

BYLAW NUMBER 68D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2007-0103)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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;

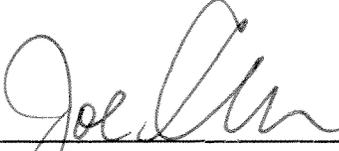
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District 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 28th DAY OF JULY, 2008.

READ A SECOND TIME THIS 28th DAY OF JULY, 2008.

READ A THIRD TIME THIS 28th DAY OF JULY, 2008.

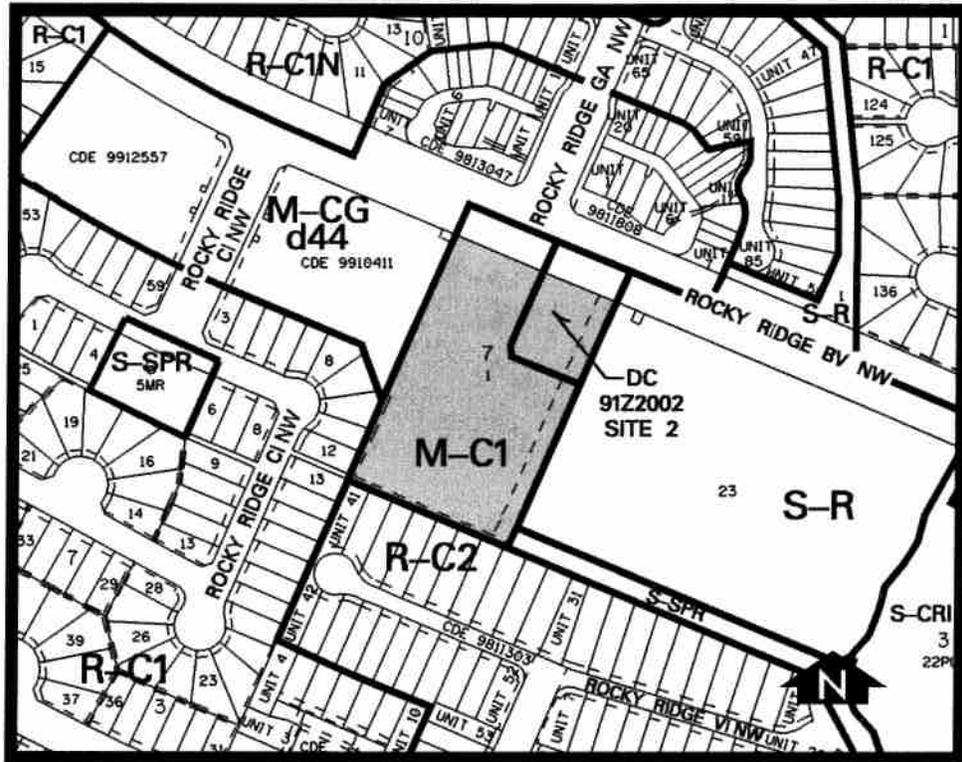


DEPUTY MAYOR
SIGNED THIS 13th DAY OF AUGUST, 2008.

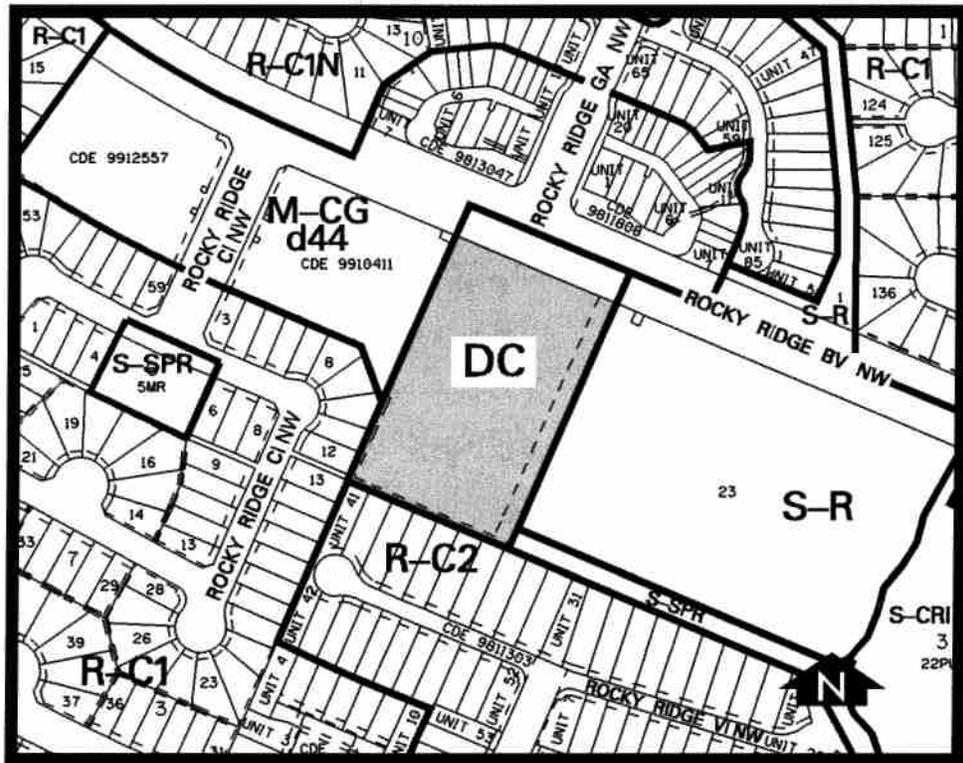


CITY CLERK
SIGNED THIS 13th DAY OF AUGUST, 2008.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide for:
 - (a) **Assisted Living, Residential Care and Retail Store**; and
 - (b) to allow for these uses to be located within a comprehensively designed building that conforms to the drawings and plans presented to City Council.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

CONTINUED

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

Permitted Uses

- 4 The *permitted uses* of the M-X1 Multi-Residential – Low Profile Support Commercial district of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.
- 5 The *discretionary uses* of the M-X1 Multi-Residential – Low Profile Support Commercial district of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the M-X1 Multi-Residential – Low Profile Support Commercial district of Bylaw 1P2007 apply in this Direct Control District.

Capacity

- (a) A combined maximum of 138 **Assisted Living** and **Residential Care** units.

Building Setback Areas

- (b) The minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
- (c) The minimum *building setback* from a *property line* shared with a *low density residential district* is 5.0 metres.
- (d) The minimum *building setback* along the southerly property line is 12 metres.
- (e) Along the westerly property line:
- (i) a minimum *building setback* of 5.0 metres for one storey portions of the building;
 - (ii) a minimum *building setback* of 8.0 metres for two storey portions of the building; and
 - (iii) a minimum *building setback* of 18.0 metres for those portions of the building exceeding two storeys in height.

CONTINUED

Landscaping

- (f) A minimum of 40 per cent of the *parcel* and all City boulevards adjoining the *parcel* must be landscaped, in accordance with a detailed landscaping plan approved by the Approving Authority.

Building Height

- (g) The maximum geodetic elevation of the roof ridge must not exceed 1273.5 metres and the *eaveline* must not exceed a geodetic elevation of 1269.5 metres or an *eaveline* of 10.0 of metres, whichever is less.

Parking

- (h) The minimum number of on-site *motor vehicle parking stalls* is 67.

Retail Store

- (i) The maximum *gross usable floor area* of the **Retail Store** is 113 square metres.

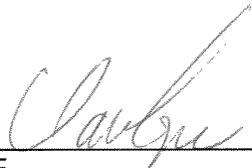
Development Plans

- 7 To conform substantially to the drawing circulated at Council.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/68D2008

=====

APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



JILL FLOEN
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
