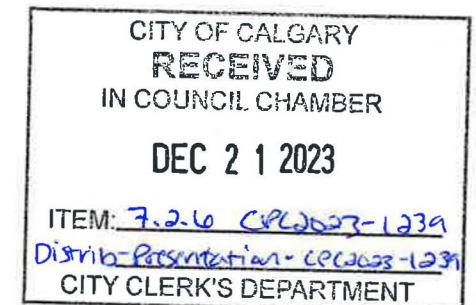




LOC2023-0095 (CPC2023-1239) Land Use Amendment

2023 December 21

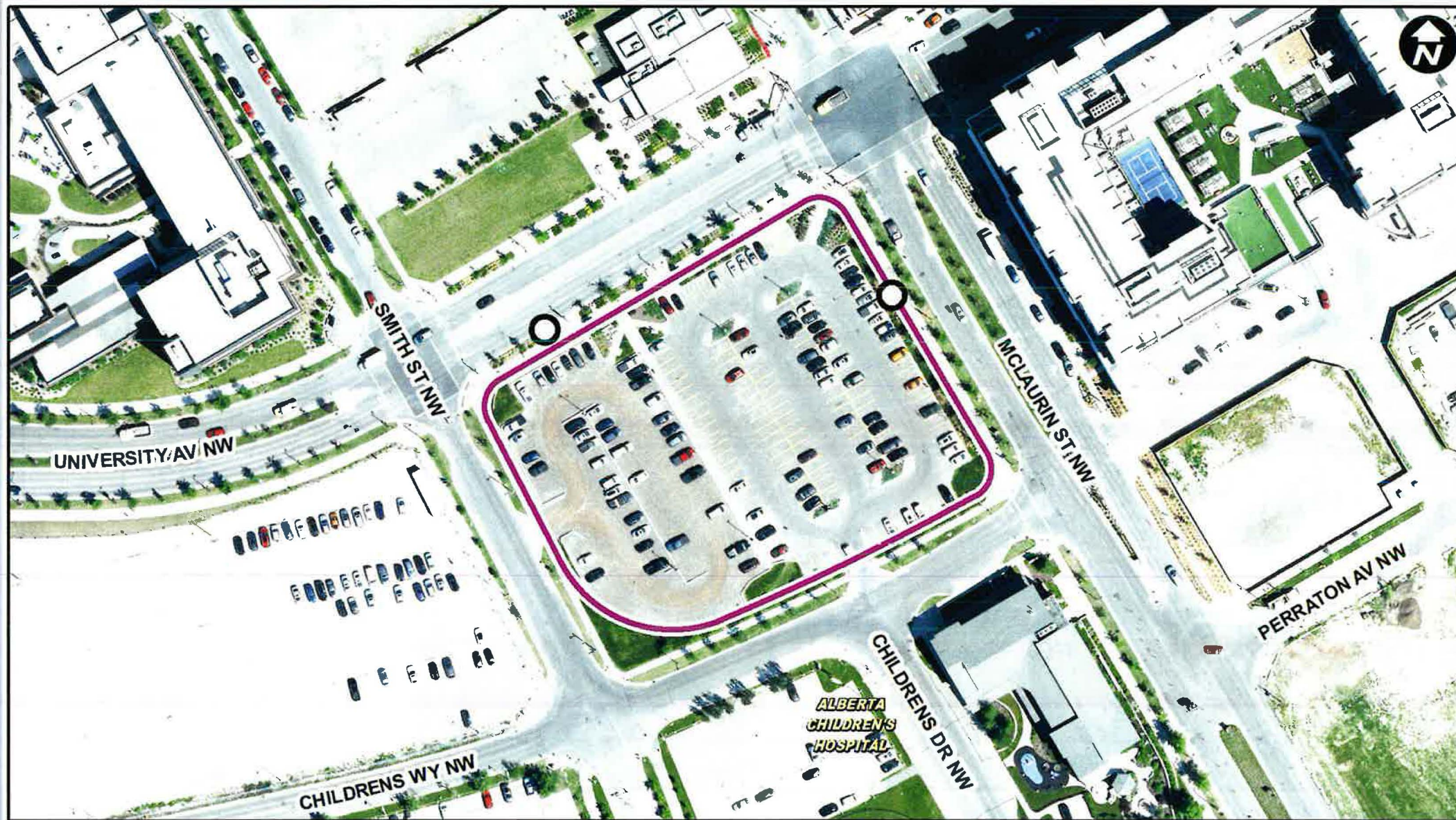
ISC: Unrestricted



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (1.00 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2)
2. Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.95 acres \pm) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).



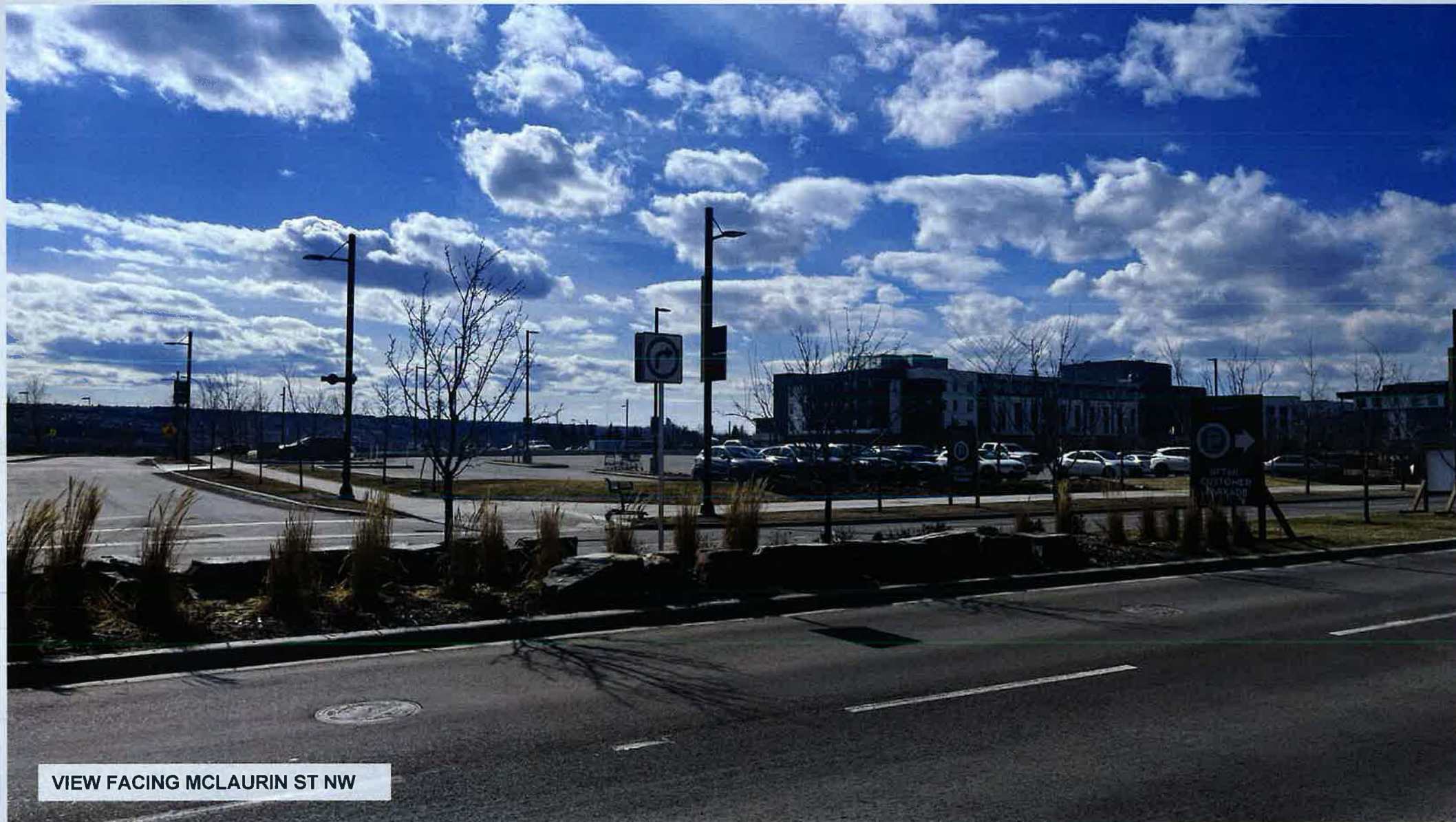
○ Bus Stop

Parcel Size:

0.79 ha



VIEW FACING UNIVERSITY AV NW



VIEW FACING MCLAURIN ST NW

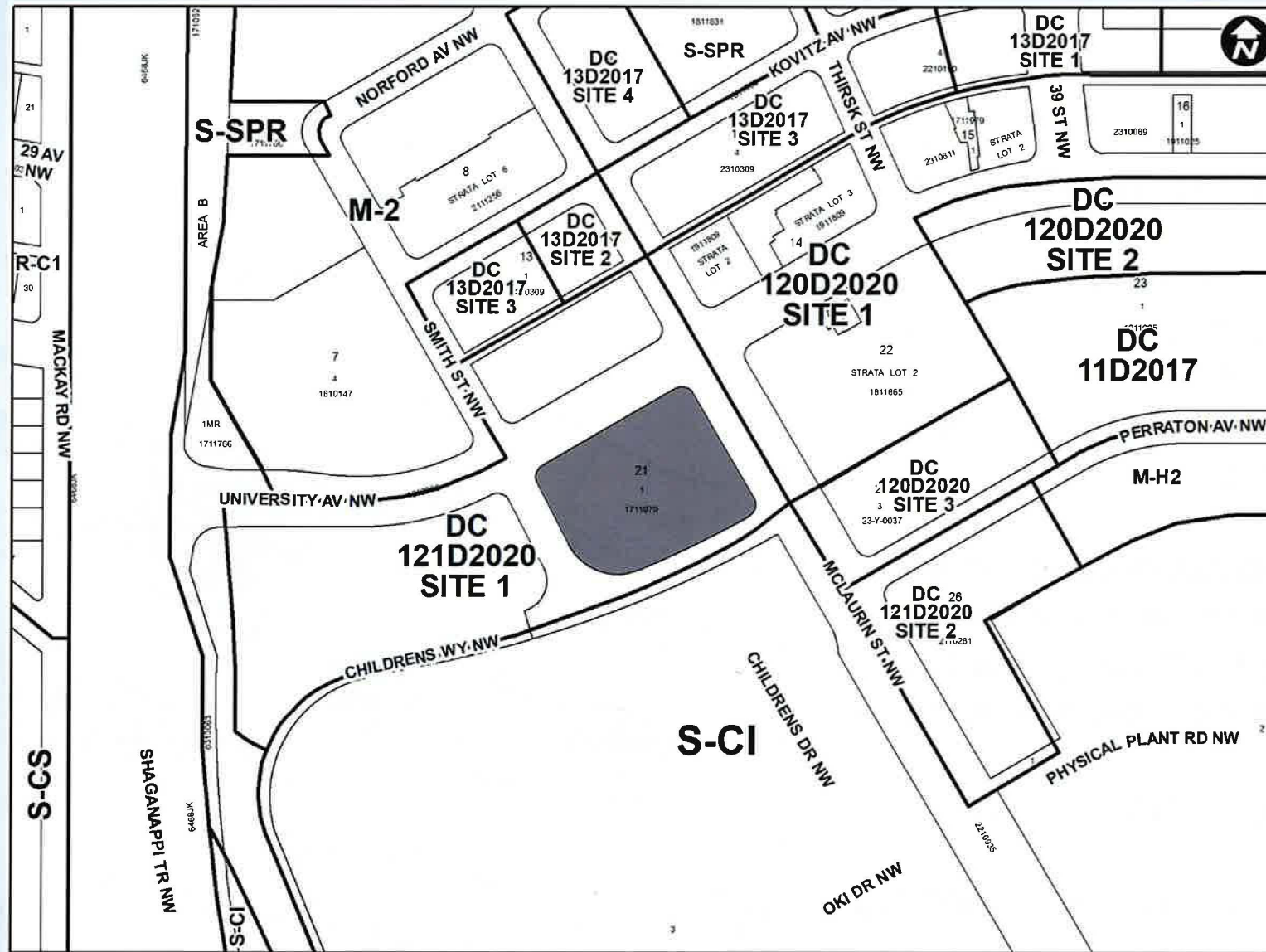


SW VIEW FACING SMITH ST NW & CHILDRENS WY NW

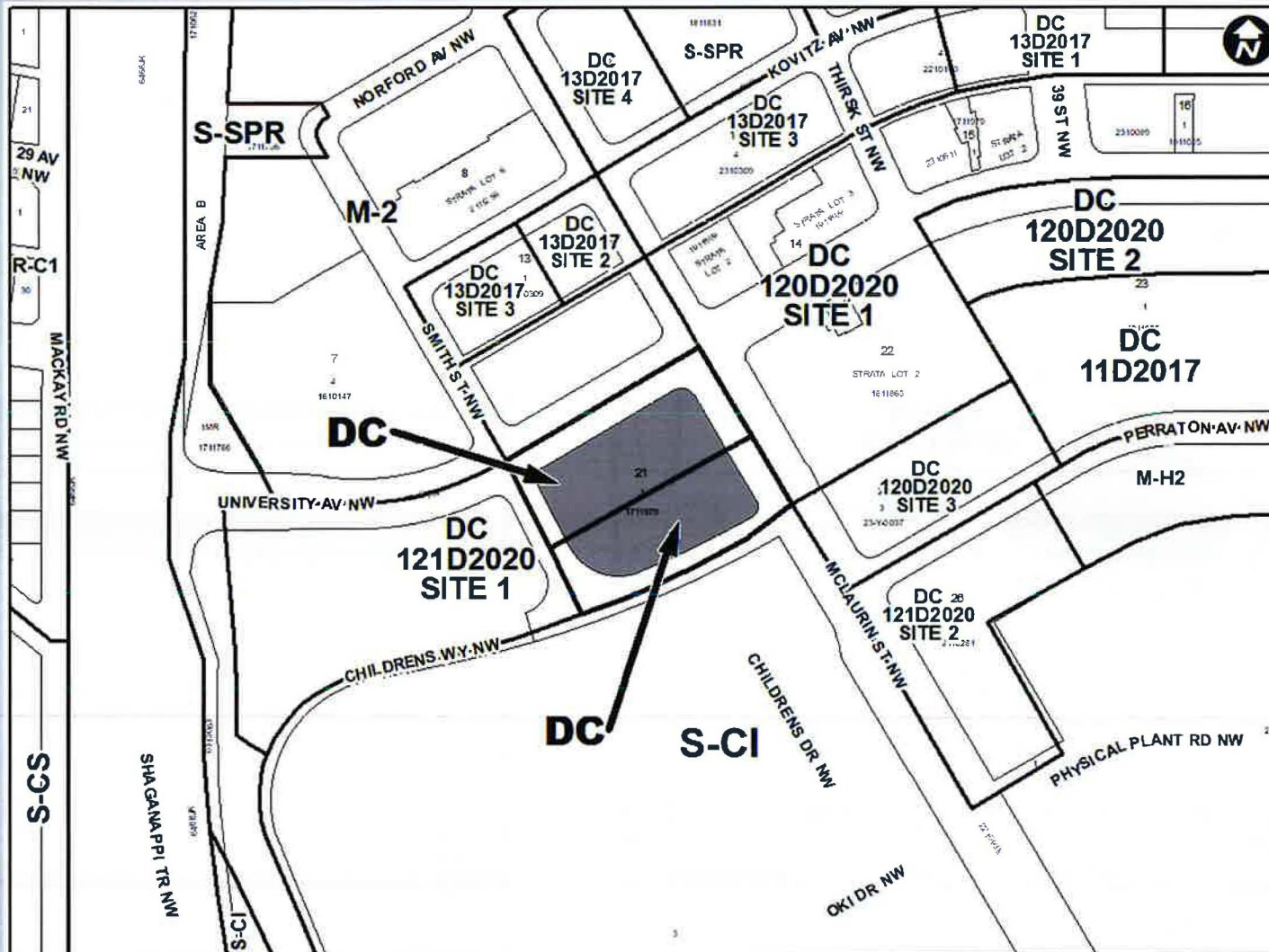


VIEW FACING SOUTH (CHILDRENS WY NW & ROTARY FLAMES HOUSE)

Existing Land Use Map



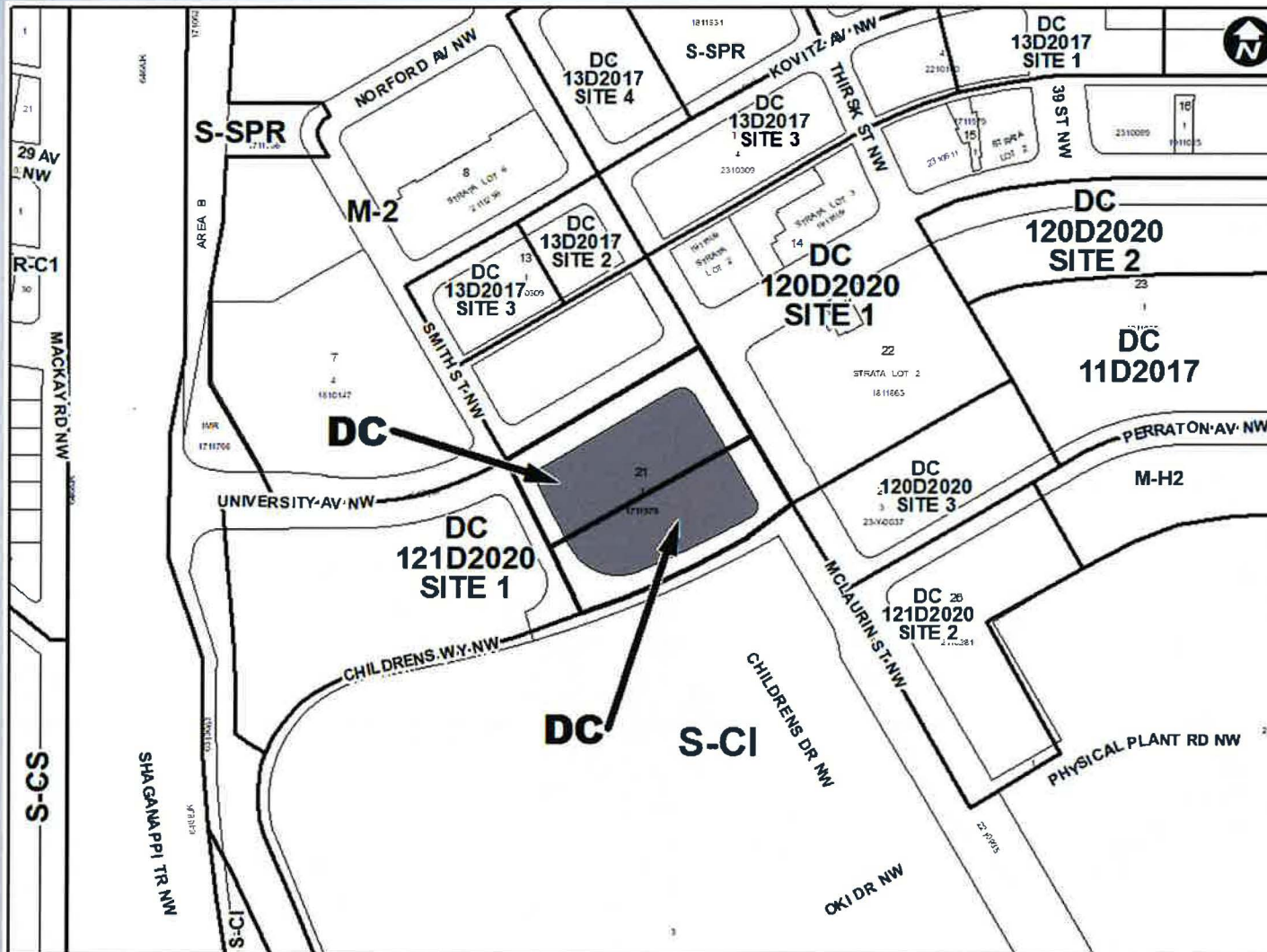
Proposed Land Use Map 10



Proposed DC District 1 (North):

- Based on C-COR1 District
- Adds new discretionary uses: Amusement Arcade, Community Recreation Facility, Dinner Theatre, Drinking Establishment – Large, and Performance Arts Centre
- Add new permitted uses: Artists’ Studio, Billiard Parlor, Computer Games Facility, Food Kiosk, Outdoor Café, Restaurant: Food Service Only, Restaurant: Licensed, and Seasonal Sales Area
- Max height 35 metres (approx. 10 storeys)

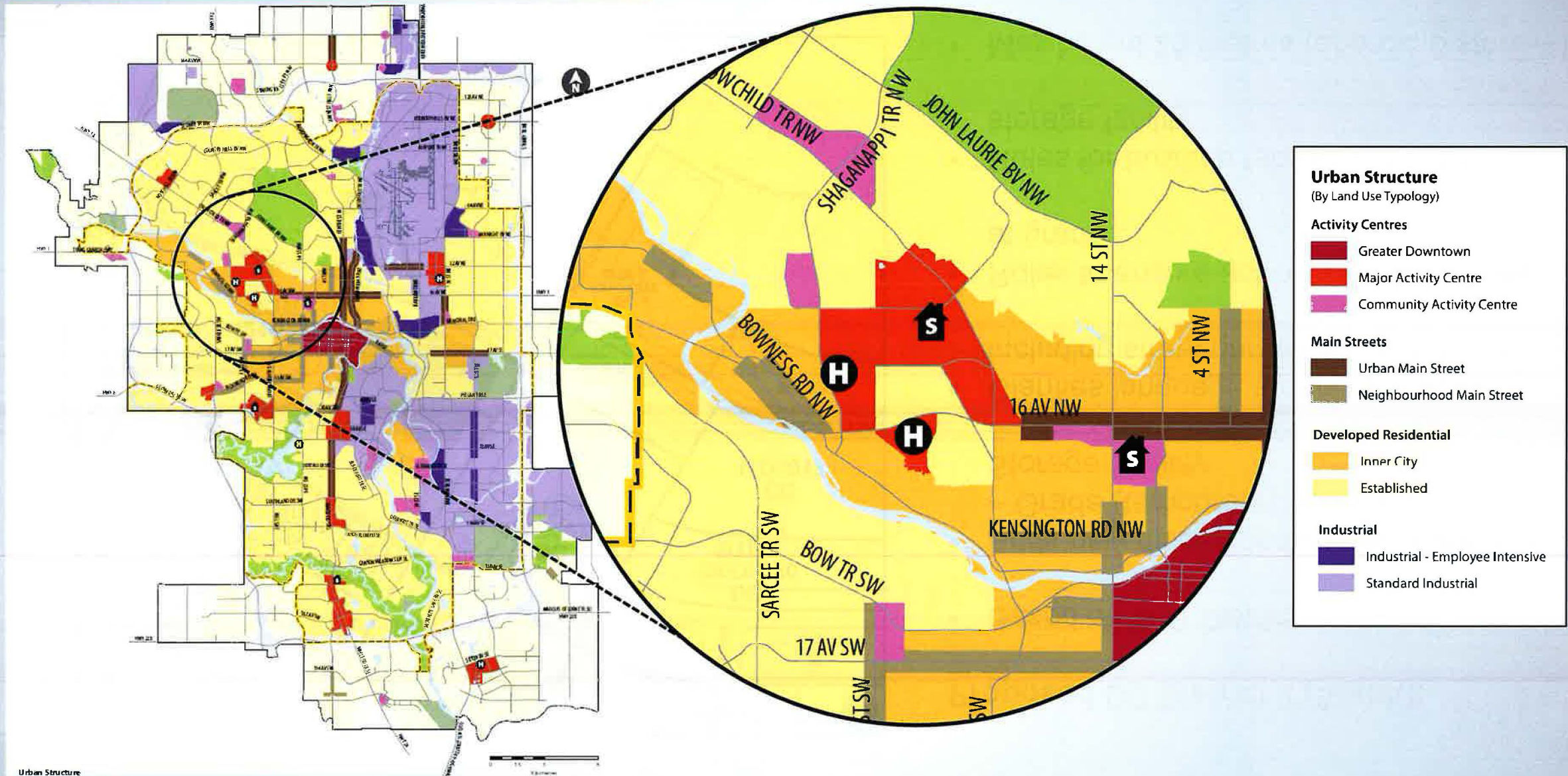
Proposed Land Use Map 11

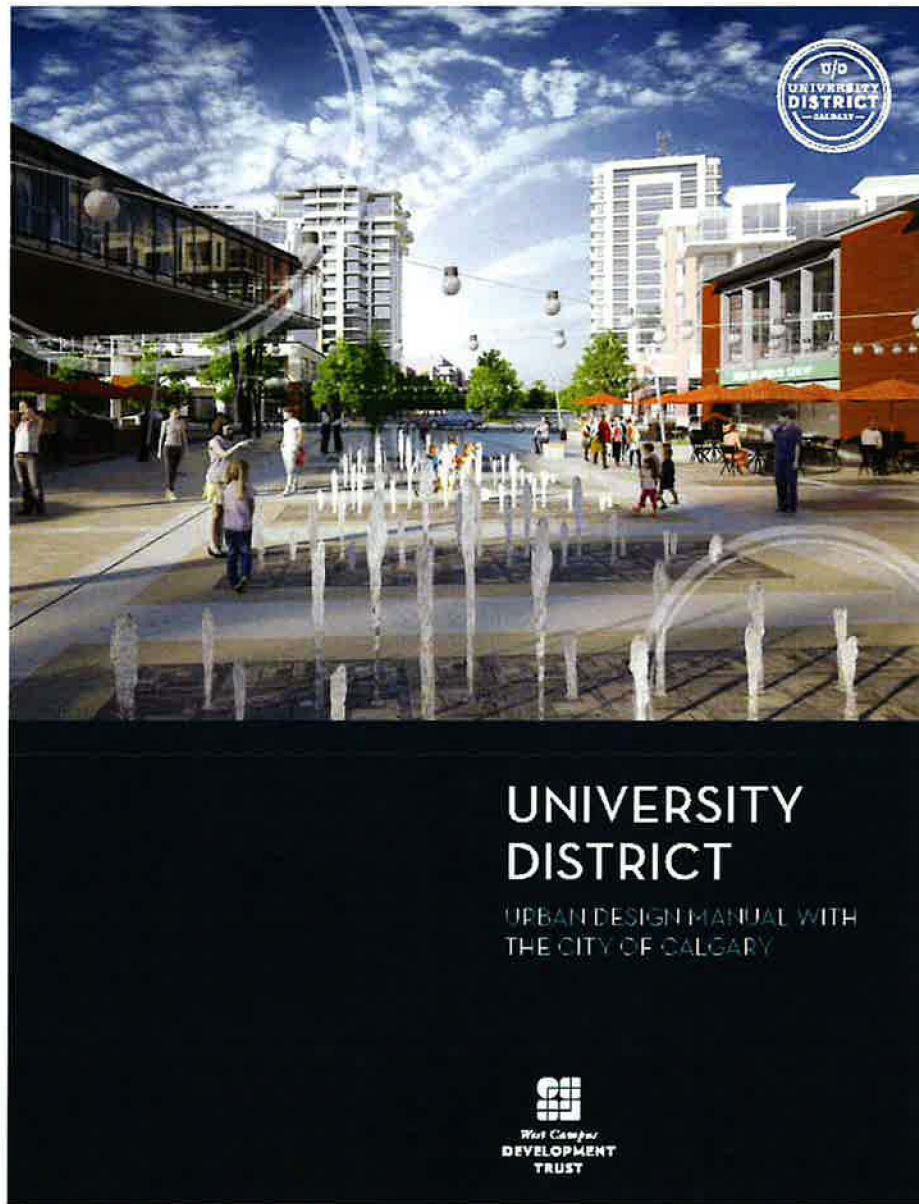


Proposed DC District 2 (South):

- Based on C-O District
- Adds new discretionary uses: Parking Lot – Grade (temporary), Kennel and Self Storage Facility
- Clarifies language around setbacks by including street names
- Rules to ensure active commercial uses at grade
- Rules for building facades and self storage facility
- Max height 25 metres (approx. 6 storeys)

MAP 1 – Urban Structure





- Continued alignment with the vision for University District and the Municipal Development Plan;
- Consistency in review of the applications;
- Streamlined development permit review timelines; and
- The creation of a high quality public realm and built form.

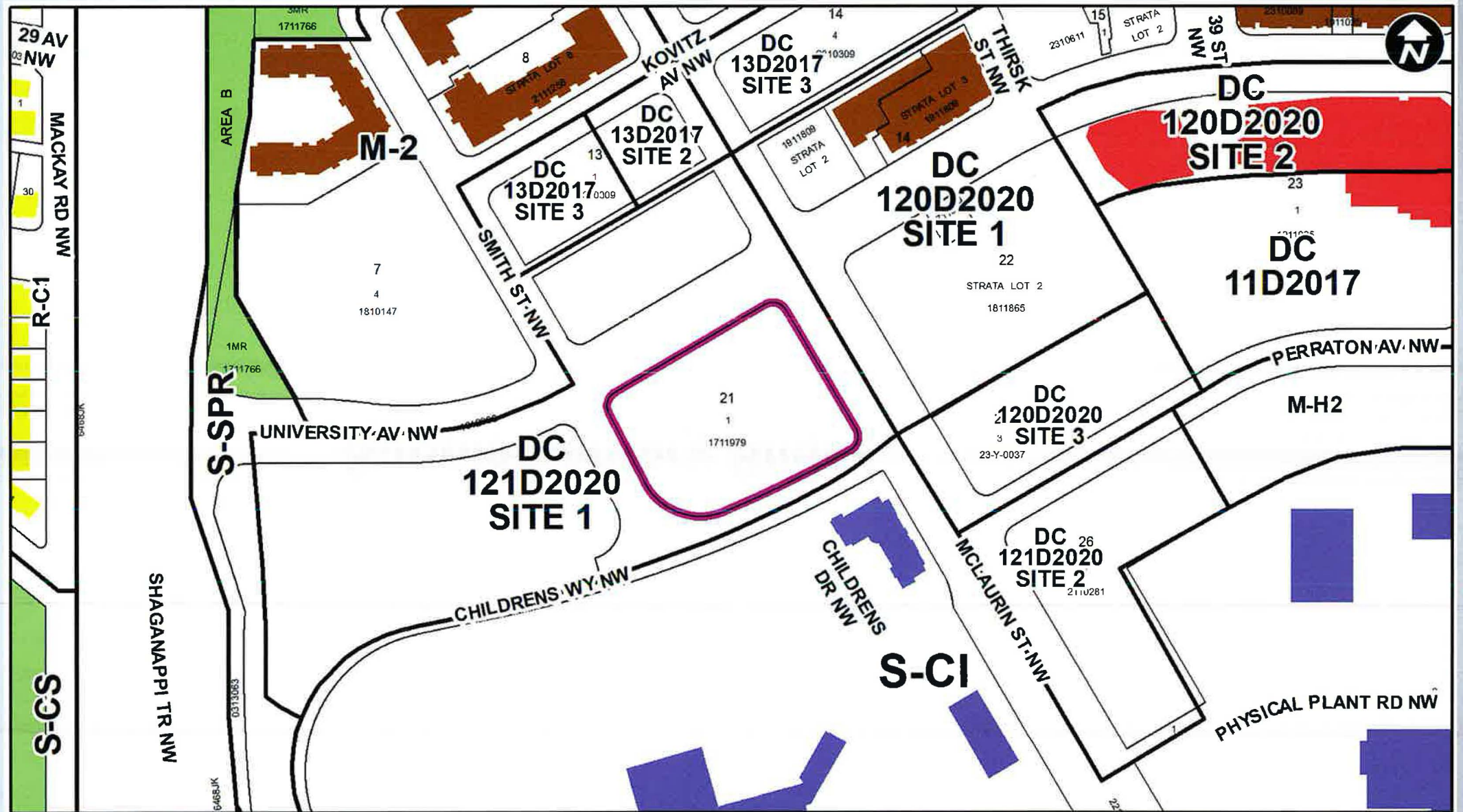
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Supplementary Slides

Surrounding Land Use 16



- 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



6 STOREY MIXED USE GROCER BLOCK DIRECTLY EAST OF SUBJECT SITE



VIEW FACING SOUTH ALONG SMITH ST NW (ALBERTA CHILDREN'S HOSPITAL)