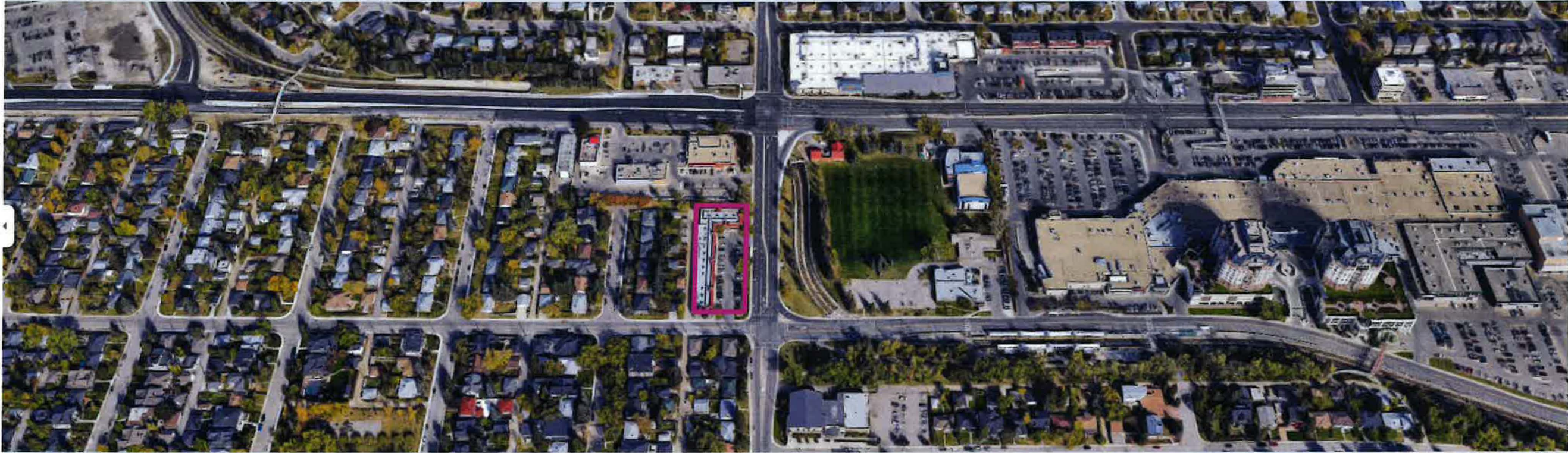


Calgary Planning Commission

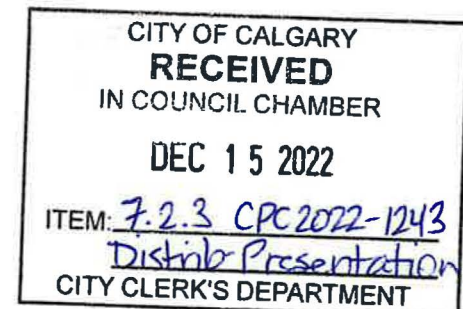
Agenda Item: 7.2.3



LOC2022-0099 / CPC022-1243

Policy and Land Use Amendment

December 15, 2022



RECOMMENDATIONS:

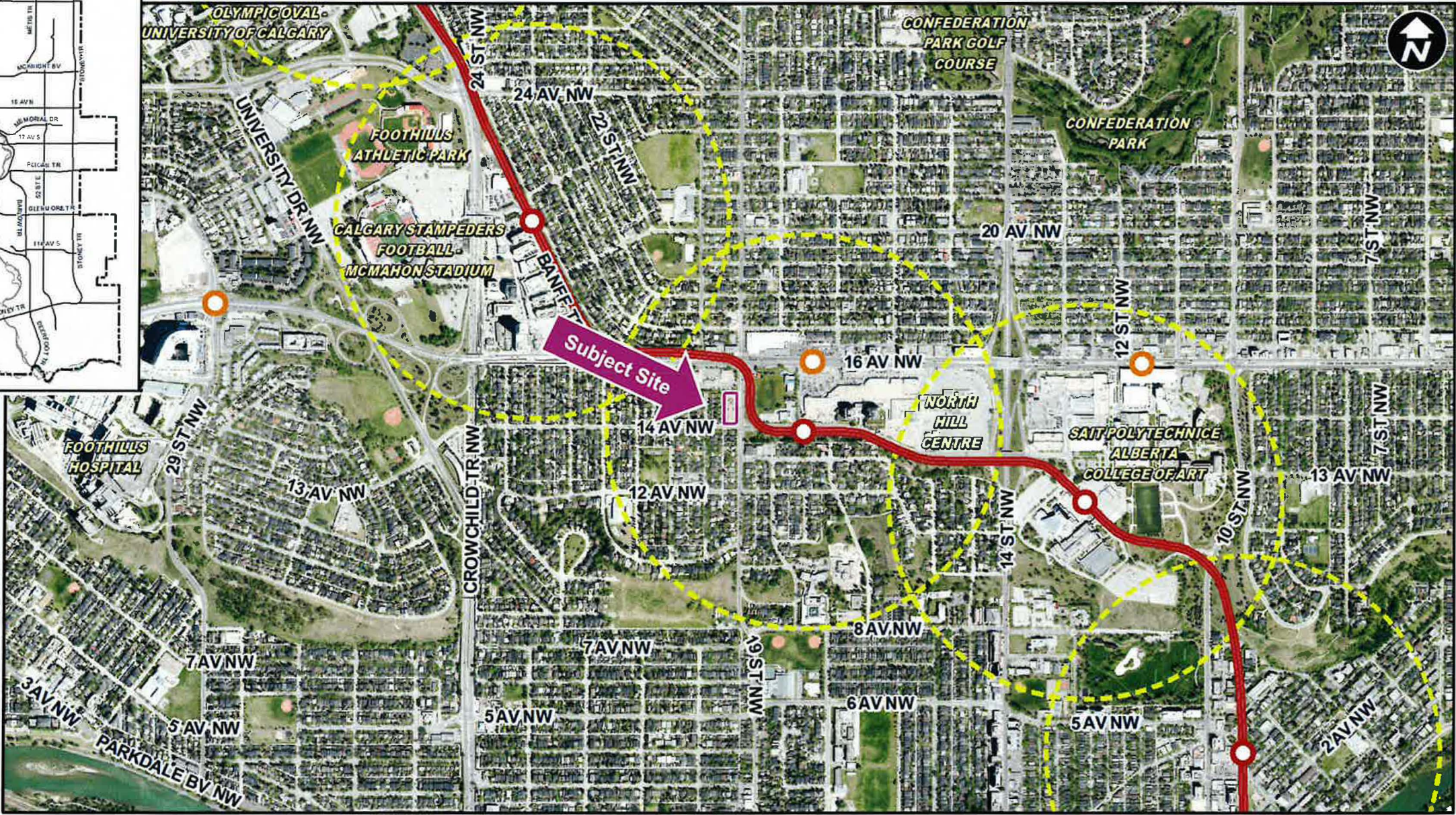
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.34hectares \pm (0.83 acres \pm) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District.



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





Parcel Size:

0.34 ha
37m x 91m

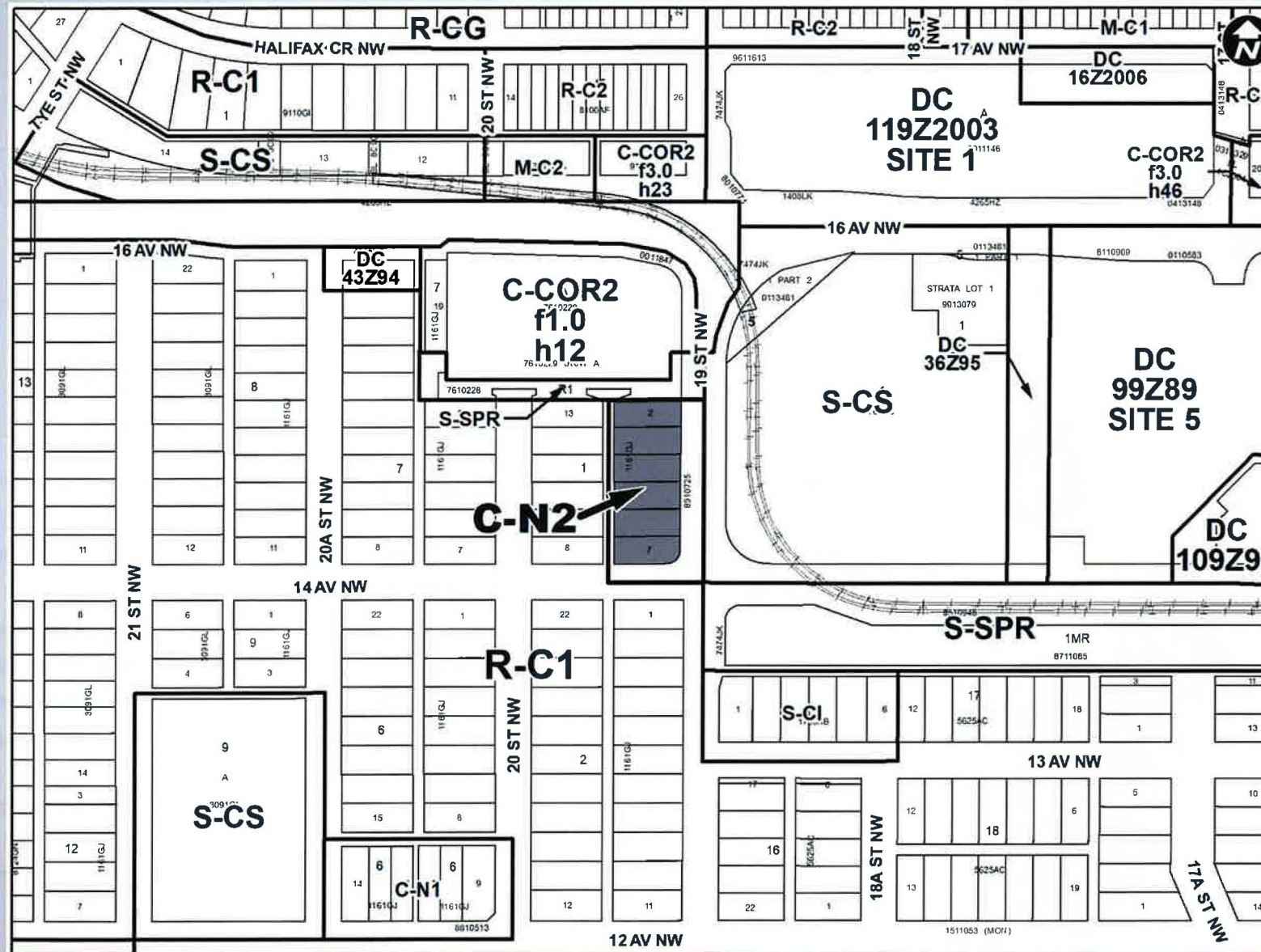


View



Parcel Size:

0.34 ha
37m x 91m



Proposed C-N2 District:

- Maximum Height 10m (2 storeys)
- Maximum 1.0 FAR
- Continues to allow parking between the building and the street
- Allows additional use options

Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

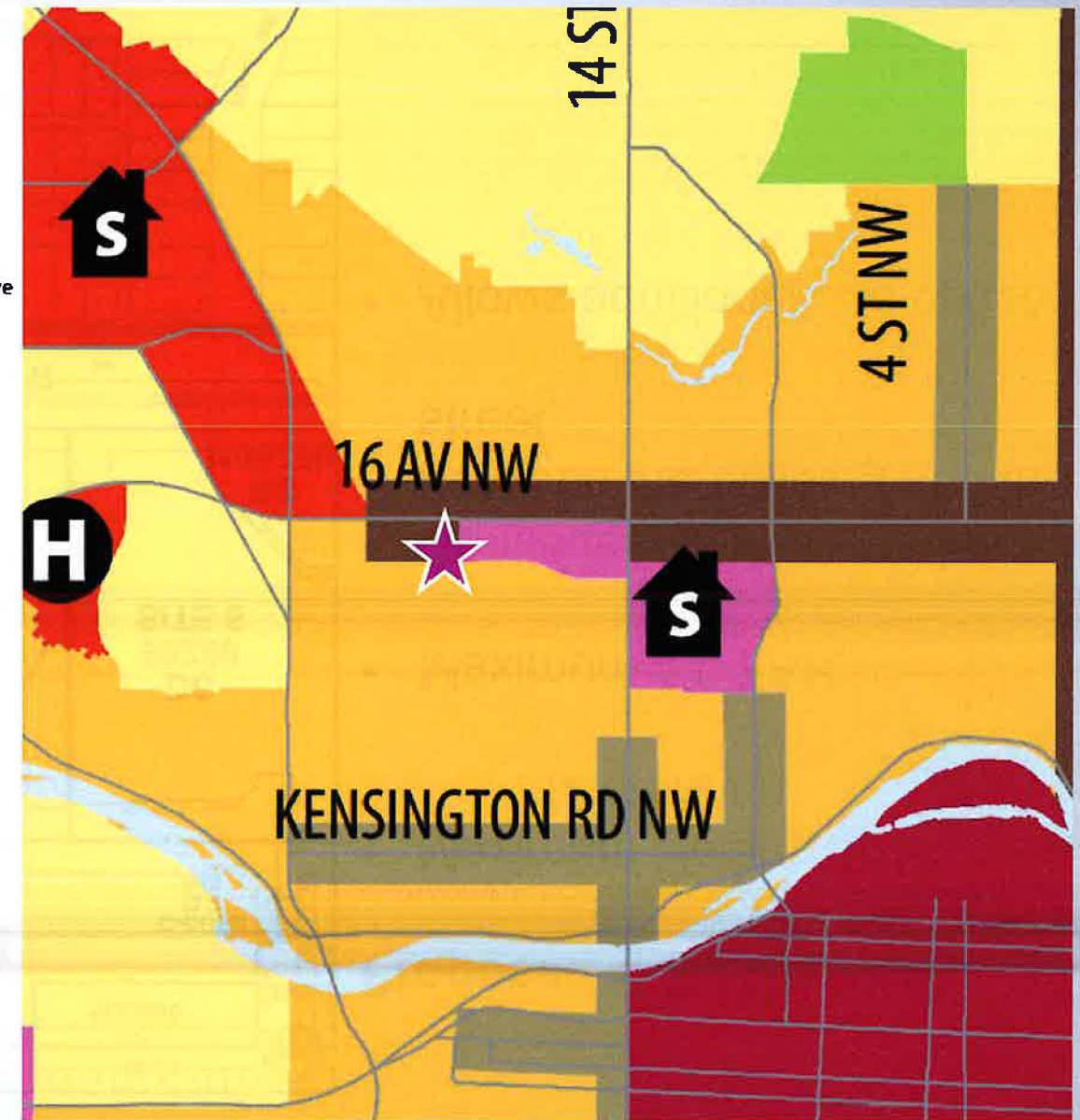
Industrial

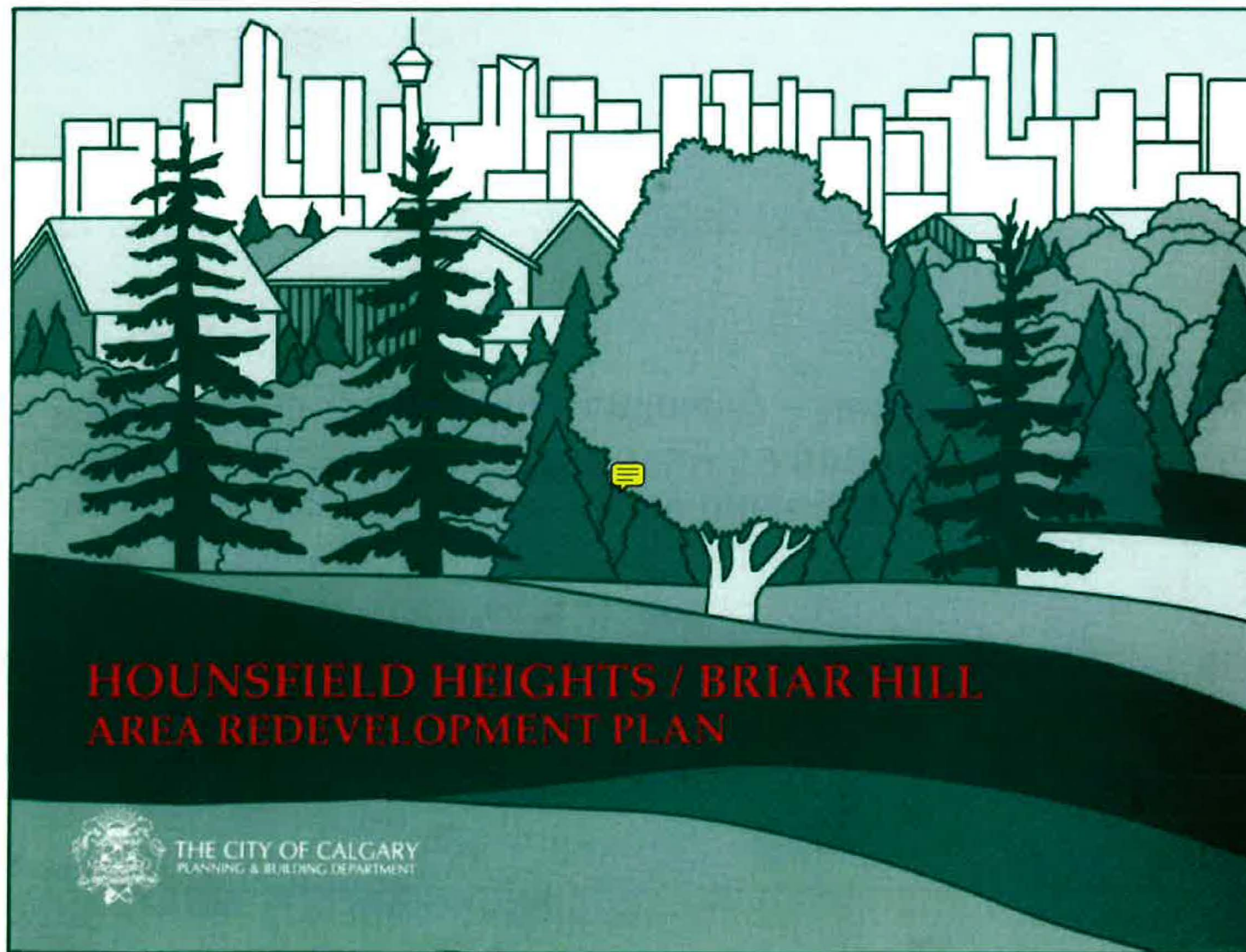
- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

Subject Site



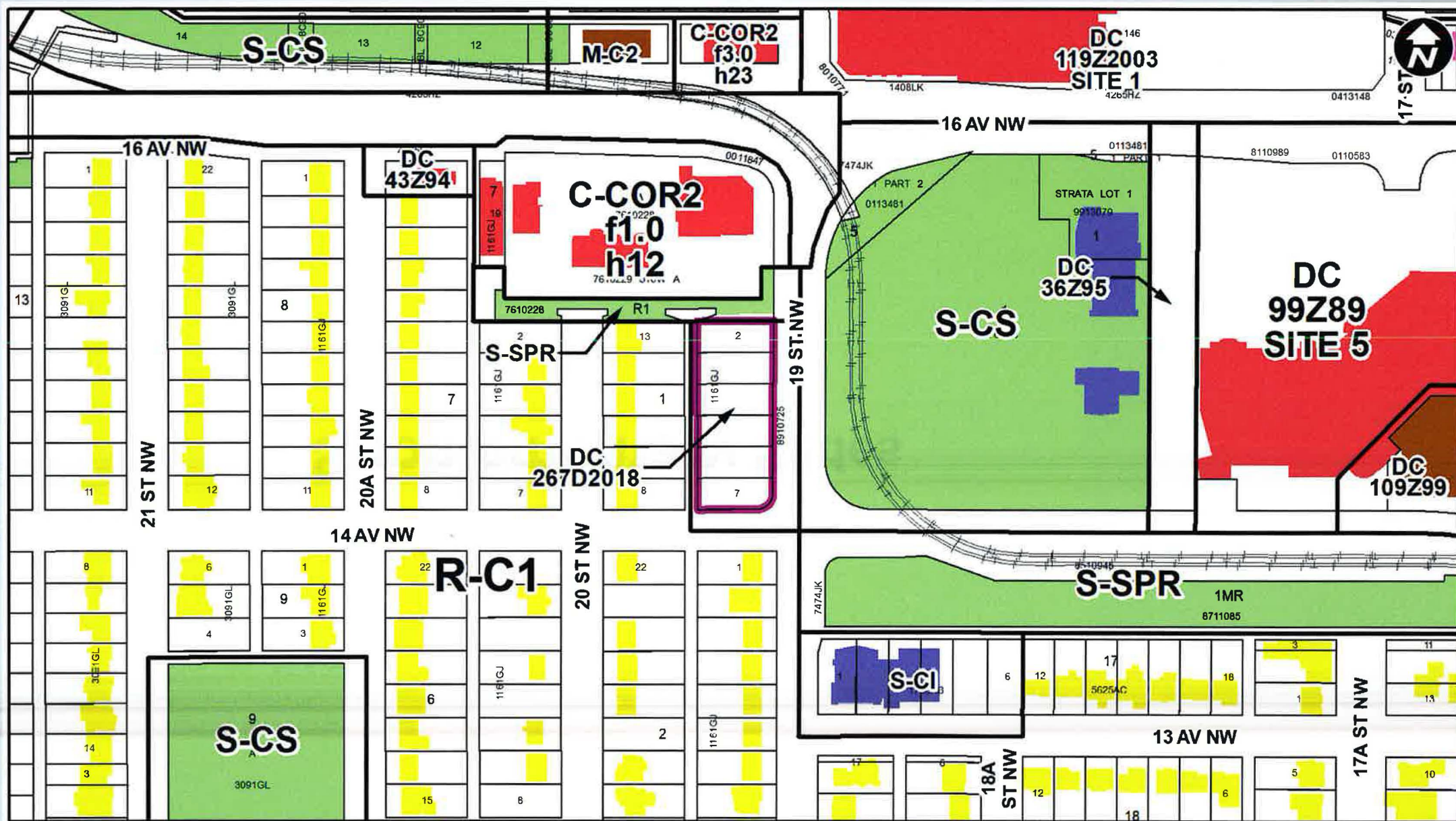
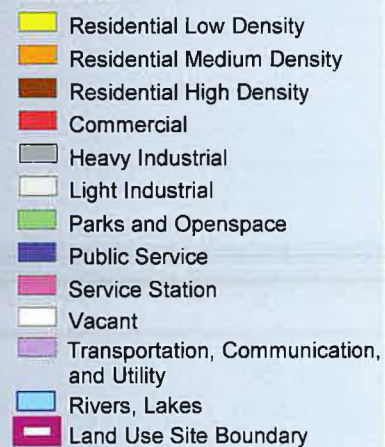


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Supplementary Slides





LEGEND

○ Bus Stop

Parcel Size:

0.34 ha
37m x 91m

Additional Uses in the stock C-N2 District 14

Permitted	Discretionary		
Accessory Food Service	Addiction Treatment	Gas Bar	Sign – Class E
Catering Service – Minor	Artists Studio	Home Occupation – Class 2	Social Organization
Convenience Food Store	Assisted Living	Liquor Store	Special Function – Class 2
Pet Care Service	Auto Service – Minor	Live Work Unit	Urban Agriculture
Restaurant: Food Service Only	Brewery, Winery and Distillery	Outdoor Café	Utility Building
Specialty Food Store	Car Wash – Single Vehicle	Payday Loan	Vehicle Rental - Minor
Take Out Food Service	Child Care Service	Place of Worship – Small	
Veterinary Clinic	Computer Games Facility	Power Generation Facility – Small	
	Custodial Care	Residential Care	
	Drinking Establishment – Small	Restaurant: Licensed	
	Drive Through	Seasonal Sales Area	
	Dwelling Unit	Service Organization	
	Food Production	Sign – Class C	