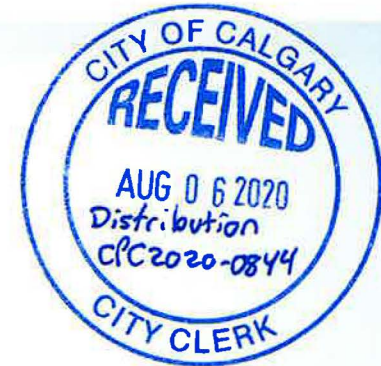
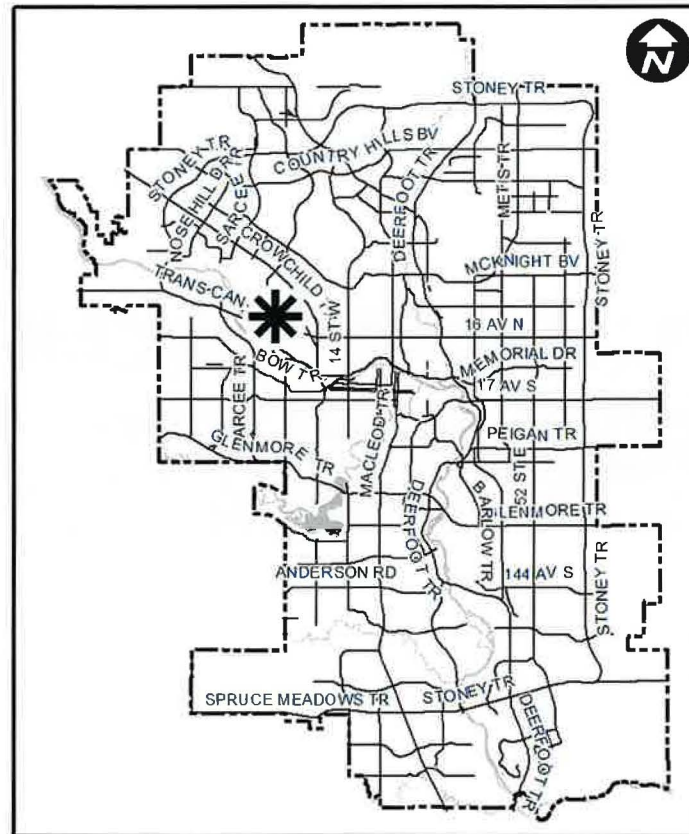


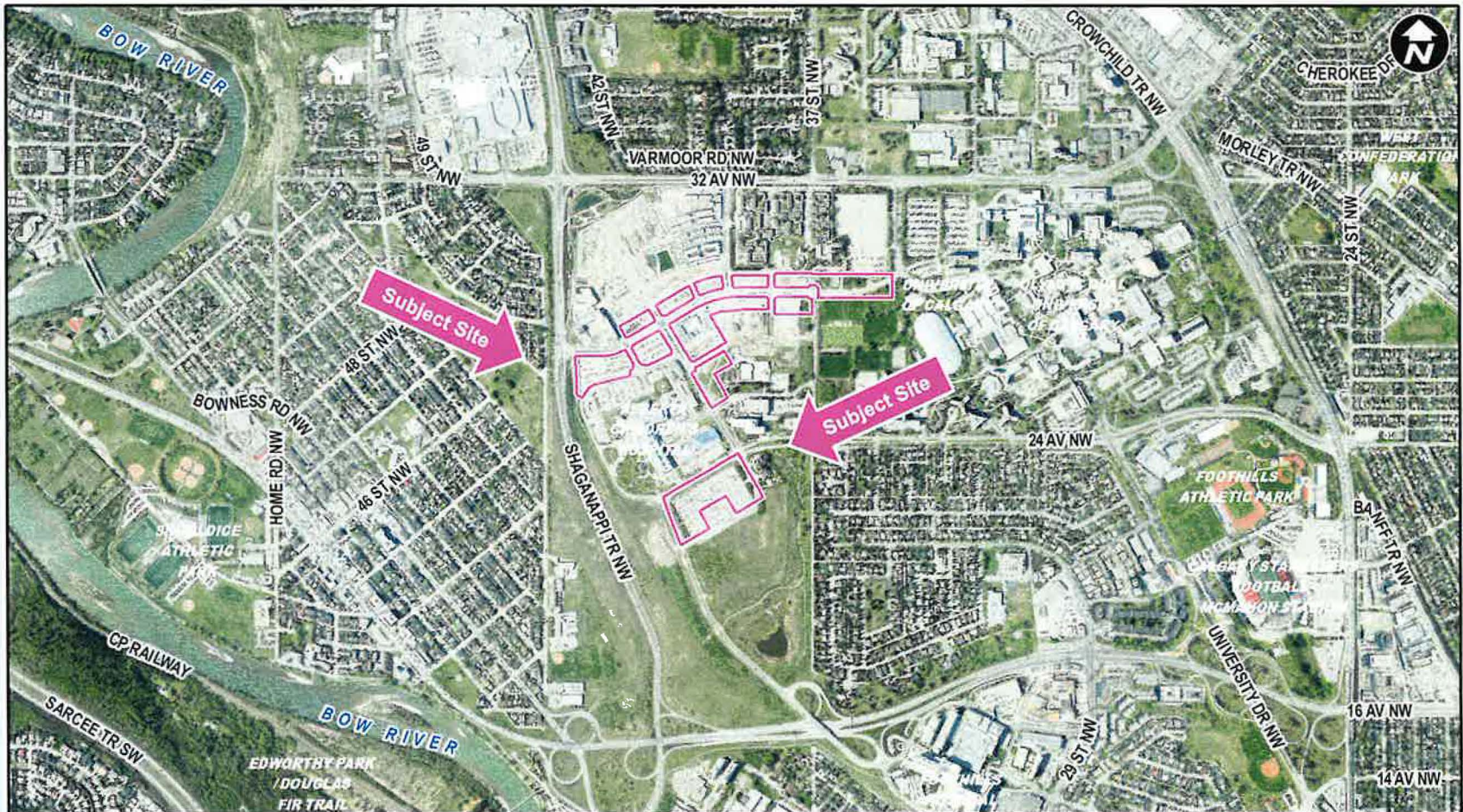


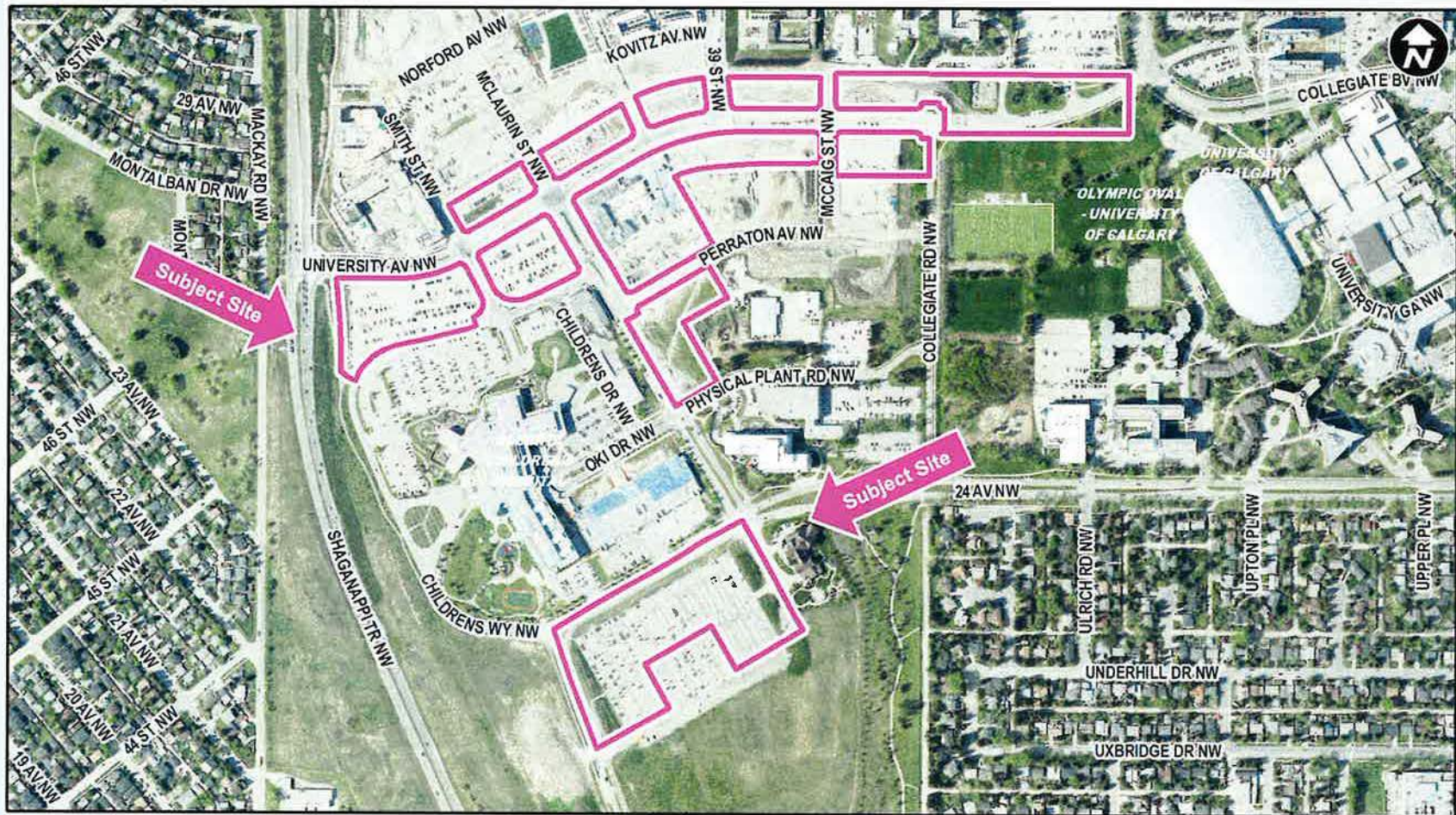
Calgary Planning Commission
Agenda Item: 7.2.5



LOC2020-0033
Land Use Amendment









August 6, 2020

LOC2020-0033



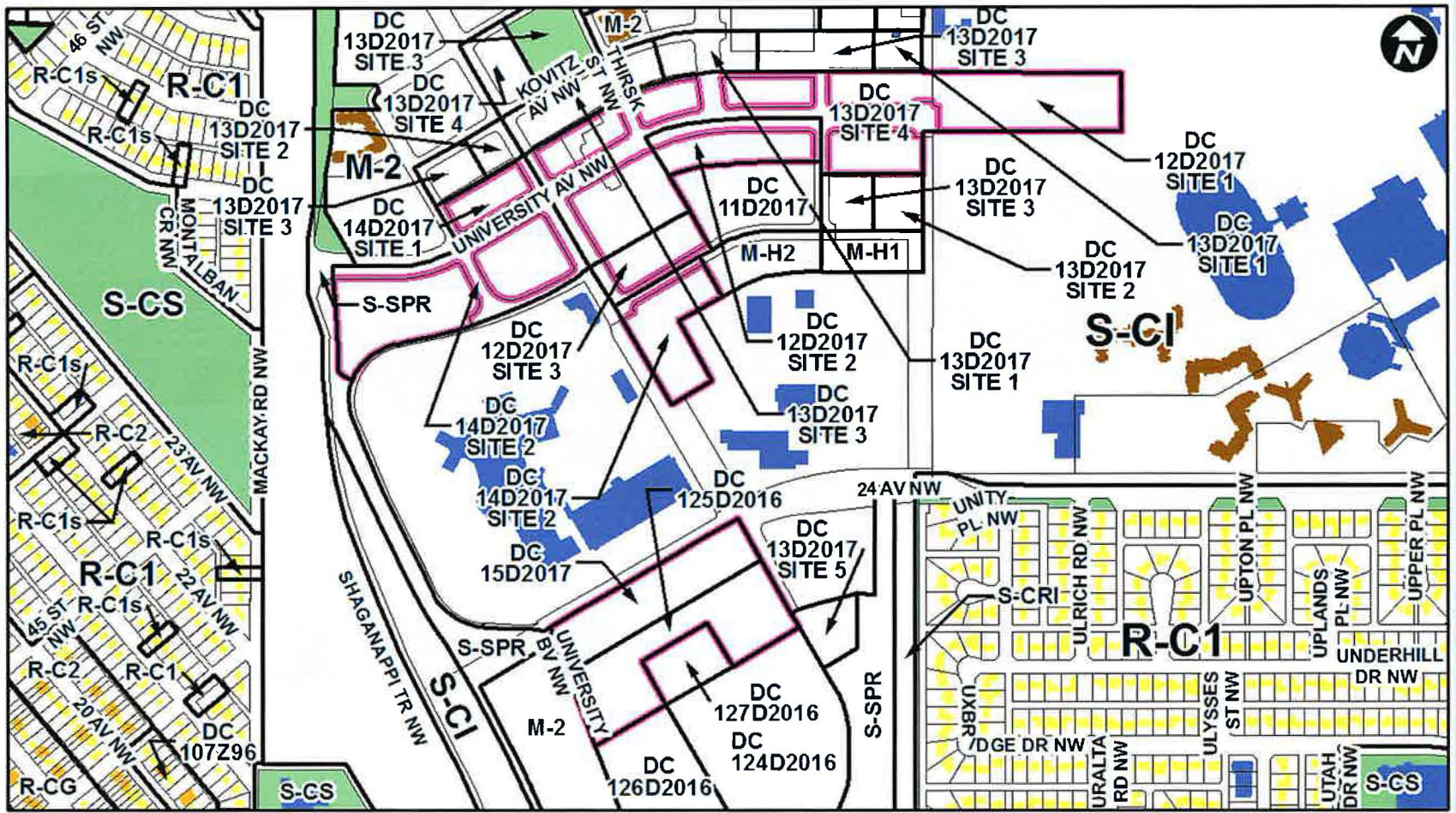
August 6, 2020

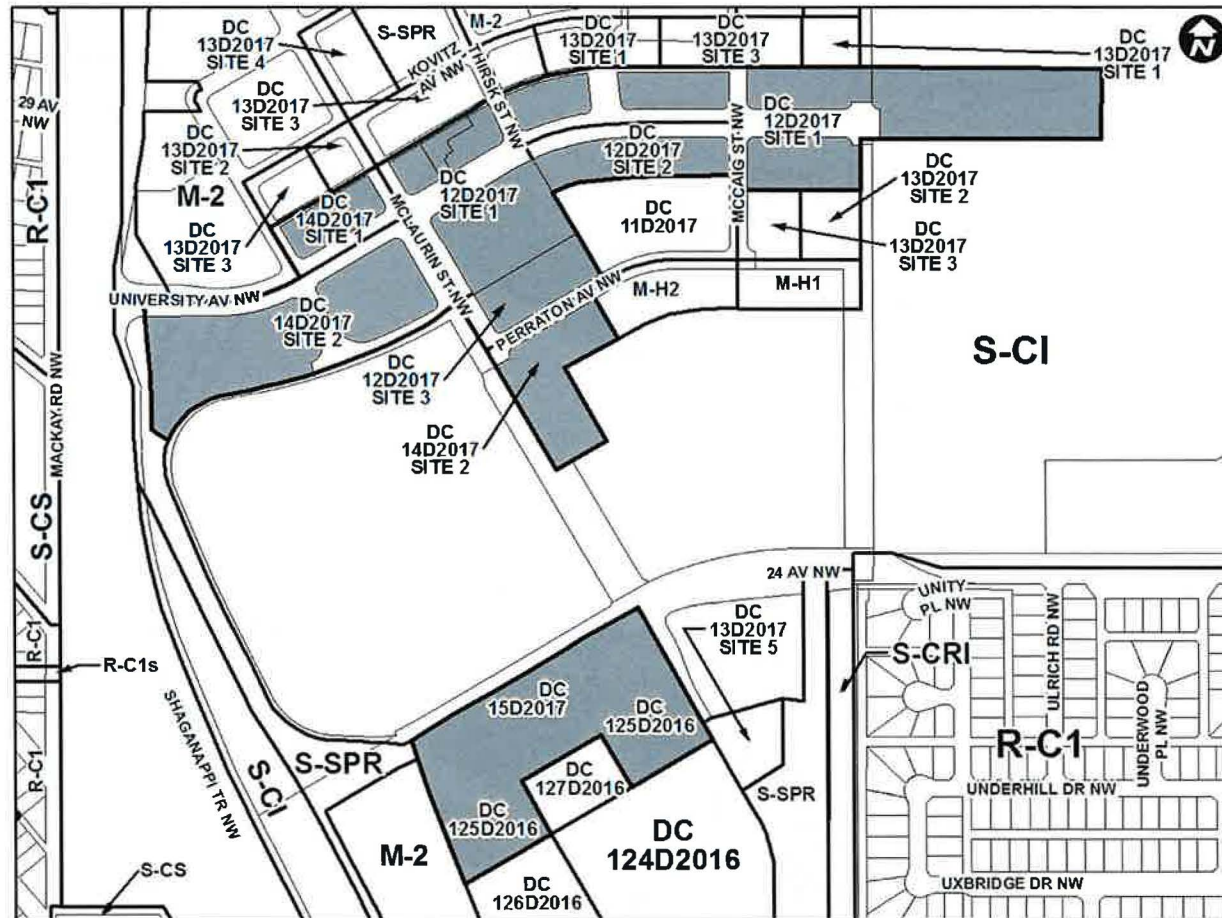
LOC2020-0033

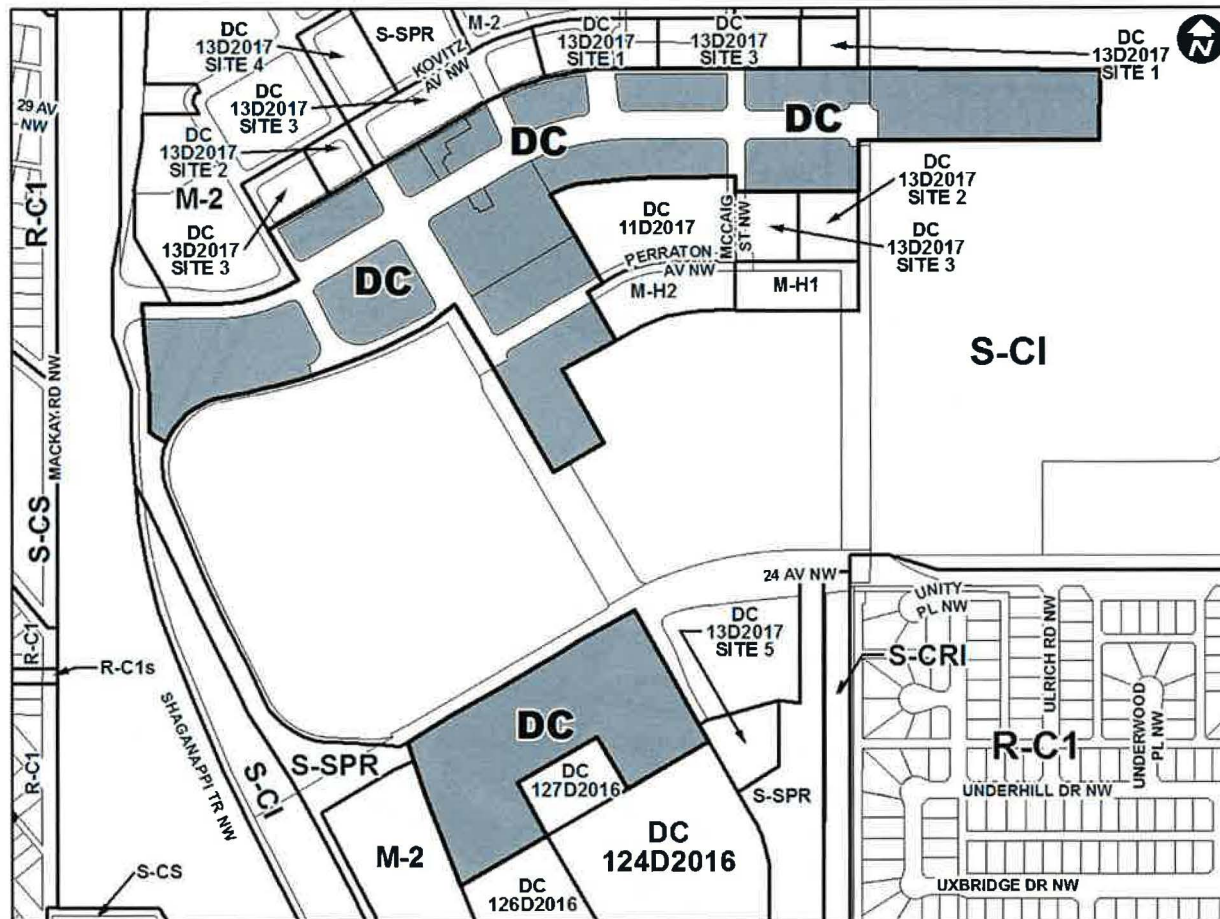


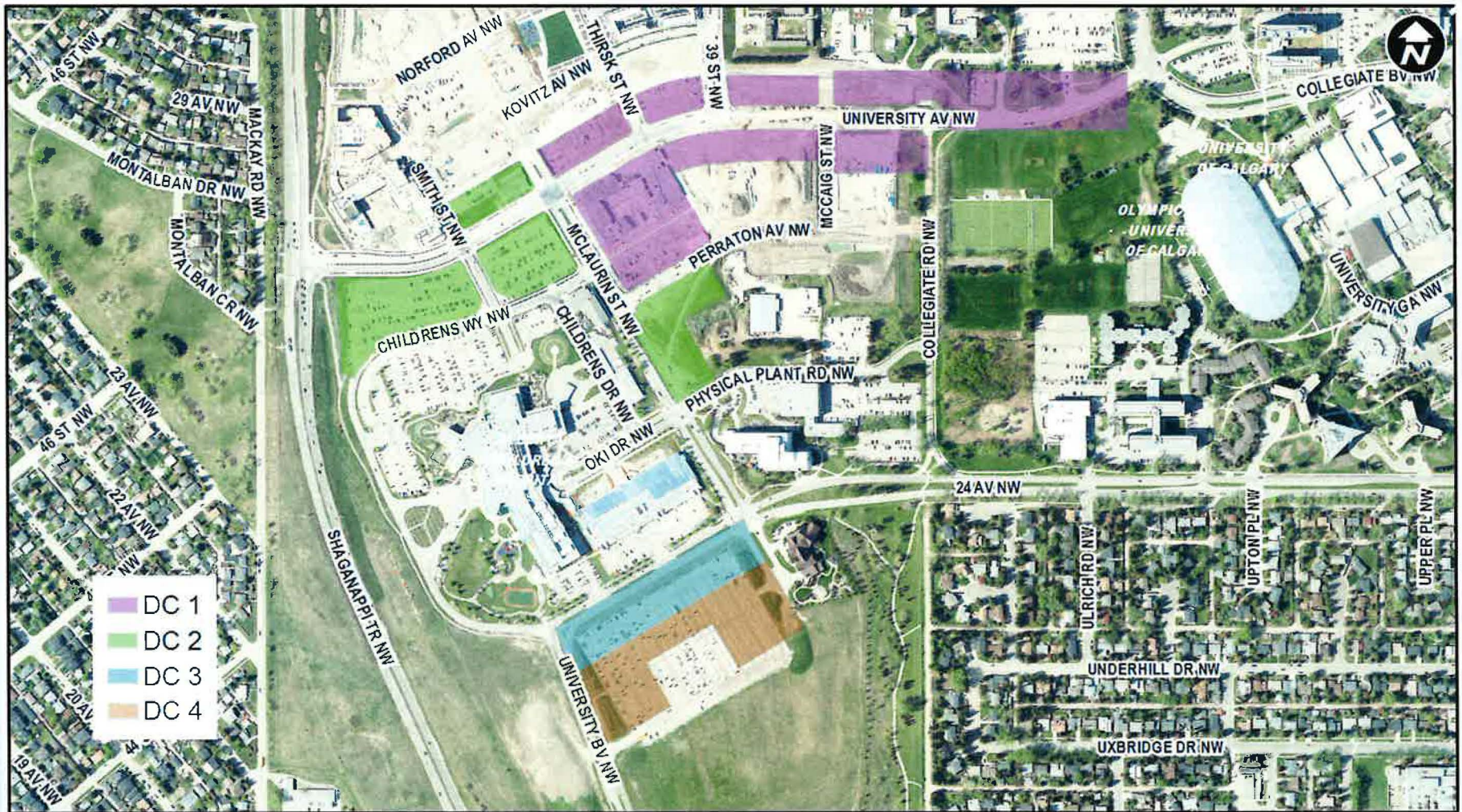
LEGEND

- 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



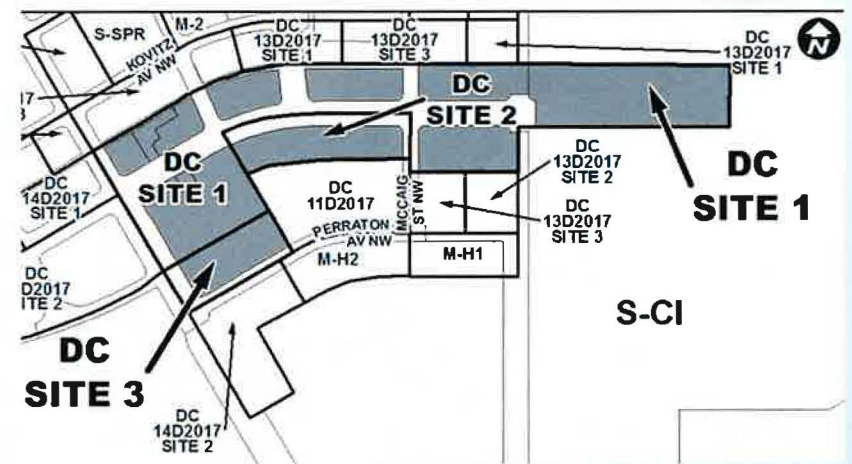






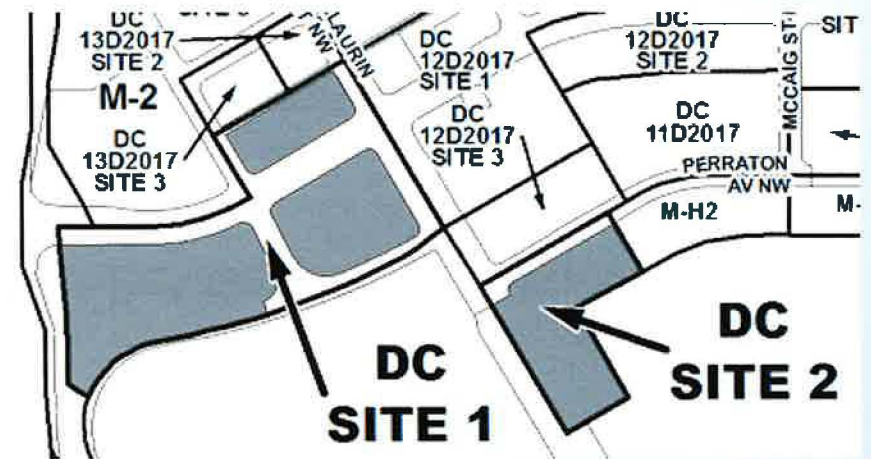
Direct Control District 1

- Maintains Commercial – Corridor 1 base district
- Adds new discretionary uses including Amusement Arcade, Kennel – Urban, and Drinking Establishment - Large
- Includes 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 to 27 metres from 23 metres on one site for non-Hotel uses



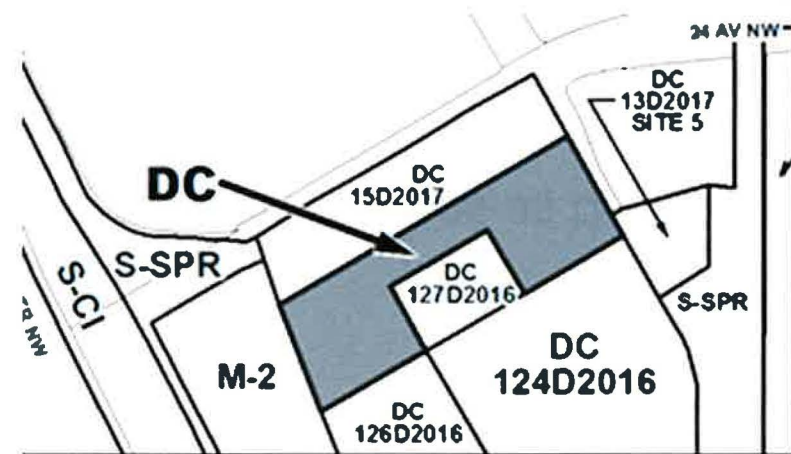
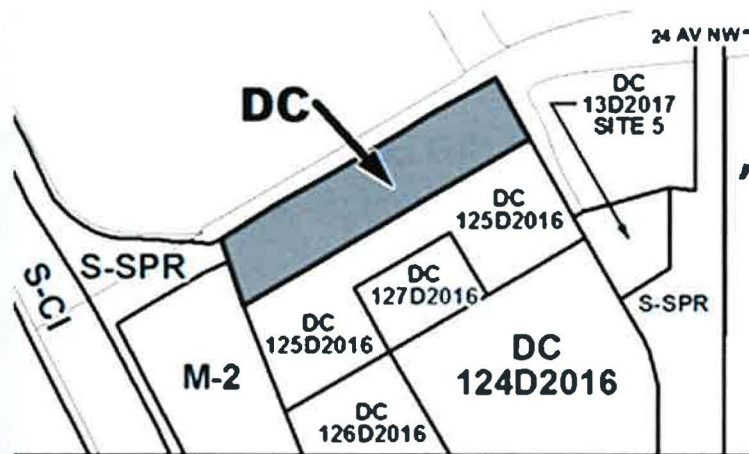
Direct Control District 2

- 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



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

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

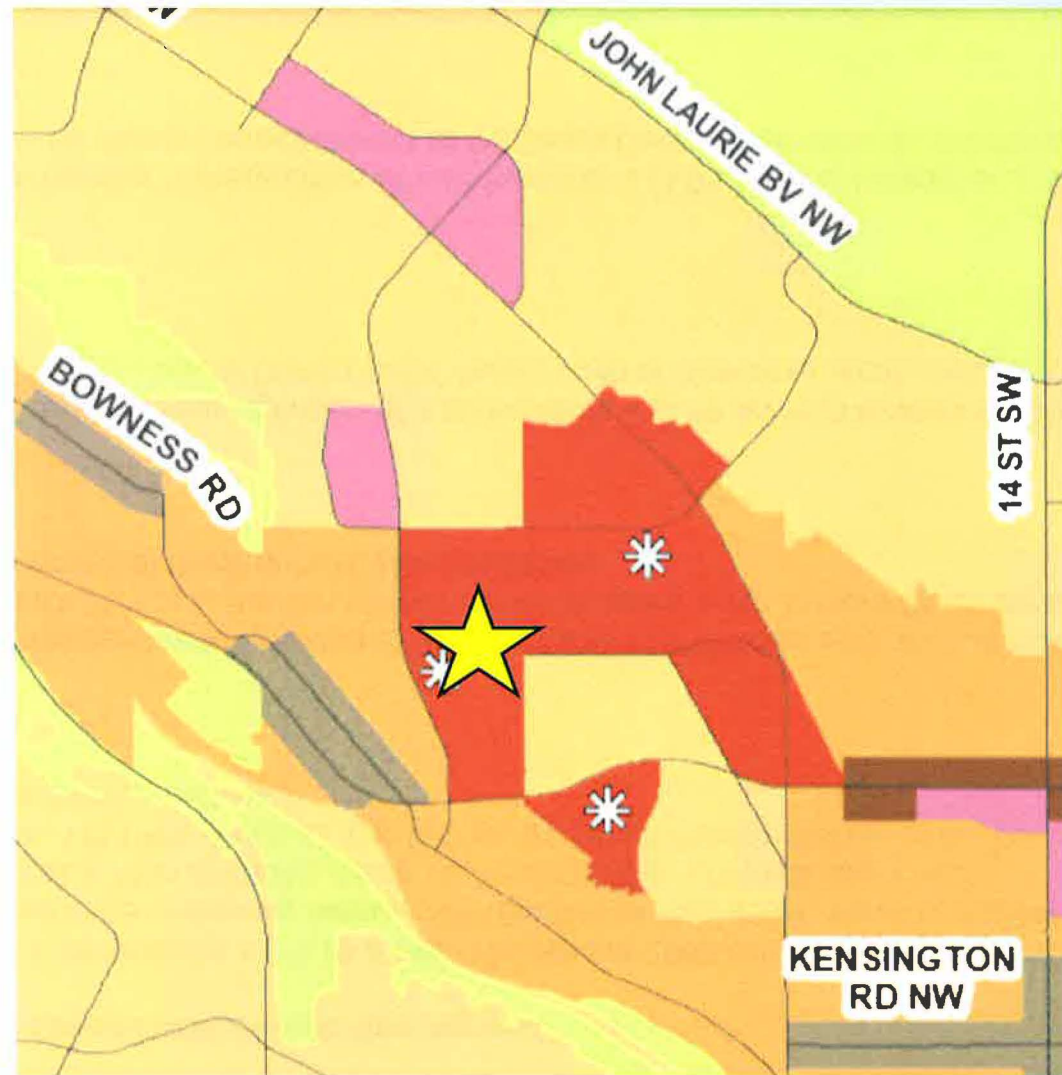
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits



Administration Recommendation:

That Calgary Planning Commission recommend 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 (Portion of Plan 859JK, Block U; Portion of Plan 1512578, Block 1, Lot 1; Plan 1911025; Block 16, Lot 1; Plan 20Y0043, Block 16, Strata 2; Plan 1711979, Block 15, Lot 1; Plan 1811865, Block 22, Lot 2; Plan 1911809, Block 14, Lot 3; Plan 1711979, Block 22, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development with guidelines.
2. Give three readings to the proposed bylaw.
3. Recommend that Council 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 (Plan 1711979, Block 21, Lot 1; Portion of Plan 1512578, Block 1, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines.
4. Give three readings to the proposed bylaw.
5. Recommend that Council ADOPT, by bylaw, the proposed redesignation of 1.60 hectares \pm (5.19 acres \pm) located at 3791 - 24 Avenue (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines.
6. Give three readings to the proposed bylaw.
7. Recommend that Council ADOPT, by bylaw, the proposed redesignation of 2.10 hectares \pm (3.95 acres \pm) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development with guidelines.
8. Give three readings to the proposed bylaw.

Revised Attachments 2, 3, 4 and 5

Attachment 2

- Parking requirements in section 5 moved to new sections 6 and 7
- Removal of 7 (4)
- Removal of 16 (4)

Attachment 3

- Sections 8, 9, 11 and 12 (Site 1) and Sections 14, 15, 17 and 16 (Site 2) moved to new sections 6, 9 and 10

Attachment 4

- Removal of section 13

Attachment 5

- Removal of section 8



LOC2020-0033

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

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