

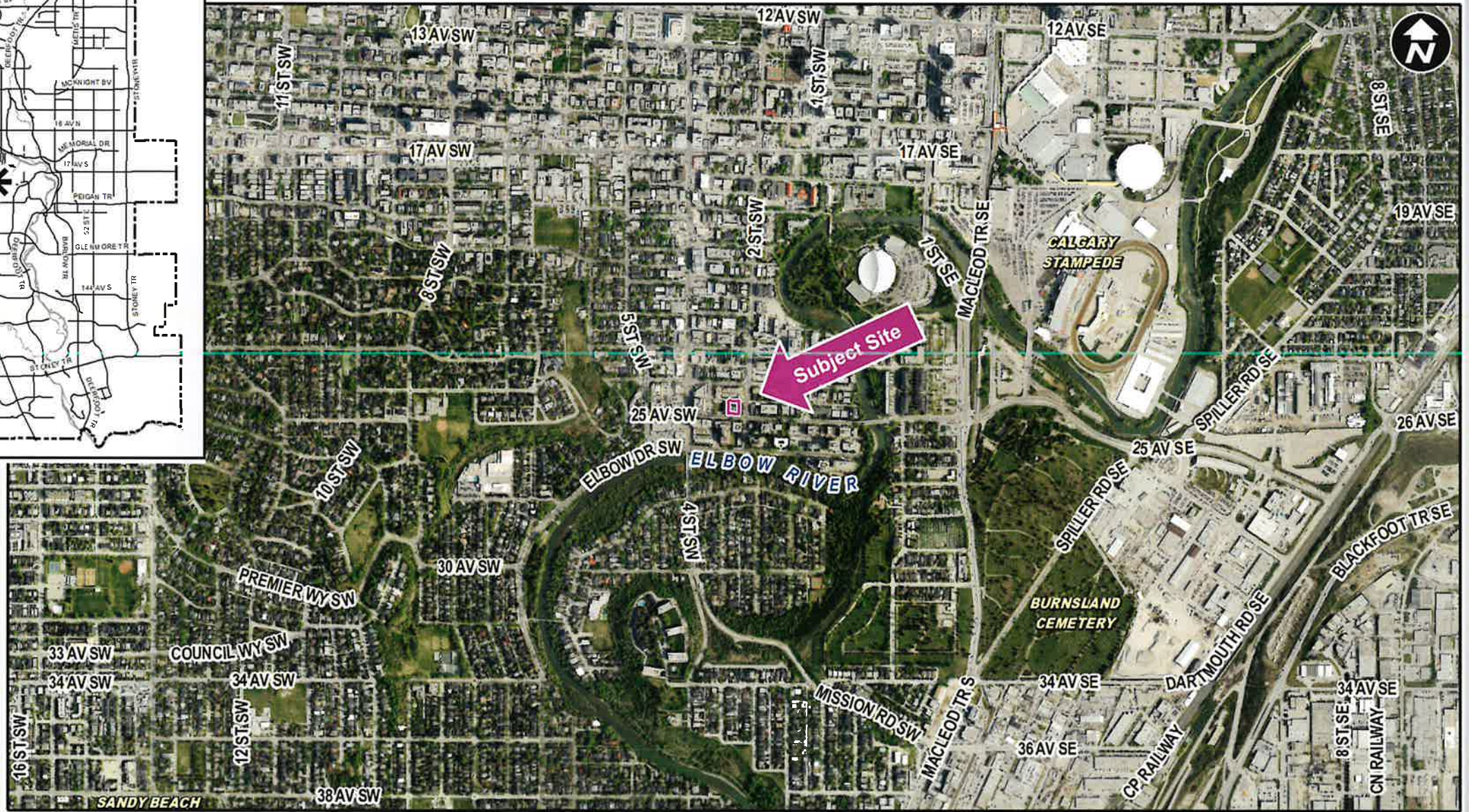
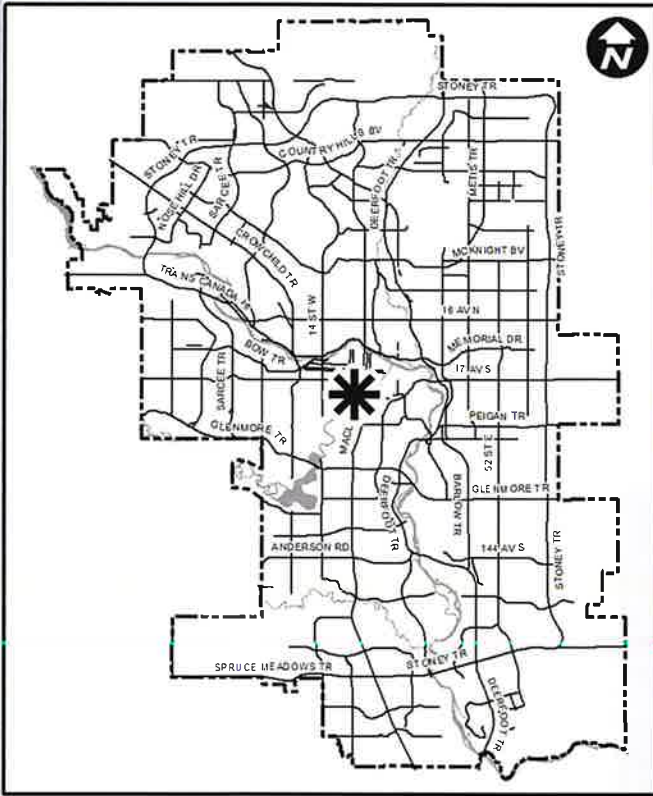


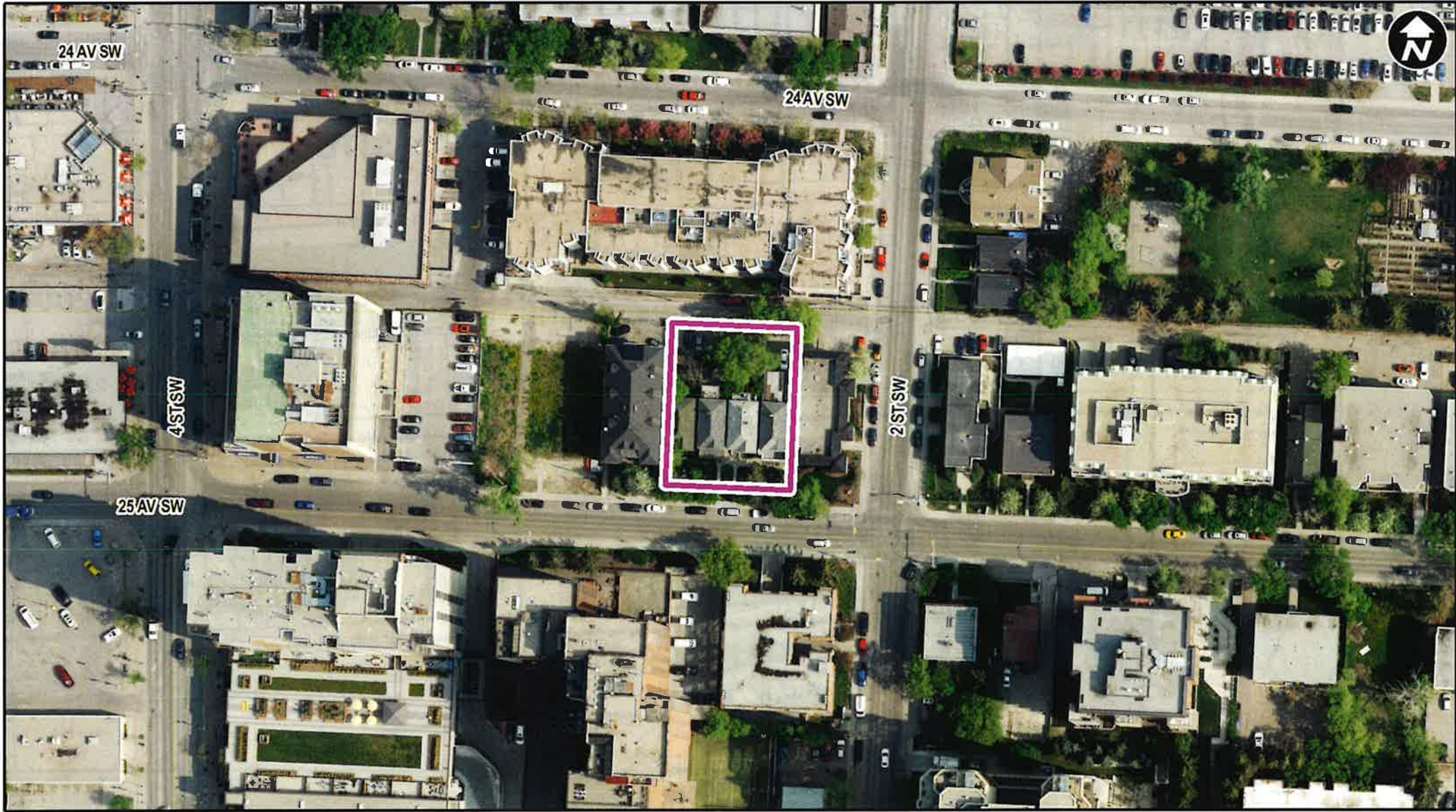
Public Hearing of Council
Agenda Item: 8.1.11

LOC2020-0048
Policy and Land Use
Amendment

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

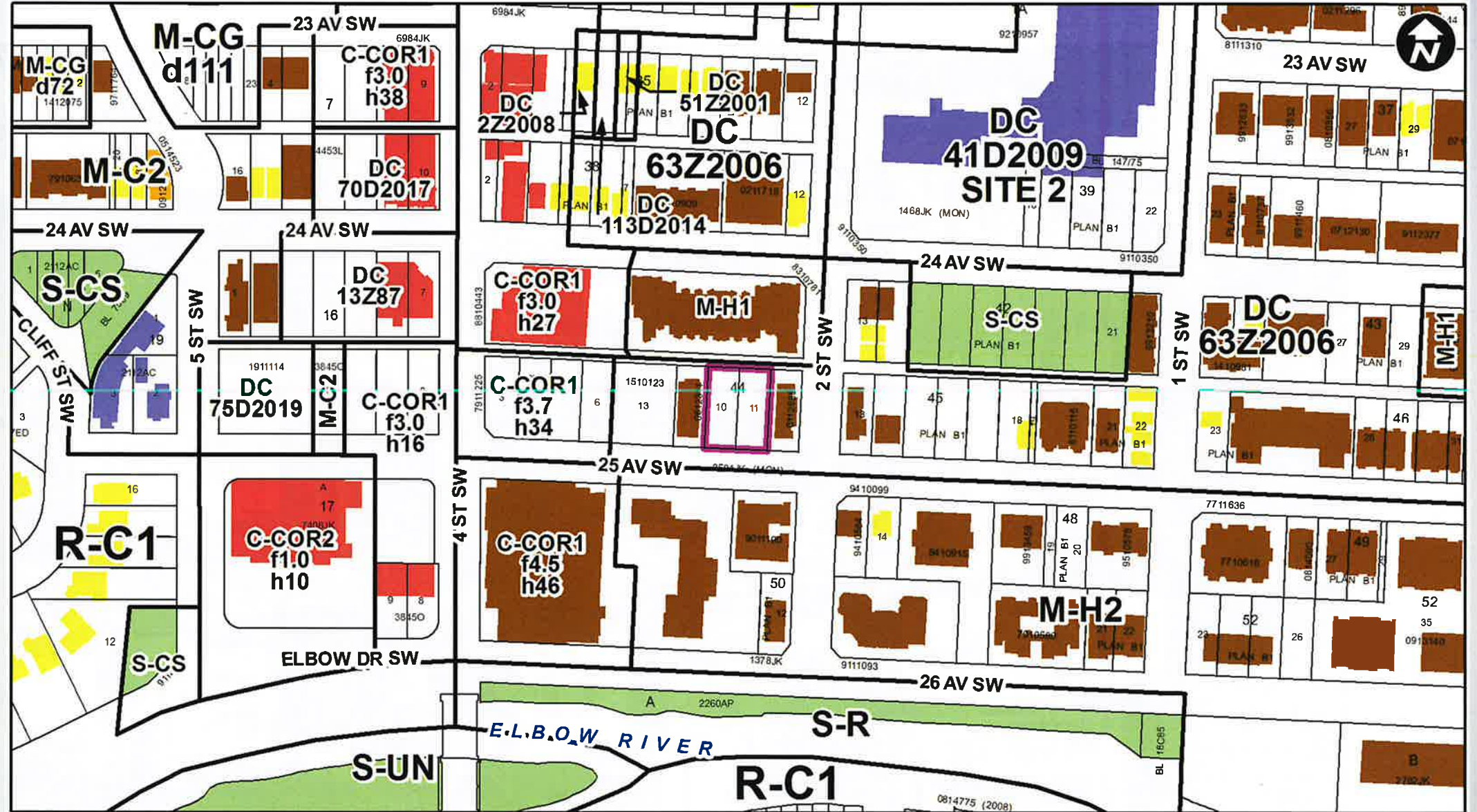
MAY 31 2021
ITEM: #8.1.11 LOC2020-0468
Public
CITY CLERK'S DEPARTMENT

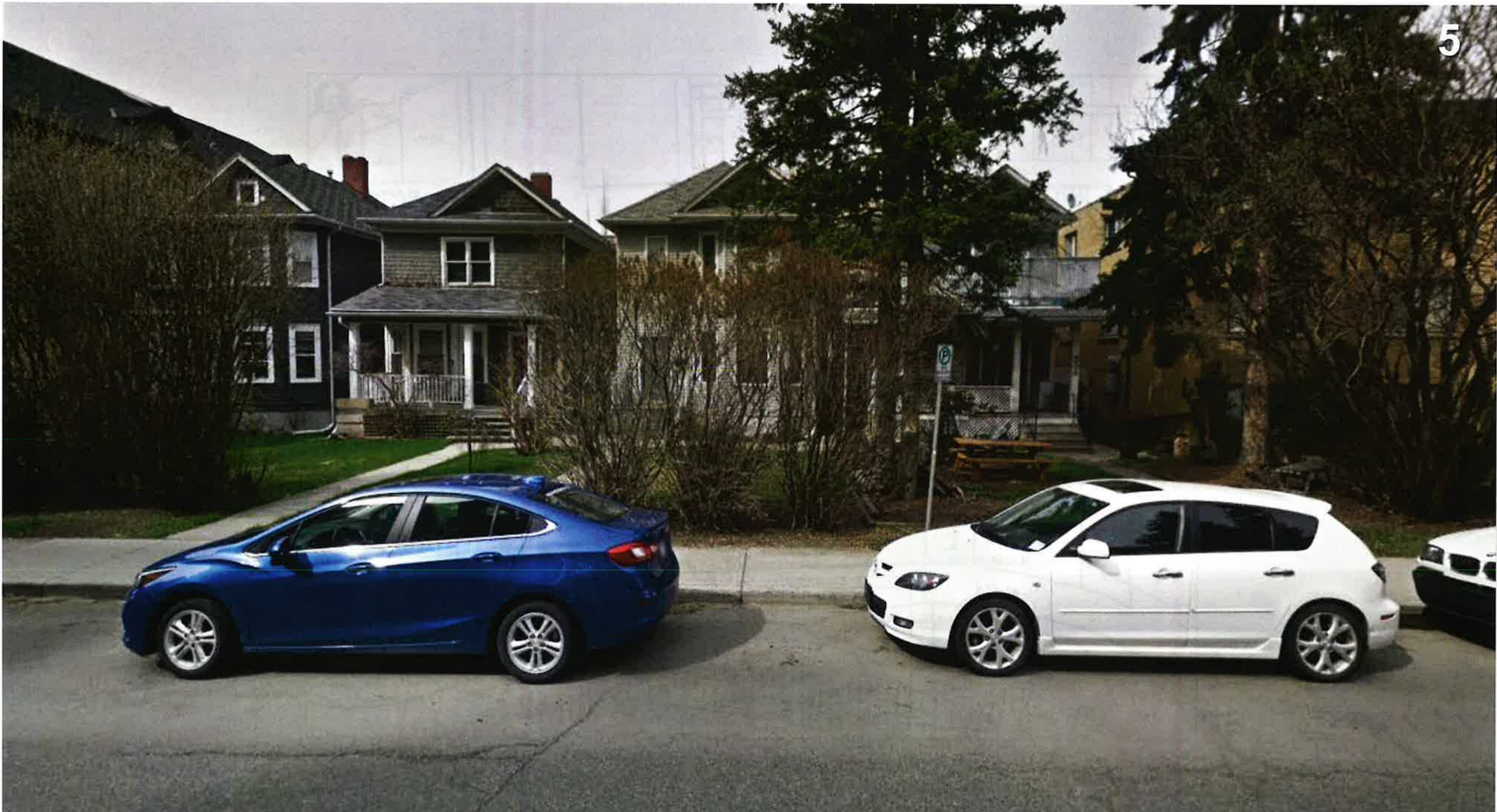


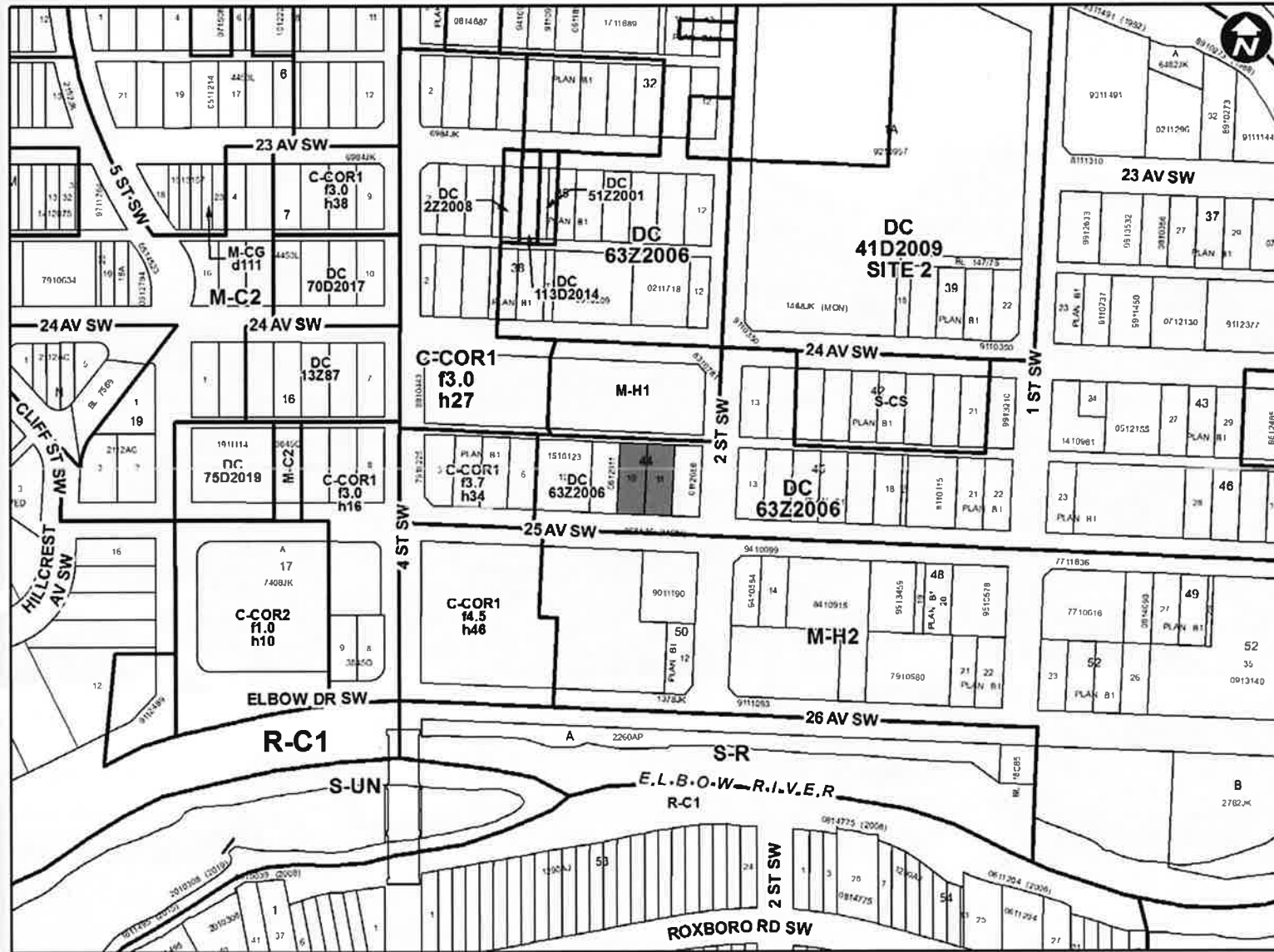


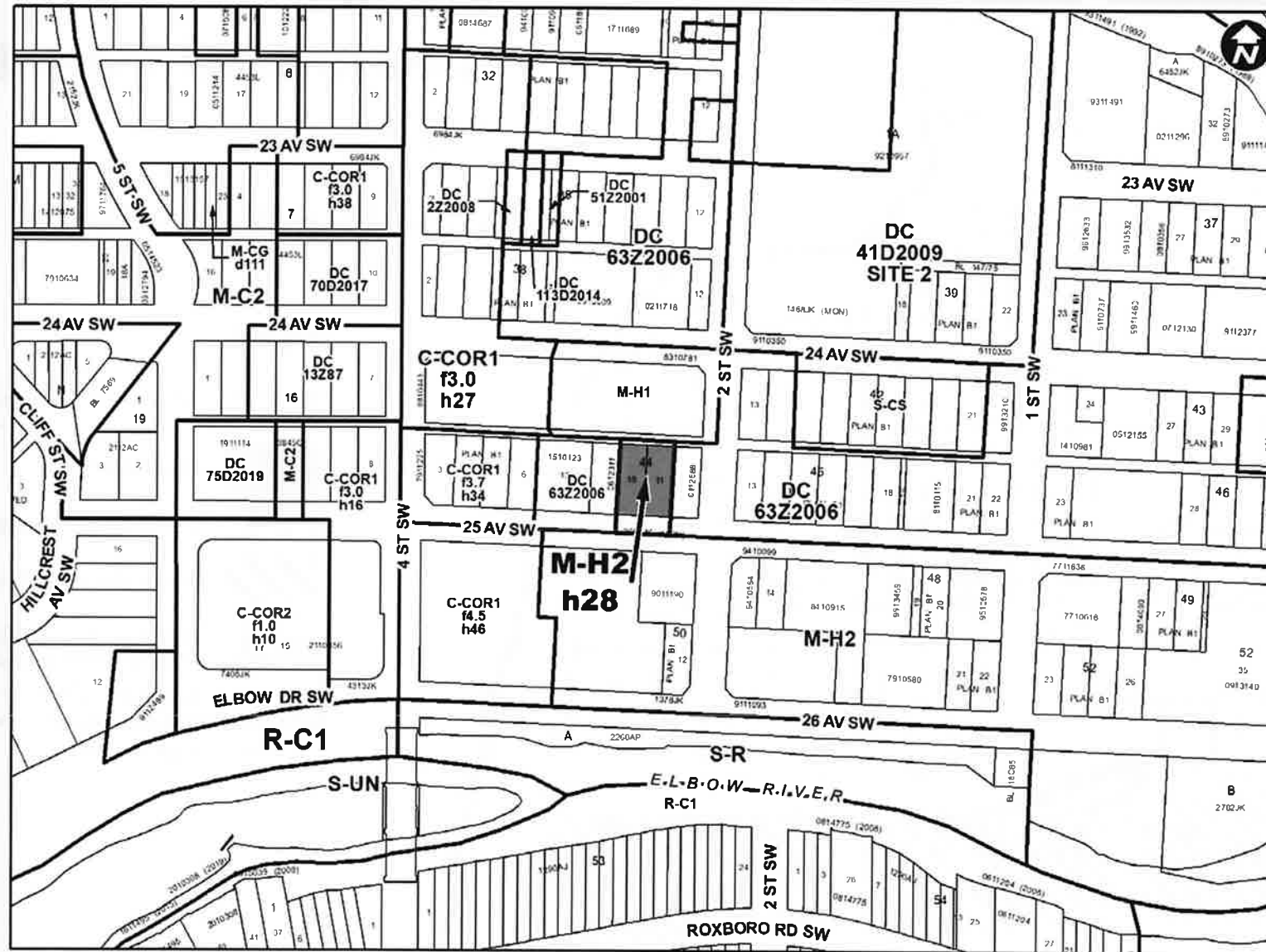


- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





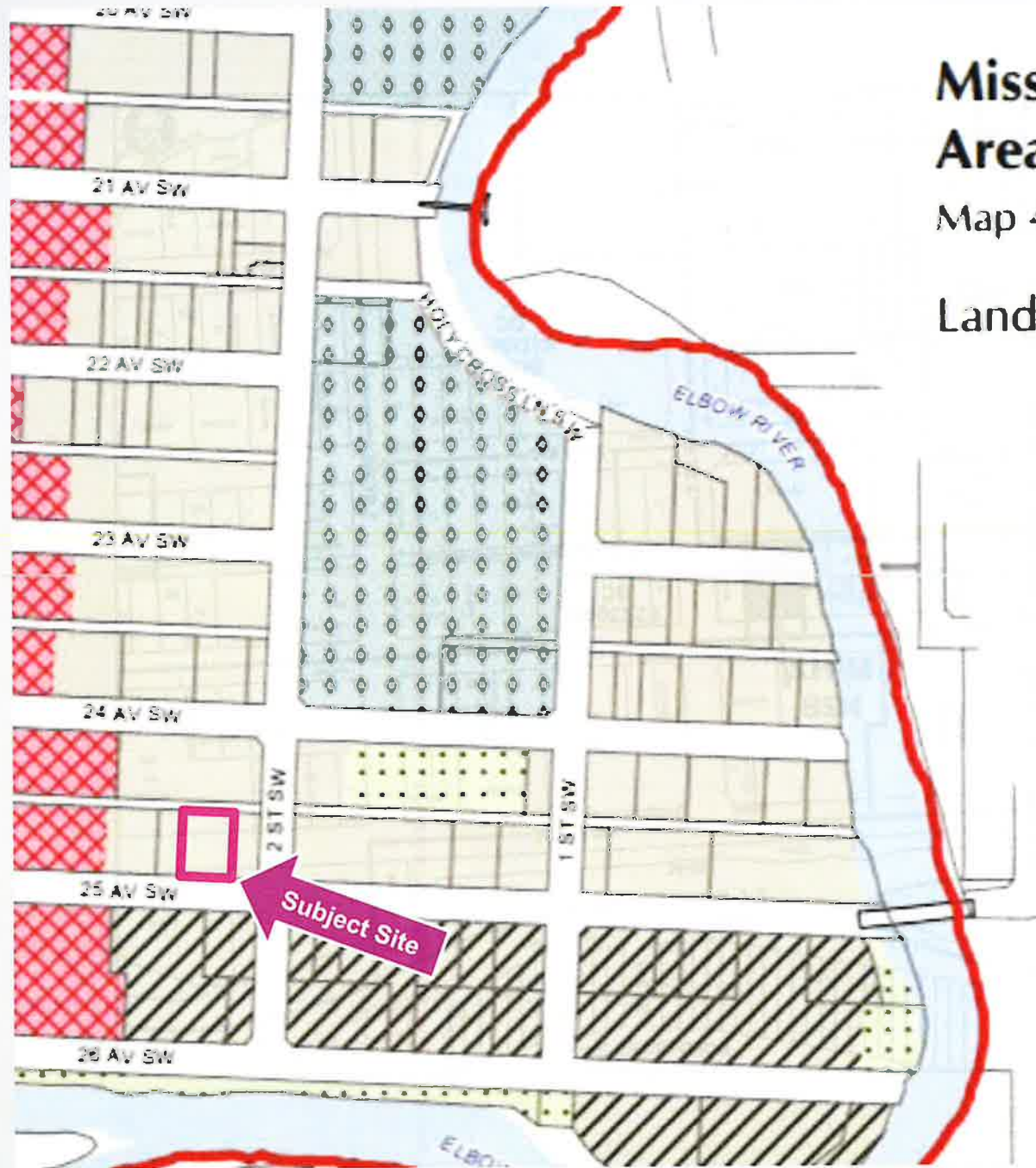











Mission Area Redevelopment

Map 4

Land Use Policy Plan



Legend

-  Mission ARP Boundary
-  Institutional
-  General Commercial
-  High Density Residential
-  Institutional & High Density Residential
-  Medium Density Residential
-  Open Space

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 21P2021** for the amendments to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 70D2021** 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

Proposed Amendment to the Mission Area Redevelopment Plan:

11

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.”

Renderings

12



Front elevation.