



Calgary Planning Commission

Agenda Item: 7.2.1



LOC2022-0135 Land Use Amendment

January 12, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 12 2023
ITEM: 7.2.1 CPC 2023-0024
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Changes to the report:

- Replace *Attachment 4 – Applicant Outreach Summary* with an updated version showing engagement with the Community Association, and update the Applicant-Led Outreach section on Page 2 of the report to match.
- Update bullet #5 and the third paragraph of the Discussion section to show that a Development Permit has been received and is currently on hold.
- Adjust Section 2 of *Attachment 2 – Proposed Direct Control District* to remove extraneous wording:

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified ~~in subsections (2) and (3)~~, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

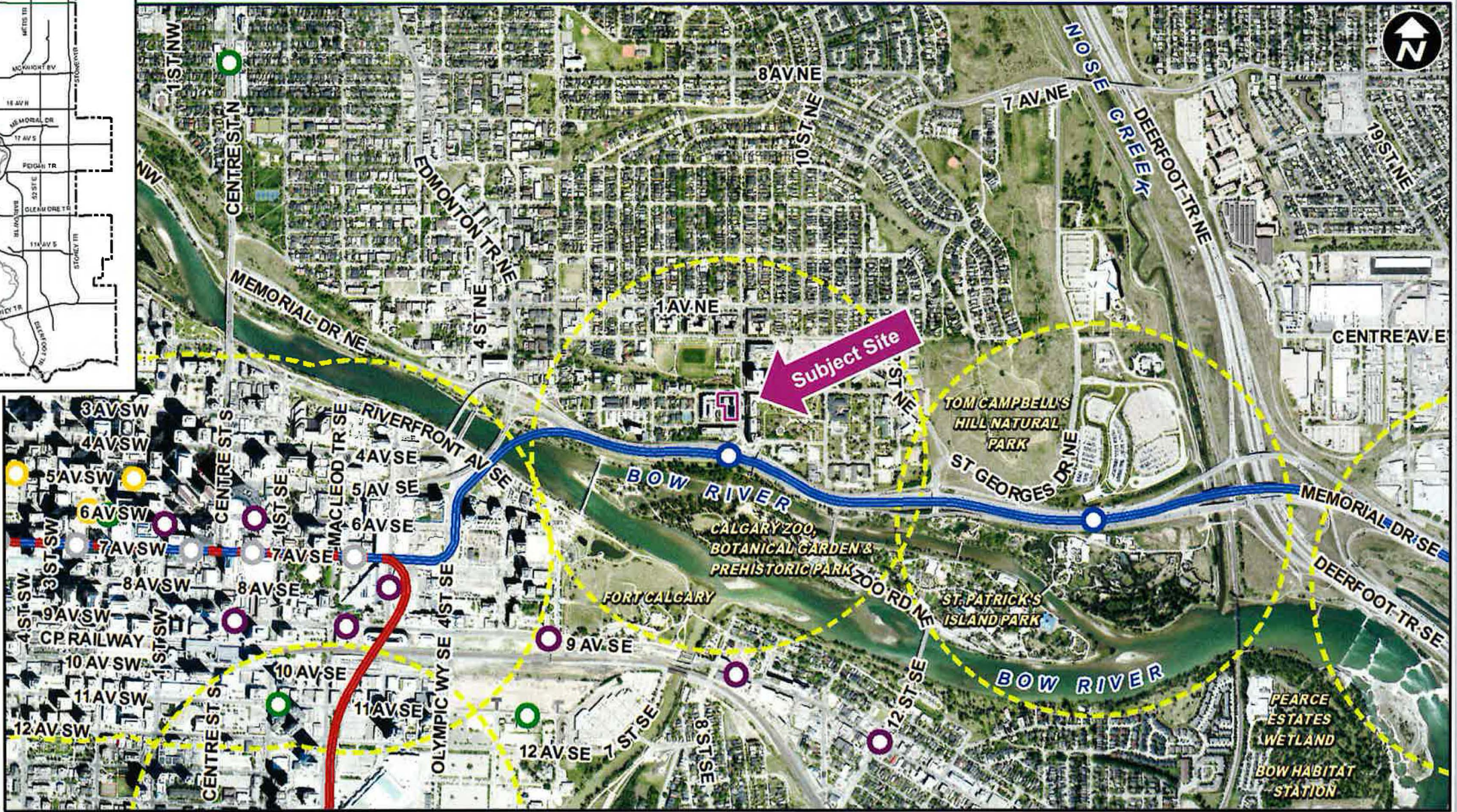
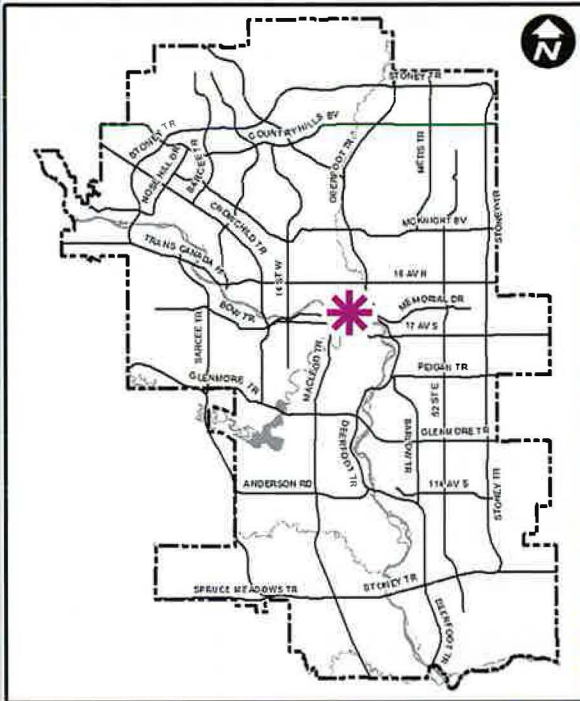
RECOMMENDATIONS:

That Calgary Planning Commission:

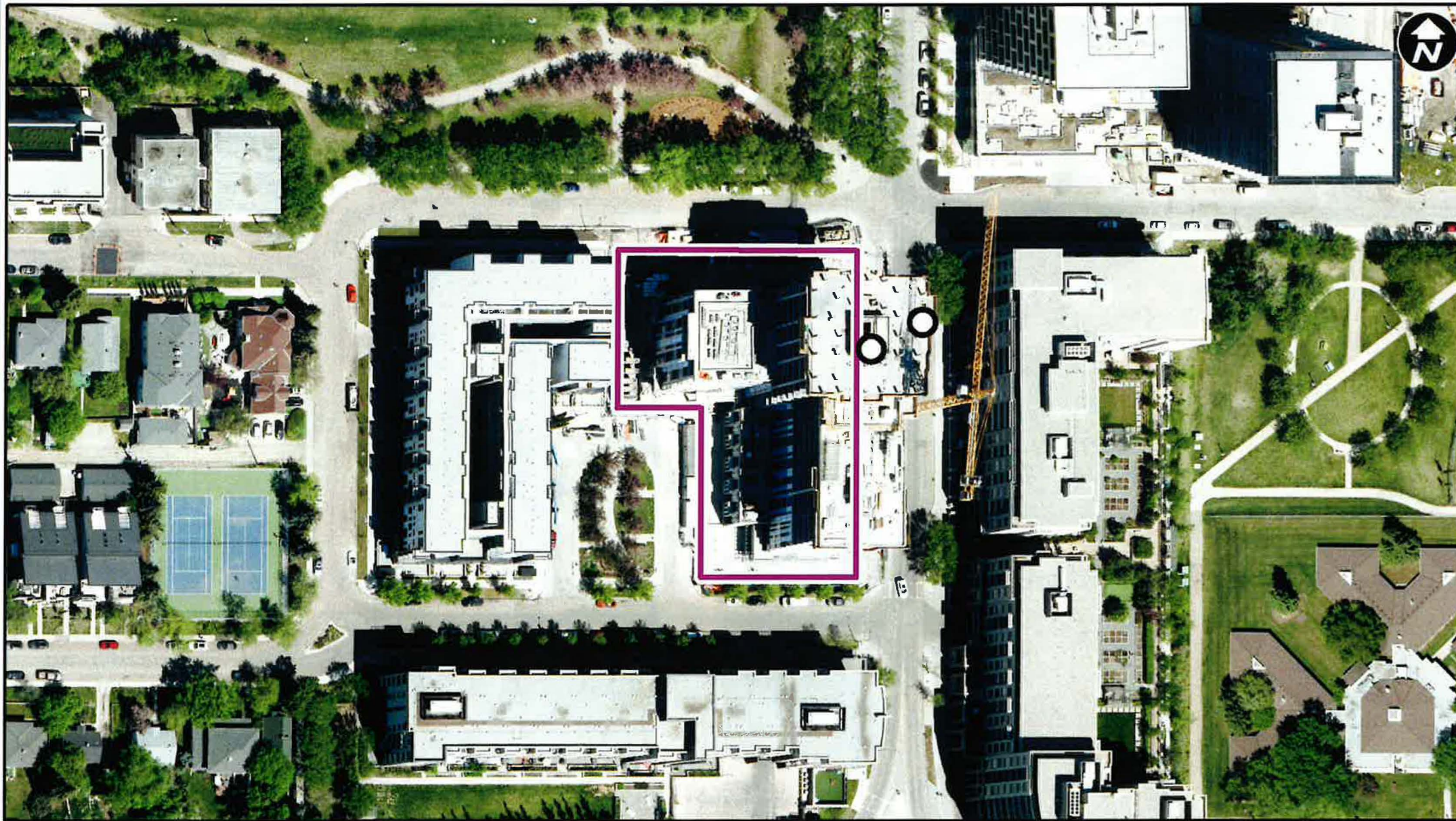
1. Forward this Report (CPC2023-0024) to the 2023 February 7 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.38 hectares \pm (0.93 acres \pm) located at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).



- 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:
0.38 ha



Subject site, from north



Subject site, from southwest

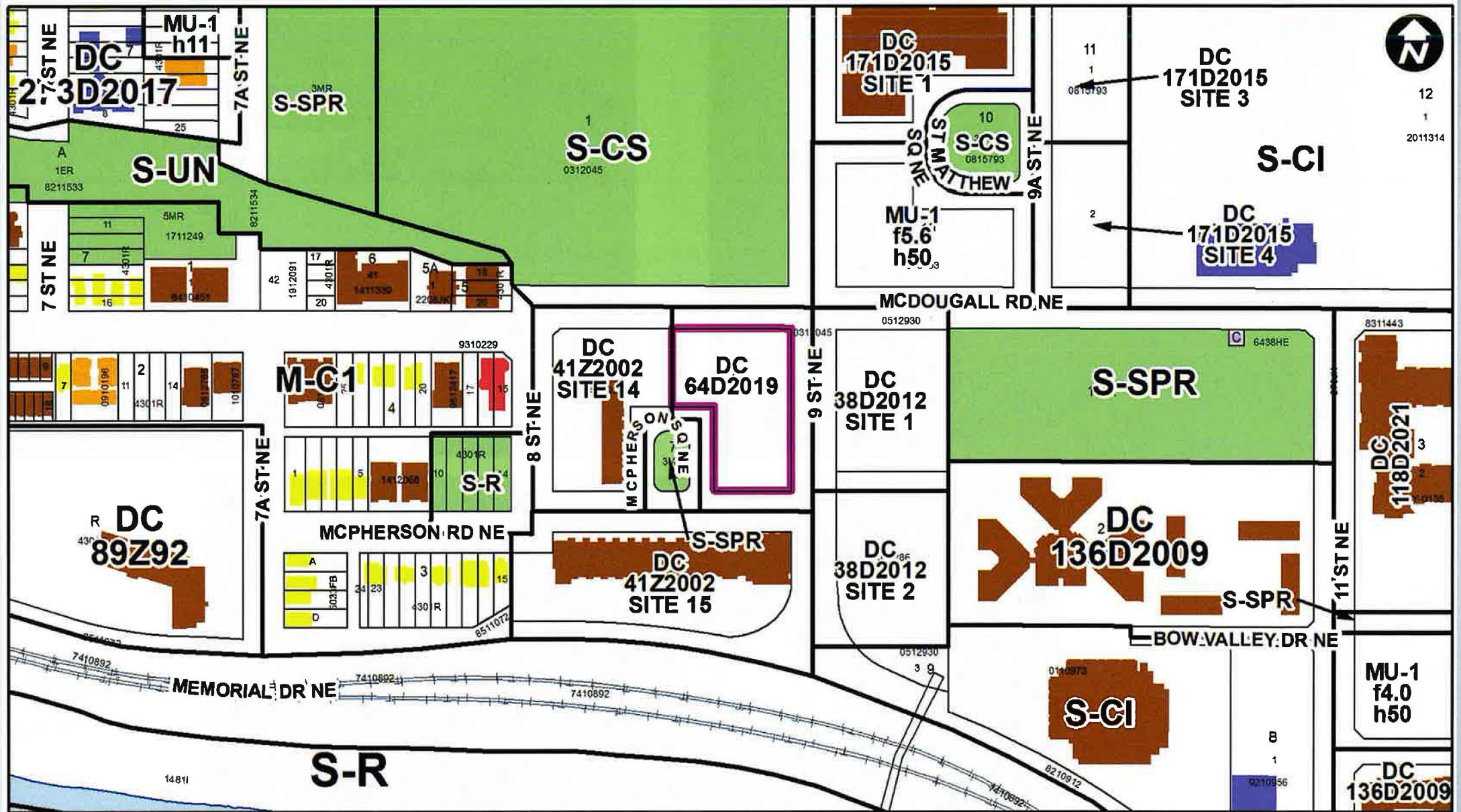
Urban context -
nearby streetviews



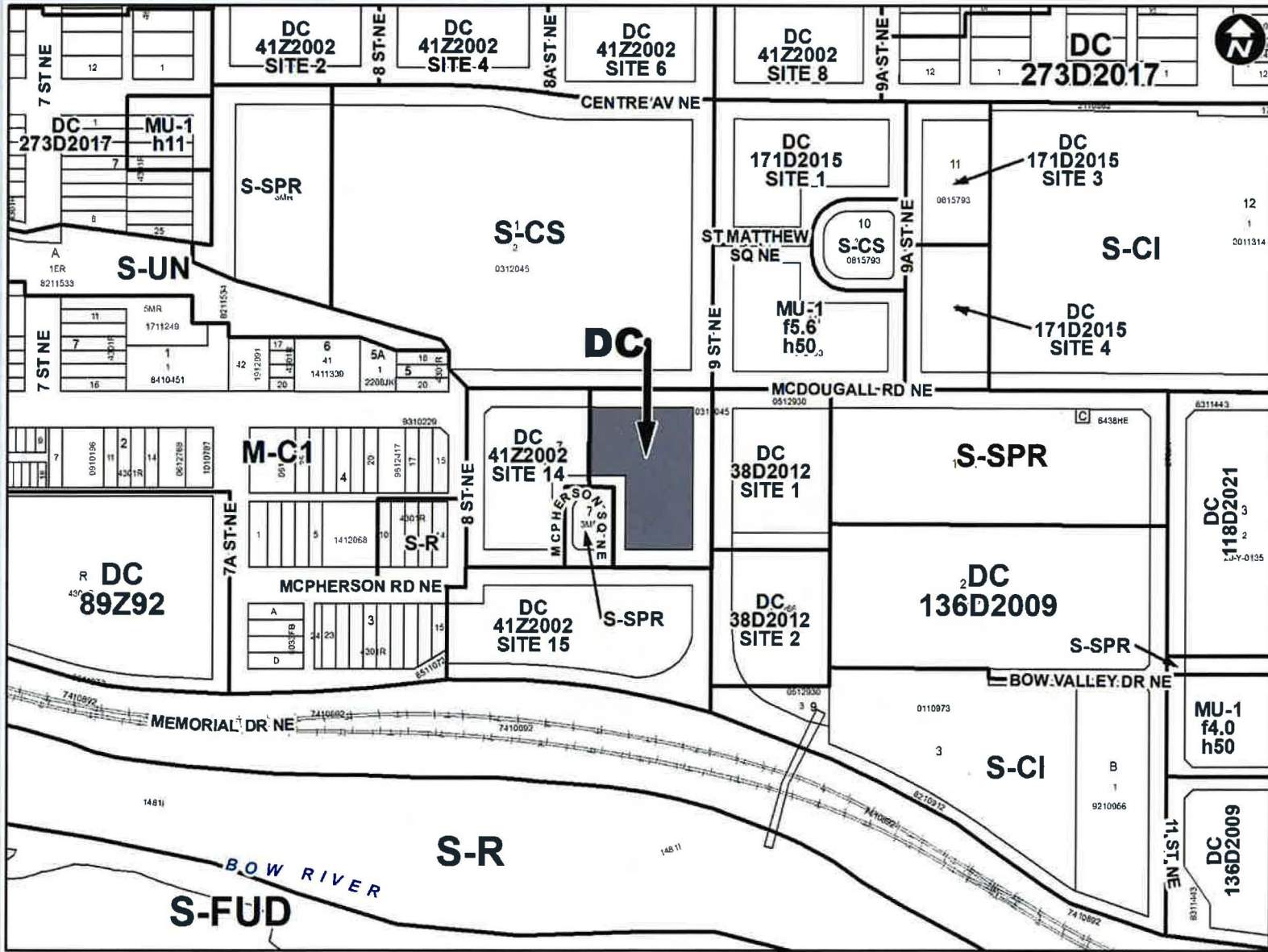
Surrounding Land Use

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

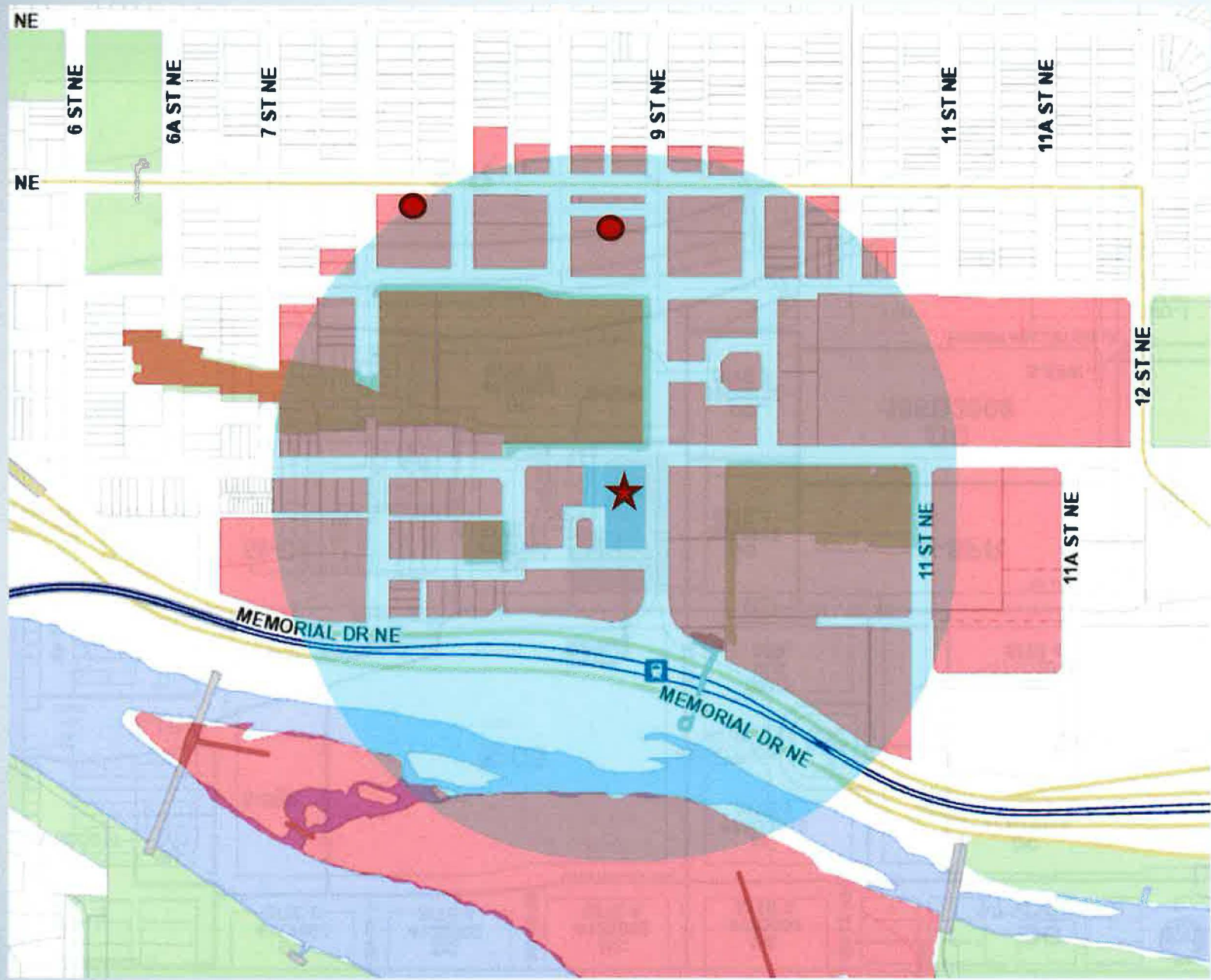


Proposed Land Use Map



Proposed Direct Control District:

- Maintains guidelines from existing DC District, with minor updates for consistency with the current Land Use Bylaw
- Eliminates 300m separation distance for liquor stores, to allow a liquor store to locate anywhere within the commercial part of the building



Location of existing liquor stores in relation to the subject site

Closest liquor store is approximately 250m away on General Avenue NE

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Supplementary Slides

