structure will front onto 37 Street NW; and
- (ii) Building scale shall be consistent with existing structures on-site to the satisfaction of the Approving Authority.

(b) Building Height

In addition to the requirements of Section 22(d) of Bylaw 2P80, maximum building height for office and administration buildings shall be 15 metres.

(c) Access

At the development permit stage, provisions should be made for primary access to the adolescent care centre via Veteran's Way NW.

(d) Parking

In addition to the requirements of Section 18 of Bylaw 2P80:

- (i) a minimum of 2 off-street parking stalls shall be provided for each residential structure; and
- (ii) parking for the adolescent care centre shall be accommodated on-site to the satisfaction of the Approving Authority.

(e) Landscaped Area

In addition to the requirements of Section 20 (18) of Bylaw 2P80:

**Amendment LOC2005-0102
Bylaw 24Z2006**

SCHEDULE B

CONTINUED

- (i) all yards shall be landscaped where they are not used for vehicle circulation, parking or recreational activities;
- (ii) existing greenspace and landscaping shall be retained to the satisfaction of the Approving Authority; and
- (iii) landscaping shall be provided to visually screen parking areas from 37 Street NW.

BYLAW NO. 2422006

ADVERTISED IN The Calgary Herald ON 2006/03/30

4 BYLAW 2422006
PARKDALE

To redesignate the land located at 805 - 37 Street NW (Plan 9311982, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate the existing adolescent care centre use and an increase in height for a new administration building.