

**BYLAW NO. 81Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0093)  
\*\*\*\*\***

**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.

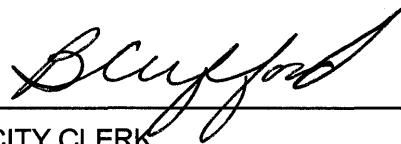
READ A FIRST TIME THIS 16<sup>th</sup> DAY OF JULY, 2007.

READ A SECOND TIME THIS 16<sup>th</sup> DAY OF JULY, 2007.

READ A THIRD TIME THIS 16<sup>th</sup> DAY OF JULY, 2007.



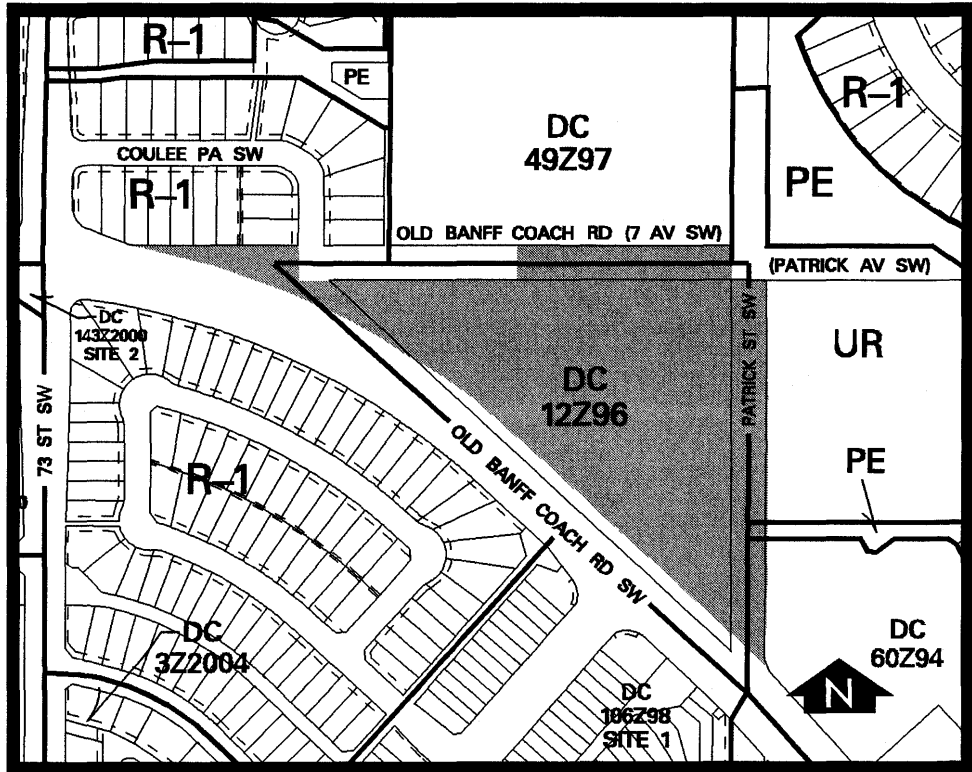
\_\_\_\_\_  
DEPUTY MAYOR  
SIGNED THIS 16<sup>th</sup> DAY OF JULY, 2007.



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ACTING CITY CLERK  
SIGNED THIS 16<sup>th</sup> DAY OF JULY, 2007.

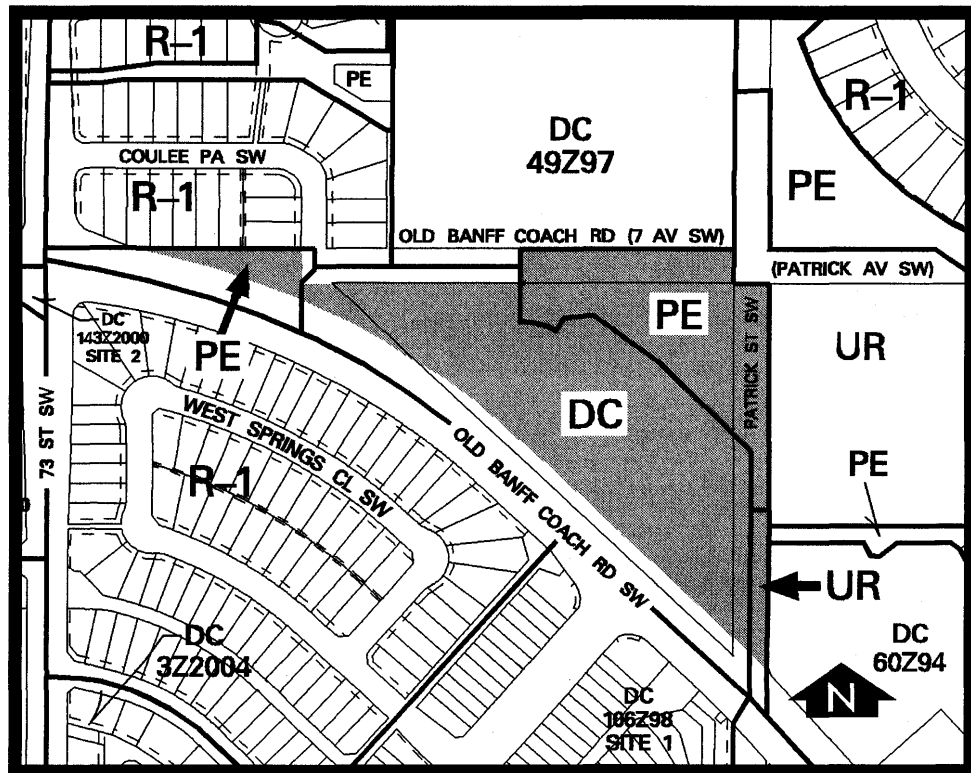
# Amendment LOC2006-0093 Bylaw 81Z2007

## SCHEDULE A



# Amendment LOC2006-0093 Bylaw 81Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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 R-2A Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2A Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

A maximum of 25 units per hectare (10 units per acre).

# **Amendment LOC2006-0093 Bylaw 81Z2007**

## **SCHEDULE B**

### **CONTINUED**

- (b) The development shall comply with slope adaptive principles as follows:
  - (i) The built form shall step down the slope, utilizing natural grade variations through stepped, multi-level housing design. For slopes of 15 percent or greater, utilizing terraces within the built form that are created by a multi-level stepped design for outdoor amenity space;
  - (ii) The site slope shall be absorbed into the building massing, with exposed retaining walls having a maximum height of 0.6 metres; and
  - (iii) Building design, materials and retaining walls shall blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against slopes.

# BYLAW NUMBER: 81Z2007

ADVERTISED IN THE Calgary Herald on Thursday June 21, 2007

**20** BYLAW 81Z2007  
COUGAR RIDGE

To redesignate the land located at 771 Patrick Street S.W. and the closed roads (NE 1/4 Section 22-24-2-5; Plan 0712737, Area A, B, C and D) from DC Direct Control District and Undesignated Road Right-of-Way to PE Public Park, School and Recreation District, UR Urban Reserve District and DC Direct Control District to accommodate low-density residential development.

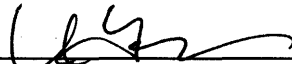
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/81Z2007

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APPROVED AS TO CONTENT

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

APPROVED AS TO FORM

 June 16/07  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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