

# Calgary Planning Commission

## Agenda Item: 7.2.2



## LOC2022-0208 / CPC2023-0338

### Land Use Amendment

May 4, 2023

ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 04 2023

ITEM: #122 CPC2023-0338  
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 0.28 hectares  $\pm$  (0.69 acres  $\pm$ ) located at 69 Mission Road SW (Plan 2210774, Block 5, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines.





# Location Maps

3



## LEGEND

600m buffer from LRT station

### LRT Stations

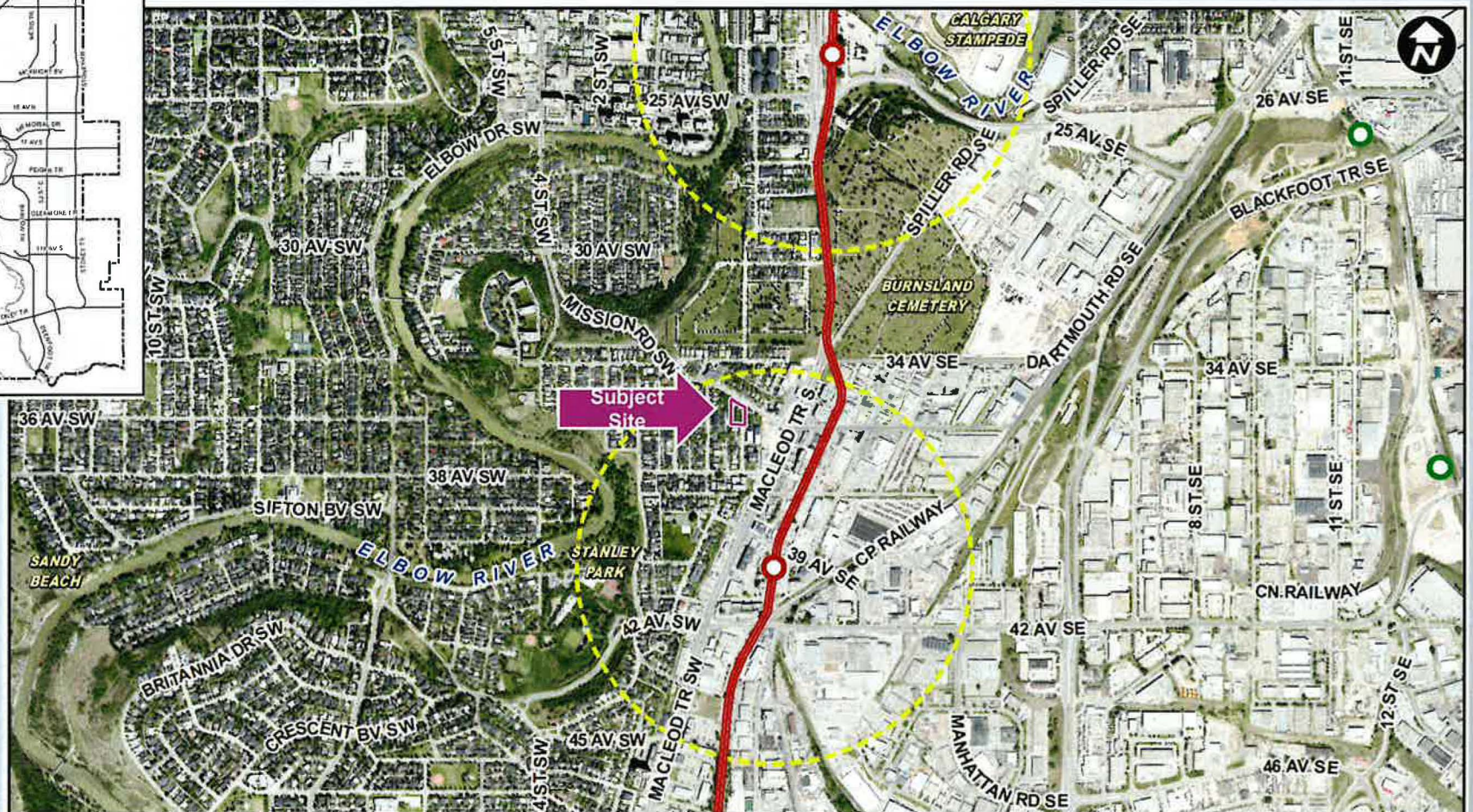
- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





## Location Map 4



○ Bus Stop

**Parcel Size:**

**0.28 ha  
42m x 78m**

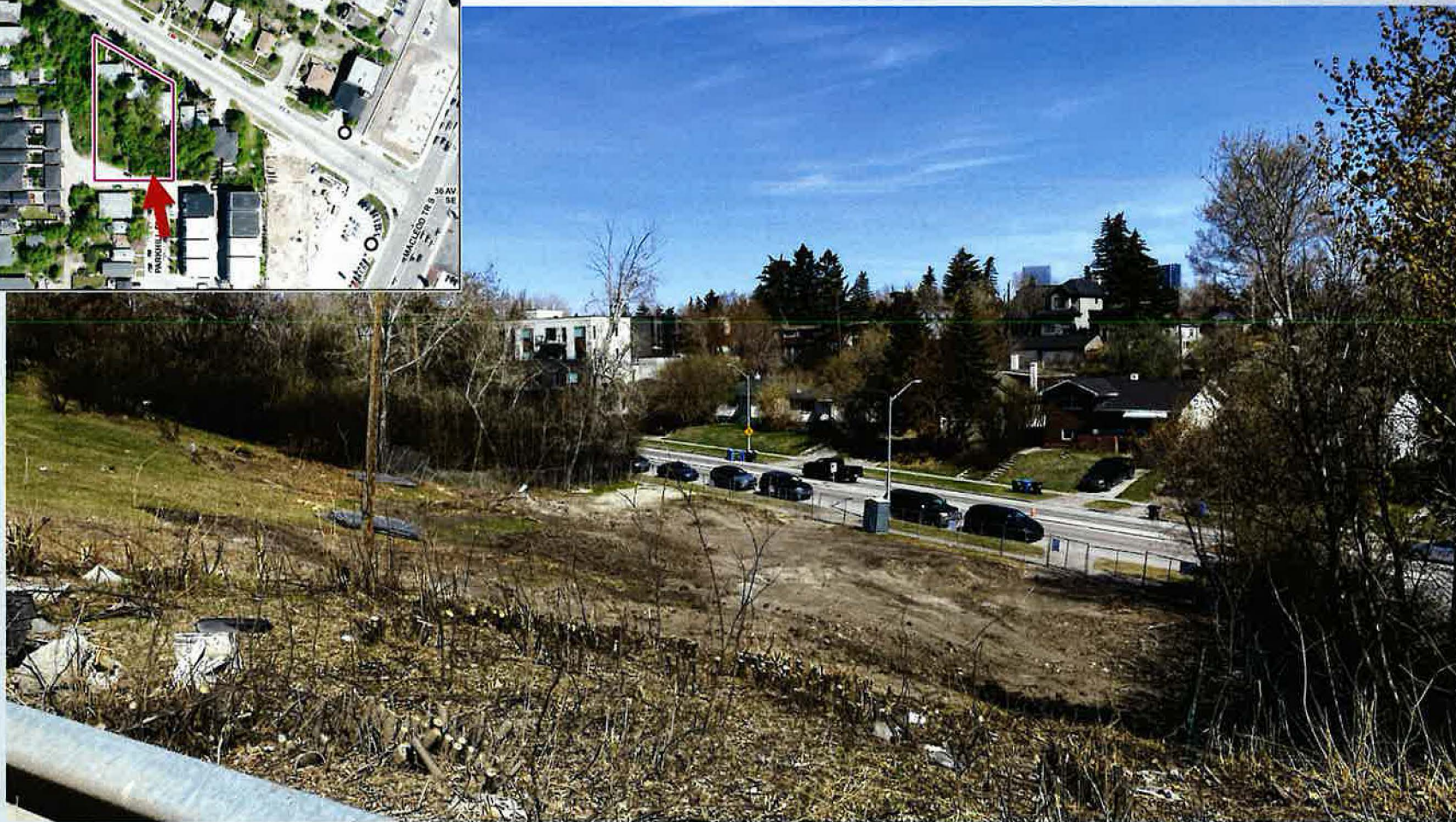






## Site Photo(s)

6





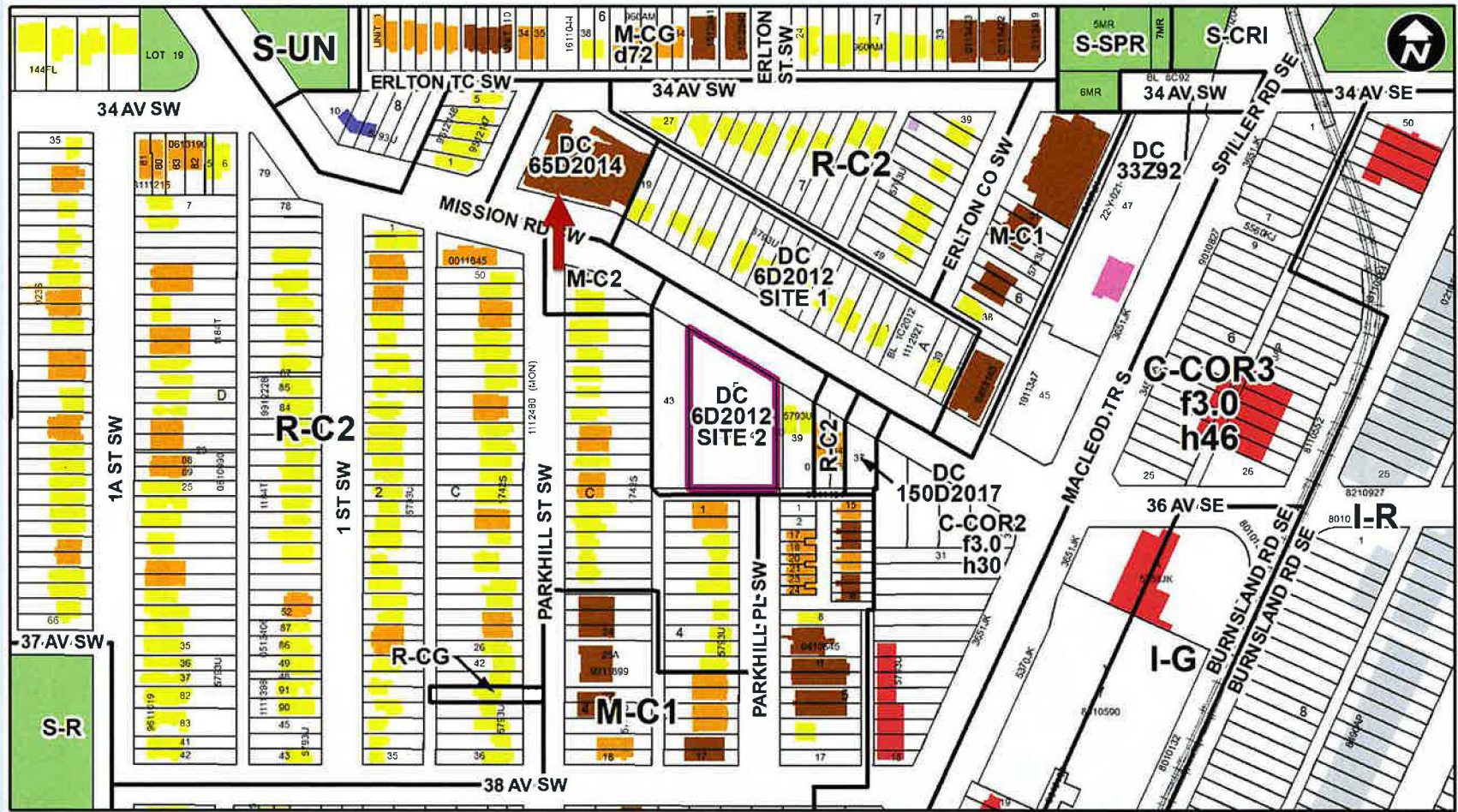




# Surrounding Land Use

8

- 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



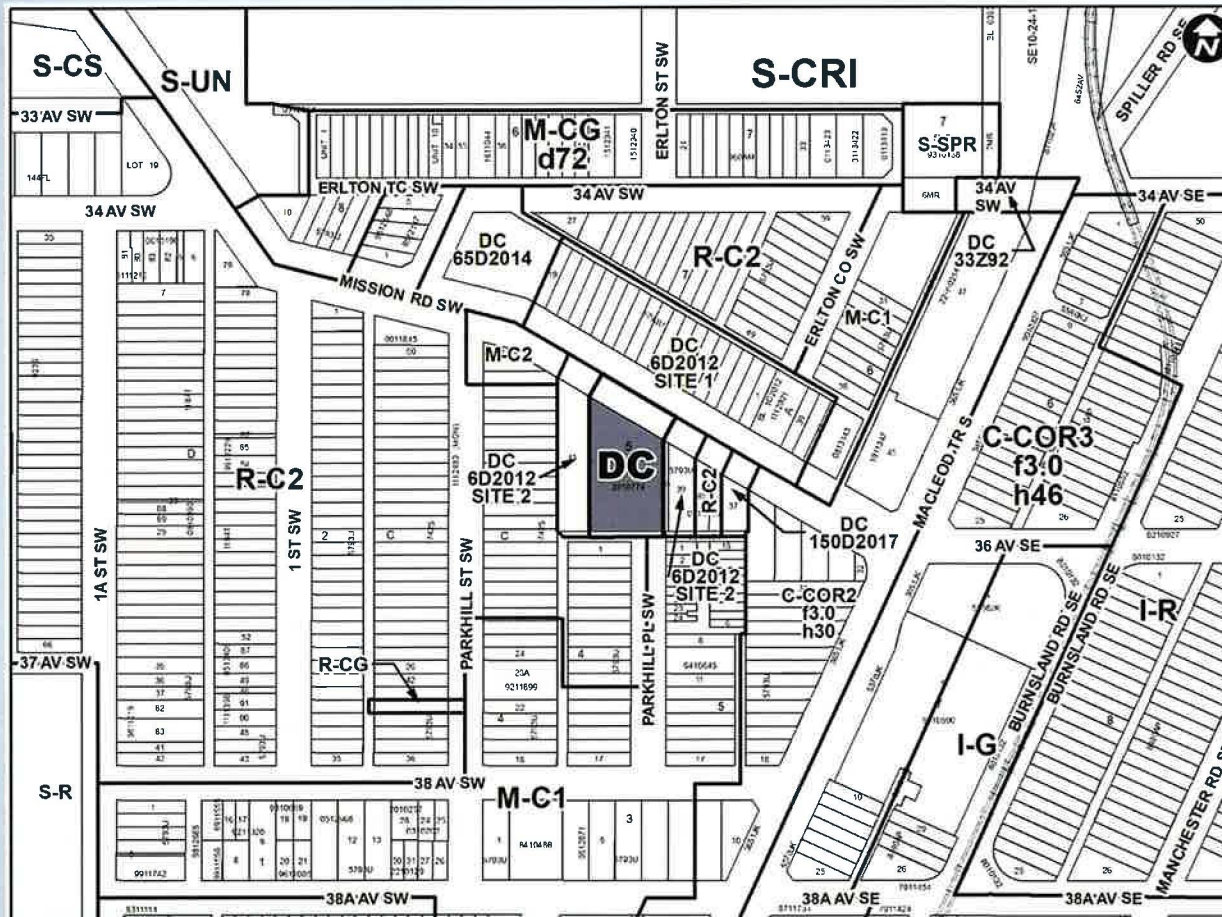


## Proposed Land Use Map

9

### Proposed Direct Control (DC) District:

- Based on MH-1 District
- Retains previous DC rules related to density, height and building setbacks
- Office as a 'discretionary' use
- Maximum use area for 'Office'





## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

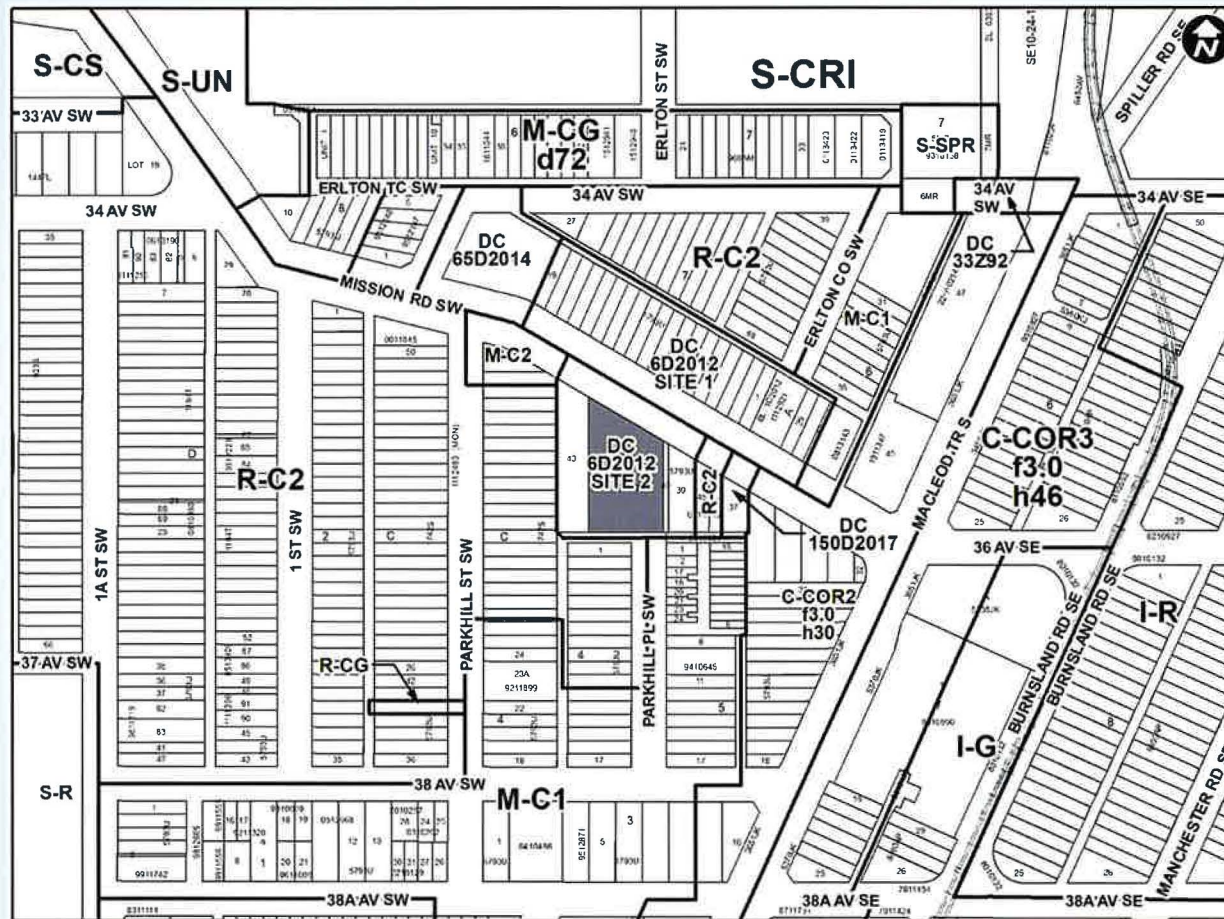
Give three readings to the proposed bylaw for the redesignation of 0.28 hectares  $\pm$  (0.69 acres  $\pm$ ) located at 69 Mission Road SW (Plan 2210774, Block 5, Lot 46) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines.



## Supplementary Slides

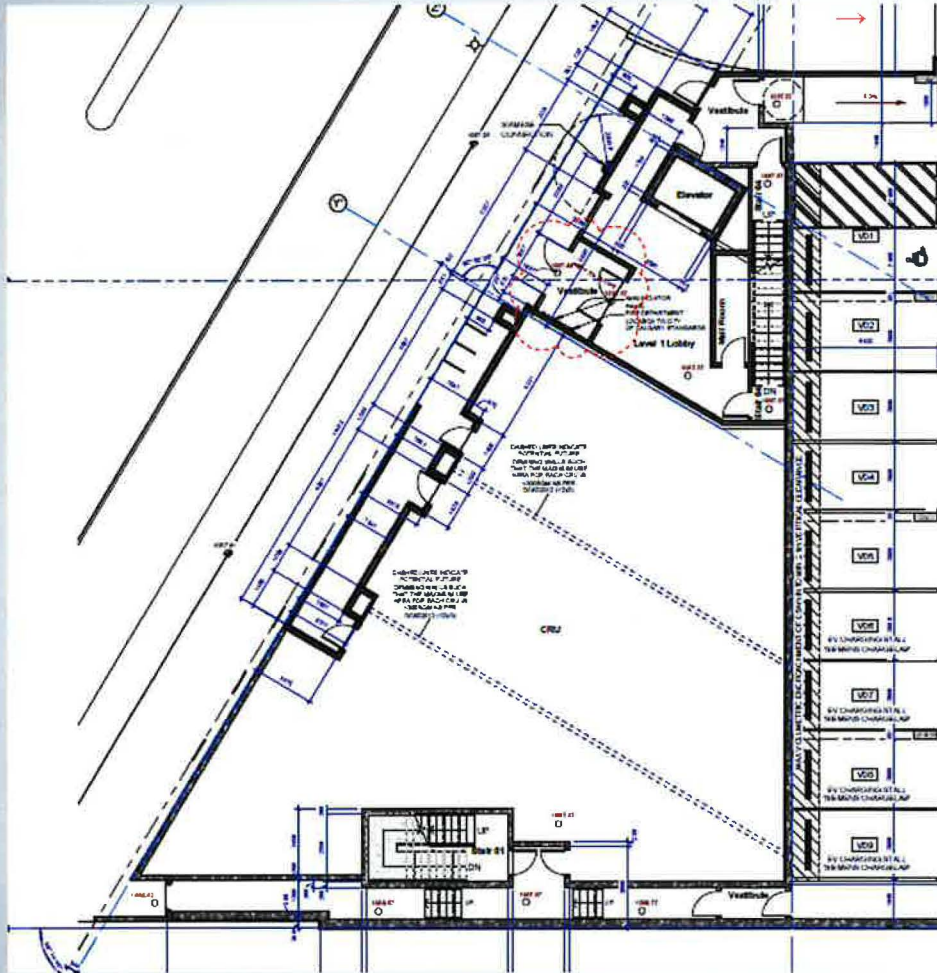


# Existing Land Use Map 12

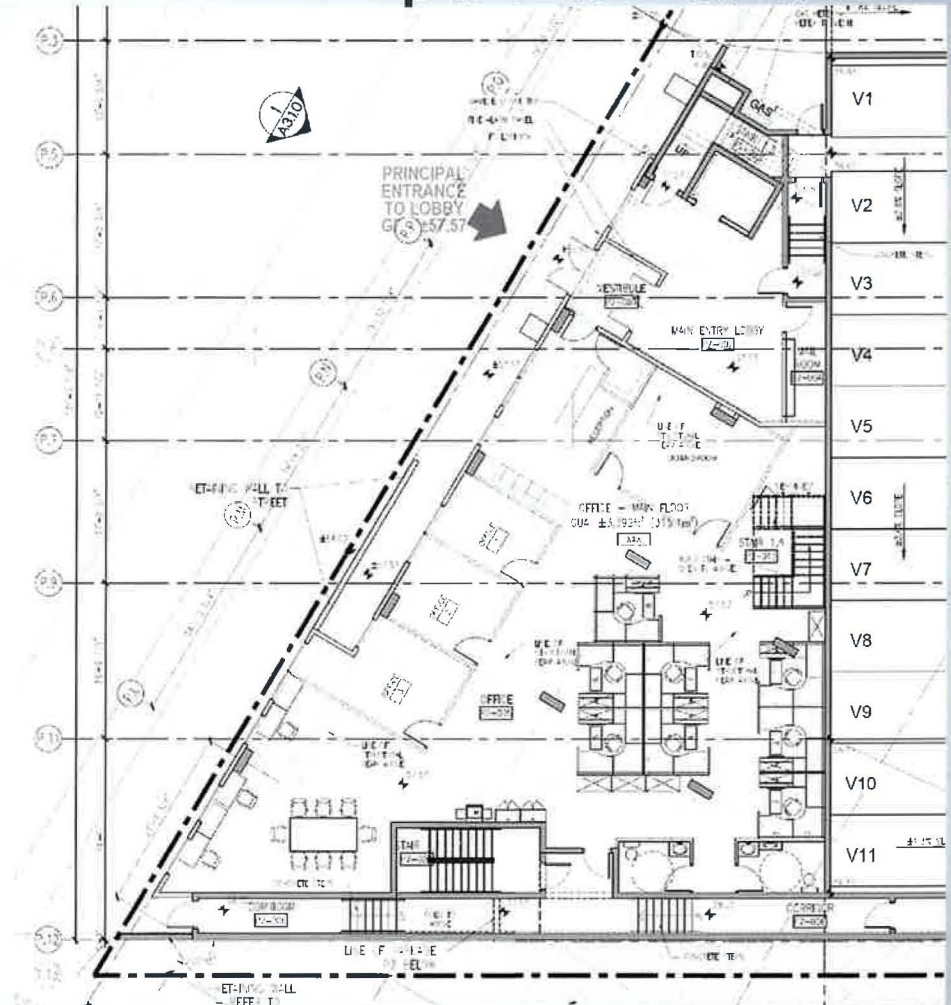




DP2021-8400 main floor



Conceptual office main floor<sup>13</sup>





# Front elevation approved under DP2021-8400 14



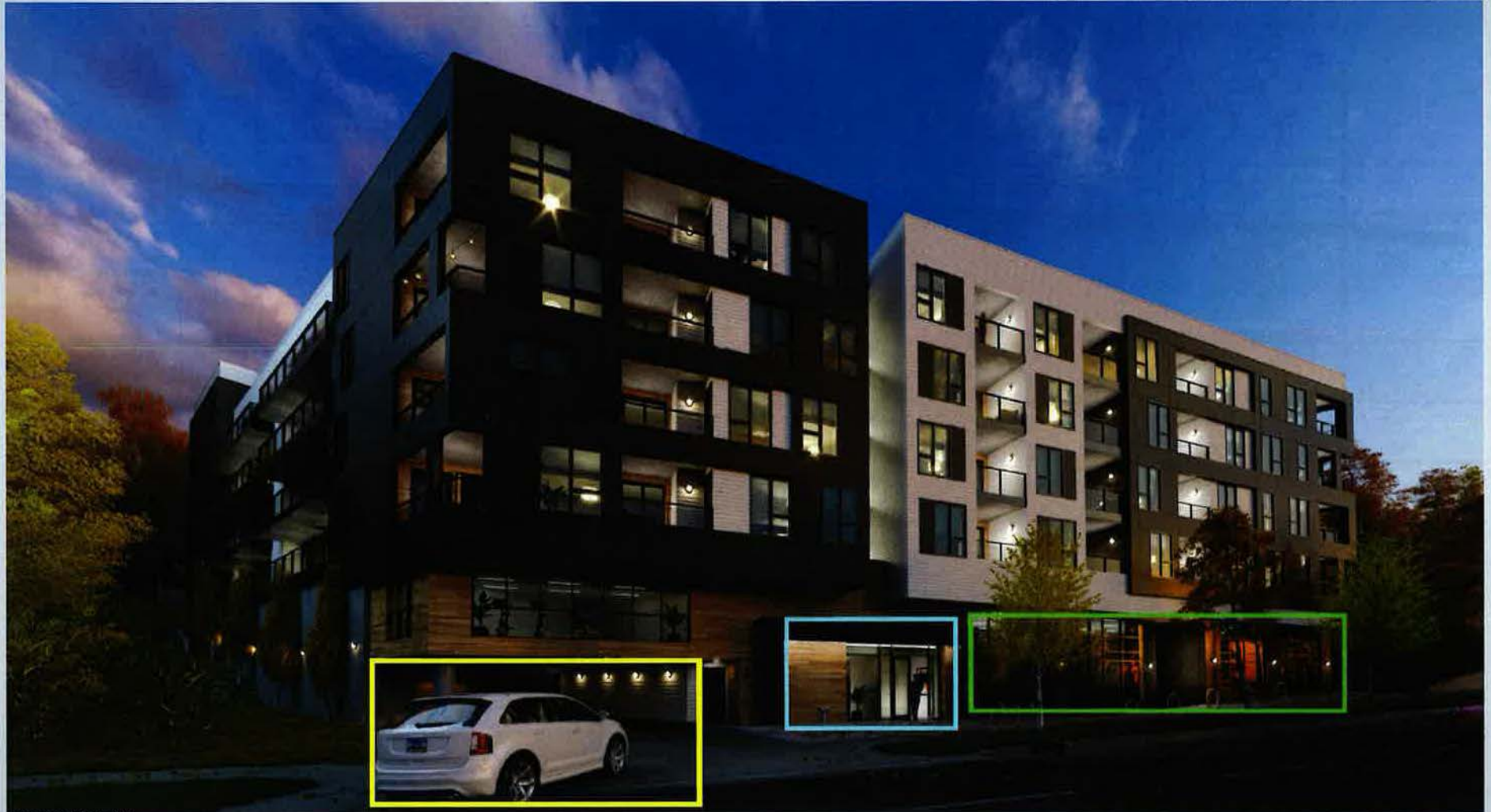


# Conceptual front elevation with office uses 15



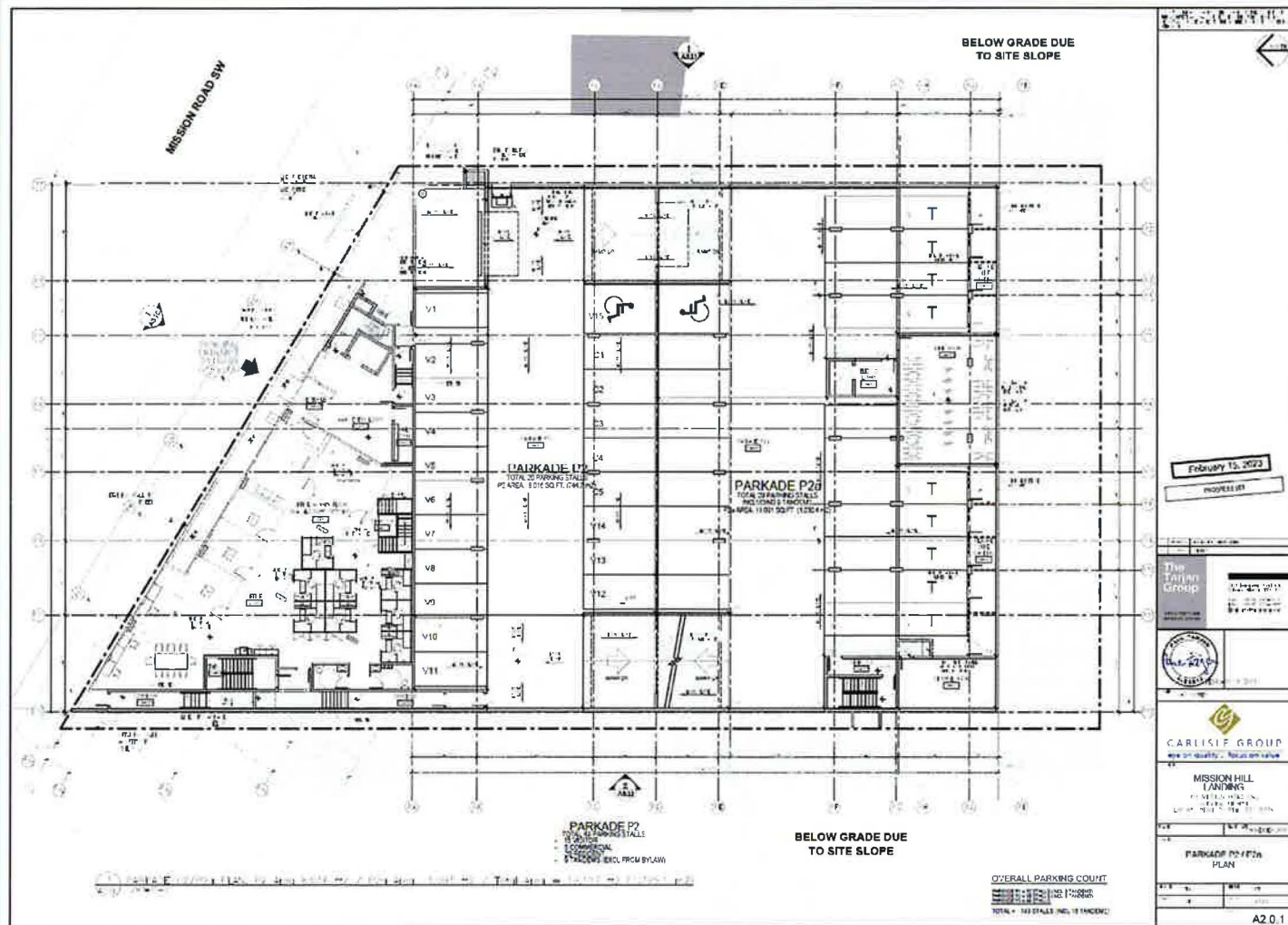


## DP2021-8400 Mission Road elevation 16





# Conceptual full main floor plan 17





Discretionary Uses Allowed Under DC6D2012	Discretionary Uses Proposed for LOC2022-0208
Artist's Studio	Addiction Treatment
Assisted Living	Artist's Studio
Child Care Service	Assisted Living
Community Entrance Feature	Child Care Service
Convenience Food Store	Community Entrance Feature
Home Occupation – Class 2	Convenience Food Store
Information and Service Provider	Custodial Care
Liquor Store	Health Care Service
Live Work Unit	Home Occupation – Class 2
Multi-Residential Development	Information and Service Provider
Outdoor Cafe	Live Work Unit
Power Generation Facility - Small	Multi-Residential Development
Print Centre	Office
Residential Care	Outdoor Cafe
Restaurant; Food Service Only - Small	Place of Worship - Medium
Restaurant: Licensed - Small	Place of Worship - Small
Retail and Consumer Service	Power Generation Facility - Small
Sign – Class B	Print Centre
Sign – Class D	Residential Care
Specialty Food Store	Restaurant: Food Service Only
Take Out Food Service	Restaurant: Licensed
Temporary Residential Sales Centre	Retail and Consumer Service
Utility Building	Service Organization
	Sign – Class B
	Sign – Class C
	Sign – Class D
	Sign – Class E
	Specialty Food Store
	Take Out Food Service
	Temporary Residential Sales Centre
	Urban Agriculture
	Utility Building

# Parkhill Stanley Park Area Redevelopment Plan 19

## Parkhill/ Stanley Park A.R.P.

Map 3

Land Use Policy Areas



- Study Area Boundary
- Low Density Residential Conservation and Infill
- Low/Medium Density Multi-family
- Regional Auto/General Commercial
- Open Space
- Special Policy Area

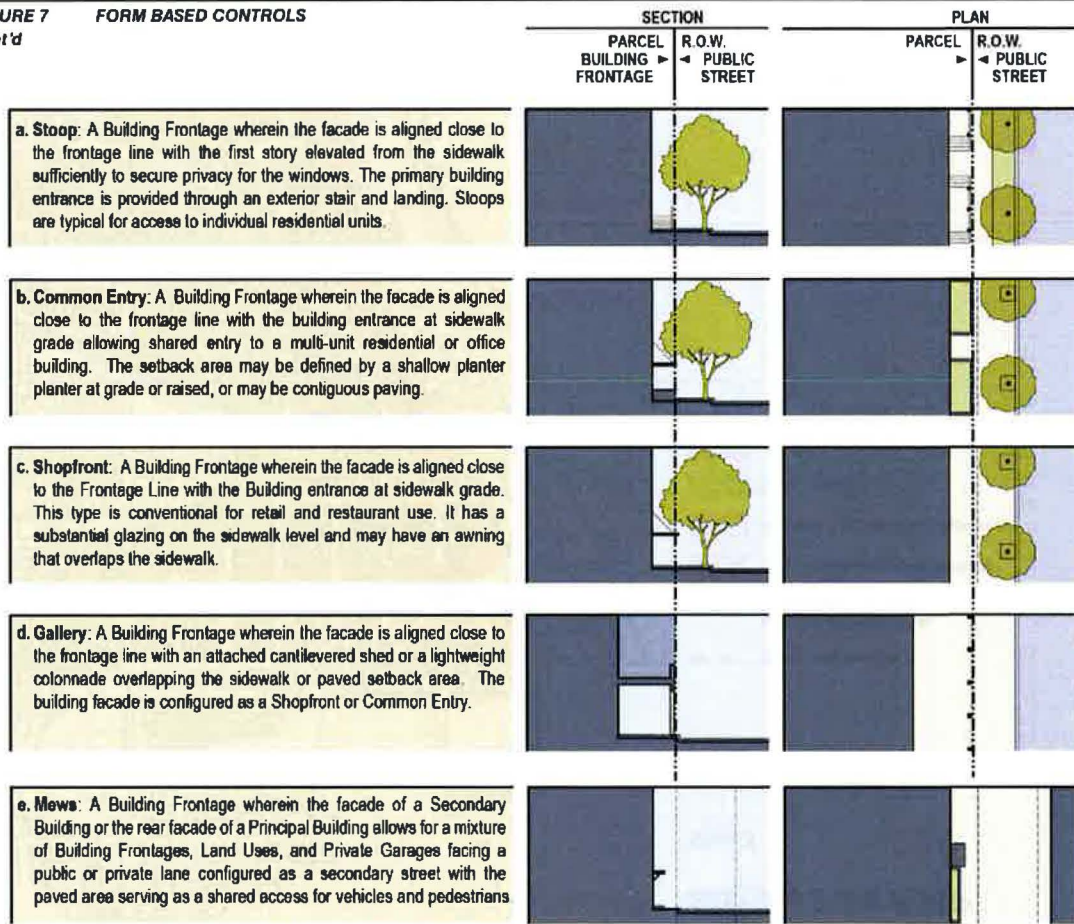
0 100 200 300 400  
Metres

Approved: 20P94  
Amended: 39P2019





**FIGURE 7 FORM BASED CONTROLS**  
*cont'd*



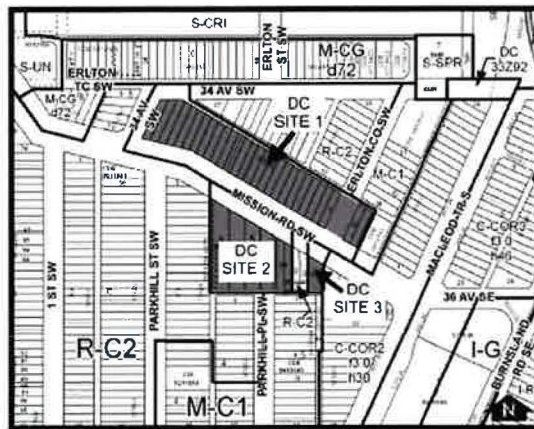
15

# Direct Control (DC) 6D2012 21

AMENDMENT LOC2011-0060  
BYLAW NUMBER 6D2012

AMENDMENT LOC2011-0060  
BYLAW NUMBER 6D2012

## SCHEDULE B



DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- provide for implementation of a design charrette outcome;
- provide for form based control read in conjunction with guidelines provided within the statutory plan applicable to the local area;
- provide for a neighbourhood activity centre with pedestrian and transit oriented development in proximity to an LRT station area;
- provide for primarily multi-residential with limited commercial use in a mixed use format only;

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- encourage ground floor commercial and mixed use through reduced parking rates; and,
- prohibit stand alone commercial *buildings*.

### Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

### Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### Permitted Uses

4 The *permitted uses* of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

### Discretionary Uses

5 The following *uses* are *discretionary uses* in this Direct Control District:

- Artist's Studio;
- Assisted Living;
- Child Care Service;
- Community Entrance Feature;
- Convenience Food Store;
- Home Occupation – Class 2;
- Information and Service Provider;
- Liquor Store;
- Live Work Unit;
- Multi-Residential Development;
- Outdoor Café;
- Power Generation Facility – Small;
- Print Centre;
- Residential Care;
- Restaurant: Food Service Only – Small;
- Restaurant: Licensed – Small;
- Retail and Consumer Service;
- Sign – Class B;
- Sign – Class D;
- Specialty Food Store;
- Take Out Food Service;
- Temporary Residential Sales Centre; and
- Utility Building.

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# Direct Control (DC) 6D2012 22

## AMENDMENT LOC2011-0060 BYLAW NUMBER 6D2012

### Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

7 There is no maximum *floor area ratio*.

### Density

8 There is no minimum or maximum *density*.

### Setback Areas

9 The depth of all *setback areas* must be equal to the minimum *building setbacks*.

### Landscaping Requirement

10 All areas on a *parcel*, not including those areas covered by *buildings*, or those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the *Development Authority*, must be landscaped.

### Building Height

11 Unless otherwise referenced in this Direct Control District bylaw, the maximum *building height* is 20.5 metres.

### Rules for Commercial Uses

12 (1) The following *uses* are "commercial uses" for the purposes of this Direct Control District bylaw.

- (a) Artist's Studio;
- (b) Child Care Service;
- (c) Convenience Food Store;
- (d) Information and Service Provider;
- (e) Liquor Store;
- (f) Outdoor Café;
- (g) Print Centre;
- (h) Restaurant: Food Service Only – Small;
- (i) Restaurant: Licensed – Small;
- (j) Retail and Consumer Service;
- (k) Specialty Food Store; and
- (l) Take Out Food Service.

(2) "Commercial uses" must:

- (a) be located on the floor closest to *grade* of a *main residential building*, unless otherwise referenced in this Direct Control District bylaw;
- (b) be contained completely within the *building*;

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## AMENDMENT LOC2011-0060 BYLAW NUMBER 6D2012

- (c) be provided in conjunction with *Dwelling Units* within the same *building*;
- (d) not be located above any *Dwelling Unit*;
- (e) not share an internal hallway with *Dwelling Units*;
- (f) have a separate exterior entrance from that of the *Dwelling Units*; and
- (g) be located in *multi-residential developments*.

(3) The maximum *use area* for each "commercial use" is 300.0 square metres.

### Motor Vehicle Parking Stalls

13 (1) The minimum number of *motor vehicle parking stalls*, *visitor parking stalls*, and *bicycle parking stalls – class 1 and class 2* is the required amount specified in the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1, unless otherwise specified in subsection (2) or (3) below.

(2) The minimum number of *motor vehicle parking stalls* and *bicycle parking stalls – class 1 and class 2* for "commercial uses" is the required amount specified in Uses and Use Rules referenced in Part 4.

(3) The minimum number of *motor vehicle parking stalls* and *bicycle parking stalls – class 1 and class 2* for "commercial uses" may be reduced by the amount of on-street parking provided immediately adjacent to a *development*.

Site 1  
0.920 ha

### Application

14 The provisions in sections 15 through 17 apply only to Site 1.

### Building Setbacks

- 15 (1) The minimum *building setback* from a *property line* shared with a *street* is zero metres.
- (2) The maximum *building setback* from a *property line* shared with a *street* is 4.0 metres.
- (3) The minimum *building setback* from a *property line* shared with a *lane* is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is zero metres.
- (5) The minimum *building setback* from a *property line* shared with another *parcel* designated a *residential district* is 1.2 metres.

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## AMENDMENT LOC2011-0060 BYLAW NUMBER 6D2012

- (6) The maximum *building setback* from a *property line* shared with another *parcel* is 7.0 metres.

### Building Height

16 The maximum *building height* is 24.0 metres where:

- (a) located at the intersection of 34 Avenue SW and Mission Road SW within 15.0 metres east of 34 Avenue and within 15.0 metres north of Mission Road SW; and,
- (b) the *gross floor area* does not exceed 130 square metres.

### Rules for Commercial Uses

17 Notwithstanding section 12(2)(a), "commercial uses" may be located where adjacent to a publicly accessible staircase providing access between Mission Road SW and Erlton Court SW, as long as the "commercial use" complies with the remainder of section 12(2).

Site 2  
0.520 ha

### Application

18 The provisions in section 19 apply only to Site 2.

### Building Setbacks

- 19 (1) The minimum *building setback* from a *property line* shared with a *street* is zero metres.
- (2) The maximum *building setback* from a *property line* shared with a *street* is 4.0 metres.
- (3) The minimum *building setback* from a *property line* shared with a *lane* is 7.5 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is zero metres.
- (5) The minimum *building setback* from a *property line* shared with another *parcel* designated a *residential district* is 1.2 metres.
- (6) The maximum *building setback* from a *property line* shared with another *parcel* is 7.0 metres.

Site 3  
0.044 ha

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