



Calgary Planning Commission

Agenda Item: 7.2.12



LOC2023-0161 Land Use Amendment

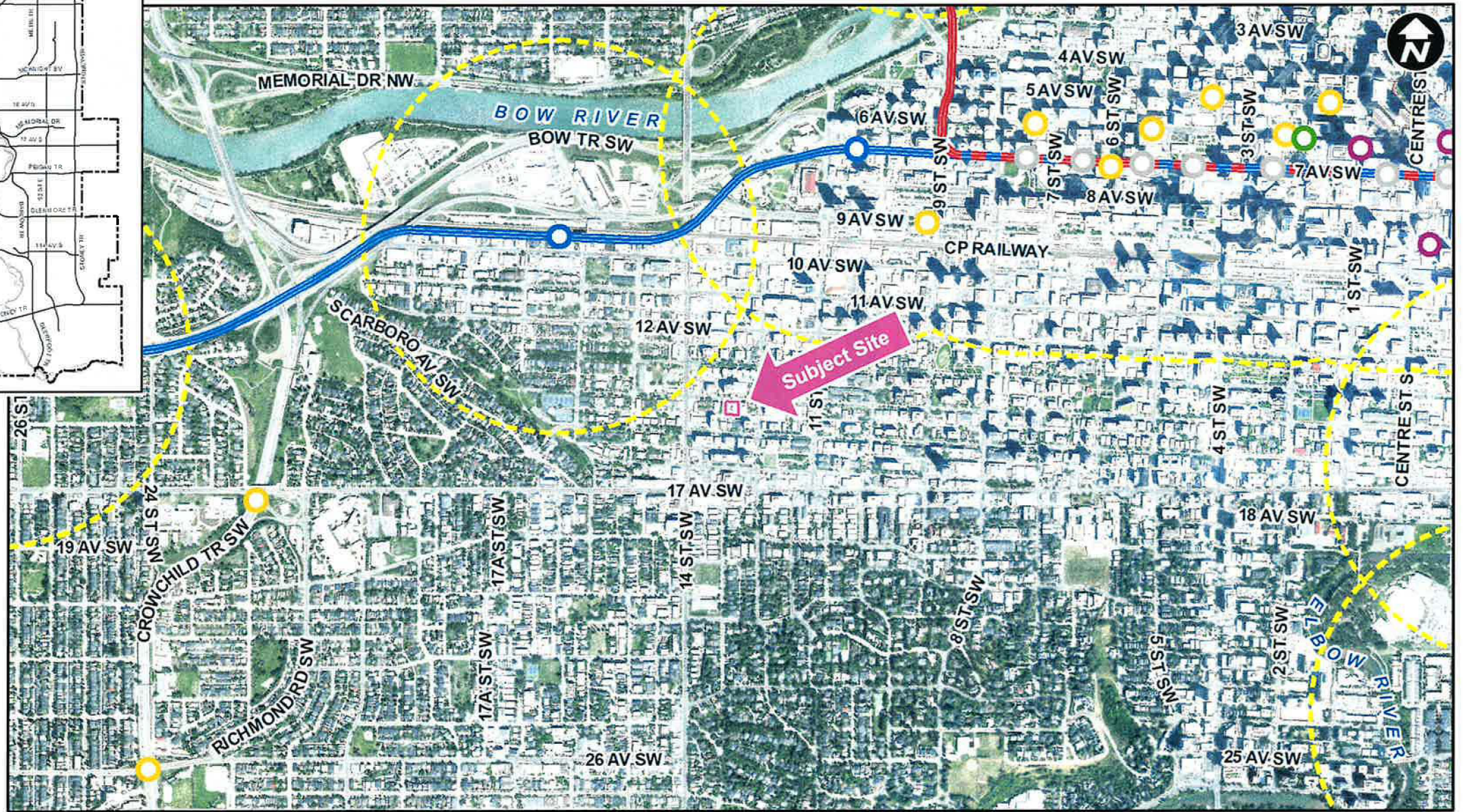
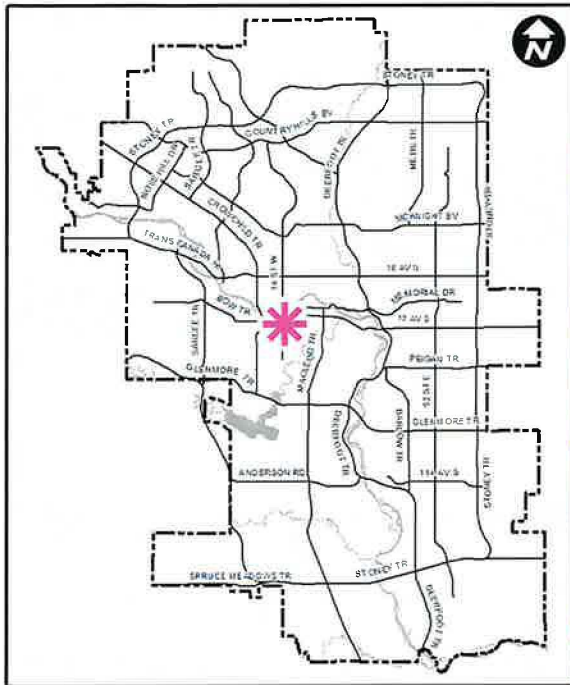
September 21, 2023

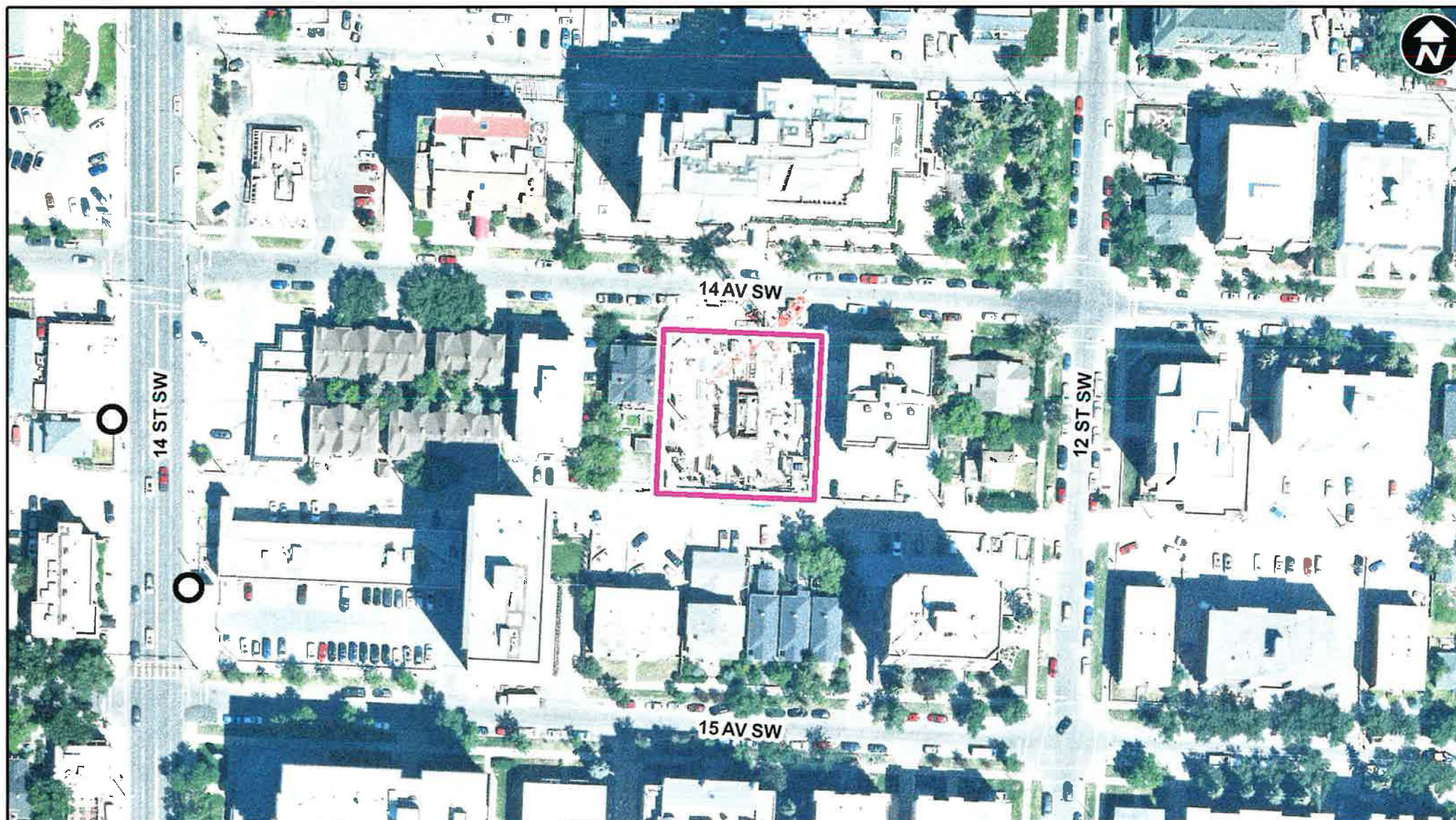


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

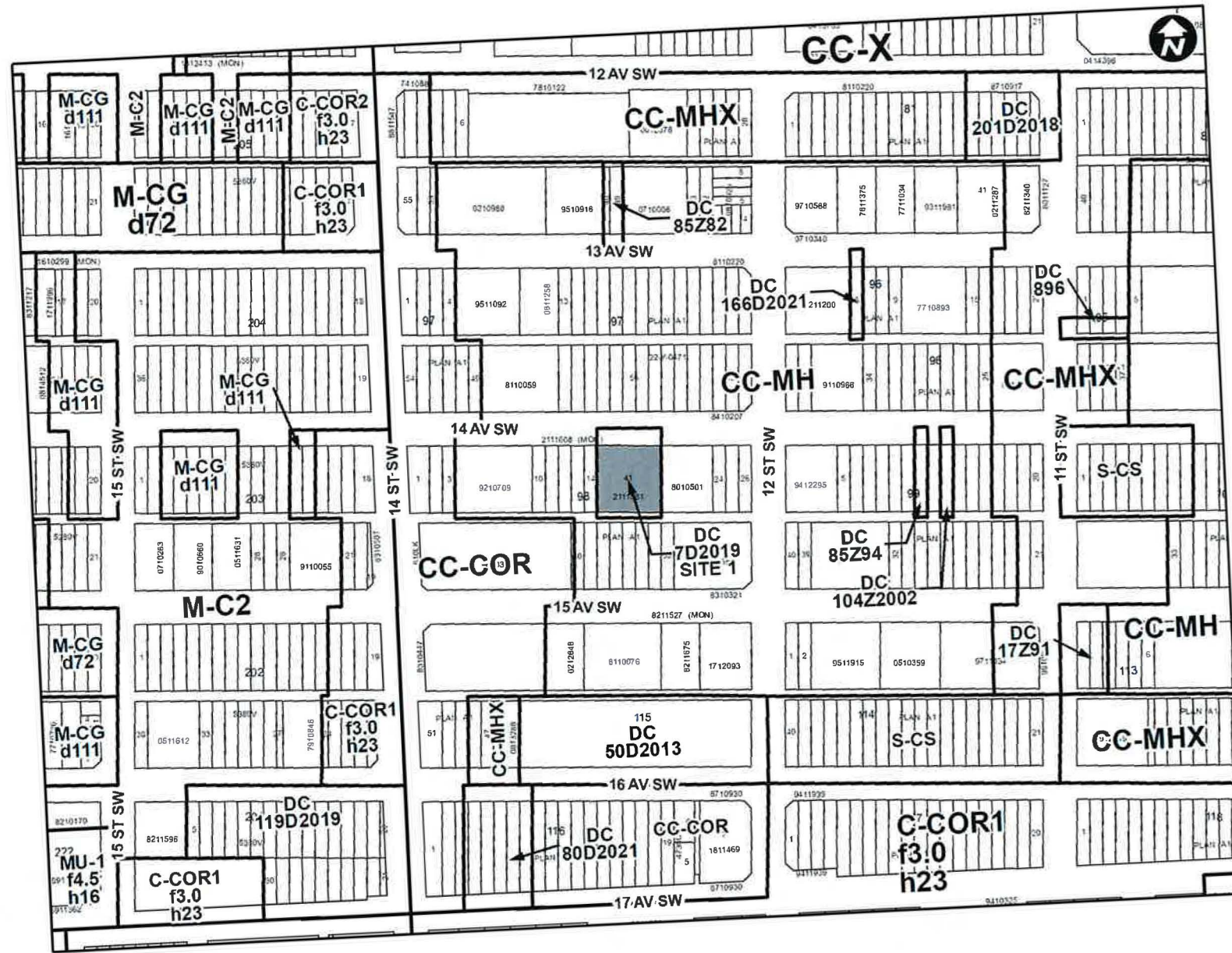
1. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 1319 – 14 Avenue SW (Plan 2111581, Block 98, Lot 41) from Direct Control (DC) District to DC District to accommodate additional non-residential uses in an existing building, with guidelines (Attachment 3).



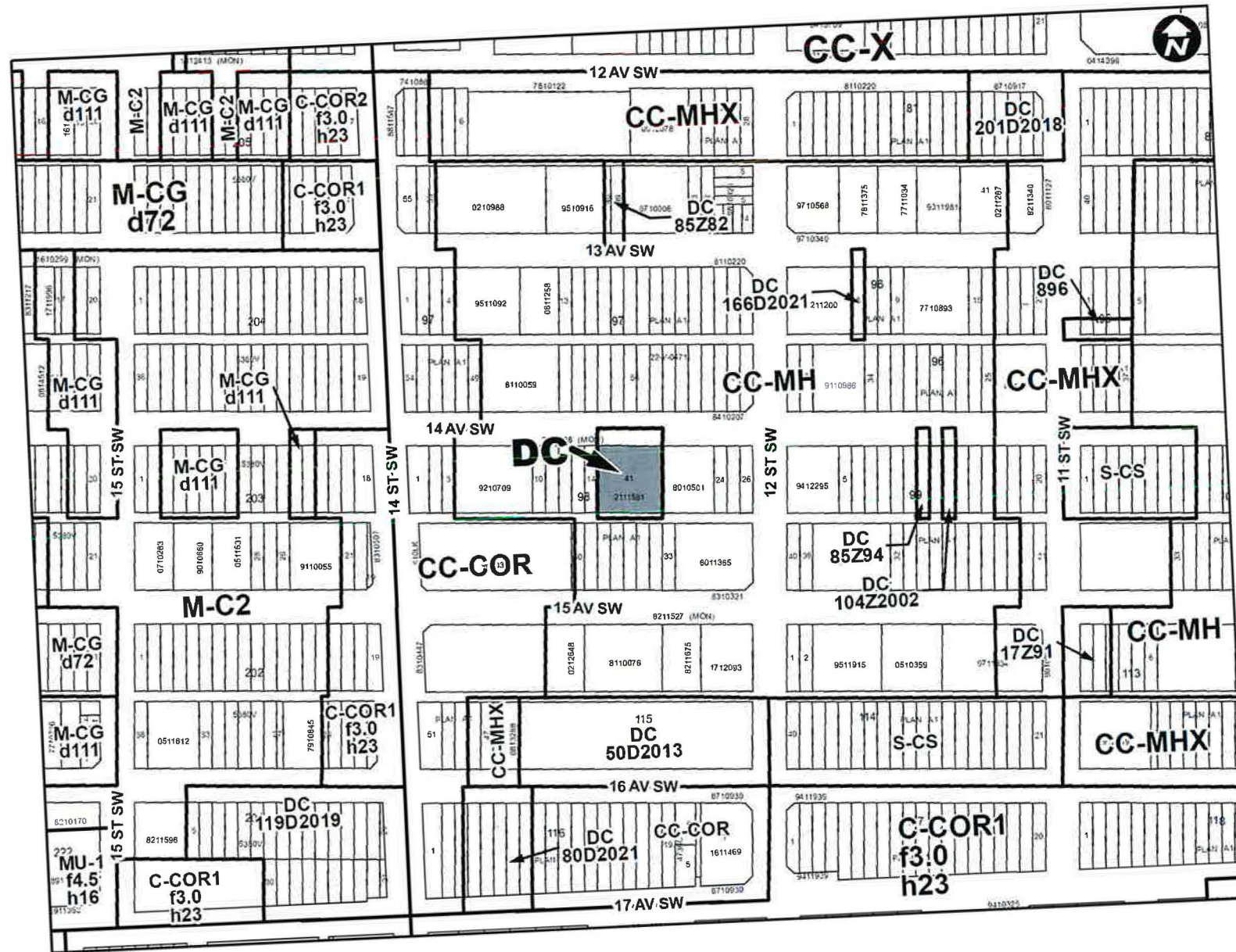


Parcel Size:

0.15 ha



Proposed Land Use Map



Proposed DC District:

- Retains existing base district (CC-MH)
- Retains FAR from Heritage Density Transfer
- Allows for additional non residential uses

In the DC (attachment 3) additional non residential uses comprise:

- (a) Artist's Studio;
- (b) Computer Games Facility;
- (c) Fitness Centre;
- (d) Information and Service Provider;
- (e) Instructional Facility;
- (f) Office;
- (g) Pet Care Service;
- (h) Print Centre;
- (i) Retail and Consumer Service;
- (j) Service Organization; and
- (k) Social Organization.

Minor amendment to the Beltline ARP

Map 3B – adding this site to non residential use policy area (attachment 2).

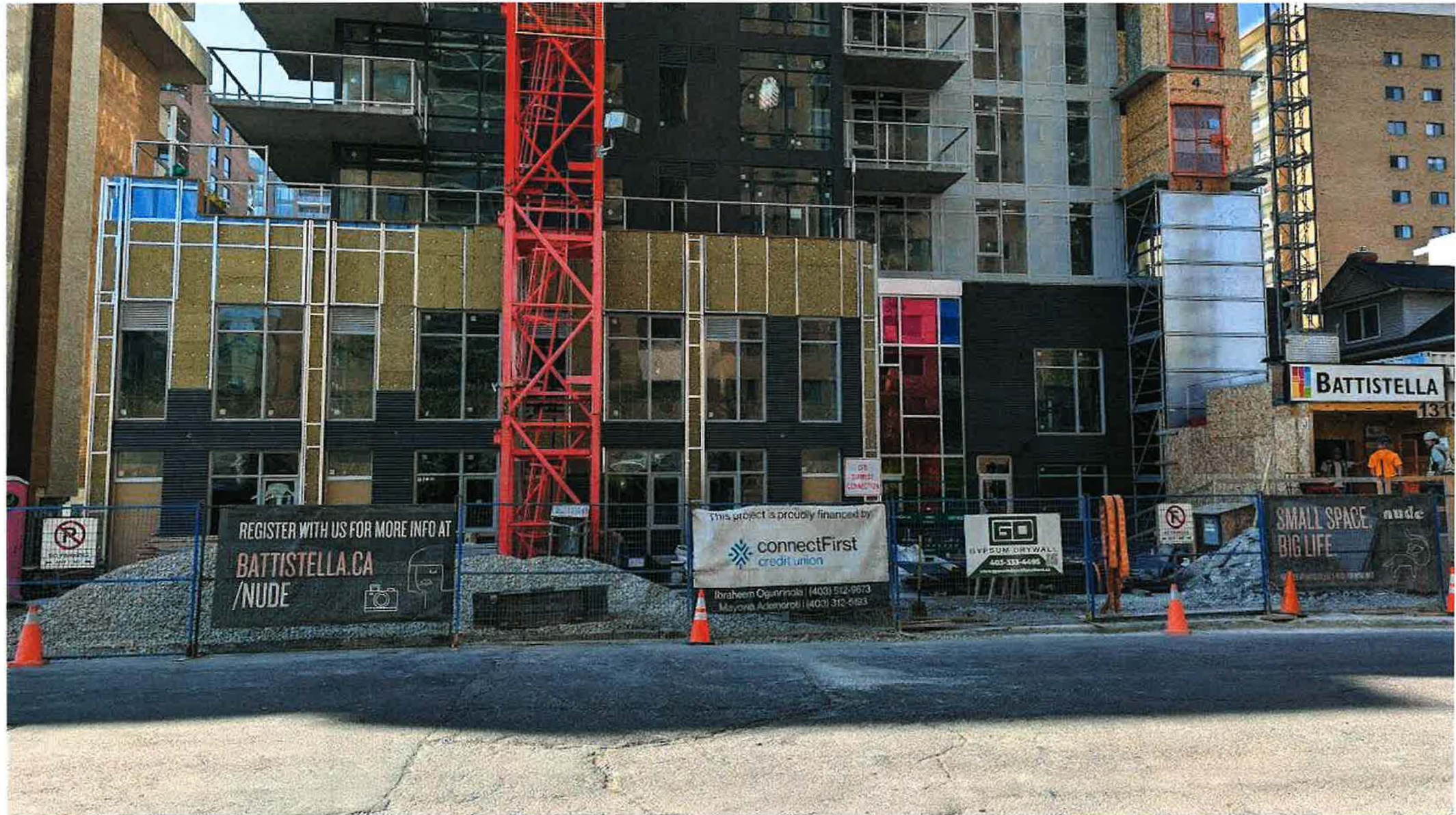
Follows intent of the ARP, with non residential uses located at grade and limited in size (to 300 sq. m)

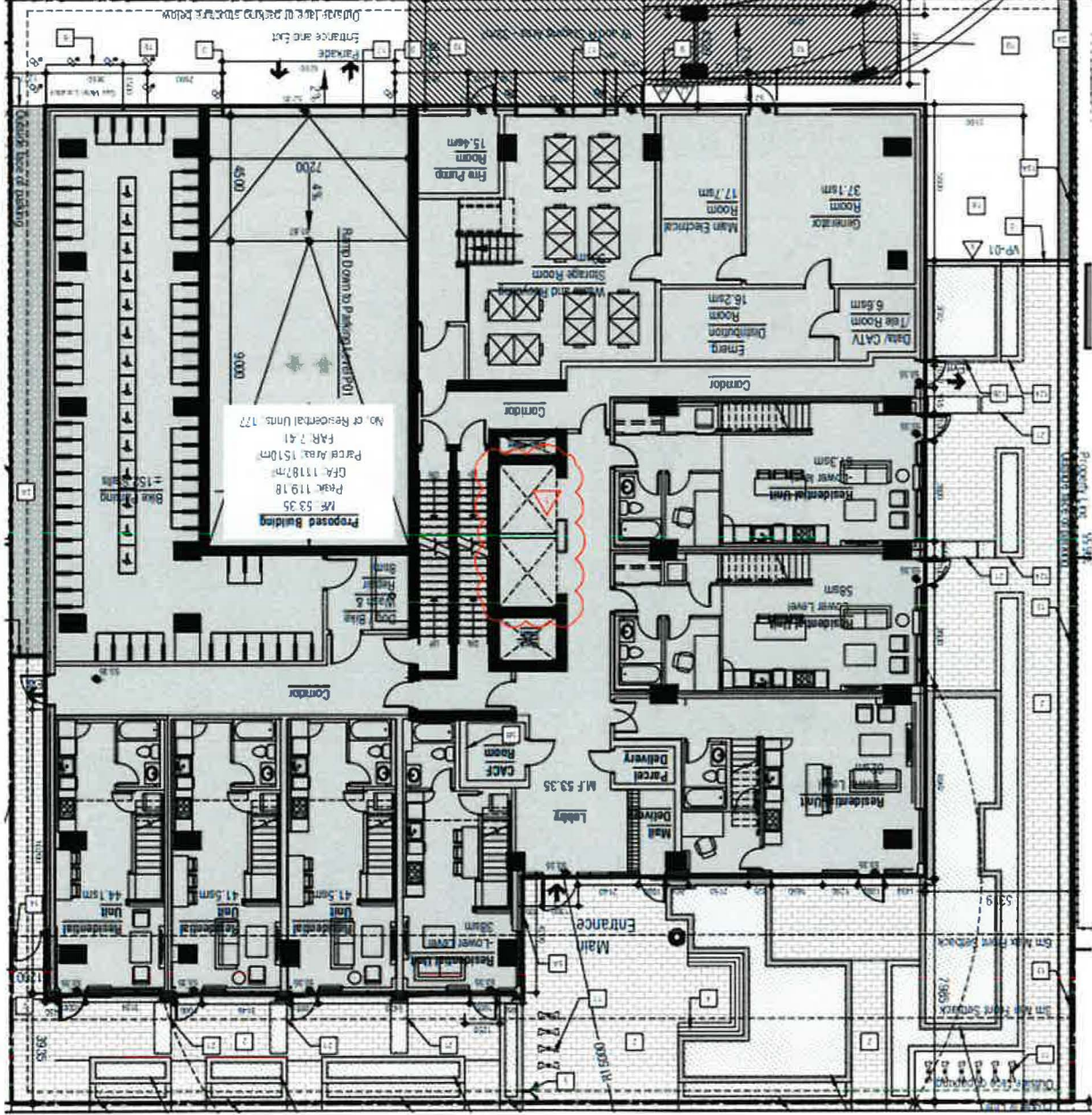
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Supplementary Slides





- 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

