

Land Use Amendment Summary

The public hearing and first reading of Bylaw 299D2018 (land use amendment) for 740 – 19 Street SE was held on 2018 December 10. The application proposes to change the designation of the lands from Commercial – Corridor 3 (C-COR3 f2.8h12) to Direct Control (DC) District based on the Multi-Residential – High Density Medium Rise (M-H2) District with a maximum building height of 50 metres and a maximum floor area ratio of 5.0.

Second and third readings were withheld until the outcome of discussions on potential amendments and/or exemptions to the *Calgary International Airport Vicinity Protection Area* (AVPA) regulation was determined by The City of Calgary, The Province of Alberta and Calgary Airport Authority. The subject site is within the Noise Exposure Forecast (NEF) 30-35 AVPA which prohibits residences, schools, medical care facilities and campgrounds.

Discussions between The City of Calgary, The Province of Alberta, and the Calgary Airport Authority (CAA) commenced in 2018 July. In 2019 February, following a resolution by City Council, The City of Calgary and the CAA submitted a request to amend the AVPA to the Minister of Municipal Affairs. This amendment came into effect on 2019 October 09. The amendment to the AVPA removes restrictions on secondary suites and enables low density development (up to four units) in the communities of Inglewood, Mayland Heights and Vista Heights within the 30-35 NEF area.

While the discussions regarding potential amendments have concluded and second and third readings may be granted, the amendment does not address the multi-residential components of the proposed Direct Control district. However, certain discretionary uses listed in the proposed DC would not require any exemptions to the AVPA, such as Hotel, Office, Retail and Consumer Service along with various Restaurant uses. A development permit could be submitted that incorporates such uses, which would not require an AVPA exemption.

A development permit application has not yet been submitted. Upon receipt, further community outreach related to the proposed development will be conducted.