

**BYLAW NO. 15Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2004-0053)**

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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.
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 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A SECOND TIME THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A THIRD TIME THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

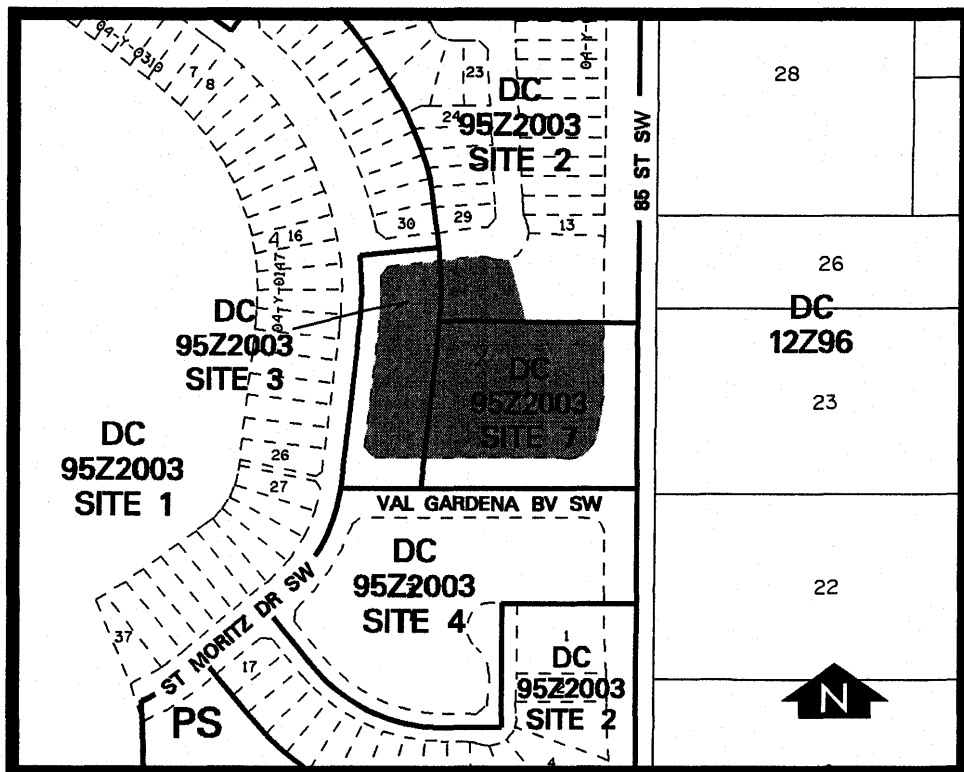
  
\_\_\_\_\_  
DEPUTY MAYOR

DATED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

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

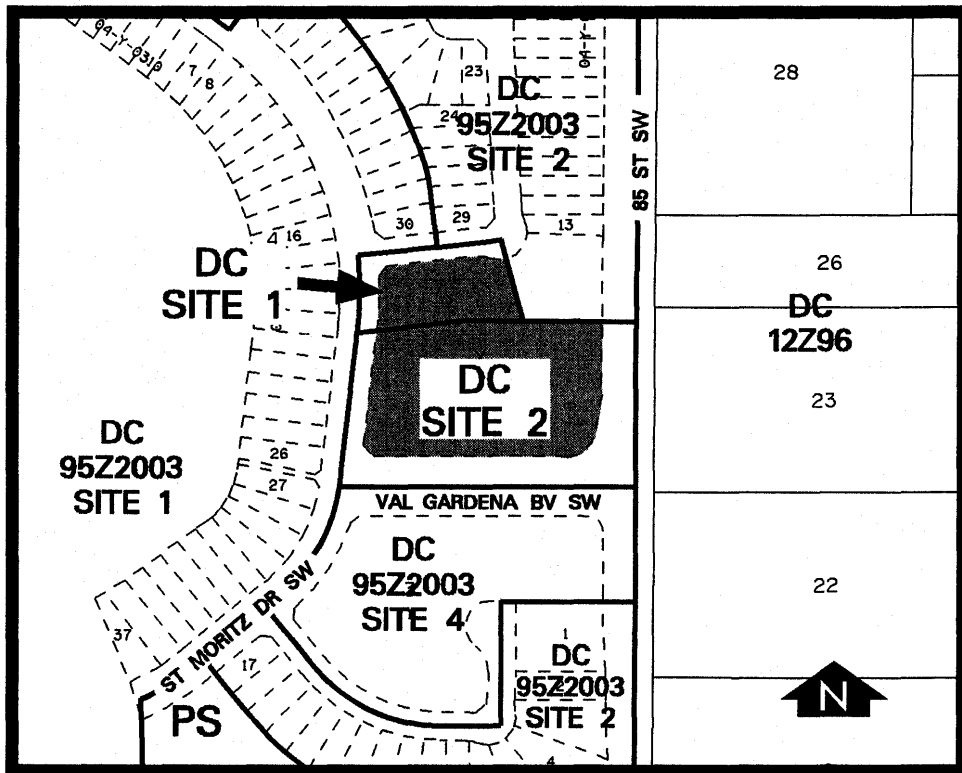
**Amendment # LOC2004-0053  
Bylaw # 15Z2005**

**SCHEDULE A**



**Amendment # LOC2004-0053  
Bylaw # 15Z2005**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1 0.24 hectares ± (0.60 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

# **Amendment # LOC2004-0053**

## **Bylaw # 15Z2005**

### **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-2A Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2A Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

The maximum number of dwelling units shall be 8.

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

- (i) the natural landform shall be retained as much as possible, without mass regrading to create level lots on existing slopes;
- (ii) 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;
- (iii) the site slope shall be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres;
- (iv) changes to the natural drainage pattern, ground water levels, landform stability and erosion potential of the site shall be minimized;
- (v) the built form shall be sensitively integrated into the natural terrain and the amount of paving should be kept to a minimum; and
- (vi) 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.

# **Amendment # LOC2004-0053**

## **Bylaw # 15Z2005**

### **SCHEDULE B**

CONTINUED

#### **Site 2 0.88 hectares ± (2.18 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-1A Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1A Local Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Site and Building Design

- (i) overall pedestrian circulation shall ensure the ability of pedestrians to move from the edges of the site to and between buildings, and to the open space system;
- (ii) a unifying architectural theme shall be provided for including details for, but not limited to, exterior finishing materials, colours, pedestrian and vehicle lighting, street furniture and roof screening;
- (iii) urban design elements shall be required to enhance pedestrian-friendly streetscapes along Val Gardena Boulevard SW and 85 Street SW where land uses such as automotive services and drive-through facilities are located; and
- (iv) the landscape plan shall include proposed standards for the treatment of all required yards, on-site circulation routes and treatments proposed for interior on-site boulevard and road edge conditions. Enhanced landscaping along the northern site boundary adjacent to residential uses shall be required to provide additional buffering.

# Amendment # LOC2004-0053

## Bylaw # 15Z2005

### SCHEDULE B

CONTINUED

(b) Residential Interface

A minimum 6.0 metre deep landscaped area shall be provided adjacent to and along the entire length of the north property line.

(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 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 shall be sensitively integrated into the natural terrain and the amount of paving should be kept to a minimum; 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. 1522005

ADVERTISED IN The Calgary Sun ON 05/01/27

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BYLAW #1522005

SPRINGBANK HILL

To redesignate the land located on a portion of 2275 - 85 Street SW (Plan 4130AJ, portion of Block X) from DC Direct Control District to DC Direct Control District to accommodate a redesign of the local commercial site and to accommodate low density residential development.


TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/15Z2005

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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