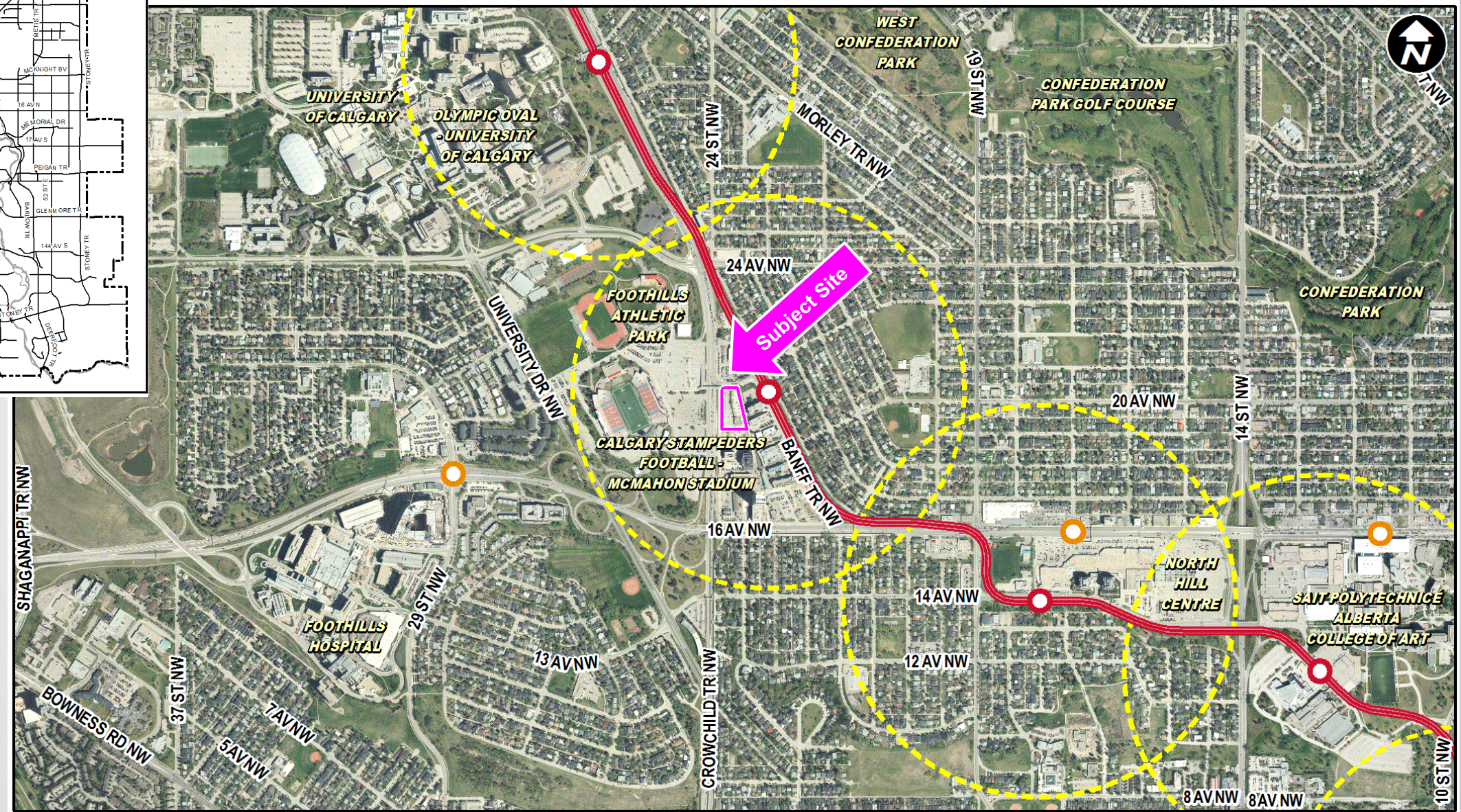
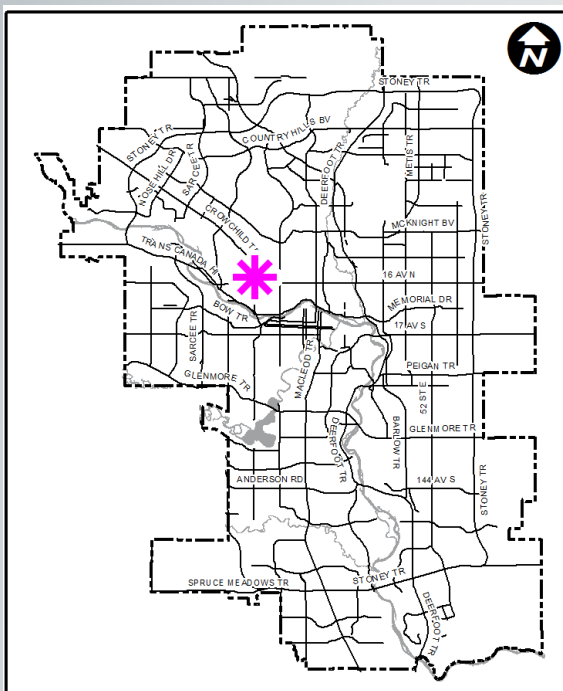


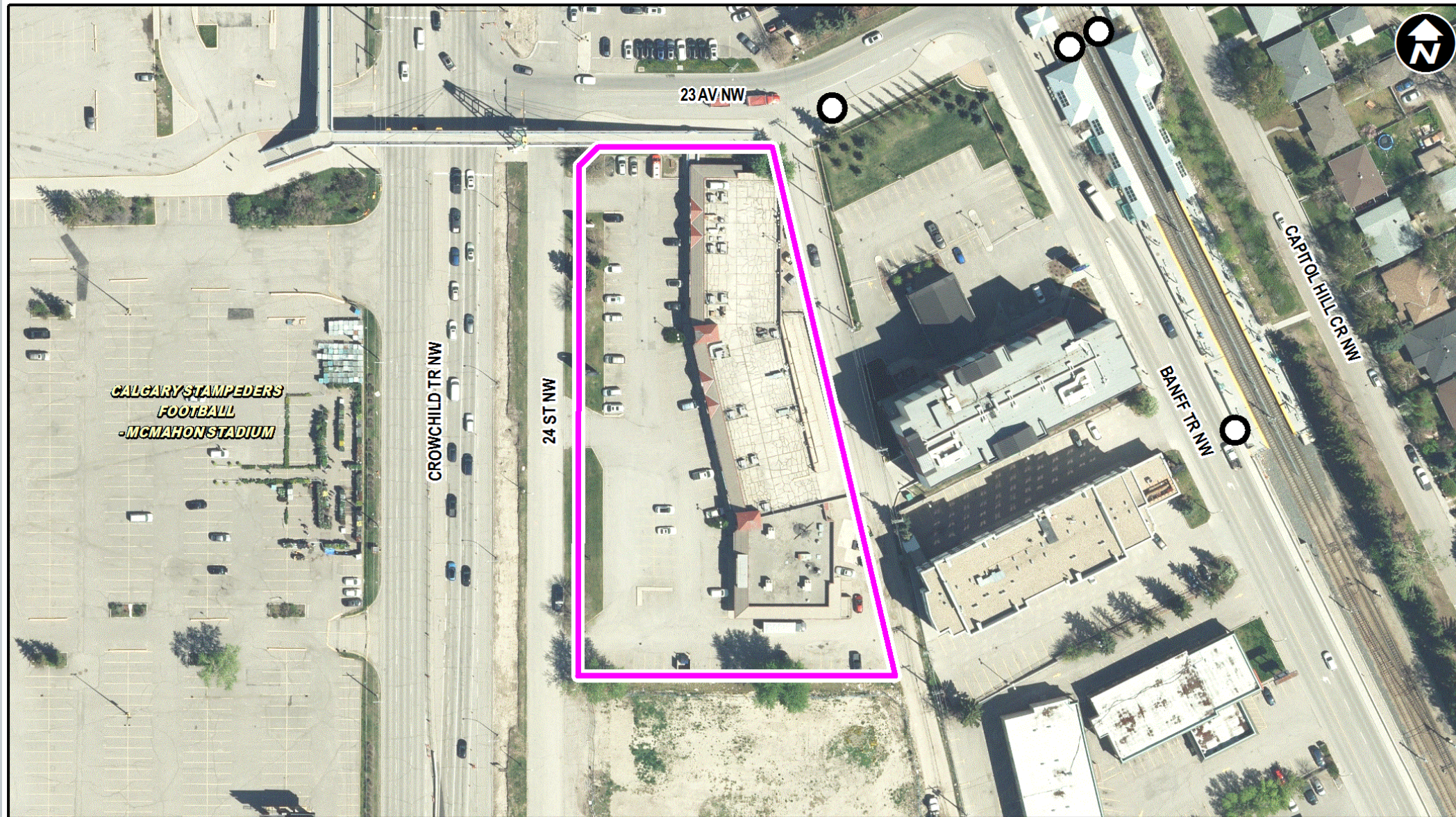
LOC2020-0205 / CPC2021-0904

Land Use Amendment

June 17, 2021



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

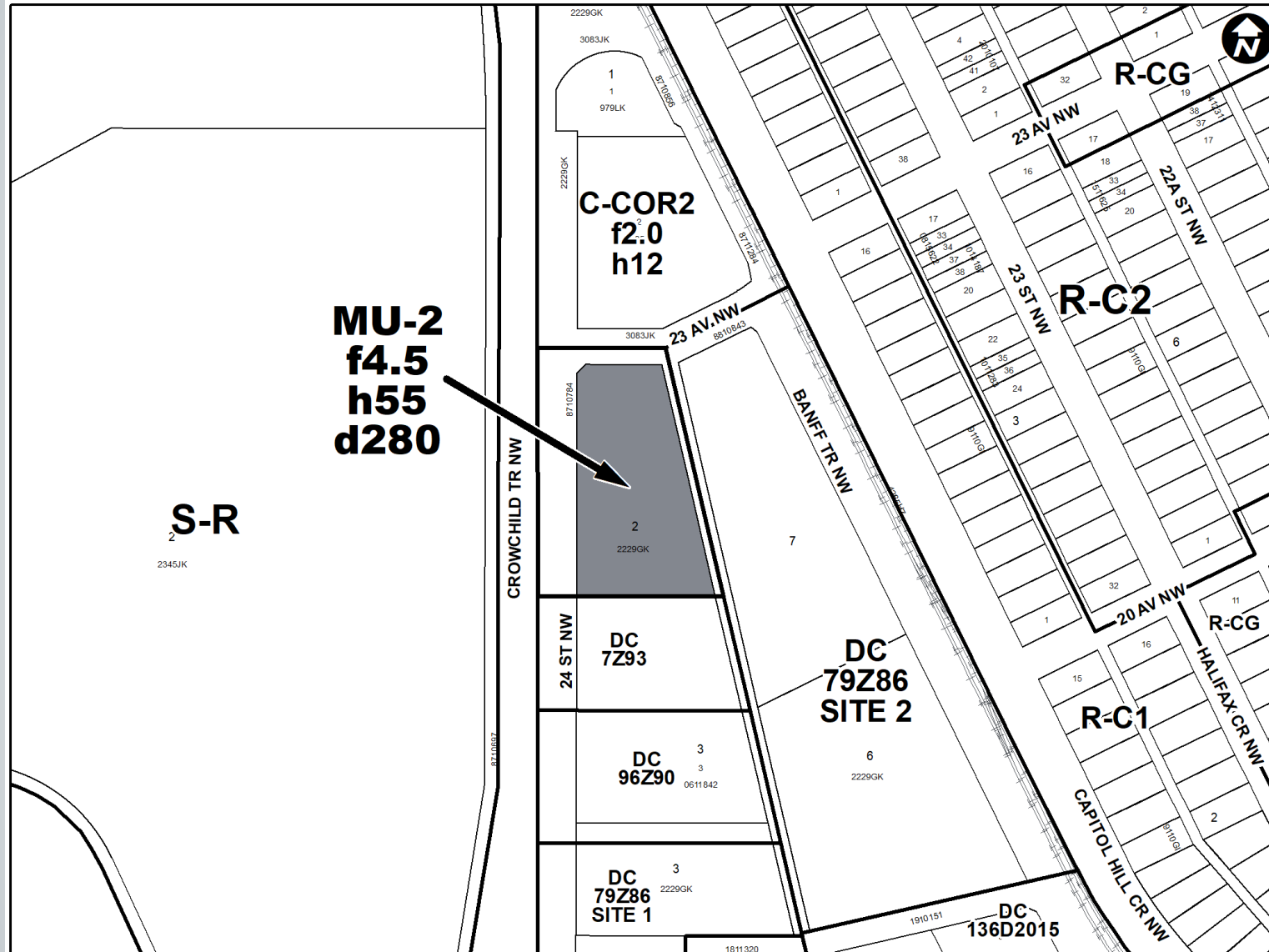
0.79 ha



View of the site from 24 Street NW



Looking south on 24 Street NW



Proposed MU-2f4.5h55d280 District:

- Mix of commercial and residential uses
- Street-oriented buildings with commercial uses at-grade
- Max. FAR: 4.5
- Max. building height: 55 m (approx. 16 storeys)
- Max. density: 280 units per ha (max. 221 units)

Figure 16
Precinct: Mixed-use

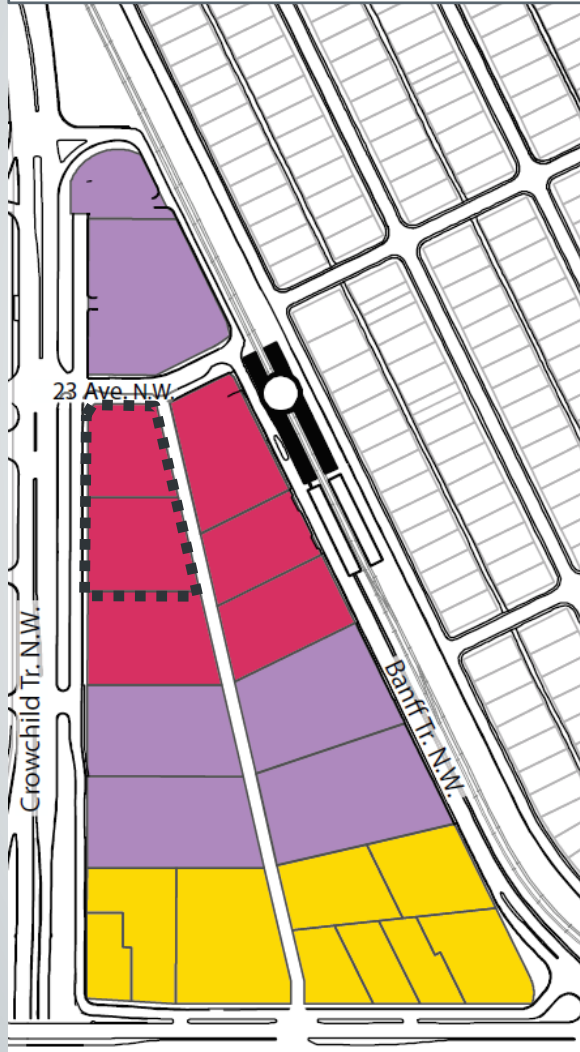


Figure 19
Max. FAR: 4.5

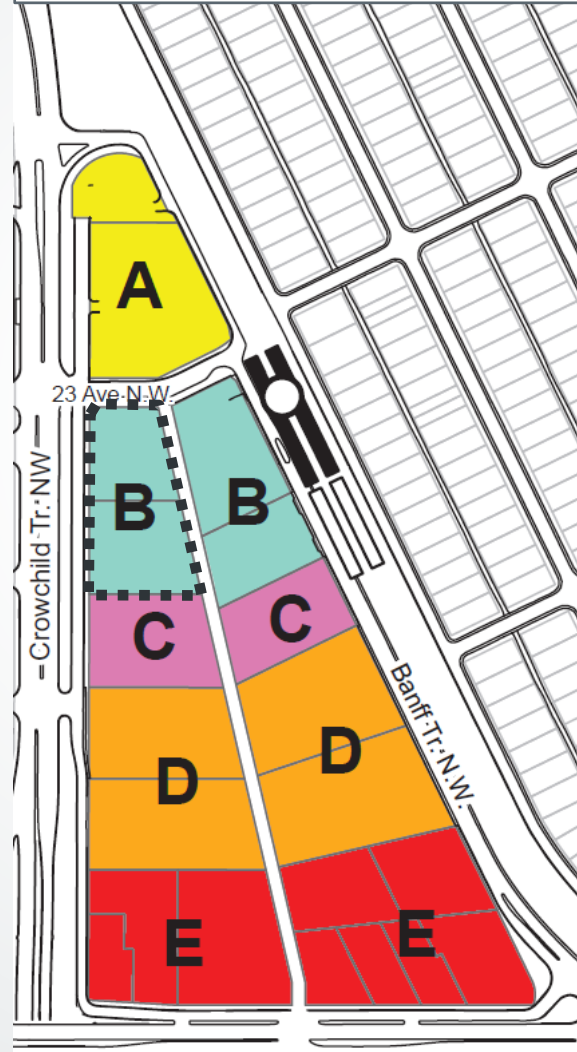
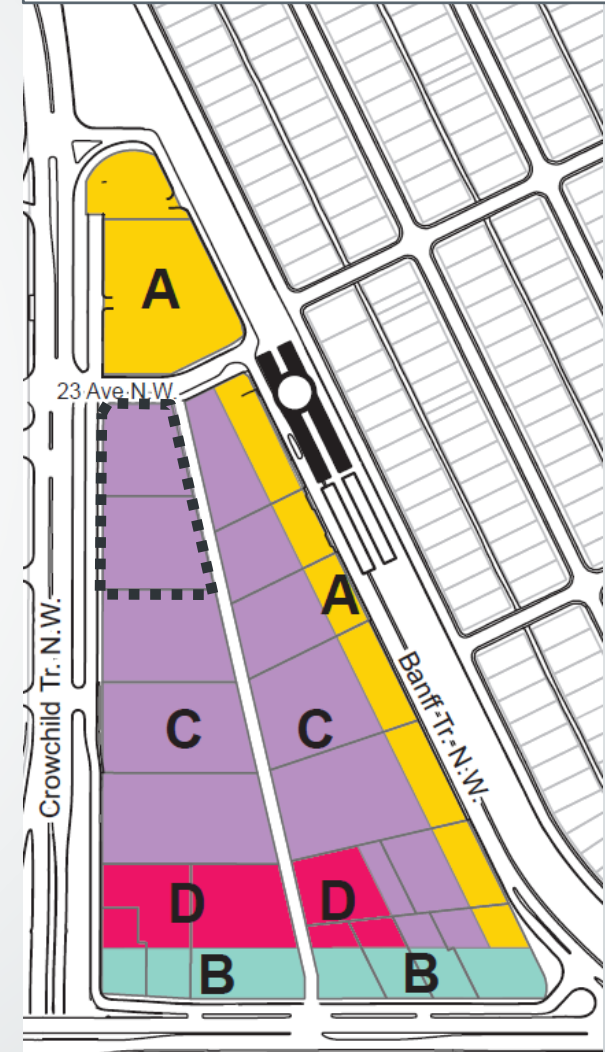
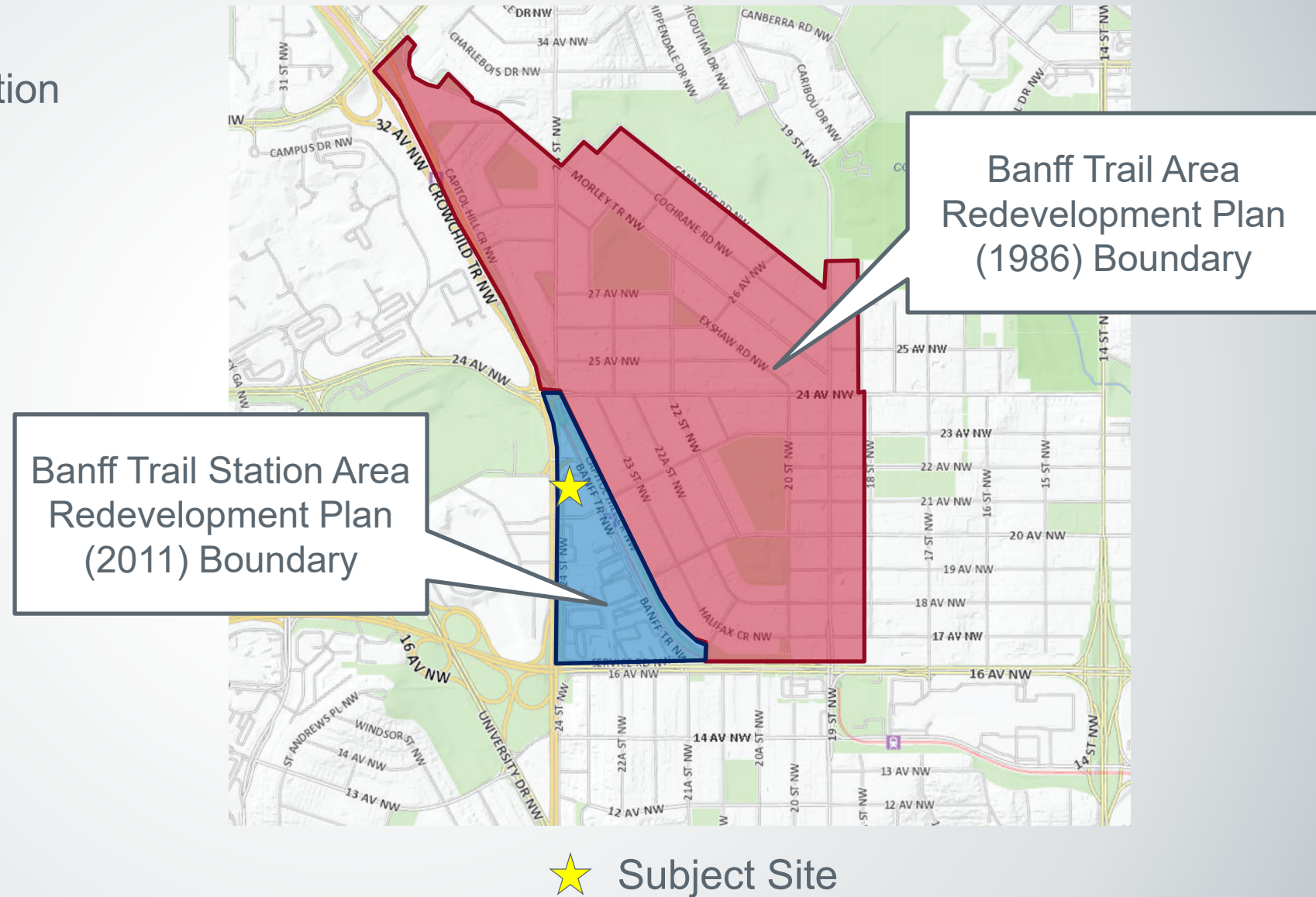


Figure 22
Max. Height: 55 m



- Community Association provided a letter of opposition



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.79 hectares \pm (1.96 acres \pm) located at 2020 and 2112 Crowchild Trail NW (Portion of Plan 2229GK, Block 2) from Direct Control District to Mixed Use – Active Frontage (MU-2f4.5h55d280) District.

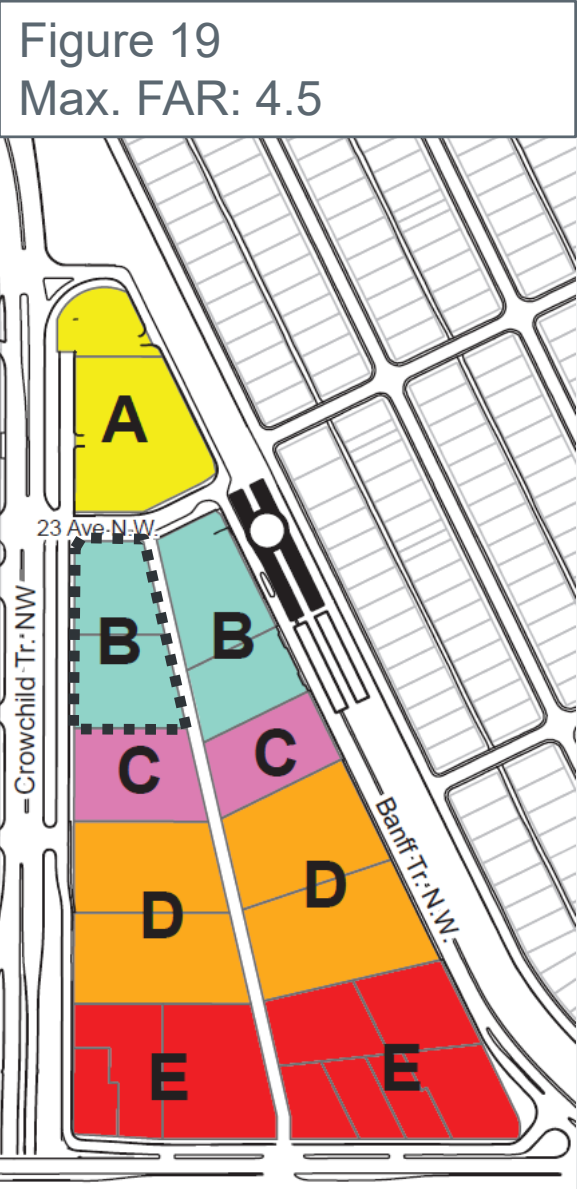
Supplementary Slides



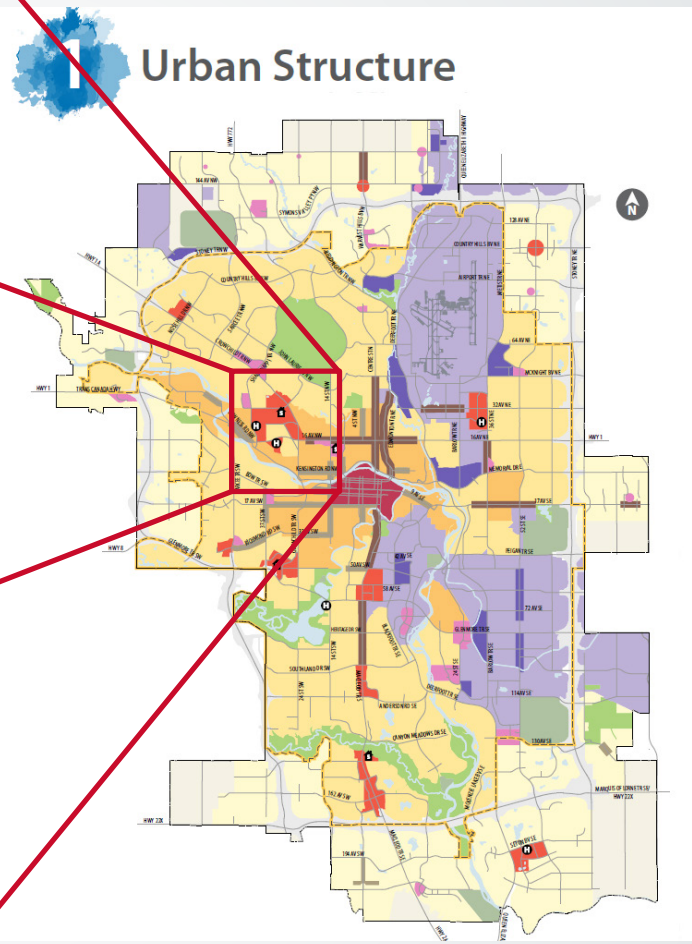
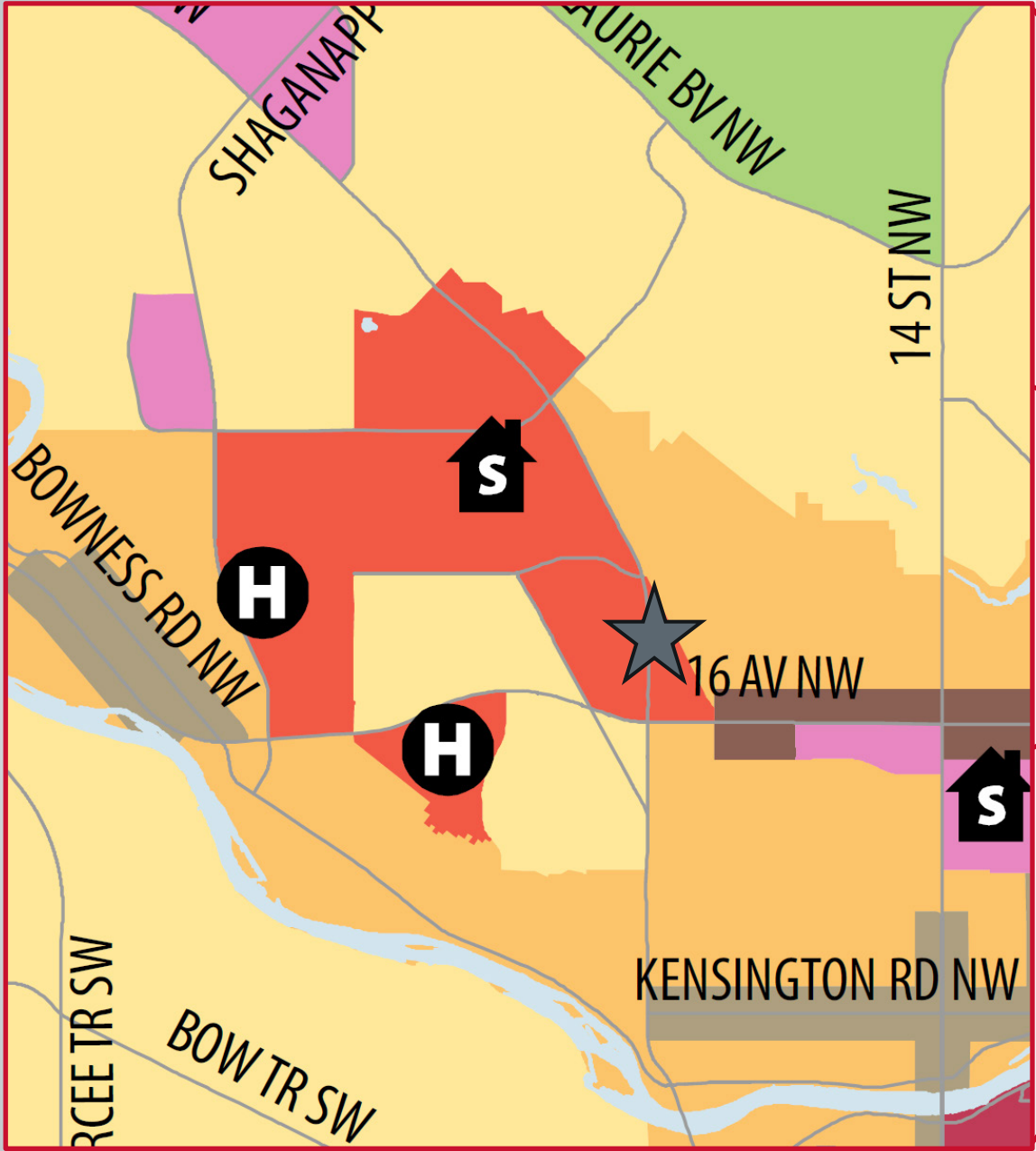
View of the site from 24 Street NW



Looking east at 23 Avenue NW

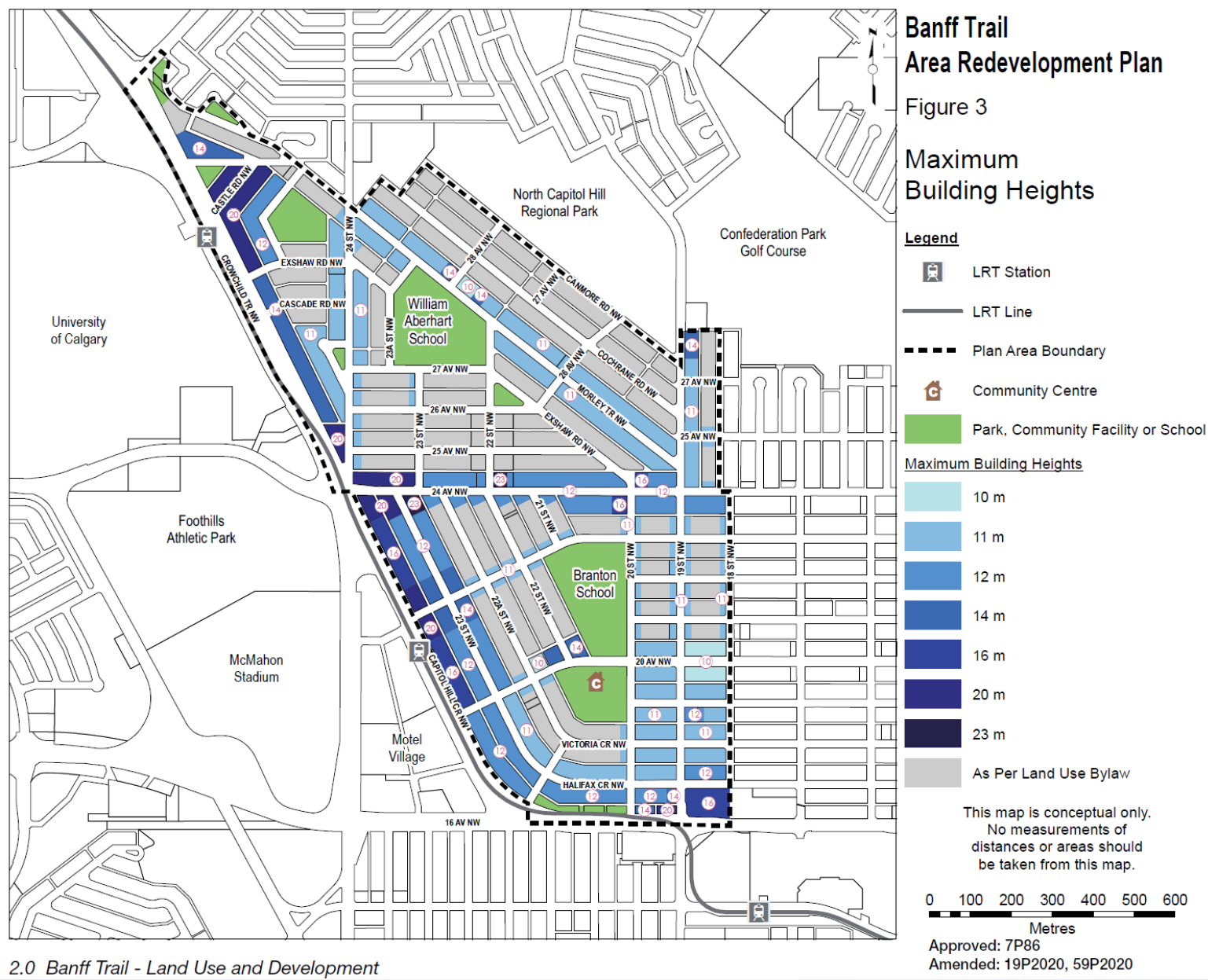


Zone B	
4.0	maximum residential FAR (no Bonus)
3.0	maximum commercial FAR (no Bonus)
4.0	maximum site FAR (no Bonus)
-	maximum residential Bonus FAR
-	maximum commercial Bonus FAR
0.5	Active Frontage Bonus FAR
4.5	maximum Bonus FAR (all Bonus items)



★ Subject Parcel

■ Major Activity Centre



2.0 Banff Trail - Land Use and Development

