

BYLAW NO. 24Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0059)**

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.

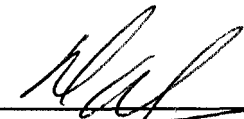
READ A FIRST TIME THIS 12TH DAY OF MARCH, 2007.

READ A SECOND TIME THIS 12TH DAY OF MARCH, 2007.

READ A THIRD TIME THIS 28TH DAY OF MAY, 2007.

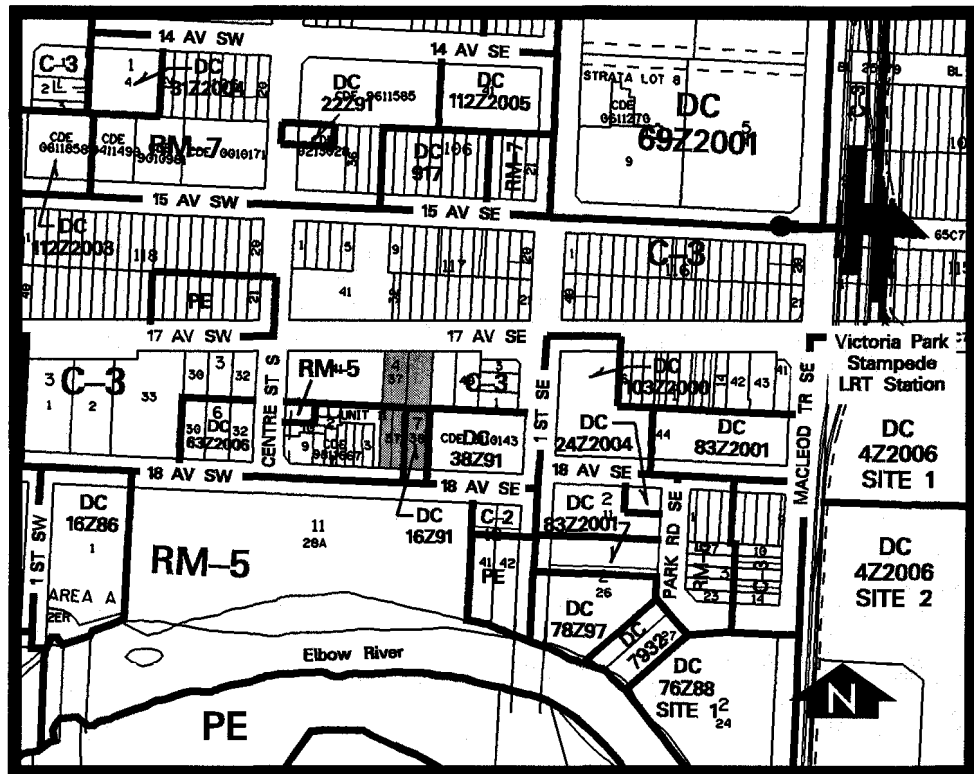

MAYOR

DATED THIS 28TH DAY OF MAY, 2007


CITY CLERK

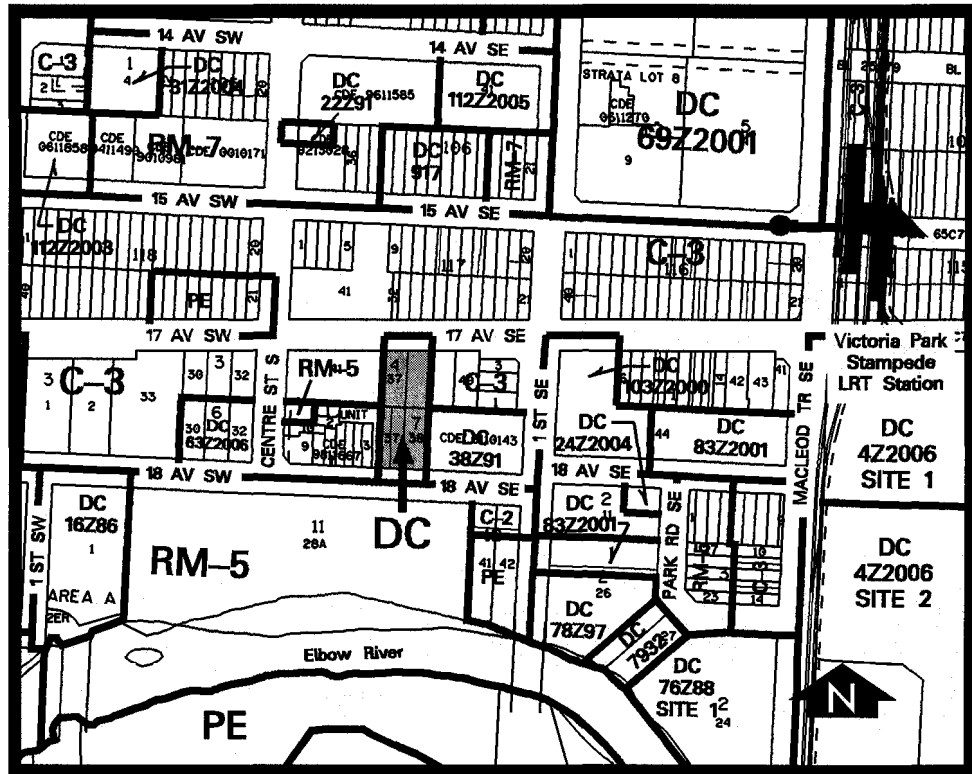
Amendment LOC2006-0059 Bylaw 24Z2007

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 comprehensively planned, mixed use development within a single building that fronts both 17 Avenue SE and 18 Avenue SE.

(i) Permitted Uses:

- Accessory buildings
- Essential public services
- Home occupations – Class 1
- Utilities
- Parks and playgrounds

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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
 - 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
 - Private Schools
 - 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

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 of 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 the Discretionary Uses unless otherwise noted below:

(a) Density

The maximum gross floor area shall be 4.4 FAR.

(b) Design, Character and Appearance

- (i)** The development shall provide a high quality of design and exterior materials which are compatible with the character of the neighbourhood to the satisfaction of the Approving Authority;
- (ii)** All structures shall have finishes which require minimal maintenance during the life of the building; and
- (iii)** All facades visible from a street shall be architecturally treated to a similar standard as the front façade.

(c) Building Setbacks

- (i)** A minimum yard of 1.5 metres along 17 Avenue SE;
- (ii)** A minimum yard of 1.5 metres and a maximum of 3.0 metres along 18 Avenue SE; and
- (iii)** No setback requirement for all other yards.

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SCHEDULE B

CONTINUED

- (d) Building Height
 - (i) Maximum Building Height of 11 storeys not exceeding 40 metres, except:
 - (A) Development shall allow sunlight to fall on sidewalks on the north side of 17 Avenue SE between the hours of 10:00AM and 2:00 PM from March 21 to September 21. In this regard, the height of the facade fronting onto 17 Avenue should not exceed a Maximum of 17.6 metres at the property line; and
 - (B) Development shall have a maximum height of 5 storeys, not exceeding 15 metres, along the 18 Avenue front façade, maintain a 15 metre height for 6 metres back from the 18 Avenue front façade and then rise to the maximum height.
- (e) Dwelling Units
 - (i) Amenity space shall be provided to the satisfaction of the Approving Authority;
 - (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building; and
 - (iii) All ground floor dwelling units shall have primary, separate street front entrances.
- (f) Commercial Uses
 - (i) Commercial uses shall be limited to the first, second and third storeys;
 - (ii) Commercial uses shall have a separate entry from that of the residential component of the building except for live-work units;
 - (iii) No Commercial use is permitted to front 18 Avenue; and

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SCHEDULE B

CONTINUED

- (iv) A Drinking Establishment use shall be limited in size to a maximum net floor area of 140 square meters, excluding kitchen area.
- (g) Landscaped Area
 - (i) A minimum of 30 percent of the site area plus all adjoining City Boulevards shall be landscaped; and
 - (ii) All on-site landscaped horizontal surfaces above grade, including landscaped roof areas greater than 5.6 square metres in area, may be included in the 30 percent landscaping requirement to the satisfaction of the Approving Authority.
- (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.
- (i) 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.

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SCHEDULE B

CONTINUED

- (j) 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) 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.
- (k) Outdoor Cafe

The use of outdoor speaker system(s) is prohibited.

BYLAW NO. 2422007

ADVERTISED IN Calgary Herald on Thursday, February 15, 2007

**2 BYLAW 2422007
MISSION**

To redesignate the land located at 117 and 121 - 17 Avenue S.E. and 118, 120 and 122 - 18 Avenue S.E. (Plan B1, Block 4, Lots 37 & 38 and Plan B1, Block 7, Lots 37 & 38) from C-3 General Commercial District and DC Direct Control District to DC Direct Control District to accommodate a mixed-use retail, commercial and residential development.

BYLAW NO. 2422007

ADVERTISED IN Calgary Sun ON THURS. Feb 15/07

BYLAW 2422007
AMENDMENT
To designate the land located at 117 and 121 - 17 Avenue S.E. and 118, 120 and 122 on 18th Street S.E. (Plan B1, Block 4, Lots 37 & 38 and Plan B1, Block 7, Lots 37 & 38) from C-3 General Commercial District to BC Direct Control District to accommodate retail, commercial and residential use.

BYLAW NO. 2422007

ADVERTISED IN Calgary Sun **ON** THURS. Feb 22/07

2 **BYLAW 2422007**
MISSION

To redesignate the land located at 117 and 121 - 17 Avenue S.E. and 118, 120 and 122 - 18 Avenue S.E. (Plan B1, Block 4, Lots 37 & 38 and Plan B1, Block 7, Lots 37 & 38) from C-3 General Commercial District and DC Direct Control District to DC Direct Control District to accommodate a mixed-use retail, commercial and residential development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/24Z2007

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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)
