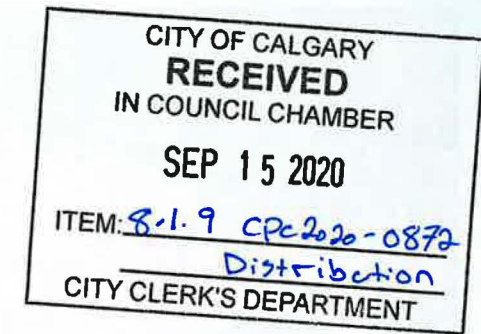
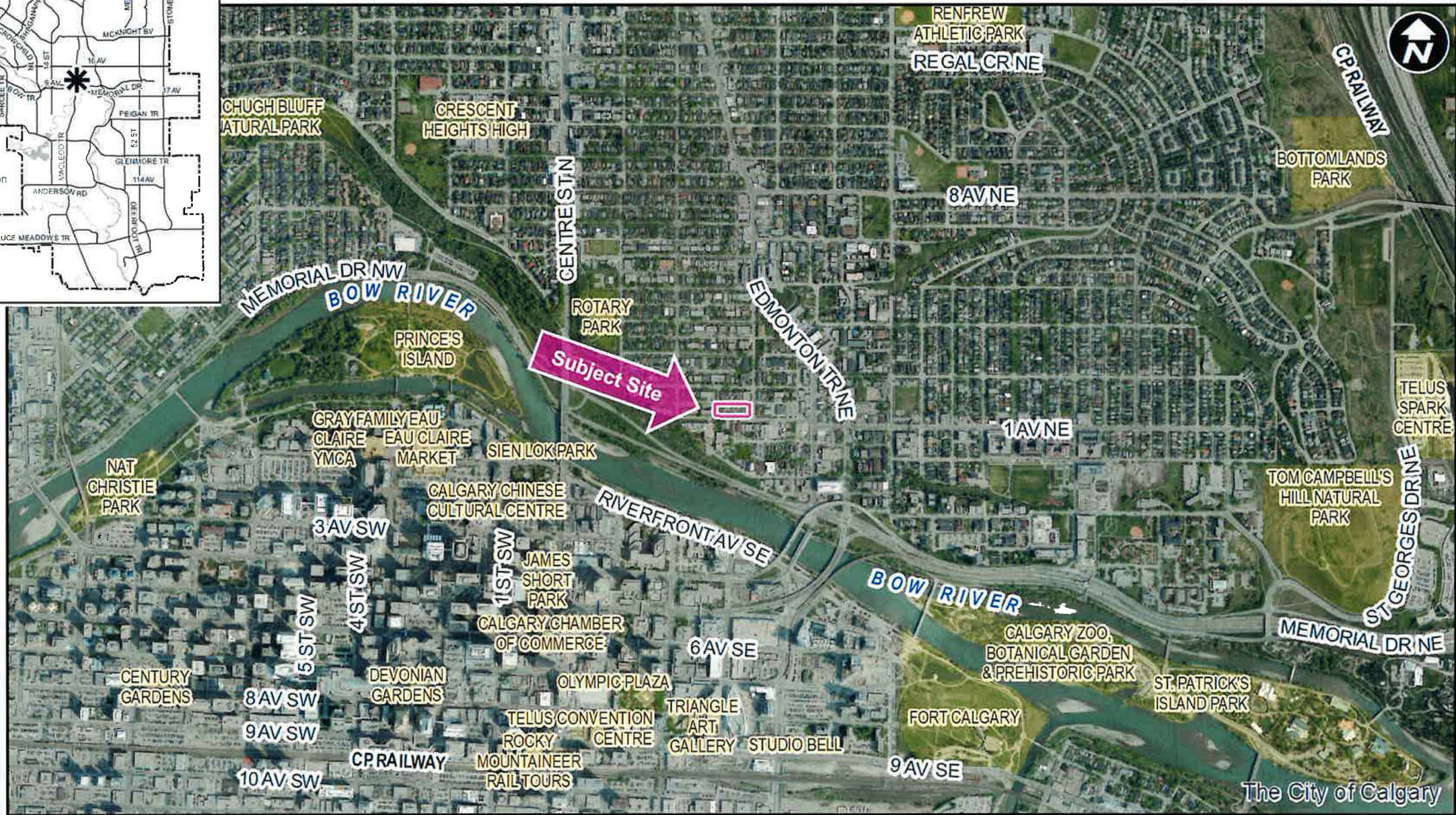
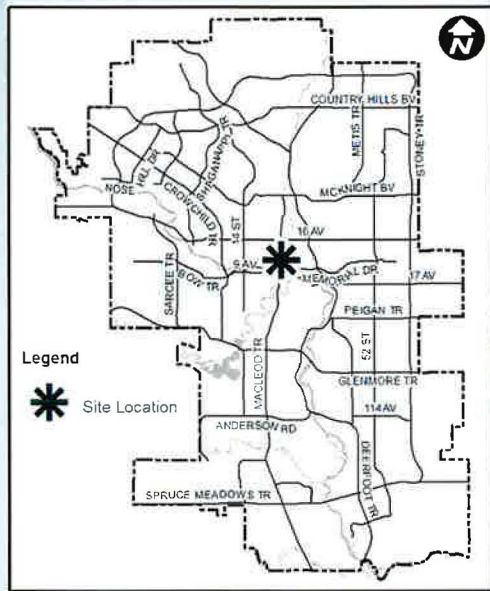




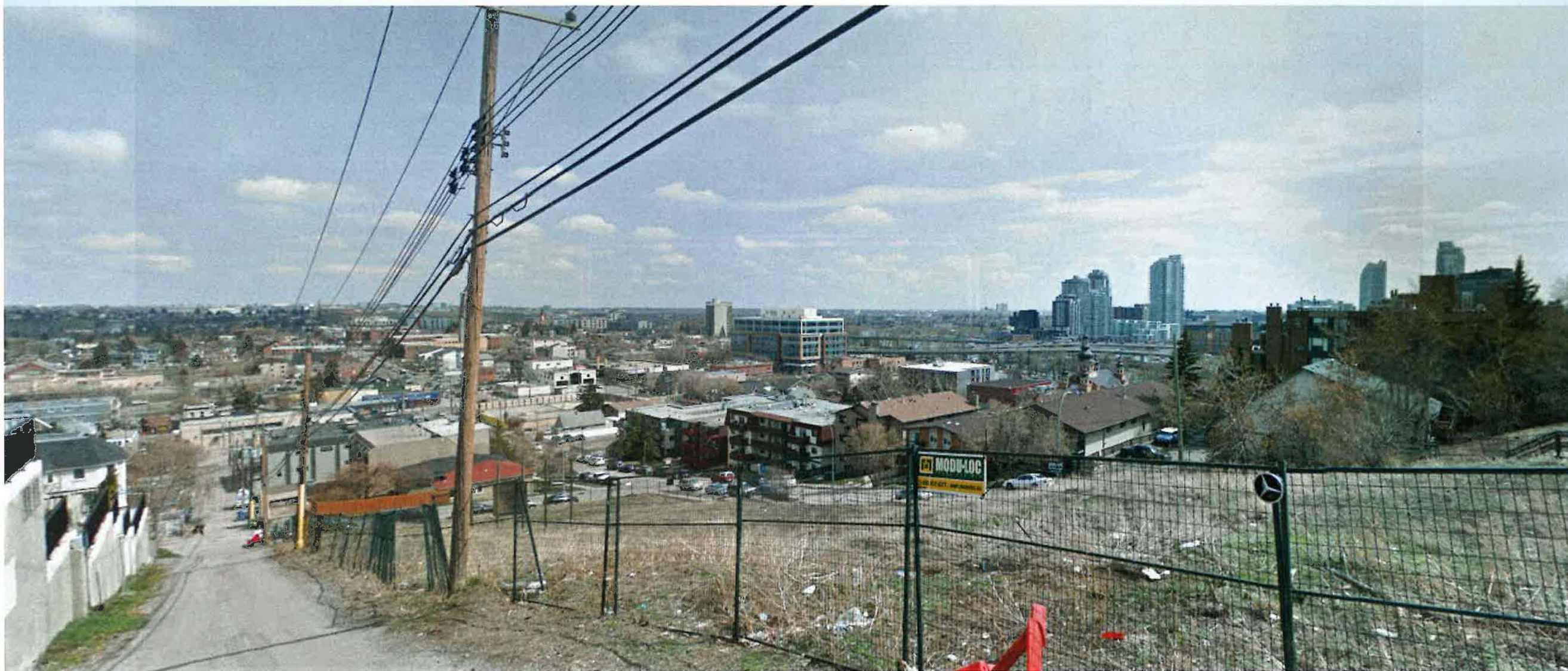
Public Hearing of Council Agenda Item: 8.1.9



LOC2019-0196
Policy & Land Use
Amendment
(M-C2 to M-H1f3.0h22)

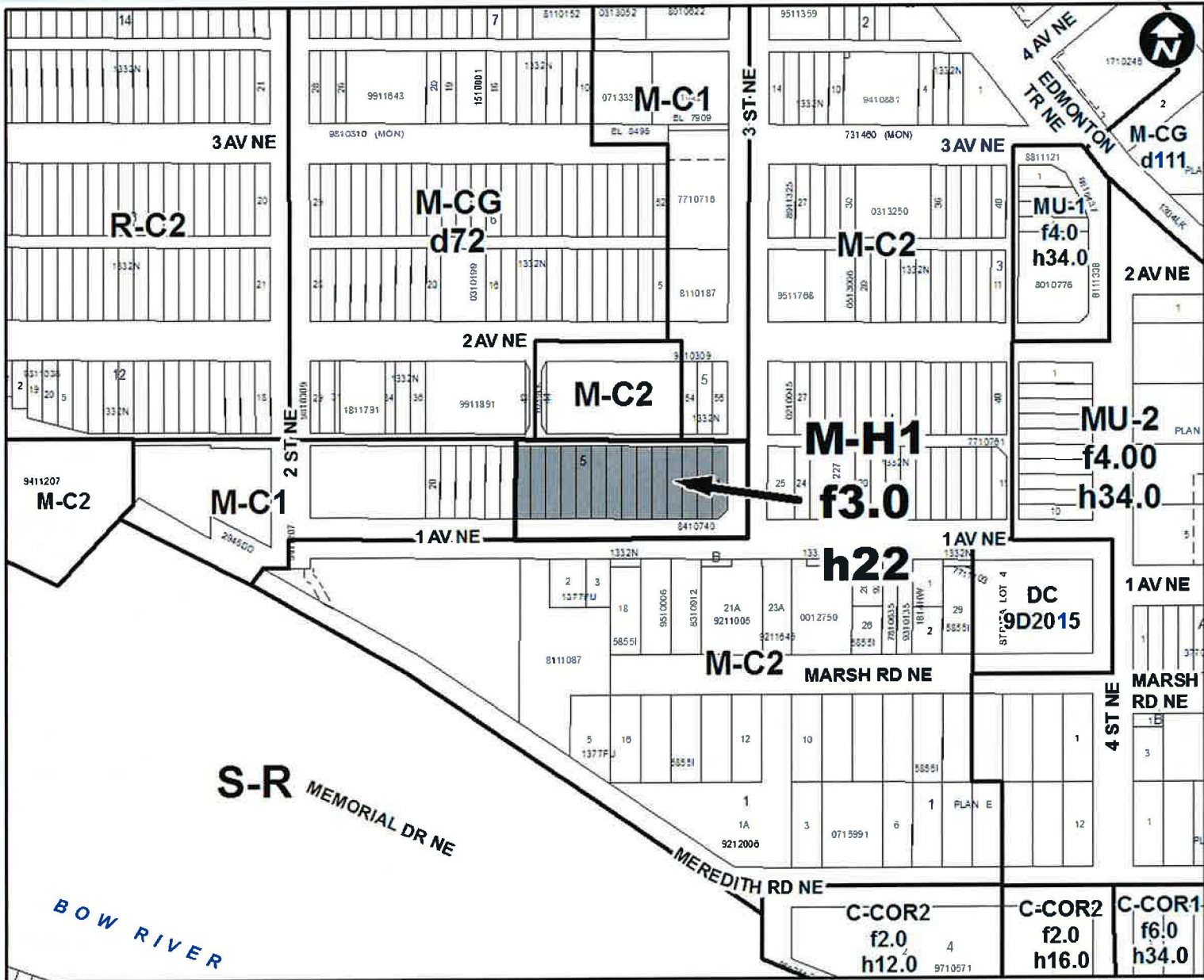












District	M-C2	M-H1
Building height	16m	22m
FAR	2.5	3.0
Support commercial	No	Yes
Amenity space req.	Yes	Yes
Parking rate	1/unit	1/unit

Crescent Heights Area Redevelopment Plan

Map 2

Land Use Policy

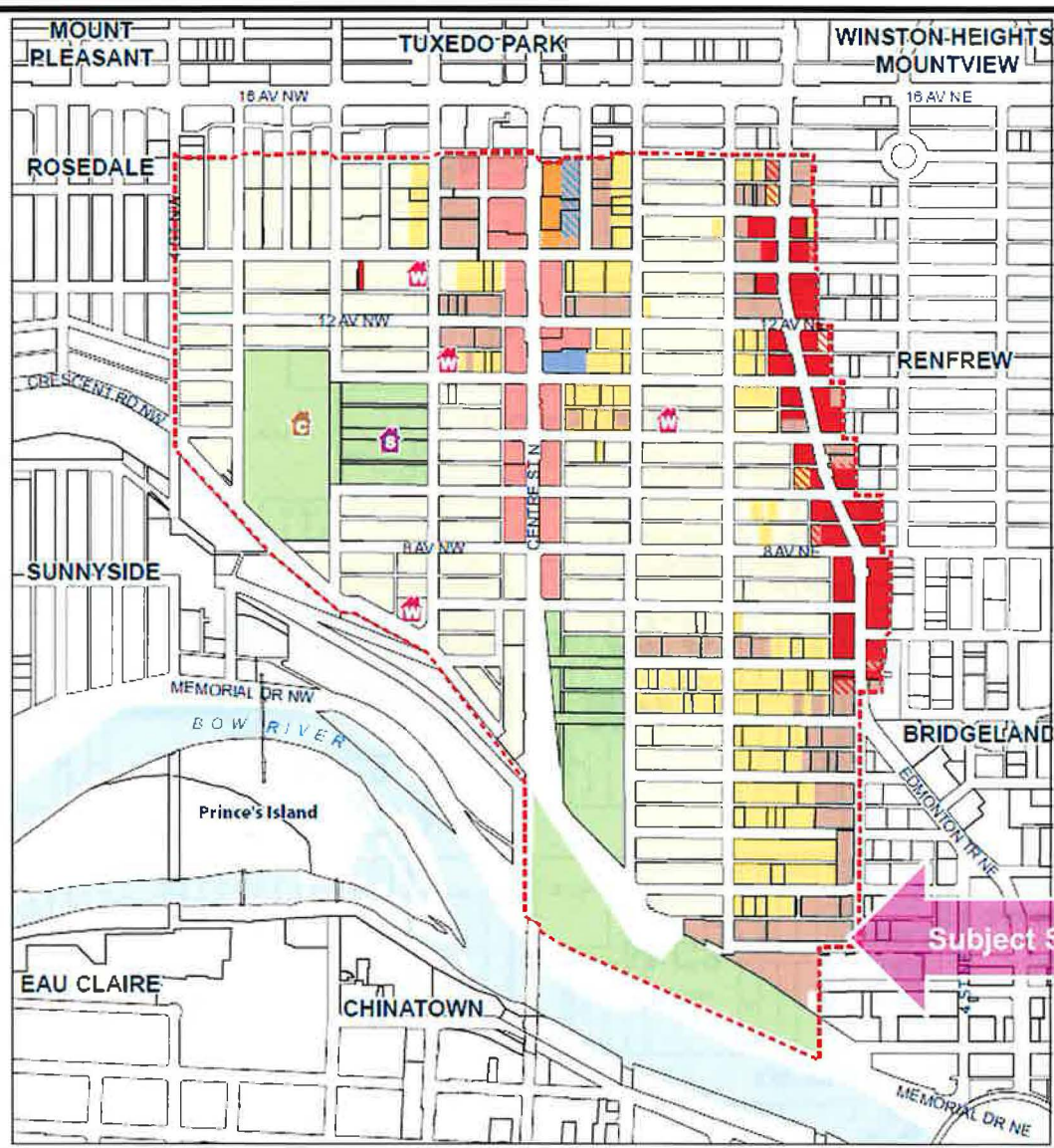
0 100 200 300 400 500

Meters

Legend

- A.R.P. Boundary
- Low Density Residential
- Low Density Residential or Local Commercial
- Low Density Multi Dwelling
- Low Density Multi Dwelling or Local Commercial
- Medium Density Multi Dwelling
- Medium Density Multi Dwelling or Local Commercial
- Medium Density Multi Dwelling/ Commercial Parking/ Mixed Use
- Medium Density Multi Dwelling/ Mixed Use
- Mixed Use
- Local Commercial
- General Commercial
- Open Space
- Special Care Facility/ Mixed Use
- Under Policy Review
- C Community Centre
- C Church
- C School

Approved: 17P96
Amended: 34P2020



Proposed Policy Amendment

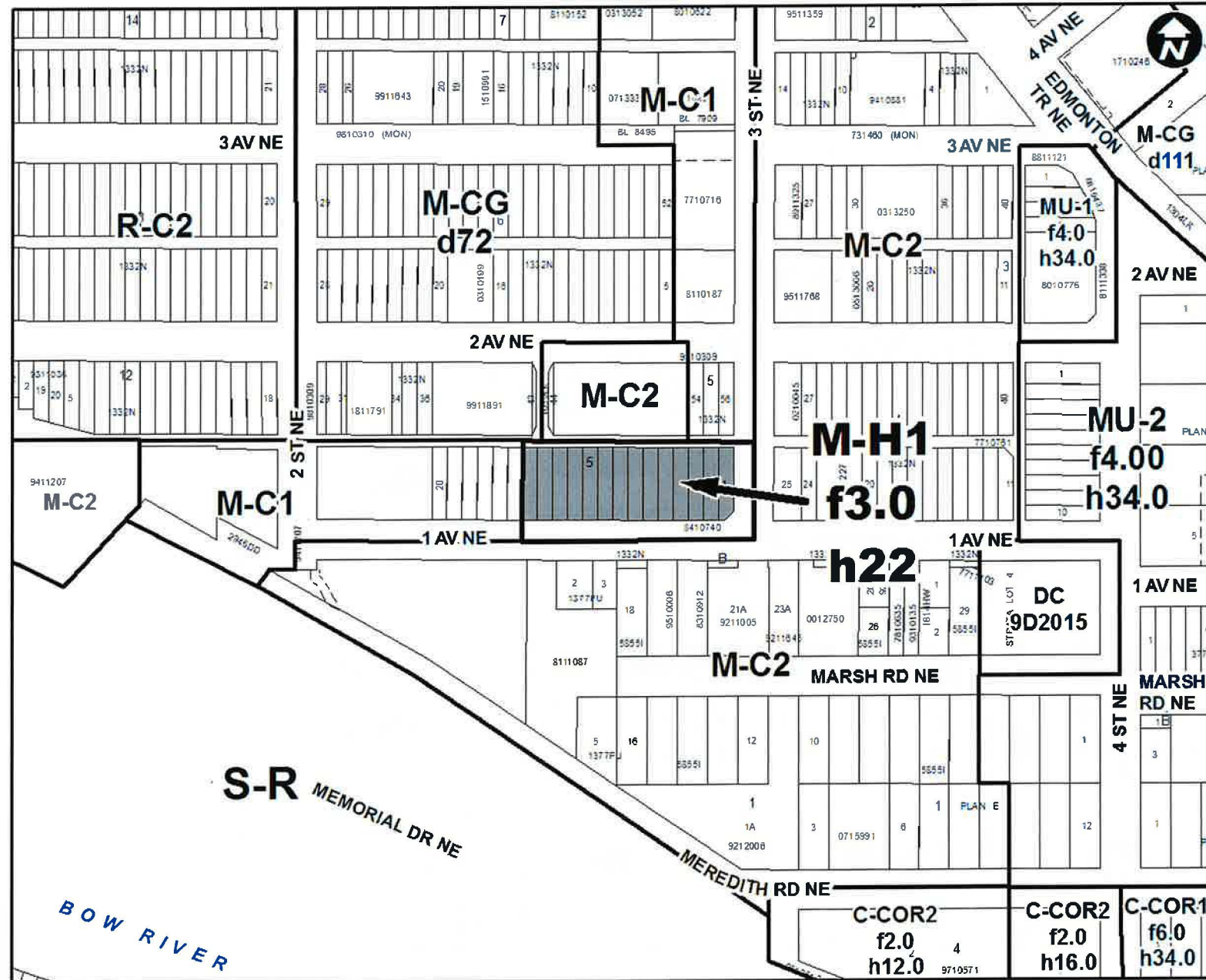
“Development of up to 6 storeys is supported for the site at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE.”

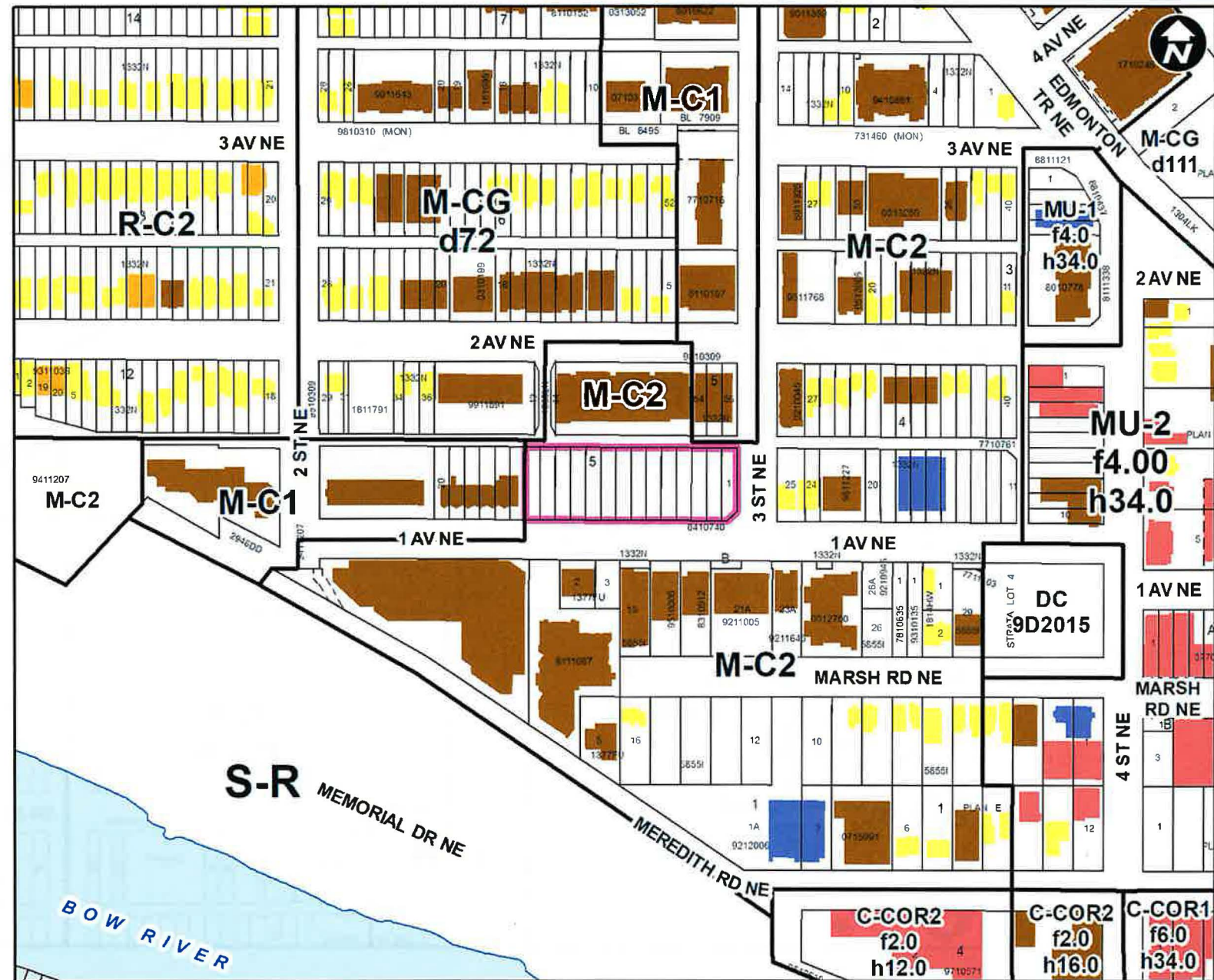
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 39P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.39 hectares $\pm$ (0.96 acres $\pm$) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h22) District; and
4. Give three readings to the **Proposed Bylaw 116D2020**.

Supplementary Slides





Crescent Heights Area Redevelopment Plan

Map 2

Land Use Policy

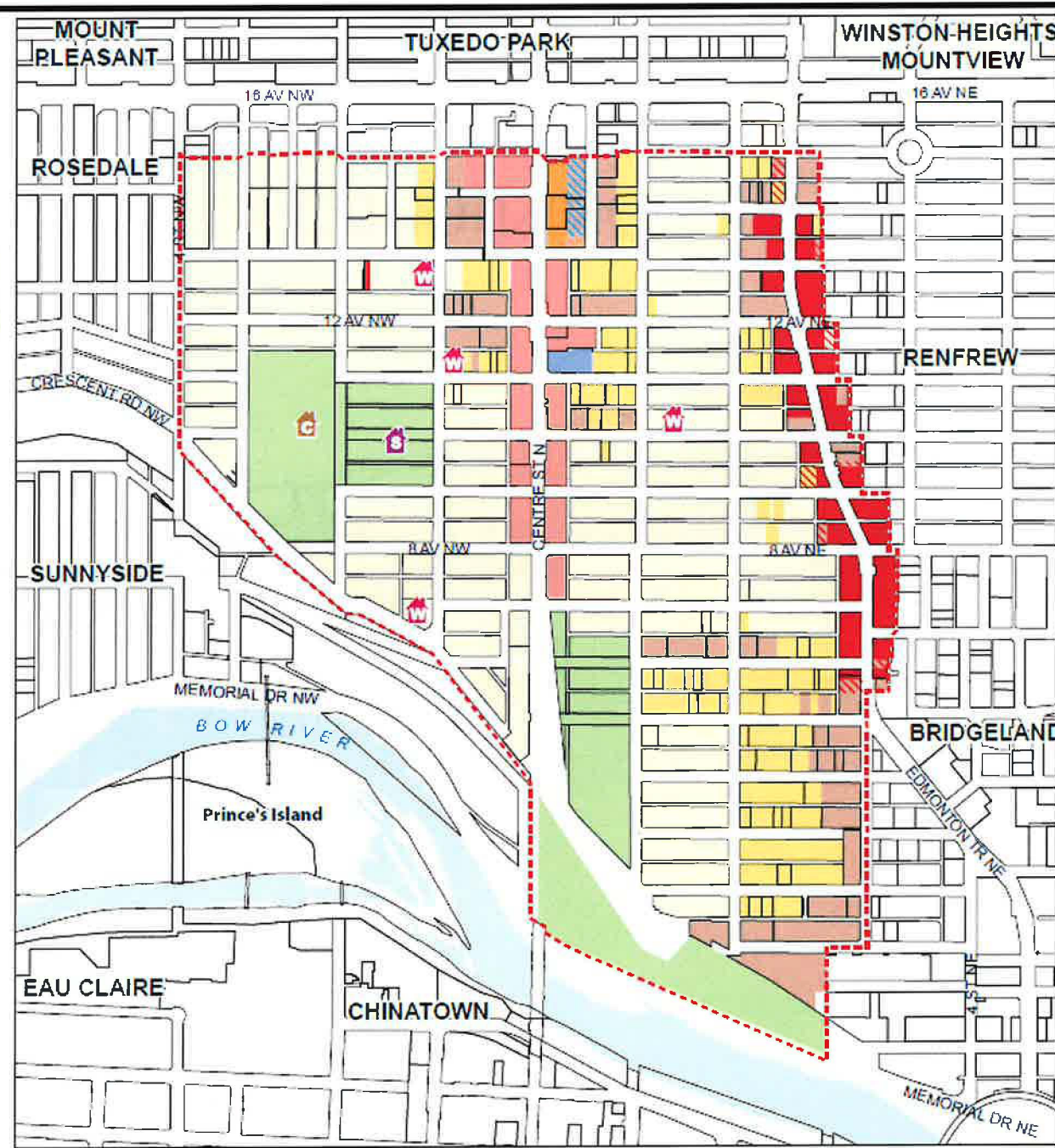
0 100 200 300 400 500

Meters

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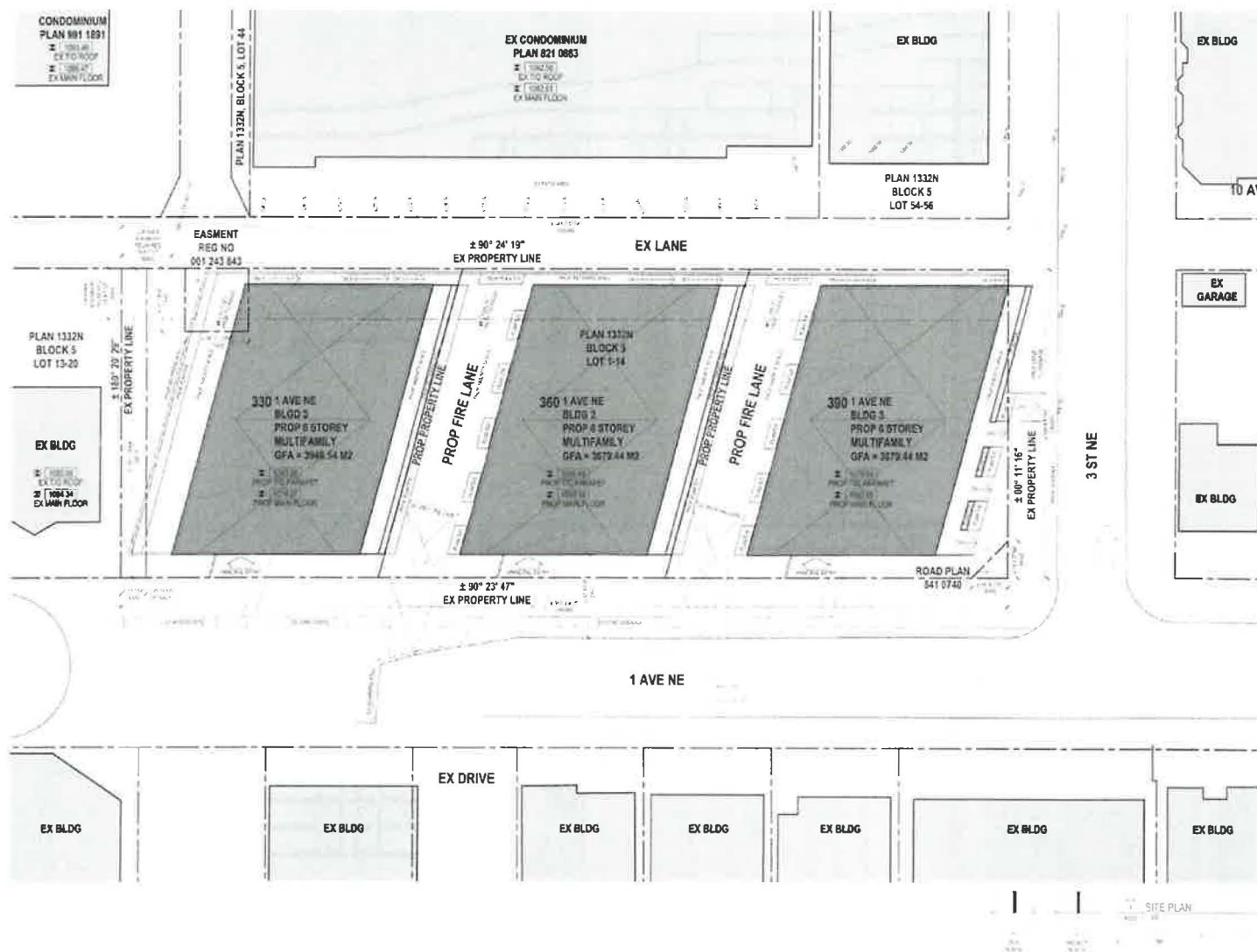


2013 approved development



DRAGONFLY COHOUSING

Concept



Concept – slope adaptive design

