

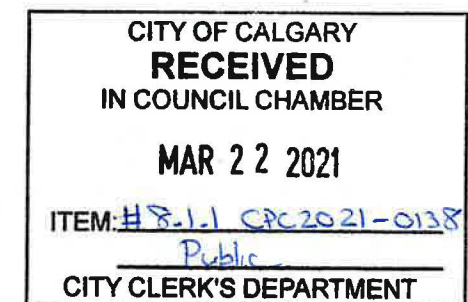


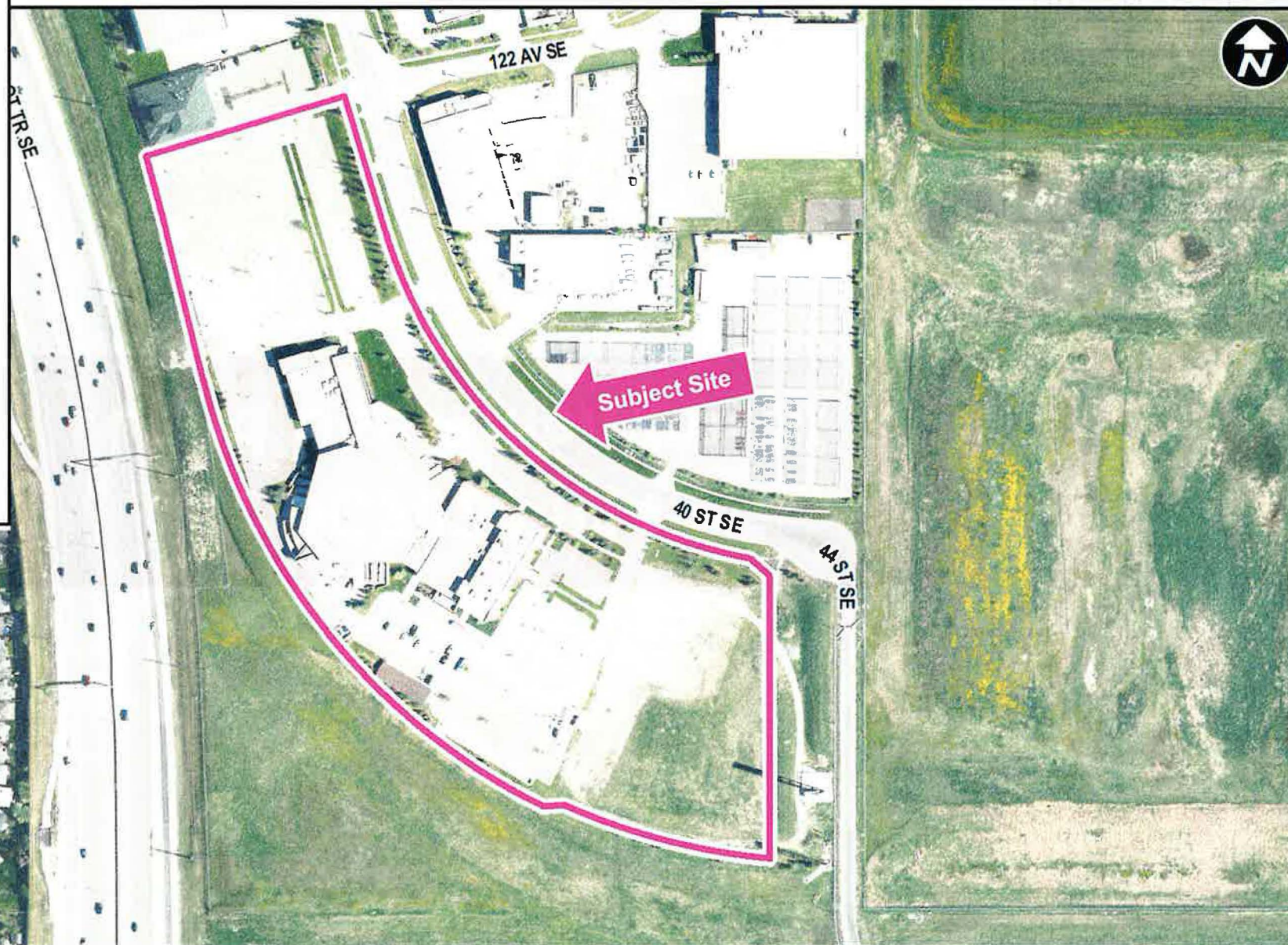
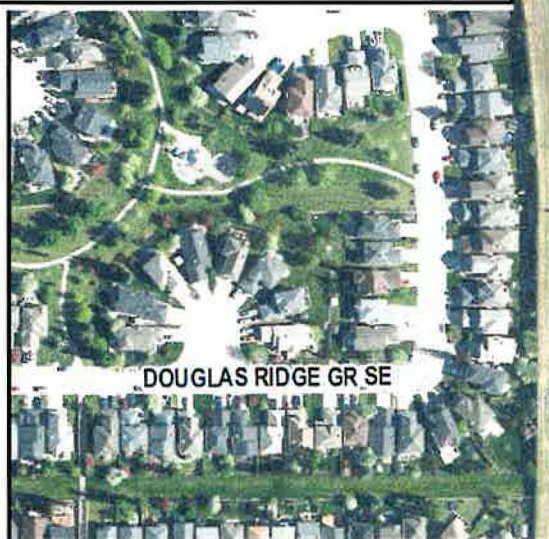
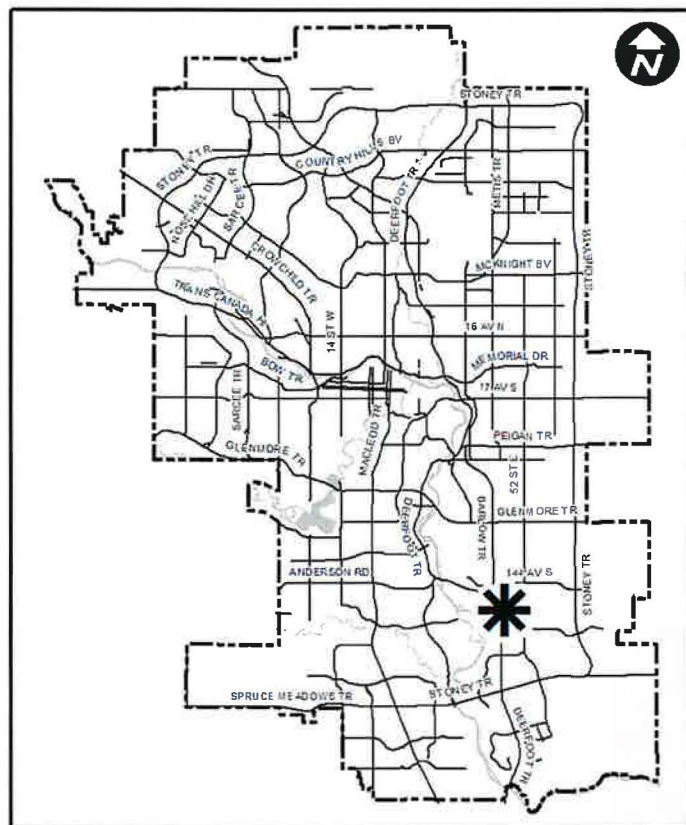
Public Hearing of Council

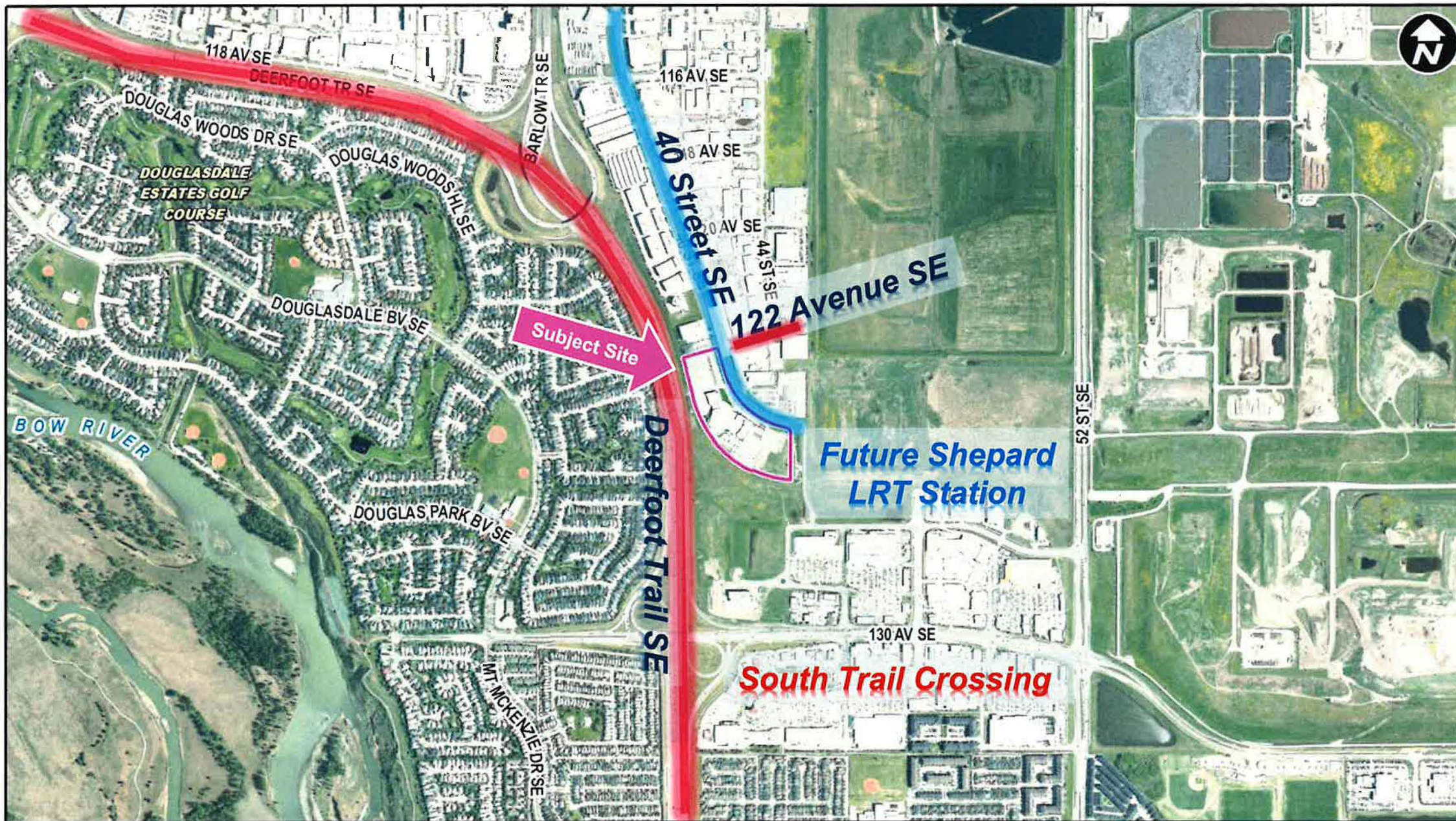
Agenda Item: 8.1.1

LOC2020-0145

Land Use Amendment

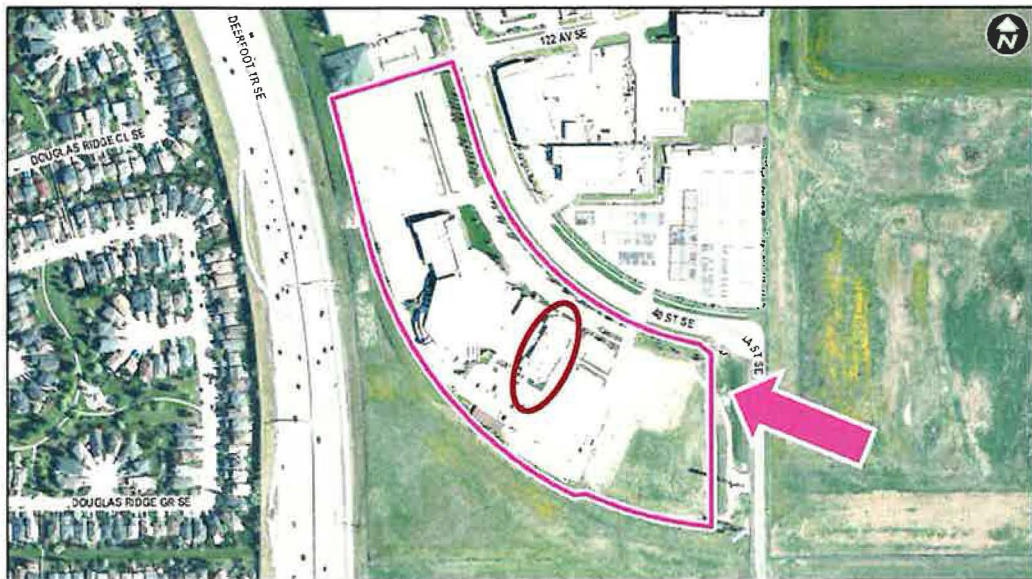


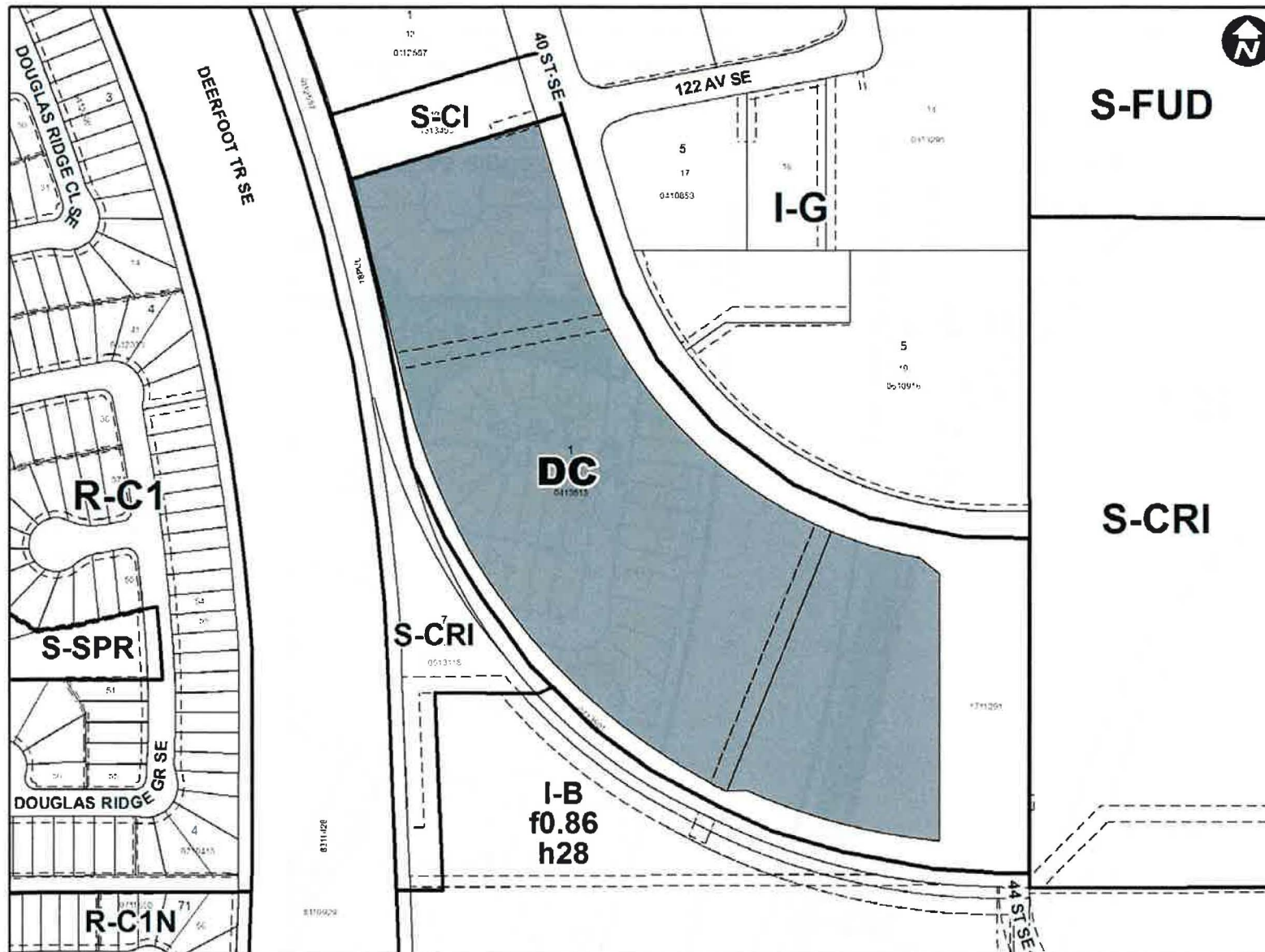












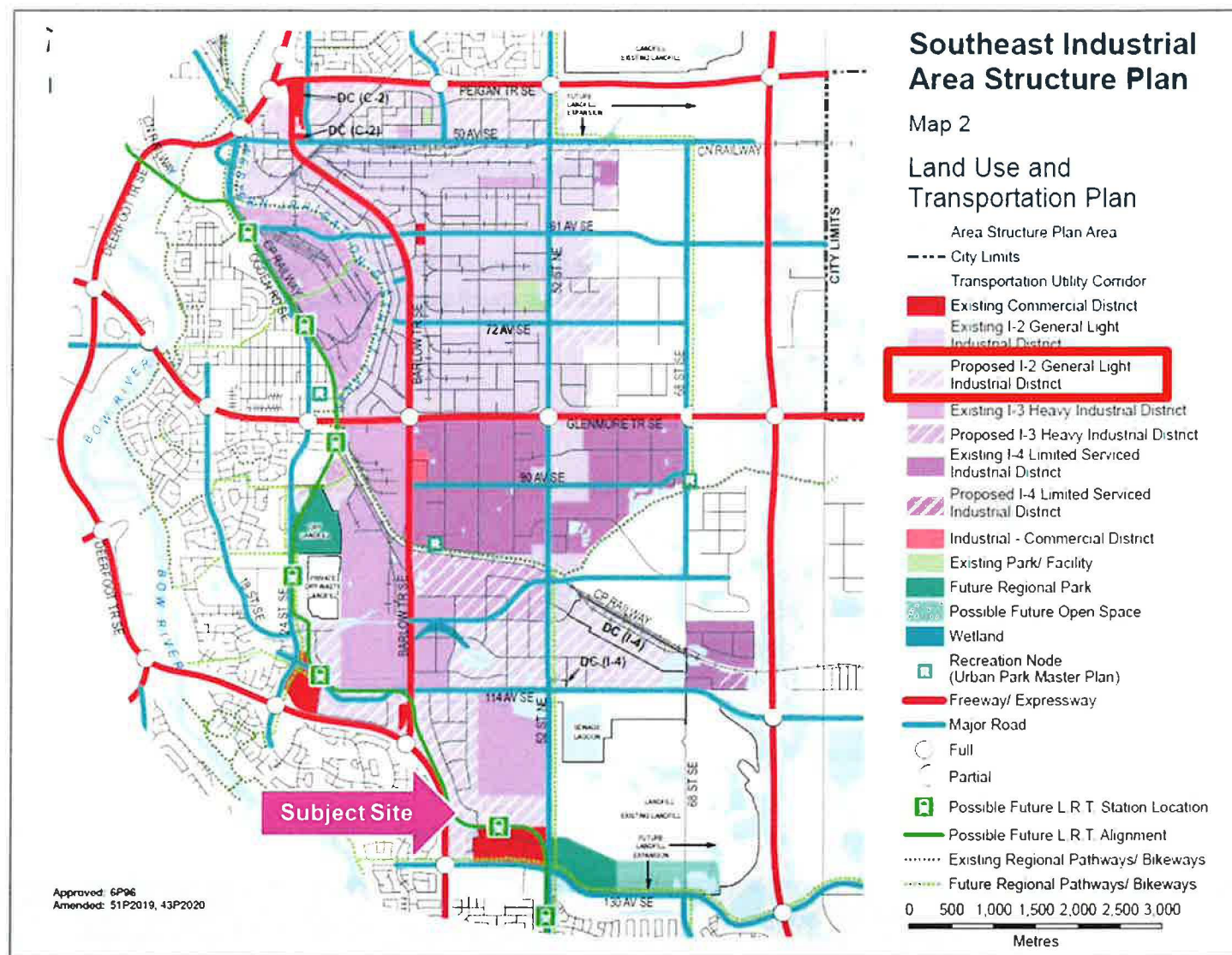
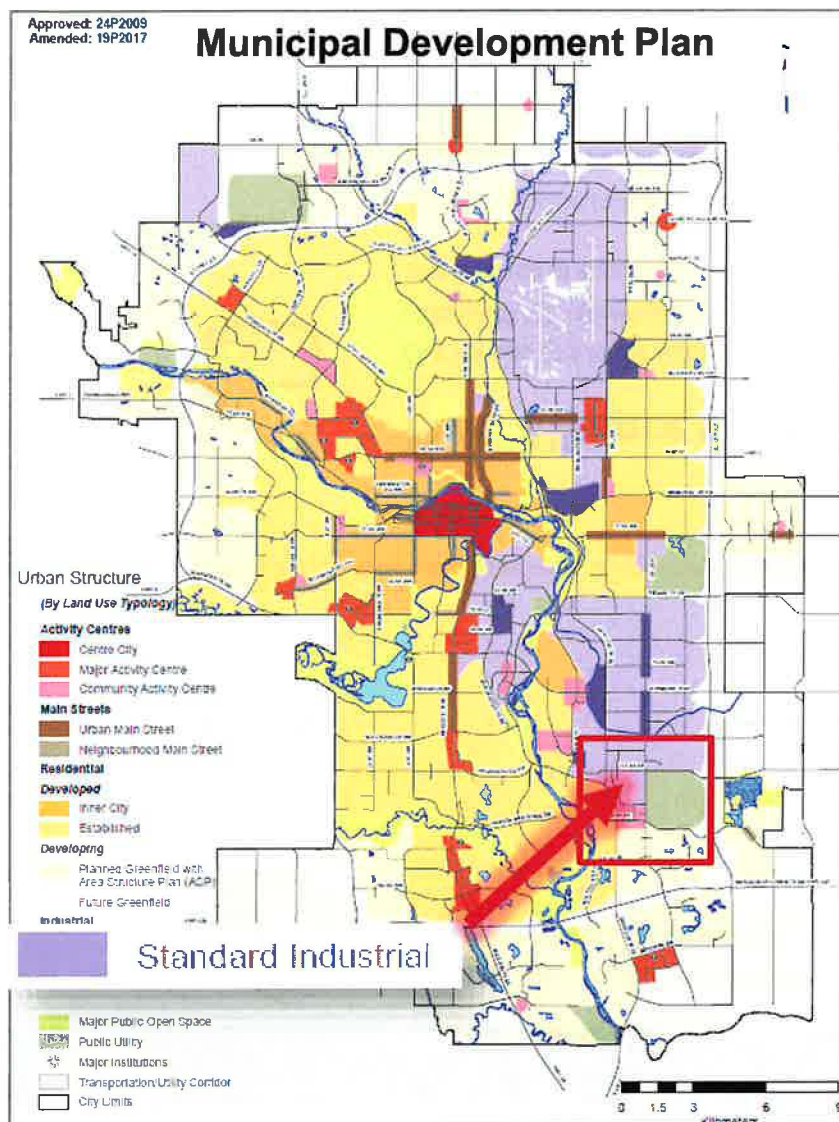
Proposed DC Direct Control District

- 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.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 32D2021** 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).





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

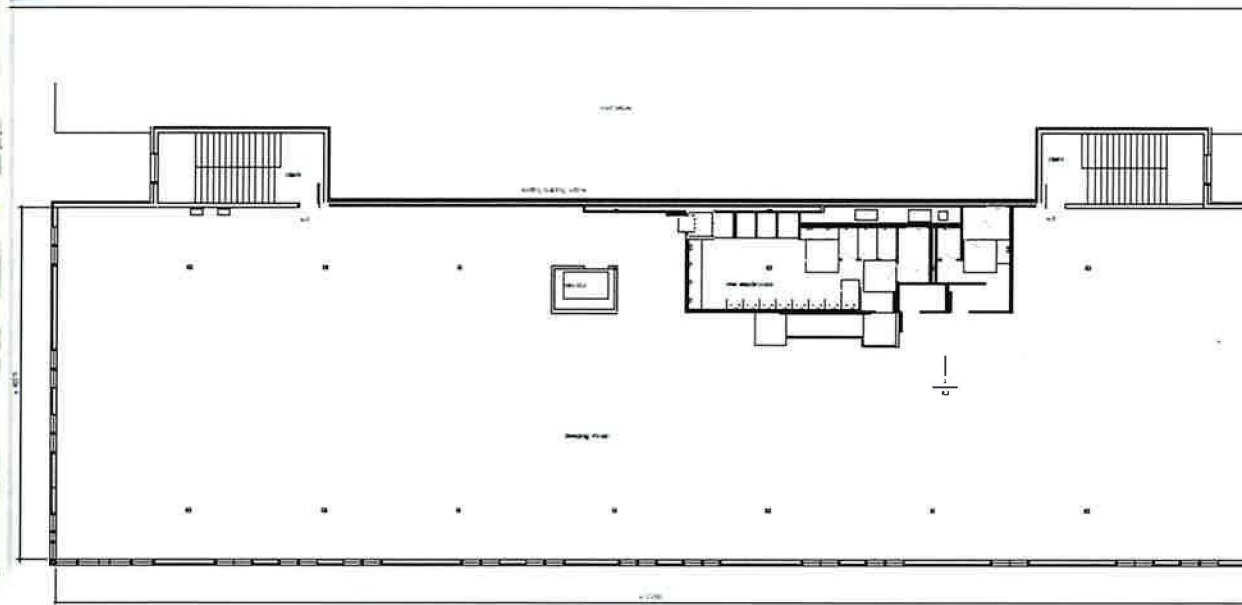
DonaldLloyd@TheSeed.ca

Location

First Alliance Church (temporary shelter)

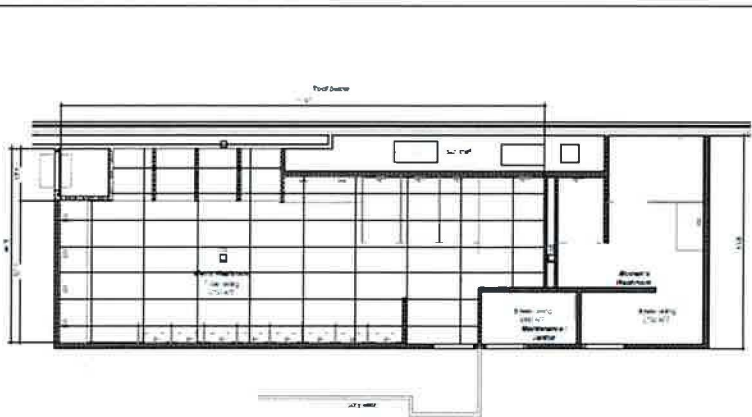
12345 40th Street SE,

Calgary, AB, T2Z 4E6

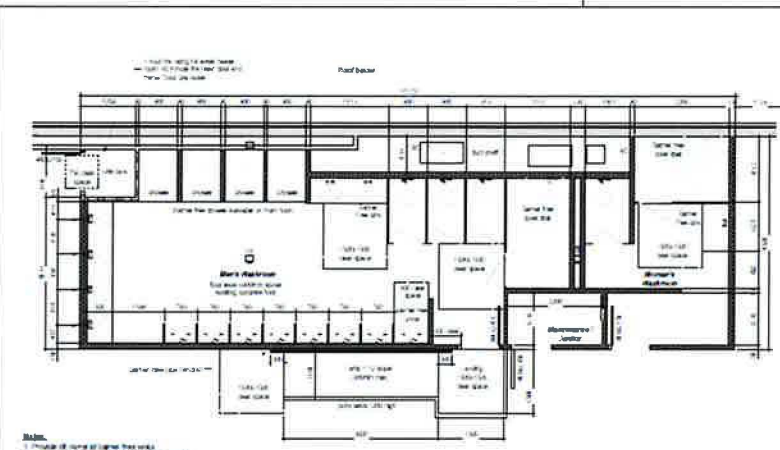


Third Floor Plan
A2 Scale 1/8"

- Revisions**
- 1. Initial design
 - 2. Initial design
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 - 100. Initial design



Washroom Reflected Ceiling Plan
A2 Scale 1/8"



Third Floor Washroom Plan
A2 Scale 1/8"

Bloom Architecture Inc.
12345 - 43 Street SE, Calgary, AB
Legal Lot 15, Block 1, Plan G413612

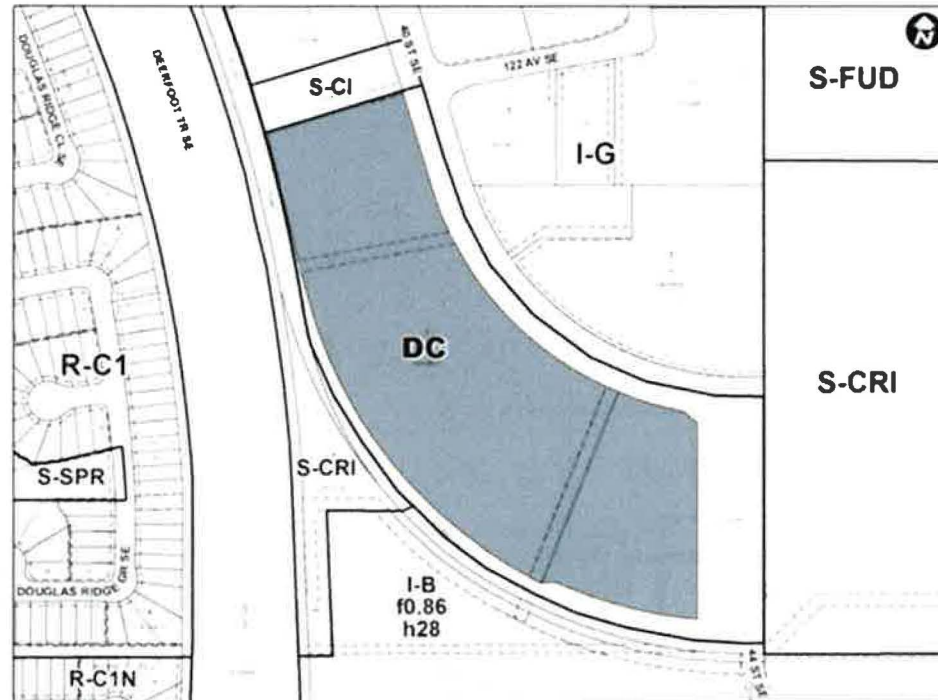
First Alliance Church
12345 - 43 Street SE, Calgary, AB
Legal Lot 15, Block 1, Plan G413612

3rd Floor Plan
Washroom Reflected Ceiling Plan

A2

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

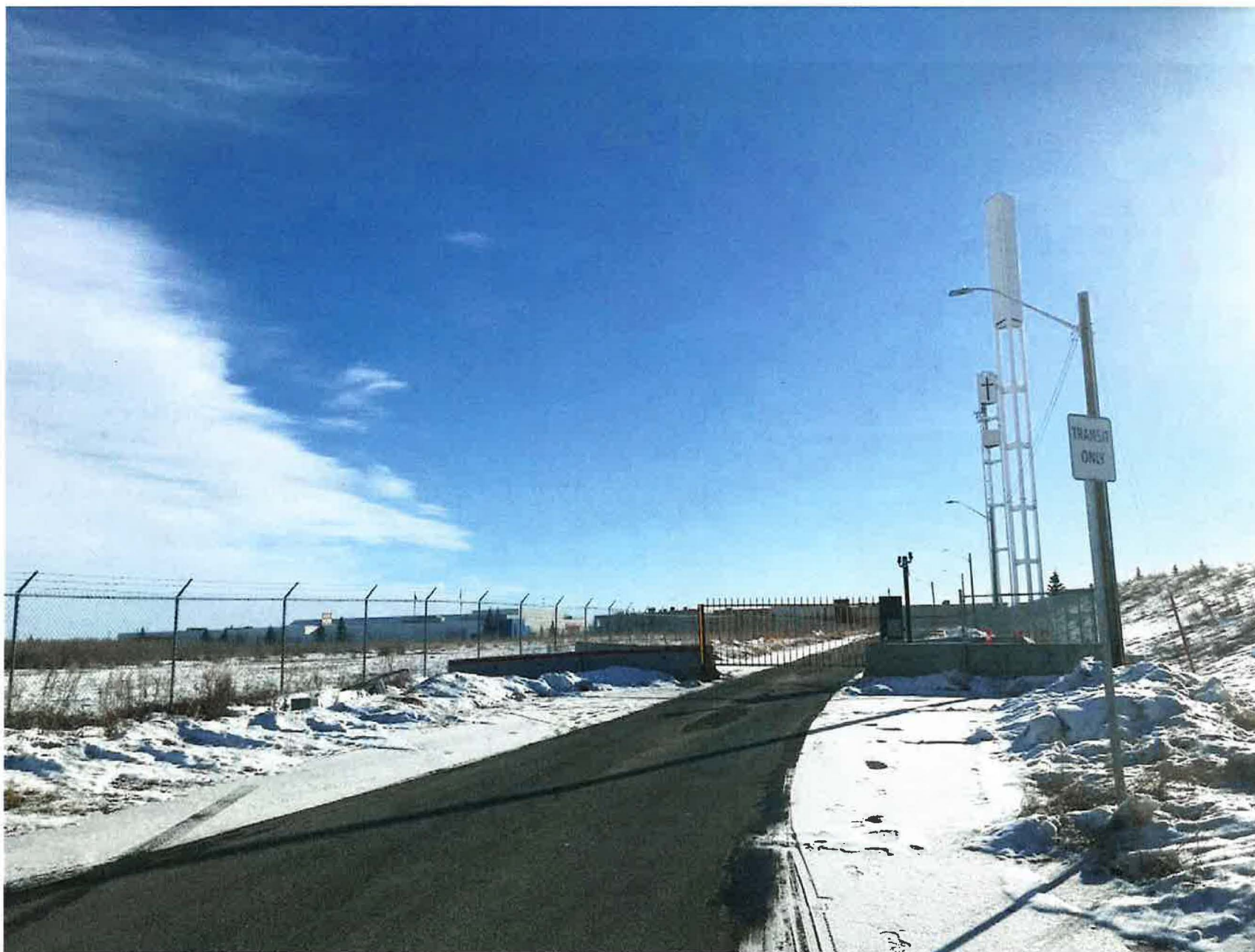
- 6 Unless otherwise specified, the rules of the Special Purpose - Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District

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





From CPC Meeting (corrections were made prior to Public Hearing):
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.”*