

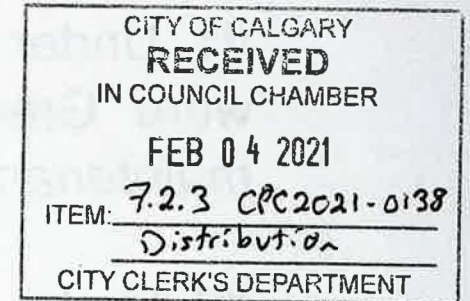


Calgary Planning Commission

Agenda Item: 7.2.3

LOC2020-0145

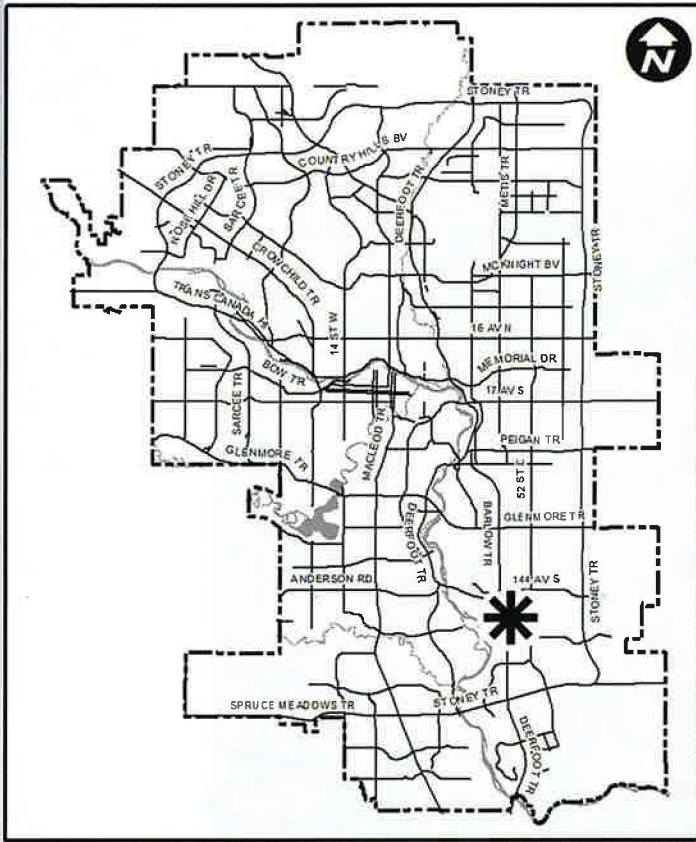
Land Use Amendment

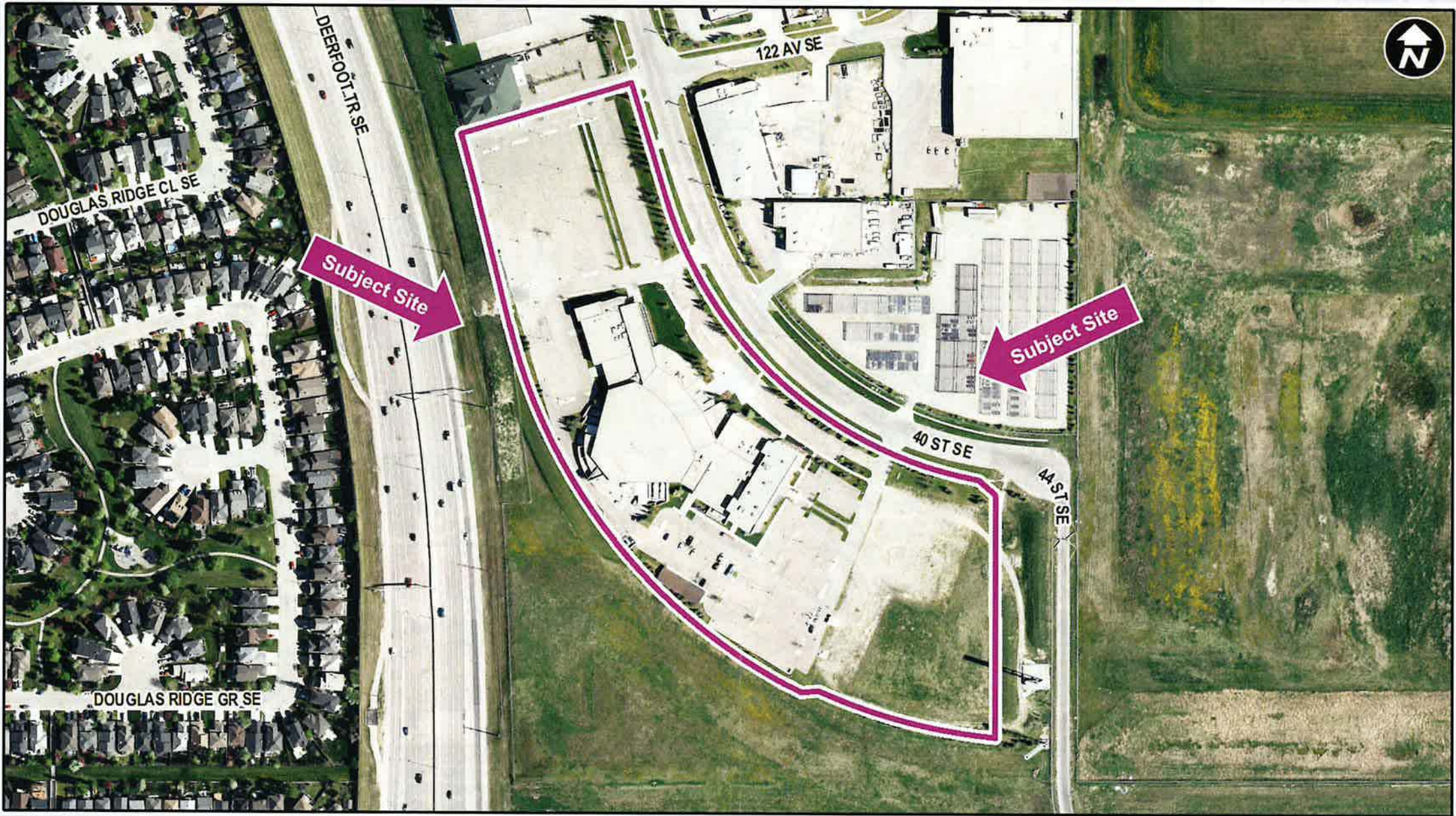


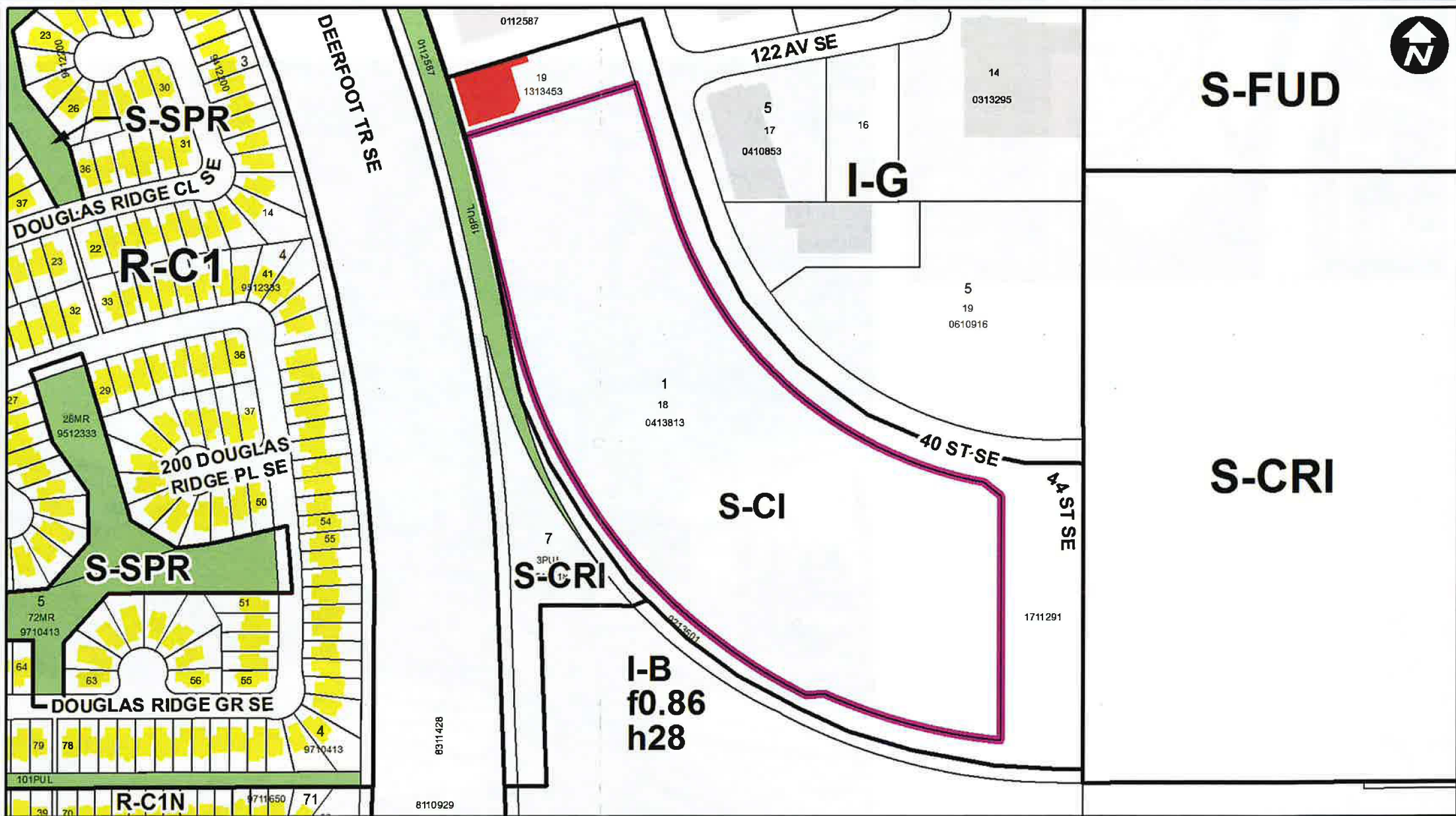
Minor corrections for Attachment 1 – Background and Planning Evaluation

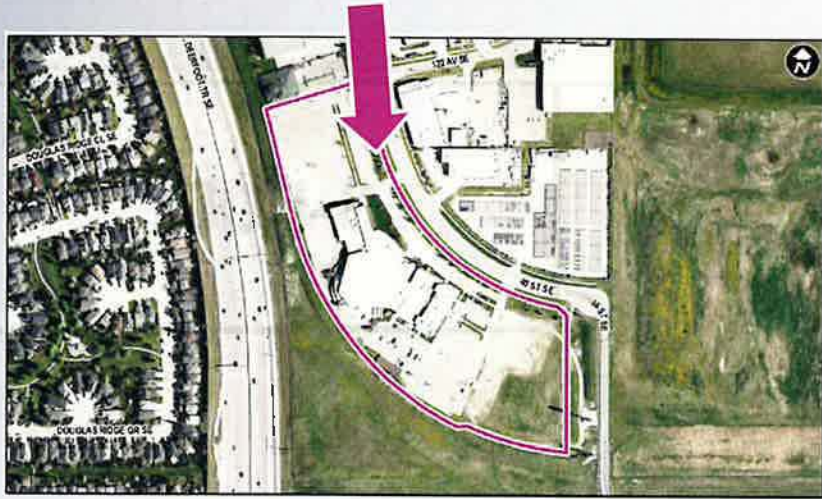
#1. Under Background and Site Context, in 2nd paragraph on page 1, remove the word “Green”. *“The parcel to the east is the future Shepard ~~Green~~ LRT Station and maintenance facility.”*

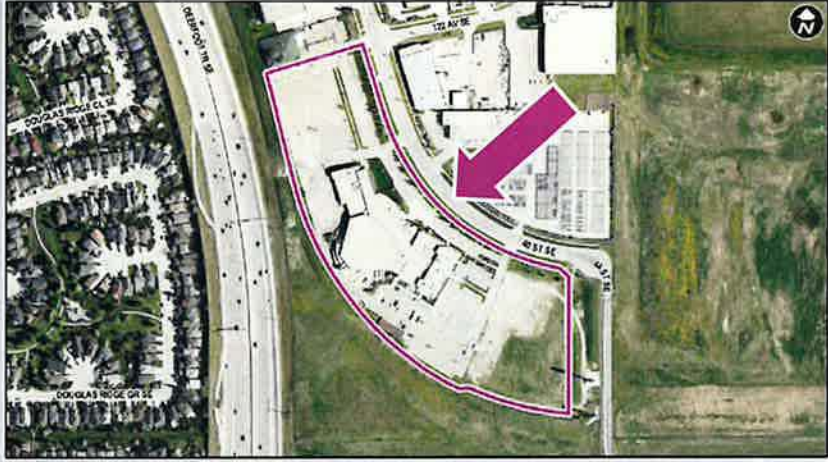
#2. Under Legislation and Policy, MDP, in 2nd paragraph on page 5. Remove the wording. “Green Line”. *“The subject site is within proximity to the future Shepard ~~Green Line~~ LRT Station and Maintenance and Storage Facility.”*

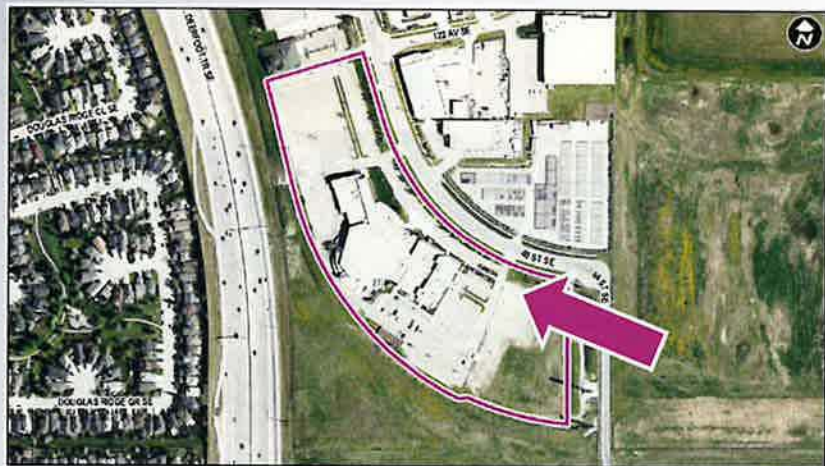






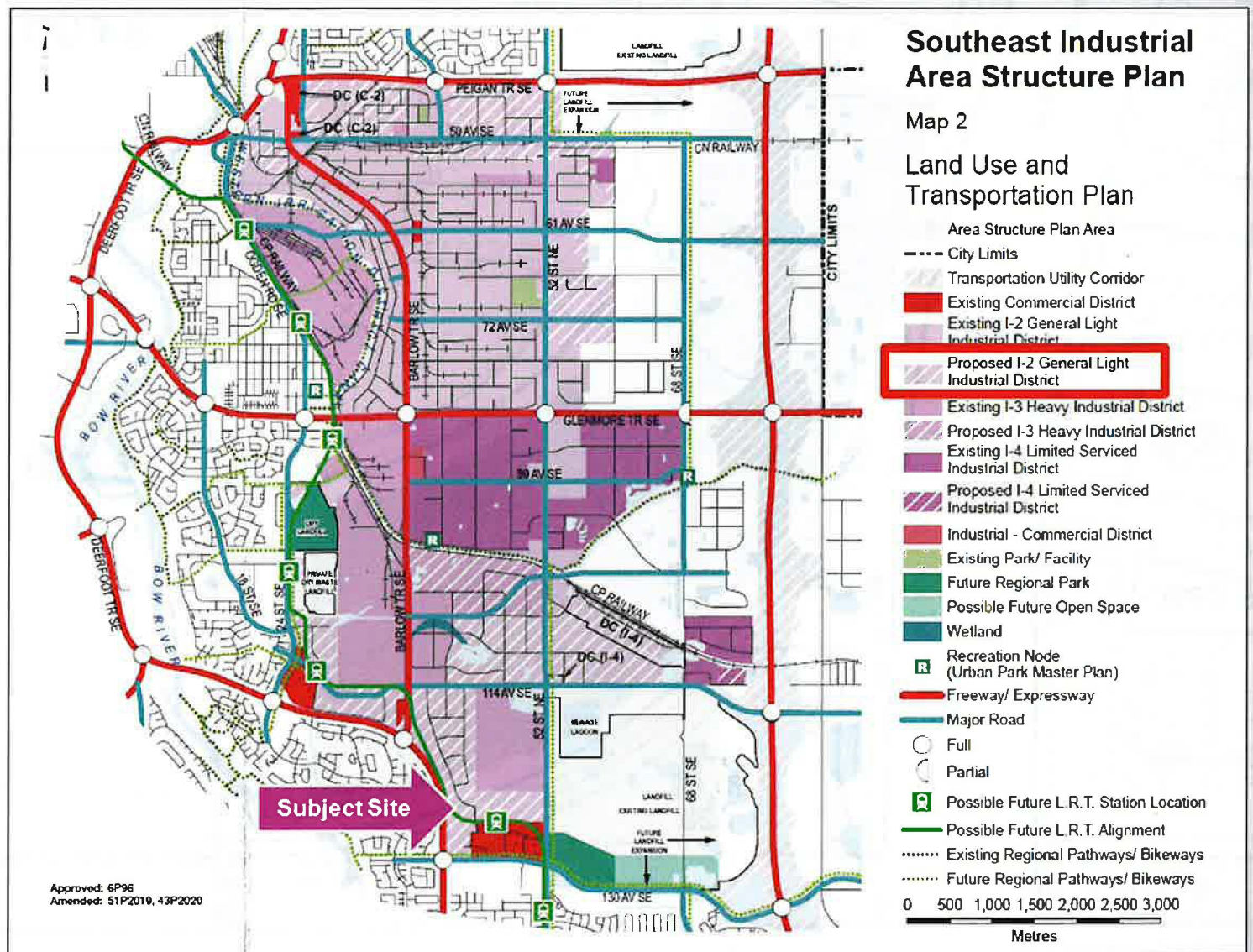
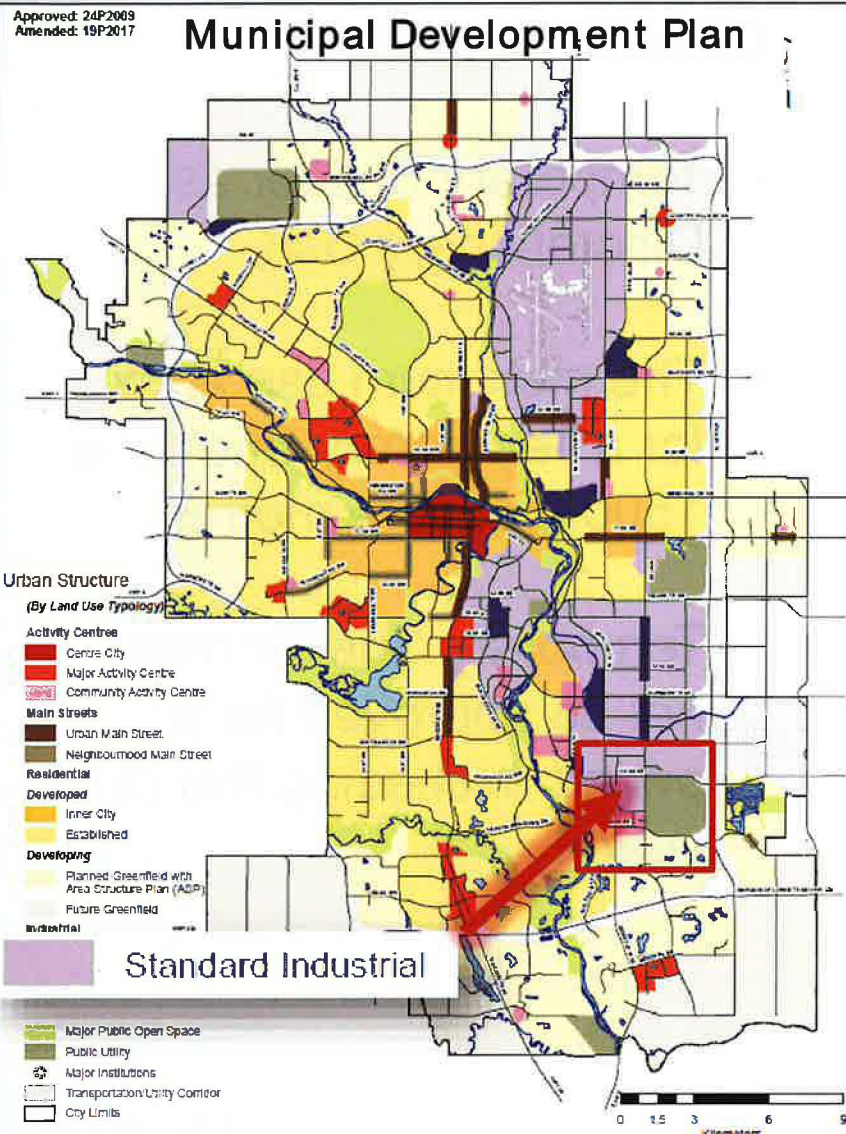






February 4, 2021

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Proposed DC Direct Control District

- Temporary Shelter as Discretionary Use
- The maximum use area for a Temporary Shelter is 1500.0 square metres.
- Temporary Shelter must not be approved for a period exceeding five (5) years.

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.98 hectares \pm (14.78 acres \pm) located at 12345 - 40 Street SE (Plan 0413813, Block 1, Lot 18) from Special Purpose – Community Institution (S-CI) District to DC Direct Control District to accommodate a temporary shelter, with guidelines (Attachment 2).

RECOMMENDATION

The Calgary Planning Commission is recommended to:

- Give three readings to the proposed plan for the development of 0.98 hectares ± (N47S area ±) located at (Address: 1700 17th Street SW, Plot 1, Lot 18) from Special Purpose – (Development) District to DC Direct Control District to accommodate a proposed (Attachment 2)



Transportation to and from our shelter is provided daily from our Downtown Support Centre. Currently we have a capacity of 370 adults every night.



Calgary, AB, T2C 4E8

 403.723.9422

 info@theseed.ca

We offer transportation to and from the
Downtown Support Centre



First Alliance Church (temporary shelter)

Our friends at FAC graciously offered their help by providing this space as a temporary emergency shelter when COVID-19 hit. Here the immediate needs of those experiencing homelessness and poverty are met with shelter and a sense of security.

*Note: If anyone in the community has questions regarding changes to the **Development Permit, Building Permit** or **Land Change Use Permit**, please contact:*

Donald Lloyd

(Director of Facilities)

C: 403.681.9218

P: 403.767.2477

DonaldLloyd@TheSeed.ca

Location

First Alliance Church (temporary shelter)

12345 40th Street SE,

Calgary, AB, T2Z 4E6

Proposed DC Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of temporary shelter to provide short term accommodation.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 The *permitted uses* of the Special Purpose - Community Institution (S-CI) District of 1P2007 are the *permitted uses* in this Direct Control District.

Proposed DC Direct Control District

Discretionary Uses

5 The *discretionary uses* of the Special Purpose - Community Institution (S-CI) District of 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

(a) Temporary Shelter.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Special Purpose - Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Temporary Shelter

7 (1) The maximum *use area* for a Temporary Shelter is 1500.0 square metres.

(2) A *development permit* for a Temporary Shelter must not be approved for a period exceeding five (5) years. A new *development permit* may be applied for the renewal for the temporary use.

Relaxations

8 The *Development Authority* may relax the rules contained in Section 6 and 7(1) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



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