

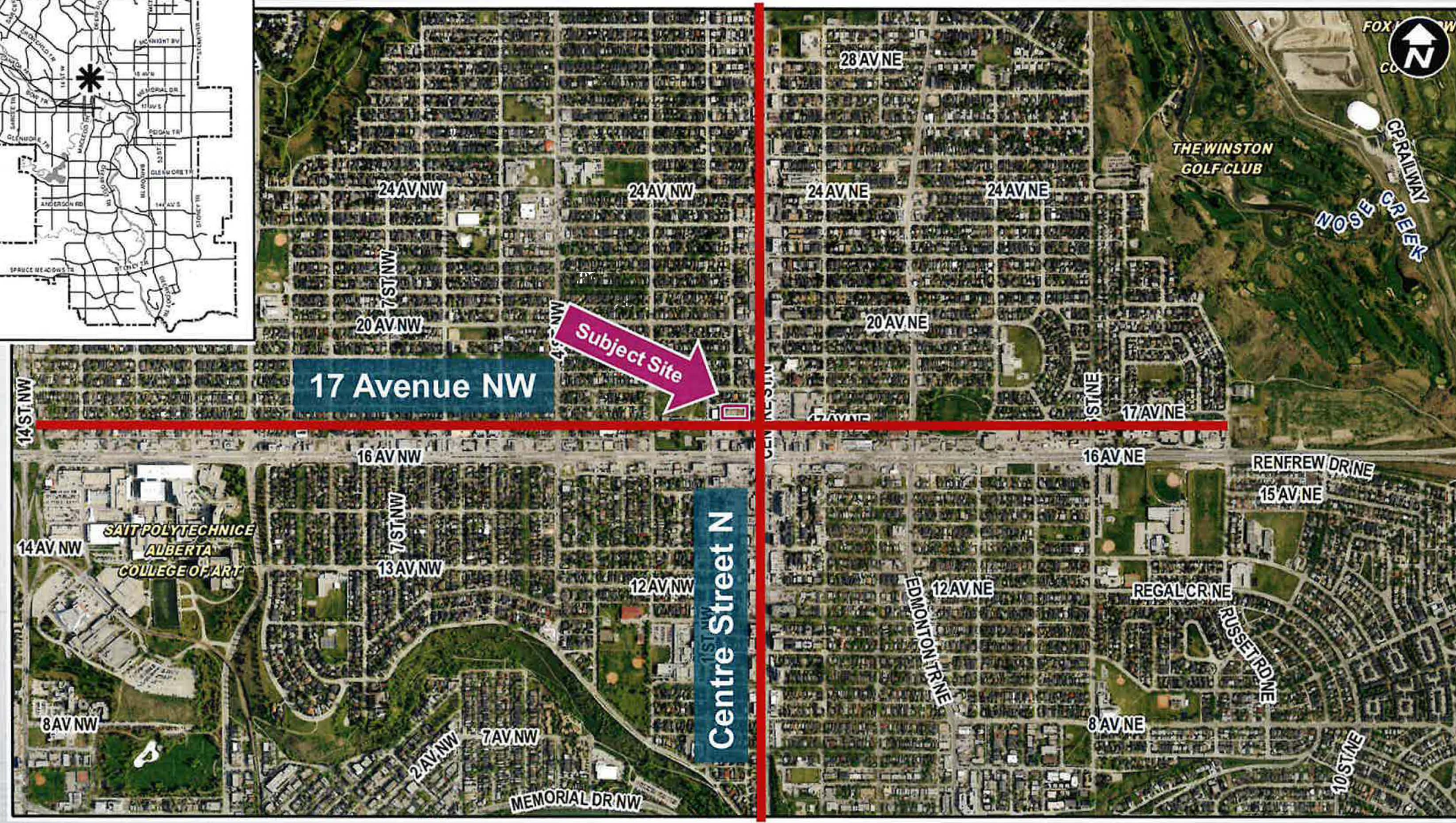


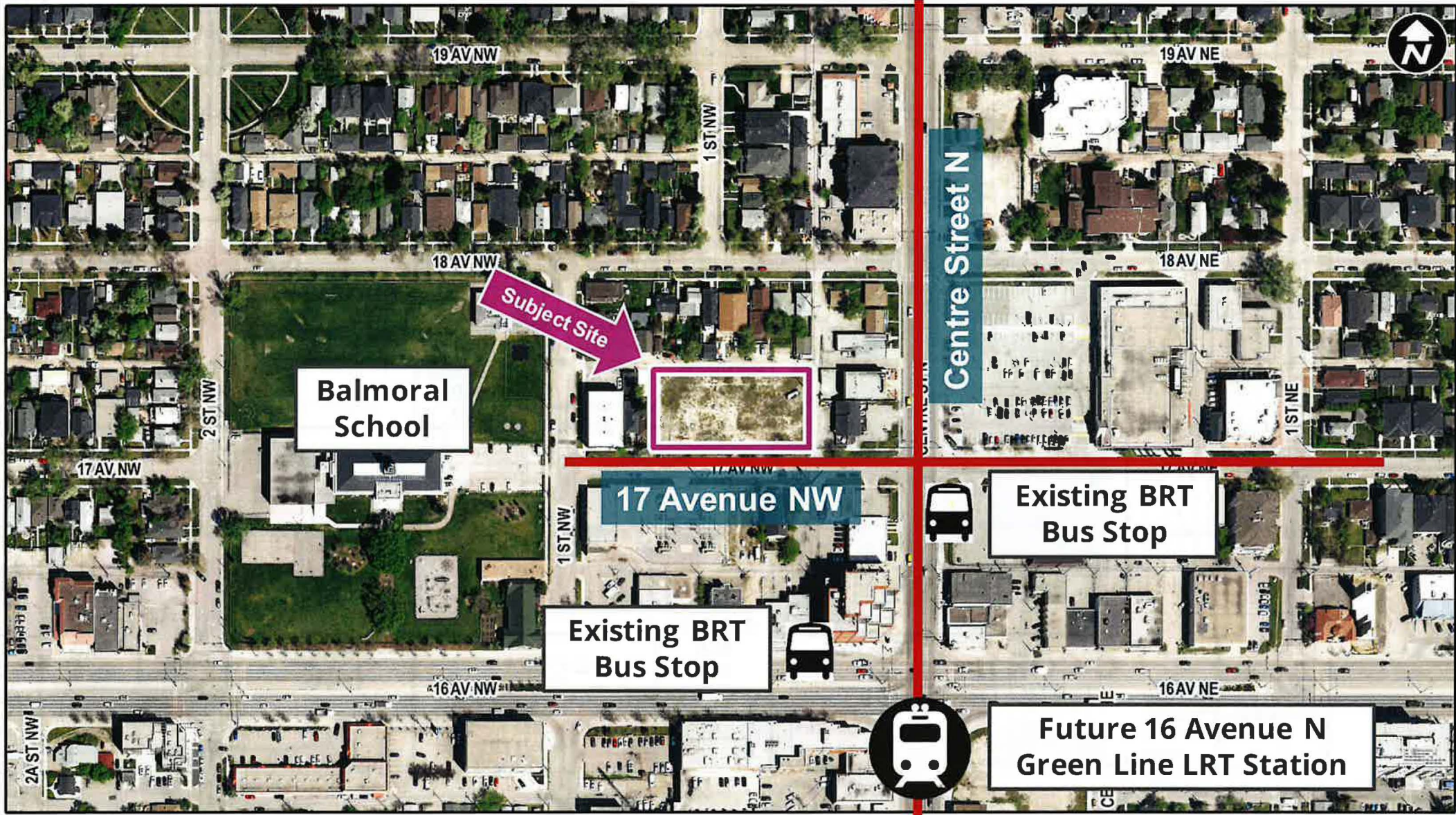
Calgary Planning Commission Agenda Item: 7.2.3



LOC2020-0123 Policy and Land Use Amendment

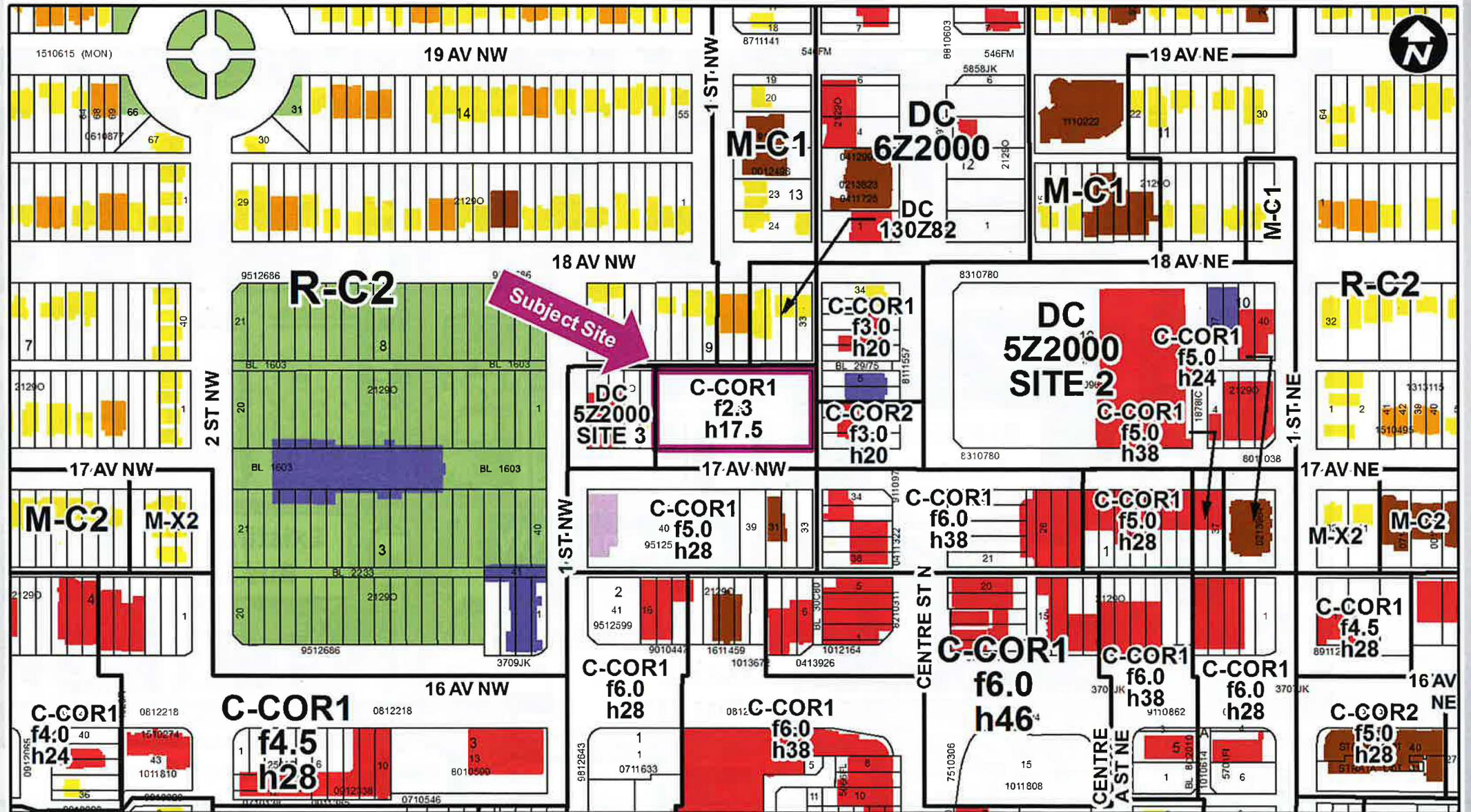
CITY OF CALGARY
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NOV 19 2020
ITEM: 7.2.3 CPC2020-1233
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LEGEND

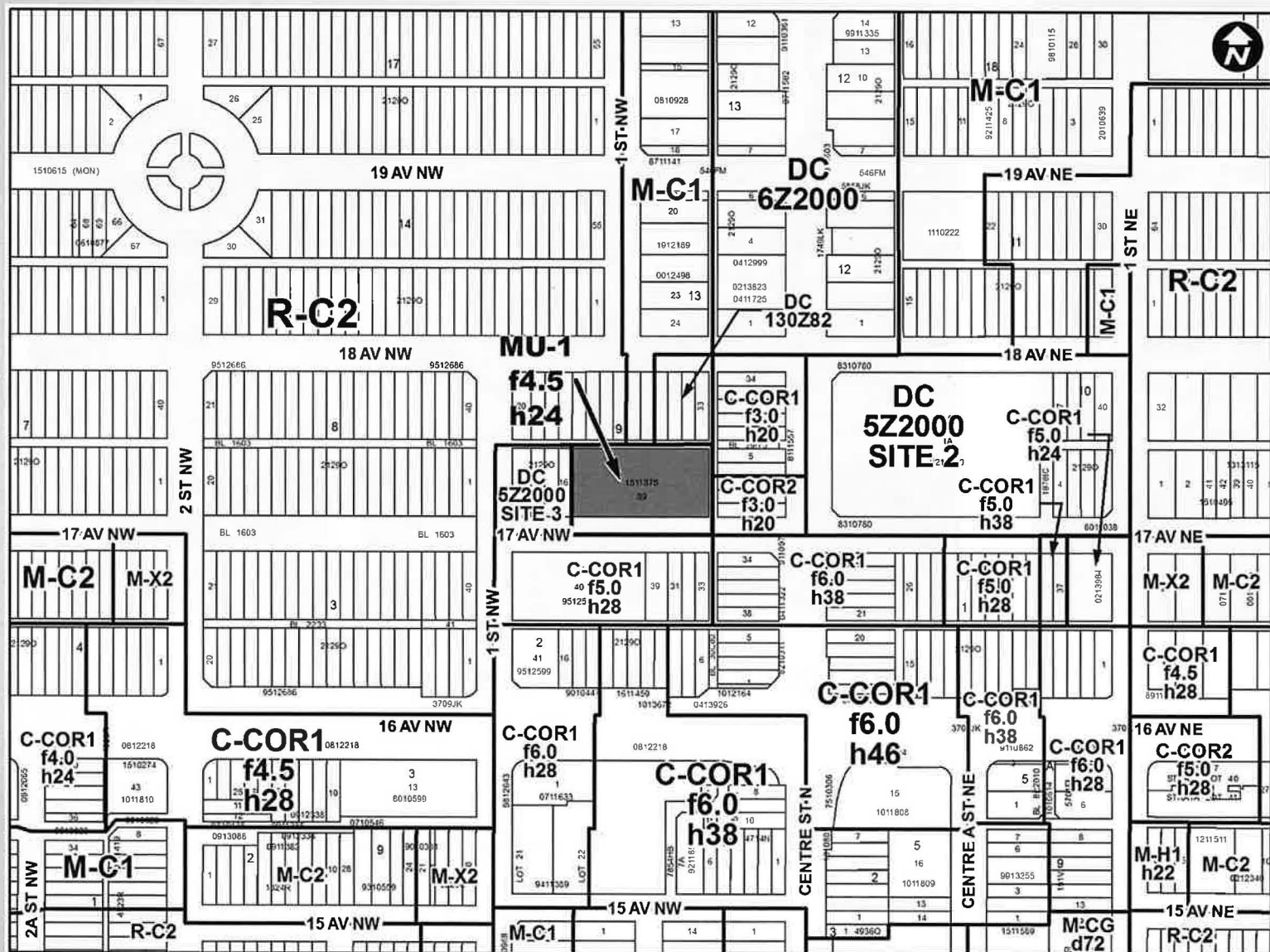
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





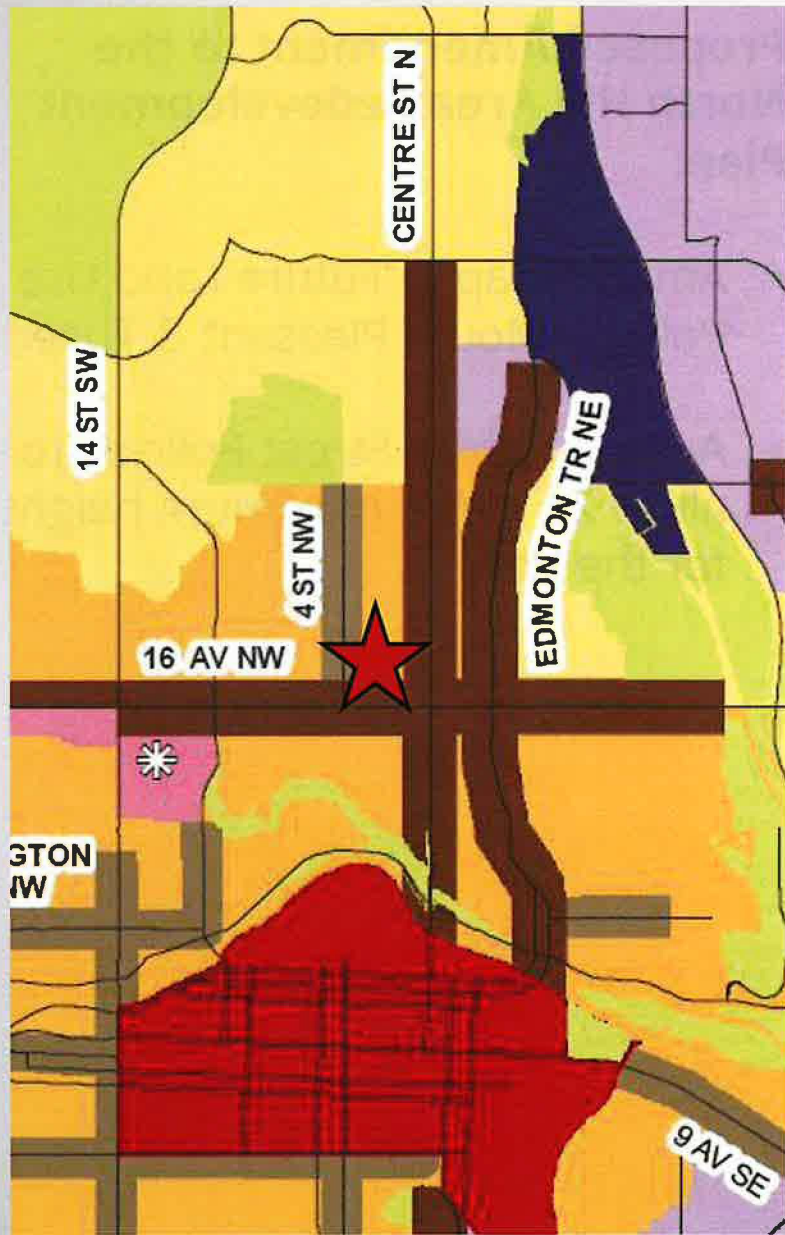
View from 17 Avenue looking NE

View from 17 Avenue looking NW



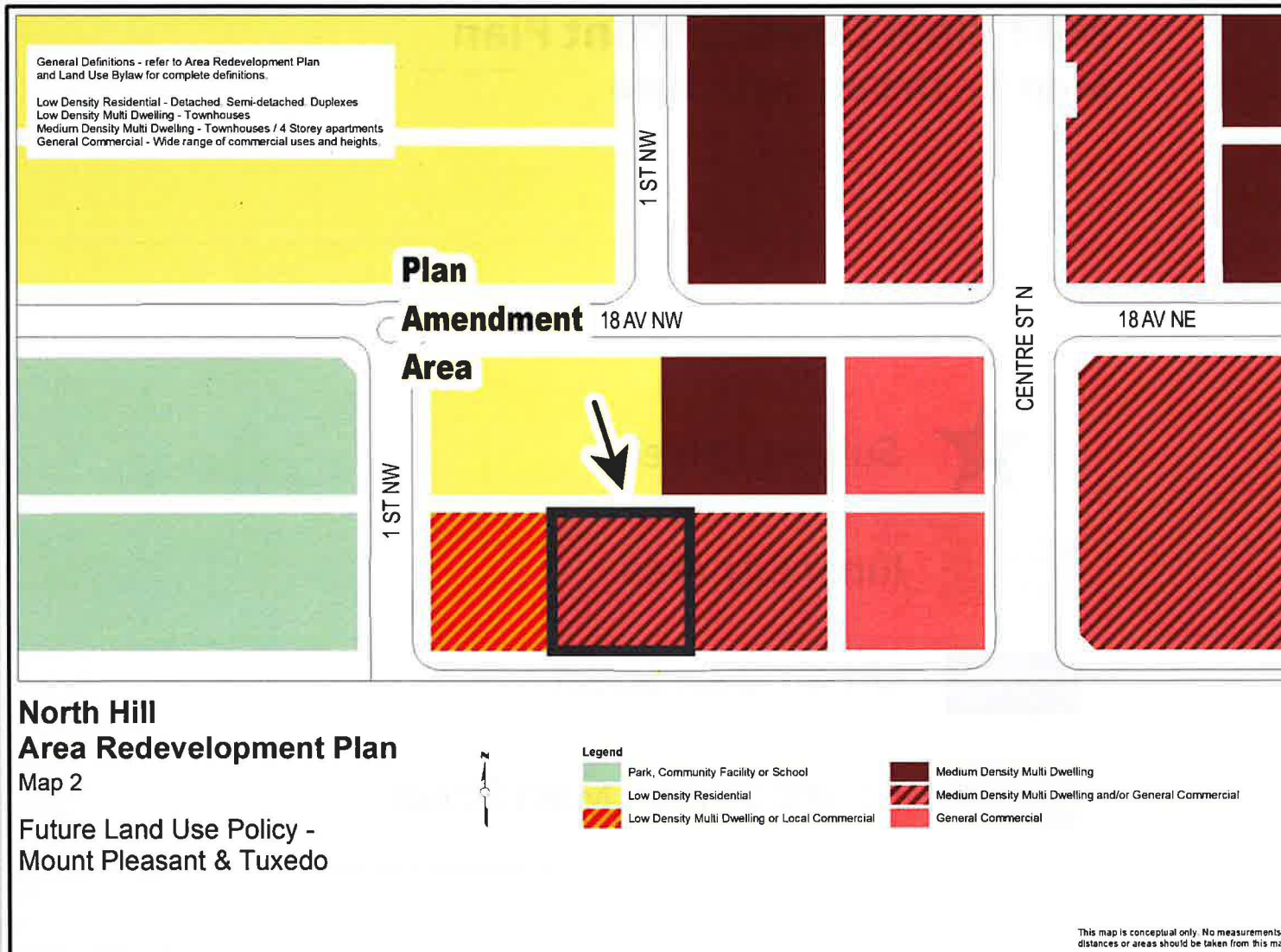
Proposed land use: MU-1 f4.5 h24

- Max. FAR: 4.5
- Max. building height: 24 m
(7-8 storeys)
- Mix of commercial and residential uses
- Street-oriented buildings
- Either commercial or residential uses at street level



Municipal Development Plan Map 1 - Urban Structure

-  Subject Parcel
-  Inner City Area
-  Urban Main Street
-  Neighborhood Main Street



Proposed Amendment to the North Hill Area Redevelopment Plan:

- Amend Map 2 'Future Land Use Policy - Mount Pleasant & Tuxedo'
- Amend Centre Street Policies to allow 24 metre maximum height for the site.

Applicant-led Outreach:

- Project website, 300+ views, no public comments
- Consultation with Tuxedo Park, Mount Pleasant and Crescent Heights Community Associations

City-led Outreach:

- Tuxedo Park Community Association provided a conditional letter of support
- Two letters in opposition from public

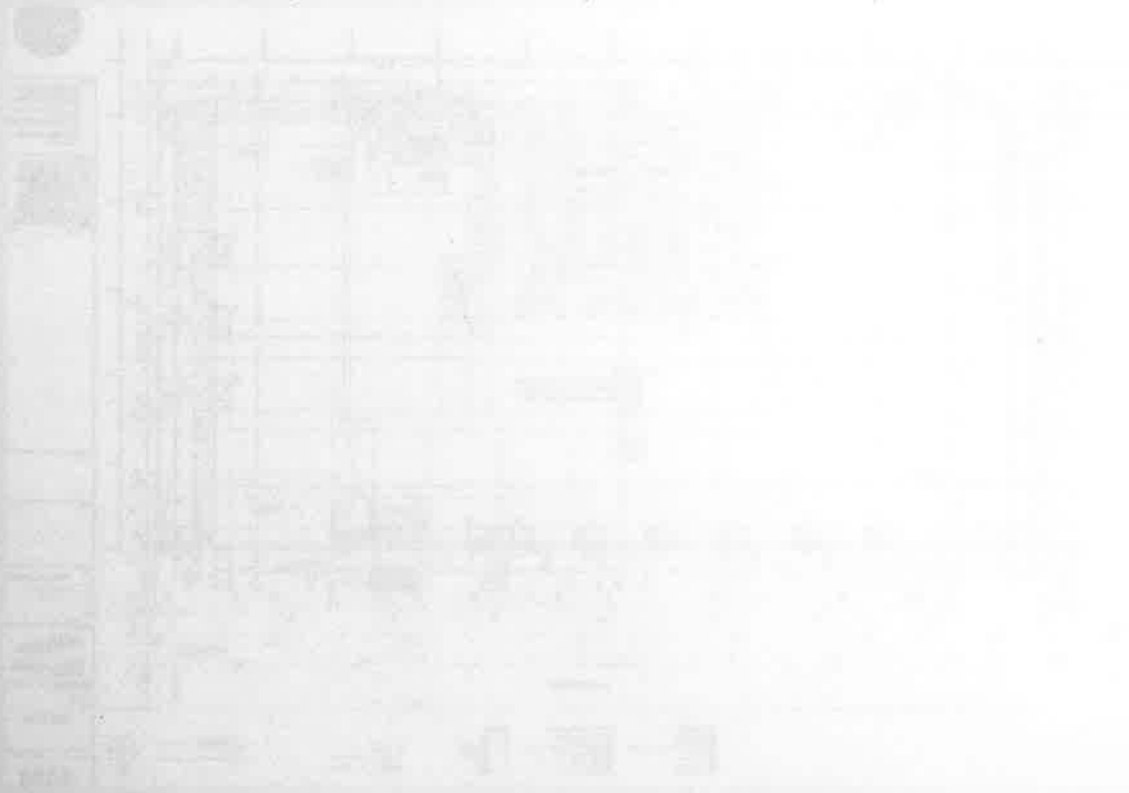
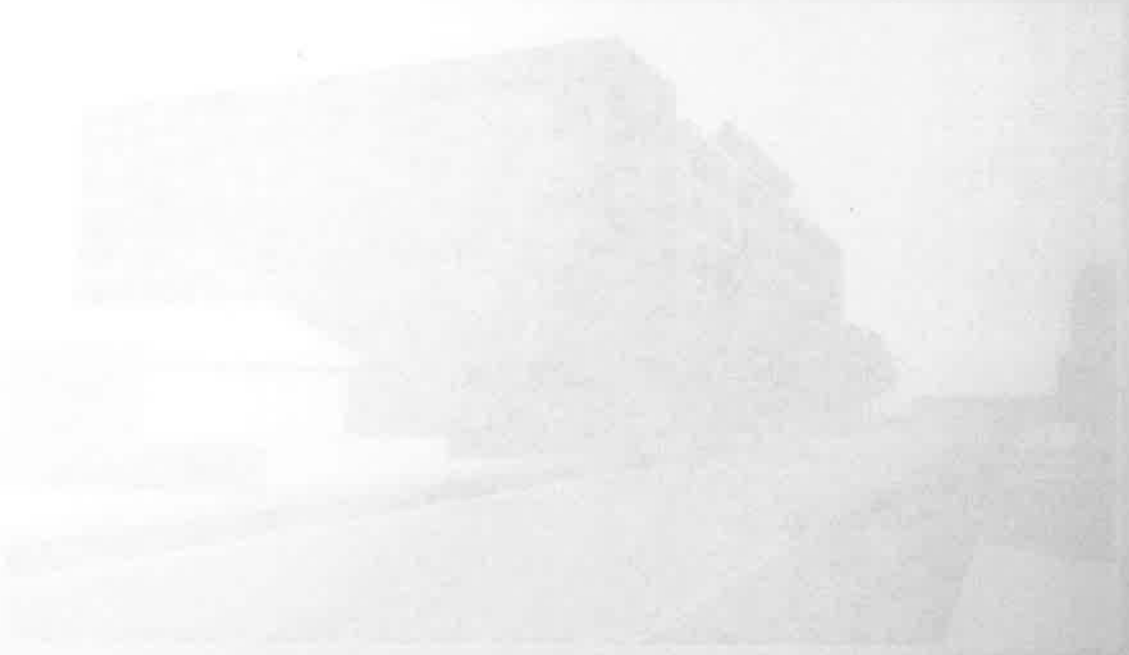
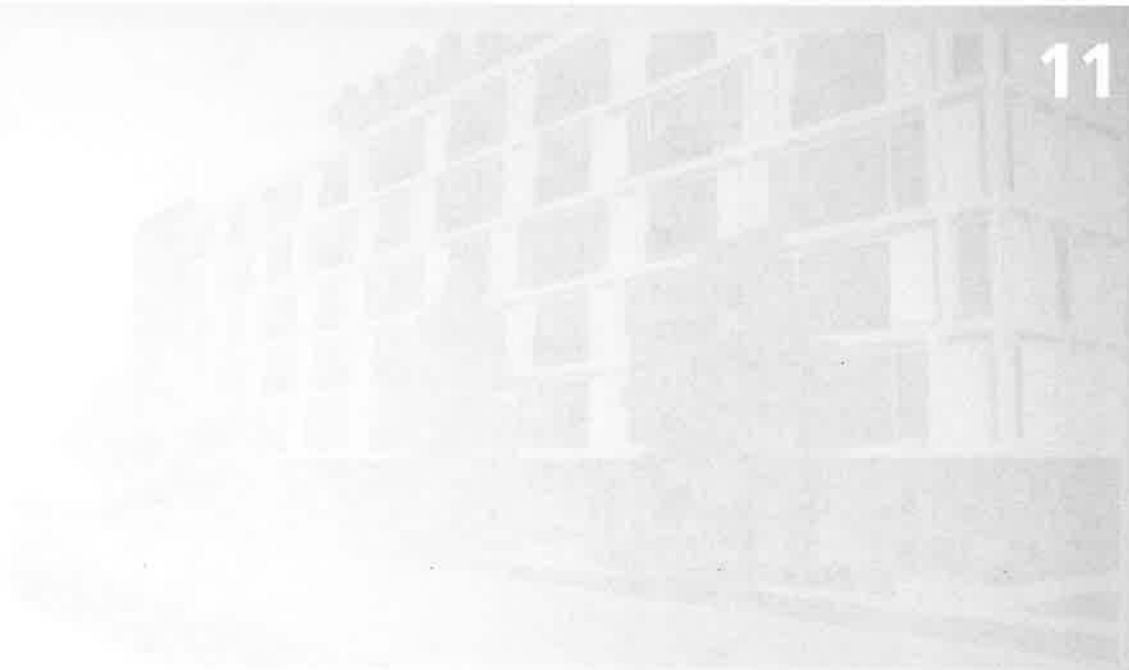
Administration Recommends:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

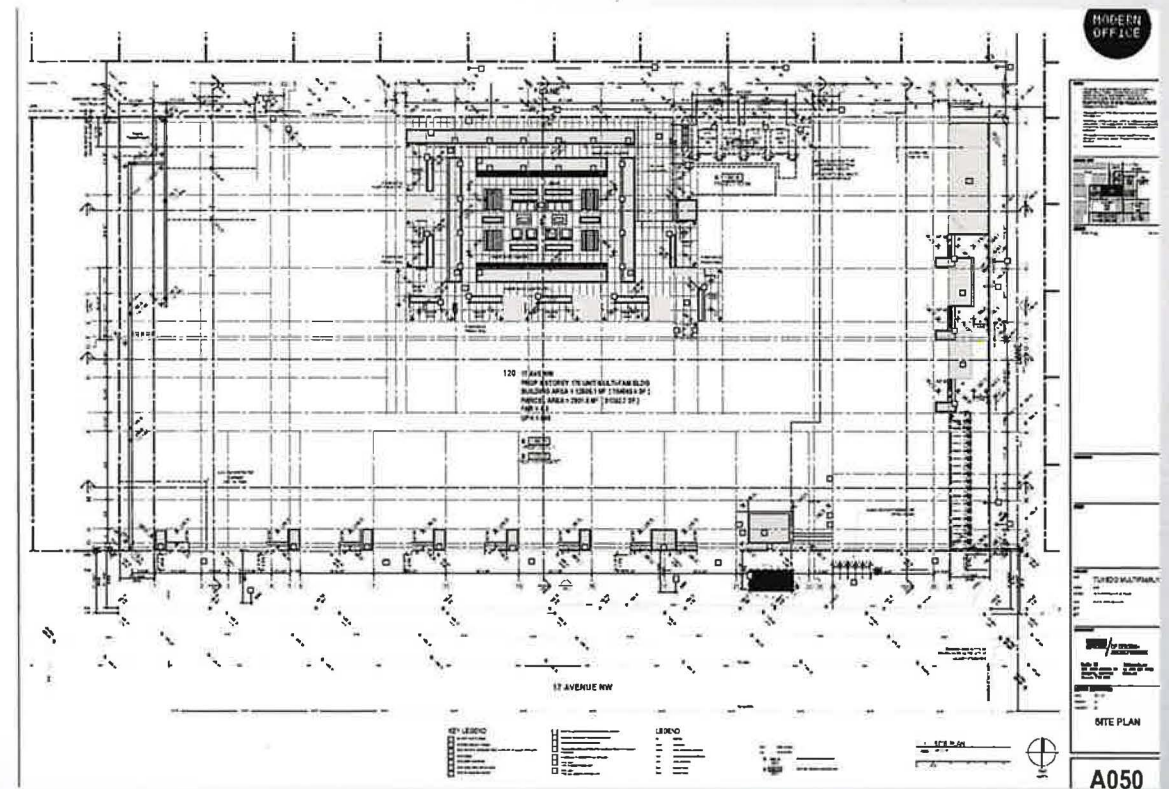
0123-0123 (under review)

Development and construction of
the building and its
interior spaces

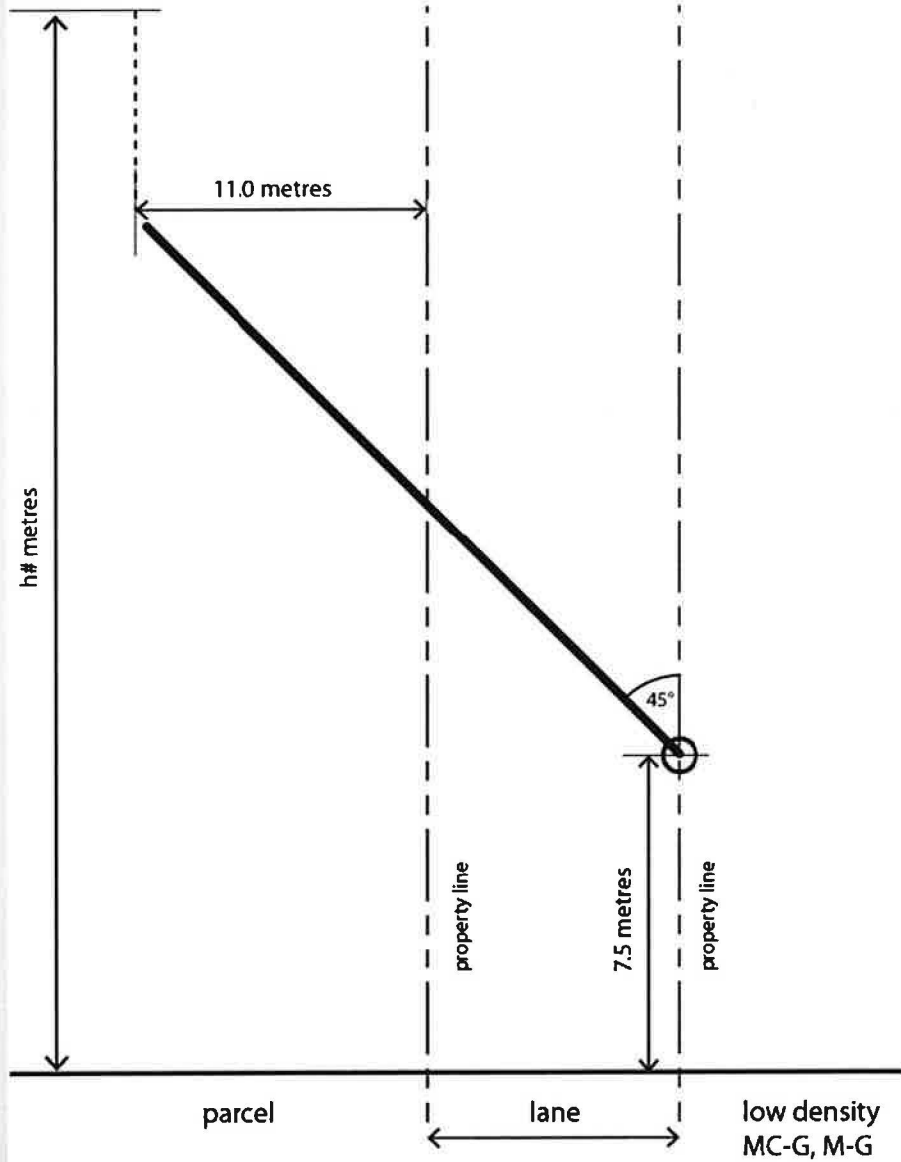


DP2020-6371 (under review):

- six-storey multi-residential development
- 170 Dwelling Units
- UDRP review



1371 (4) Building Height



1371 (2) Building Height

