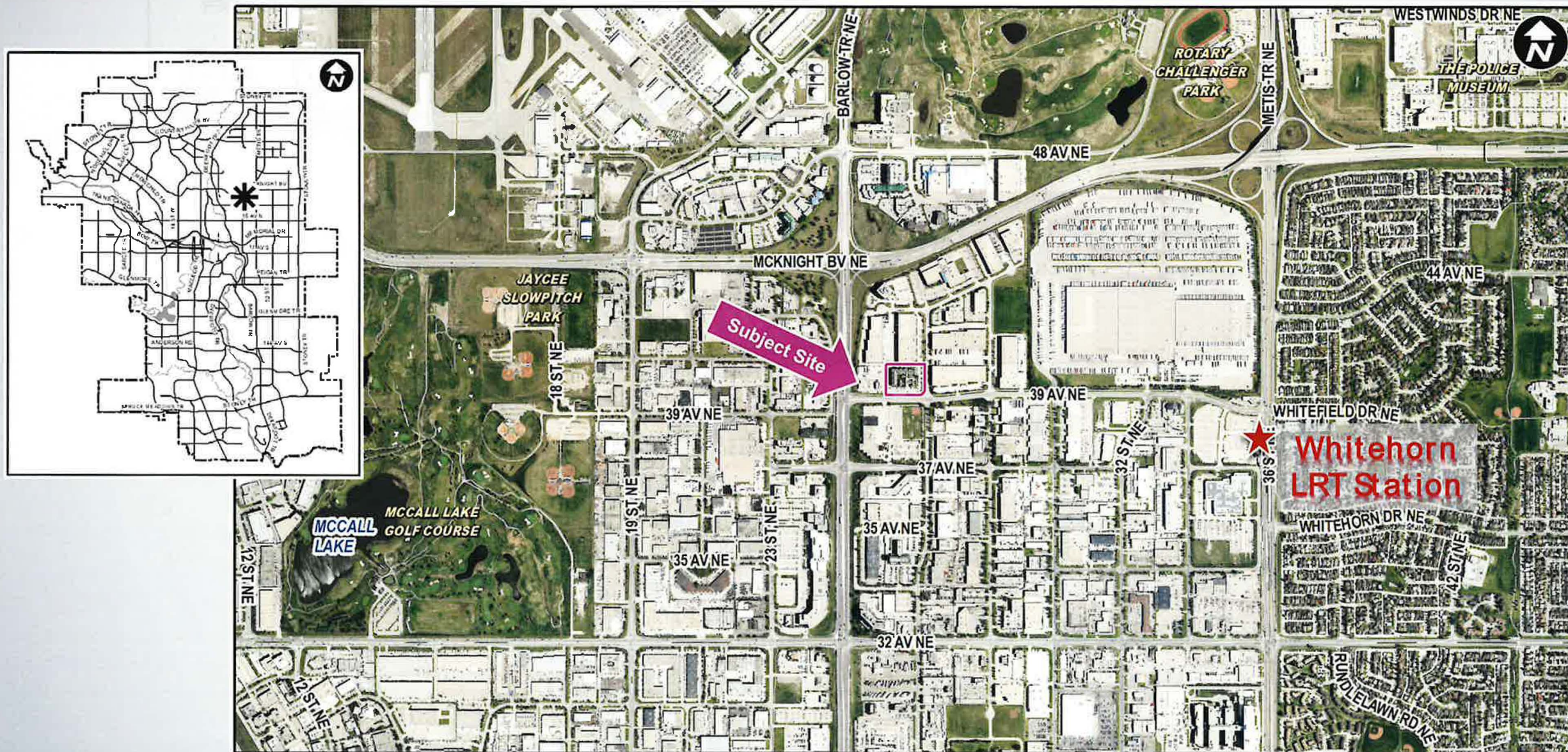
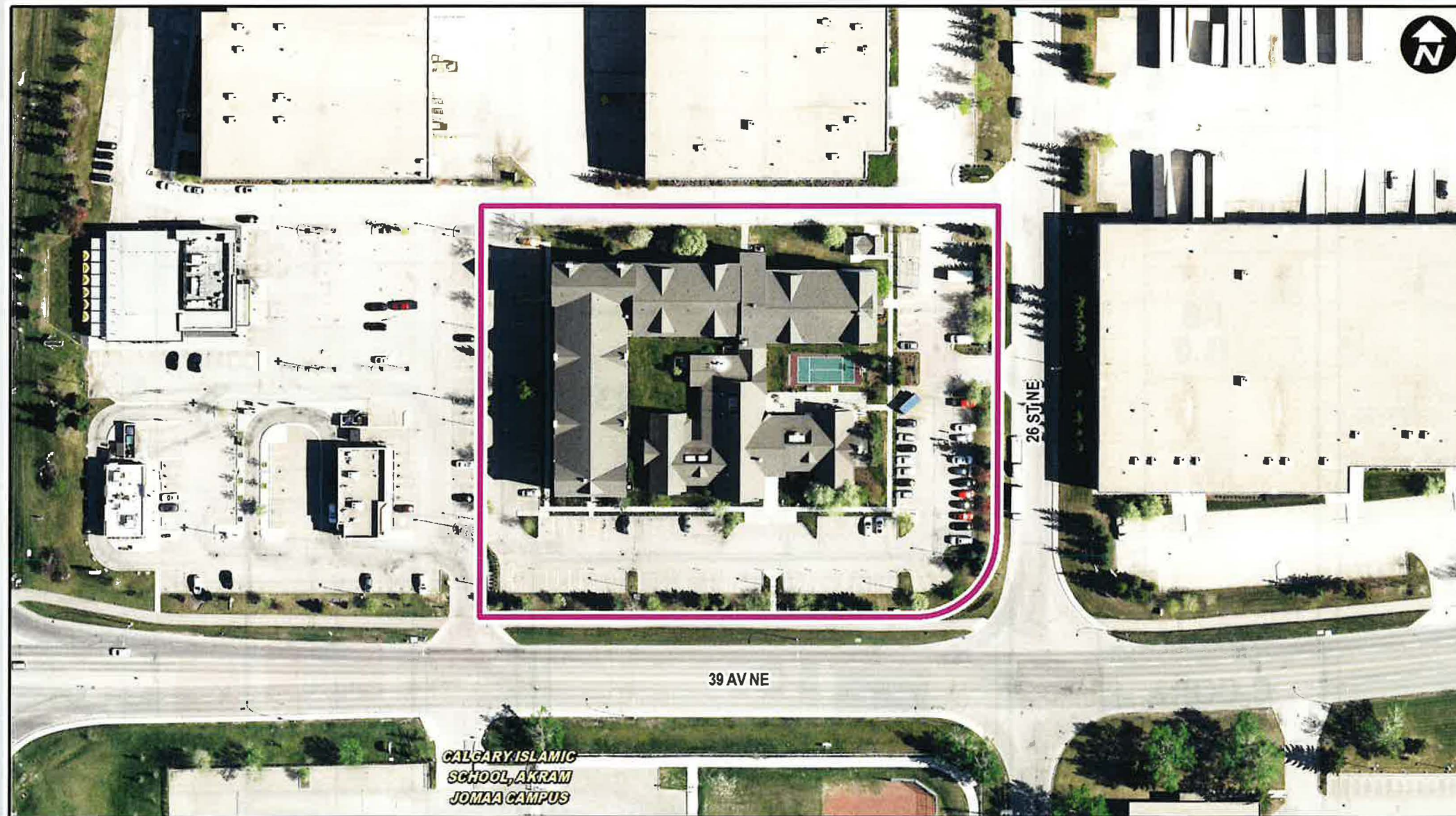


Public Hearing of Council Agenda Item: 8.1.9



LOC2020-0168 Land Use Amendment

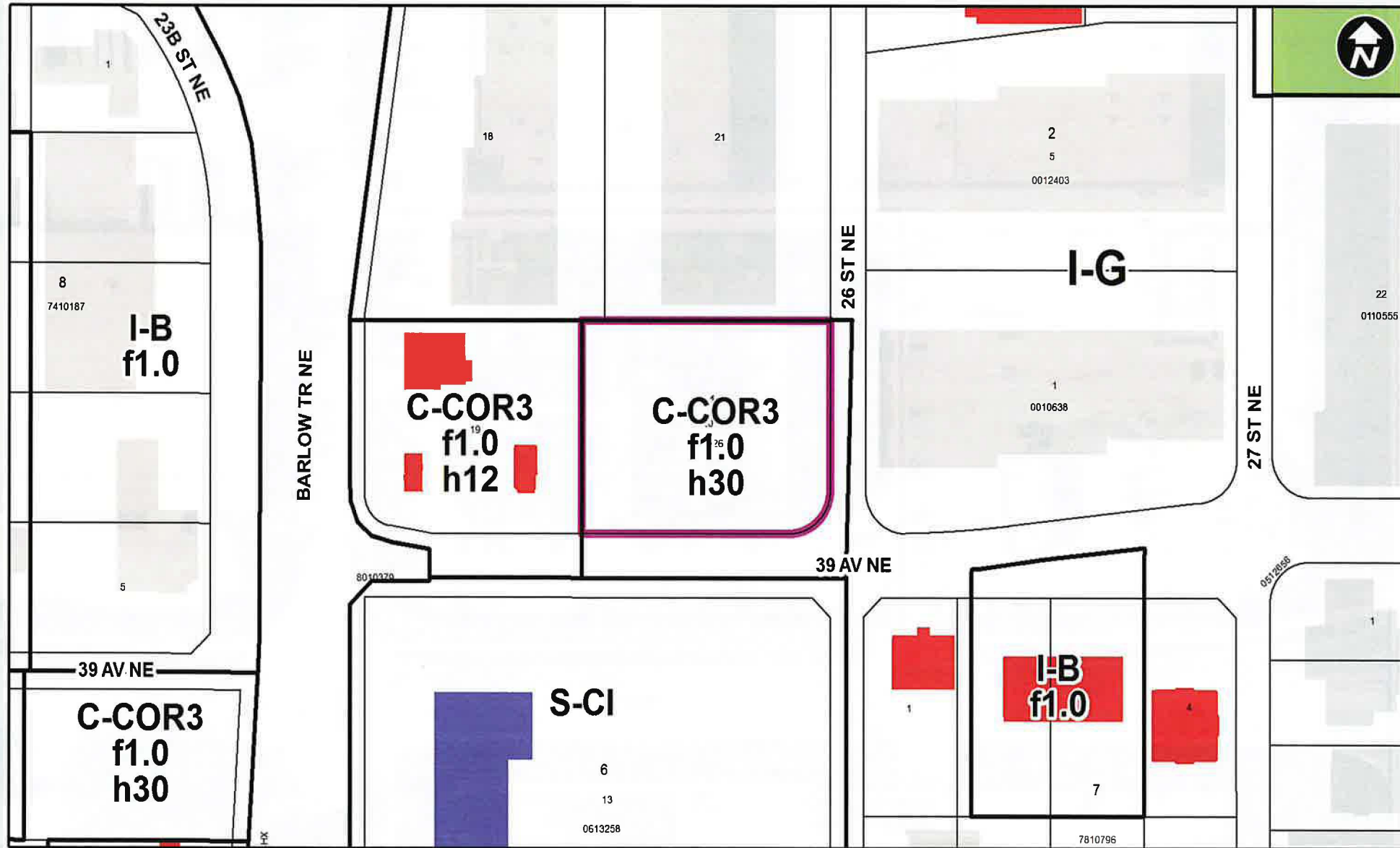


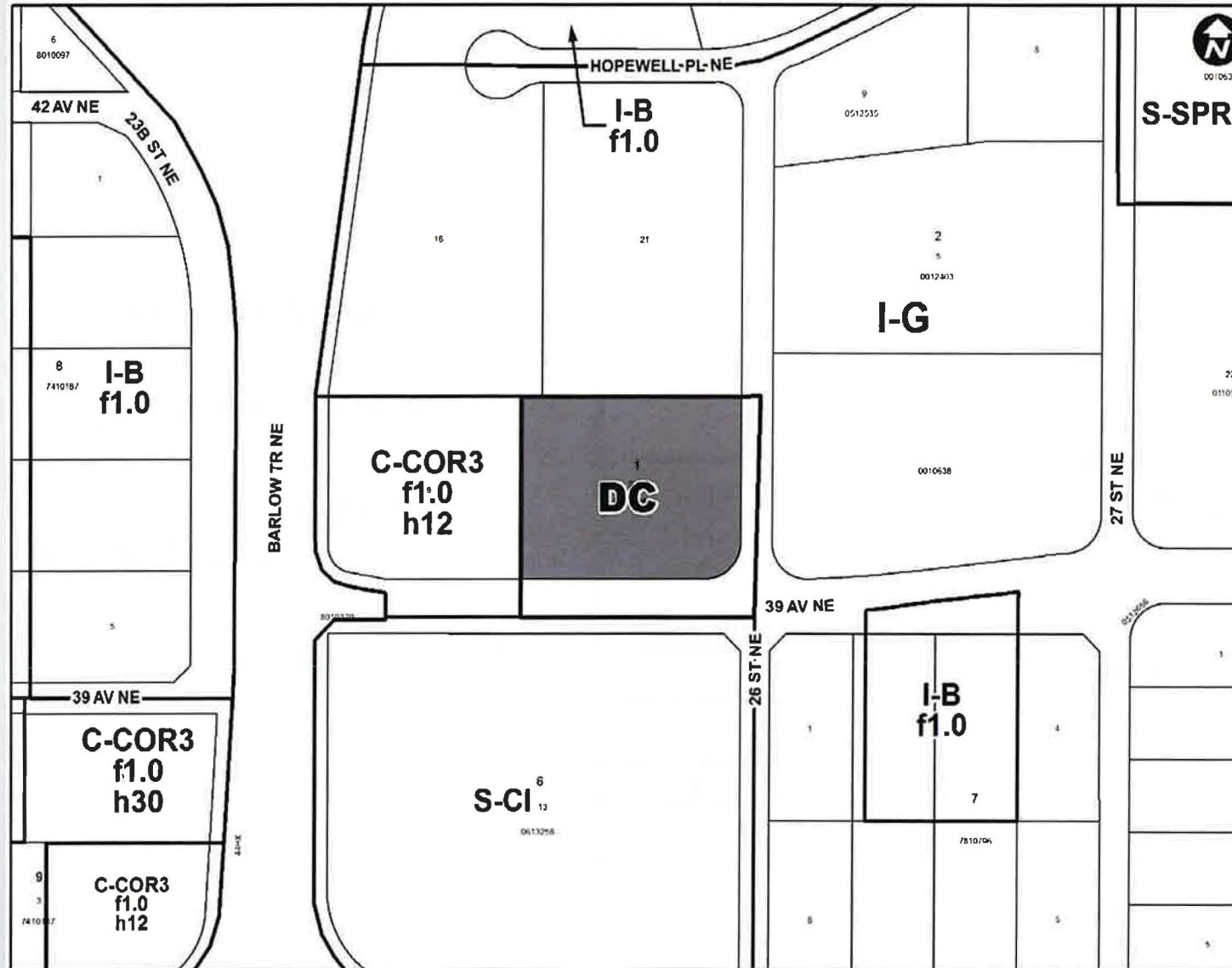




LEGEND

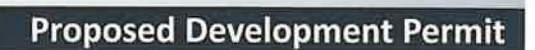
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

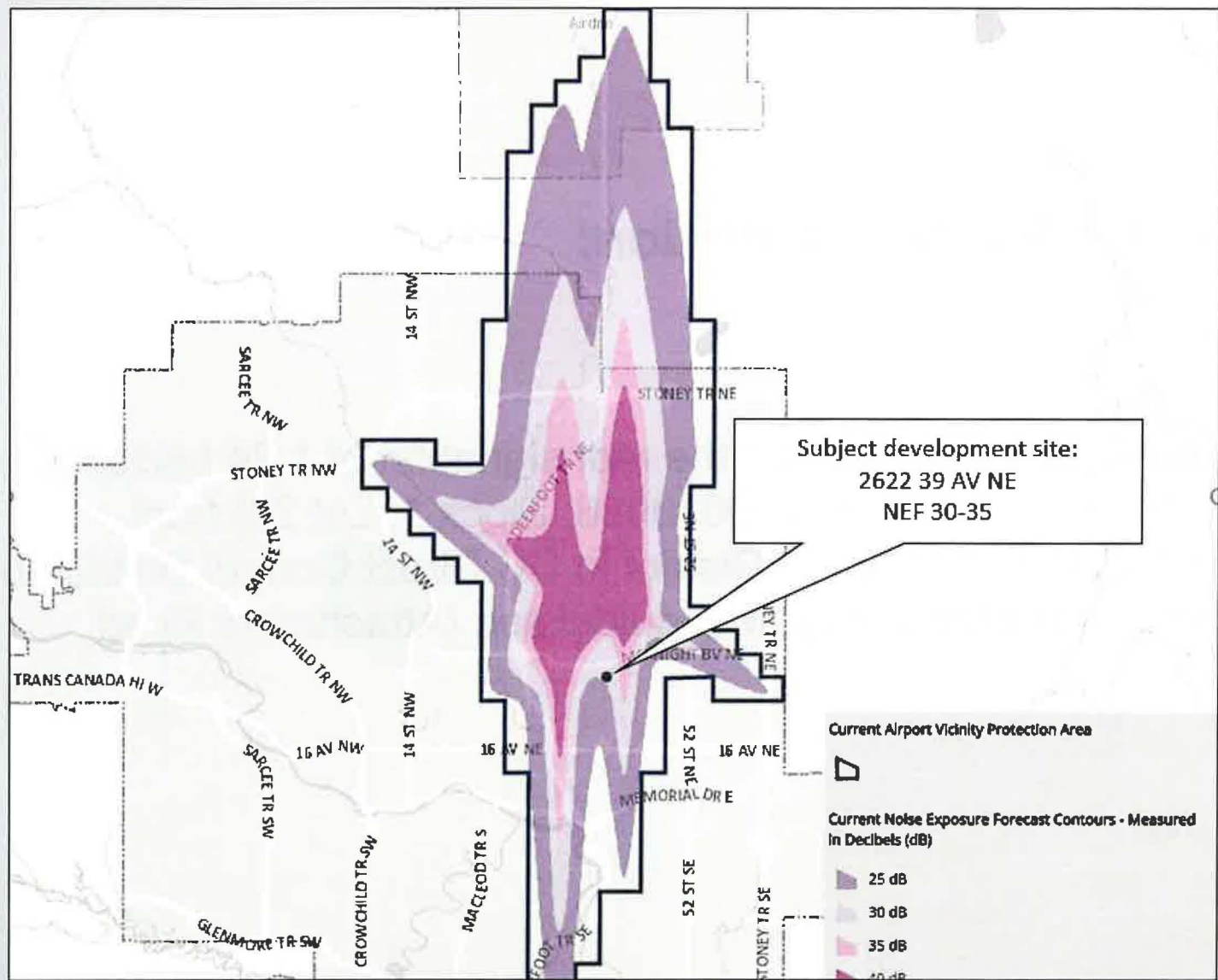




Proposed DC District:

- Based on the C-COR3 District
- Additional discretionary use of Assisted Living
- FAR increase to 1.4 (from 1.0)
- Height of 30 metres remains





ALBERTA
MUNICIPAL AFFAIRS
Office of the Minister
Deputy Government House Leader
MHA, Calgary-Hays

MINISTERIAL ORDER NO. MSD:003/21

I, Ric McIver, Minister of Municipal Affairs, pursuant to Section 693 of the *Municipal Government Act*, make the Calgary International Airport Vicinity Protection Area Amendment Regulation as set out in the attached Appendix.

Dated at Edmonton, Alberta, this 26 day of January, 2021.

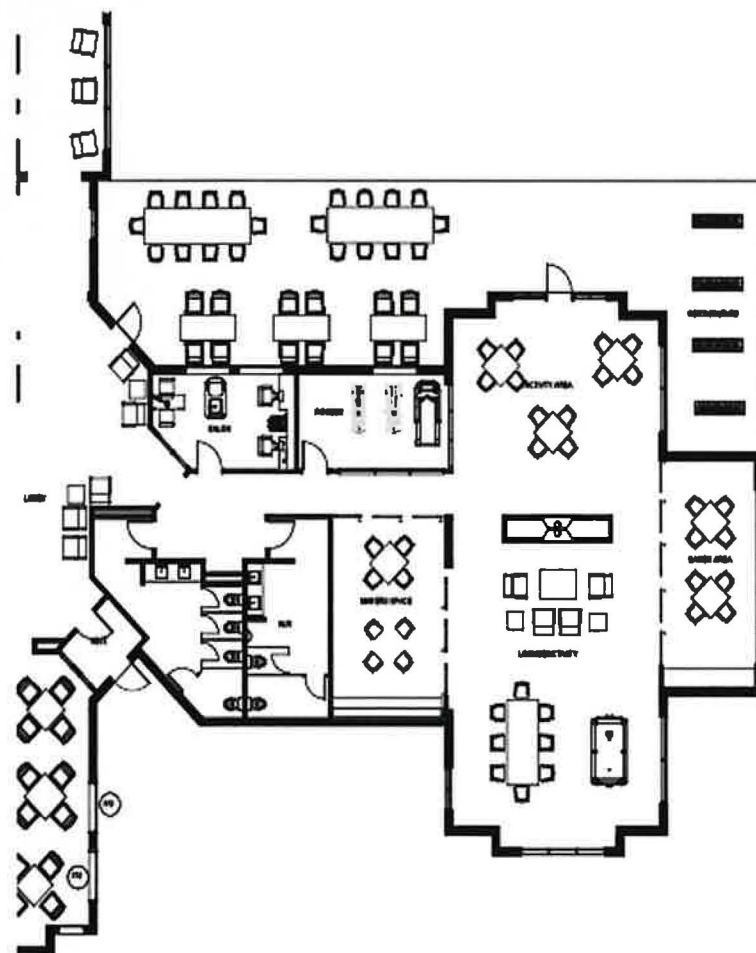
Ric McIver
Ric McIver
Minister of Municipal Affairs

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 29D2021** for the redesignation of 1.24 hectares \pm (3.07 acres \pm) located at 2622 - 39 Avenue NE (Plan 0010926, Block 1, Lot 20) from Commercial – Corridor 3 f1.0h30 (C-COR3 f1.0h30) District to DC Direct Control District to accommodate the additional use of Assisted Living, with guidelines (Attachment 2).ed

Supplementary Slides



EXISTING BBQ PIT NOOK. CAN BE USED AS PATIO AREA FOR SOCIAL EVENTS + GATHERINGS

EXISTING LANDSCAPING TO REMAIN

VIEWS FROM ROOM LOOKING INTO COURTYARD AREA. MORE APPEALING + DESIRABLE ROOMS FOR RESIDENTS

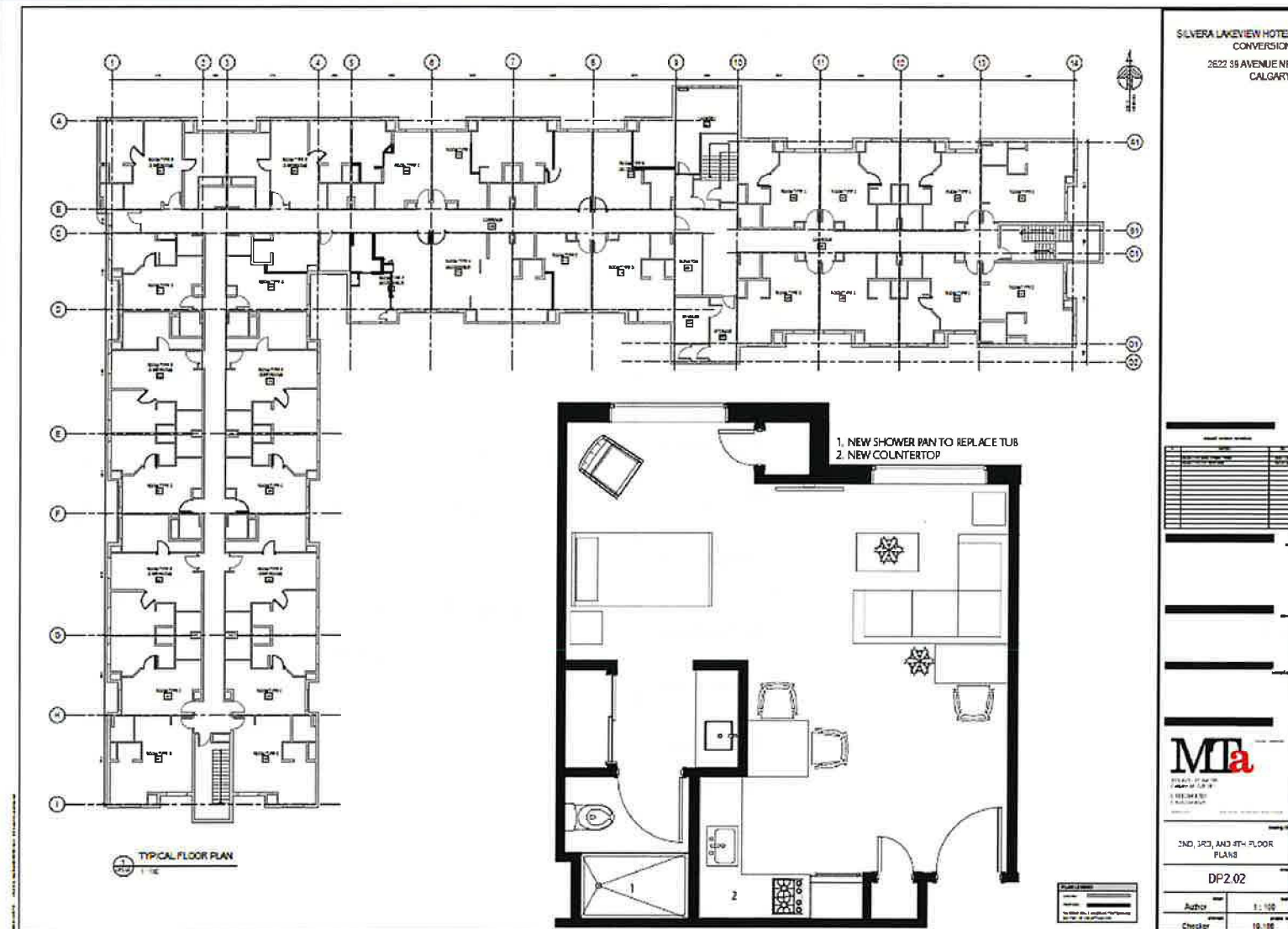


LARGE EXISTING OUTDOOR COURTYARD AREA. STRONG CONNECTION BETWEEN NEW ACTIVITY SPACES AND OUTDOORS. POSSIBILITY FOR HORTICULTURE AREA

SPORTS COURT TO REMAIN. DESIRABLE RECREATIONAL

DP2020-7178 Amenities

- 120 new units
- 2 communal dining area (88 seats)
- Hair salon
- Fitness Room
- Activities + Games area
- Communal Lounging area
- Sports court
- Expanded outdoor patio space



DP2020-7178 Floor Layout

- 96 - 1 bedroom & 24 - 2 bedroom units
- 16 Accessibility suites
- Shared laundry facilities
- Homecare



- Accessible ramps on south side at main entry
- Barrier-free parking along south front
- Retaining all existing soft landscaping throughout site
- Expanding outdoor patio in west courtyard



Existing Hotel Building



Restaurants to the west



Akram Jomaa Community Centre to the south



Light Industrial to the east

**APPENDIX****Municipal Government Act****CALGARY INTERNATIONAL AIRPORT VICINITY
PROTECTION AREA AMENDMENT REGULATION**

1 The *Calgary International Airport Vicinity Protection Area Regulation* (AR 177/2009) is amended by this Regulation.

2 Schedule 3 is amended by adding the following after section 2.2:

Residential affordable housing a permitted use

2.3 Despite any other provision of this Regulation, conversion of an existing hotel for residential affordable housing is permitted with respect to the following land, subject to compliance with the acoustical requirements set out in the Alberta Building Code:

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
0010926	1	20



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M.A., Calgary-Hays*

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