

BYLAW NO. 71Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0025)**

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 18th DAY OF JULY, 2006.


READ A SECOND TIME THIS 18th DAY OF JULY, 2006.

READ A THIRD TIME THIS 18th DAY OF JULY, 2006.



MAYOR

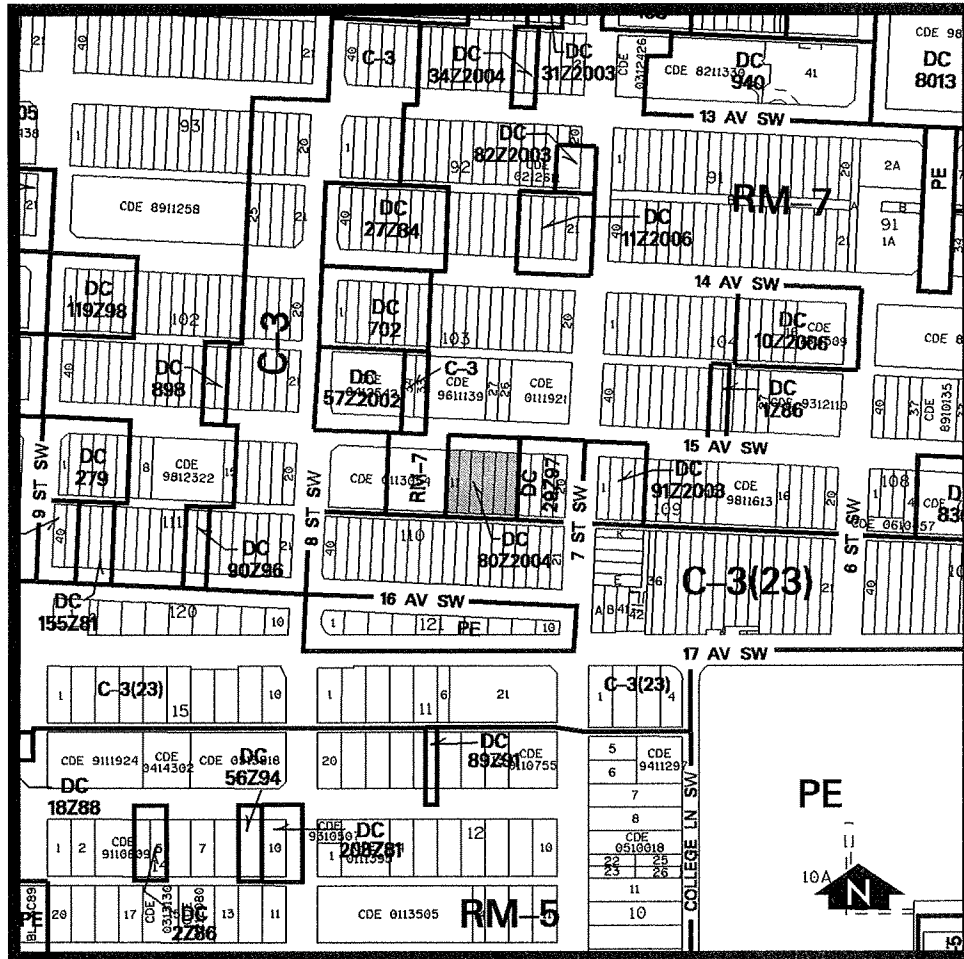
DATED THIS 18th DAY OF JULY, 2006.



ACTING CITY CLERK

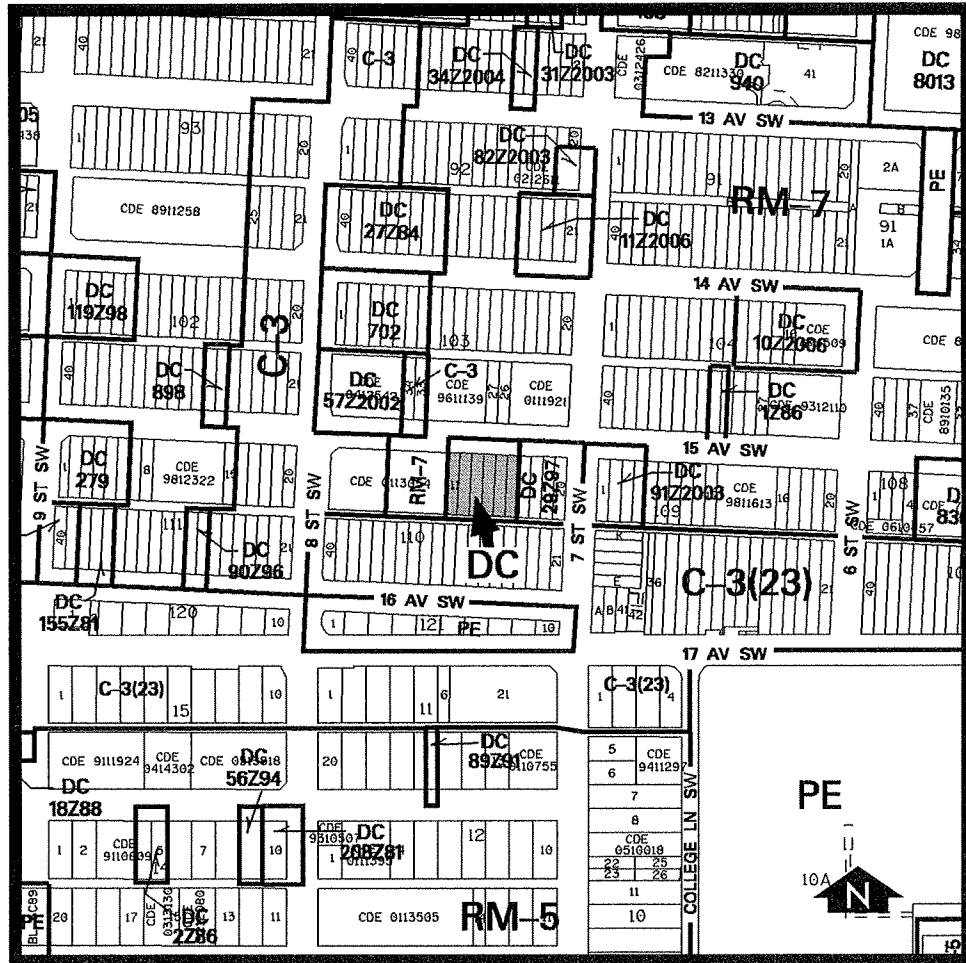
Amendment LOC2006-0025 Bylaw 71Z2006

SCHEDULE A



Amendment LOC2006-0025 Bylaw 71Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 High Density Multi-Dwelling District shall be the Permitted Uses and Discretionary Uses respectively with the exclusion of grocery stores, personal service business and retail stores and the additional Discretionary Use of offices within the "Bailey House", located at 815 – 15 Avenue SW, existing on the site as of the date of passage of this Bylaw.

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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 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) Building Height

A maximum of 27 storeys;

(b) Landscaped Area

All horizontal surfaces in excess of 5.6 square metres not used for mechanical, building services, parking or circulation;

(c) Density

A maximum of 189 dwelling units;

(d) Commercial

Offices shall be allowed to a total maximum gross floor area of 560 square metres and shall be limited to the 27 storey (penthouse level);

(e) In consideration of the site's highly visible location, site development shall be of high quality and design, satisfactory to the Approving Authority;

(f) The building shall have finishes, which normally will not require reapplication during the life of the building and are an integral part of the cladding of the structure;

(g) Comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage; and

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SCHEDULE B

CONTINUED

(h) Development Plans

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

BYLAW NO. 7122006

ADVERTISED IN The Calgary Herald ON June 22, 2006

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**BYLAW 7122006
BELTLINE**

To redesignate the land located at 815-15 Ave. S.W. (Plan A1, Block 110, Lots 11 to 16) from DC Direct Control District to DC Direct Control District to accommodate design changes to an approved high-density residential development.