

**BYLAW NO. 90Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0054)**

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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;

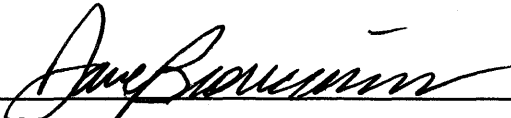
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A SECOND TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A THIRD TIME AS AMENDED THIS 08<sup>TH</sup> DAY OF JANUARY, 2007.

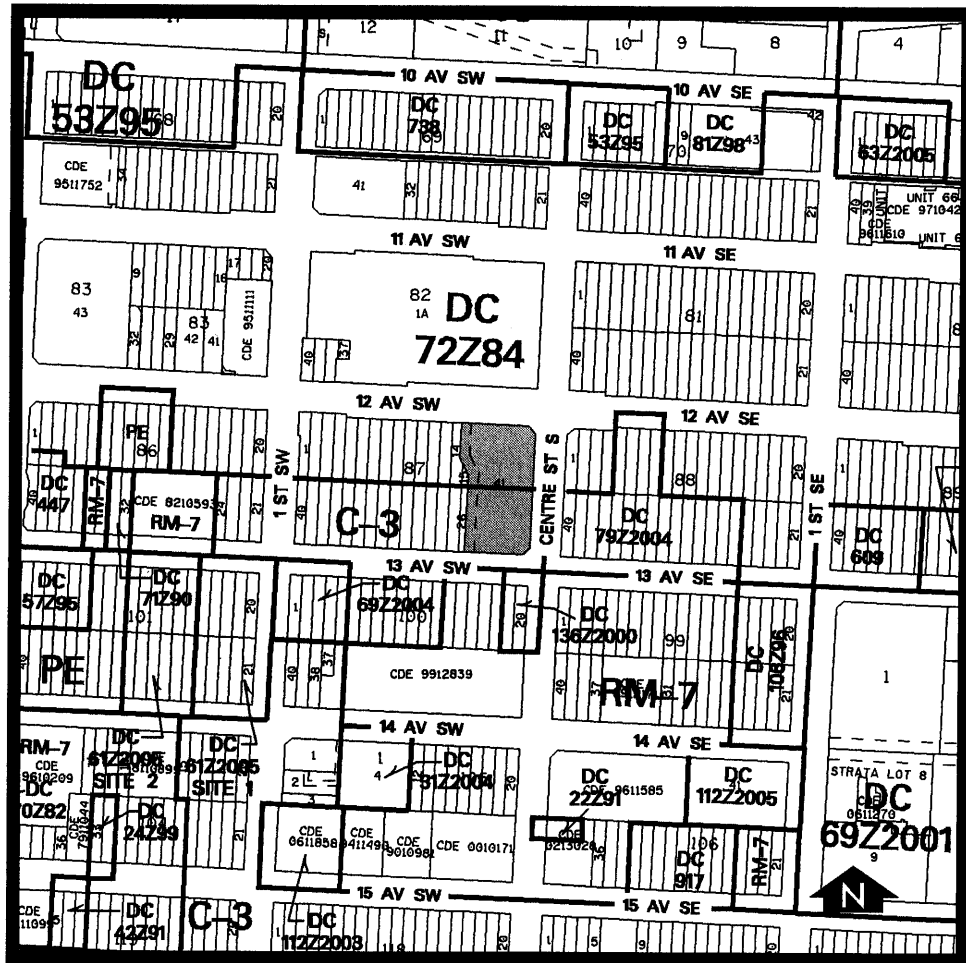
  
\_\_\_\_\_  
MAYOR

SIGNED THIS 08<sup>TH</sup> DAY OF JANUARY, 2007.

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

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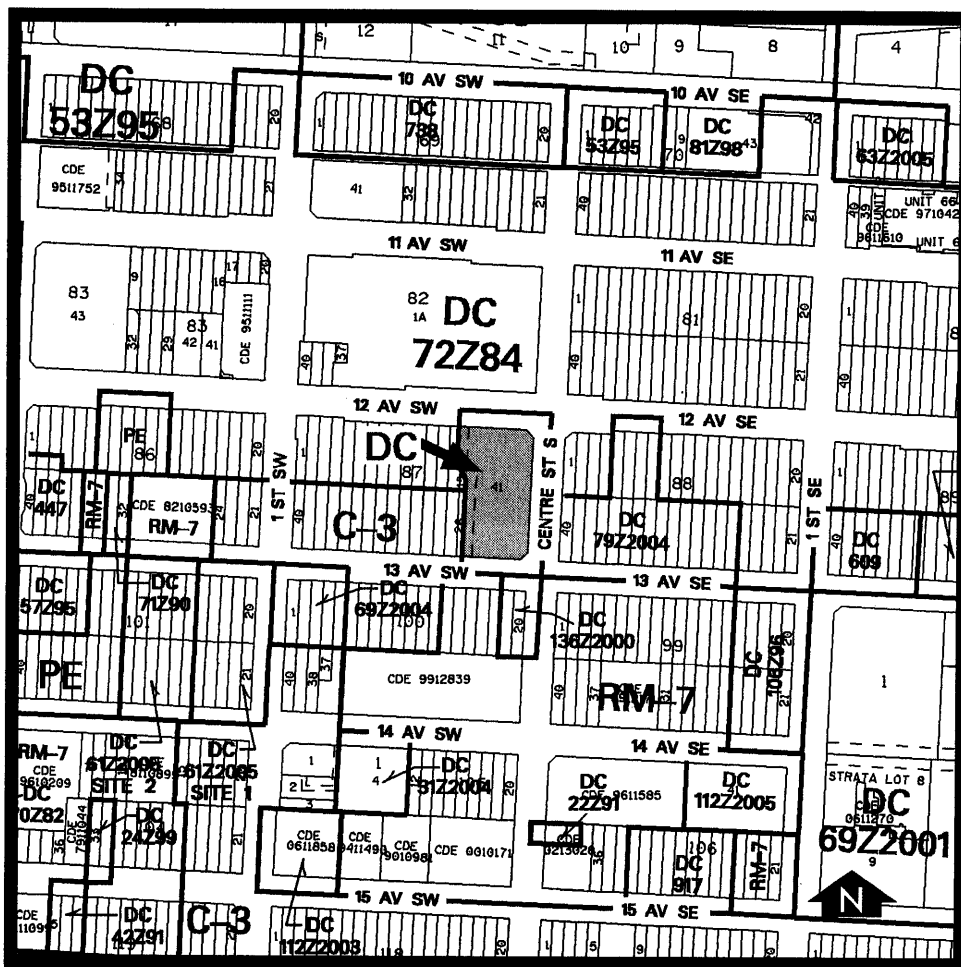
## SCHEDULE A



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## SCHEDULE B

CONTINUED



### DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of:

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## SCHEDULE B

### CONTINUED

Accessory food services  
Athletic and recreational facilities  
Commercial schools  
Drinking establishments  
Financial institutions  
Liquor stores  
Live-work unit  
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 of 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 depth of 1.5 metres adjacent to 12 Avenue SW and 13 Avenue SW; and
  - (ii) A minimum depth of 3.0 metres adjacent to Centre Street S.

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## SCHEDULE B

### CONTINUED

(b) Parking

- (i) a minimum of 0.9 stalls for each residential and live-work unit;
- (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated sufficient to the Approving Authority; and
- (iii) all other uses shall provide a minimum of 1 stall per 100 square metres of net floor area.

(c) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

(d) Landscaping

- (i) A minimum of 40 per cent of the site area plus all City boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 40 per cent 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 a podium not required for access shall be landscaped.

(e) Height

No maximum height.

(f) Density

The maximum gross floor area shall be:

- (i) A base of 3.0 F.A.R. for commercial development;
- (ii) A base of 5.0 FAR for residential/mixed use development; and

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### SCHEDULE B

#### CONTINUED

- (iii) FAR may be increased from 5.0 to 9.0 for residential/mixed use development in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as approved and amended by Council from time to time.
- (g) Guidelines for Commercial Uses
  - (i) No commercial uses shall be located on the same storey or above a residential use; and
  - (ii) Commercial uses 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 storey as a purely residential use; and
  - (ix) No live-work unit shall be located on a storey above a purely residential use.
- (i) Outdoor Cafe

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## SCHEDULE B

### CONTINUED

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) Existing Uses

Notwithstanding any other requirement of this Bylaw, any use approved by the Approving Authority, existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.

(m) Recycling Facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.