



# Calgary Planning Commission

Agenda Item: 7.2.10



## LOC2022-0083 Land Use Amendment

January 26, 2023

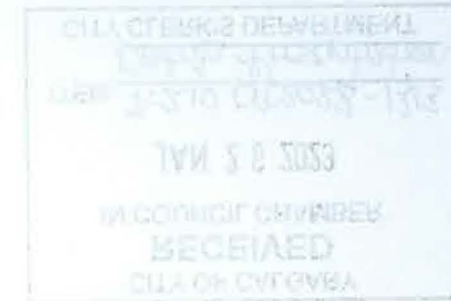
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 26 2023  
ITEM: *7.2.10 LOC2022-1313*  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



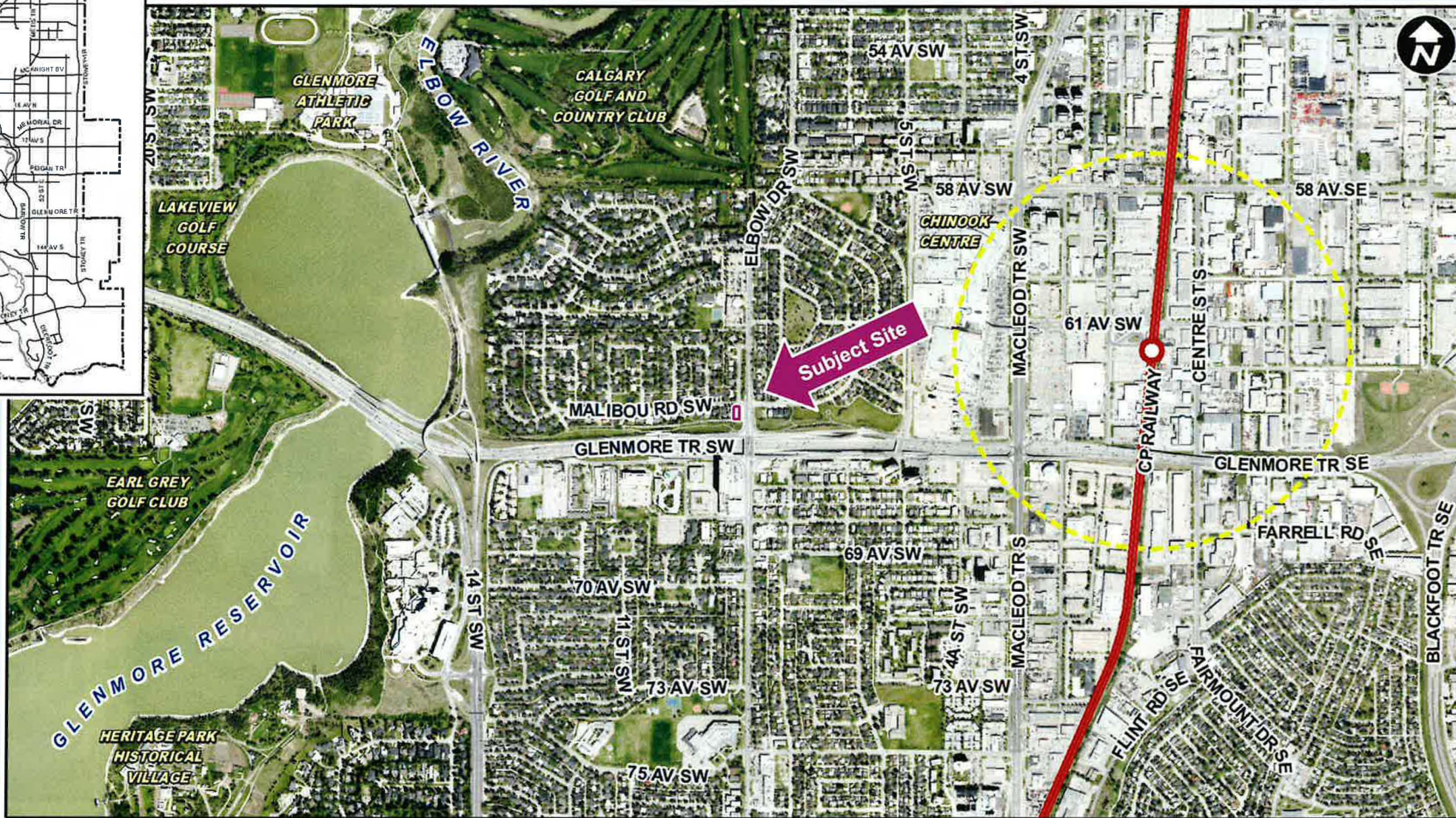
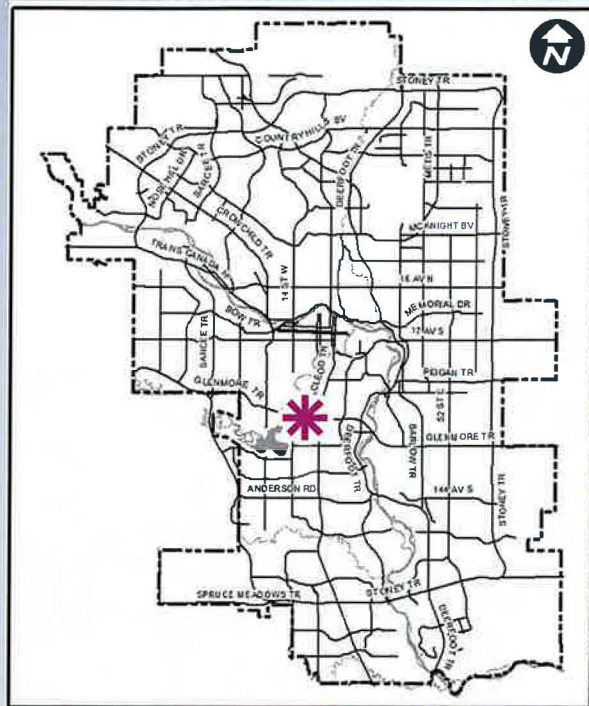
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 6503 Elbow Drive SW (Plan 8375HF, Block 2, portion of Lot 39) from Direct Control (DC) District ~~to~~ Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).



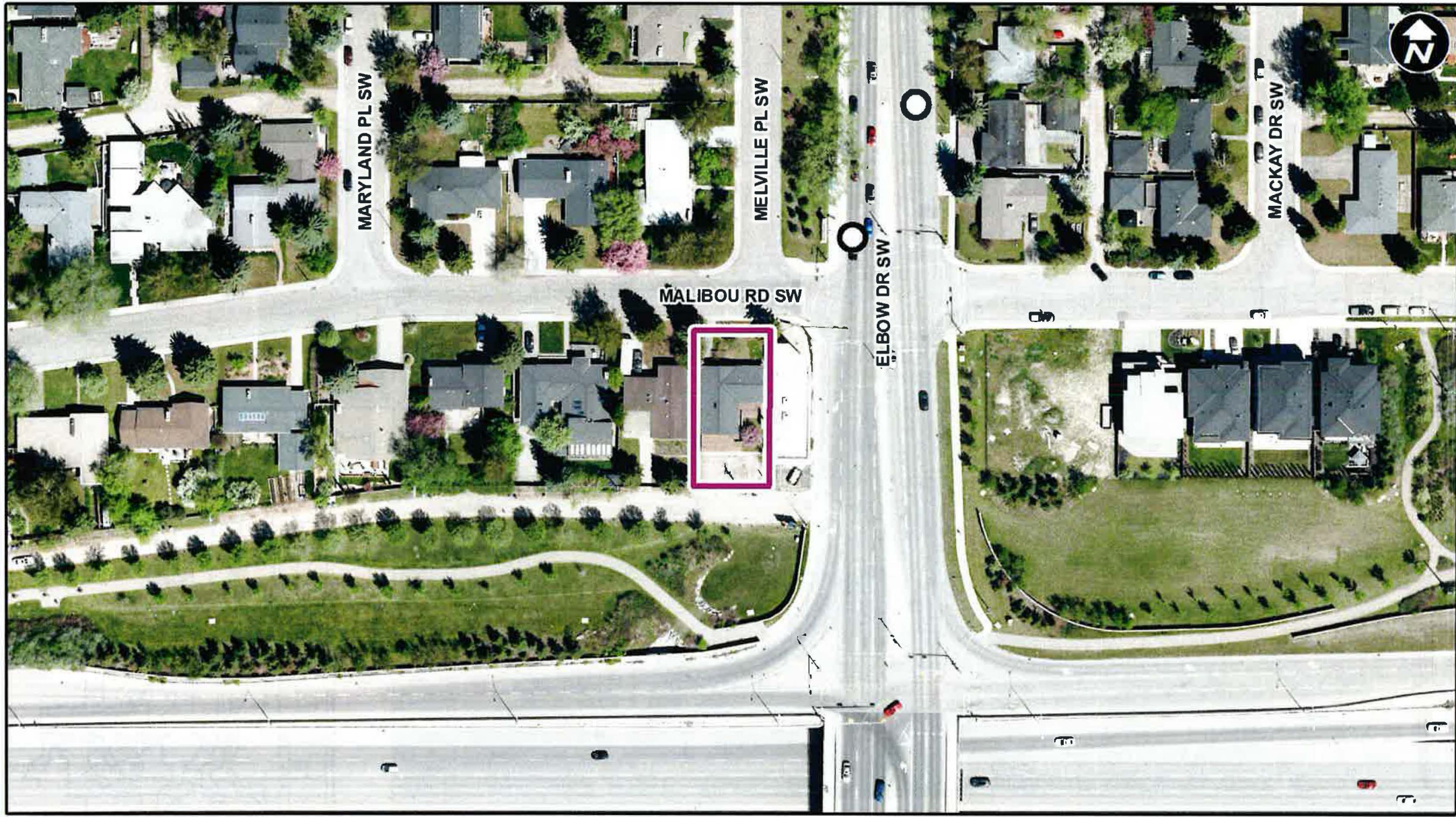




**LEGEND**

- 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

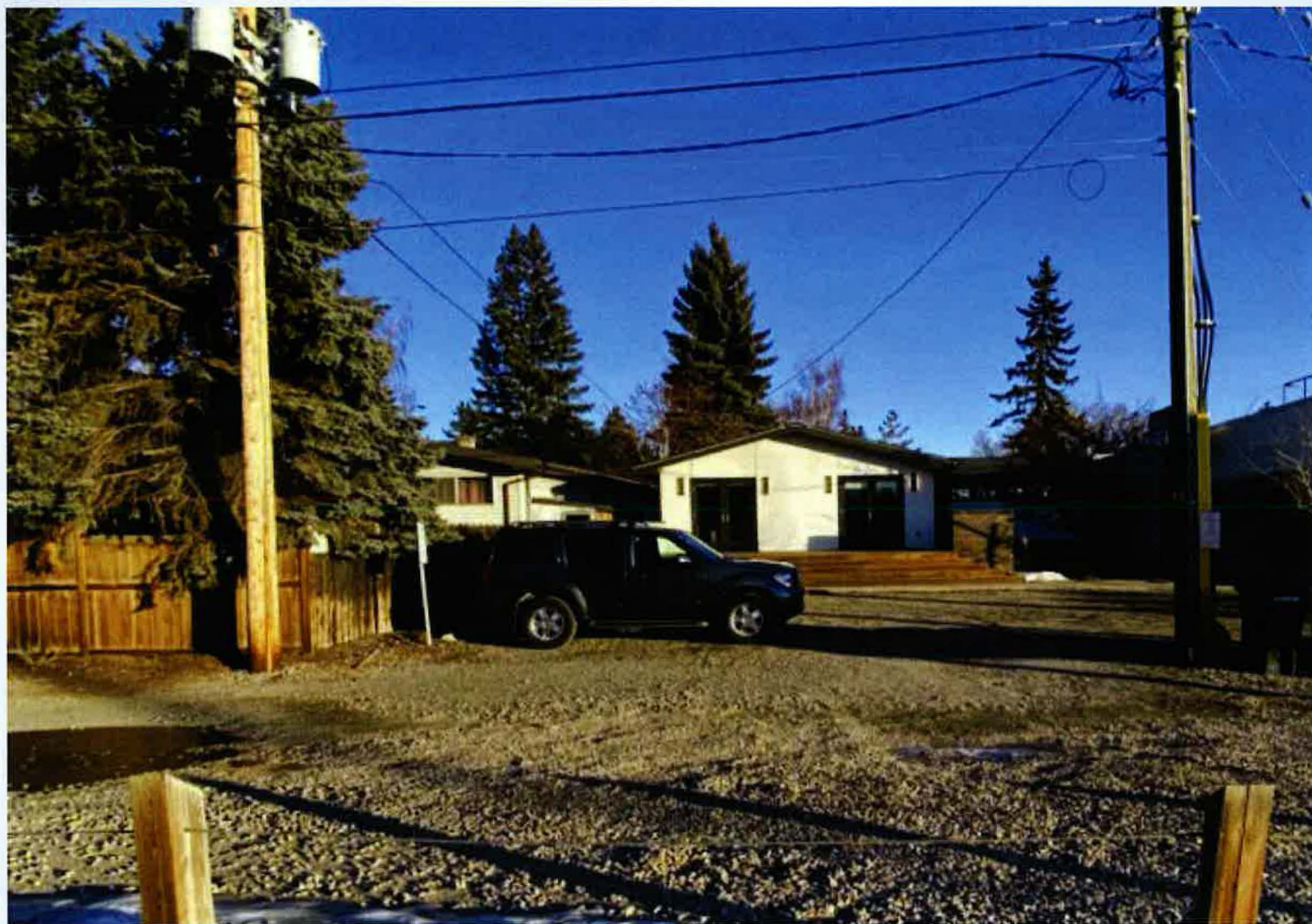
**Parcel Size:**  
0.06 ha  
18 m x 38 m





**6503 Elbow Drive SW viewed from Elbow Drive SW**





**6503 Elbow Drive SW viewed from rear lane**

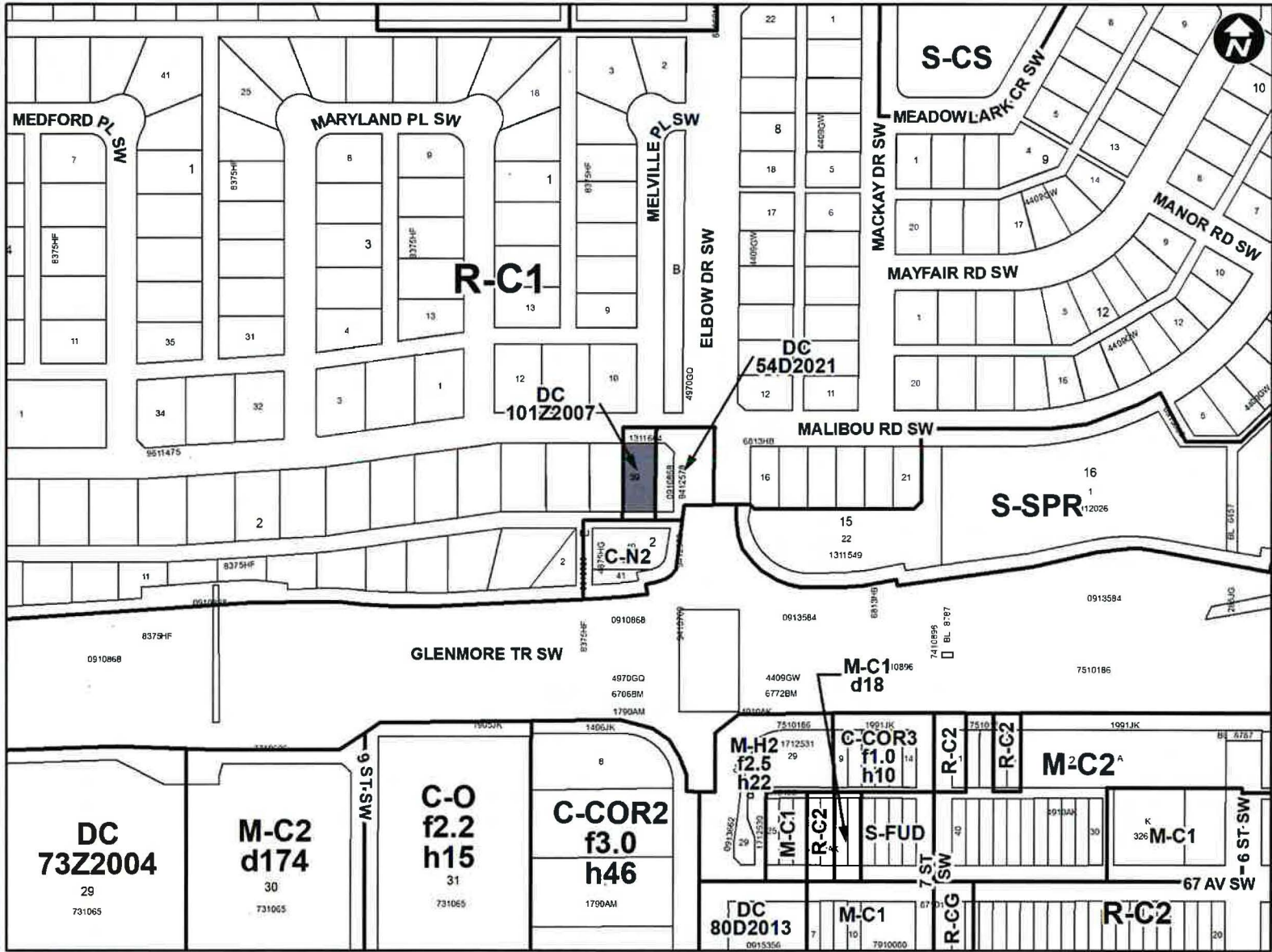


**LEGEND**

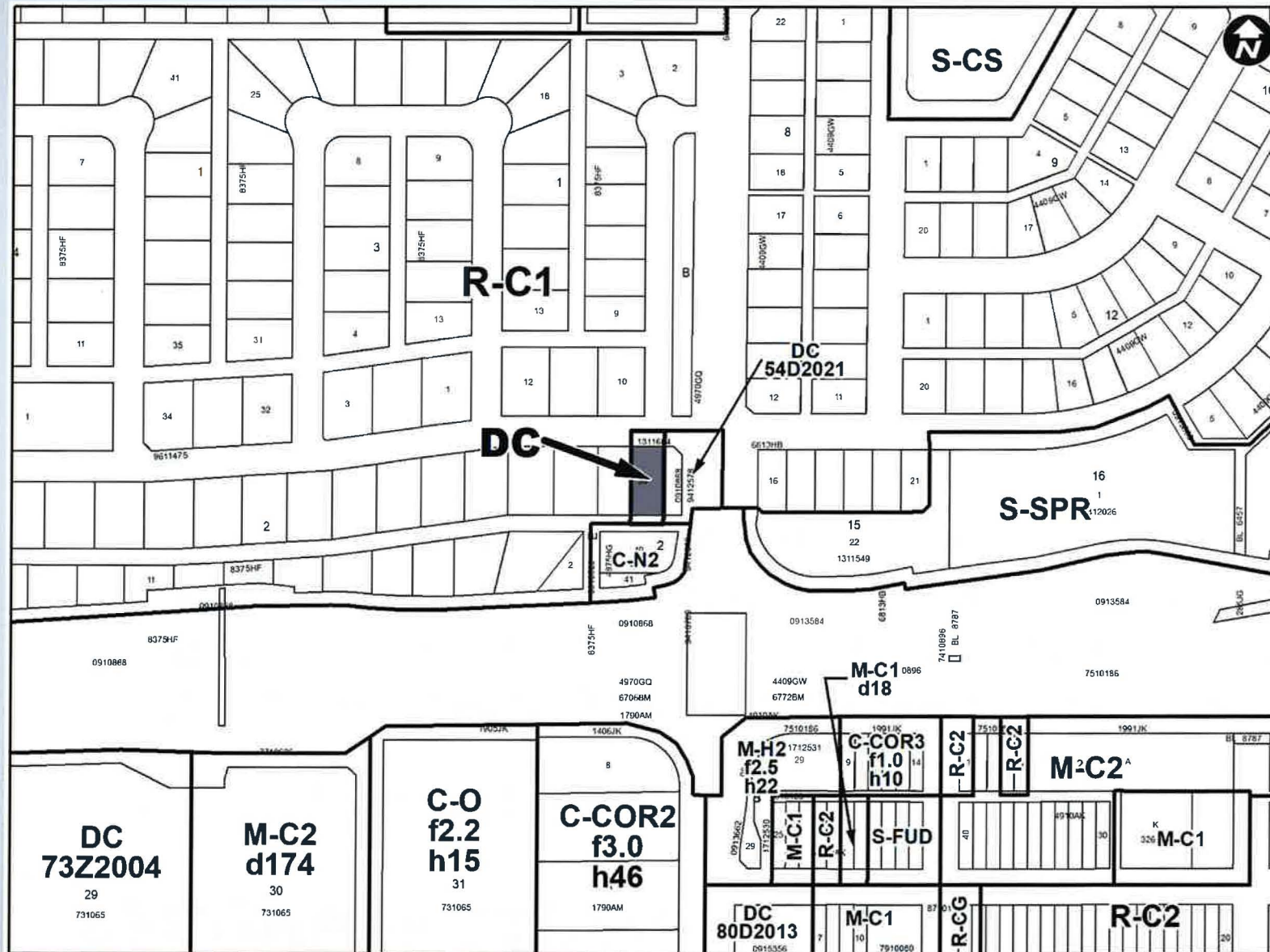
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











**Proposed DC District:**

The proposed Direct Control District is based on the Commercial – Neighbourhood 1 (C-N1) District with the following uses shifted from Permitted to Discretionary:

- (a) Convenience Food Service;
- (b) Fitness Centre;
- (c) Instructional Facility;
- (d) Restaurant: Food Service Only;
- (e) Retail and Consumer Service;
- and
- (f) Take Out Food Service

Sections 708 and 709 of Bylaw 1P2007 do not apply



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# Supplementary Slides



**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



Hospital



University



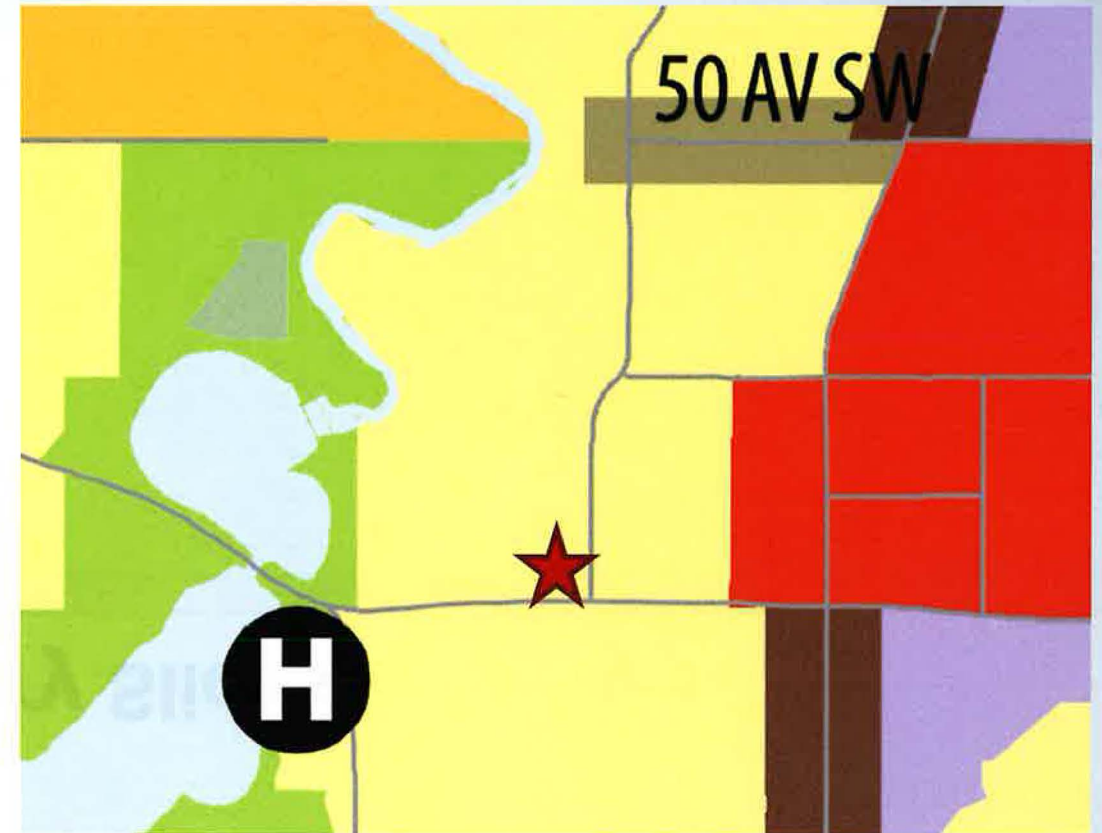
Transportation/Utility Corridor






















City Limits



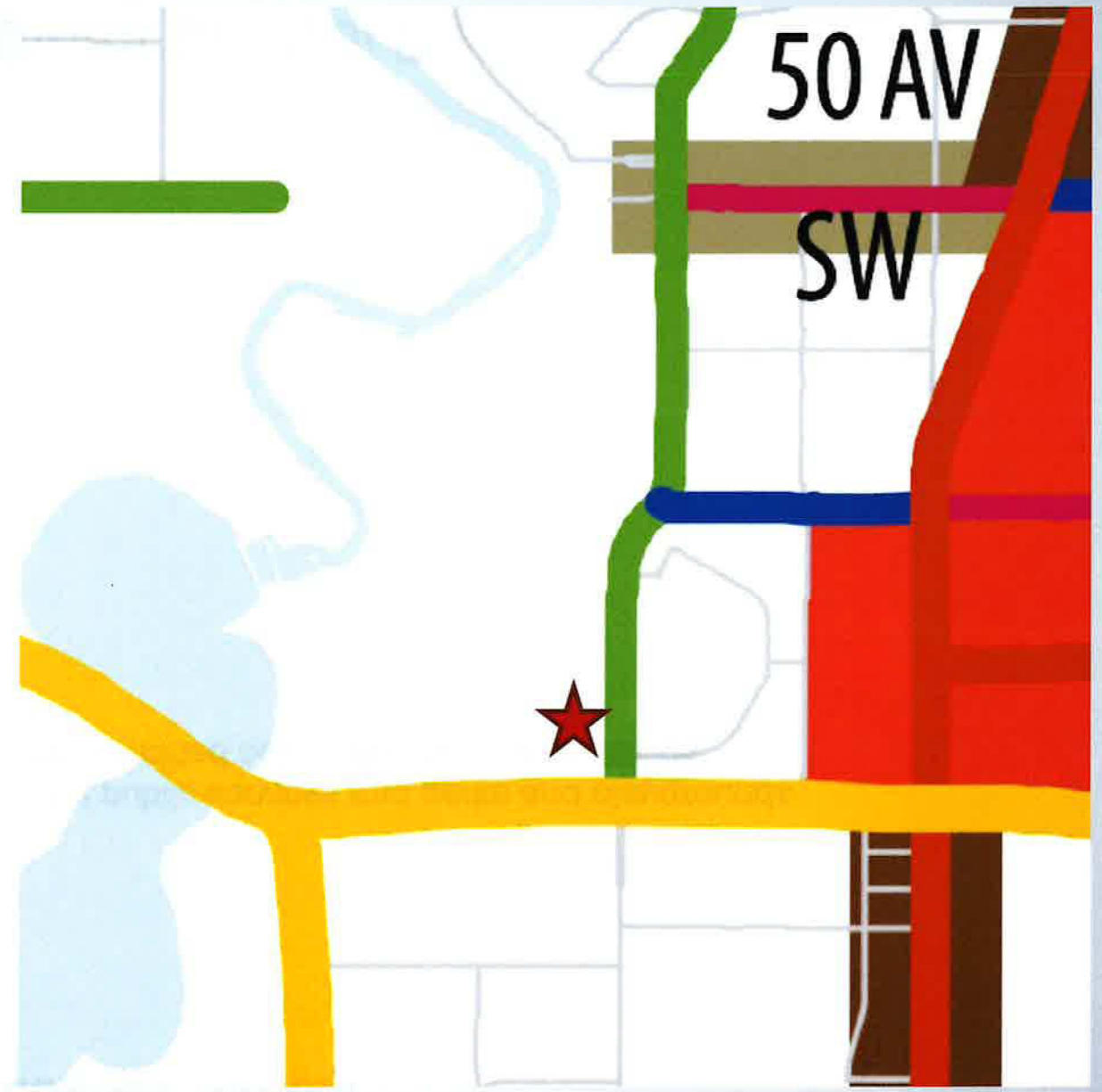
Site Location (approx.)





- Legend**
- Roads and Street Network**
-  Skeletal Road
  -  Arterial Street
  -  Urban Boulevard
  -  Industrial Arterial
  -  Neighbourhood Boulevard
  -  Parkway
  -  Roadway within City limits  
(To be classified through future local area plans)
  -  Roadway outside City limits
  -  Connection to Route in Region
  -  Collector Roads
  -  Transportation/Utility Corridor
  -  City Limits
- Urban Structure**
-  Greater Downtown
  -  Major Activity Centre
  -  Community Activity Centre
  -  Urban Main Street
  -  Neighbourhood Main Street
  -  Future Greenfield
  -  Industrial - Employee Intensive

 Site Location (approx.)





## **DC DIRECT CONTROL DISTRICT**

### **1. Land Use**

#### **a) Permitted Uses**

**Except for utilities, essential public services and parks and playgrounds the following uses shall be permitted only within existing buildings:**

**Financial institutions**

**Offices**

**Signs – Class 1**

**Utilities**

**Essential public services**

**Parks and Playgrounds**

**Dwelling Unit**

**Existing 101Z2007 Direct Control District**



b) **Discretionary Uses**

In addition to the following uses, those uses that are Permitted in existing buildings, shall be Discretionary in proposed buildings:

Live-work units  
Signs – Class 2  
Utility building

For the purpose of this bylaw, "Live-work unit" means a type of dwelling unit used by the resident for work and living purposes which may include, but is not limited to, offices, personal service businesses, and selling of goods produced on-site, such as crafts or other similar small-scale items.

2. **Development Guidelines**

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-1 Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1 Local Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) **Building Orientation**

The public entrance to the building shall be oriented to Elbow Drive SW.

(b) **Live-work Units**

- (i) That portion of the live-work unit used for work purposes shall be restricted to the ground floor only and shall not exceed 50 percent of the gross floor area;
- (ii) A maximum of one non-resident employee may work within the live-work unit unless otherwise allowed by the Approving Authority; and
- (iii) Live-work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odor, smoke, bright light, or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.

(c) **Side Yard**

A minimum width of 3.0 metres where the side of a site abuts a residential district.

(d) **Access**

All vehicular access shall be from the rear lane.

## Existing 101Z2007 Direct Control District



## Building Location and Orientation

- 708 (1) The public entrance to a building must face the property line shared with a commercial street.
- (2) The maximum building setback from a property line shared with a commercial street is 3.0 metres.
- (3) Motor vehicle parking stalls and loading stalls must not be located between a building and a commercial street.

## Building Façade

- 709 (1) The length of the building façade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces.
- (2) In calculating the length of the building façade, the depth of any required rear or side setback area referenced in sections 714 and 715 will not be included as part of the length of the property line.

## Section 708 and 709 of Land Use Bylaw