



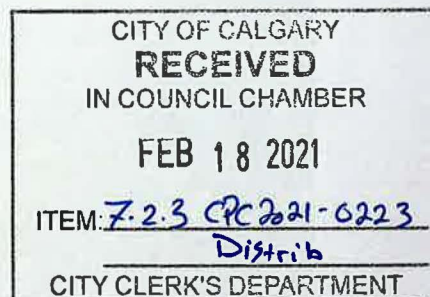
# Calgary Planning Commission

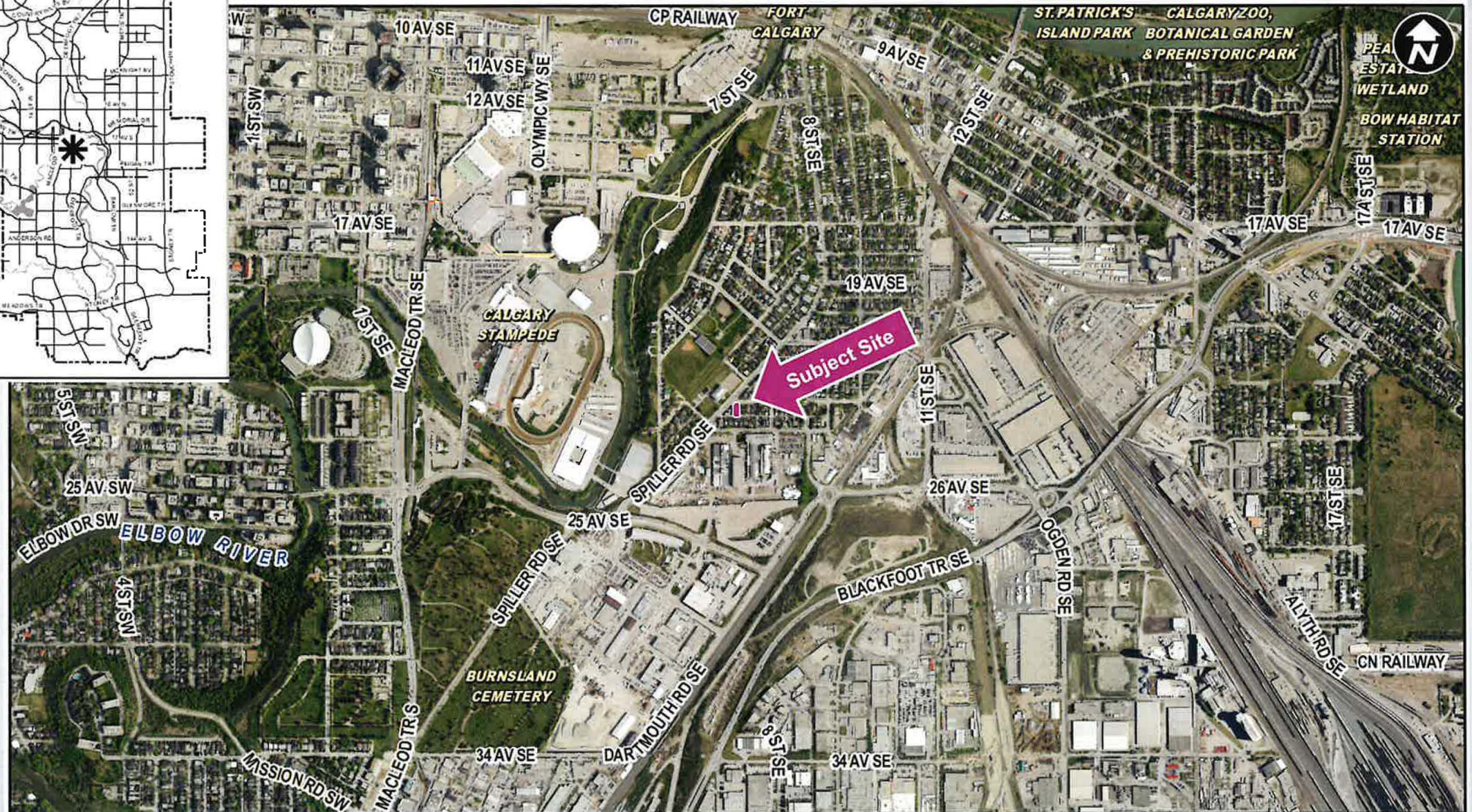
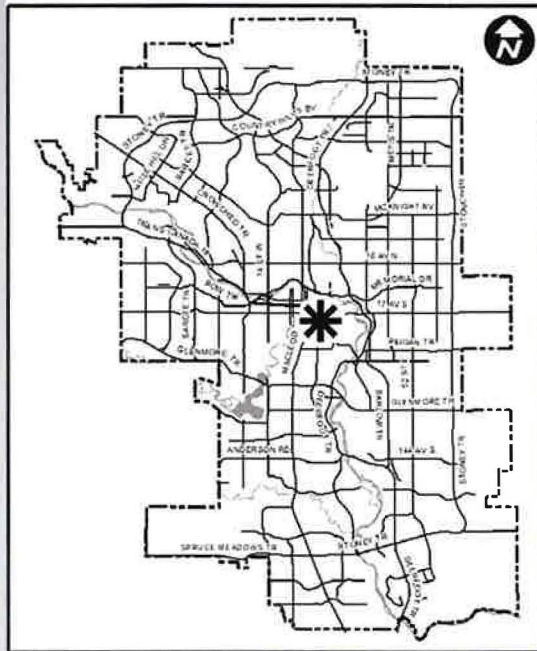
## Agenda Item: 7.2.3

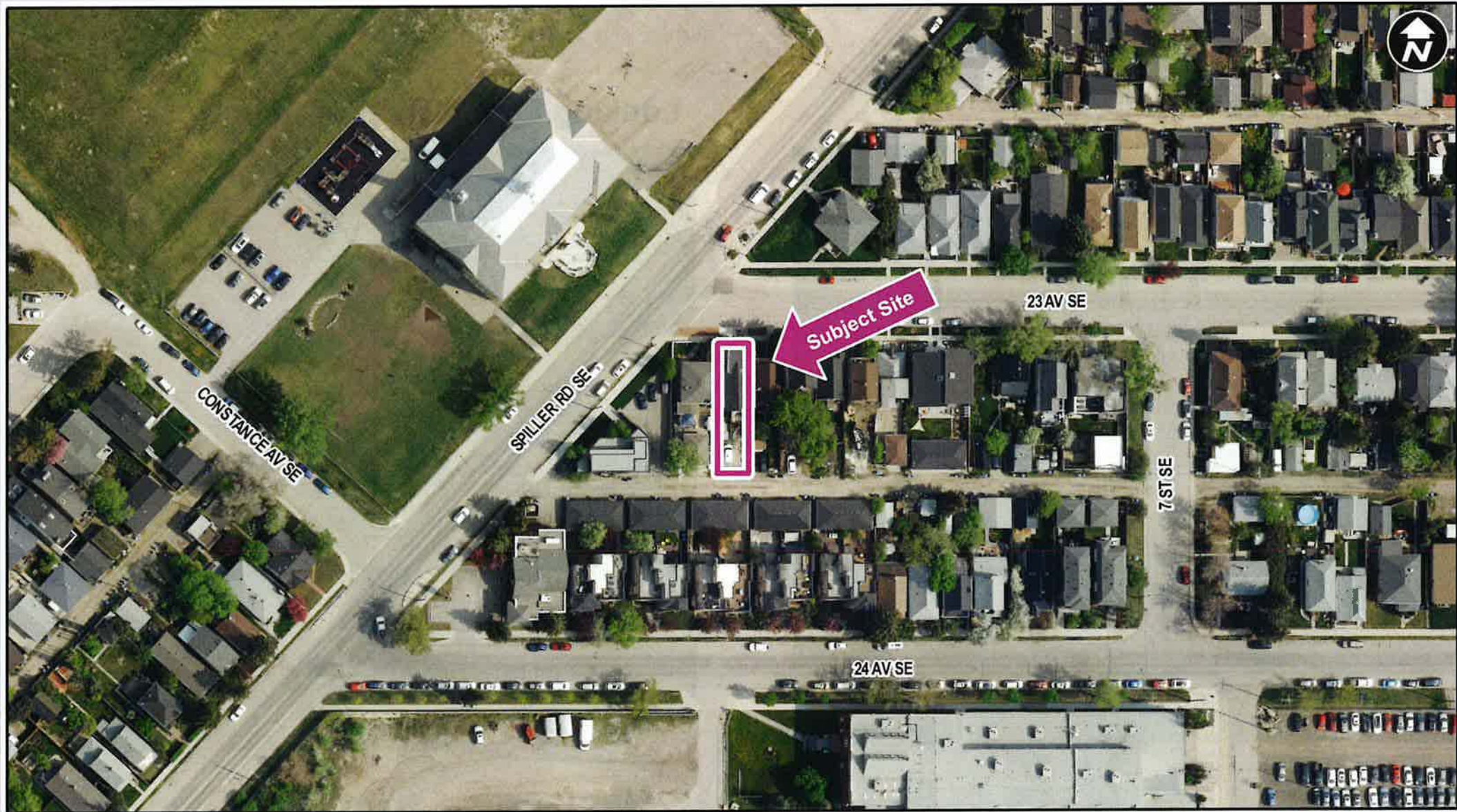
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# LOC2020-0113

## Land Use Amendment







Looking West along 23 Avenue SE

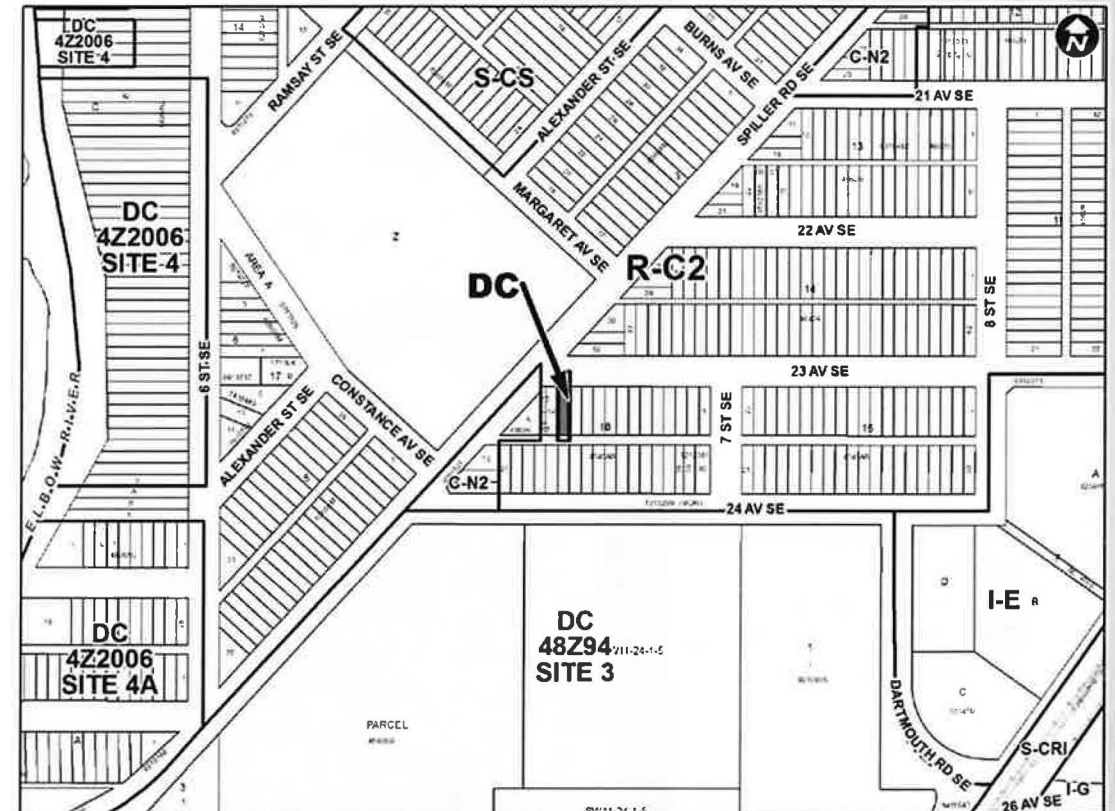


Looking East along back lane



## Proposed DC

- To support the adaptive reuse of an existing building and redevelopment of the site by accommodating residential and a range of commercial uses
- Additional Commercial Uses  
(ie: Artist Studio, Retail and Consumer Services etc.)
- Maximum 12 metres
- Follow the rules of MU-1 (Mixed-Use General)



## MDP

### 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

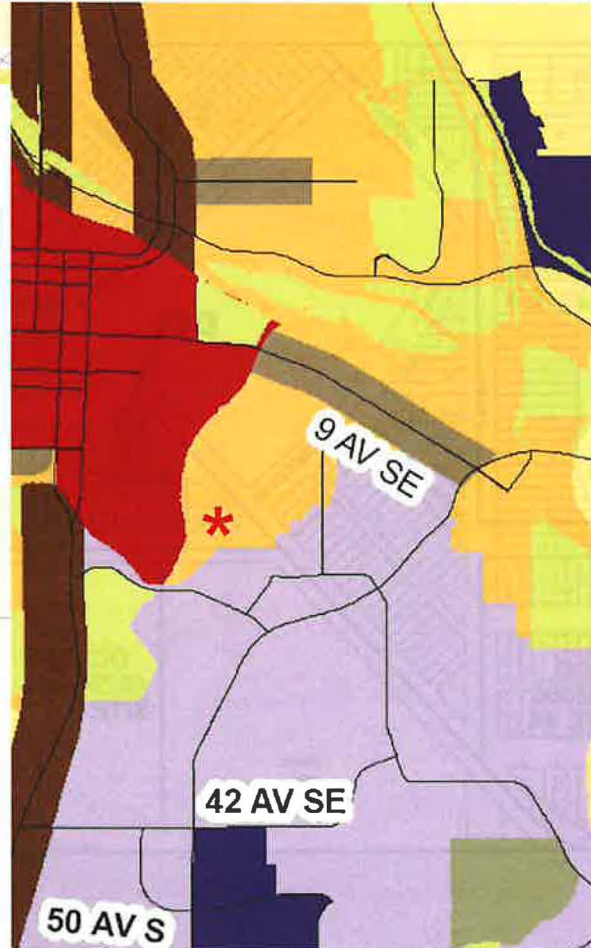
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

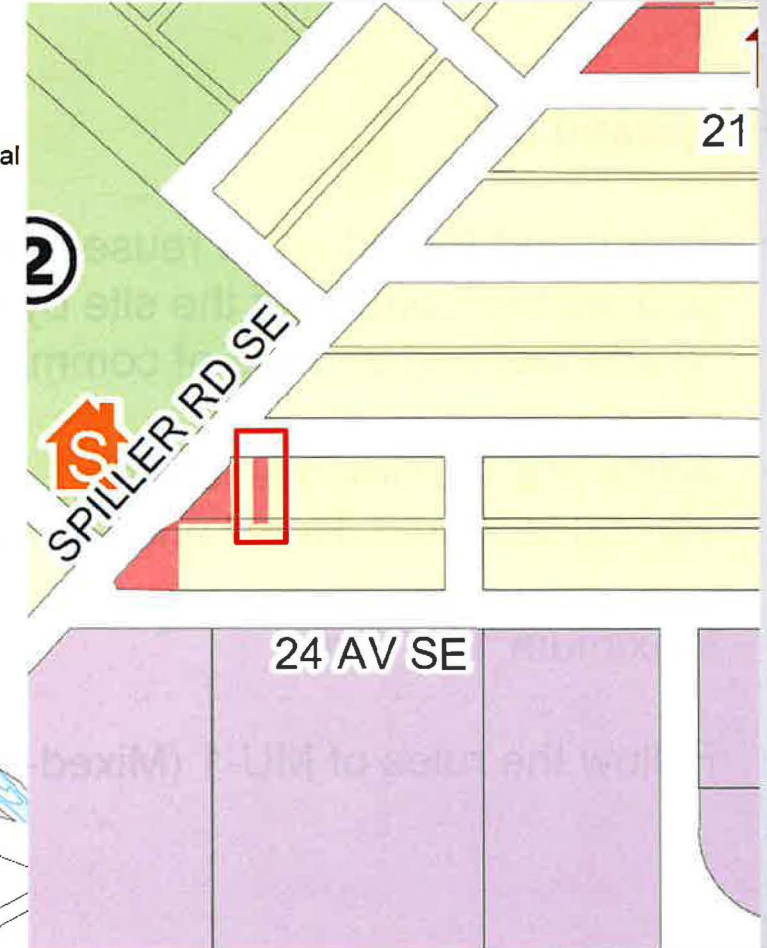
- City Limits



## Ram say ARP

### Legend

- Study Area Boundary
- Low Density Residential
- Low Density Multi Unit Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Open Space, Park, School or Community Facility
- Public Open Space In The Long Term
- ① Low Density Multi Units - R-2 District
- ② Playground Open Space - R-2 District
- S School
- + Church
- C Community Hall
- ..... Proposed New Pathway
- xxxxx Proposed Road Closurers



## **Recommendations:**

### **That Calgary Planning Commission recommend that Council:**

1. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.06 acres  $\pm$ ) located at 703 – 23 Avenue SE (Plan 4345AB, Block 16, Lot 13) from DC Direct Control District **to** DC Direct Control District.

## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to support the adaptive reuse of an existing building and redevelopment of the site by accommodating residential and a range of commercial uses.

### 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 (1) The following uses are ***permitted uses*** in this Direct Control District:
  - (a) **Accessory Residential Building;**
  - (b) **Home Based Child Care – Class 1;**

- (c) Home Occupation – Class 1;
- (d) Park;
- (e) Sign – Class A;
- (f) Sign – Class B;
- (g) Sign – Class D; and
- (h) Utilities.

- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing **building**:

- (a) Accessory Food Service;
- (b) Artist's Studio;
- (c) Convenience Food Store;
- (d) Counselling Service;
- (e) Dwelling Unit;
- (f) Live Work Unit;
- (g) Office;
- (h) Power Generation Facility – Small;
- (k) Protective and Emergency Service;
- (l) Retail and Consumer Service; and
- (m) Specialty Food Store.

#### Discretionary Uses

- 5 (1) **Uses** listed in subsections 4(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

- (2) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) Catering Service – Minor;
- (b) Fitness Centre;
- (c) Medical Clinic;
- (d) Pet Care Services;
- (e) Restaurant: Food Service Only – Small;
- (f) Restaurant: Neighbourhood;
- (g) Service Organization; and
- (h) Take Out Food Service.

#### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

#### Building Height

- 7 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum area of a horizontal cross section through a **building** at 10.5 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 9.0 metres.

- (3) The diagram provided below illustrates the rules of subsection (2).

#### Setback Area

- 8 (1) For any new or existing **development** wholly contained within the **building** that existed on the **parcel** at the date of passage of this Direct Control District Bylaw, the following **setback areas** apply:

- (a) there is no minimum **front setback area**;
- (b) the **rear setback area** must have a minimum depth of 7.5 metres; and
- (c) there is no minimum **side setback area**.

- (2) In all other cases:

- (a) the **front setback area** must have a minimum depth of 3.0 metres;
- (b) the **rear setback area** must have a minimum depth of 7.5 metres; and
- (c) the **side setback area** must have a minimum depth of 1.2 metres.

#### Relaxations

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

Illustration: Cross Section  
Section 7(2)

