

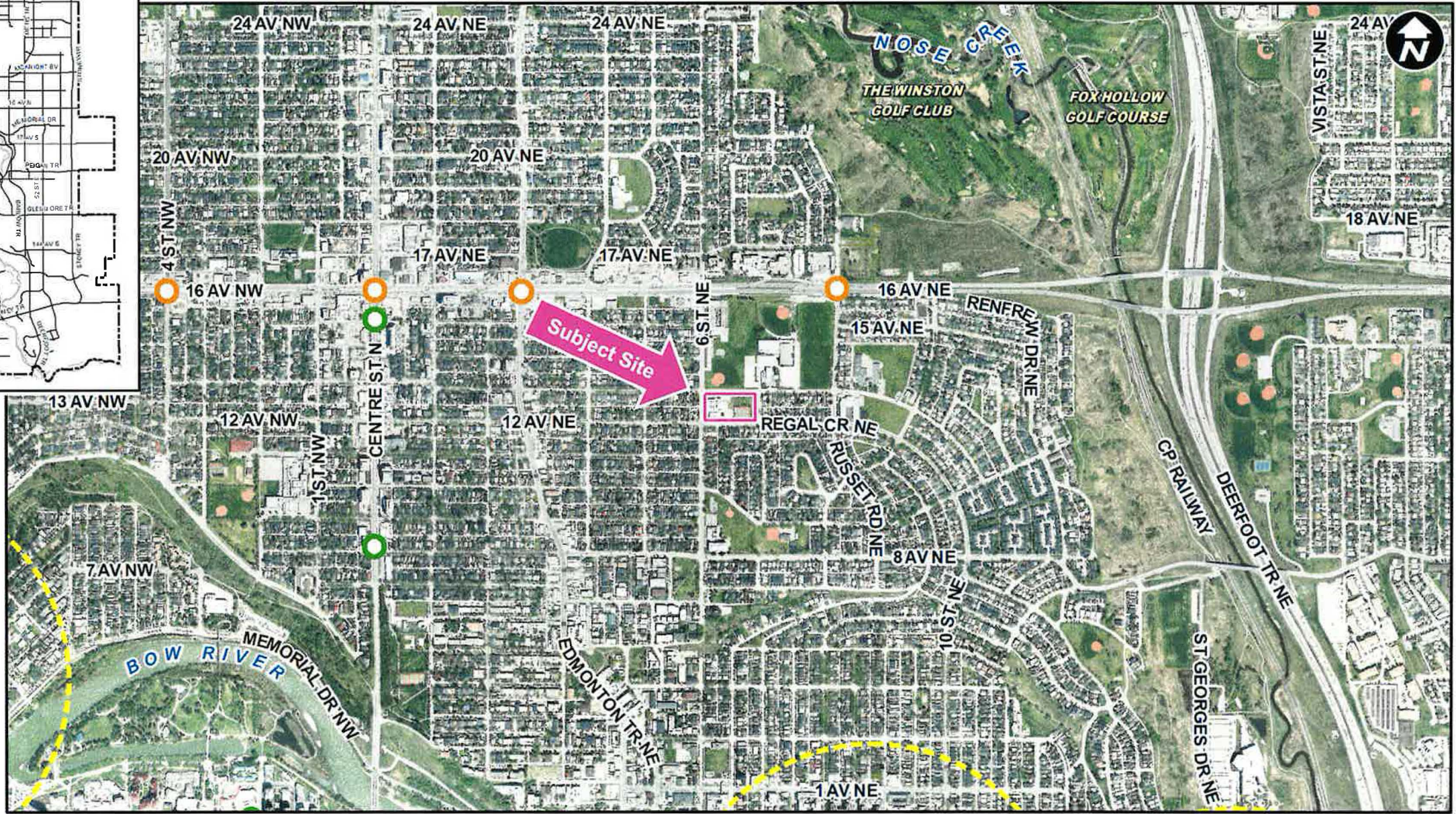
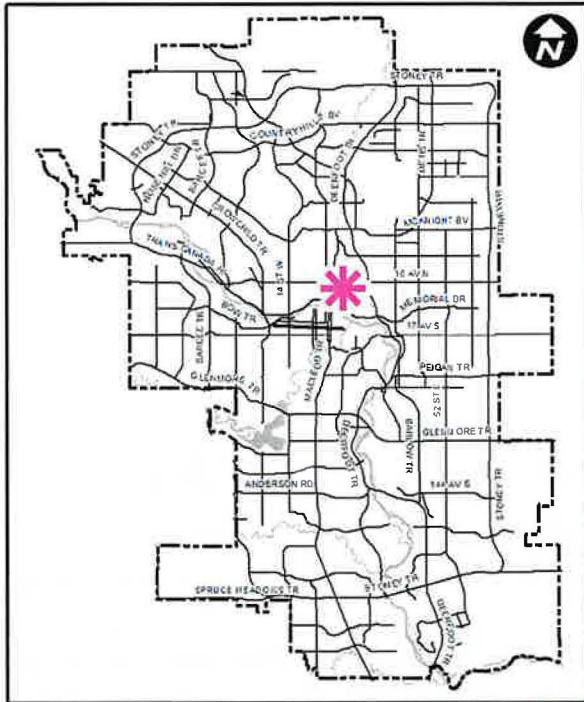


Public Hearing of Council

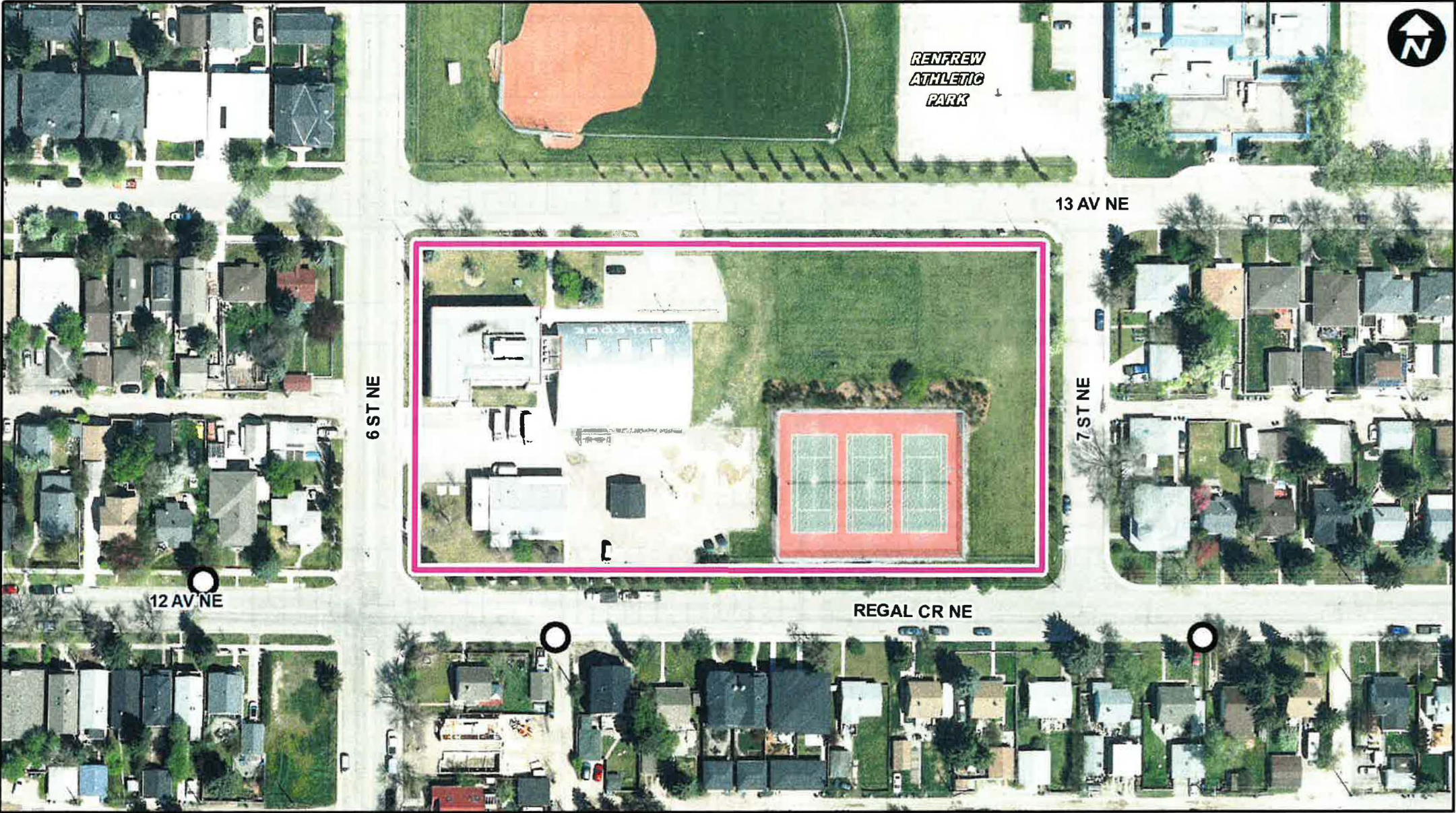
Agenda Item: 8.1.6

LOC2021-0139 / CPC2022-0117
Land Use Amendment
March 29, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 29 2022
ITEM: 8.1.6 CPC2022-0117
DISTRIBUTION
CITY CLERK'S DEPARTMENT



- 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

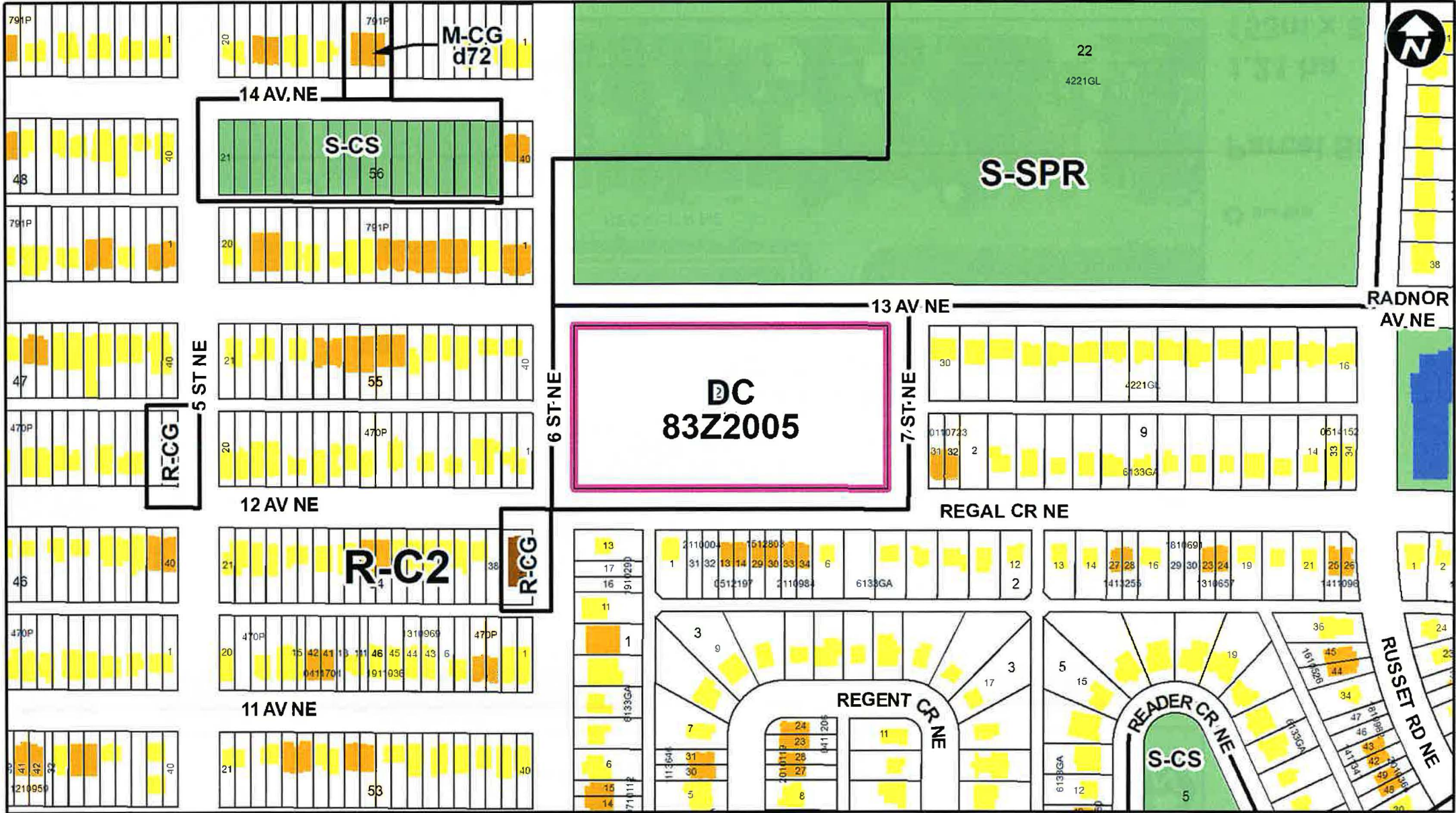


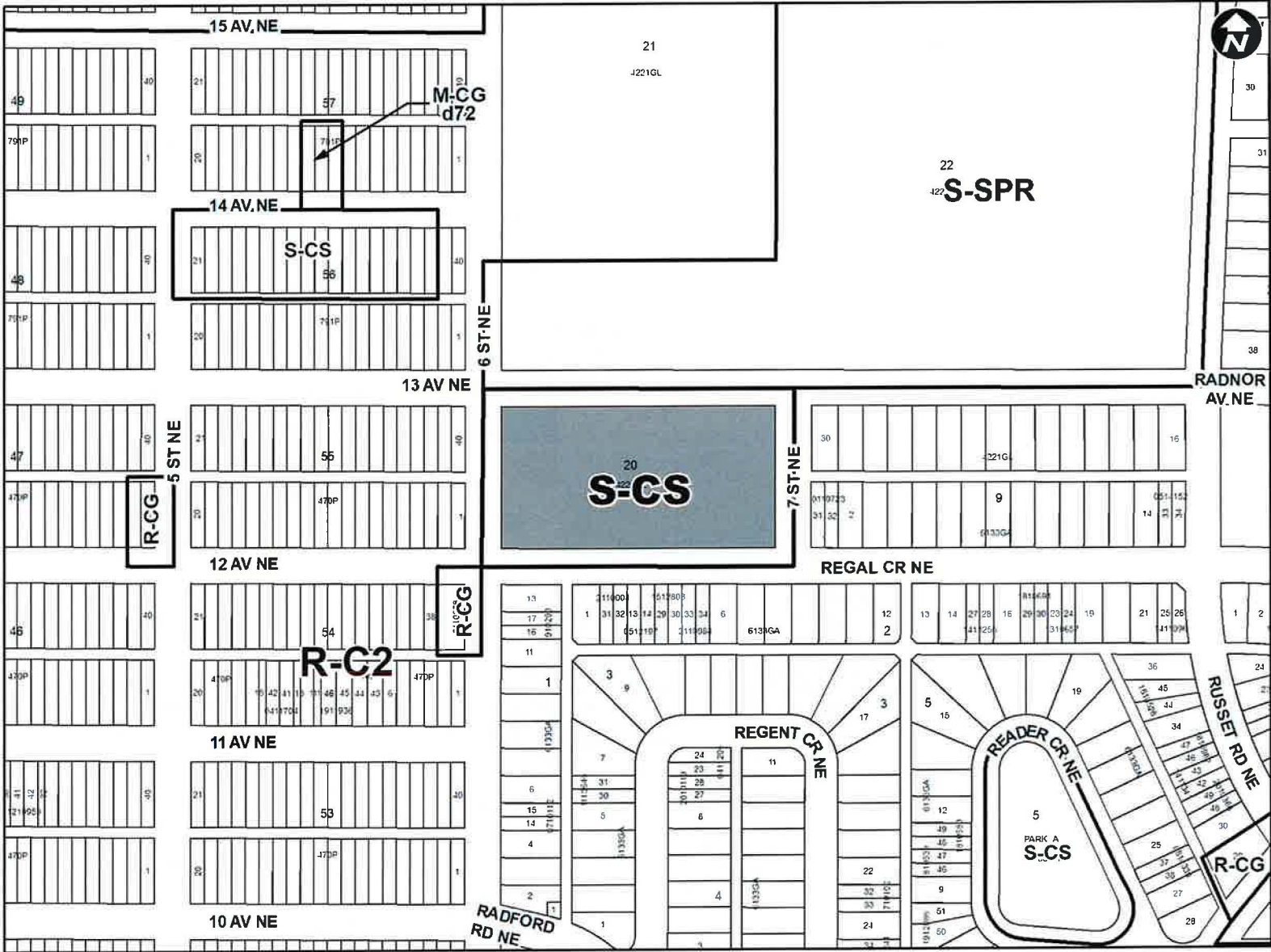
○ Bus Stop

Parcel Size:

1.21 ha
153m x 80m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Special Purpose – Community Service (S-CS) District:

- Accommodate education and community uses
- Limited range of small scale, public indoor and outdoor recreation facilities

Map 3:
Urban Form



Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- ▨ Comprehensive Planning Site
- ▩ Industrial Transition
- - - Plan Area Boundary

City Civic and Recreation:

- Indoor and outdoor facilities on public land
- Programmable spaces for arts, athletics, and cultural amenities
- Private, public, non-profit agencies, charities, and partnerships are appropriate

Calgary Planning Commission Recommendation:

That Council:

Give three readings to **Proposed Bylaw 47D2022** for the redesignation of 1.21 hectares \pm (2.98 acres \pm) located at 731 – 13 Avenue NE (Plan 4221GL, Block 20) from Direct Control (DC) District to Special Purpose – Community Service (S-CS) District.

Supplementary Slides

- 1950s – Boys & Girls Club of Calgary opens at this R-2 site
- Sept 5, 1985 – Development permit for Child Care Facility approved
- Sept 9, 1985 – Child Care Facility removed from R-2 District in LUB
 - Approved Child Care Facility became non-conforming use, which would be voided if building is enlarged or added to
- 2005 – Land use amendment to DC(R-2) to allow for Office expansion
- 2005 – DP for Office expansion, which voids Child Care approval
- Changes to provincial legislation have revealed there is no approved DP for the use





