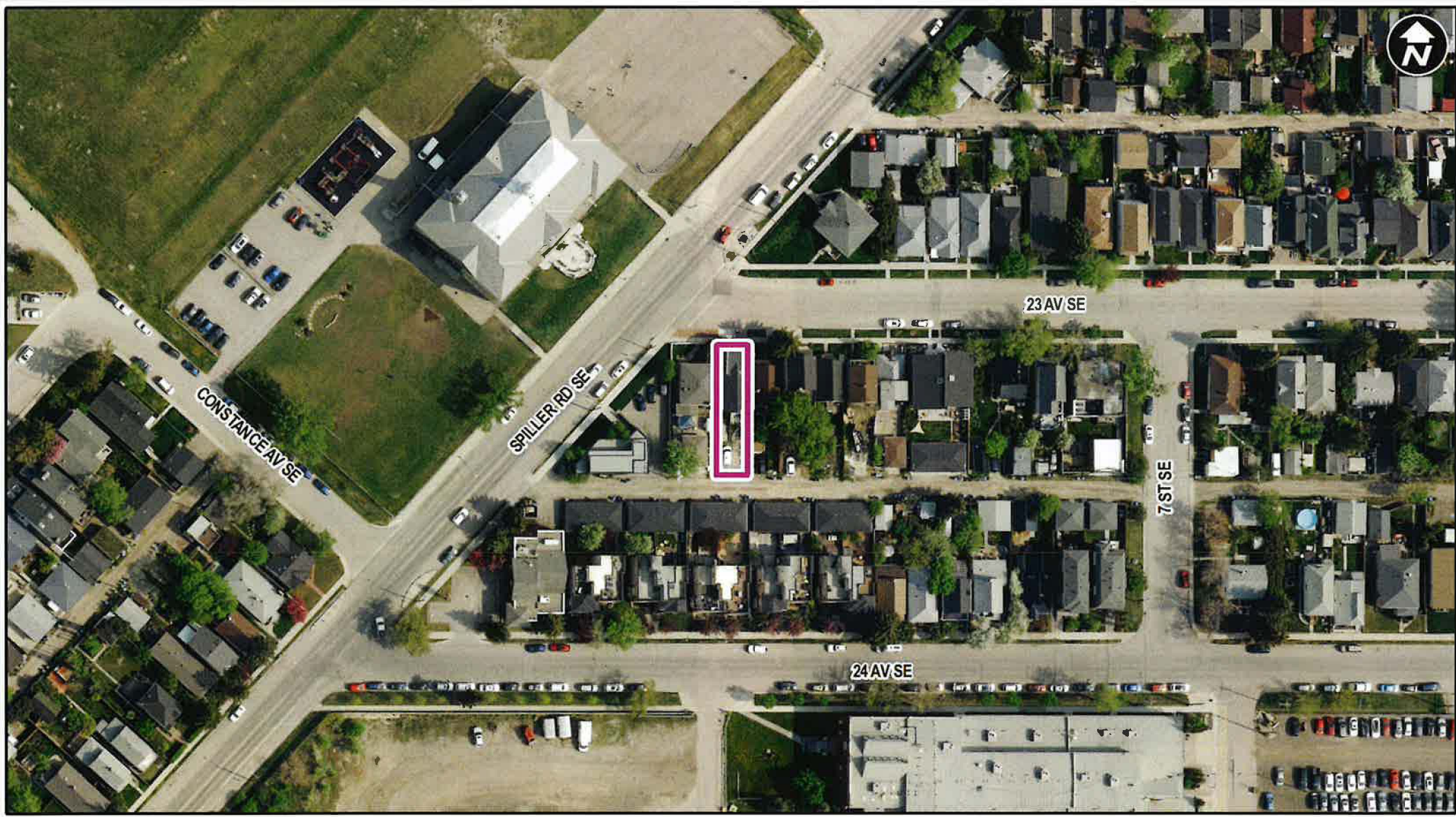




Public Hearing of Council
Agenda Item: 8.1.18

LOC2020-0113
Land Use Amendment
DC to DC

CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.18 CPC2021-0223
Distribution
CITY CLERK'S DEPARTMENT

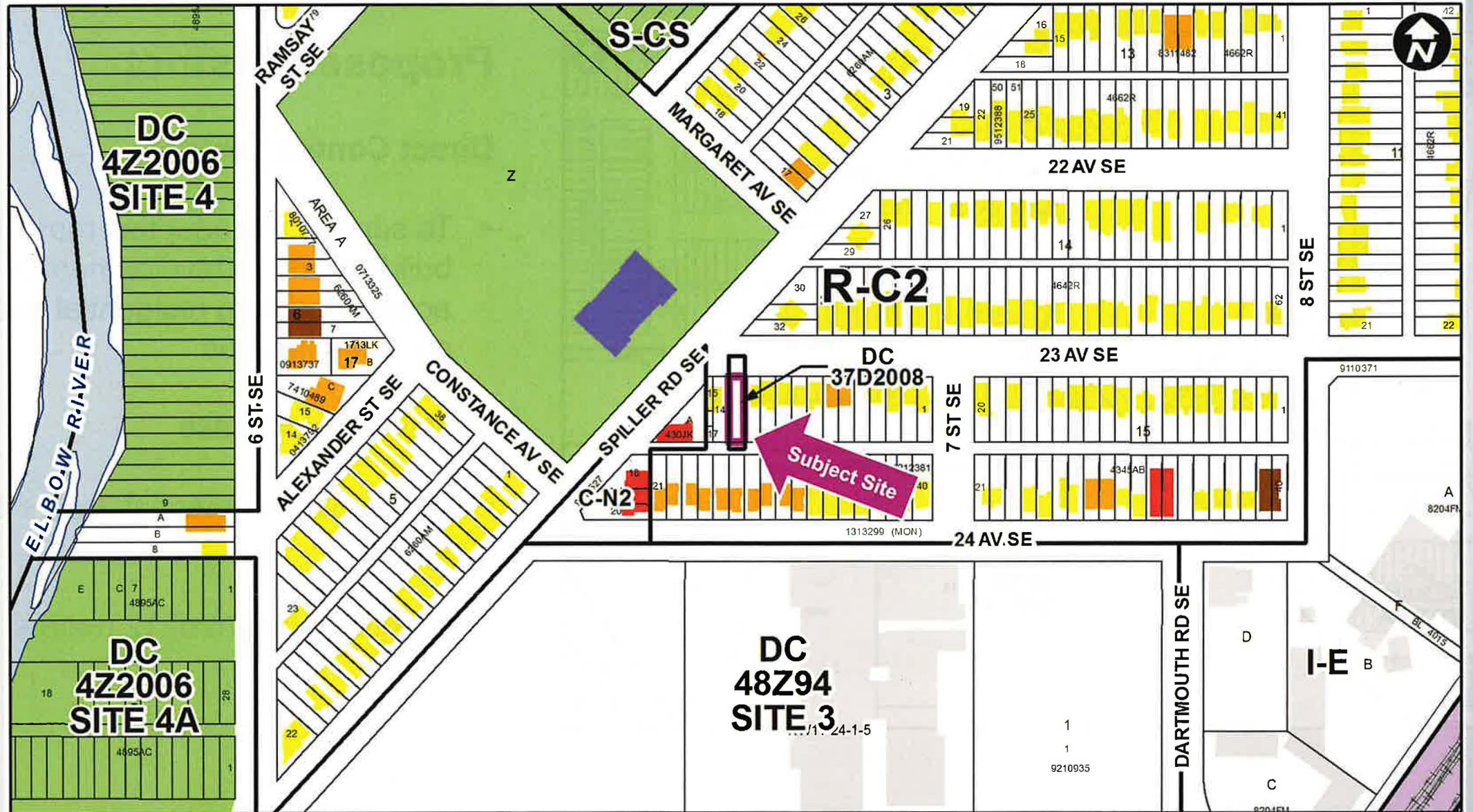


View from 23 Avenue SE looking west

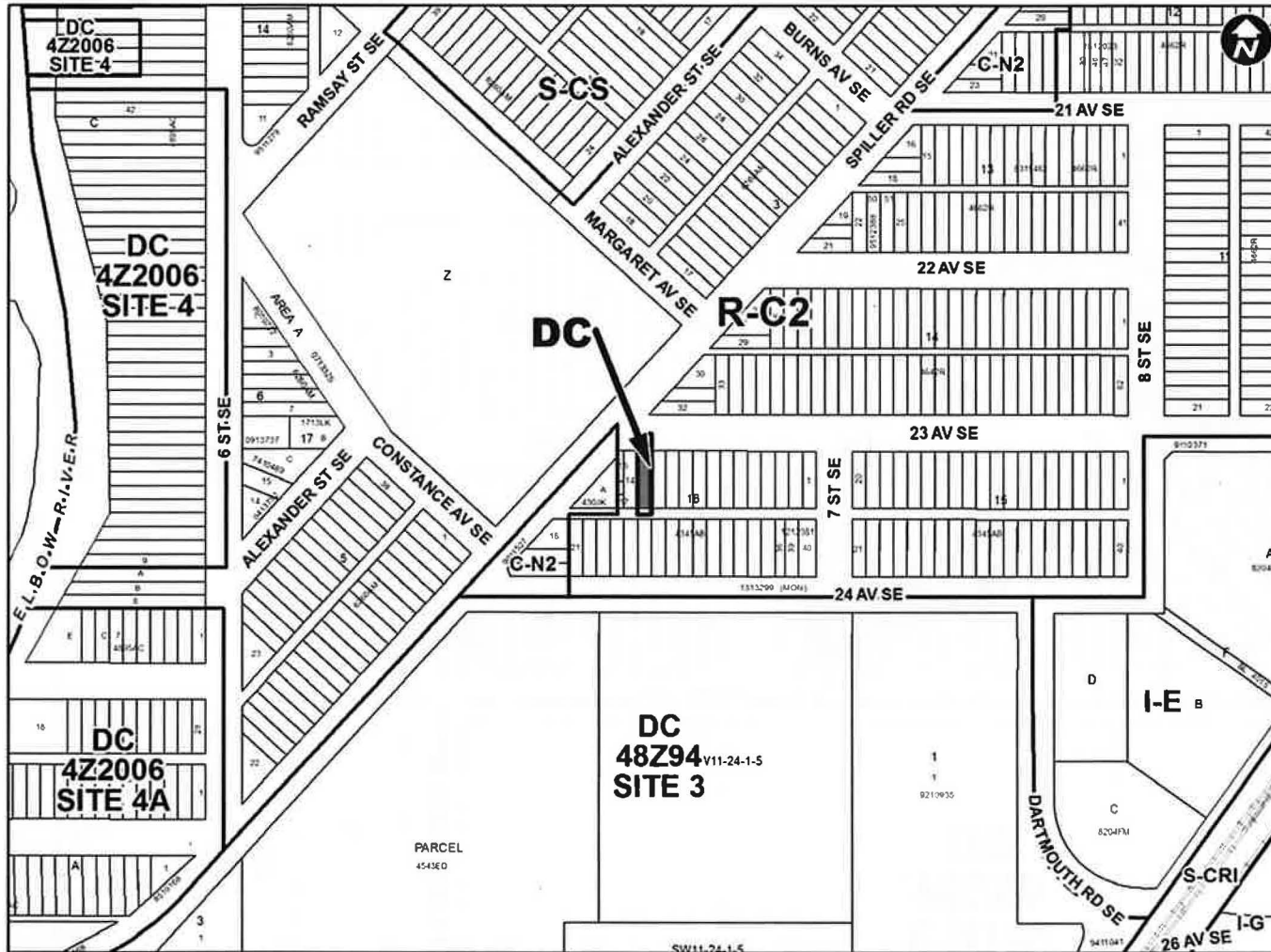


View of the back lane looking east





- 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



Proposed District

Direct Control District

- To support the adaptive reuse of an existing building and redevelopment of the site by accommodating residential and a range of commercial uses
- MU-1 District base
- Additional commercial uses + dwelling unit(s)
- Maximum height of 12 metres

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 40D2021** 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.

Supplementary Slides

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

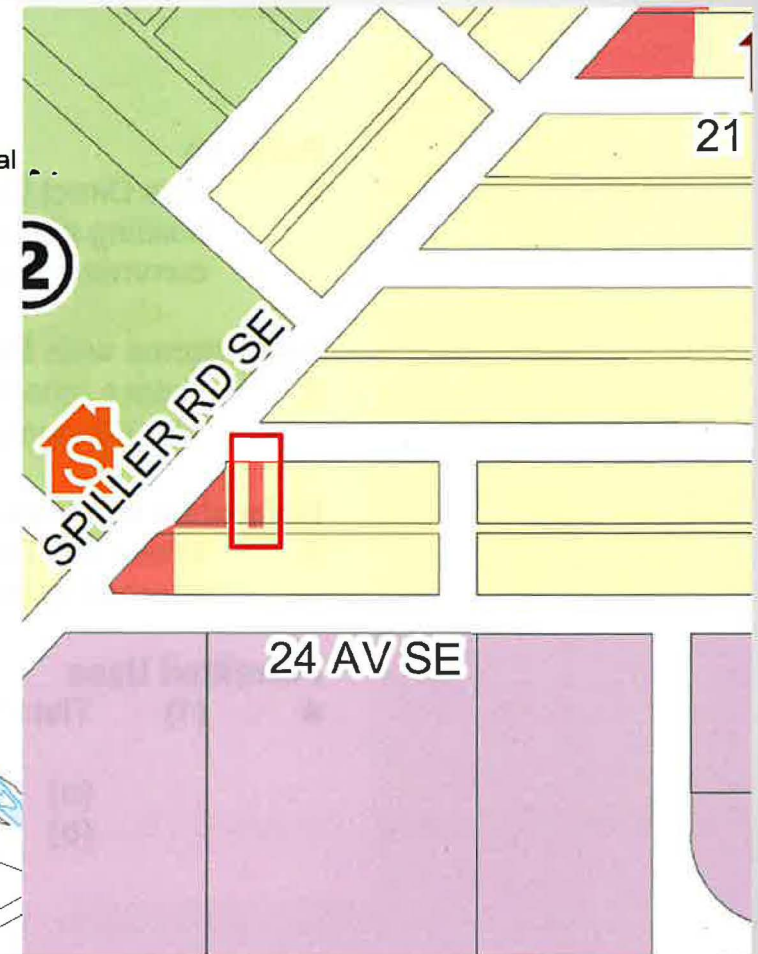
City Limits



Ramsay 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
- Ⓜ Community Hall
- Proposed New Pathway
- xxxxx Proposed Road Closurers



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)

