

Public Hearing of Council

Agenda Item: 7.2.21



LOC2024-0265 / CPC2025-0553

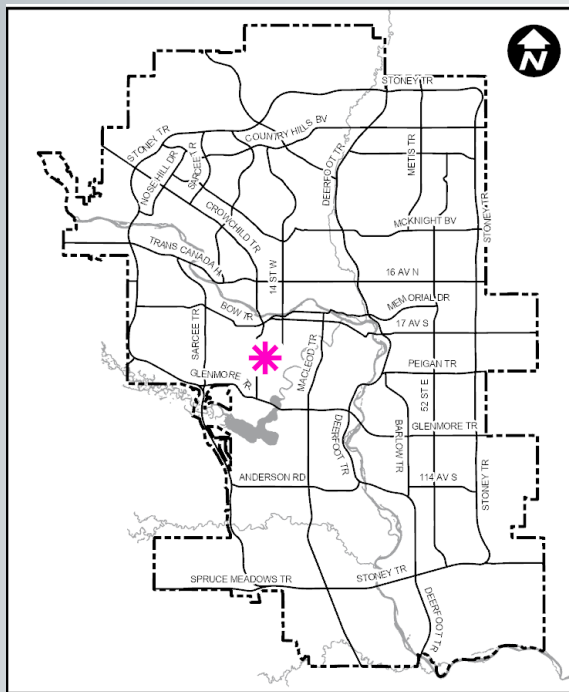
Land Use Amendment

July 15, 2025

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 129D2025** for the redesignation of 0.71 hectares $\pm$ (1.76 acres $\pm$) located at 2101, 2123 and 2127 – 33 Avenue SW (Plan 4479P, Block 70, Lots 1 to 14) from Mixed Use – Active Frontage District (MU-2f3.0h23) **to** Direct Control (DC) District to accommodate a mixed-use development, with guidelines.



LEGEND

 600m buffer from LRT station

LRT Stations

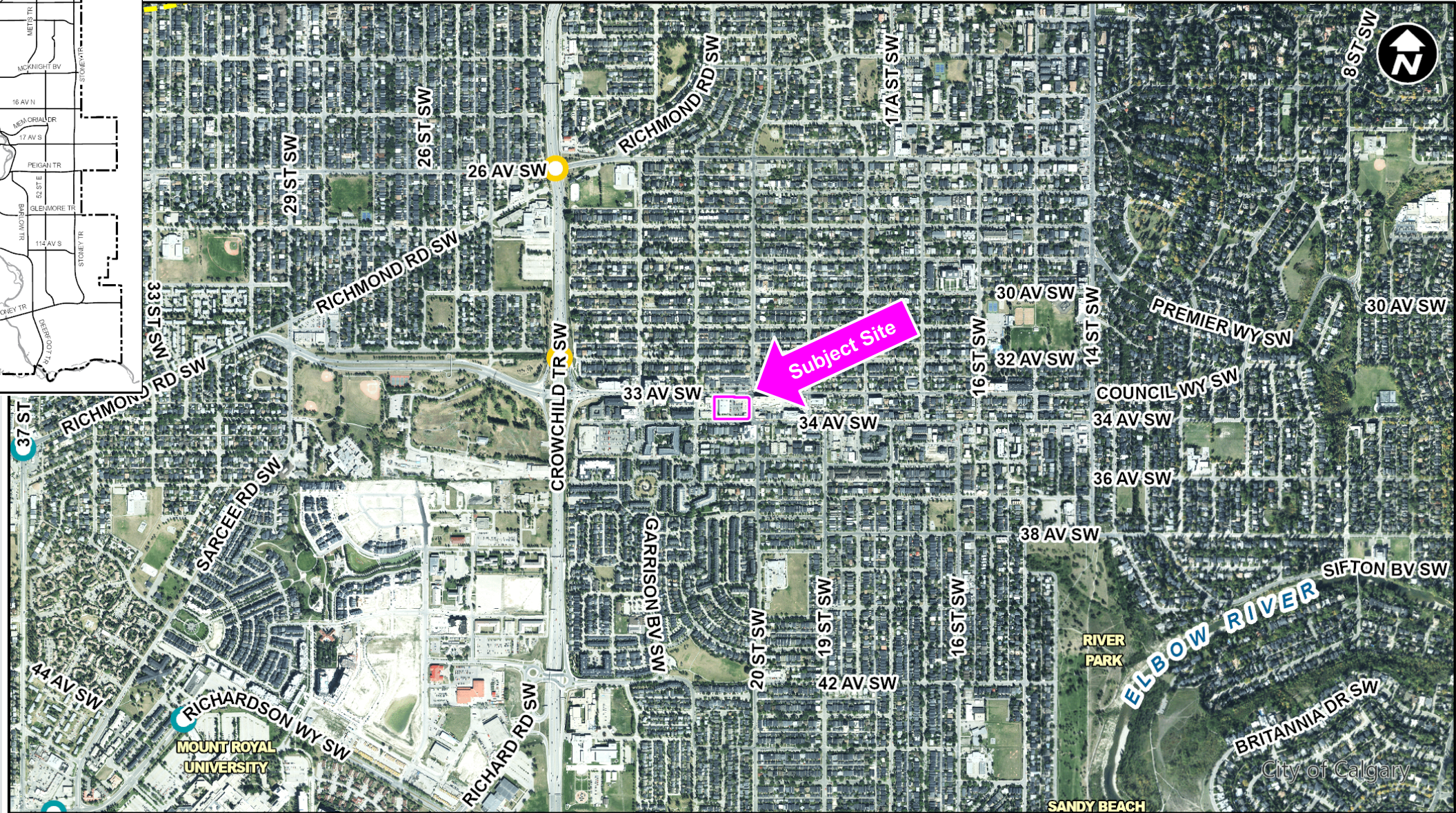
 Blue
 Downtown
 Red
 Green (Future)

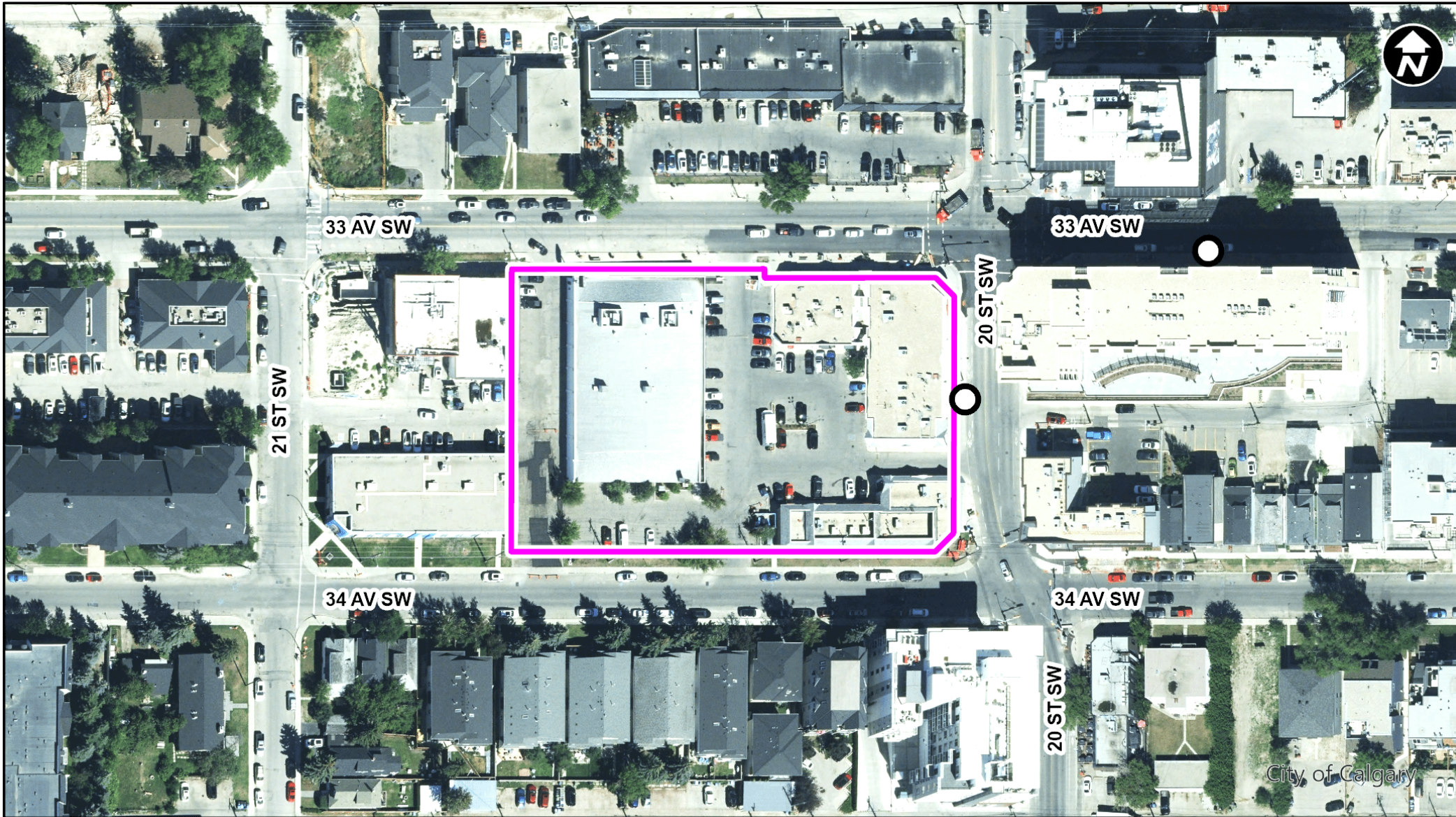
LRT Line

 Blue
 Blue/Red
 Red

Max BRT Stops

 Orange
 Purple
 Teal
 Yellow





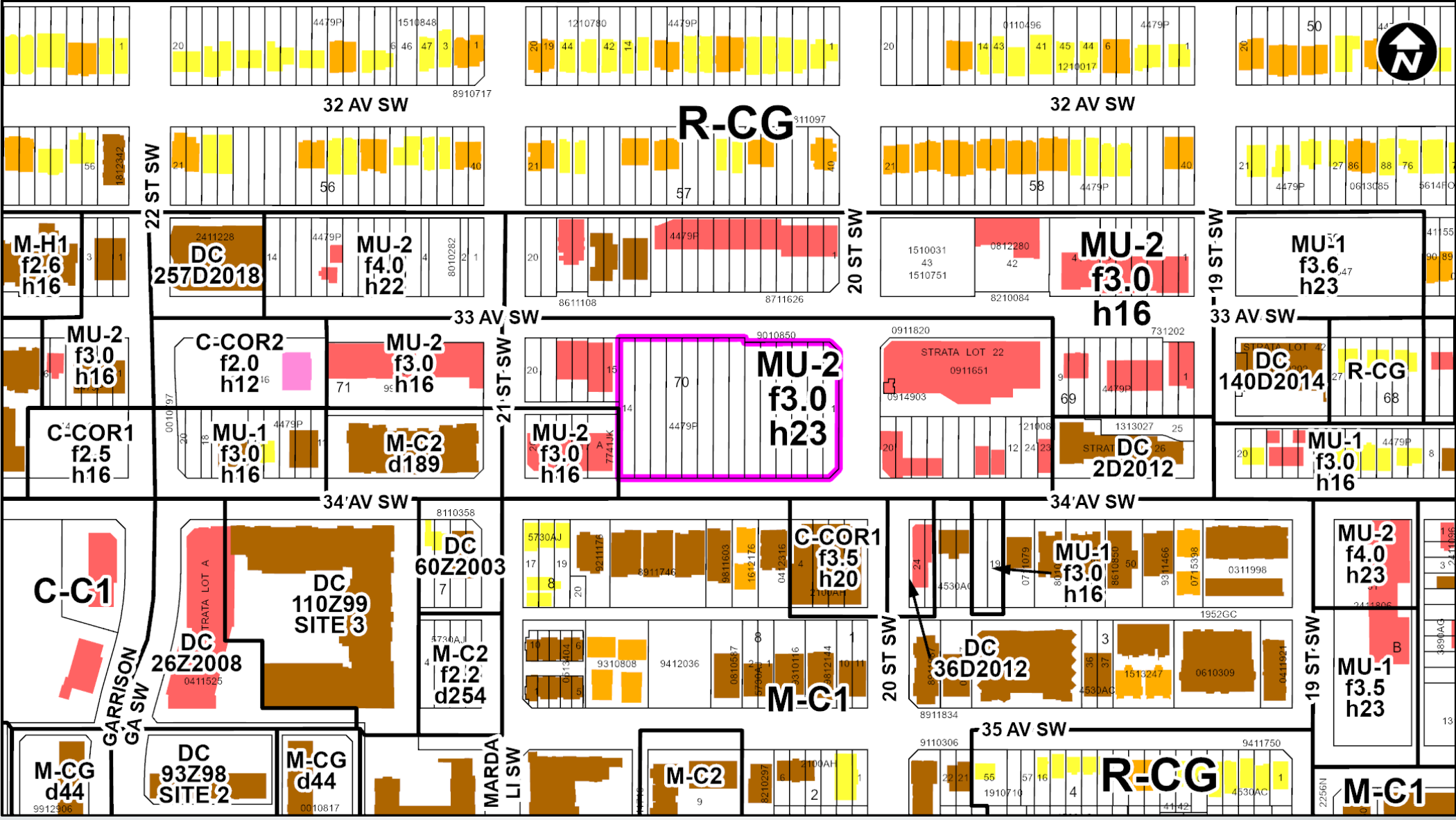
LEGEND

○ Bus Stop

Parcel Size:

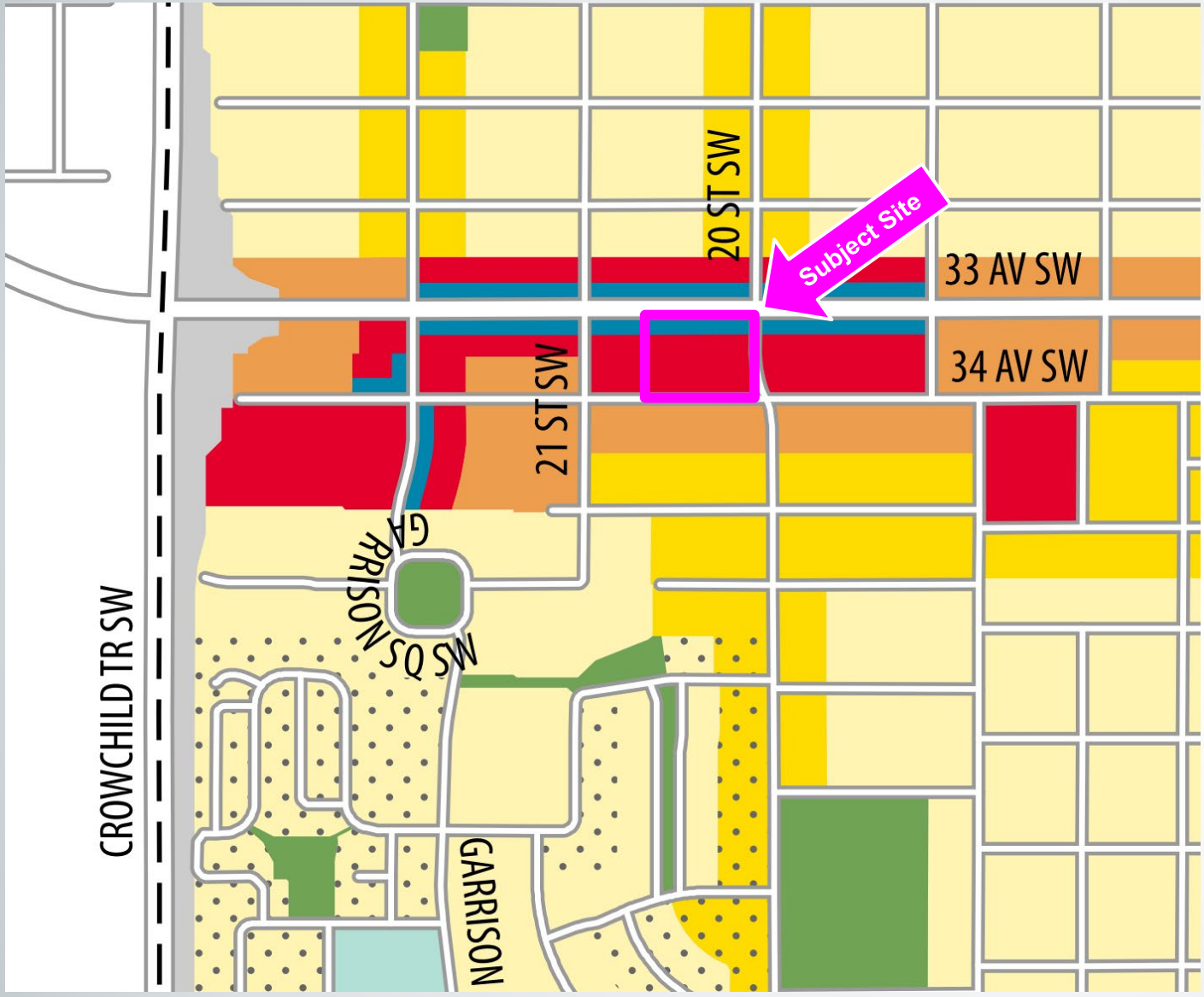
0.71 ha
115 m x 90m

City of Calgary





- Increase to allowable Floor Area Ratio (FAR) from 3.0 up to 6.0
- Additional FAR provisions
- Increase to allowable building heights allowing for a range from 24 metres to 66 metres
- Addition of floor plate rules
- Change to building setback and façade width rules



Urban Form:

- Neighbourhood Commercial
- Active Frontage

Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local

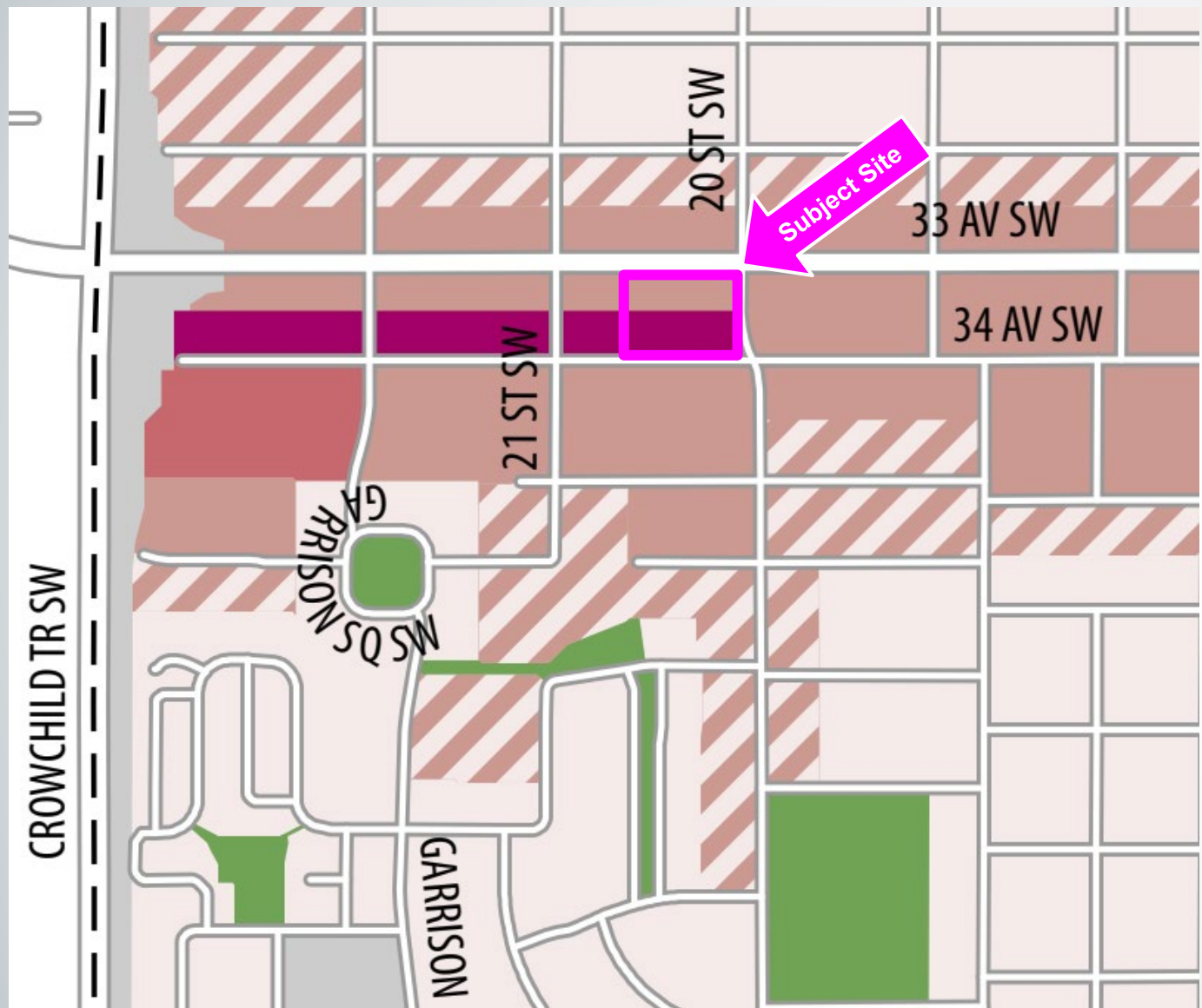
- Commercial Corridor
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation

- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Comprehensive Planning Site
- Industrial Transition

- Special Policy Area
- Active Frontage
- Plan Area Boundary

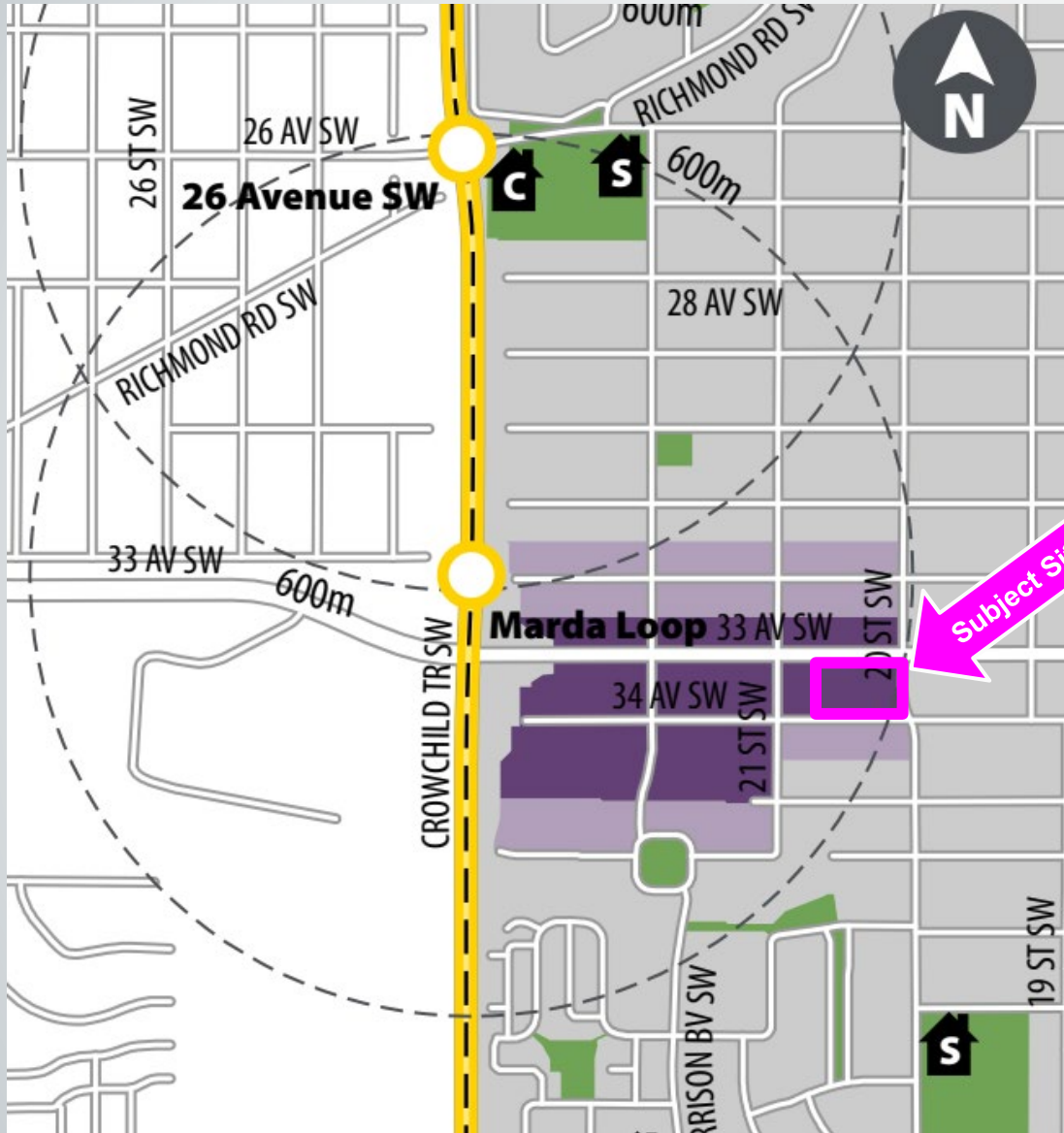


Building Scale:

- **Low** (up to 6 Storeys) adjacent to 33 Avenue SW
- **Modified Building Scale Area**
 - 16 Storeys allowed along 34 Avenue SW
 - Additional heights allowed if shadows minimized along 33 Avenue SW

Legend

Limited (up to 3 Storeys)	High (up to 26 Storeys)	Natural Areas
Low - Modified (up to 4 Storeys)	Highest (over 26 Storeys)	Parks and Open Space
Low (up to 6 Storeys)	Modified Building Scale Area	Plan Area Boundary
Mid (up to 12 Storeys)	No Scale Modifier	



Marda Loop Transit Station Area:

- Development in **Core Zones** may exceed the Building Scale modifier if:
 - Provide a publicly-accessible private open space amenity; or
 - Provision of non-market housing or mixed-market housing

Legend

-  Marda Loop Core Zone
-  Marda Loop Transition Zone

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Supplementary Slides





Policy

- a. Portions of the 33 Avenue SW Neighbourhood **Main Street** are identified as forming part of the **Core Zone** or **Transition Zone** for the Marda Loop transit station area on the MAX Yellow **BRT** line. Additional policies for **transit station areas** are found in section 2.5.4.
- b. Commercial development is encouraged to provide publicly accessible underground parking.
- c. Larger format **retail** uses are encouraged to locate on the bulk of the floor space on second floor or above, or, when located at-grade, be located behind smaller commercial uses that face 33 Avenue SW.
- d. Development between 33 Avenue SW and 34 Avenue SW, and between 20 Street SW and Crowchild Trail SW, as identified in Figure 12, with a building scale designation of Modified Building Scale Area, should be a maximum of 16 storeys or less. The maximum height may exceed 16 storeys if, at the time of planning application, it is demonstrated that the development minimizes shadows on the north sidewalk of 33 Avenue SW on the spring and fall equinoxes. Proposals to exceed 16 storeys should include items that provide public benefit as identified in policy 2.5.4(i), to the satisfaction of the Development Authority.

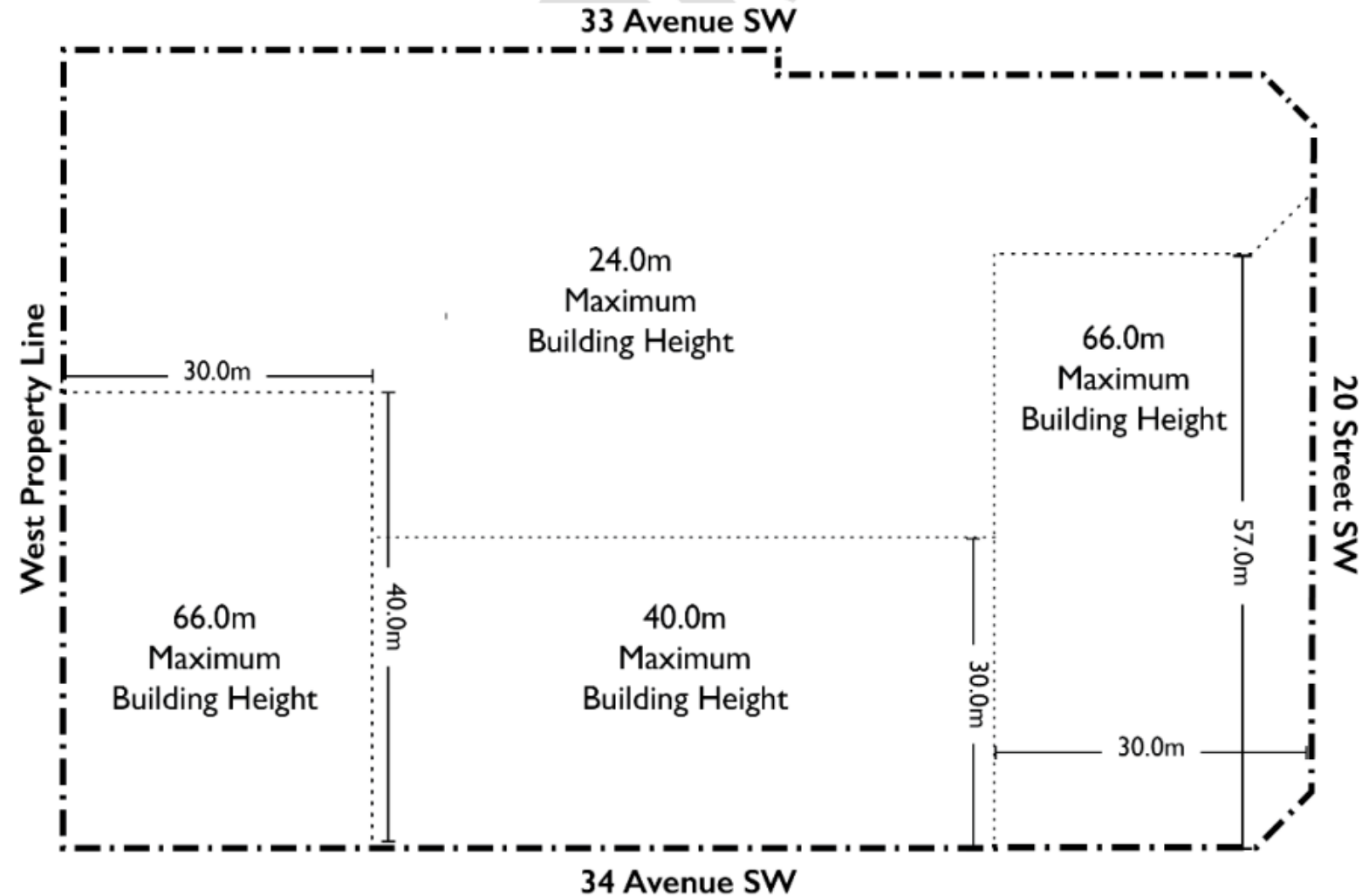
Figure 12: 33 Avenue SW and 34 Avenue SW Modified Building Height

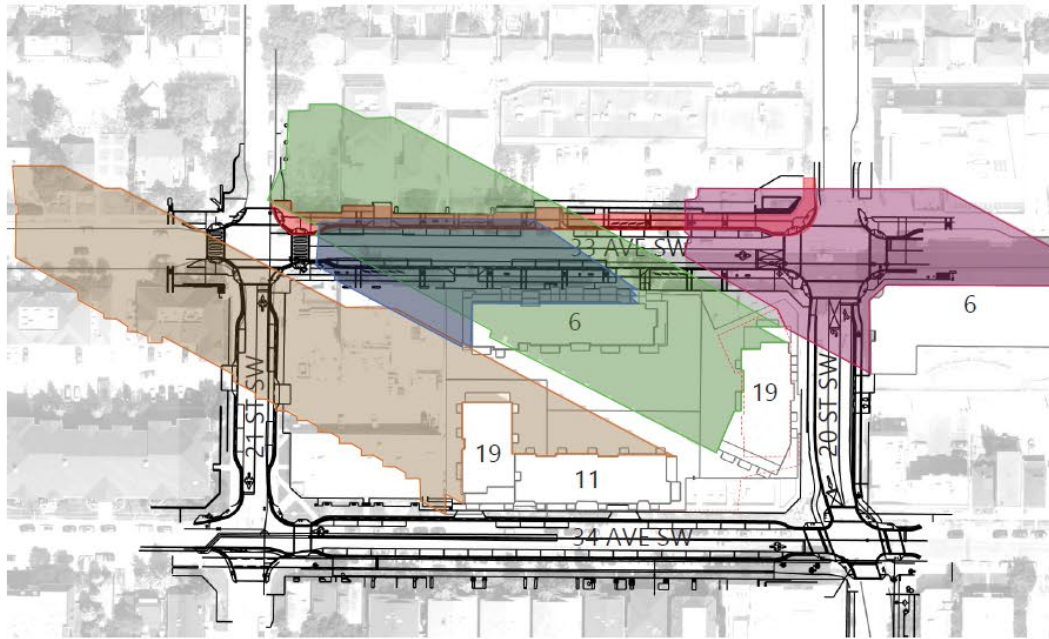


- i. Further to the building scale policies in Section 2.3, development in **Core Zones** may exceed, with a limited number of storeys, the building scale identified in Map 4: Building Scale which would result in a greater building area as would otherwise be achievable. A proposed development should only be allowed to exceed the building scale where the development achieves the following:
 - i. providing a substantially enhanced, high-quality publicly-accessible private open space; or,
 - ii. provision of **non-market housing** and/or **mixed-market housing** acceptable to The City.
- j. Proposals to exceed maximum building heights as outlined in Section 2.5.4(i) should be reviewed on a case-by-case basis and applied using a direct control district and implemented during the development permit stage.

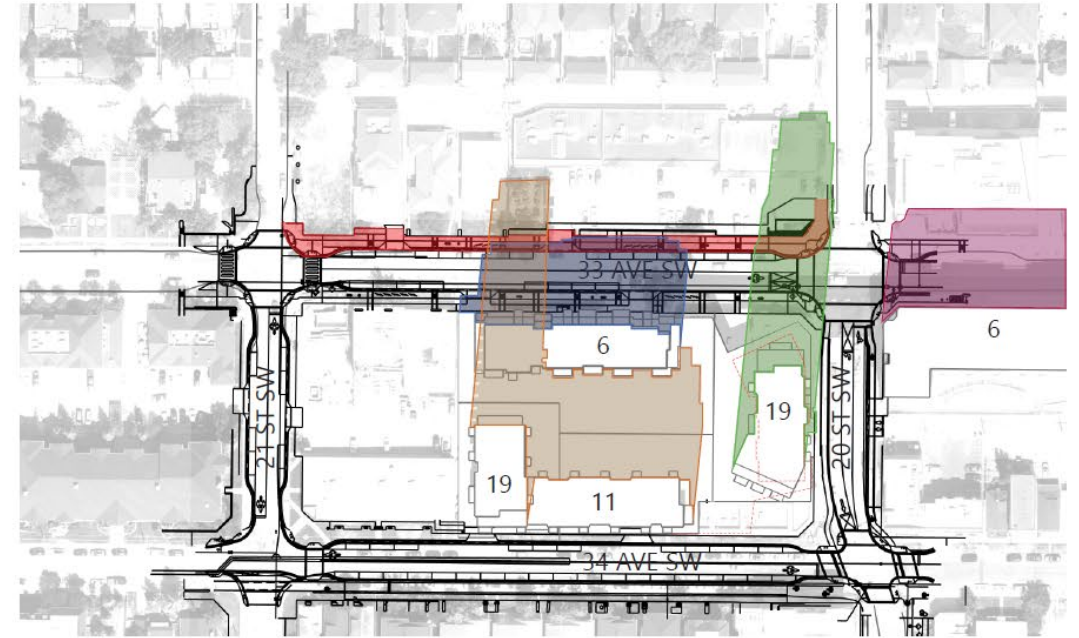
- k. Development in **Core Zones** may exceed the number of storeys identified in Map 4: Building Scale where the proposed development would achieve a similar building area as would be allowable with the building scale identified in Map 4: Building Scale and where the resulting development would:
 - i. reduce shadowing impacts on open space, public sidewalks, or adjacent properties;
 - ii. result in a building massing that has less impact on the streetscape;
 - iii. provide varied building massing and heights across a site; or,
 - iv. provide for improved interface with public spaces, transit stations, or other public amenities.

Illustration 1: Building Height in this Direct Control District





MARCH 21st 10:00AM MDT



MARCH 21st 2:00PM MDT

2101, 2123 & 2127 33 AV SW
Plan 4479P Block 70 Lots 1-13

