



Public Hearing of Council

Agenda Item: 6.1.9



LOC2022-0099 / CPC2022-1243

Policy and Land Use Amendment

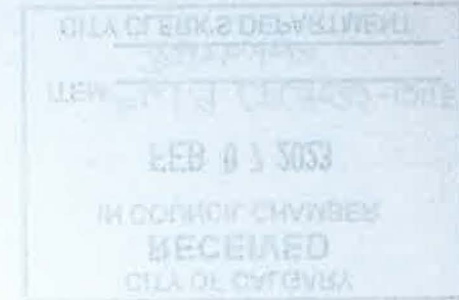
February 7, 2023

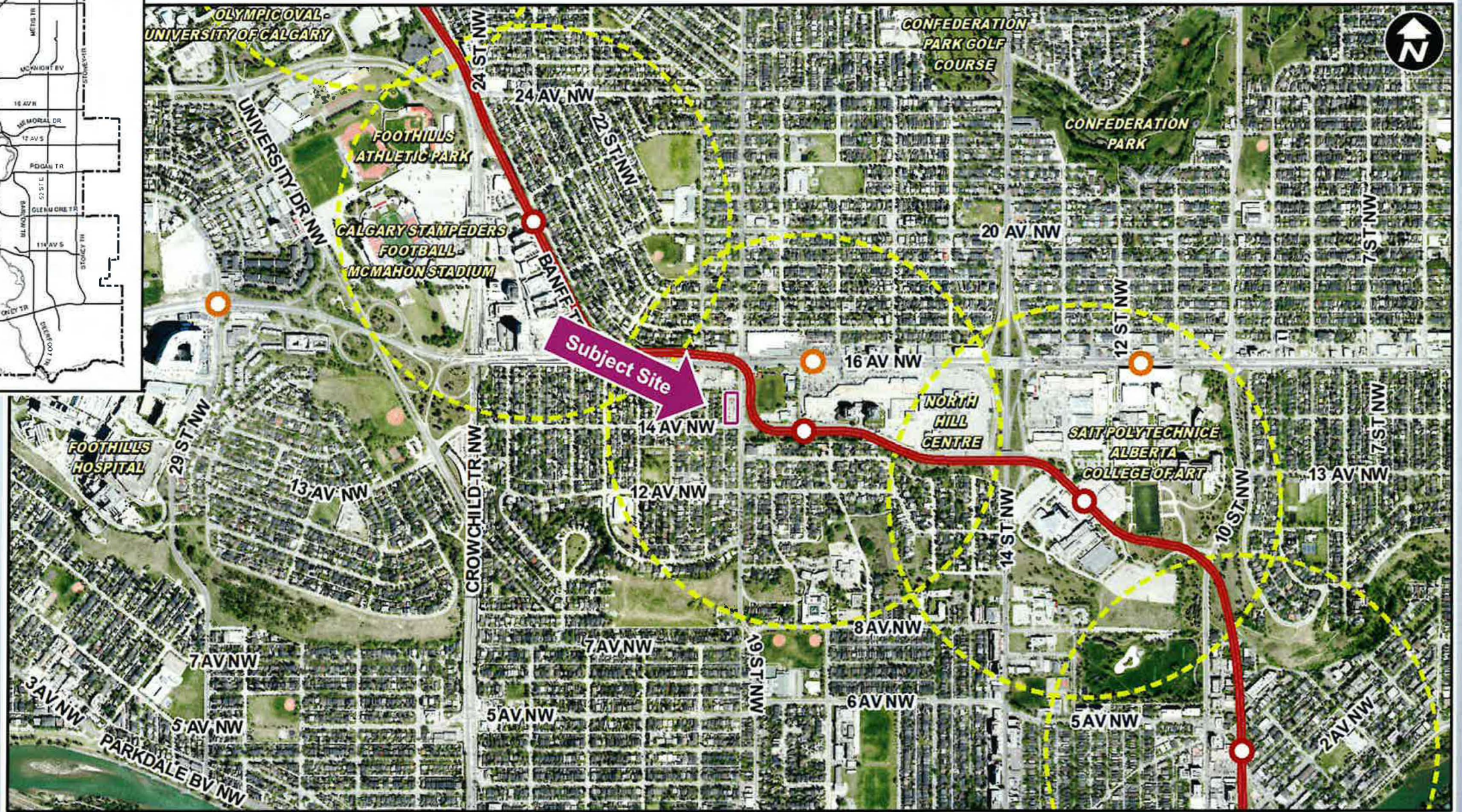
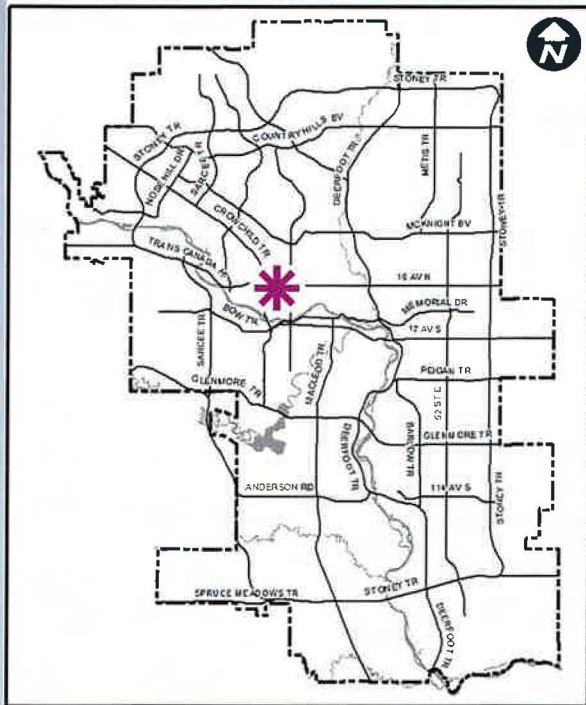
CITY OF CALGARY
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FEB 07 2023
ITEM: #6.1.9 CPLA0022-1243
Distribution
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 13P2023** for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22D2023** 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



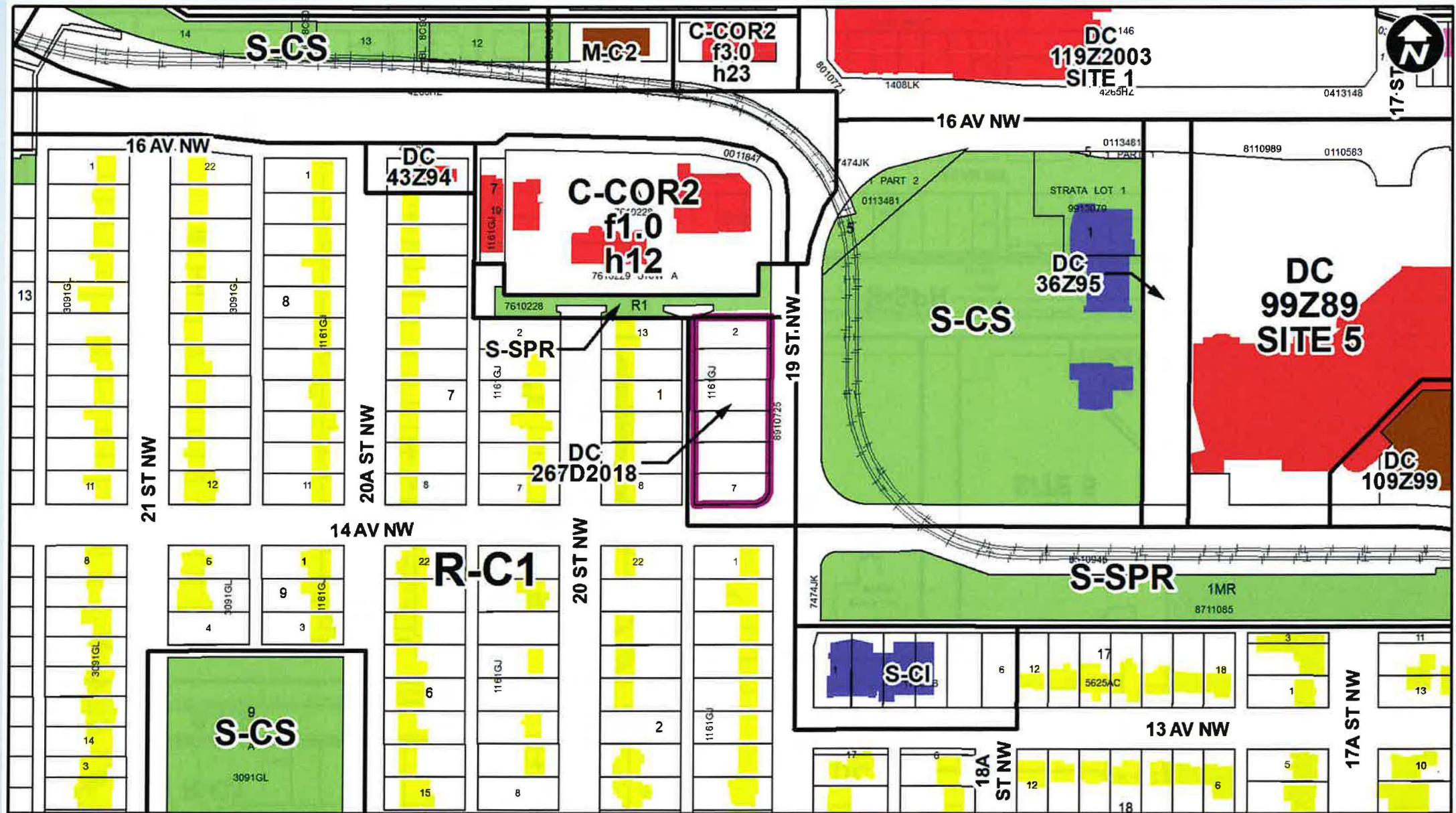
○ Bus Stop

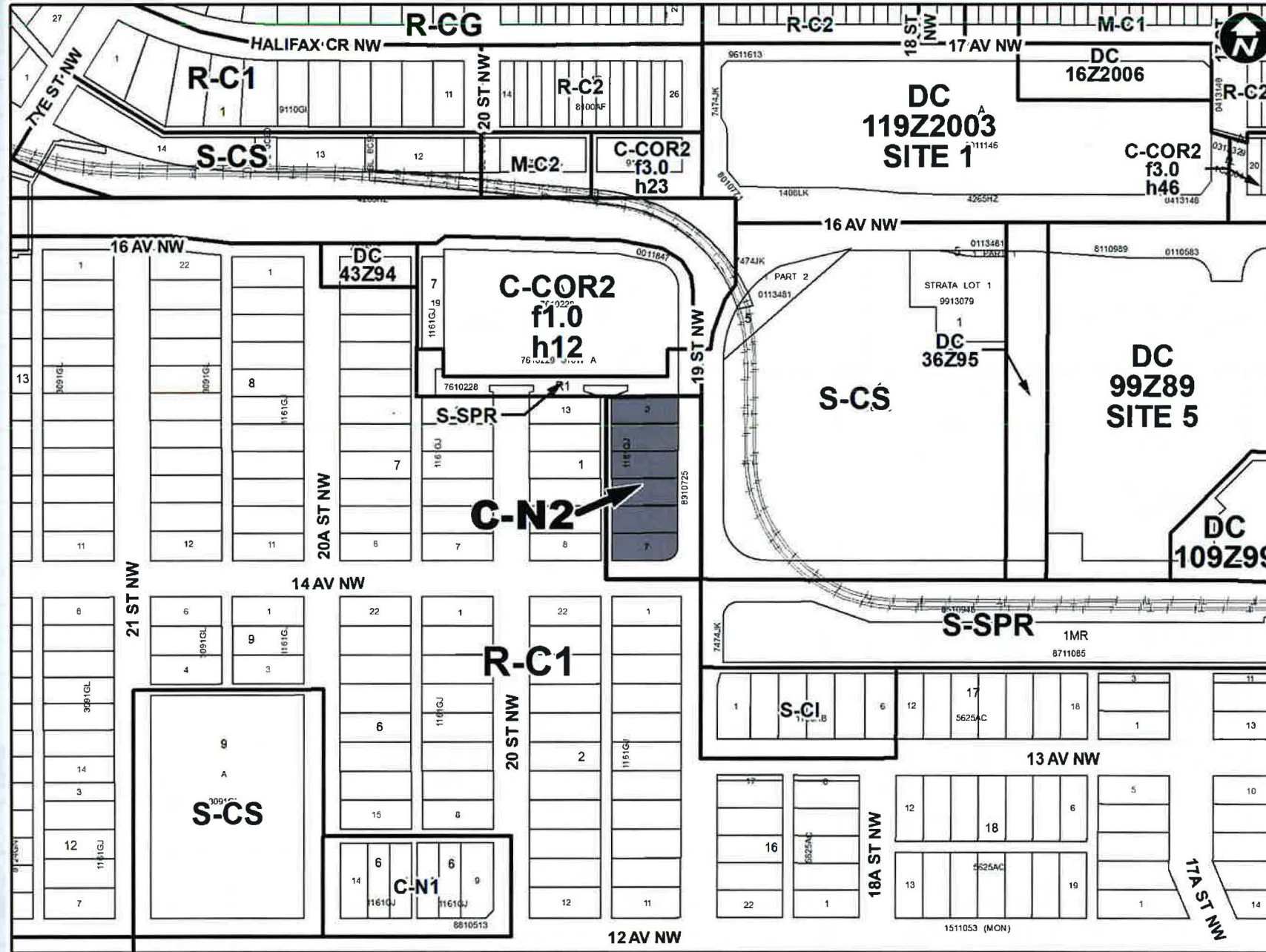
Parcel Size:

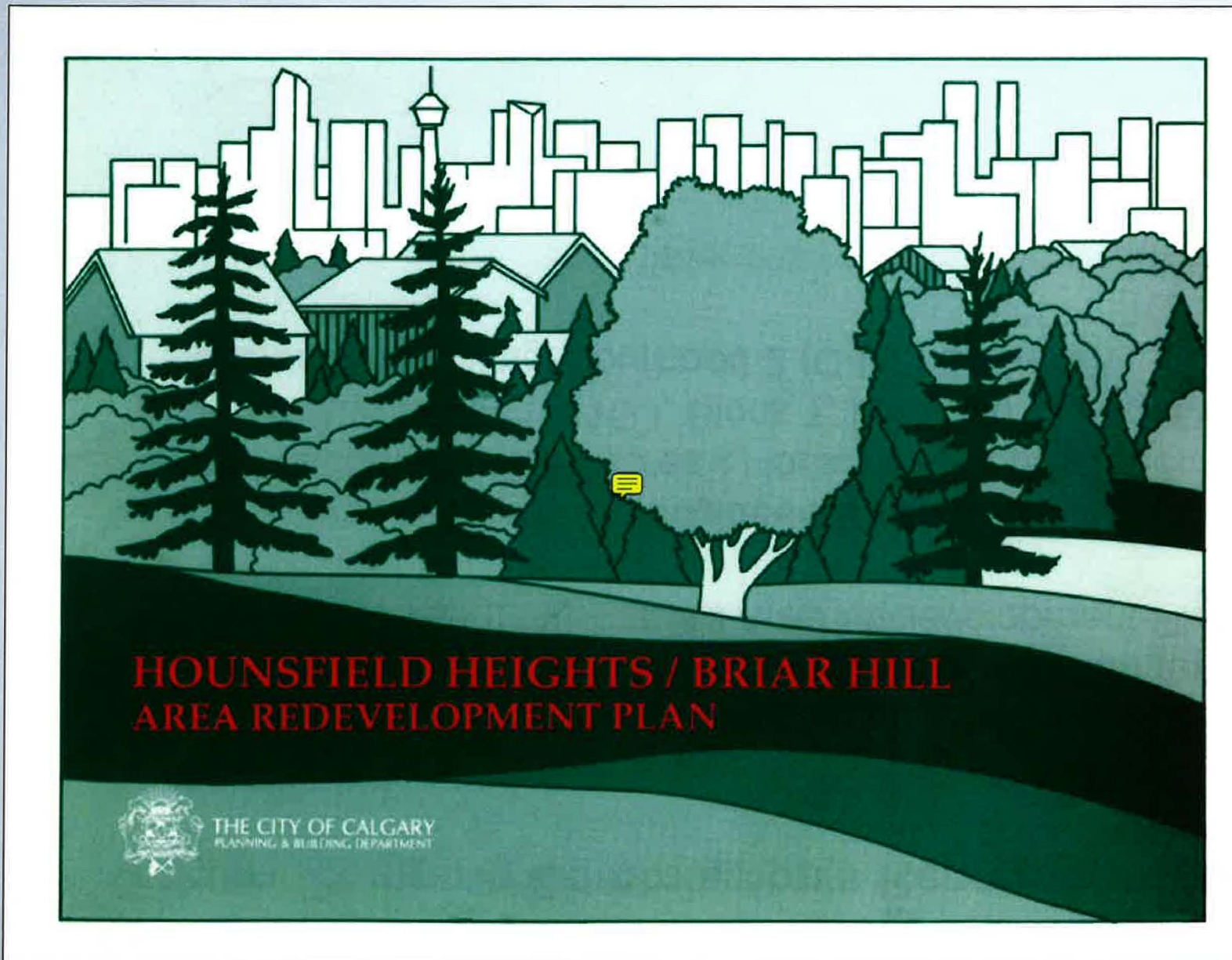
**0.34 ha
37m x 91m**

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







Text amendments to:

- **Section 2.2.2**
(replace 2.2.2.3)
- **Section 2.2.3**
(replace 2.2.3.6, add
2.2.3.11)

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Supplementary Slides



Parcel Size:

0.34 ha
37m x 91m

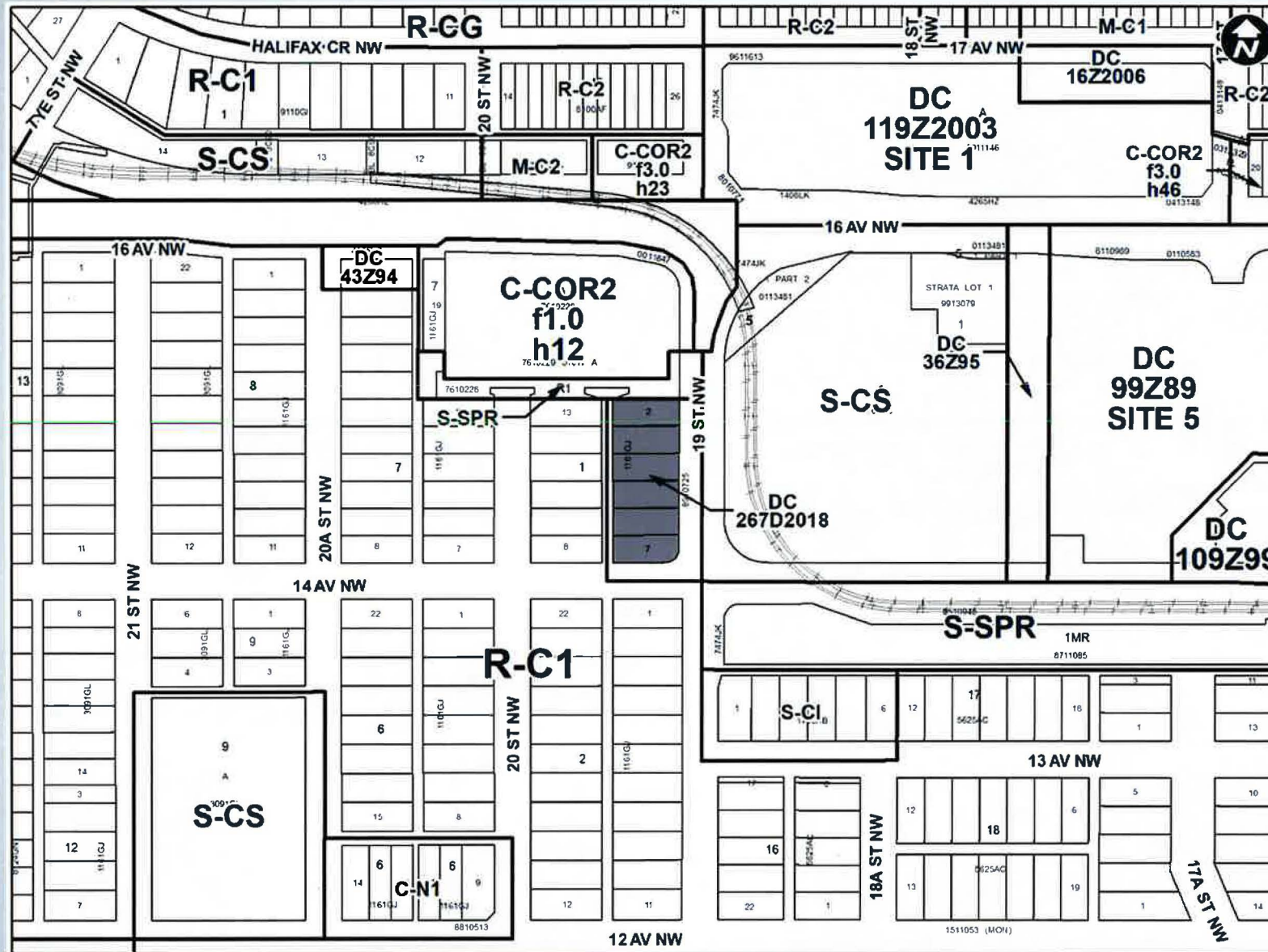


View



Parcel Size:

**0.34 ha
37m x 91m**



Existing DC District:

- Based on the C-N2 District
- Maximum 1.0 FAR
- Maximum Height 7 m (1 storey)
- Prohibits access from the lane
- Limited range of commercial uses

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	

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

