



# Public Hearing of Council

## Agenda Item: 7.2.20



# LOC2023-0161 / CPC2023-0948

## Land Use Amendment

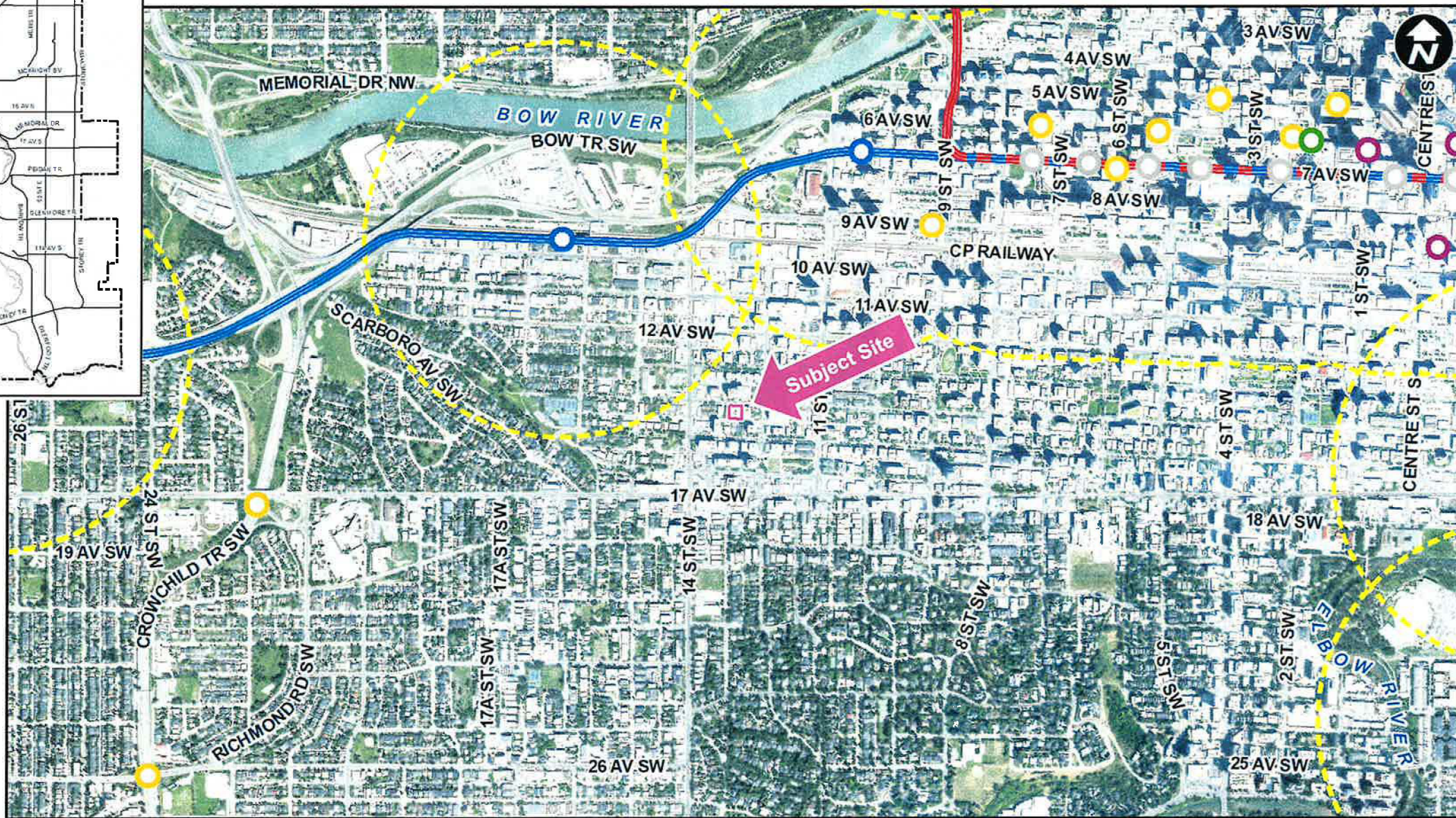
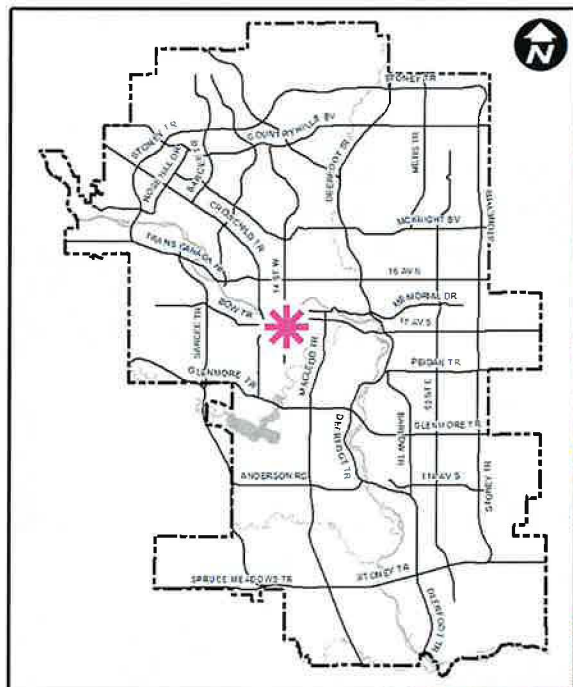
November 14, 2023

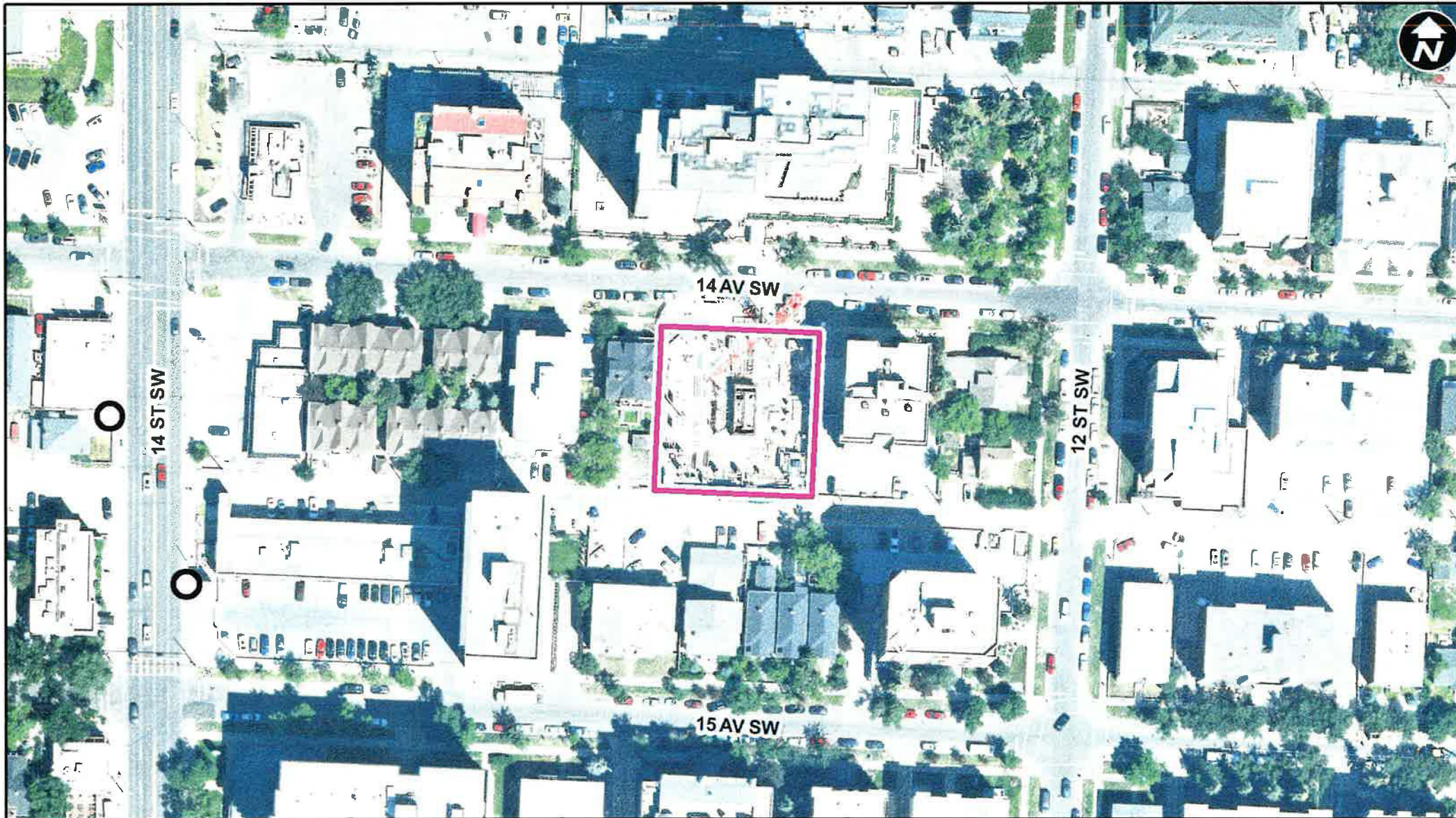
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
NOV 14 2023  
ITEM: 7.2.20 - CPC2023-0948  
*Distrib- Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 83P2023** for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 224D2023** 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:

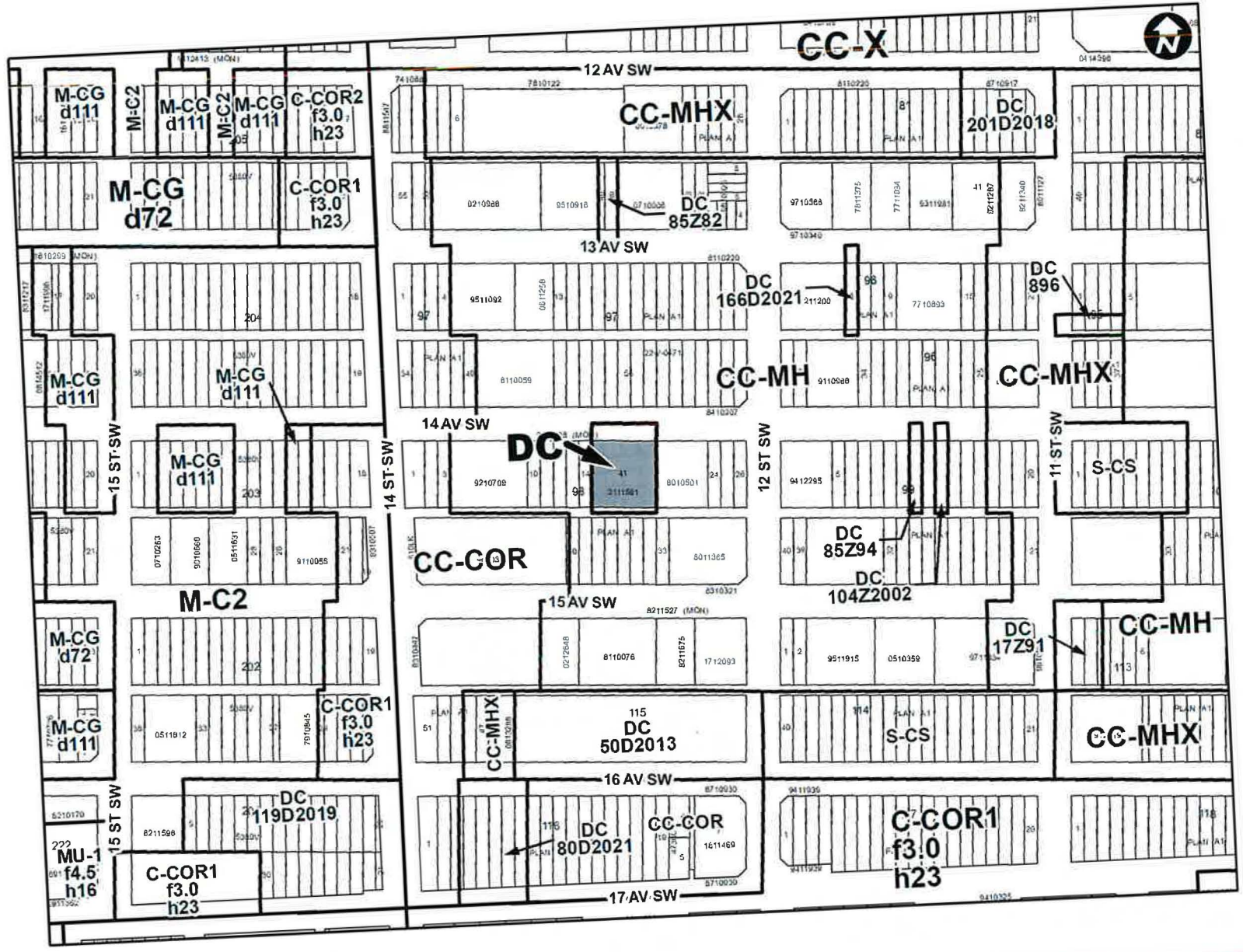
0.15 ha

# 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



# Proposed Land Use Map



## Proposed Direct Control (DC) District:

- Retains the existing Centre City – Multi-Residential High Rise (CC-MH) base district
- Retains existing maximum floor area ratio and building height
- Allows for additional non-residential uses



Follows intent of the ARP, with non-residential uses located at grade and limited in size to 300 m<sup>2</sup>

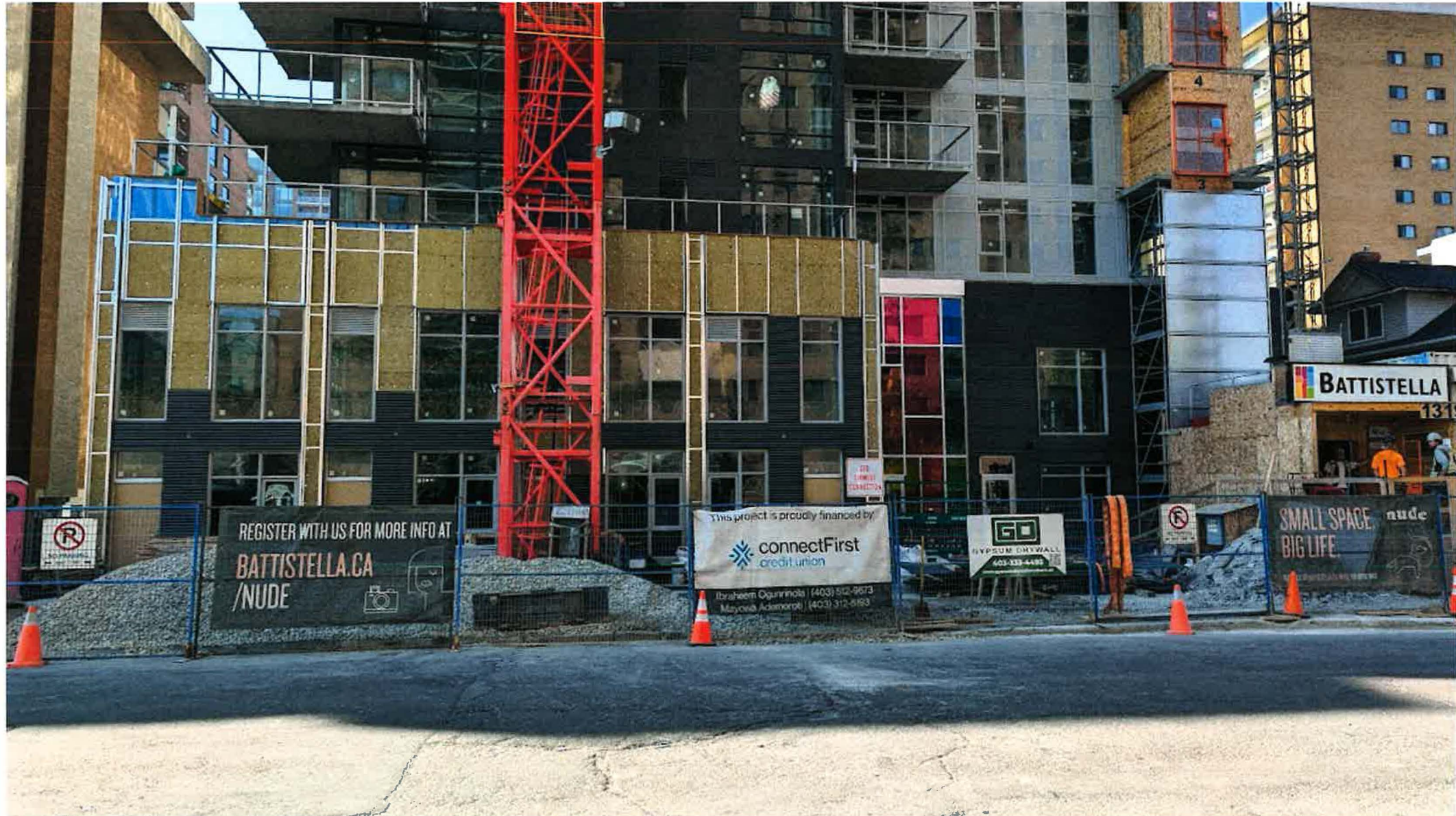
## Calgary Planning Commission's Recommendation:

That Council:

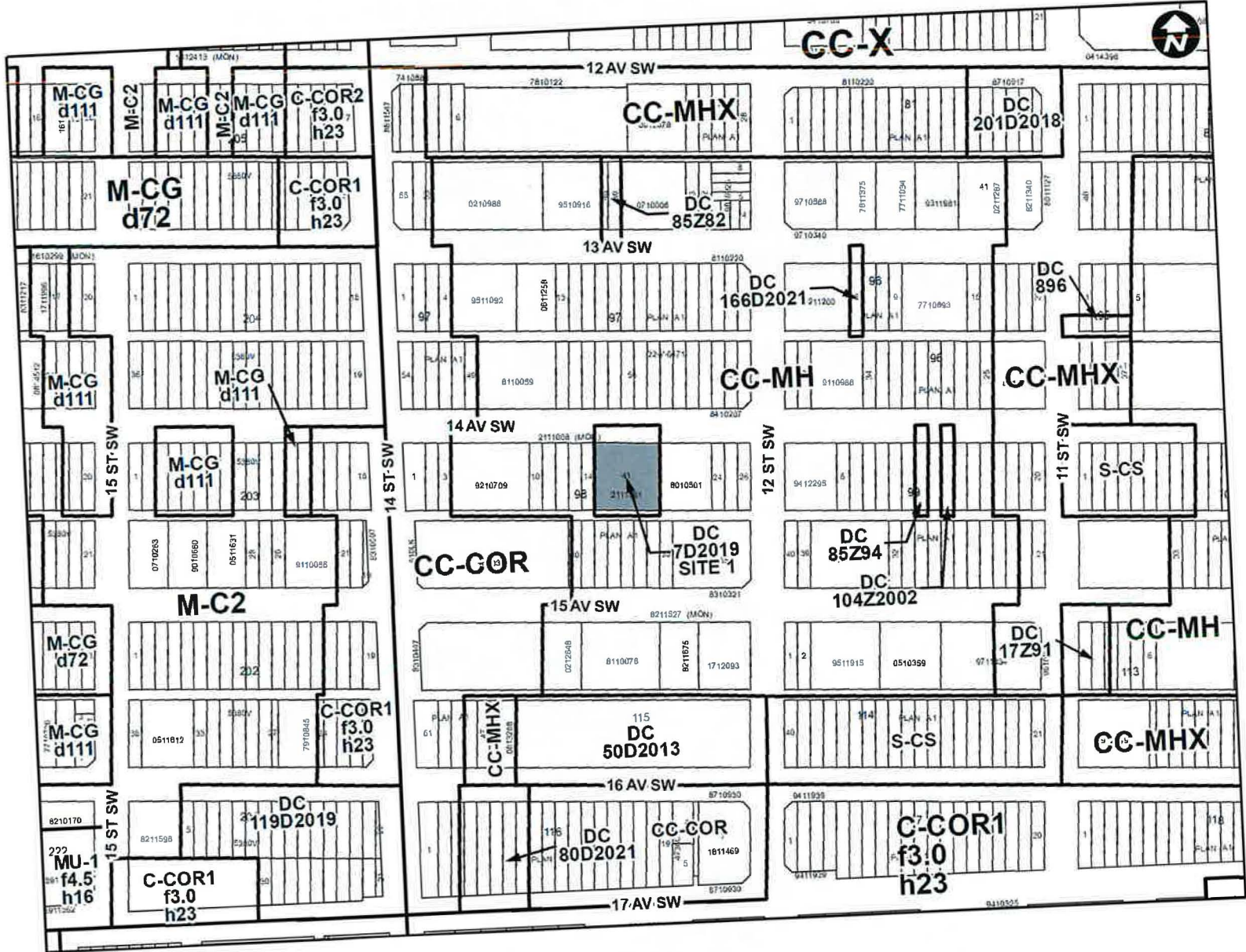
1. Give three readings to **Proposed Bylaw 83P2023** for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 224D2023** for the redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 1319 – 14 Avenue SW (Plan 2111581, Block 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).



## Supplementary Slides







Additional non-residential uses include:

- (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.

