



Public Hearing of Council  
Agenda Item: 8.1.11

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

SEP 15 2020

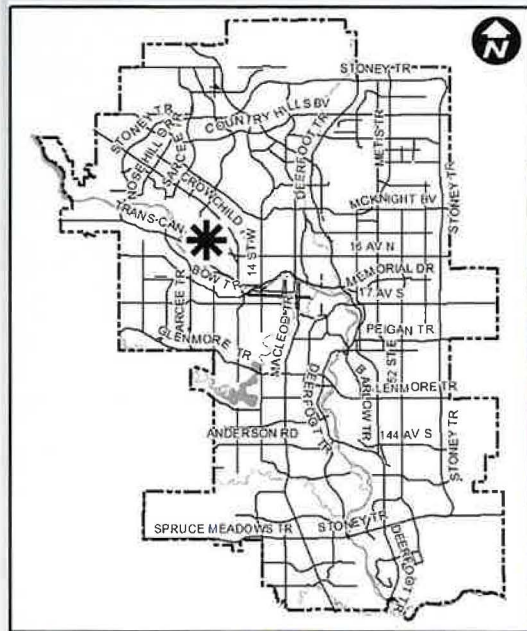
ITEM: LOC2020-0033 + 8.1.11

Distribution

CITY CLERK'S DEPARTMENT

**LOC2020-0033**  
**Land Use Amendment**  
**(DC to DC)**







# LAND USE

**200 ACRES**  
TOTAL AREA

**OVER 7,100**  
RESIDENCES

**40 ACRES**  
OPEN SPACE

**12 KM**  
MULTI-USE PATHWAYS  
& TRAILS



## LEGEND

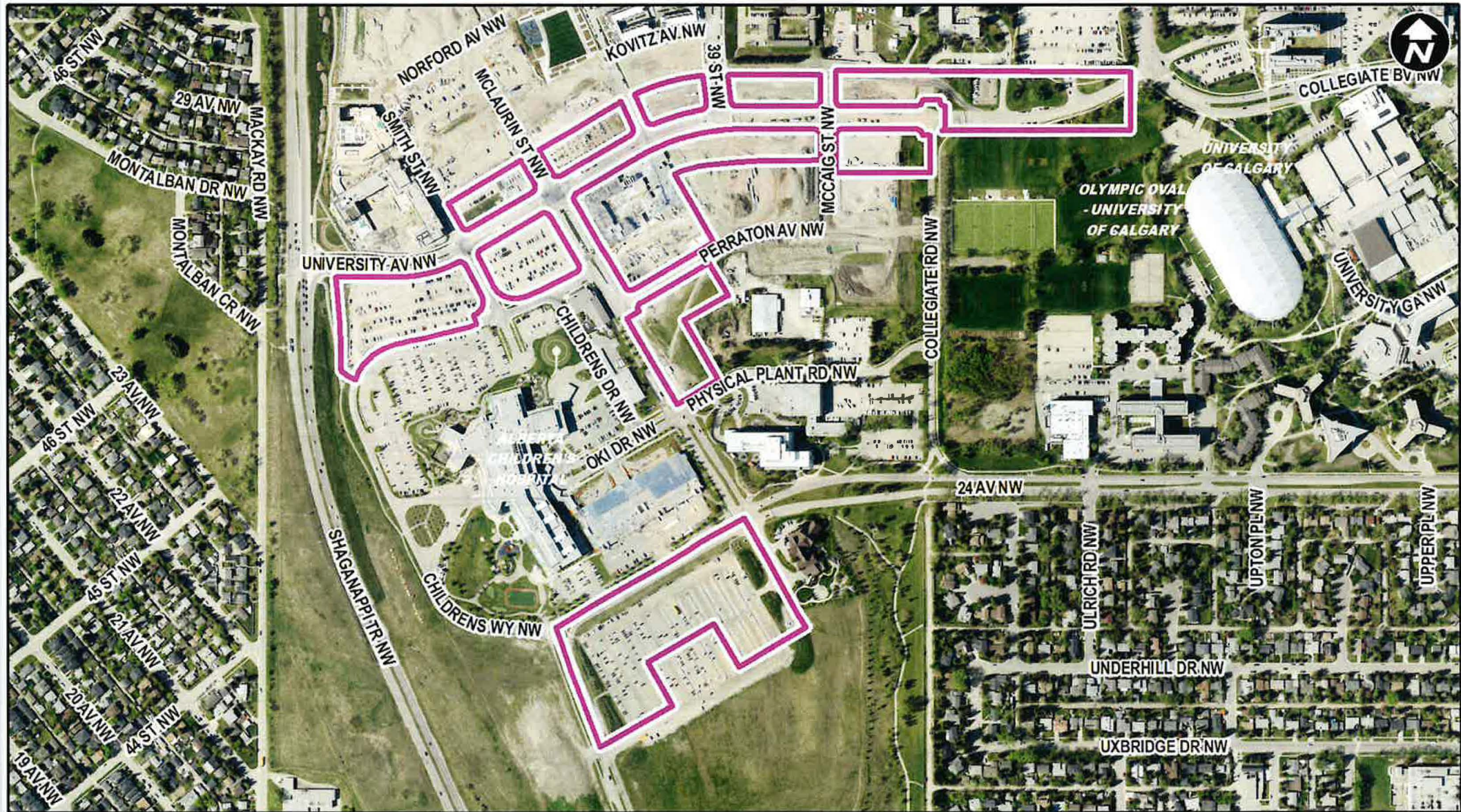
### BUILT FORM LAND USE

- **M-G & DC (M-G)**  
Residential Low Density  
2-3 Storeys (2-3 m)
- **M-2 & DC (M-2)**  
Residential Medium Density  
4 Storeys (4-5 m)
- **M-H1**  
Residential Higher Density  
Up to 8 Storeys (8-10 m)
- **M-H2**  
Residential Higher Density/Tower Opportunity  
Up to 10 Storeys (10-12 m)
- **DC (C-COR)**  
Mixed Use - Retail/Residential  
2-3 Storeys Medium up to 3 Storeys (3-4 m)  
Hotel site up to 10 Storeys
- **DC (C-O)**  
Mixed Use - Retail/Office  
4-8 Storeys (4-8 m)

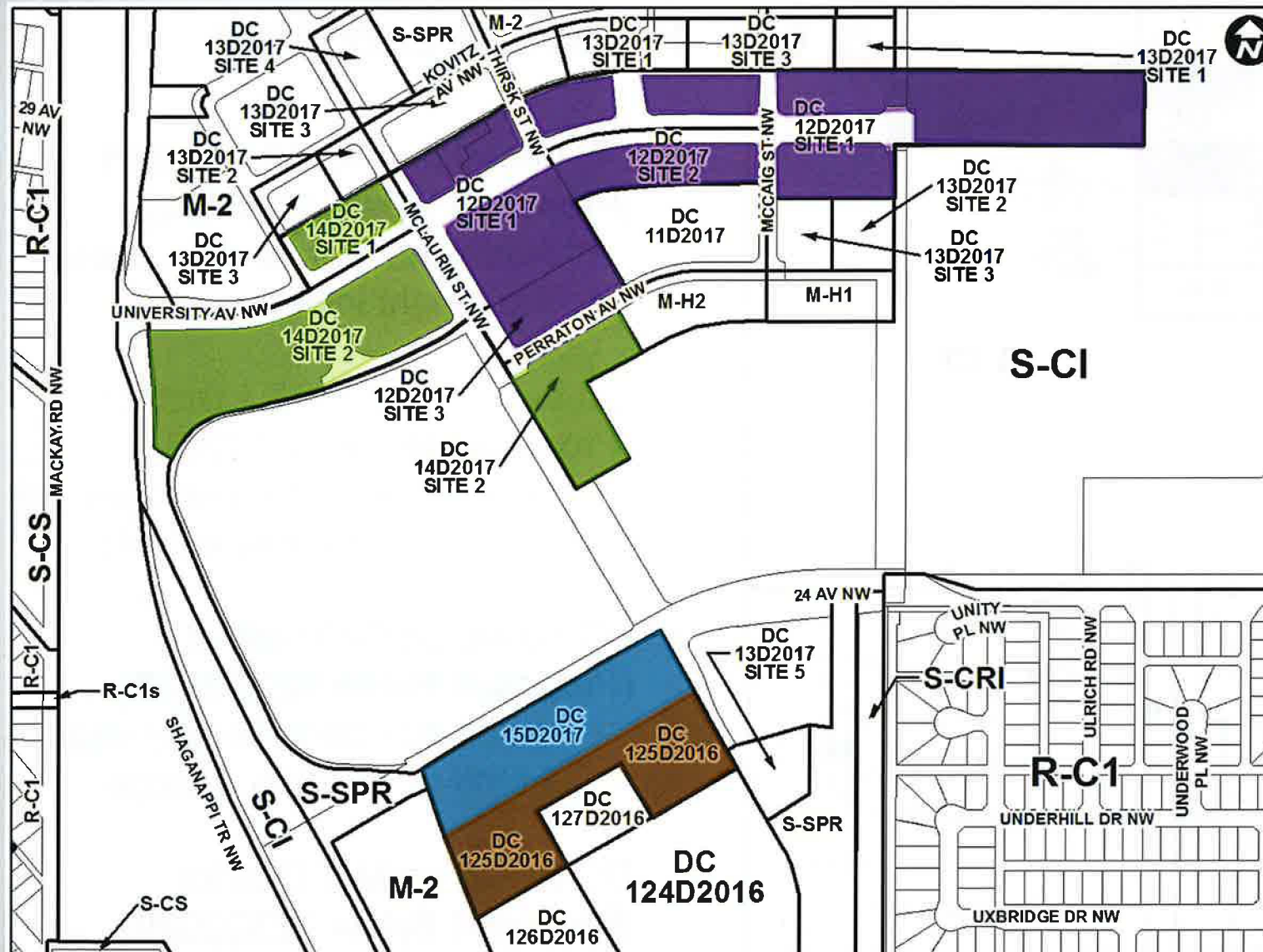
### OPEN SPACE LAND USE

- **S-SPR**  
Municipal Reserve
- **S-CRI**  
PUC
- **S-UN**  
Environmental Reserve





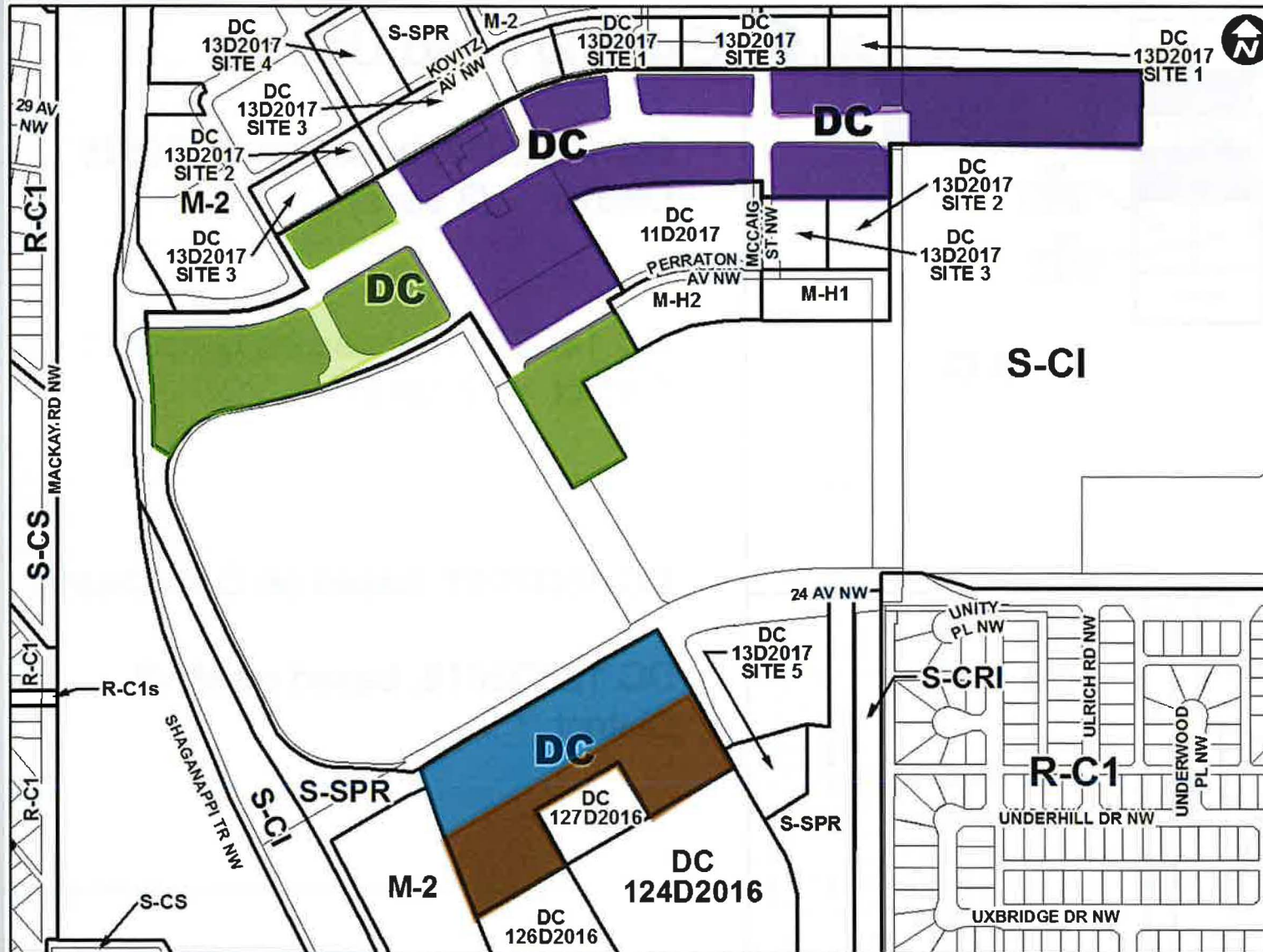




## Existing Land Use

- **DC 12D2017, based on C -COR1 District - (3 sites)**
- **DC 14D2017, based on C -COR1 District - (2 sites)**
- **DC 15D2017, based on C -O District**
- **DC 125D2016, based on M -2 District**





## Proposed Land Use

- DC based on C-COR1 District (Proposed Bylaw 120D2020)
  - Additional per. & disc. uses
  - 4m height increase
- DC based on C-COR1 District (Proposed Bylaw 121D2020)
  - Building setback, use area and LU boundary adjustments
- DC based on C-O District (Proposed Bylaw 122D2020)
  - additional discretionary use of Place of Worship - Large
- DC based on M-2 District (Proposed Bylaw 123D2020)
  - additional discretionary use of Place of Worship - Large



## Urban Structure

(By Land Use Typology)

### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

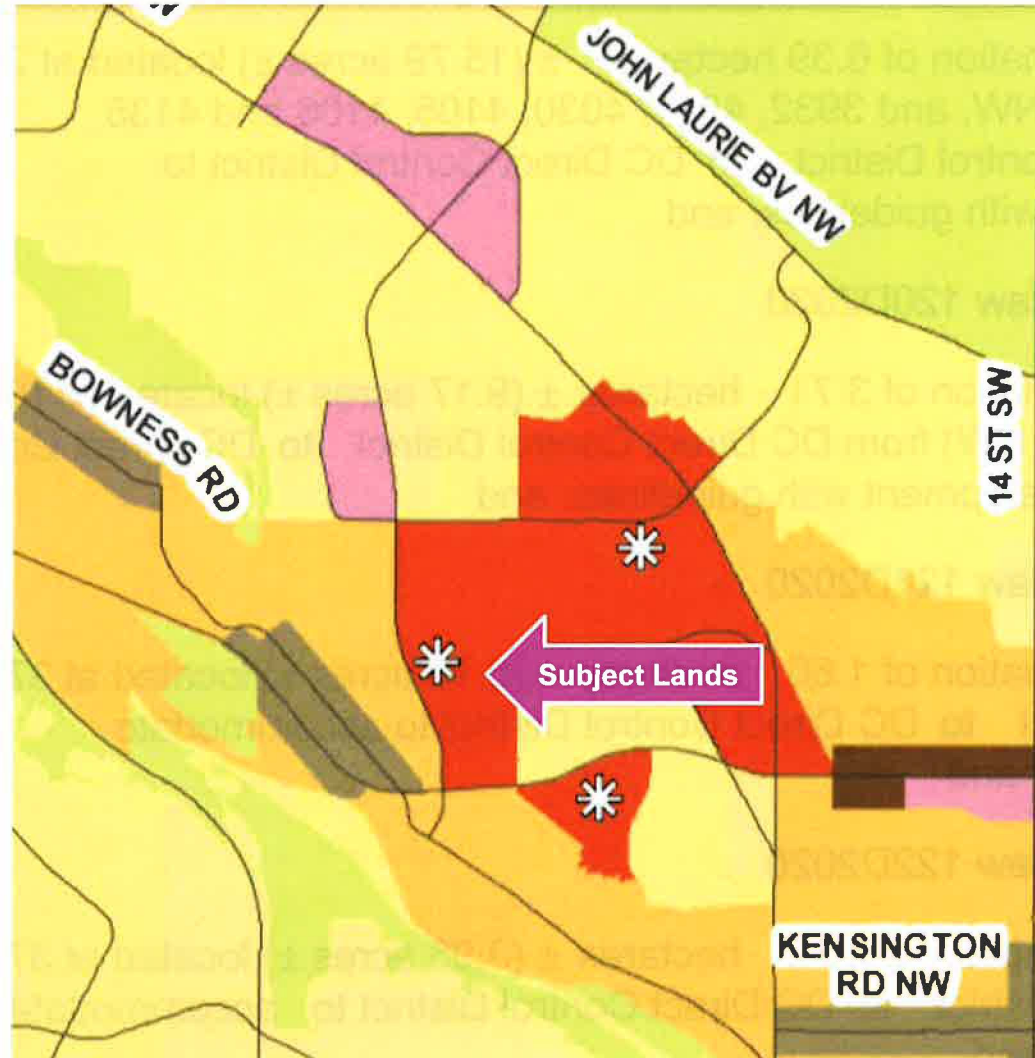
### Residential

#### Developed

- Inner City
- Established

#### Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield



## MDP

## Major Activity Centre

*MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.*



## Calgary Planning Commission's Recommendation:

8

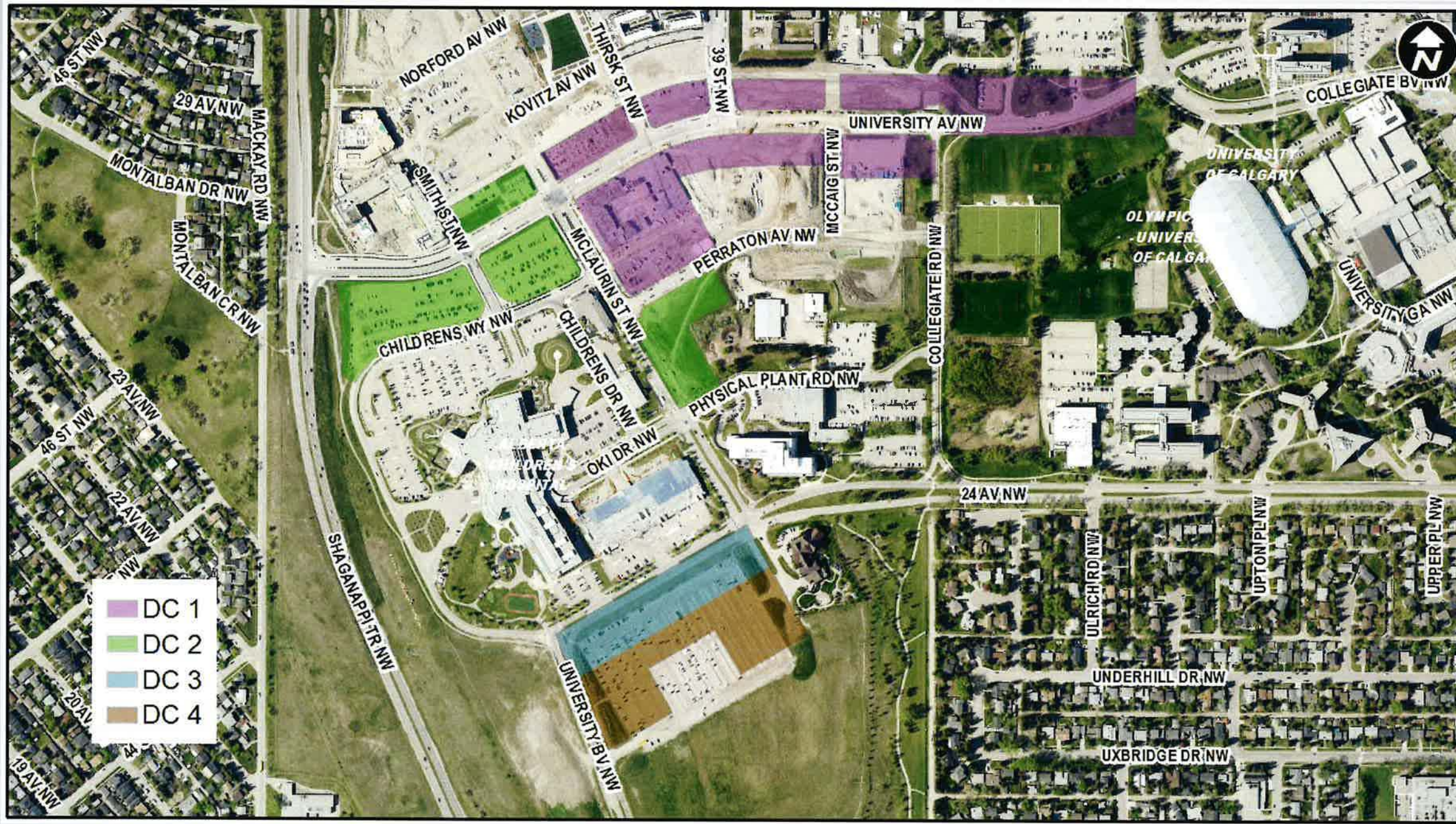
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 6.39 hectares  $\pm$  (15.79 acres  $\pm$ ) located at 2500 University Drive NW, 3921 - 32 Avenue NW, and 3932, 4001, 4030, 4105, 4106 and 4135 University Avenue NW from DC Direct Control District to DC Direct Control District to accommodate mixed -use development with guidelines; and
2. Give three readings to the **Proposed Bylaw 120D2020** .
3. **ADOPT**, by bylaw, the proposed redesignation of 3.71 hectares  $\pm$  (9.17 acres  $\pm$ ) located at 104 Smith Street NW and 3921 - 32 Avenue NW) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines; and
4. Give three readings to the **Proposed Bylaw 121D2020** .
5. **ADOPT**, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (5.19 acres  $\pm$ ) located at 3791 - 24 Avenue from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines; and
6. Give three readings to the **Proposed Bylaw 122D2020** .
7. **ADOPT**, by bylaw, the proposed redesignation of 2.10 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 3791 - 24 Avenue NW from DC Direct Control District to DC Direct Control District to accommodate residential development with guidelines; and
8. Give three readings to the **Proposed Bylaw 123D2020** .

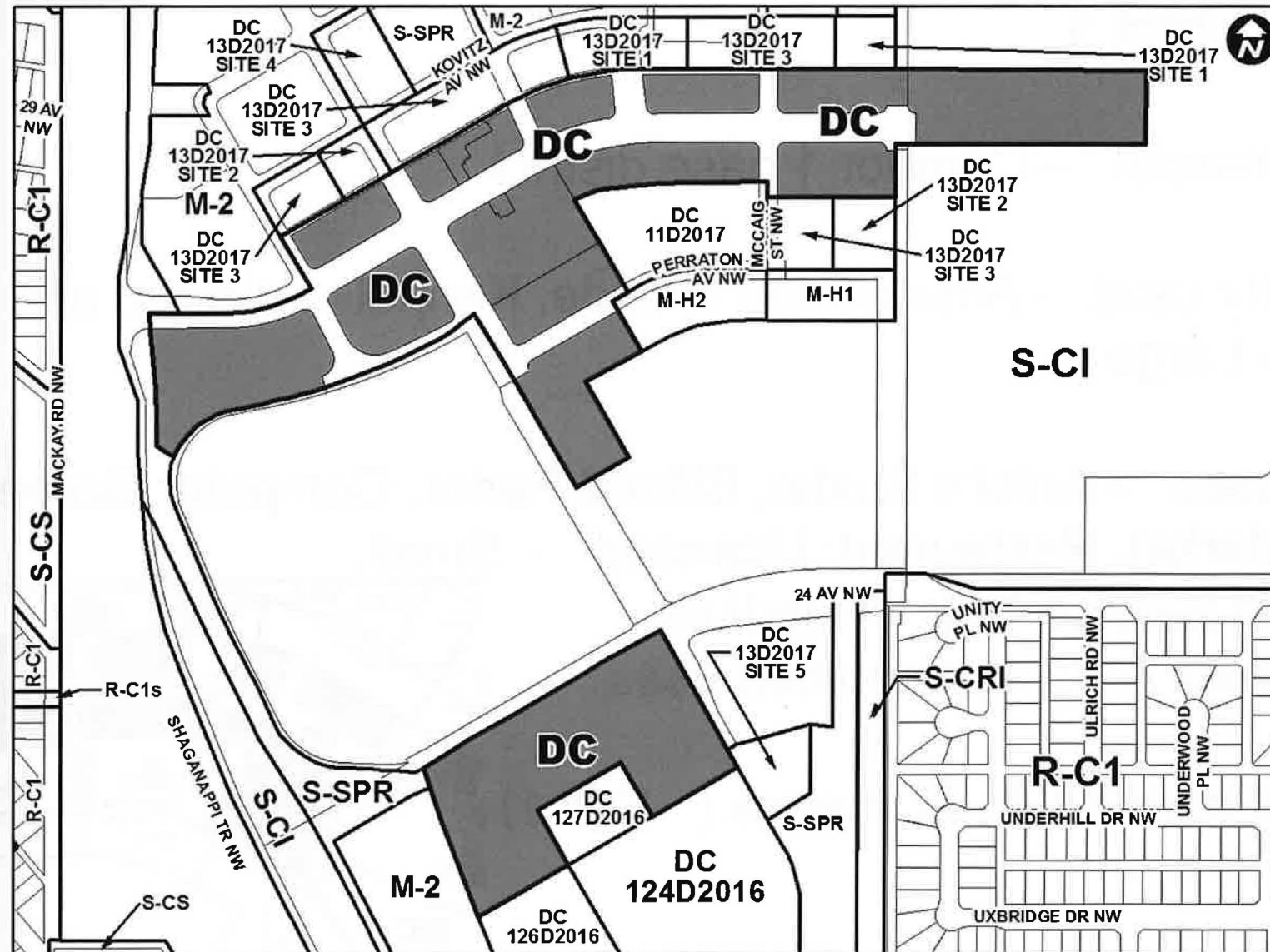


## Supplementary Slides





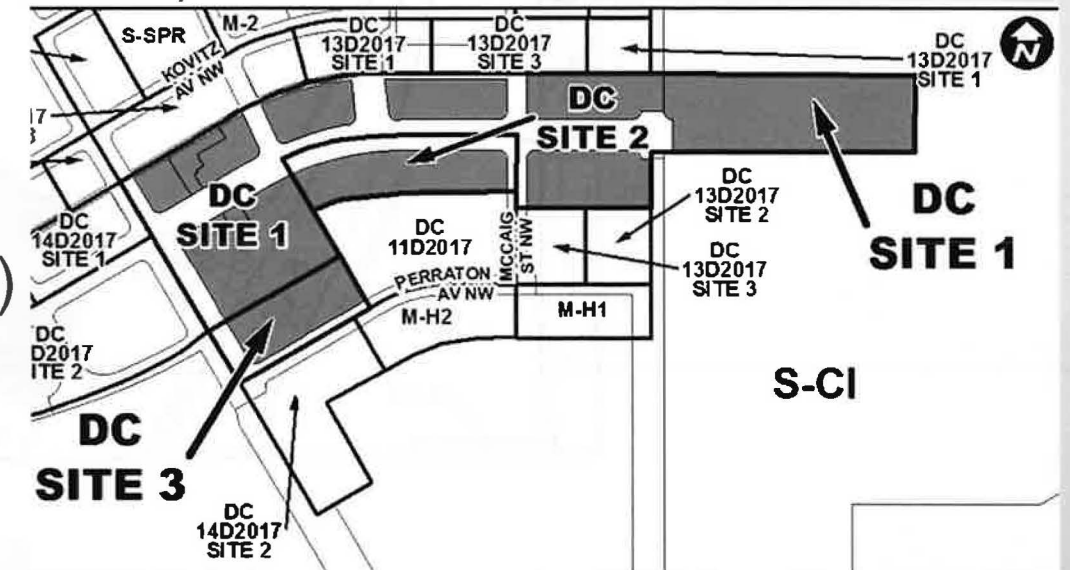






## Direct Control District 1

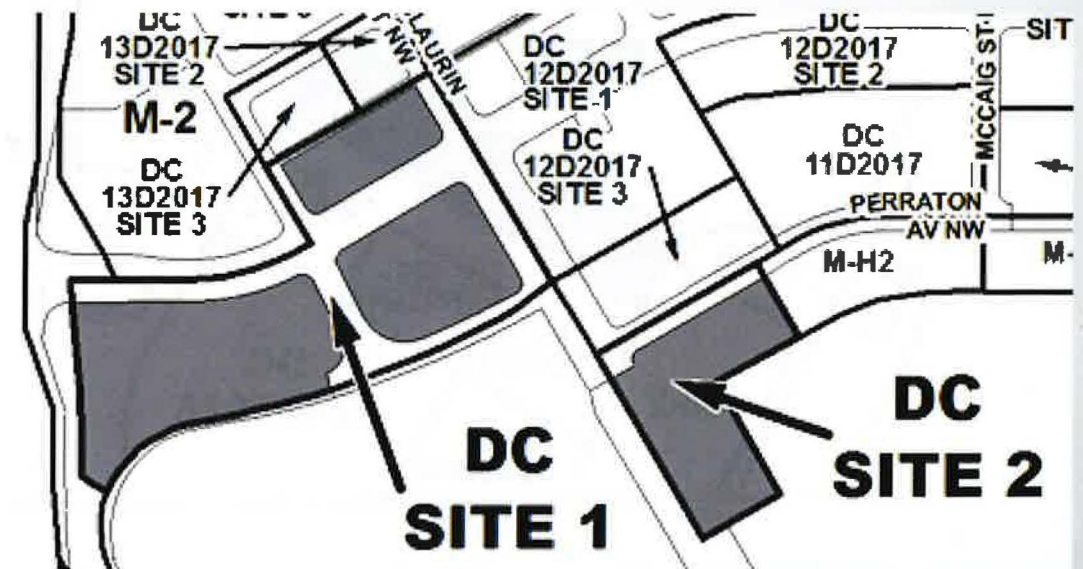
- Maintains Commercial – Corridor 1 base district
- New discretionary uses - Amusement Arcade, Kennel – Urban, and Drinking Establishment - Large
- New permitted uses - Artist's Studio, Billiard Parlor, Computer Games Facility, Outdoor Café, Market, Restaurant: Licensed – Small, Restaurant: Food Service Only – Medium and Seasonal Sales Area as permitted uses
- Increases height from 23 to 27 metres ( Site 1)





## Direct Control District 2

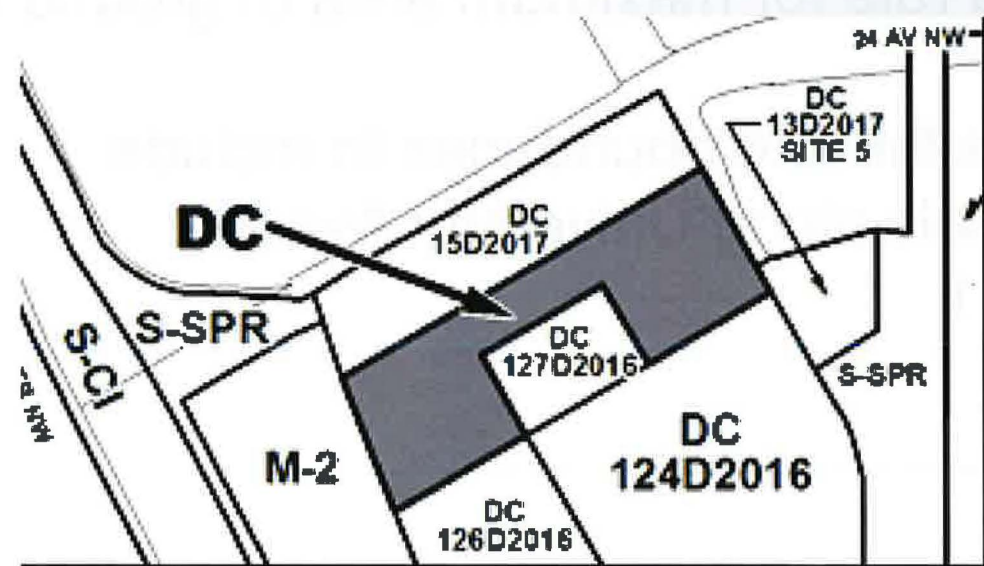
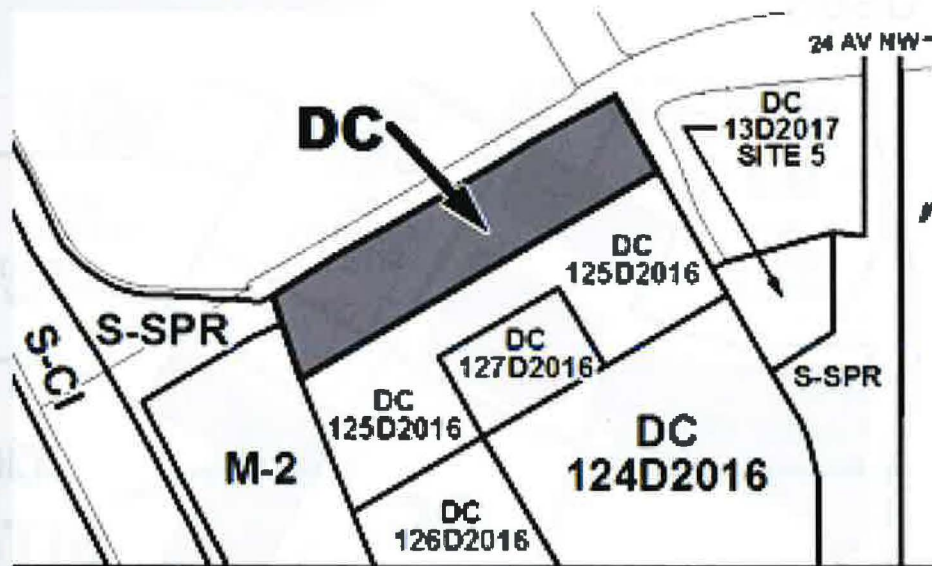
- Maintains Commercial – Office base district
- Clarifies language around setbacks by including street names as there are irregularly shaped parcels in the area
- Adds a rule for maximum area of ground floor uses
- Adjusts the site boundaries to include all parcels along University Avenue in Site 1





## Direct Control Districts 3 and 4

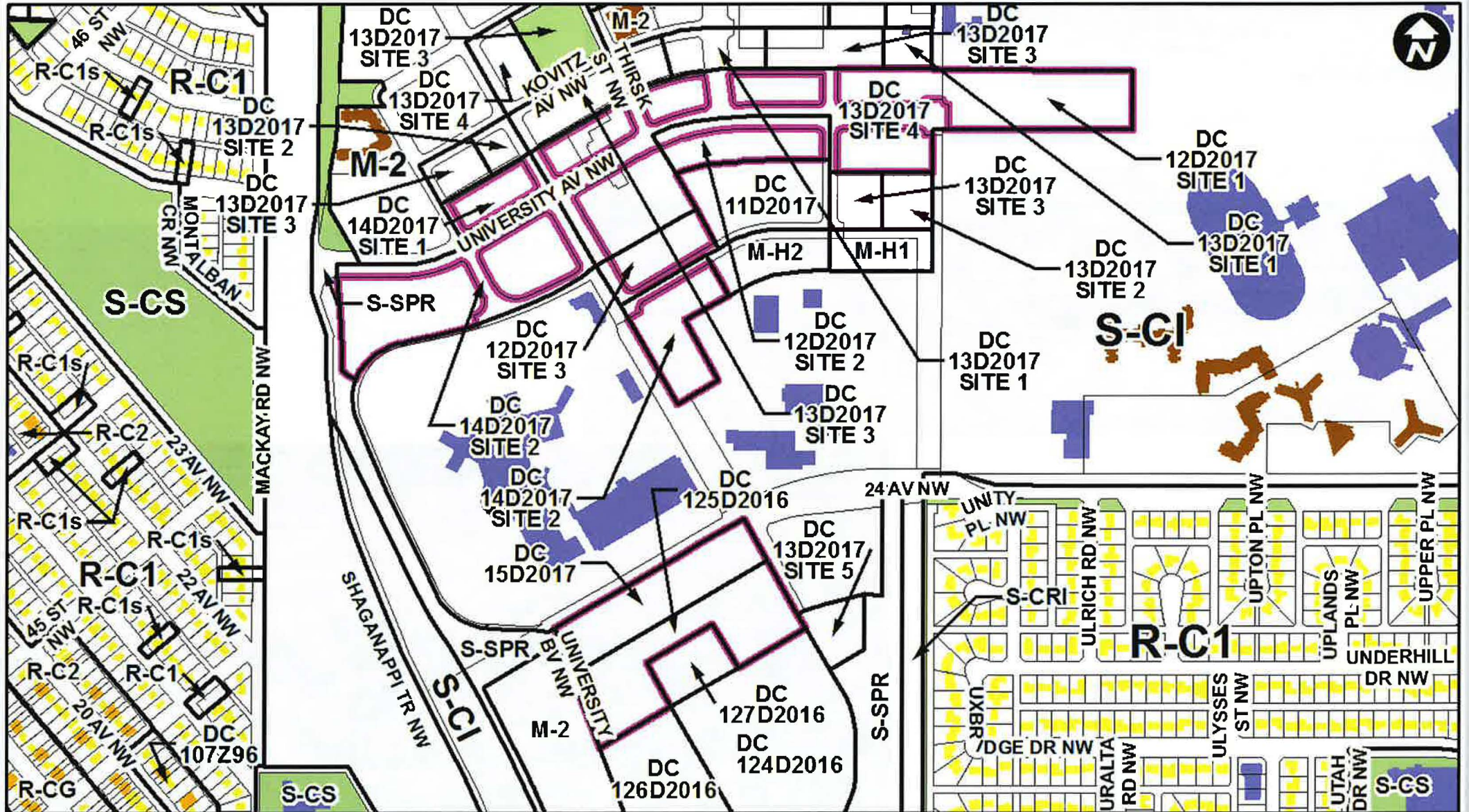
- Maintains Commercial – Office and Multi -Residential – Medium Profile base districts
- Adds additional discretionary use of Place of Worship – Large



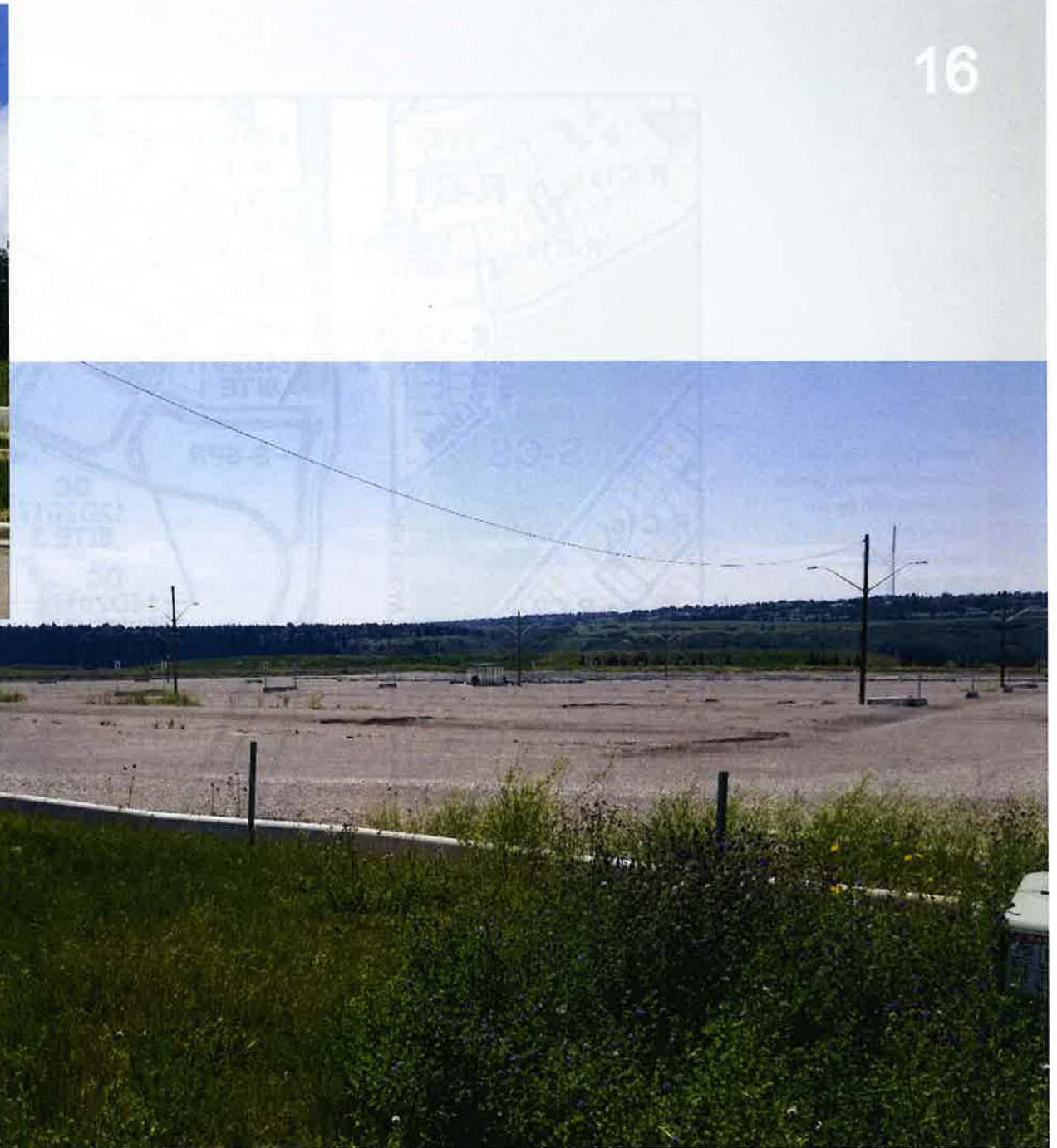


LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





















Place of Worship - Small	Place of Worship - Medium	Place of Worship - Large
Maximum 300 square metre assembly area	300 to 500 square metre assembly area	Over 500 square metre assembly area
Allow Child Care Service	Allows Child Care Service	Allows Child Care Service
Parking rules based on assembly area or seating capacity	Parking rules based on assembly area or seating capacity	Parking rules based on assembly area or seating capacity
Allows dwelling units	Allows dwelling units	Allows dwelling units when not in industrial areas



## Public Response

- Applicant completed additional engagement including presenting the proposal to the South Shaganappi Area Strategic Planning Group and completing a mail drop to adjacent residents in University Heights
- No letters received from the public
- Letters were received from the Varsity and University Heights community associations
- Comments were largely focused on the inclusion of the Place of Worship – Large use and potential impacts on nearby communities with respect to parking and the intensity of the use