



# Calgary Planning Commission

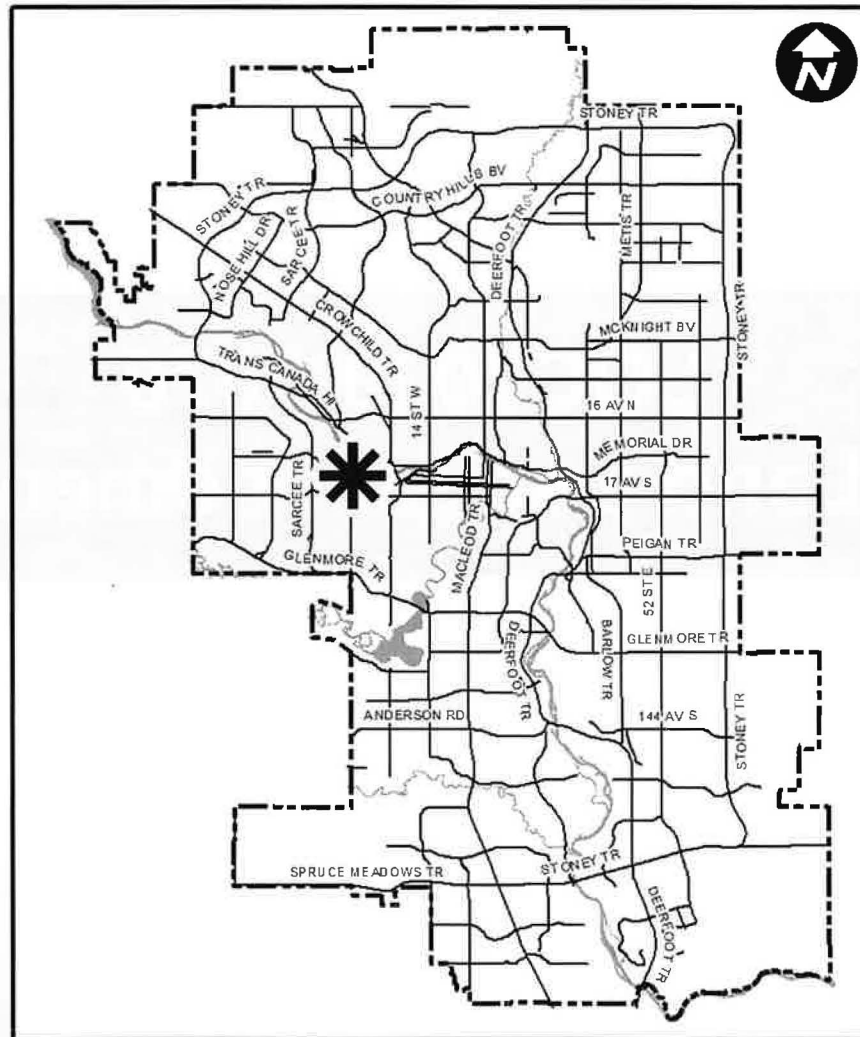
## Agenda Item: 7.2.4

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### LOC2020-0070

### Land Use Amendment



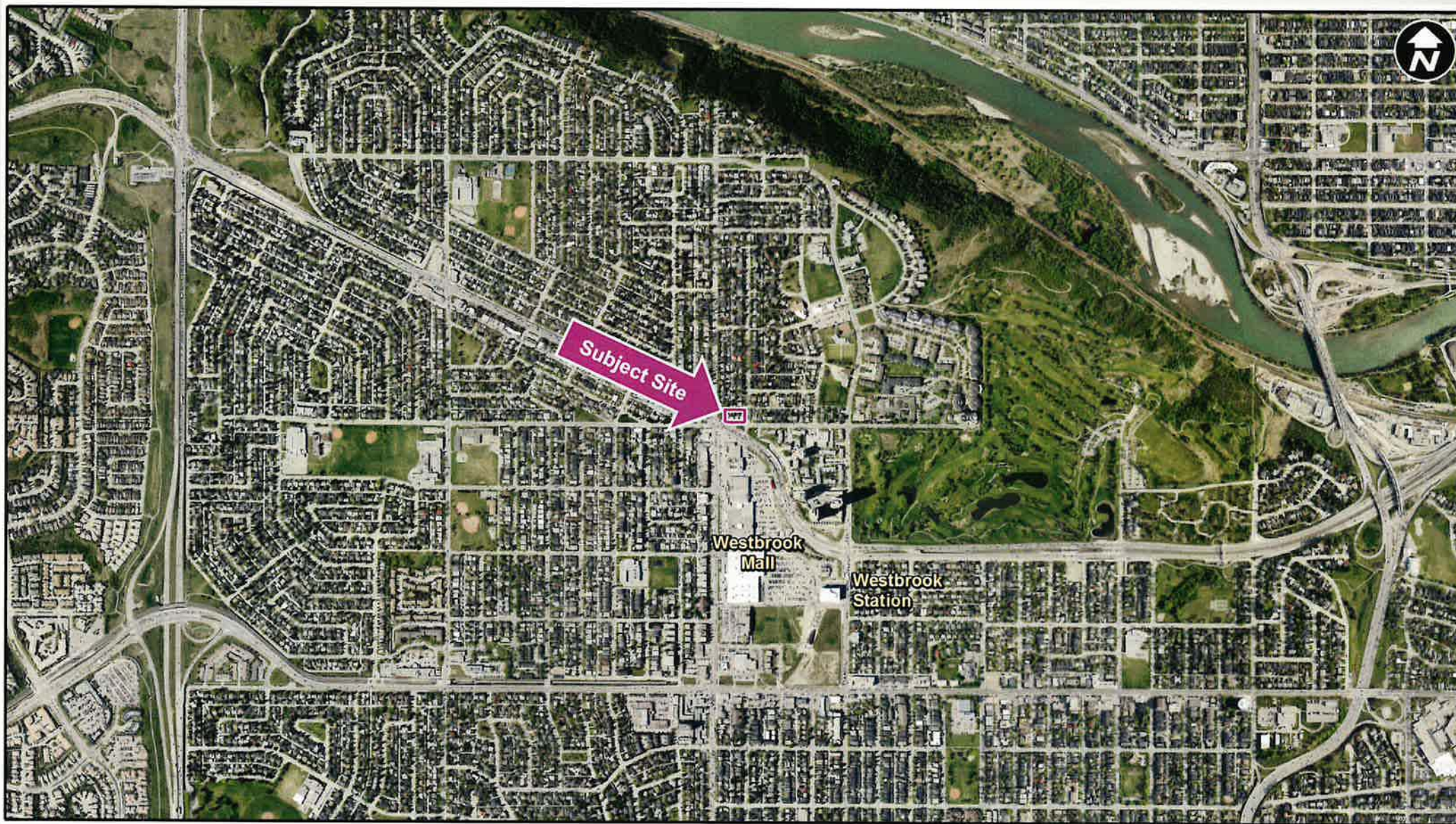


CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
OCT 15 2020  
ITEM 7.24  
CITY CLERK'S DEPARTMENT

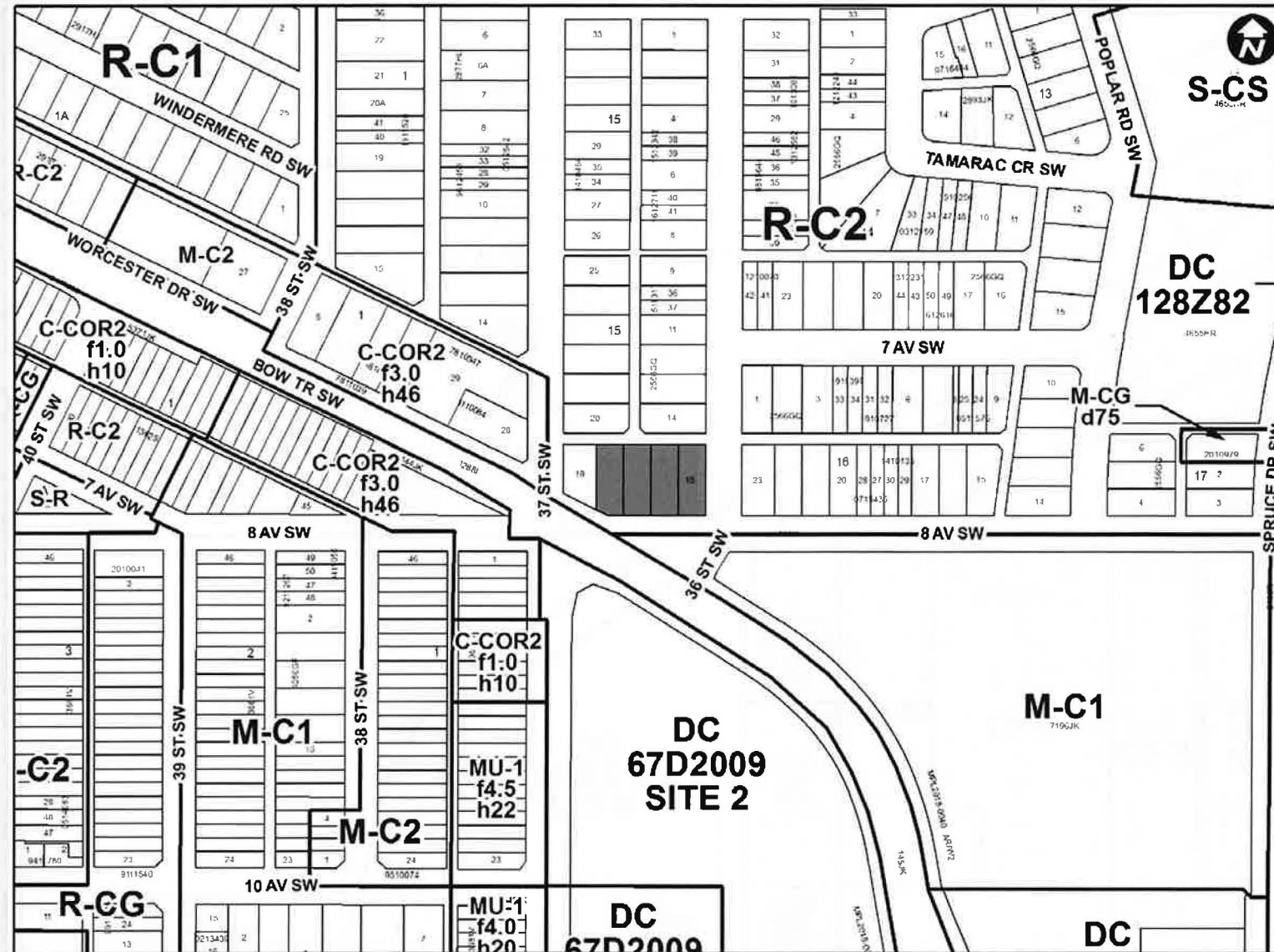


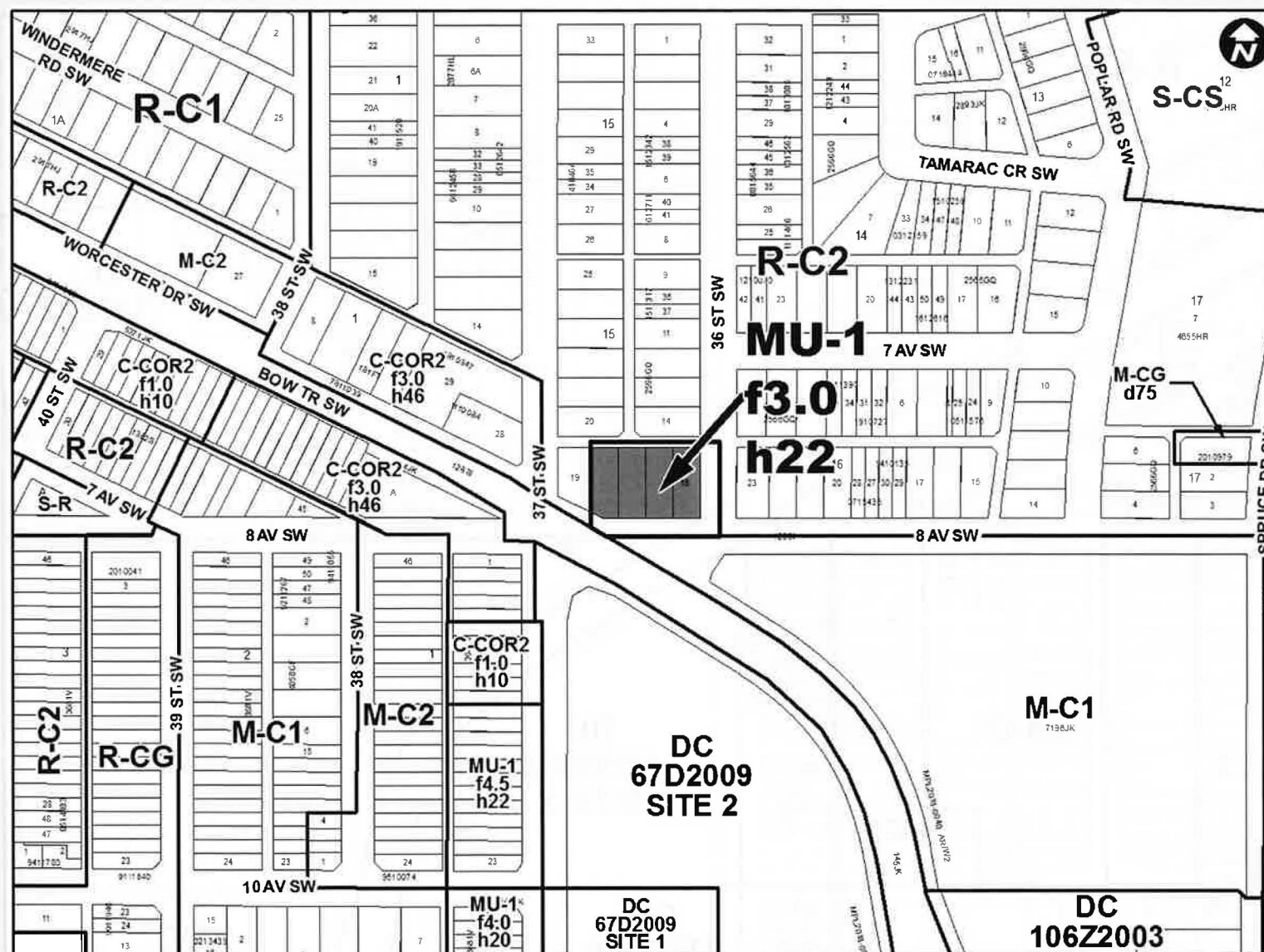








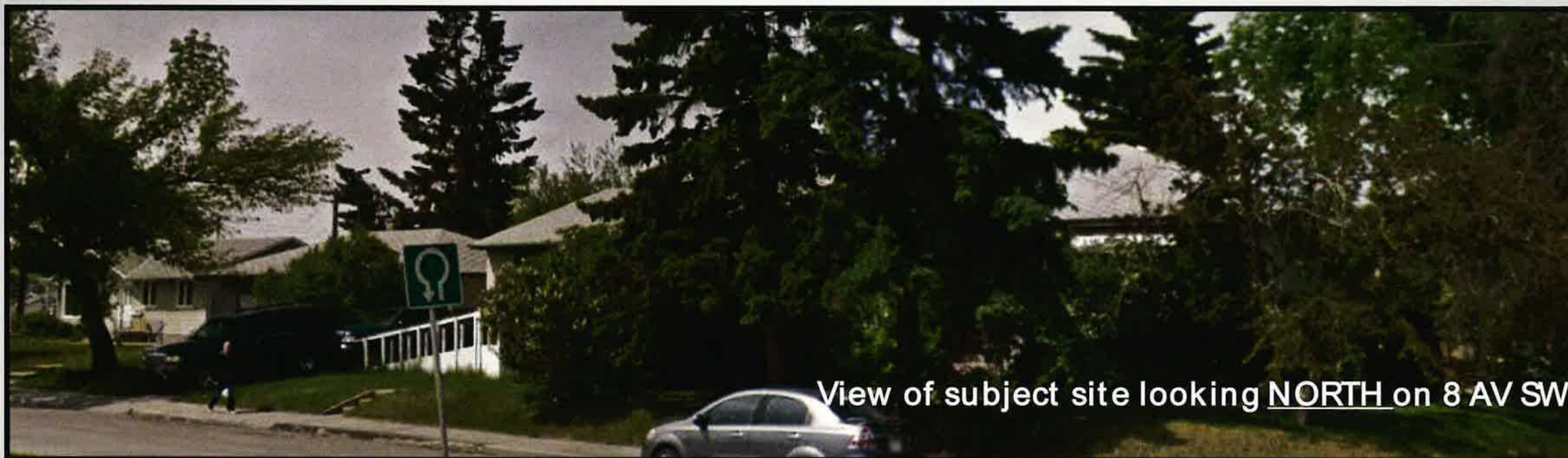




### **Proposed M-U1 District allows for:**

- a mix of residential and commercial uses in the same building;
- a maximum building height of 22 metres (an increase from the current maximum of 10 metres);
- a maximum floor area ratio (FAR) of 3.0; and
- the uses listed in the MU-1 District.





View of subject site looking NORTH on 8 AV SW



View from the subject site looking SOUTH on 8 AV SW





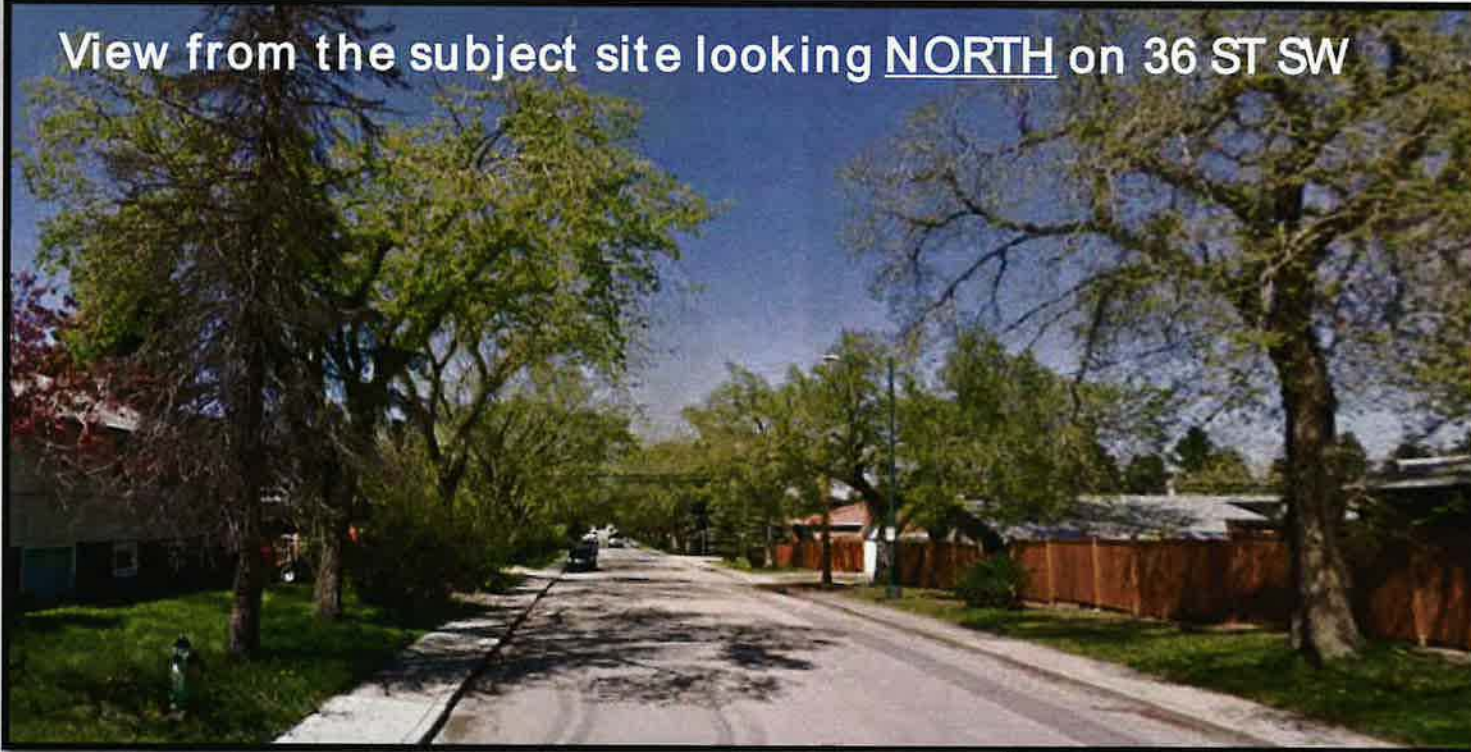
View from the subject site looking EAST on 8 AV SW



View from the subject site looking WEST on 8 AV SW



View from the subject site looking NORTH on 36 ST SW



View from the subject site looking SOUTH on 36 ST SW





## Municipal Development Plan:

### ‘Developed Residential Areas – Established Areas’:

- redevelopment that supports the local population by adding population and a mix of commercial and service uses;
- redevelopment and new developments that incorporate appropriate densities and transition; and
- multi-family housing types to meet the diverse needs of present and future populations.

#### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

#### Main Streets

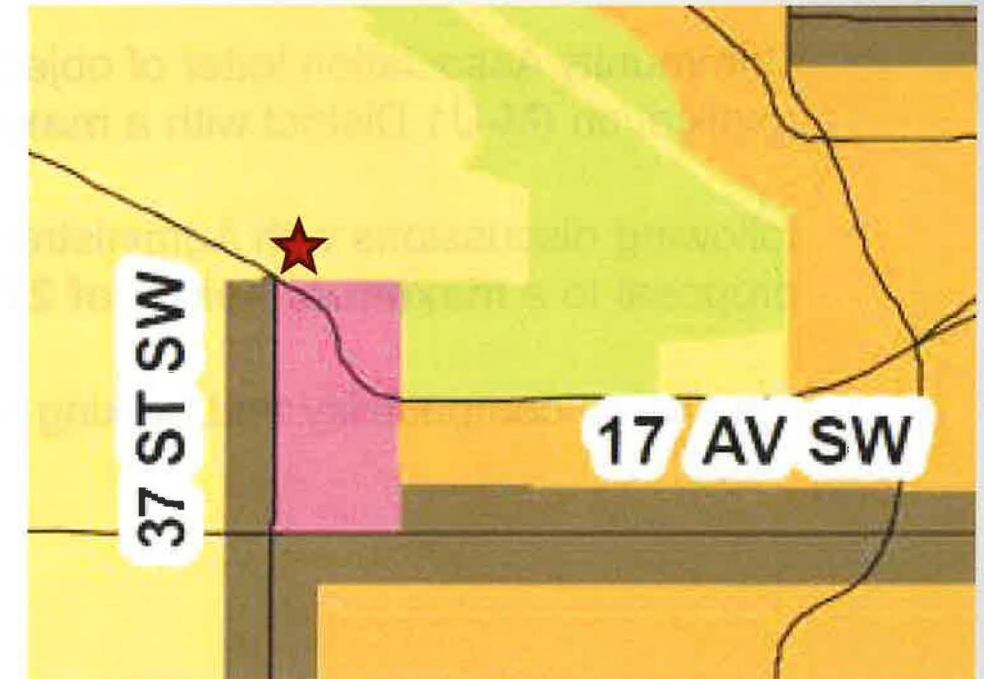
- Urban Main Street
- Neighbourhood Main Street

#### Residential

##### Developed

- Inner City
- Established

★ **Subject Site**



## Stakeholder Feedback:

- Community Association letter of objection and 35 letters of objection from the public on the initial application (M-U1 District with a **maximum height of 26 metres** and a **maximum FAR of 4.0**);
- following discussions with Administration, and further community outreach, the applicant amended the proposal to a **maximum height of 22 metres** and a **maximum FAR of 3.0**; and
- the design compatibility and parking requirements will be reviewed at the development permit stage.



## Reasons for Recommendation

- the proposed land use redesignation is compatible with the applicable policies identified in the *Municipal Development Plan* and the *location criteria for multi-residential infill*; and
- the subject site is adjacent to a designated 'Main Street' (37 ST SW), provides for a moderate increase in residential density and a future development in a form that respects the existing low-density residential development.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 3704, 3708, 3712 and 3716 - 8 Avenue SW (Plan 2566GQ, Block 15, Lots 15 to 18) from Residential Contextual One/Two Dwelling (R-C2) District to Mixed-Use – General (MU-1f3.0h22) District; and
2. Give three readings to the proposed bylaw.



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

