



Calgary Planning Commission

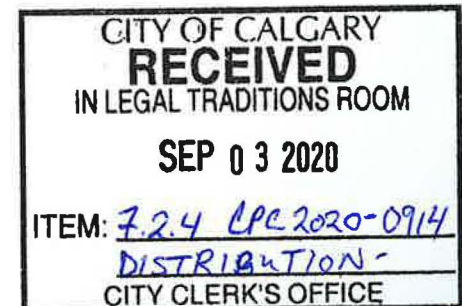
Agenda Item: 7.2.4

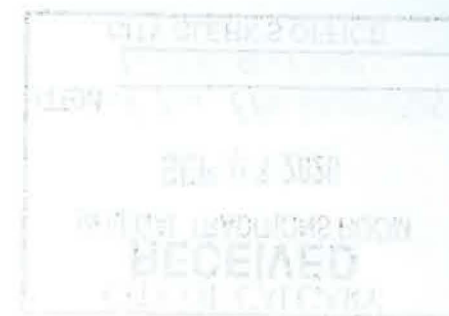
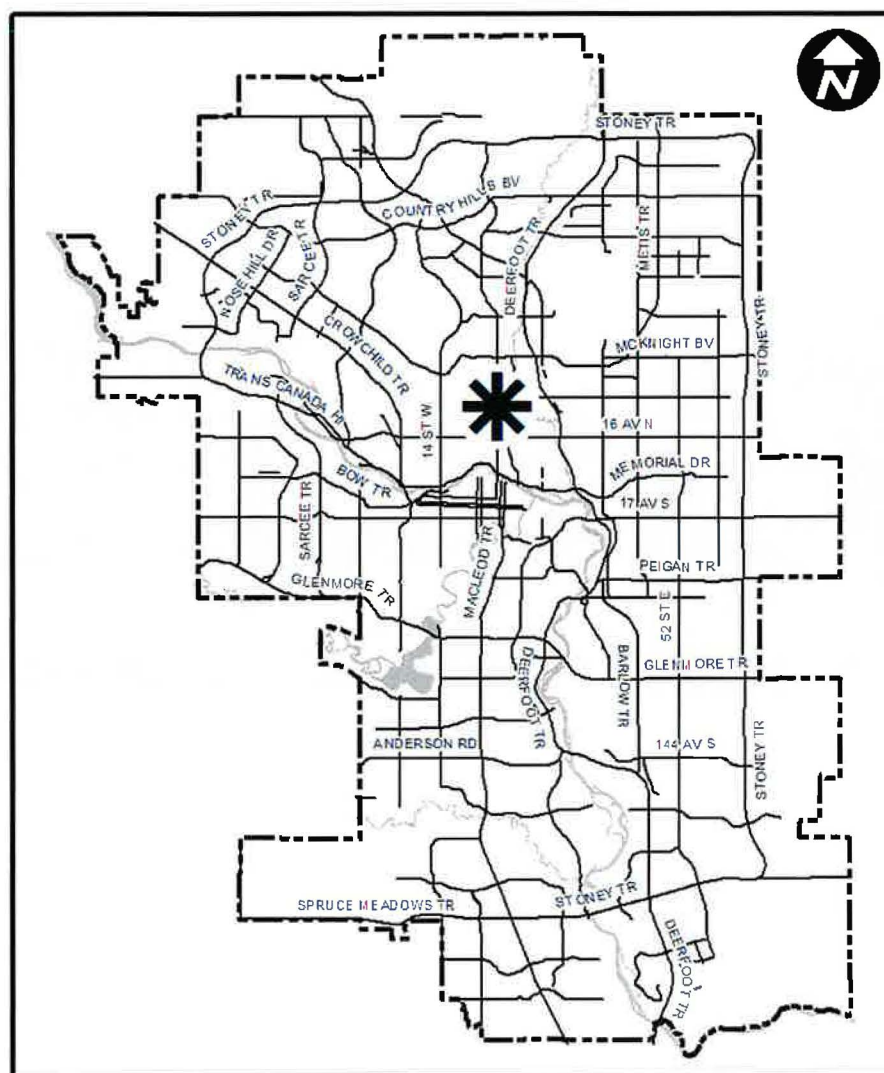
1

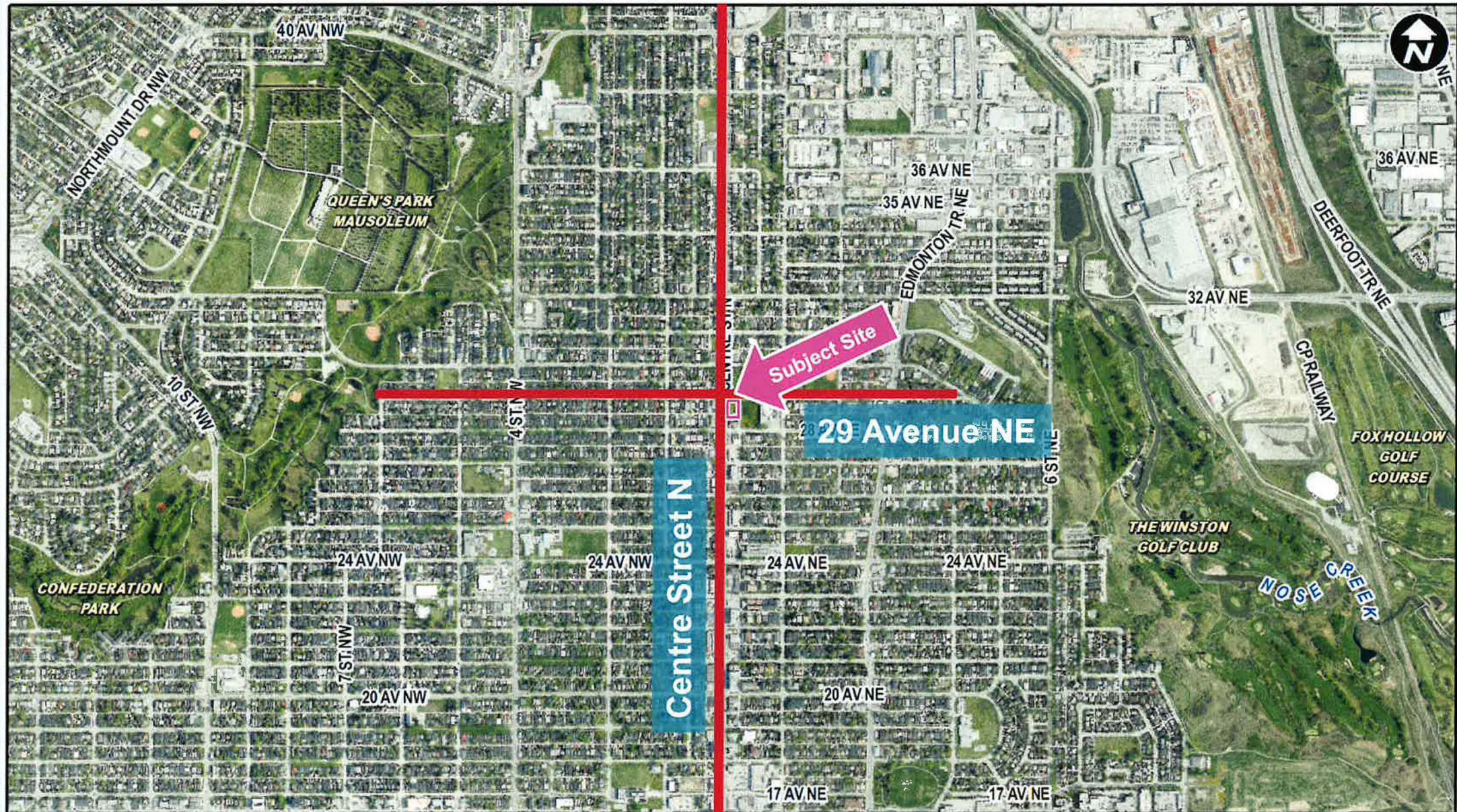
LOC2020-0071

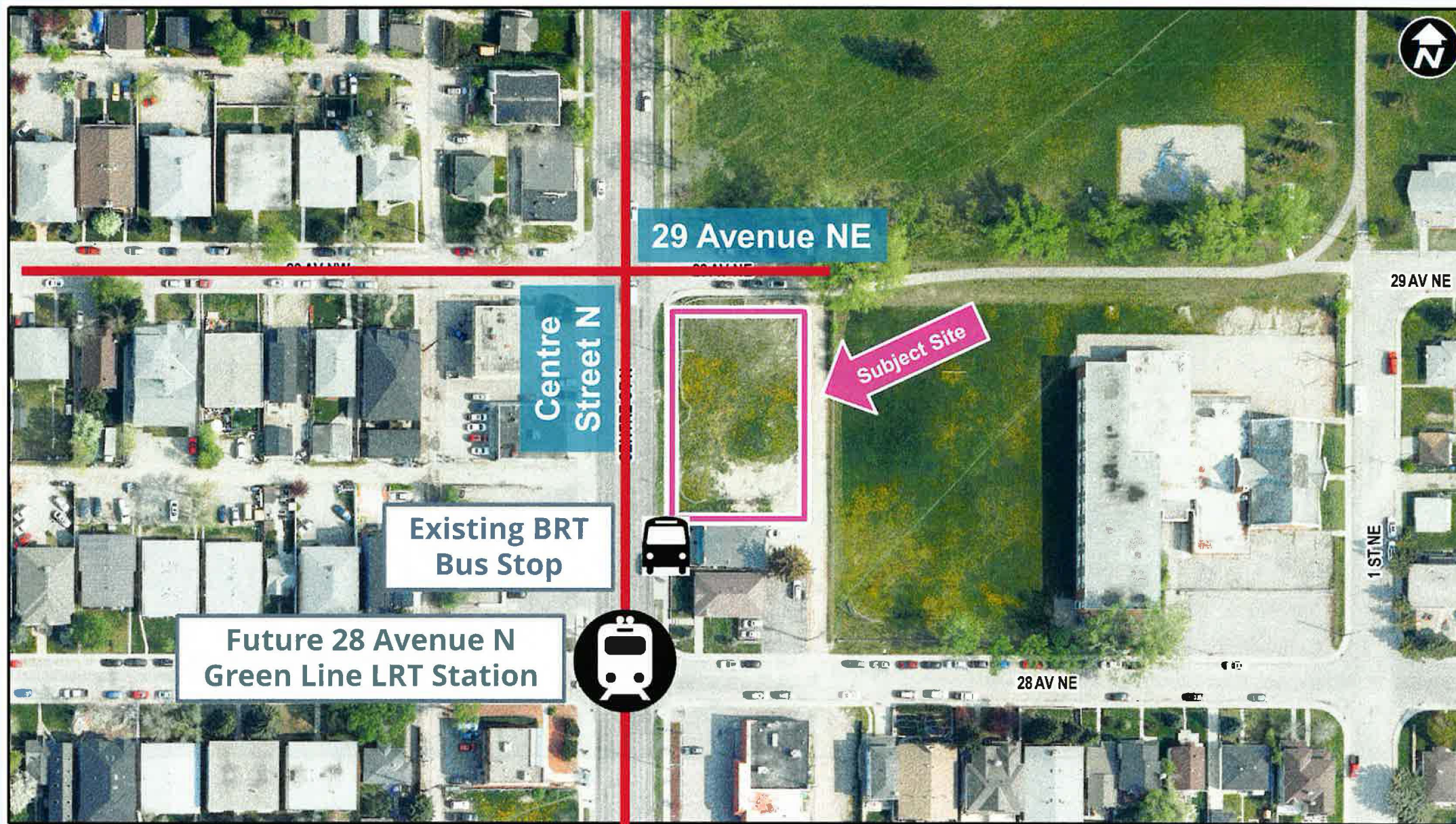
Policy and Land Use

Amendment



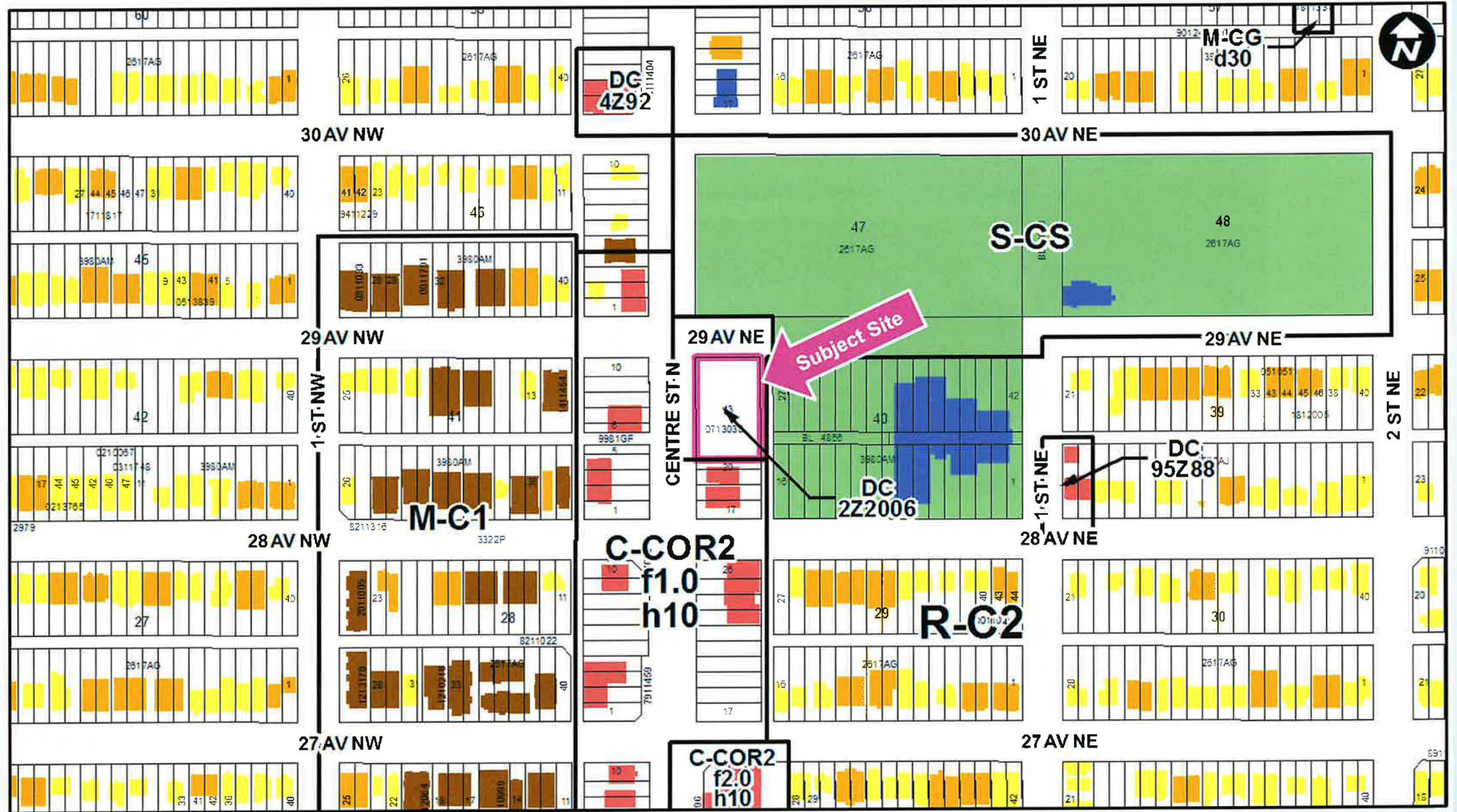






LEGEND

- 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





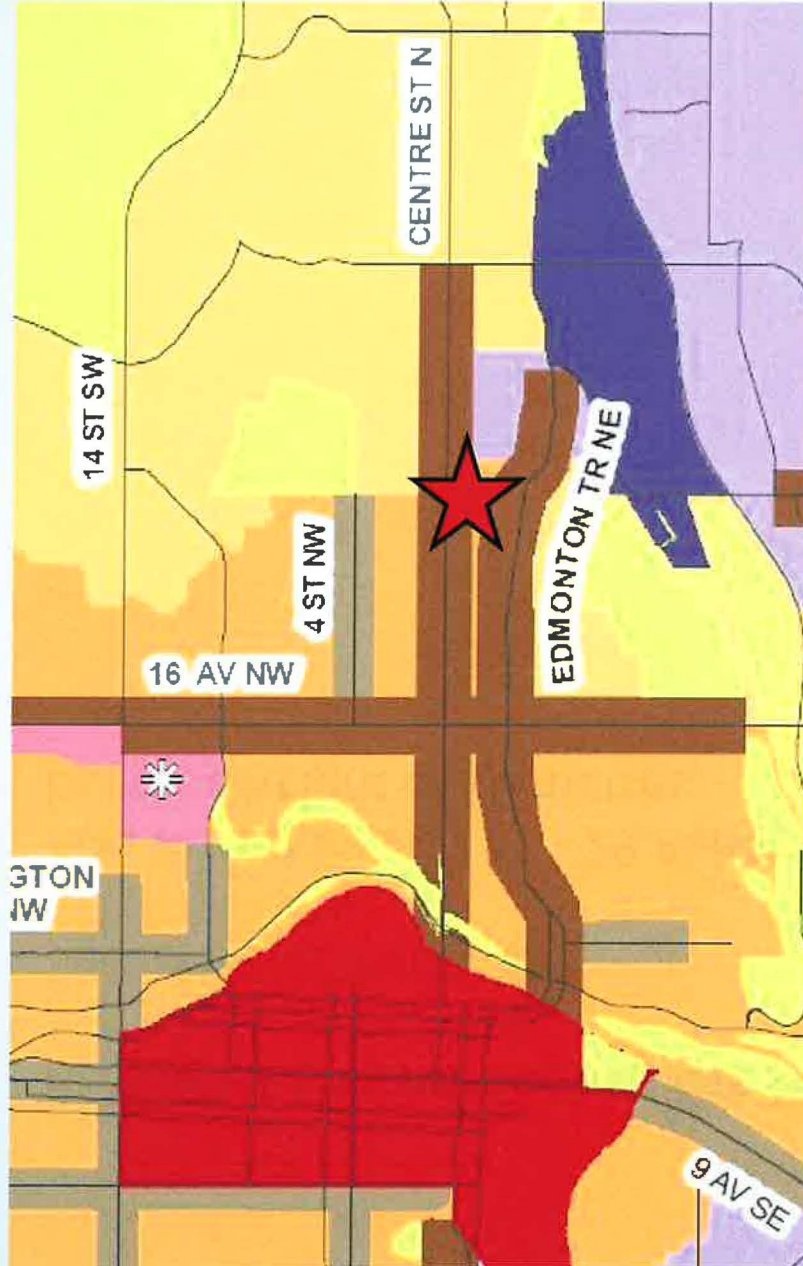




Proposed land use: MU-2 f5.0 h26

- Max. FAR: 5.0
- Max. building height: 26 m
- Mix of commercial and residential uses
- Street-oriented buildings
- Commercial uses at-grade

Municipal Development Plan Map 1 - Urban Structure



Subject Parcel



Urban Main Street



Neighborhood Main Street

Proposed Amendment to the North Hill Area Redevelopment Plan:

Section 4.4.3 Policy 23

Add the address "101 – 29 Avenue NE" to the sites considered appropriate for a building height of 26 metres.

Public Response:

- Community Association provided a conditional letter of support
- No responses from the public

Administration Recommends:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed land use redesignation of 0.16 hectares $\pm$ (0.4 acres $\pm$) located at 101 – 29 Avenue NE (Plan 0713038, Block 40, Lot 43) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the proposed bylaw.

	Existing DC 2Z2006	Proposed MU-2f5.0h26
Land Use Bylaw	2P80 (RM-5)	1P2007
Purpose	Low profile and medium density residential with some commercial	Mixed-use development in street-oriented buildings
Max. FAR	No maximums	5.0
Max. Height	12 m	26 m
Max. Density	210 units per hectare	No maximums

MARCH 21- 26 METRES



1 PM



4 PM



SEPT. 21- 26 METRES



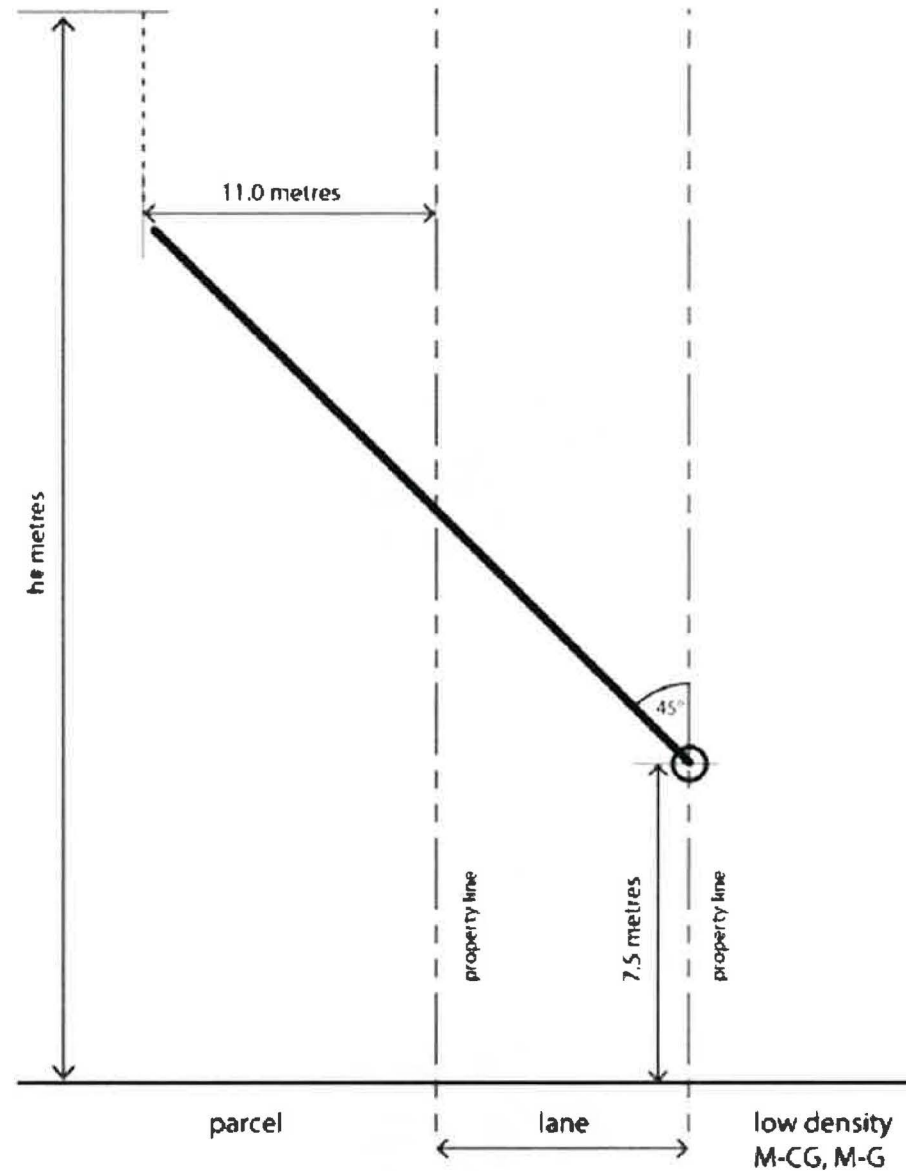
1 PM



4 PM



1371 (4) Building Height









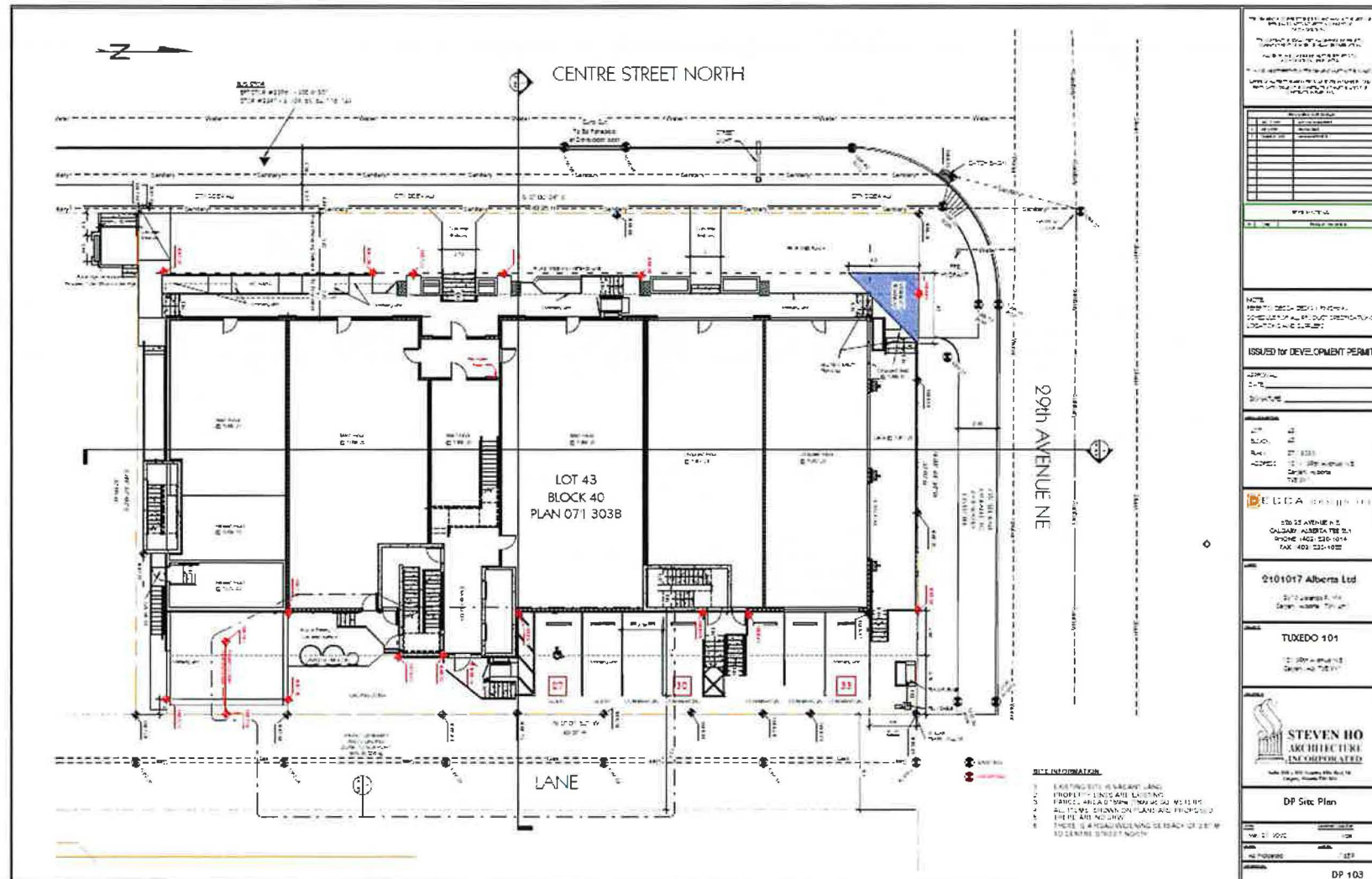


Development Permit Application (DP2020-5382)



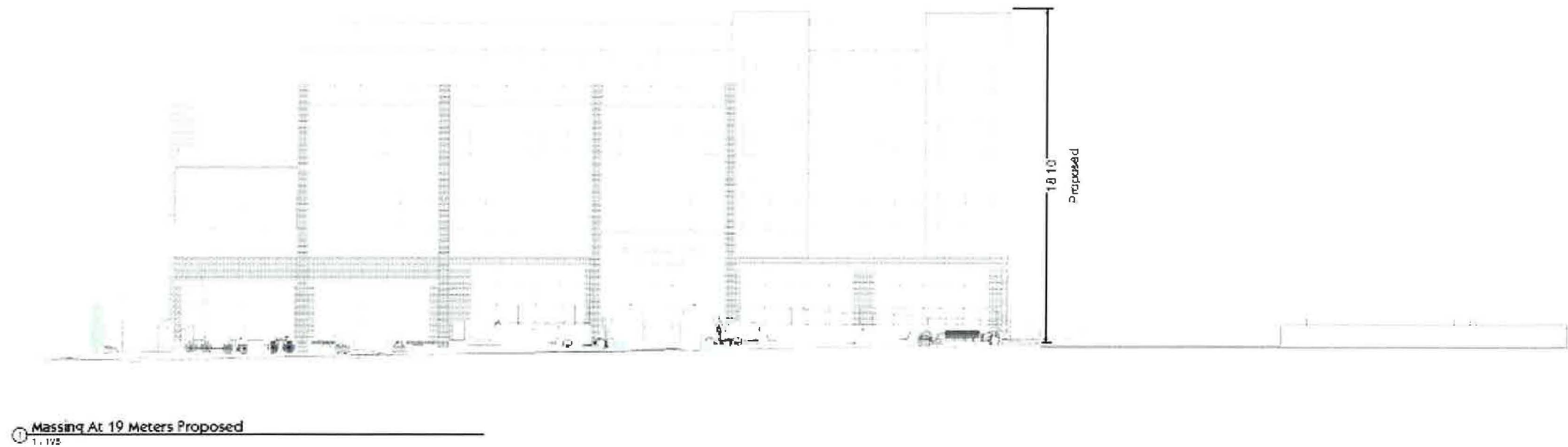
3D View

Development Permit Application (DP2020-5382)



Site Plan

Development Permit Application (DP2020-5382)



Front Elevation