

BYLAW NO. 45Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0083)**

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 19th DAY OF JUNE, 2006.

READ A SECOND TIME THIS 19th DAY OF JUNE, 2006.

READ A THIRD TIME THIS 19th DAY OF JUNE, 2006.



MAYOR

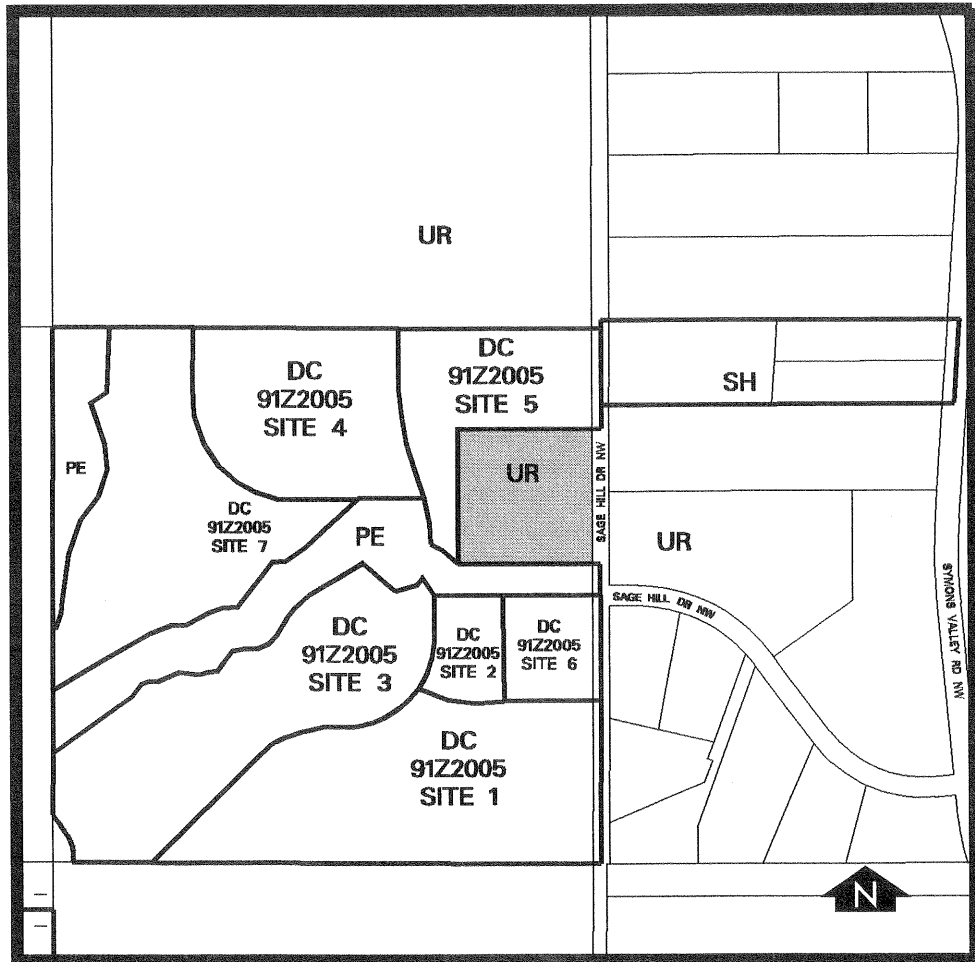
DATED THIS 19th DAY OF JUNE, 2006.



ACTING CITY CLERK

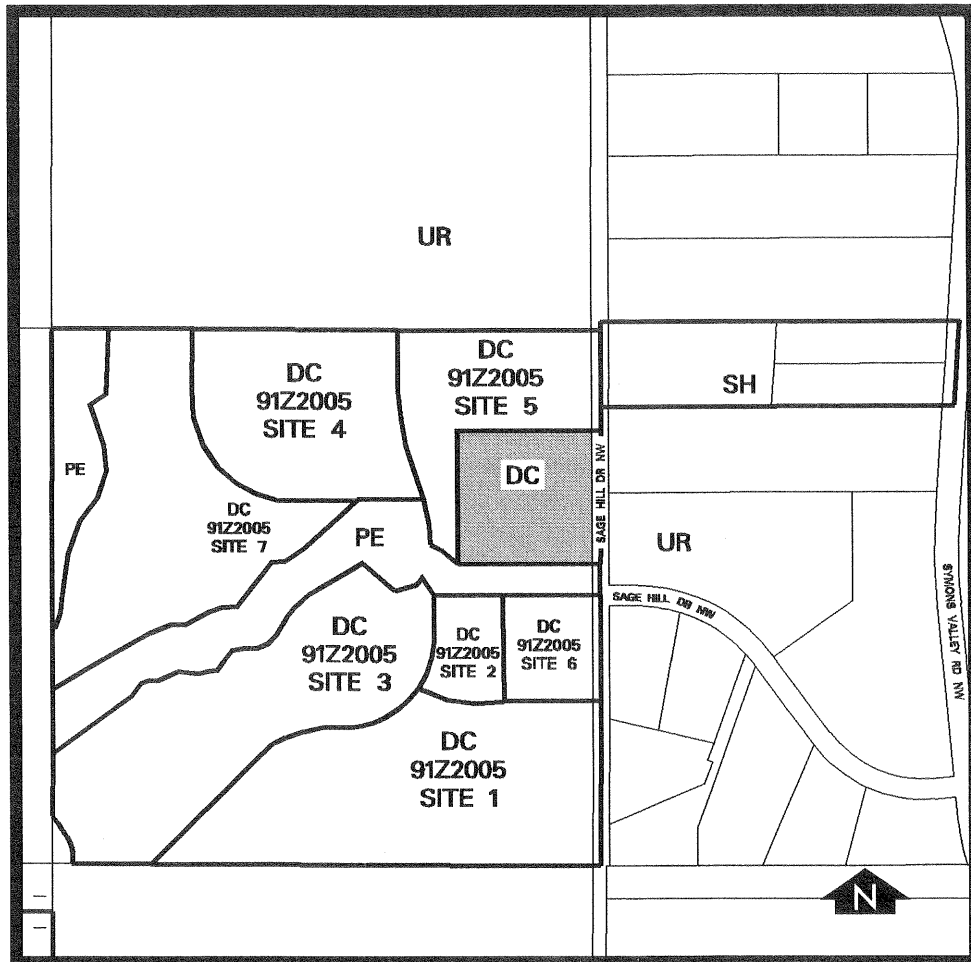
Amendment LOC2005-0083 Bylaw 45Z2006

SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

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

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

(a) Shopping Centre Floor Area

- (i) The maximum floor area ratio (FAR) for this site shall be 0.30; and
- (ii) Notwithstanding sub-paragraph 2(a)(i); dwelling units shall not be included in the FAR calculation.

(b) Parking

- (i) Section 18 of Bylaw 2P80 shall apply;
- (ii) Notwithstanding subparagraph 2(b)(i); parking requirements may be reduced subject to submission of a parking analysis that determines that a reduced parking standard is appropriate for the site to the satisfaction of the Approving Authority; and
- (iii) No parking stall shall be located more than 50 metres from a landscaped area.

(c) Pedestrian Connections

- (i) A continuous pedestrian connection between buildings shall be achieved through the use of sidewalks or clearly defined walkways of a minimum width of 1.8 metres;
- (ii) Pedestrian connections, through the use of sidewalks or clearly defined walkways of a minimum width of 1.8 metres, shall be provided in locations determined by the Approving Authority to connect the entrances of buildings with transit stops; and

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SCHEDULE B

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- (iii) All pedestrian connections shall be enhanced, to the satisfaction of the Approving Authority, through the use of architectural streetscape elements such as decorative walls, colonnades, archways, landscaping and walkway lighting.
- (d) Building Design
 - (i) Front facades shall incorporate architectural details, including windows, that add visual interest and de-emphasize the building mass and scale to the satisfaction of the Approving Authority;
 - (ii) All facades visible from public or private roadways or from the adjacent public open space in particular to the south and also including the other building elevations, shall be architecturally treated to a similar standard as the front façade to the satisfaction of the Approving Authority;
 - (iii) Seasonal merchandising, sales or display may be allowed where:
 - (A) it can be demonstrated that the activities will not have an adverse impact on pedestrian and vehicle parking movements; and
 - (B) their location and design is to the satisfaction of the Approving Authority;
 - (iv) Where possible, buildings shall be located adjacent to major roads or along the edge of primary internal drive aisles to create a sense of enclosure on the roadways to the satisfaction of the Approving Authority; and
 - (v) Development shall present a unifying architectural theme through features including, but not limited to, exterior finishing material, colours, pedestrian and vehicle lighting, street furniture and roof screening, to the satisfaction of the Approving Authority.
- (e) Landscaped Area
 - (i) Soft landscaping shall be provided to an average width not less than 6 metres adjacent to all property lines of the site;

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SCHEDULE B

CONTINUED

- (ii) Notwithstanding subparagraph 2(e)(i), the soft landscaped area on the west and north property lines may be eliminated, at the discretion of the Approving Authority, in order to effect an appropriate interface with commercial development on either side of these property lines;
 - (iii) The soft landscaping area adjacent to the south property line shall be:
 - (A) planted with natural plants and grasses in order to conform with the rehabilitated valley on the adjacent lands. Restoration plans, including a maintenance schedule, will be provided to the satisfaction of the Approving Authority; and
 - (B) graded so as to visually provide for a natural non-engineered looking valley slope;
 - (iv) In addition to the requirements of Sections 33 and 39(5)(e) of Bylaw 2P80:
 - (A) one tree shall be provided per fifteen parking stalls; and
 - (B) 1.85 square metres of additional landscaping shall be provided per parking stall; and
 - (v) The additional landscaping required in subparagraph 2(e)(iv) B. may be hard landscaping where such landscaping serves to reduce the visual impact of the parking lot to the satisfaction of the Approving Authority.
 - (f) Transportation Network Improvements
- Development in excess of 465 square metres shall not be approved on the site until such time as:
- (i) The transportation network improvements necessary to serve development, as determined by the Approving Authority, have been constructed, or will be in place prior to occupancy of the commercial development;

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SCHEDULE B

CONTINUED

- (ii) A transportation analysis is submitted to the satisfaction of the Approving Authority identifying the nature and timing of the transportation network improvements necessary to accommodate the development; and
- (iii) If required, a Special Development Agreement, which details the costs and timing related to transportation improvements as identified through the transportation analysis, is entered into and registered against the title of the subject lands to the satisfaction of the Approving Authority.

(g) Residential Development

In accordance with Transit Oriented Development guidelines, high density residential development shall be encouraged.

BYLAW NO. 4522006

ADVERTISED IN The Calgary Sun **ON** 2006/06/01

1 **BYLAW 4522006**
SYMONS VALLEY

To redesignate the land located at 3645 Sage Hill Drive NW (Plan 8910446, Block 1) from UR Urban Reserve District to DC Direct Control District to accommodate a comprehensive commercial development.