

**BYLAW NO. 42Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2005-0109)**  
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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 18<sup>th</sup> DAY OF JULY, 2006.

READ A SECOND TIME, THIS 18<sup>th</sup> DAY OF JULY, 2006.

READ A THIRD TIME THIS 18<sup>th</sup> DAY OF JULY, 2006.

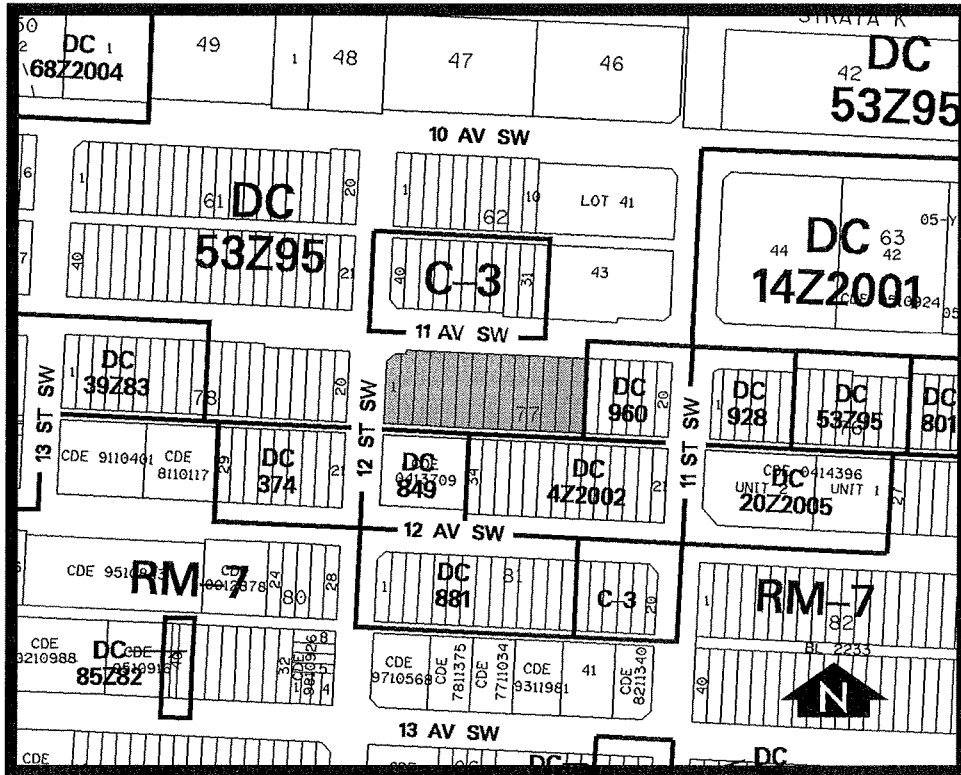
  
\_\_\_\_\_  
MAYOR

DATED THIS 18<sup>th</sup> DAY OF JULY, 2006.

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

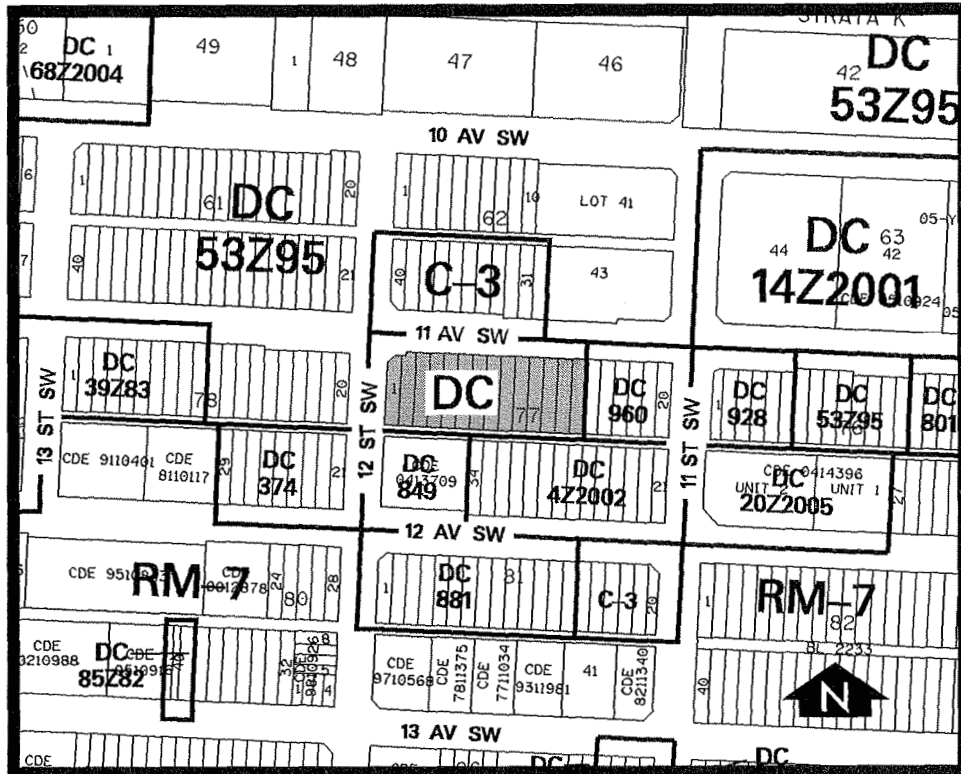
# Amendment LOC2005-0109 Bylaw 42Z2006

## SCHEDULE A



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for a mixed use development with the Permitted and Discretionary Uses of the RM-7 High Density Multi-Dwelling District as the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of:

- Accessory food services
- Athletic and recreational facilities
- Automotive sales and rental
- Commercial schools
- Drinking establishments
- Financial institutions

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## SCHEDULE B

### CONTINUED

Liquor stores  
Live-work units  
Medical clinics  
Outdoor cafés  
Private clubs and organizations  
Private Schools  
Radio and television studios  
Restaurants-food service only (C.U.)  
Restaurants – Licensed  
Retail food stores (C.U.)  
Special function tents (commercial)  
Take-out food services  
Universities, colleges, and provincial training centers

For the purpose of this bylaw, “live-work unit” means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

### 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 the Discretionary Uses, unless otherwise noted below:

#### (a) Yards

- (i) A minimum yard of 1.5 metres along 11 Avenue SW;
- (ii) A minimum yard of 3.0 metres along 12 Street SW;
- (iii) A minimum of 4.0 metres from the north and south property lines shall be required for all development above the fifth storey of the building; and

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### SCHEDULE B

#### CONTINUED

- (iv) A minimum of 8.0 metres from the east and west property lines shall be required for all development above the fifth storey of the building.
- (b) Parking
  - (i) a minimum of 0.9 stalls for each residential and live-work unit;
  - (ii) a minimum of 0.15 stalls per residential unit for visitor parking; and
  - (iii) all other uses shall provide a minimum of 1 stall per 100 square metres of net floor area.
- (c) Building Design
  - (i) The project shall be comprised of two towers of residential development on a podium of commercial/residential/parking;
  - (ii) Buildings shall be designed to be street orientated and shall include primary entrances to commercial units directly fronting the public street at grade;
  - (iii) Parking areas above grade shall be designed as an integral part of the development, to the satisfaction of the Approving Authority;
  - (iv) Each tower shall have a maximum floor plate of 750 square metres; and
  - (v) There shall be a minimum separation between the two towers of 18 metres.
- (d) Landscaping
  - (i) A minimum of 40 percent of the site area plus all public boulevards shall be landscaped;

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## SCHEDULE B

### CONTINUED

- (ii) Landscaped areas contained either at grade or at the top of the podium shall be counted towards the 40 percent landscaping requirement;
  - (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and
  - (iv) All areas at the top of the podium not required for access shall be landscaped.
- (e) Height  
A maximum podium height of 16 metres;
- (f) Density  
The maximum gross floor area shall be:
- (i) A base of 8 F.A.R. where the following features are provided to the satisfaction of the Approving Authority;
    - (A) Enhanced public realm upgrades including but not limited to hard landscaped paving of the public boulevards including sidewalks along 12 Avenue SW and 12 Street SW; and
    - (B) Retention and/or new planting of a minimum of 12 street trees; and
  - (ii) up to a maximum of 12 FAR, in accordance with the bonusing policies in place at the time of the development application.

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### SCHEDULE B

#### CONTINUED

(g) Guidelines for Commercial Uses

Commercial uses shall be limited to the first and second storeys and shall have separate entry from that of the residential component of the building. This rule does not apply to live-work units.

(h) Live-Work Units

- (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (ii) The working area shall not exceed 50 percent of the total floor area;
- (iii) A maximum of one non-resident employees or business partners may work on site;
- (iv) Signage is limited to the interior of the building;
- (v) No aspect of the operation shall be visible from outside the building;
- (vi) There shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
- (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
- (viii) No live-work unit shall be located on the same story as a purely residential use; and

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## SCHEDULE B

### CONTINUED

- (ix) No live-work unit shall be located on a story above a purely residential use.
  
- (i) Outdoor Cafe  
The use of outdoor speaker system(s) is prohibited.
  
- (j) Drinking Establishments  
A maximum net floor area of 100 square metres, excluding kitchen area.
  
- (k) Garbage Storage
  - (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
  - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
  
- (l) Recycling Facilities  
Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.



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**9** BYLAW 4222006  
BELTLINE

To redesignate the land located at 1215, 1219, 1221, 1227, 1231, 1235, 1239 - 11 Avenue SW & 1110 - 12 Street SW (Plan A1, Block 77, Lots 1 to 14) from DC Direct Control District to DC Direct Control District to accommodate a high density multi-dwelling development with commercial uses at grade.