

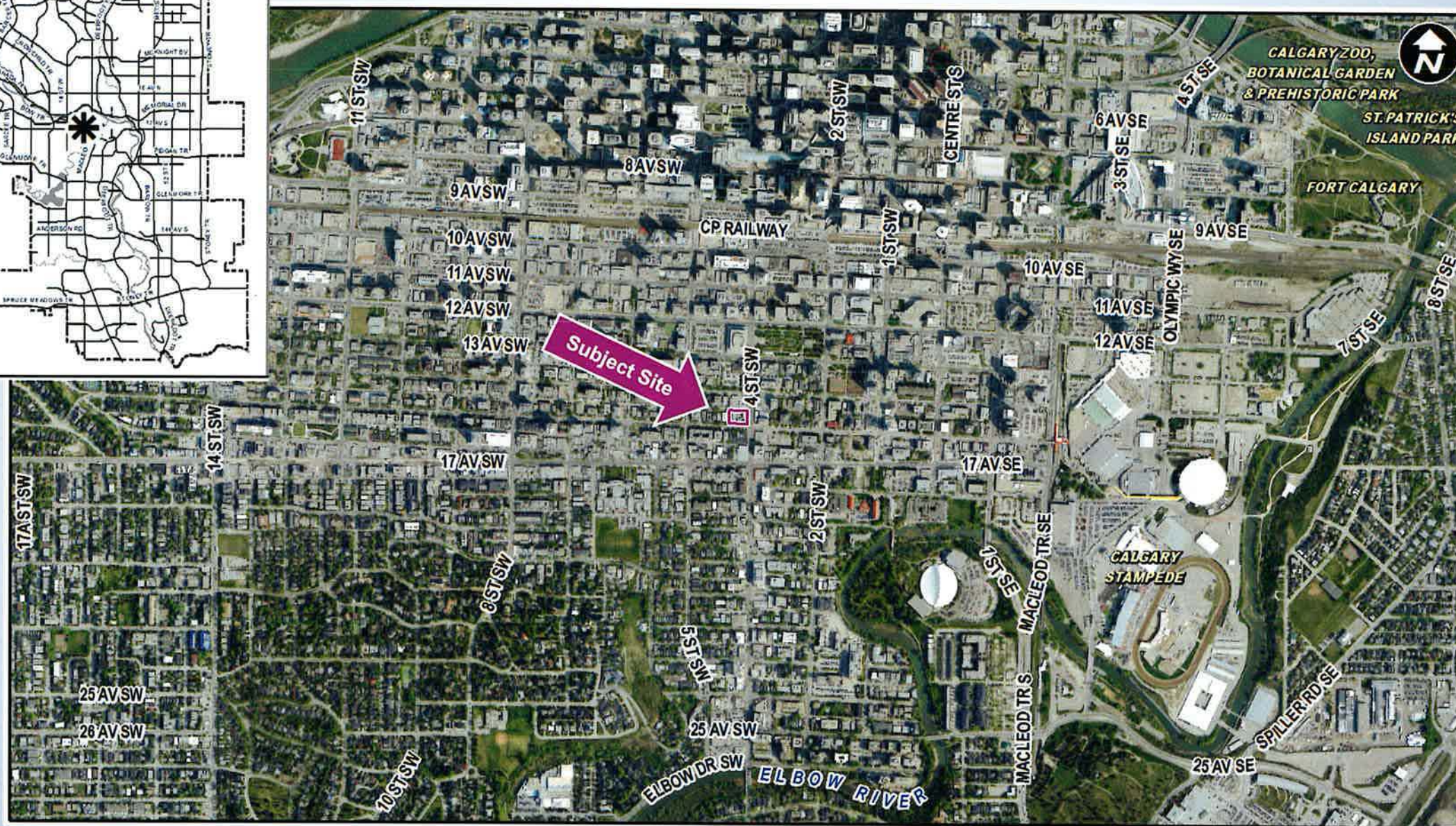
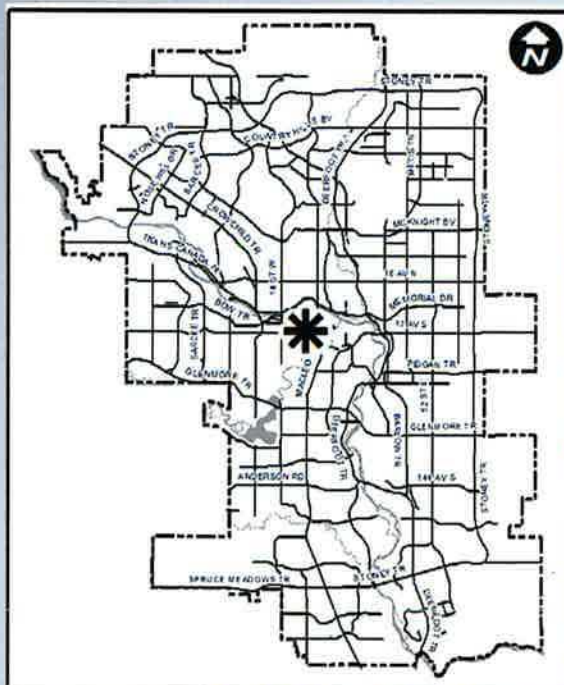


Public Hearing of Council
Agenda Item: 8.1.3

1



LOC2020-0053
Policy Amendment &
Land Use Amendment





Map 3 Land Use Concept



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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ACTUAL Use

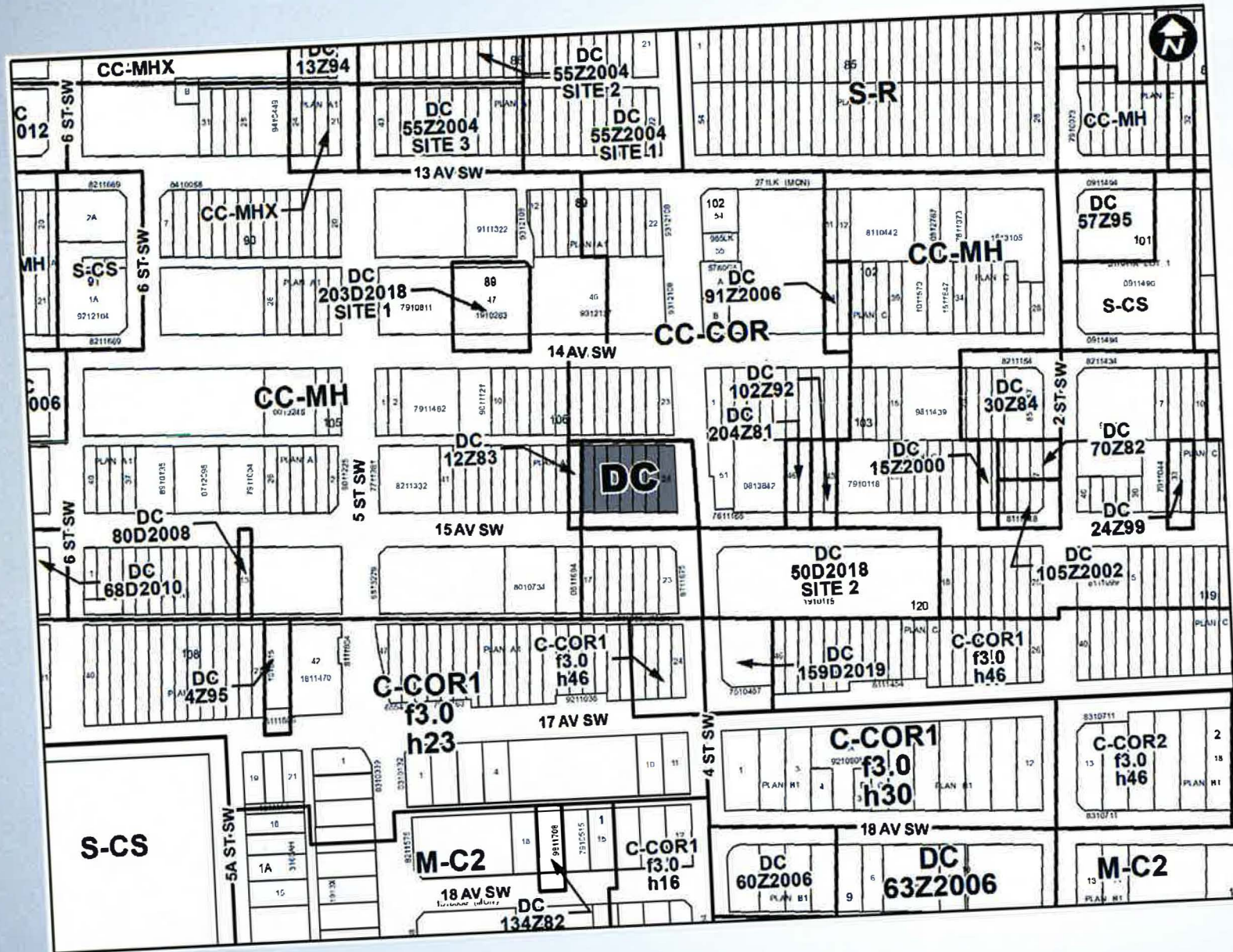


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Site Photos





Proposed DC District

- Based on Centre City Multi-Residential High Rise Support Commercial (**CC-MHX**) District
- Incorporates some rules from Centre City Commercial Corridor (**CC-COR**) District
- Allows for high density residential development with at-grade commercial uses
- Incentivizes affordable housing

PROPOSED Land Use

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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 ²)	650 - 750	650 - 800

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

Policy Amendment to the Beltline Area Redevelopment Plan

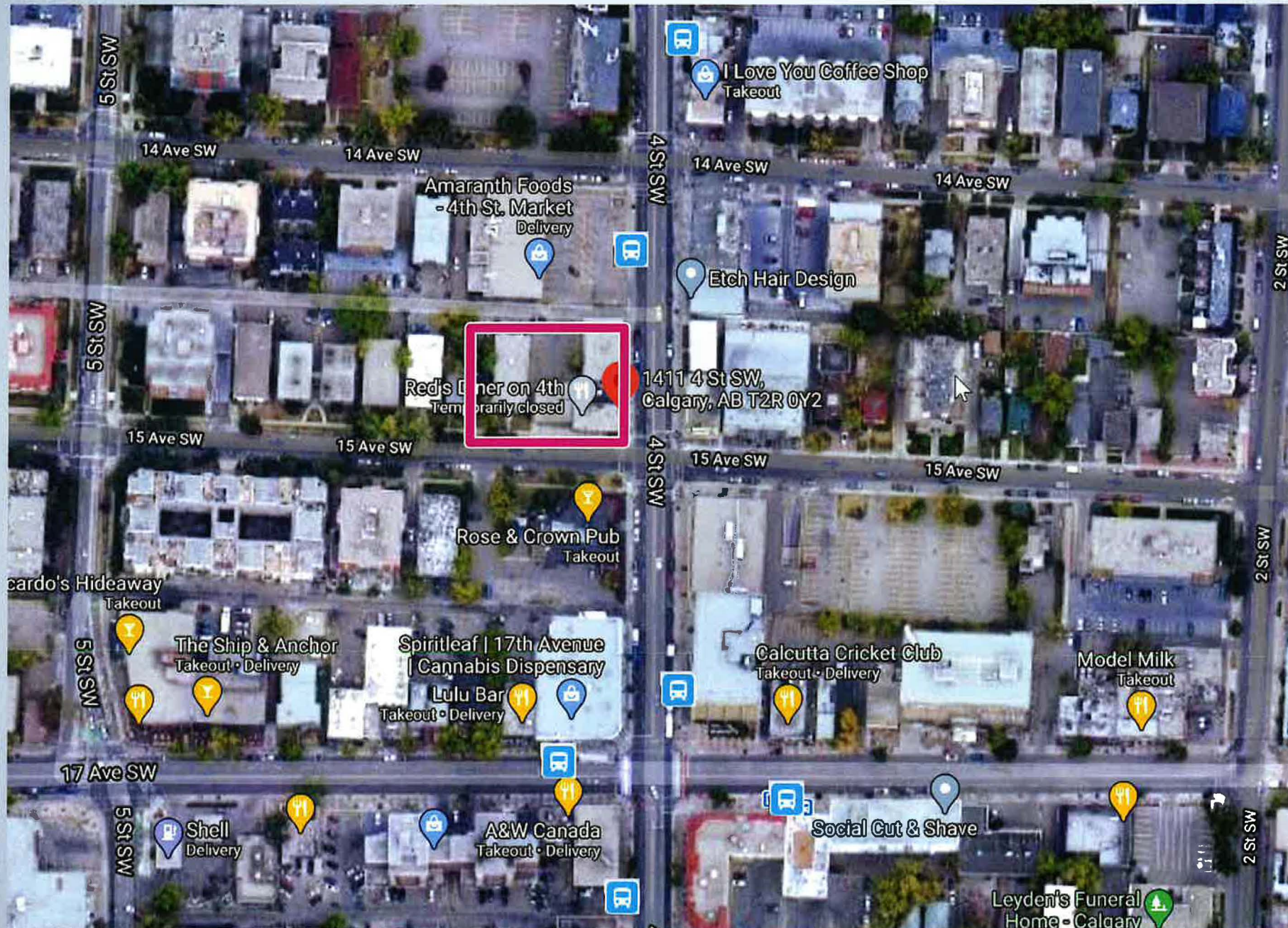
- Amendments found under Attachment 2
- Revised Table 5.1
- Floor plate size
- Additional floor area

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 10P2021** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 19D2021** for the redesignation of 0.22 hectares $\pm$ (0.55 acres $\pm$) located at 1409 and 1411 - 4 Street SW and 508, 512, and 514 - 15 Avenue SW (Plan A1, Block 106, Lots 24 to 30) from Centre City Commercial Corridor District (CCCOR), Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate additional floor area and bonus incentives, with guidelines (Attachment 3).

Supplementary Slides

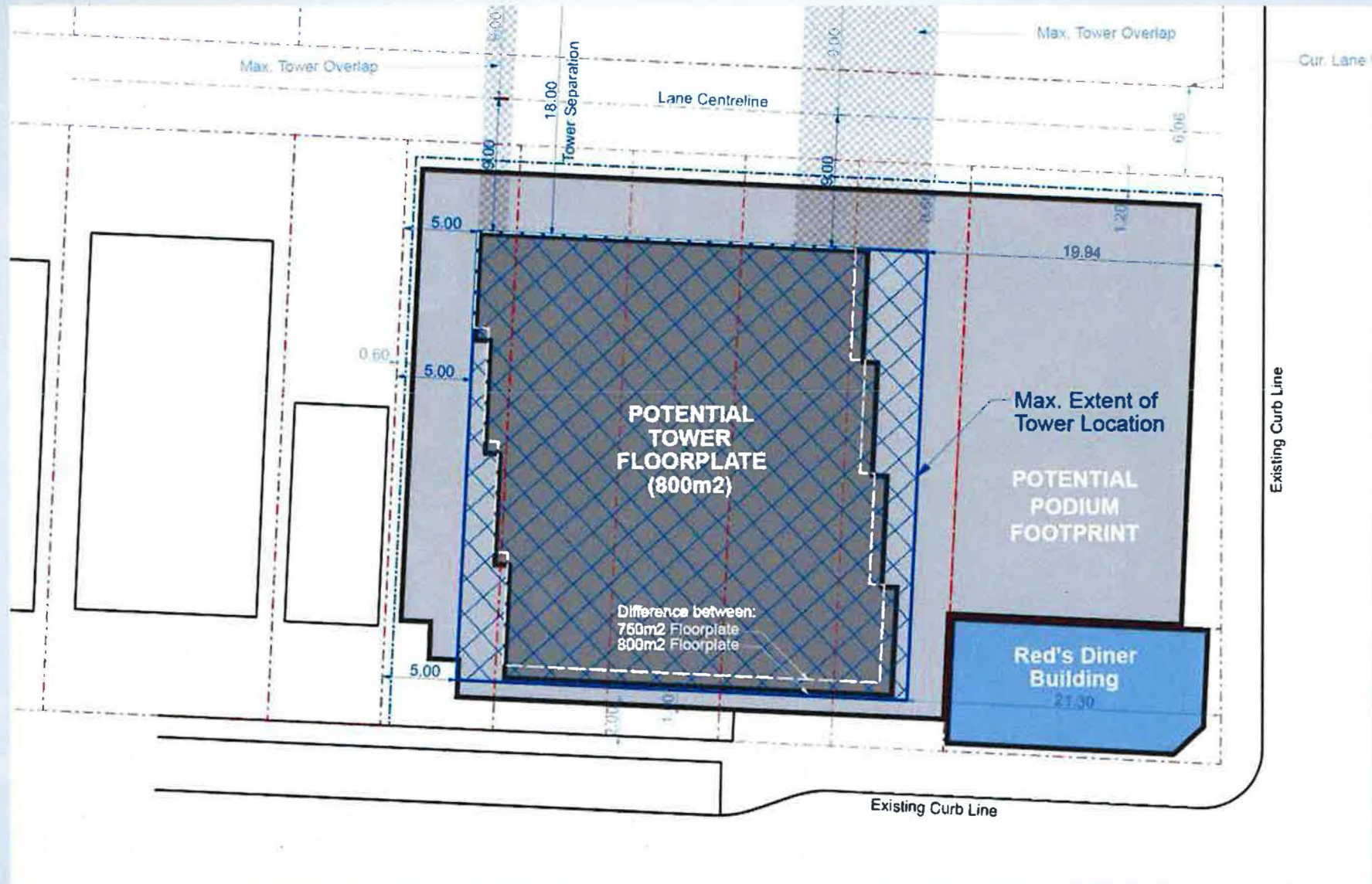


4 Street by 14 Avenue:

- 1-2 minutes
- 50-140 m

4 Street & 17 Avenue:

- 1-2 minutes
- 100-170 m



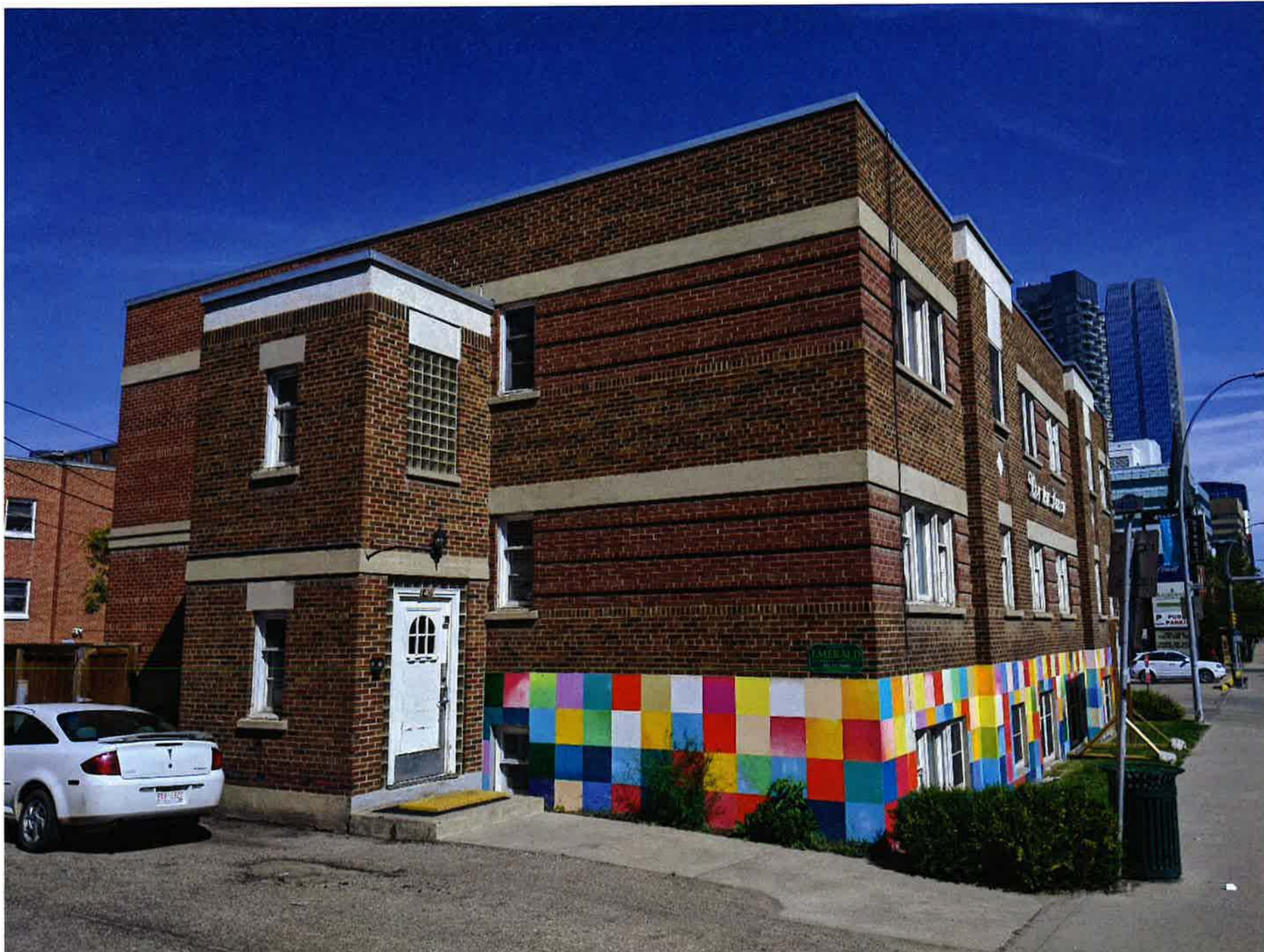




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