



Calgary Planning Commission

Agenda Item: 7.2.1

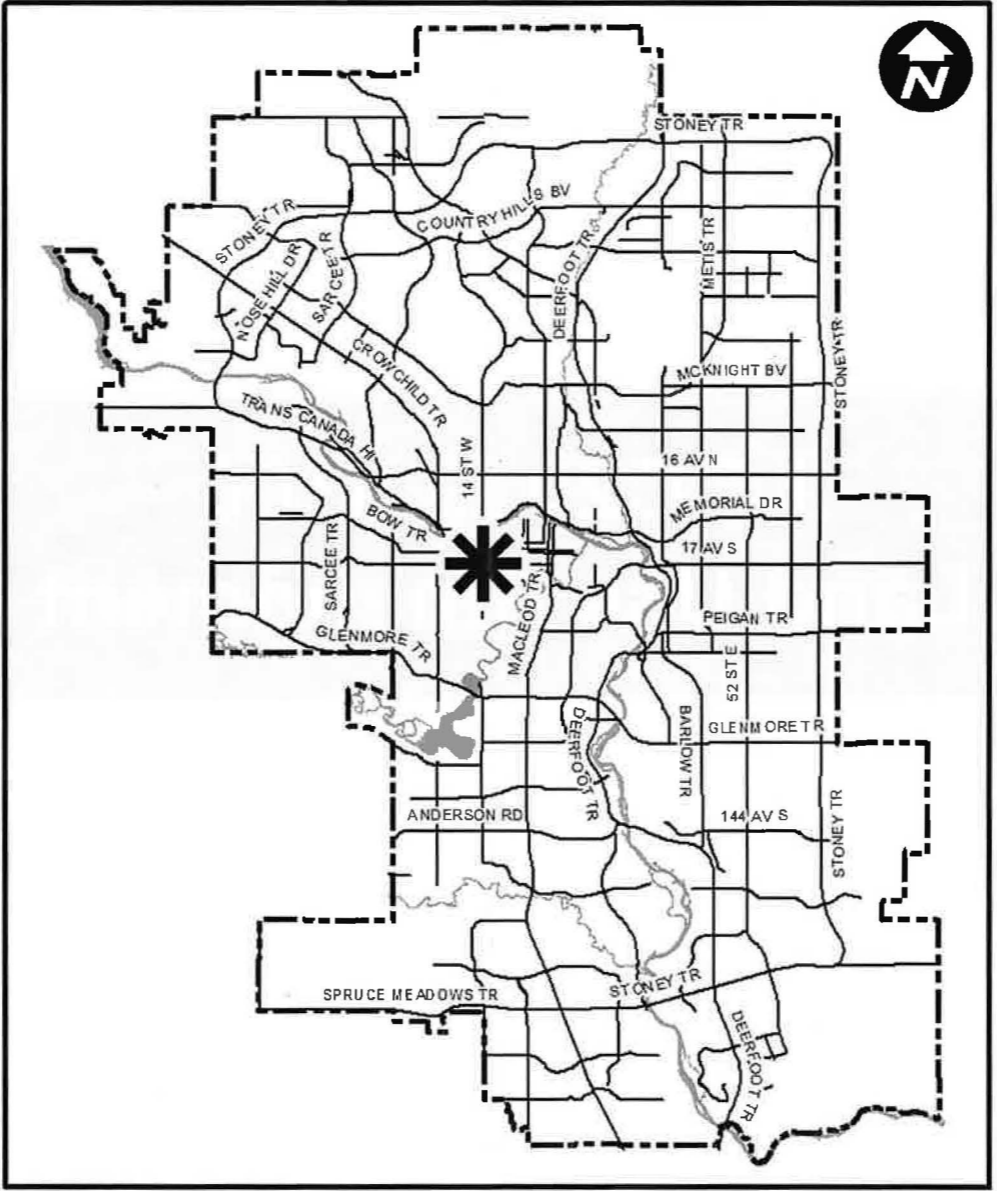
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 04 2021
ITEM: 7.2.1 CPC2021-0055
Distribution
CITY CLERK'S DEPARTMENT

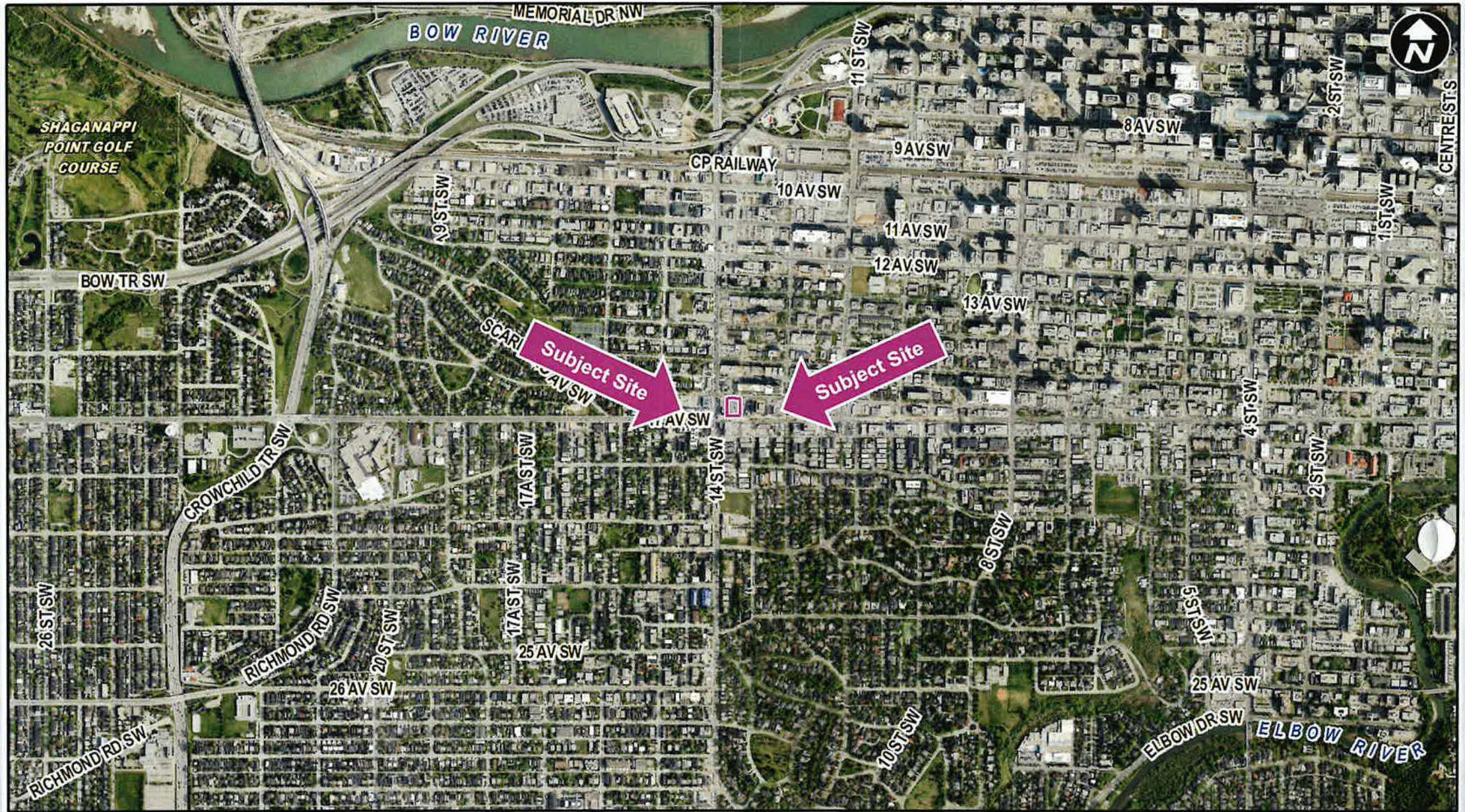
LOC2019-0100

Land Use Amendment



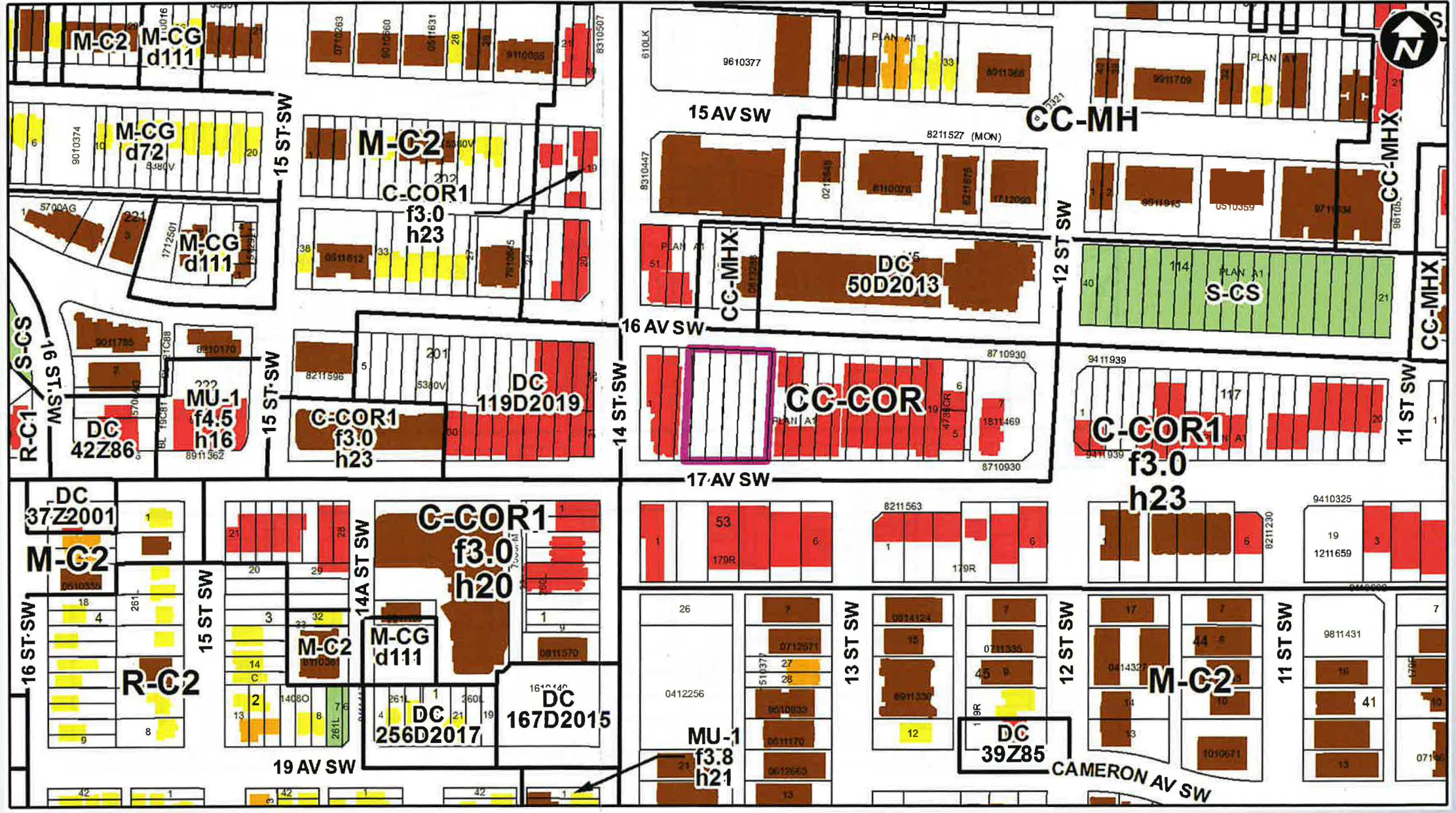
CITY PLANNING DEPARTMENT
1155, 1155-0000
New 7-2-1 (REV 2021-08-25)
FEB 04 2021
RECEIVED
IN COUNCIL CHAMBER
CITY OF CALGARY

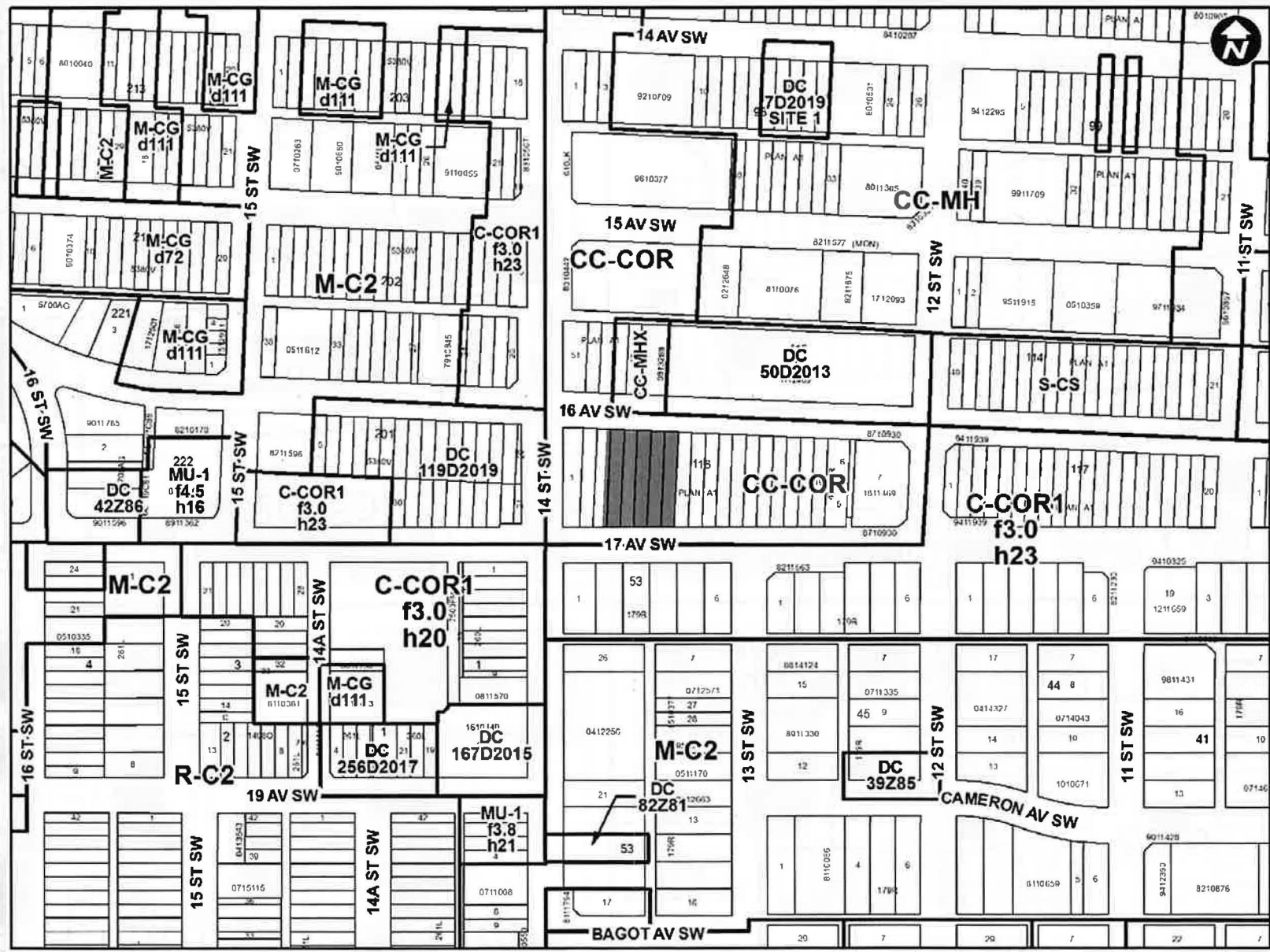






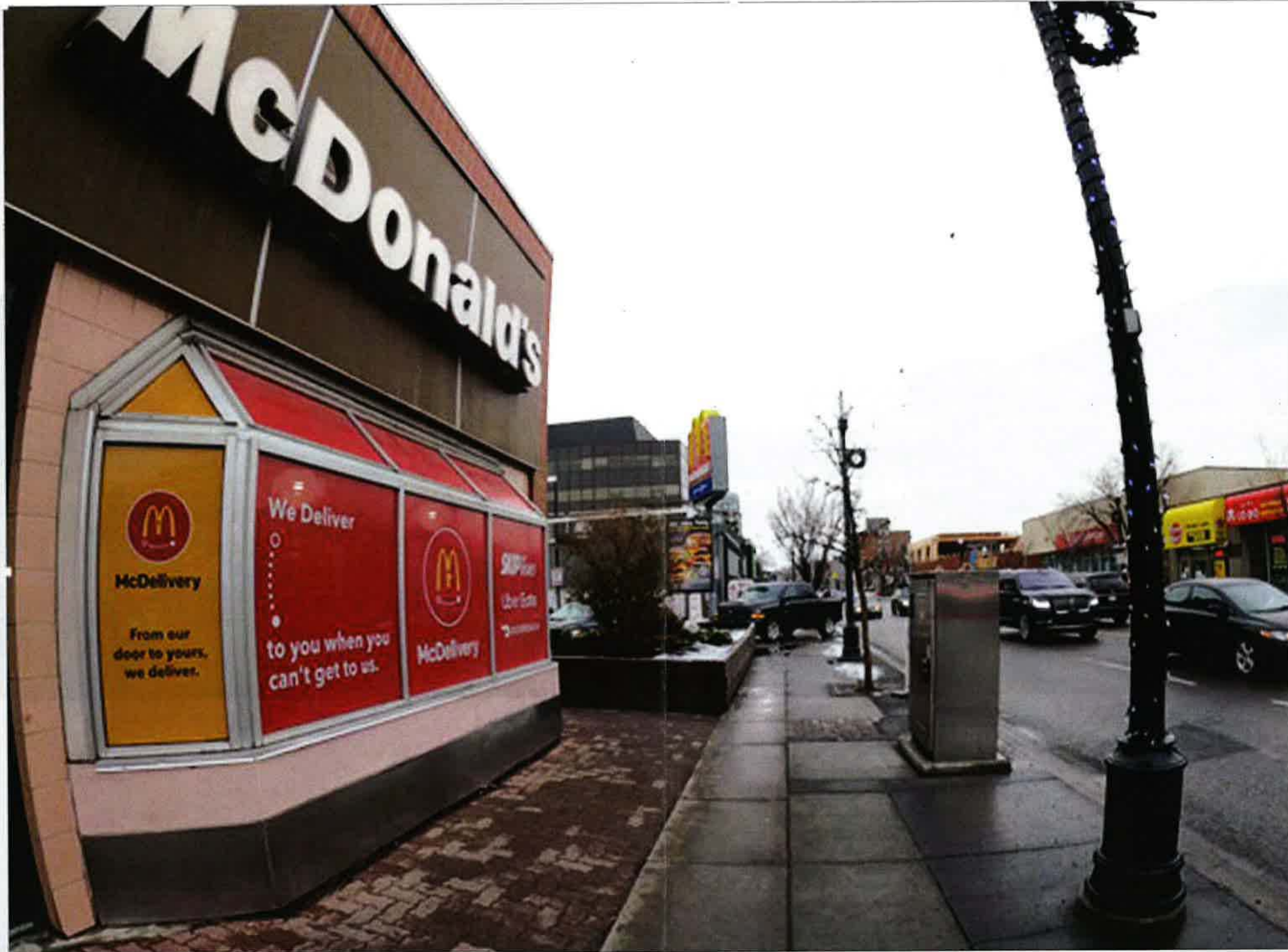
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





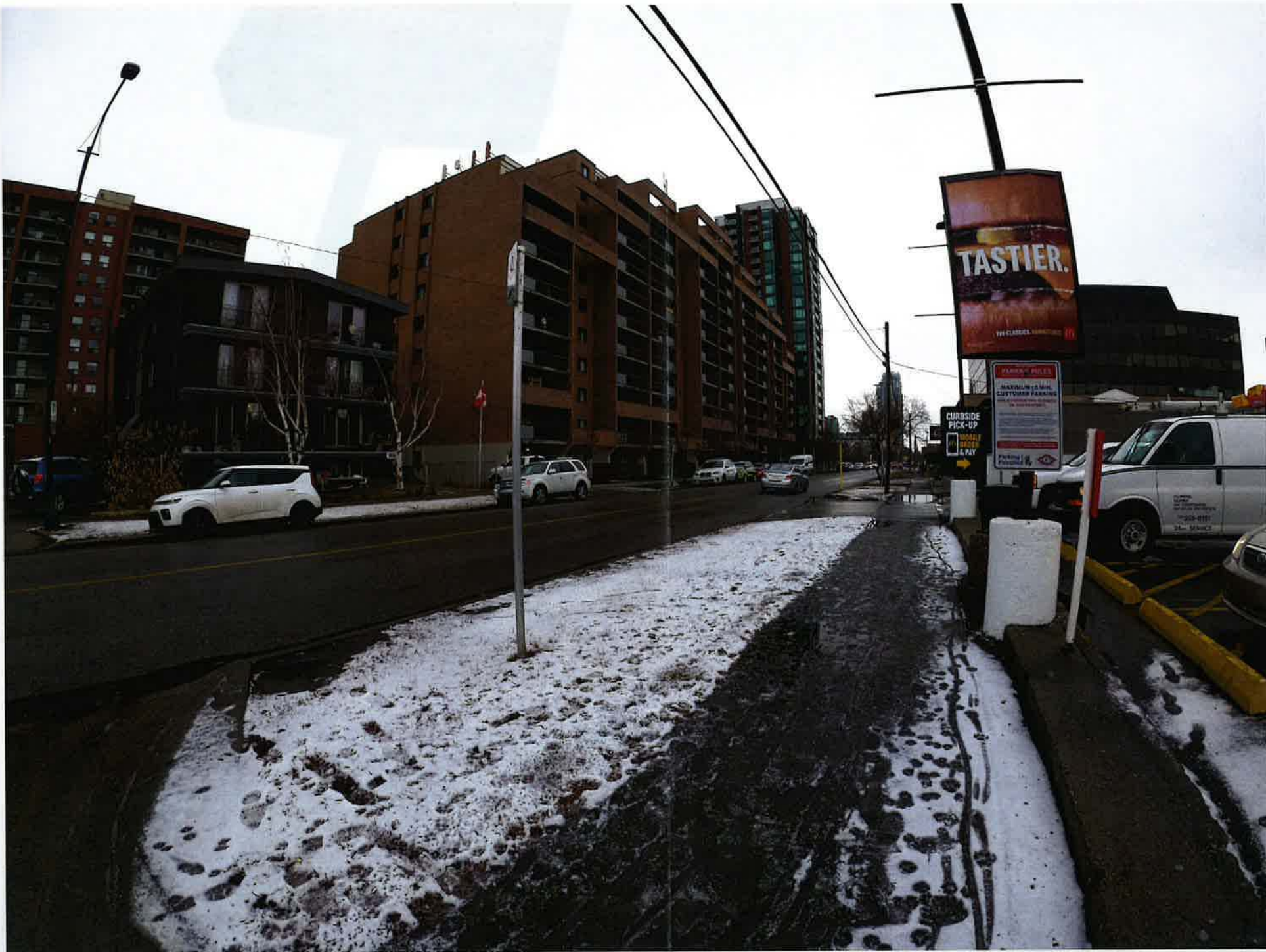
Subject Site

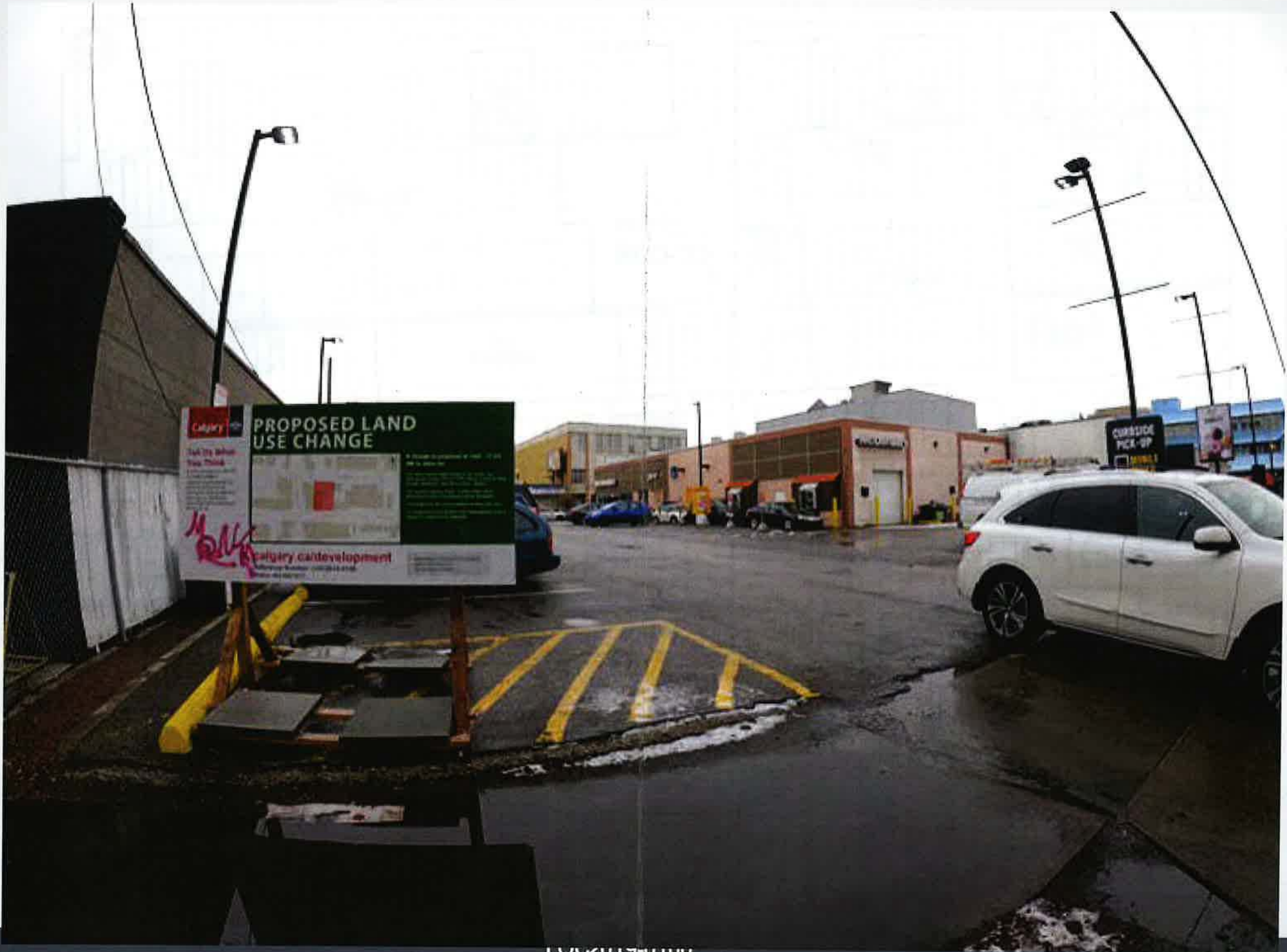




← This building









Policy Conflicts

Municipal Development Plan: Policy 3.4.3.g, states that auto-oriented uses and designs that generate high volumes of traffic, consume large amounts of land in a low-density form, require extensive surface parking, drive throughs or create negative impacts for pedestrian travel and access should be discouraged

Centre City Plan: Policy 4.2.12, recognizes the impact that noise has on residential liveability and consider measures to minimize the impact;

Beltline Area Redevelopment Plan: Policy 4.3.2.i, states that no new drive through facilities are permitted in Urban Mixed-Use Areas;

Stakeholder Engagement

Since 2018 the Applicant has had ongoing engagement with the community through individual stakeholder meetings with:

- Neighbouring businesses
- The Beltline Neighbourhoods Association
- The 17 Avenue Business Improvement Area
- The Calgary Police Service
- Ward 8 Councillor's Office

Administration received two objection letters from the Public and two from the Beltline Neighbourhoods Association

Recommendation of Refusal is based on the following:

- Noncompliance with Council approved policies: MDP, CCP, ARP. These policies are aligned to direct Administration to restrict vehicular oriented uses in urban-mixed use areas along 17 Avenue SW. The purpose of this direction is to allow for a walkable, pedestrian focused main street experience.
- Drive Through use limits the redevelopment potential of the site to align with Downtown vision, and the investment already made on 17 Avenue SW. The proposed auto-oriented use has not been shown on the development concept to provide storefronts along a continuous block face, a key characteristic of the existing and base CC-COR district.
- Reinforces commitment made by Council to uphold the vision of the Centre City and neighbourhood main streets.

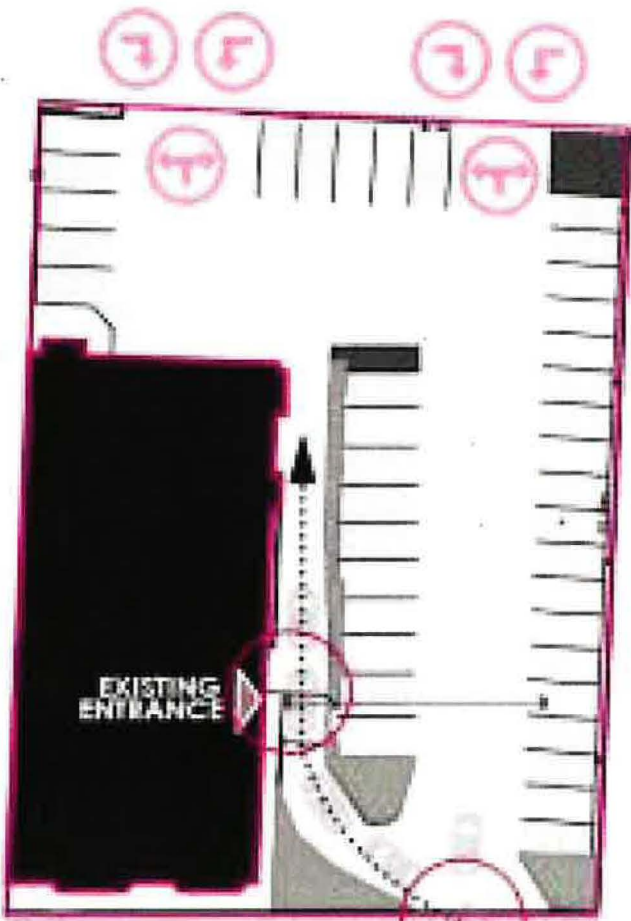
Administration Recommendation:

That Calgary Planning Commission recommend that Council **REFUSE** proposed land use amendment application LOC2019-0100 from CC-COR to Direct Control District (DC) at 1422 17 Avenue SW (Plan A1, Block 116, Lots 3-8)

Supplemental Slides



16th Avenue SW



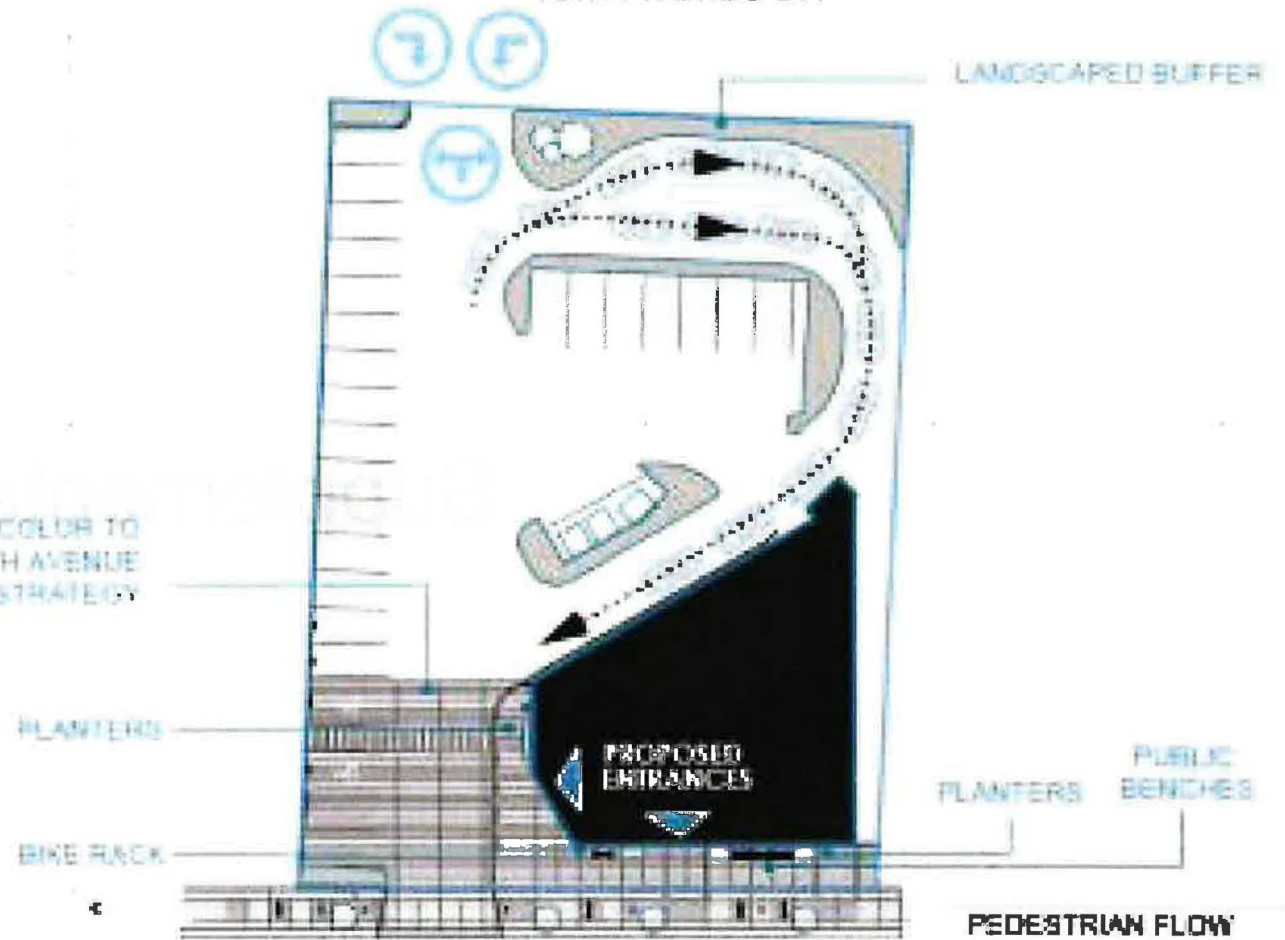
PEDESTRIAN FLOW

17th Avenue SW



PATTERN + COLOR TO
ALIGN 17TH AVENUE
URBAN DESIGN STRATEGY

16th Avenue SW



LANDSCAPED BUFFER

PLANTERS

BIKE RACK

PROPOSED
ENTRANCES

PLANTERS

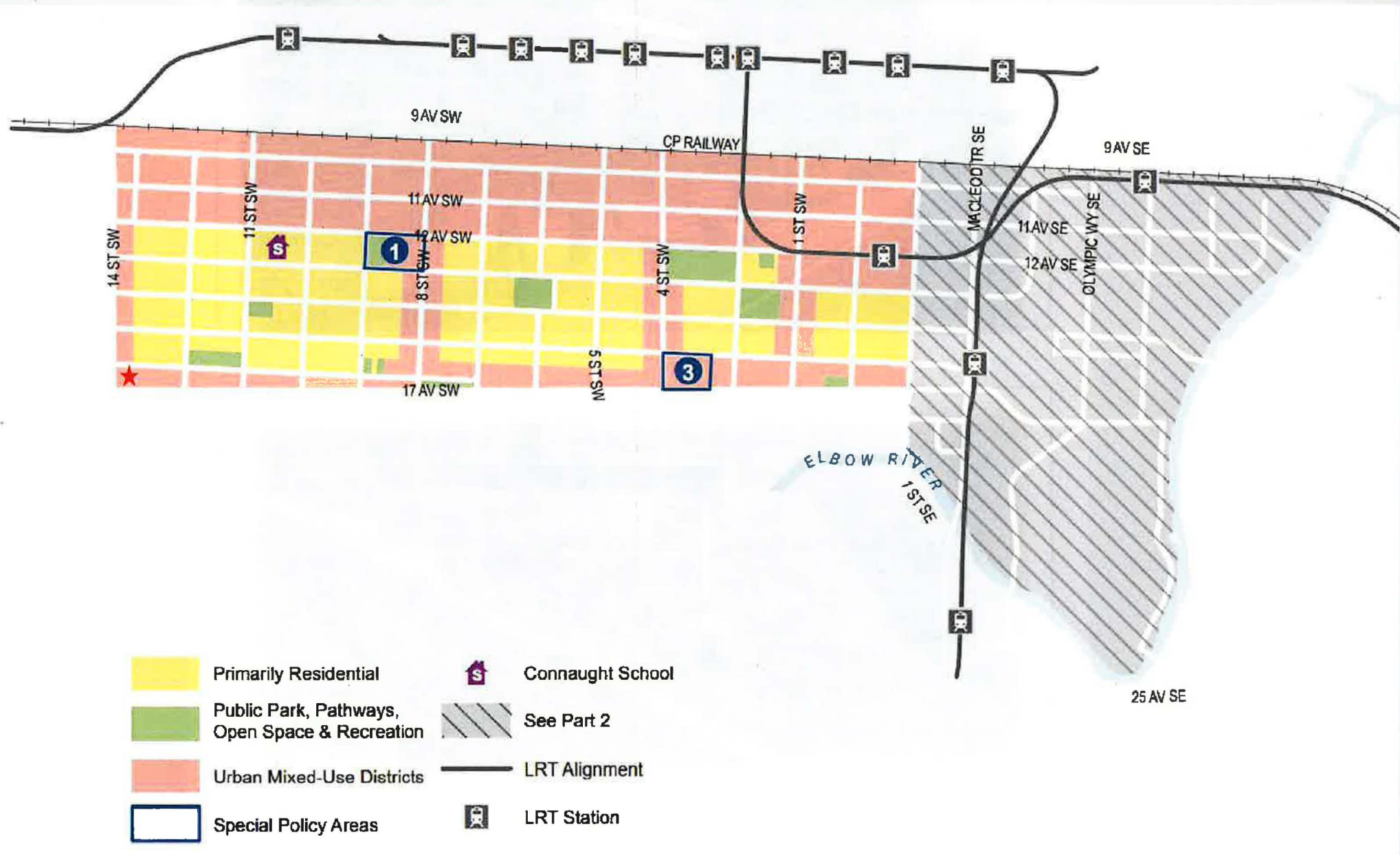
PUBLIC
BENCHES

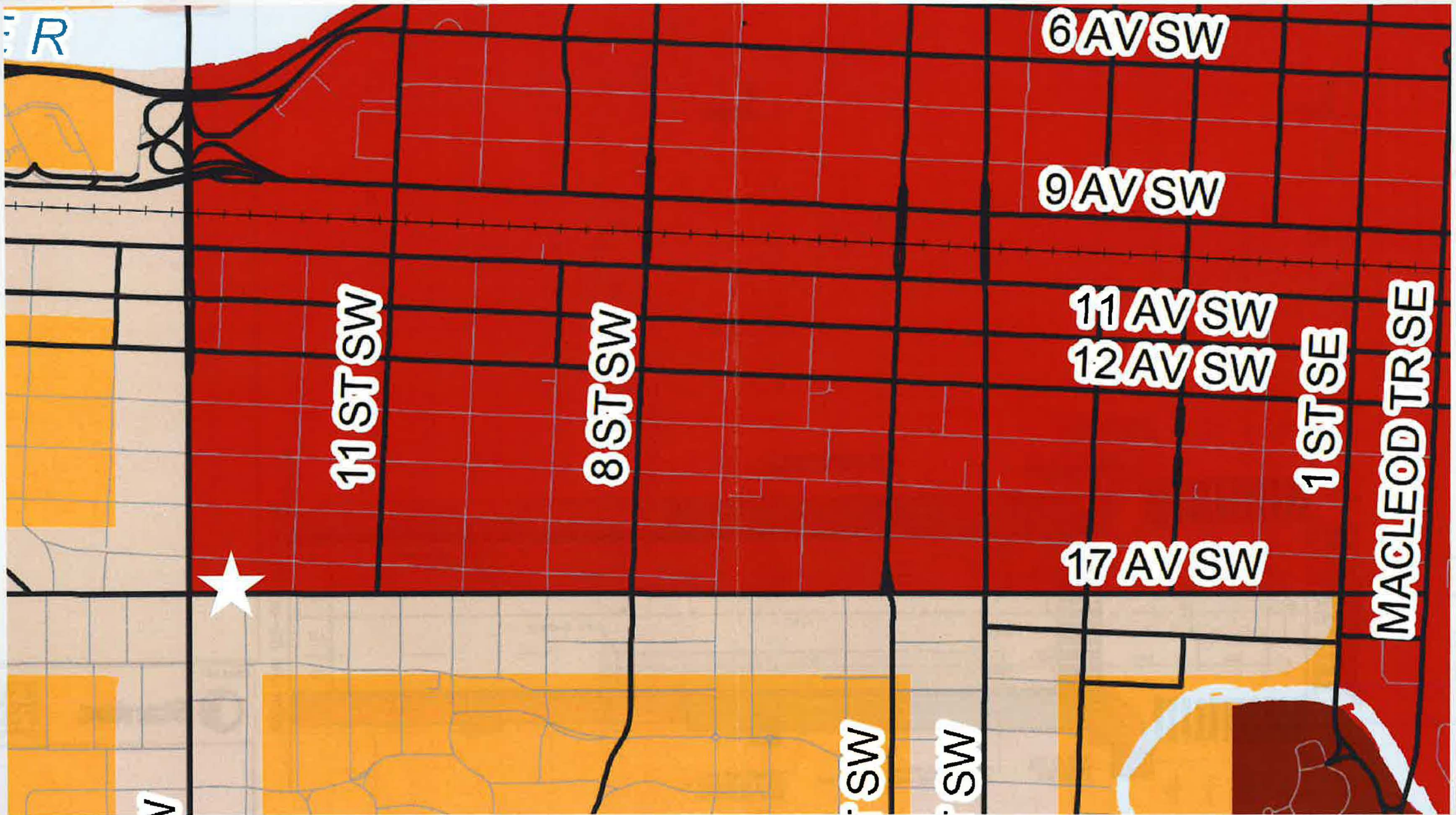
PEDESTRIAN FLOW

17th Avenue SW





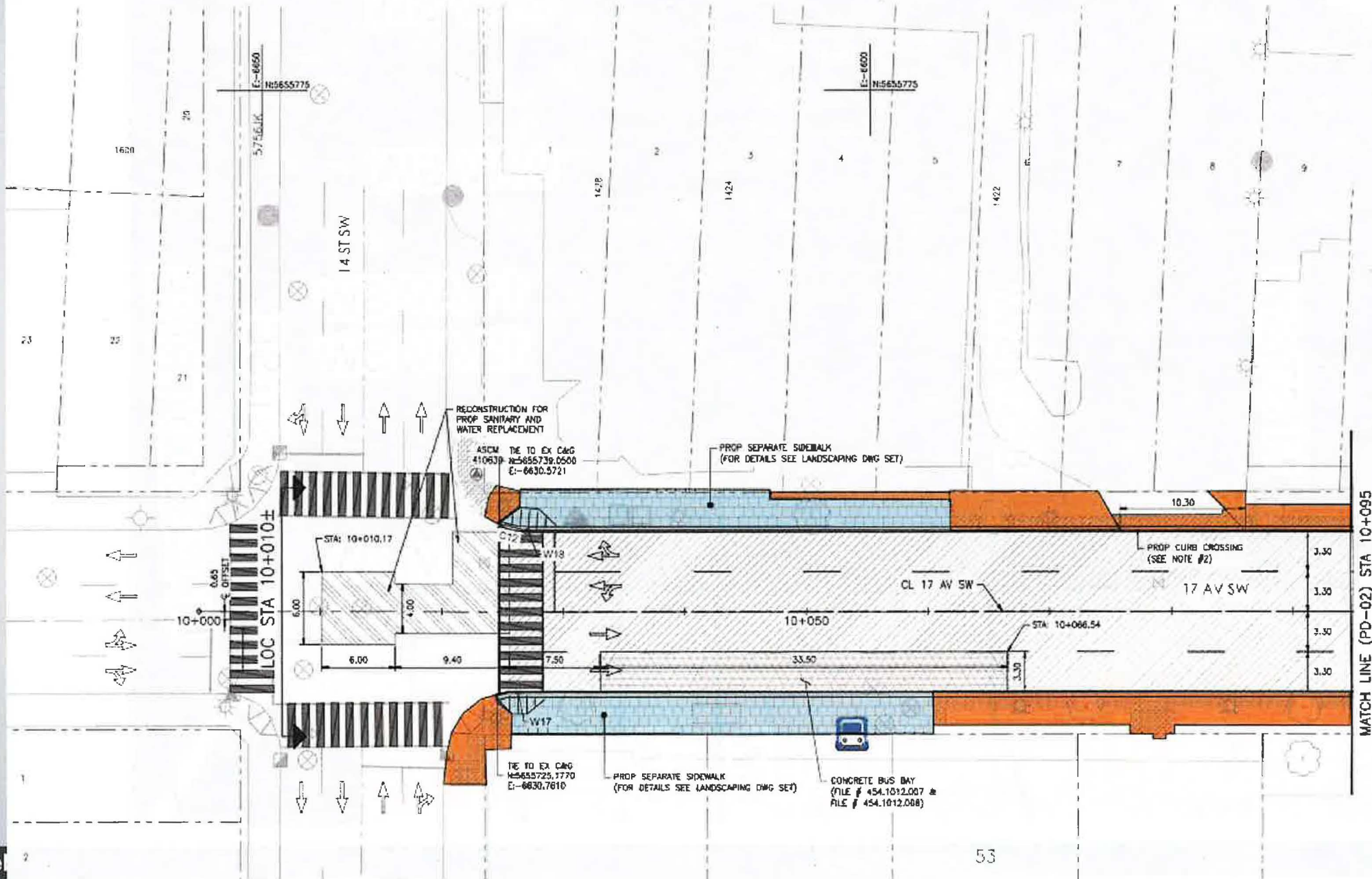






LEGEND

-  Constructed Sidewalk
-  Proposed Sidewalk



MATCH LINE (PD-02) STA 10+095

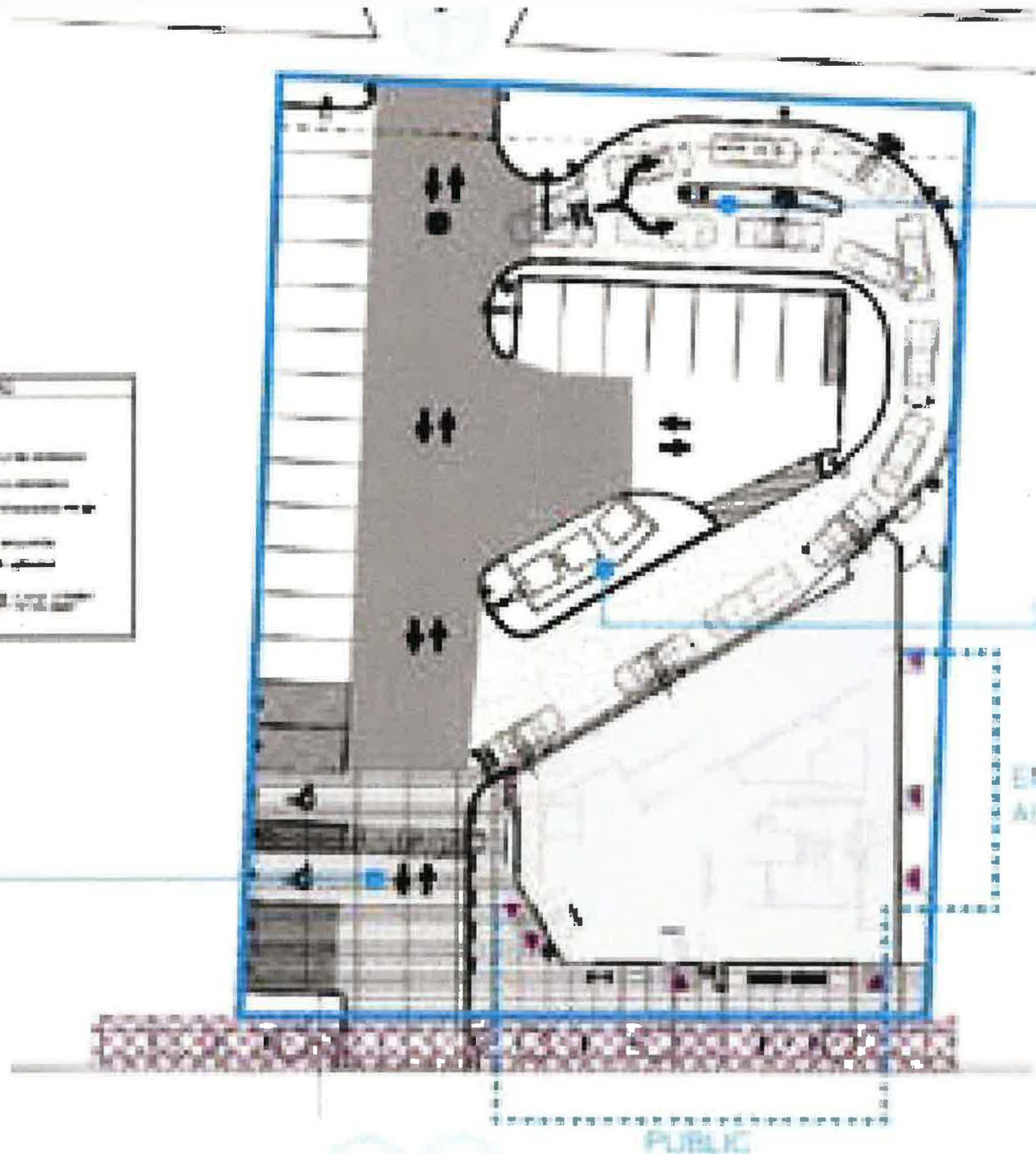
CONSULTANT



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T2A 7H8
Tel. 403.716.8000
www.stantec.com

LEGEND	
[Blue outline]	Site Boundary
[Black outline]	Building Footprint
[Grey area]	Asphalt
[Hatched area]	Grass
[Stippled area]	Gravel
[Dotted area]	Concrete
[Red dots]	Plantings
[Blue arrows]	Water Flow
[Black arrows]	Drainage
[Red arrows]	Accessibility

AUGMENTED
LANDSCAPING



DUAL LANE
DRIVE THROUGH

WASTE + RECYCLING

EMPLOYEE
ACCESS

PUBLIC