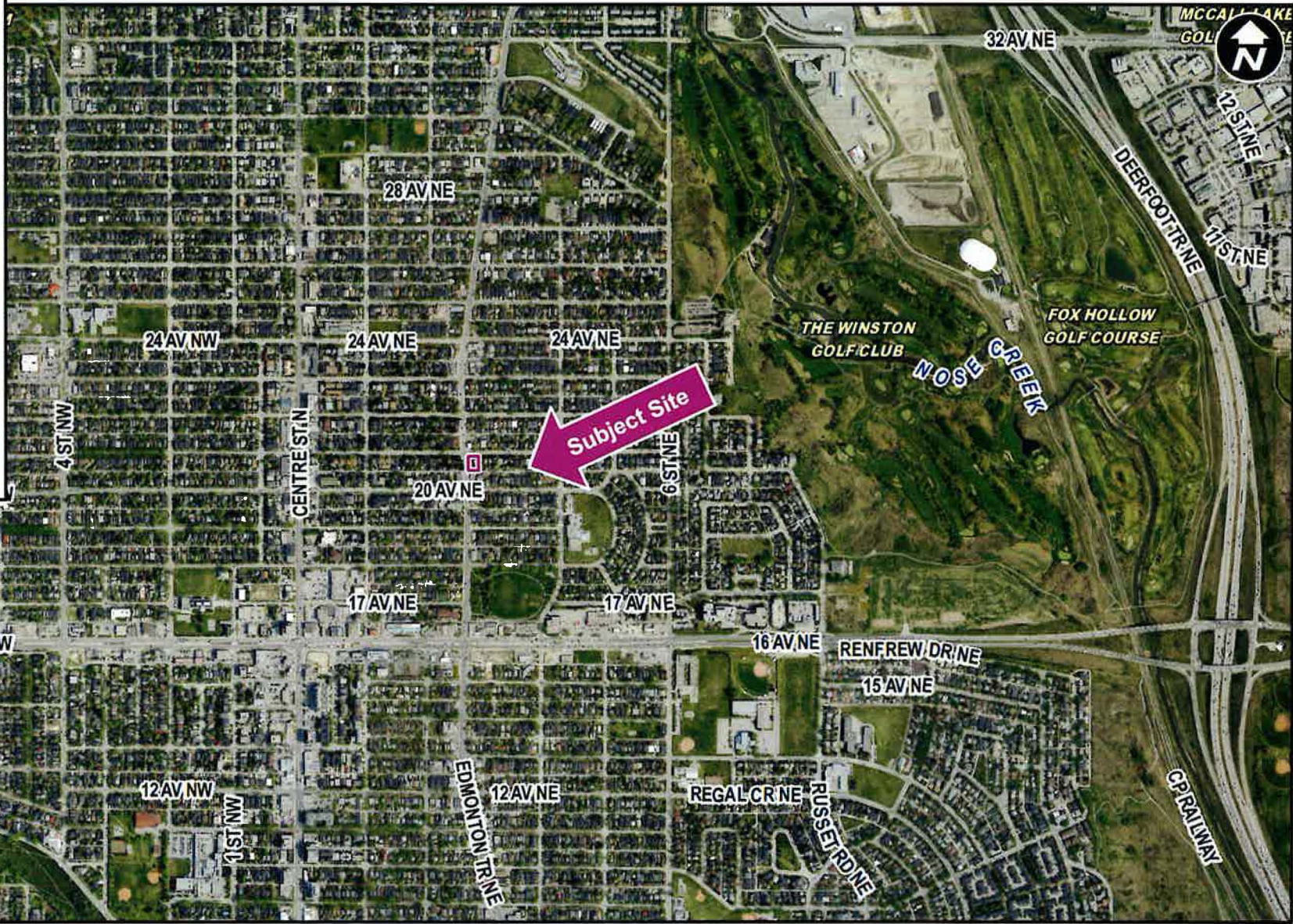
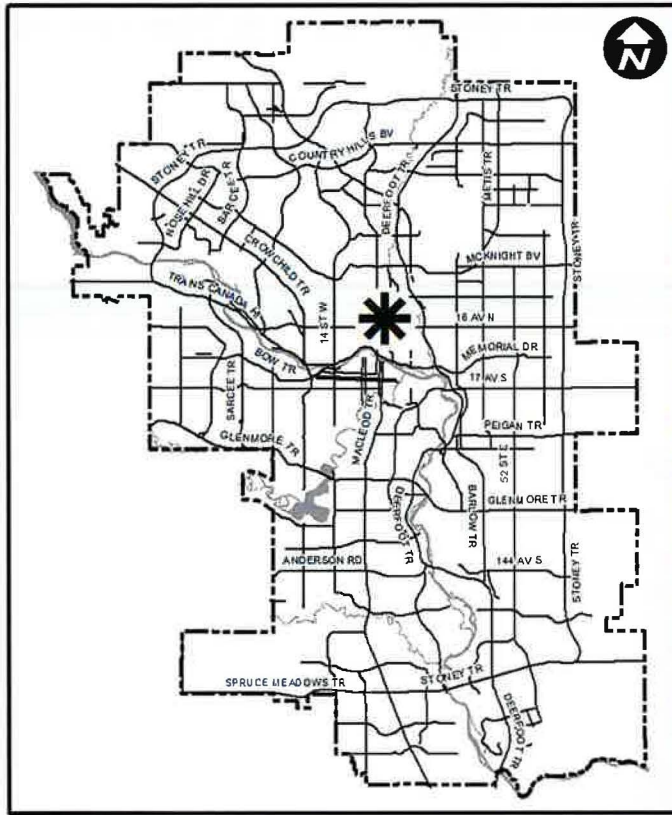


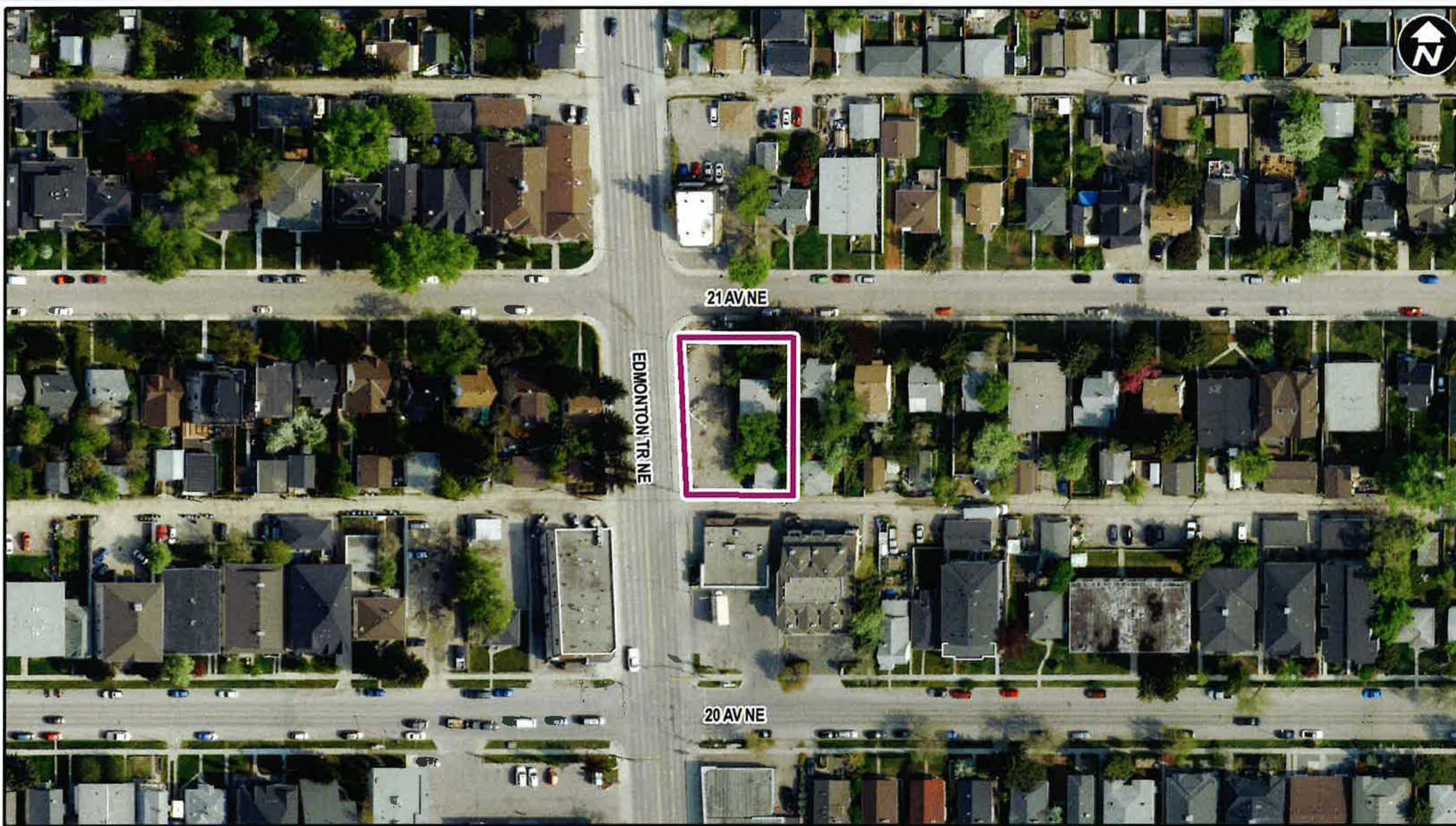


Public Hearing of Council
Agenda Item: 8.1.15

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 14 2020
ITEM: 8.1.15 - CPC 2020-1197
Public
CITY CLERK'S DEPARTMENT

LOC2020-0074
Policy Amendment
and Land Use Amendment
(M-C1 to M-U1f3.5h20)

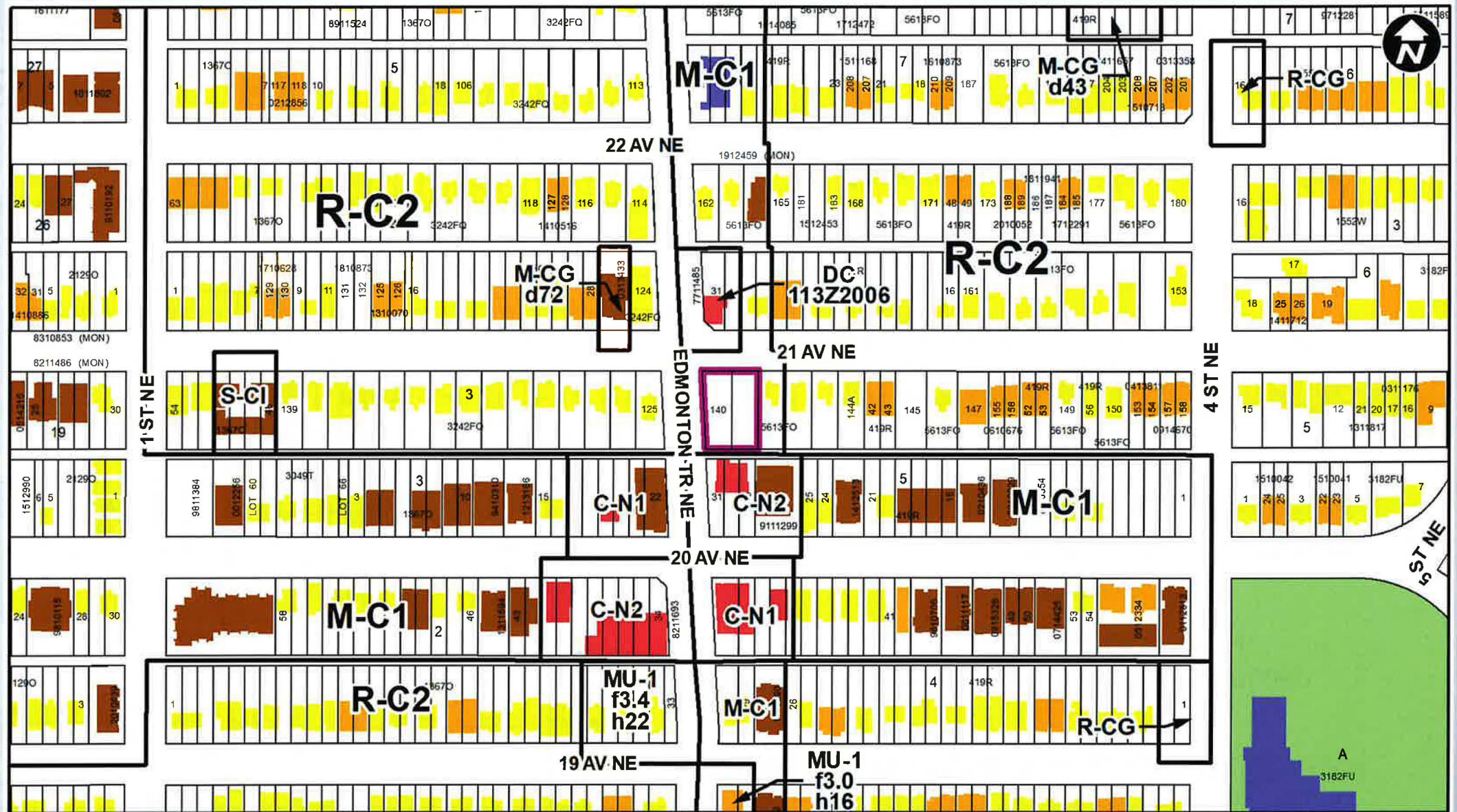


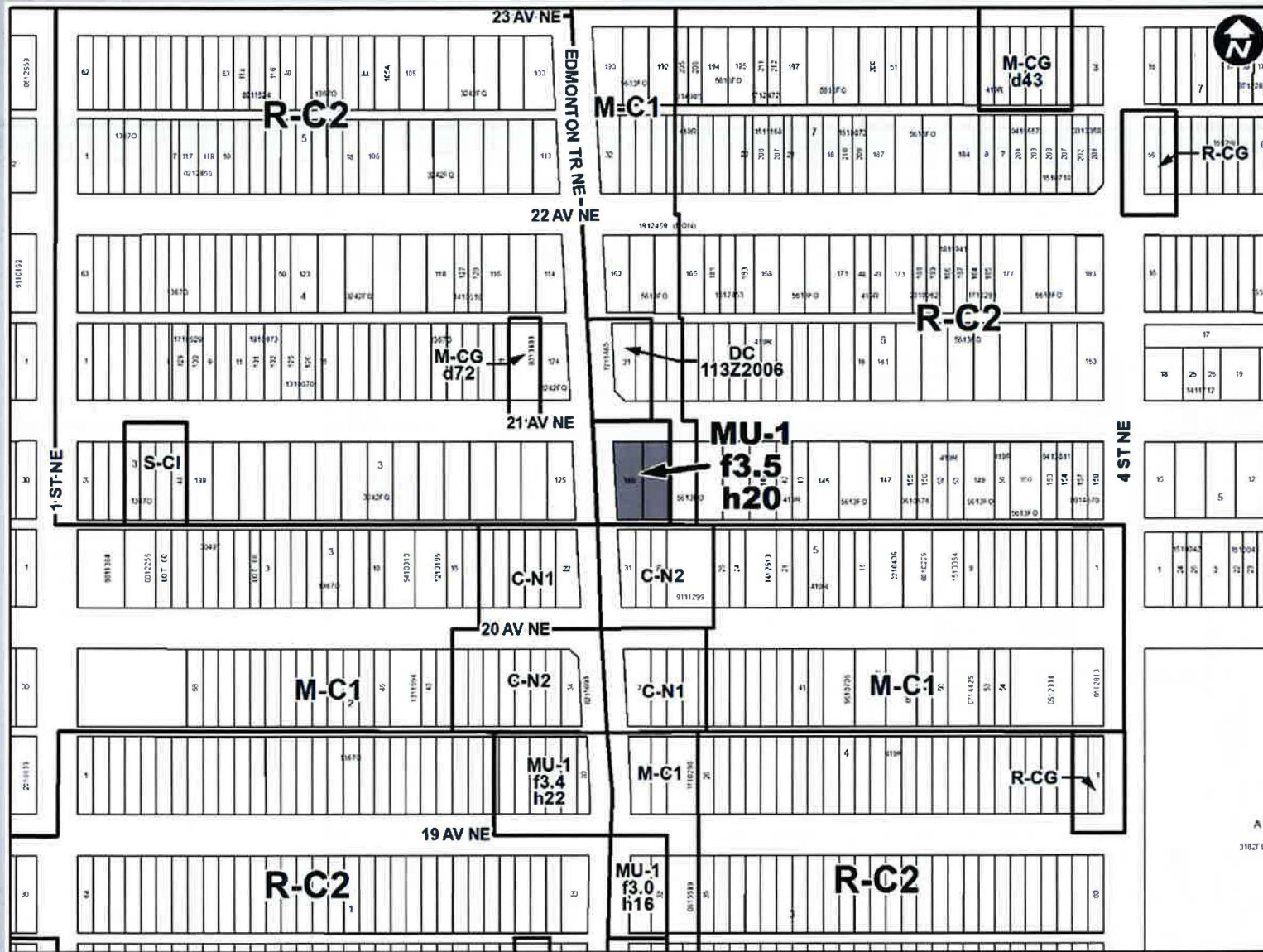




LEGEND

- 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





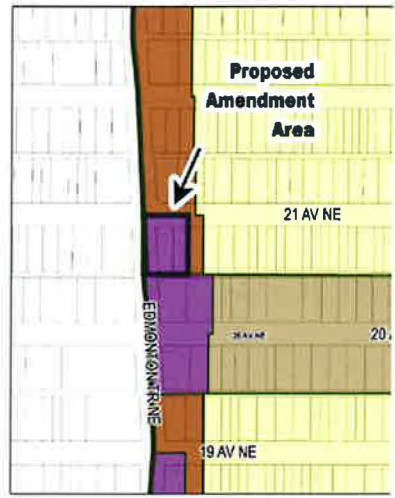
Proposed MU-1f3.5h20 District

- Accommodate a mixed use street-oriented development with residential and commercial uses in the same building

District	M-C1	MU-1f3.5h20
Max Height	14m	20m
Max FAR	N/A	3.5
Max uph	148	N/A
Residential	Yes	Yes
Commercial	No	Yes

**no development permit has been submitted at this time*

Winston Heights Mountview ARP
**Map 3
 POLICY AREAS**



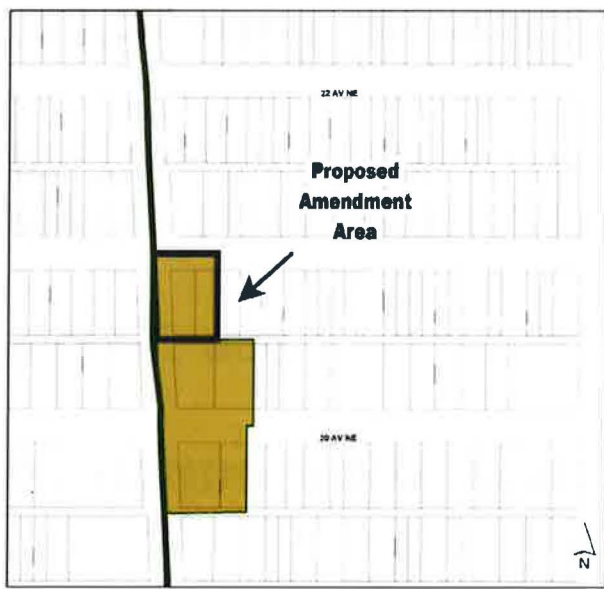
Legend
 Study Boundary
 Policy Areas

Winston Heights Mountview ARP
**Map 8
 RESIDENTIAL
 POLICY AREA 5
 MEDIUM DENSITY:
 Edmonton Trail NE**



Legend
 Policy Area 7
 Study Boundary

Winston Heights Mountview ARP
**Map 10
 COMMERCIAL
 POLICY AREA 7
 LOCAL COMMERCIAL:
 Edmonton Trail NE**



Winston Heights / Mountview ARP

Proposed Policy Amendment is required to:

- allow for mixed-use development and additional building height; and
- ensure appropriate interface with both streets

(3 maps + text)

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Winston Heights-Mountview Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 57P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 ± hectares (0.24 acres ±) at 401 and 405 – 21 Avenue NE (Plan 5613FO, Block 5, Lots 140 and 141) from Multi-Residential – Contextual Low Profile (M-C1) District **to** a Mixed Use – General (MU-1f3.5h20) District; and
4. Give three readings to the **Proposed Bylaw 167D2020**.

Supplementary Slides



Public Response:

- Three letters of objection received by Administration
- The Winston-Heights-Mountview Community Association has reviewed the application but has not provided comments at this time
- No public meetings were held by the applicant or Administration

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits

Subject Parcel

