

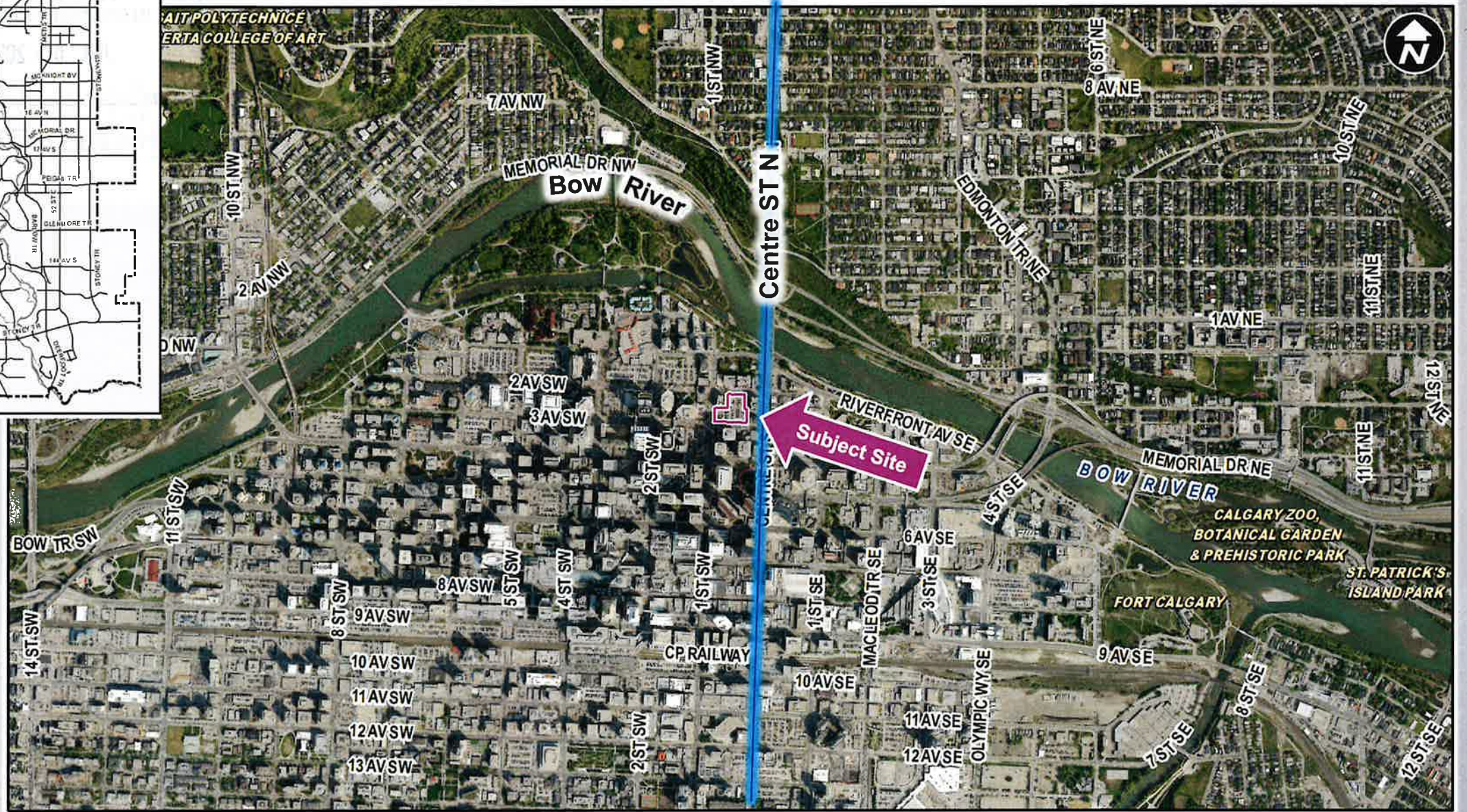
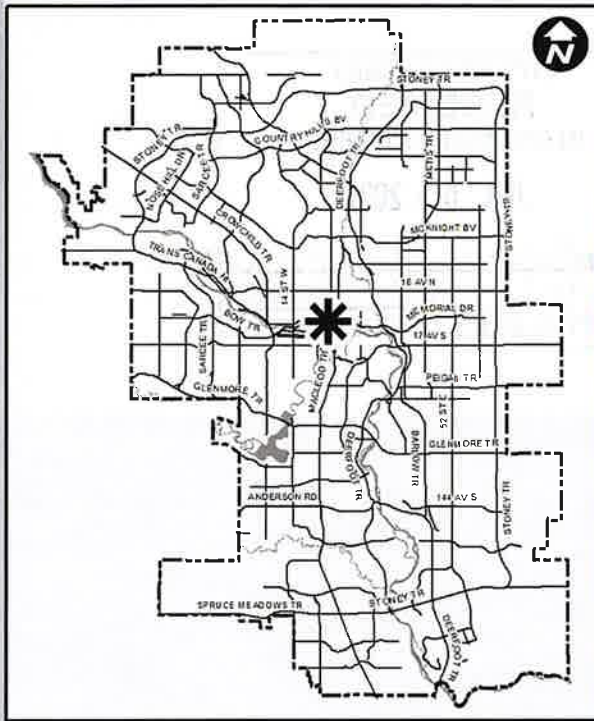


Public Hearing of Council

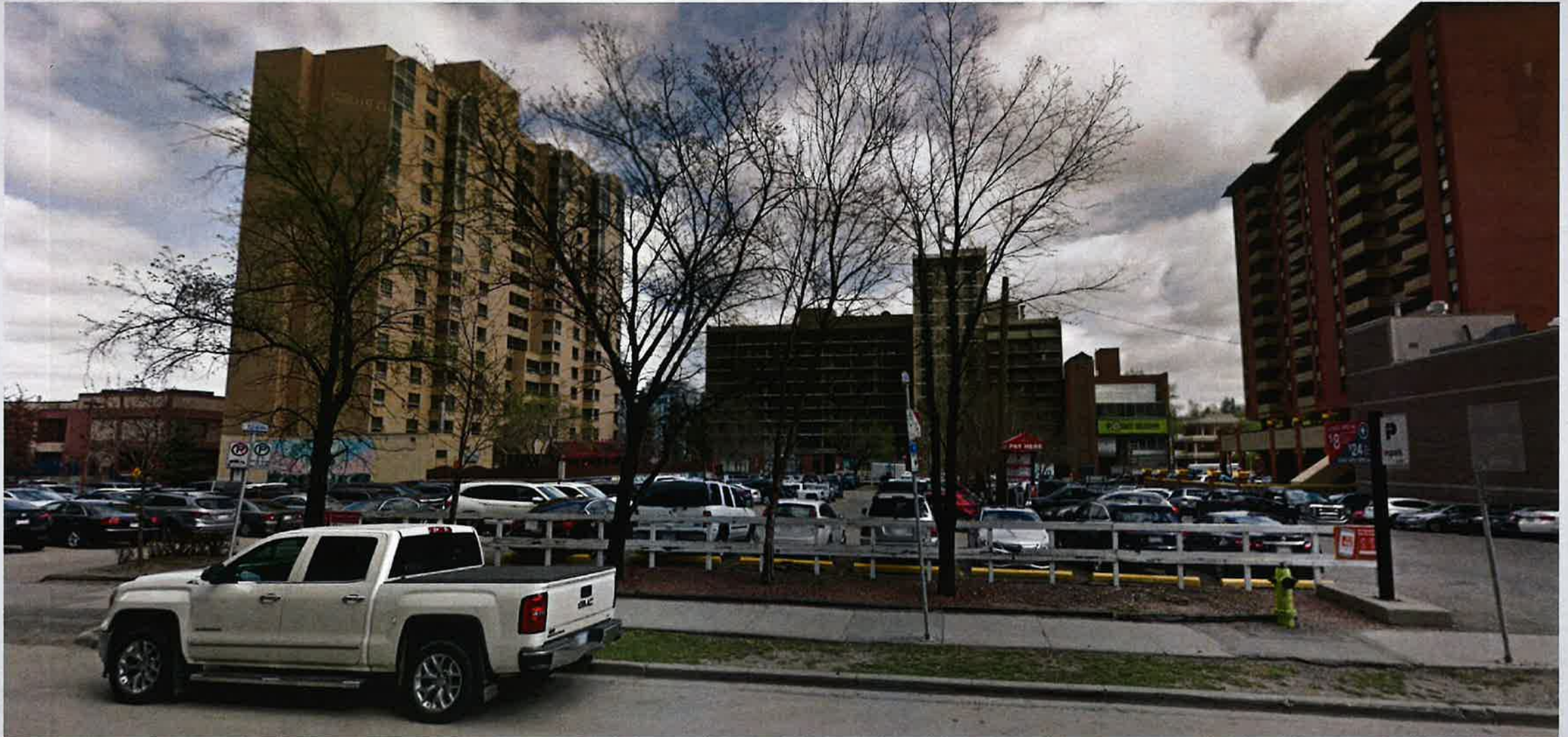
Agenda Item: 8.1.6

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2021
ITEM: 8.1.6 - CPL 2021 - 0706
Distrib - Presentation
CITY CLERK'S DEPARTMENT

LOC2020-0072
Land Use and Policy Amendment
July 5, 2021



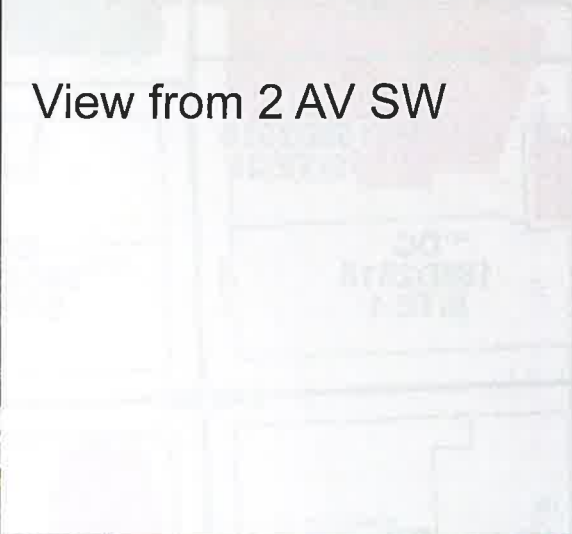




View from 3 AV SW



View from 2 AV SW

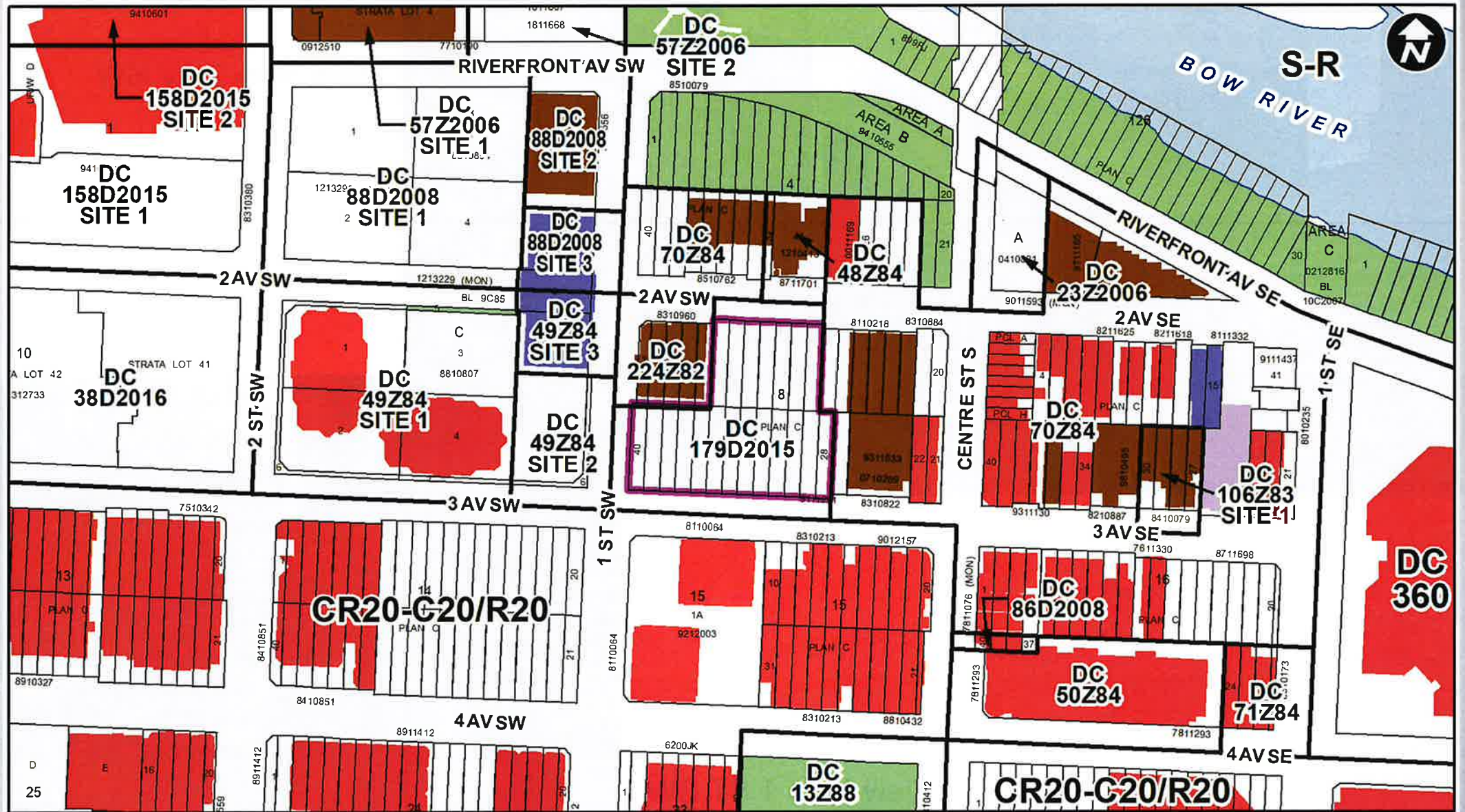


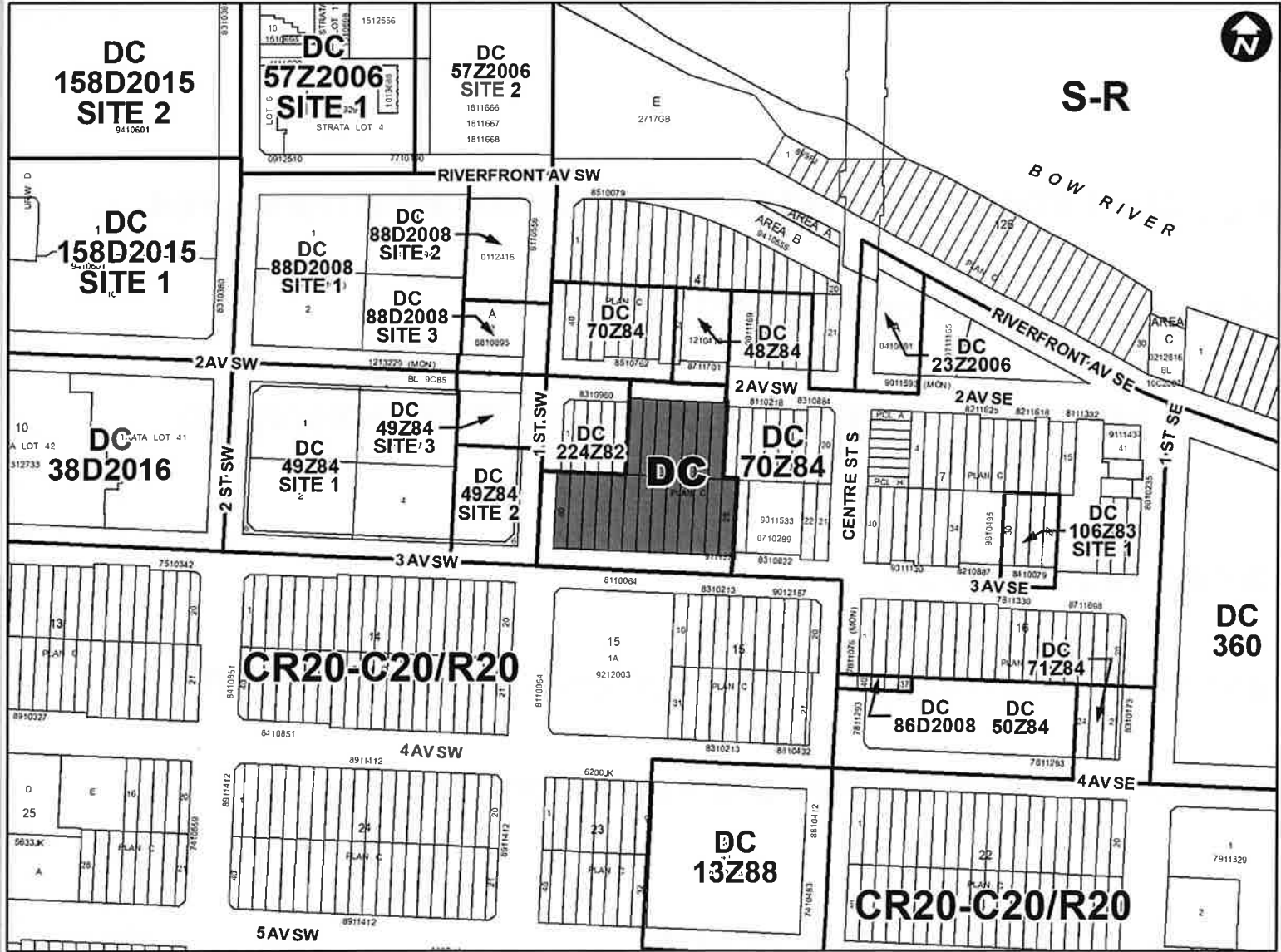
View from 1 ST SW



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





Proposed DC District:

- To update the original DC
- Base CC-X District remains
- Add clarity and flexibility
- Retains overall intent of original DC
- Maximum FAR, building heights remain the same

Main Amendments:

- Increased setback areas along parcel frontages to address flood mitigation measures
- 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%

Two amendments required to the Chinatown ARP

1. Table 1 updated to:

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

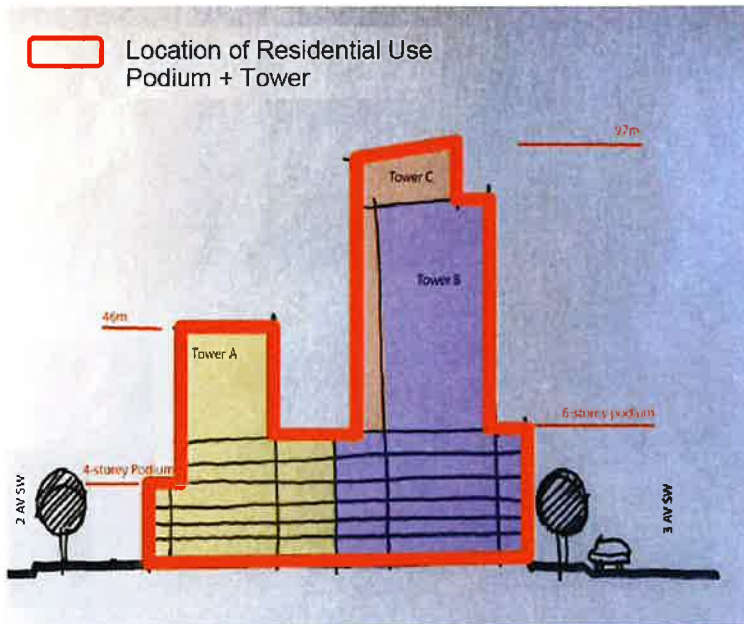
2. Section IV updated to confirm that calculation of the contribution formula for density bonusing pertaining to the Chinatown Improvement Fund set by the DC District for the site.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 33P2021** for the amendments to the Chinatown Area Redevelopment Plan (Attachment 5); and
2. Give three readings to **Proposed Bylaw 99D2021** 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).

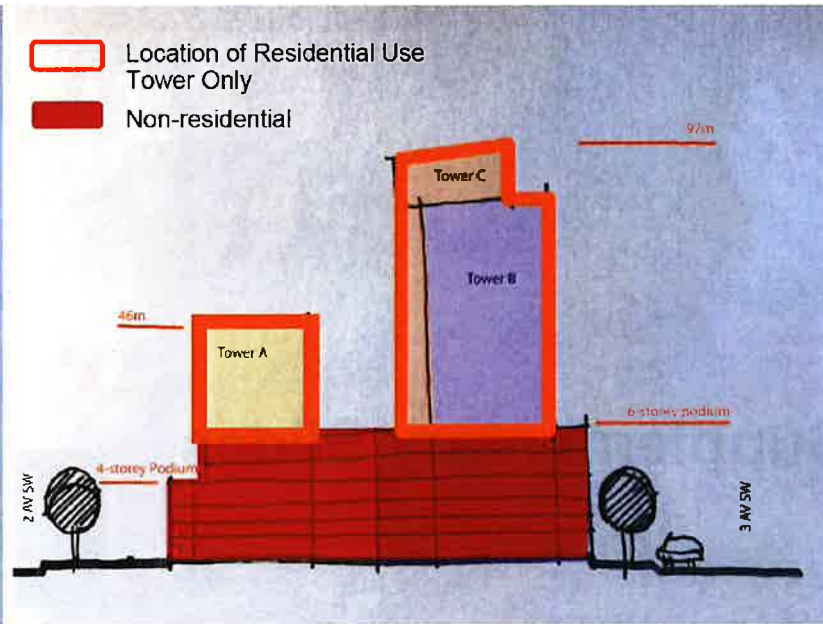
Supplementary Slides



BEFORE

(60% residential use requirement for any building)

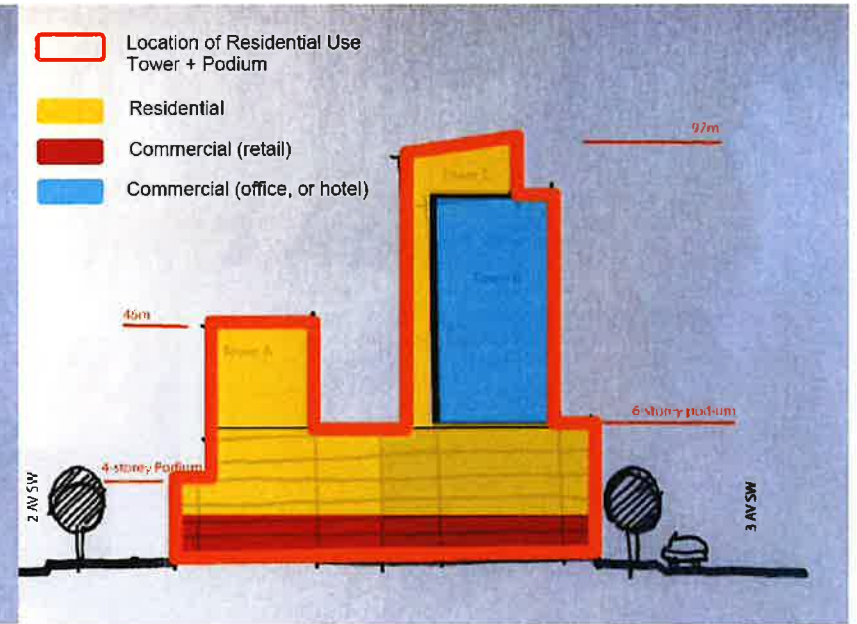
Overall maximum FAR: 12.0
 Minimum residential FAR: 7.2 (12x60%)



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%)

