



Public Hearing of Council

Agenda Item: 6.1.9



LOC2022-0203 / CPC2023-0118 Land Use Amendment

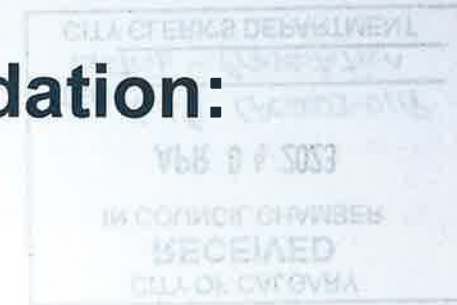
April 4, 2023

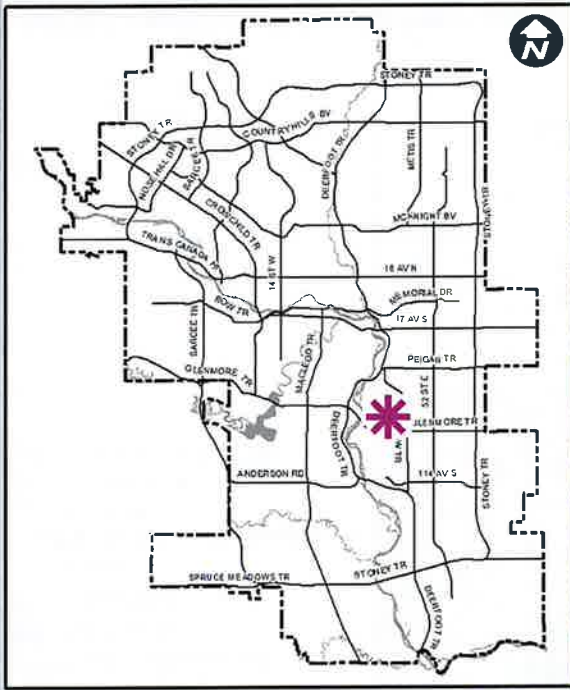
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 04 2023
ITEM: 6.1.9. CPC2023-0118
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 37D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7228 Ogden Road SE (Plan 375AM, Block 5, Lot 15 and portions of lots 14 and 16) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.





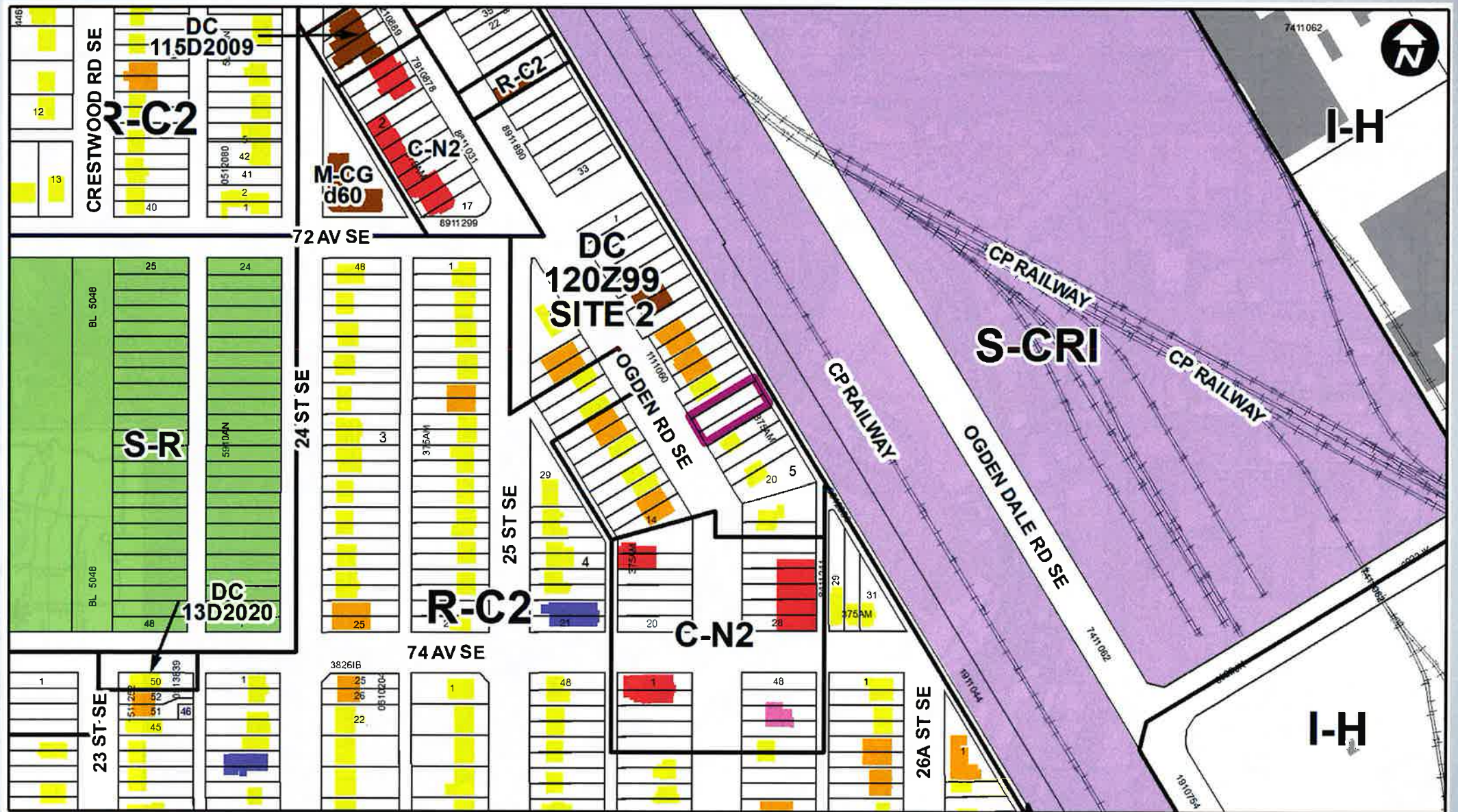
LEGEND

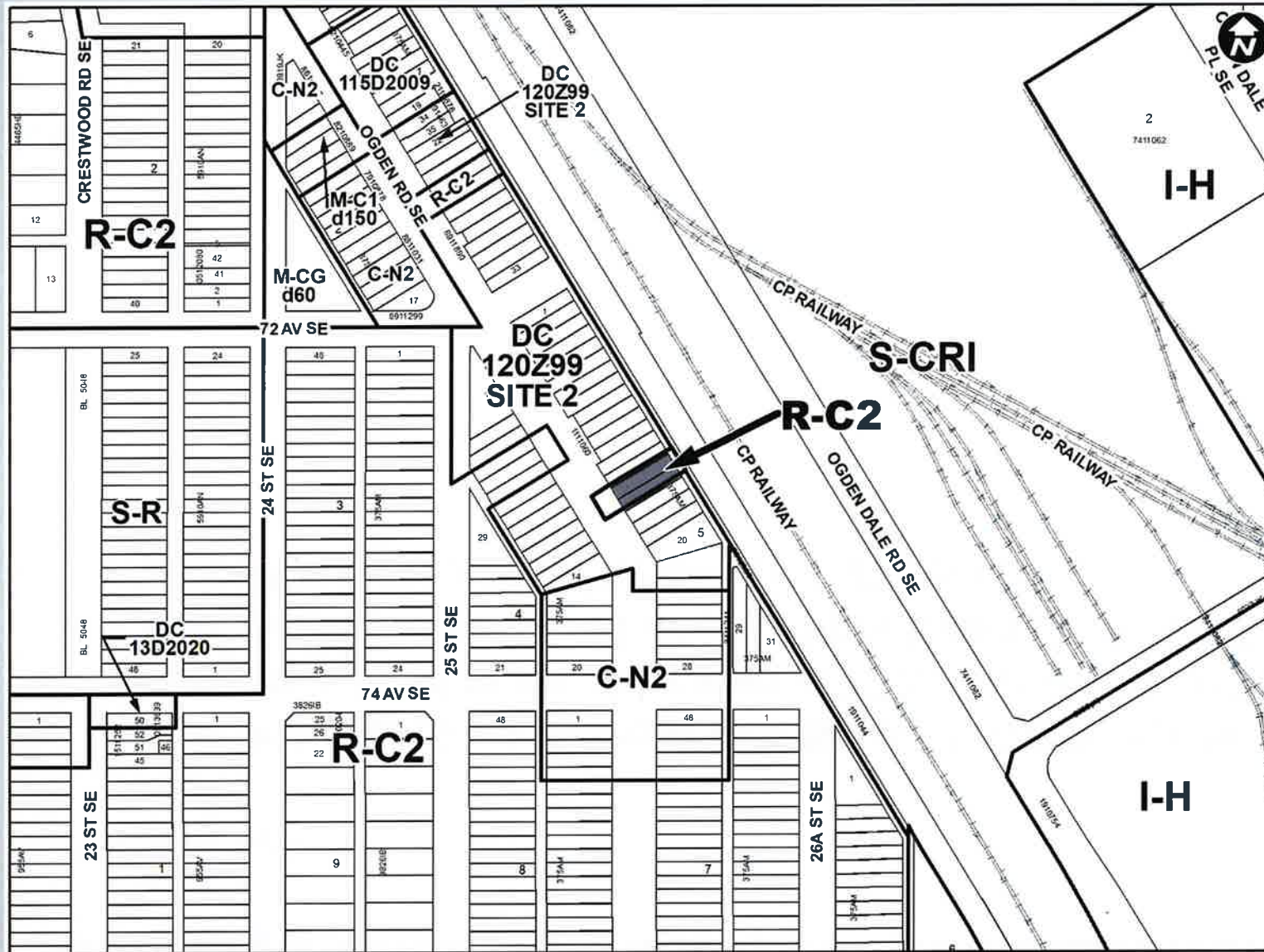
LRT Stations

Green (Future)

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





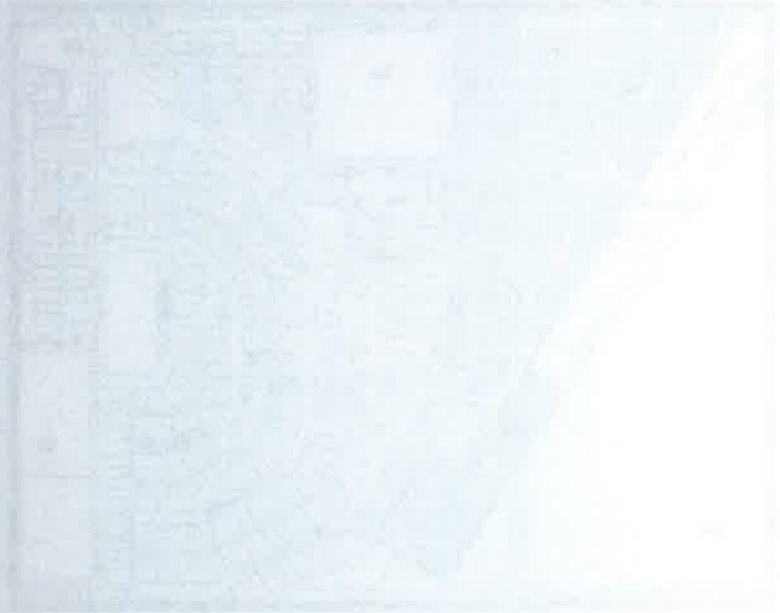
Proposed Residential – Contextual One / Two Dwelling (R-C2) District:

- Maximum Height: 10m (approx. 3 storeys)
- Maximum Parcel Coverage: 45%

Calgary Planning Commission's Recommendation:

That Council:

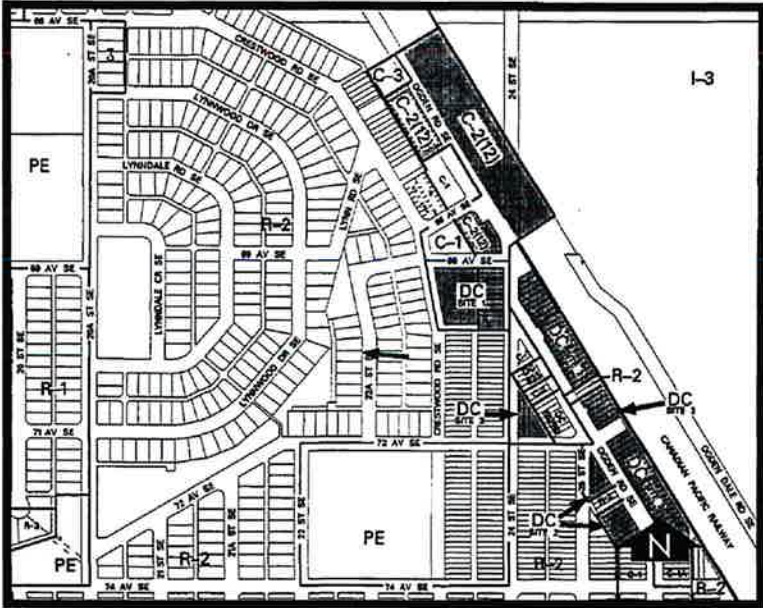
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Supplementary Slides

Amendment No. 99/105
Bylaw No. 120Z99
Council Approval: 16 February 200

SCHEDULE B



SITE 2

1. LAND USE

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work units.

For the purpose of this Bylaw, "live-work units" means the use of a dwelling unit by the resident for work purposes which may include, but is not limited to, offices, personal services businesses, retailing of goods produced on-site, craft production, or other similar small scale production activities.

The following uses are prohibited:

- Auto body and paint shops;
- Automotive sales and rentals;
- Automotive services;
- Automotive specialties.

2. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-2 Residential Low Density District shall apply unless noted below:

Live-Work

- (a) Dwelling units shall not have an entrance separate from the entrance to any work component of the unit.
- (b) The work uses shall only be located on the main floor. In the case of a single storey dwelling, the working area shall not exceed 50 percent of the total floor area.
- (c) The units shall be for both dwelling and working use of the residents. Only the resident of the dwelling unit shall operate a live-work unit.
- (d) Parking
 - A minimum of two on-site parking stalls shall be provided for each dwelling unit.
- (e) Signage

Signage shall be non-illuminated and should be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

(f) Accessory Building

Accessory buildings may be permitted where they serve only the residential uses on the site.

(g) Outside Storage

There shall be no outside storage of materials, goods or equipment on, or immediately adjacent to, the site.

(h) Employees

One non-resident employee or business partner may work on site provided there is no direct correlation with an increase in business associated visits to the site.

(i) Performance Standard

No use shall create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the building unit.

Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted the Approving Authority as part of a development permit application.

Use Comparison - Rules

9

Use	# of Parking Stalls	# of Visits / day	Workers	Business Floor Area	Signage
Home Occupation Class 1	Max 1 vehicle assoc. w the use	3 max	residents only	20%	No
Home Occupation Class 2	# req'd for dwelling unit +1	may have more than 3, to a max of 5	1 non-resident	20%	No
Live Work	in accordance with district	Not specified	2 non-residents	50%	Yes

Use Comparison - Districts 10

Use	Low Density Residential Districts																Multi-Residential Districts										Commercial Districts														
	R-C1L	R-C1Ls	R-C1	R-C1s	R-C1N	R-C2	R-1	R-1s	R-1N	R-2	R-2M	R-MH	R-CG	R-CGex	R-G	R-Gm	M-CG	M-C1	M-C2	MU-1	M-G	M-1	M-2	M-H1	M-H2	M-H3	M-X1	M-X2	C-N1	C-N2	C-C1	C-C2	C-COR1	C-COR2	C-COR3	C-O	C-R1	C-R2	C-R3		
Home Occupation - Class 1	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Home Occupation - Class 2	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Live Work Unit																	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

Industrial Districts				Special Districts						Centre City				Centre City East Village				Mixed Use										
I-G	I-B	I-E	I-C	I-R	I-O	I-H	S-UN	S-SPR	S-CS	S-R	S-CI	S-CRI	S-URP	S-FUD	S-TUC	CC-MH	CC-MHX	CC-X	CC-COR	CR20-C20/R20	CC-ET	CC-EIR	CC-EMU	CC-EPR	CC-ERR	CC-ER	MU-1	MU-2
											*			*	*	*	*	*	*	*	*	*	*	*	*		*	*
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																*	*	*	*	*	*	*	*	*	*		*	*

207" Home Occupation – Class 1"

means:

i the incidental **use** by a resident of a **Dwelling Unit** for business purposes; and
ii a **use** that meets all the rules of this section;
iii is a **use** within the Subordinate Use Group in **Schedule A** to this Bylaw;
iv may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
v may only have residents of the **Dwelling Unit** work on the **parcel** where the **use** is located;

vi must not use the **private garage** or **Accessory Residential Building** for business related activities, except storage where:

i the storage does not impact a required **motor vehicle parking stall** related to other **uses** on the **parcel**; and
ii the **private garage** or **Accessory Residential Building** is fully enclosed;
iii is limited to a maximum of two (2) per **Dwelling Unit**, with a combined maximum of three (3) business associated vehicle visits per week, as described in section 207(c);

Home Occupation – Class 1 Definition 11

g must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
h must not display any form of signage related to the **use** on the **parcel**;
i must not advertise the address of the **use** to the general public;
j may only occupy the lesser of 20.0 per cent of the cumulative floor area of the **Dwelling Unit**, or **30.0 square metres**;
k must not have any activities related to the **use** take place outside of a **Dwelling Unit**, which includes the outside storage of materials, tools, products or equipment except for storage as described in subsection (e);

l may only have one (1) vehicle, associated with the **use**, provided that vehicle is not a **large vehicle**;
m must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the **use**;
n does not require additional **motor vehicle parking stalls**; and
o does not require **bicycle parking stalls – class 1** or **class 2**.

208" Home Occupation – Class 2"

means the incidental **use** by a resident of a **Dwelling Unit** for business purposes;

is a **use** within the Subordinate Use Group in **Schedule A** to this Bylaw;

may have more than three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;

may only have one (1) non-residents of the **Dwelling Unit** work on the **parcel** where the **use** is located;

may use the **private garage** or **Accessory Residential Building** for business related activities, including storage;

is limited to one (1) per **Dwelling Unit**;

must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;

must not display any form of signage related to the **use** on the **parcel**;

must not advertise the address of the **use** to the general public;

may only occupy the lesser of 20.0 per cent of the cumulative floor area of the **Dwelling Unit**, or **30.0 square metres**;

must not have any activities related to the **use** take

14P2010, 9P2012

44P2013

Home Occupation – Class 2 Definition 12

place outside of a **Dwelling Unit**, which includes the outside storage of materials, tools, products or equipment;

may only have one (1) vehicle, associated with the **use**, provided that vehicle is not a **large vehicle**;

must not generate more than five (5) business associated vehicle visits to the **parcel** on any one day, to a maximum of 15 business associated vehicle visits per week;

must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the **use**;

requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Dwelling Unit** the **use** is located in, where the number of business associated vehicle visits per week exceeds three (3); and

does not require **bicycle parking stalls – class 1** or **class 2**.

5P2013

5P2013, 44P2013

5P2013, 44P2013

44P2013

226"Live Work Unit"

means a use:
i) where a business is operated from a Dwelling Unit, by the resident of the Dwelling Unit, but does not include a Home Occupation — Class 1 or Home Occupation — Class 2;
ii) that may incorporate only the following uses in a Dwelling Unit to create a Live Work Unit when located in the commercial districts, mixed use districts, CC-EMU, CC-ET, CC-EIR, or CR20-C20/R20 District:

13P2008, 39P2010, 33P2013, 20P2017

- A Artist's Studio;
B Health Care Service;

27P2021

- C Instructional Facility;
D Office; and
E Retail and Consumer Service, provided any products sold are also made on the premises or directly related to the service provided;
iii) that may incorporate only the following uses in a Dwelling Unit to create a Live Work Unit when located in the multi residential districts, the H-GO District or the CC-EPR District:

13P2008, 39P2010, 56P2022

- A Artist's Studio;
B Health Care Service;

27P2021

C Office; and

67P2008

D Retail and Consumer Service, provided any products sold are also made on the premises or directly related to the service provided;

67P2008

iv) that, in the multi residential districts, must be contained within a Multi- Residential Development;
v) where the Health Care Service use is limited to the following activities:

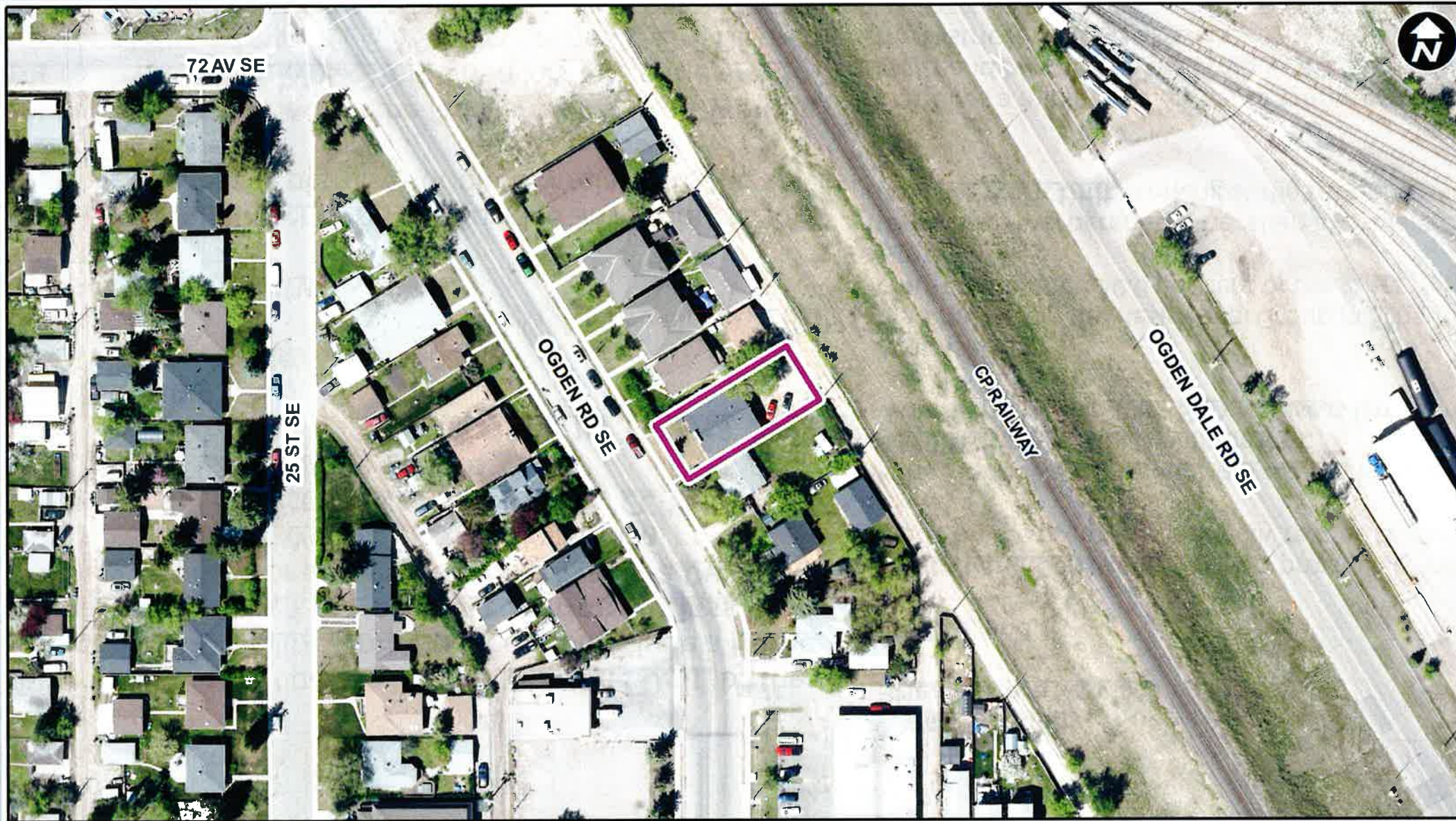
27P2021

A counselling;
bis a use within the Residential Group in Schedule A to this Bylaw;
cmust not exceed 50.0 per cent of the gross floor area of the Dwelling Unit;

d) may have two persons, other than a resident of the Live Work Unit, working at the residence where the use is located;
and

13P2008, 9P2012

e) requires a minimum number of motor vehicle parking stalls and bicycle parking stalls — class 1 or class 2 in accordance with the District the use is listed in.



Parcel Size:

0.06 ha
XXm x **XX**m



Existing Land Use Map 16

