

THE CITY OF CALGARY NOTICE OF PUBLIC HEARING OF CALGARY CITY COUNCIL PLANNING MATTERS

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2009 NOVEMBER 30, commencing at 9:30 a.m.**

In accordance with the Freedom of Information and Protection of Privacy Act, a copy of the proposed bylaws and documents available relating to these items may be inspected by the public during office hours, 8:00 o'clock in the morning to 4:30 o'clock in the afternoon, Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE.

Any person wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 o'clock IN THE MORNING OF THURSDAY, 2009 NOVEMBER 19**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to:

Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5
Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca.

The personal information on submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, Development & Building Approvals Business Unit, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them. If you have any questions with regard to the use of this information, you may contact the Council Clerk at 403-268-5861.

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Contact the Council Clerk at 403-268-5861 for further information.

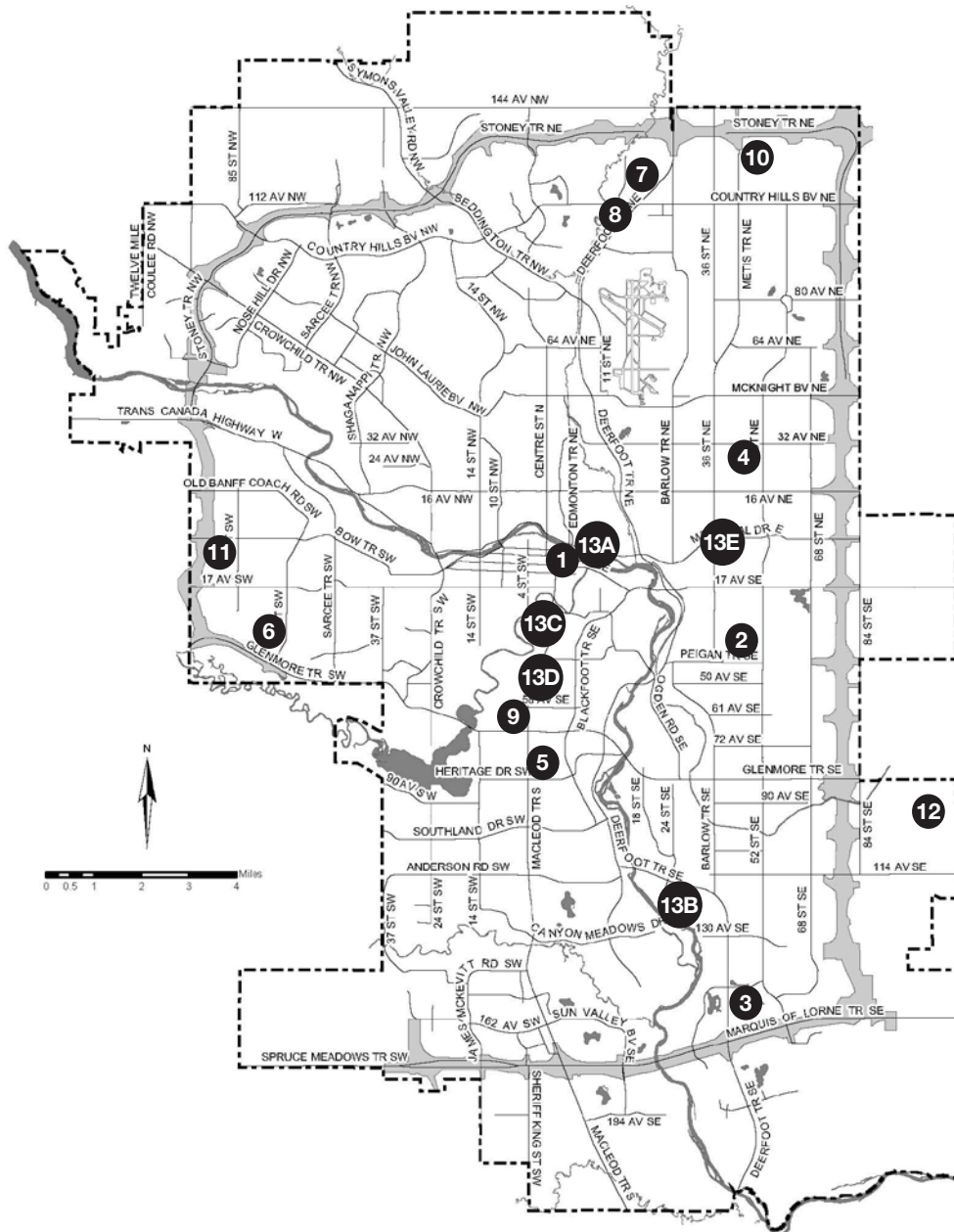
Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council.

If the Public Hearing is still in progress at 9:30 o'clock in the evening, Council may conclude the matter under discussion at that time. Upon conclusion of the matter, Council shall recess and reconvene at 1:00 o'clock in the afternoon of the next business day, unless otherwise directed by Council.

Diana Garner
CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007, except those for the DC District which are available from Development and Building Approvals.

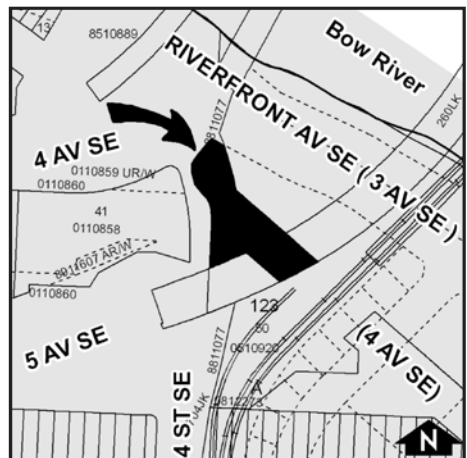
Please direct questions with regard to the matters mentioned herein to Development and Building Approvals at 403-268-6774.



NOTICE OF ROAD CLOSURES

The City of Calgary intends pursuant to s.22 of the Municipal Government Act to consider bylaws to close from use and sell or hold those portions of the streets, roads, lanes or public highways described here.

DOWNTOWN EAST VILLAGE BYLAW 23C2009



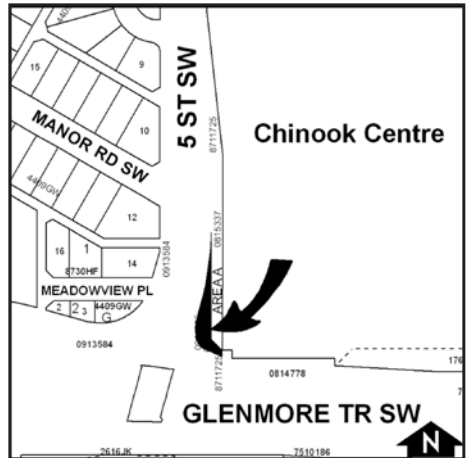
PLAN 0914005, AREA A

MEADOWLARK PARK BYLAW 24C2009



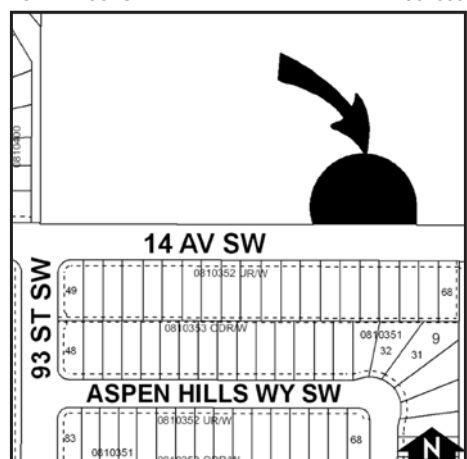
PLAN 0815337, AREA A

MEADOWLARK PARK BYLAW 25C2009



PLAN 0911935, AREA A

ASPEN WOODS BYLAW 26C2009



PLAN 0914081, AREA A

LAND USE REDESIGNATION

1. DOWNTOWN BYLAW 124D2009

To redesignate the land located at 515 Macleod Trail SE (Plan 5498JK, Block 32) from DC Direct Control District to DC Direct Control District to accommodate the development of commercial, office, residential or mixed-use purposes while preserving public art and public open space on the parcel and to establish landscaping and parking provisions.

2. ERIN WOODS BYLAW 125D2009

To redesignate the land located at 159 Erin Park Close SE (Plan 8011224, Block 9, Lot 14) from R-C1 Residential – Contextual One Dwelling District to R-C1s Residential – Contextual One Dwelling District.

3. MCKENZIE TOWNE BYLAW 126D2009

To redesignate the land located at 42 Inverness View SE (Plan 9910792, Block 19, Lot 38) from R-1 Residential – One Dwelling District to R-1s Residential – One Dwelling District.

4. RUNDLE BYLAW 127D2009

To redesignate the land located at 227 Rundleside Crescent NE (Plan 731518, Block 22, Lot 12) from R-C1 Residential – Contextual One Dwelling District to R-C1s Residential – Contextual One Dwelling District.

5. FAIRVIEW BYLAW 128D2009

To redesignate the land located at 8180 MacLeod Trail SW (SW 1/4 Section 27-23-1-5) from DC – Direct Control District to C-2f0.75h28 Commercial – Community 2 District to accommodate Offices.

6. SPRINGBANK HILL BYLAW 129D2009

To redesignate the land located at 7230 Elkton Drive SW (Plan 0011157, Block 4, Lot 17) from DC Direct Control to R-1 Residential – One Dwelling District.

7. STONEY 1 BYLAW 130D2009

To redesignate the land located at 12200 - 15 Street NE (NW 1/4 Section of 25-25-1-5) from S-FUD Special Purpose – Future Urban Development District to I-G Industrial – General District and S-SPR Special Purpose – School, Park and Community Reserve District.

8. STONEY 1 BYLAW 131D2009

To redesignate the land located at 10821 and 11142 – 15 Street NE road (NE 1/4 Section 23-25-5-1; Plan 9311581, OT) from S-FUD Special Purpose – Future Urban Development District to I-G Industrial – General District, C-COR3f0.23h8.5 Commercial – Corridor 3 District, S-UN Special Purpose – Urban Nature District, S-SPR Special Purpose – School, Park and Community Reserve District, S-CRI Special Purpose – City and Regional Infrastructure District and DC Direct Control District to accommodate reduced F.A.R.

9. MEADOWLARK PARK BYLAW 132D2009

To redesignate the land located at 6455 Macleod Trail SW and the closed road (Plan 9611176, Block 1, Lot 1; Plan 0911935, Area A and Plan 0815337, Area A) from DC Direct Control District and Undesignated Road Right-of-Way to C-R2f0.77 Commercial – Regional 2 District.

10. RESIDUAL SUB AREA 3H, 3I AND SKYVIEW RANCH BYLAW 133D2009

To redesignate the land located at 12313, 13010 and 13603 – 52 Street NE and 12323 and 13001 – 68 Street NE (NE 1/4 Section 27-25-29-4; NE 1/4 Section 26-25-29-4; Plan 0211283, Block 1, Lot 1; SW 1/4 Section 35-25-29-4; SE 1/4 Section 34-25-29-4) from S-FUD Special Purpose – Future Urban Development District, R-2 Residential – One/Two Dwelling District, M-1 Multi-Residential – Low Profile District and R-1N Residential – Narrow Parcel One Dwelling District to R-1 Residential – One Dwelling District, R-1s Residential – One Dwelling District, R-1N Residential

– Narrow Parcel One Dwelling District, R-2 Residential – One/Two Dwelling District, R-2M Residential – Low Density Multiple Dwelling District, M-G Multi-Residential – At Grade Housing District, M-1 Multi-Residential – Low Profile District, C-C1 Commercial – Community 1 District, S-SPR Special Purpose – School, Park and Community Reserve District and DC Direct Control District to accommodate secondary suites on narrow lots, a comprehensively developed low density site, and a church site within the 300m nuisance setback from a Level 1 Sour Gas Well.

11. ASPEN WOODS BYLAW 134D2009

To redesignate the land located at 9150 – 14 Avenue SW and the closed road (NE 1/4 Section 16-24-2-5; Plan 0914081, Area A) from DC Direct Control District and Undesignated Road Right-of-Way to M-1d79 Multi-Residential – Low Profile District, R-1 Residential – One Dwelling District, R-1s Residential One Dwelling District, R-2 Residential – One/Two Dwelling District, S-CRI Special Purpose – City and Regional Infrastructure District, S-SPR Special Purpose – School, Park and Community Reserve District and S-UN Special Purpose – Urban Nature District.

12. RESIDUAL SUB AREA 12A BYLAW 135D2009

To redesignate the land located at 9500– 100 Street SE (S 1/2 Section 20-23-28-4) from S-FUD Special Purpose – Future Urban Development to DC Direct Control District to accommodate a Power Generation Facility- Large.

13. CITY WIDE BYLAW 136D2009 & 137D2009

The purpose of the proposed land use redesignations is to correct those properties which were improperly transitioned to The City's new Land Use Bylaw 1P2007. To rectify this, the land use on these properties must now be changed to a district that is more representative of the land use which had been assigned under the previous Land Use Bylaw 2P80. For more information on these City-initiated redesignations please contact 268-3775.

13. CITY WIDE		Legend	
Existing Land Use Districts:		Proposed Land Use Districts:	
C-COR2f2.0h15 Commercial - Commercial Corridor 2 District		DC - Direct Control District	
C-COR3f3.0h48 Commercial - Commercial Corridor 3 District		C-COR2f2.8h15 Commercial - Commercial Corridor 2 District	
I-G Industrial - Industrial General District		I-Bf0.5 Industrial - Industrial Business District	
S-CI Special Purpose - Community Institution District		I-C Industrial - Industrial Commercial District	
S-UN Special Purpose - Urban Nature District		S-CS Special Purpose - Community Service District	

Bylaw Number:	Map Letters:	Municipal Address	Legal Description	Existing Land Use Districts	Proposed Land Use Districts	
136D2009	13A	11A Street NE	15	Plan 273JK, Block C, Lot 1		
		Bow Valley Drive NE	1020	Plan 8410639, Block 2	S-CI	DC
137D2009	13B	29 Street SE	11700	Plan 0011735, Block 19	I-G	I-C
		118 Avenue SE	3132	Plan 0111899, Block 21, Lot 20	I-G	I-Bf0.5
	13C	101	Plan 4020AP, Block A			
		105	Plan 4020AP, Block 62, Lots 13-19	S-UN	S-CS	
13D	MacLeod Trail SW	4637	Plan 08510578, Units 1-196	C-COR3f3.0h46	C-COR2f3.0h46	
13E	Memorial Drive SE	3745	Plan 8110785, Lot 2	C-COR2f2.0h15	C-COR2f2.8h15	

TEXTUAL AMENDMENTS TO LAND USE BYLAW 1P2007 BYLAW 46P2009

This bylaw proposes amendments to the rules governing minor additions in the low density residential districts of Land Use Bylaw1P2007. The amendments clarify and adjust the rules regarding minor additions to the low density housing forms including single detached, semi-detached and duplex houses. For further information, please call 403-268-3243.

TEXTUAL AMENDMENTS TO LAND USE BYLAW 1P2007 BYLAW 32P2009

The proposed amendments to the Land Use Bylaw 1P2007 are to accommodate changes in use definitions and listed uses in the industrial land use districts. It also responds to a motion of Council concerning the setback distances of industrial uses. For further information, please call 403-268-5308.

AMENDMENTS TO THE SUNALTA AREA REDEVELOPMENT PLAN BYLAW 34P2009

The proposed Sunalta Area Redevelopment Plan (ARP) amendment is intended to provide specific guidance for the implementation of transit oriented development objectives and policy within the community of Sunalta. The amendment is intended to be part of the broader Sunalta ARP, with principles specific to the future Sunalta LRT station area and as a supplement to the general area wide policies of the ARP. For further information, contact 403-268-2918.

WEST MACLEOD AREA STRUCTURE PLAN BYLAW 18P2009

City Council will hold a statutory public hearing to consider the West Macleod Area Structure Plan. The ASP area covers approximately 546 hectares (1,350 acres) of land. The West Macleod Area Structure Plan (ASP) is bounded by 194 Avenue SE to the north, Macleod Trail SE to the east, 210 Avenue SE to the south and Spruce Meadows Way SW to the west. The Municipal District of Foothills borders the Plan area to the west and south west. For further information, please call 268-1132.