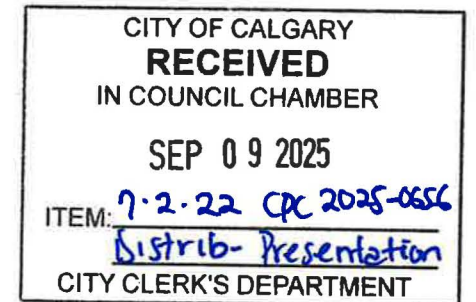




LOC2025-0044 / CPC2025-0656 Land Use Amendment

September 9, 2025

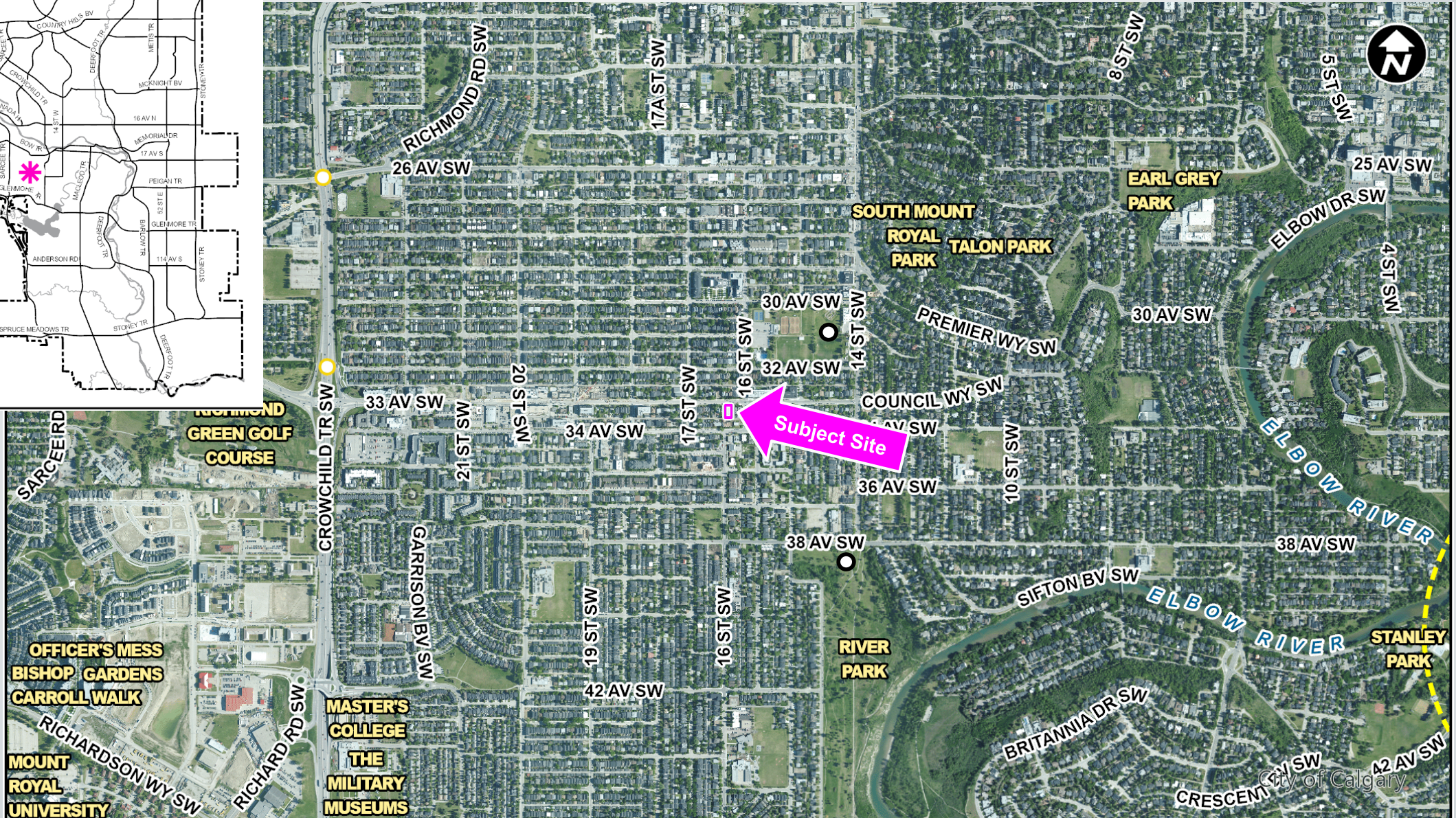
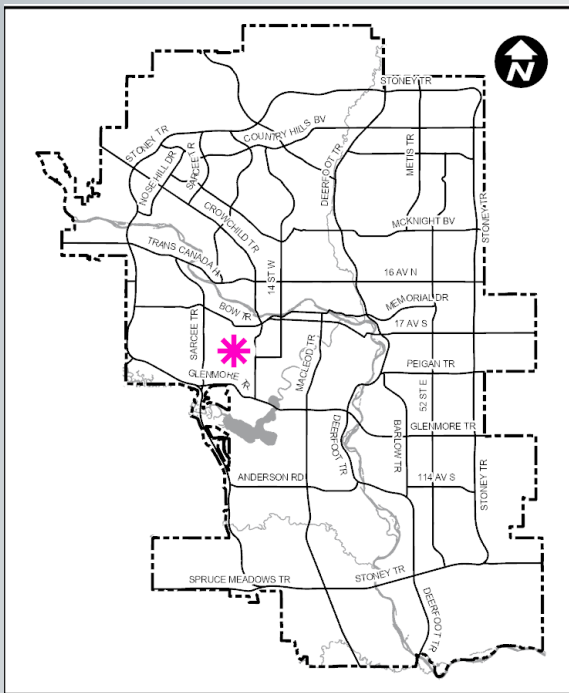
ISC: Unrestricted

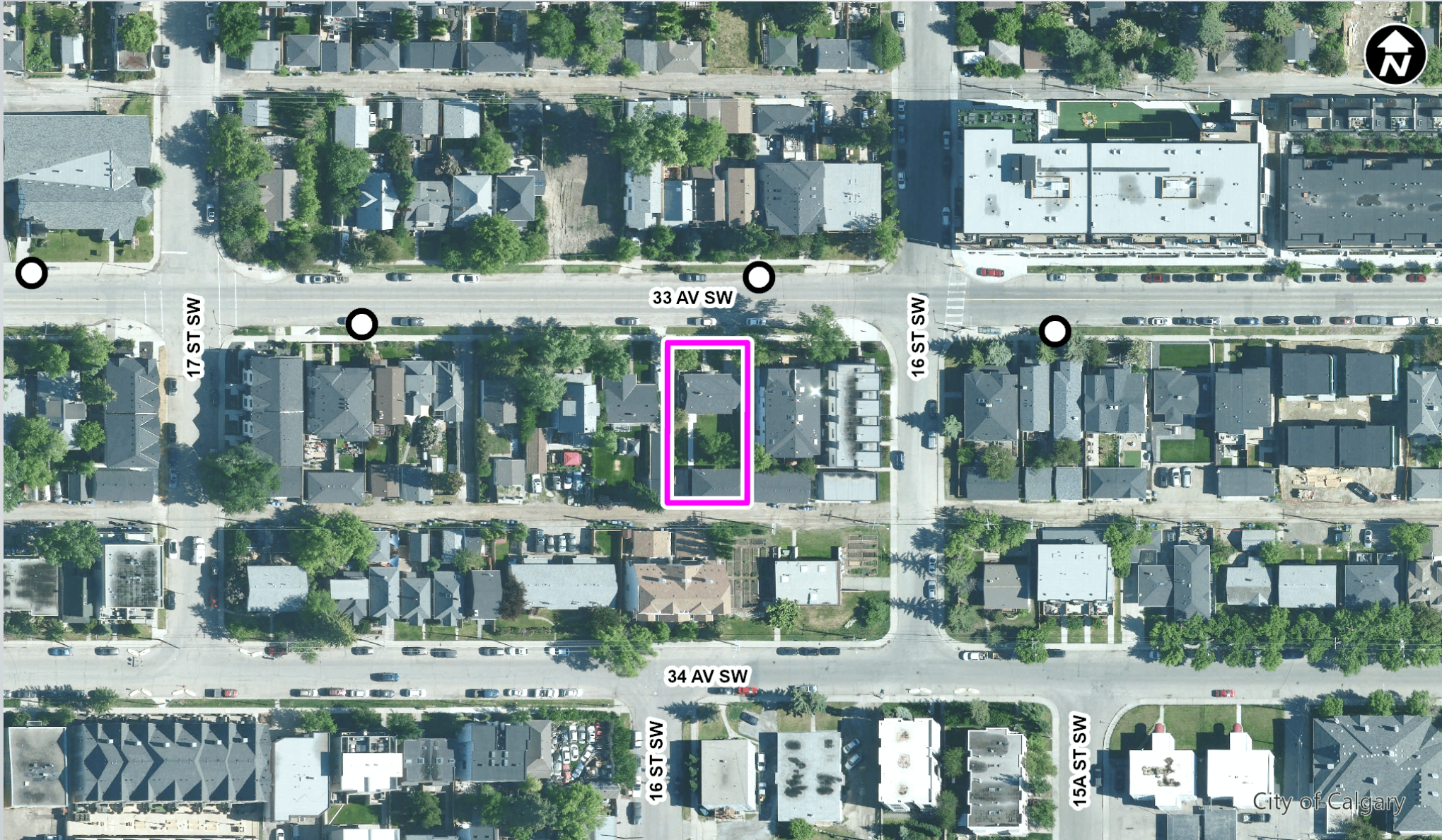


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 153D2025** for the redesignation of 0.07 hectares ± (0.18 acres) located at 1711 – 33 Avenue SW (Plan 4479P, Block 66, Lots 35, 36 and a portion of Lot 34) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate an Office, with guidelines.



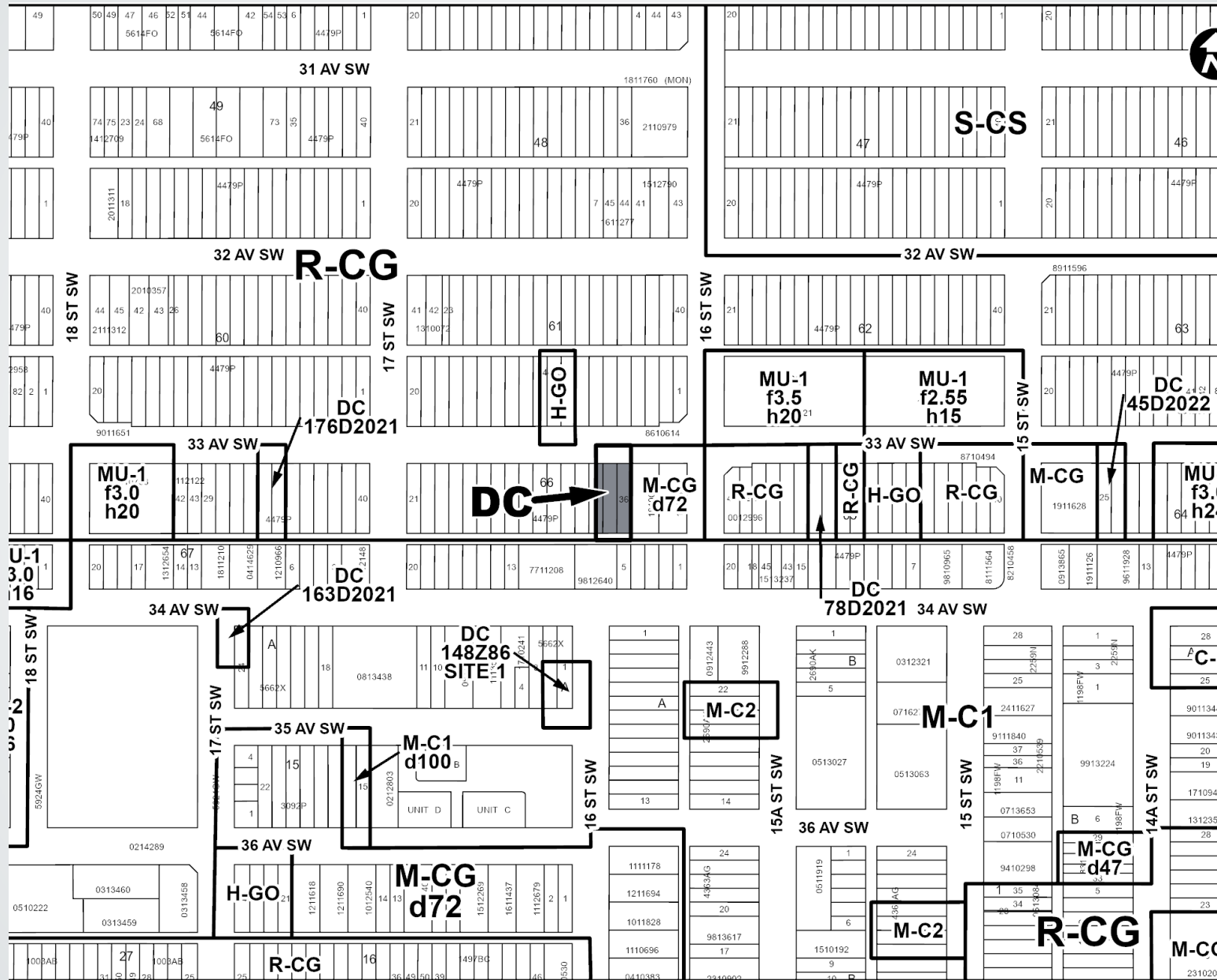


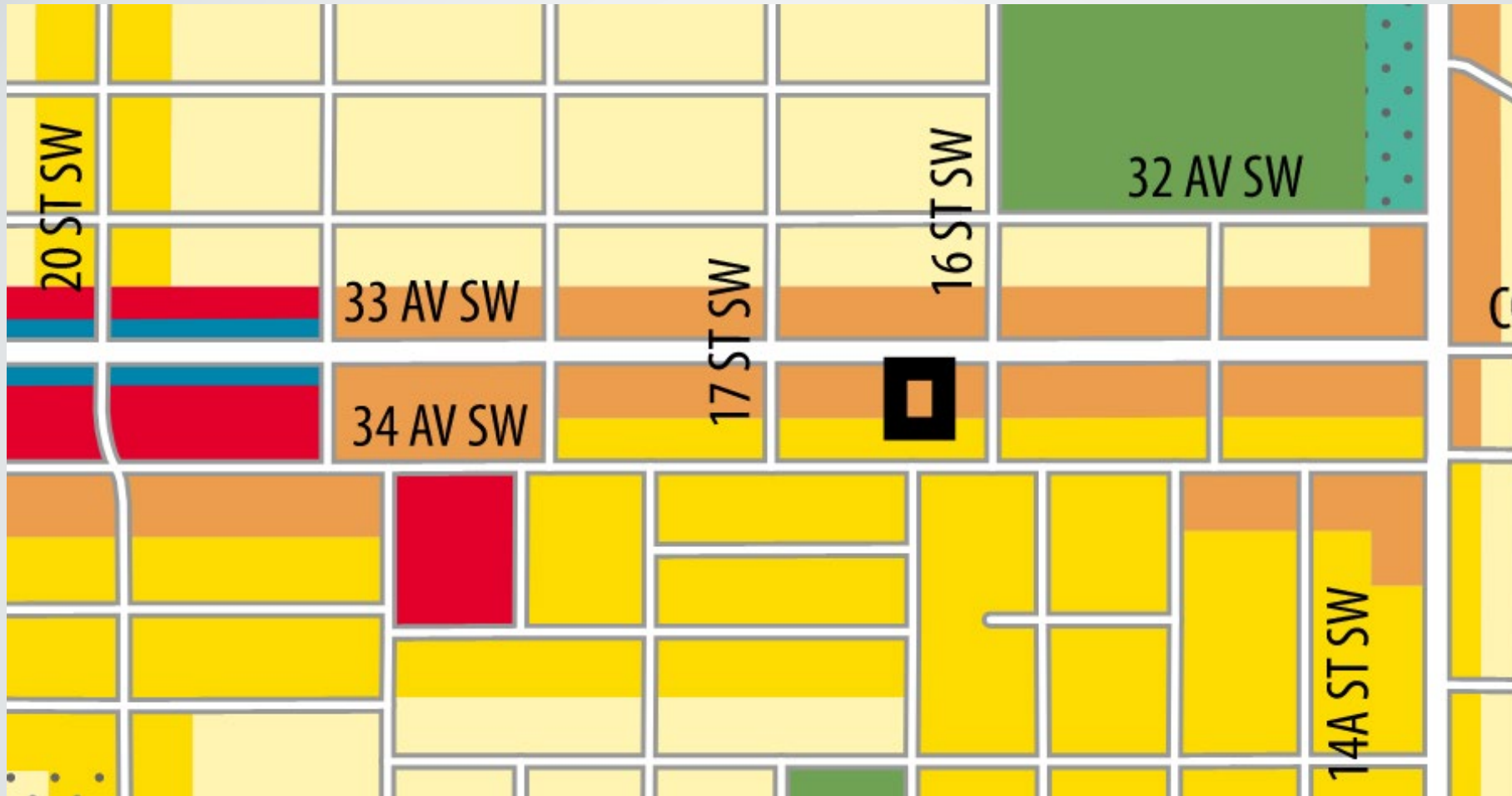
○ Bus Stop

Parcel Size:

0.07 ha
19m x 38m

City of Calgary





Map 3:
Urban Form

Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation

- Regional Campus
- No Urban Form Category
- Comprehensive Planning Site
- Industrial Transition

- Special Policy Area
- Active Frontage
- Plan Area Boundary

Additional Policy Guidance

- Comprehensive Planning Site
- Industrial Transition

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 153D2025** for the redesignation of 0.07 hectares ± (0.18 acres) located at 1711 – 33 Avenue SW (Plan 4479P, Block 66, Lots 35, 36 and a portion of Lot 34) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate an Office, with guidelines.

Supplementary Slides









Current DC District	Proposed DC District
Based on Residential – Contextual One/Two Dwelling (R-C2) District	Based on Residential – Grade-Oriented Infill (R-CG) District
Office as an additional <u>permitted use</u> when located in the building(s) existing at the time of the DC approval	Office as an additional <u>discretionary use</u>
	Minimum rear setbacks

2.2.1.3 Neighbourhood Flex

Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, and residential uses. Uses may be mixed horizontally or vertically within a building or a block.

Policy

Land Use

- a. Development in Neighbourhood Flex areas may include either commercial or residential uses on the ground floor facing the street.
- b. When redevelopment occurs on parcels containing places of worship, incorporating mixed-use development with places of worship is encouraged.
- c. Where Industrial Transition is identified in a Neighbourhood Flex area, development should be encouraged to:
 - i. combine compatible industrial working spaces with residential or commercial uses;
 - ii. enable work-live units;
 - iii. consider limited opportunities to provide areas for large or bulky goods and vehicles to be sold, leased, or rented; and,
 - iv. consider opportunities to accommodate an extension of complementary uses outside of a building, such as retail display areas.

Site, Building, and Landscape Design

In addition to the general site, building and landscape design policies in Section 2.4, the following policies apply:

- d. **Public spaces** should be designed to support moderate to high volumes of **pedestrians**.
- e. Development in Industrial Transition areas should:
 - i. fully enclose industrial activities in a building and limit off-site impacts if it presents disruptions to adjacent uses such as heat, odour, dust, vibration, light, or waste;
 - ii. encourage industrial working spaces along the lane or behind the building;
 - iii. provide well-marked primary entrances facing the street or lane;
 - iv. provide windows with views to and from the street, including views to production areas;
 - v. provide a transition from the **public space** to a building using landscaped areas, amenity space, or other design features; and,
 - vi. provide high-quality landscaping.