

**BYLAW NO. 48Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2002-0088)**

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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 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 18<sup>th</sup> DAY OF JULY, 2005.

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF JULY, 2005.

READ A THIRD TIME THIS 18<sup>th</sup> DAY OF JULY, 2005.

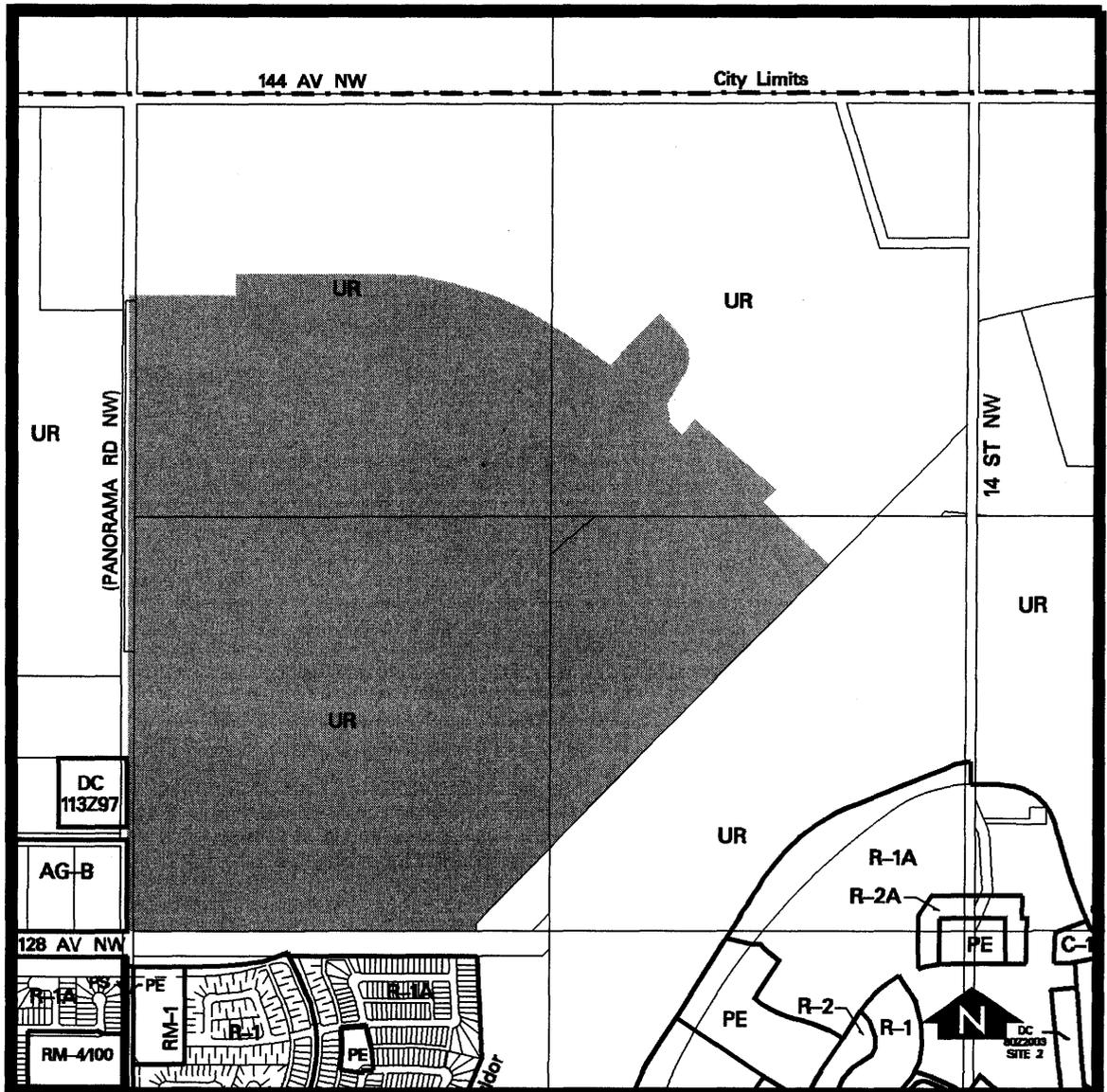
  
\_\_\_\_\_  
MAYOR

DATED THIS 18<sup>th</sup> DAY OF JULY, 2005.

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

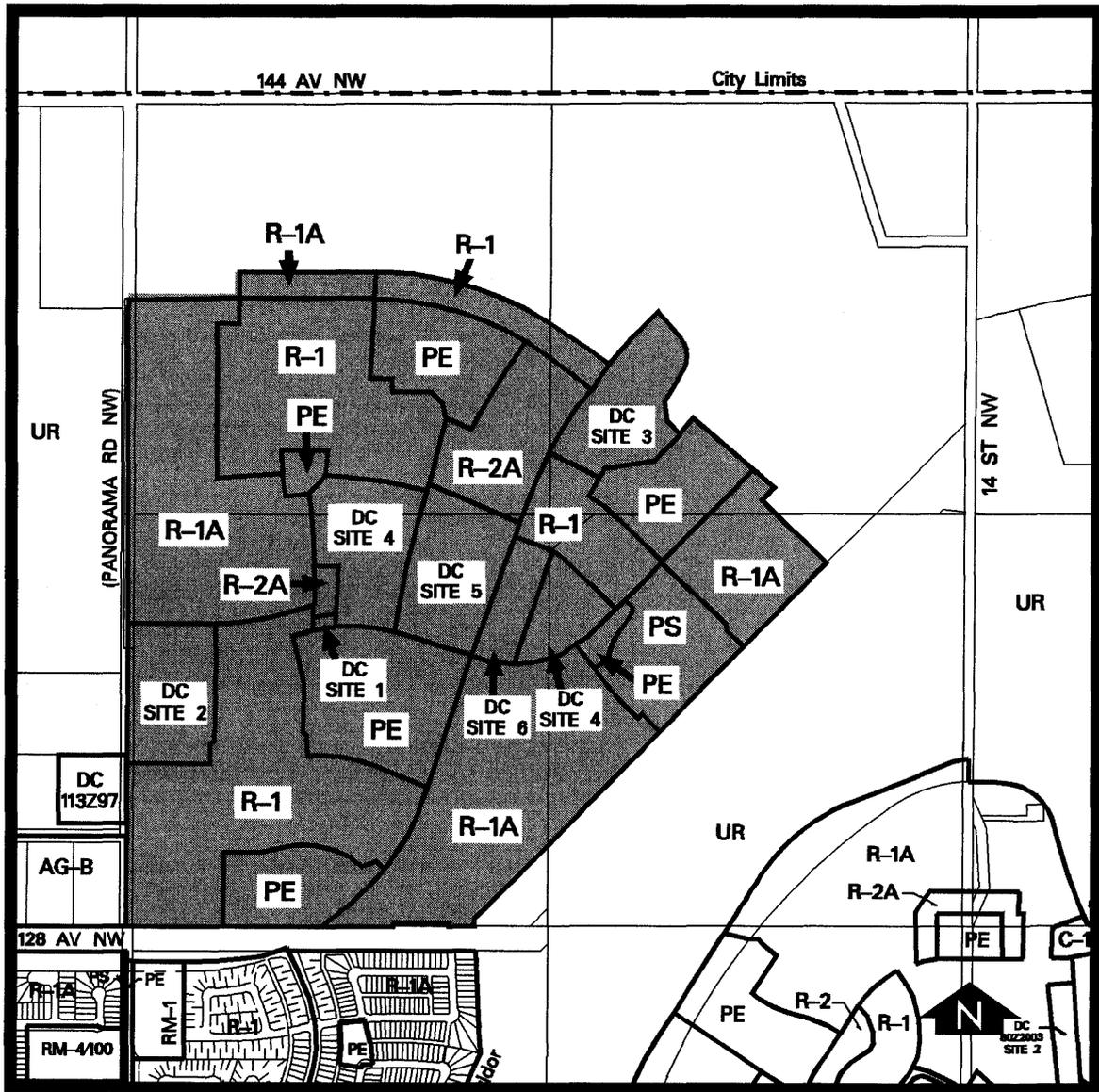
**Amendment # LOC2002-0088  
Bylaw # 48Z2005**

**SCHEDULE A**



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Bylaw # 48Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

# **Amendment # LOC2002-0088**

## **Bylaw # 48Z2005**

### **SCHEDULE B**

#### **CONTINUED**

#### **Site 1 0.06 hectares ± (0.15 acres ±)**

1. Land Use

The Permitted and Discretionary Uses for the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of a child care facility.

2. Development Guidelines

The General Rules for the 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 for the R-2A Residential Low Density District shall apply to Discretionary Uses.

#### **Site 2 3.08 hectares ± (7.61 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.

2. Development Guidelines

The General Rules for the 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.

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## Bylaw # 48Z2005

### SCHEDULE B

#### CONTINUED

(a) Building Design

Buildings shall be designed to be street oriented and where possible should include primary entrances to units directly fronting the public street(s) at grade.

**Site 3 3.84 hectares ± (9.49 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.

2. Development Guidelines

The General Rules for the 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 designed to be street oriented, and where possible should include primary entrances to units directly fronting the public street(s) at grade.

(b) Pedestrian Connections

A highly visible and accessible pedestrian connection shall be provided through this site from the intersection of Evanston Drive and 128 Avenue eastward to the abutting school site.

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## **Bylaw # 48Z2005**

### **SCHEDULE B**

#### **CONTINUED**

#### **Site 4 6.64 hectares ± (16.41 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, with the additional Discretionary Uses of live-work units (N.P.), retail stores, 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) 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;
- (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;

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## SCHEDULE B

### CONTINUED

- (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.

(b) Building Design

Buildings shall be designed to be street oriented and where possible should include primary entrances to units directly fronting the public street(s) at grade.

(c) Pedestrian Connections

Site design shall incorporate a co-ordinated, visible pedestrian connection(s) with abutting commercial development.

**Site 5 4.36 hectares ± (10.77 acres ±)**

1. Land Use

The Permitted and Discretionary Uses for the C-5/.5 Shopping Centre Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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## **Bylaw # 48Z2005**

### **SCHEDULE B**

#### **CONTINUED**

#### **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.

##### **(a) Building Orientation and Design**

- (i) Where possible, the primary façades of buildings shall orient to the major road along the east boundary to 128 Avenue NW;**
- (ii) All facades along 128 Avenue NW at the east boundary shall have quality architectural treatment and incorporate visual permeability on the first storey, which may include but not be limited to windows and doors;**
- (iii) Drive-in or drive-through facilities shall be located and designed to minimize the visual impact from 128 Avenue NW along the east boundary through sensitive siting, building design and screening elements;**
- (iv) 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 minimized from within the commercial site and along 128 Avenue NW along the east boundary; and**
- (v) Site design shall incorporate co-ordinated, visible pedestrian connection(s) with abutting residential development.**

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## **SCHEDULE B**

### **CONTINUED**

#### **Site 6 1.40 hectares ± (3.46 acres ±)**

##### **1. Land Use**

The Permitted and Discretionary Uses for 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) Building Orientation and Design**

- (i) Where possible, the primary façades of buildings shall orient to 128 Avenue NW along the west boundary;**
- (ii) All facades along 128 Avenue NW at the west boundary shall have quality architectural treatment and incorporate visual permeability on the first storey, which may include but not be limited to windows and doors;**
- (iii) Drive-in or drive-through facilities shall be located and designed to minimize the visual impact from 128 Avenue NW along the west boundary through sensitive siting, building design and screening elements;**
- (iv) 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 their view minimized from within the commercial site and along 128 Avenue NW; and**
- (v) Site design shall incorporate co-ordinated, visible pedestrian connection(s) with abutting residential development.**

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/48Z2005

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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)

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