

BYLAW NO. 32D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0016)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 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;

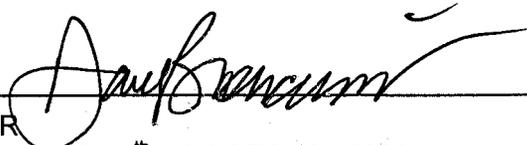
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 Maps shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Maps 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 June 1, 2008.

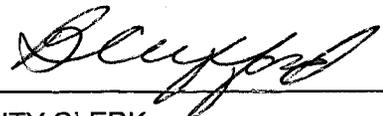
READ A FIRST TIME THIS 12th DAY OF MAY, 2008.

READ A SECOND TIME THIS 12th DAY OF MAY, 2008.

READ A THIRD TIME THIS 12th DAY OF MAY, 2008.



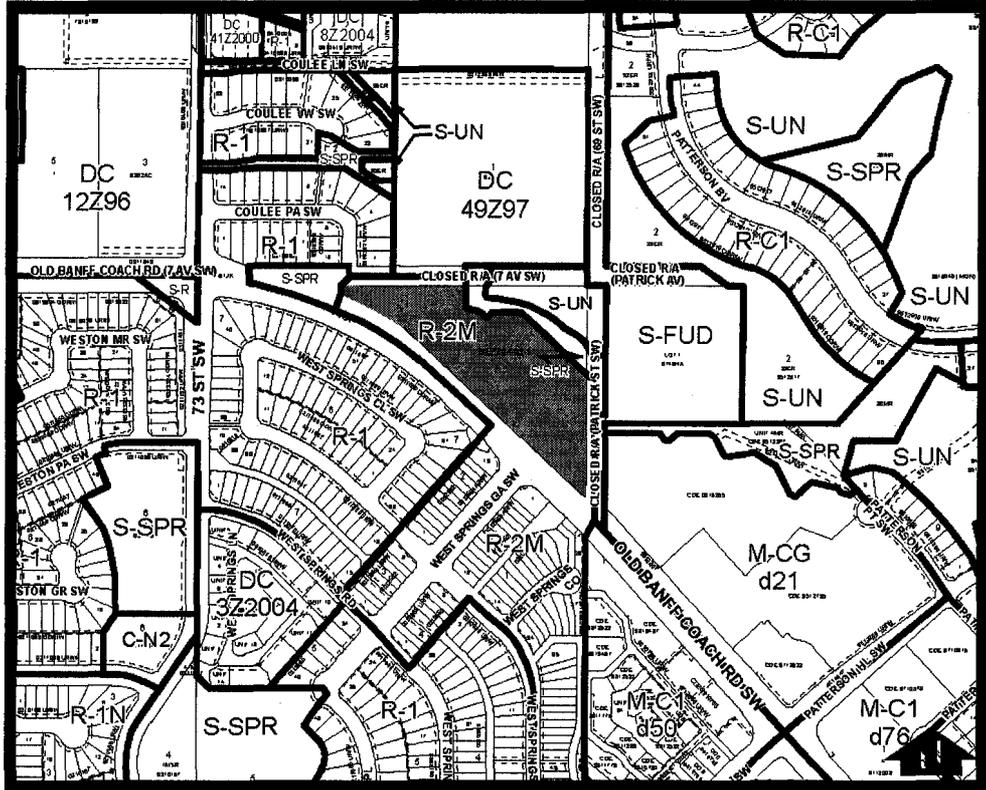
MAYOR
SIGNED THIS 12th DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 12th DAY OF MAY, 2008.

Amendment LOC2008-0016 Bylaw 32D2008

SCHEDULE A



Amendment LOC2008-0016 Bylaw 32D2008

SCHEDULE B

CONTINUED

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the R-2M Residential – Low Density Multiple Dwelling District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the exception of:
- (a) **Duplex Dwelling;**
 - (b) **Rowhouse; and**
 - (c) **Semi-detached Dwelling.**

Discretionary Uses

- 5 The *discretionary uses* of the R-2M Residential – Low Density Multiple Dwelling District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:
- (a) **Duplex Dwelling;**
 - (b) **Rowhouse; and**
 - (c) **Semi-detached Dwelling.**

Amendment LOC2008-0016

Bylaw 32D2008

SCHEDULE B

CONTINUED

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the R-2M Residential – Low Density Multiple Dwelling District of Bylaw 1P2007 apply to this Direct Control District.

Slope Adaptive Principles

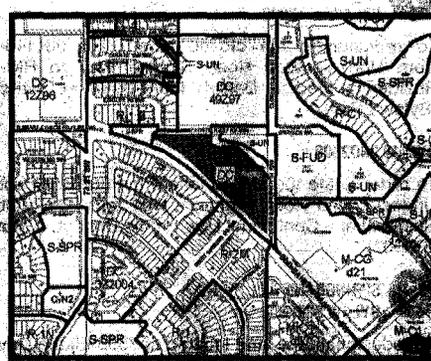
- 7 (1) All development must comply with slope adaptive principles specified in this section.
- (2) The built form must step down the slope, using natural grade variations through stepped, multi-level housing design.
- (3) For slopes of 15.0 percent or greater, outdoor **amenity space** must be provided on the terraces that result from the multi-level stepped design referred to in subsection (2).
- (4) **Building** design, materials and **retaining walls** must blend with the natural setting.
- (5) Variations in **building setbacks**, **building heights**, orientation and **grade levels** are required to mitigate the visual impact of a “wall” or “string” of **development** along and against slopes.

BYLAW NO. 32D2008 (Page 1 of 2)

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BYLAW 32D2008

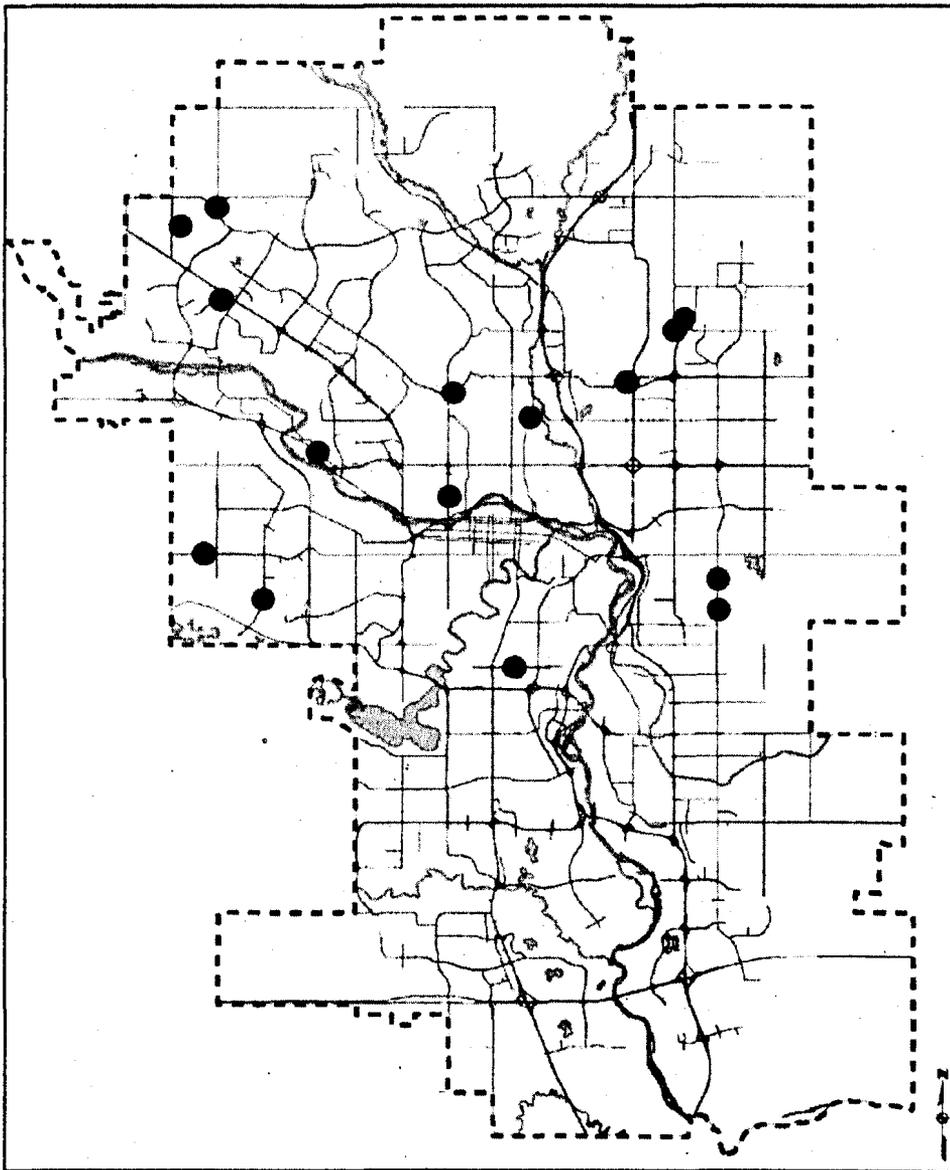
LEGEND - Land Use Districts Bylaw (1P2007)	
Existing Land Use Districts	Proposed Land Use Districts
R-2M - Residential - Low-Density Multiple Dwelling District	DC - Direct Control District



Municipal Address		Legal Description	Current 1P2007 LUD	Proposed 1P2007 LUD
Patrick ST SW	771	Portion of Meridian 5, Range 2, Township 24, Section 22	R-2M	DC

BYLAW NO. 32D2008 (Page 2 of 2)

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TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/32D2008

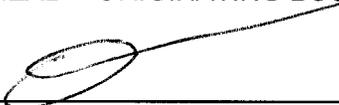
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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



DAVID MERCER
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
