



# Calgary Planning Commission

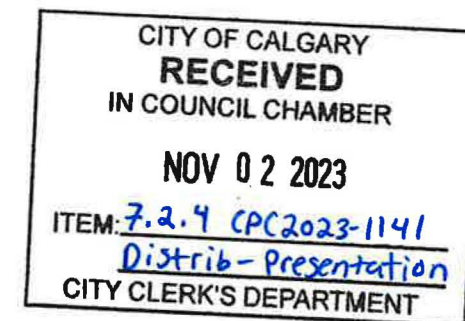
## Agenda Item: 7.2.4



# LOC2023-0232

## Land Use Amendment

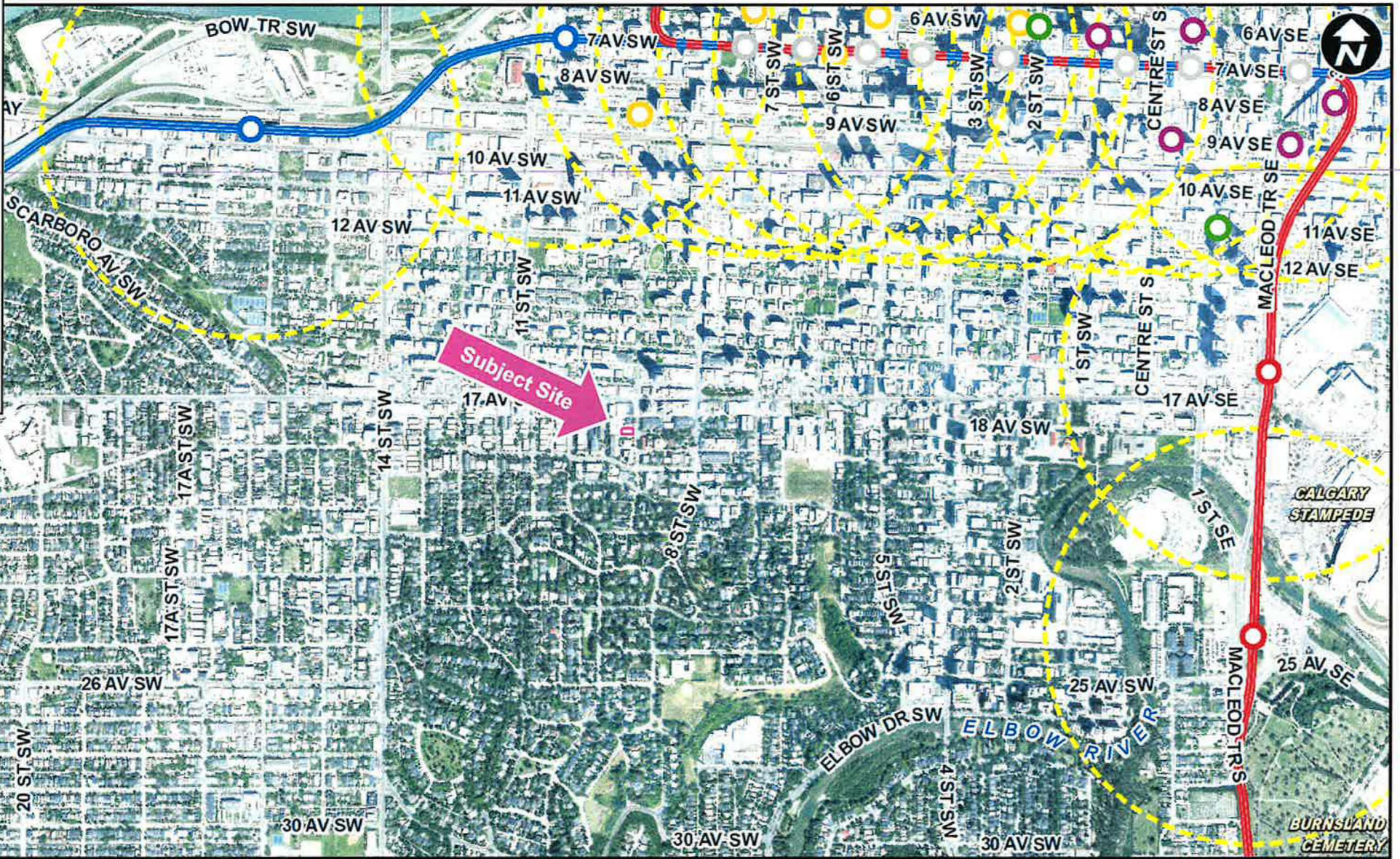
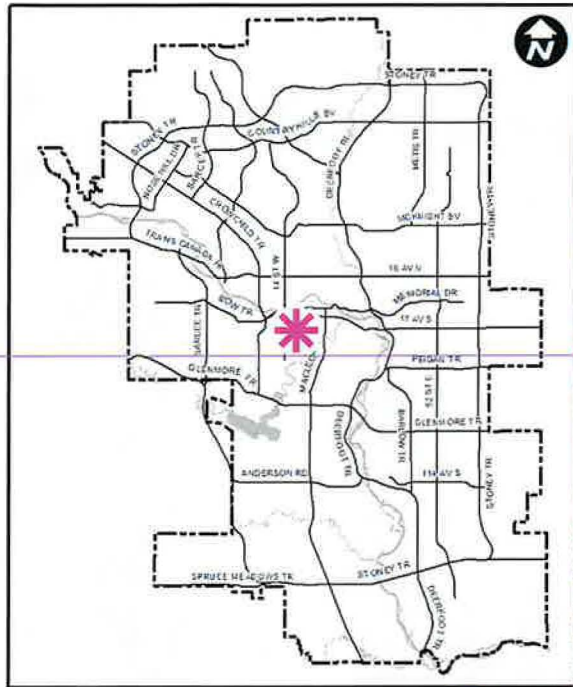
November 2, 2023



## RECOMMENDATION:

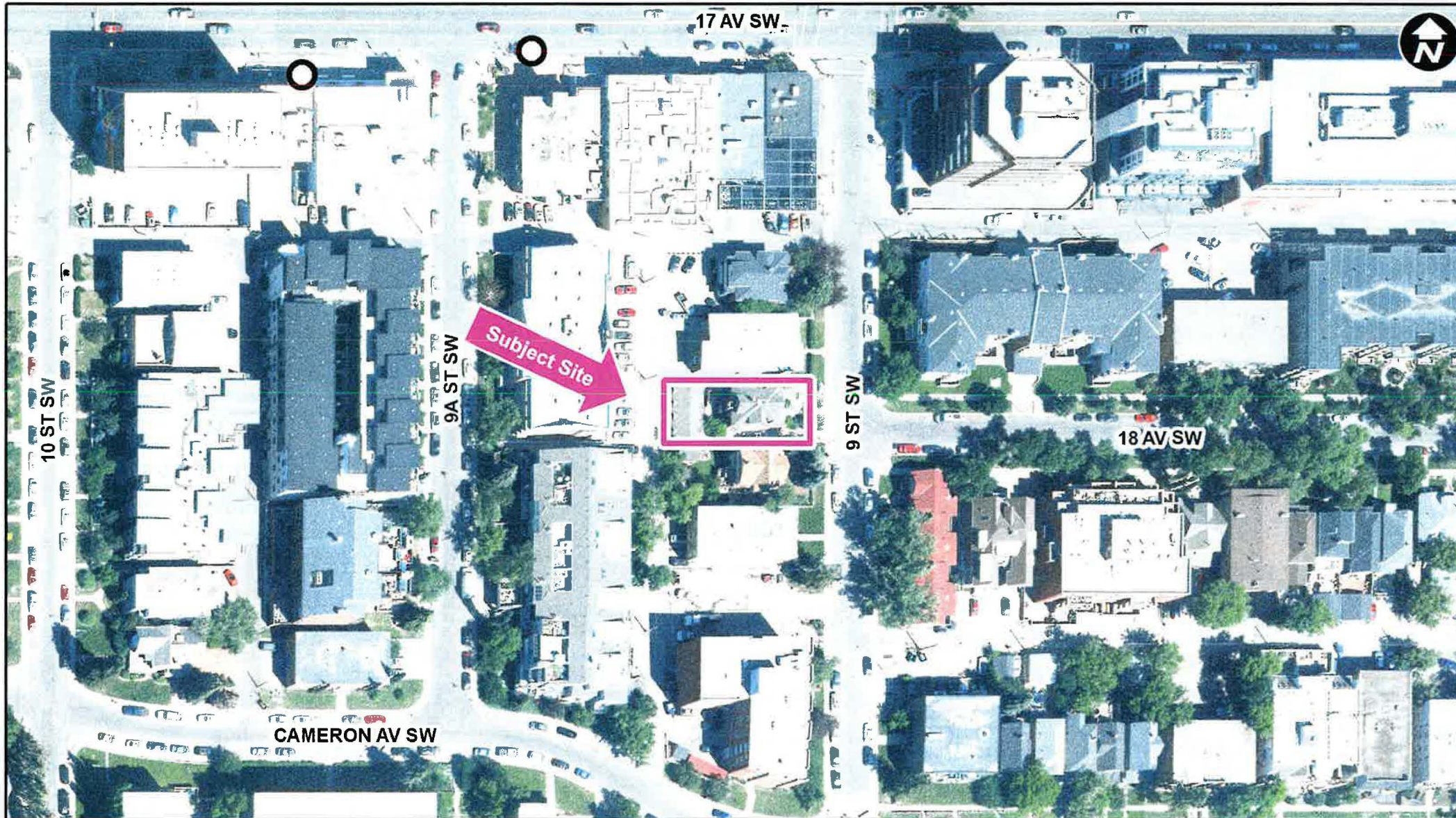
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1723 – 9 Street SW (Plan 179R, Block 29, Lot 9) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate a Wellness and Arts Centre, with guidelines (Attachment 2).



**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



**LEGEND**  
○ Bus Stop

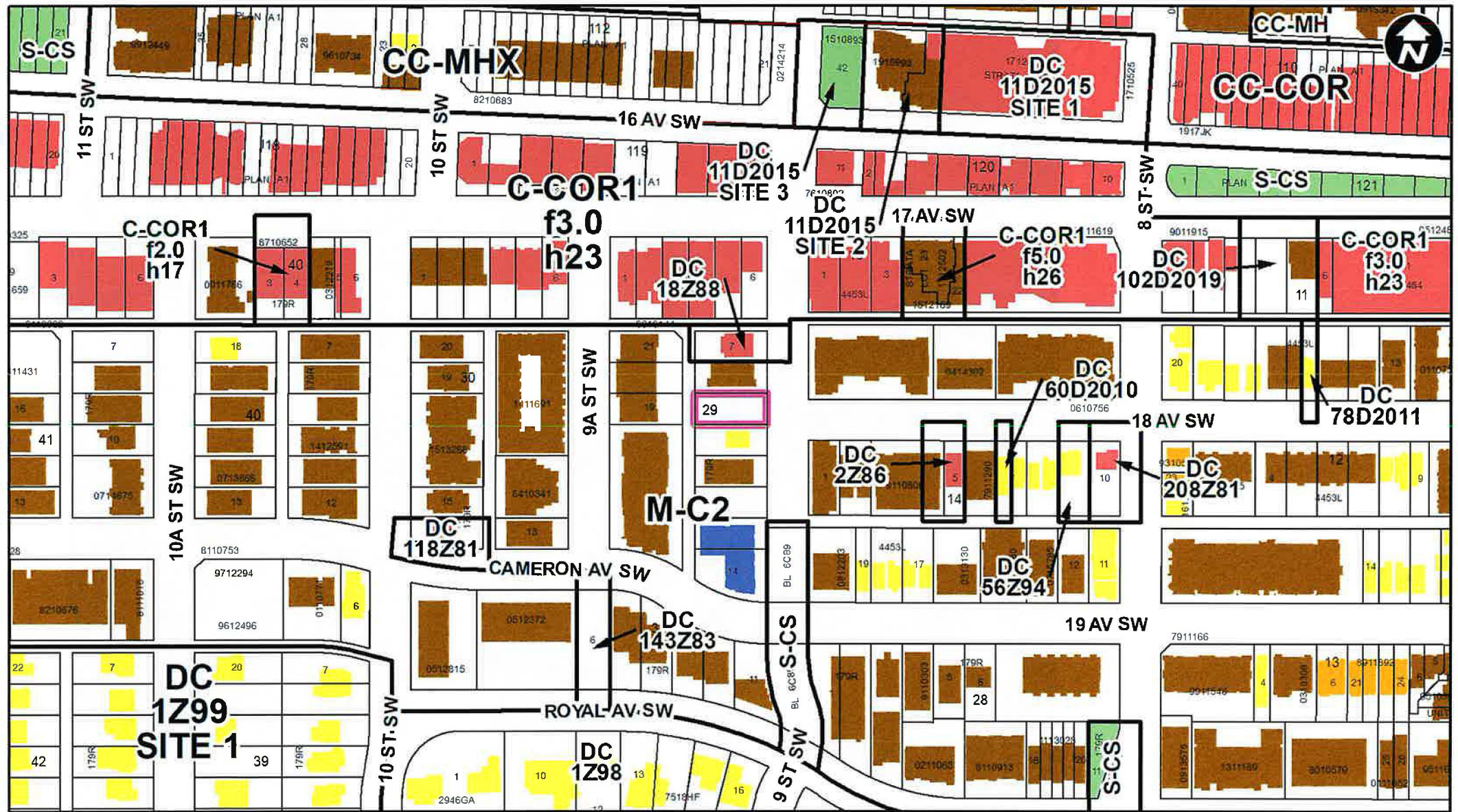
**Parcel Size:**  
0.05 ha  
15m x 35m



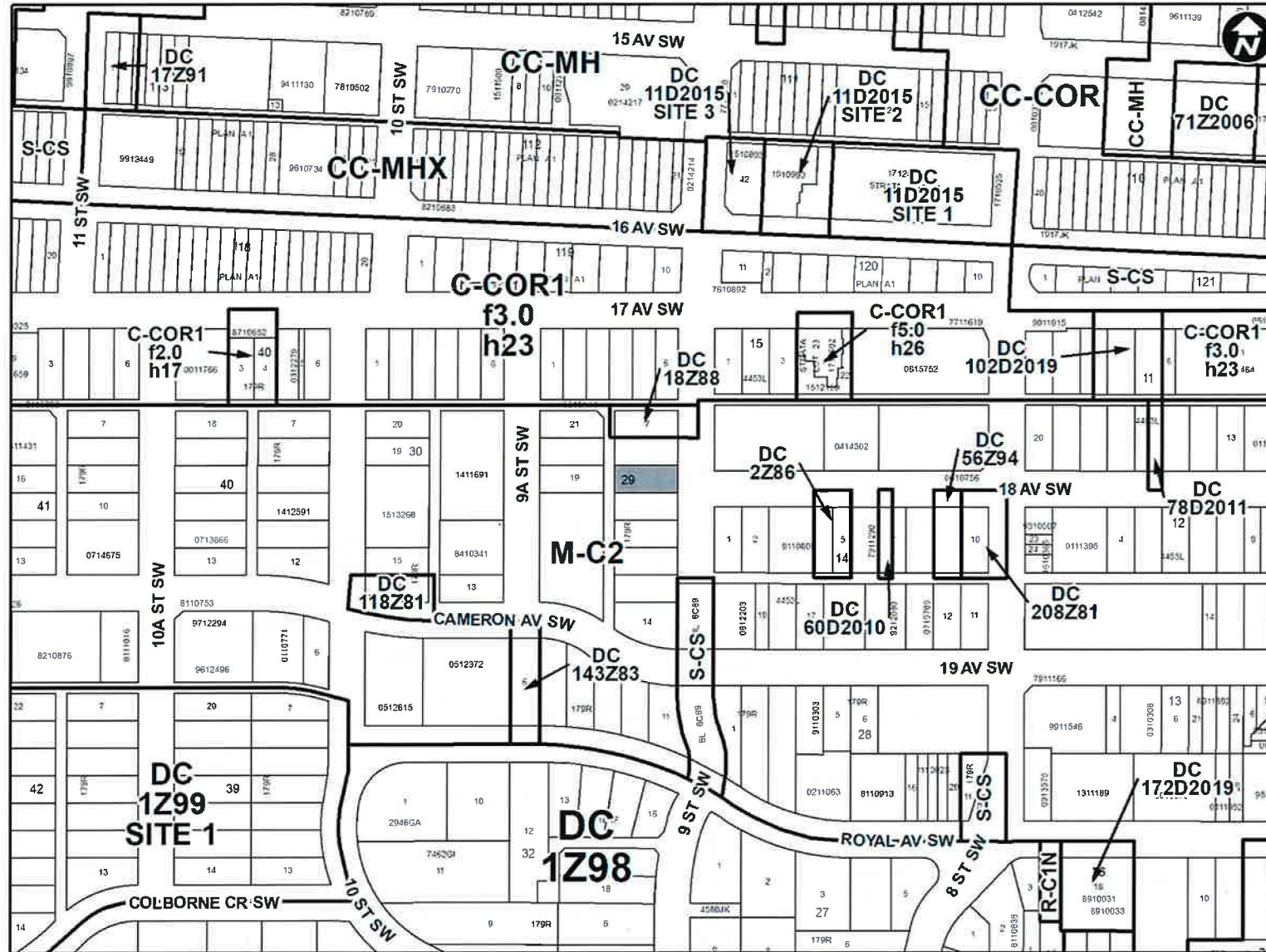
# Surrounding Land Use

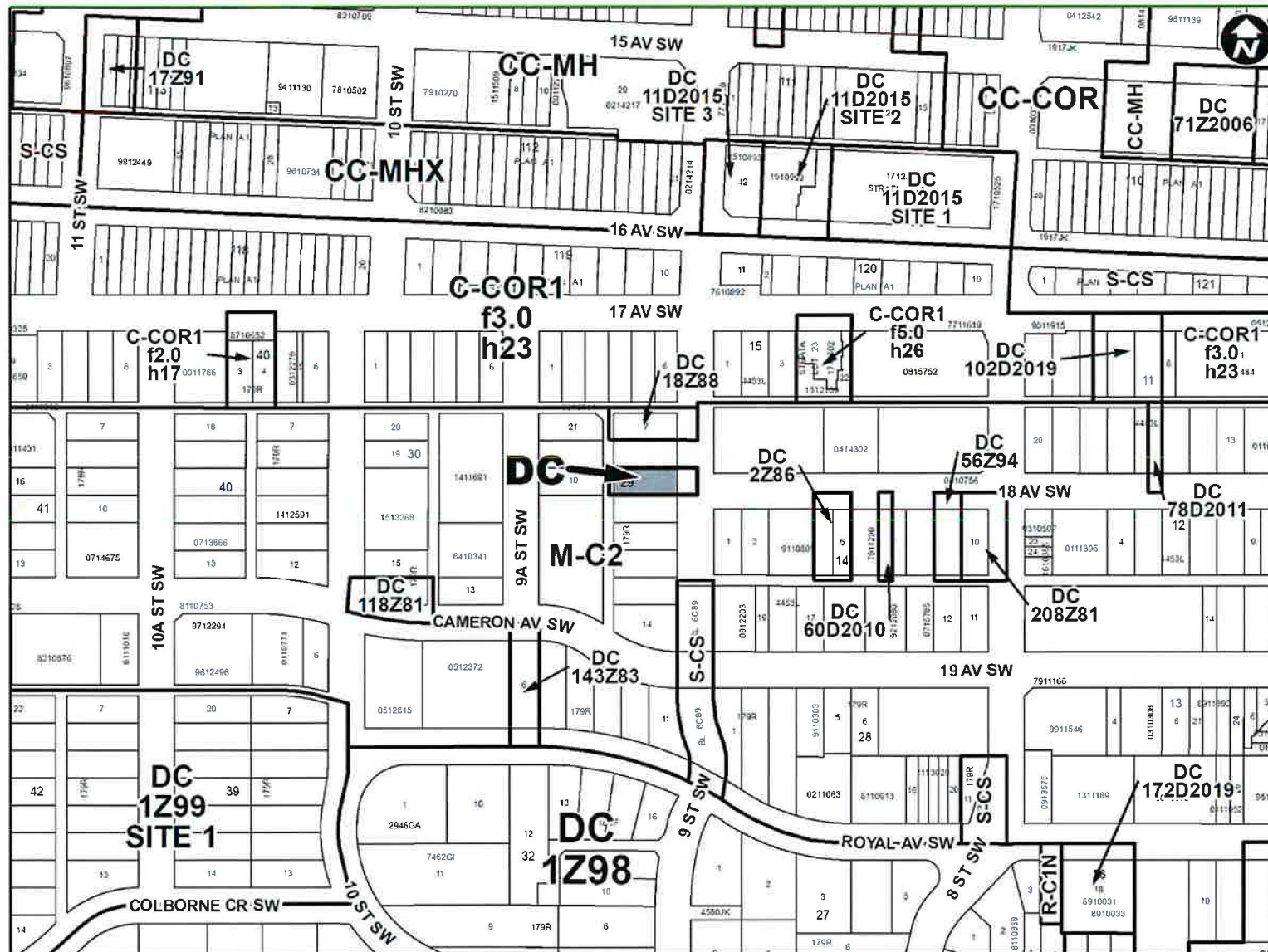


- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



# Existing Land Use Map





## Proposed Direct Control District:

- DC District based on the M-C2 District
- New use added of Wellness and Arts Centre
- Increased requirement for Class 2 Bicycle Parking



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1723 – 9 Street SW (Plan 179R, Block 29, Lot 9) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate a Wellness and Arts Centre, with guidelines (Attachment 2).

## Supplementary Slides

## 286.1 "Retail and Consumer Service"

- (a) means a use where any of the following activities occur:
  - (i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a Building Supply Centre;
  - (ii) services related to the care and appearance of the human body or hair;
  - (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar nonmedical therapies;
  - (iv) the care, cleaning, alteration or repair of clothing, jewelry, or shoes;
  - (v) portrait and professional photography services;
  - (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; or
  - (vii) a market for the sale of new or used goods and food products, not including live animals, by multiple vendors renting tables or space either in an enclosed building or outdoors.
- (b) is a use within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the use outside of a building, provided the merchandise does not impede pedestrian movement;
- (c.1) may provide seating for the purpose of food consumption for the activities identified in (a)(vii).
- (d) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
  - (i) does not include a Dry-cleaning and Fabric Care Plant; and
  - (ii) is not located within a Live Work Unit;

## 195 "Fitness Centre"

- (a) means a use:
  - (i) where space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities; and
  - (ii) that may include the incidental sale of products relating to the service provided;
- (b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) *deleted*
- (d) does not require bicycle parking stalls — class 1; and
- (e) requires a minimum of 1.0 bicycle parking stalls — class 2 per 250.0 square metres of gross usable floor area.

## 144 "Artist's Studio"

- (a) means a use:
  - (i) where art is produced by individuals;
  - (ii) that may include the instruction of the art to one person at a time; and
  - (iii) that may include the sale of art pieces produced by that use;
- (b) is a use within the General Industrial Group in Schedule A to this Bylaw;
- (c) *deleted*
- (d) does not require bicycle parking stalls — class 1; and
- (e) requires a minimum of 1.0 bicycle parking stalls — class 2 per 2000.0 square metres of gross usable floor area.