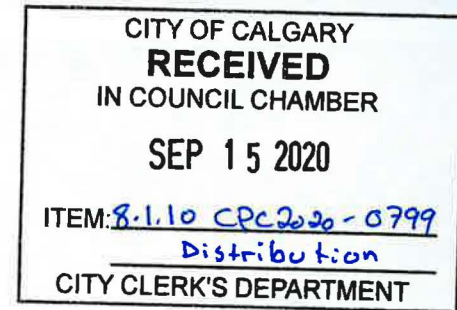


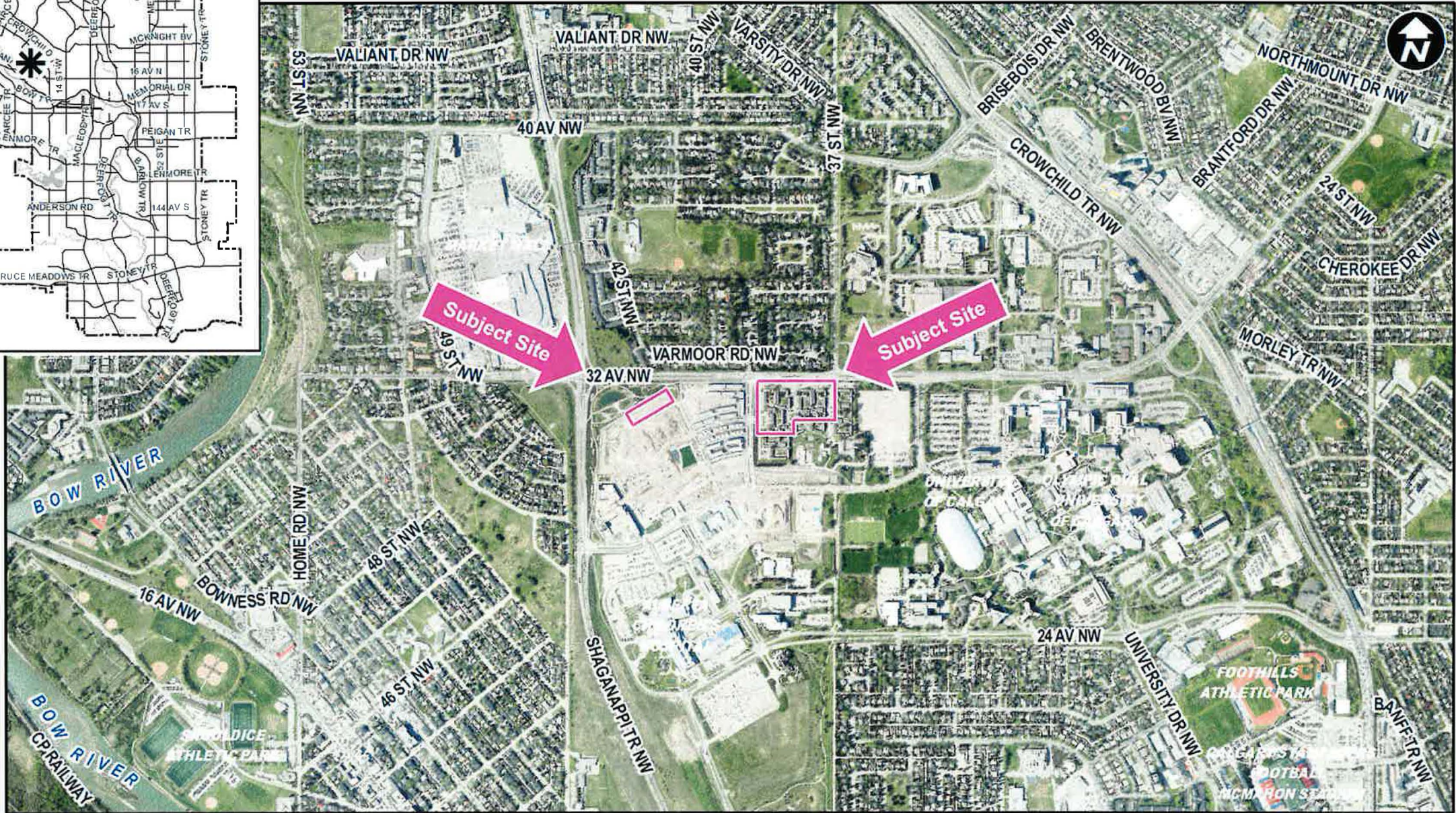
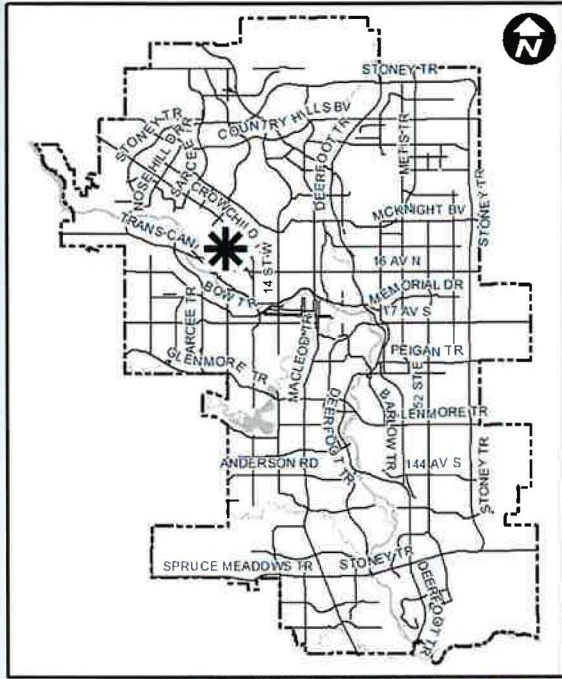


# Public Hearing of Council Agenda Item: 8.1.10

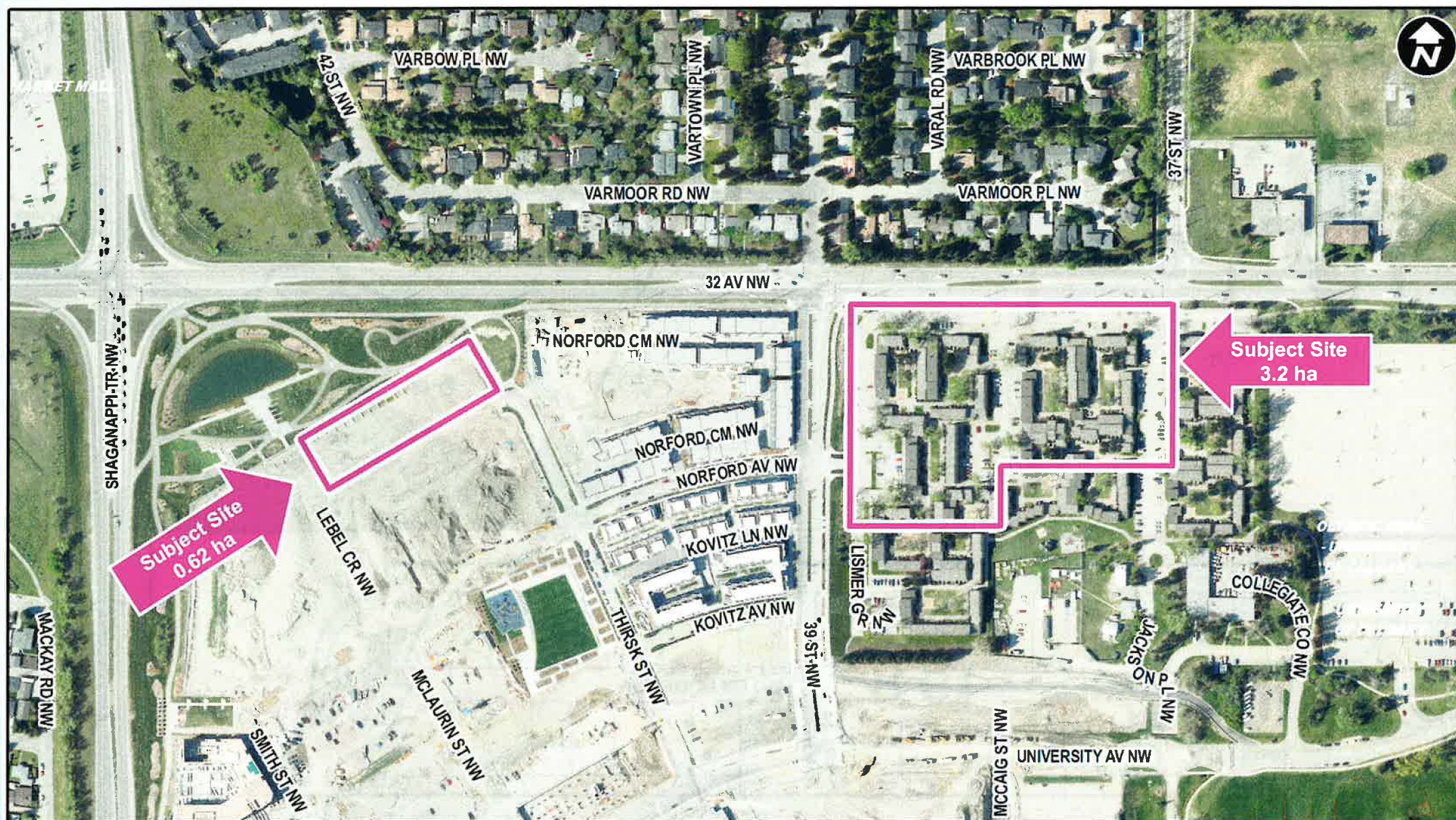


LOC2020-0034  
Land Use Amendment  
(M-G to M-1)



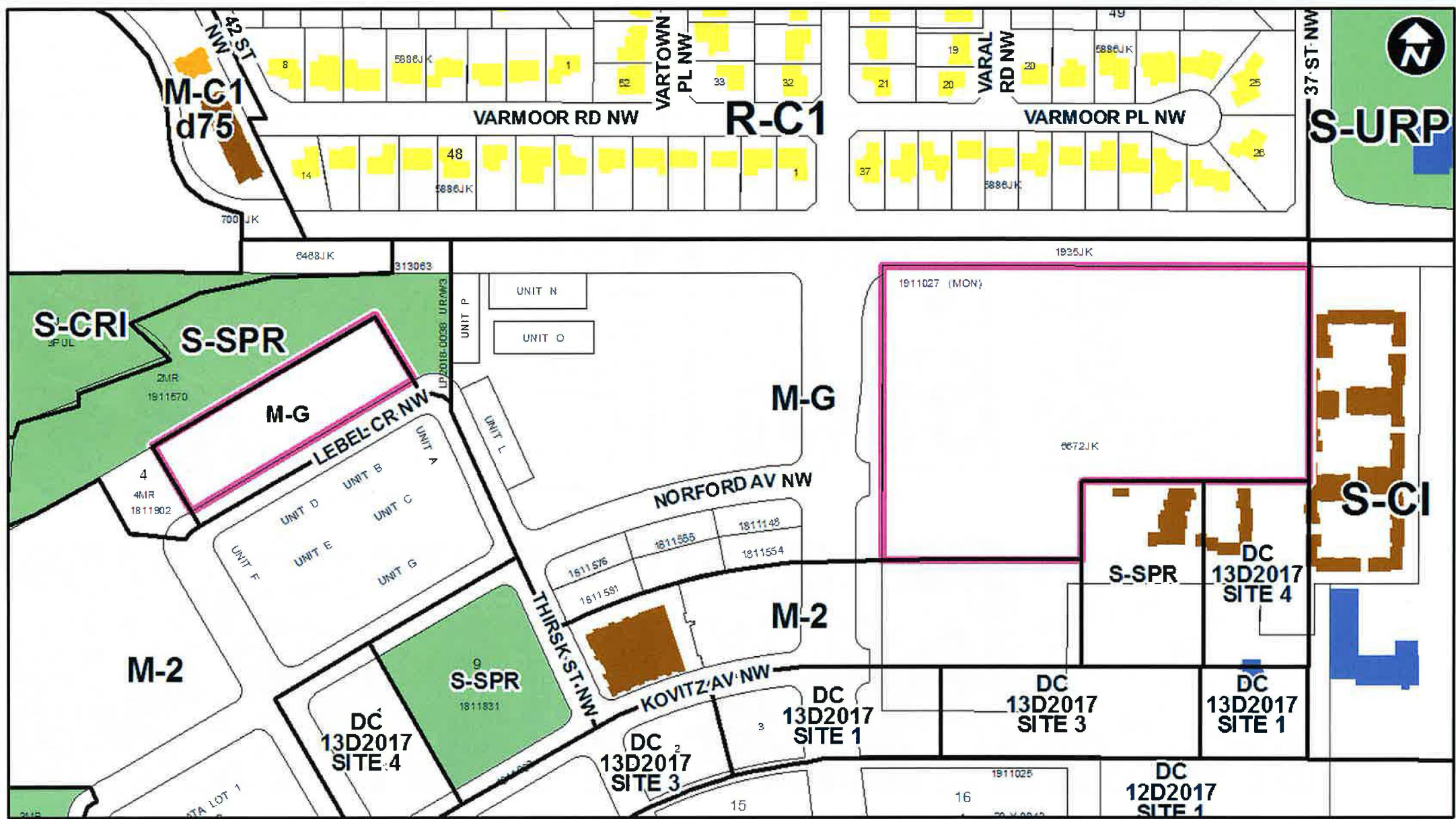








- LEGEND
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use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



District	M-G (existing)	M-1 (proposed)
Density	35 – 80 units per hectare	50 – 148 units per hectare
Height	13 metres	14 metres



## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 3.82 hectares  $\pm$  (9.44 acres  $\pm$ ) located at 3825 and 3921 - 32 Avenue NW (Portion of Plan 6672JK, OT; Plan 1512578, Block 1, Lot 1) from Multi-Residential – At Grade Housing (M-G) District **to** Multi-Residential – Low Profile (M-1) District; and
2. Give three readings to the **Proposed Bylaw 110D2020**.



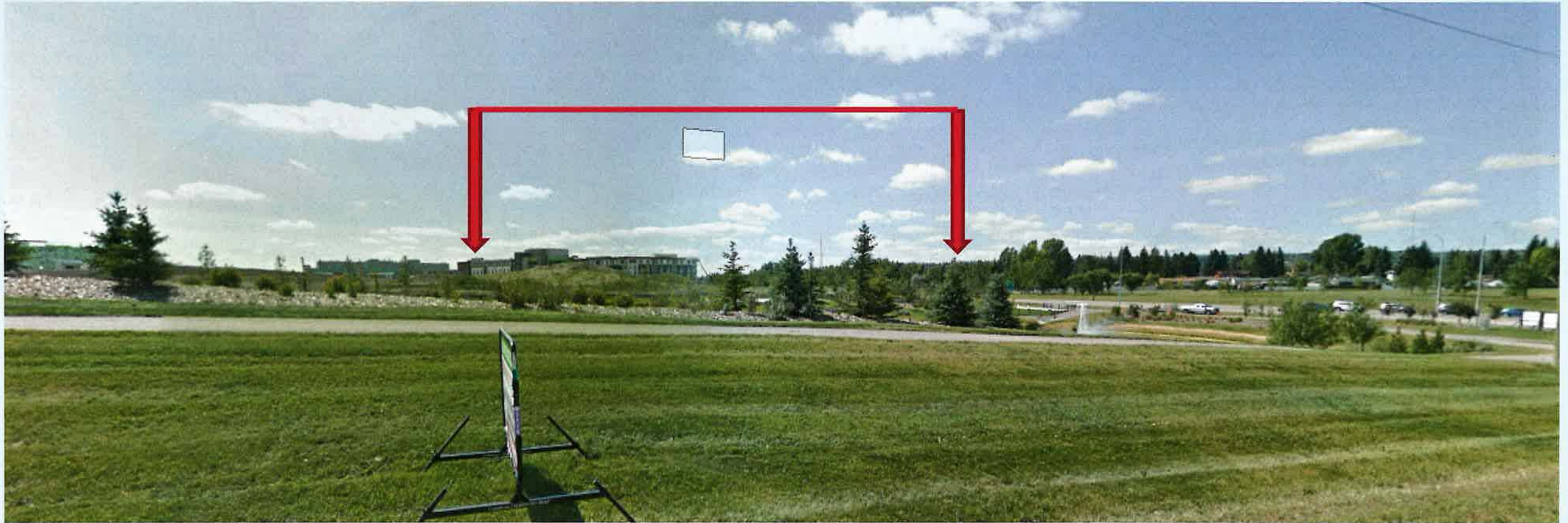




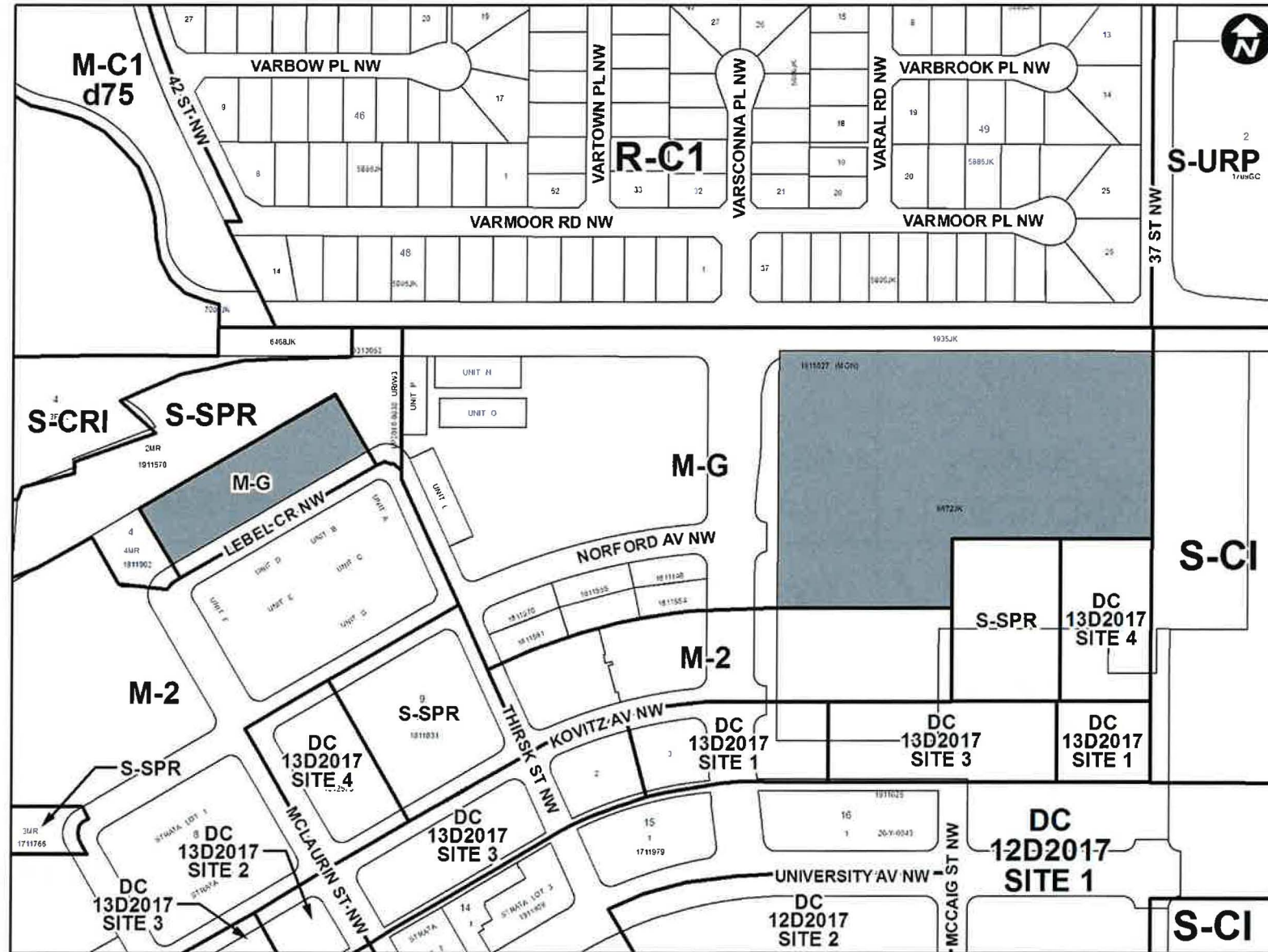














	<b>M-G</b>	<b>M-1</b>
<b>Purpose</b>	<ul style="list-style-type: none"> <li>• Multi-residential development – low height/low density</li> <li>• All units Grade Oriented</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-residential development – low height/medium density</li> <li>• Allows a variety of forms</li> </ul>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Identical to M-1</li> </ul>	<ul style="list-style-type: none"> <li>• Identical to M-G</li> </ul>
<b>Discretionary Uses</b>	<ul style="list-style-type: none"> <li>• Includes Addiction Treatment, Assisted Living, Live Work units, Place of Worship – medium and small, Residential Care</li> </ul>	<ul style="list-style-type: none"> <li>• Adds Child Care Service</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• 35 – 80 units per hectare</li> </ul>	<ul style="list-style-type: none"> <li>• 50 – 148 units per hectare</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• 13 metres</li> </ul>	<ul style="list-style-type: none"> <li>• 14 metres</li> </ul>



**Date:**

*February 5, 2020*

**Engagement:**

*South Shaganappi Area Planning Group (SSAPG)*

A summary of our Land-Use Amendment application was presented to the regular scheduled SSAPG meeting at the University of Calgary Dinning Centre (see attached copy of presentation). The communities of University Heights, Montgomery, and Parkdale were in attendance along with local stakeholders including the City of Calgary. The community of Varsity was not in attendance, so a separate meeting time was established to go through the presentation.

**Feedback & Response:**

No concerns were raised at the SSAPG by any of the communities in attendance, or stakeholders. The community of Varsity asked for adjacent residents along 32<sup>nd</sup> ave to be notified but had no concerns or questions about what was being proposed.



**Date:**

*March 26, 2020*

**Engagement:**

*Mail drop to Varsity Residents adjacent to University District (32<sup>nd</sup> Ave) – Varmoor Place NW*

A mail drop notification was distributed to Varsity residents along Varmoor Place as requested by the Varsity Community Association. The notification was also sent to the Varsity Community Association representatives and posted on the Trust website.

**Feedback & Response:**

The Trust received no correspondence or concerns from any Varsity residents.