

BYLAW 65Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0131)**

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;

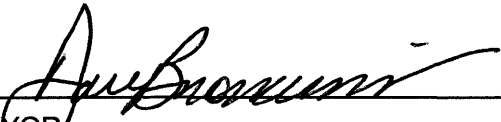
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 16th DAY OF JULY, 2007.

READ A SECOND TIME, AS AMENDED, THIS 16th DAY OF JULY, 2007.

READ A THIRD TIME, AS AMENDED, THIS 16th DAY OF JULY, 2007.



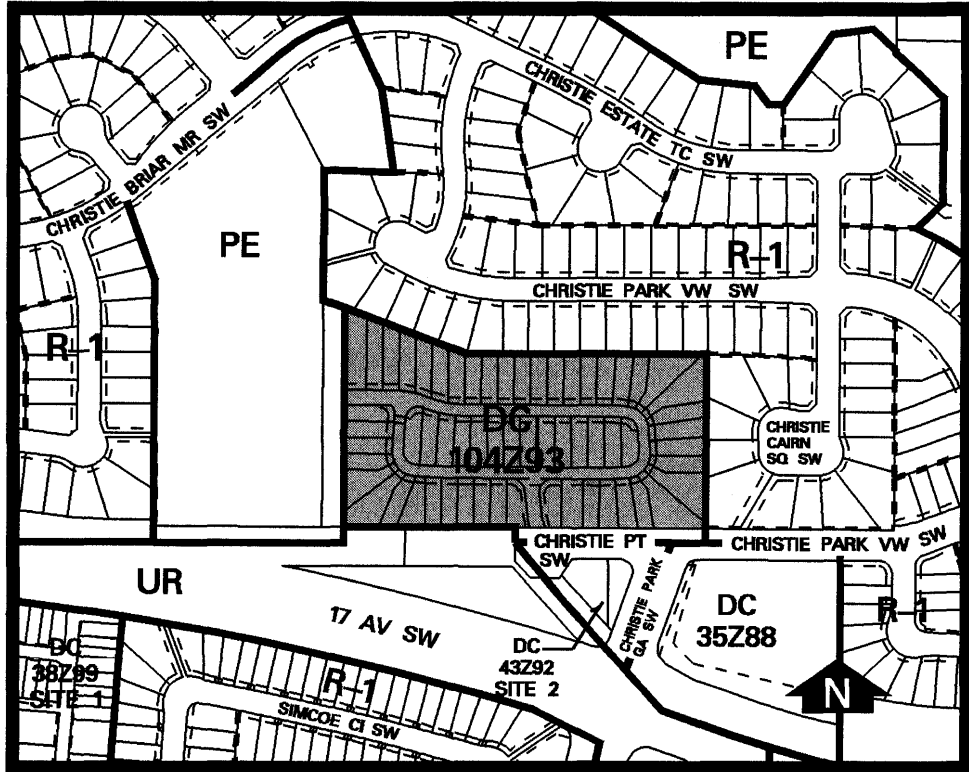
MAYOR
SIGNED THIS 26th DAY OF JULY, 2007.



ACTING CITY CLERK
SIGNED THIS 26th DAY OF JULY, 2007.

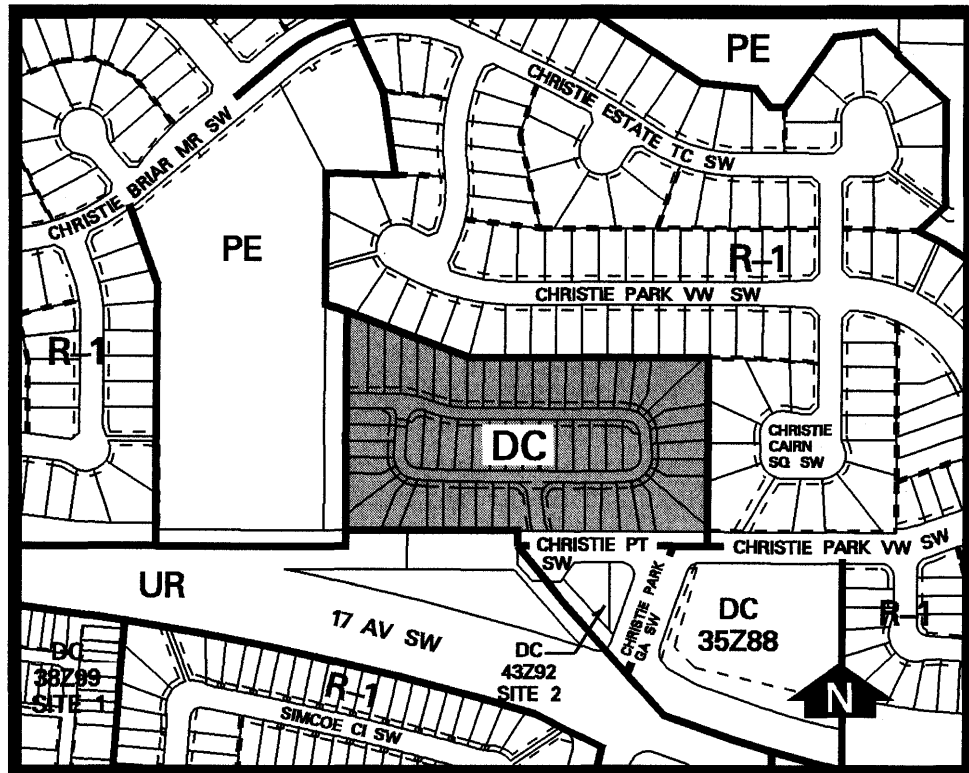
Amendment LOC2006-0131 Bylaw 65Z2007

SCHEDULE A



Amendment LOC2006-0131 Bylaw 65Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for a comprehensively designed residential development consisting of semi-detached dwellings only.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

Amendment LOC2006-0131

Bylaw 65Z2007

SCHEDULE B

CONTINUED

(a) Density

A maximum of 60 dwelling units.

(b) Building Height

A maximum of one storey in the front and two storeys in the rear, not exceeding 9 metres at any eaveline.

(c) Landscaped Area

In addition to requirements of Section 26, a minimum of one (1) coniferous tree shall be provided between each semi-detached building of a minimum 3 metres in height.

(d) Parking

A minimum of 238 parking stalls shall be located on the site.

(e) Exterior Finish

The exterior finish of the dwellings shall consist of:

(i) a brick and stucco building façade; and

(ii) a wooden shake or tile roof, or other roofing material to the satisfaction of the Development Authority.

(f) Fencing

(i) A uniform screening fence compatible with the adjacent fencing shall be constructed on the south boundary of the site; and

(ii) A green wrought-iron fence compatible with the adjacent park fence shall be constructed on the west boundary of the site.

Amendment LOC2006-0131 Bylaw 65Z2007

SCHEDULE B

CONTINUED

(g) Yards

- (i) a minimum of 7.5 metres from the north boundary of the site;**
- (ii) a minimum of 10.5 metres from the east boundary of the site;**
- (iii) a minimum of 6.0 metres from the south boundary of the site; and**
- (iv) a minimum of 4.5 metres from the west boundary of the site.**

(h) Site Access

Gated access to the development shall be prohibited at the primary vehicle entranceway via Christie Point SW.

BYLAW NUMBER: 65Z2007

ADVERTISED IN THE Calgary Herald on Thursday June 21, 2007

4

**BYLAW 65Z2007
CHRISTIE PARK**

To redesignate the land located at 99 Christie Point S.W. (Condominium Plan 9512707) from DC Direct Control District to DC Direct Control District to accommodate revisions to existing development guidelines.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/65Z2007

=====

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 June 15/07

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
