

BYLAW NO. 25Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0080)**

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 12TH DAY OF MARCH, 2007.



MAYOR

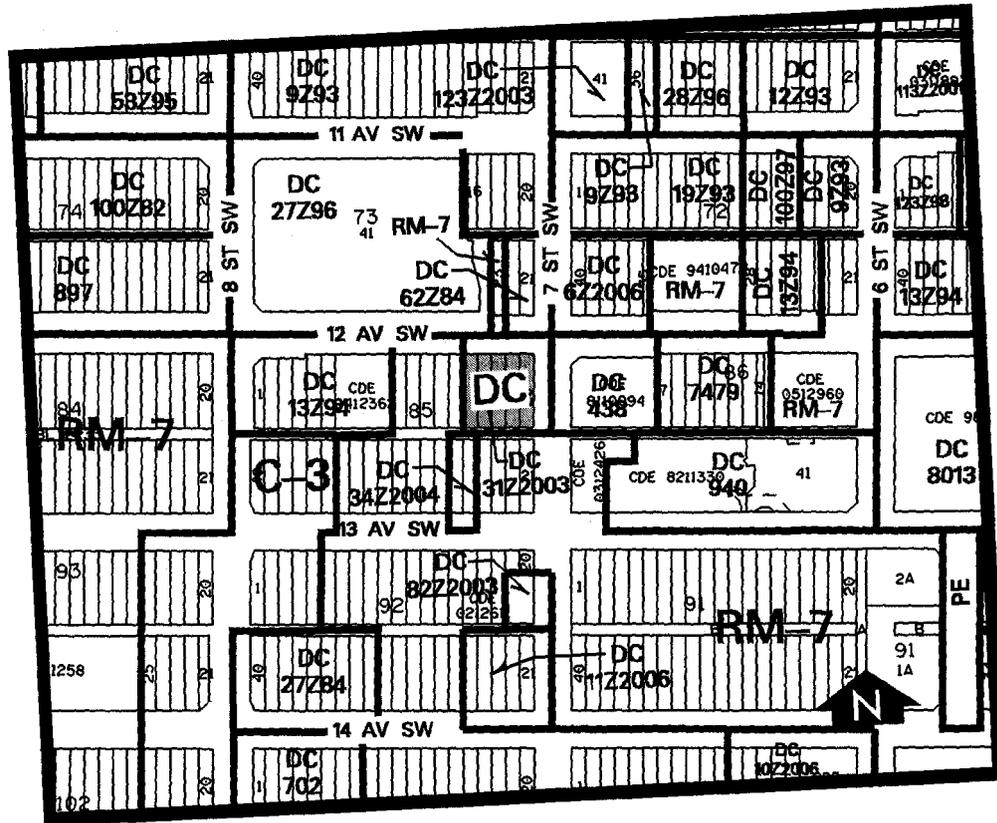
DATED THIS 12TH DAY OF MARCH, 2007



ACTING CITY CLERK

Amendment LOC2006-0080 Bylaw 25Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of:

- Live-work unit
- Medical clinics
- Outdoor cafés
- Restaurants-food service only (C.U.)
- Restaurants – licensed
- Take-out food services

Amendment LOC2006-0080 Bylaw 25Z2007

SCHEDULE B

CONTINUED

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-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) Gross Floor Area

- (i) A base of up to 3.0 FAR for commercial development;
- (ii) A base of up to 5.0 FAR for residential/mixed use development which may be increased as follows:
 - (A) FAR may be increased from 5.0 FAR to a maximum of 9.0 FAR in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by Council from time to time;
 - (B) Up to an additional 4.0 FAR above the maximum 9.0 FAR may be granted for retention and incorporation of the existing building on site as of the date of passage of this Bylaw; and
 - (C) For the purposes of this bylaw, community amenity facilities provided in the existing building on site as of the date of passage of this bylaw and in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by Council from time to time shall not be included in the calculation of gross floor area to a maximum of 500 square metres.

Amendment LOC2006-0080

Bylaw 25Z2007

SCHEDULE B

CONTINUED

(b) Yards

- (i) A minimum yard of 1.5 metres adjacent to 12 Avenue SW;
- (ii) A minimum yard of 3.0 metres adjacent to 7 Street SW except for no minimum yard for the existing building on site as of the date of passage of this Bylaw; and
- (iii) No yard requirement for all other yards.

(c) Parking

- (i) A minimum of 0.9 stalls for each residential and live-work unit;
- (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority;
- (iii) No parking requirement for uses located within the existing building on site as of the date of passage of this Bylaw; and
- (iv) 1 stall per 90 square metres of net floor area for all other uses.

(d) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

(e) Landscaping

- (i) A minimum of 35 per cent of the site area plus all public boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 35 per cent landscaping requirement;
- (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and

Amendment LOC2006-0080 Bylaw 25Z2007

SCHEDULE B

CONTINUED

- (iv) All areas at the top of the podium not required for access shall be landscaped.
- (f) Building Height
No maximum height.
- (g) Floor Plate Size Restrictions
All floor plates higher than 25 metres above grade shall have a maximum
 - (i) Gross Floor Area of 650 square metres; and
 - (ii) Width or length of 30 metres.
- (h) 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 or 50 square metres, whichever is lesser of the total floor area;
 - (iii) A maximum of one non-resident employees or business partners 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;

Amendment LOC2006-0080

Bylaw 25Z2007

SCHEDULE B

CONTINUED

- (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 allowable within the development;
 - (viii) No live-work unit shall be located on the same storey as a purely residential use; and
 - (ix) No live-work unit shall be located on a storey above a purely residential use.
- (i) Guidelines for Commercial Uses
- (i) Commercial uses shall be limited to the first three storeys of the building and shall have separate entry from that of the residential component of the building. This rule does not apply to live-work units; and
 - (ii) No individual commercial use shall exceed 200 square metres in net floor area. This rule does not apply to community amenity facilities.
- (j) Garbage Storage
- (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
 - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
- (k) Recycling Facilities
- Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.

BYLAW NO. 2522007

ADVERTISED IN Calgary Herald on Thursday, February 15, 2007

**3 BYLAW 2522007
BELTLINE**

To redesignate the land located at 801, 805, 807 and 809 - 12 Avenue S.W. (Plan A1, Block 85, Lots 16 to 20) from RM-7 Residential High Density Multi-Dwelling District and DC Direct Control District to DC Direct Control District to accommodate high density residential development and retain the existing historic building on site.

BYLAW NO. 2522007

ADVERTISED IN Calgary Sun ON Tues. Feb 15/07

3 BYLAW 2522007
BELTLINE

To redesignate the land located at 801, 805, 807 and 809 - 12 Avenue S.W. (Plan A1, Block 85, Lots 16 to 20) from RM-7 Residential High Density Multi-Dwelling District and DC Direct Control District to DC Direct Control District to accommodate high density residential development and retain the existing historic building on site.

BYLAW NO. 2522007

ADVERTISED IN Calgary Sun ON THURS. Feb 22/07

3 BYLAW 2522007
BELTLINE

To redesignate the land located at 801, 805, 807 and 809 - 12 Avenue S.W. (Plan A1, Block 85, Lots 16 to 20) from RM-7 Residential High Density Multi-Dwelling District and DC Direct Control District to DC Direct Control District to accommodate high density residential development and retain the existing historic building on site.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/25Z2007

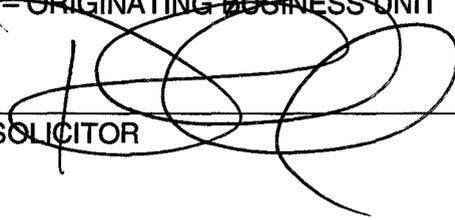
=====

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)
