



Calgary Planning Commission

Agenda Item: 7.2.3

1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

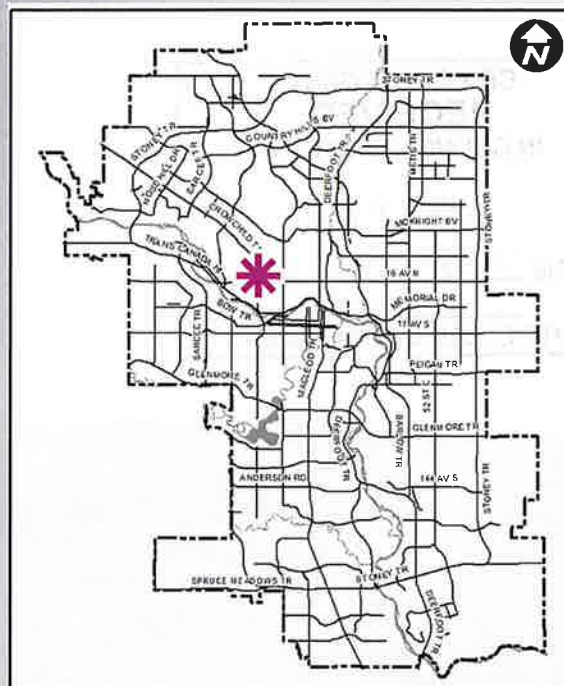
JUN 17 2021

ITEM: 7.2.3 CPC2021-0904

Distribution

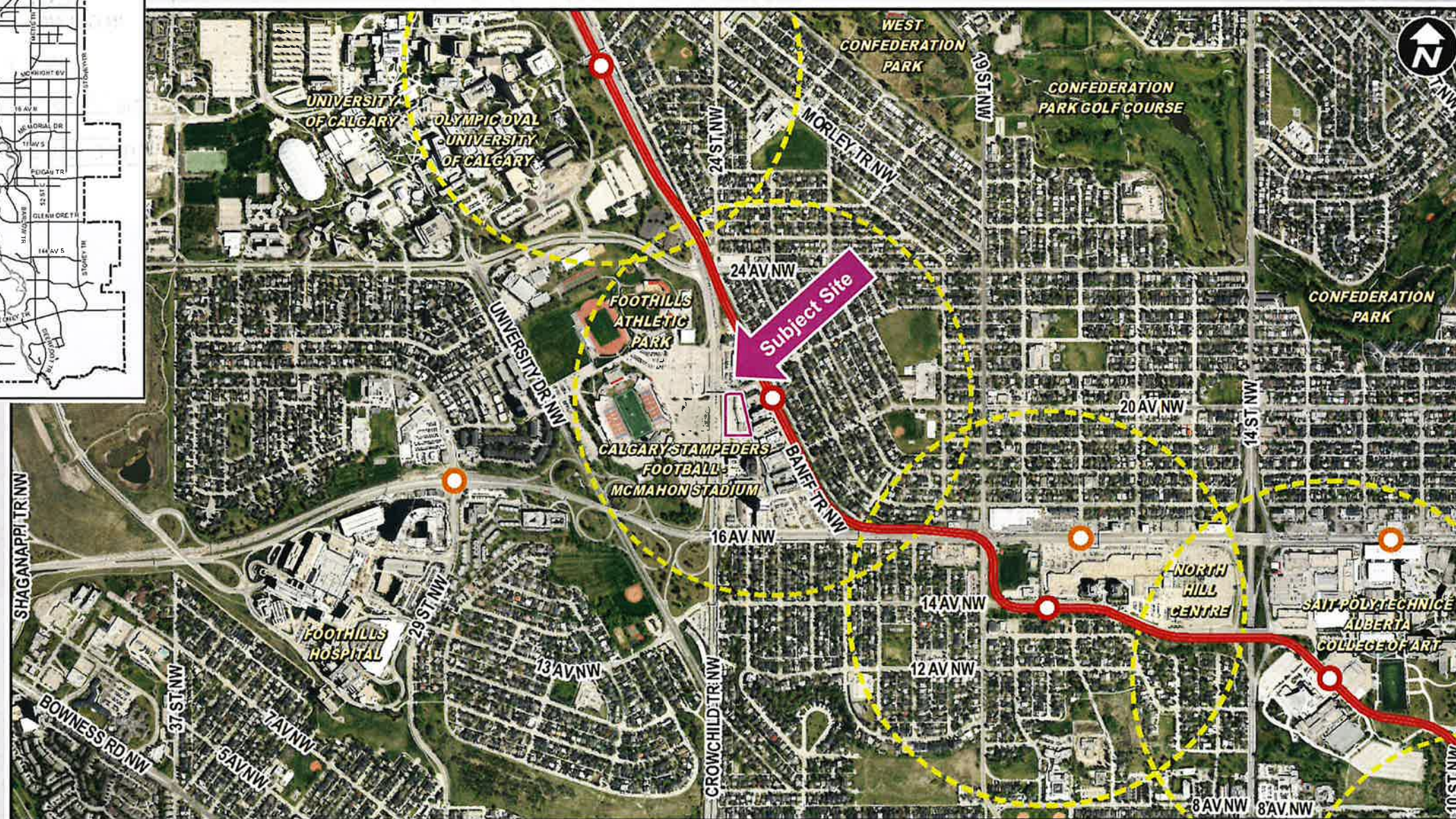
CITY CLERK'S DEPARTMENT

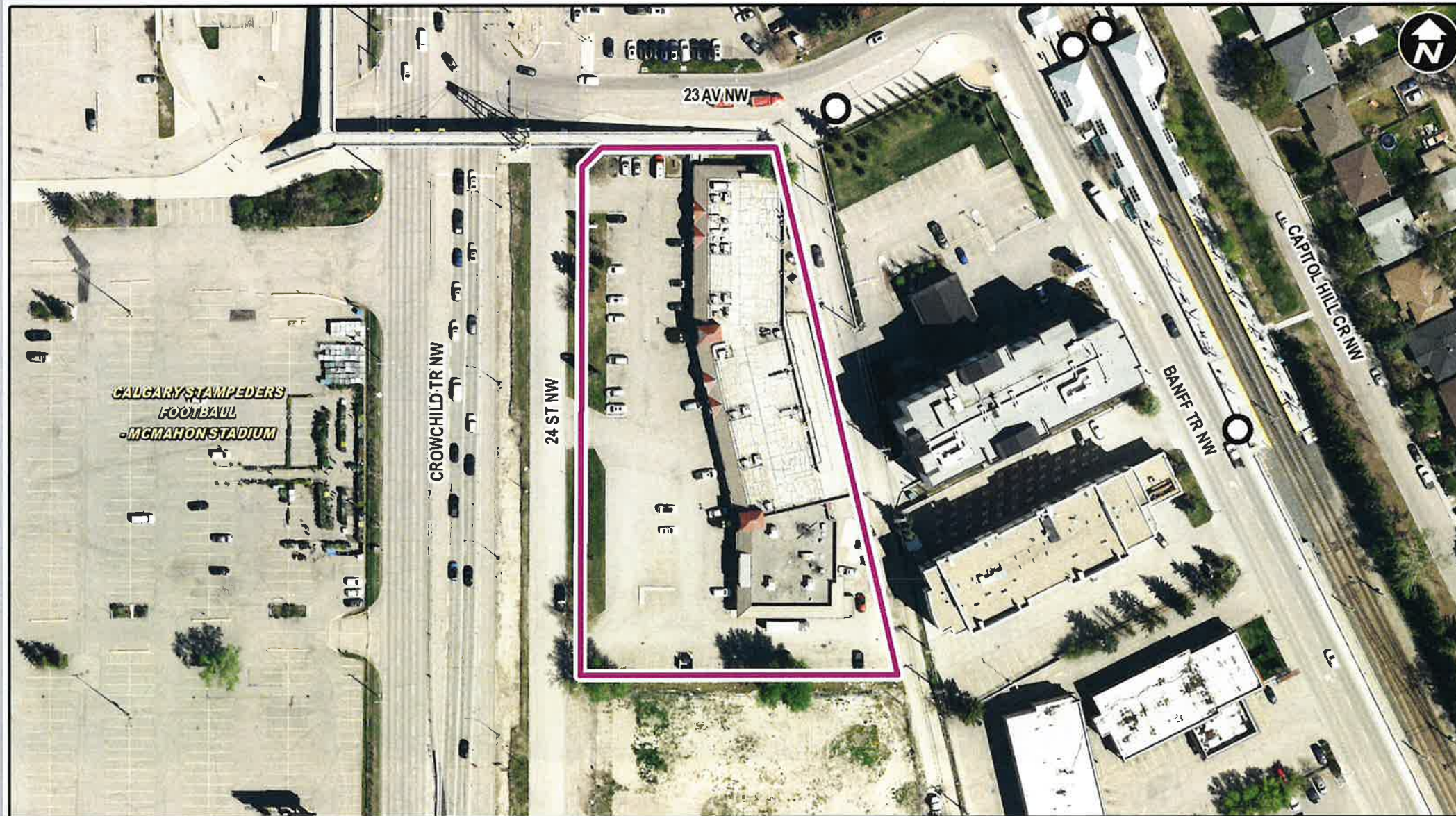
LOC2020-0205 / CPC2021-0904
Land Use Amendment
June 17, 2021



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





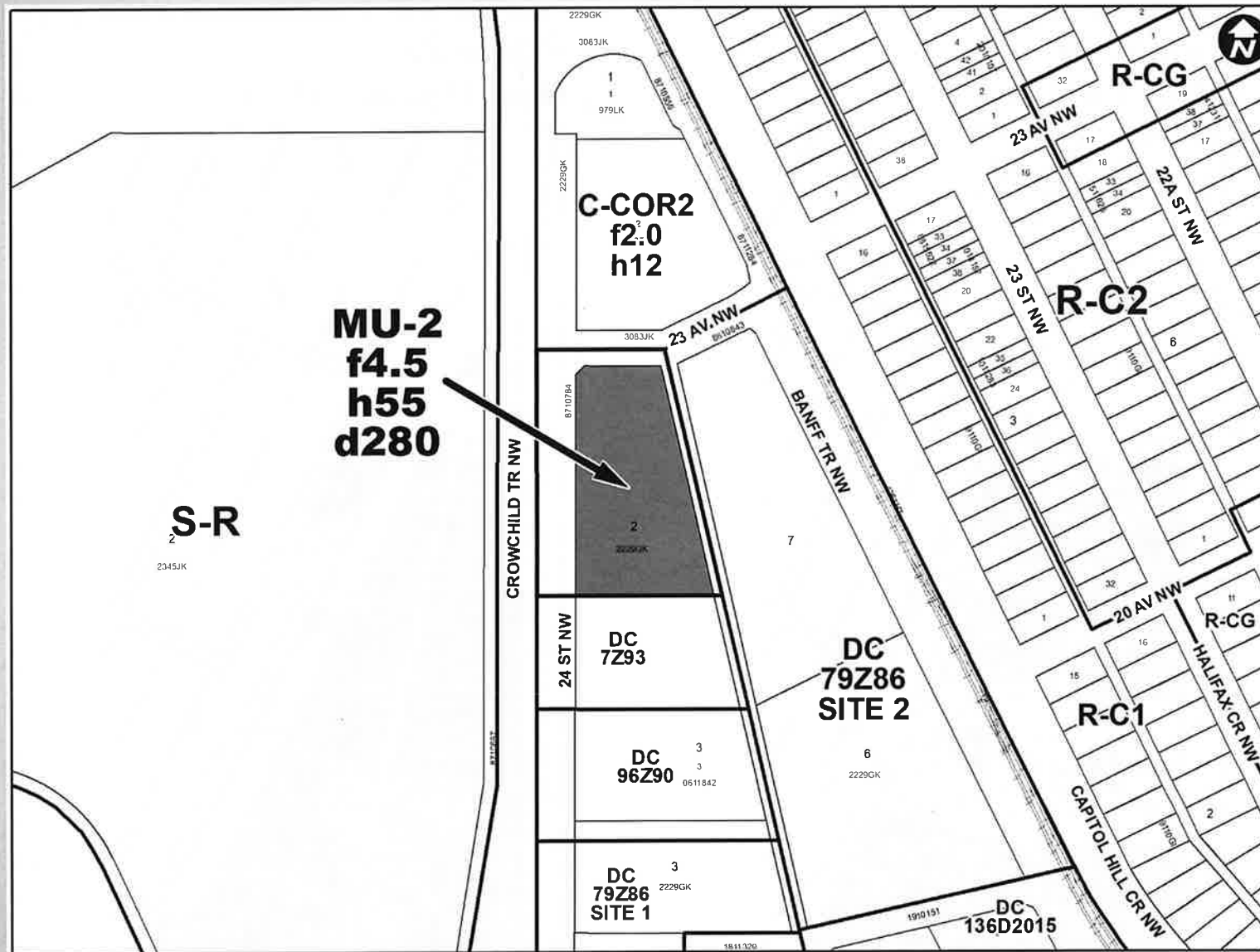
Parcel Size:
0.79 ha



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

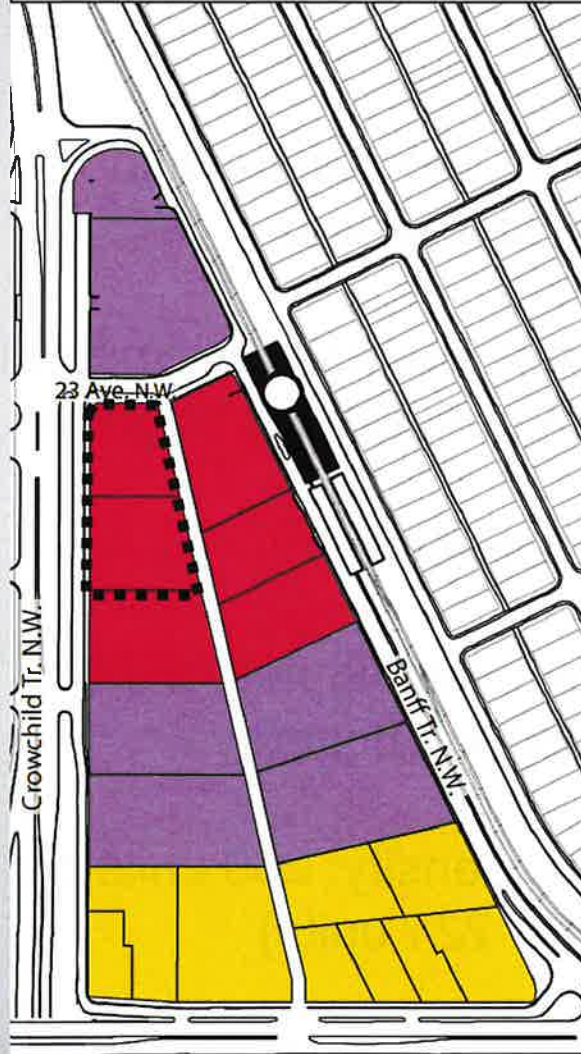


Figure 19
Max. FAR: 4.5

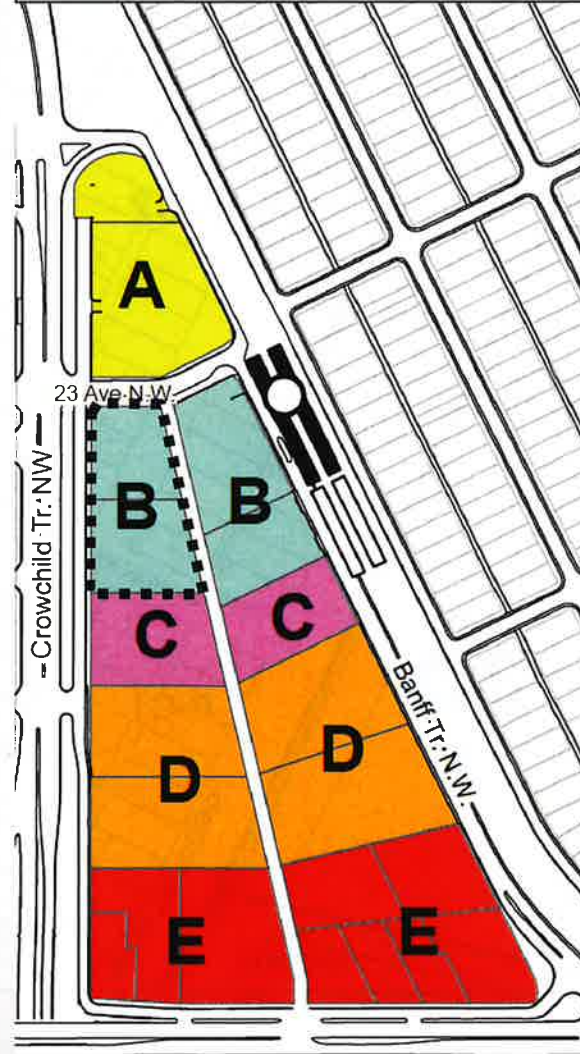
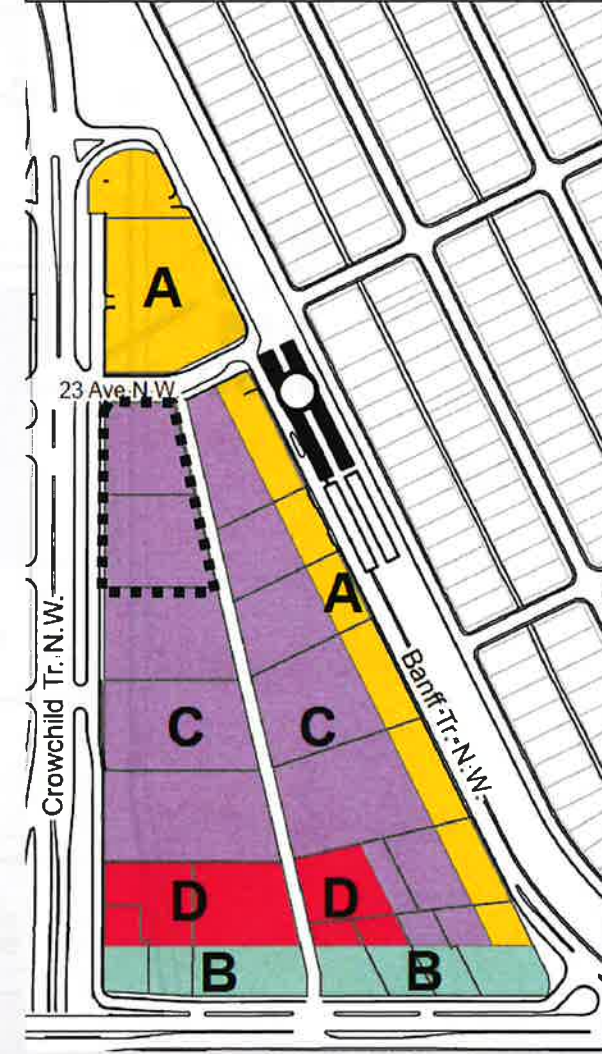


Figure 22
Max. Height: 55 m



- 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.

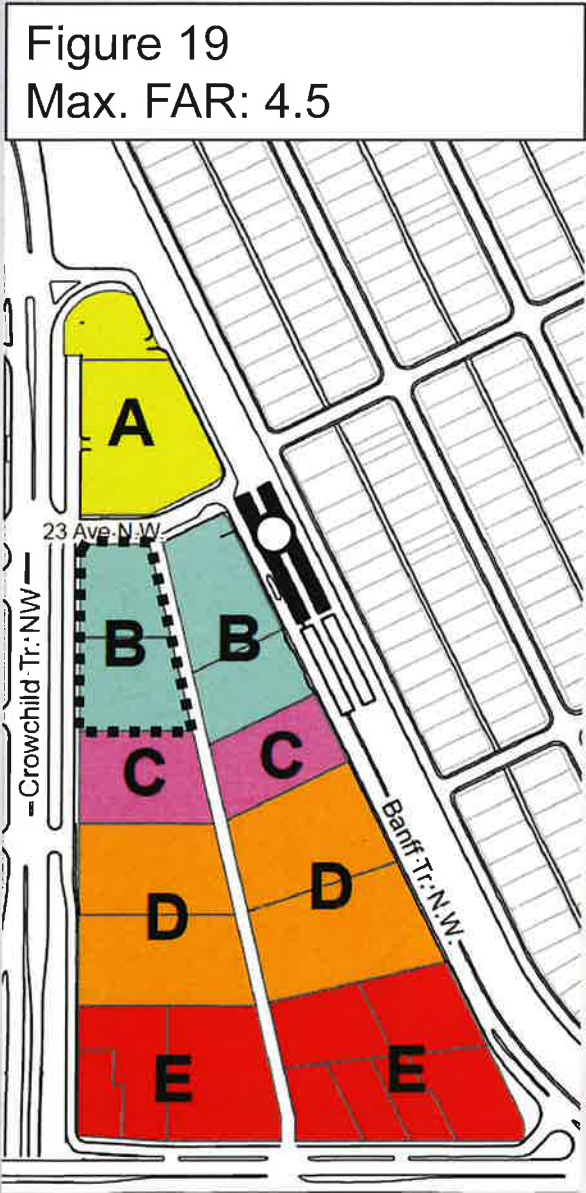
Supplementary Slides



View of the site from 24 Street NW



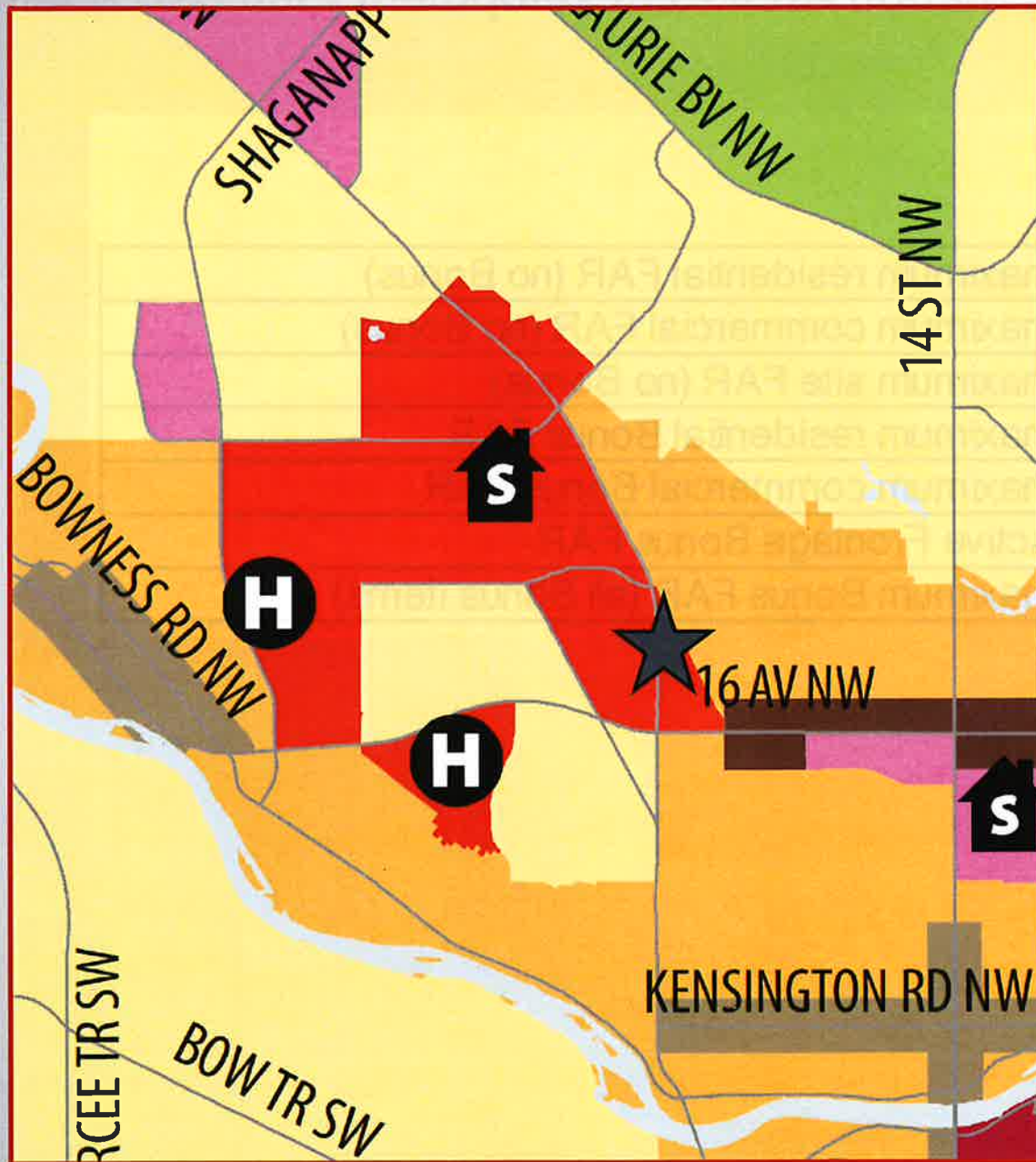
Looking east at 23 Avenue NW



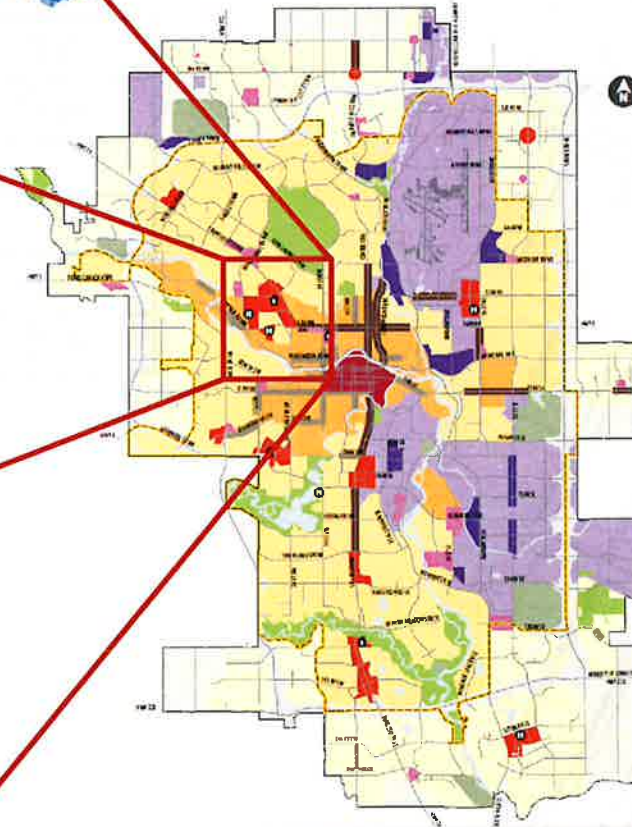
Zone B

4.0
3.0
4.0
-
-
0.5
4.5

maximum residential FAR (no Bonus)
maximum commercial FAR (no Bonus)
maximum site FAR (no Bonus)
maximum residential Bonus FAR
maximum commercial Bonus FAR
Active Frontage Bonus FAR
maximum Bonus FAR (all Bonus items)



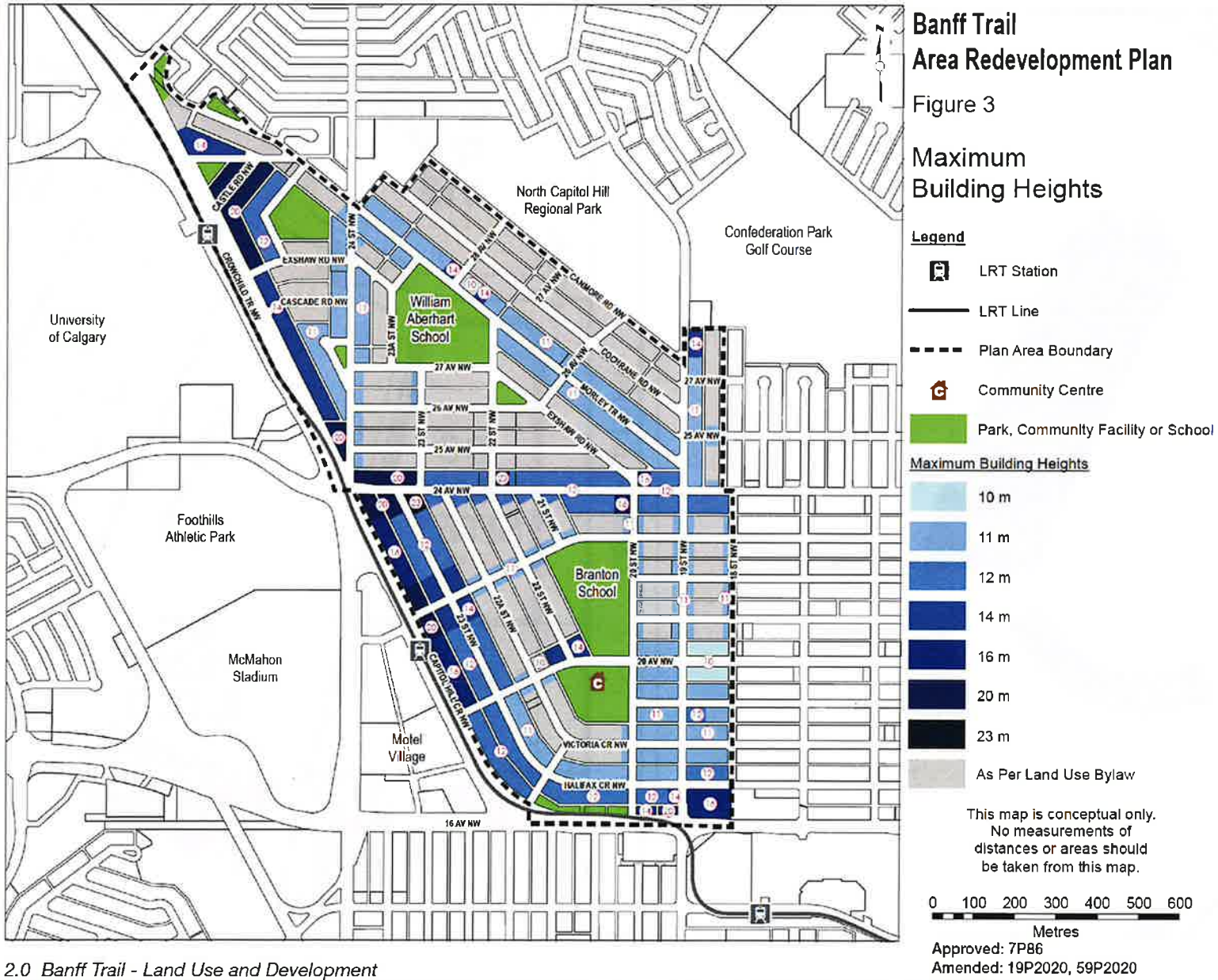
Urban Structure



Subject Parcel



Major Activity Centre



2.0 Banff Trail - Land Use and Development

- 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

