

Public Hearing of Council

Agenda Item: 7.2.17



LOC2023-0412 / CPC2024-0338

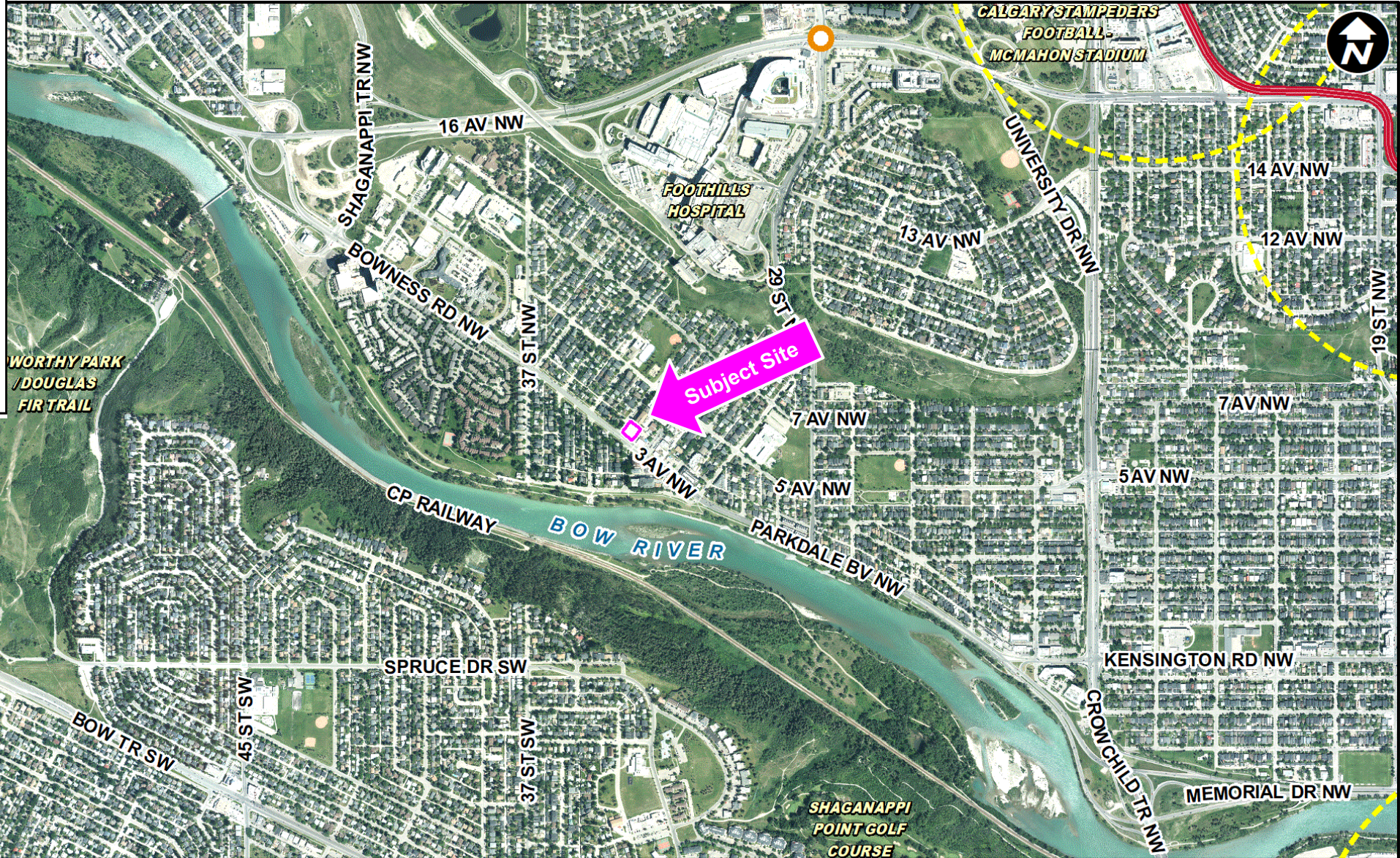
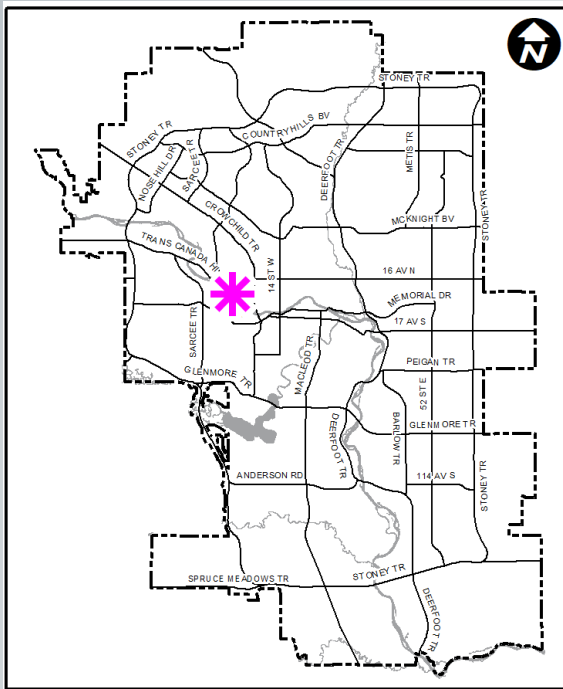
Policy and Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

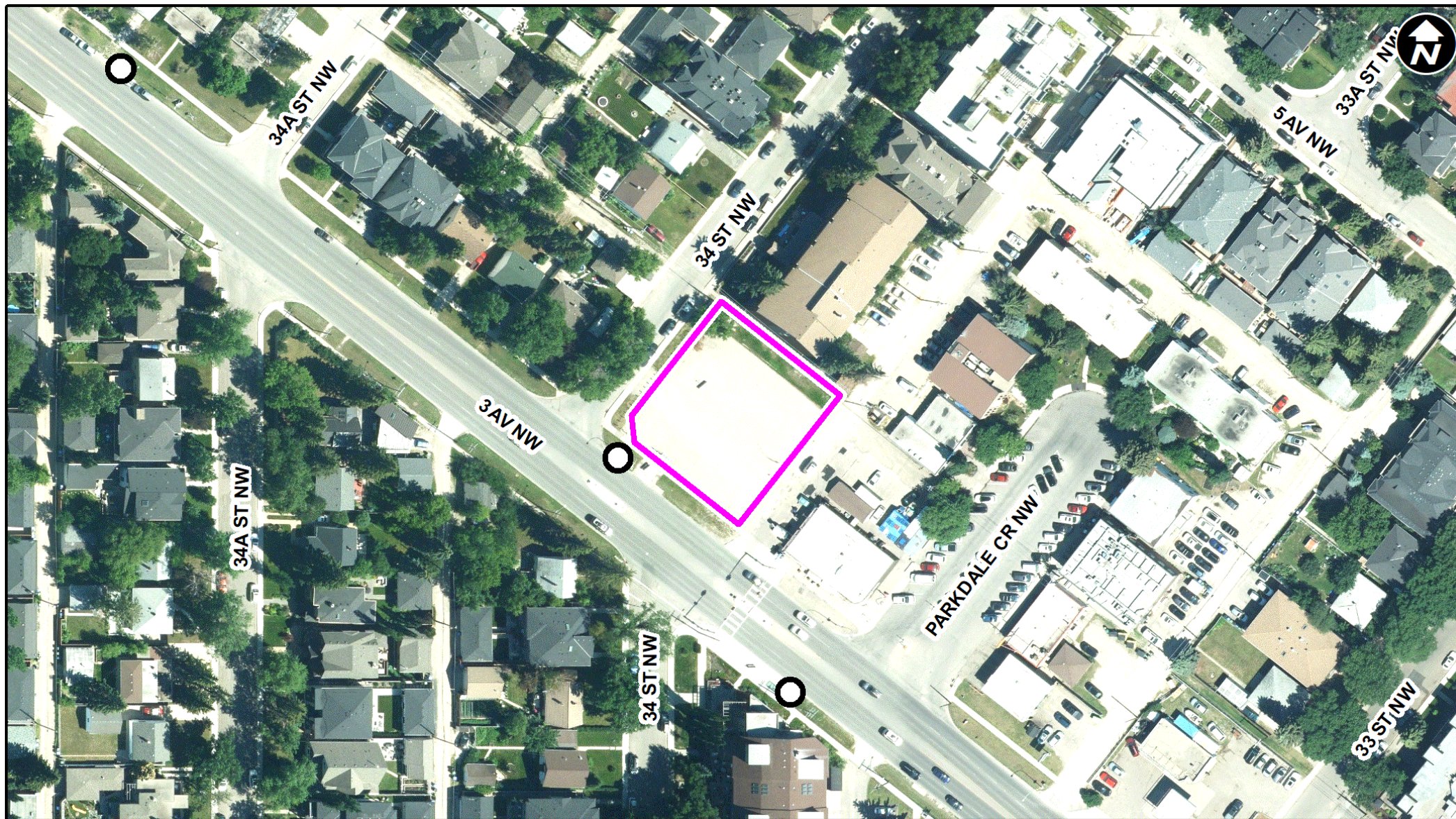
That Council:

1. Give three readings to **Proposed Bylaw 29D2024** for the amendments to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 143D2024** for the redesignation of 0.14 hectares \pm (0.36 acres \pm) located at 3416 – 3 Avenue NW (Plan 1310796, Block X, Lot 20) from Direct Control (DC) District **to** Mixed Use – General (MU-1f4.0h28) District



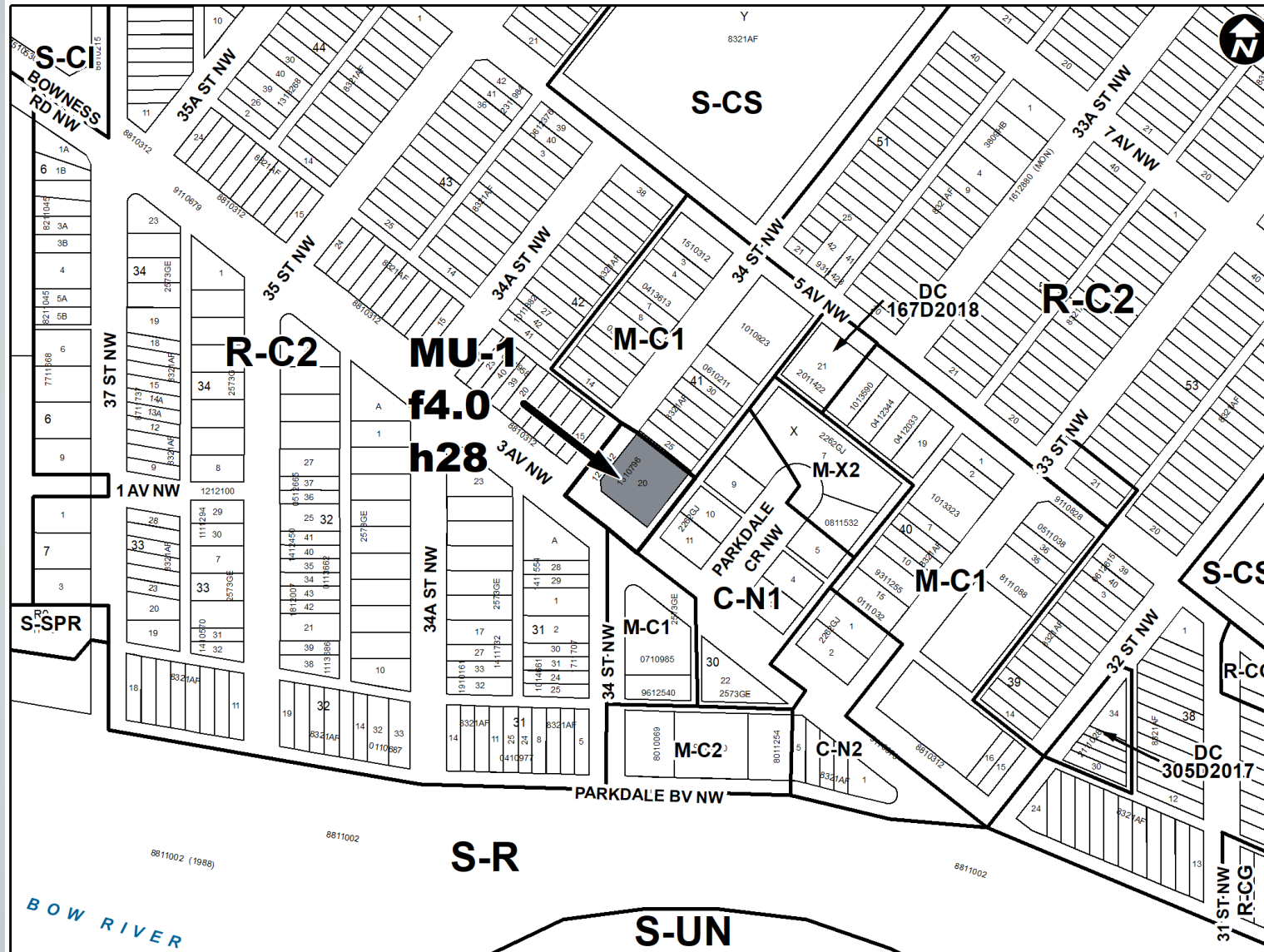
LEGEND

- ⬢ 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



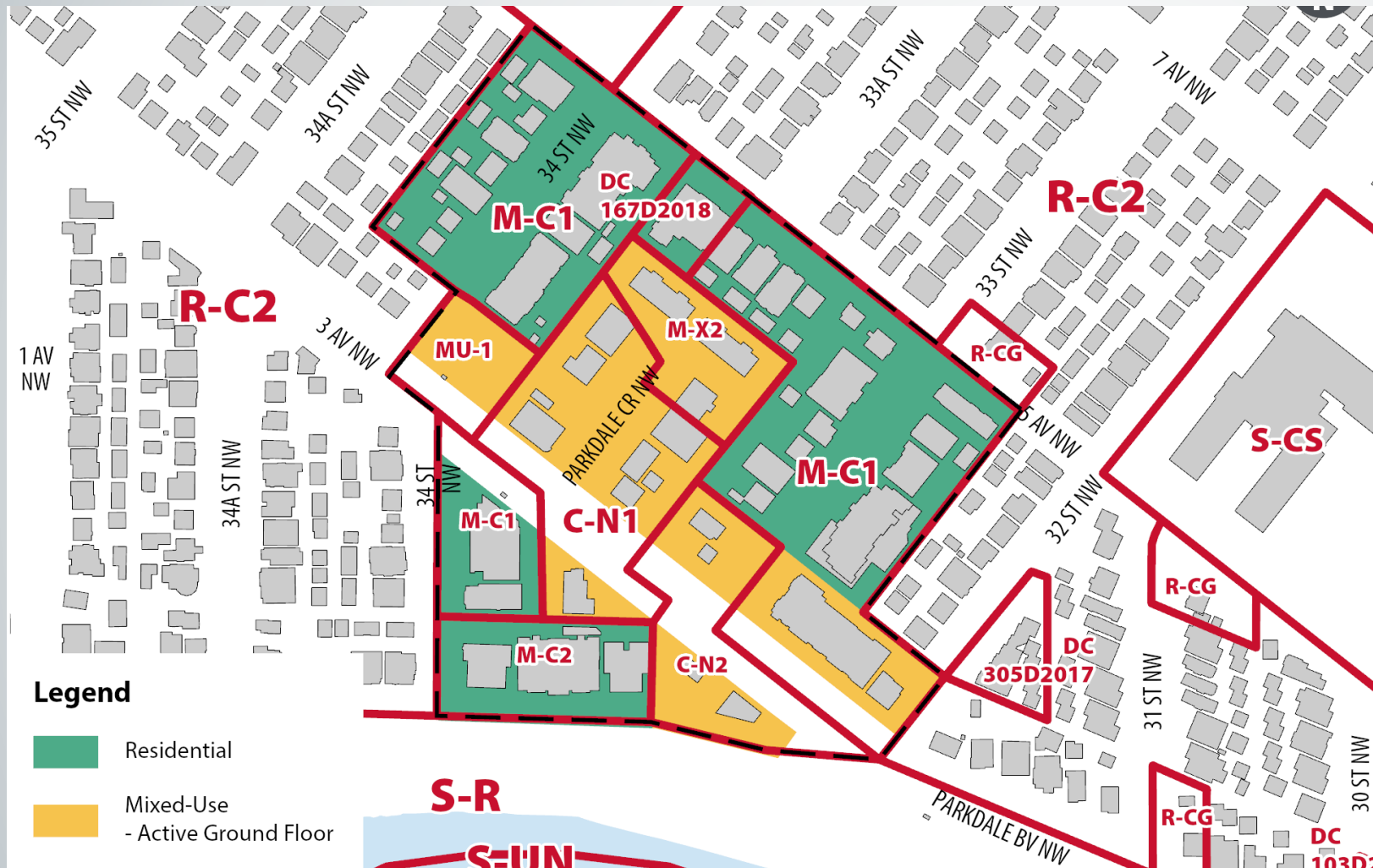
Parcel Size:

0.14 ha
36.6m x 39.6m



Proposed Mixed Use – General (MU-1f4.0h28) District:

- Allows for a mix of residential and commercial uses on busier streets
- Maximum floor area ratio (FAR) of 4.0
- Maximum height of 28 metres to accommodate a six-storey building with rooftop amenity space.



Proposed Amendments to the Parkdale Neighbourhood Activity Centre ARP:

- Map amendment to reflect the MU-1 designation.
- Text amendment to allow for six stories on the site.
- Removal of the requirement for an integrated transit shelter.

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Supplementary Slides



