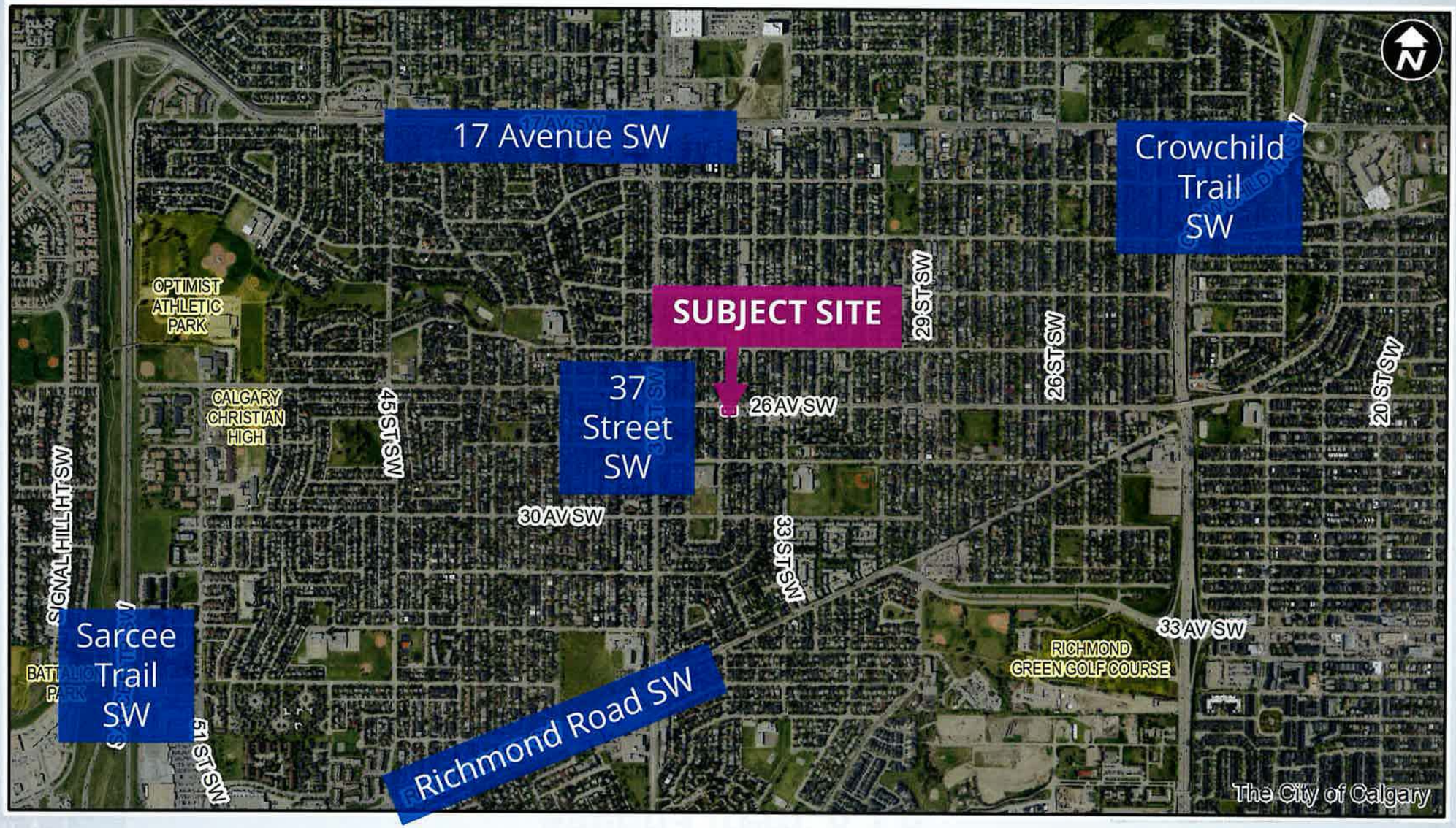
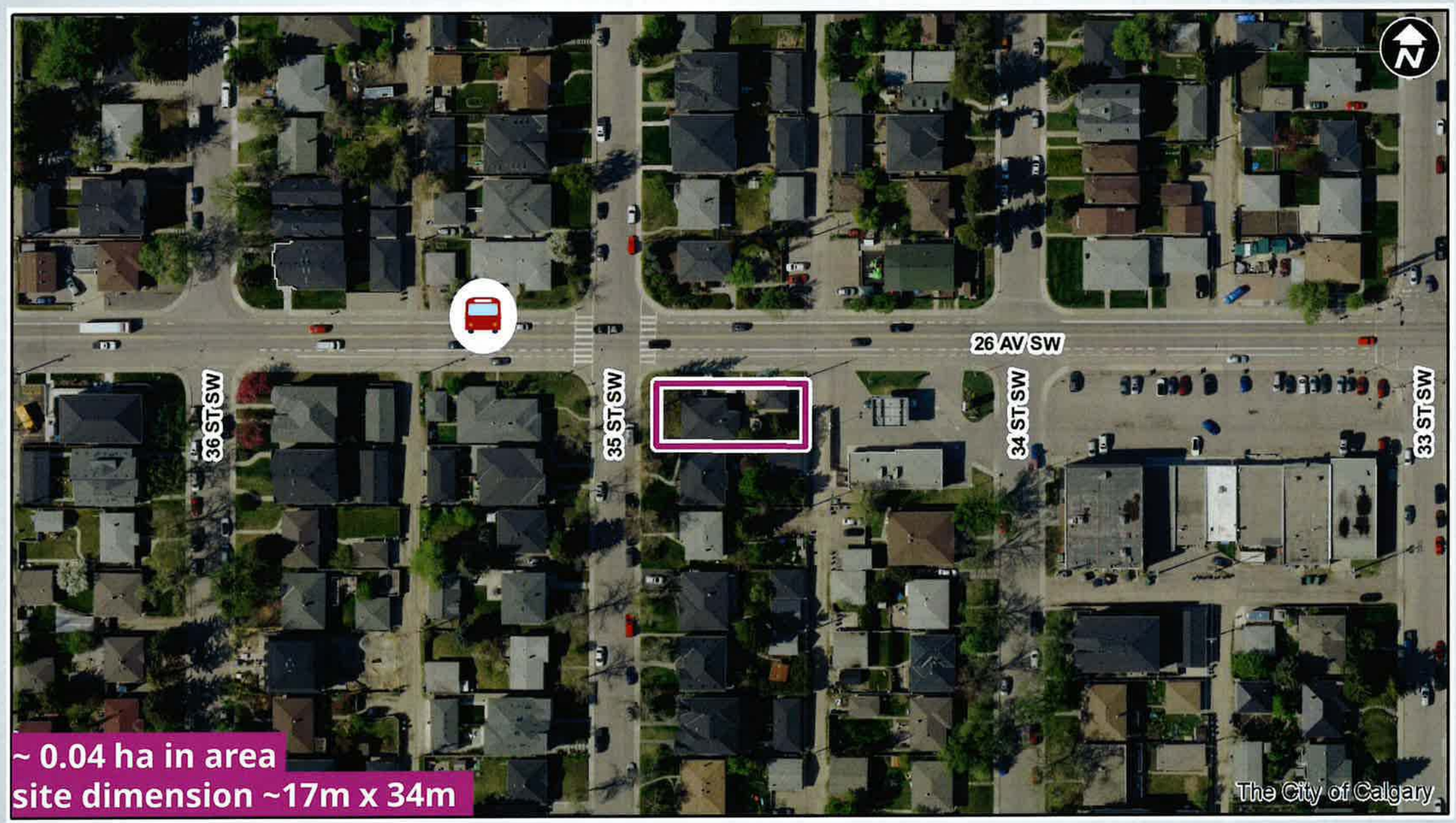
Public Hearing of Council
Agenda Item: 8.1.6

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 27 2020
ITEM: #8.1.6 CPC2020-0134
Public display tchistrib.
CITY CLERK'S DEPARTMENT

LOC2020-0004 Policy and Land Use Amendment

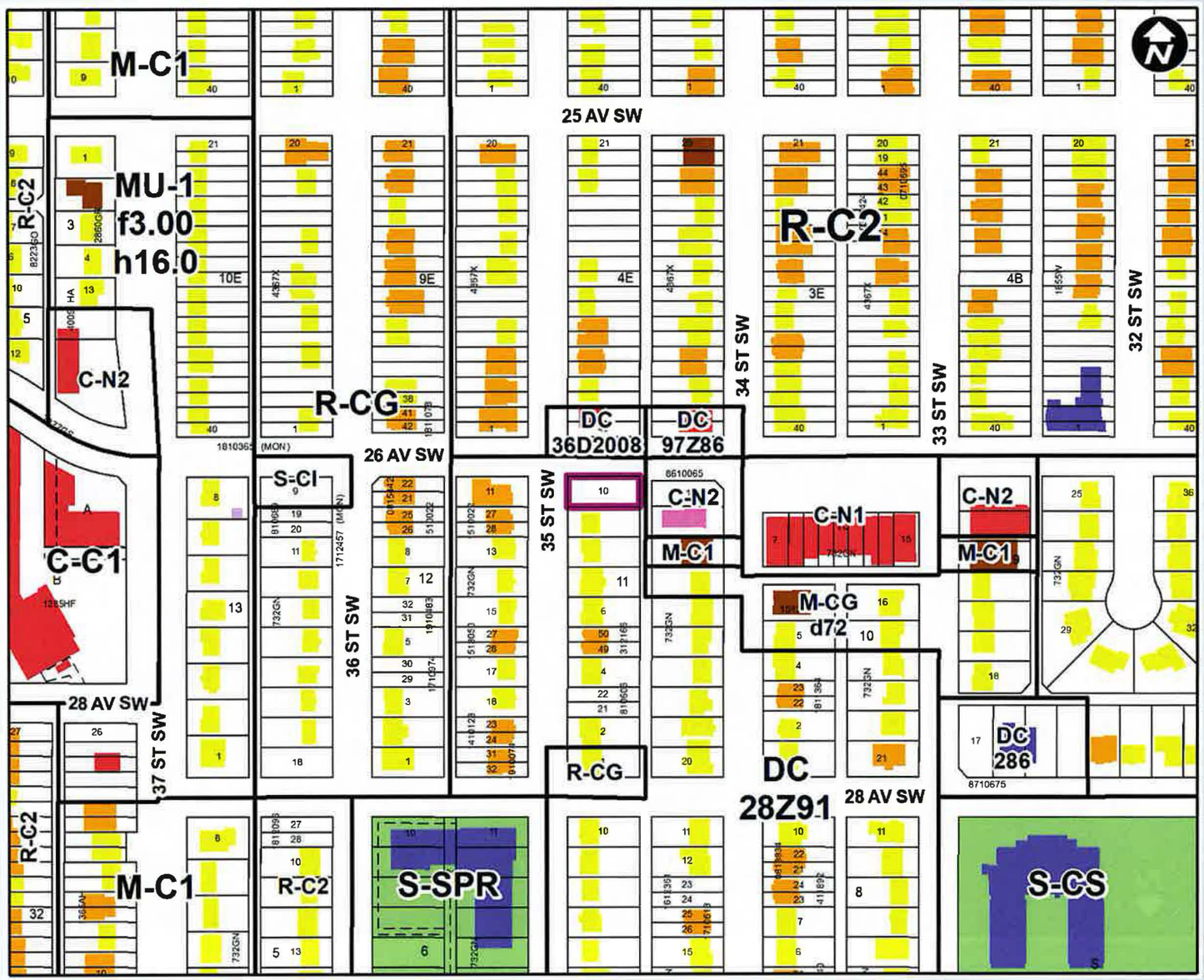

17 Avenue SW
Crowchild Trail SW
SUBJECT SITE
37 Street SW
Sarcee Trail SW
Richmond Road SW
OPTIMIST ATHLETIC PARK
CALGARY CHRISTIAN HIGH
RICHMOND GREEN GOLF COURSE
45 ST SW
29 ST SW
26 ST SW
20 ST SW
26 AV SW
30 AV SW
33 ST SW
33 AV SW
SIGNAL HILL HT SW
51 ST SW
The City of Calgary



- ~ 0.04 ha in area
- site dimension ~17m x 34m

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



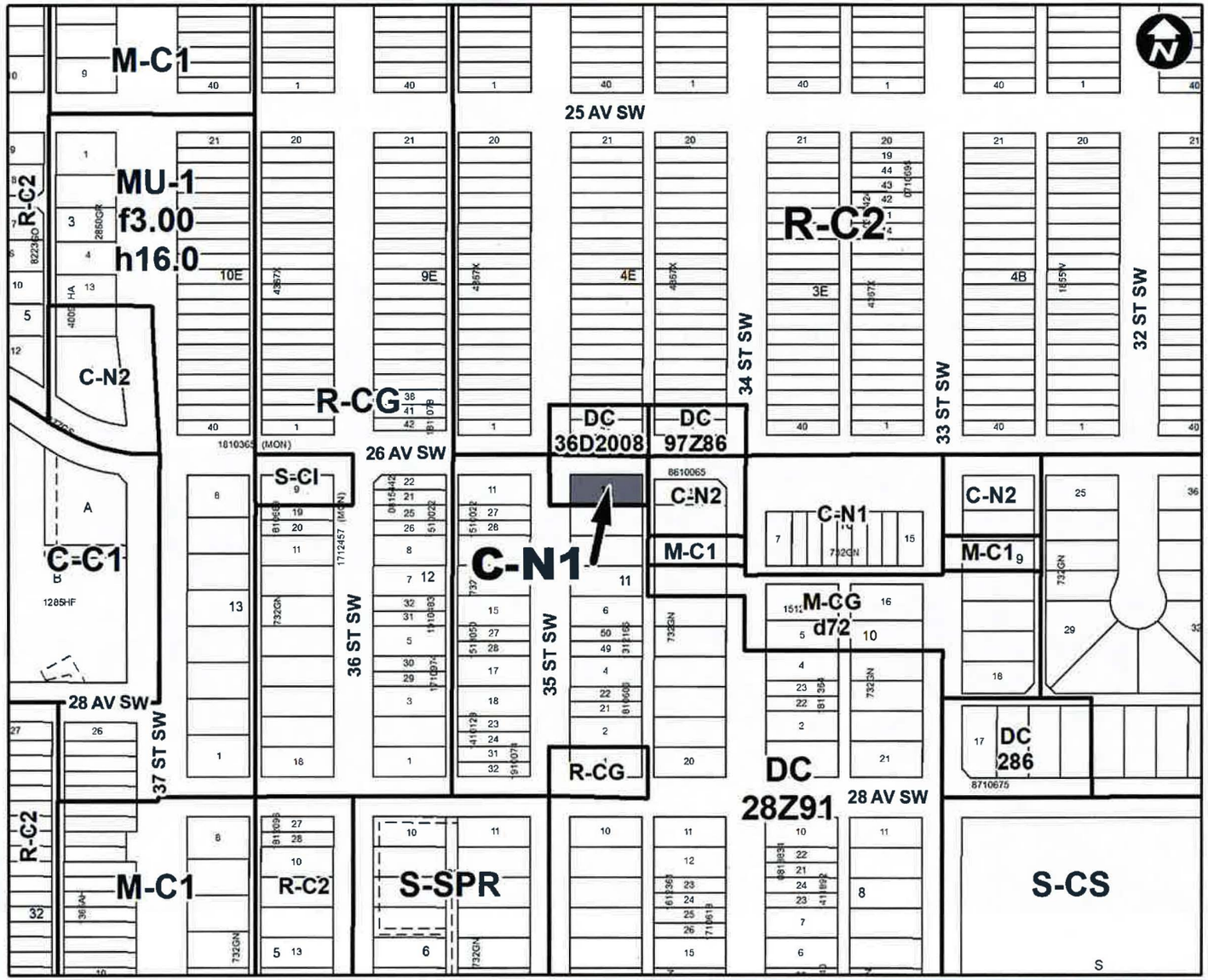


View of subject site looking south on 26 AV SW

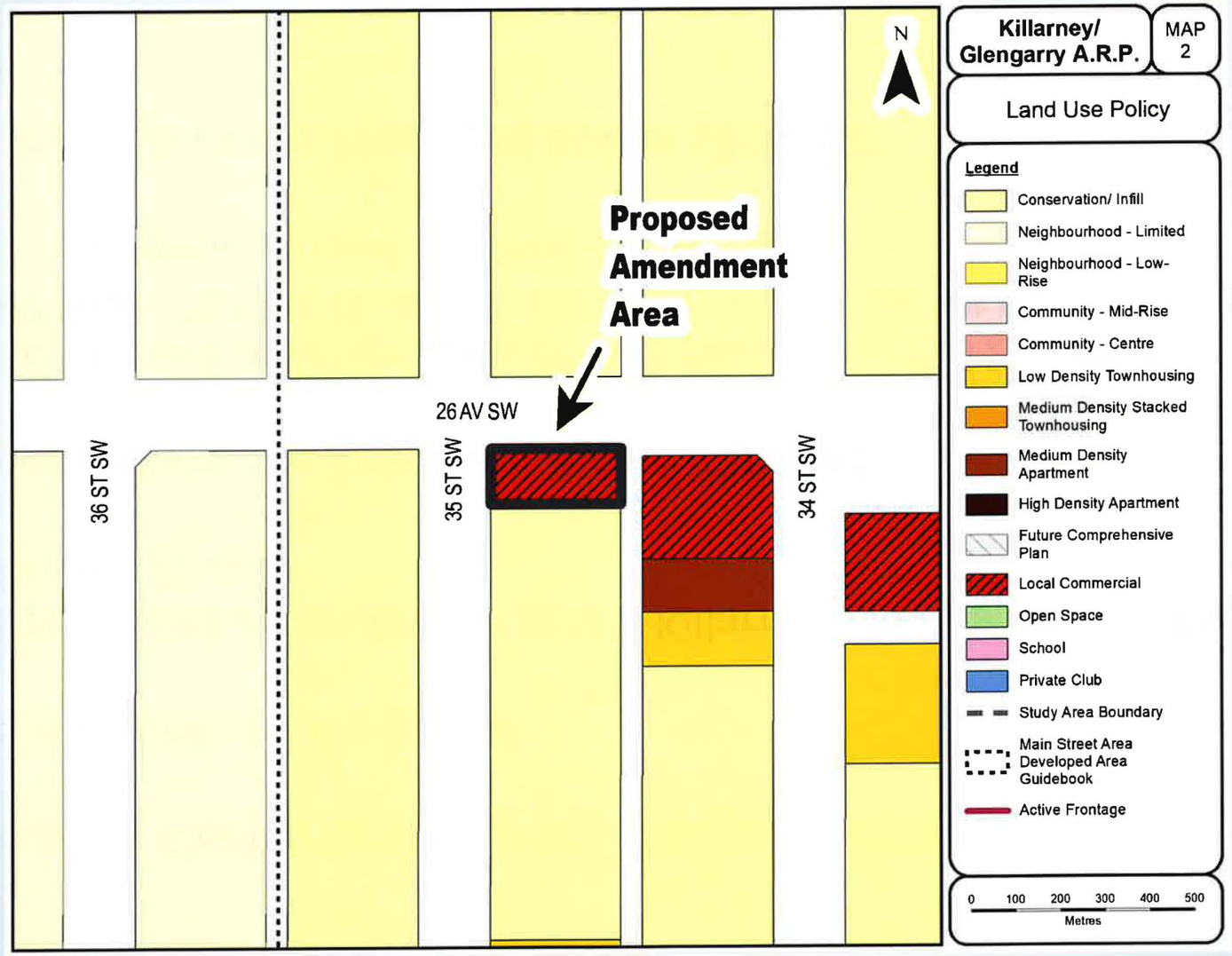
DC Direct Control District (Based on R-2 of 2P80) **to** Commercial – Neighbourhood 1 (C-N1) District

Accommodates:

- commercial developments that are street oriented and contextually sensitive to the existing area.
- FAR = 1.0
- Max Height = 10.0 metres



Killarney/Glengarry Area Structure Plan



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed amendments to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the **Proposed Bylaw 20P2020**.

3. **ADOPT** the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 2804 - 35 Street SW (Plan 732GN, Block 11, Lot 10) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District; and

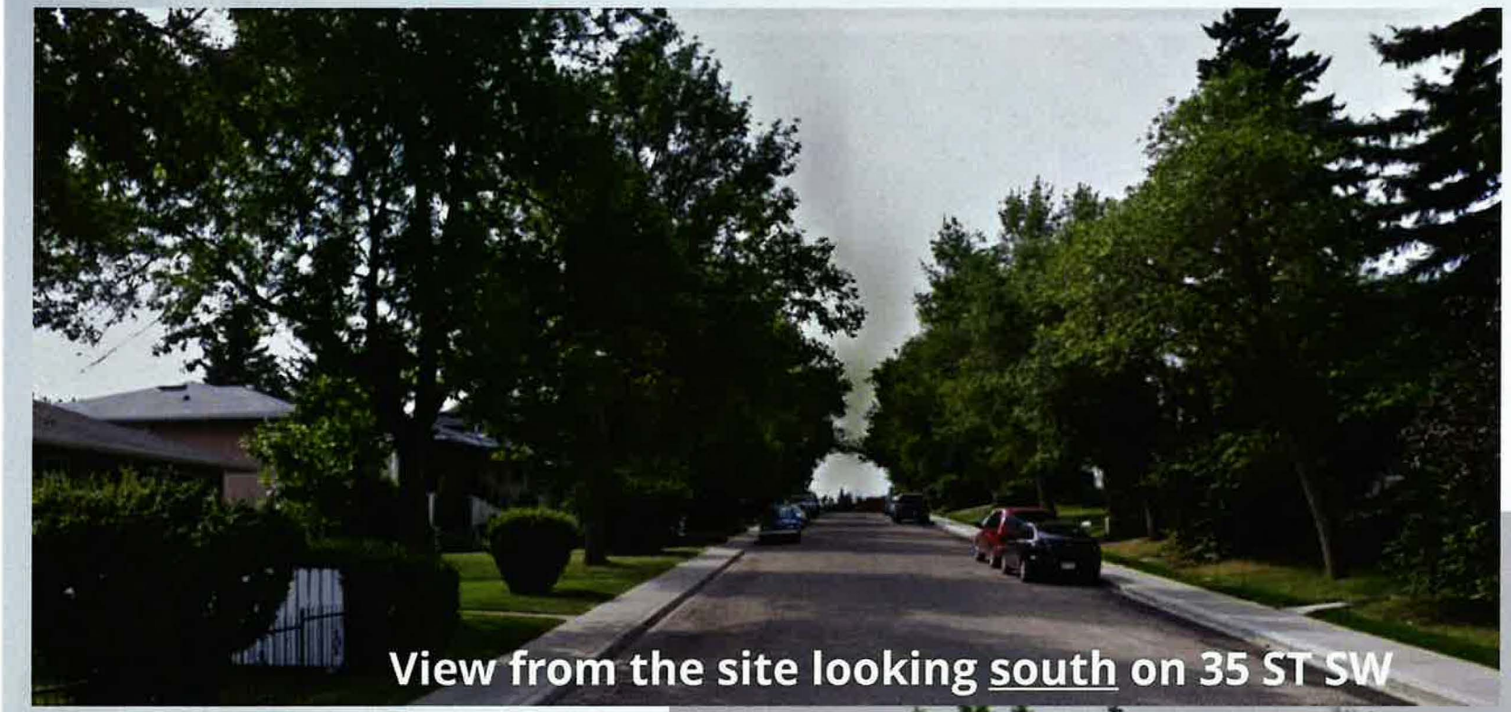
4. Give three readings to the **Proposed Bylaw 58D2020**.

Proposed C-N1 District allows for:

- small scale commercial developments, buildings that are in keeping with the scale of nearby residential areas;
- opportunities for residential uses on the upper floor of buildings that contain commercial uses;
- a maximum building height of 10 metres; and
- The uses listed in the C-N1 District.


View of subject site looking south on 26 AV SW


View of subject site looking east on 35 ST SW



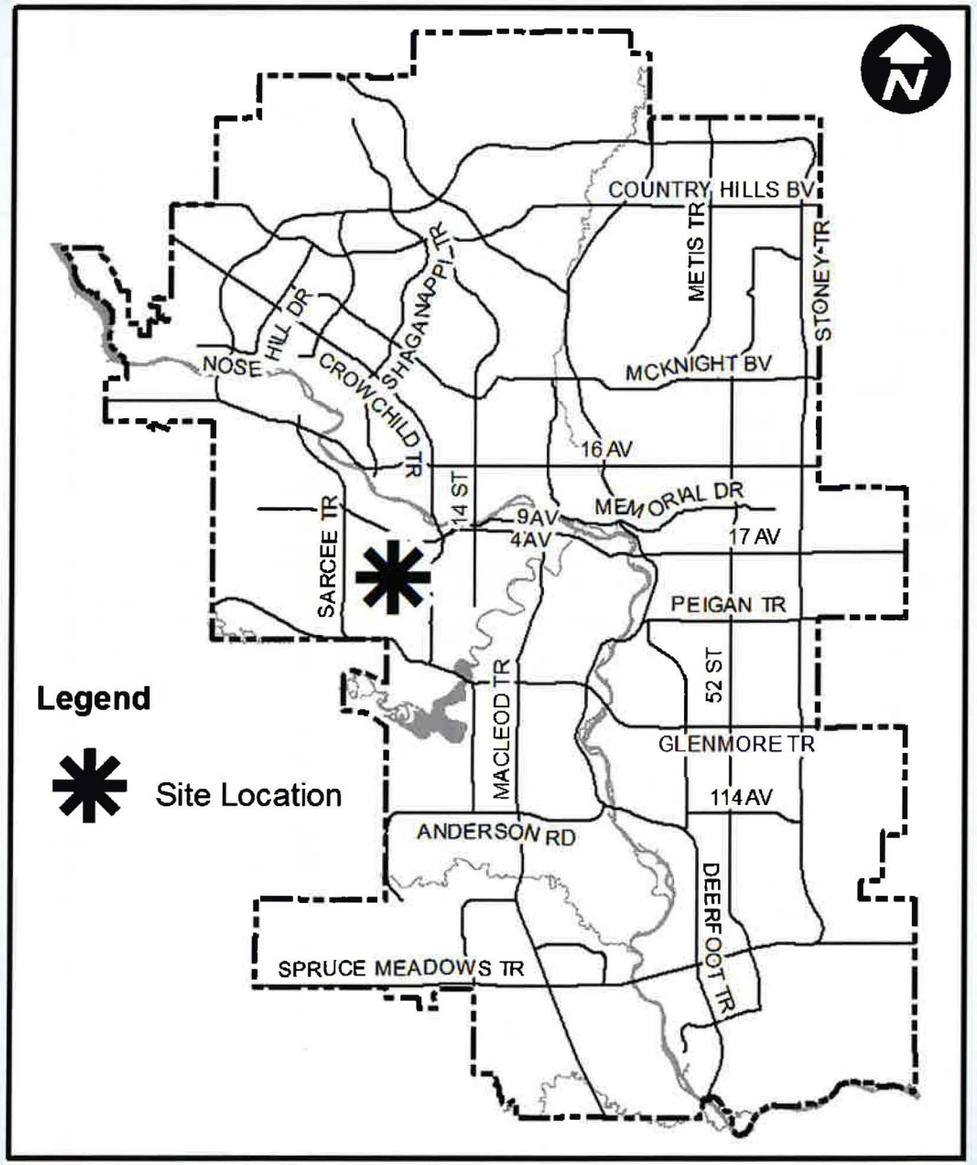
View from the site looking south on 35 ST SW

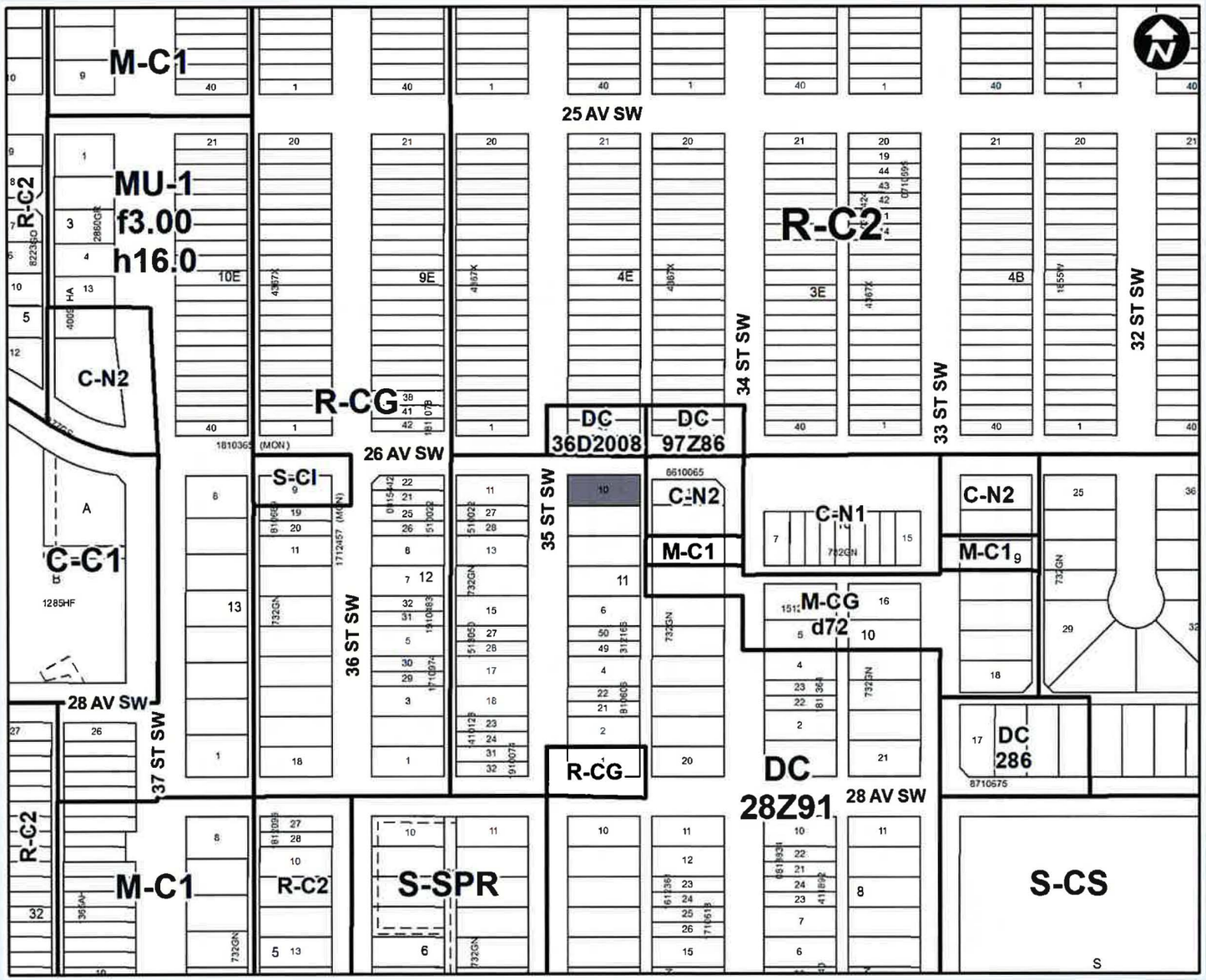


View from the site looking north on 35 ST SW


View looking west on 26 AV SW


View looking east on 26 AV SW
Husky


COUNTRY HILLS BV
METIS TR
STONEY TR
NOSE HILL DR
CROWCHILD TR
SHAGANAPPI TR
MCKNIGHT BV
16 AV
14 ST
MEMORIAL DR
9AV
4AV
17 AV
SARCEE TR
PEIGAN TR
52 ST
MACLEOD TR
GLENMORE TR
114 AV
ANDERSON RD
DEERFOOT TR
SPRUCE MEADOWS TR
Legend
Site Location


M-C1
MU-1
f3.00
h16.0
R-C2
C-N2
C-C1
R-CG
S-CI
DC
36D2008
DC
97Z86
R-C2
C-N2
C-N1
M-C1
M-C1g
M-CG
d72
DC
286
R-CG
DC
28Z91
M-C1
R-C2
S-SPR
S-CS
25 AV SW
26 AV SW
28 AV SW
32 ST SW
33 ST SW
34 ST SW
35 ST SW
36 ST SW
37 ST SW