

BYLAW NO. 2Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0041)**

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;

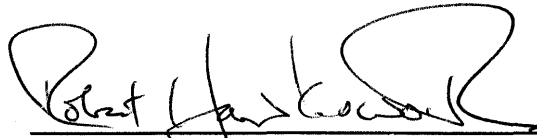
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 FEBRUARY, 2005.

READ A SECOND TIME THIS 21st DAY OF MARCH, 2005.

READ A THIRD TIME THIS 21st DAY OF MARCH, 2005.



DEPUTY MAYOR

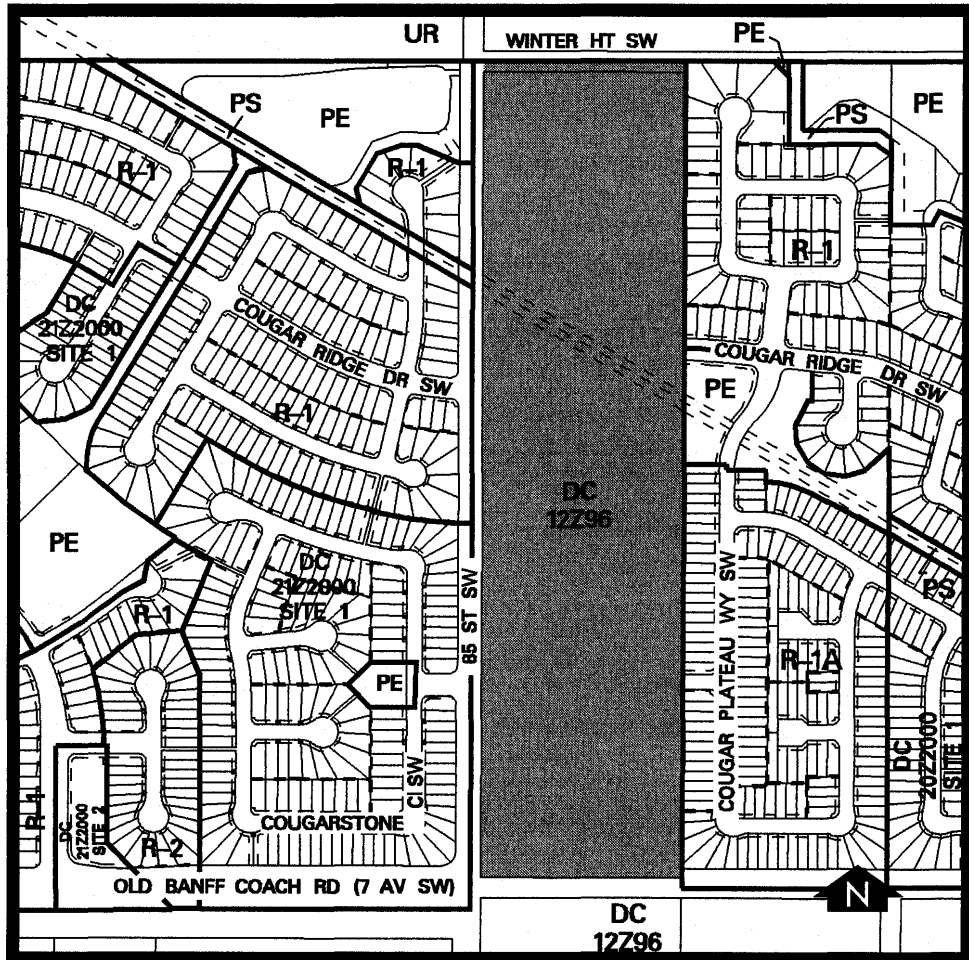
DATED THIS 21st DAY OF MARCH, 2005.



ACTING DEPUTY CITY CLERK

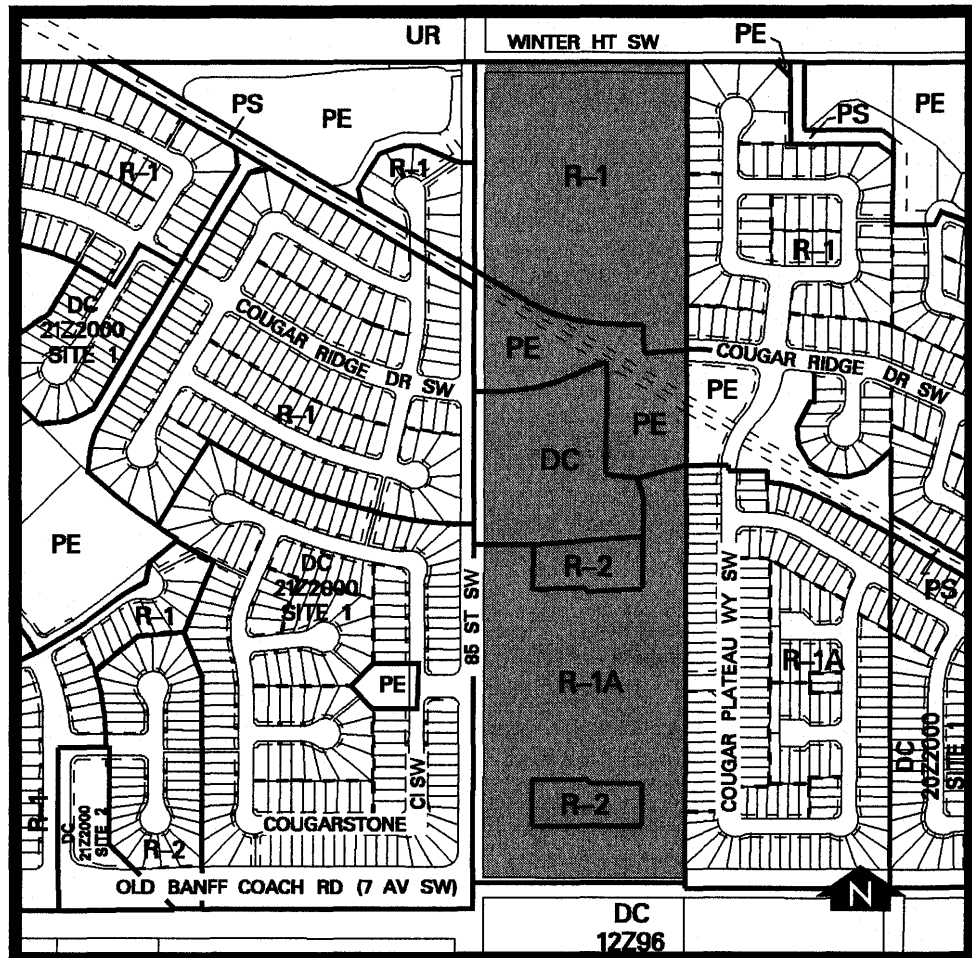
**Amendment # LOC2004-0041
Bylaw # 2Z2005**

SCHEDULE A



**Amendment # LOC2004-0041
Bylaw # 2Z2005**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment # LOC2004-0041 Bylaw # 2Z2005

SCHEDULE B

CONTINUED

1. Land Use

The Permitted and Discretionary Uses of the RM-4/75 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of live-work units.

For the purposes 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-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

The maximum number of dwelling units shall be 89.

(b) Building Height

(i) A maximum of 3 storeys not exceeding 10 metres at any eaveline;
and

(ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

(c) Yards

Any yard abutting 85 Street SW shall be a minimum depth of 7.5 metres.

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SCHEDULE B

CONTINUED

- (d) **Building Design and Form**
 - (i) Units shall be oriented to front onto the street and park wherever possible. Front facades shall be designed to include primary entrances to each unit and other features to maximize visual surveillance to the street and park, to the satisfaction of the Approving Authority; and
 - (ii) Front facades and roof lines shall be articulated to the satisfaction of the Approving Authority.
- (e) **Pedestrian Connection**

Site design shall incorporate a coordinated and visible pedestrian connection system with abutting open space and streets.
- (f) **Access**
 - (i) Vehicular access shall only be to or from Cougartown Circle SW and Cougar Ridge Drive SW; and
 - (ii) Vehicular access to or from 85 Street SW and Cougartown Place SW shall be prohibited.
- (g) **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 the live-work unit;
 - (ii) Dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
 - (iii) The number of employees, outside of residents of the live-work unit, shall be limited to one;

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SCHEDULE B

CONTINUED

- (iv) Signage shall be non-illuminated and discreet and shall not deter from the residential nature of the residential district to the satisfaction of the Approving Authority; and
- (v) In considering specific live-work proposals, the Approving Authority shall ensure that uses should not be of a type that is expected to generate pedestrian or vehicular traffic, or on-street or off-street parking, in substantial excess of that which is characteristic of the residential district in which it is located.

BYLAW NO. 222005

ADVERTISED IN The Calgary Herald ON 12/23/04

2 BYLAW #222005 COUGAR RIDGE

To redesignate the land located at 550 - 85 Street SW and 8440 Old Bariff Coach Road SW (Plan 6262AC, Block A) from DC Direct Control District to DC Direct Control District to accommodate multi-dwelling residential development.

Low density, single detached houses, and DC Direct Control District accommodate multi-dwelling residential development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/2Z2005

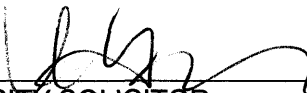
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Dec 15/04

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
