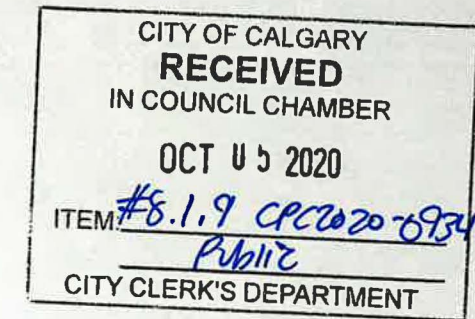


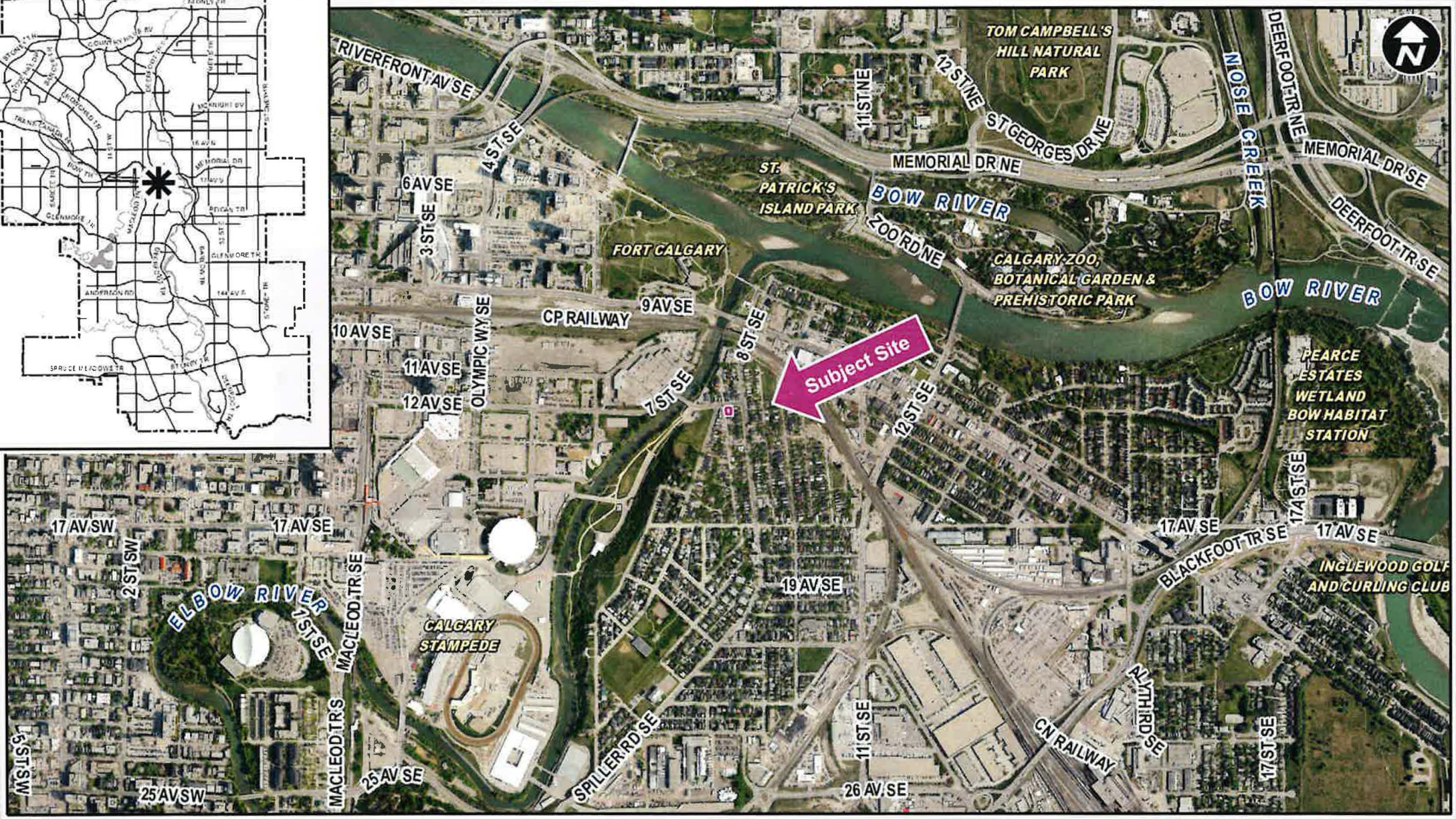
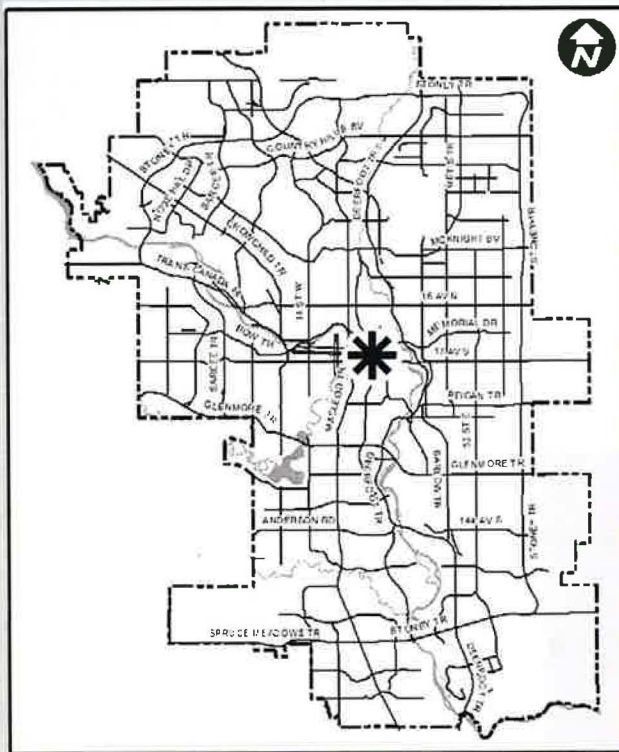


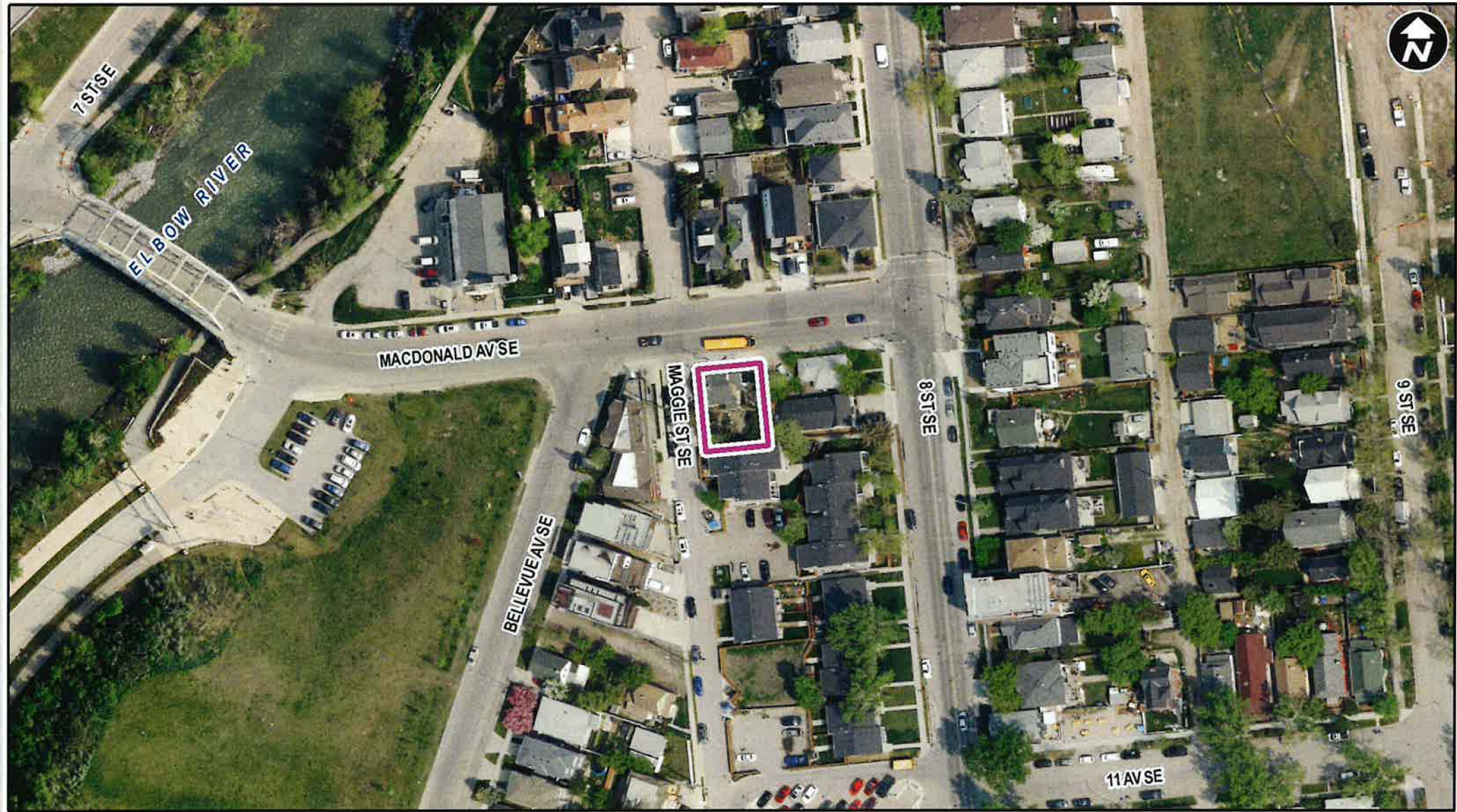
Public Hearing of Council Agenda Item: 8.1.9

1



LOC2020-0077 Land Use Amendment (R-C2 to DC)



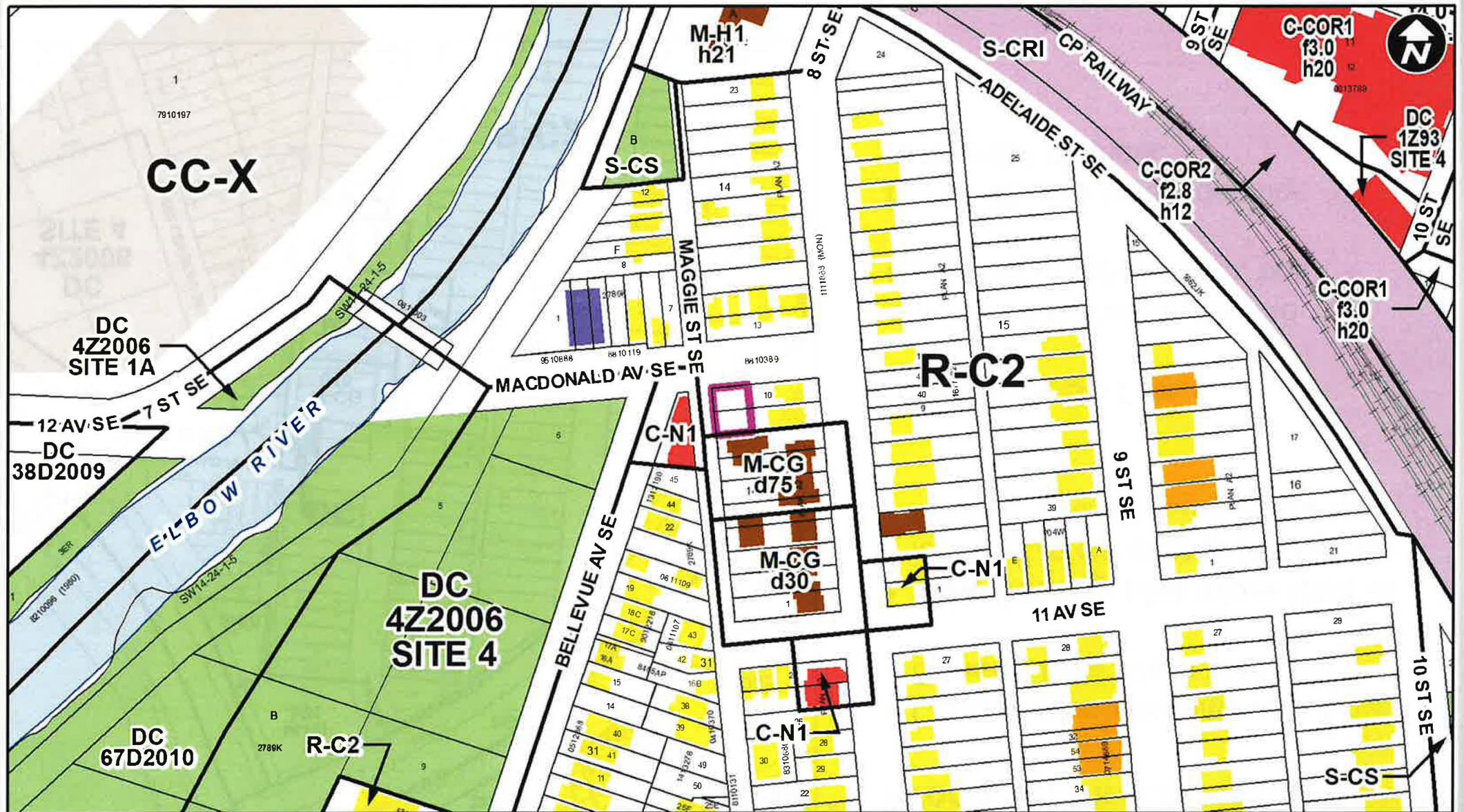


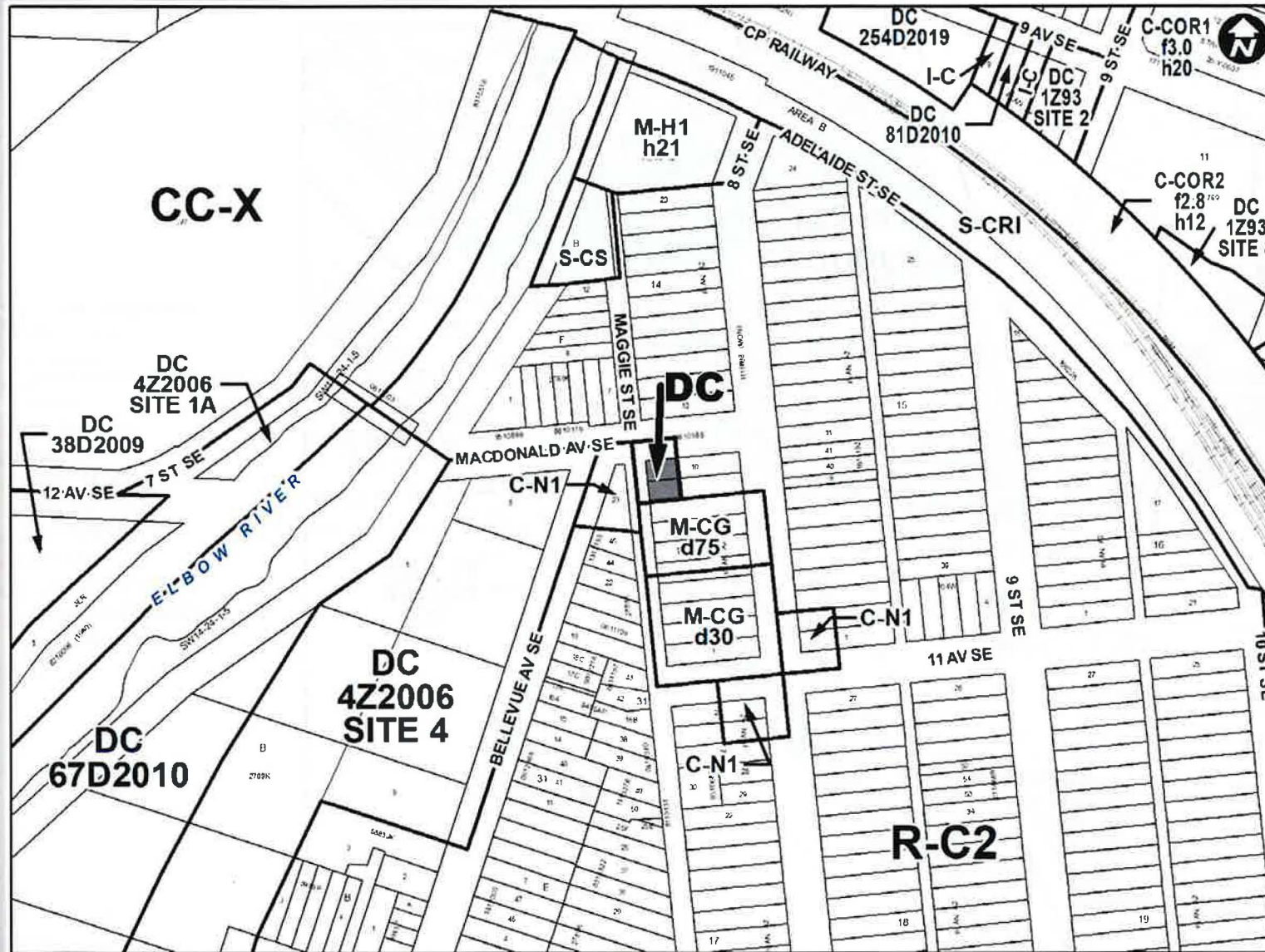


View of the site looking south

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





Proposed Direct Control District

- Created a use definition of 'Low Density Live Work Unit'
- 'Low Density Live Work Unit' is identical in concept to the Bylaw 1P2007 defined 'Live Work Unit'

'Live Work Unit' is:

- a) allowed in mixed-use and multi-residential districts, but
- b) not allowed in low density residential districts.

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 1024 Maggie Street SE (Plan A2, Block 14; portion of Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Low Density Live Work Unit, with guidelines (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 132D2020**.

Supplementary Slides



View of the downtown from 50m west of the subject site



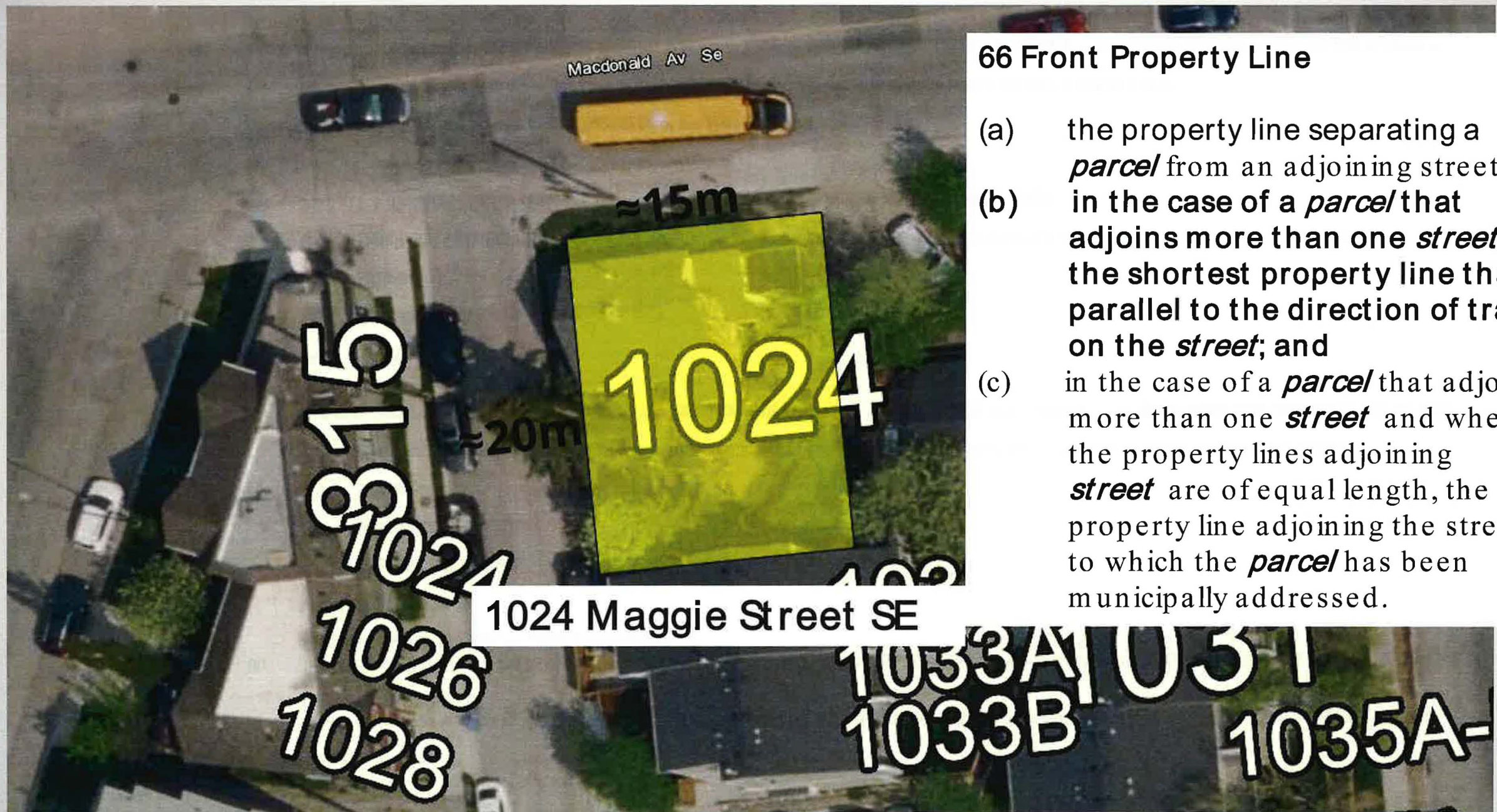
View of the subject site looking south



View of the subject site looking east



View down Maggie Street SE looking south



66 Front Property Line

- (a) the property line separating a *parcel* from an adjoining street;
- (b) in the case of a *parcel* that adjoins more than one *street*, the shortest property line that is parallel to the direction of travel on the *street*; and
- (c) in the case of a *parcel* that adjoins more than one *street* and where the property lines adjoining *street* are of equal length, the property line adjoining the street to which the *parcel* has been municipally addressed.

“Live Work Unit”

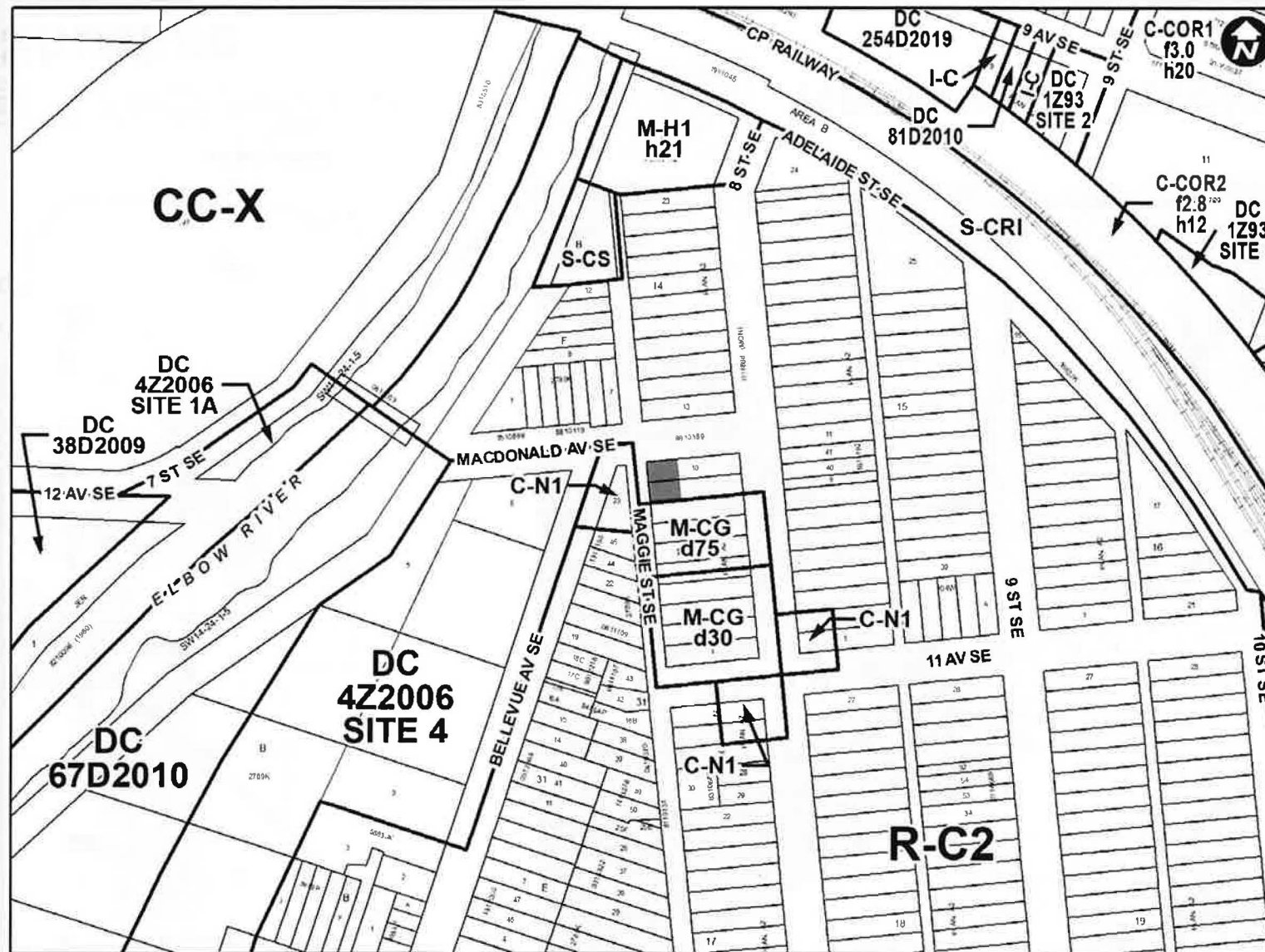
- (a) means a use:
 - (i) where a business is operated from a Dwelling Unit, by the resident of the Dwelling Unit, but does not include a Home Occupation – Class 1 or Home Occupation – Class 2;
 - (ii) that may incorporate only the following uses in a Dwelling Unit to create a Live Work Unit when located in the commercial districts, mixed use districts, CC-EMU, CC-ET, CC-EIR, or CR20-C20/R20 District:
 - (A) Artist’s Studio;
 - (B) Counselling Service;
 - (C) Instructional Facility;
 - (D) Office; and
 - (E) Retail and Consumer Service, provided any products sold are also made on the premises or directly related to the service provided;
 - (iii) that may incorporate only the following uses in a Dwelling Unit to create a Live Work Unit when located in the multi residential districts or the CC-EPR District:
 - (A) Artist’s Studio;
 - (B) Counselling Service;
 - (C) Office; and
 - (D) Retail and Consumer Service, provided any products sold are also made on the premises or directly related to the service provided;
 - (iv) that, in the multi residential districts, must be contained within a Multi- Residential Development;
- (b) is a use within the Residential Group in Schedule A to this Bylaw;
- (c) must not exceed 50.0 per cent of the gross floor area of the Dwelling Unit;
- (d) may have two persons, other than a resident of the Live Work Unit, working at the residence where the use is located; and
- (e) requires a minimum number of motor vehicle parking stalls and bicycle parking stalls – class 1 or class 2 in accordance with the District the use is listed in.

“Home Occupation – Class 2”

- (a) means the incidental use by a resident of a Dwelling Unit for business purposes;
- (b) is a use within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have more than three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- (d) may only have one (1) non-residents of the Dwelling Unit work on the parcel where the use is located;
- (e) may use the private garage or Accessory Residential Building for business related activities, including storage;
- (f) is limited to one (1) per Dwelling Unit;
- (g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the building containing the use;
- (h) must not display any form of signage related to the use on the parcel;
- (i) must not advertise the address of the use to the general public;
- (j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the Dwelling Unit, or 30.0 square metres;
- (k) must not have any activities related to the use take place outside of a Dwelling Unit, which includes the outside storage of materials, tools, products or equipment;
- (l) may only have one (1) vehicle, associated with the use, provided that vehicle is not a large vehicle;
- (m) must not generate more than five (5) business associated vehicle visits to the parcel on any one day, to a maximum of 15 business associated vehicle visits per week;
- (n) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the use;
- (o) requires a minimum of 1.0 motor vehicle parking stalls in addition to the motor vehicle parking stalls required for the Dwelling Unit the use is located in, where the number of business associated vehicle visits per week exceeds three (3); and
- (p) does not require bicycle parking stalls – class 1 or class 2.

“Home Occupation – Class 1”

- (a) means:
 - (i) the incidental use by a resident of a Dwelling Unit for business purposes; and
 - (ii) a use that meets all the rules of this section;
- (b) is a use within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- (d) may only have residents of the Dwelling Unit work on the parcel where the use is located;
- (e) must not use the private garage or Accessory Residential Building for business related activities, except storage where:
 - (i) the storage does not impact a required motor vehicle parking stall related to other uses on the parcel; and
 - (ii) the private garage or Accessory Residential Building is fully enclosed;
- (f) is limited to a maximum of two (2) per Dwelling Unit, with a combined maximum of three (3) business associated vehicle visits per week, as described in section 207(c);
- (g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the building containing the use;
- (h) must not display any form of signage related to the use on the parcel;
- (i) must not advertise the address of the use to the general public;
- (j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the Dwelling Unit, or 30.0 square metres;
- (k) must not have any activities related to the use take place outside of a Dwelling Unit, which includes the outside storage of materials, tools, products or equipment except for storage as described in subsection (e);
- (l) may only have one (1) vehicle, associated with the use, provided that vehicle is not a large vehicle;
- (m) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the use;
- (n) does not require additional motor vehicle parking stalls; and
- (o) does not require bicycle parking stalls – class 1 or class 2.



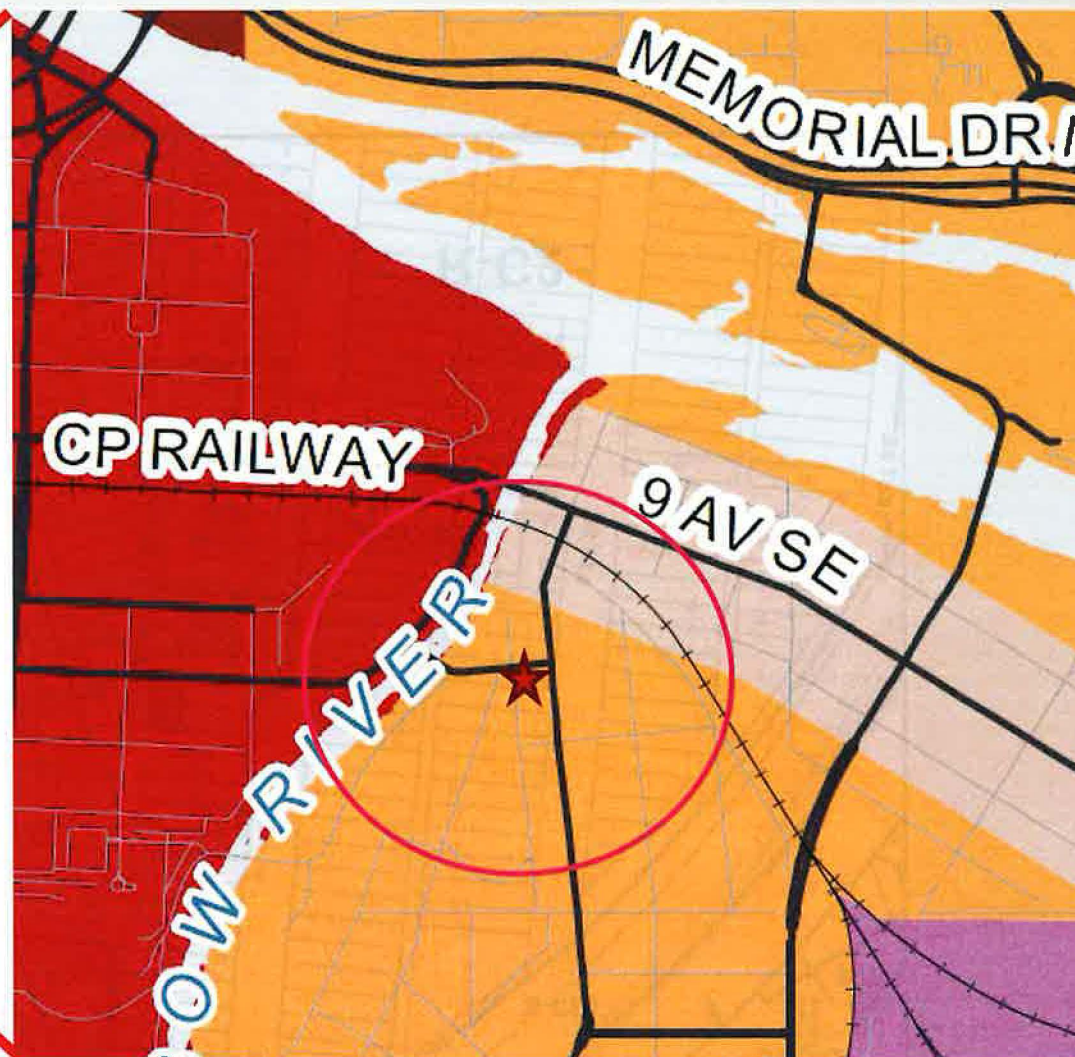
Urban Structure (By Land Use Typology)

- 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
- Other**
 - Major Public Open Space
 - Public Utility
 - Major Institutions
 - Transportation/Utility Corridor
 - City Limits



Urban Structure

This map represents a conceptual land use structure and transportation network for the City as a whole. No representation is made herein for a policy or use of City investment, as recommended on the map, will be made. See specific assessments, including environmental assessment, as well as the future financial capabilities of the City of Calgary, must be considered before any form of City investment decisions are made.



Residential Developed Inner City