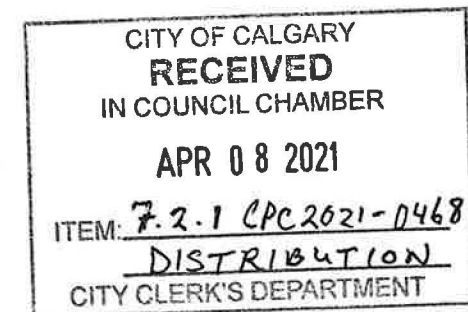
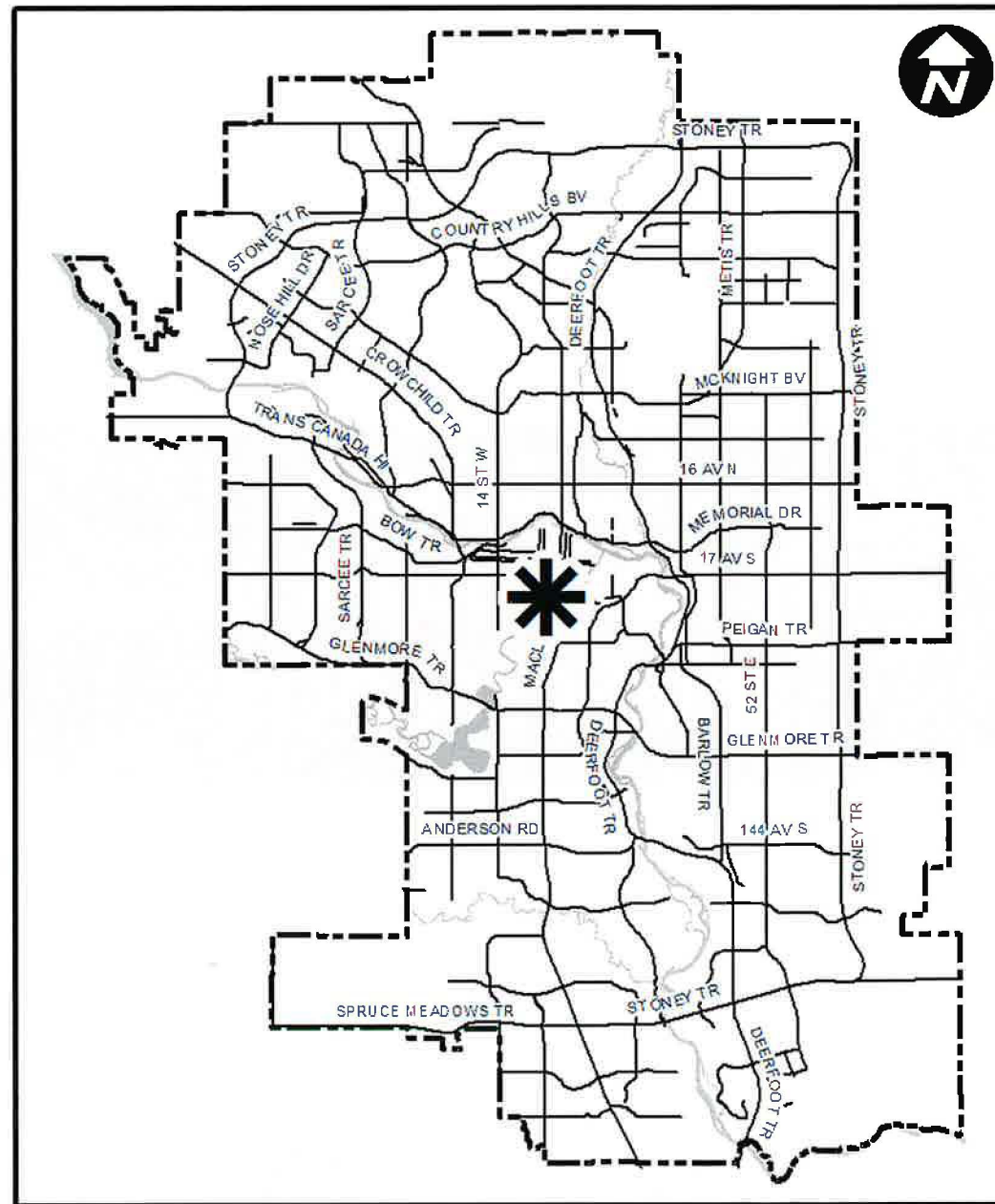


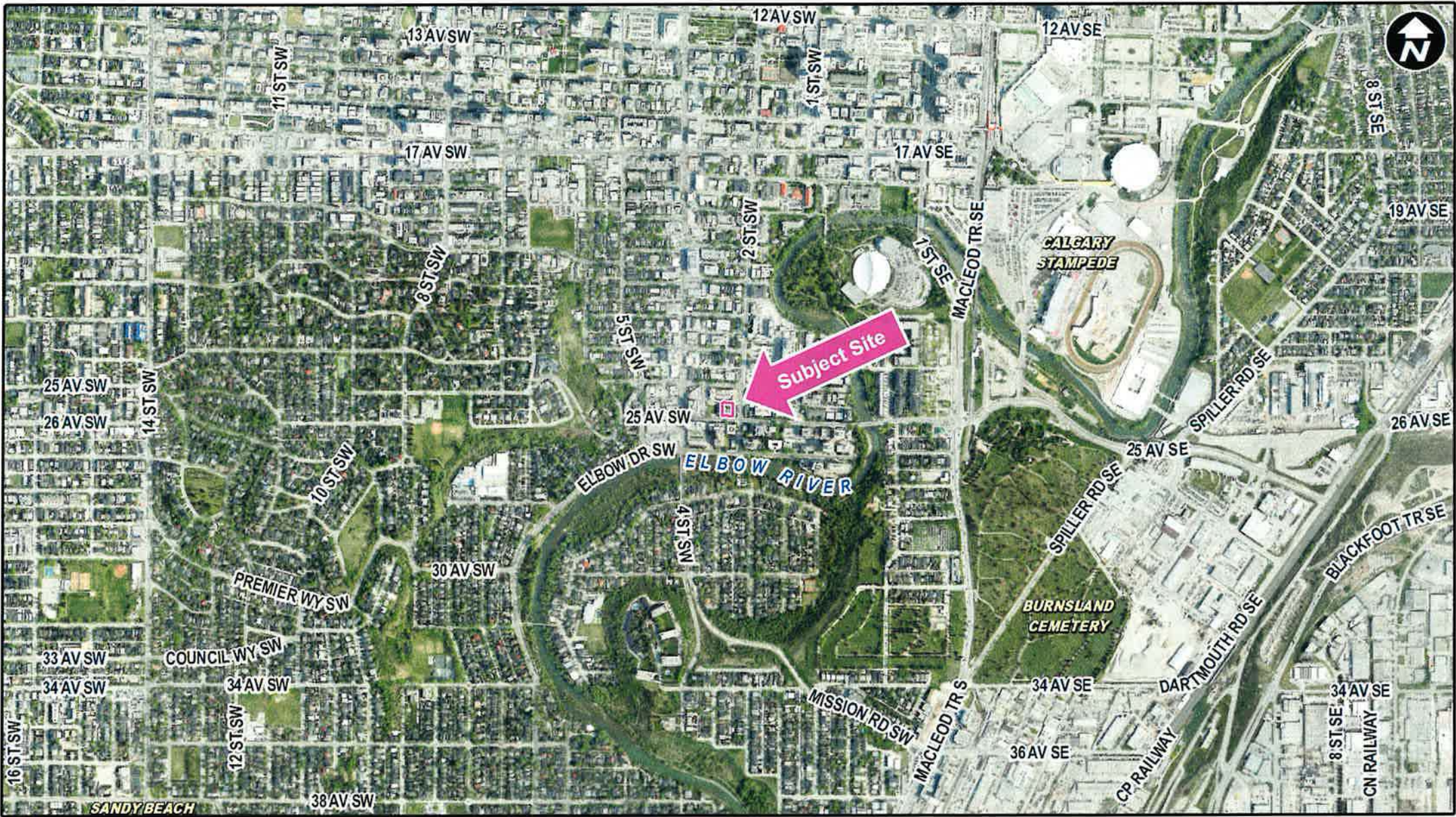
Calgary Planning Commission
Agenda Item: 7.2.1

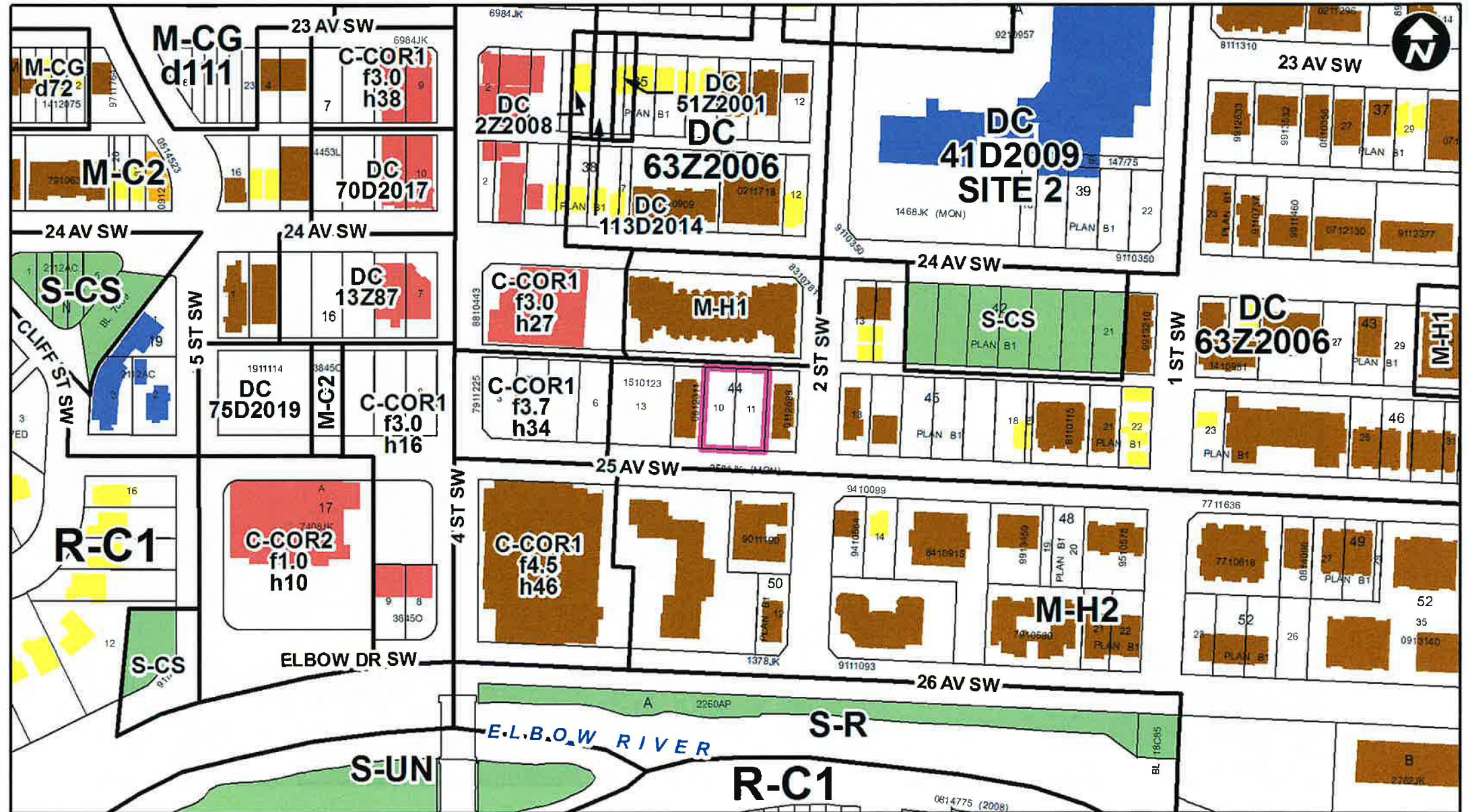


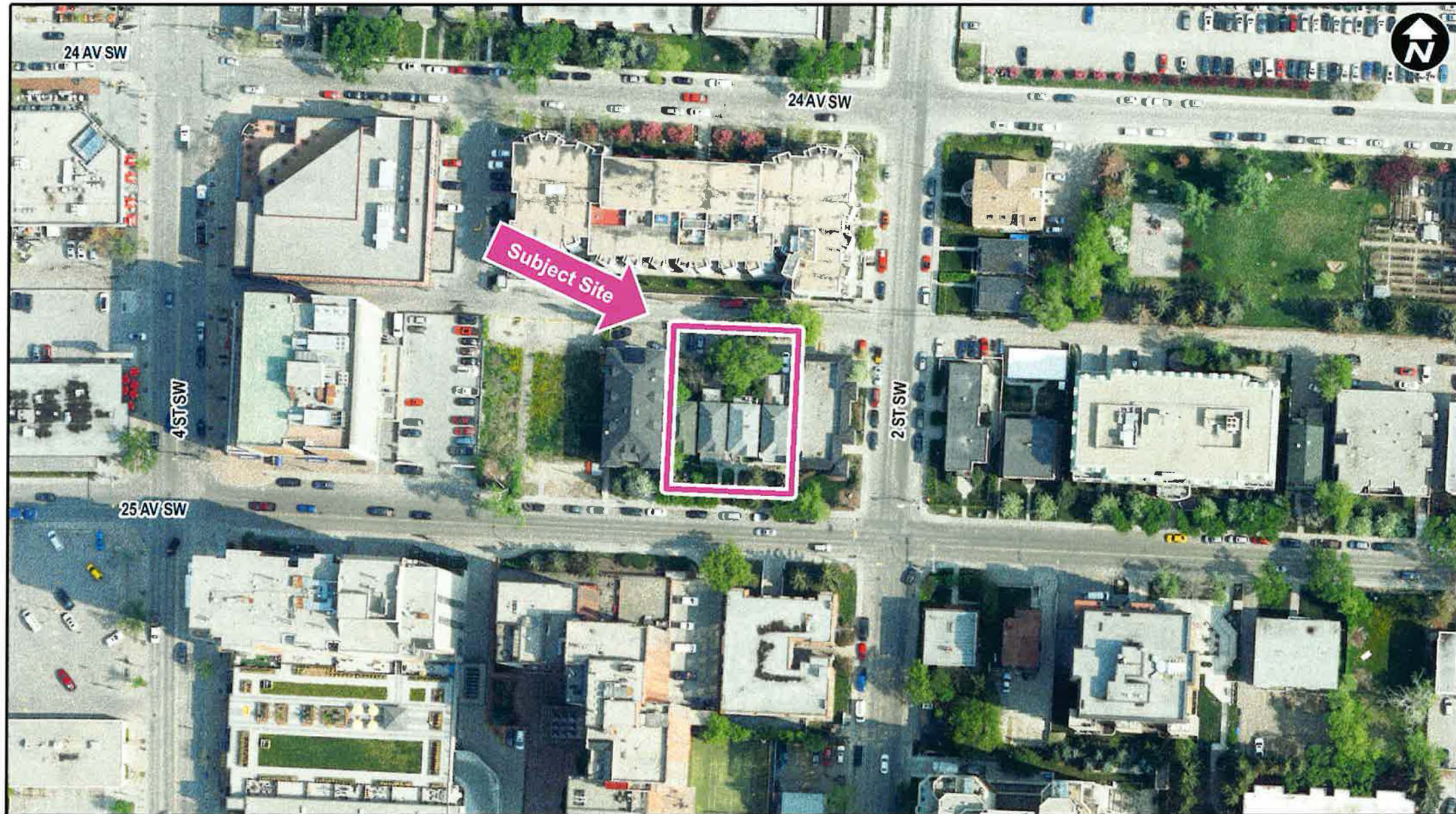
LOC2020-0048
Policy and Land Use
Amendment



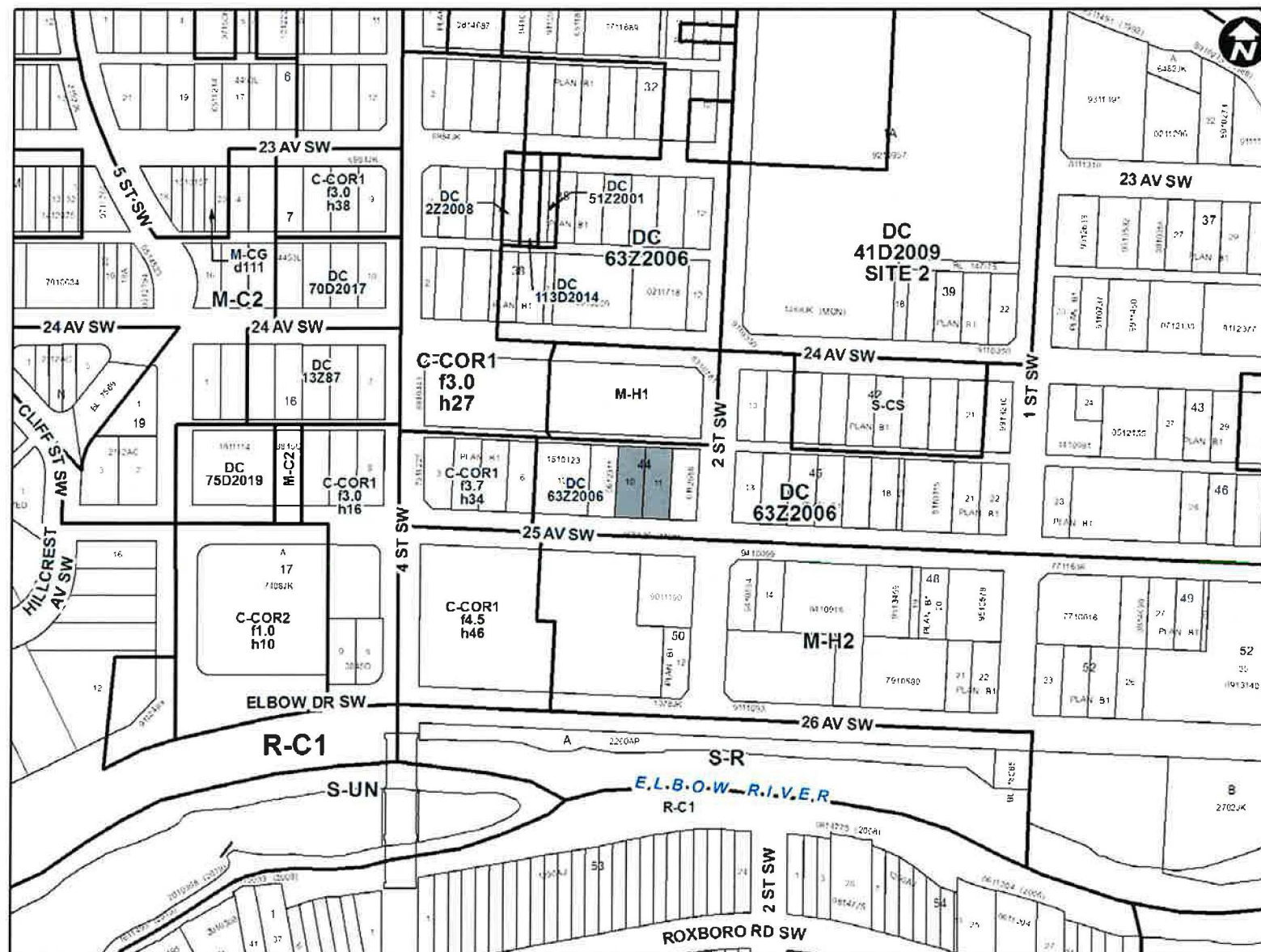


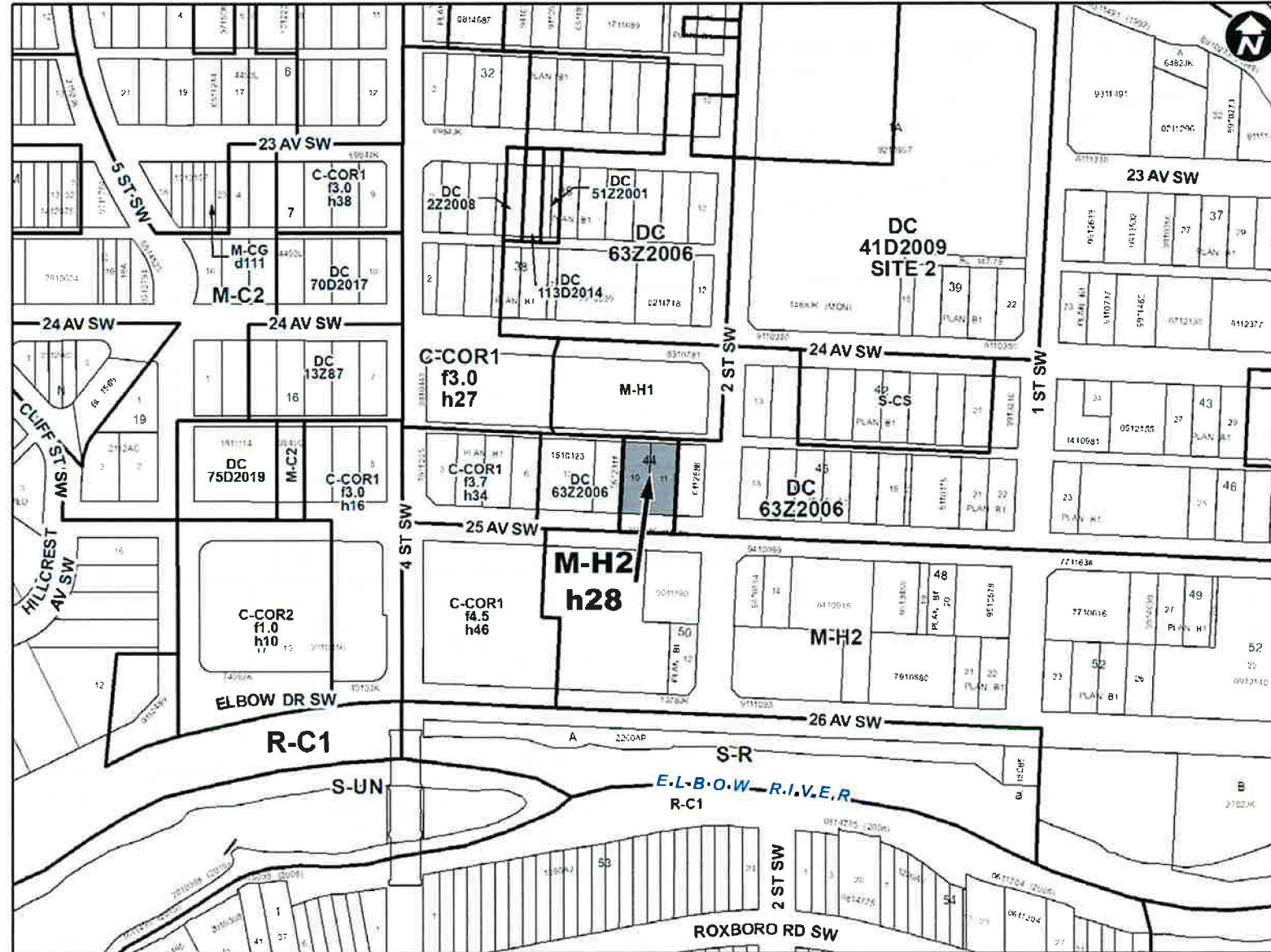












Proposed Amendment to the Mission Area Redevelopment Plan:

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1. The *Mission Area Redevelopment Plan* attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
 - (a) In Section 6.0 Residential Land Use Policies, subsection 6.1.3, Policy, delete policy 2 and replace with the following:
 - “2. A medium high density residential policy allowing a maximum density of 3.5 FAR with a maximum height of five storeys is recommended for the area bounded by 18 Avenue SW in the north, the Elbow River in the east, 25 Avenue SW in the south and 4 Street SW in the west, excluding:
 - **the parcels located at 306, 308, 310 and 312 – 25 Avenue SW where a maximum density of 5.0 FAR and a maximum height of 28 metres is allowed;**
 - the Holy Cross site which is addressed in Section 7.0; and
 - the Cathedral District which is addressed in Section 8.0.”

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the *Mission Area Redevelopment Plan* (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares $\pm$ (0.30 acres $\pm$) located at **306, 308, 310, and 312 – 25 Avenue SW** (Plan B1, Block 44, Lots 10 and 11) from Direct Control District to **Multi-Residential – High Density Medium Rise (M-H2h28) District**.

Supplementary Slides

Renderings

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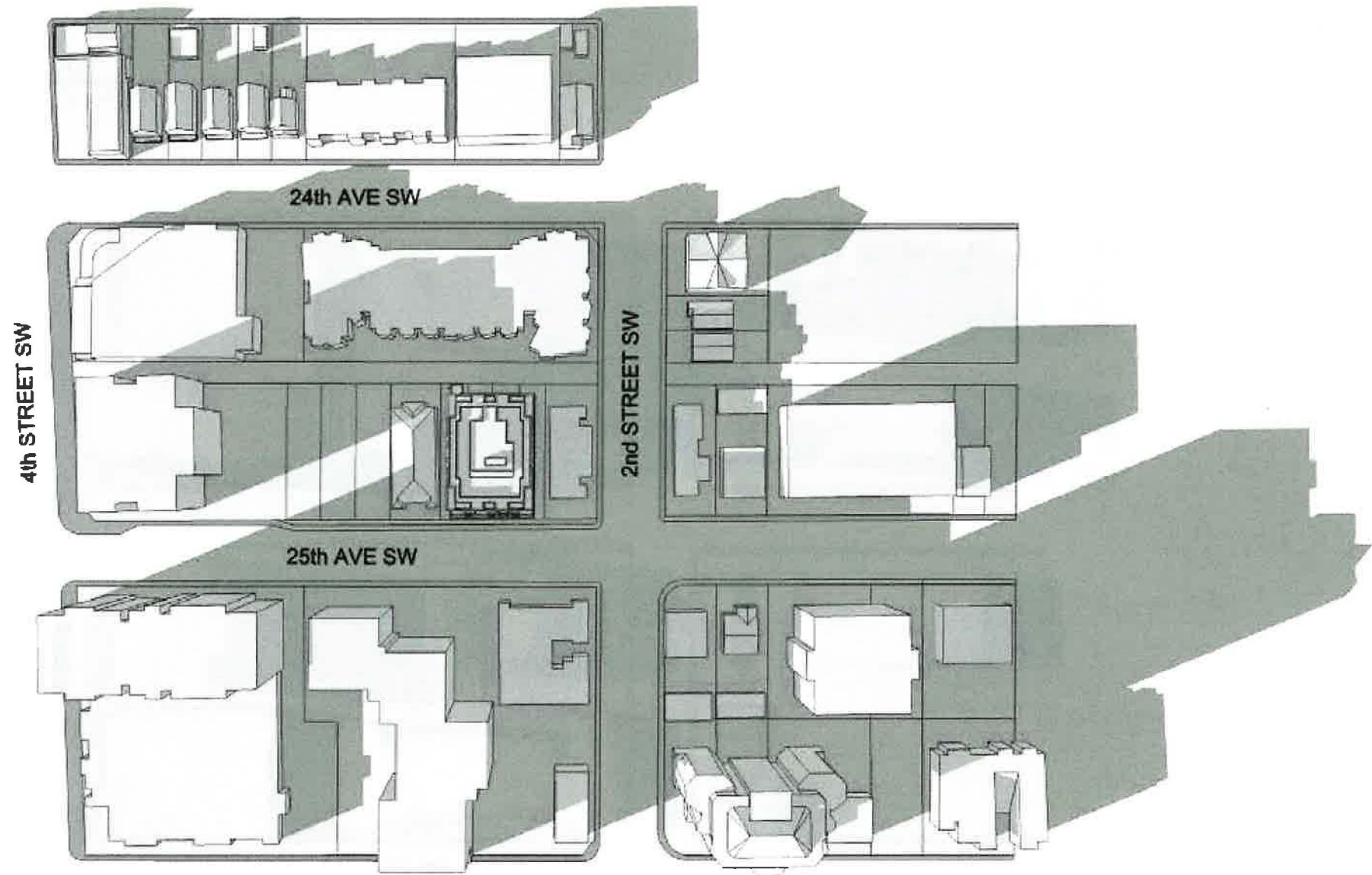


Front elevation.



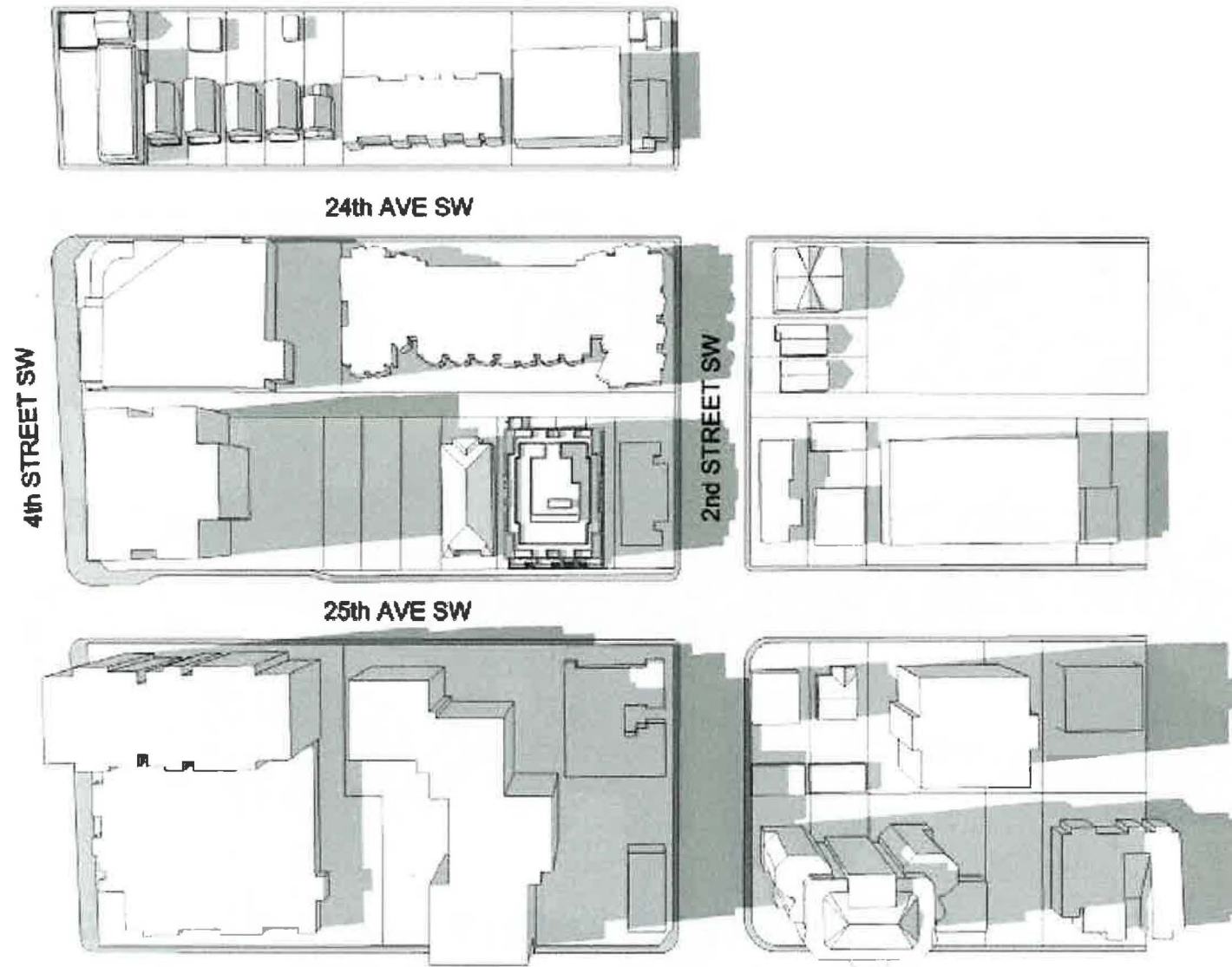
Rear elevation.





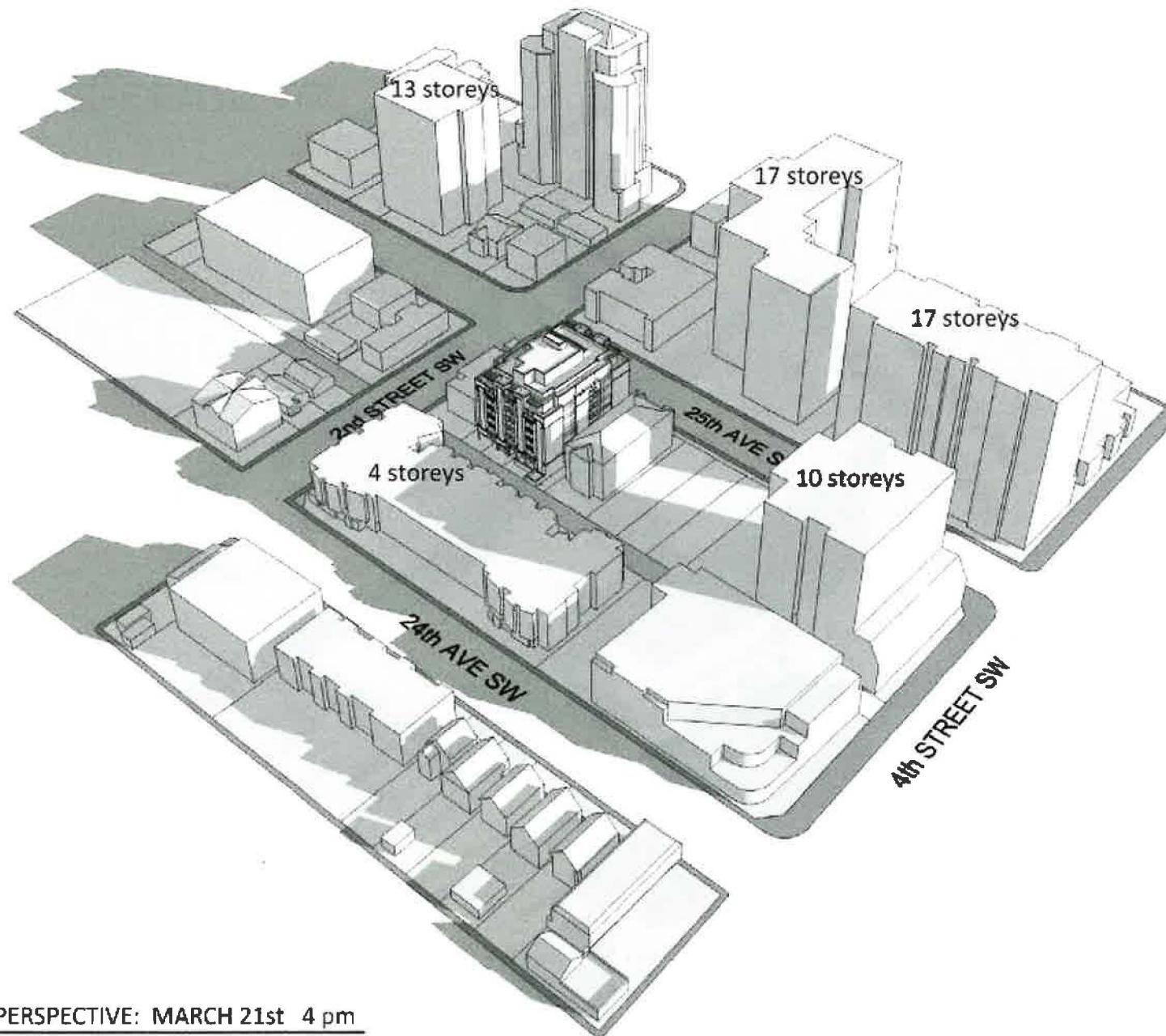
1.1.3 PLAN: MARCH 21st 4 pm
EXISTING HOUSES





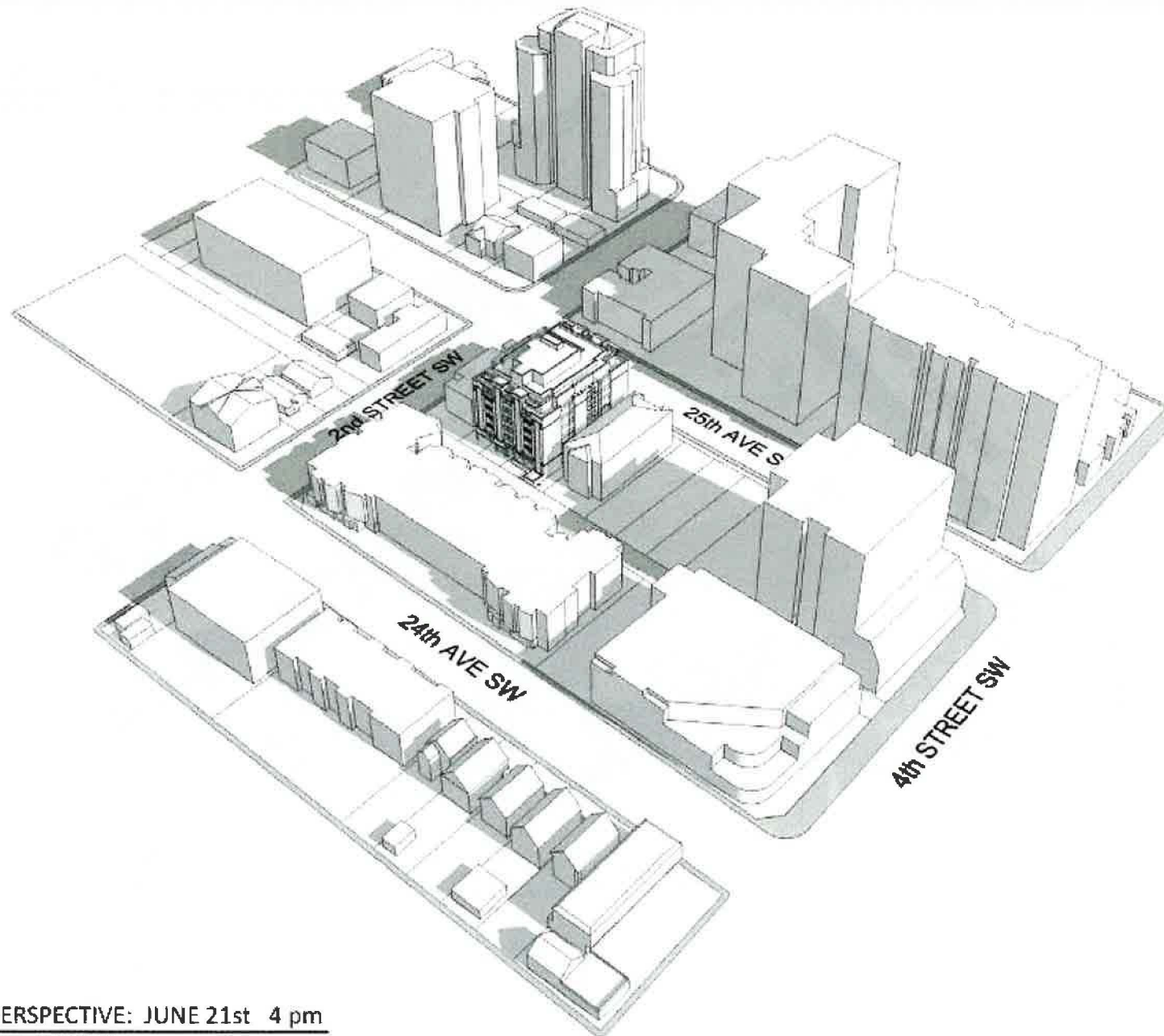
1.1.6 PLAN: JUNE 21st 4 pm
EXISTING HOUSES





1.2.3 N.W. PERSPECTIVE: MARCH 21st 4 pm
EXISTING HOUSES





1.2.6 N.W. PERSPECTIVE: JUNE 21st 4 pm
EXISTING HOUSES

