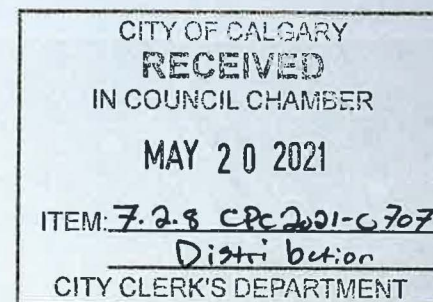


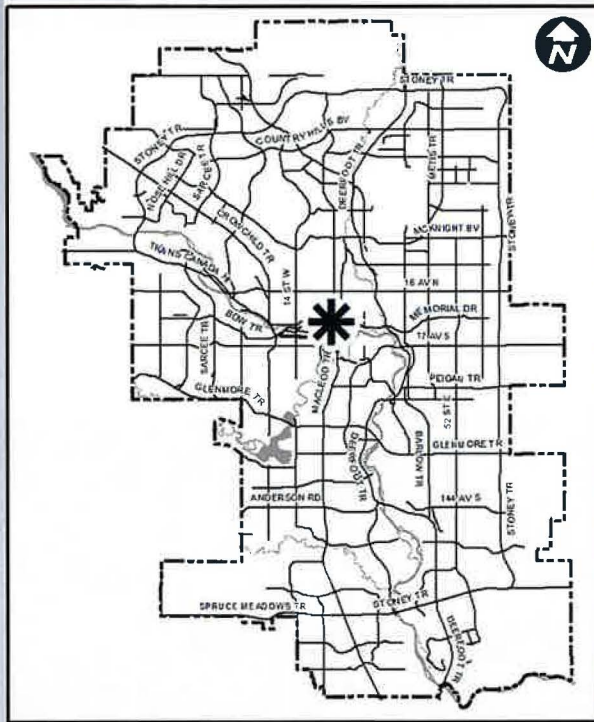


Calgary Planning Commission

Agenda Item: 7.2.8

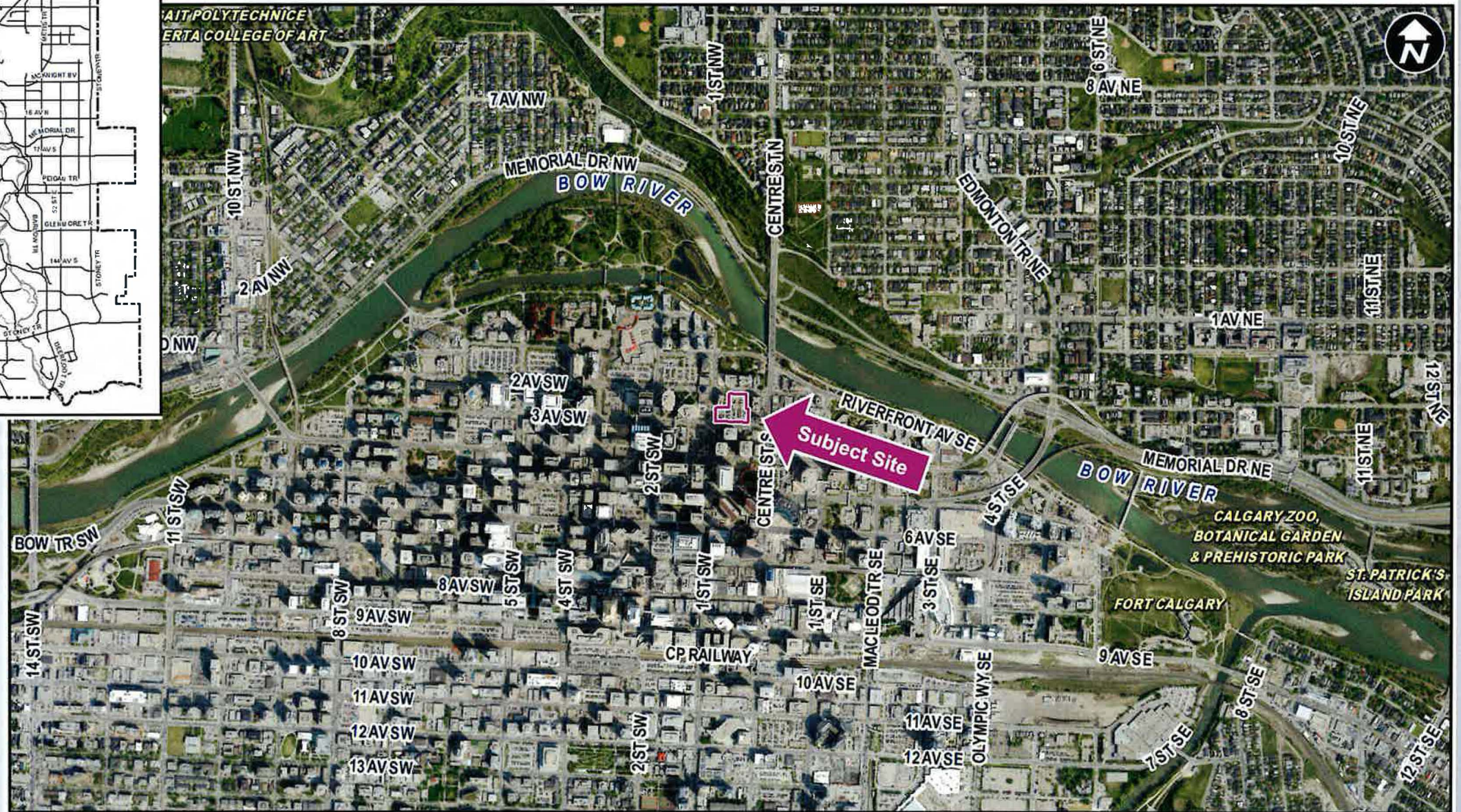


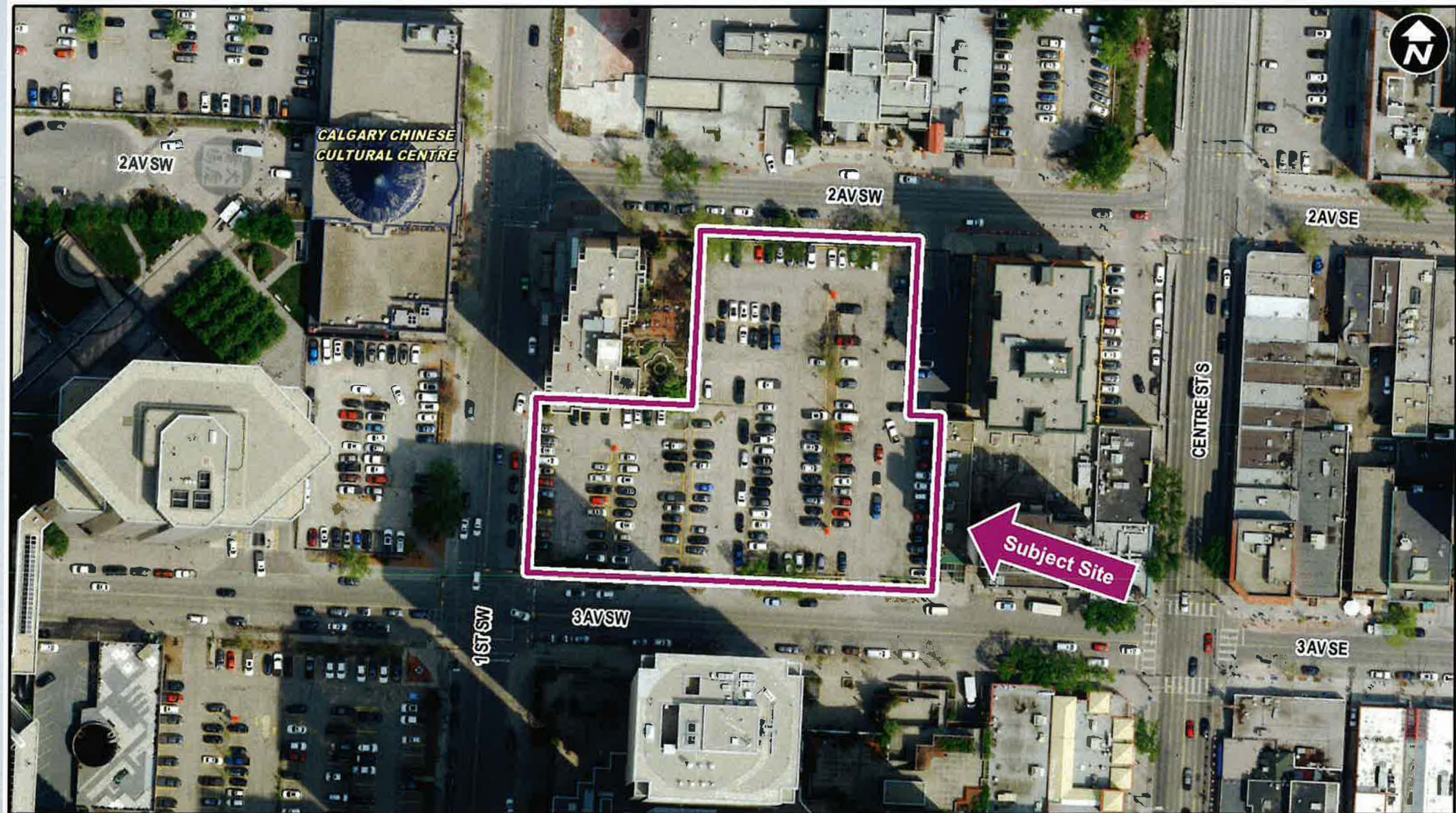
LOC2020-0072
Land Use and Policy Amendment
May 20, 2021



Parcel Size:

- 0.61 ha





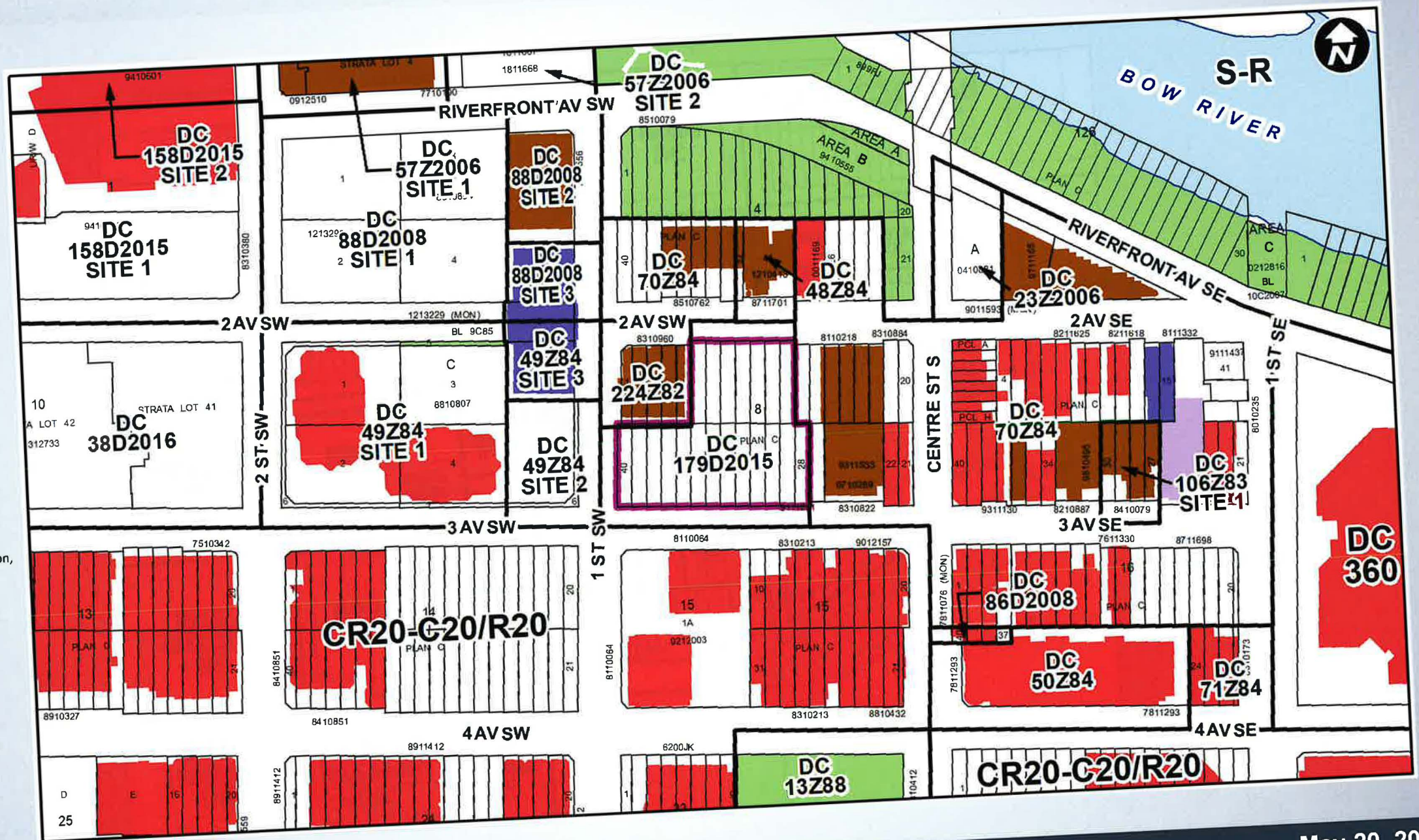




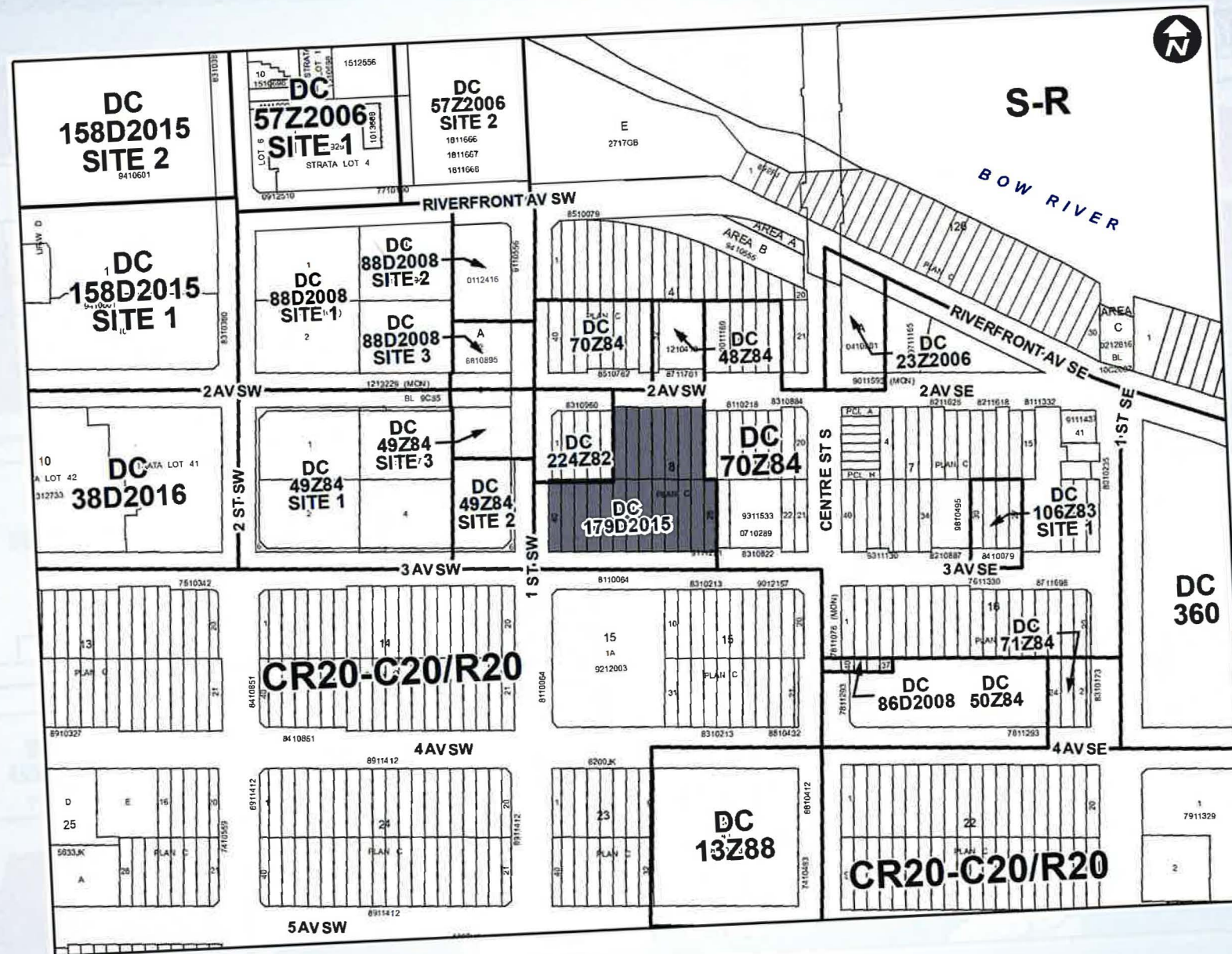


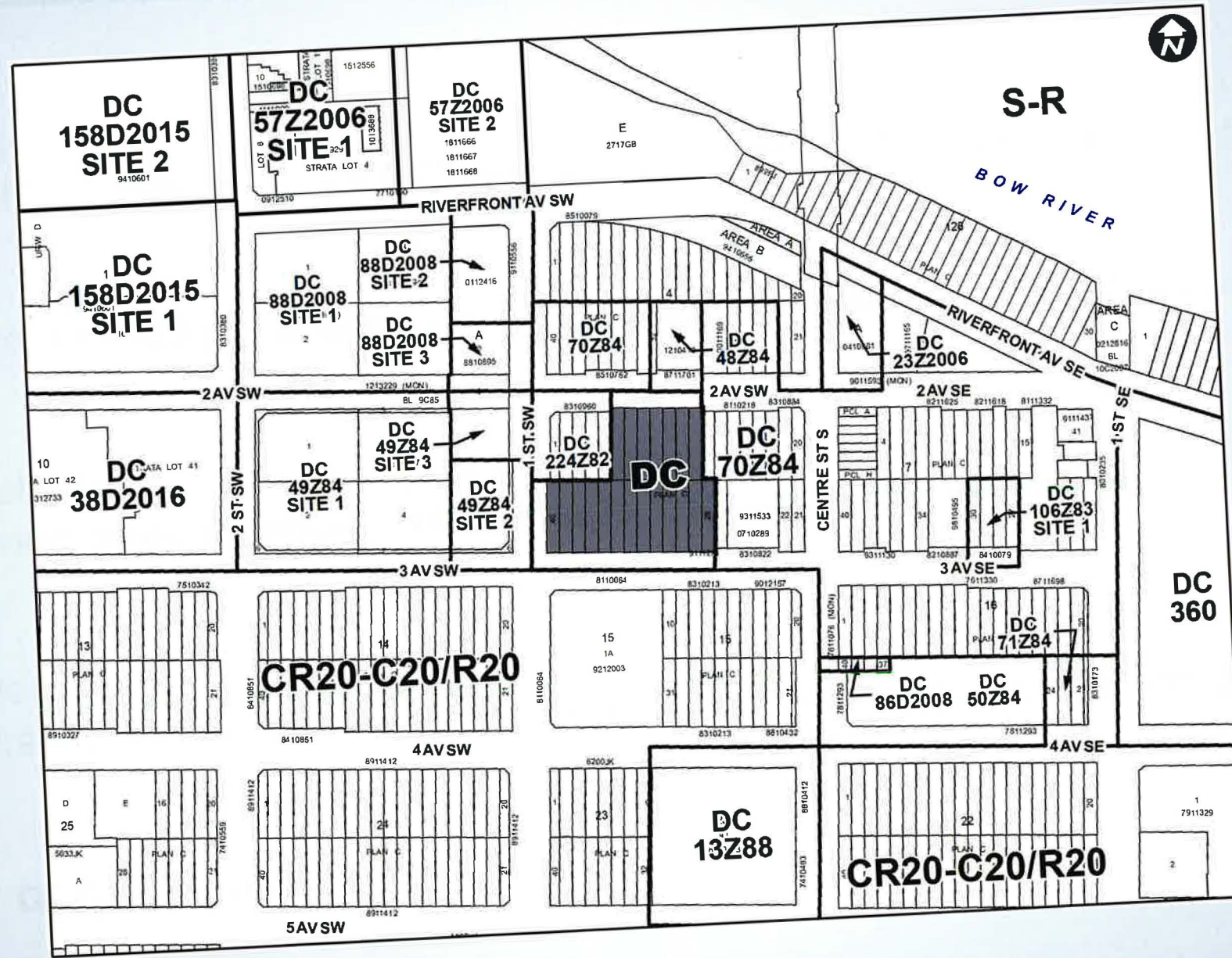
LEGEND

- 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



May 20, 2021



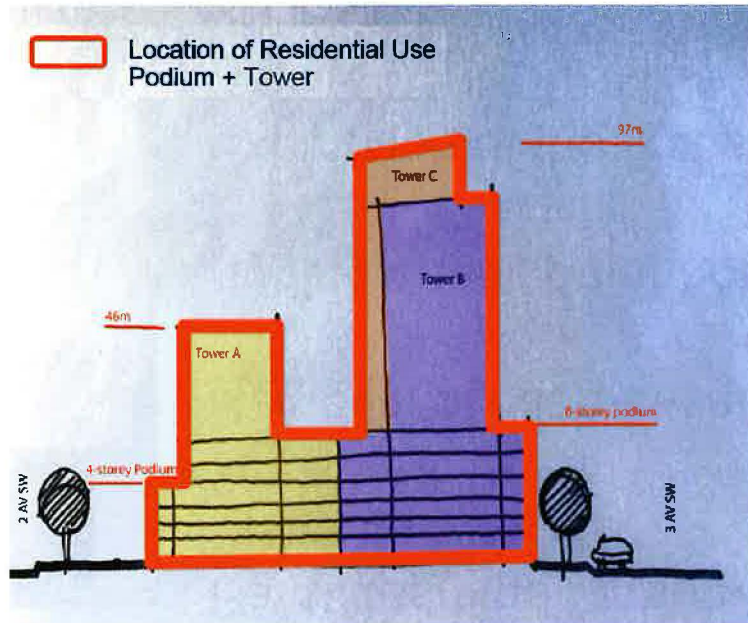


Intent of the Amendments -

- Purpose of amendments is to add clarity to existing rules, “housekeeping” clerical updates
- Additional flexibility added due to market uncertainties and allow for phasing of development that does not necessarily contain residential
- Intent of existing DC is maintained to develop high-density, mixed use buildings
- Base district remains the same and majority of existing DC rules have not been altered

Main Amendments Include –

- Setback areas have been increased
- Clarification added as to residential uses for increase of 9.0 FAR
- Permitted time for sun-shadowing extended by half an hour for the “entranceway” to Sien Lok Park
- Removal of cash-in-lieu of parking requirements
- Adding development of a future pedestrian bridge connection as a bonusing option
- Exemption of the first six storeys of any building from the mandatory residential requirement
- Increase in mandatory residential required from 60% to 80%

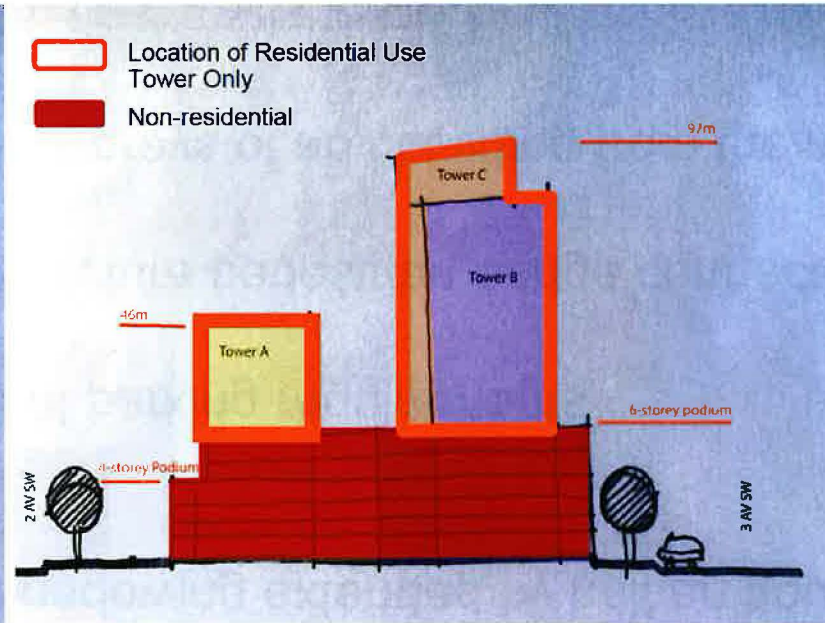


BEFORE

(60% residential use requirement for any building)

Overall maximum FAR: 12.0

Minimum residential FAR: 7.2 (12x60%)

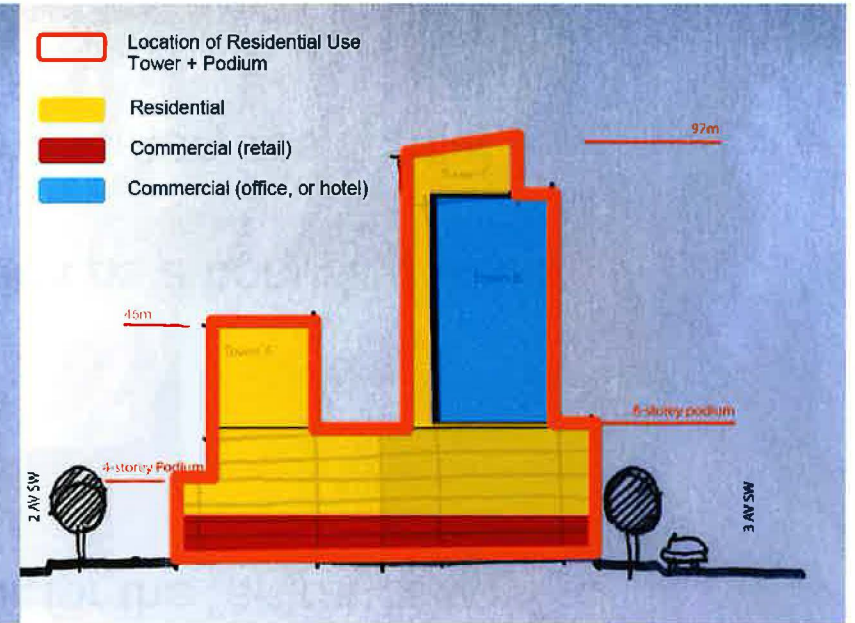


AFTER 1

(80% residential use requirement for the portion above the 6th storey)

Overall maximum FAR: 12.0

Minimum residential FAR: 7.2 (9.0x80%)



AFTER 2

(a portion of 80% required residential use is located within the first 6 storeys)

Overall maximum FAR: 12.0

Minimum residential FAR: 7.2 (9.0x80%)

Two amendments required to the ARP –

1. Table 1 updated to:

- Clarify allowable densities
- Provide guidance on DC requirement for Chinese or Asian motifs or architectural elements.

2. Section IV updated to confirm that calculation of the contribution formula for density bonusing pertaining to the Chinatown Improvement Fund set by the DC District for the site.

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Chinatown Area Redevelopment Plan (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.61 hectares \pm (1.5 acres \pm) located at 117, 121, 123, 125 and 129 – 2 Avenue SW and 116, 120, 124, 130, 134 – 3 Avenue SW (Plan C, Block 8, Lots 6 to 12 and 28 to 40) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 6).





