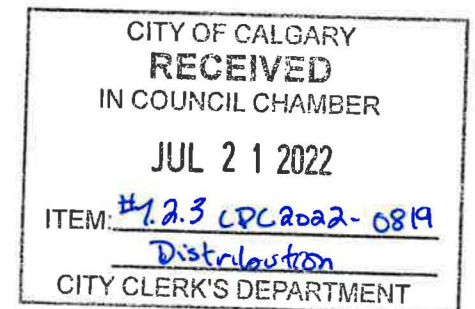




Calgary Planning Commission

Agenda Item: 7.2.3

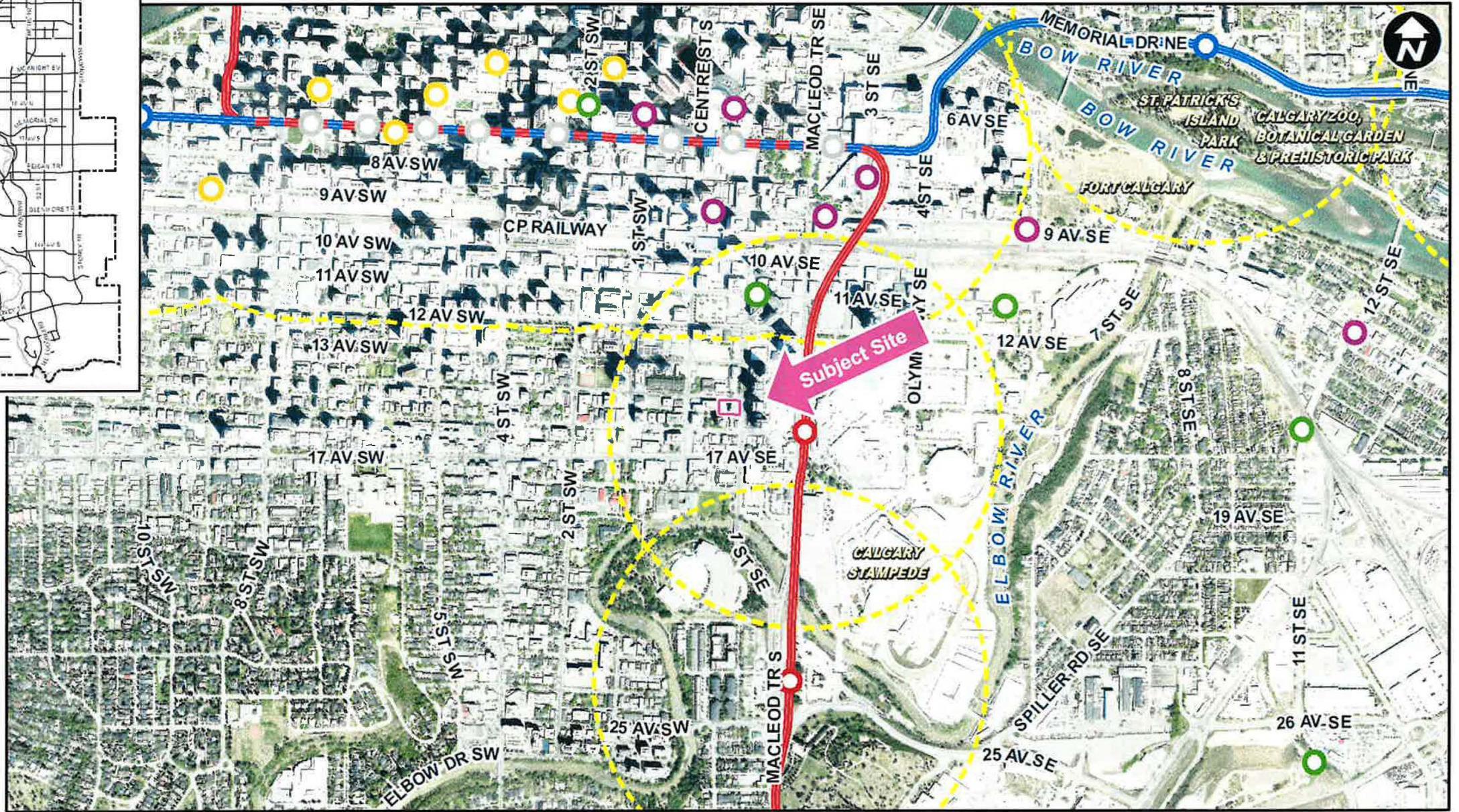
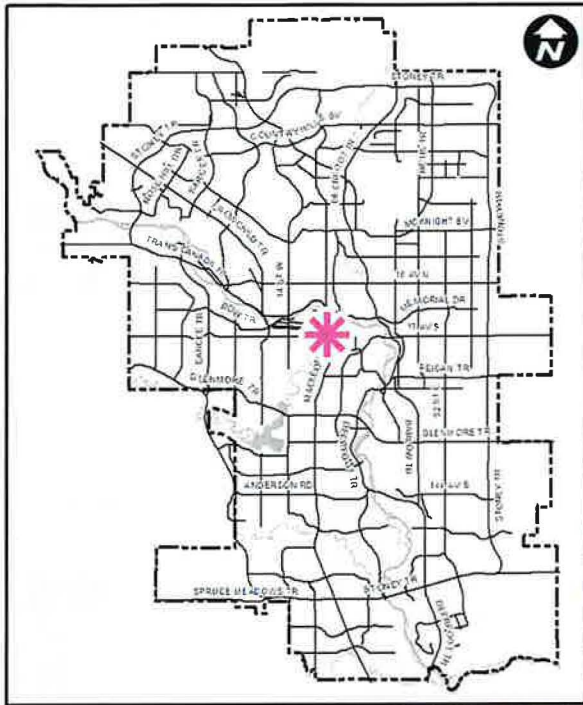
LOC2022-0017
Land Use Amendment
July 21, 2022



Report Revisions

ATTACHMENT 3: PROPOSED DIRECT CONTROL DISTRICT:

- (1) Section 4(1) and Section 5(1) “Unless otherwise referenced in subsection (2)” has been deleted
- (2) Section 4(2) and 5(2) “ with the addition of” has been deleted
- (3) Section (6):
 - Section 7 “Rules for Development Within Existing Buildings” has been incorporated into section 6.
 - “Section 7 of this Direct Control District Bylaw” has been replaced with “subsection 2”.
 - “are the only rules that apply” has been added.
 - Section (6)(1) “specified” has been deleted and replace with “referenced”
 - Section(6)(2) (a) “The” has been replaced by “the” and “Centre City Multi-Residential High Rise Support Commercial” has been added.
 - Section(6)(2) (b) has been reworded to “the rules in Sections 7 through 15 of this Direct Control District Bylaw apply”.
- (4) Section (7) “Applicable Land Use Bylaw 1P2007 Rules for Development Within Existing Buildings” has been deleted
- (5) Section (7) “Setback Areas for Existing Buildings” has been added
- (6) Section (8) “ Building Setback for Existing Buildings” has been added
- (7) Numbering change from section 8 through 16
- (8) Section 9(5) The word “must” was changed to the word “may”
- (9) Section 12(5) and 12(5)(a) – reference number updated “(4)”
- (10)Section 16 reference numbers changed to “6 through 15”



- 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
- LRT Stations**
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:

0.27 ha
63m x 42m

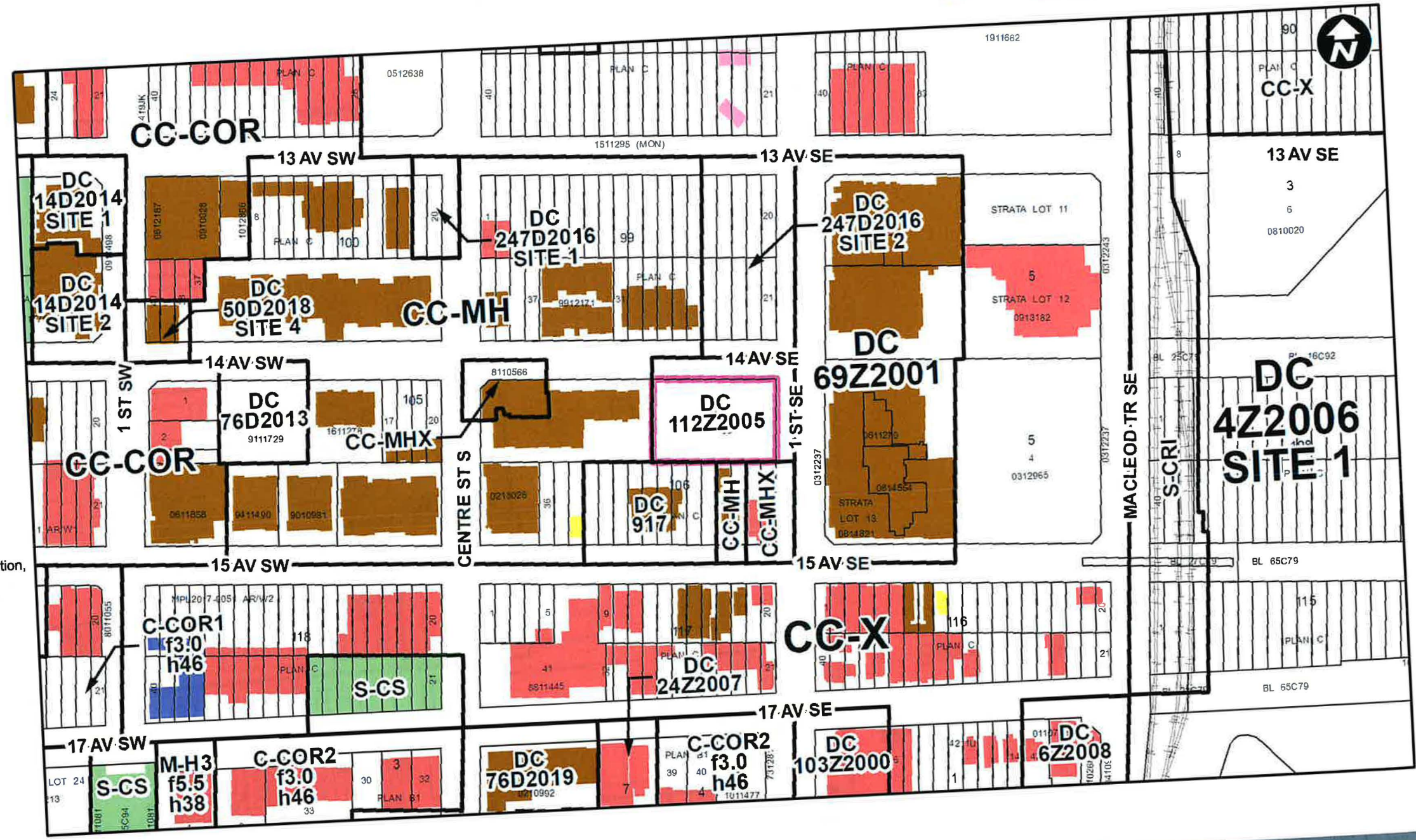
Views: Along 1 Street SE

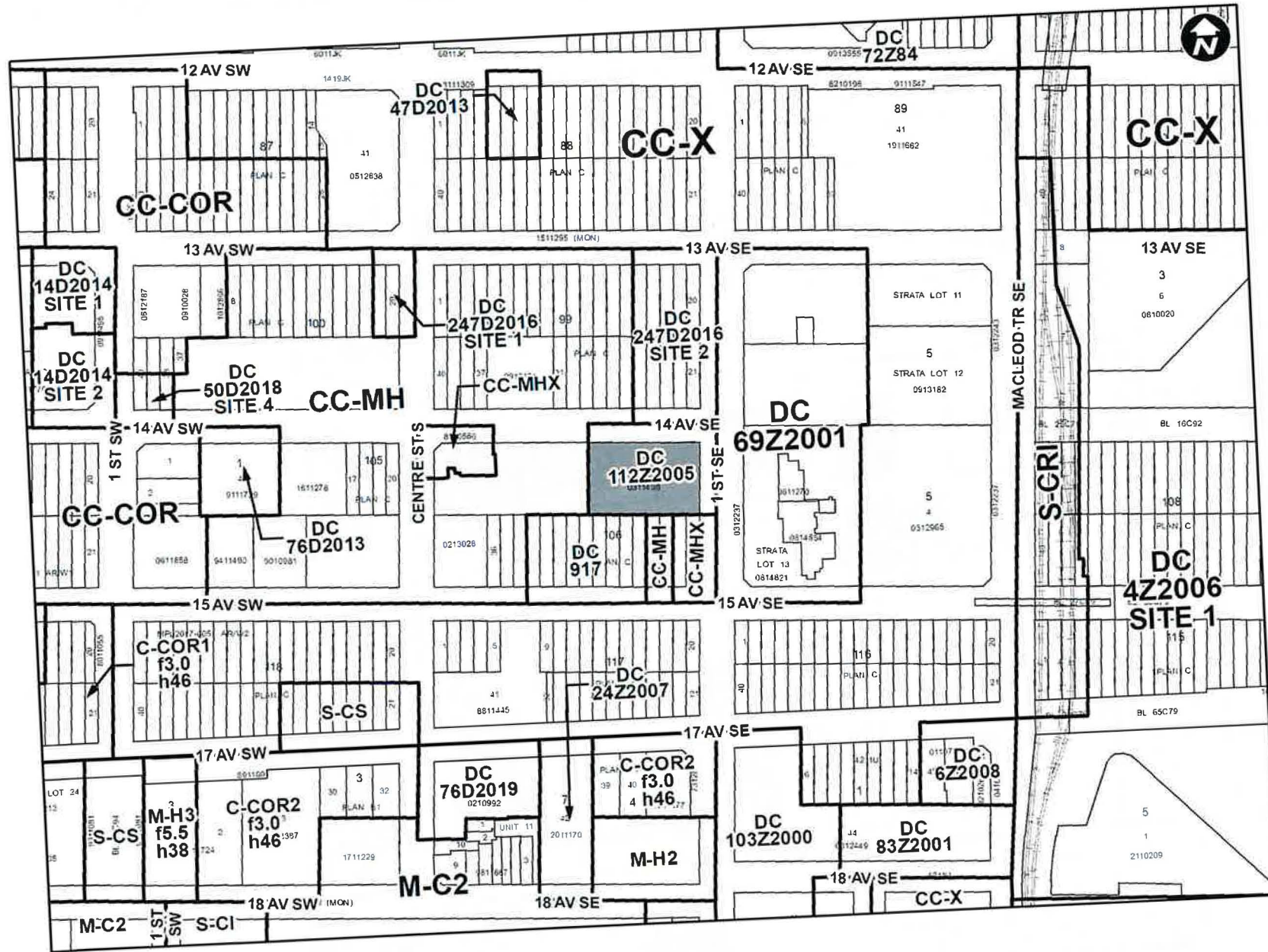


Views: Along 14 Avenue SE



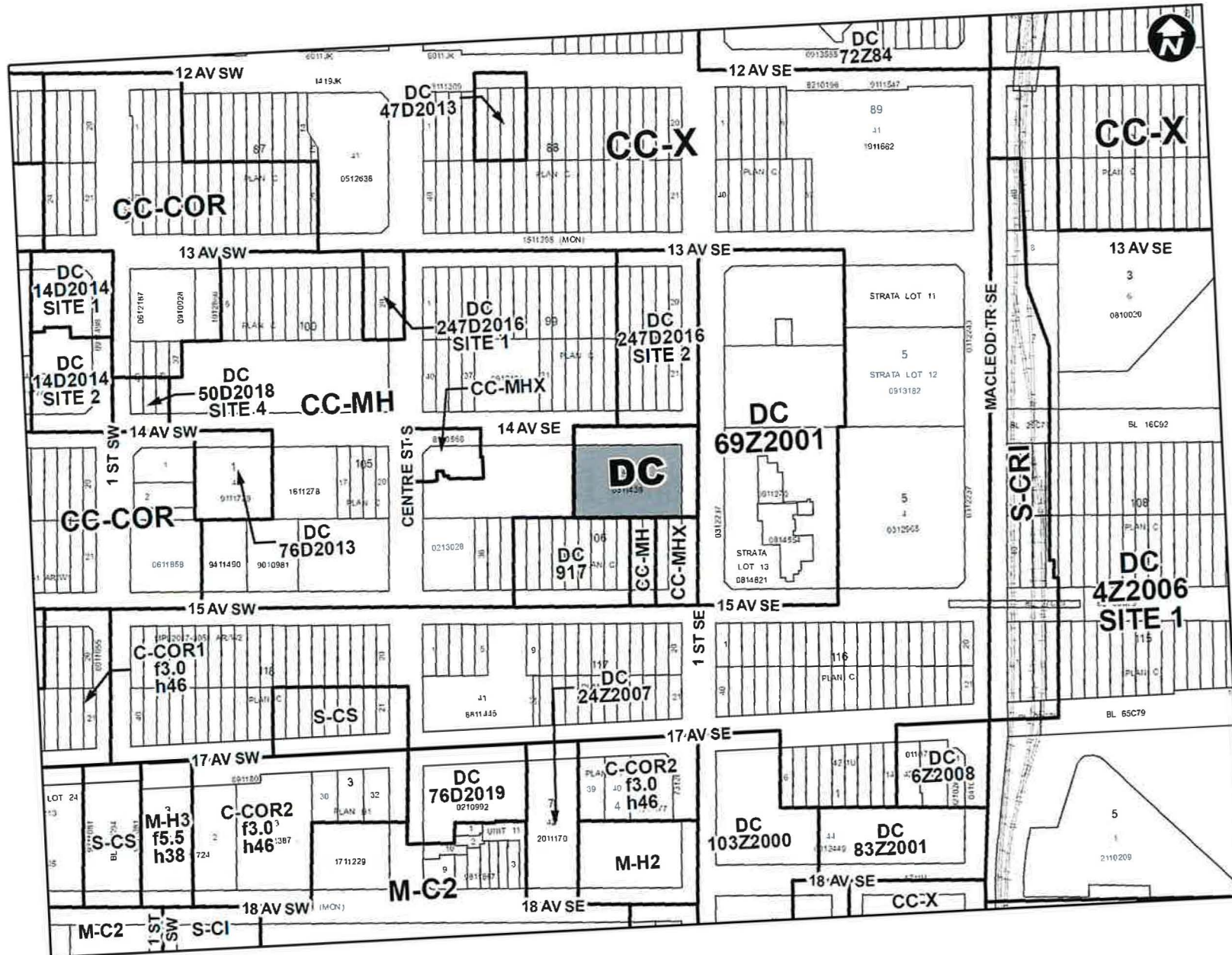
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Existing DC District:

- Based on the RM-7 district in LUB 2P80
- Maximum Height = 46 metres
- No Max FAR



Proposed DC District:

- Based on the CC-MHX District
- No Maximum Height
- Max FAR = 5.0 which may be increased to 9.0 with available bonus provisions
- Compatible with existing land use designations in the vicinity
- Allows greater tenant flexibility

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.27 hectares \pm (0.67 acres \pm) located at 1401- Street SE (Plan 0311438, Block 106, Lot 41) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses within an existing building, with guidelines (Attachment 2).

Supplementary Slides

- Circulation to External Stakeholders
- Notice Posting (On-Site)
- Published Notice on City's Website (Dmap)

- 3 letters received from the community:
 - 2 in opposition
 - 1 neither in support or opposition

- Applicant reached out to the Beltline Neighborhood Association (BNA) to inform them of the application and gather feedback.
- Applicant created an online platform to receive feedback on proposed Land Use Redesignation:
 - Link was shared with BNA to be circulated to their members
 - No feedback was received

| Additional uses provided by proposed DC (CC-MHX) | |
|--|-------------------------------------|
| Permitted Uses: | Discretionary Uses: |
| Home Based Child Care – Class 1 | Community Entrance Feature |
| Artist’s Studio | Community Recreational Facility |
| Fitness Centre | Drinking Establishment – Small |
| Health Care Service | Live Work Unit |
| Instructional Facility | Temporary Residential Sales Centre |
| Print Centre | Urban Agriculture |
| Service Organization | Conference and Event Facility |
| Specialty Food Store | Financial Institution |
| Take Out Food Service | Instructional Facility |
| Accessory Food Service | Post-secondary Learning Institution |
| | School – Private |
| | Veterinary Clinic |

