

# Background and Previous Council Direction

## Context

The original policy and land use amendment application was submitted by IBI Group on 2019 June 25, on behalf of the land owner McDonalds Restaurants of Canada Limited.

Situated along 17 Avenue SW east of 14 Street SW, the site is centrally located along one of Calgary's active Neighbourhood Main Streets where there has been tremendous amounts of effort and investment in the 17 Avenue Construction Project to upgrade the infrastructure and improve the pedestrian realm. The site is approximately 0.22 hectares in size and is approximately 40 metres wide by 54 metres long. The site fronts onto both 16 and 17 Avenues SW. Surrounding development is characterized by a mix of commercial developments to the south, east and west, with multi-residential development to the north.

The site is ideally located to accommodate mixed-use or commercial development that fronts onto 17 Avenue SW to complement a number of existing amenities in close proximity in the Greater Downtown.

On 2021 February 4, Calgary Planning Commission referred the application back to Administration to prepare additional Beltline Area Redevelopment Plan (ARP) Policy amendments and Direct Control District wording for development of rules for a drive through use. The rules were to address the 16 and 17 Avenue frontages, Transportation access safety for all travel modes, Crime Prevention Through Environmental Design (CPTED) Assessment. Further stakeholder engagement was also part of the referral.

On 2021 April 22, Calgary Planning Commission recommended that Council refuse the proposed land use amendment and associated policy amendment to the Beltline Area Redevelopment Plan.

On 2021 May 31, Council voted to give first reading to the proposed bylaws and refer the application back to administration to return for second and third reading at the 2021 September 13 Combined Meeting of Council. Further, Council verbally expressed an expectation that the applicant would submit a Development Permit to allow for CPAG technical review to inform the 2021, September 13 report back to Council prior to Second and Third reading.

On 2021 July 26, applicant submitted a Development Permit application DP2021-5124.

## Previous Council Direction

At the 2021 May 31 Combined Meeting of Council, Councillor Woolley moved and Councillor Davison seconded: "That with respect to Report CPC2021-0421, the following be adopted:

That Council:

1. Give first reading to Bylaws 24P2021 and 80D2021; and
2. Return to Council on 2021 September 13 to consider second and third readings of Bylaws 24P2021 and 80D2021."

Motion passed 12-2.