



# LOC2023-0095 / CPC2023-1239

## Land Use Amendment

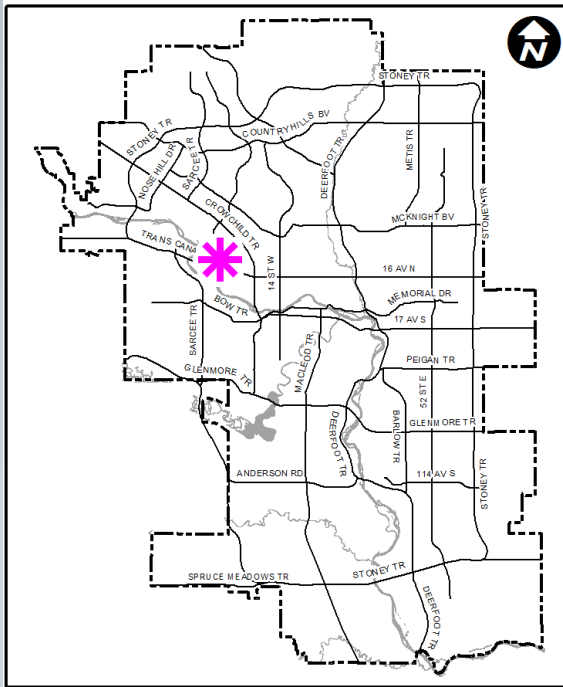
February 6, 2024

# Calgary Planning Commission's Recommendation:

That Council:

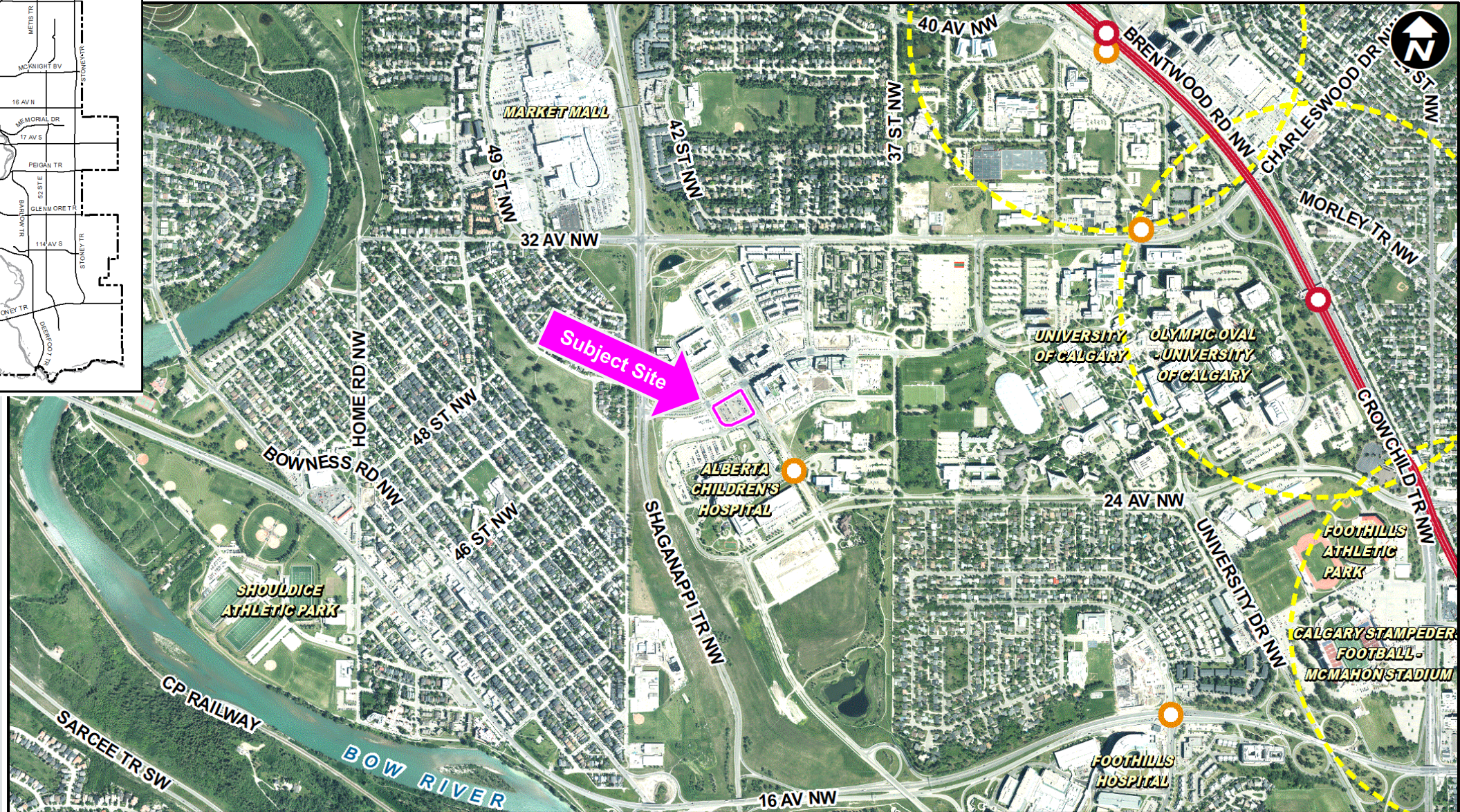
1. Give three readings to **Proposed Bylaw 56D2024** for the redesignation of 0.40 hectares  $\pm$  (1.00 acres  $\pm$ ) located at 104 Smith Street NW (A portion of Plan 1711979, Block 21, Lot 1) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2)
2. Give three readings to **Proposed Bylaw 57D2024** 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).





## LEGEND

- 600m buffer from LRT station
- LRT Stations**
  - Red
- LRT Line**
  - Red
- Max BRT Stops**
  - Orange





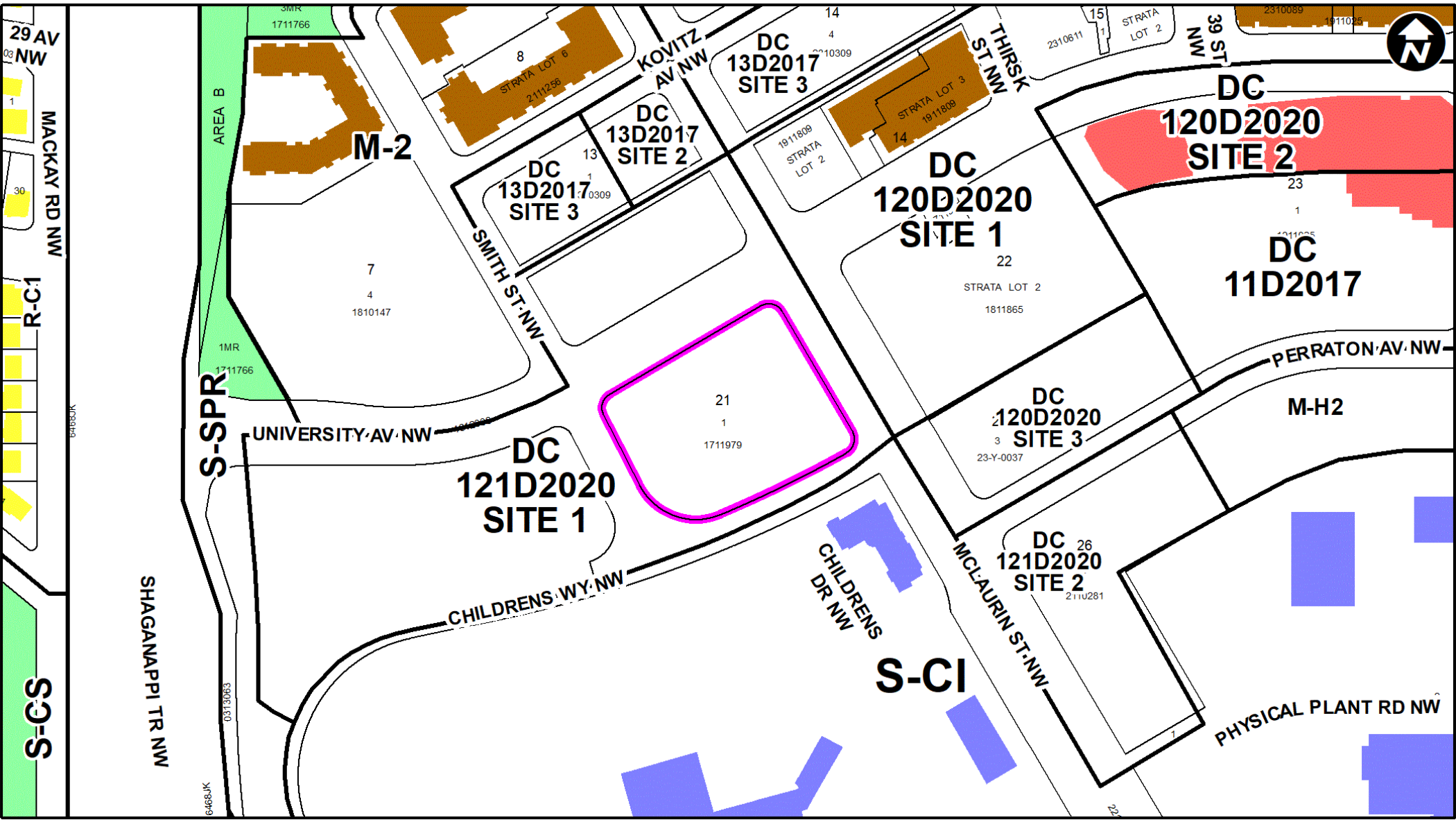


○ Bus Stop

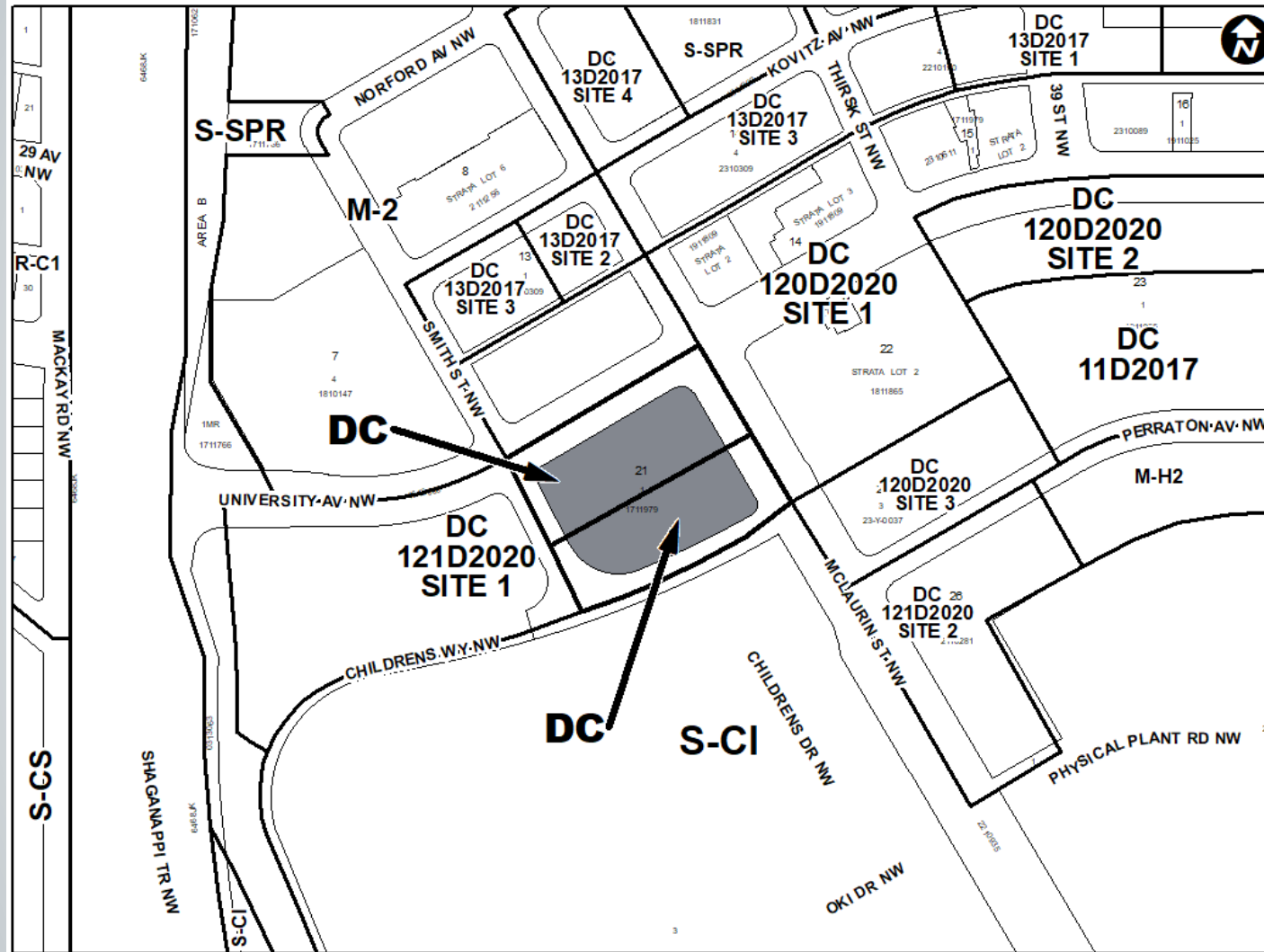
Parcel Size:

0.79 ha









## Proposed Direct Control (DC) District 2 (South):

- Based on Commercial – Office (C-O) District
- Adds new discretionary uses: Parking Lot – Grade (temporary), Kennel and Self Storage Facility
- Clarifies language around setbacks by including street names
- Includes rules to ensure active commercial uses at grade
- Includes rules for building façades and the self storage facility use
- Maximum height of 25 metres (approximately 6 storeys)

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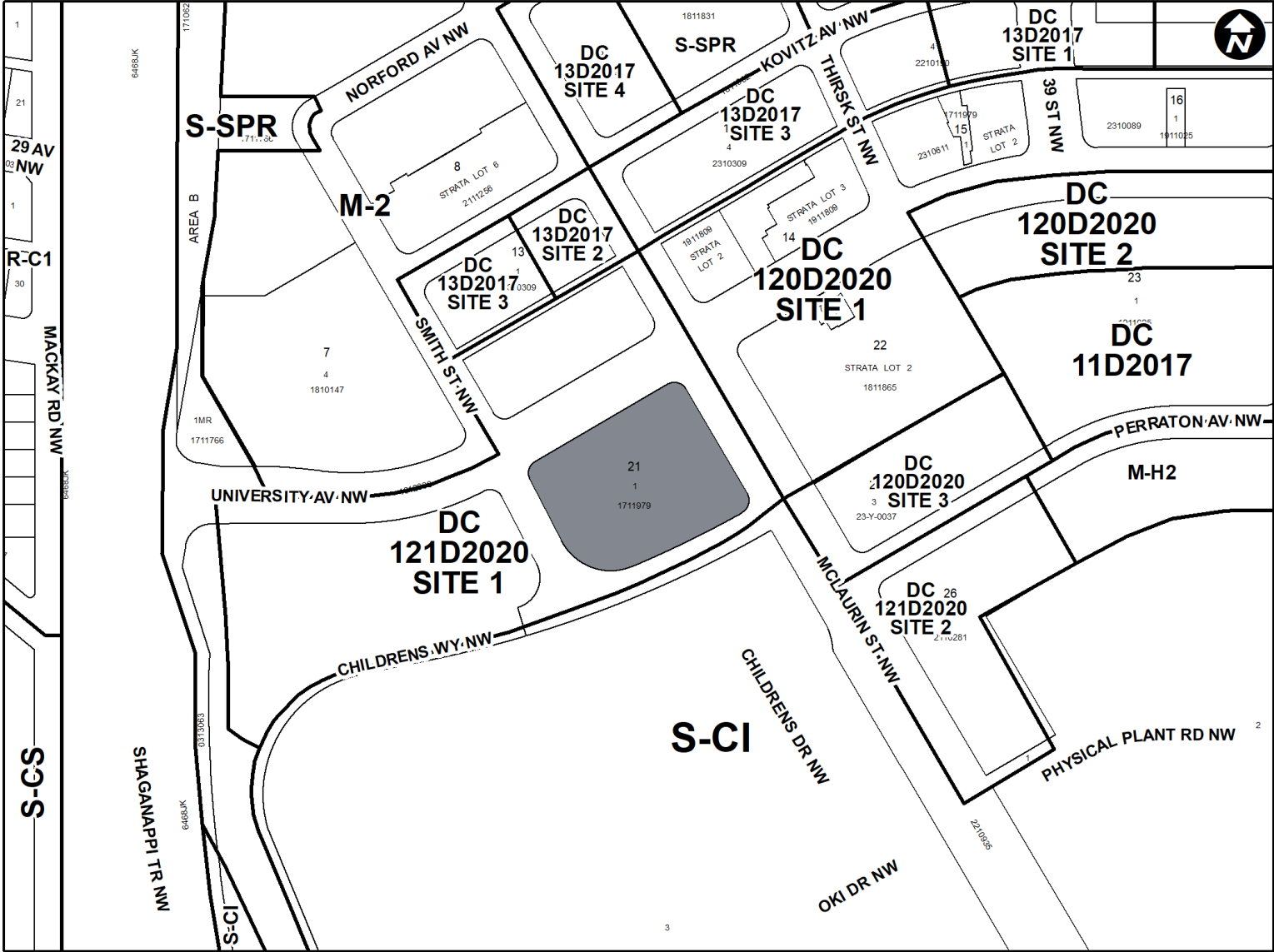
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# Supplementary Slides



## 10







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)





6 STOREY MIXED USE GROCER BLOCK DIRECTLY EAST OF SUBJECT SITE

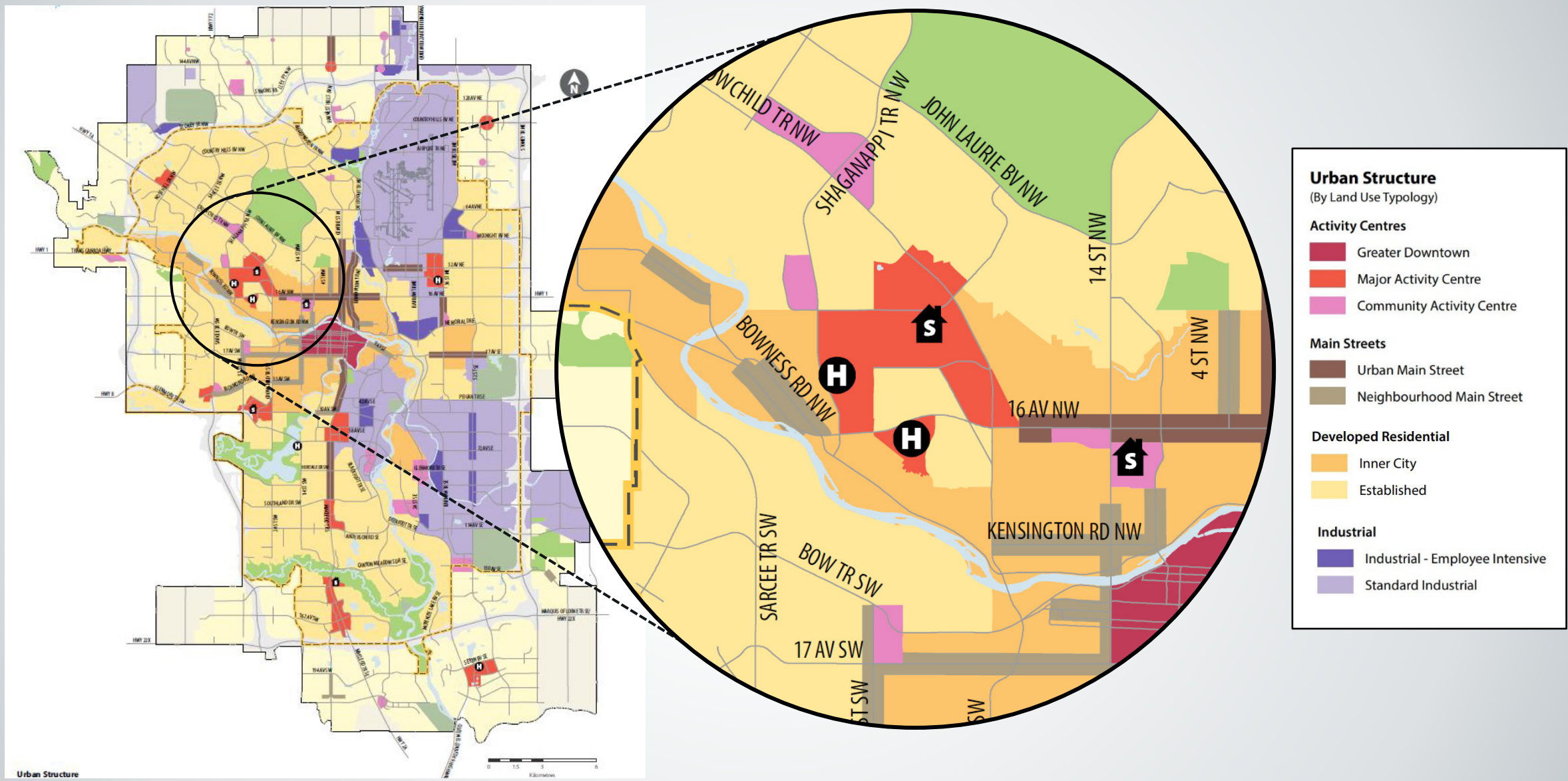




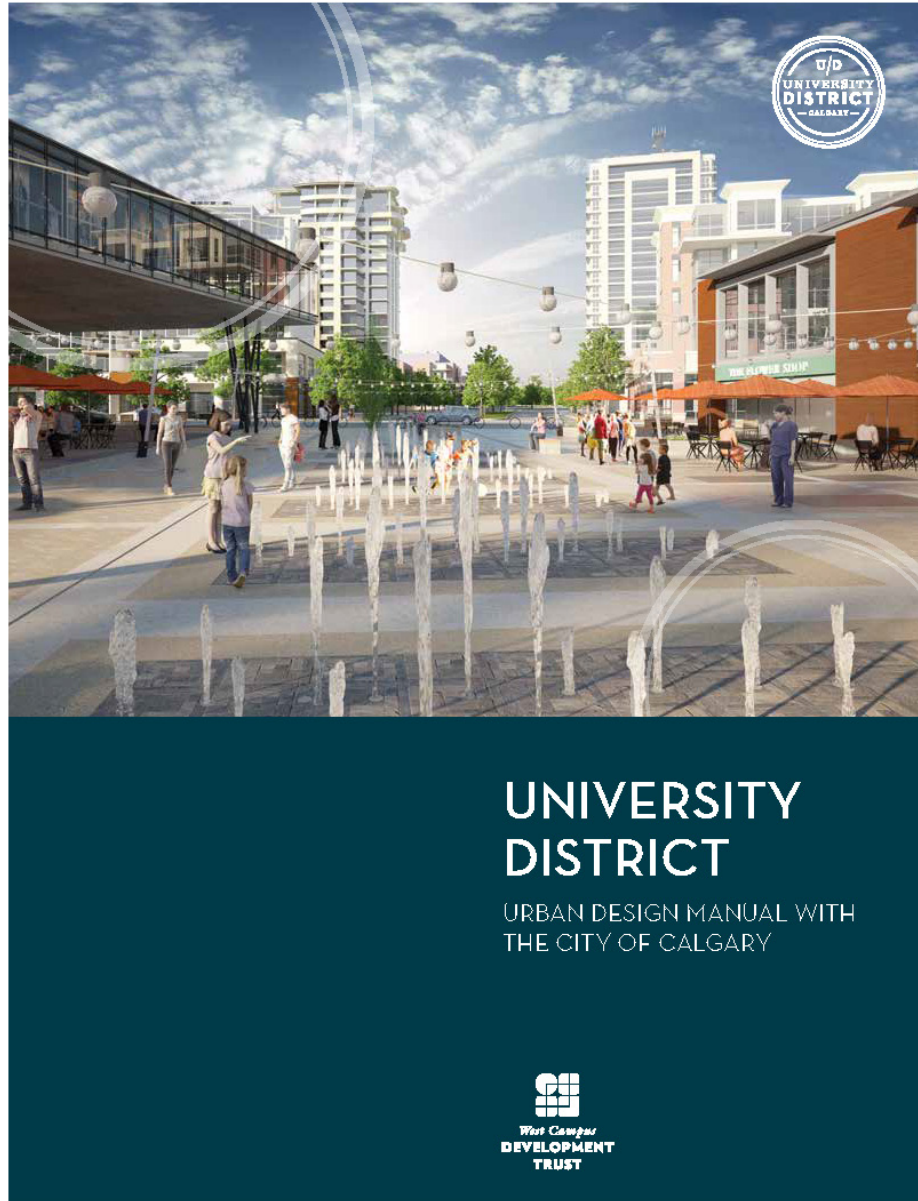
VIEW FACING SOUTH ALONG SMITH ST NW (ALBERTA CHILDREN'S HOSPITAL)



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.