

**BYLAW NO. 21Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2005-0107)**

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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;

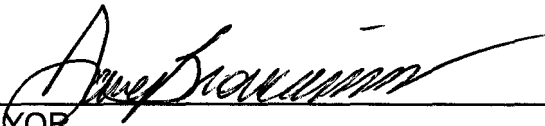
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 5<sup>TH</sup> DAY OF FEBRUARY, 2007

READ A SECOND TIME THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2007

READ A THIRD TIME THIS 8<sup>TH</sup> DAY OF MAY, 2007.

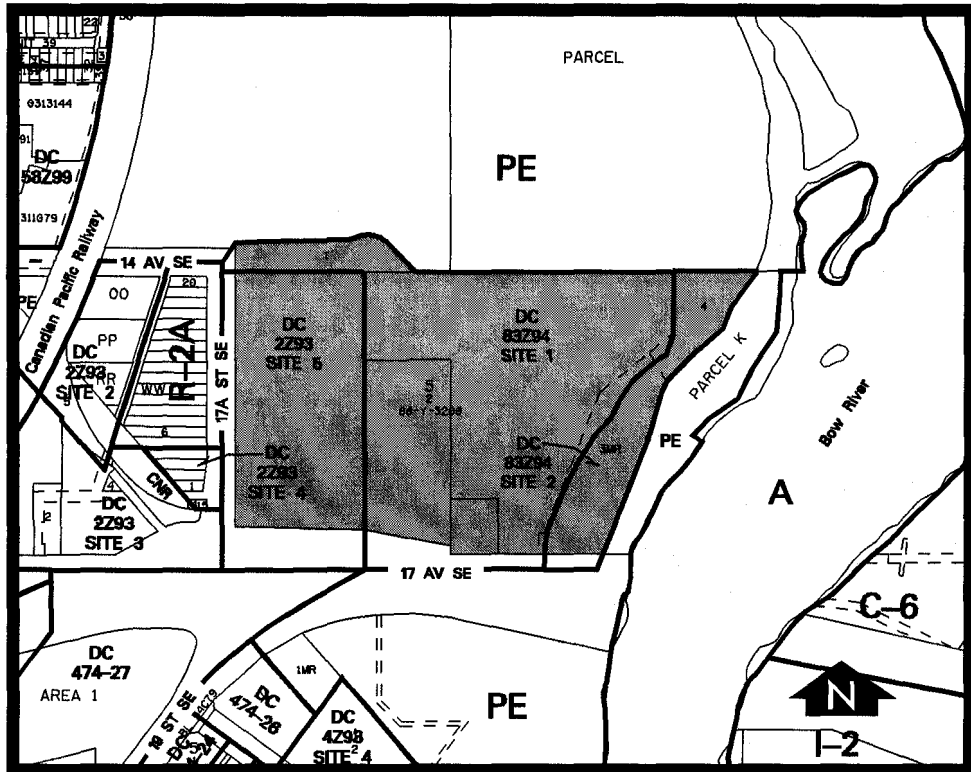
  
\_\_\_\_\_  
MAYOR

DATED THIS 8<sup>TH</sup> DAY OF MAY, 2007.

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

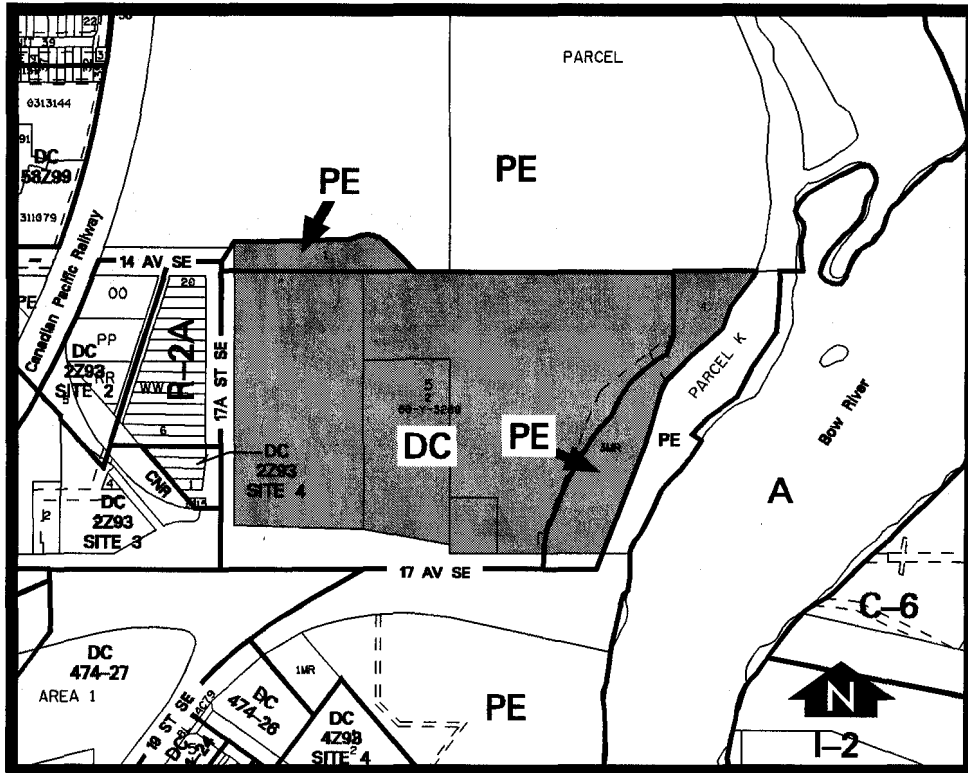
# Amendment LOC2005-0107 Bylaw 21Z2007

## SCHEDULE A



# Amendment LOC2005-0107 Bylaw 21Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District of 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work units.

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-6 Residential High Density Multi-

# **Amendment LOC2005-0107 Bylaw 21Z2007**

## **SCHEDULE B**

### **CONTINUED**

Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below.

(a) **Building Height**

- (i) A maximum of three (3) storeys not exceeding 12 metres to the eaveline for buildings adjacent to Pearce Estate Park and the Bow River; and
- (ii) A maximum of six (6) storeys not exceeding 25 metres for all other locations.

(b) **Landscaped Area**

In addition to the requirements of Section (31) of the Land Use Bylaw 2P80, the following guidelines apply:

- (i) The minimum required yards along the north and east interfaces, Pearce Estate Park and the Bow River respectively, shall provide appropriate landscaped buffers and/or naturalized landscapes to mitigate visual and environmental impacts to adjacent land uses.

(c) **Parking and Loading**

In addition to the requirements of Section (18) of Land Use Bylaw 2P80, the following guidelines apply:

- (i) A minimum of 0.15 visitor stalls per dwelling unit;
- (ii) Surface parking lots shall only be for visitor parking to the maximum number, of the visitor stalls required. The required visitor parking stalls shall be provided on site and shall be distributed throughout the site to maximize functionality and usability; and
- (iii) Entries to underground garages shall be sited and screened to reduce the visibility from the river valley, regional pathway, Peace Estate Park, and 17A ST SE, to the satisfaction of the Approving Authority.

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### SCHEDULE B

CONTINUED

(d) 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;
- (ii) The working area shall not exceed 50 percent of the total floor area;
- (iii) A maximum of one non-resident employee or business partner may work on site;
- (iv) Signage is limited to the interior of the building;
- (v) No aspect of the operation shall be visible from outside the building;
- (vi) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;
- (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 allowed within the development; and
- (viii) No live-work unit shall be located on a storey above a residential use.

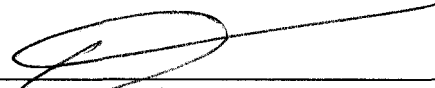
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/21Z2007

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_

BYLAW NO. 212 2007

ADVERTISED IN Calgary Herald ON 01/11/2007

**BYLAW 212 2007**  
The Council of the City of Calgary hereby enacts the following bylaw:  
1. To amend the land located at 1640 & 1642 Street SE & 2020 - 17 Avenue SE, Block 1 - 4 & Plan 7427BI to be under the Direct Control District to PE and Recreation District and to be under the Direct Control District to accommodate a MR parcel and comprehensive development.

**BYLAW NO.** 212 2007

**ADVERTISED IN Calgary Sun on Thursday, January 11 2007**

**6 BYLAW 2122007  
INGLEWOOD**

To redesignate the land located at 1640 & 1440 - 17A Street SE & 2020 - 17 Avenue SE (Plan 493GA Block 1 - 4 & Plan 7427BI Block OT) from DC Direct Control District to PE Public Park, School and Recreation District and DC Direct Control District to accommodate a MR Municipal Reserve parcel and comprehensive multi-dwelling development.