



Calgary Planning Commission

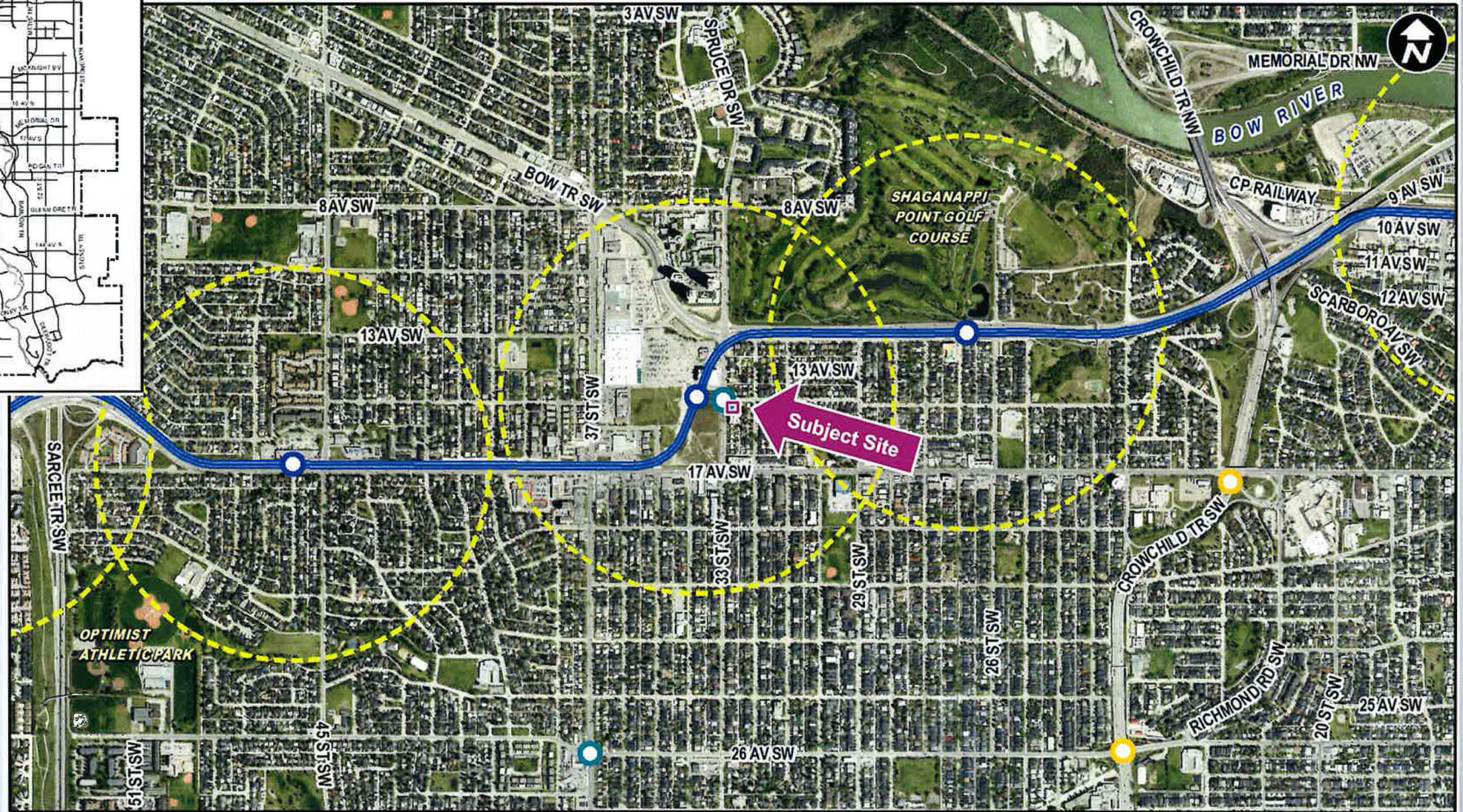
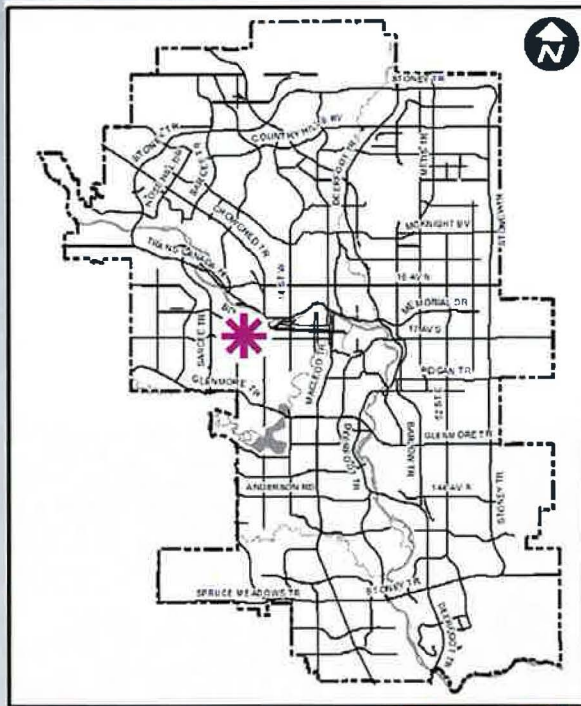
Agenda Item: 6.2



LOC2021-0023 / CPC2021-1023

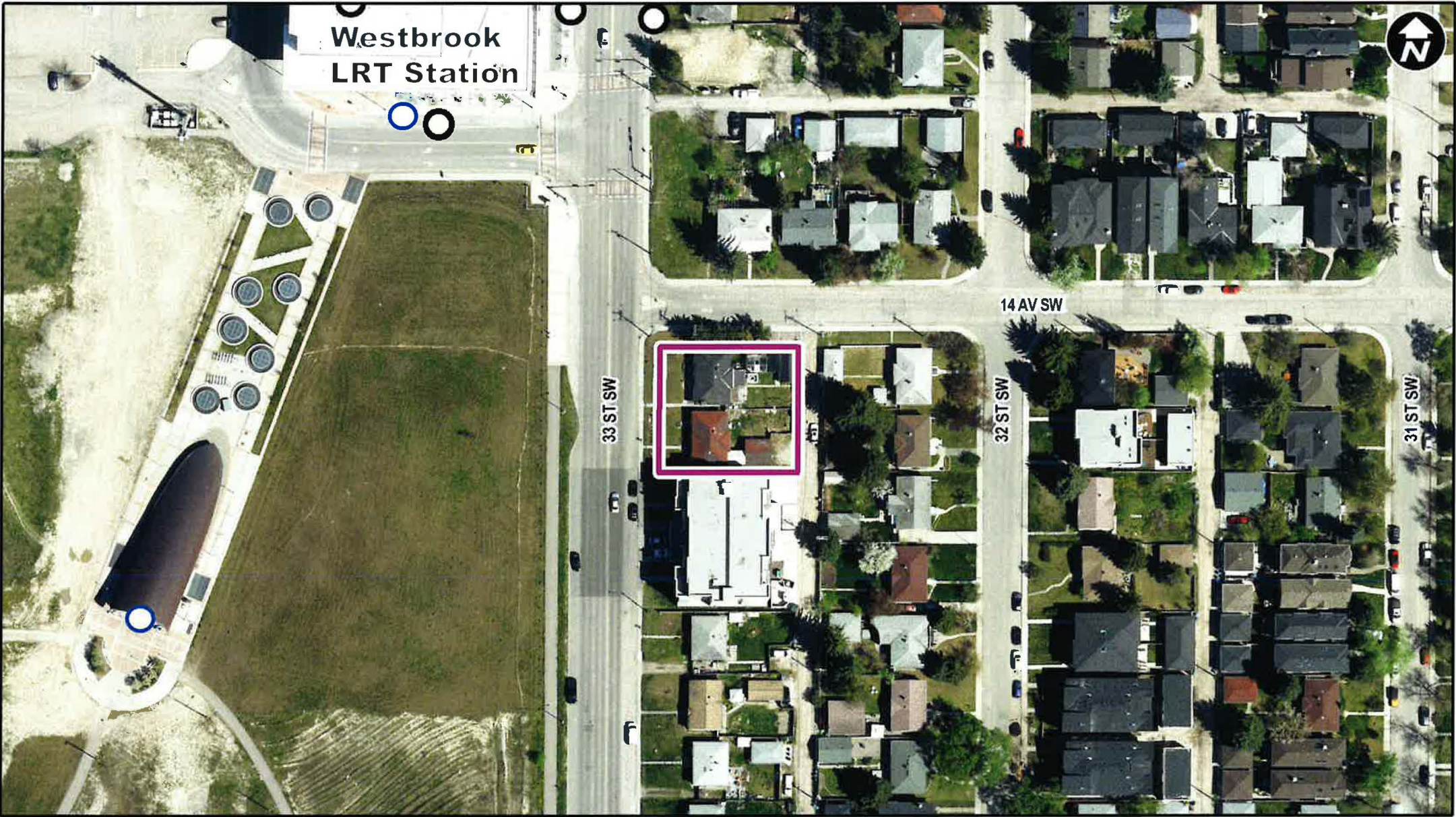
Policy & Land Use Amendment

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
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 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

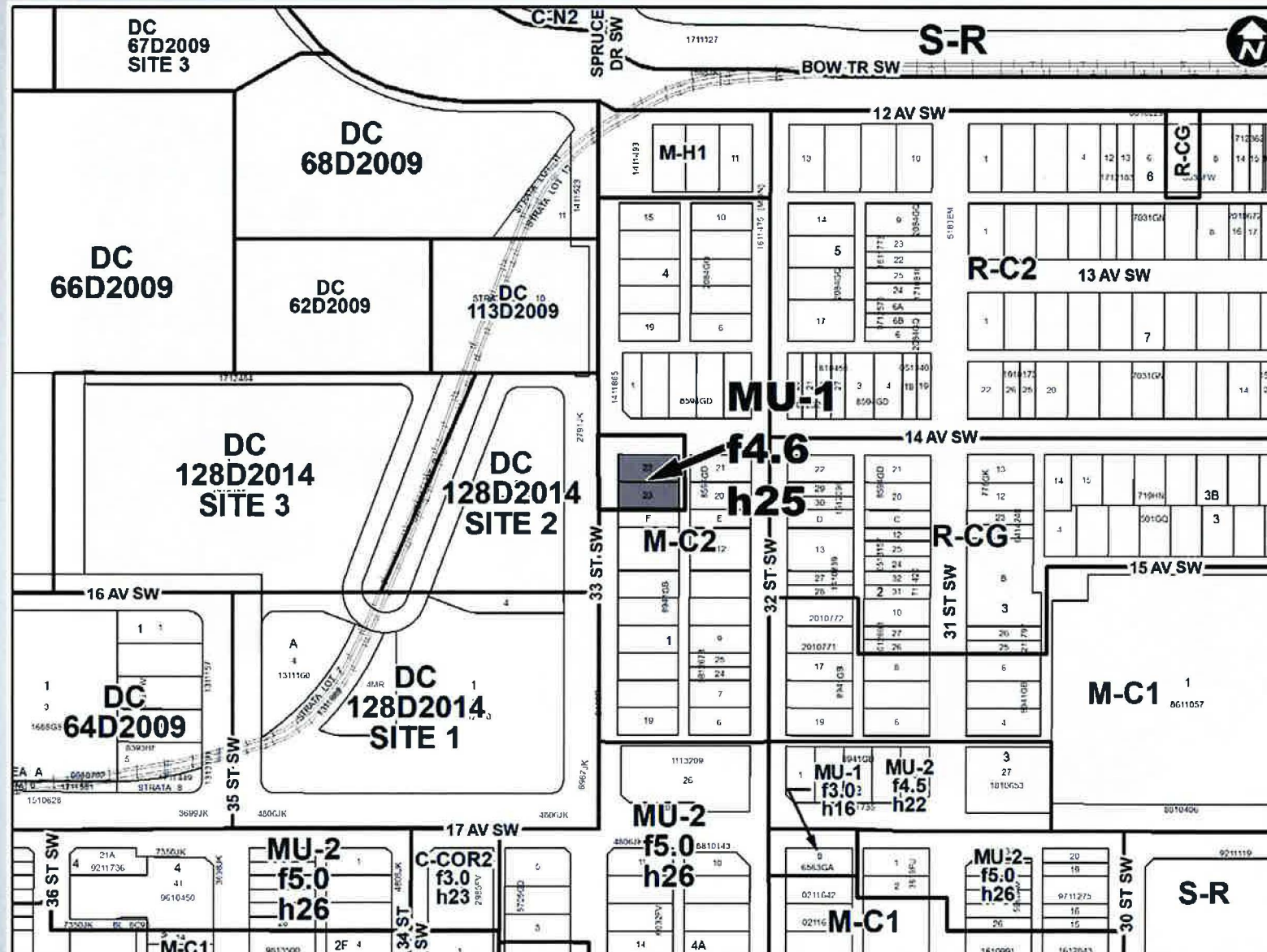
Parcel Size:
0.10 ha
38m x 34m

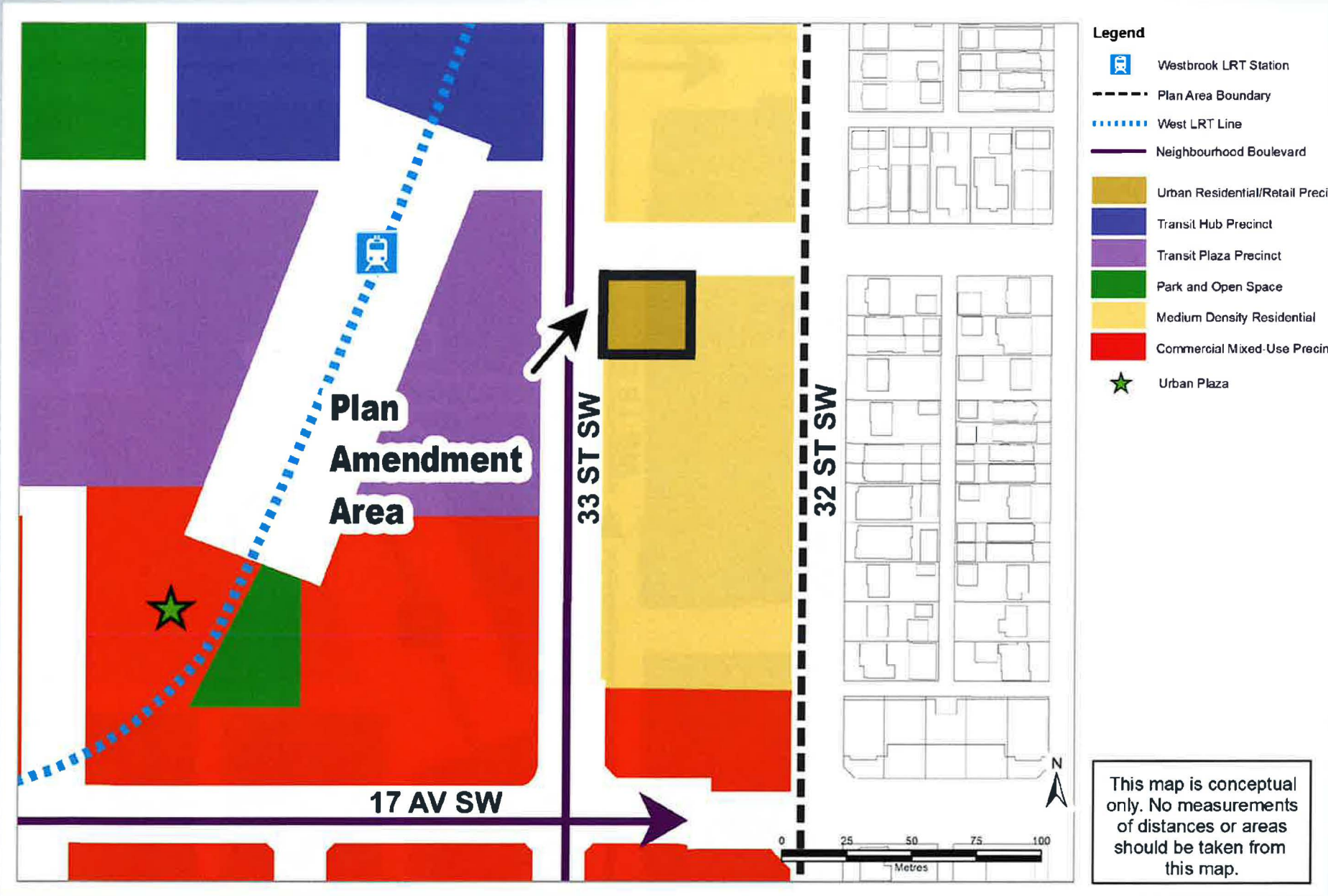




Proposed MU-1 District:

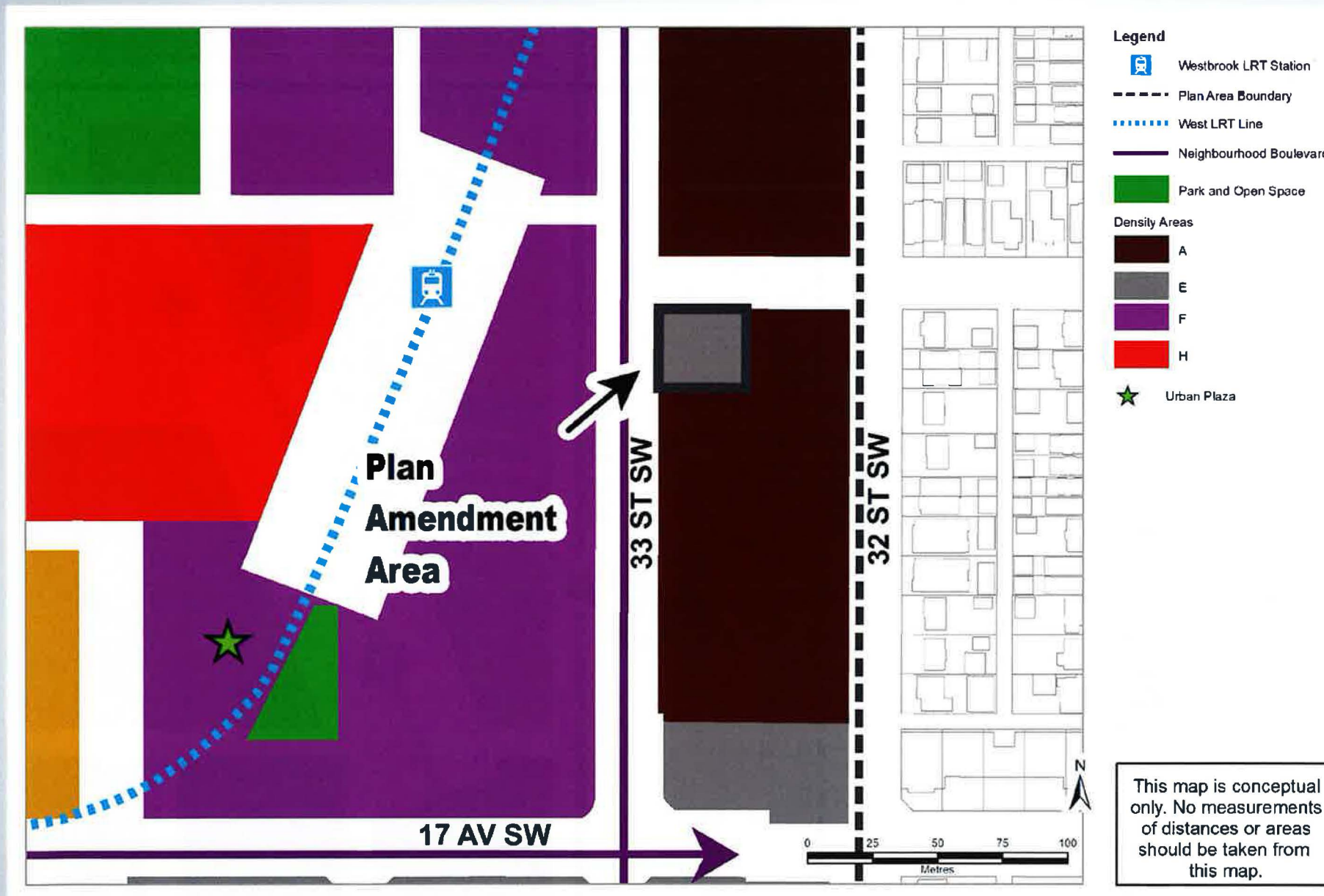
- Maximum height of 25 metres
- Maximum FAR of 4.6





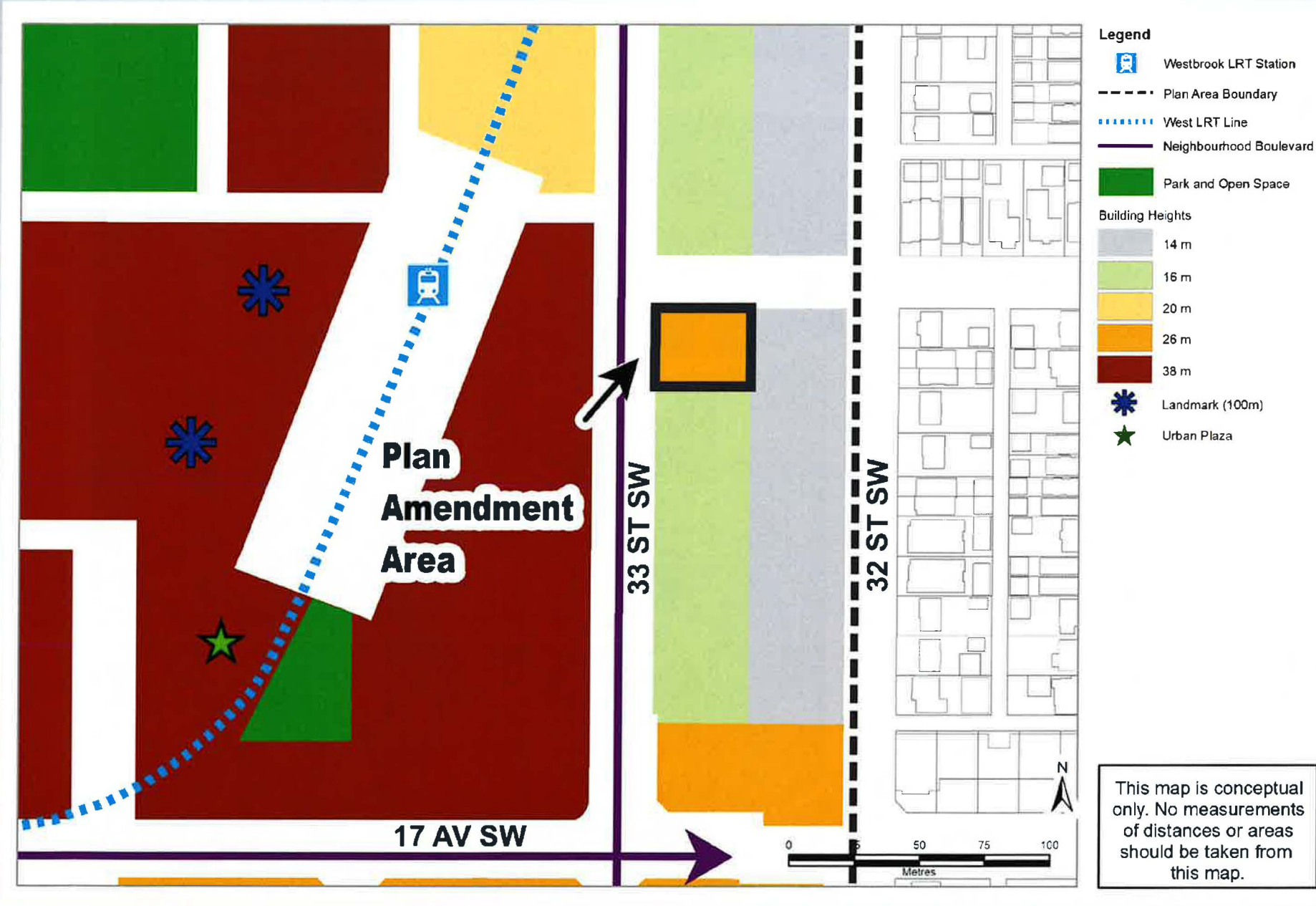
Proposed Amendment:

- ‘Medium Density Residential’ to ‘Urban Residential/Retail Precinct’



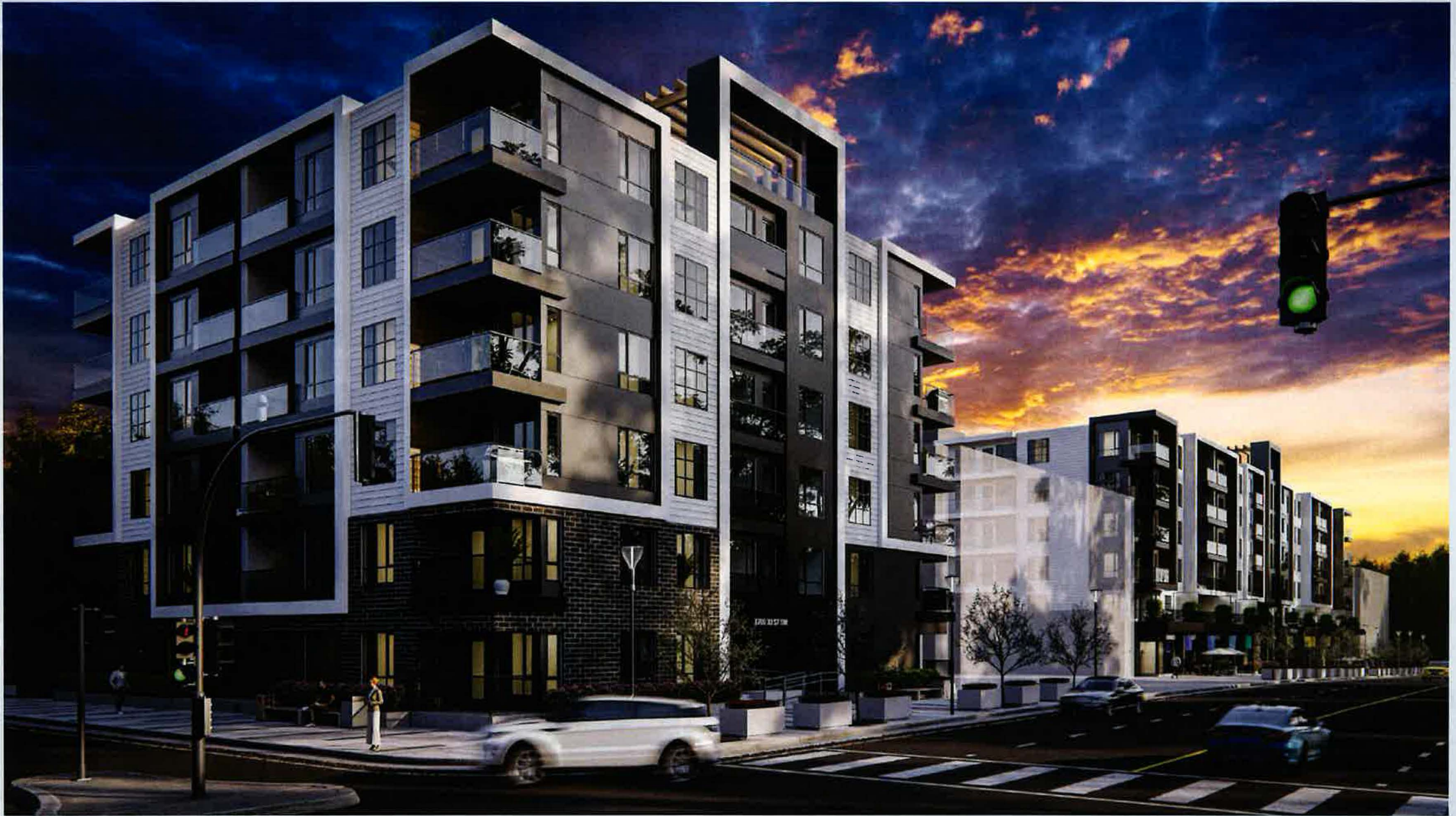
Proposed Amendment:

- '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:

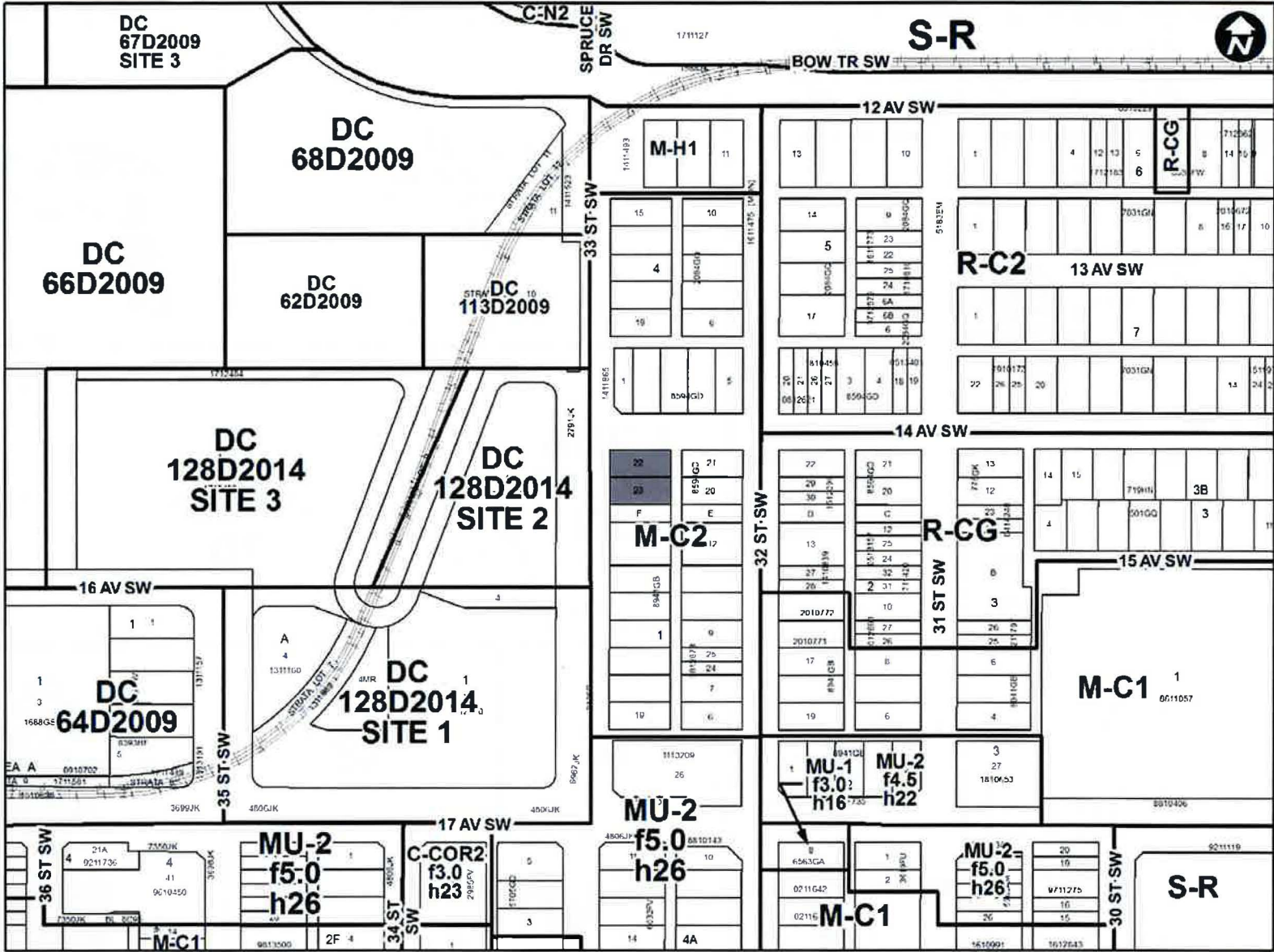
1. Forward this report (CPC2021-1023) to the 2021 September 13 Combined Meeting of Council to the Public Hearing Portion of the Agenda.

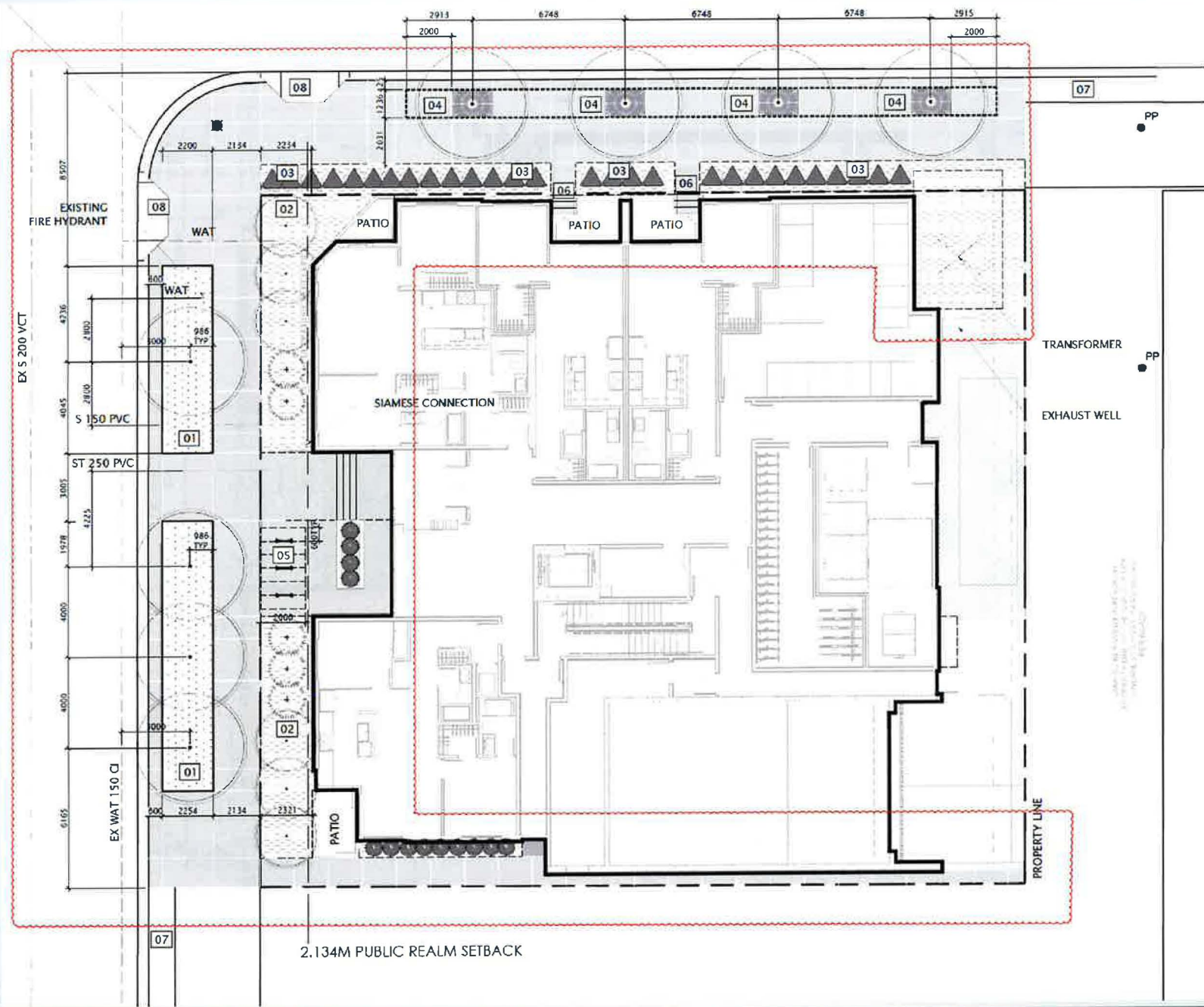
That Calgary Planning Commission recommend that Council:

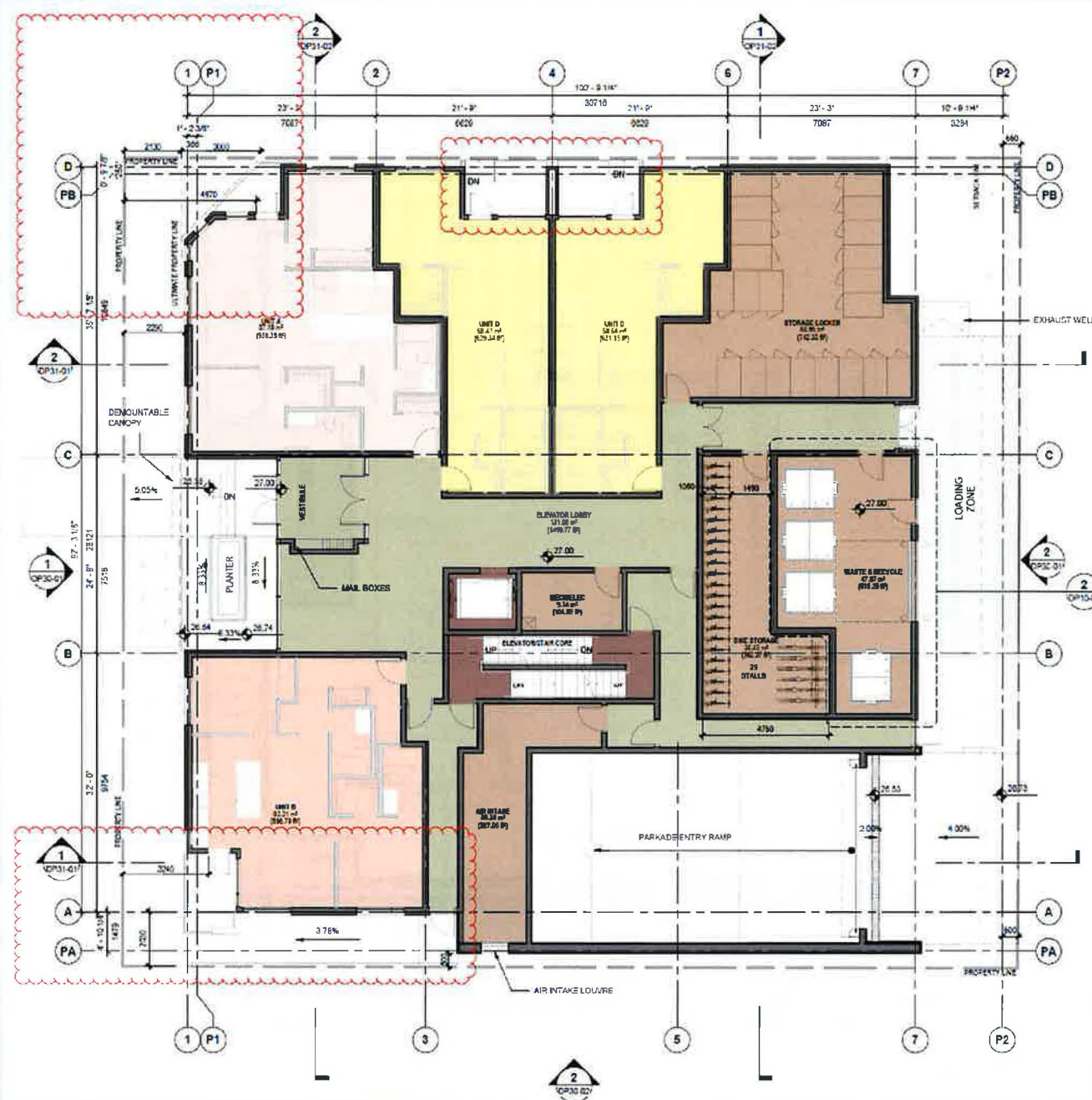
1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares $\pm$ (0.25 acres) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.6h25) District.

Supplementary Slides

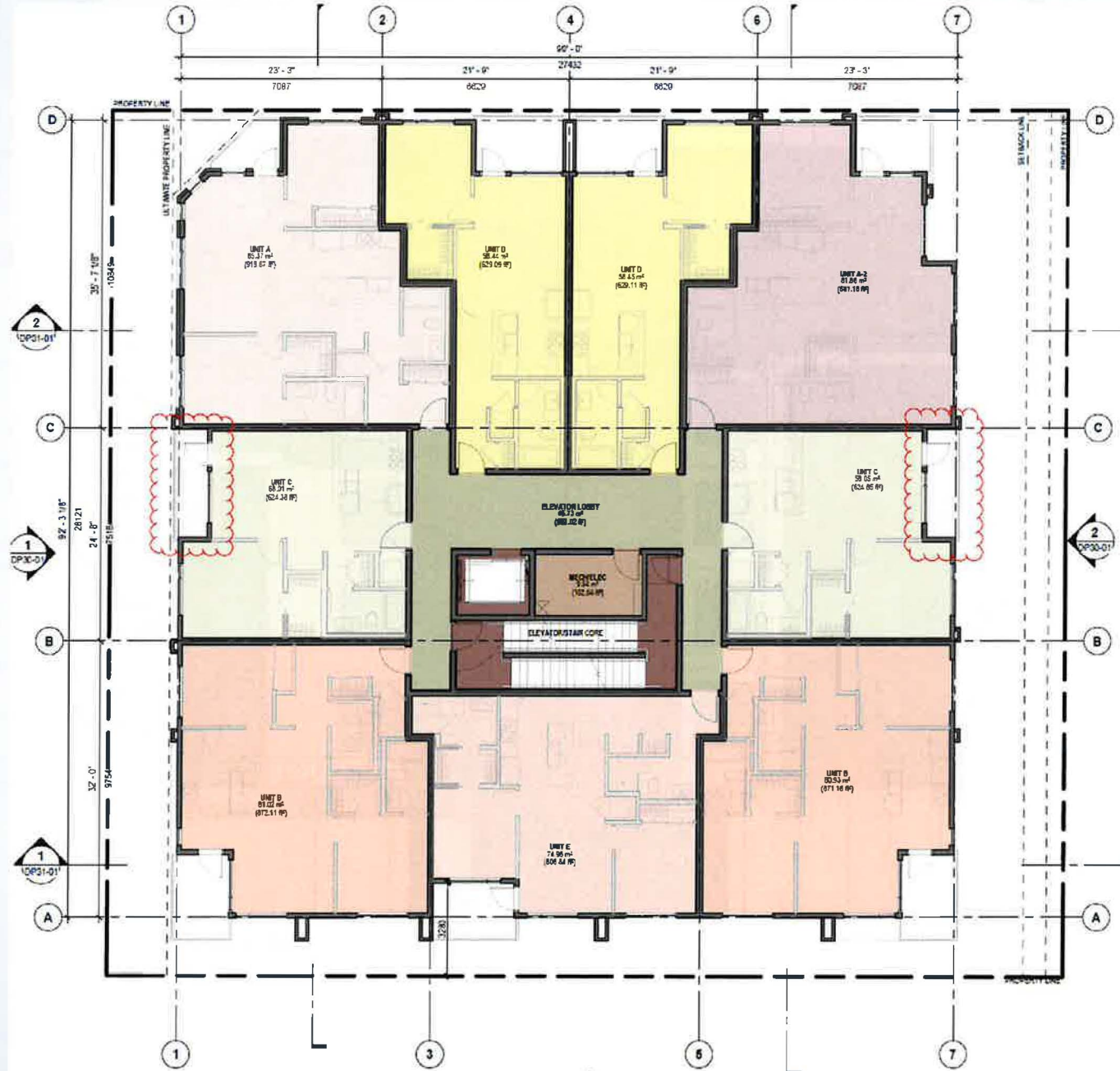








Development Permit Levels 3-6 Floor Plan 17



Development Permit West Elevation 18



Development Permit North Elevation 19







