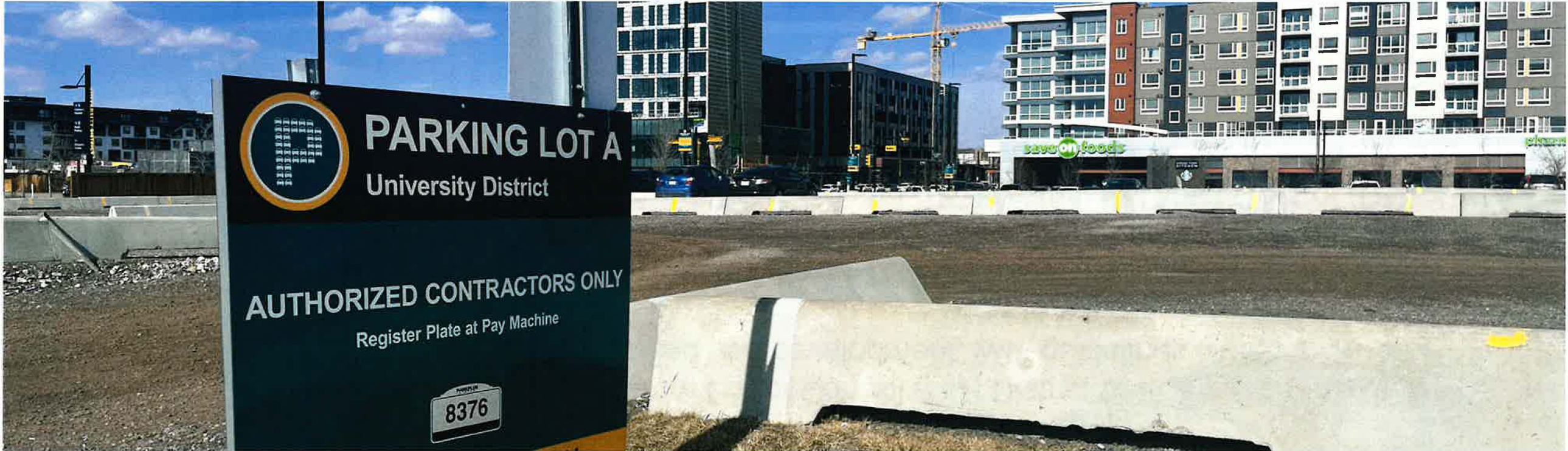




Public Hearing of Council

Agenda Item: 7.2.30



LOC2023-0095 / CPC2023-1239

Land Use Amendment

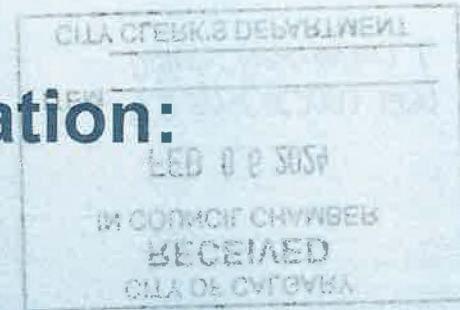
February 6, 2024

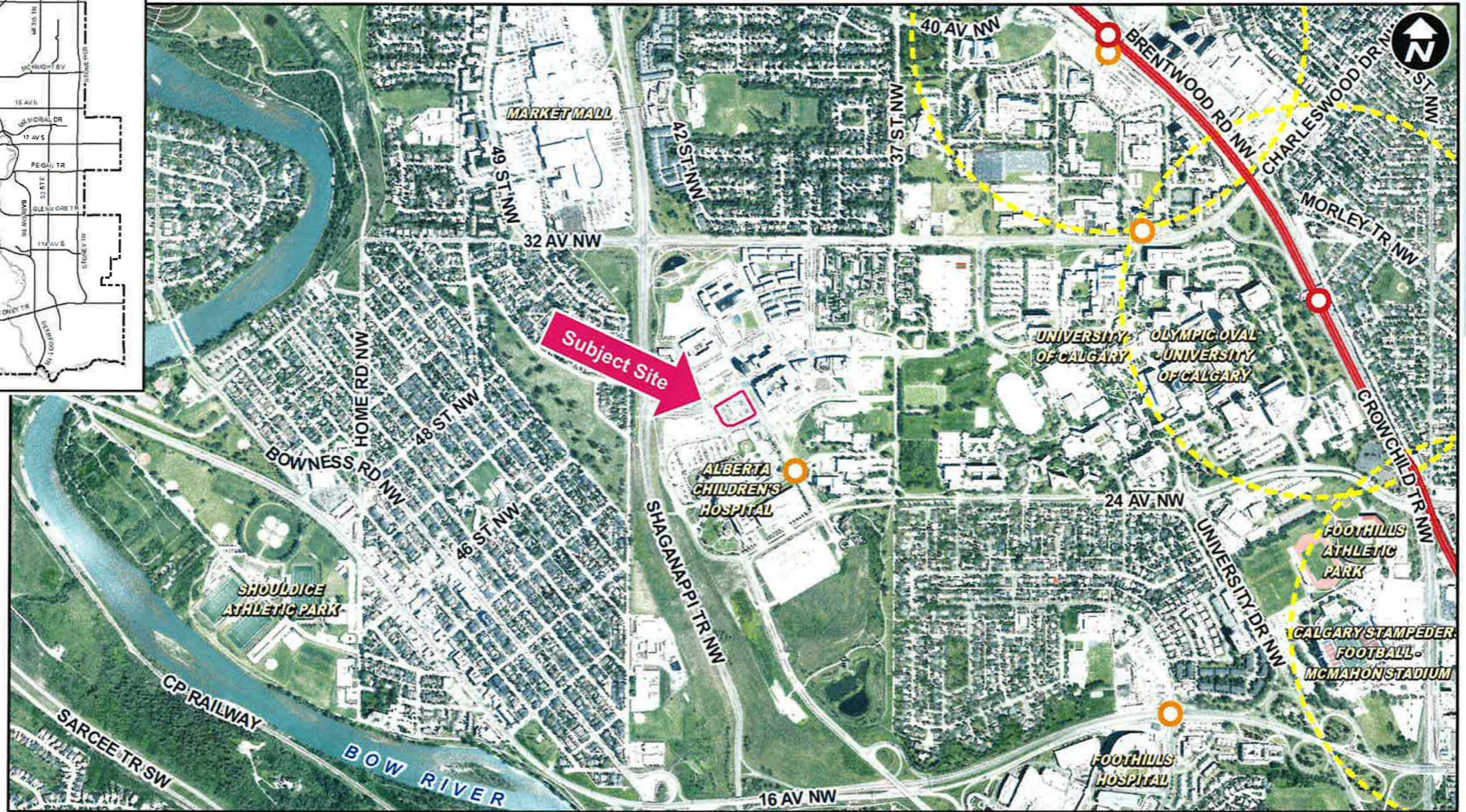
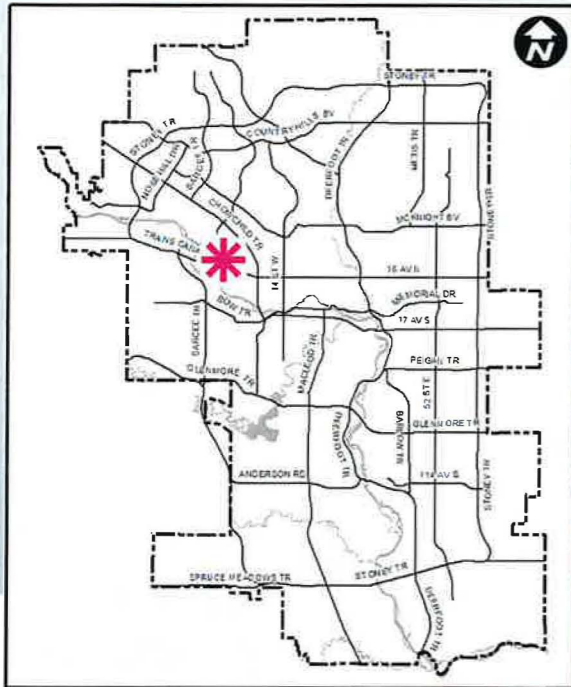
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.30-CPC2023-1239
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

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).





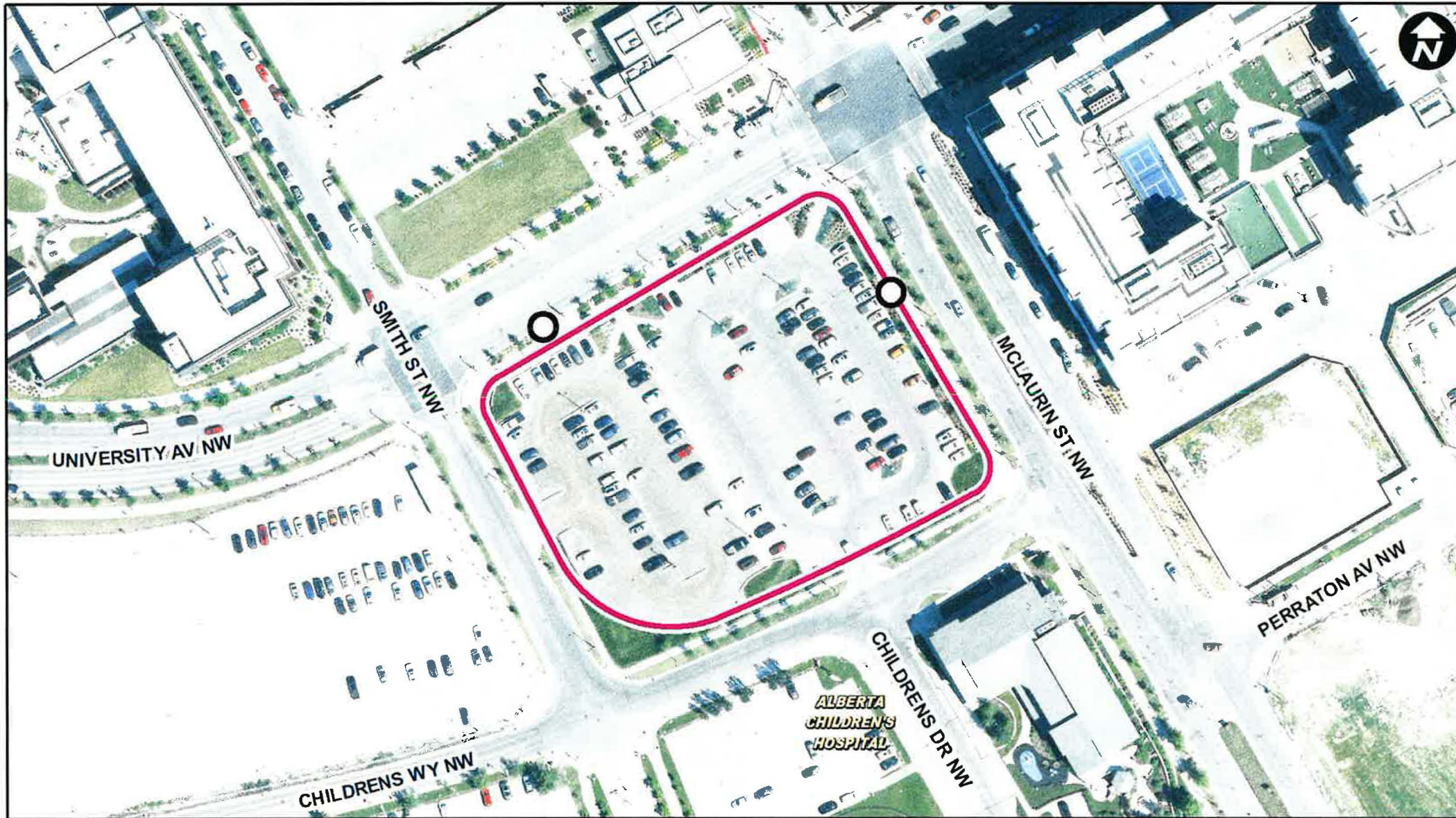
LEGEND

600m buffer from LRT station

LRT Stations
 Red

LRT Line
 Red

Max BRT Stops
 Orange

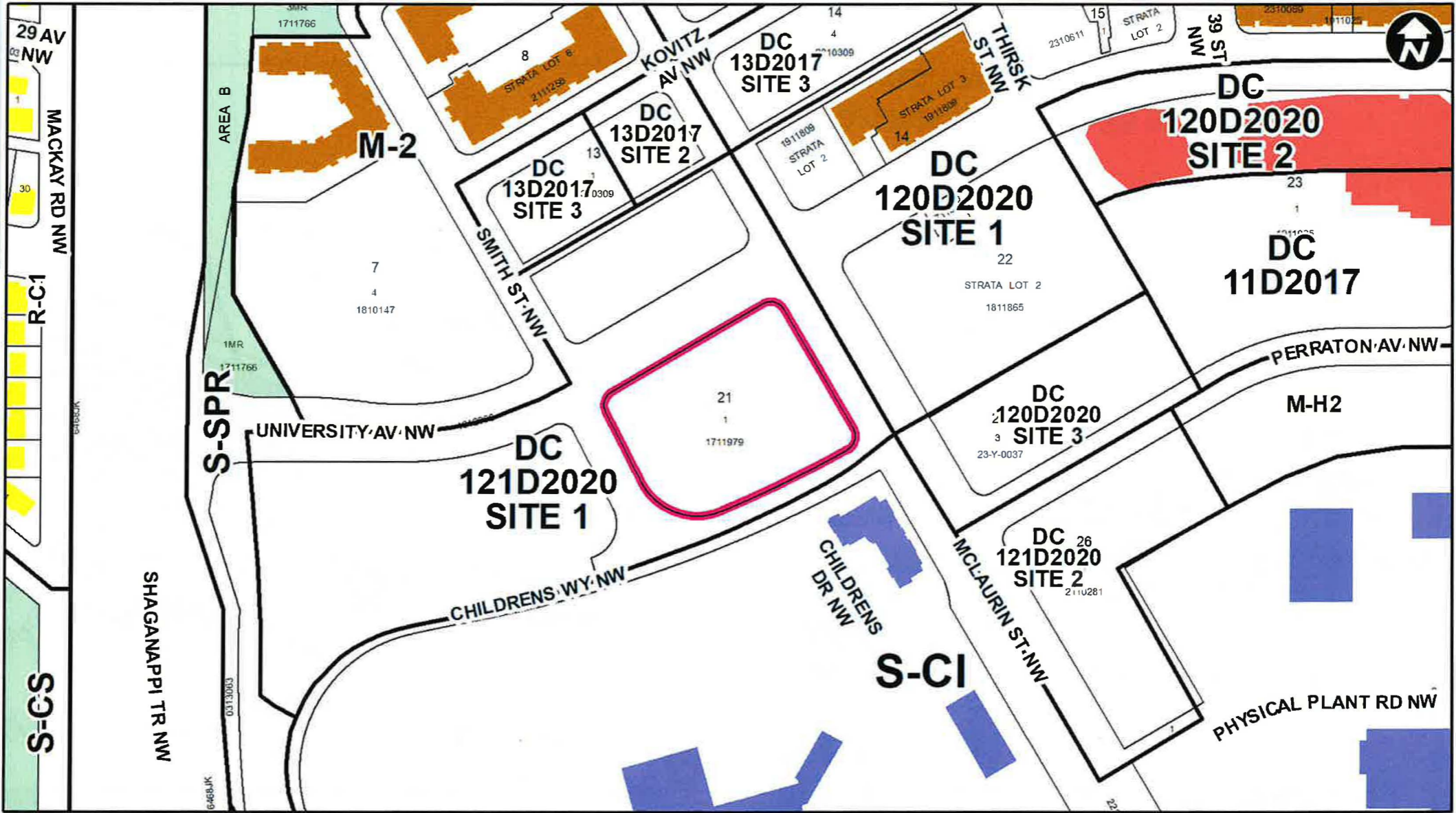


○ Bus Stop

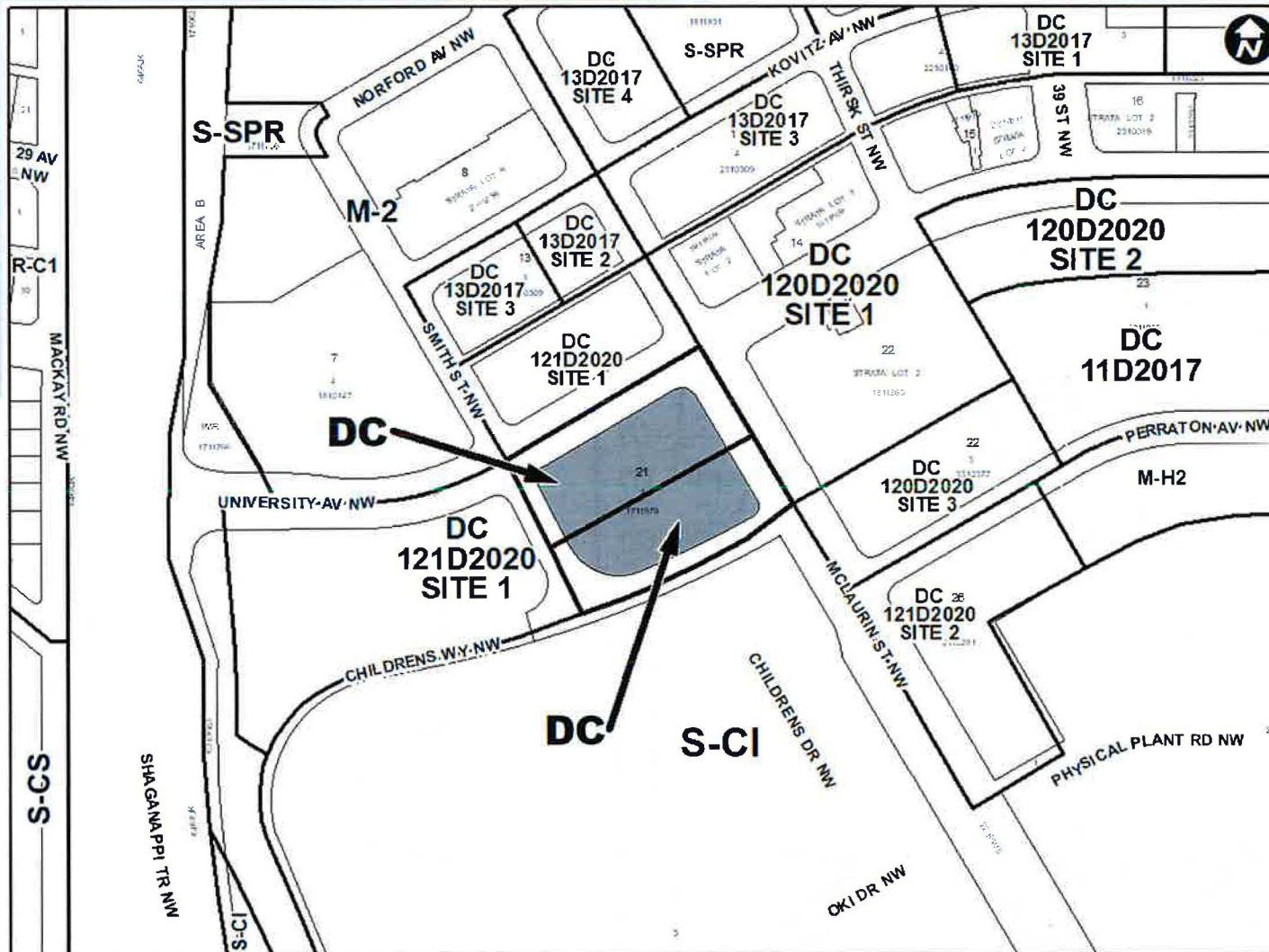
Parcel Size:
0.79 ha

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

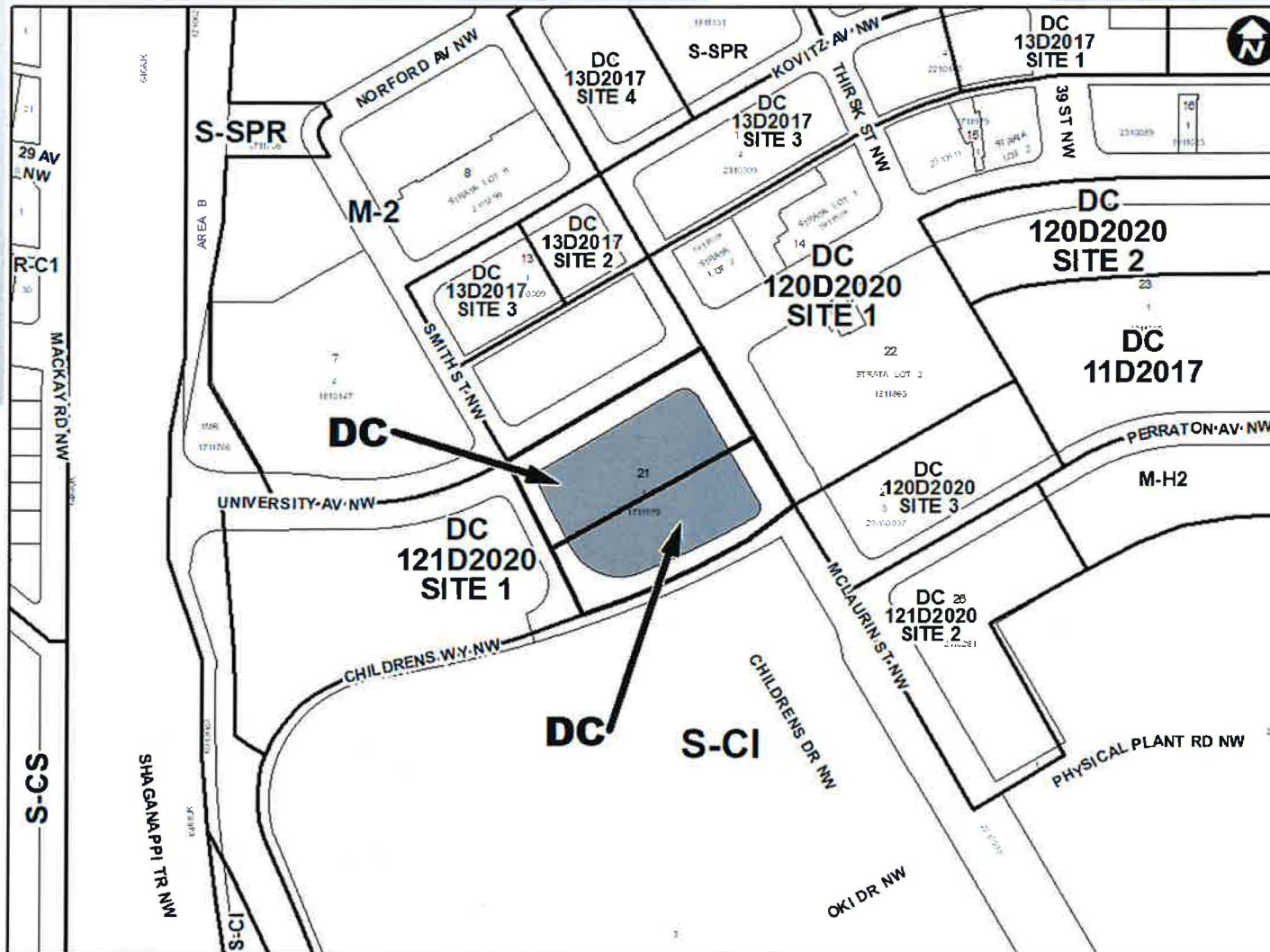


Proposed Direct Control (DC) District 1 (North):

- Based on Commercial – Corridor 1 (C-COR1) District
- Adds new discretionary uses: Amusement Arcade, Community Recreation Facility, Dinner Theatre, Drinking Establishment – Large, and Performance Arts Centre
- Adds new permitted uses: Artists’ Studio, Billiard Parlor, Computer Games Facility, Food Kiosk, Outdoor Café, Restaurant: Food Service Only, Restaurant: Licensed, and Seasonal Sales Area
- Maximum height of 35 metres (approximately 10 storeys)

Proposed Land Use Map

7



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

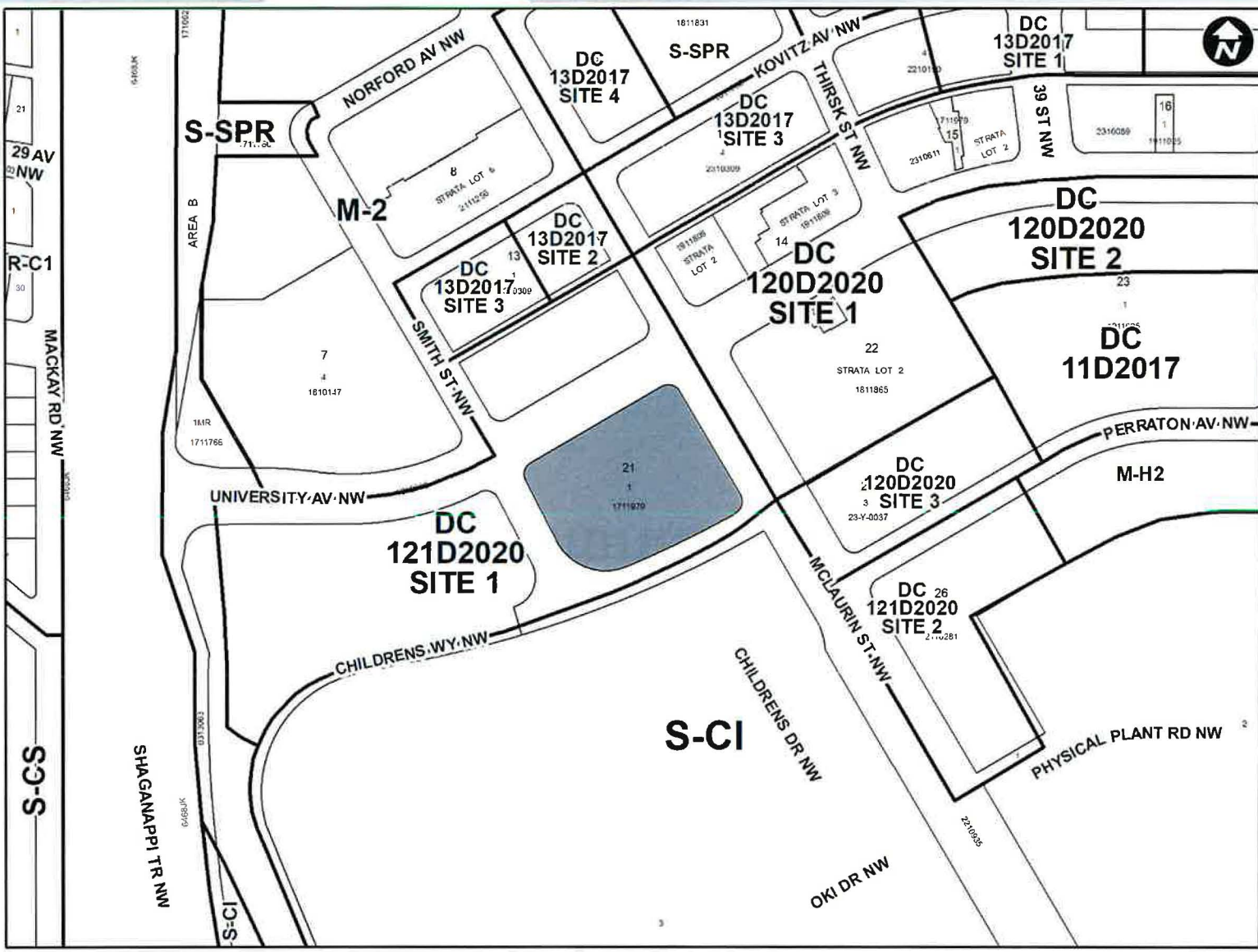
- Based on Commercial – Office (C-O) District
- Adds new discretionary uses: Parking Lot – Grade (temporary), Kennel and Self Storage Facility
- Clarifies language around setbacks by including street names
- Includes rules to ensure active commercial uses at grade
- Includes rules for building façades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

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides





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)

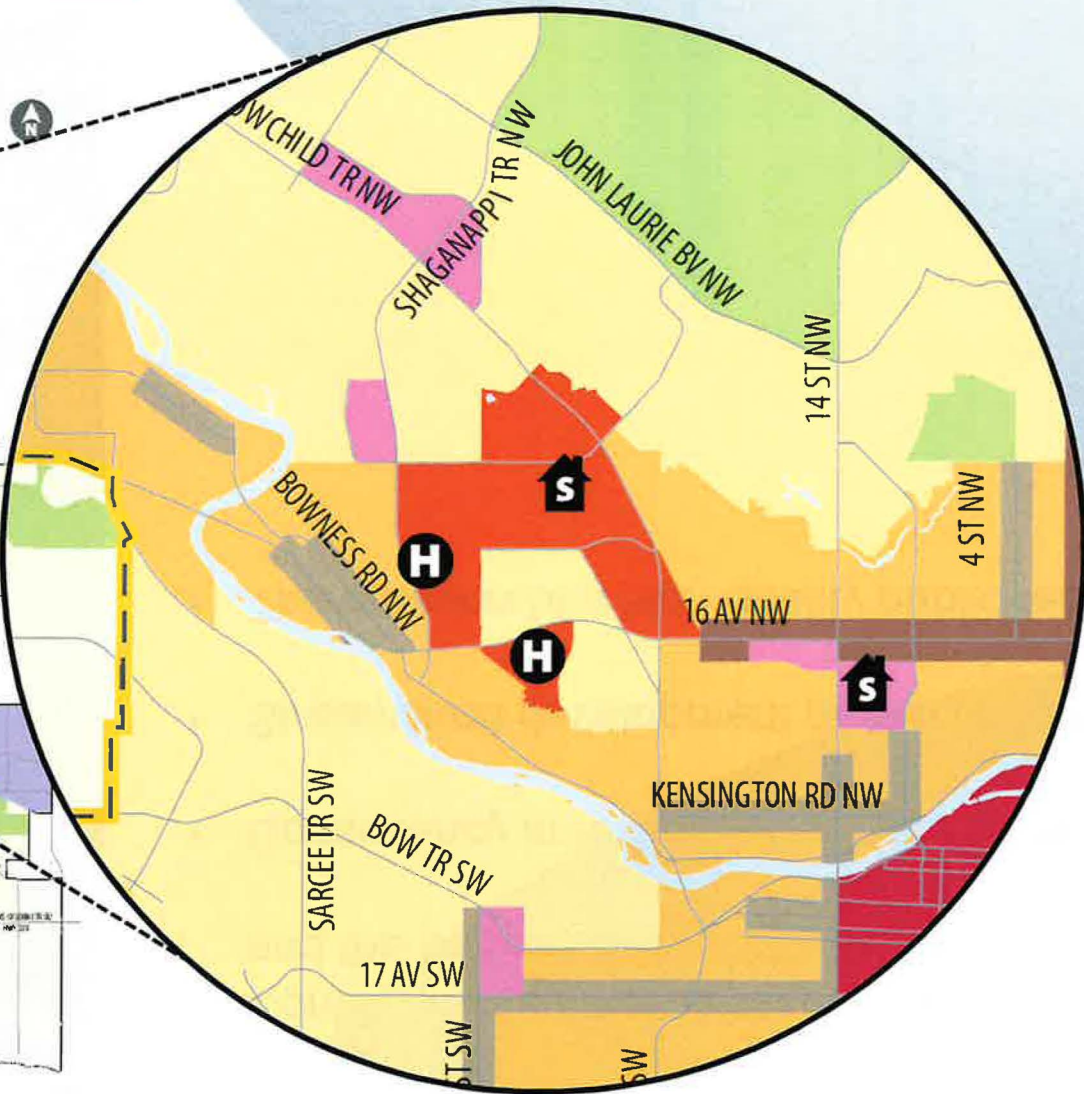
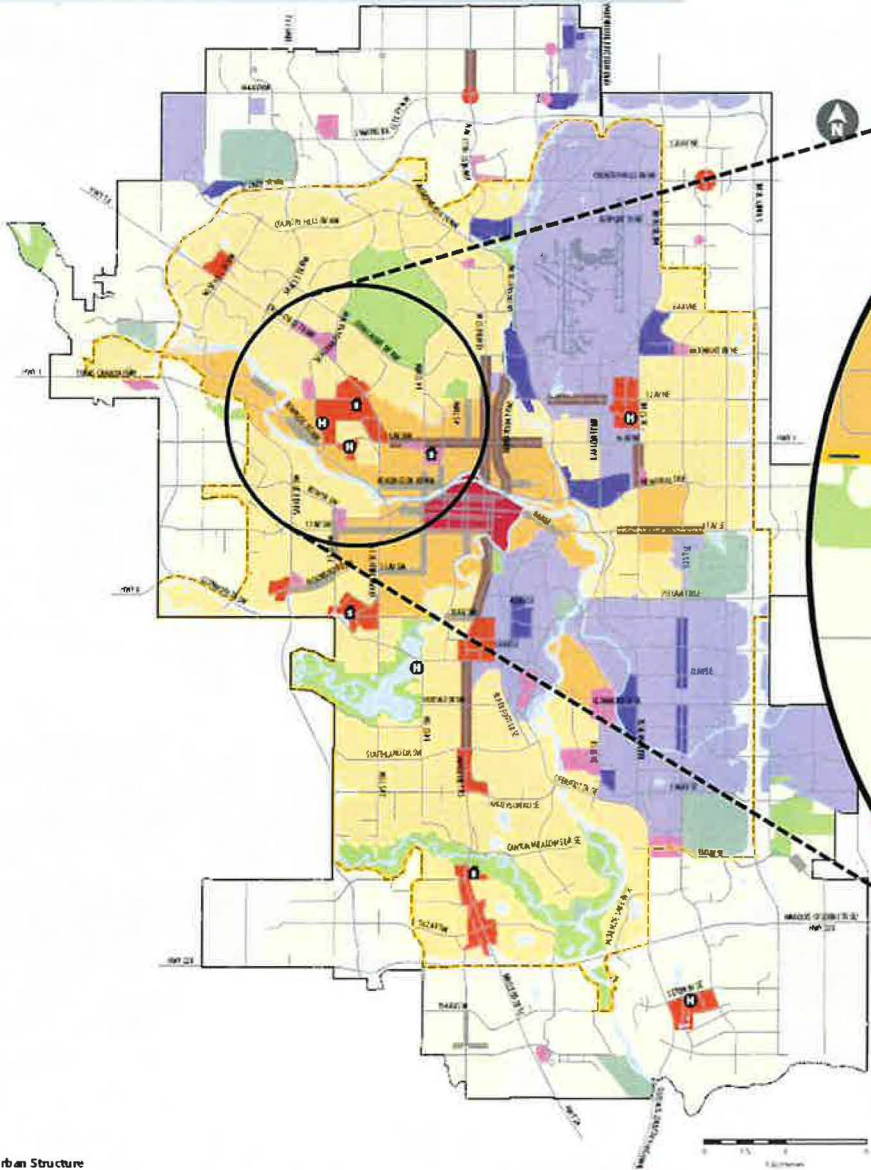


6 STOREY MIXED USE GROCER BLOCK DIRECTLY EAST OF SUBJECT SITE



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

MAP 1 – Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

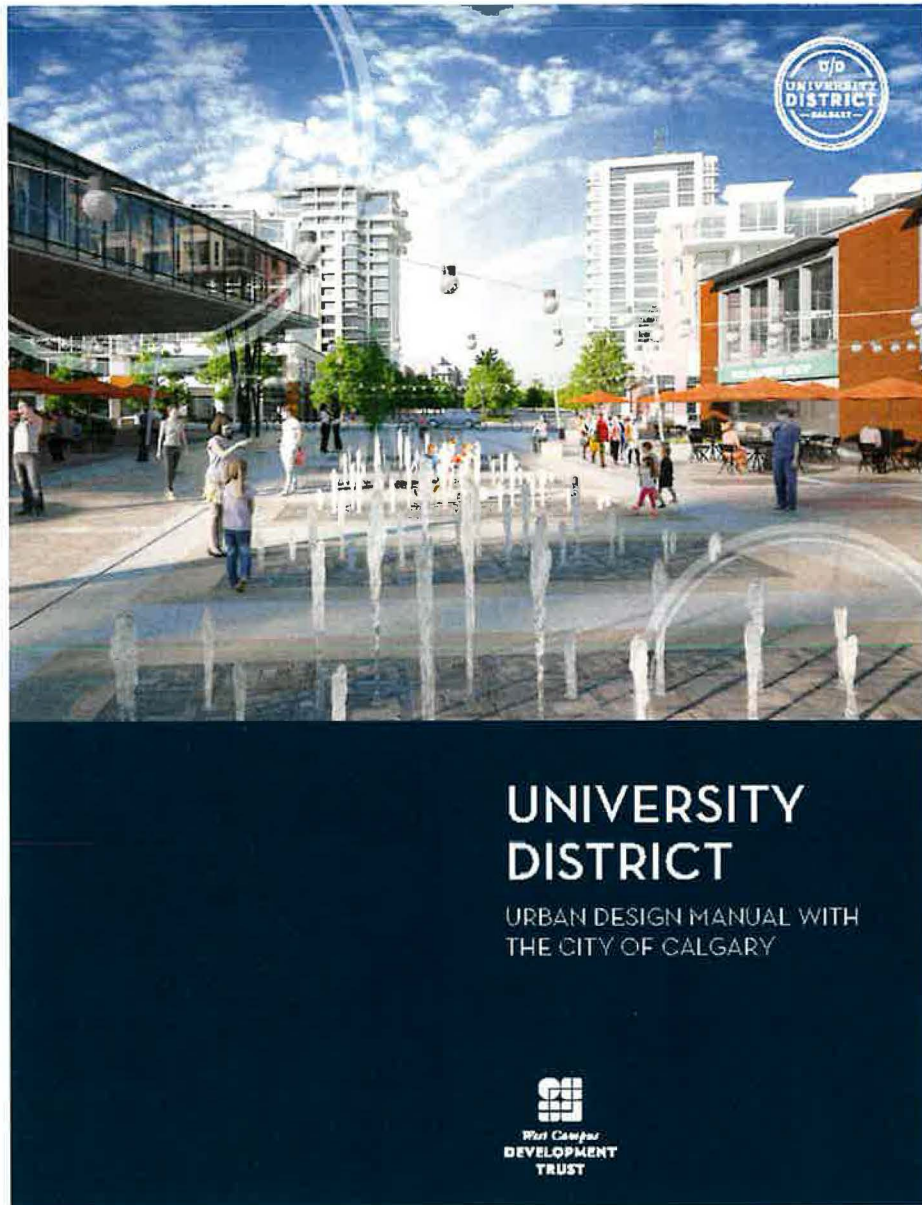
Developed Residential

- Inner City
- Established

Industrial

- Industrial - Employee Intensive
- Standard Industrial

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.