

BYLAW NO. 41Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0096)**

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 15th DAY OF MAY, 2006.

READ A SECOND TIME, AS AMENDED, THIS 15th DAY OF MAY, 2006.

READ A THIRD TIME, AS AMENDED, THIS 15th DAY OF MAY, 2006.

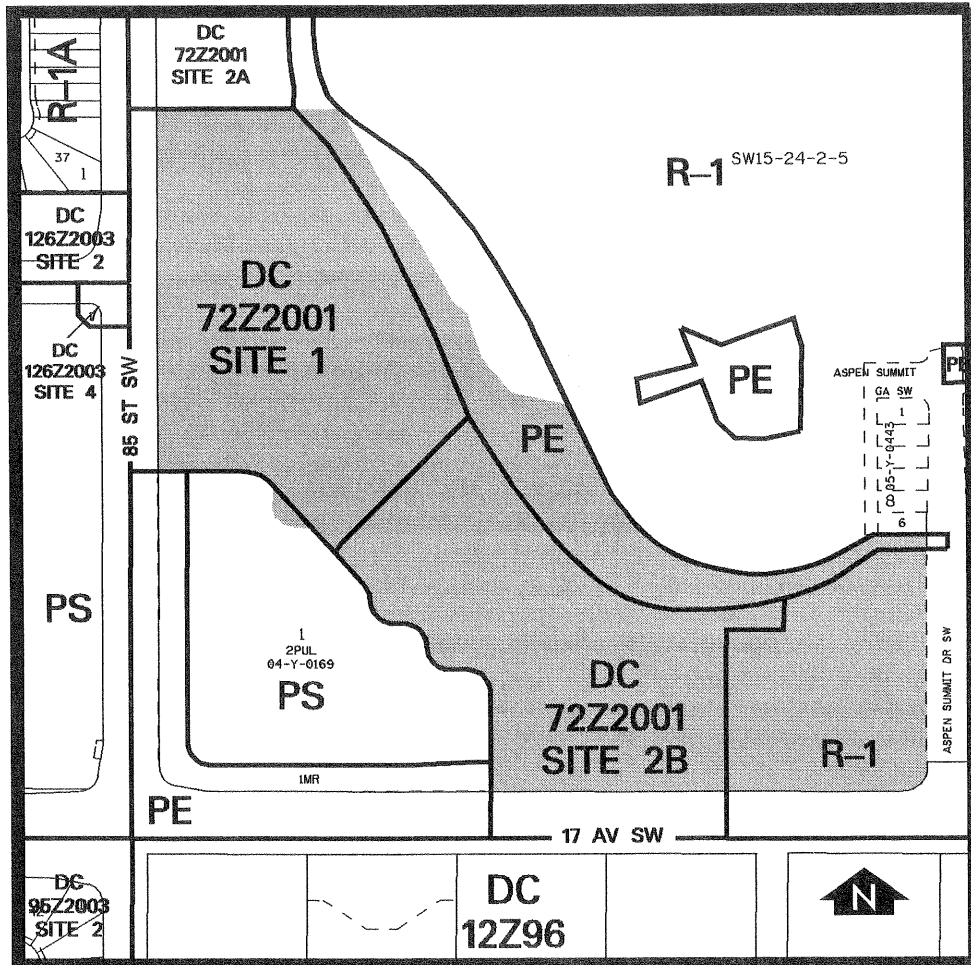

MAYOR

DATED THIS 20th DAY OF JUNE, 2006.


ACTING CITY CLERK

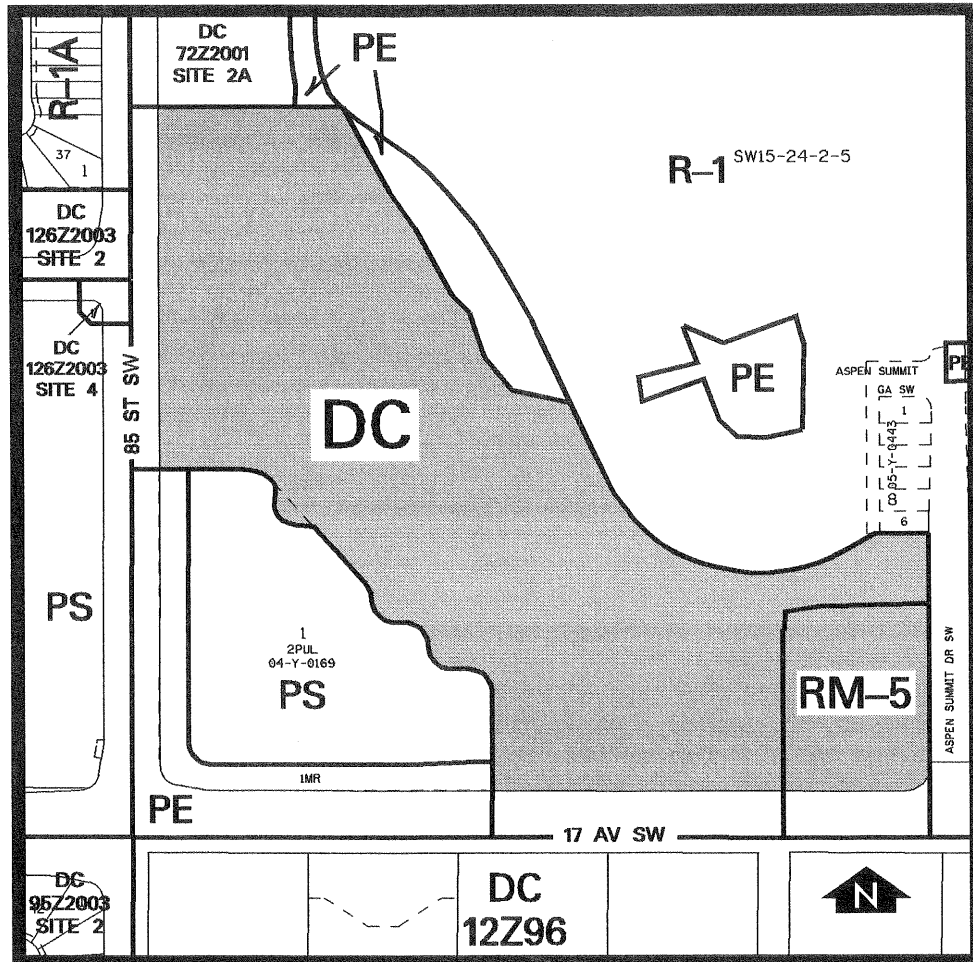
Amendment LOC2005-0096 Bylaw 41Z2006

SCHEDULE A



Amendment LOC2005-0096 Bylaw 41Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary Uses respectively excluding the use of automotive specialties, amusement arcades, billiard parlours, bottle return depots, gaming establishments – bingo, and take-out food services

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the C-5 Shopping Centre Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply to Discretionary Use, unless otherwise noted below:

(a) Gross Floor Area

(i) The maximum gross floor area shall not exceed 16,250 square meters; which shall include:

(A) a combination of 2 or more of: restaurants food service only, restaurants – licensed, and drinking establishments with a cumulative minimum gross floor area of 1,858 square meters; and

(B) a single retail food store at a maximum gross floor area of 5,100 square meters.

(ii) Notwithstanding subparagraph (i), the maximum gross floor area of the site may be increased by an additional 3,716 square meters, only for office development located on the second floor, within the “central village” reference in subparagraph (f) (iv).

(b) Building Height

A maximum 2 storeys with a maximum height of 10 metres.

(c) Parking

Parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments to the satisfaction of the Approving Authority.

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SCHEDULE B

CONTINUED

(d) Pedestrian Connections

Pedestrian connections incorporating architectural streetscape elements and soft landscaping shall be provided generally linking building to building, and enabling safe pedestrian access from parking and public transit areas to building entrances. A coordinated pedestrian walkway system shall be provided across the entire site.

(e) Landscaping

(i) In addition to the requirements of Sections 33 and 39(5)(e) of Bylaw 2P80,

(A) one tree shall be provided per fifteen parking stalls; and

(B) 1.85 square metres of additional landscaping shall be provided per parking stall; and

(ii) The additional landscaping required in 2(e)(i)(B). above, may be hard landscaping where the landscaping provided serves to reduce the visual impact of the parking lot or is deemed to be a public amenity space, all to the satisfaction of the Approving Authority.

(f) Building Design & Site Layout

(i) Front facades shall incorporate architectural details, including windows that add visual interest and de-emphasize the building mass and scale to the satisfaction of the Approving Authority;

(ii) All facades visible from public or private roadways shall be architecturally treated to a similar standard as the front façade to the satisfaction of the Approving Authority;

(iii) Seasonal merchandising, sales or display may be allowed where:

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SCHEDULE B

CONTINUED

- (A) it can be demonstrated that the activities will not have an adverse impact on pedestrian and vehicle parking movements; and
 - (B) their location and design is to the satisfaction of the Approving Authority;
- (iv) The creation of a “central village” shall be incorporated into the design of the site, and oriented to the water feature that is to be located on the adjacent PS Public Service District (existing as of the date of passage of this bylaw), through pedestrian friendly design elements including, but not limited to courtyards, landscaped green spaces, cobblestone paving treatments, comfortable seating areas, and a superior quality of exterior finishing material.
- (v) Building orientation and design, combined with a central amenity space, shall be developed to create a “village/main street” setting with main street promenades, to be located at the centre of the commercial area.
- (g) Buffer lands
- (i) Lands located along the north-east boundary of the site adjacent to the PE and R-1 lands, shall be protected from development and maintained as natural open space;
 - (ii) A detailed restoration plan, including a maintenance schedule and grading plan shall be submitted and approved prior to the release of the first stage of development; and
 - (iii) A public access easement shall be provided.
- all to the satisfaction of the Approving Authority.

BYLAW NO. 4122006

ADVERTISED IN The Calgary Herald ON 2006/04/20

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ASPEN WOODS

To redesignate the land located at 1450 – 85 Street SW (portion of the SW1/4 Section 15-24-2-5) from R-1 Residential Single-Detached District, PE Public Park, School & Recreation District and DC Direct Control District to RM-5 Medium Density Multi-Dwelling District and DC Direct Control District to accommodate additional commercial development.