

BYLAW NO. 47Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0078)**

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 10th DAY OF MAY, 2005.

READ A SECOND TIME, AS AMENDED, THIS 10th DAY OF MAY, 2005.

READ A THIRD TIME, AS AMENDED, THIS 13th DAY OF JUNE, 2005.



MAYOR

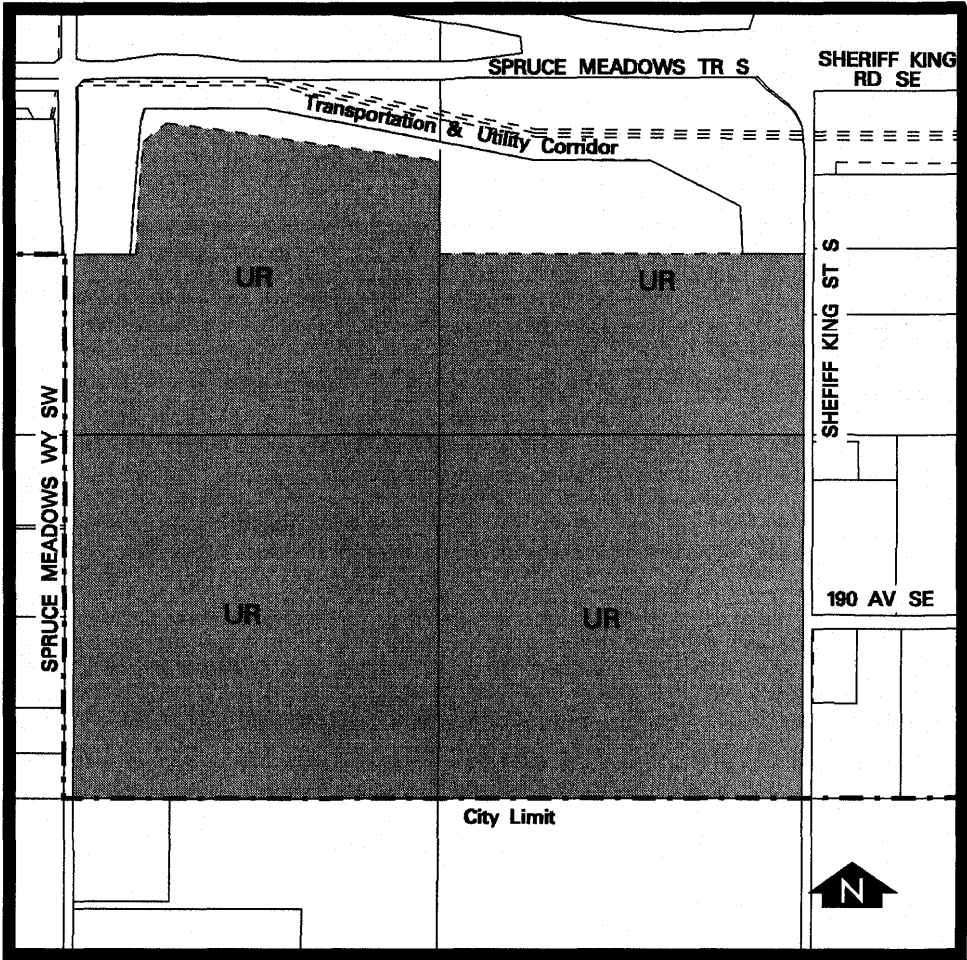
DATED THIS 11th DAY OF JULY, 2005.



CITY CLERK

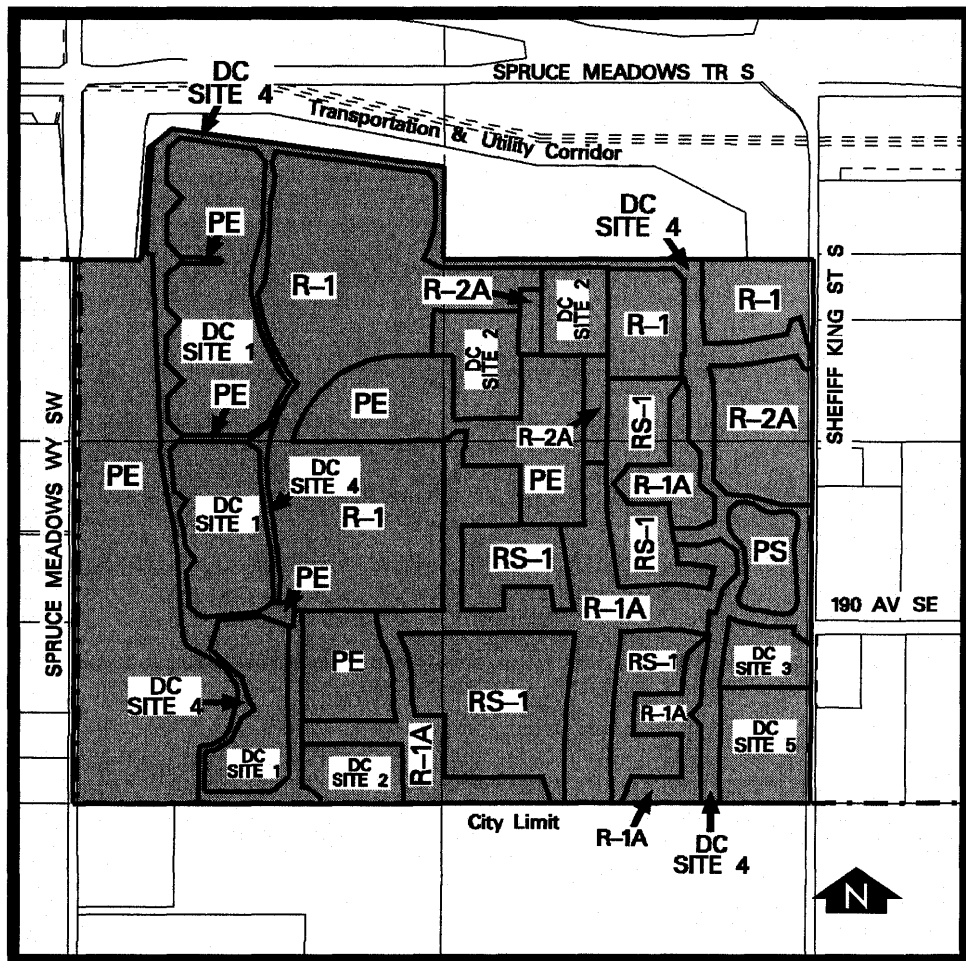
**Amendment # LOC2004-0078
Bylaw # 47Z2005**

SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 27.92 hectares ± (68.98 acres ±)

1. Land Use

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

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

(a) Lot Area

- (i)** A minimum of 1100 square metres; and
- (ii)** A minimum of 2025 square metres for any lot or portion thereof, abutting the easterly property line of Site 4.

(b) Lot Width

- (i)** A minimum width of 25 metres; and
- (ii)** A minimum width of 30 metres for any lot or portion thereof, abutting the easterly property line of Site 4.

(c) Rear Yard Depth

A minimum depth of 15 metres for any lot or portion thereof, abutting the easterly property line of Site 4.

(d) Lot Landscaping

Comprehensive landscape plan(s) for lots requiring the 15 metre rear yard showing treed landscaping including coniferous trees, that significantly screens views to and from Spruce Meadows Way SW, shall be submitted to the satisfaction of the Approving Authority, prior to approval of the affected tentative plan.

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SCHEDULE B

CONTINUED

Site 2 8.20 hectares ± (20.26 acres ±)

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 except for single-detached dwellings and exclusive use of semi-detached dwellings and with the additional Discretionary Uses of live-work units (N.P.), retail stores and offices and personal service businesses.

For the purpose 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-4/75 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses, and the Discretionary Use Rules of the RM-4/75 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below.

(a) Building Design

Buildings shall be street oriented and where possible should include primary entrances to units directly fronting the public streets.

(b) Live-Work Units

- (i)** the number of employees, excluding residents, of the live-work unit shall be limited to one;
- (ii)** uses shall be limited to those 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 of the live-work unit;

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SCHEDULE B

CONTINUED

- (iii) each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;
 - (iv) dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
 - (v) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
 - (vi) the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building; and
 - (vii) a sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development.
- (c) Retail Store, Office, Personal Services Business
- (i) retail stores, offices and personal services businesses are allowable only on the first story of a three-storey residential building;
 - (ii) signage shall be non-illuminated and discreet, and not deter from the residential nature of the multi-dwelling building in which it is located, to the satisfaction of the Approving Authority;
 - (iii) there shall be no outside storage of material, good or equipment on, or immediately adjacent to the site; and
 - (iv) wherever possible and practical, building design and unit entrances shall orient outward and face the street.

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SCHEDULE B

CONTINUED

Site 3 2.23 hectares ± (5.51 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for single-detached dwellings and exclusive use of semi-detached dwellings.

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-5 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses, and the Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses unless otherwise noted below.

(a) Building Design

Buildings shall be street oriented and where possible should include primary entrances to units directly fronting the public streets.

(b) Pedestrian Connections

Site design shall incorporate a co-ordinated, visible pedestrian connection(s) with Sites 4 and 5.

Site 4 16.83 hectares ± (41.59 acres ±)

1. Land Use

The Permitted Uses shall be privately owned and maintained non-commercial recreational areas which may include landscaping, multi-use pedestrian pathways, associated signage, fencing and entrance features, with the additional Discretionary Uses of equestrian trails and ancillary uses (C.U.)

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the A Agricultural and Open Space District shall apply to Permitted Uses and the Discretionary Use Rules of the A Agricultural and Open Space District shall apply to Discretionary Uses unless otherwise noted below.

(a) Landscaping

A comprehensive landscape plan for the portion of this site which abuts the west boundary of Site 1, showing treed landscaping including coniferous trees, earth berming and fencing, that significantly screens views to and from Spruce Meadows Way SW shall be submitted to the satisfaction of the Approving Authority, prior to approval of the affected tentative plan.

(b) Equestrian uses

Comprehensive plans detailing the equestrian trails and ancillary uses shall be submitted to the satisfaction of the Approving Authority as part of a development permit application.

Site 5 4.64 hectares ± (11.47 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the C-5/.5 Shopping Centre 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-5/.5 Shopping Centre Commercial District shall apply to Permitted Uses, and the Discretionary Use Rules of the C-5/.5 Shopping Centre Commercial District shall apply to Discretionary Uses unless otherwise noted below.

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SCHEDULE B

CONTINUED

(a) Site Design

- (i)** The development shall contain predominantly smaller-scale businesses and shops;
- (ii)** A central pedestrian amenity area that integrates commercial buildings with adjacent related uses and includes walking, social, informal meeting areas and landscaping shall be provided; and
- (iii)** With the first development permit application, a comprehensive and detailed concept plan for the entire site showing (but not limited to) building footprints, vehicular access, parking areas, pedestrian circulation, unified architectural theme, signage, and unified landscaping plan shall be submitted.

(b) Building Design

- (i)** Front facades shall incorporate architectural details that add visual interest and de-emphasize the building mass and scale to the satisfaction of the Approving Authority;
- (ii)** All building facades visible from Sheriff King Street SW and 194 Avenue SW shall be architecturally treated to a similar standard as the front façade; and
- (iii)** Loading areas, ancillary storage, utility meter, outdoor storage, garbage collection or compaction, or other such services, shall be incorporated into the overall design of the buildings and landscaping so that the visual impacts are screened and minimized from within the commercial site, from Sites 3 and 4 and from Sheriff King Street SW and 194 Avenue SW.

(c) Interface Treatment

Where the site abuts or is adjacent to a residential district, Sites 3 or 4, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority.

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SCHEDULE B

CONTINUED

- (d) Pedestrian Connections
 - (i) Walking distances between building entrances shall be minimized where possible;
 - (ii) A continuous pedestrian route between buildings shall be achieved through the use of sidewalks or clearly defined walkways; and
 - (iii) Site design shall incorporate a co-ordinated, visible pedestrian connection(s) with the abutting Site 3 and Site 4.

BYLAW NO. 4772005

ADVERTISED IN the Calgary Herald **ON** 04/14/05

12 **BYLAW 472005** **SILVERADO**
To redesignate the land located at 18414 & 19220 Spruce Meadows Way SW and 18615, 19323 & 19515 Sheriff King Street SW (South 1/2 Section 21-22-1-8; Portions of the north 1/2 Section 21-22-1-5; Portion of NE 1/4 Section 16-22-1-5) from UR Urban Reserve District to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Low Density District, RS-1 Residential Small Lot District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to accommodate large lot development, multi-dwelling residential, commercial, and private open space.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/47Z2005


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 April 13/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
