

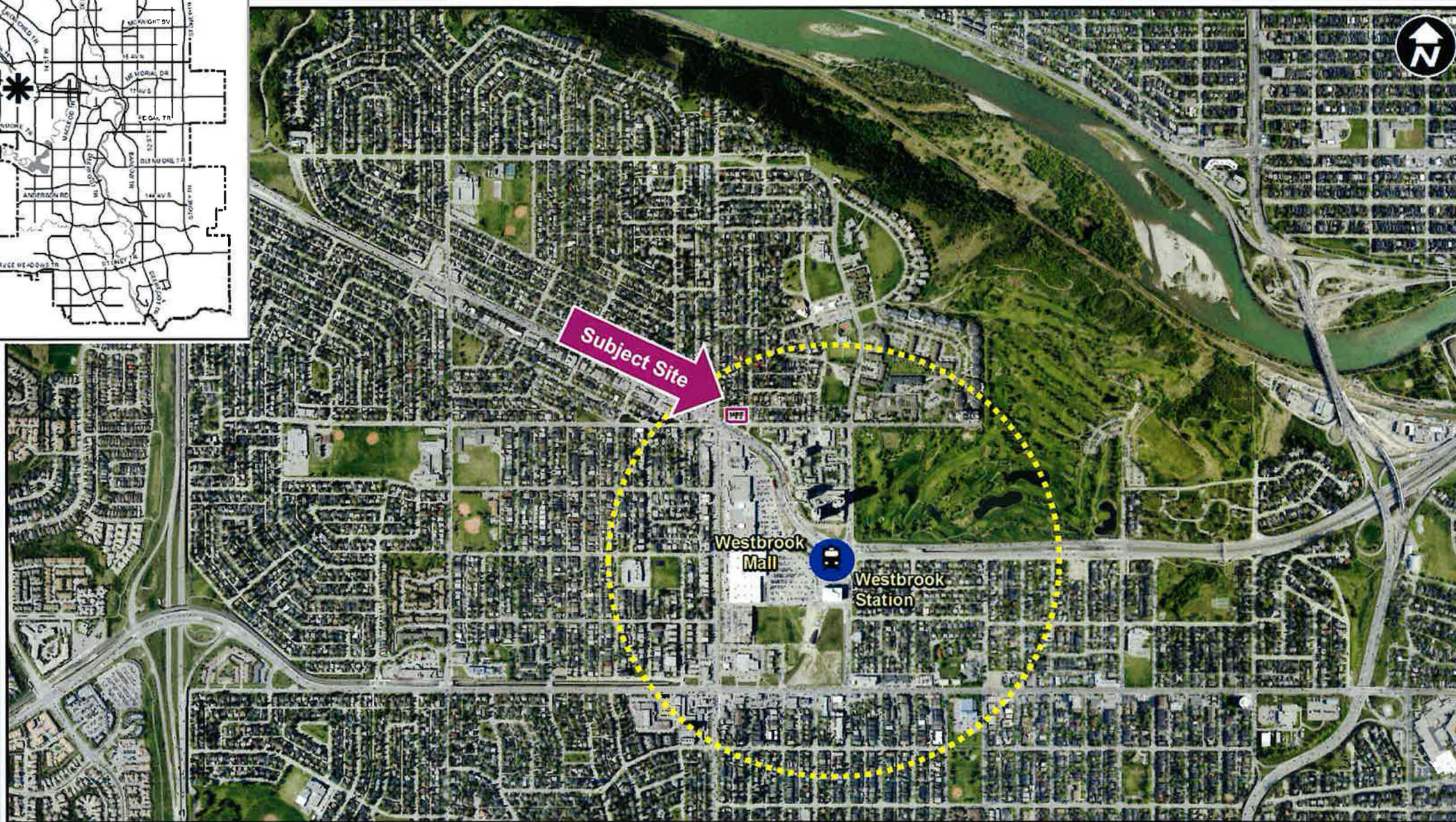
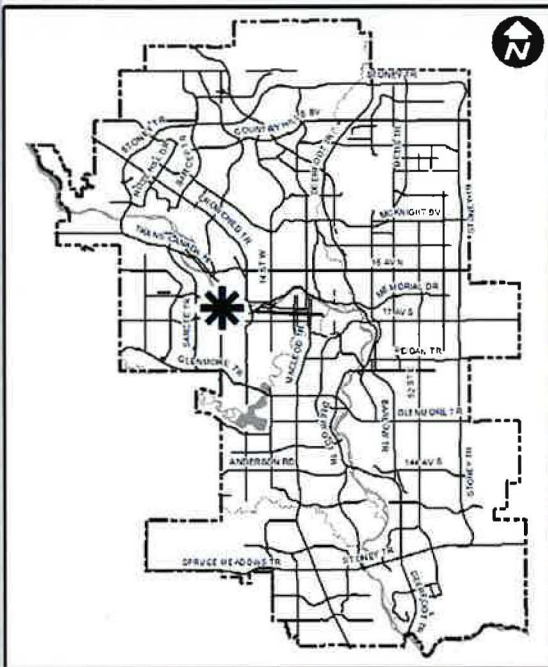


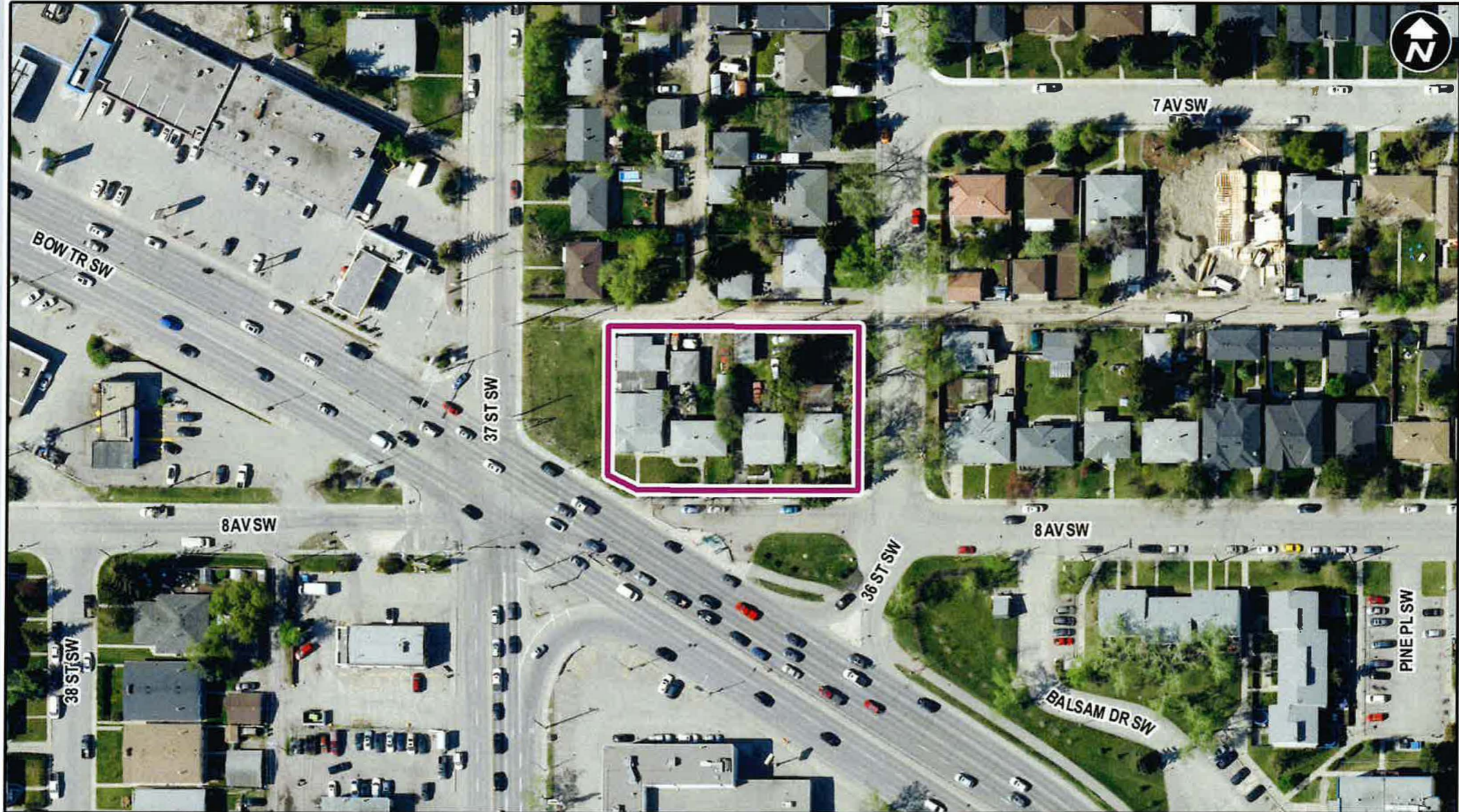
Public Hearing of Council

Agenda Item: 8.1.10

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 14 2020
ITEM: #8.1.10 C2020-0957
Public
CITY CLERK'S DEPARTMENT

LOC2020-0070
Land Use Amendment
(R-C2 to MU-1f3.0h22)







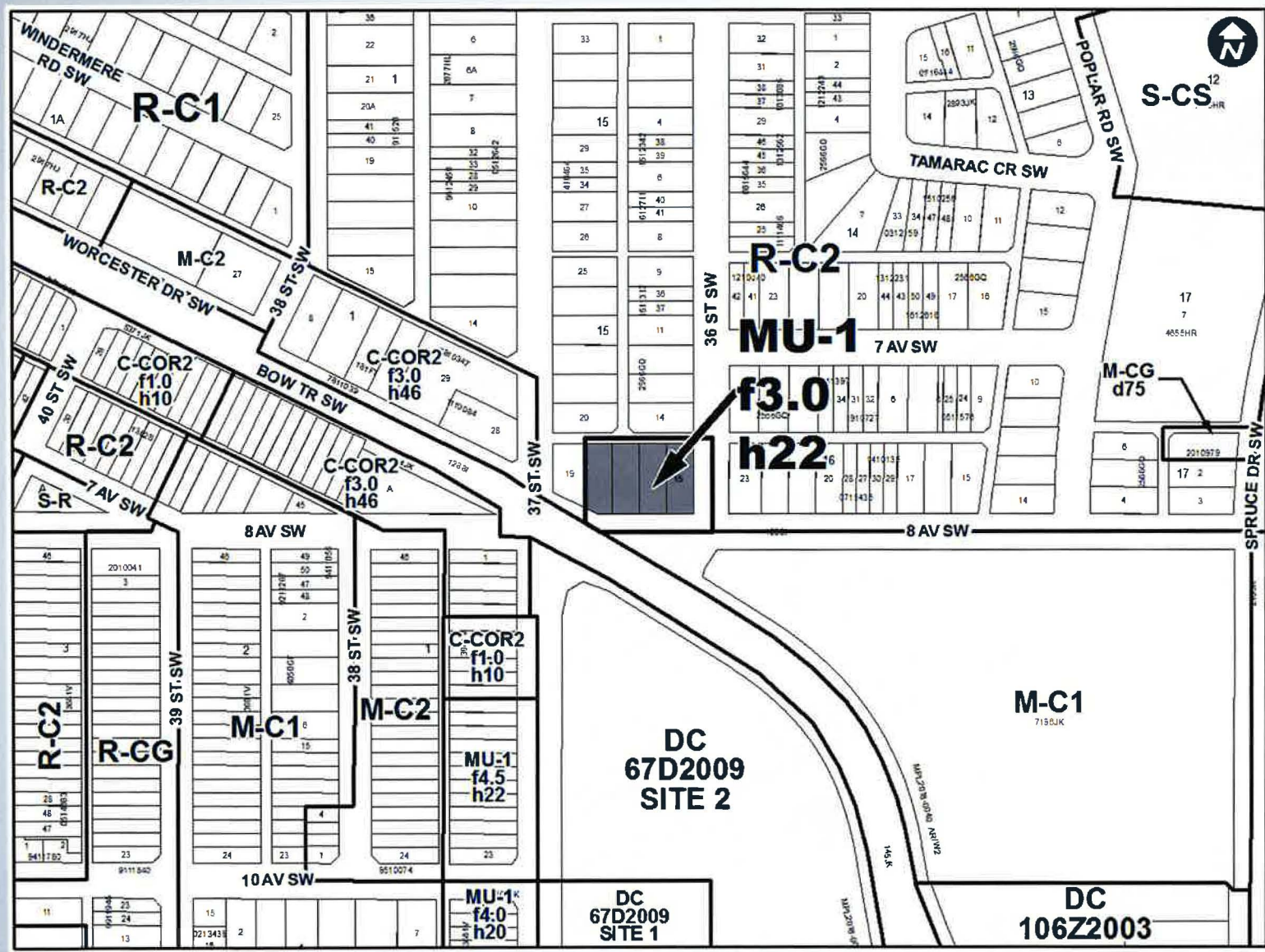
View of subject site looking NORTH on 8 AV SW



View from the subject site looking SOUTH on 8 AV SW

- 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





Proposed MU-1f3.0h22 District

- Accommodate a mix of residential and commercial uses in the same street-oriented building
- Maximum height of 22 metres (~6 storeys)
- Specific provisions designed to limit massing impacts on adjacent development
- Maximum FAR of 3.0

**No development permit submitted*

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Calgary Planning Commission's Recommendation:

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 157D2020**.

Supplementary Slides

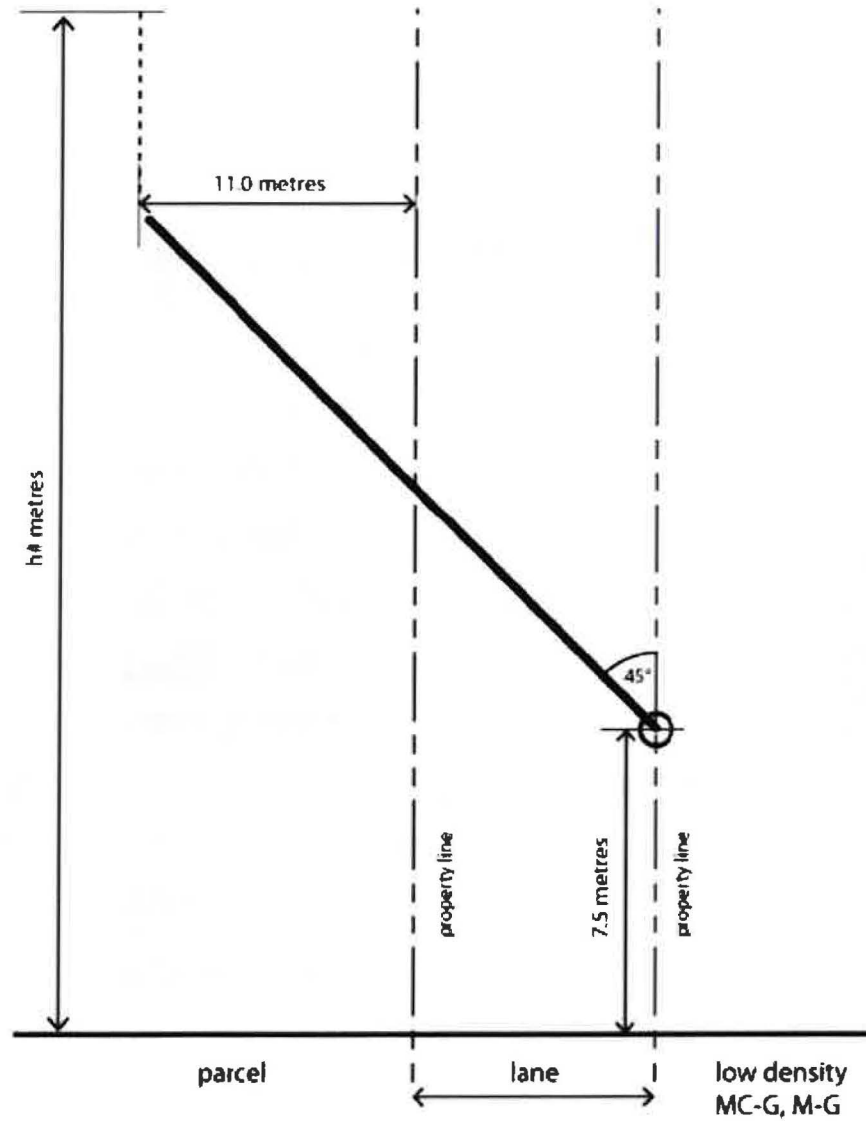
Stakeholder Feedback:

- 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.

1371 (4) Building Height



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

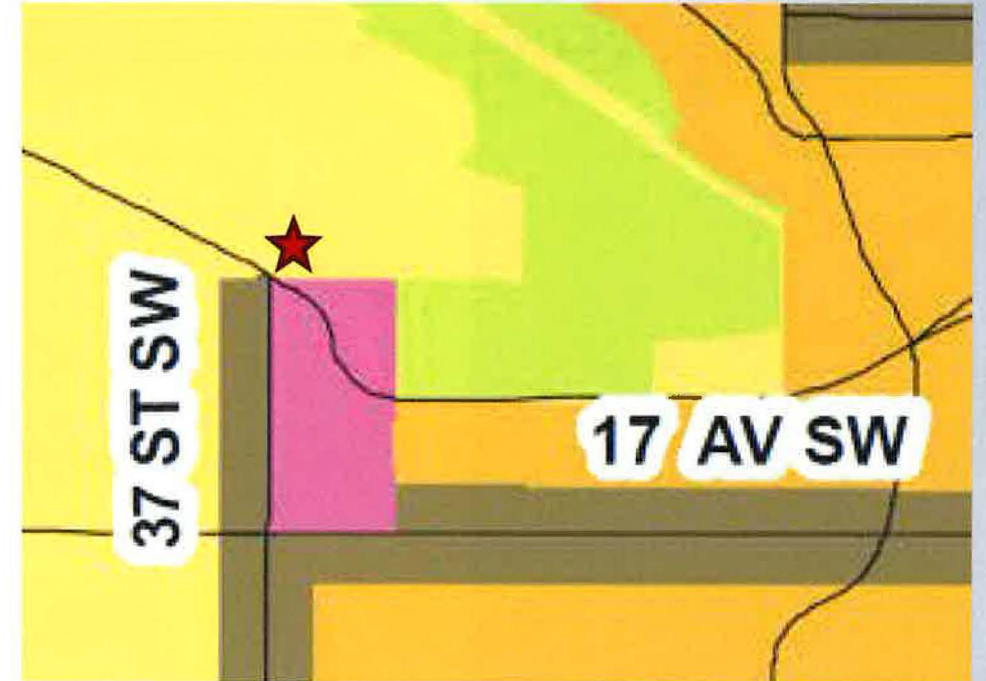
- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

★ **Subject Site**



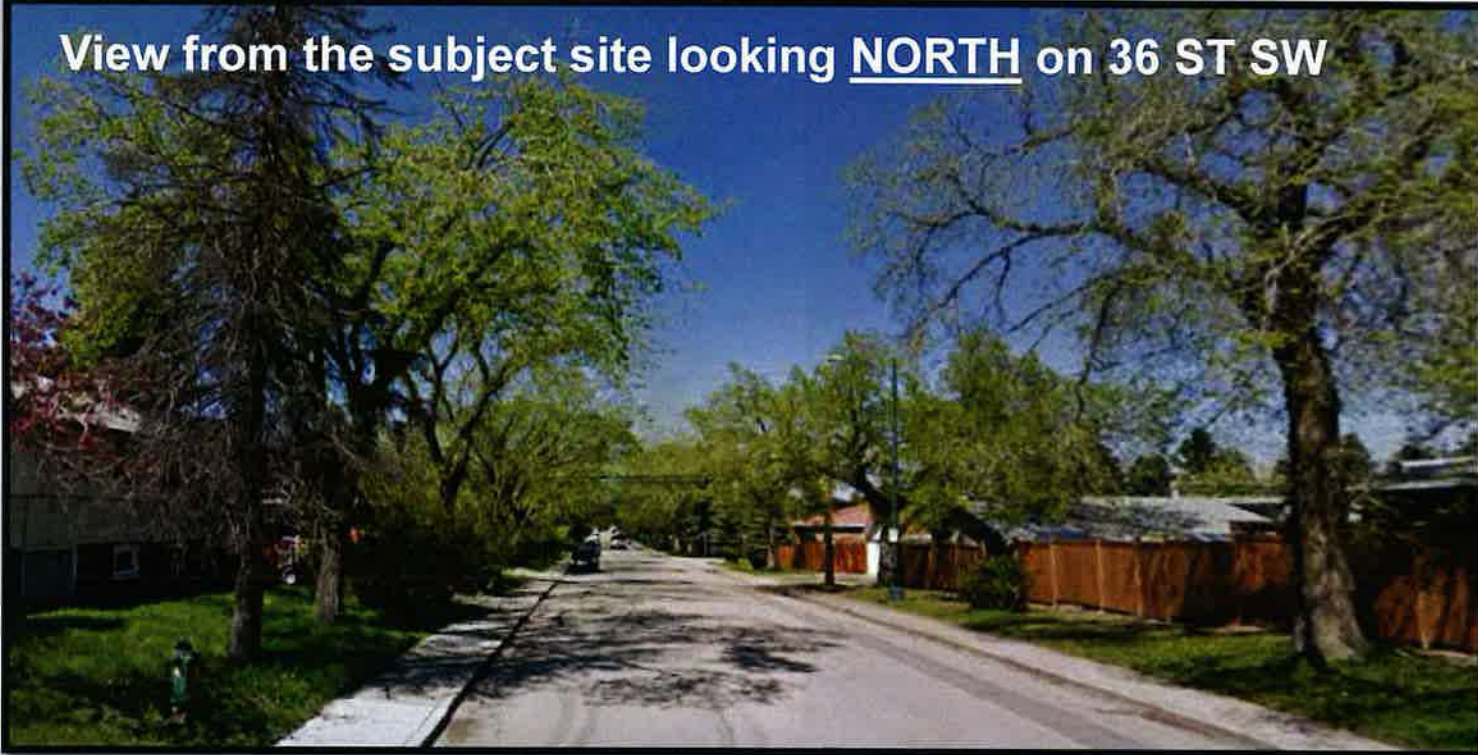


View from the subject site looking EAST on 8 AV SW



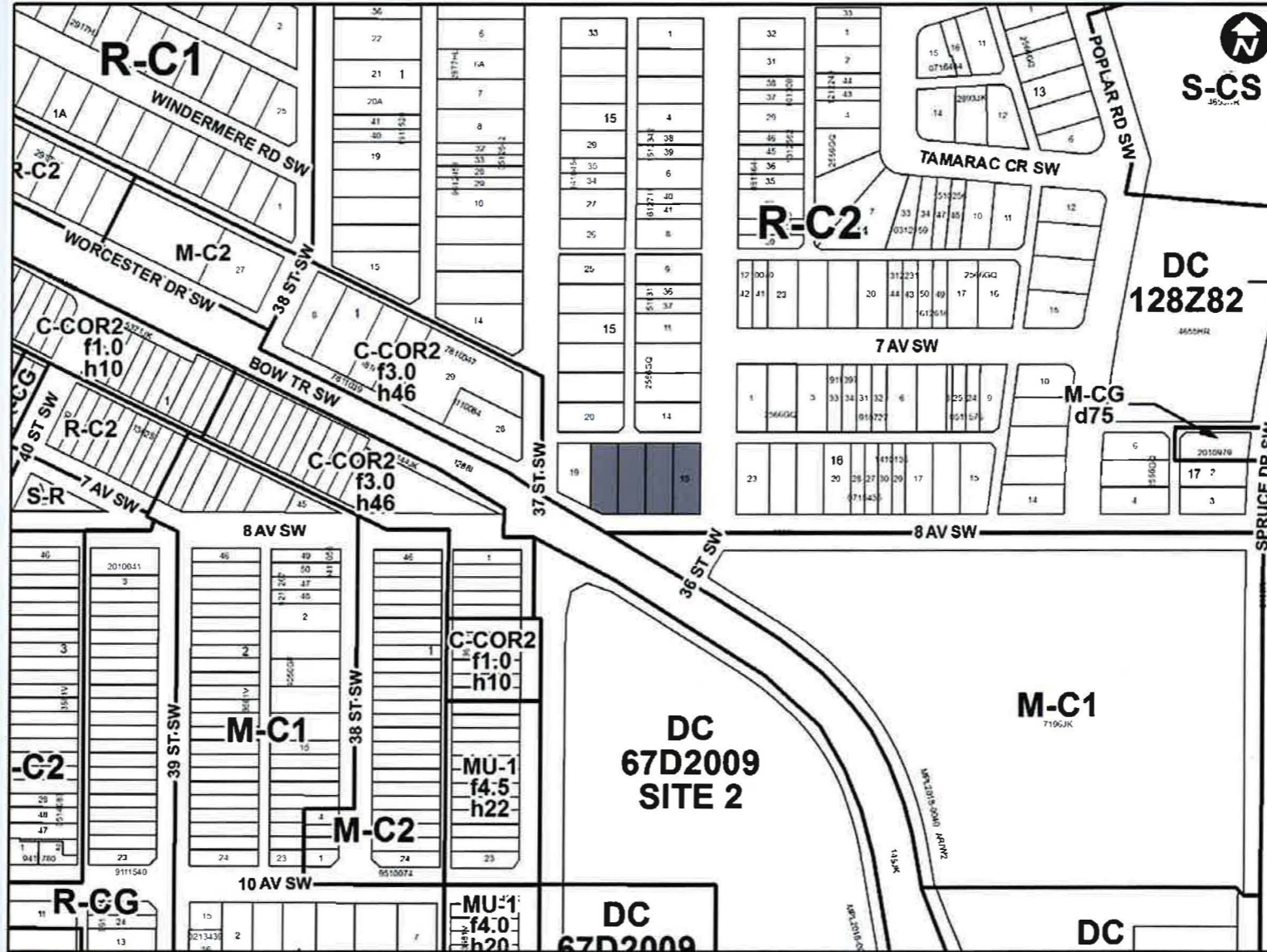
View from the subject site looking WEST on 8 AV SW

View from the subject site looking NORTH on 36 ST SW



View from the subject site looking SOUTH on 36 ST SW





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.

