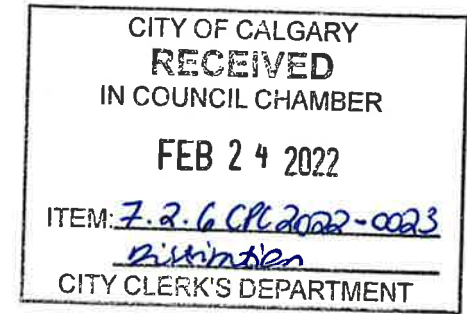


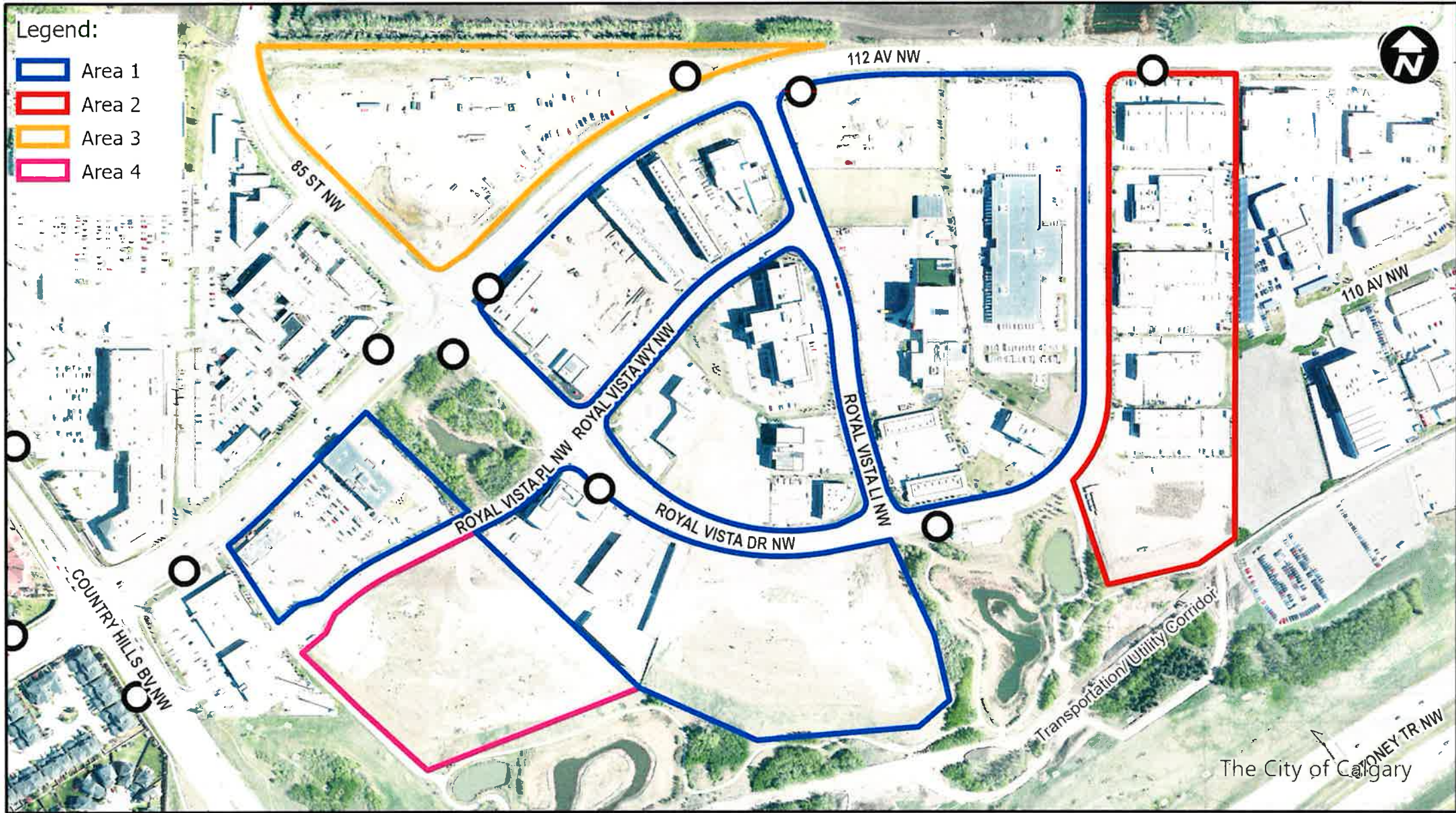


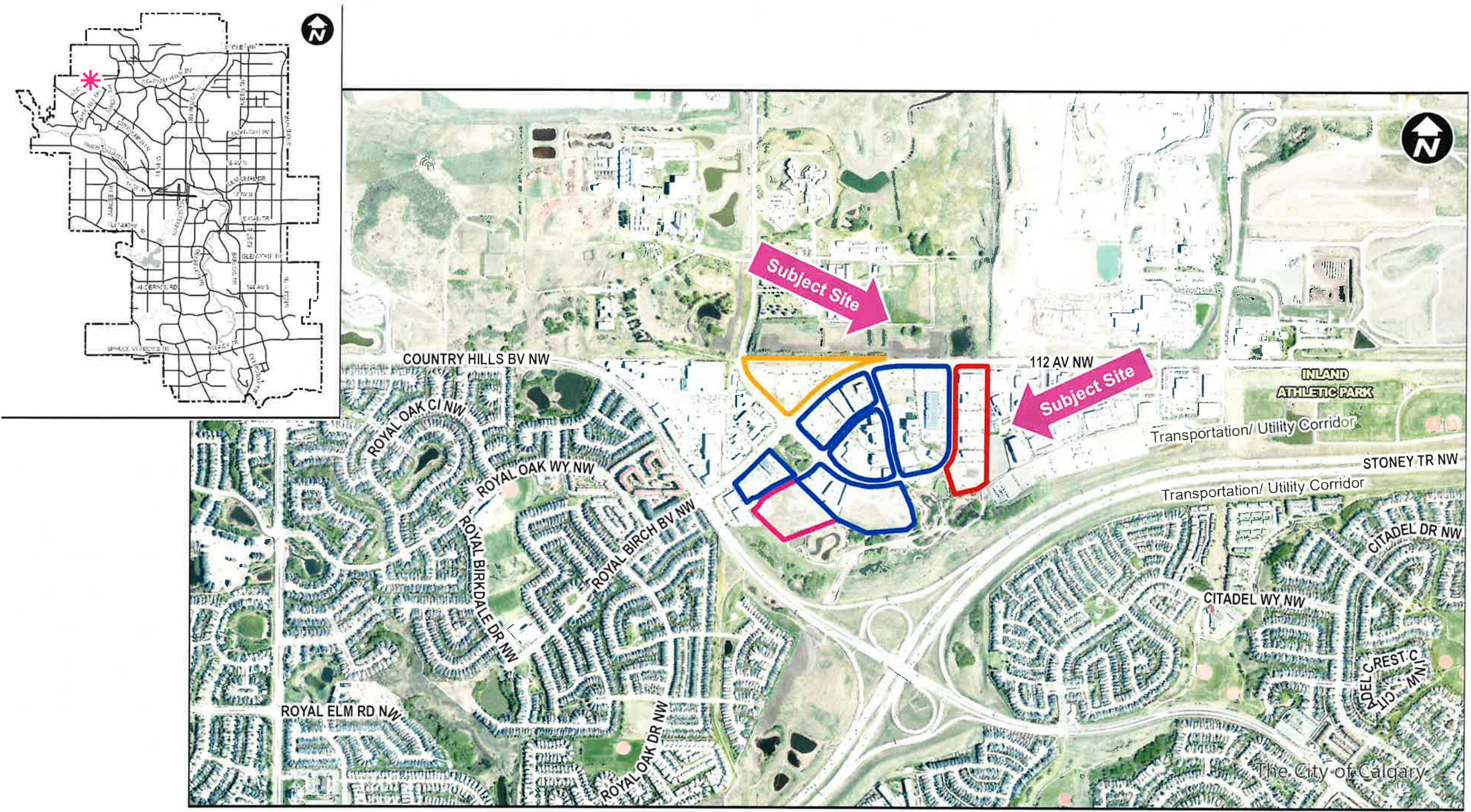
Calgary Planning Commission

Agenda Item: 7.2.6



LOC2021-0170 / CPC2022-0023
Land Use Amendment
February 24, 2022





- 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
 - Standalone DC Redesignation

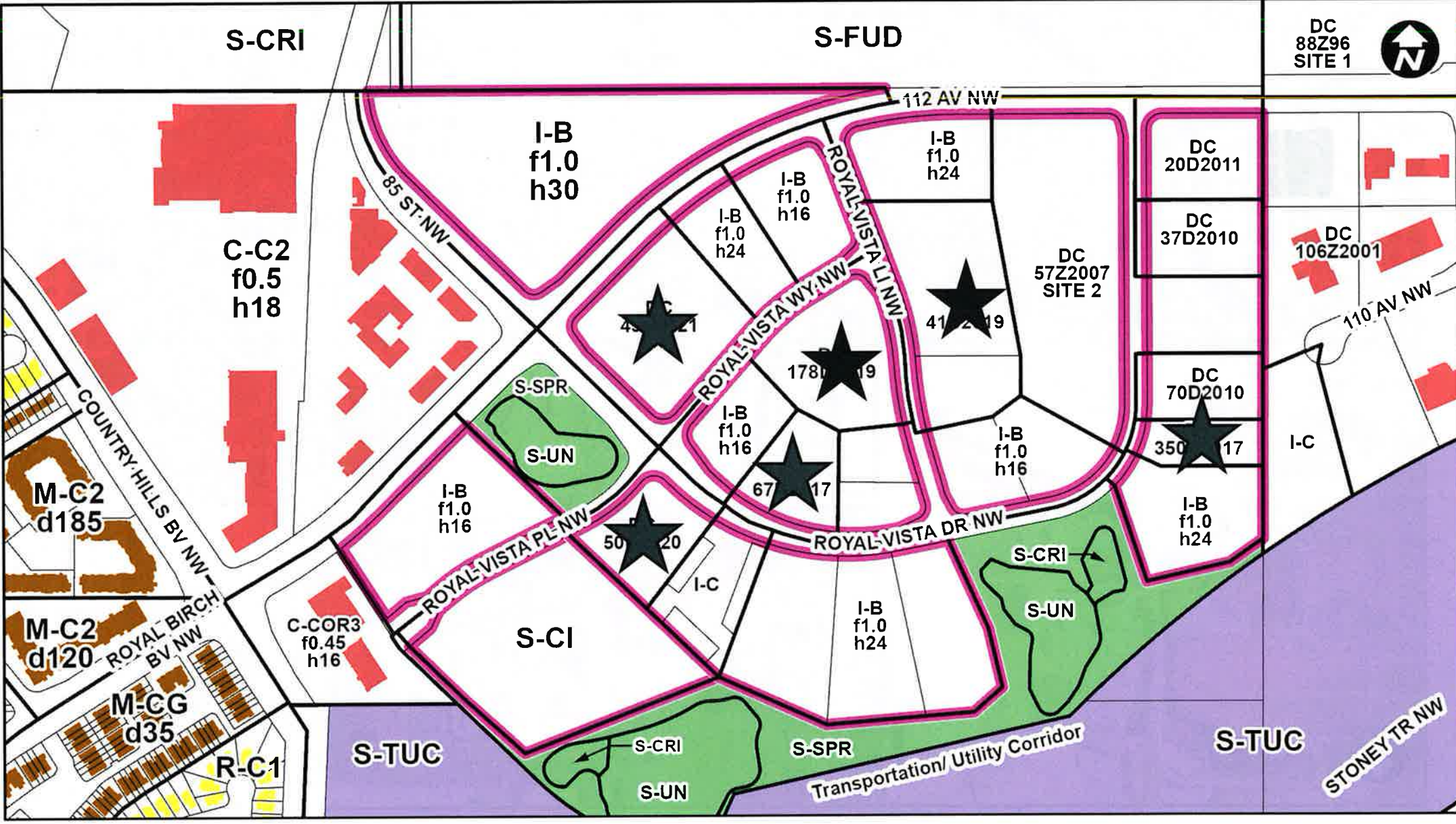




Image 1: DC allowing for School – Private (Bylaw 41D2019)



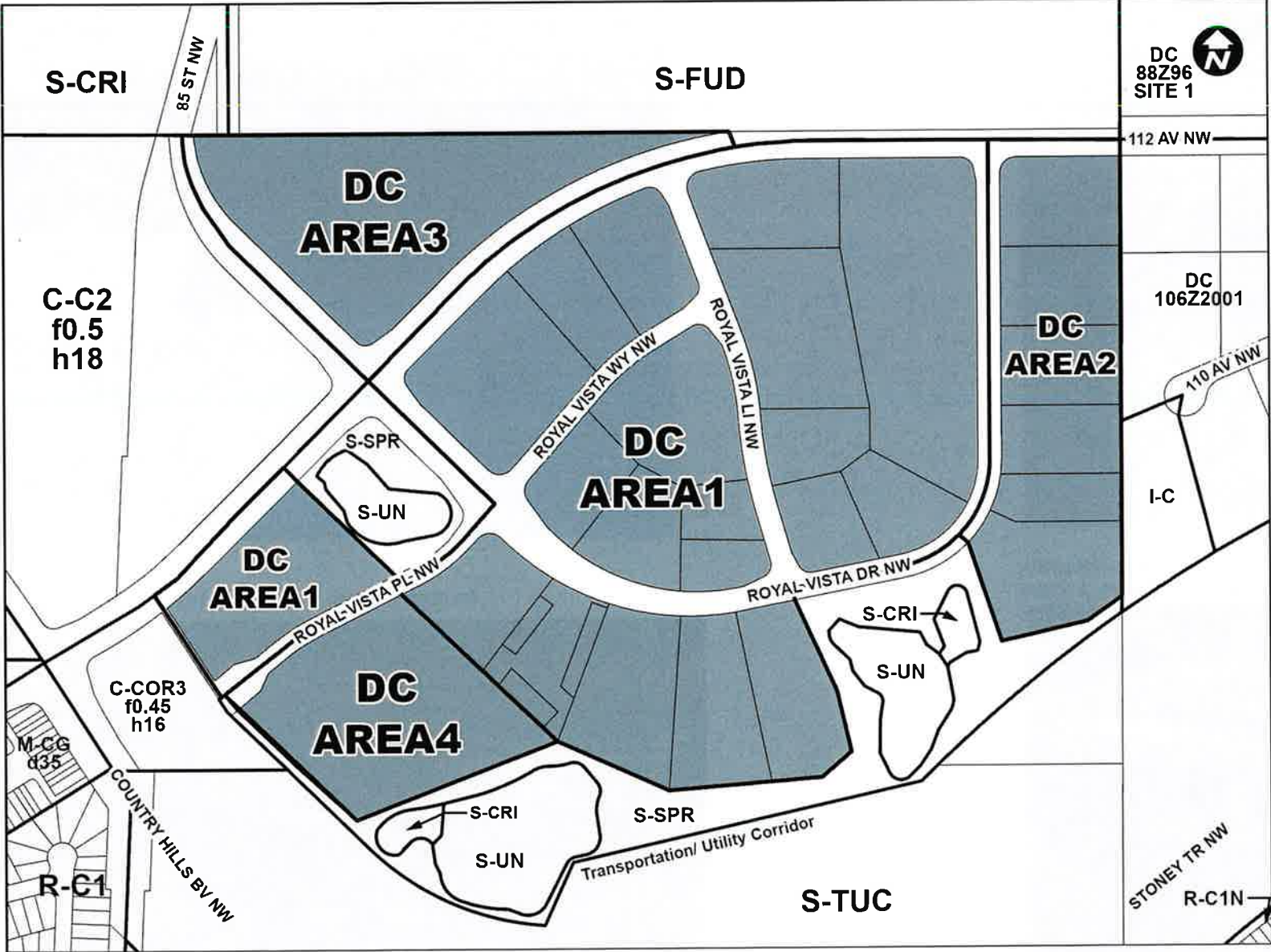
Image 2: Land Use Redesignation to Industrial – Commercial (IC) District to allow for Veterinary Clinic



Image 3: DC allowing for Place of Worship – (Bylaw 178D2019)

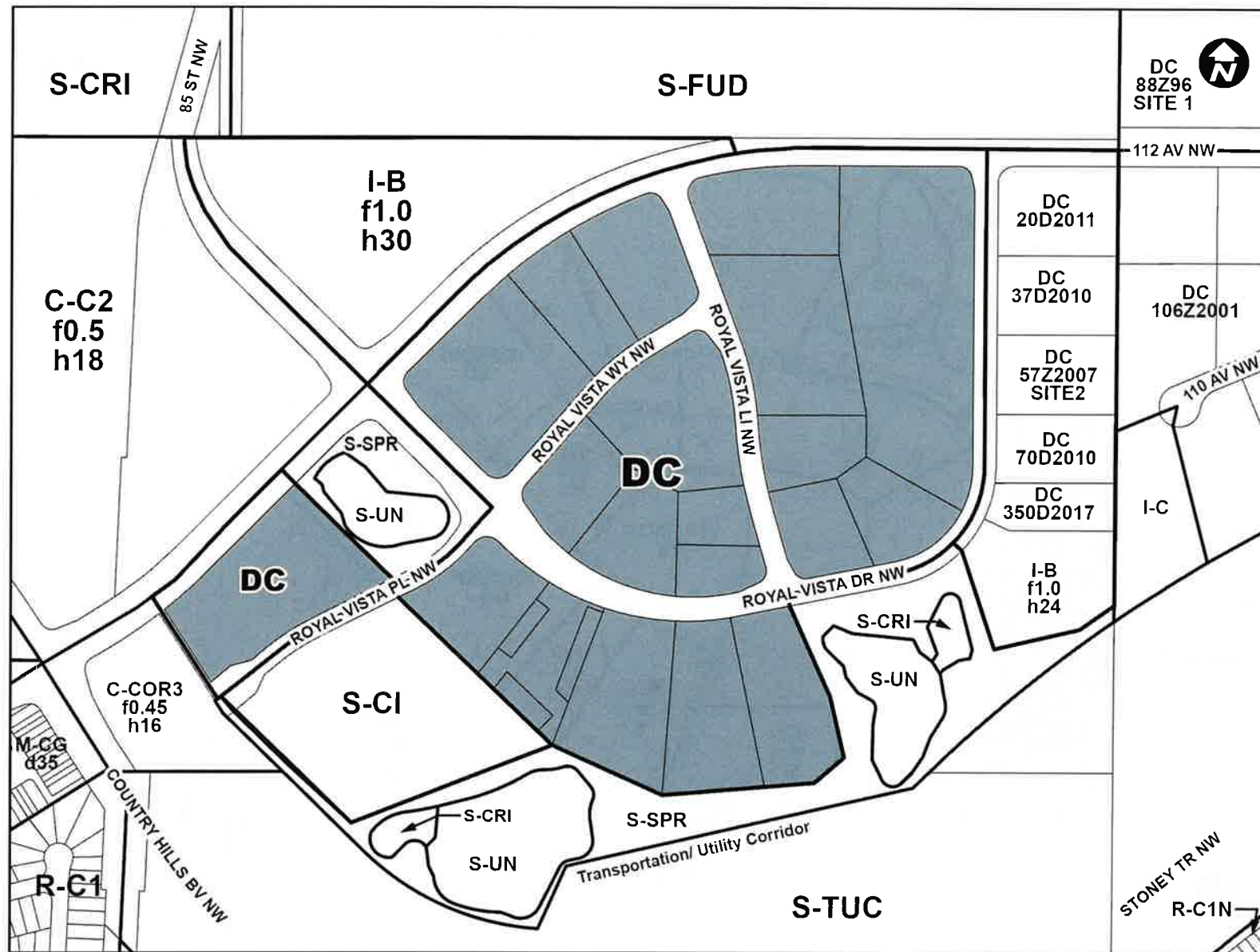


Image 4: DC allowing for Auto Service Minor – (Bylaw -45D2021)



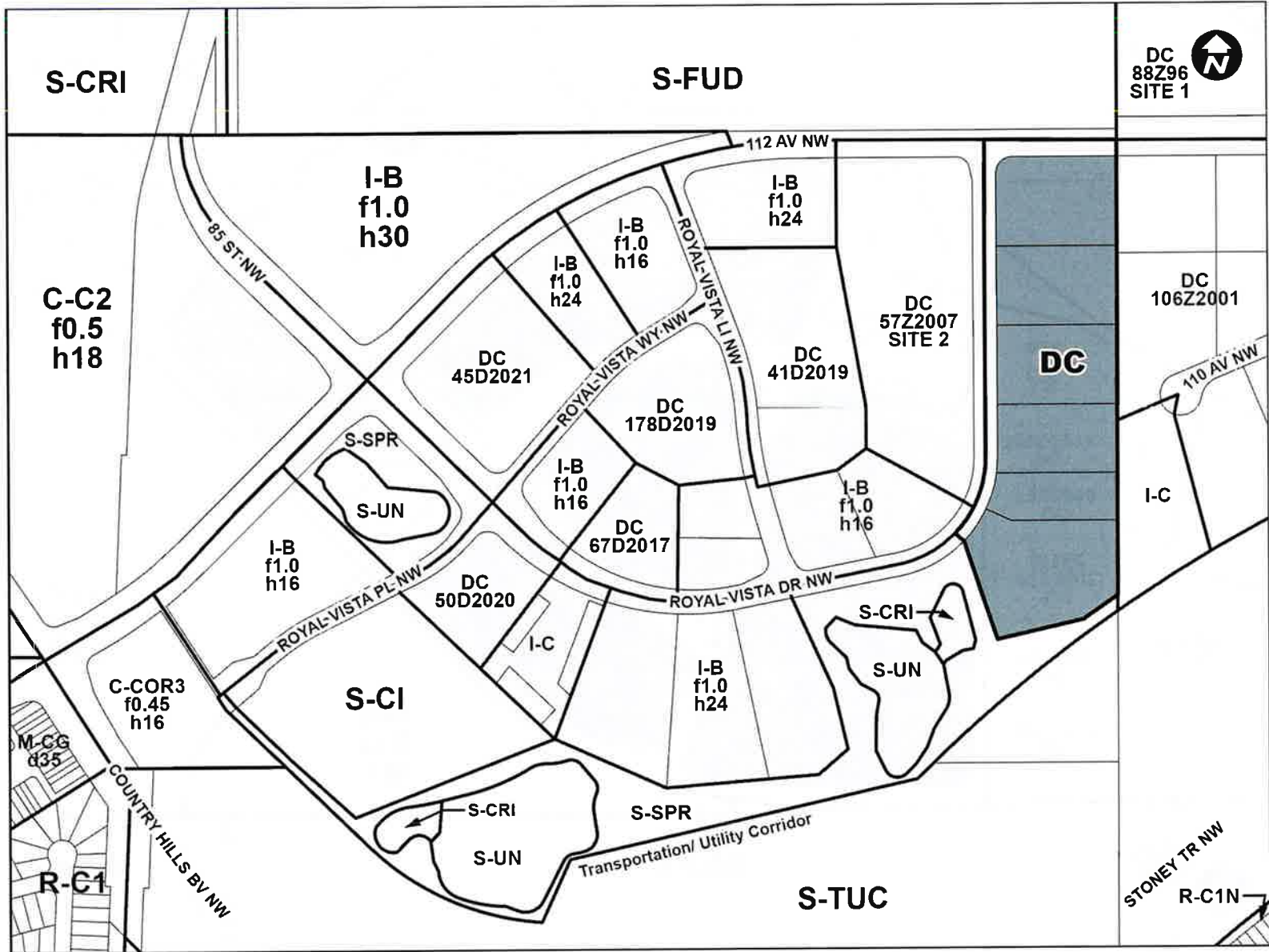
Proposed DC Districts:

- Four distinct areas identified based on existing and potential uses;
- Four DC Districts being proposed to account for each distinct area; and
- Easily amendable land use structure if needed in future



Proposed DC District 1:

- 17.93 Ha in size;
- Proposed LUD based off I-B District;
- Add additional uses while maintaining those already allowed; and
- FAR to remain as 1.0.

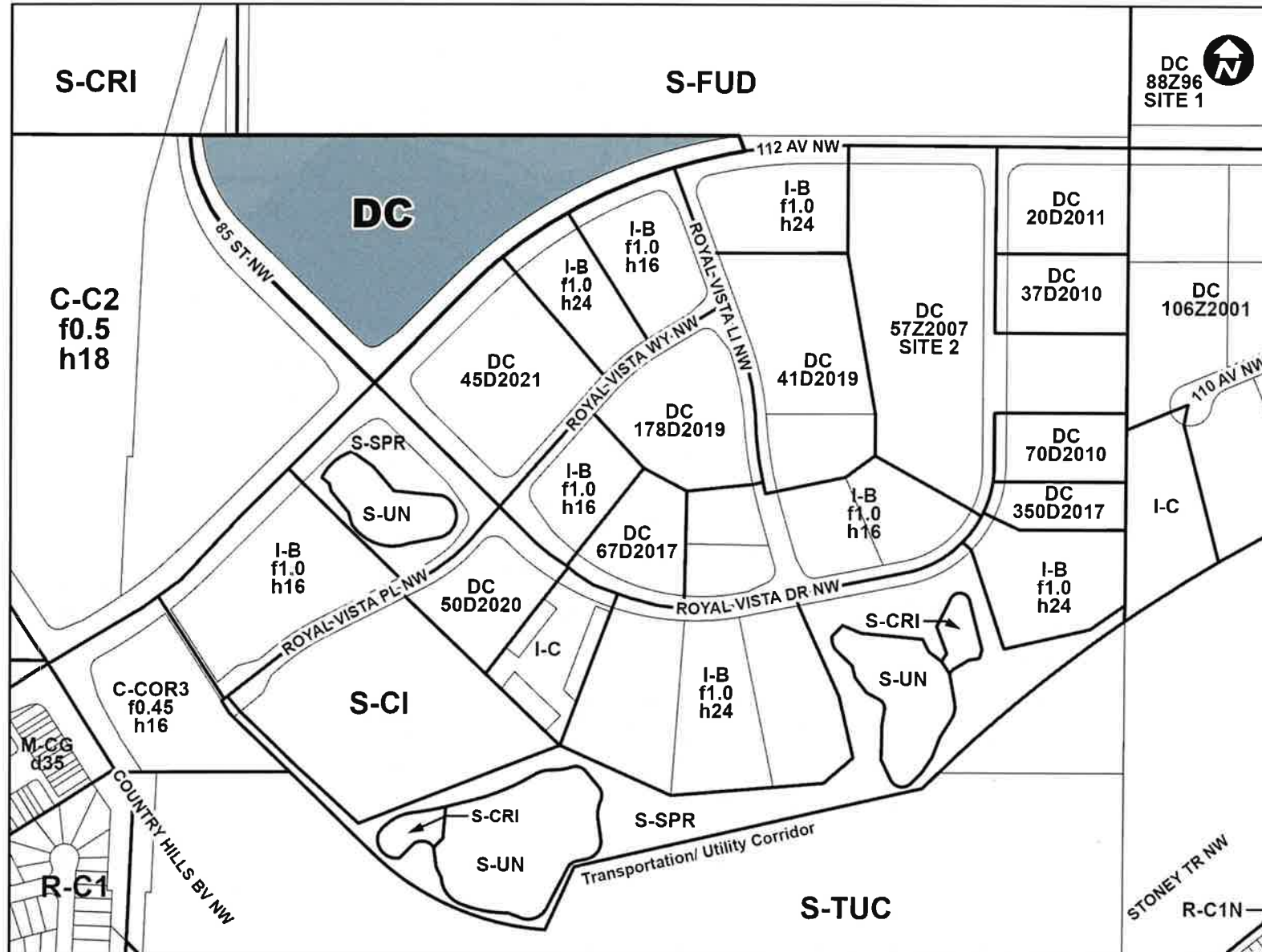


Proposed DC District 2:

- 4.89 Ha in size
- Proposed LUD based off I-G District
- Allow for additional commercial and health service uses while maintaining those already allowed; and
- FAR to remain as 1.0.

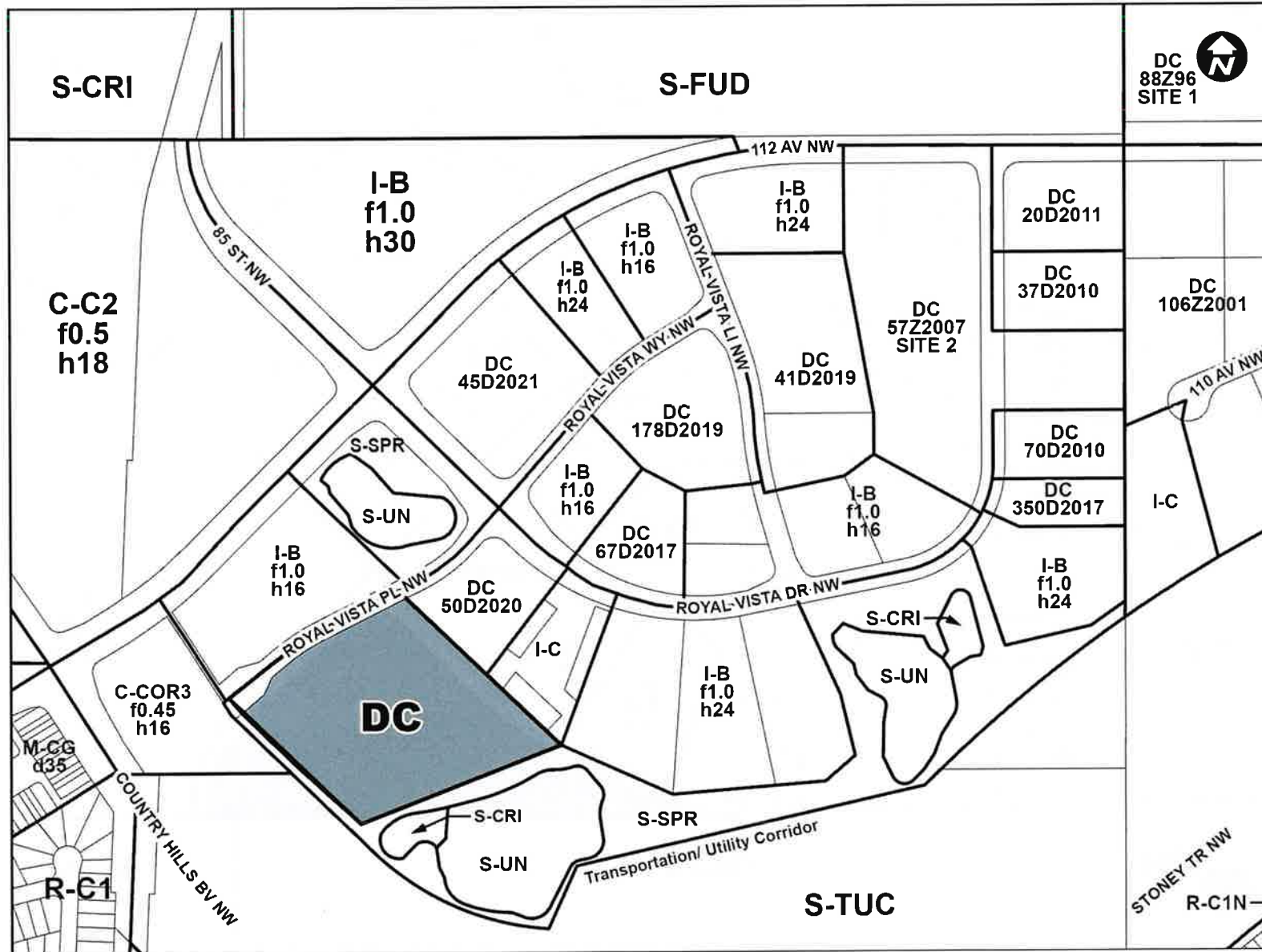
Proposed DC District 3:

- 7.49 Ha in size
- Proposed LUD based off C-C2 District;
- 112 Avenue NW serves as an excellent transition point; and
- FAR to remain as 1.0.



Proposed DC District 4:

- 3.20 Ha in size
- Proposed LUD based off I-B District;
- Limited Residential uses are allowable if Place of Worship developed first; and
- FAR to remain as 1.0.



SUMMARY OF RECOMMENDATIONS:

That Calgary Planning Commission:

DC AREA 1

Give three readings to the proposed bylaw for the redesignation of 17.93 hectares \pm (44.30 acres \pm) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District, Industrial – Commercial (I-C) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 4).

DC AREA 2

Give three readings to the proposed bylaw for the redesignation of 4.89 hectares \pm (12.08 acres \pm) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 5).

DC AREA 3

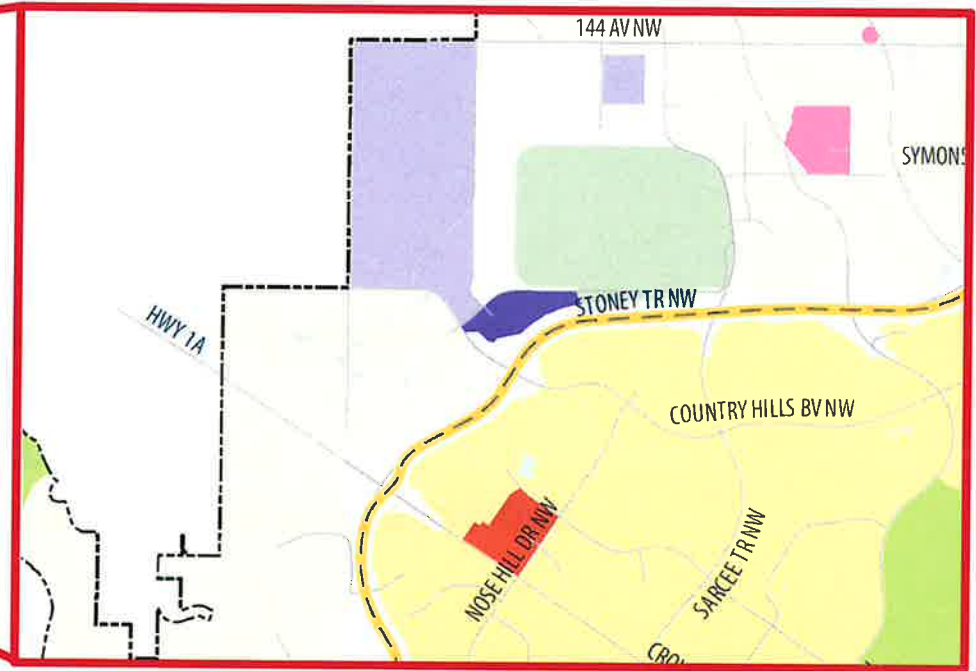
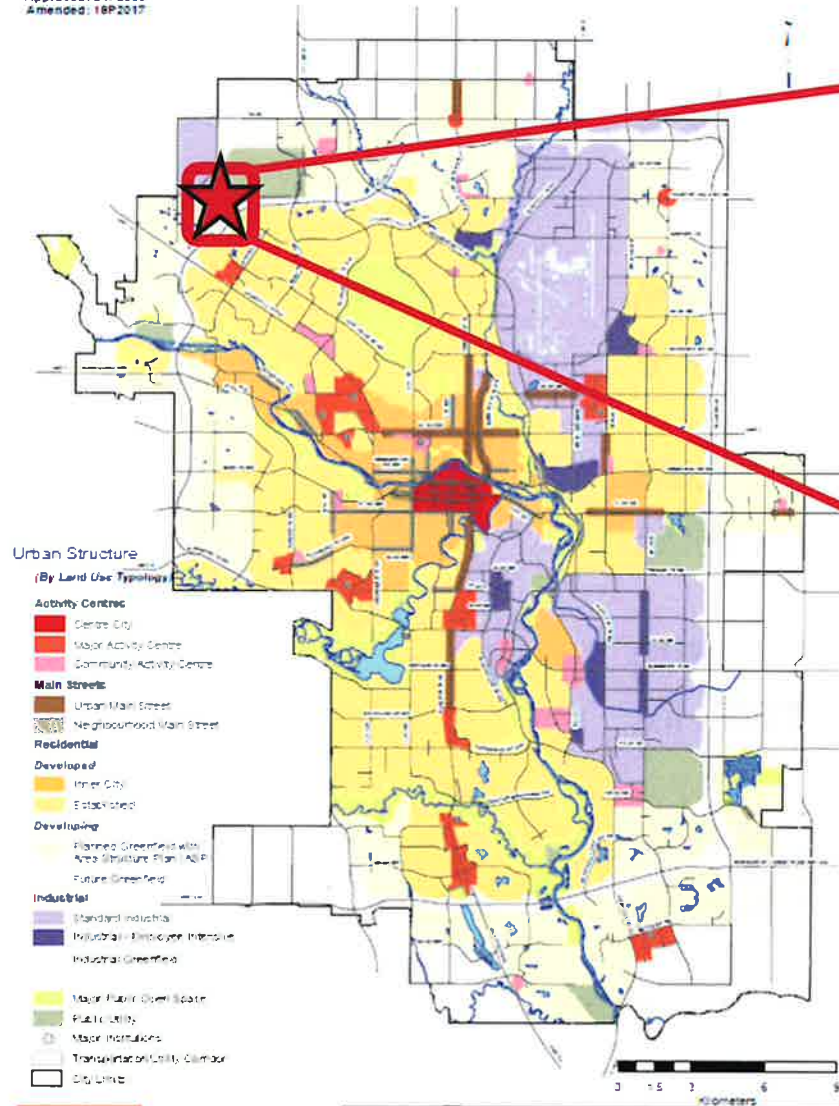
Give three readings to the proposed bylaw for the redesignation of 7.49 hectares \pm (18.5 acres \pm) located at 8450 –112 Avenue NW (Portion of Plan 0813886, Block 4, Lot 1) from the Industrial – Business (I-B) District to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 6).

DC AREA 4

Give three readings to the proposed bylaw for the redesignation of 3.2 hectares \pm (7.97 acres \pm) located at 8 Royal Vista Place NW (Portion of Plan 0813886, Block 1, Lot 12) from the Special Purpose – City and Regional Infrastructure (S-CI) District to Direct Control (DC) District to accommodate additional uses in conjunction with a place of worship, with guidelines (Attachment 7).

Supplementary Slides

Approved: 24P2008
Amended: 16P2017



 Subject Parcel



Urban Structure

City of Calgary Planning Department

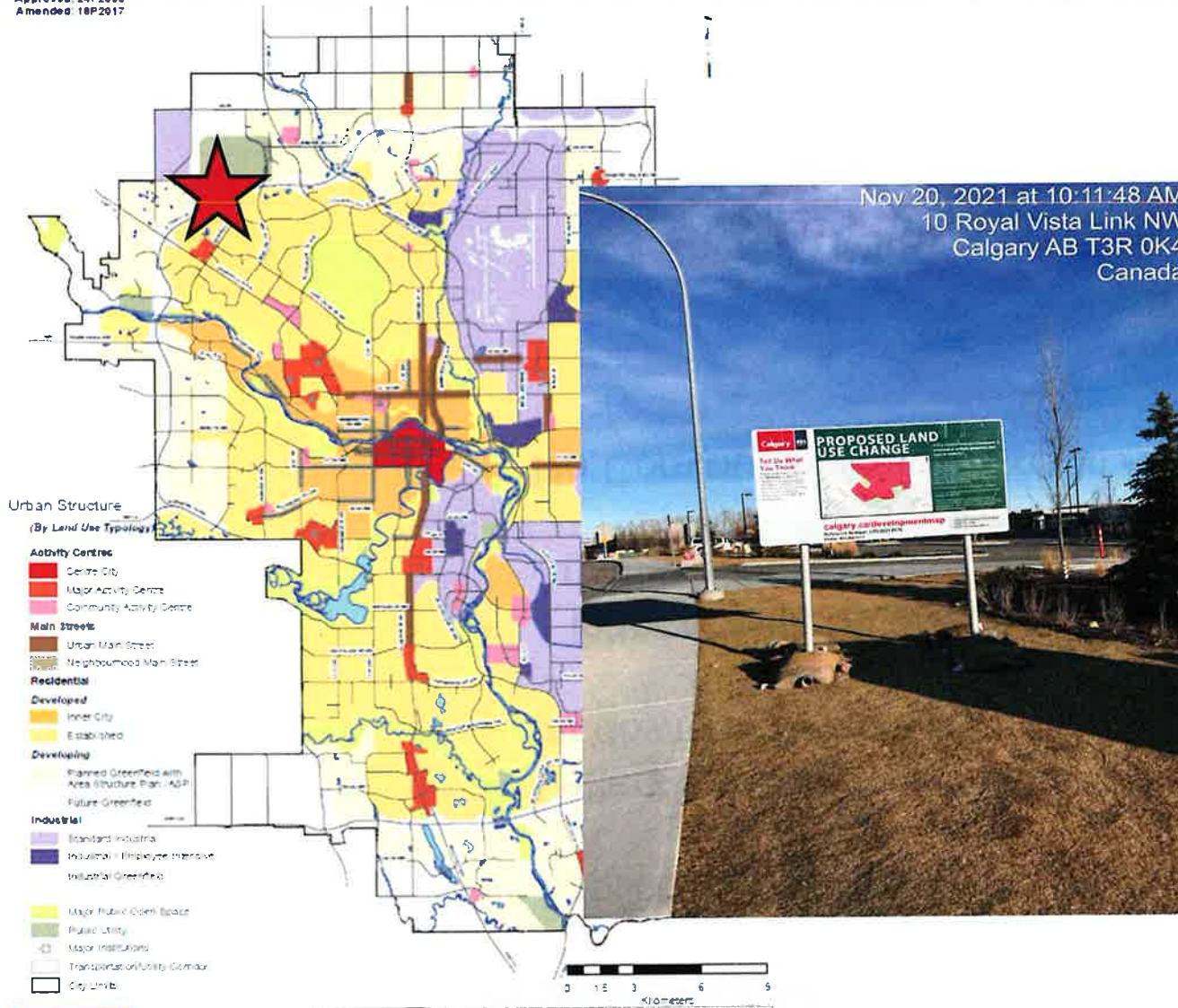
Applicant Led Engagement

- Two Online Engagement Sessions were held on 12 August 2021;
- All Landowners and Business Owners were invited to the sessions via letters;
- WWWH Report provides further details from sessions and is included as attachment on report.
- A website was also established by the Engage team which allowed for online feedback

Public Response

- Application Notice Posted as per standard practice;
- Letters and circulation packages sent to adjacent landowners in the area;
- 1 letter of support and opposition received by Administration; and
- No Community Association in Area.

Approved: 24P2008
Amended: 18P2017



1 Urban Structure



AGA KHAN FOUNDATION CANADA
FONDATION AGA KHAN CANADA

The Delegation of the Imamat
197 Sussex Drive, Ottawa, Canada K1N 1T6

La Délégation de l'Imamat islamique
197 promenade Sussex, Ottawa, Canada K1N 1T6

February 7, 2022

SENT VIA EMAIL to: allan.singh@calgary.ca

Allan Singh
Planner, Community Planning North
Planning & Development
The City of Calgary | Mail Code: #8076
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M
Calgary, AB Canada T2P 2M5

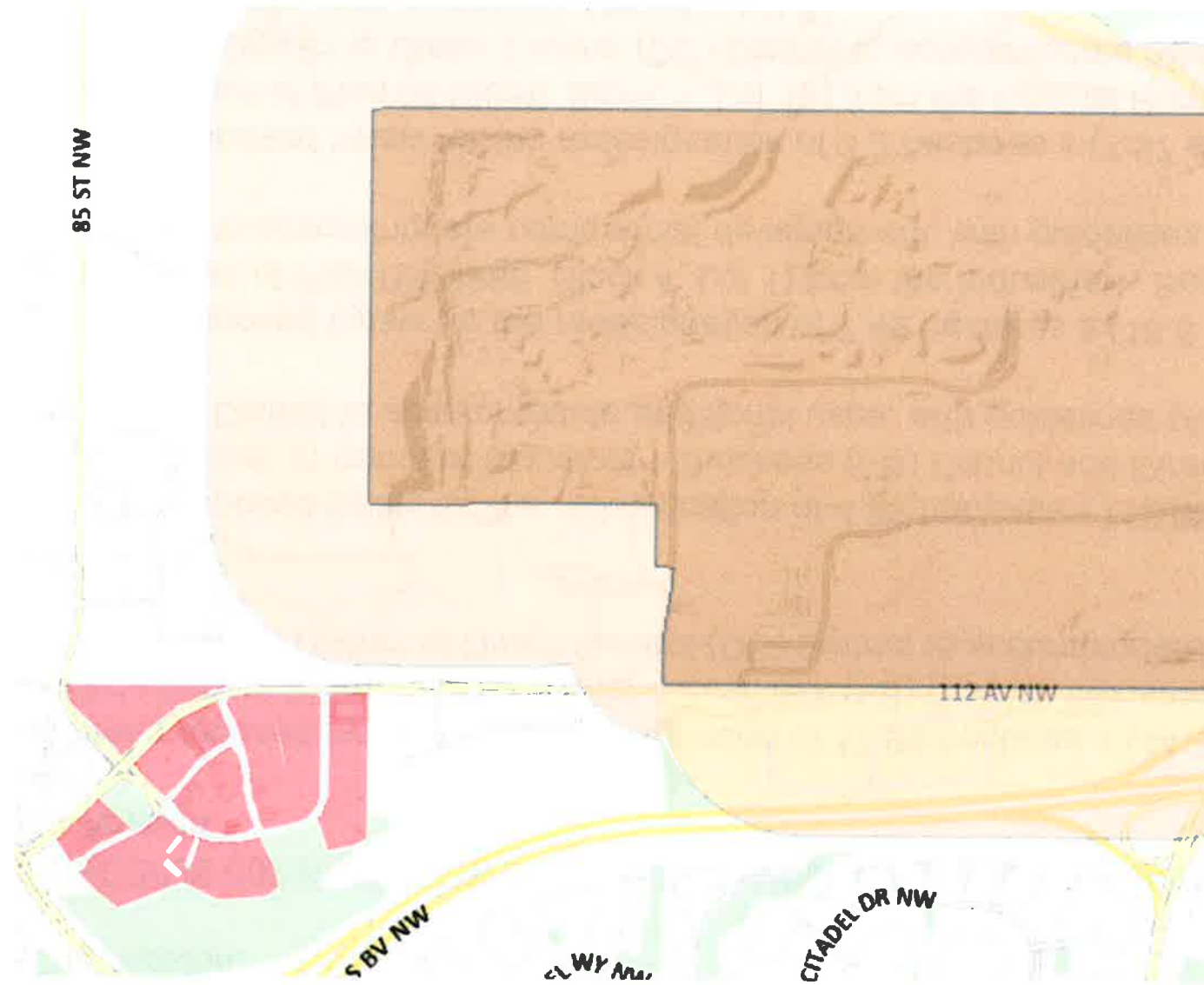
Dear Allan,

**Re: City-Initiated Land Use Amendment (Rezoning)
Letter of Support for Proposed Rezoning
8 Royal Vista Pl NW
Your File: LOC 2021-0170**

We would like to thank you for the time you have taken to meet with our team to understand our vision for the future development of this site and other similar sites across Canada.

We are a community partner that has deep roots in Canadian cities, promoting well being through several community programs and services. In conjunction with our places of worship, our community offers services such as childcare, educational programs, social activities, athletics and other recreation programs and amenities that promote healthy living and well being. Within our portfolio are also legacy projects with places of worship that are comprehensively planned and integrated with community-centred housing. These projects offer an opportunity to create gathering hubs for seniors and families to actively participate in programming that supports their needs and fulfill our ethos of volunteerism and unity. When we can provide these services with direct adjacency to housing, our programs make significant contributions to improving the lifestyle and well being of citizens daily, allowing for multi generational involvement in community upbringing which fosters inclusion and dignity for the elder members and sharing of values and traditions with the young.

Upon consultation with your team and our review of the proposed bylaw, we are supportive of the City's initiative to rezone the lands in this area to expand opportunities and create more flexibility for future development, including our envisioned integrated community projects. We also recognize and support the retention of the existing uses in the area as part of the newly proposed zoning.



RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2022-0023) to the 2022 March 29 Combined Meeting of Council to the Public Hearing portion of the Agenda.
2. Give three readings to the proposed bylaw for the redesignation of 17.93 hectares \pm (44.30 acres \pm) located at various addresses (Attachment 2) from the Industrial – Business (I-B) District, Industrial – Commercial (I-C) District and Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 4).
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