



# Calgary Planning Commission

## Agenda Item: 7.2.5



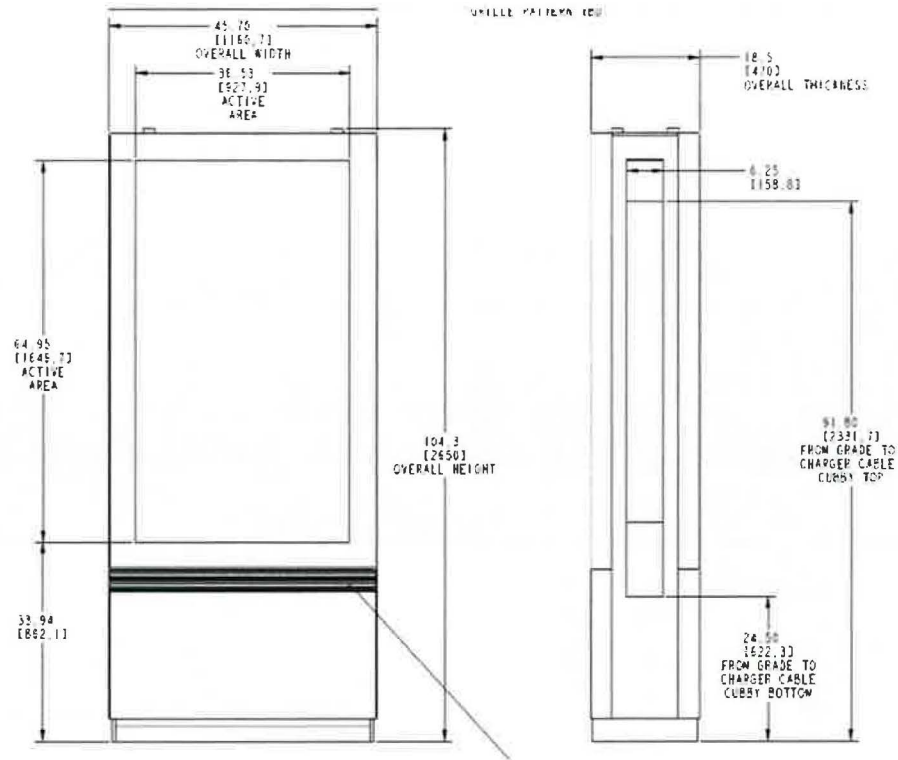
# LOC2023-0297 / CPC2024-1086

## Land Use Amendment

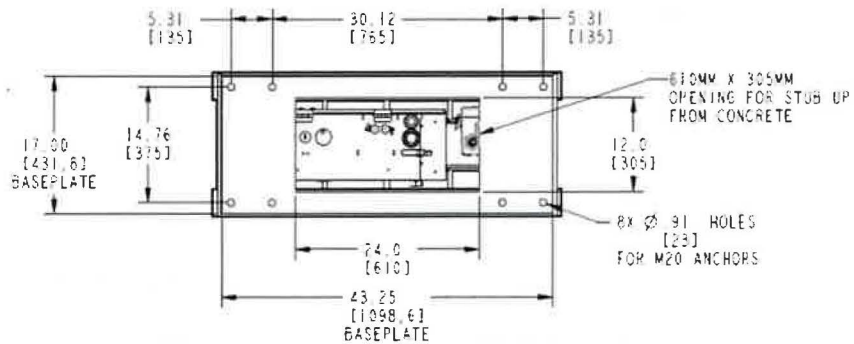
2024 October 17

CITY OF CALGARY
<b>RECEIVED</b>
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: <u>7.2.5 CPC2024-1086</u>
<u>Distrib - Presentation</u>
CITY CLERK'S DEPARTMENT

**DIMENSIONAL DRAWINGS**



12



**Proposed Electric Vehicle (EV) Charger:**

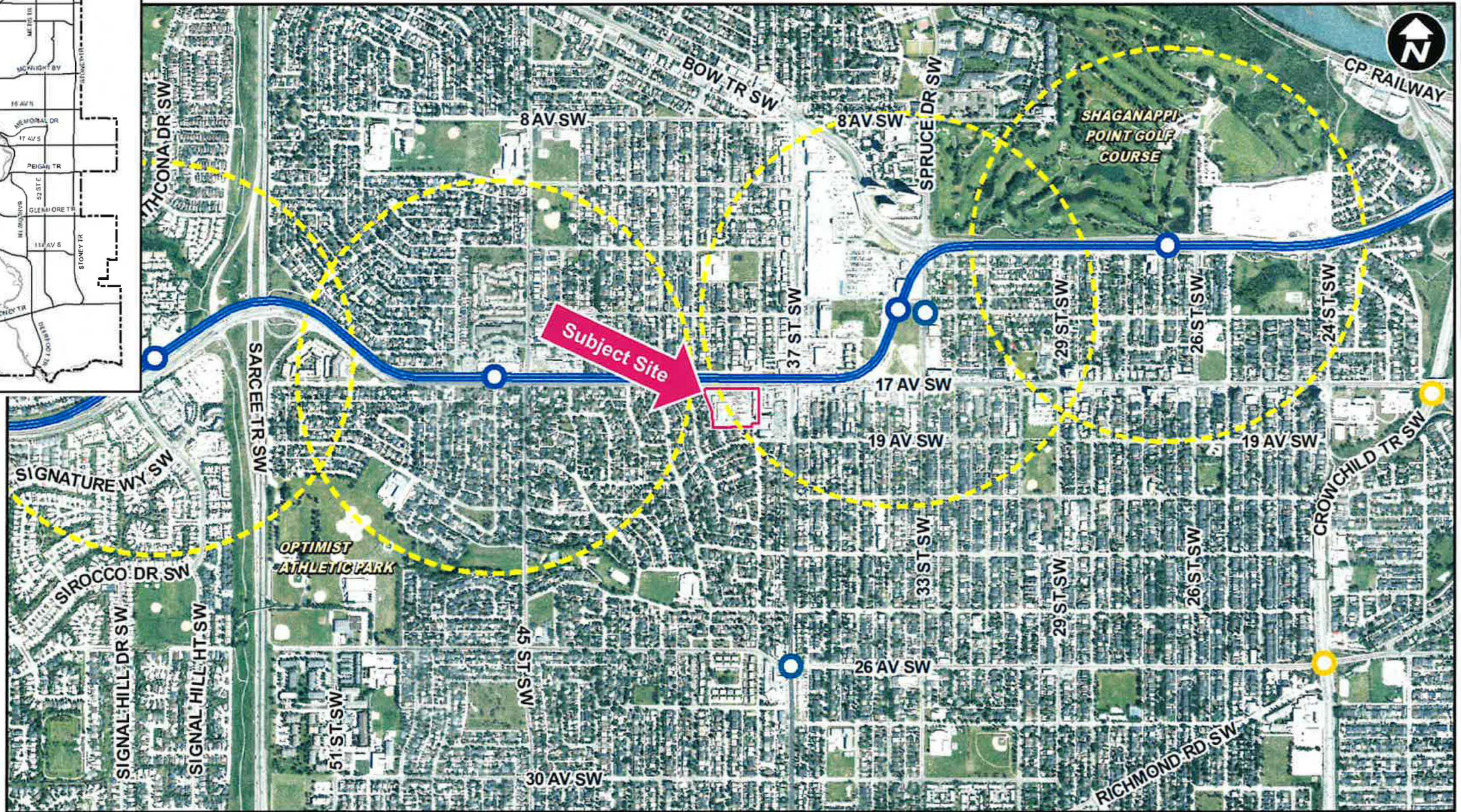
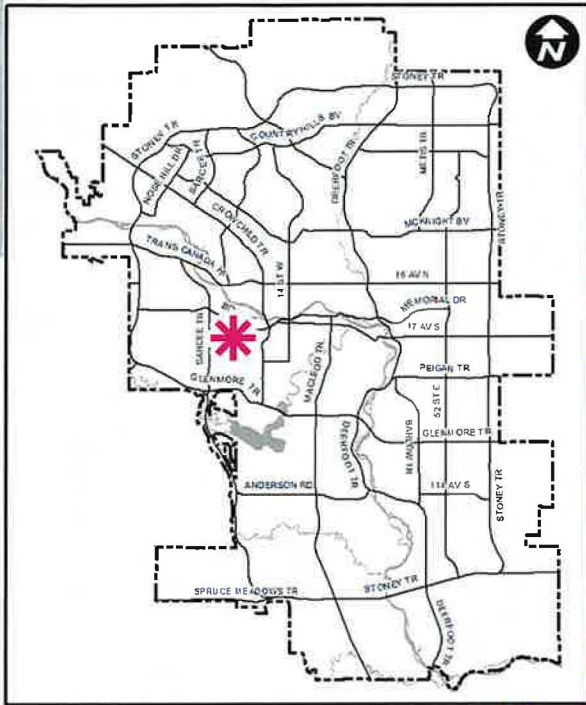
- Dimensions: 2.65 x 1.16 x 0.47 metres



## RECOMMENDATION:

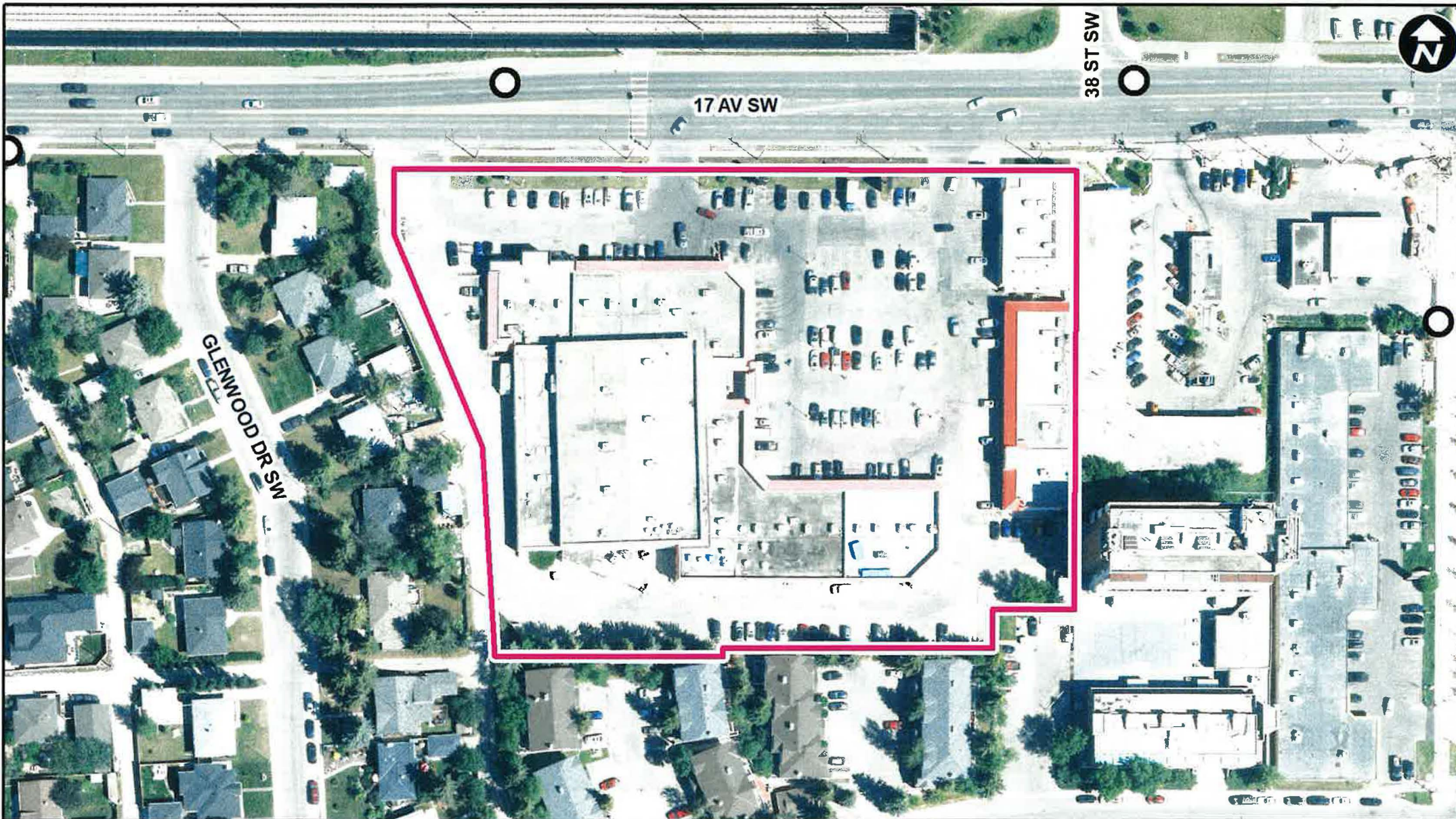
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.73 hectares  $\pm$  (4.27 acres  $\pm$ ) located at 3939 – 17 Avenue SW (Plan 9010708, Block 7, Lot 1) from Commercial – Corridor 1 f5.0h26 (C-COR1f5.0h26) District **to** Direct Control (DC) District.



**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

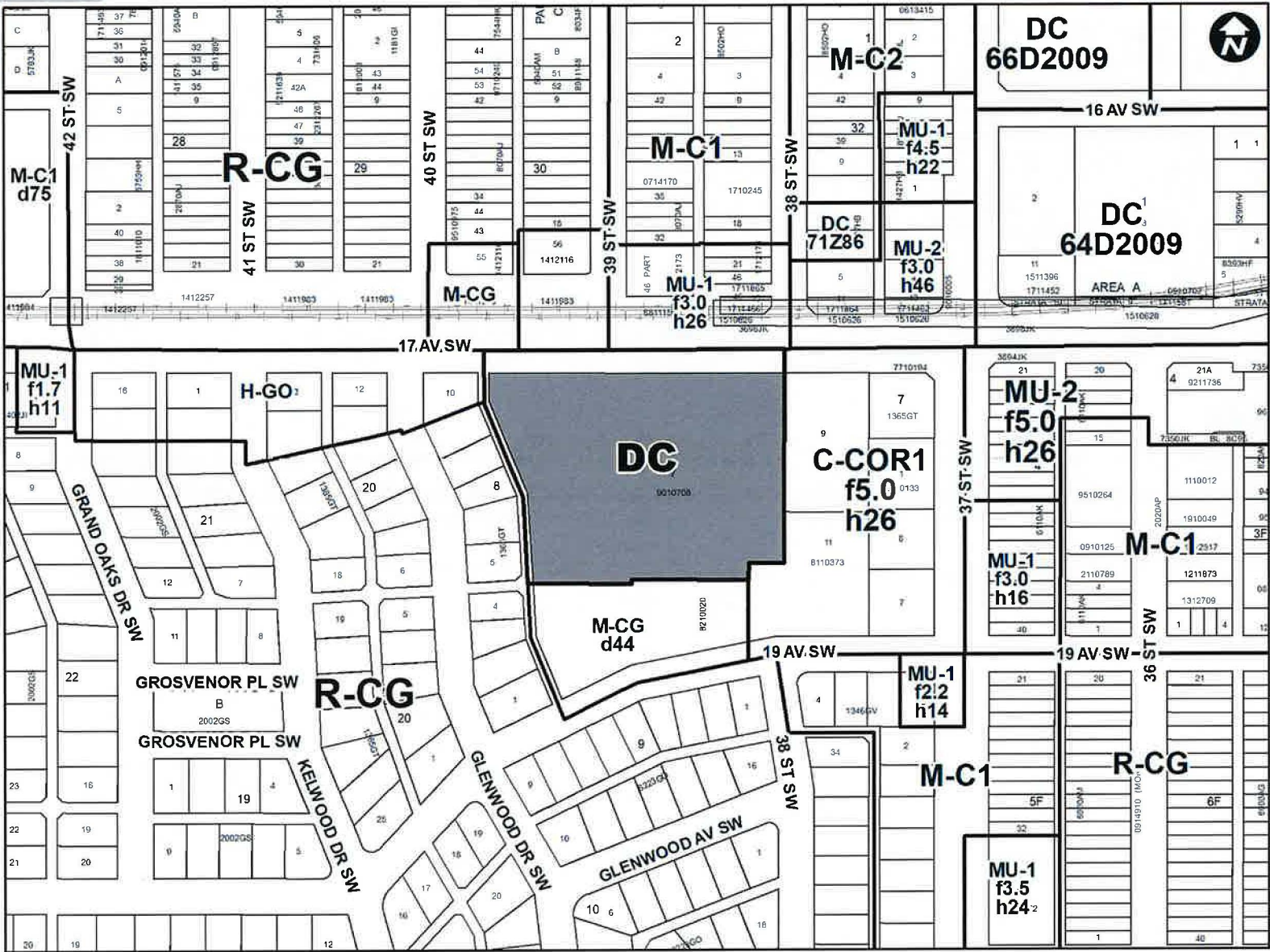


LEGEND

○ Bus Stop

Parcel Size:  
1.73 ha





Proposed DC District:

- Based on C-COR1 District
- Allow a Digital Sign with Electric Vehicle Charging Facility



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.73 hectares  $\pm$  (4.27 acres  $\pm$ ) located at 3939 – 17 Avenue SW (Plan 9010708, Block 7, Lot 1) from Commercial – Corridor 1 f5.0h26 (C-COR1 f5.0h26) District to Direct Control (DC) District.

# Supplementary Slides

## Westbrook Communities Local Area Plan

### Map 3: Urban Form

- Located in a Commercial Centre, Comprehensive Planning Site
- Supports 12-storey, pedestrian-friendly development along the edge of 17<sup>th</sup> Avenue SW



**Map 3:**  
Urban Form

Urban Form		Additional Policy Guidance	
Neighbourhood Commercial	Neighbourhood Office	Active Footage	Comprehensive Planning Site
Commercial Centre	Commercial Corridor	Plan Area Boundary	
Neighbourhood Office	Neighbourhood Connector		
Parks and Open Space	City Core and Periphery		
Special Corridor	Special Corridor		
National Area	No Urban Form Category		

## Applicant-led Outreach:

- Relied on the City-led Outreach.

## City-led Outreach:

- Notification mailed to nearby landowners on 2024 January 25.
- Posted a notice (sign) on the property on 2024 February 1.
- No public feedback received.
- The Glendale/Glendale Meadows Community Association replied 2024 September 23

- Community Association Feedback:
  - Aesthetics
  - Location
  - Site operations

### **Purpose:**

- Allow for an additional discretionary use of a Digital Sign with Electric Vehicle Charging Facility.

### **Highlights from the DC Bylaw Rules:**

- 15.0 metre separation from existing freestanding, third party and other digital signs on site.
- 300.0 metre separation from any other similar, digital signs and 75.0 metres from any other third-party advertising signs.
- Minimum 1.5 metre setback from any property line shared with a street.
- Must not operate or only display a black screen between 11 p.m. and 6 a.m.
- Temporary 3-year development permit approval with option to renew.
- Would allow advertisement of businesses on or off-site.

## Defined Uses

### 4 In this Direct Control District:

(a) “**Digital Sign with Electric Vehicle Charging Facility**” means a structure:

(i) that includes a **Sign – Class G** that:

(A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered on or off-site;

(B) must not exceed a height of 2.7 metres from **grade** when measured adjacent to the structure;

(C) includes a maximum of one **sign** on the parcel, which may be double-faced;

(D) has **copy area** facing each direction that must not exceed 1.6 square metres; and

(i) where electric vehicles are supplied with electricity for the purpose of charging.

## Intent

- Promote community aesthetics and public safety.
- Prevent visual clutter from sign proliferation.
- Protect Calgary's communities and visual environment.

## Supporting Principles

**(A) I. The appropriate location is generally commercial, along Arterial Streets and Urban Boulevards.**

*Review: The site is commercial and fronts an Arterial Street (17 Avenue SW).*



**(A) IV. Must be pedestrian-oriented, protect quality residential environment and consider competition with on-site businesses.**

*Review: The proposed sign structure is pedestrian-scaled, development permit conditions will manage visual impacts. The sign could include advertising of on-site businesses, and its size limits its competition with existing on-site signage.*



**(A) V. Maintain the visual amenity of roads adjacent to or passing through residential communities.**

*Review: the orientation of the sign reduces visibility from nearby residential and the location will be reviewed through the development permit application process.*



**(C) VI. Pedestal type signs are suitable where commercial development is on both sides of the street**

*Review: The scale and orientation of the sign fits well within the context and character of the area.*









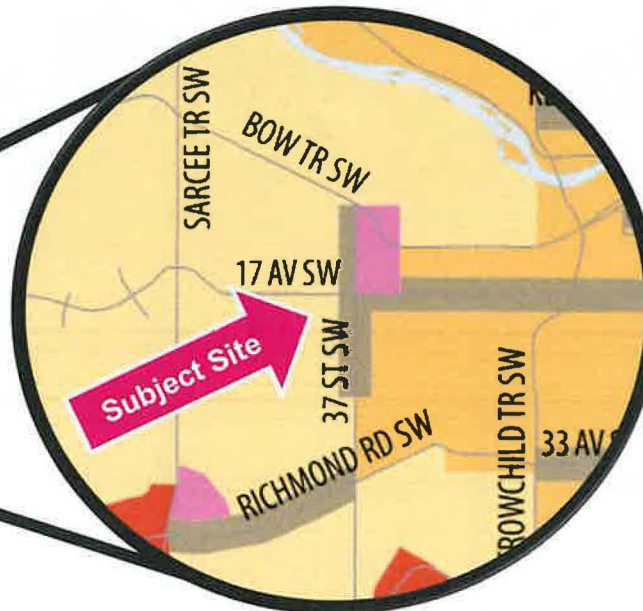
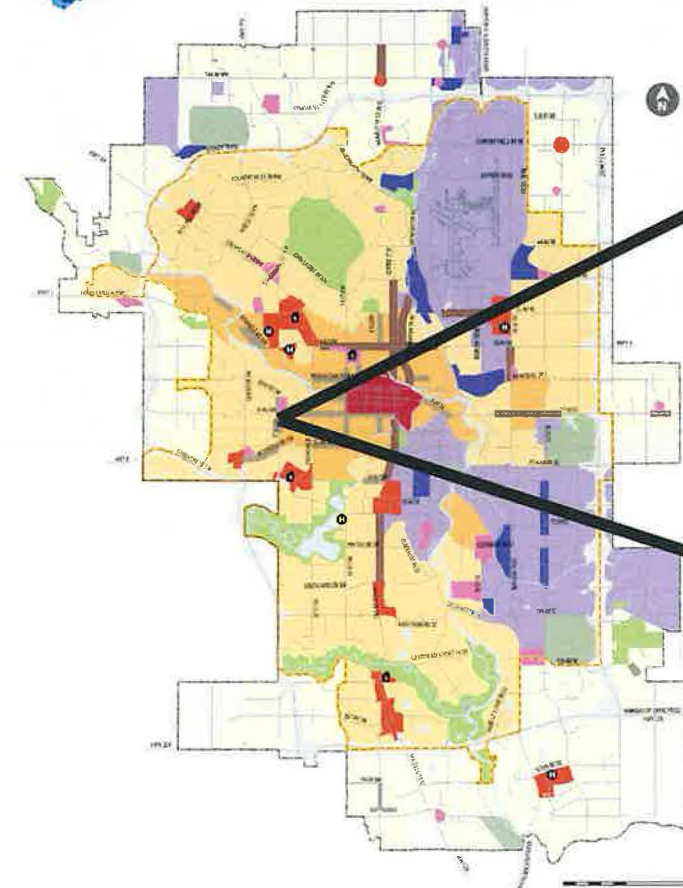




Municipal Development Plan

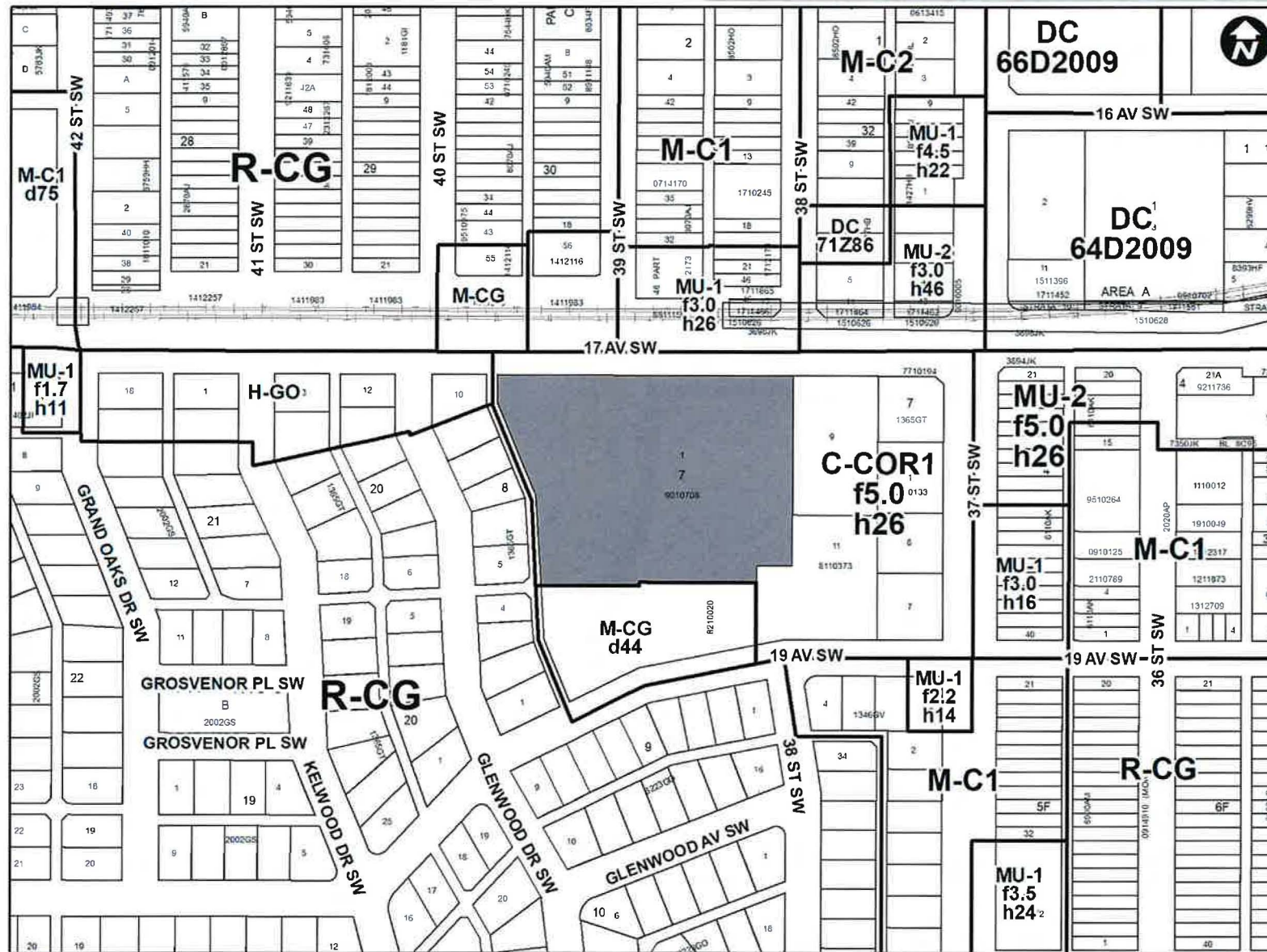
Map 1: Urban Structure

1 Urban Structure



- Located in the Developed Residential – Established area
- Supports a mix of land uses and pedestrian-friendly environment
- Supported by other high-level policies
  - innovation,
  - technology,
  - urban design,
  - reducing greenhouse gas emissions





- 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

