



# Calgary Planning Commission

## Agenda Item: 7.2.4

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 17 2020  
ITEM: #7.2.4 CP2020-BS2  
Public  
CITY CLERK'S DEPARTMENT

# LOC2020-0053

## Policy & Land Use Amendment

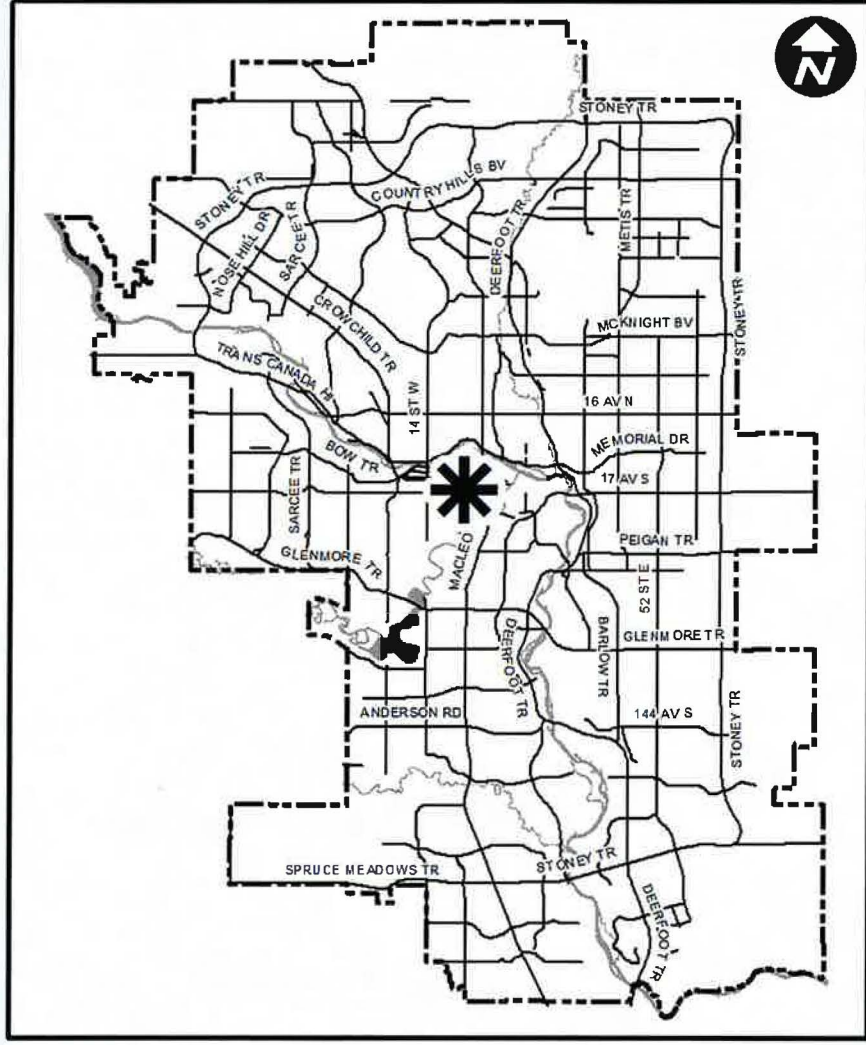
## Amendments to the Submitted Materials

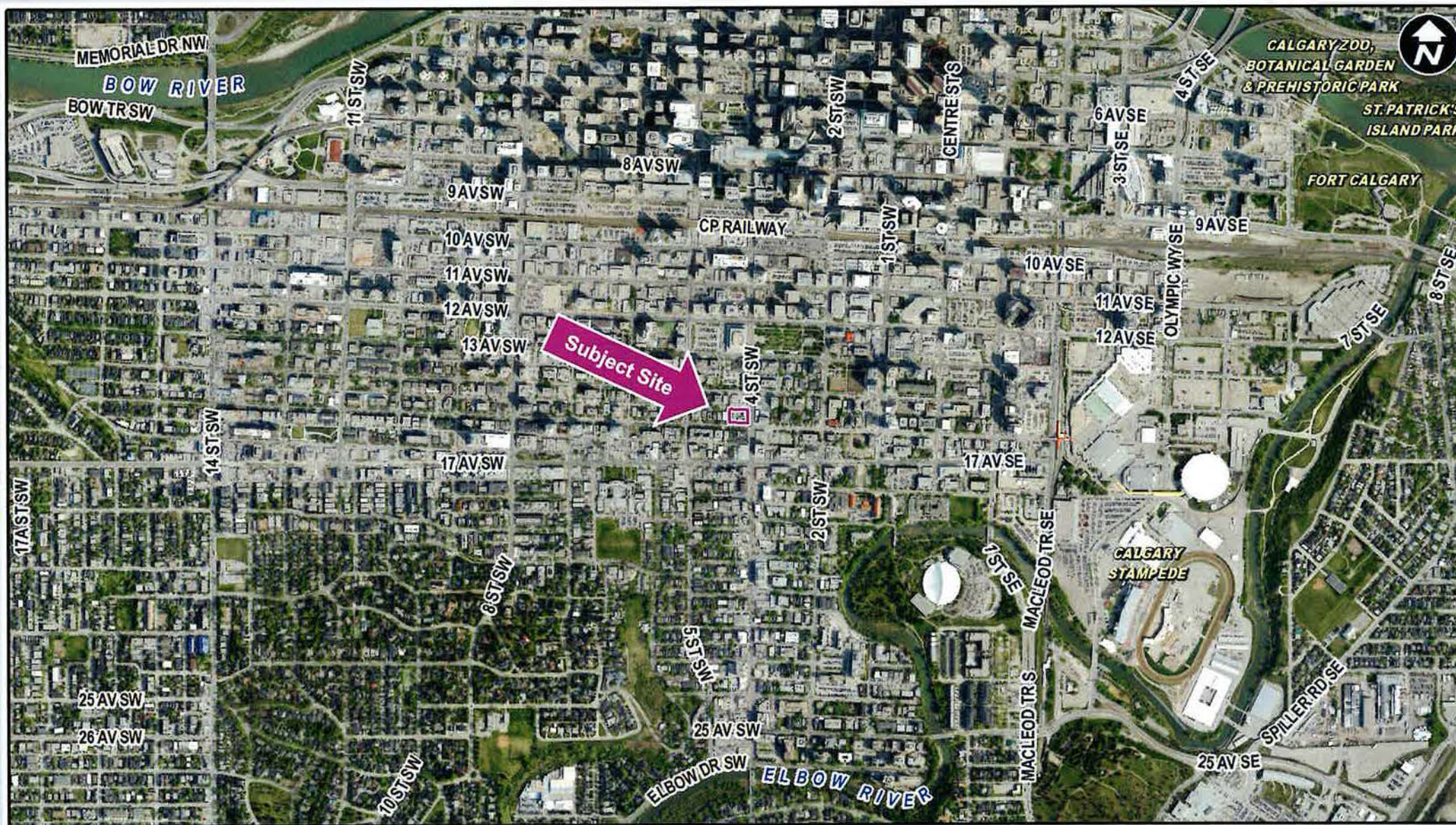
### Attachment 2 – ARP Amendments

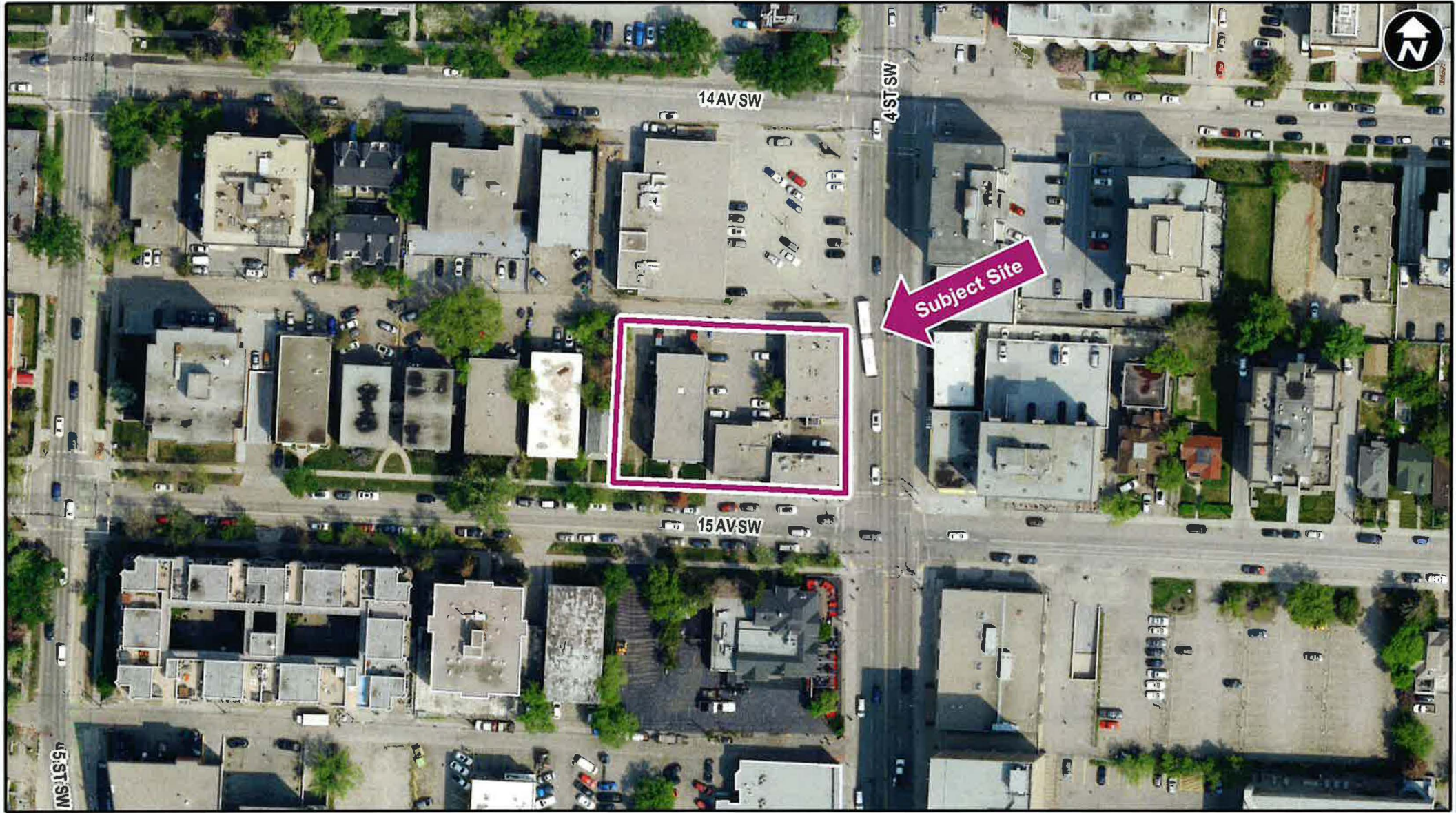
- Minor changes to amendments (b) and (c) about where they are to be added into the ARP

### Attachment 3 – Direct Control District

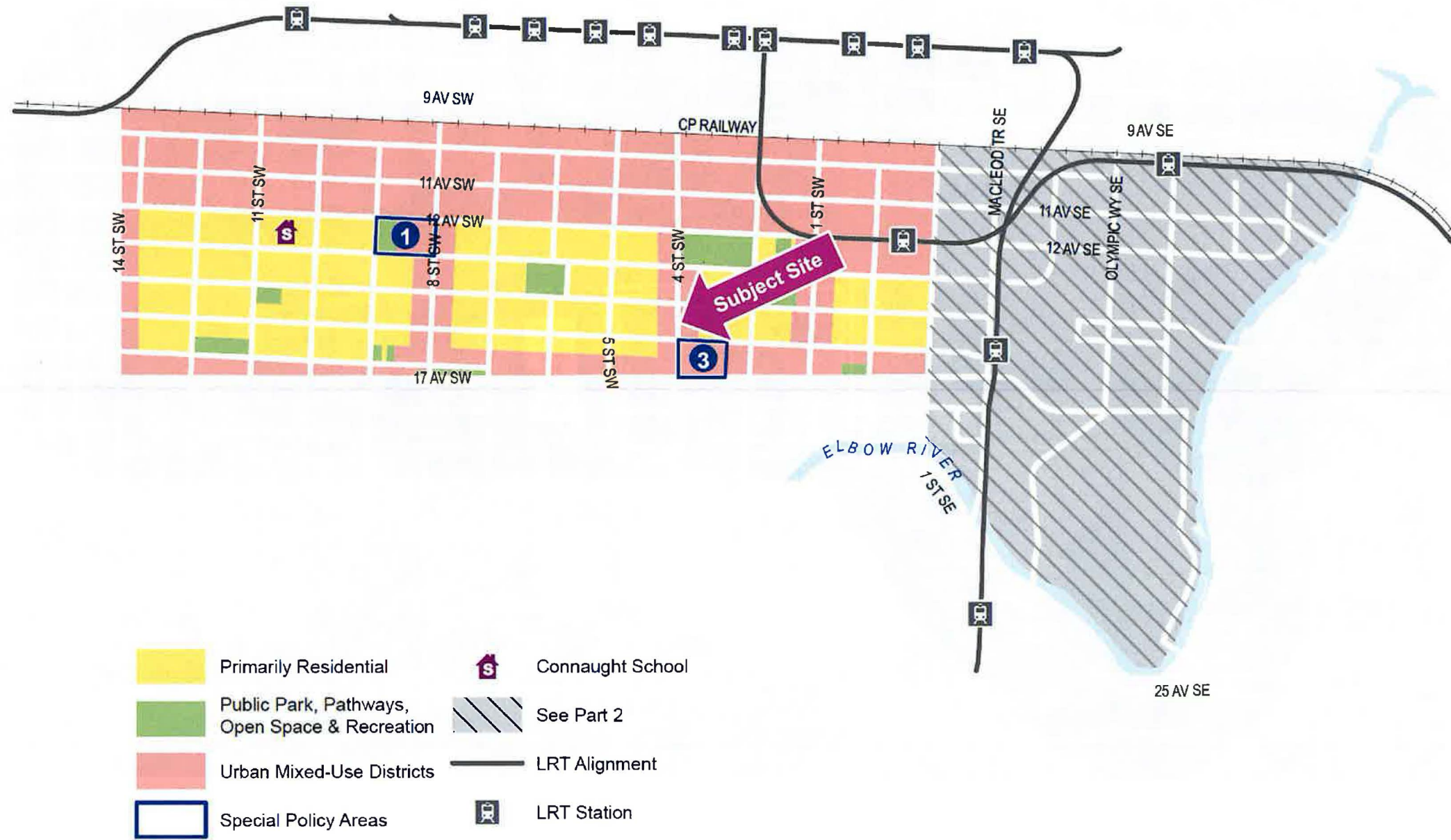
- The submitted materials only limit height near the **east** property line.
- Section 9, subsection 2 has two additional regulations that limit height near the **north** and **west** property lines.

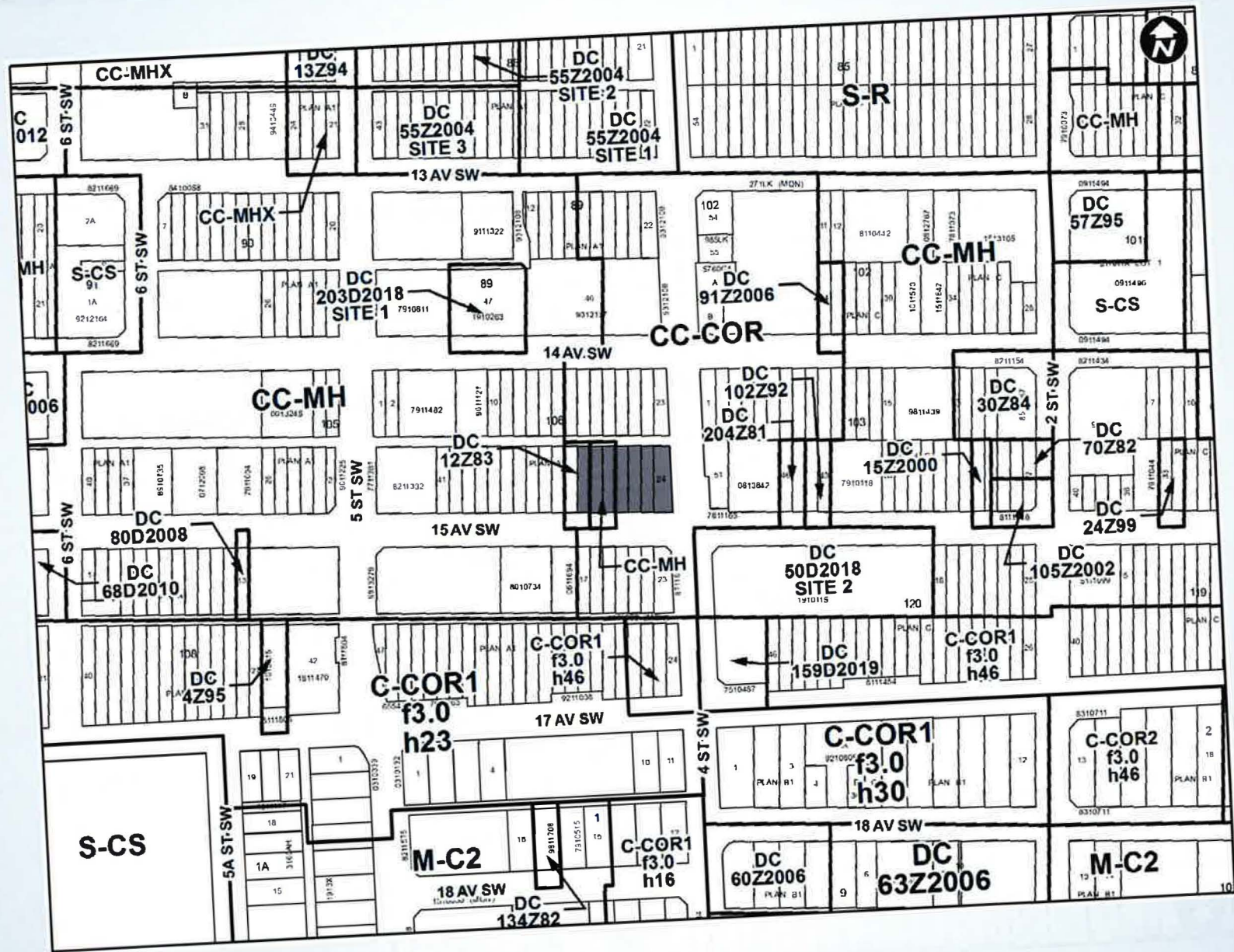


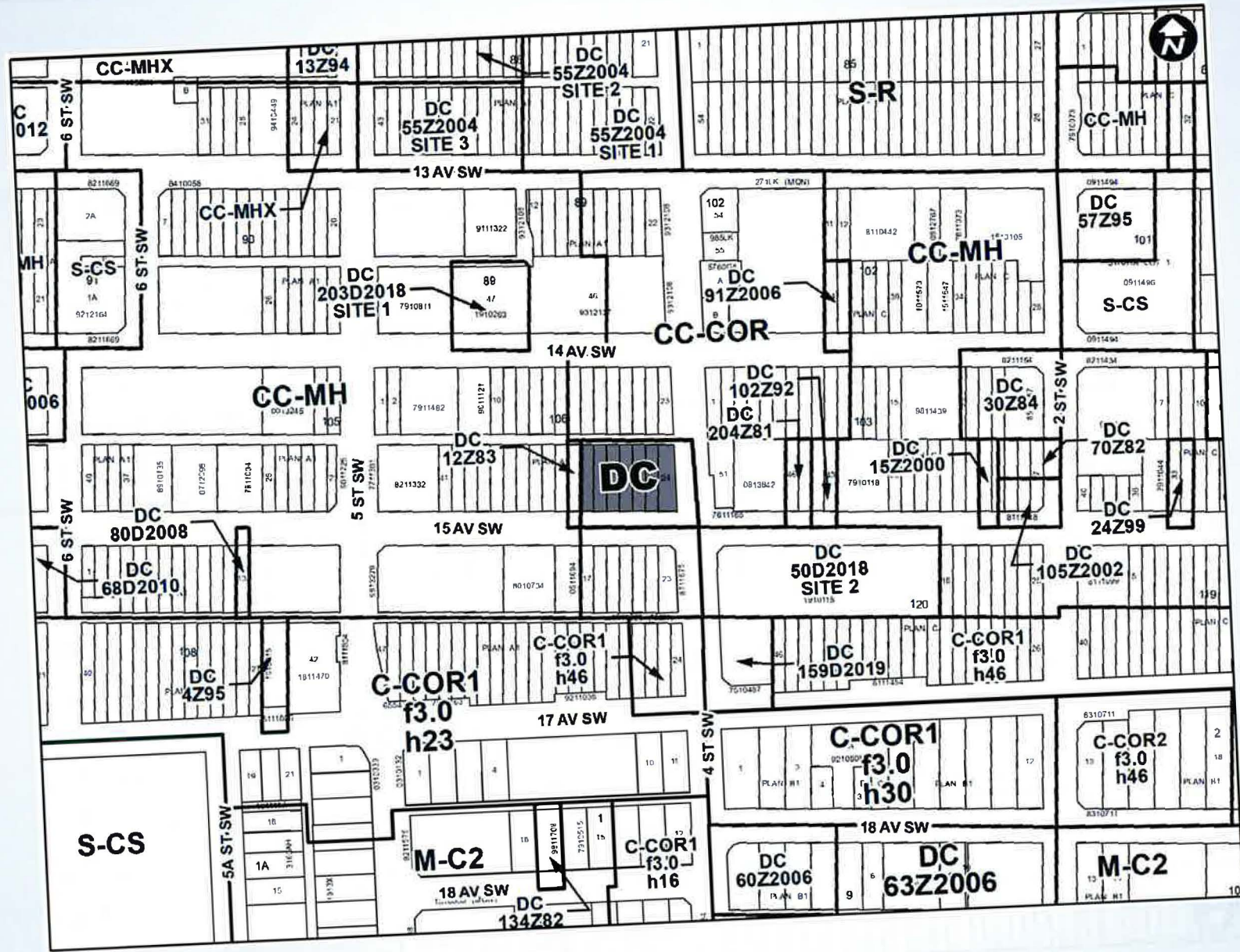




Map 3 Land Use Concept







PROPOSED Land Use

LOC2020-0053

December 17, 2020



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



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December 17, 2020

ACTUAL Use





December 17, 2020

LOC2020-0053

Site Photos



December 17, 2020

LOC2020-0053

Site Photos





December 17, 2020

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Site Photos





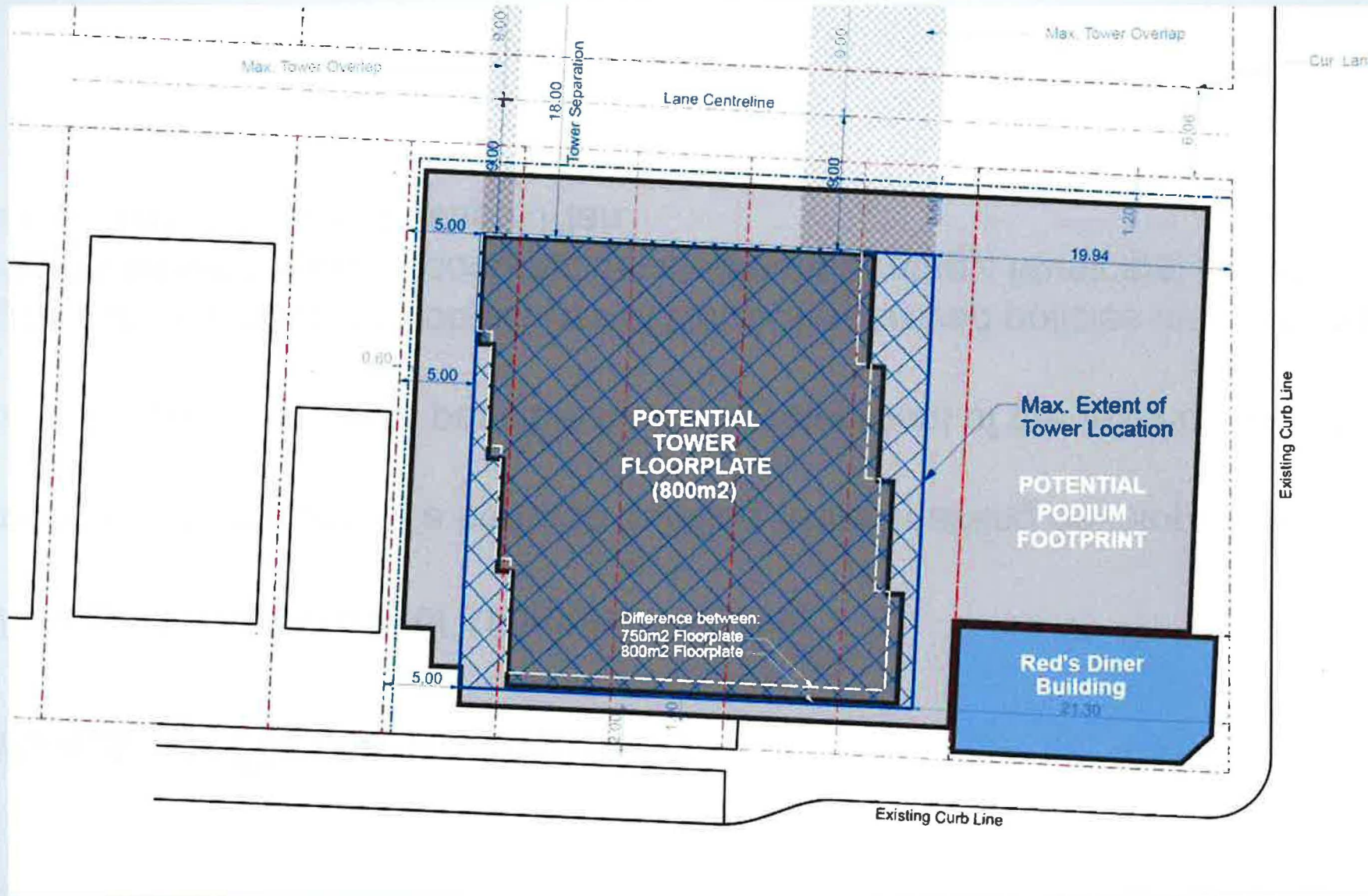


## Affordable housing bonus incentive

- Greater incentive to provide formal Affordable Housing
- City asked for third-party review of project economics
- This is a pilot; further work needed to assess broader applicability

| Bylaw Maximum                        | Existing   | Proposed                                       |
|--------------------------------------|------------|--|
| Height                               | No maximum | No maximum                                     |
| Floor Area Ratio                     | 5.0        | 5.0  |
| Floor Area Ratio (with bonusing)     | 9.0        | 9.0 ( <u>11.0 through affordable housing</u> ) |
| Affordable housing bonus floor area  | Bylaw rate | Bylaw rate                                     |
| Bonus floor area on additional 2 FAR | Bylaw rate | <u>Bylaw rate x2</u>                           |
| Floor Plate (m <sup>2</sup> )        | 650 - 750  | 650 - 800                                      |

- DC Based on CC-MHX, incorporates some CC-COR rules



## Reasons for Recommendation

- Will incentivize provision of Affordable Housing;
- Supports conservation of a heritage building while enabling development;
- Works in conjunction with possible future development of the adjacent property;
- Aligns with the goals and objectives of Council-approved policies including the Social Wellbeing Policy, economic development strategy, Municipal Development Plan, and Area Redevelopment Plan.