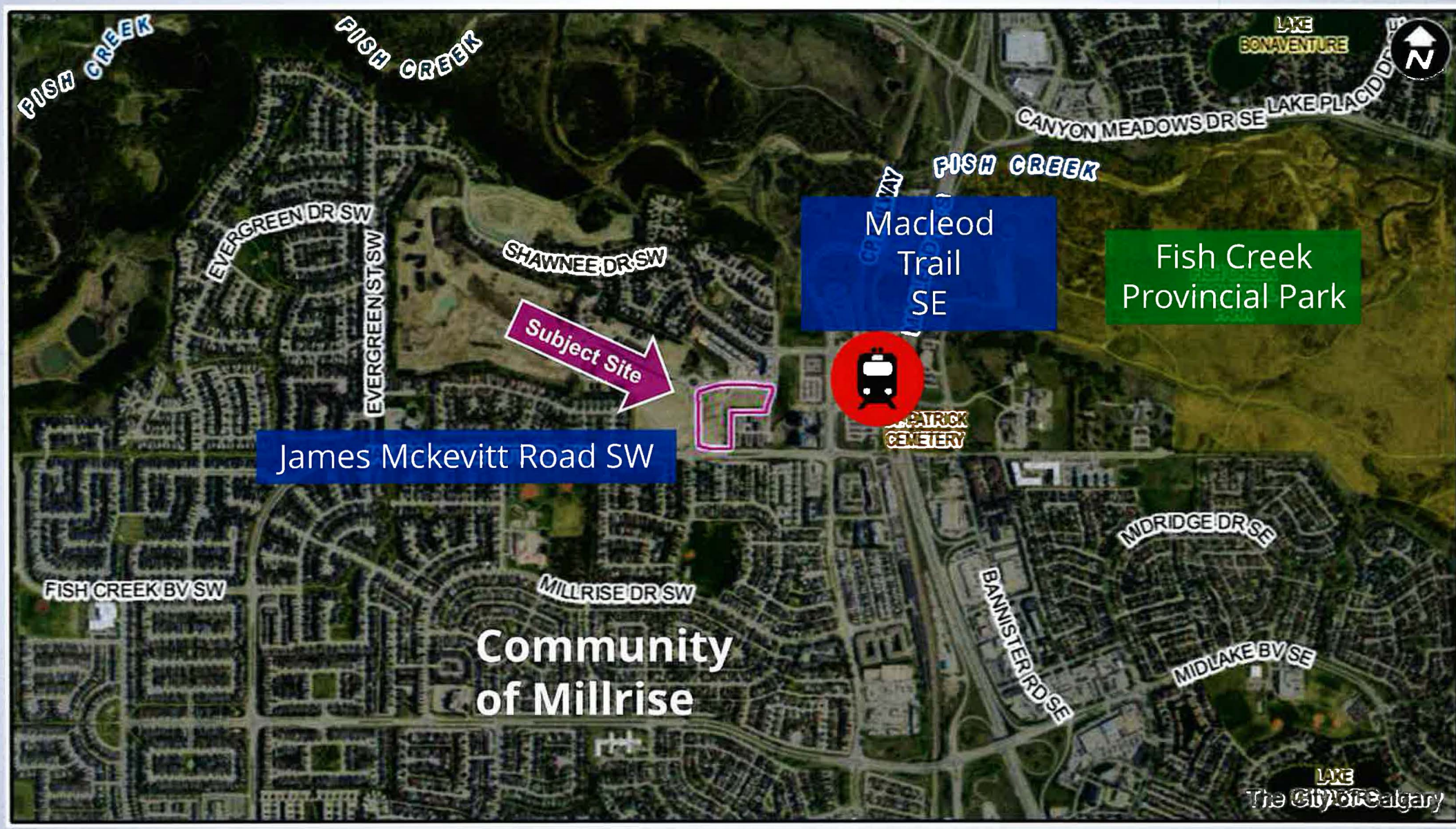




Public Hearing of Council
Agenda Item: 8.1.3

LOC2019-0170
Land Use Amendment
DC (M-X2) to DC (M-C2), DC (C-N2)

CITY OF CALGARY
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JUN 15 2020
ITEM: 8.1.3 CFC 2020-0300-0488
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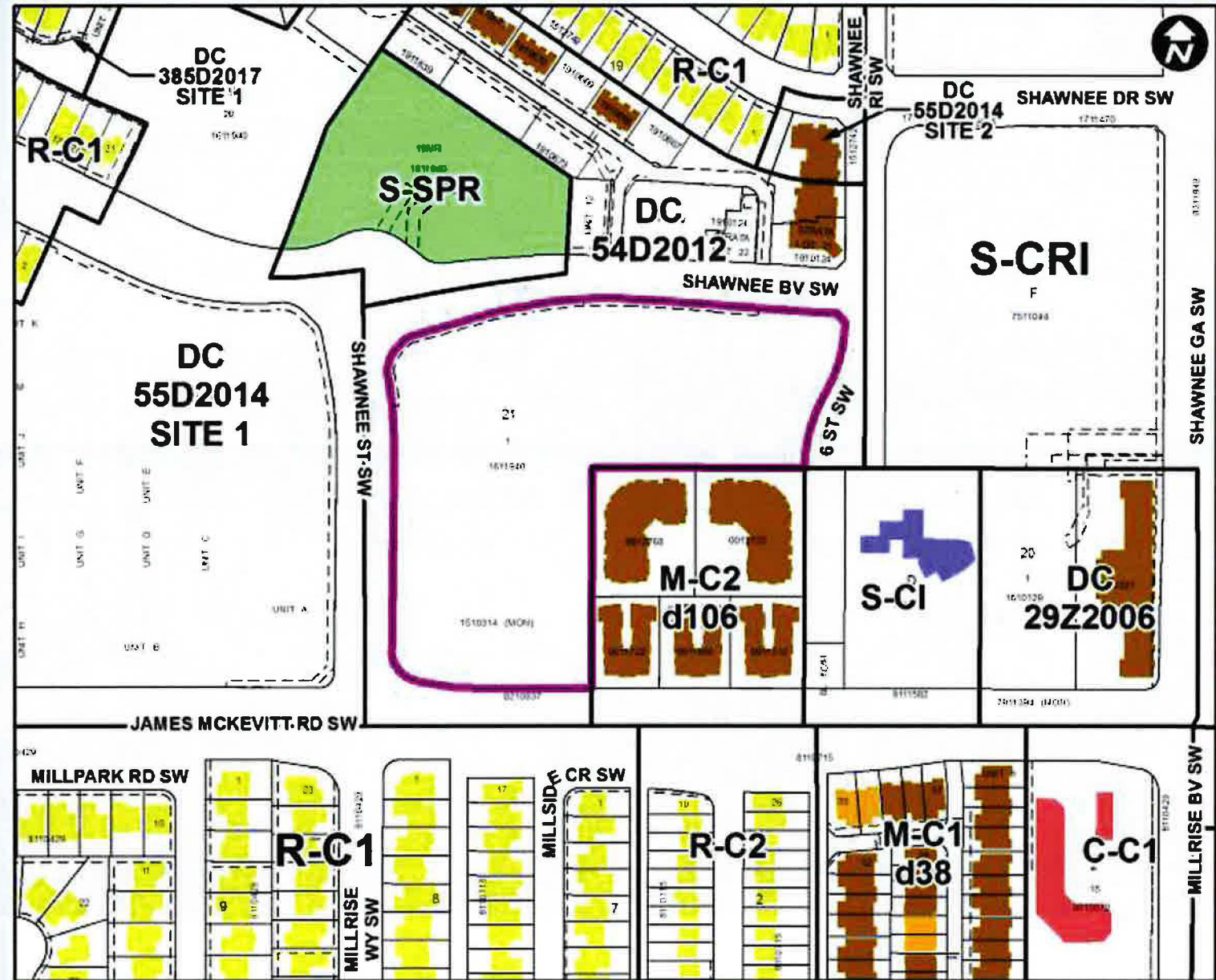


~ 2.82 ha in area

The City of Calgary

LEGEND

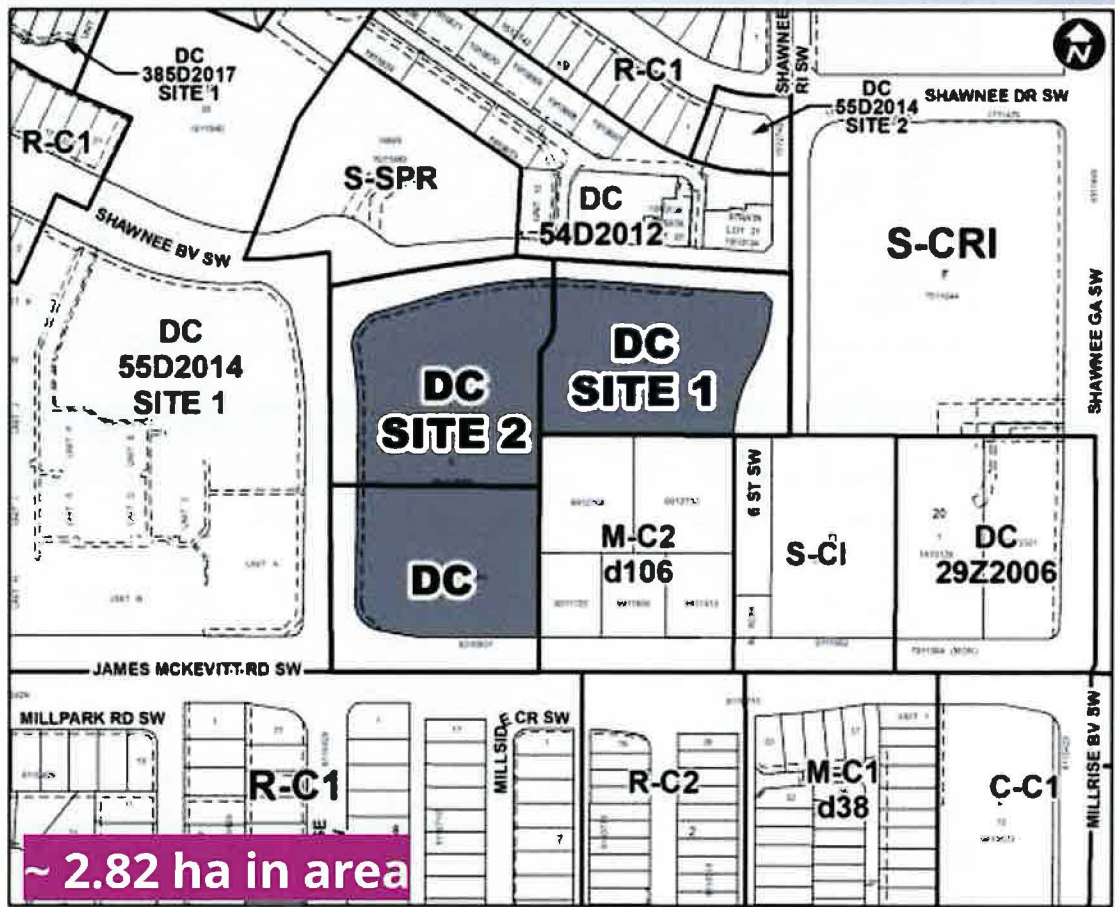
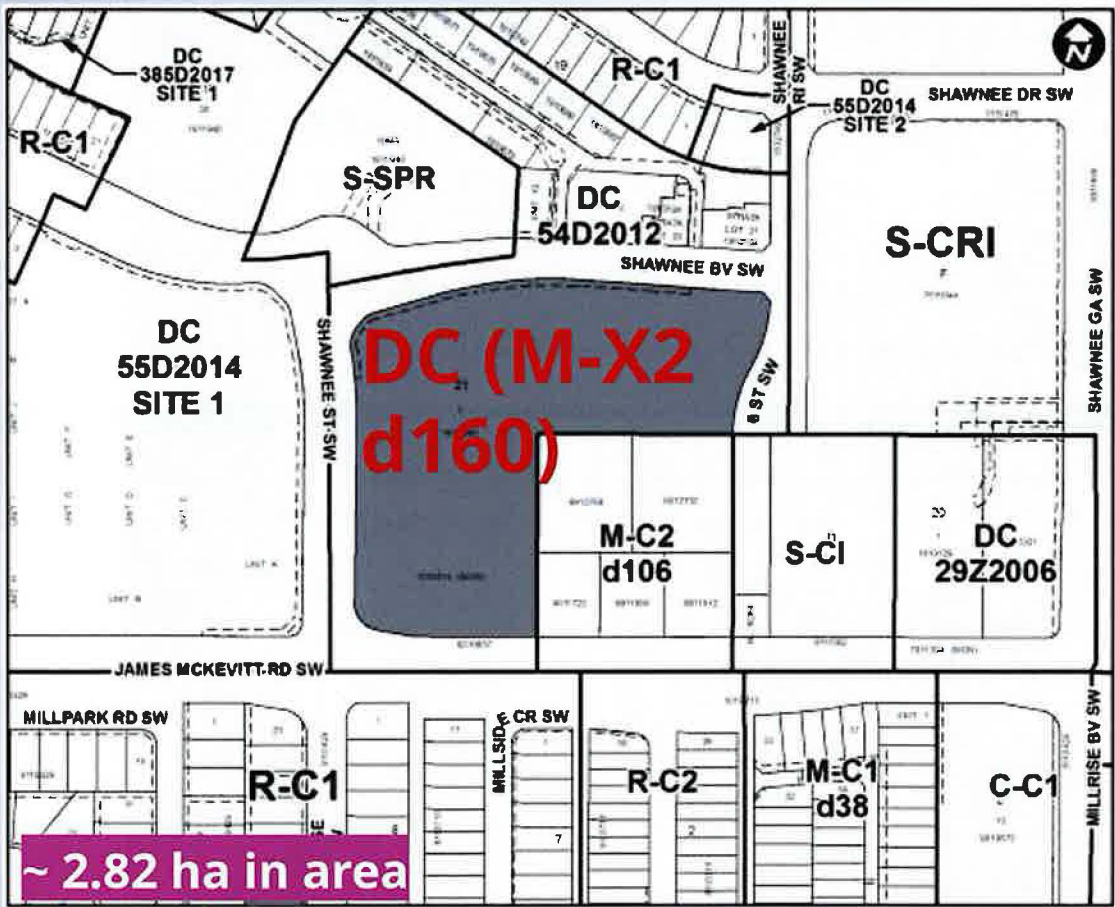
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





EXISTING DC DIRECT CONTROL DISTRICT

PROPOSED DC DIRECT CONTROL DISTRICTS

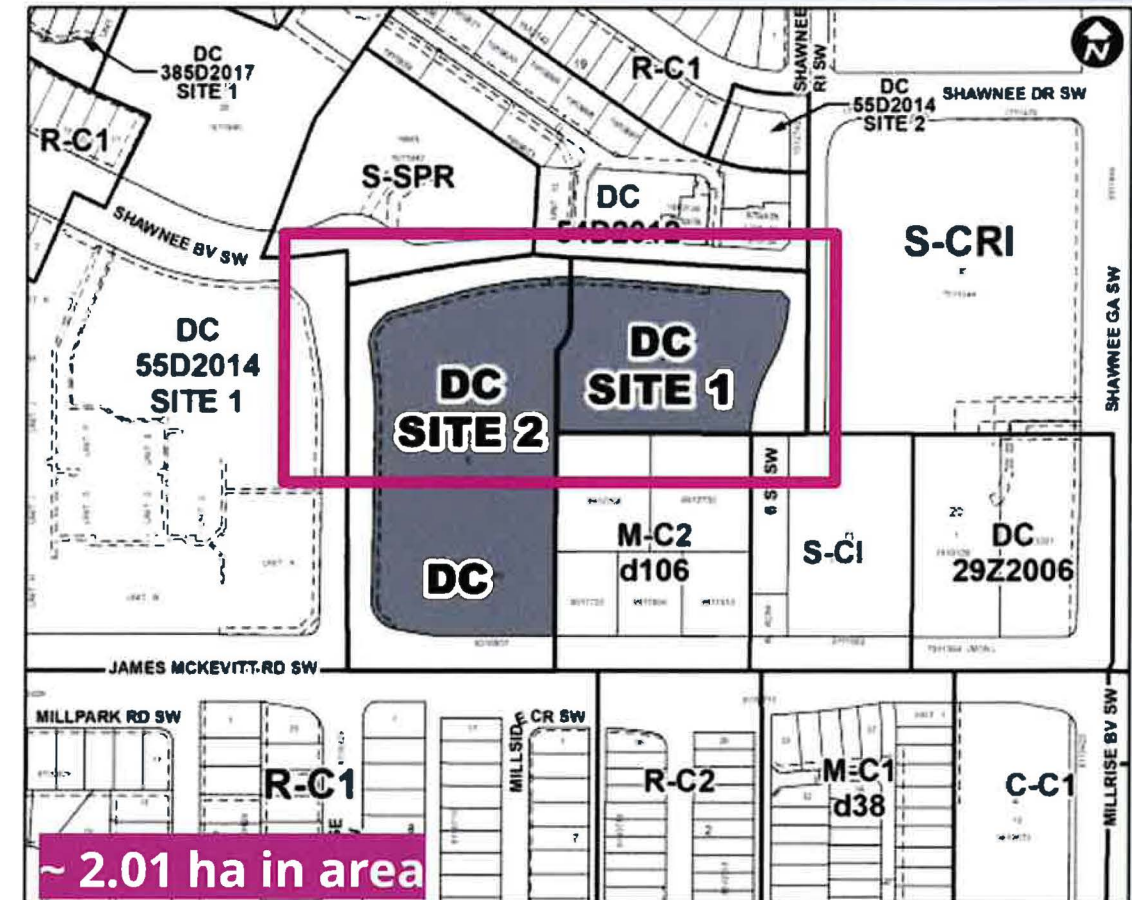


DC Site 1 and DC Site 2 (northern sites) based on Multi-Residential – Contextual Medium Profile (M-C2) District

Allows for:

- 600-unit combined maximum density.
- All parking to be provided in a building.
- 25% of the parking be allowed as surface parking up to a maximum of 2,000 square metres, on Site 2 only.
- The landscaping, height (26.0 metres) and floor area ratio (3.0) provisions will be retained as per the existing DC.

PROPOSED



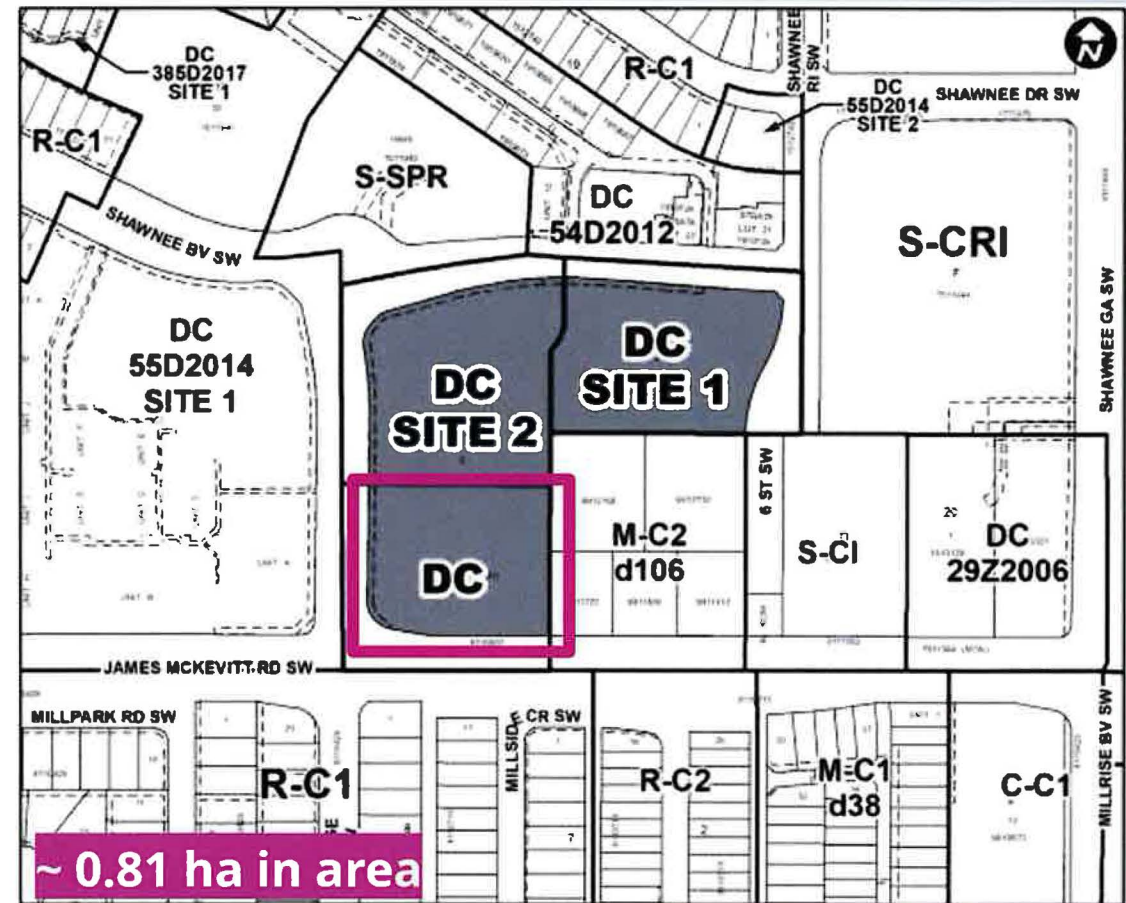
Standalone DC (southern site)

based on Commercial - Neighbourhood 2 (C-N2) District

Allows for:

- Small scale commercial developments.
- Buildings in scale with nearby residential areas.
- Tree preservation and replacement requirements.

PROPOSED



C-N2 vs. C-N1

C-N2 Adds Uses:

- Auto Service – Minor
- Car Wash – Single Vehicle
- Catering Service Minor
- Drive Through
- Gas Bar
- Information and Service Provider
- Payday Loan
- Place of Worship – Large
- Place of Worship – Medium
- Seasonal Sales Area
- Vehicle Rental – Minor
- Veterinary Clinic

C-N1:

- 80% Street-oriented façade requirement
- Reduced setback requirements
- No parking along street frontage

Same:

- Building Height 10m maximum
- FAR 1.0 maximum

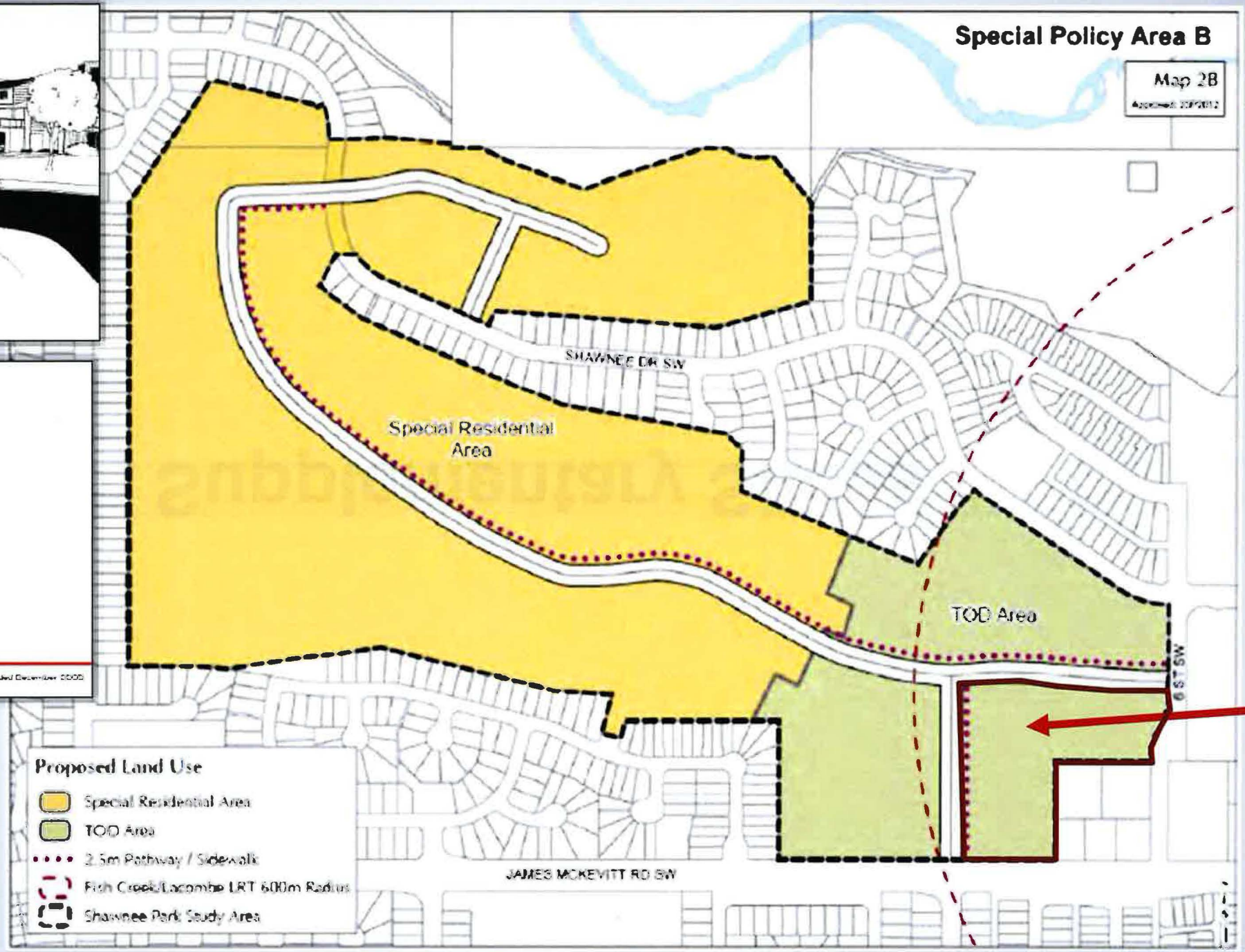
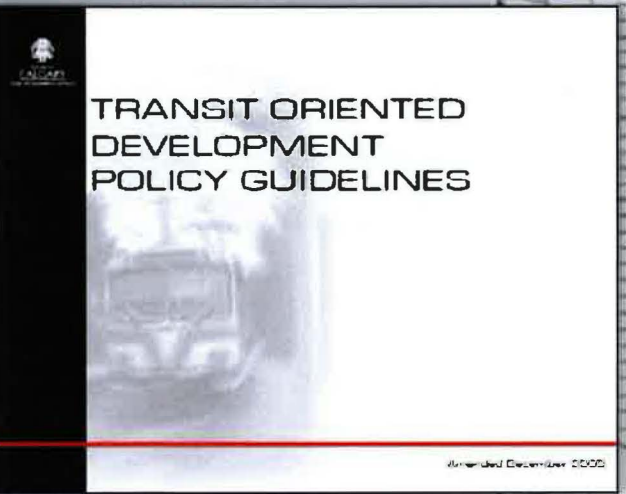
- The proposed C-N2 rules for this site would allow a more traditionally auto-oriented development, whereas Administration's recommended C-N1 rules would require buildings that are oriented toward the street, with reduced setback requirements, and more controlled vehicular access for a more pedestrian-friendly development.

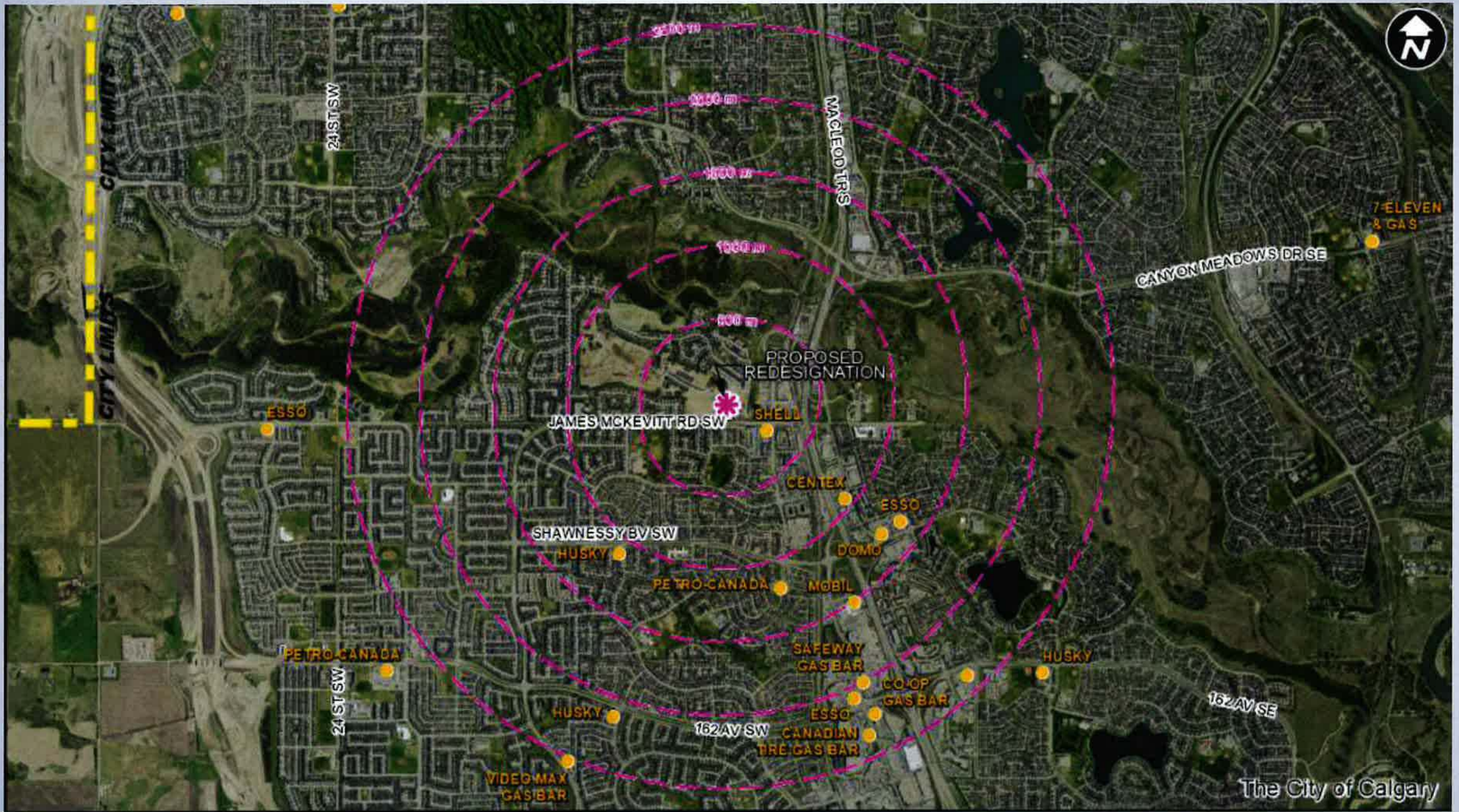
Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 2.01 hectares \pm (4.96 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development;
2. Give three readings to the **Proposed Bylaw 72D2020**;
3. ADOPT, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate neighbourhood commercial development; and
4. Give first reading to the **Proposed Bylaw 73D2020**.
5. Amend the proposed Bylaw by deleting Sections 5, 6 and 7 of the DC Direct Control District and replace with the following:
 - Permitted Uses
 - 5 The *permitted uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *permitted uses* in Direct Control District.;
 - Discretionary Uses
 - 6 The *discretionary uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *discretionary uses* in Direct Control District.; and
 - Bylaw 1P2007 District Rules
 - 7 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District; and
6. Give second and third readings to **Proposed Bylaw 73D2020**, as amended.

Supplementary Slides



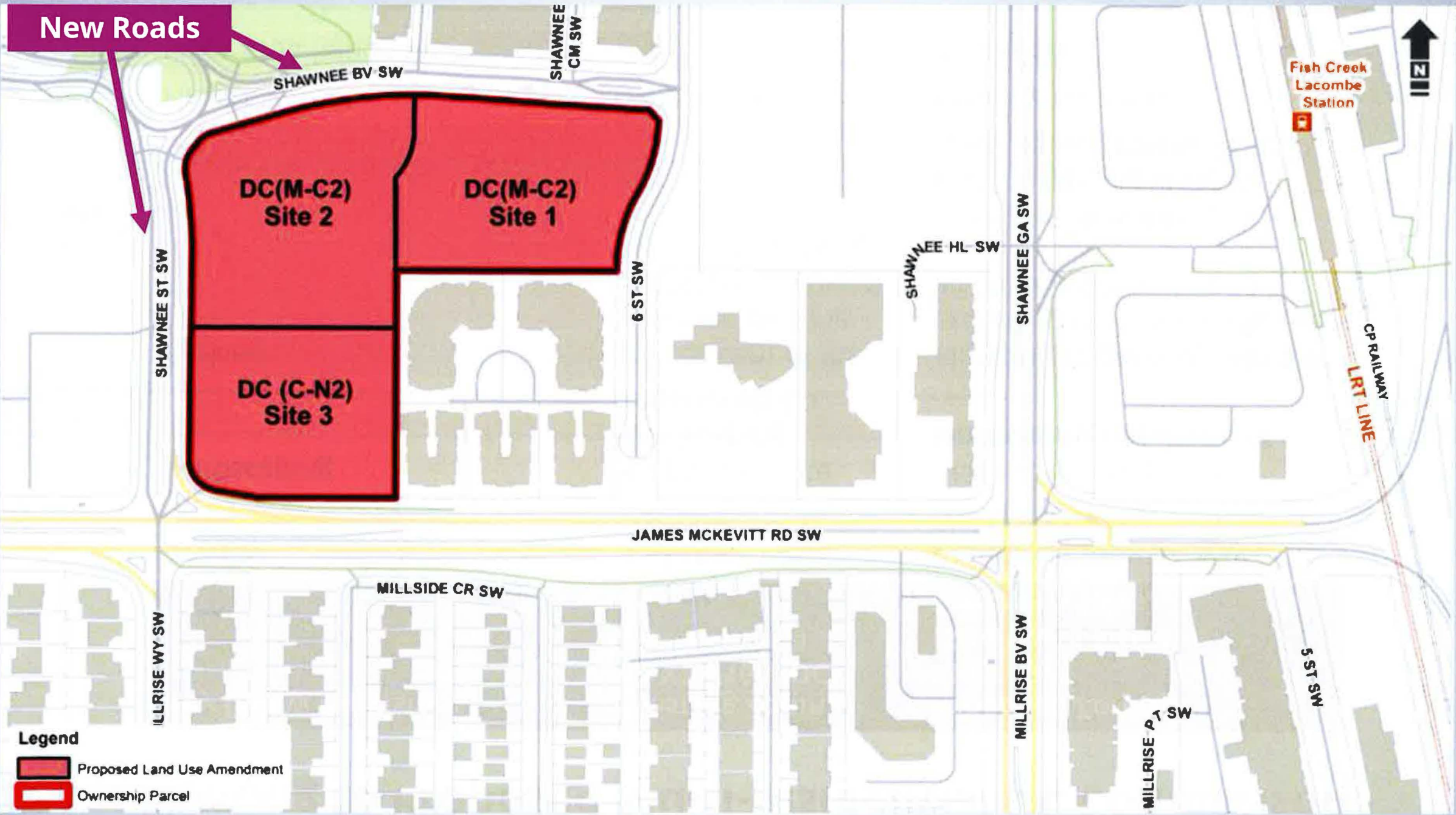


Use	C-N1	C-N2	Use	C-N1	C-N2	Use	C-N1	C-N2	Use	C-N1	C-N2	Use	C-N1	C-N2	Use	C-N1	C-N2						
Accessory Food Service	*	*	Catering Service Major			Drive Through		*	Home Occupation - Class 1	*	*	Municipal Works Depot			Printing, Publishing and Distributing			Salvage Yard			Temporary Residential Sales Centre		
Accessory Liquor Service			Catering Service Minor		*	Dry-cleaning and Fabric Care Plant			Home Occupation - Class 2	*	*	Museum			Protective and Emergency Service	*	*	School - Private			Temporary Shelter		
Accessory Residential Building			Cemetery			Duplex Dwelling			Hospital			Natural Area			Public Transit System	*	*	School Authority School			Townhouse		
Addiction Treatment	*	*	Child Care Service	*	*	Dwelling Unit	*	*	Hotel			Night Club			Radio and Television Studio			School Authority Purpose - Major			Tree Farm		
Airport			Cinema			Equipment Yard			Indoor Recreation Facility			Office	*	*	Rail Line			School Authority Purpose - Minor			Urban Agriculture	*	*
Amusement Arcade			Columbarium			Excavation, Stripping and Grading	*	*	Information and Service Provider		*	Outdoor Café	*	*	Recreational Vehicle Sales			Seasonal Sales Area		*	Utilities	*	*
Artist's Studio	*	*	Community Entrance Feature			Extensive Agriculture			Instructional Facility	*	*	Outdoor Recreation Area			Recreational Vehicle Service			Secondary Suite			Utilities - Linear	*	*
Asphalt, Aggregate and Concrete Plant			Community Recreation Facility			Financial Institution	*	*	Interim Uses	*	*	Park	*	*	Recyclable Construction Material	*	*	Self Storage Facility			Utility Building	*	*
Assisted Living	*	*	Computer Games Facility	*	*	Fitness Centre	*	*	Kennel			Park Maintenance Facility - Large			Collection Depot (temporary)			Semi-detached Dwelling Service Organization	*	*	Vehicle Rental - Major		
Auction Market - Other Goods			Conference and Event Facility			Fleet Service			Large Vehicle and Equipment Sales			Park Maintenance Facility - Small			Recyclable Material Drop-Off Depot			Treatment Plant			Vehicle Rental - Minor		*
Auction Market - Vehicles and Equipment			Contextual Semi-Detached Dwelling			Food Kiosk	*	*	Large Vehicle Service			Parking Lot - Grade			Residential Care	*	*	Signs - Class A	*	*	Vehicle Sales - Major		
Auto Body and Paint Shop			Contextual Single Detached Dwelling			Food Production	*	*	Large Vehicle Wash			Parking Lot - (temporary)			Restaurant: Food Service Only - Large			Signs - Class B	*	*	Vehicle Sales - Minor		
Auto Service - Major			Convenience Food Store	*	*	Freight yard			Library	*	*	Parking Lot - Structure			Restaurant: Food Service Only - Medium			Signs - Class C	*	*	Vehicle Storage - Large		
Auto Service - Minor		*	Cottage Housing Cluster			Funeral Home			Liquor Store	*	*	Pawn Shop			Restaurant: Food Service Only - Small			Signs - Class D	*	*	Vehicle Storage - Passenger		
Backyard Suite			Counselling Service	*	*	Gaming Establishment - Bingo			Live Work Unit	*	*	Payday Loan		*	Restaurant: Licensed - Large			Signs - Class E	*	*	Vehicle Storage - Recreational		*
Bed and Breakfast			Crematorium			Gas Bar		*	Manufactured Home			Performing Arts Centre			Restaurant: Licensed - Medium			Signs - Class F			Waste Disposal and Treatment Facility		
Beverage			Cultural Support			General Industrial - General			Manufactured Home Park			Pet Care Service	*	*	Restaurant: Licensed - Small			Signs - Class G			Water Treatment Plant		
Container Quick Drop Facility			Custodial Care	*	*	Industrial - Light			Market			Place of Worship - Large		*	Restaurant: Licensed - Medium			Single Detached Dwelling			Wind Energy Conversion System - Type 1		
Billiard Parlour			Custodial Quarters			Industrial - Medium			Market - Minor			Place of Worship - Medium		*	Restaurant: Licensed - Small			Social Organization	*	*	Wind Energy Conversion System - Type 2		
Brewery, Winery and Distillery	*	*	Dinner Theatre			Health Service Laboratory - With Clients	*	*	Medical Clinic	*	*	Place of Worship - Small		*	Restaurant: Neighborhood Restored	*	*	Special Function Class 1	*	*	Wind Energy Conversion System - Type 2		
Building Supply Centre			Distribution Centre			Health Service Laboratory - Without Clients	*	*	Military Base			Pop-Up	*	*	Restaurant: Neighborhood Restored Building			Special Function - Class 2	*	*	Specialized Industrial		
Bulk Fuel Sales Depot			Drinking Establishment - Large			Home Based Child Care - Class 1	*	*	Motion Picture Filming Location	*	*	Post-secondary Learning Institution			Products Sales Yard			Specialty Food Store	*	*	Spectator Sports Facility		
Cannabis Counselling	*	*	Drinking Establishment - Medium			Home Based Child Care - Class 2	*	*	Motion Picture Production Facility			Power Generation Facility - Medium			Retail and Consumer Service	*	*	Storage Yard			Supermarket		
Cannabis Facility			Drinking Establishment - Small	*	*	Multi-Residential Development - Minor			Multi-Residential Development - Minor			Power Generation Facility - Small	*	*	Rowhouse Building			Take Out Food Service	*	*			
Cannabis Store	*	*										Print Centre	*	*									
Car Wash - Multi Vehicle																							
Car Wash - Single Vehicle		*																					

Existing to Proposed Multi-residential DC Comparison

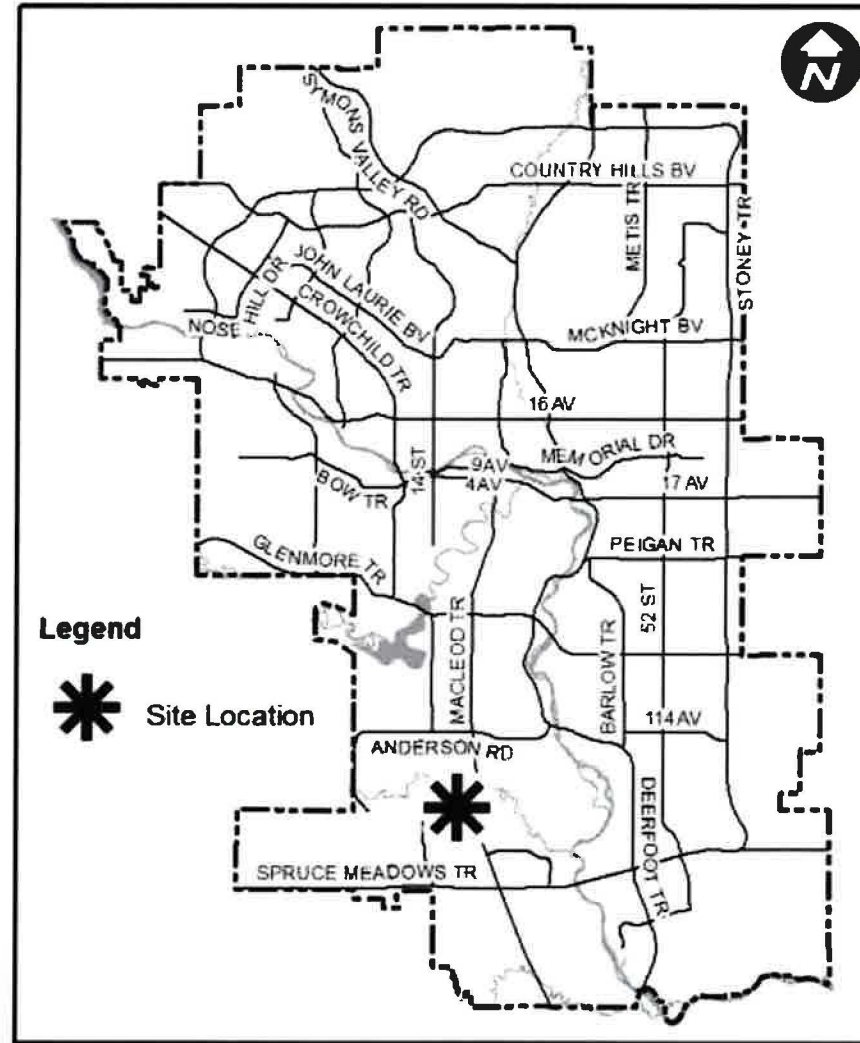
Key Bylaw Provisions	Existing Zoning M-X2 d160 (DC) (Bylaw 54D2012)	Proposed Zoning M-C2 (DC) (Site 1 and Site 2 – Northern Sites)
Density	160 Units Per Hectare (451 units)	Combined total density of 600 units (similar built form)
Landscaping	40 per cent site landscaping requirement	Retain the 40 per cent landscaping requirement
Parking	25 per cent of the required parking stalls to be allowed as surface parking	All required parking, with the exception of visitor stalls, are within a building (Site 1) Limit the allowable area for surface parking stalls to 2,000 square metres (Site 2)
Height	26.0 metres	Retain 26.0 metres
Floor Area Ration (FAR)	3.0	Retain 3.0

New Roads



- Legend**
- Proposed Land Use Amendment
 - Ownership Parcel

CITY OF CALGARY
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 11557 PARKWAY 100 NORTH
 CALGARY, ALBERTA T2C 0G8
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JUN 15 2020

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8.1.3 ~~OC2020-0220~~

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