

**BYLAW NUMBER 95Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2007-0001)**

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**WHEREAS** it is desirable to amend Land Use Bylaw 1P2007 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 Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefore that portion of the Land Use District Map shown as shaded on Schedule "B" of 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 17<sup>TH</sup> DAY OF MAY, 2010.

READ A SECOND TIME, AS AMENDED, THIS 17<sup>TH</sup> DAY OF MAY, 2010.

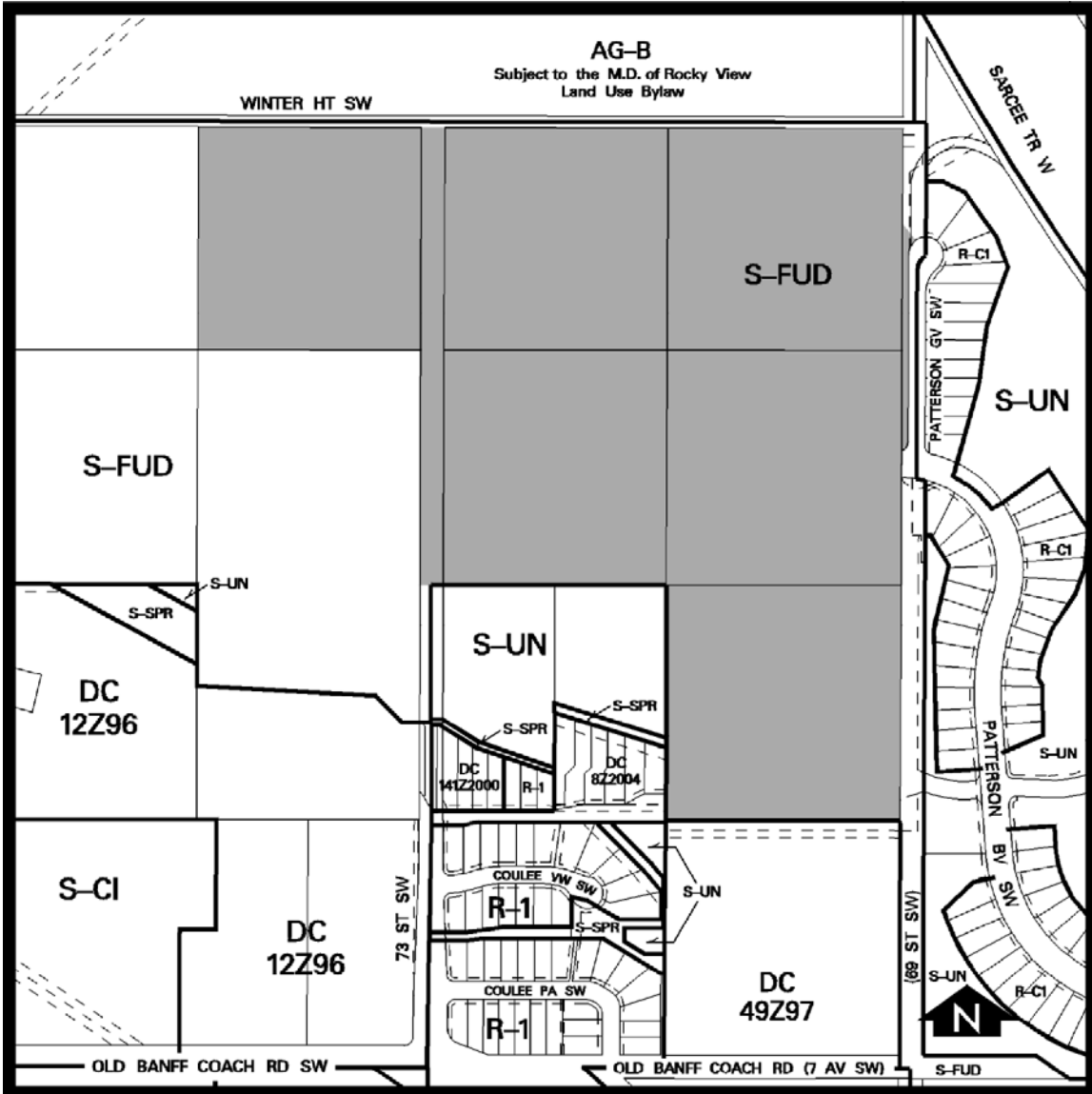
READ A THIRD TIME, AS AMENDED, THIS 17<sup>TH</sup> DAY OF MAY, 2010.

  
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MAYOR  
SIGNED THIS 9<sup>TH</sup> DAY OF JUNE, 2010.

  
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS 9<sup>TH</sup> DAY OF JUNE, 2010.

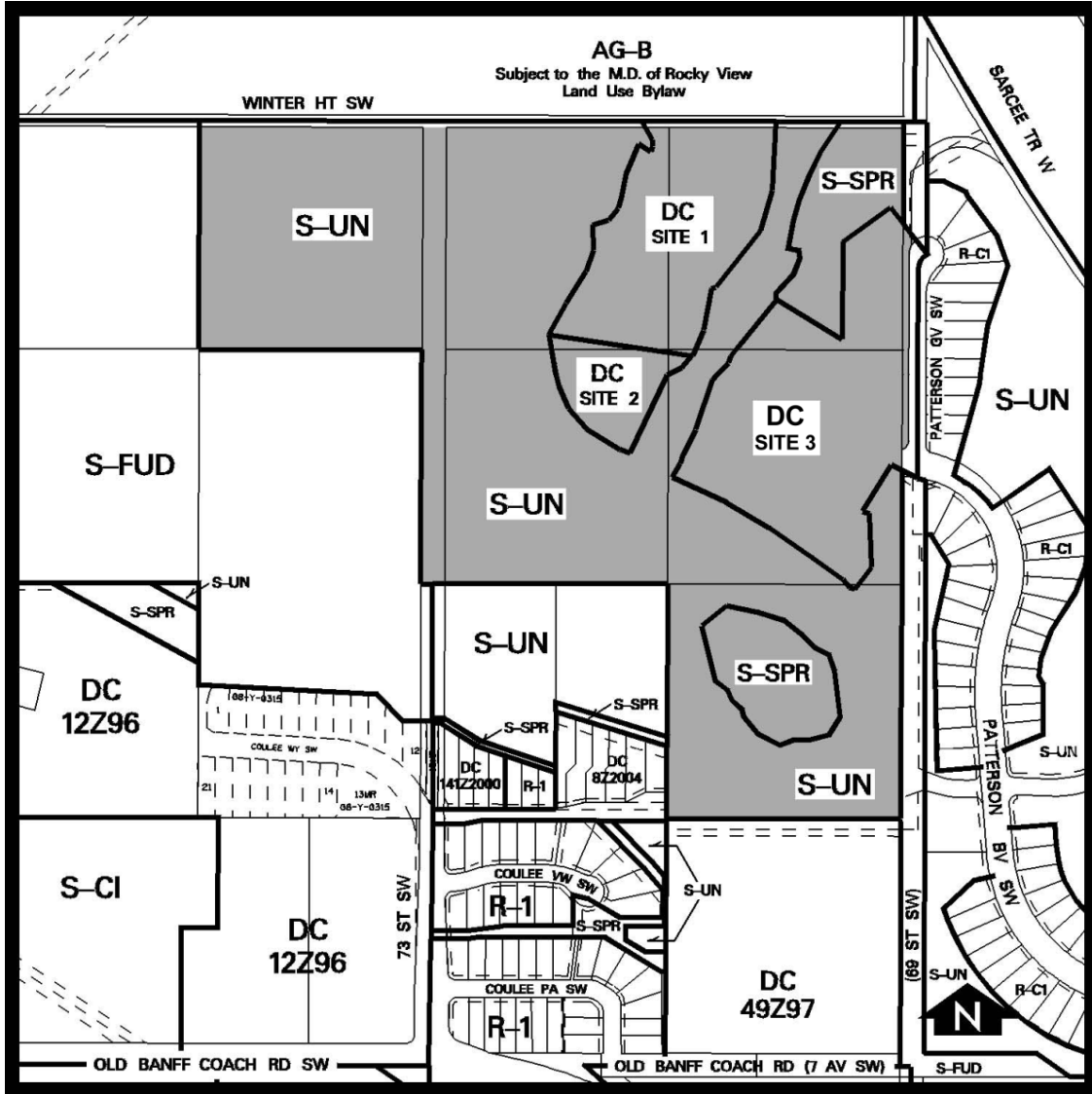
Amendment LOC2007-0001  
Bylaw Number 95Z2007

SCHEDULE "A"



Amendment LOC2007-0001  
Bylaw Number 95Z2007

SCHEDULE "B"



DC DIRECT CONTROL DISTRICT

**Amendment LOC2007-0001  
Bylaw Number 95Z2007**

**SCHEDULE “B”**

CONTINUED

**Site 1 Area 2.24 hectares ± (5.55 acres ±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District as contained in Section 29 of Part 10 of Bylaw 1P2007 shall be the Permitted and Discretionary Uses respectively, with the deletion of the following Discretionary Uses:

Apartment buildings (C.U.)  
Child care facilities (N.P.)  
Duplex dwellings  
Fourplex dwellings (C.U.)  
Hostels (N.P.)  
Lodging houses  
Power Generation Facility, Mid-scale  
Semi-detached dwellings  
Stacked townhouses (C.U.)  
Townhouses (C.U.)  
Triplex dwellings (C.U.)

2. Development Guidelines

Sections 4, 17, and 18 contained in Part 10 of Bylaw 1P2007, and the General Rules for Residential Districts contained in Section 20 of Part 10 of Bylaw 1P2007 shall apply to all Uses. The Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Density

A maximum of 19 units.

(b) Building Height

A maximum of 10 metres except a maximum of 11 metres for walkout basement development.

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**SCHEDULE “B”**

CONTINUED

(c) 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, terraces shall be utilized 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.

3. Frozen in Time

Pursuant to Section 21 (1) (a) of Bylaw 1P2007, the guidelines and rules governing development on this site must be those in effect as of the date of passage of the Bylaw.

4. Development Guidelines

All development must comply with the requirements contained in the East Paskapoo Slopes Area Structure Plan, 23P2000, including but not limited to the Development Guidelines contained therein.

**Site 2 0.48 hectares ± (1.18 acres ±)**

5. Application

Section 6 through 13 of this Direct Control District apply only to Site 2.

6. Purpose

This Direct Control District for site 2 is intended to provide for residential **development** in the form of **Single Detached Dwellings**.

7. Compliance with Bylaw 1P2007

Unless otherwise specified, the rules and provisions of Parts 1 through 9 of Bylaw 1P2007, inclusive, apply to this Direct Control District.

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**SCHEDULE “B”**

CONTINUED

8. Reference to Bylaw 1P2007

Within this Direct Control District, a reference to a section or Part of Bylaw 1P2007 is deemed to be a reference to the section or Part as amended from time to time.

9. Permitted Uses

The ***permitted uses*** of the Residential-One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 are the ***permitted uses*** with the deletion of **Single Detached Dwelling**.

10. Discretionary Uses

The ***discretionary uses*** of the Residential-One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 are the ***discretionary uses*** with the addition of **Single Detached Dwelling**. For the purpose of this Bylaw, **Single Detached Dwelling** must not be refused on the basis of ***use***.

11. Bylaw 1P2007 District Rules

Unless otherwise specified, the rules of the Residential One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 apply to this Direct Control District.

12. Density

The maximum ***density*** for any use located on an individual ***parcel*** is one ***unit*** to a maximum of **5 units** for the site.

13. Development Guidelines

All ***development*** must comply with the requirements contained in the East Paskapoo Slopes Area Structure Plan, 23P2000, including but not limited to the Development Guidelines contained therein.

**Site 3 3.05 hectares ± ( 7.53 acres ±)**

14. Application

Section 15 through 22 of this Direct Control District apply only to Site 3.

15. Purpose

This Direct Control District for site 3 is intended to provide for residential ***development*** in the form of **Single Detached Dwellings**.

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**SCHEDULE “B”**

CONTINUED

16. Compliance with Bylaw 1P2007

Unless otherwise specified, the rules and provisions of Parts 15 through 20 of Bylaw 1P2007, inclusive, apply to this Direct Control District.

17. Reference to Bylaw 1P2007

Within this Direct Control District for site 3, a reference to a section or Part of Bylaw 1P2007 is deemed to be a reference to the section or Part as amended from time to time.

18. Permitted Uses

The **permitted uses** of the Residential-One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 are the **permitted uses** in this site with the deletion of **Single Detached Dwelling**.

19. Discretionary Uses

The **discretionary uses** of the Residential-One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 are the **discretionary uses** in this site with the addition of **Single Detached Dwelling**. For the purpose of this Bylaw, **Single Detached Dwelling** must not be refused on the basis of **use**.

20. Bylaw 1P2007 District Rules

Unless otherwise specified, the rules of the Residential One Dwelling (R-1) District of Part 5 of Bylaw 1P2007 apply to this Direct Control District.

21. Density

The maximum **density** for any use located on an individual **parcel** is one **unit** to a maximum of **36 units** for the site.

22. Development Guidelines

All **development** must comply with the requirements contained in the East Paskapoo Slopes Area Structure Plan, 23P2000, including but not limited to the Development Guidelines contained therein.