



Public Hearing of Council

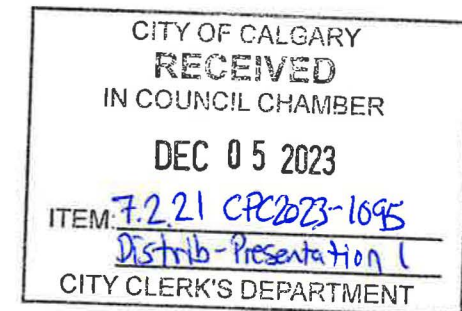
Agenda Item: 7.2.21



LOC2023-0148 / CPC2023-1095

Land Use Amendment

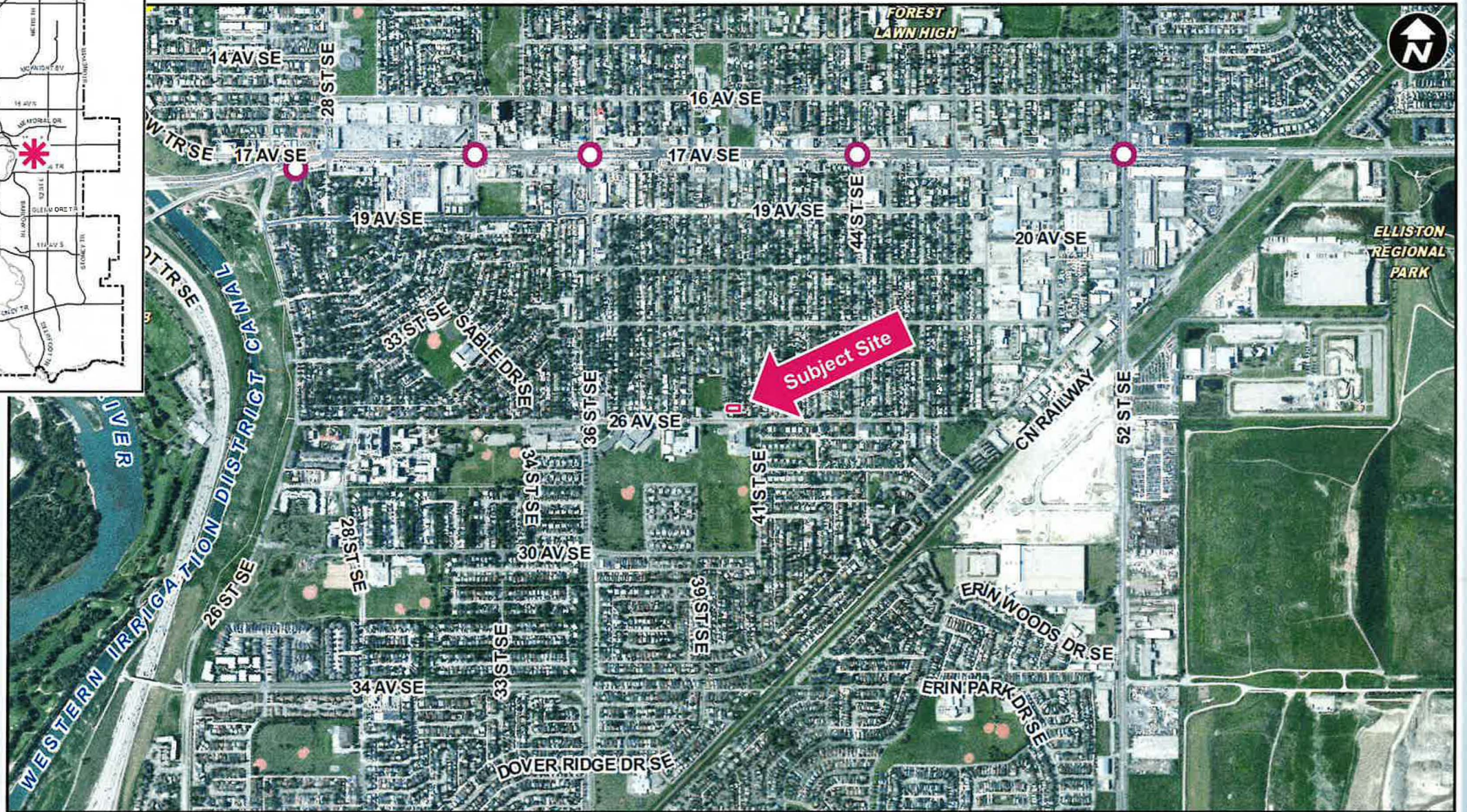
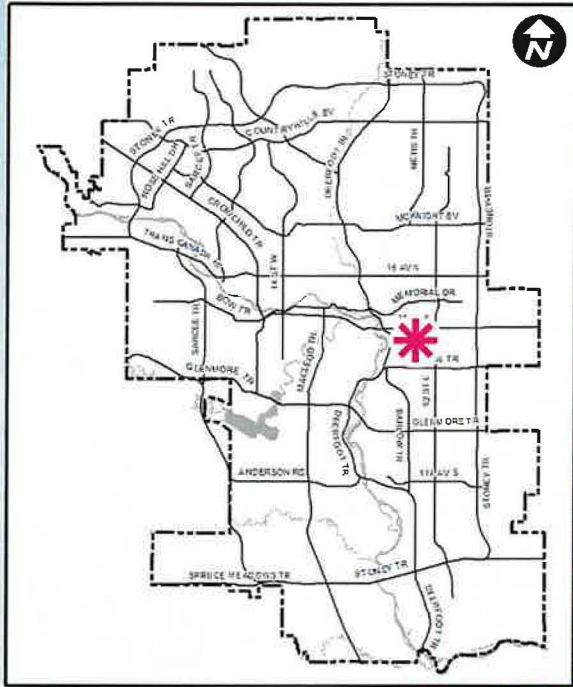
December 5, 2023



Calgary Planning Commission's Recommendation:

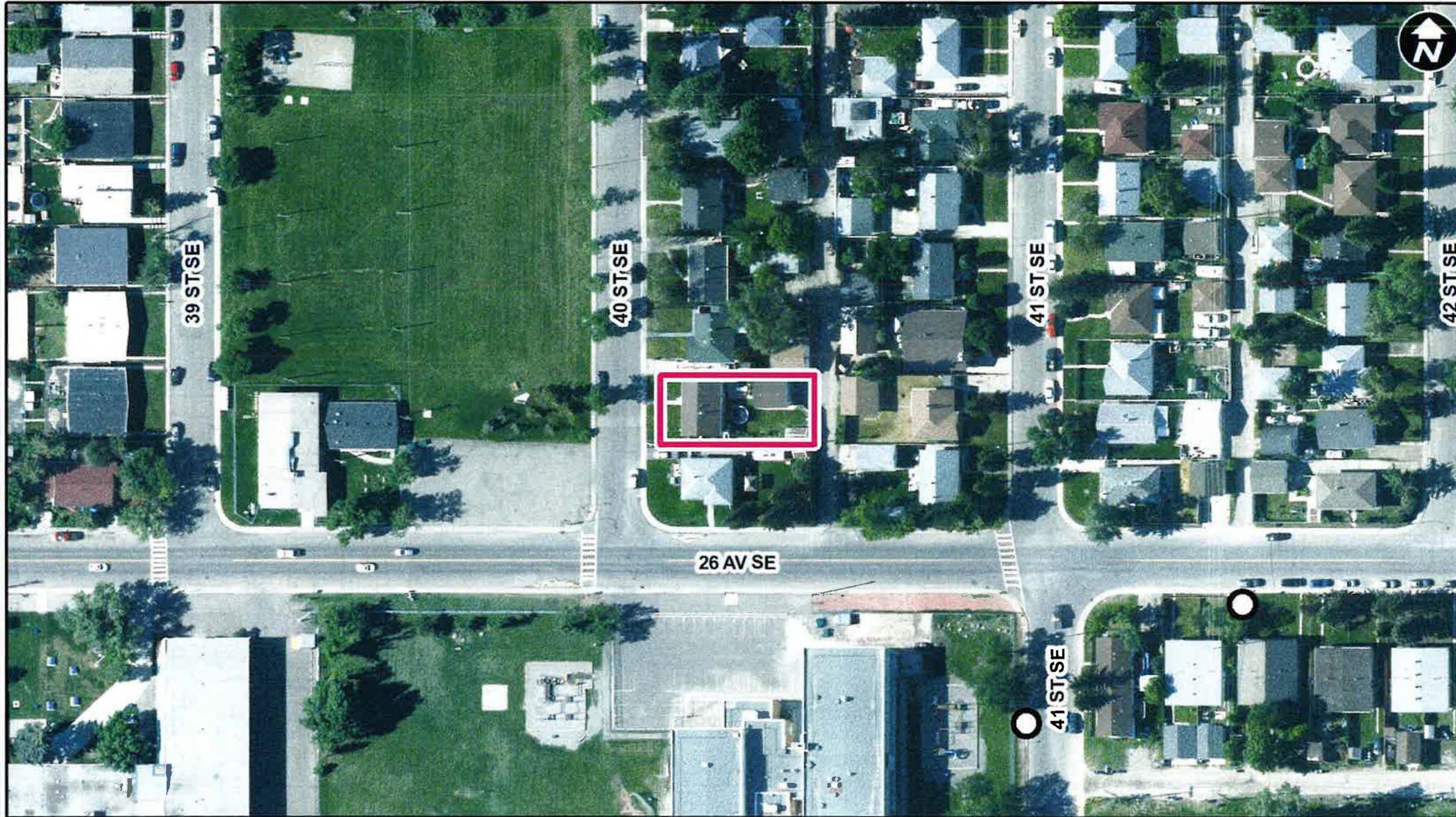
That Council:

Give three readings to **Proposed Bylaw 250D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2620 – 40 Street SE (Plan 1301HK, Block T, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Direct Control (DC) District to accommodate the additional discretionary use of Community Recreation Facility.



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



○ Bus Stop

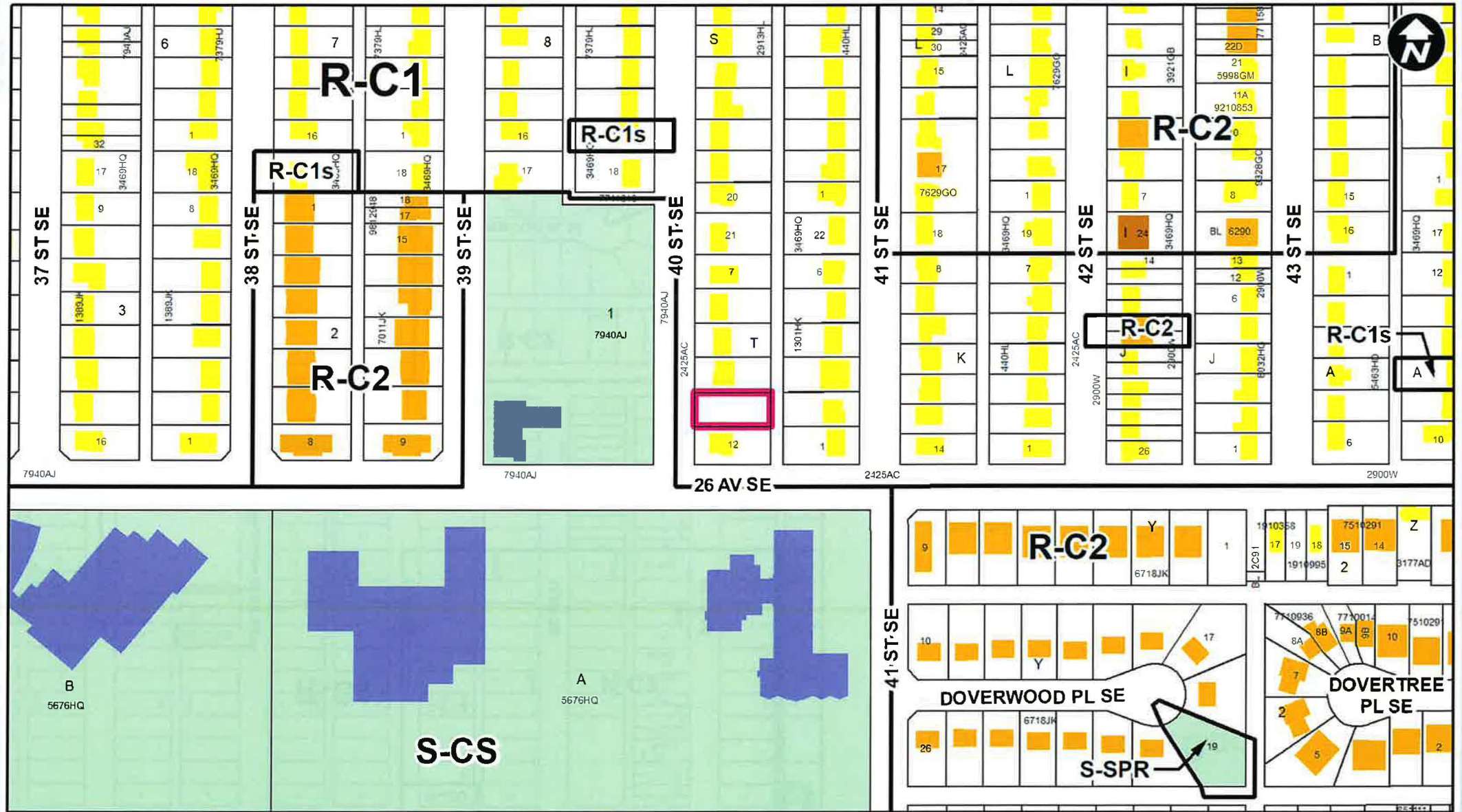
Parcel Size:

0.06 ha

16m x 37m

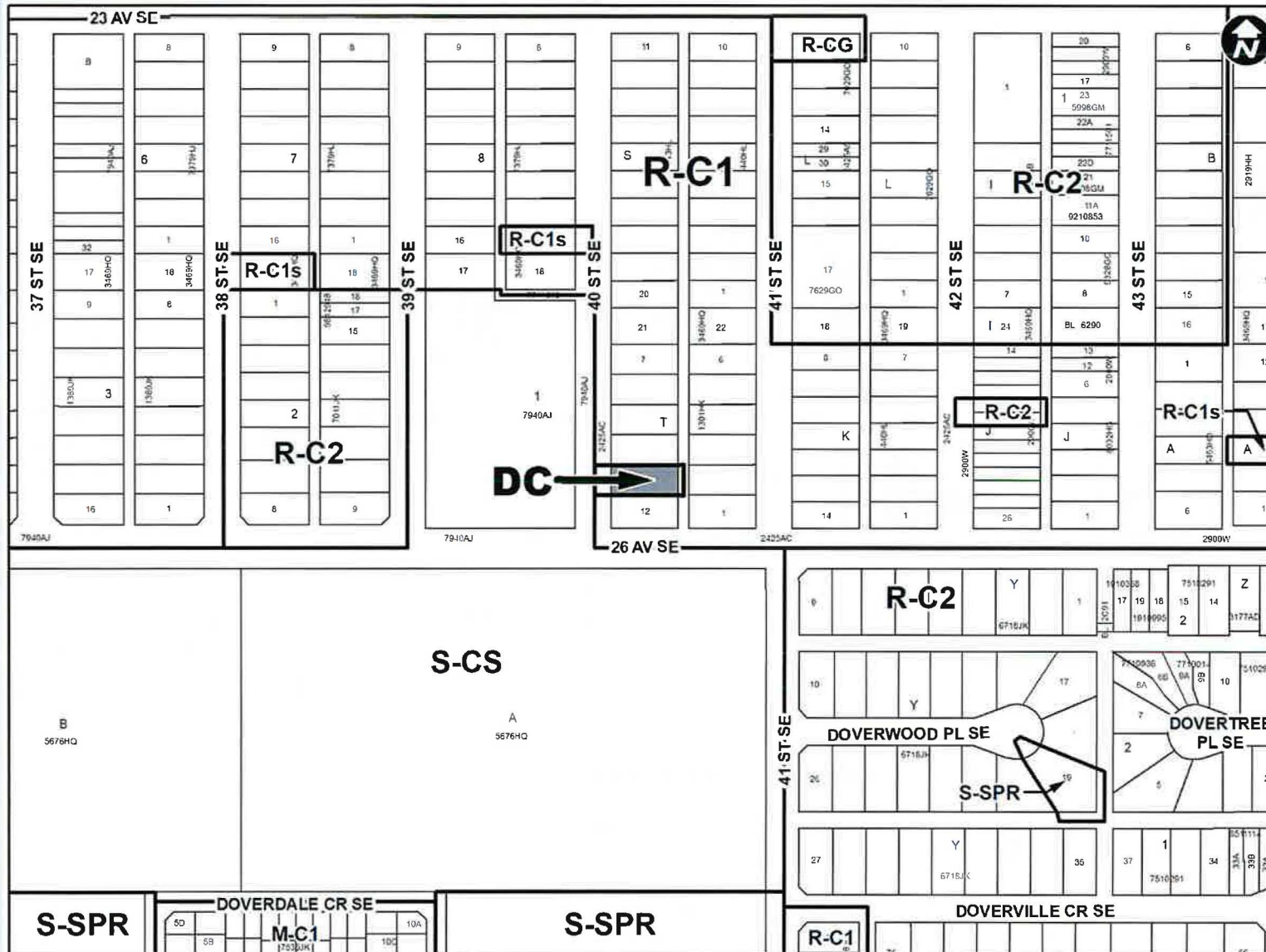
Surrounding Land Use

- 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

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Proposed Direct Control (DC) District:

- Based on the existing Residential – Contextual One Dwelling (R-C1) District
- Allows additional discretionary use of Community Recreation Facility within the existing building

Calgary Planning Commission's Recommendation:

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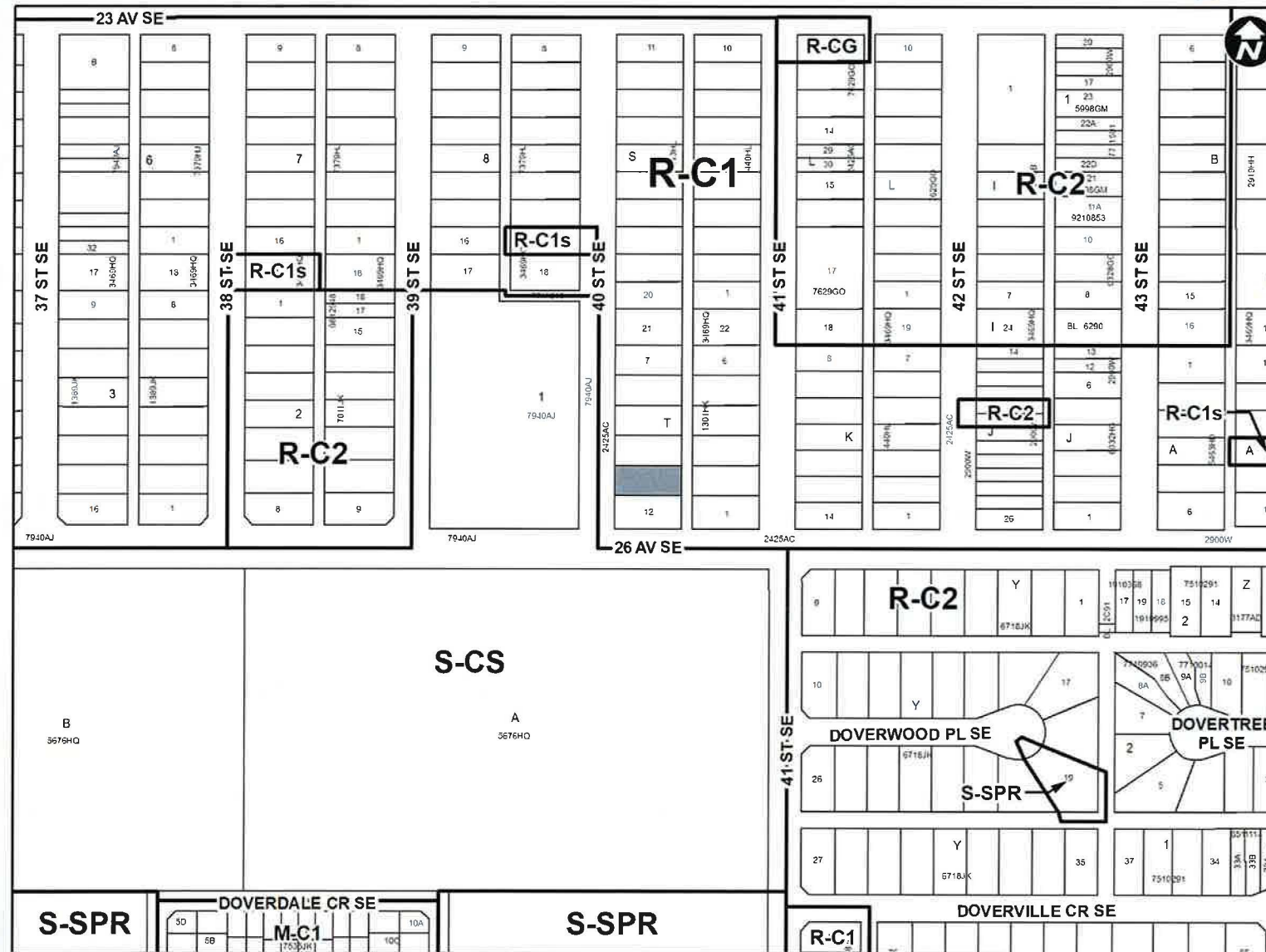
Supplementary Slides



Use Comparison Chart

Use	Use Characteristics	Activities/Programming
Community Recreation Facility	<ul style="list-style-type: none"> • Organization with voluntary membership • Serves residents of a specific neighbourhood 	<ul style="list-style-type: none"> • Non-profit sporting, educational, social, recreational or other activities
Social Organization	<ul style="list-style-type: none"> • Club/group membership 	<ul style="list-style-type: none"> • Sports, recreation, cultural, or social events
Service Organization	<ul style="list-style-type: none"> • Health or educational programs offered to the public 	<ul style="list-style-type: none"> • Can include counselling services
Child Care Service	<ul style="list-style-type: none"> • Care and supervision to 7 or more children • Intended for children under 14 	<ul style="list-style-type: none"> • Social, creative, educational, physical development

Existing Land Use Map 11



1. Municipal Development Plan

- Developed Residential – Inner City Area
- Encourage/provide full range of community services

2. Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

- Low Density Residential/Conservation Area
- Promote community vitality
- Development of youth centres

Forest Lawn – Forest Heights/Hubalta Area Redevelopment Plan



FOREST LAWN - FOREST HEIGHTS / HUBALTA A.R.P.	MAP 2
LAND USE POLICY AREAS	
Legend	
	Main Street Transition Area Area
	Developed Area Guidebook
	Neighbourhood Limited
	Neighbourhood Low Rise
	Neighbourhood Mid Rise
	Low Density Residential/ Conservation
	Low Density Multi-Dwelling
	Medium Density Residential
	Commercial
	Business/ Industrial
	Open Space
	School
	Library
	Community Hall
	Arena
	Pool
	Study Area Boundary
	Landfill Site
	Landfill 300m Setback

★ SUBJECT SITE

Ogden Youth Centre

- Programming
 - Homework help
 - Sports
 - Mentorship
 - Music lessons
 - Healthy snacks & food
 - Games

Background Information

- 7400 23 ST SE
- DP2019-0674 Home Occupation – Class 2 Permit approved March 25, 2019
- Residential – Contextual One / Two Dwelling (R-C2) District to a Direct Control (DC) District
- LOC2019-0098 – Approved January 13, 2020

Forest Lawn Youth Centre

- Residential – Contextual One Dwelling (R-C1) District to a Direct Control (DC) District
- Proposal modeled after YCC Ogden Centre

DP2023-05016

- Home Occupation – Class 2 (Youth After School Centre – 1 Year)
- Approved September 8, 2023, currently under appeal
- Change of Use Development Permit for Community Recreation Facility required after September 8, 2024

DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of a community recreation facility.

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.

Permitted Uses

- 4 The *permitted uses* of the Residential – Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 (1) The *discretionary uses* of the Residential – Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.
- (2) The following *use* is an additional *discretionary use* when the *use* is located within a *building* that exists on the date of passage of this Direct Control District Bylaw:
 - (a) **Community Recreation Facility.**