

BYLAW NO. 32Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0053)**

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;

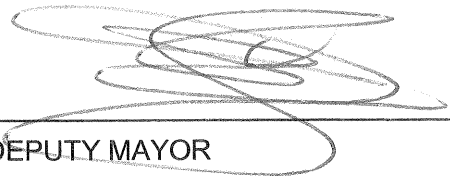
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 24th DAY OF APRIL, 2006.

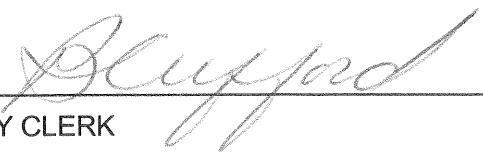
READ A SECOND TIME THIS 24th DAY OF APRIL, 2006.

READ A THIRD TIME THIS 24th DAY OF APRIL, 2006.



DEPUTY MAYOR

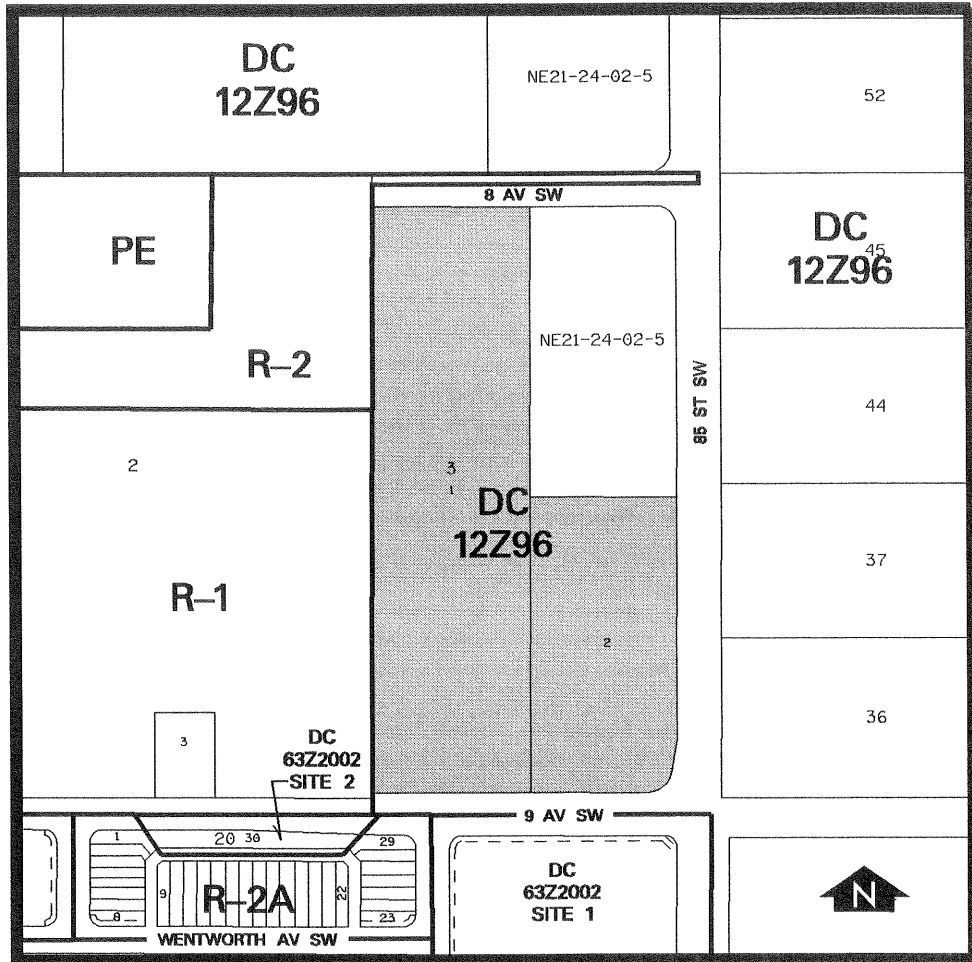
DATED THIS 24th DAY OF APRIL, 2006.



ACTING CITY CLERK

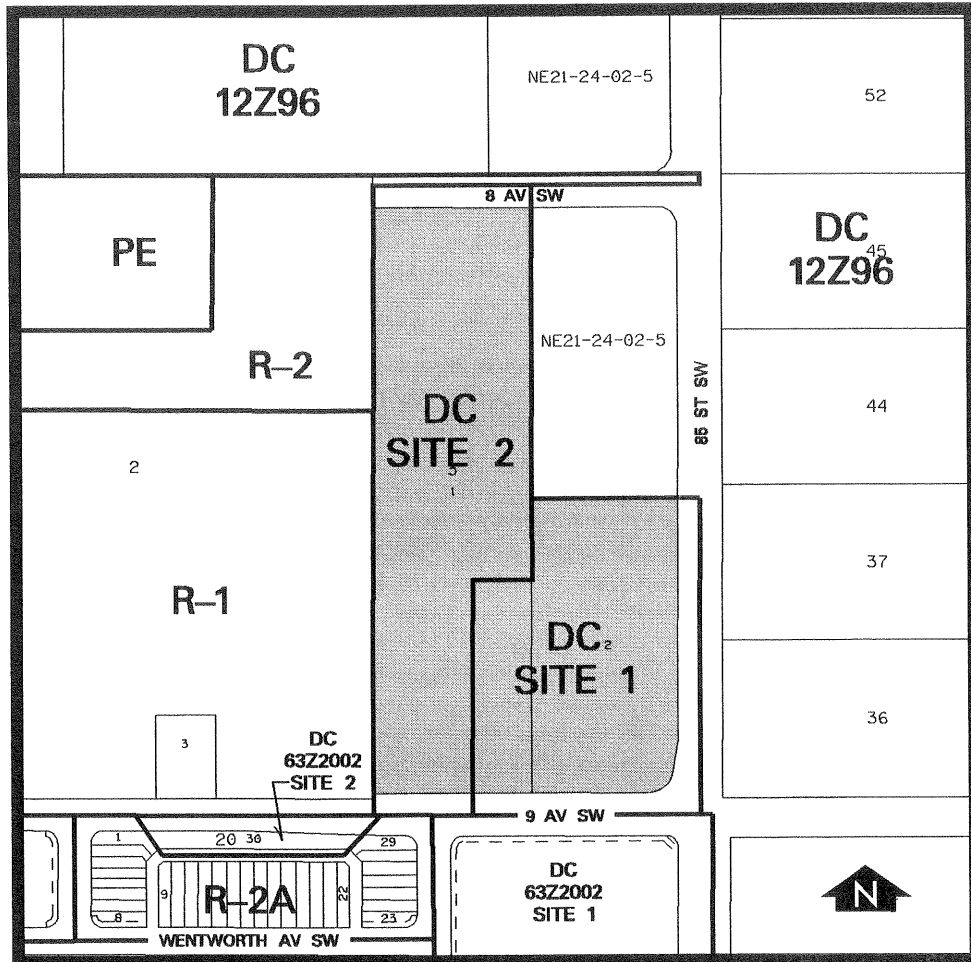
Amendment LOC2005-0053 Bylaw 32Z2006

SCHEDULE A



Amendment LOC2005-0053 Bylaw 32Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1, 2.25 ha ± (5.56 ac ±)

1. Land Use

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

Amendment LOC2005-0053 Bylaw 32Z2006

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

(a) Floor Area

(i) Gross Floor Area

The maximum gross floor area shall not exceed 5,575 square metres (60,000 square feet), which may include a retail foodstore not exceeding 2,320 square metres (25,000 square feet); and

(ii) Restaurant-Licensed and Drinking Establishment

(A) A maximum net floor area in each building of 75 square metres, excluding kitchen area, where the building is adjacent to the west and north property lines; and

(B) A maximum net floor area in each building of 500 square metres, excluding kitchen area, where the building is adjacent to 9 Avenue SW or 85 Street SW.

(b) Setbacks

(i) Notwithstanding, Section 39(5) (a) of Bylaw 2P80, buildings fronting 9 Avenue SW shall be set back a maximum of 3 metres;

(ii) Notwithstanding, Section 39(5) (a) of Bylaw 2P80, a minimum building setback of 7.5 metres adjacent to the northerly property line;

(iii) Notwithstanding, Section 39(5) (a) of Bylaw 2P80, no minimum building setback adjacent to the westerly property line, providing the architectural treatment on the west façade of the buildings and

Amendment LOC2005-0053 Bylaw 32Z2006

SCHEDULE B

CONTINUED

the landscaping of the adjacent residential site are to the satisfaction of the Approving Authority;

- (iv) Notwithstanding, Section 39(5) (a) of Bylaw 2P80, a minimum yard depth of 3.5 metres adjacent to 85 Street SW; and
- (v) There shall be no minimum setback for an outdoor patio component.

(c) Building Design

- (i) All buildings on 9 Avenue SW shall have their primary façade oriented to 9 Avenue SW, or have the same level of architectural treatment as the primary façade, to the satisfaction of the Approving Authority; and
- (ii) Buildings or uses along 9 Avenue SW requiring a Drive-thru component may be allowed provided any related vehicular activity is not oriented to 9 Avenue SW.

(d) Shallow Utilities

Shallow utilities shall not be located adjacent to the 9 Avenue SW property line.

Site 2, 3.25 ha± (8.04 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-1 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the

Amendment LOC2005-0053 Bylaw 32Z2006

SCHEDULE B

CONTINUED

Discretionary Use Rules of the RM-1 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

A maximum of 116 units.

(b) Yards

(i) A minimum depth of 3 metres where buildings front onto 8 Avenue SW and/or 9 Avenue SW; and

(ii) A minimum depth of 6 metres from all other boundaries of the site.

(c) Building Design

Where residential buildings are adjacent to low-density residential lots or a public street, the rear facade shall have the same level of architectural detailing as the front façade.

(d) Treed Preservation Area

An area of tree preservation is to be located centrally within the site and is not to be less than 0.24 hectares (0.6 acres) in area, to the satisfaction of the Approving Authority.

(e) Recycling

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.

BYLAW NO. 3222006

ADVERTISED IN The Calgary Herald ON 2006/03/30

12 BYLAW 3222006
WEST SPRINGS

To redesignate the land located at 8720 - 9 Avenue SW & 873 - 85 Street SW (Plan 8811493, Block 3, Lots 1 & 2) from DC Direct Control District to DC Direct Control District to accommodate a shopping centre and residential medium density multi-dwelling development.