

BYLAW NO. 14Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0037)**

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.
2. Bylaw 2P80 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".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 7th DAY OF FEBRUARY, 2005.

READ A SECOND TIME THIS 7th DAY OF FEBRUARY, 2005.

READ A THIRD TIME THIS 7th DAY OF FEBRUARY, 2005.



DEPUTY MAYOR

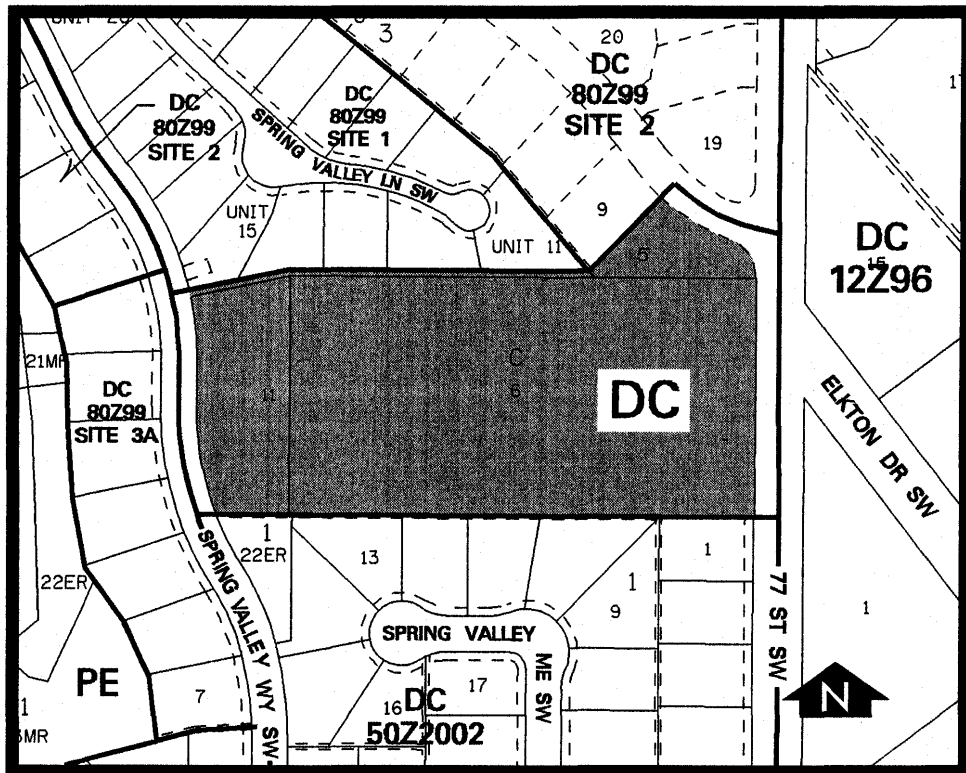
DATED THIS 7th DAY OF FEBRUARY, 2005.



ACTING DEPUTY CITY CLERK

**Amendment # LOC2004-0037
Bylaw # 14Z2005**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

Amendment # LOC2004-0037

Bylaw # 14Z2005

SCHEDULE B

CONTINUED

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 R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

The maximum number of dwelling units shall be 20.

(b) Lot Area

A minimum of 1000 square metres per lot.

(c) The development shall comply with slope adaptive principles as follows:

- (i) the built form shall step down the slope, utilizing natural grade variations through stepped, multi-level housing design. For slopes 15 percent or greater, utilizing terraces within the built form that are created by a multi-level stepped design for outdoor amenity space;**
- (ii) the site slope shall be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres;**
- (iii) changes to the natural drainage pattern, ground water levels, landform stability and erosion potential of the site shall be minimized;**
- (iv) the built form and driveway location/design shall be sensitively integrated into the natural terrain; and**
- (v) building design, materials and retaining walls shall blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a "wall" or "string" of development along and against slopes.**

BYLAW NO. 1472005

ADVERTISED IN The Calgary Sun ON 05/01/27

10 BYLAW #1472005 SPRINGBANK HILL

To redesignate the land located at 3303 & 3245 - 77 Street SW and the walkway located east of Spring Valley Way SW and south of Spring Valley Lane SW (Plan 3530AK, Block C, Lots 5, 6, 11 & 12; walkway located east of Spring Valley Way SW and south of Spring Valley Lane SW) from DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate low density single-detached residential development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/14Z2005

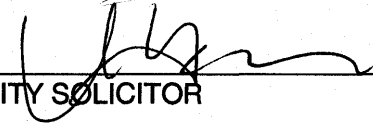
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Jan 10/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
