

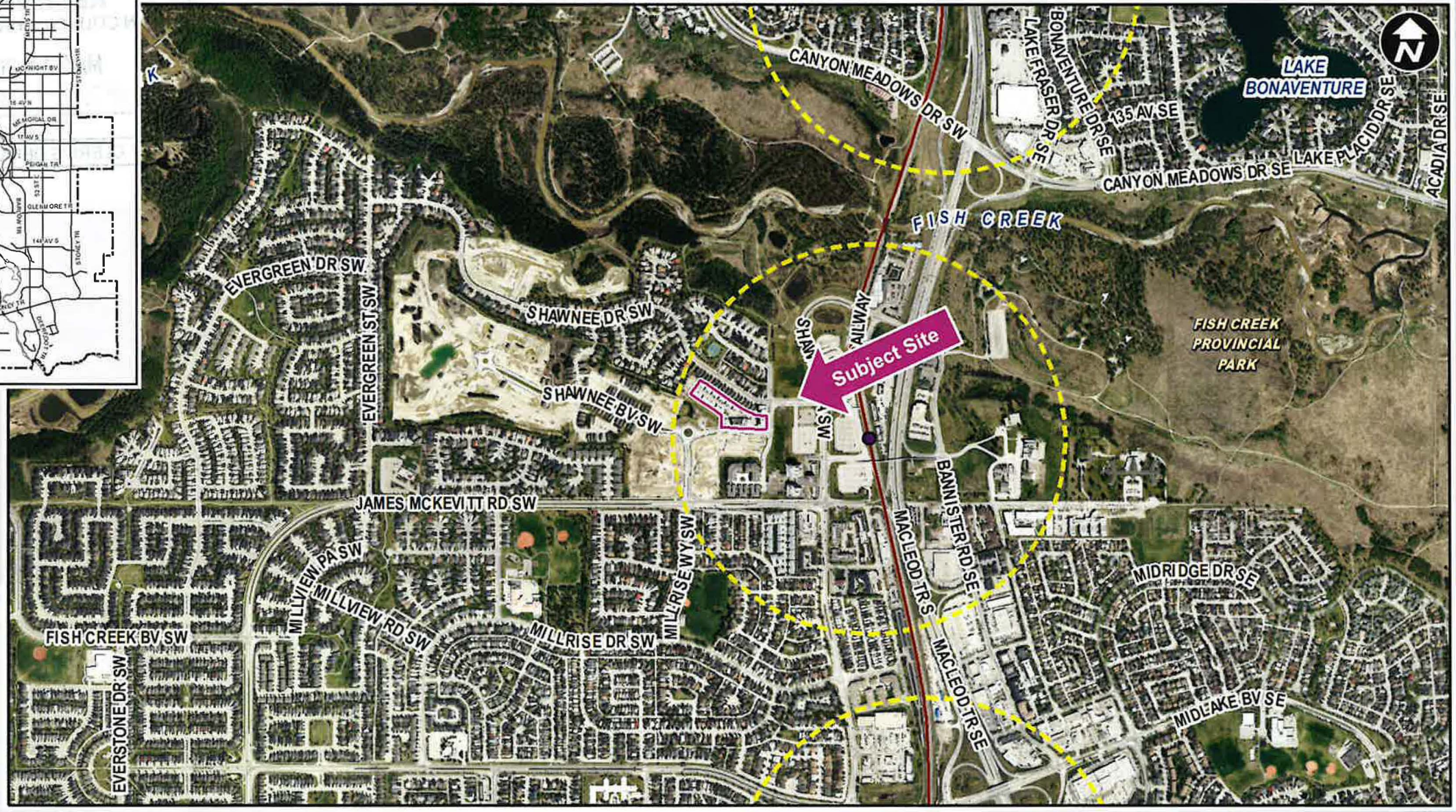
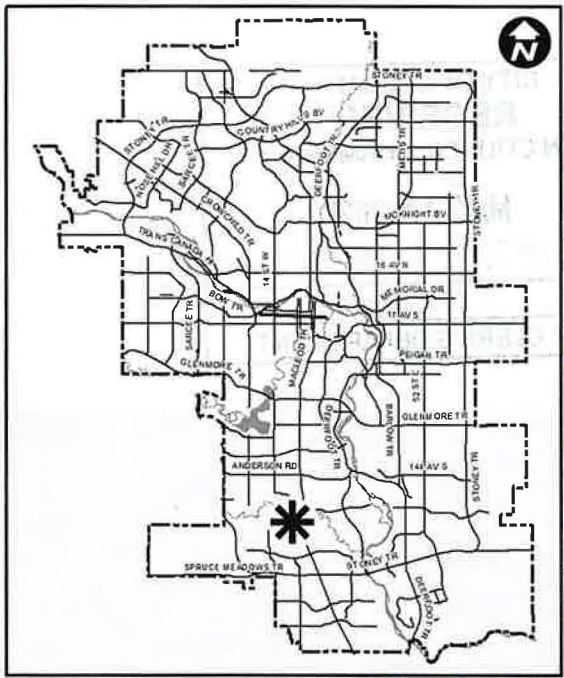


Calgary Planning Commission

Agenda Item: 7.2.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 06 2021
ITEM: #7.2.1 CPC2021-0480
Public
CITY CLERK'S DEPARTMENT

LOC2020-0173
Land Use Amendment
May 6, 2021



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



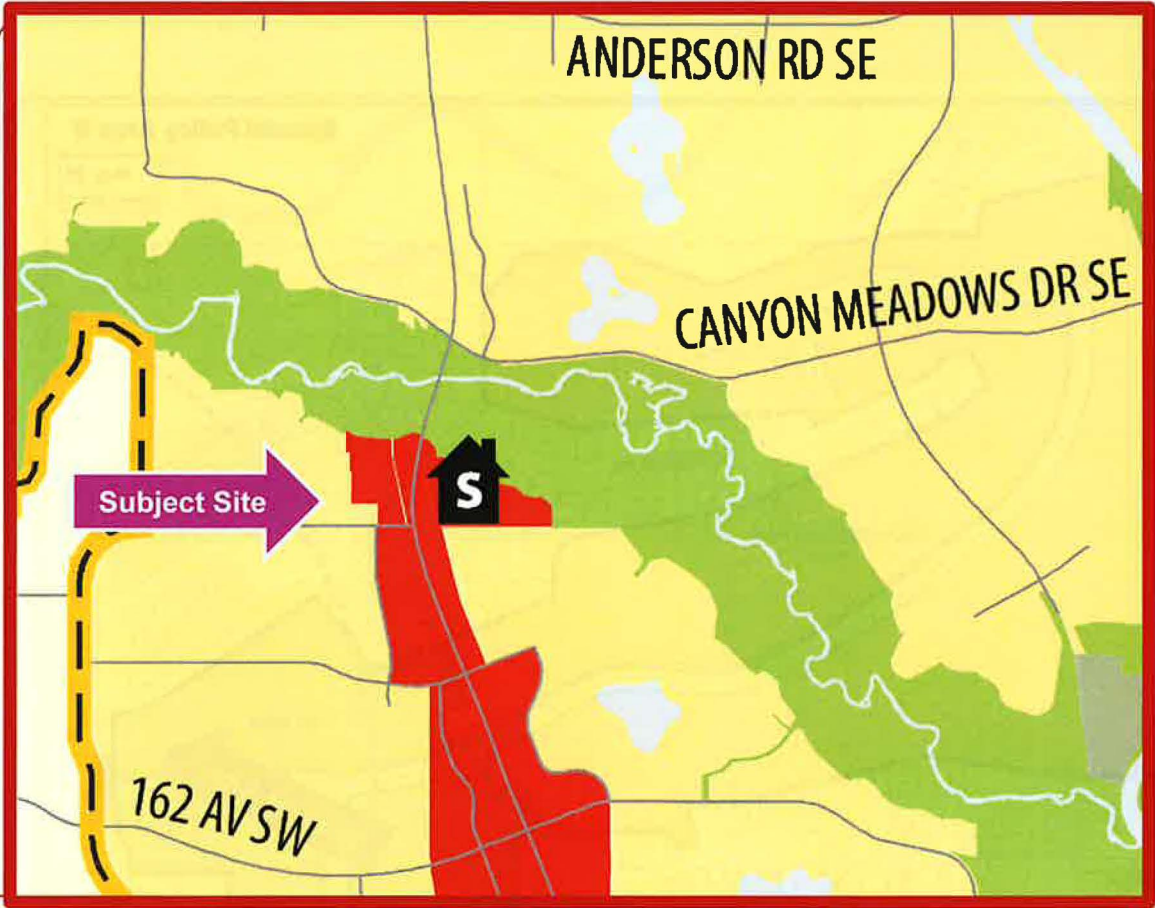
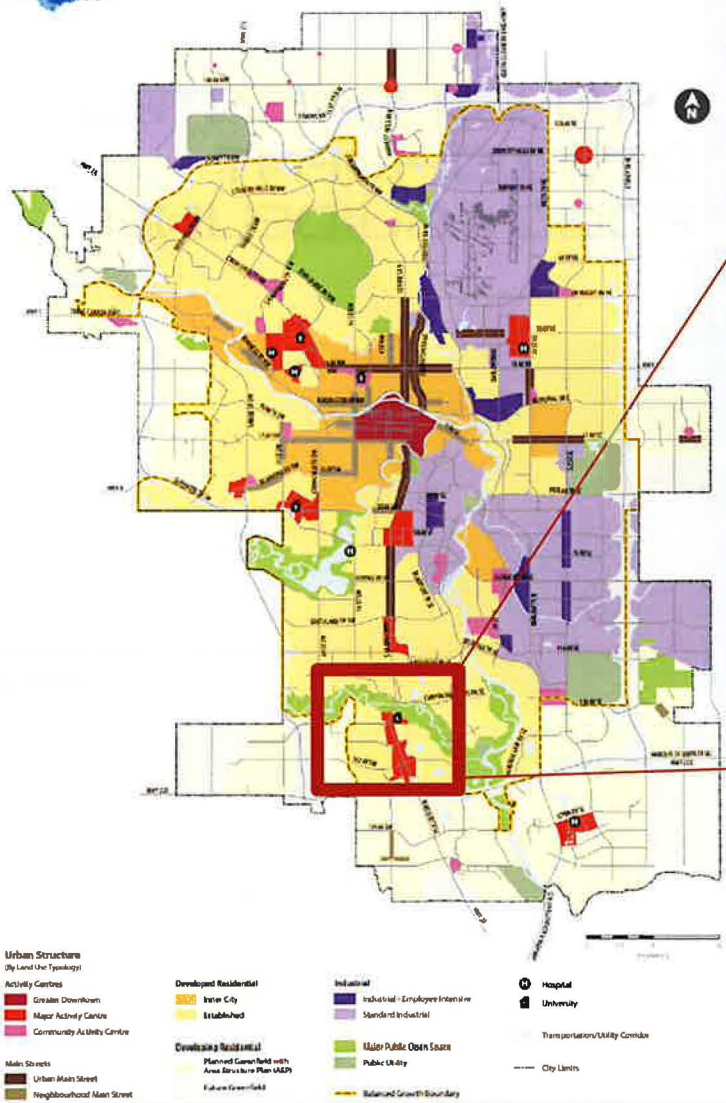
- LEGEND**
- 600m buffer from LRT station
 - Bus Stop



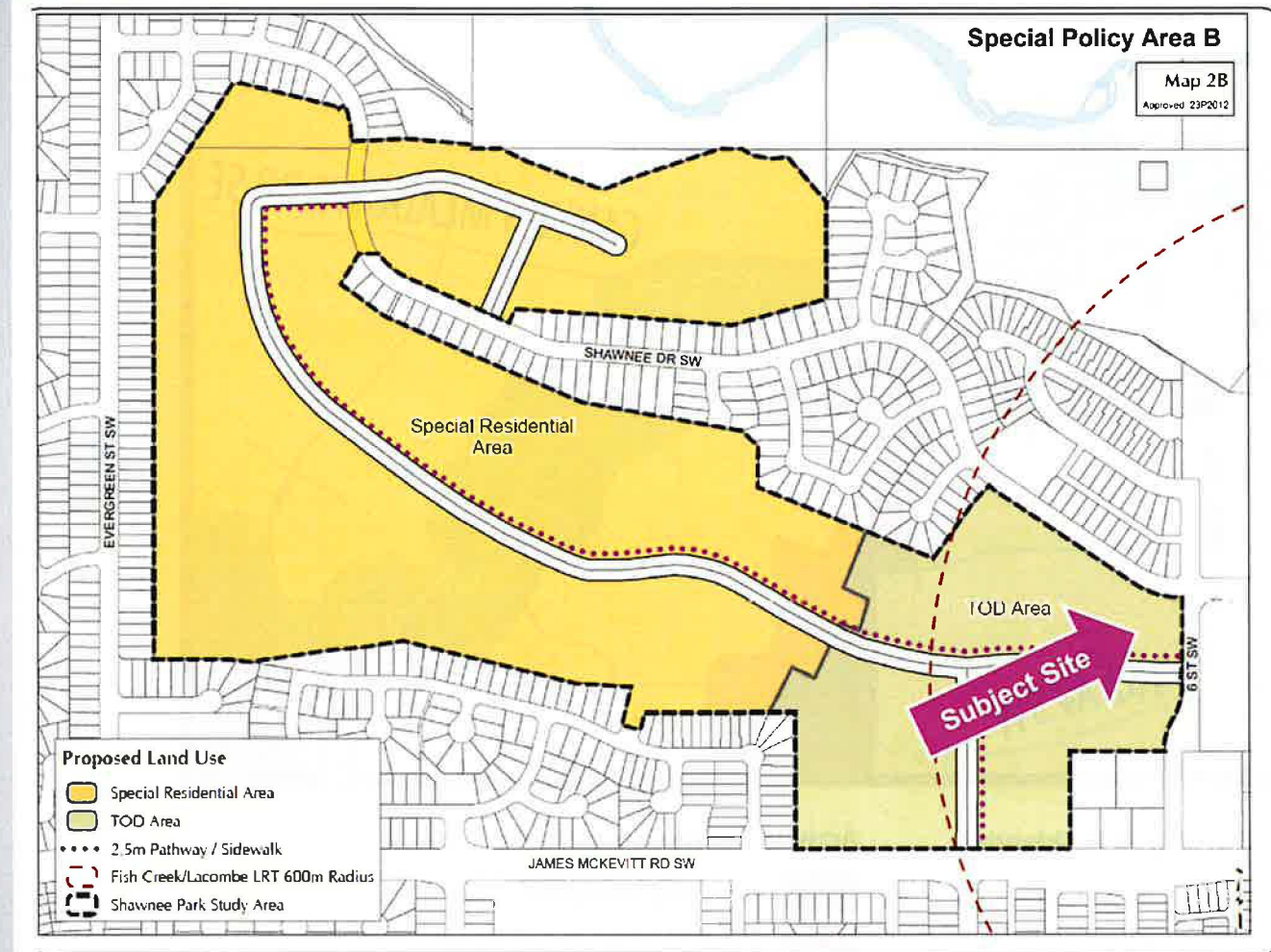




1 Urban Structure



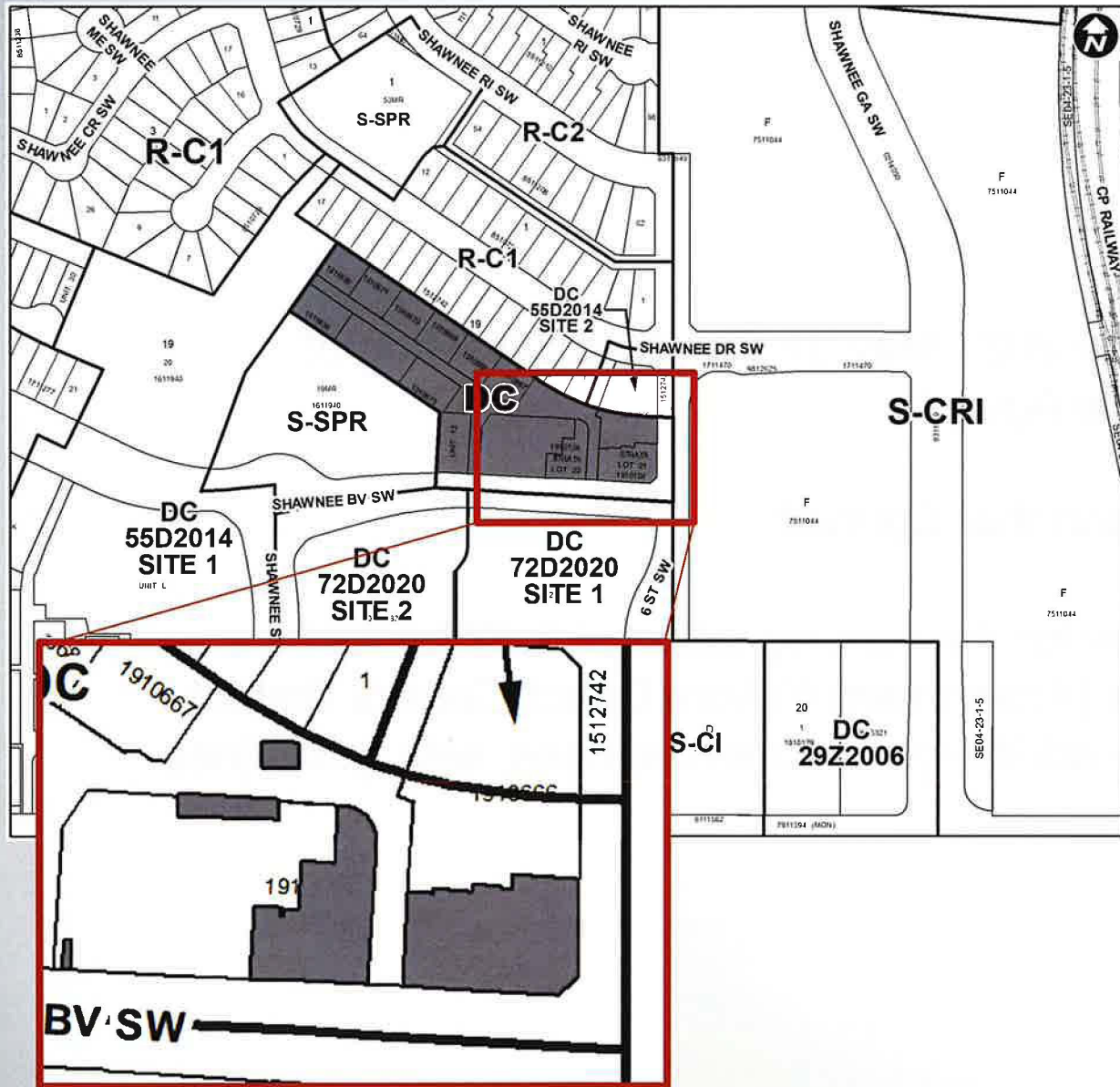
- | | |
|------------------------------|-------------------------|
| Developed Residential | Activity Centres |
| Inner City | Greater Downtown |
| Established | Major Activity Centre |



TRANSIT ORIENTED DEVELOPMENT POLICY GUIDELINES



Amended December 2005



Proposed Direct Control District:

- Based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District
- Redesignate the commercial strata lots (schedule C) with the following discretionary uses:
 - (a) Accessory Food Service;
 - (b) Catering Service – Minor;
 - (c) Drinking Establishment – Small;
 - (d) Financial Institution;
 - (e) Fitness Centre;
 - (f) Instructional Facility;
 - (g) Liquor Store;
 - (h) Market;
 - (i) Medical Clinic;
 - (j) Pet Care Services;
 - (k) Restaurant: Food Service Only – Medium;
 - (l) Restaurant: Licensed – Medium;
 - (m) Restaurant: Licensed – Small; and
 - (n) Veterinary Clinic.

RECOMMENDATION(S):

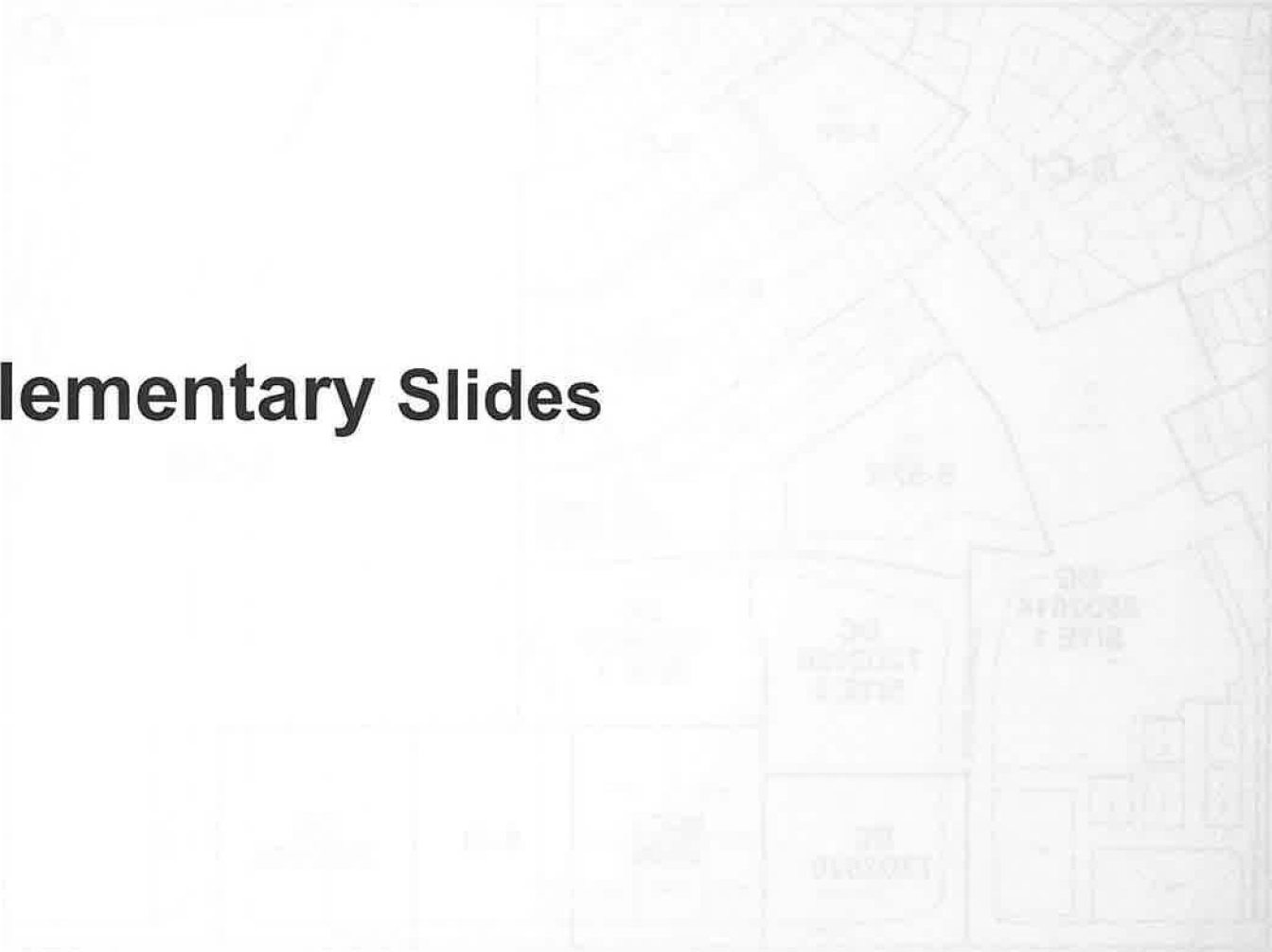
That Calgary Planning Commission:

1. Forward this report (CPC2021-0480) to the 2021 May 31 Combined Meeting of Council to the Public Hearing portion of the Agenda.

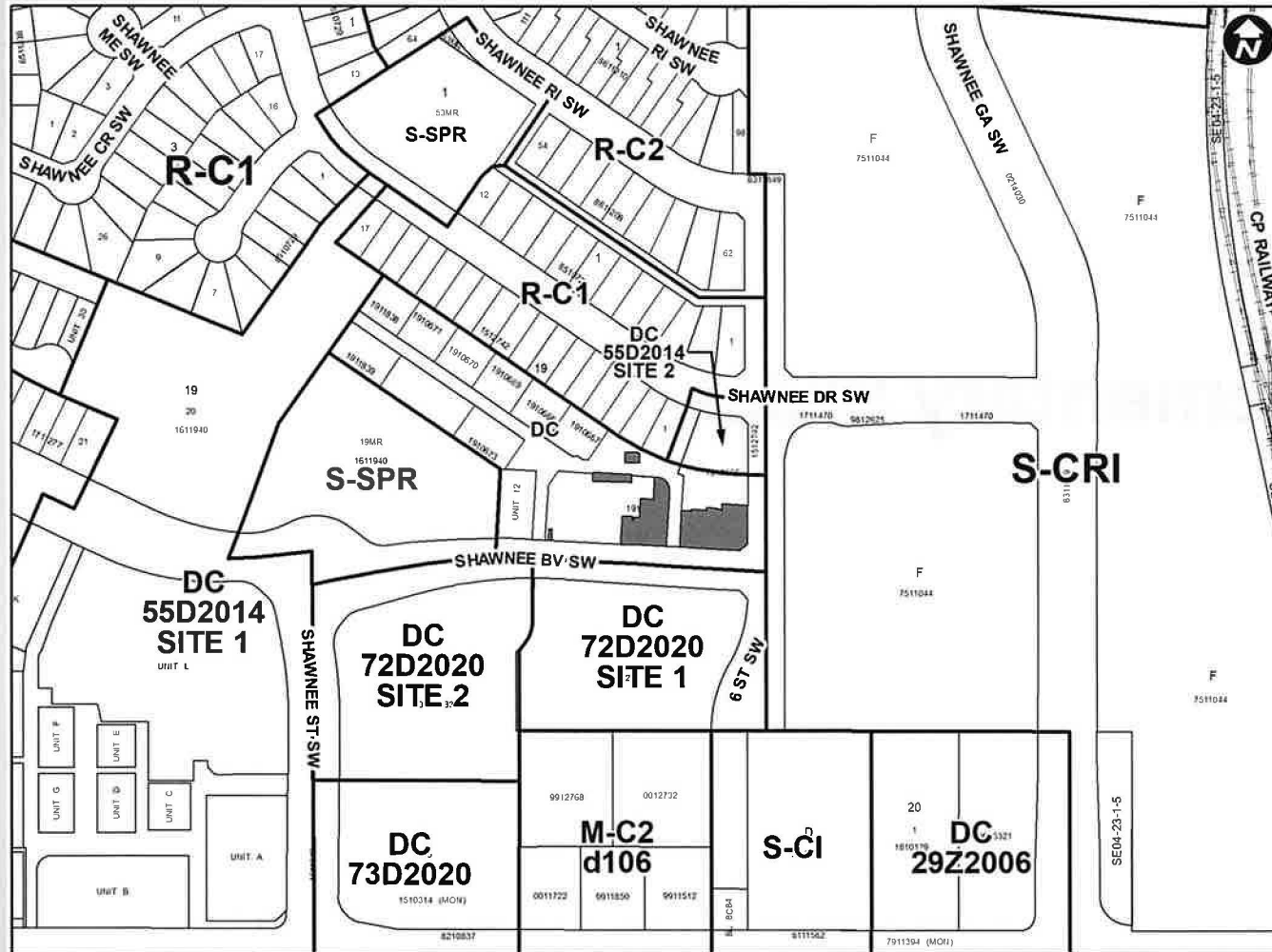
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.52 hectares \pm (3.76 acres \pm) located at multiple address (Attachment 6) from Direct Control District to Direct Control District to accommodate additional commercial uses, with guidelines (Attachment 2).

Supplementary Slides

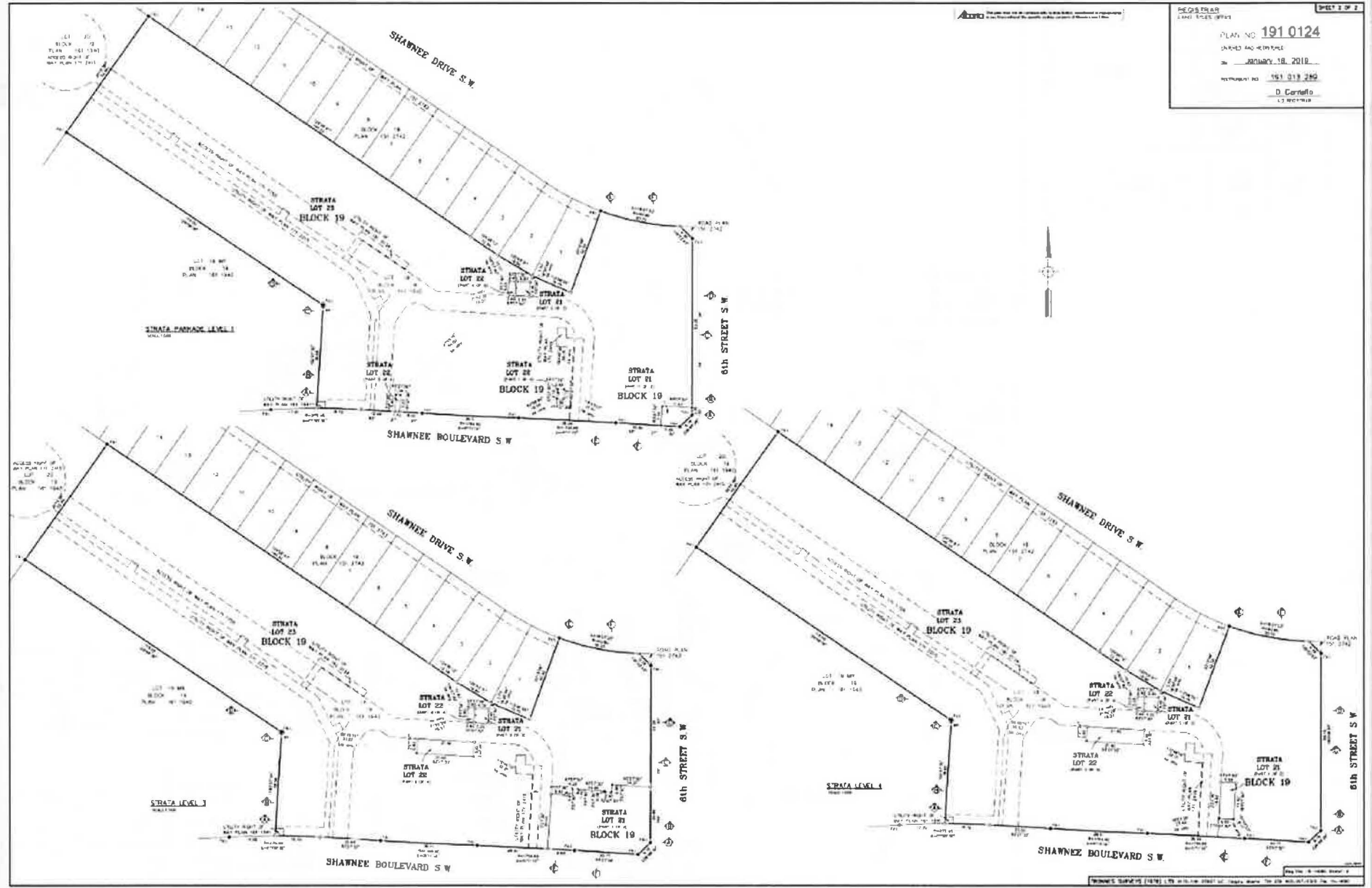
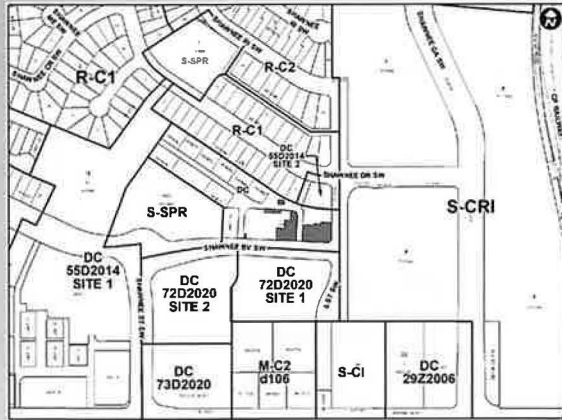


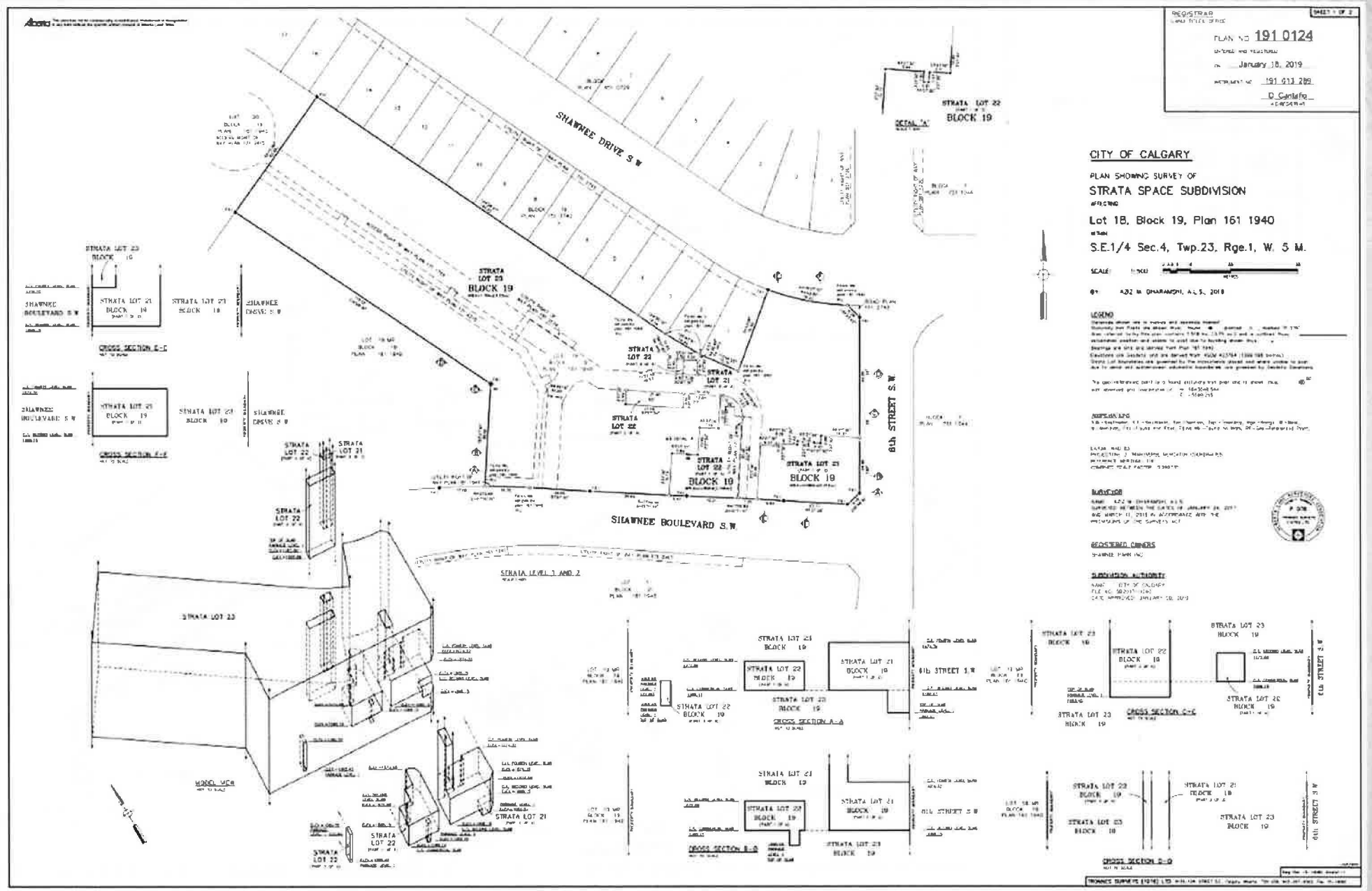
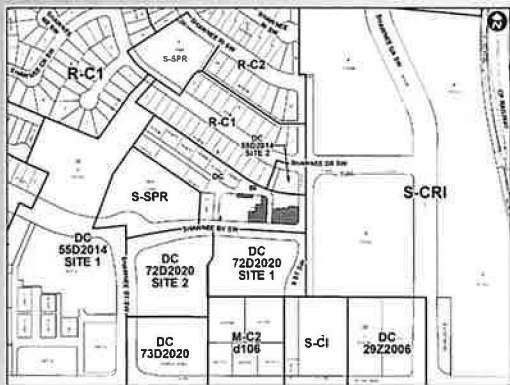
SCHEDULE C



Discretionary Uses

- 5 (1) The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** in this Direct Control District when located in Strata Lots 21 and 22, Plan 1910124, as generally shown as shaded on the map provided in Schedule “C” to this Direct Control District Bylaw:
- (a) **Accessory Food Service;**
 - (b) **Catering Service – Minor;**
 - (c) **Drinking Establishment – Small;**
 - (d) **Financial Institution;**
 - (e) **Fitness Centre;**
 - (f) **Instructional Facility;**
 - (g) **Liquor Store;**
 - (h) **Market;**
 - (i) **Medical Clinic;**
 - (j) **Pet Care Services;**
 - (k) **Restaurant: Food Service Only – Medium;**
 - (l) **Restaurant: Licensed – Medium;**
 - (m) **Restaurant: Licensed – Small; and**
 - (n) **Veterinary Clinic.**





REGISTRAR
LAND TITLE OFFICE

PLAN NO 191 0124

ISSUED AND RECEIVED
ON January 10, 2019

INSTRUMENT NO 191 011 209

D. Carlisle
- REGISTRAR -

CITY OF CALGARY

PLAN SHOWING SURVEY OF
STRATA SPACE SUBDIVISION
#1910124

Lot 18, Block 19, Plan 161 1940

as per
S.E.1/4 Sec.4, Twp.23, Rge.1, W. 5 M.

SCALE: 1:1000

BY: A.S. M. SHARAFI, A.L.S., 2019

LEGEND

Shaded areas are to be reserved and reserved for future development. The shaded areas are to be reserved for future development. The shaded areas are to be reserved for future development.

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REFERENCES

1. The Survey of the City of Calgary, 1910124, dated 10/10/19.

2. The Survey of the City of Calgary, 1611940, dated 10/10/19.

3. The Survey of the City of Calgary, 1910124, dated 10/10/19.

NOTES

1. The Survey of the City of Calgary, 1910124, dated 10/10/19.

2. The Survey of the City of Calgary, 1611940, dated 10/10/19.

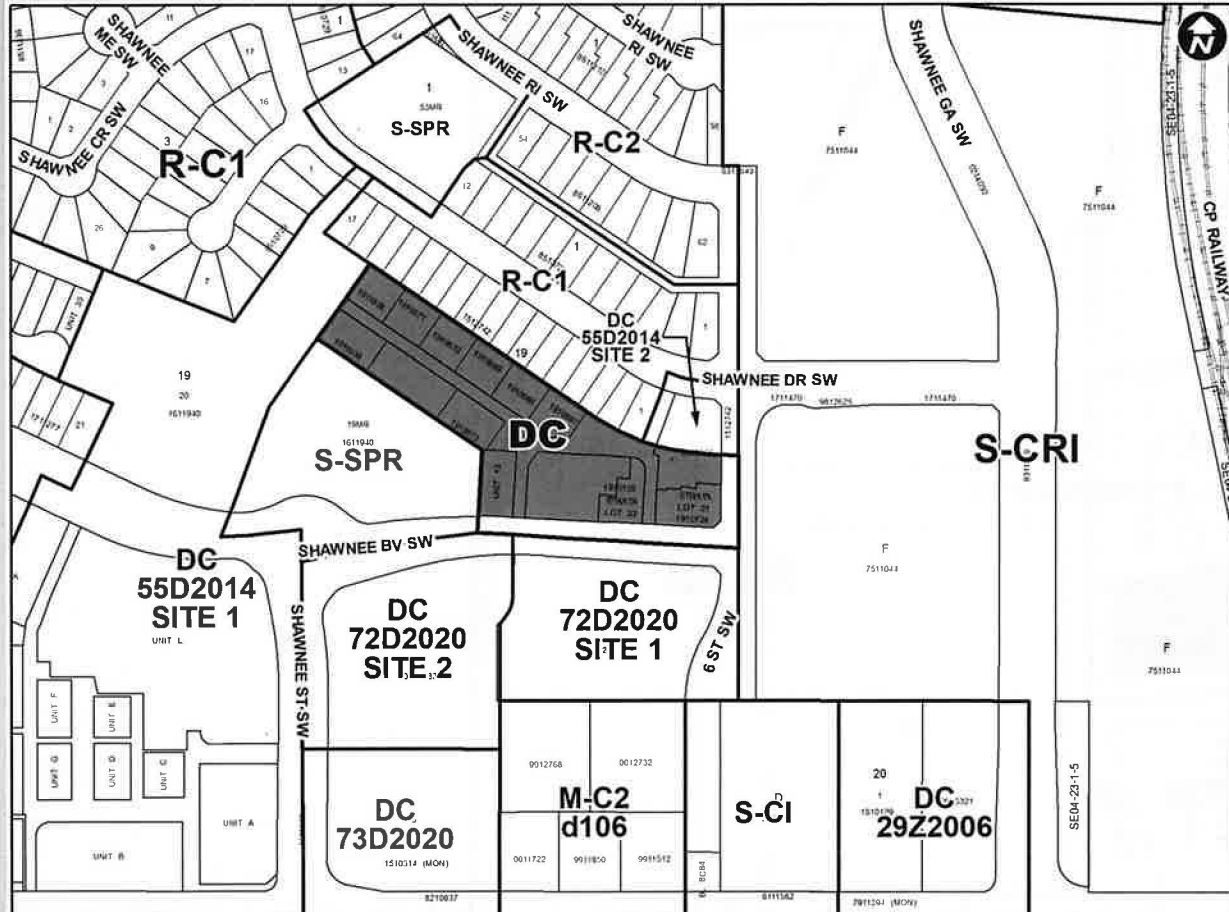
3. The Survey of the City of Calgary, 1910124, dated 10/10/19.

REGISTERED OWNERS

SHAWNEE PARK INC.

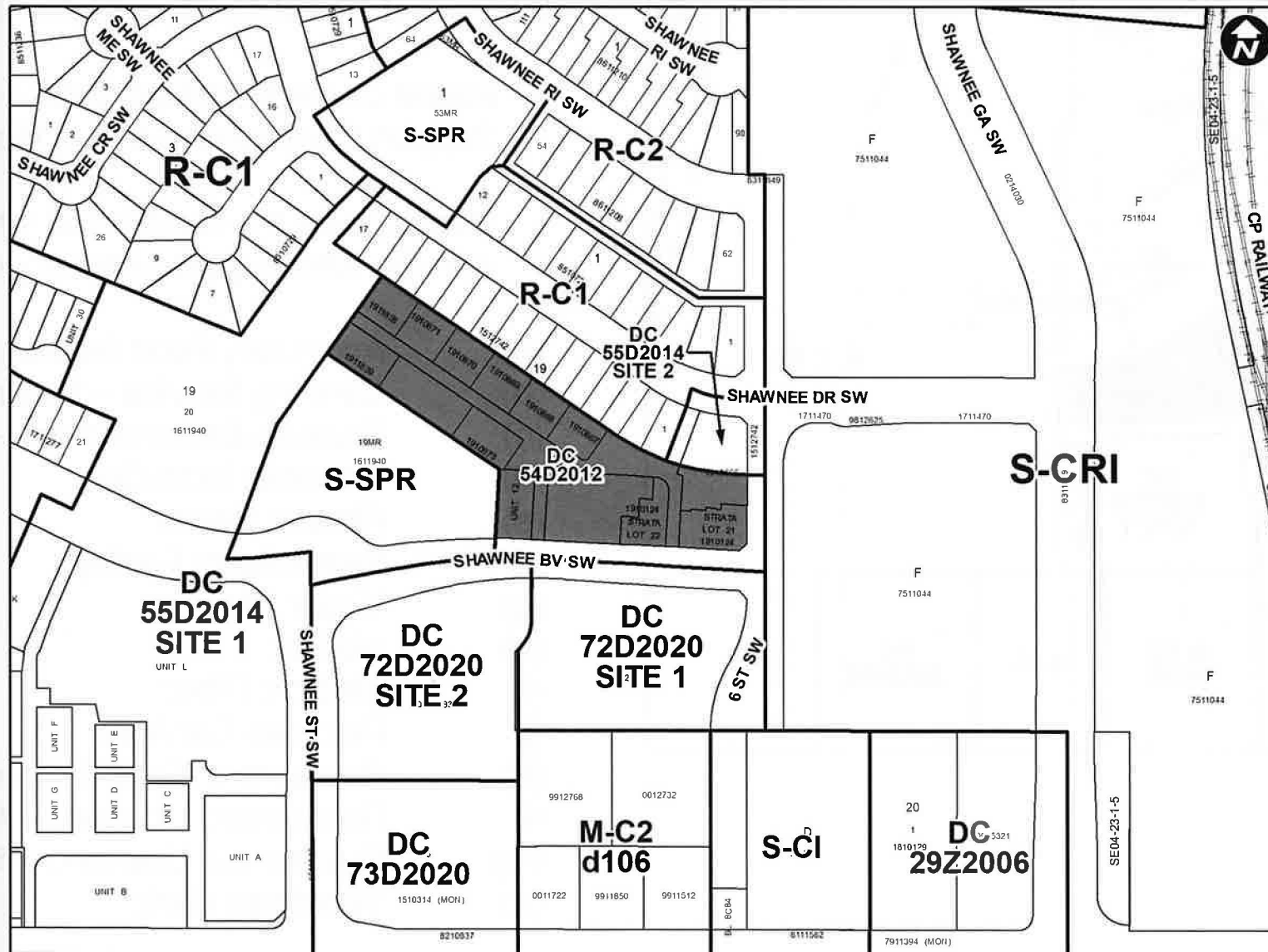
APPROVED AUTHORITY

APPROVED BY THE CITY OF CALGARY
FILE NO. 582019-1940
DATE APPROVED: JANUARY 10, 2019



Proposed Direct Control District:

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 - (l) Restaurant: Licensed – Medium;
 - (m) Restaurant: Licensed – Small; and
 - (n) Veterinary Clinic.



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

