



Public Hearing of Council

Agenda Item: 7.2.10



LOC2022-0170 / CPC2023-0600 Policy and Land Use Amendment

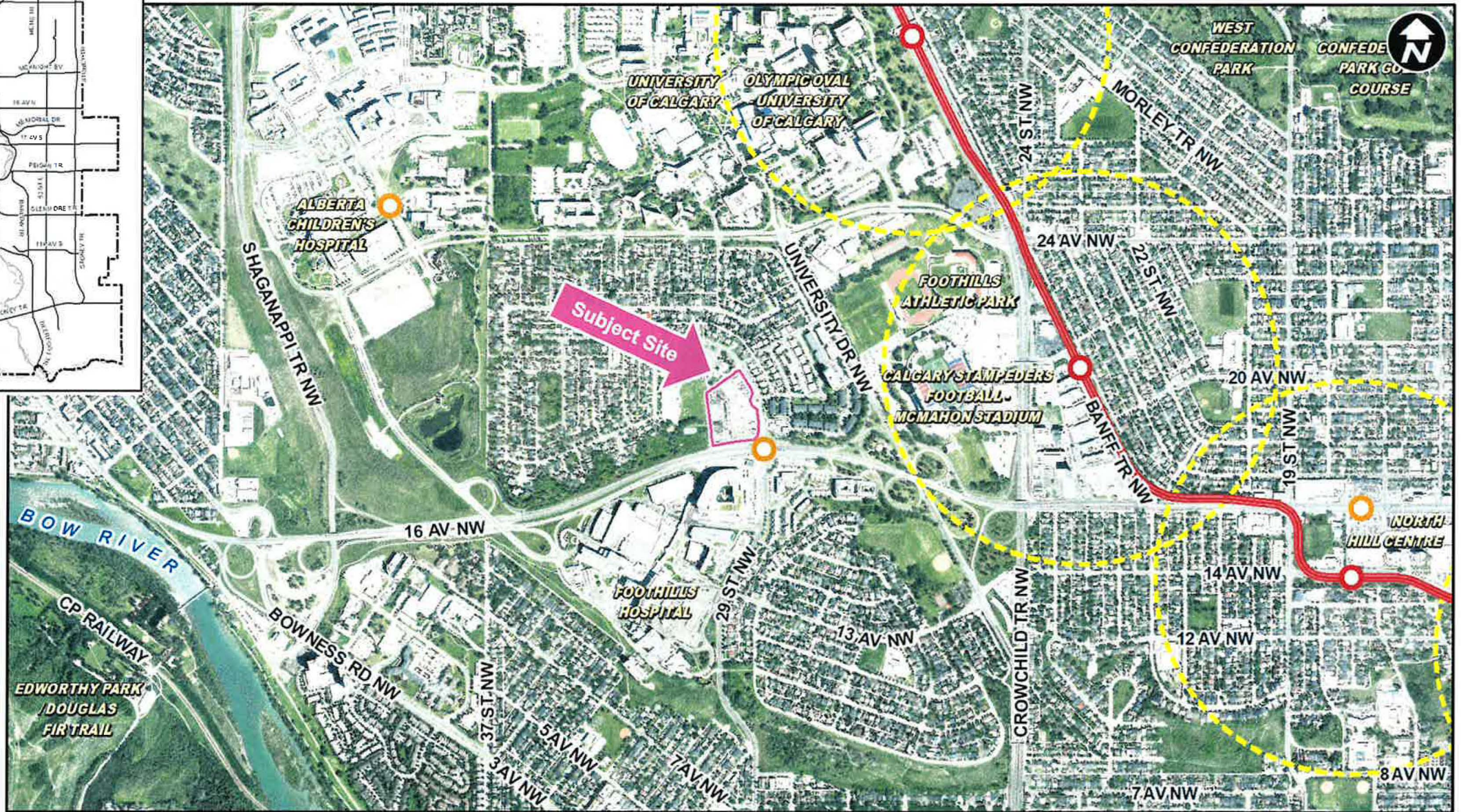
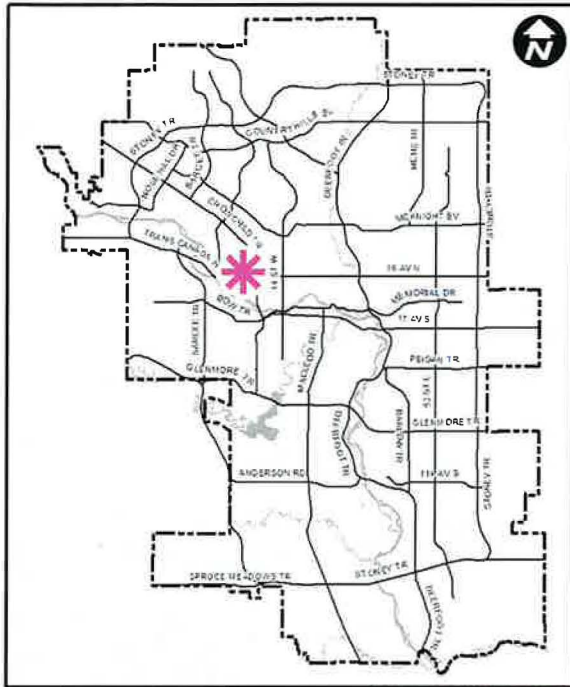
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: *7.2.10 CPC2023-0600*
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

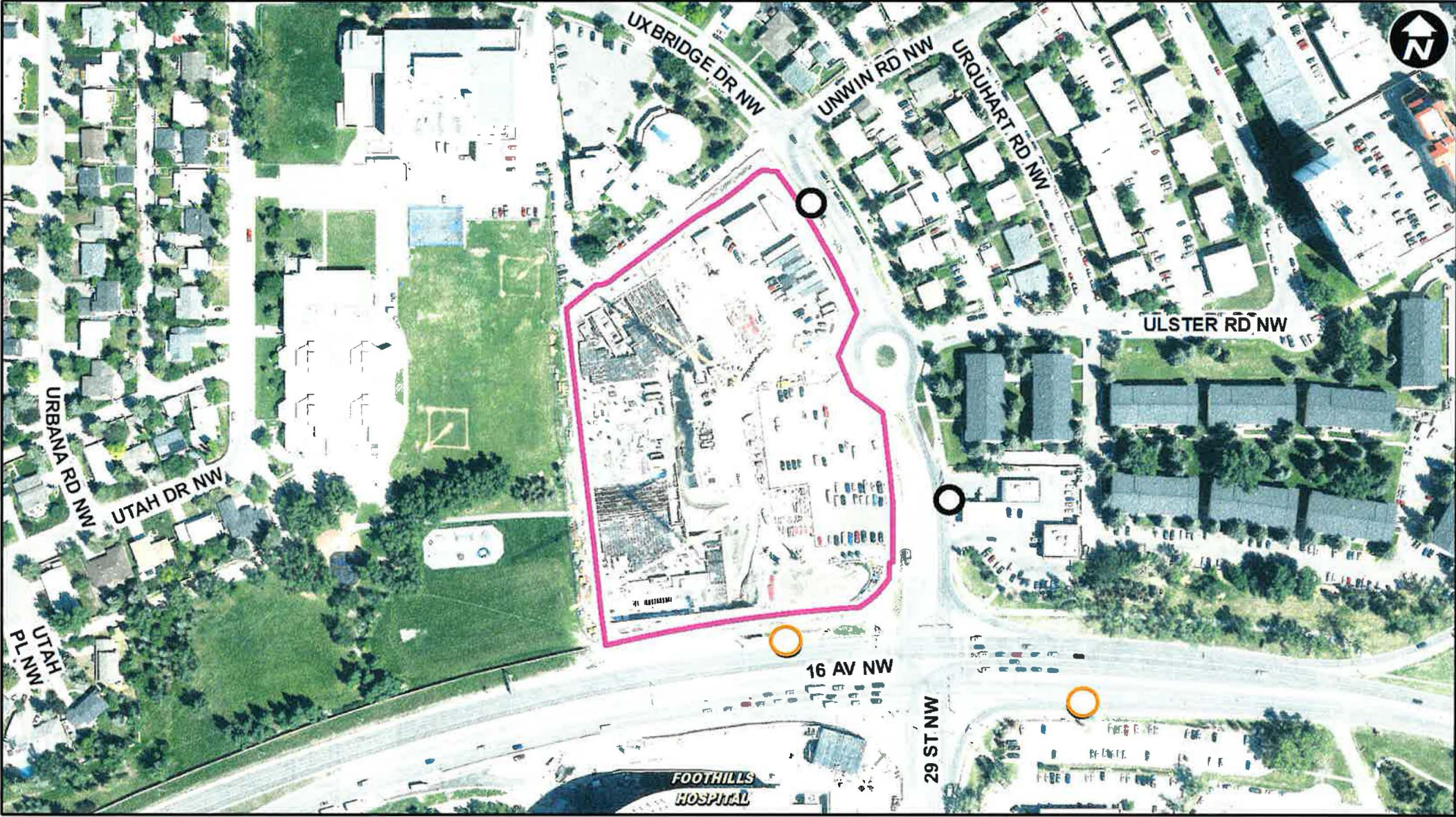
That Council:

1. Give three readings to **Proposed Bylaw 45P2023** for the amendments to the Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 123D2023** for the redesignation of 2.78 hectares \pm (6.87 acres \pm) located at 194 Uxbridge Drive NW (Plan 1612084, Block 1, Lot 1) from Direct Control (DC) District to Direct Control (DC) District, with guidelines (Attachment 3); and
3. Adopt, by resolution, the proposed amendment to Appendix 1 of the Stadium Shopping Centre Area Redevelopment Plan (Attachment 7)



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Red
- LRT Line**
- Red
- Max BRT Stops**
- Orange
- Land Use Site Boundary



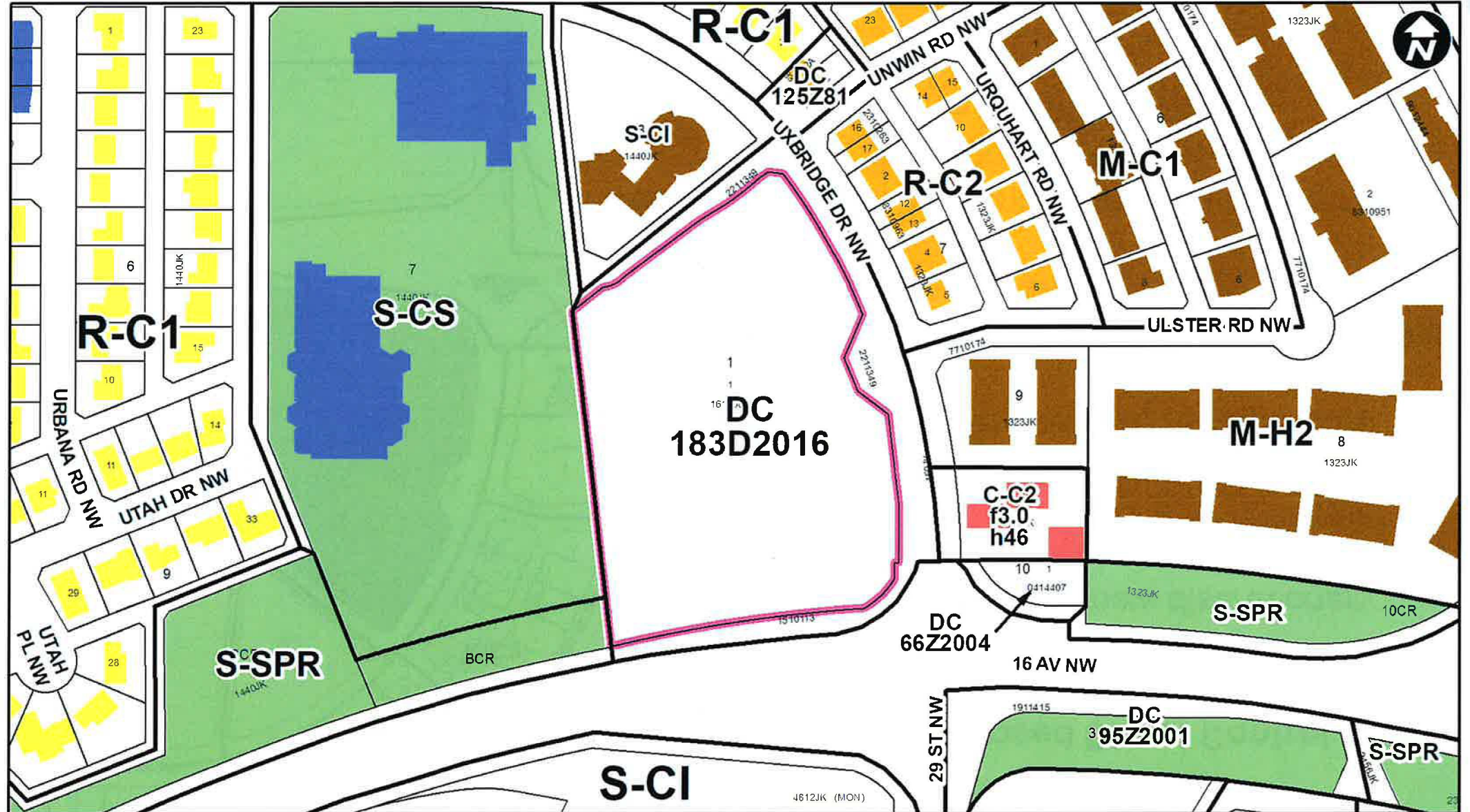
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Red
 - LRT Line**
 - Red
 - Max BRT Stops**
 - Orange
 - Bus Stop
 - Land Use Site Boundary

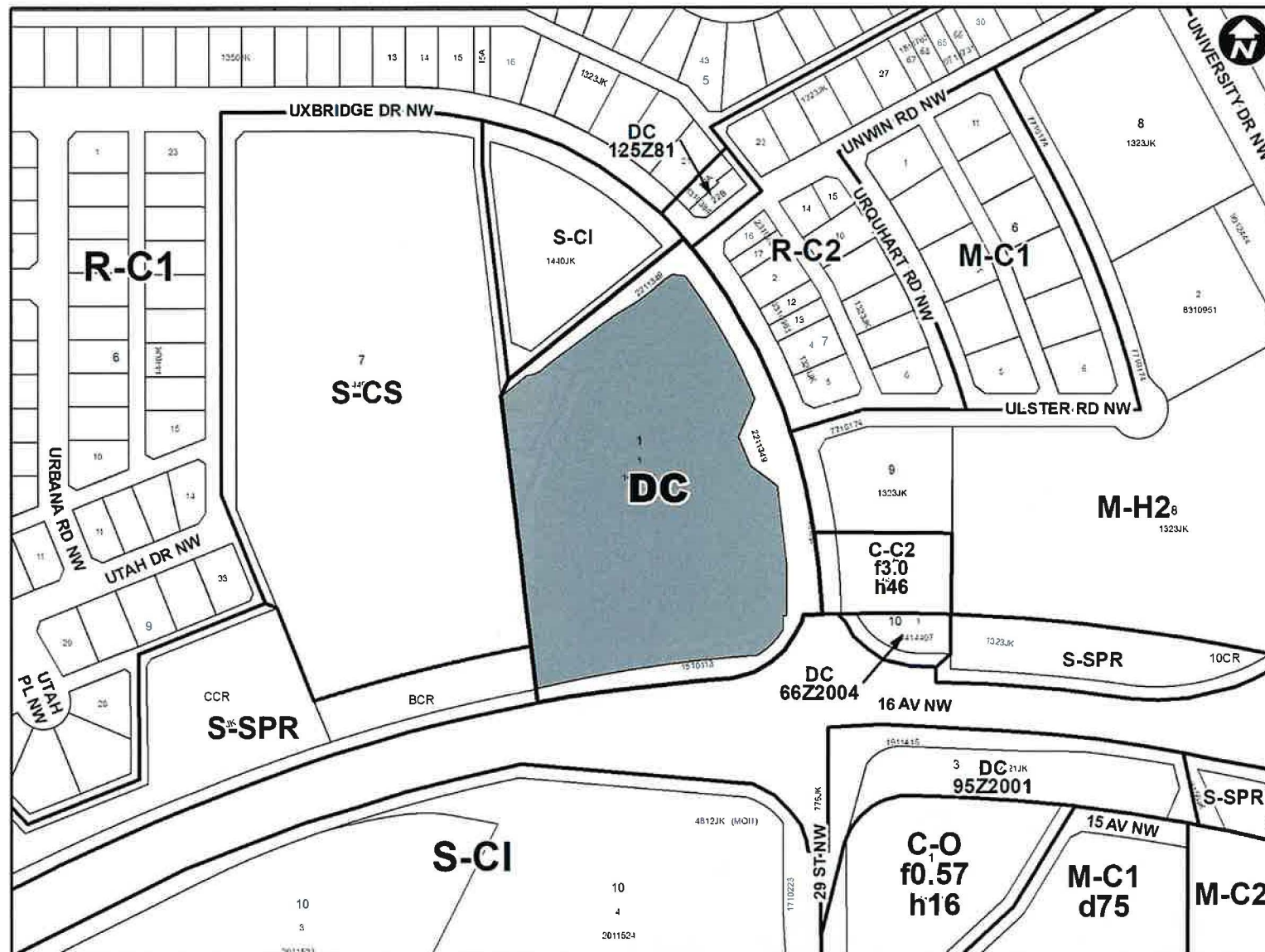
Parcel Size:

2.78 ha
213m x 142m

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary





Proposed Direct Control (DC) District:

- Add two new discretionary uses
- Define a new use: Health Services – Overnight Stay
- Provide location criteria for the new uses
- Identify the maximum gross floor area for Health Services – Overnight Stay.

Propose Amendments to the Stadium Shopping Centre ARP

A. In Section 5.1 Land Use and Density, subsection 5.1.1 Land Use, delete policy 5 and replace with the following:

"5 Retail and consumer services and eating and drinking uses are:

- A. predominantly located at grade and on the mezzanine floors of mixed-use buildings throughout the Plan area; and
- B. particularly encouraged along any central open space, street or pathway that connects such a central open space to Uxbridge Road NW, and in close proximity to transit stops on Uxbridge Drive NW and 16 Avenue NW."

B. In Section 5.1 Land Use and Density, subsection 5.1.1 Land Use, delete policy 6 (C) and replace with the following:

"C. no more than 31,000 square metres of gross floor area available for health uses as defined in this document."

C. Delete the existing Map 3 entitled 'Land Use Patterns' and replace with the revised Map 3 entitled 'Land Use Patterns', attached as Schedule A.

D. In Section 5.1 Land Use and Density, subsection 5.1.2 Density, delete policy 3 and replace with the following:

"3 Planning applications that seek amounts of floor space, dwelling units, assisted living dwelling units, live work units or hotel rooms above the amounts indicated in policy 5.1.2 (1) may require a revised and updated transportation impact assessment, with the exception of Health uses."

Map 3: Land Use Pattern



Propose Amendments to the Stadium Shopping Centre ARP

- A. In Appendix 1: Glossary, add the following in the corresponding alphabetical order:
- “Health uses: Health uses are uses that relate to human health care. In this document they include the following uses as listed in the Land Use Bylaw 1P2007 and the Direct Control District that applies to the site: Health Care Services; Health Services Laboratory – Without Clients and Health Services – Overnight Stay.”





Calgary Planning Commission's Recommendation:

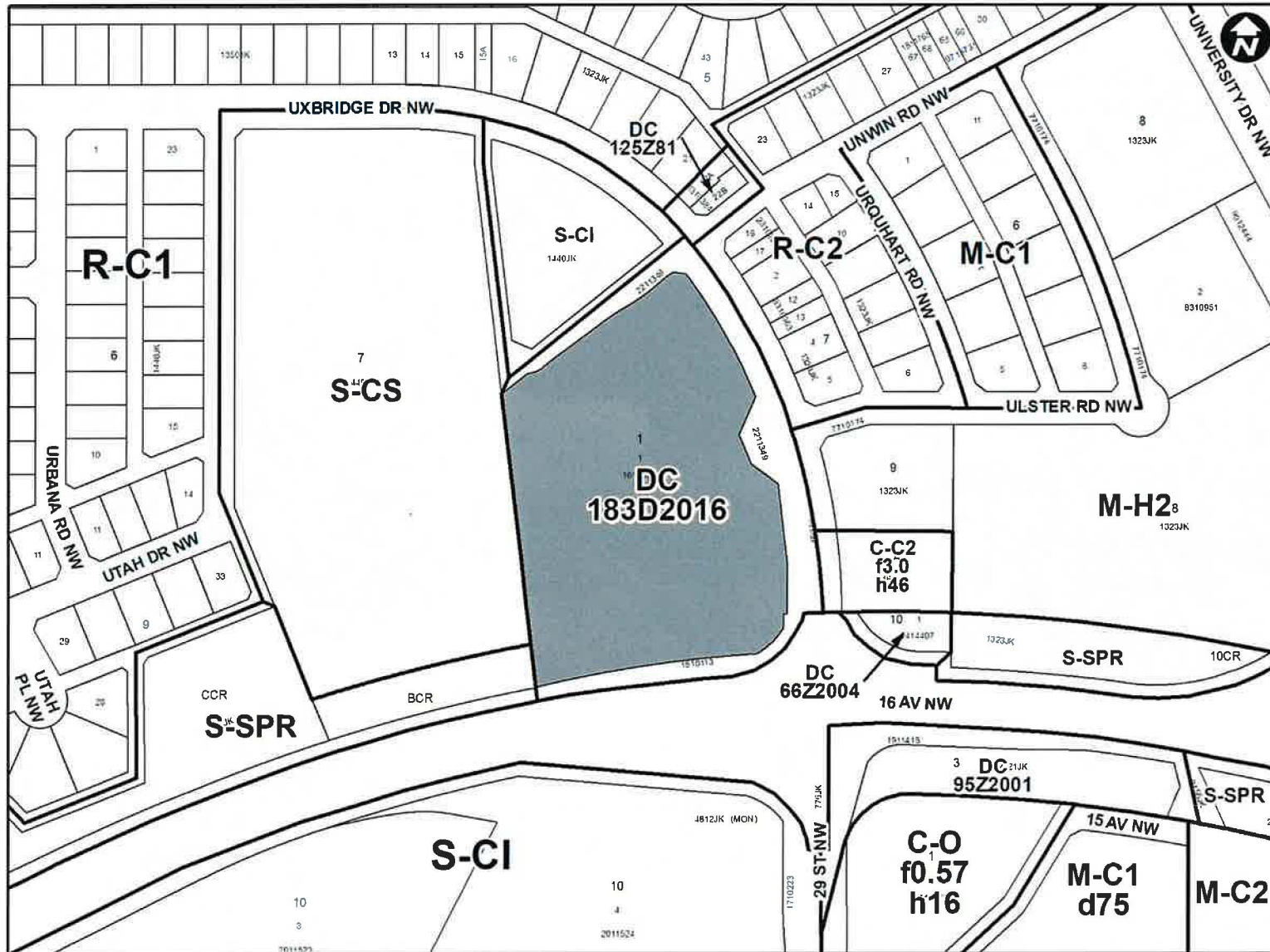
That Council:

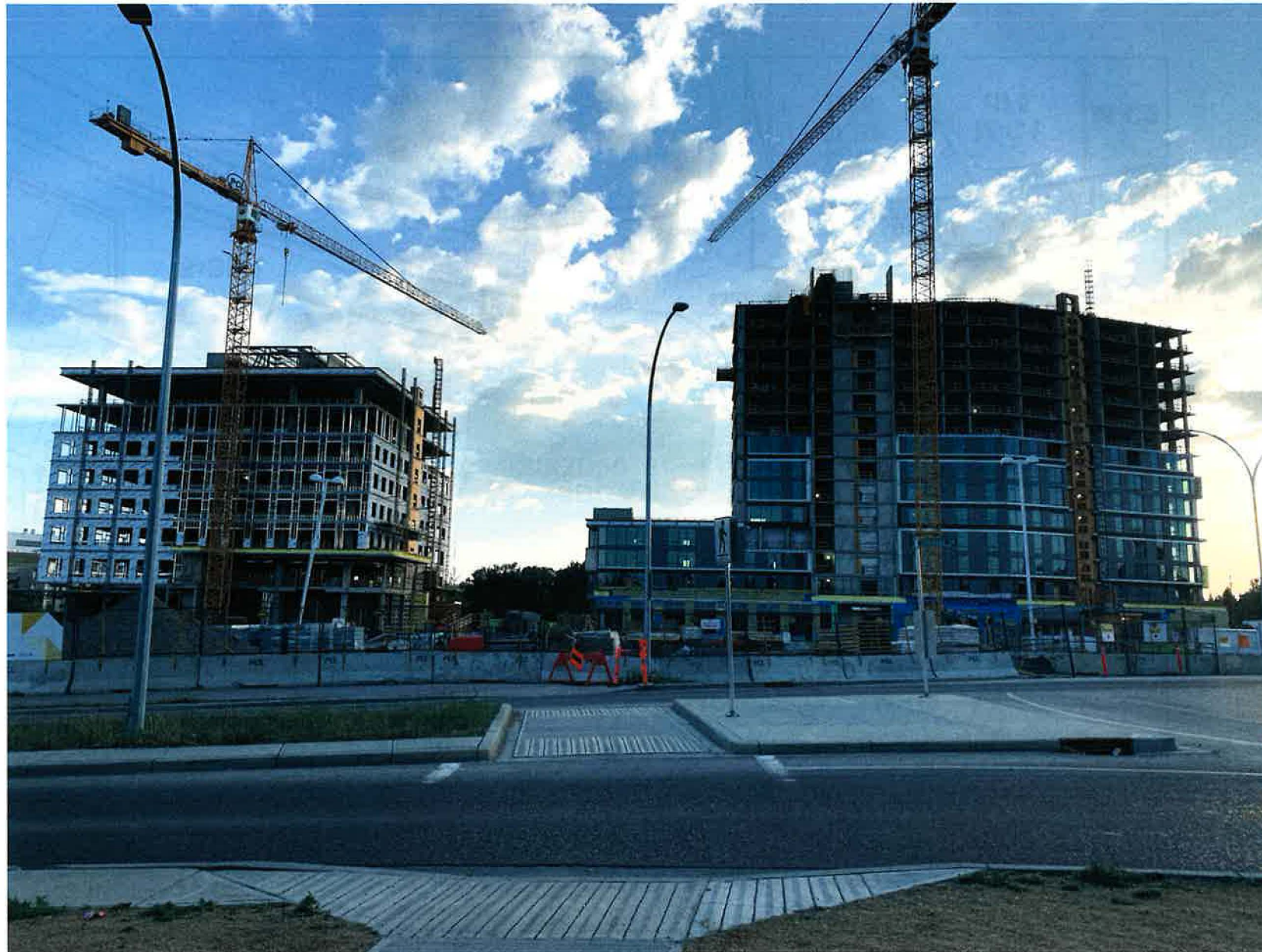
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Supplementary Slides

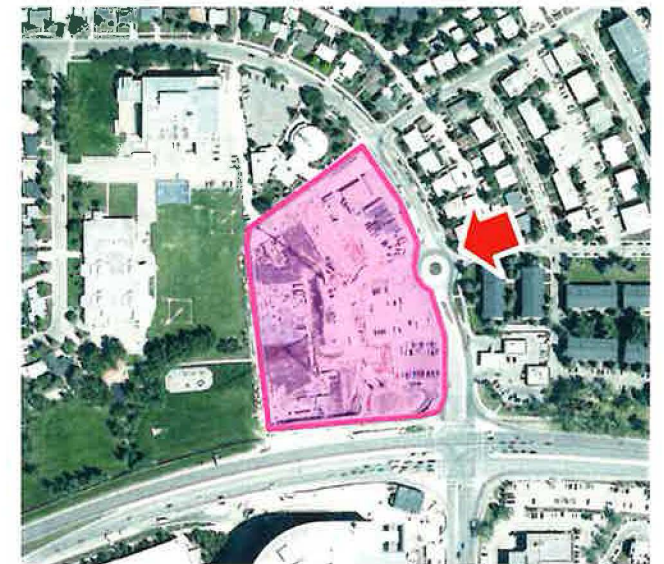
Existing Direct Control (DC) District:

- Commercial – Community 2 (C-C2) District
- Allow for mixed-use development
- Fulfill the ARP policies
- Establish maximum building height, Floor Area Ratio (FAR) and maximum number of parking stalls





From
Uxbridge Drive NW





From
16 Avenue NW





DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate the redevelopment of the Stadium Shopping Centre;
 - (b) fulfill the vision of the relevant Area Redevelopment Plan and implement setback, landscaping and parking requirements; and
 - (c) allow for the additional uses of health services – overnight stay and health services laboratory – without clients.

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 Bylaw.

Reference to Bylaw 1P2007

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

Defined Uses

- 4 In this Direct Control District Bylaw:
 - (a) **“Health Services – Overnight Stay”** means a *use* that:
 - (i) maintains and operates facilities for both inpatient and outpatient care;
 - (ii) provides minor health services that may be of a preventive, diagnostic, treatment, therapeutic or rehabilitative nature; and
 - (iii) may include short-term care, overnight stays and surgical services, but does not include long-term care.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) Health Services Laboratory – Without Clients; and
- (b) Health Services – Overnight Stay.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 3.0.

Building Height

- 9 The maximum **building height** is 46.0 metres.

Use Area for Health Services – Overnight Stay

- 10 The maximum cumulative **use area** for **Health Services – Overnight Stay** is 20,000.0 square metres.

Location of Uses within Buildings

- 11 (1) **Dwelling Unit** and **Live Work Unit** may be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) When located on the ground floor, **Health Services Laboratory – Without Clients** and **Health Services – Overnight Stay** must not occupy more than 20.0 per cent of the total ground floor area of the **site**.
- (4) **Health Services – Overnight Stay** must be located in a **building** that contains at least one additional **use** other than **Dwelling Unit** and **Live Work Unit**.
- (5) In this Direct Control District, “Commercial Uses” refers to the listed **uses** under Section 5 and 6 of this Direct Control District, other than **Dwelling Unit**, **Live Work Unit**, **Health Services Laboratory – Without Clients** and **Health Services – Overnight Stay**.

Outdoor Café Rules

- 12 An **Outdoor Café** does not have any limitation on the **height** of its floor above any **storey**.

Restaurant Rules

- 13 **Restaurant: Licensed** has no **minimum separation** distance required from a **residential district**.

General Landscaped Area Rules

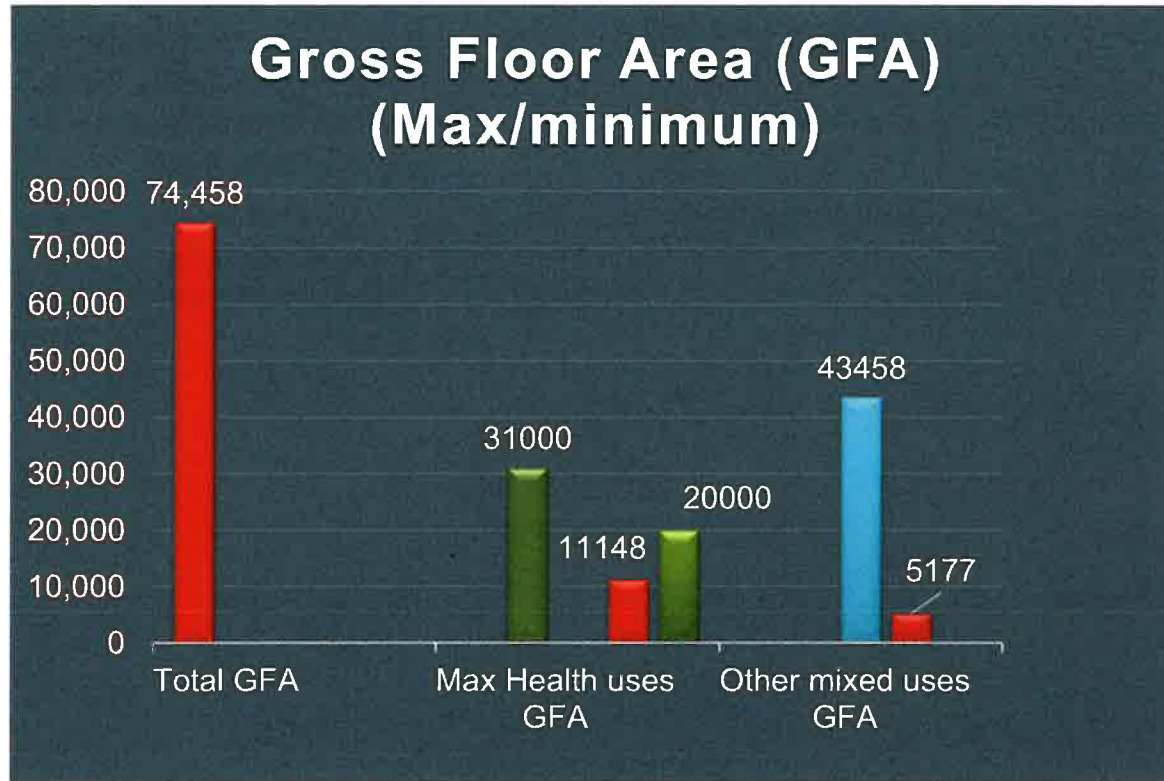
- 14 (1) **Landscaped areas** may include both **hard surface landscaped areas** and **soft surface landscaped areas** and must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) No other landscaping requirements or rules apply to this Direct Control District.

Maximum Motor Vehicle Parking Stalls

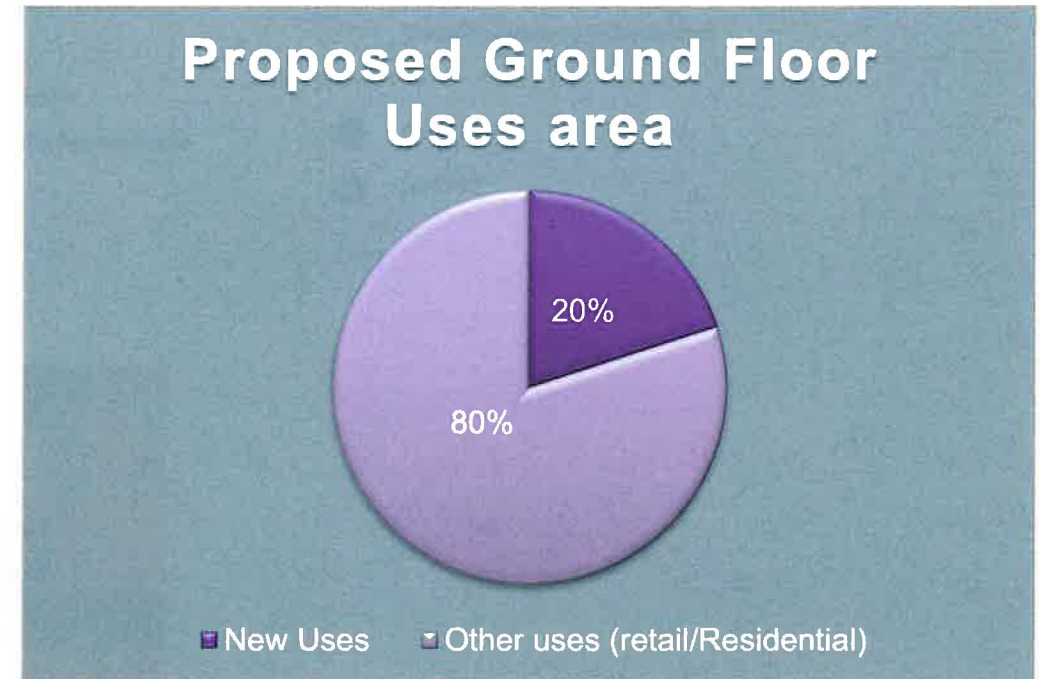
- 15 The maximum number of parking stalls in this Direct Control District is 1,210.

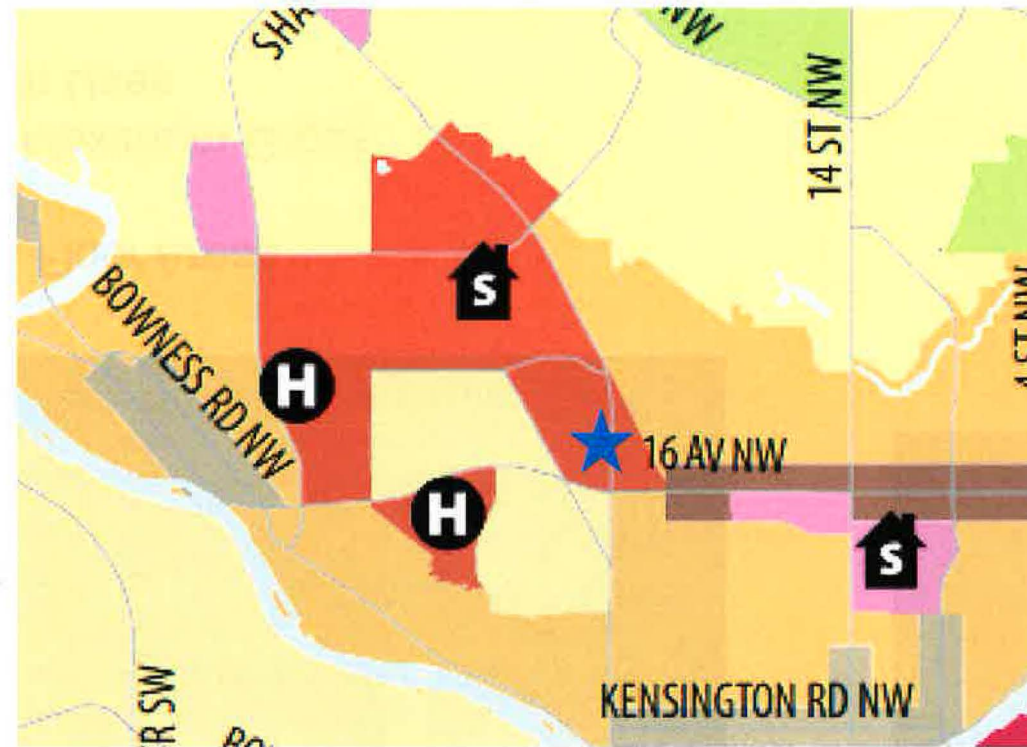
Relaxations

- 16 The **Development Authority** may relax rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



- ARP Current Gross Floor Areas and
- DC/ARP Proposed Maximum Gross Floor Area for Health Uses





Developed Residential Established.

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

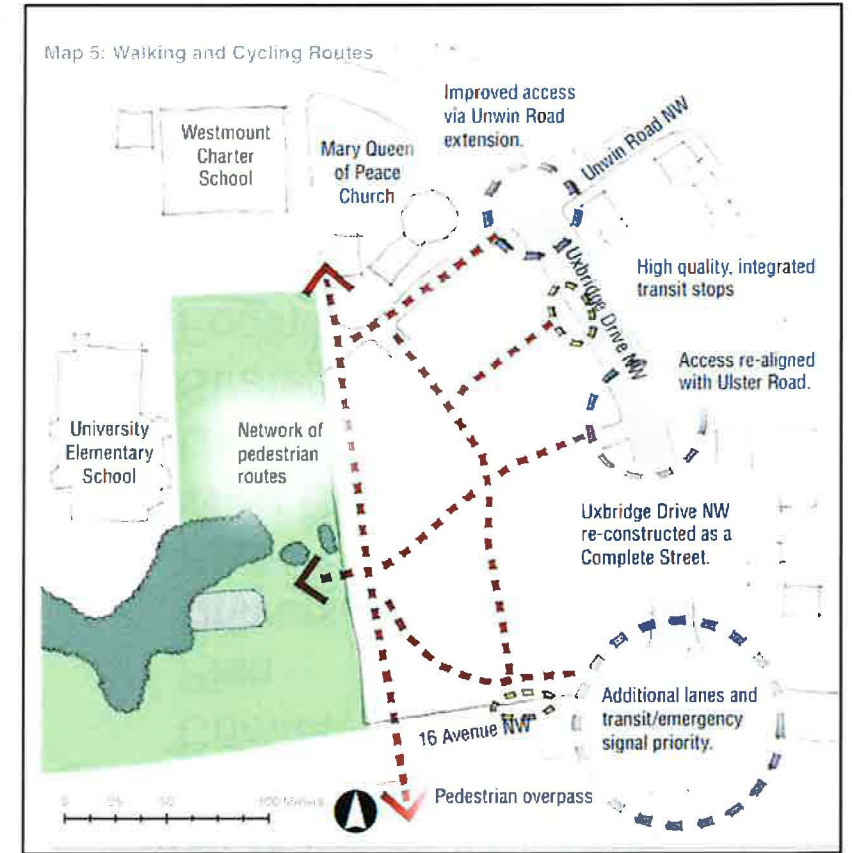
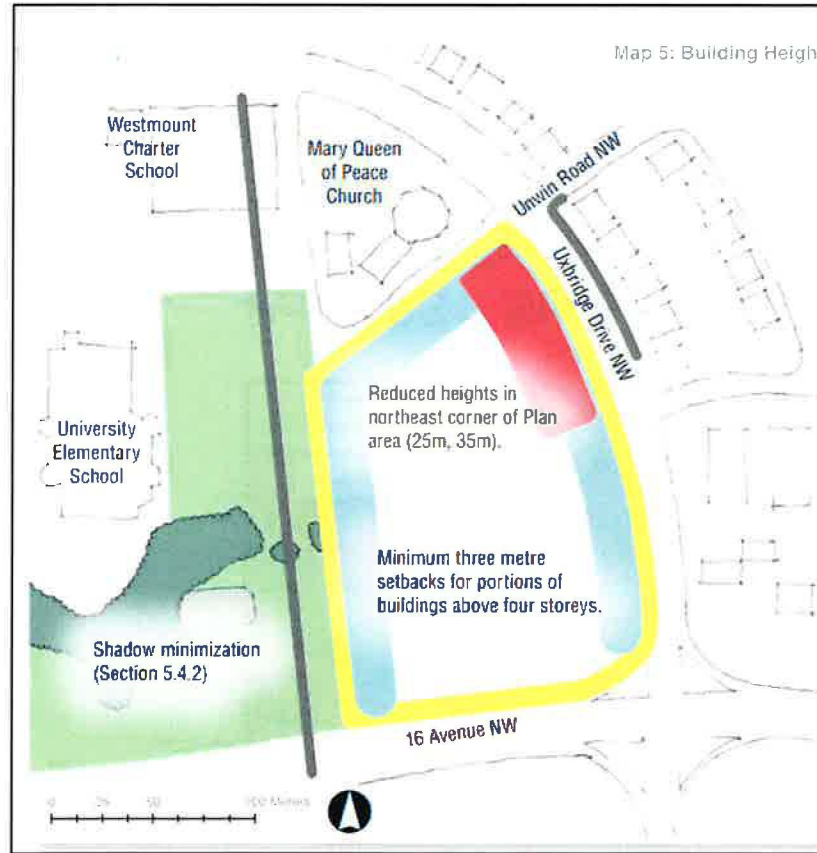
- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

- H Hospital
- S University

Transportation/Utility Corridor

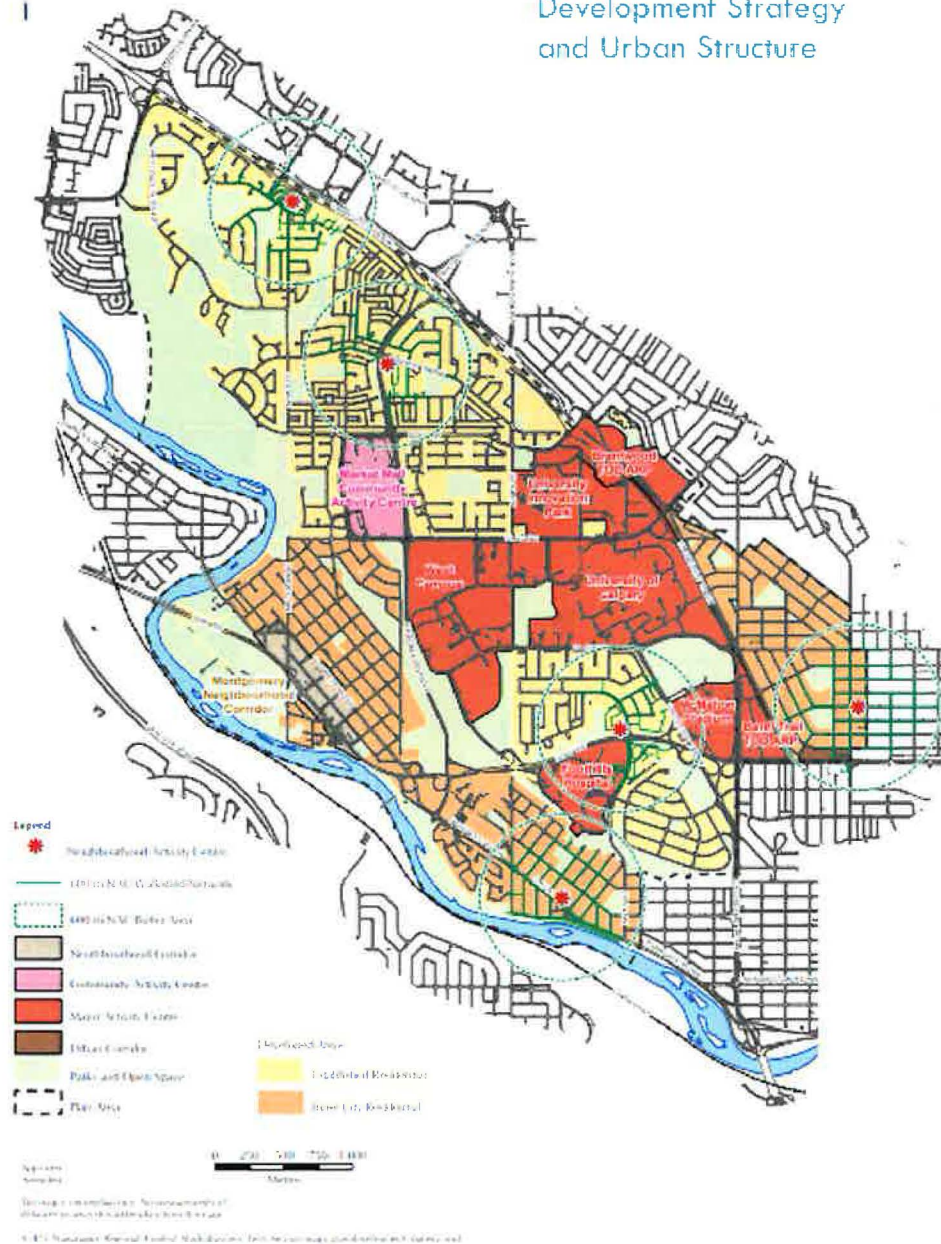
----- City Limits



South Shagannapi Communities Area Plan (2011)

Map 3

Development Strategy and Urban Structure



Map 4c Policy CUF5 Stadium Shopping Centre Neighbourhood Activity Centre



Other non-statutory plans:

- South Shagannapi Communities Sustainability Plan
- University of Calgary master Plan
- West Campus Master Plan
- University Innovation Park Strategy
- Foothills Medical Centre Master Plan

Policy SS1: Stadium Shopping Centre

1) Stadium Shopping Centre will be redeveloped as a vibrant high quality mixed-use development with a broad range of uses and activities with retail uses on the ground floor and appropriate uses above.



