

BYLAW NO. 20Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0101)**

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;

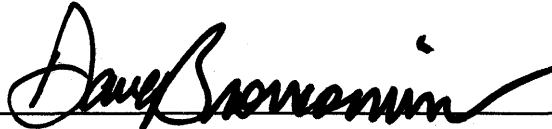
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 14th DAY OF MARCH, 2005.

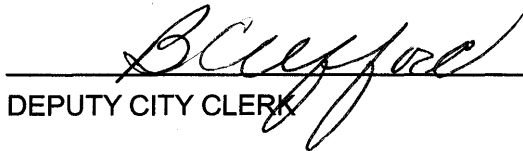
READ A SECOND TIME, AS AMENDED, THIS 14th DAY OF MARCH, 2005.

READ A THIRD TIME, AS AMENDED, THIS 14th DAY OF MARCH, 2005.



MAYOR

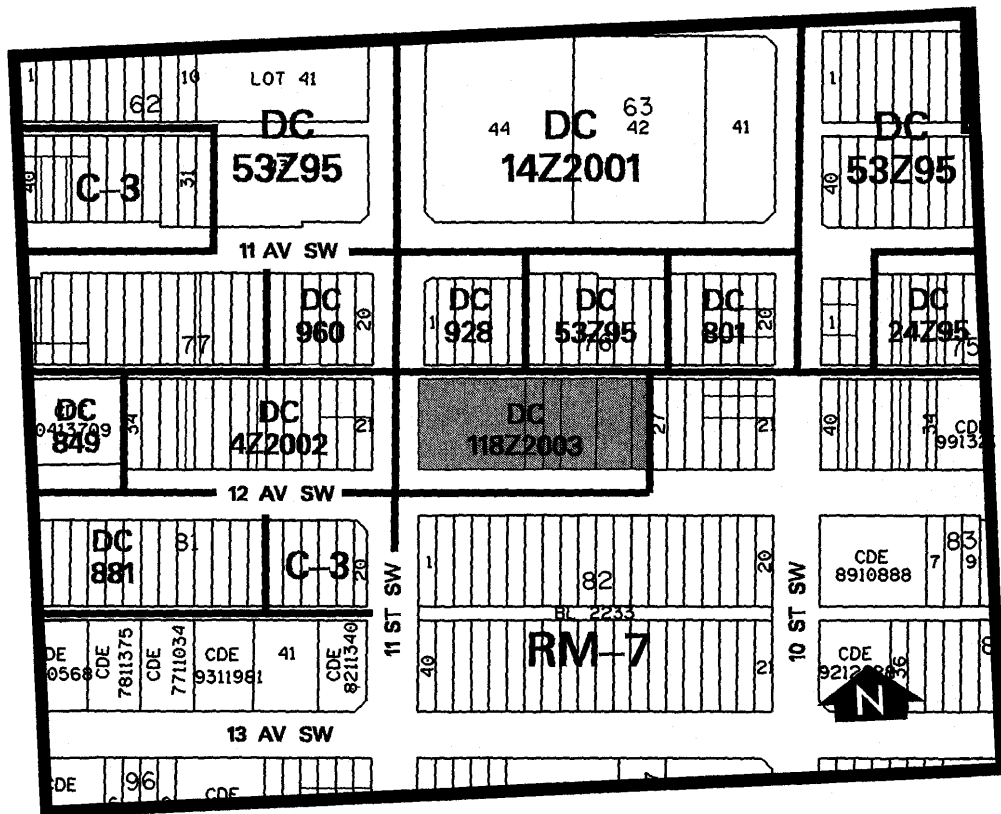
DATED THIS 22nd DAY OF MARCH, 2005.



DEPUTY CITY CLERK

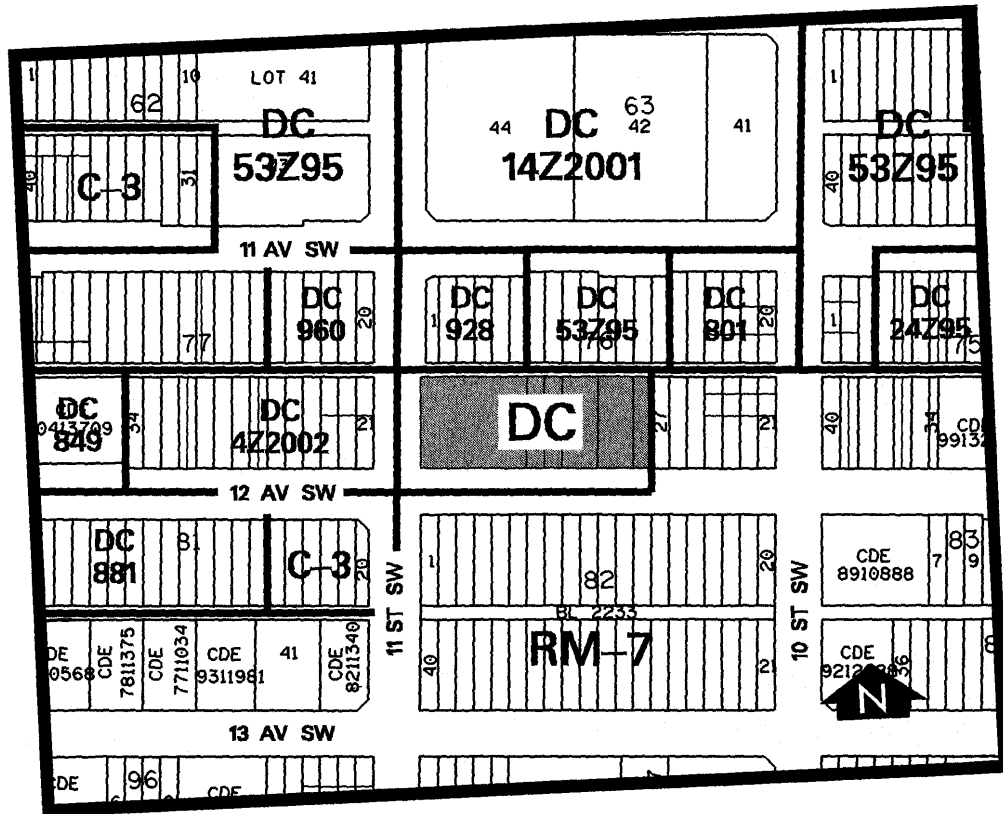
Amendment # LOC2004-0101
Bylaw # 20Z2005

SCHEDULE A



Amendment # LOC2004-0101 Bylaw # 20Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Permitted Use of restaurant-food service only and the additional Discretionary Uses of live-work units (N.P.), and outdoor cafes (N.P.).

Amendment # LOC2004-0101 Bylaw # 20Z2005

SCHEDULE B

CONTINUED

For the purpose of this Bylaw, "Live-work units" means the use of a dwelling unit by the resident for work purposes which may include, but is not limited to, offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.

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-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) Density

A maximum of 11 F.A.R. up to a maximum of 400 dwelling units.

(b) Design, Character and Appearance

(i) Buildings shall provide a podium development with a minimum of 2 storeys and a maximum of 3 storeys, which includes townhouses or stacked townhouses fronting 12 Avenue SW, to the satisfaction of the Approving Authority; and

(ii) Buildings above podium development shall be in the form of point towers, each having a maximum floorplate of 700 square metres of gross floor area.

(c) Building Setbacks

All setback requirements shall be measured from the future Right-of-Way property line setbacks:

(i) 12 Avenue SW

A minimum depth of 2.5 metres for the podium development and a minimum depth of 4.0 metres for development above the podium development;

Amendment # LOC2004-0101 Bylaw # 20Z2005

SCHEDULE B

CONTINUED

(ii) 11 Street SW

A minimum depth of 1.2 metres for the podium development and a minimum depth of 6.0 metres for development above the podium development;

(iii) Lane

A minimum depth of zero for the podium development and a minimum depth of 4.0 metres for development above the podium development; and

(iv) Side Yard (to adjacent property to the east)

A minimum depth of zero for the podium development provided that the building exterior is of a material that does not require external maintenance, and a minimum depth of 6.0 metres for development above the podium development.

(d) Building Height

A maximum of 30 storeys.

(e) Dwelling Units

(i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use excepting live/work units; and

(ii) Each dwelling unit shall be provided with private amenity space to the satisfaction of the Approving Authority.

(f) Commercial

(i) Commercial uses shall be limited to the first two storeys and shall have separate entry from that of the residential component of the building; and

(ii) The gross floor area for the commercial component shall not exceed a maximum of 10 percent of the gross floor area of the building.

Amendment # LOC2004-0101 Bylaw # 20Z2005

SCHEDULE B

CONTINUED

(g) **Landscaped Area**

- (i) All yards not used for vehicle circulation or parking;
- (ii) All on-site horizontal surfaces greater than 5.6 square metres in area that are overviewed by residential units and not required for parking or access; and
- (iii) All adjoining City boulevards.

(h) **Parking and Loading Regulations**

Section 18 of Bylaw 2P80 shall apply except that a minimum of 0.75 parking stalls per dwelling unit shall be provided on site.

(i) **Sidewalk Reconstruction**

Sidewalks within the public right-of-way and setback areas adjacent to the site shall be reconstructed conforming with Council's policy for public improvements in the Downtown.

(j) **Garbage Storage**

Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space. Neither garbage, nor any installations for its collection, storage, compaction or disposal, shall be visible from outside the building. The space for storage and collection of garbage shall be readily accessible for pick-up.

(k) **Outdoor Café Speaker Systems**

The use of outdoor speaker systems is prohibited.

(l) **That comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.**

BYLAW NO. 2022005

ADVERTISED IN the Calgary Herald ON 02/17/05

4 BYLAW # 2022005

BELTLINE

To redesignate the land located at 1110 - 11 Street SW (Plan 0414396, Units 1 & 2) from DC Direct Control District to DC Direct Control District to accommodate restaurant-food service only as an additional Permitted Use and live-work units and outdoor cafés as additional Discretionary Uses.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/2022005

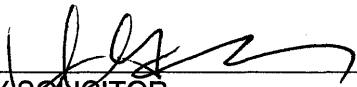
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APPROVED AS TO CONTENT



HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Feb 14/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
