



Calgary Planning Commission

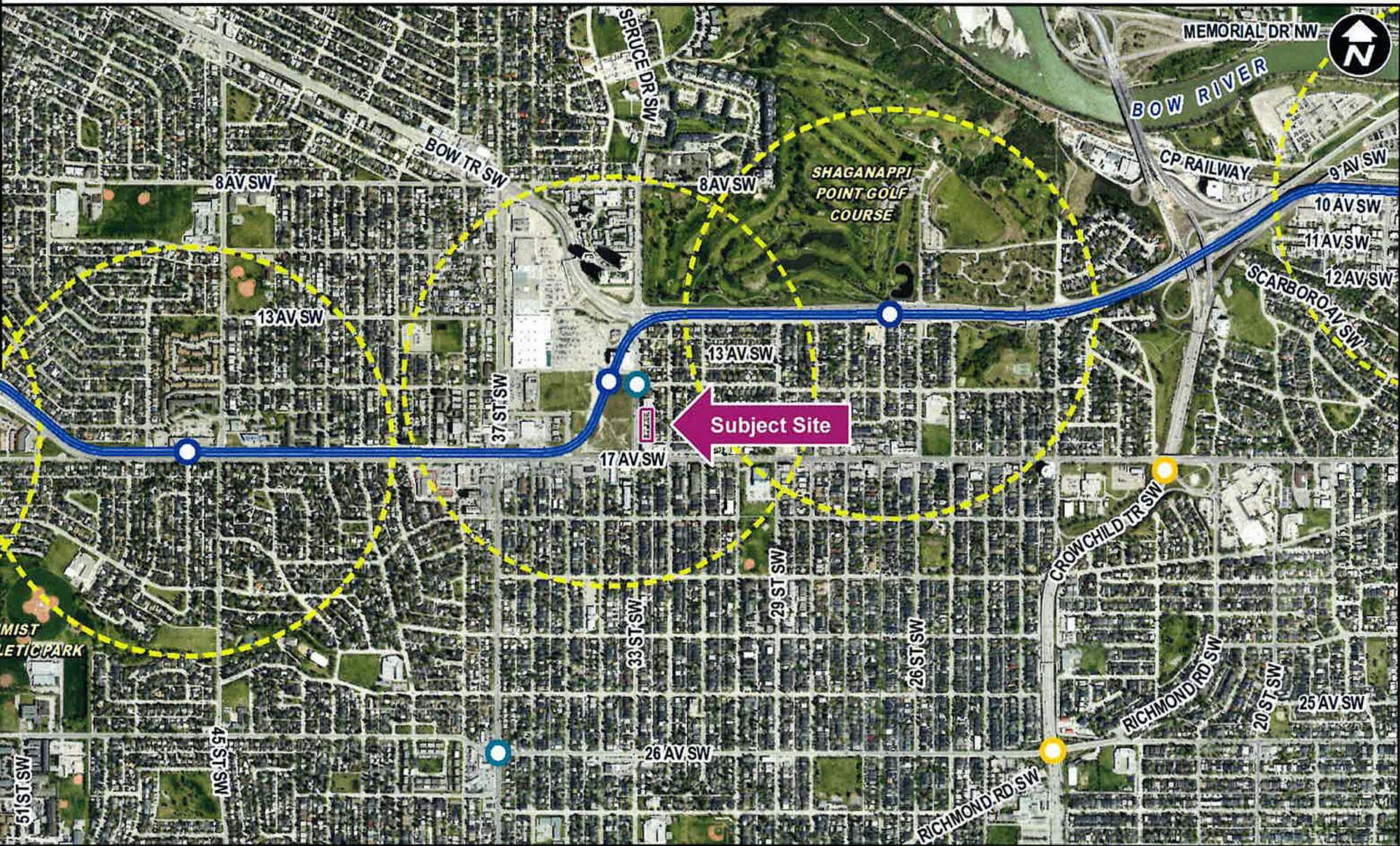
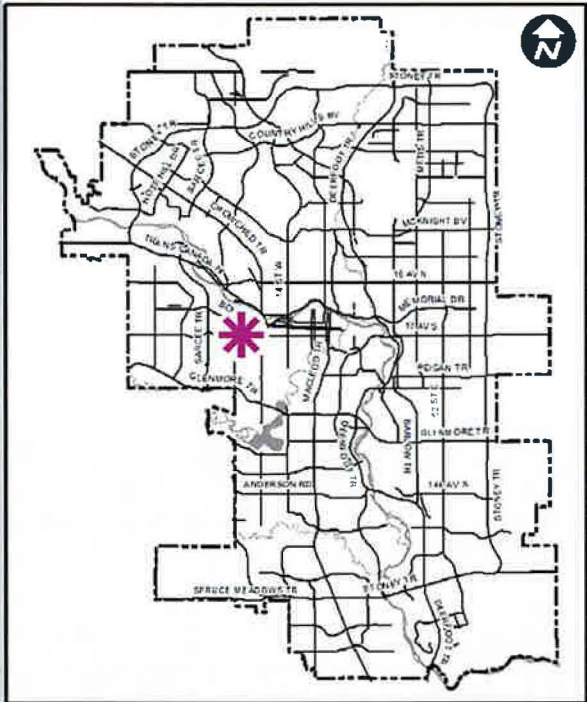
Agenda Item: 6.1



LOC2021-0022 / CPC2021-1019

Policy & Land Use Amendment

August 19, 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



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

Bus Stop

Parcel Size:

0.31 ha
92m x 34m

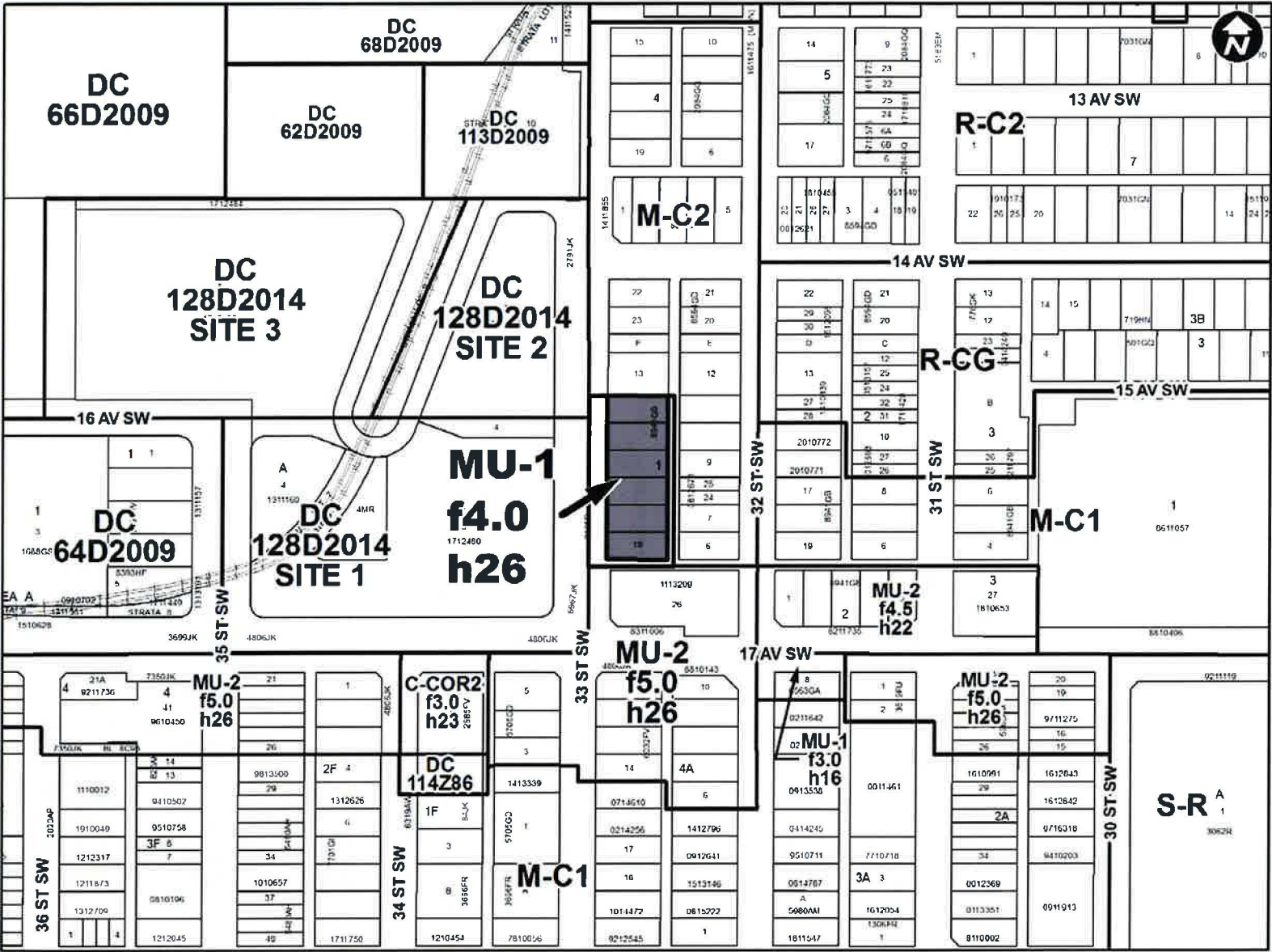


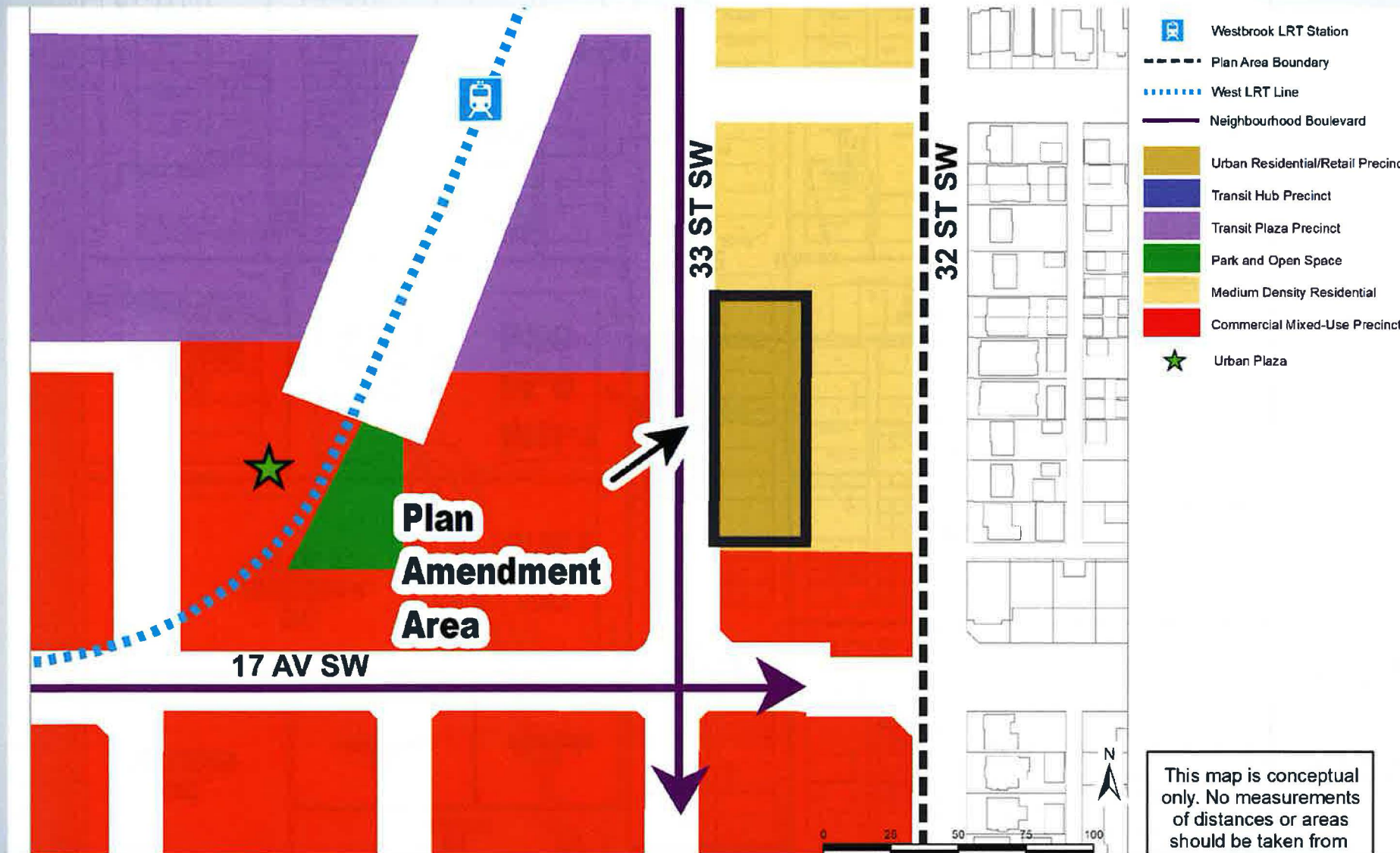




Proposed MU-1 District:

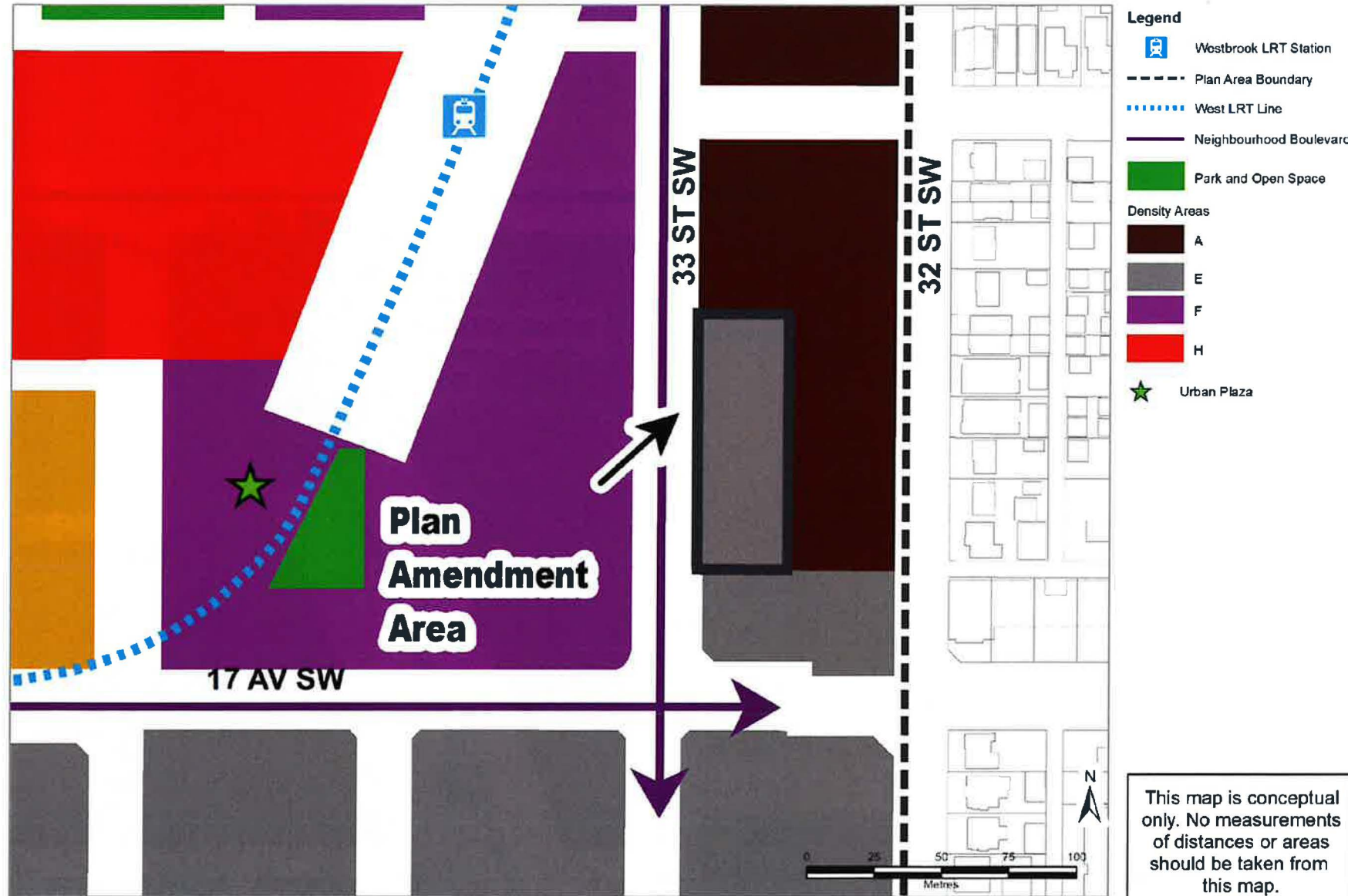
- Maximum height of 26 metres
- Maximum FAR of 4.0





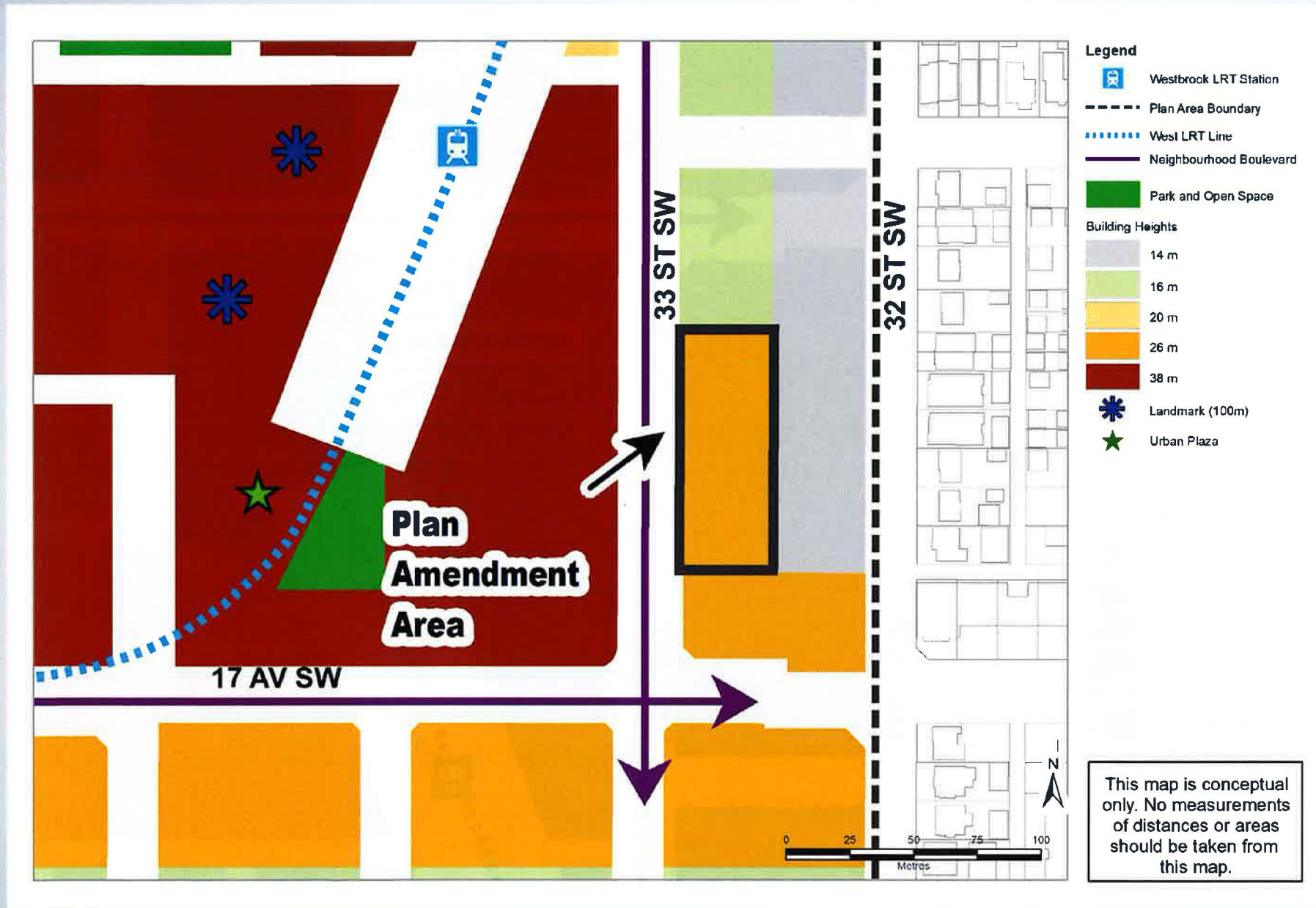
Proposed Amendment:

- 'Medium Density Residential' to 'Urban Residential/Retail Precinct'



Proposed Amendment:

- 'Density Area A' (max 2.5 FAR) to 'Density Area E' (max 5.0 FAR)



Proposed Amendment:

- Max Building Height from 16m to 26m



RECOMMENDATIONS:

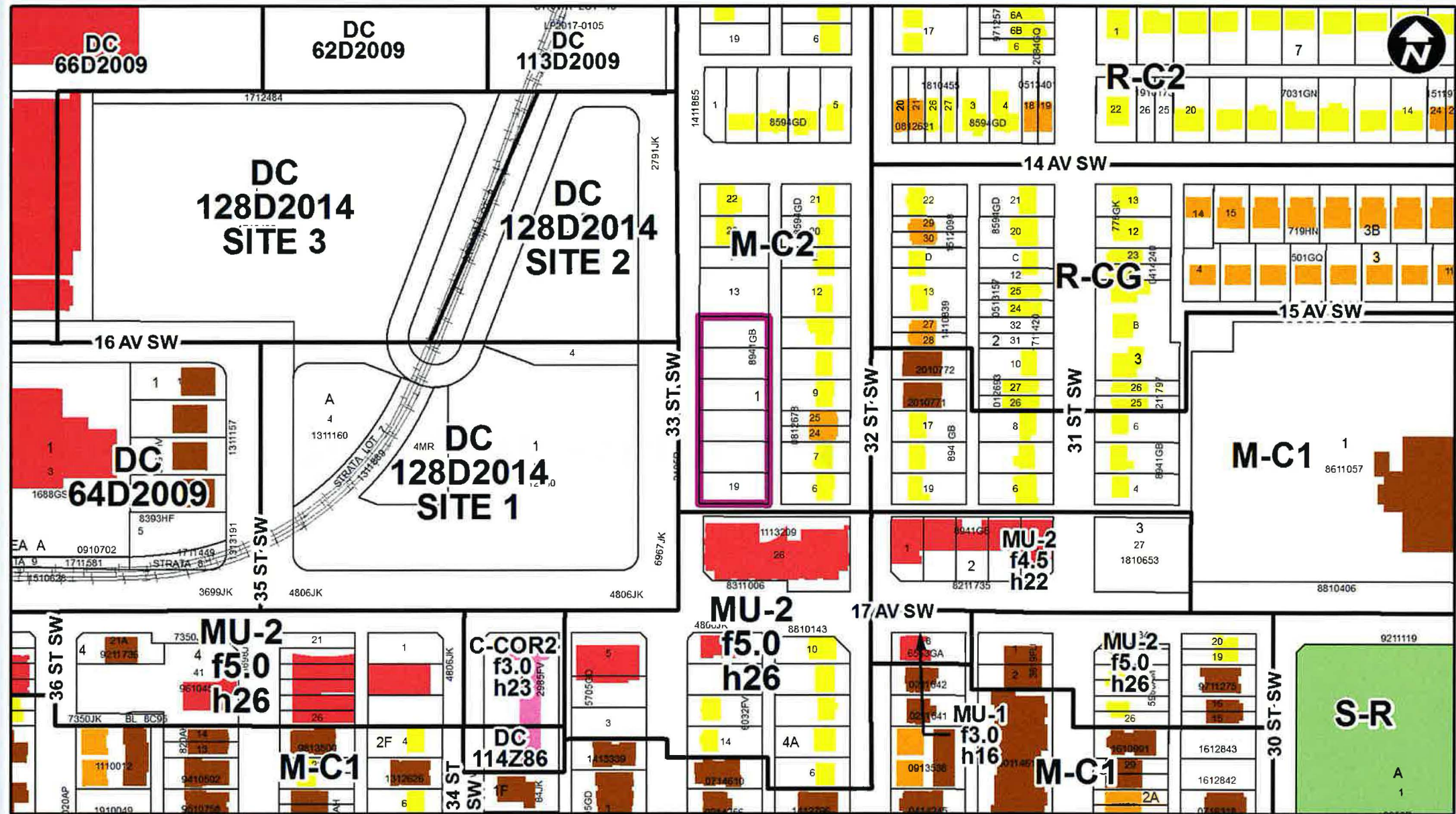
That the Calgary Planning Commission:

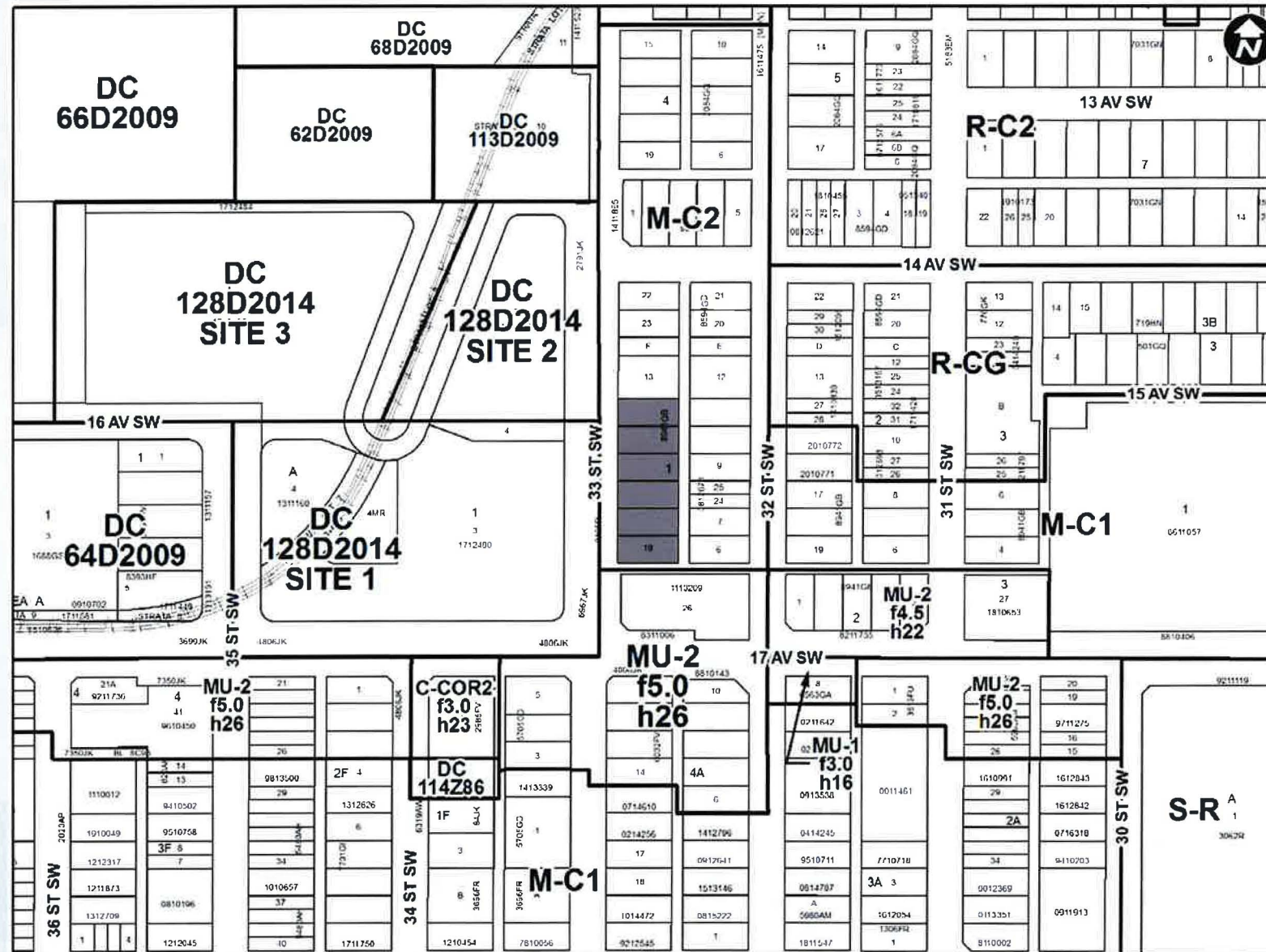
1. Forward this report (CPC2021-1019) to the 2021 September 13 Combined Meeting of Council to the Public hearing Portion of the Agenda.

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.31 hectares $\pm$ (0.77 acres $\pm$) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.0h26) District.

Supplementary Slides







SIAMESE CONNECTION

2.134M PUBLIC REALM SETBACK

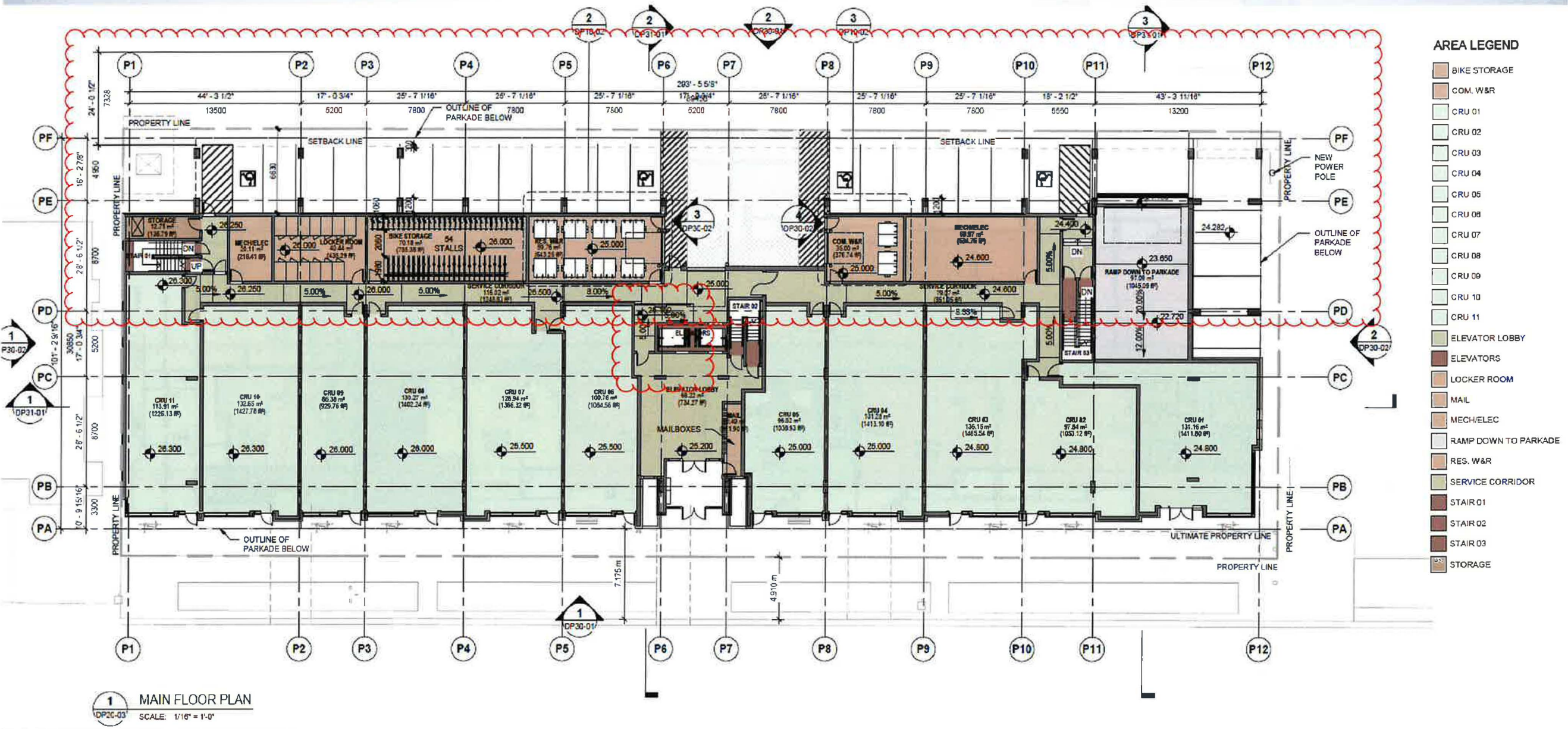
EXISTING FIRE HYDRANT

EX 3 200 VCT

EX S 200 VCT

LANDSCAPE PLAN & LINE ASSIGNMENT PLAN

DP-L1-01_S scale - 1:150



Development Permit Levels 3-6 Floor Plan 18





