



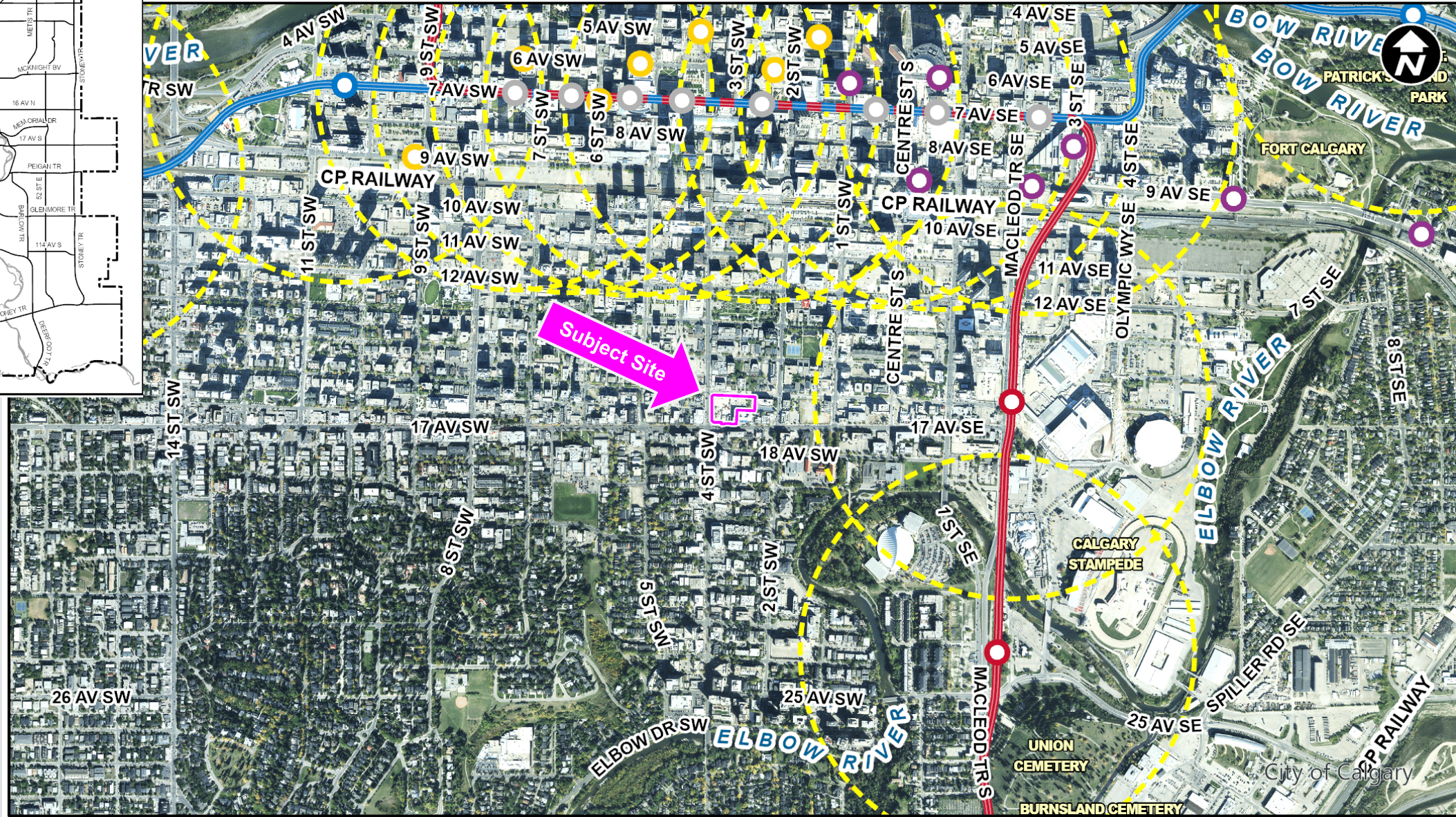
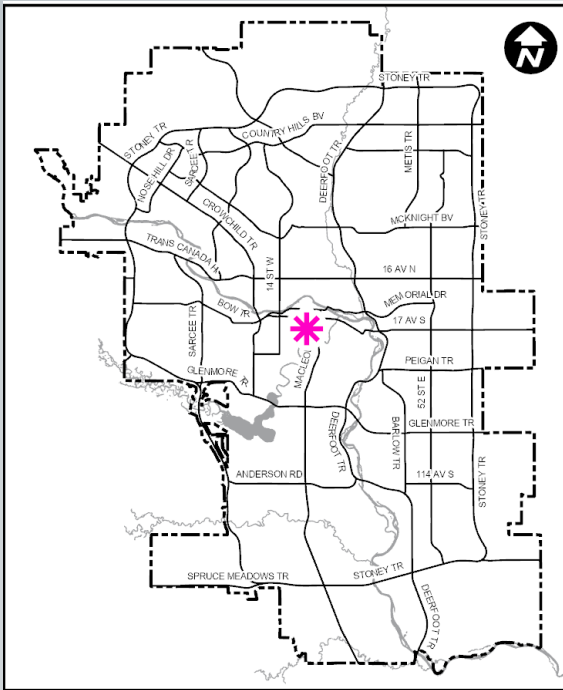
LOC2024-0192 / CPC2025-0034 **Policy and Land Use Amendment**

January 9, 2025

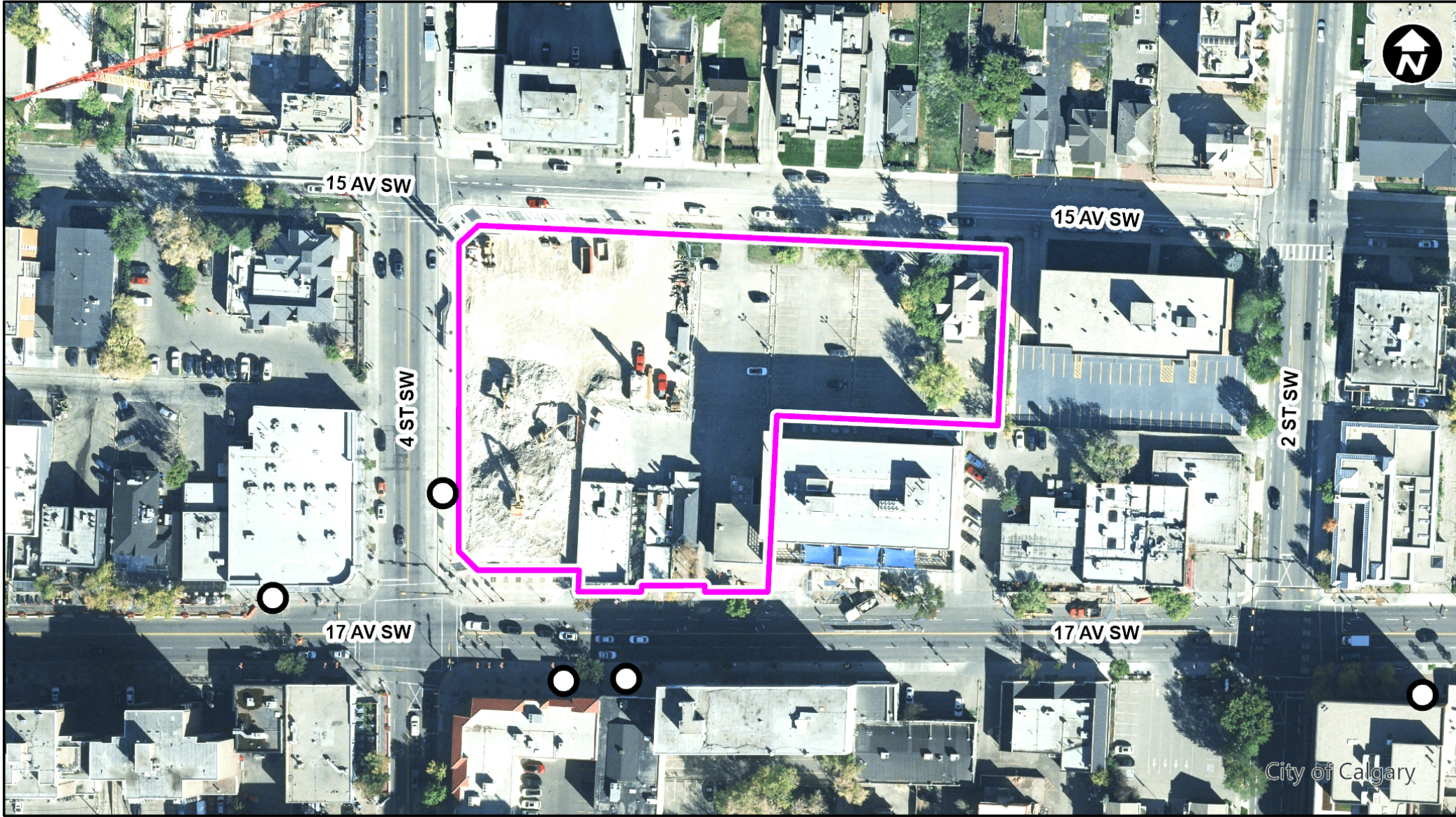
RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan Part 1(Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.87 hectares \pm (2.16cres \pm) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).



- 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

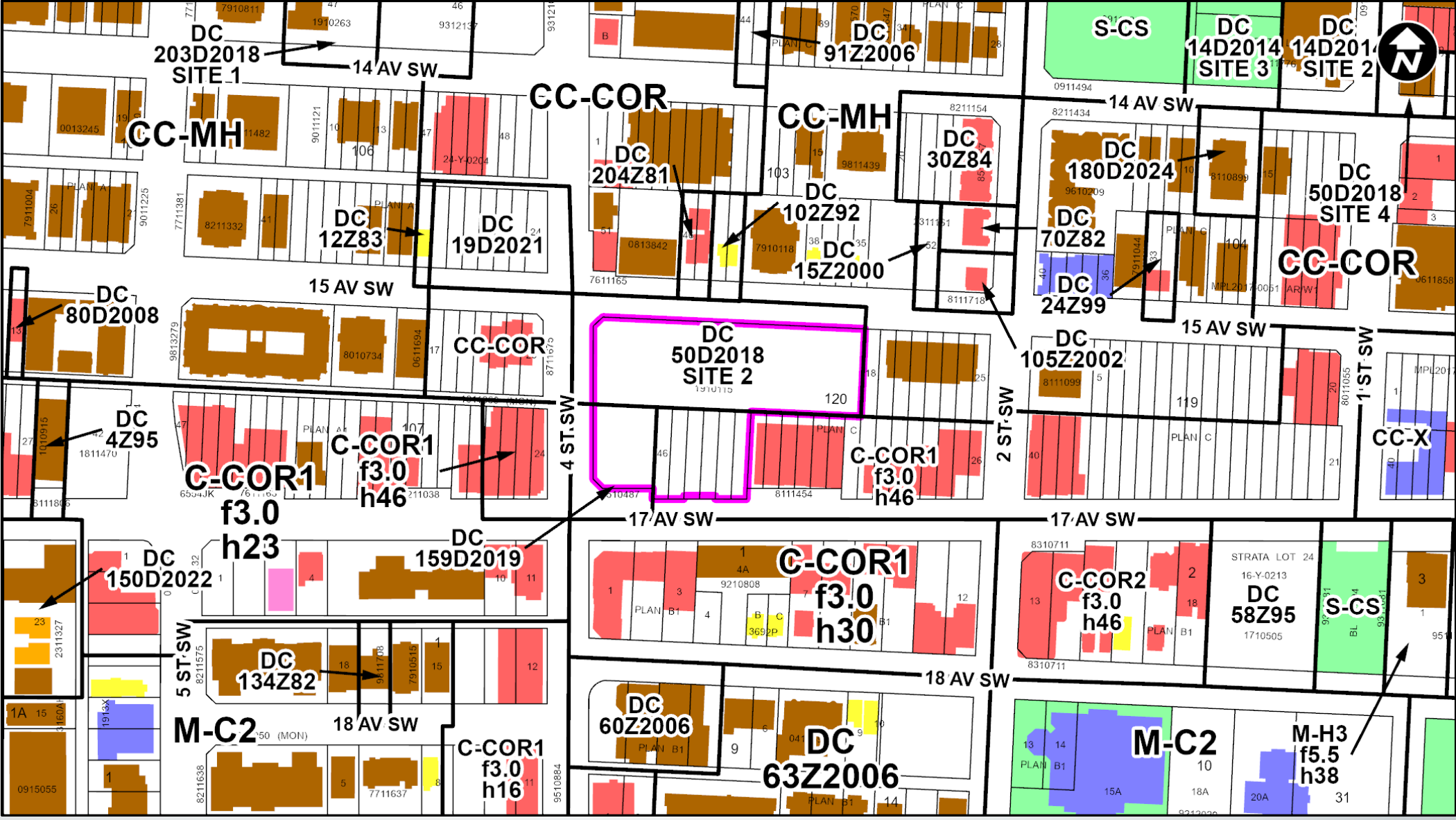
Parcel Size:

0.875 ha

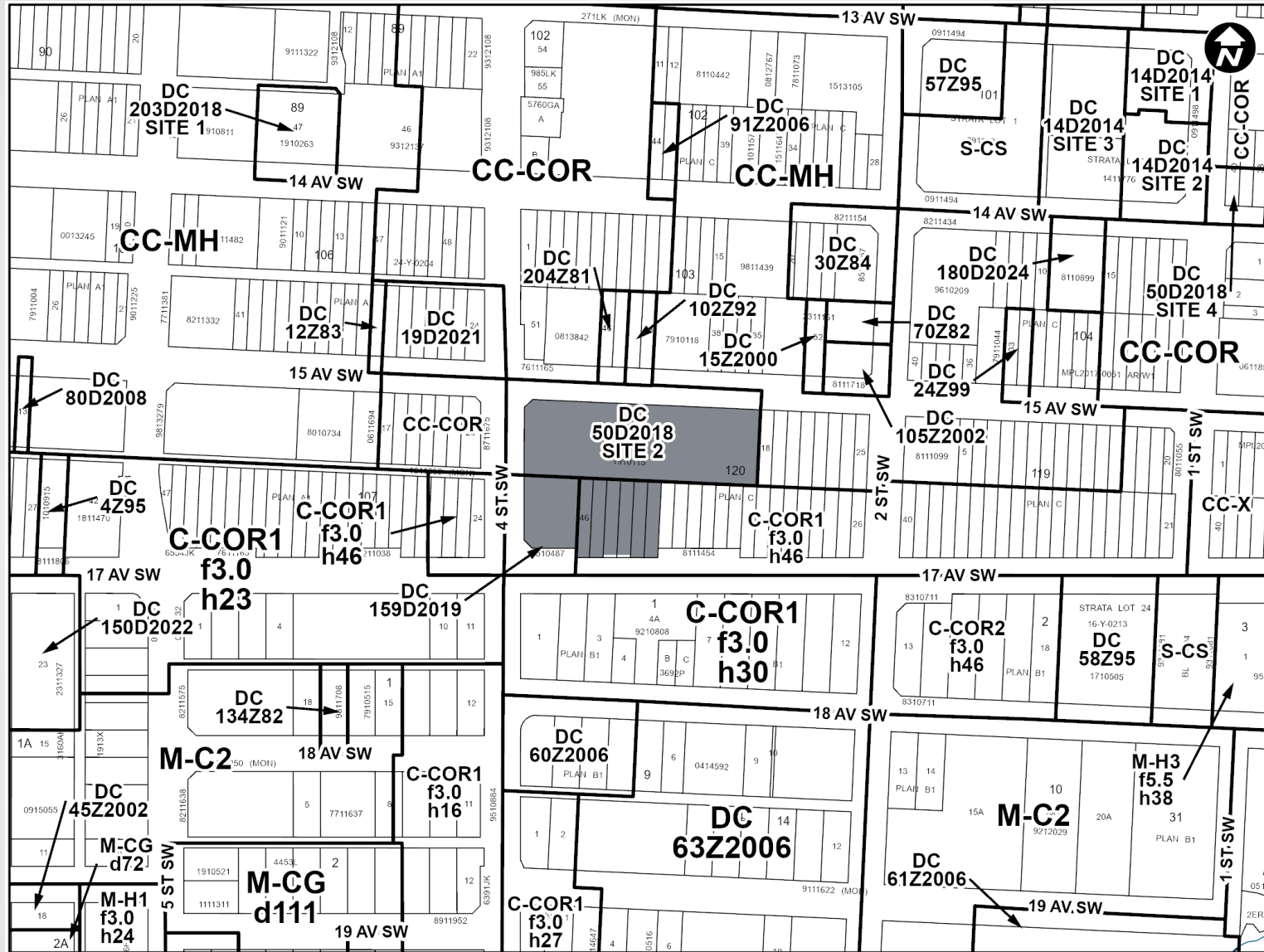
83m x 132m

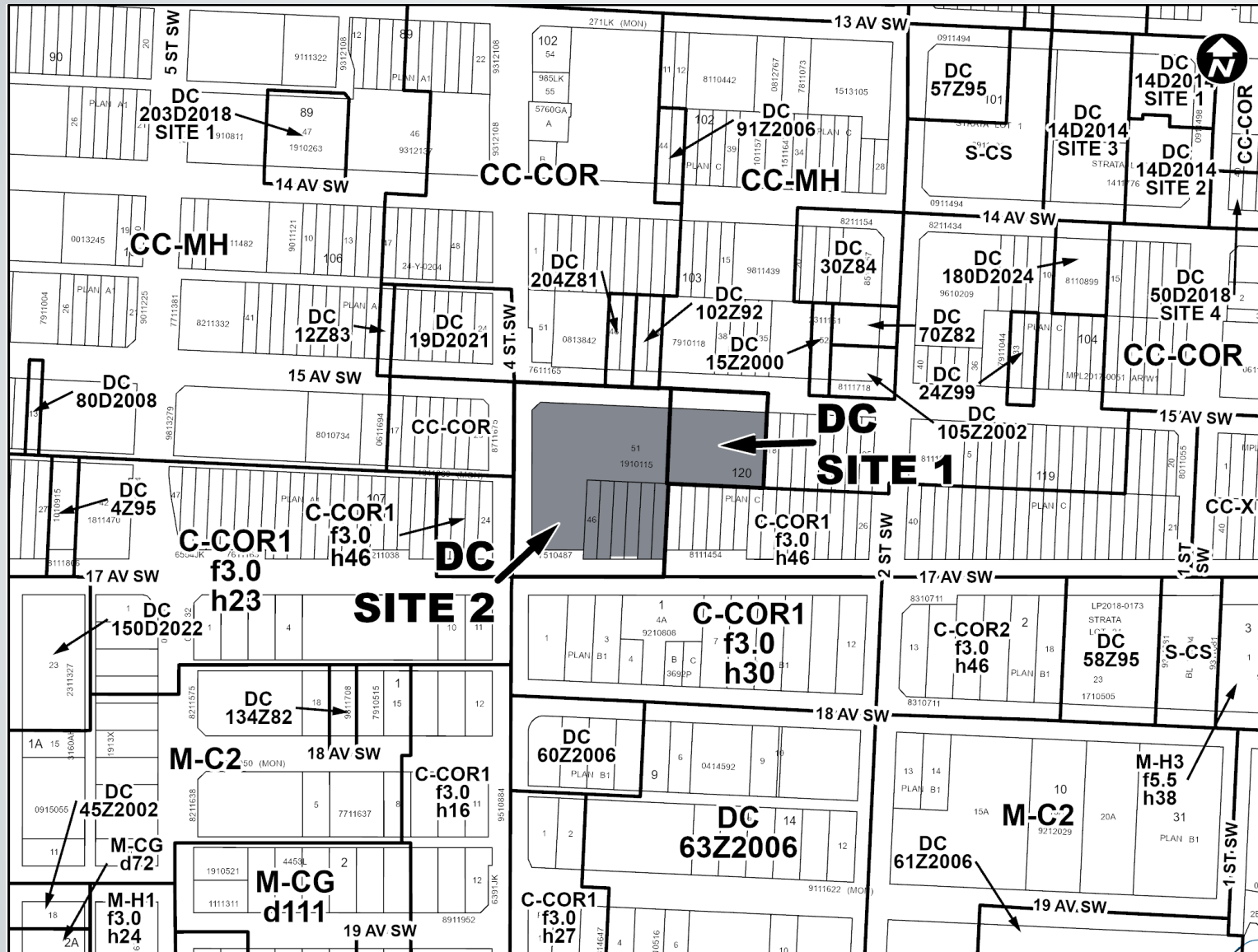






- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed DC District:

- DC based on CC-X District
- Site separated into Site 1 and Site 2
- Site 1 allows for 14.0 FAR and Site 2 allows for 11.0 FAR
- Revised tower floor plate and tower separation rules
- Bonusing table which includes an additional bonus item for provision of some amenities in the public realm

- Amendments to the Beltline Area Redevelopment Plan: Part 1 include:
 - Creation of a Special Policy Area 2 that includes the subject site parcels from the existing Special Policy Area 1
 - Addition of policies specific to Special Policy Area 2 in relation to density, floor plate sizes, additional bonusing item
 - Updates to Maps 3 and 5 to include Special Policy Area 2
 - Update to Table 5 to highlight densities allowed for Special Policy Area 2

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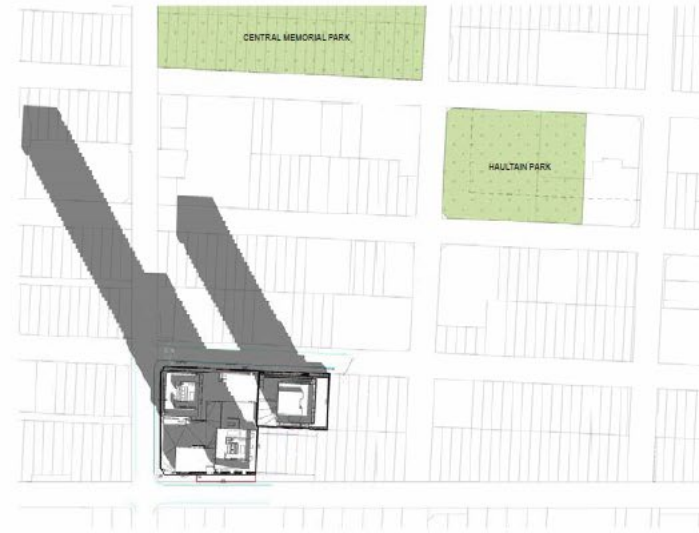
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Supplementary Slides



1 FALL EQUINOX - 10:00 AM
SD1.03 SCALE: 1:2000



2 FALL EQUINOX - 12:00 PM
SD1.03 SCALE: 1:2000



3 FALL EQUINOX - 2:00 PM
SD1.03 SCALE: 1:2000



4 FALL EQUINOX - 4:00 PM
SD1.03 SCALE: 1:2000

