

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Proposal to Amend Land Use Designation

We propose that the existing Direct Control (Bylaw No. 34Z90) for 1515 19th Street NW (Legal Address: Lots 2-7, Block 1, Plan 1161GJ) be amended to a new Direct Control zoning designation that is based on Commercial-Neighbourhood 2 (C-N2) district zoning of the Calgary Land Use Bylaw 1P2007.

Through intensive consultation with the Briar Hill/ Houndsfield Heights Community Association, which included consulting with community association executives, the community's Strategic Development Committee, and residents adjacent to the property, we came to the conclusion that none of the existing land use districts would satisfy the needs and concerns of all community stakeholders involved. Therefore, we propose the following variances be included in a new Direct Control Land Use Designation for 1515 19th Street NW. The variances requested reflect the community stakeholders' concerns, which chiefly revolve around perceived parking constraints on the property, and the potential for non-resident visitors to create a parking nuisance in the neighbourhood, due to the likelihood of increased traffic from certain permitted and discretionary uses currently included under the existing C-N2 district.

A community letter of support is attached to this proposal.

Proposal:

1. Land Use

The following permitted and discretionary uses may be allowed:

1) Permitted Uses: Counselling Service, Financial Institution, Fitness Centre, Health Services Laboratory - with Clients, Information and Service Provider, Instructional Facility, Library, Medical Clinic, Office, Print Centre, Protective and Emergency Services, and Retail and Consumer Service.

2) Discretionary Uses: Artist's Studio, Cannabis Store, Seasonal Sales Area, and Sign Class-C

2. Development Guidelines

The General Rules for Commercial Districts contained in Part 7: Commercial Districts Division 3: Commercial-Neighbourhood 2 District (C-N2) of By-law 1P2007 shall apply, unless otherwise noted below:

a) Building Design

Building Elevation backing on to the Lane - no windows, maintenance free materials, adequate lighting, no loading doors or parking.

b) Building Height

Maximum building height shall be one storey with all rooftop mechanical equipment suitably screened.

e) Access

Access and egress to the site shall be to the satisfaction of the Approving Authority with 19th Street NW having right turns in and out only. No use shall gain direct access to or from the lane.

ISC: Protected