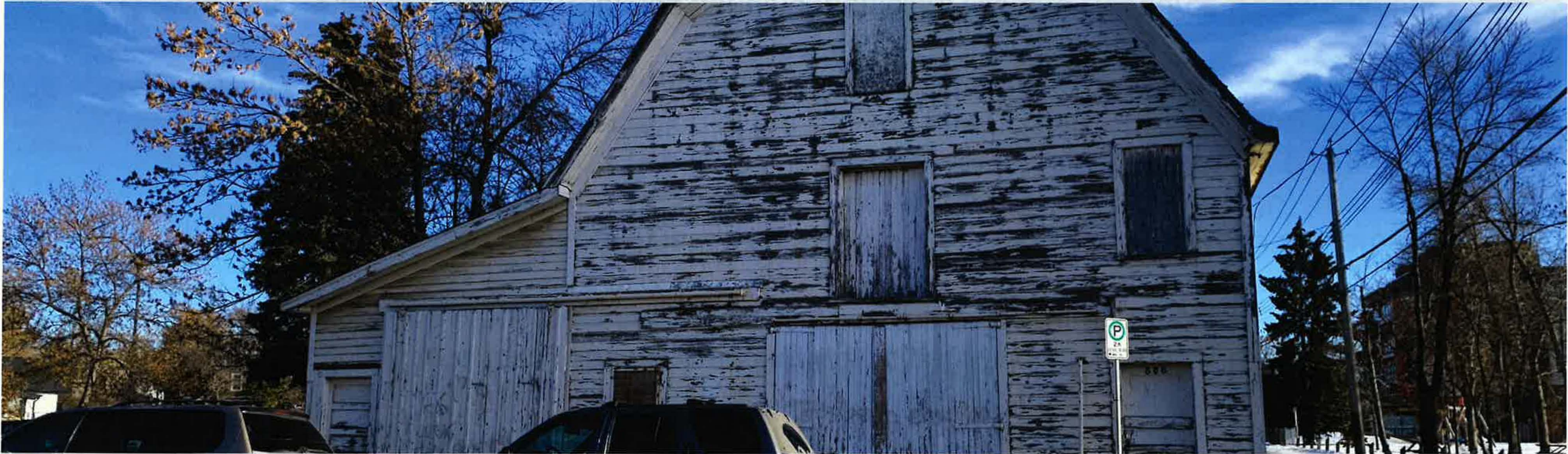




# Public Hearing of Council

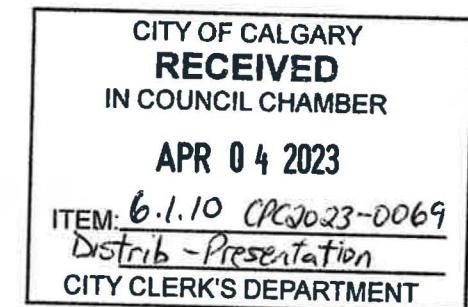
Agenda Item: 6.1.10

1



## LOC2022-0114 / CPC2023-0069 Policy and Land Use Amendment

April 4, 2023



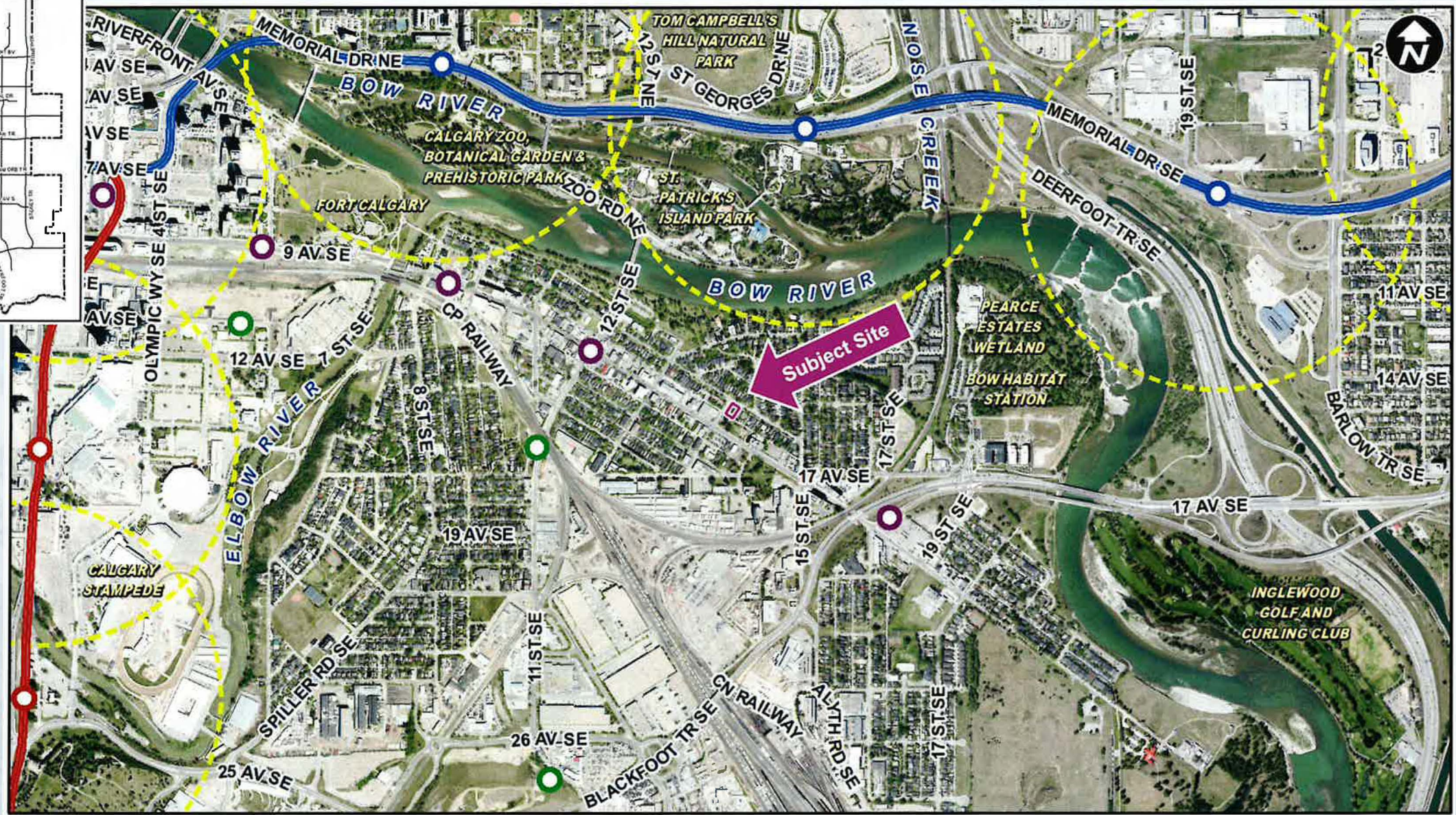


## Calgary Planning Commission's Recommendation:

That Council:

1. Give first reading to **Proposed Bylaw 22P2023** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to **Proposed Bylaw 53D2023** for the redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.





## 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



# Location Map 4



○ Bus Stop

**Parcel Size:**

**0.09 ha  
25m x 38m**



## Site photo looking northeast

5





# Surrounding Land Use

6

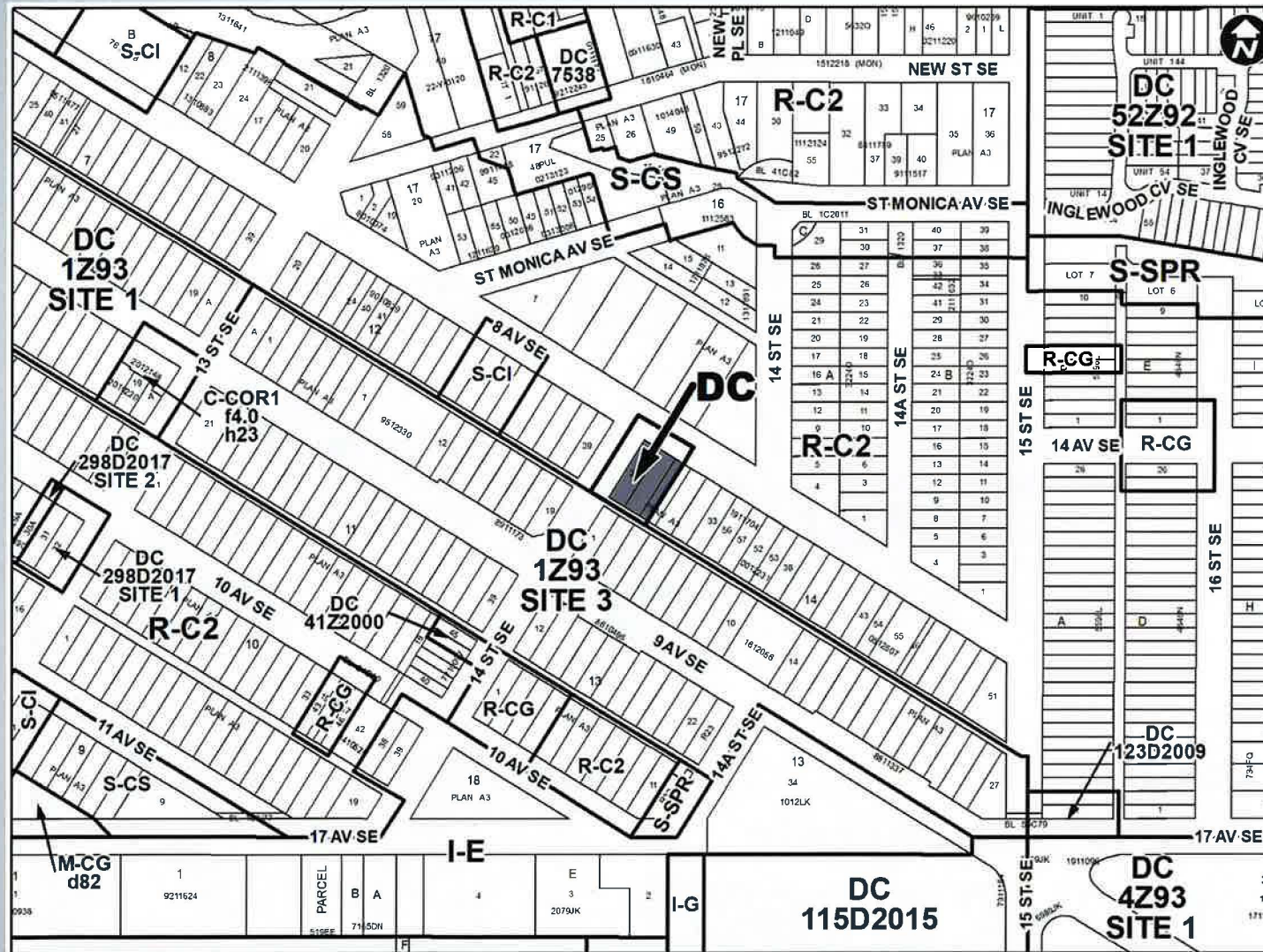
## LEGEND

- 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





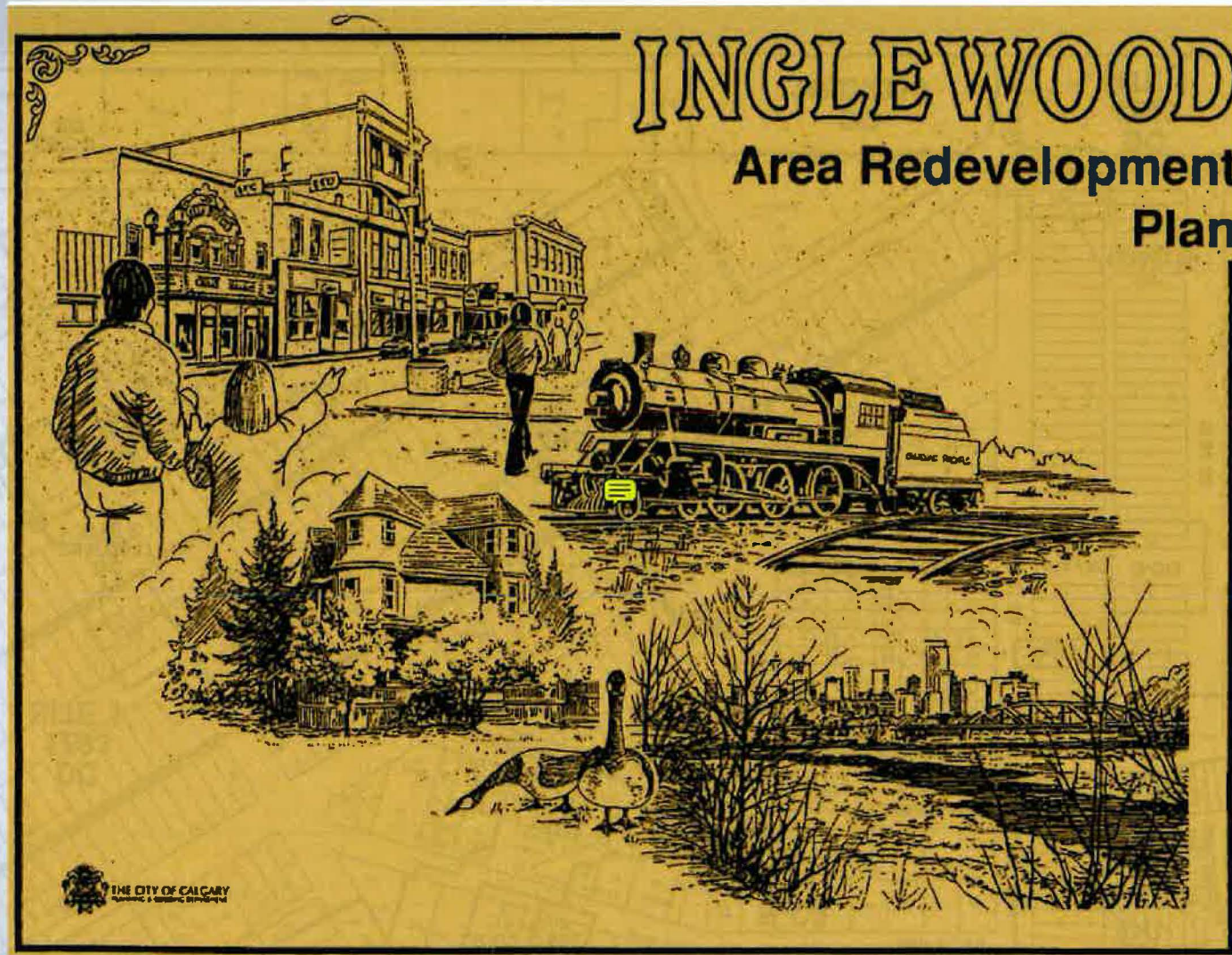
# Proposed Land Use Map 7



## Proposed Direct Control District:

- Based on R-CG District
- Allow for the legal protection and designation of the Stewart Livery Stable building as a Municipal Historic Resource;
- Allow for an addition to the Stable;
- Accommodate low density residential development in a variety of forms; and
- Additional discretionary use of Live-Work Unit





## Proposed Amendment:

New subsection and renumbering of other subsections to:

- Include the site as an allowable exception to the low-density residential policy



## Calgary Planning Commission's Recommendation:

That Council:

1. Give first reading to **Proposed Bylaw 22P2023** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
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4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.



## Supplementary Slides



# Site Photo looking south-east 11





## Site Photo looking south-west 12









# Existing Land Use Map 14

