

**BYLAW NO. 57Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2005-0127)**

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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;

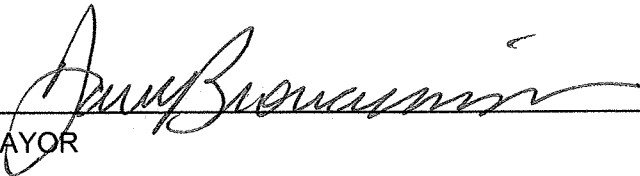
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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.

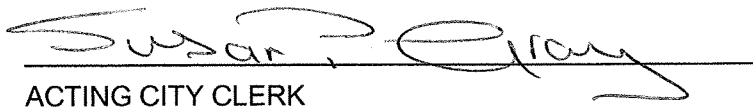
READ A FIRST TIME THIS 17<sup>th</sup> DAY OF JULY, 2006.

READ A SECOND TIME, AS AMENDED, THIS 17<sup>th</sup> DAY OF JULY, 2006.

READ A THIRD TIME, AS AMENDED, THIS 17<sup>th</sup> DAY OF JULY, 2006.

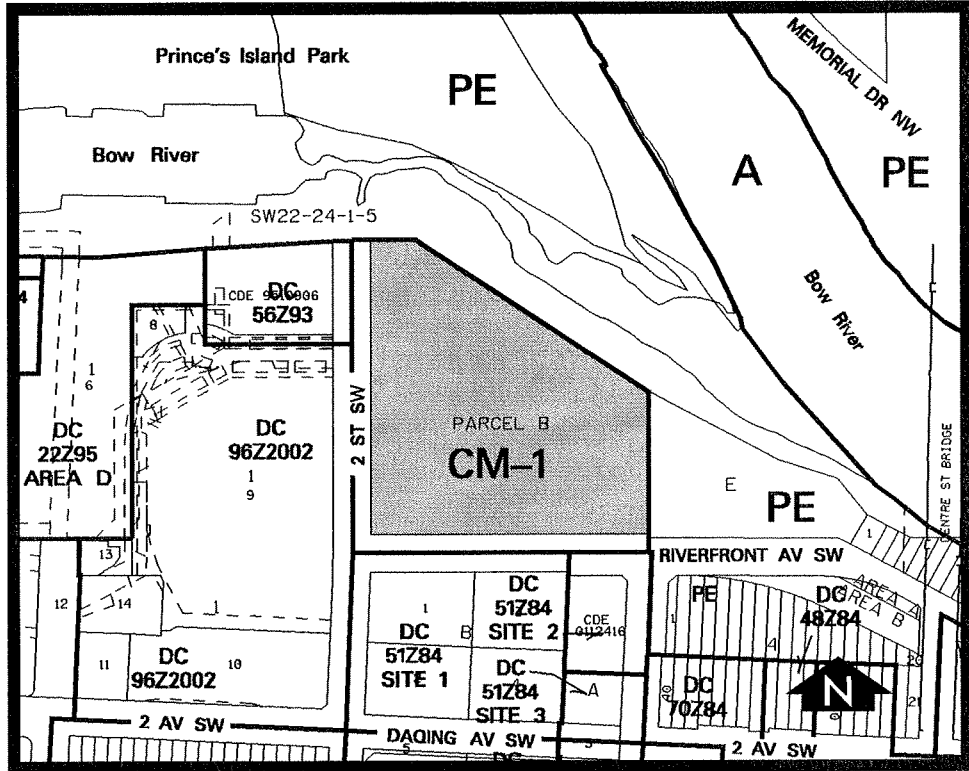
  
MAYOR

DATED THIS 24<sup>th</sup> DAY OF JULY, 2006.

  
ACTING CITY CLERK

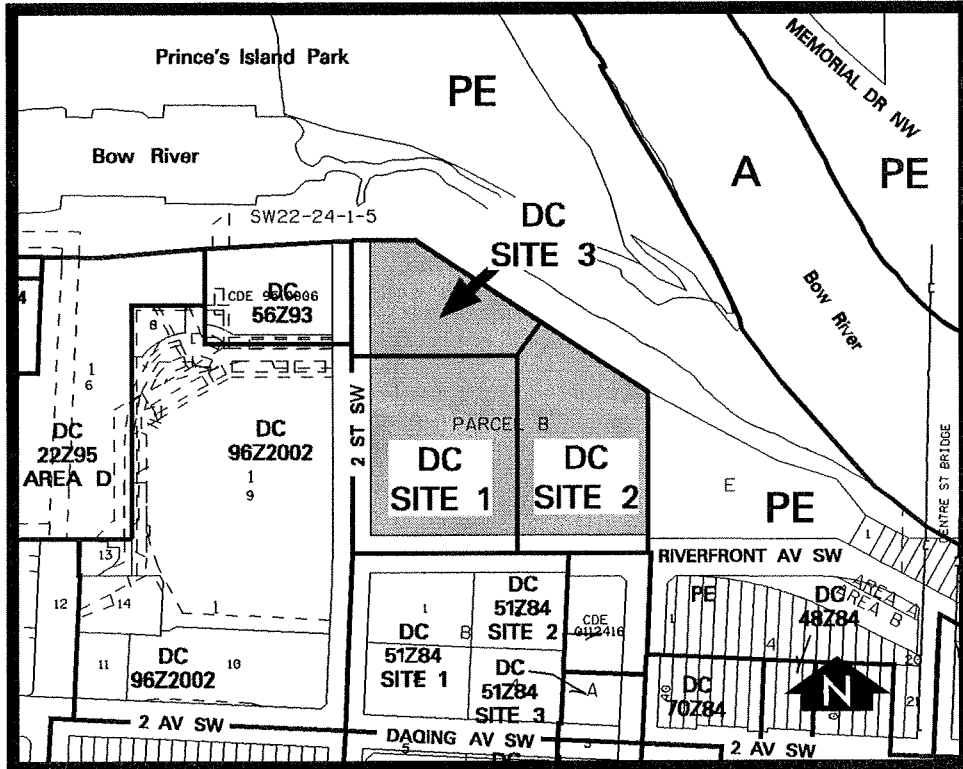
# Amendment LOC2005-0127 Bylaw 57Z2006

## SCHEDULE A



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land Use

The purpose of this district is to provide for a high density, comprehensively planned, mixed use development.

- (a) Site 1 (0.92 hectares  $\pm$  (2.28 acres  $\pm$ )) and Site 2 (0.84 hectares  $\pm$  (2.07 acres  $\pm$ ))

(i) Permitted Uses:

Accessory buildings  
Essential public services  
Home occupations – Class 1  
Utilities

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## SCHEDULE B

### CONTINUED

- (ii) Discretionary Uses
  - Apartment buildings
  - Athletic and recreational facilities
  - Child care facilities
  - Commercial schools
  - Community association buildings
  - Drinking establishments
  - Duplex dwellings
  - Dwelling units
  - Financial institutions
  - Grocery stores
  - Home occupations – Class 2
  - Liquor stores
  - Live-work units
  - Medical clinics
  - Offices
  - Outdoor cafes
  - Parks and playgrounds
  - Personal service businesses
  - Power generation facility, Mid-scale
  - Power generation facility, Small-scale
  - Private clubs and organizations
  - Public and quasi-public buildings
  - Restaurants-Licensed
  - Restaurant-Food Service only
  - Retail food stores
  - Retail stores
  - Signs – Class 1
  - Stacked townhouses
  - Take-out food services
  - Townhouses
  - Utility building
  
- (iii) and the additional Discretionary Use of special care facilities for Site 1.

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## SCHEDULE B

### CONTINUED

(b) Site 3 (0.50 hectares ± (1.24 acres ±))

(i) Permitted Uses:

Accessory buildings  
Essential public services  
Home occupations – Class 1  
Utilities

(ii) Discretionary Uses

Apartment buildings  
Child care facilities  
Dwelling units  
Fourplex dwellings  
Grocery stores  
Home occupations – Class 2  
Live-work units  
Outdoor cafes  
Parks and playgrounds  
Personal service businesses  
Restaurants-Licensed  
Restaurant-Food Service only  
Take-out food services  
Retail Stores  
Signs – Class 1  
Stacked townhouses  
Take-out food services  
Townhouses

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.

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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 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 Discretionary Uses, unless otherwise noted below:

##### (a) Density

- (i) The maximum gross cumulative floor area for Sites 1, 2 & 3 shall not exceed 96,560 square metres; and
- (ii) The following maximums are allowed for each site, but when totalled shall not exceed 96,560 square metres:
  - (A) Site 1: 68,700 square metres;
  - (B) Site 2: 27,700 square metres; and
  - (C) Site 3: 9,700 square metres.

##### (b) Design, Character and Appearance

- (i) Development above the podium shall be in the form of point towers with a maximum of floor plate of 750 square metres gross floor area;
- (ii) The separation distance between towers shall be a minimum of 24 metres;
- (iii) The development shall provide a high quality of design and exterior materials which are compatible with the character of the neighbourhood and previous phases, to the satisfaction of the Approving Authority;
- (iv) All structures shall have finishes which require minimal maintenance during the life of the building;

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### SCHEDULE B

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- (v) The development shall provide measures for enhanced pedestrian quality and safety especially for seniors, including additional crosswalks with improved lighting and specific signage, to the satisfaction of the Approving Authority.
  - (vi) Elements of LEED (Leadership in Energy and Environmental Design) construction shall be utilized;
  - (vii) The development shall include green roofs; and
  - (viii) For the purpose of this bylaw, a green roof is a system of plants, growing medium and root/waterproof membranes that act as a whole to maximize the available environmental benefits on the roof of any building that improves: air temperature, air pollution, storm water, and green space, and comprises 50 percent of total project roof area.
- (c) Building Setbacks
- (i) No setback required along 2 Street SW, Riverfront Avenue SW;
  - (ii) A minimum of 3 meters along the Sien Lok Park property line; and
  - (iii) A minimum of 6 meters along the northerly property line except a minimum of 8.5 metres is required for the easterly 40 metres of the northerly property line within Site 2.
- (d) Sunlight on Public Spaces

No Building shall place more of the following areas in shadow, on the dates and times indicated, than was already in shadow as a result of buildings approved at the date that the development permit application is made.

- (i) An area 9 metres wide throughout abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21.

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### SCHEDULE B

#### CONTINUED

- (ii) The area of Barclay Plaza north of a line drawn parallel and 60 feet north of the 1 Avenue South right-of-way, between 10:00 a.m. and 2:30 p.m. Mountain Daylight Time on September 21.
- (e) Dwelling Units
  - (i) Amenity space shall be provided to the satisfaction of the Approving Authority; and
  - (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (f) Commercial Uses
  - (i) With the exception of the hotel use for Site 1, commercial uses shall be limited to the first and second storeys;
  - (ii) Commercial uses shall have a separate entry from that of the residential component of the building except for live-work units;
  - (iii) The maximum cumulative gross floor area for commercial uses for all sites combined is 5,600 square meters; and
  - (iv) No commercial uses shall be allowed along the east property line and along the west property line north of the intersection with Barclay Parade.
- (g) Landscaped Area

The following areas, except for access ways from public thoroughfares, shall be landscaped:

  - (i) all yards where they are not used for vehicle circulation;



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### SCHEDULE B

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- (ii) all on-site horizontal surfaces at grade, 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) Garbage Storage
  - (i) Garbage and waste material shall be stored inside the building in a completely closed and locked space to the satisfaction of the Approving Authority; and
  - (ii) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.
- (i) Right of Way Setbacks  
See Section 17 of Bylaw 2P80.
- (j) Parking and Loading Regulations  
Section 18 of Bylaw 2P80 shall apply except:
  - (i) A maximum of 1.5 parking stalls per dwelling unit may be provided on the site.
- (k) Floodway Floodplain Special Regulations  
See Section 19.1 of Bylaw 2P80.
- (l) Live-work units
  - (i) Live-work units shall be limited to those uses 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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- (ii) Dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
  - (iii) The working area shall not exceed 50 percent of the total floor area;
  - (iv) A maximum of two non-resident employees or business partners may work within the live-work unit;
  - (v) Each live-work unit may have one non-illuminated identification sign with a maximum area of 0.2 square metres;
  - (vi) Each live-work unit shall have separate direct access at grade;
  - (vii) The resident shall be the operator of the live-work unit;
  - (viii) No aspect of the operation shall be visible from outside the building; and
  - (ix) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site.
- (m) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the site layout and principles of building design generally conform with the concept site plan and renderings available to City Council during its consideration of this Bylaw.

BYLAW NO. 5722006

ADVERTISED IN The Calgary Sun ON 2006/06/01

**13** BYLAW 5722006  
CHINATOWN

To redesignate the land located at 222 Riverfront Avenue SW (Plan 4096FL, Block B) from CM-1 Central Business Commercial District to DC Direct Control District to accommodate a comprehensively designed mixed use development including a hotel and ground level commercial uses, seniors units and residential dwelling units within a townhouse, low rise and high rise condominium format.