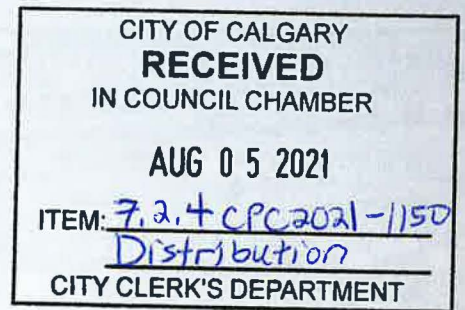


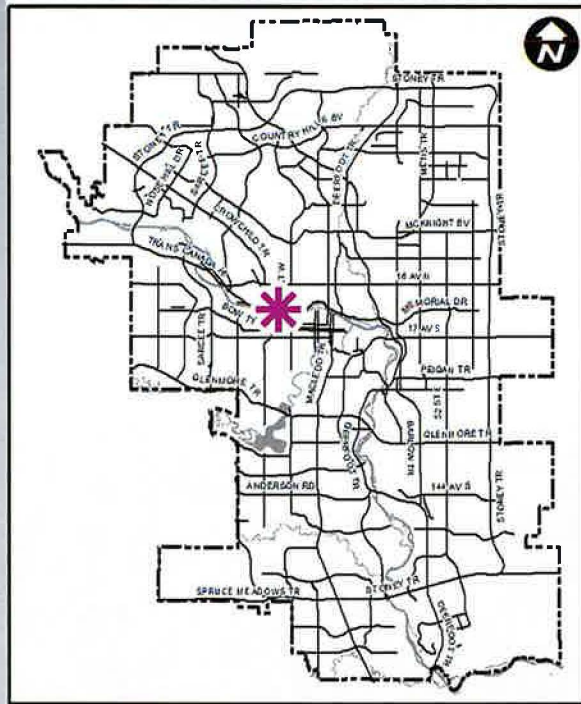


Calgary Planning Commission

Agenda Item: 7.2.4



LOC2021-0036
Land Use Amendment
August 5, 2021



LEGEND

600m buffer from LRT station

LRT Stations

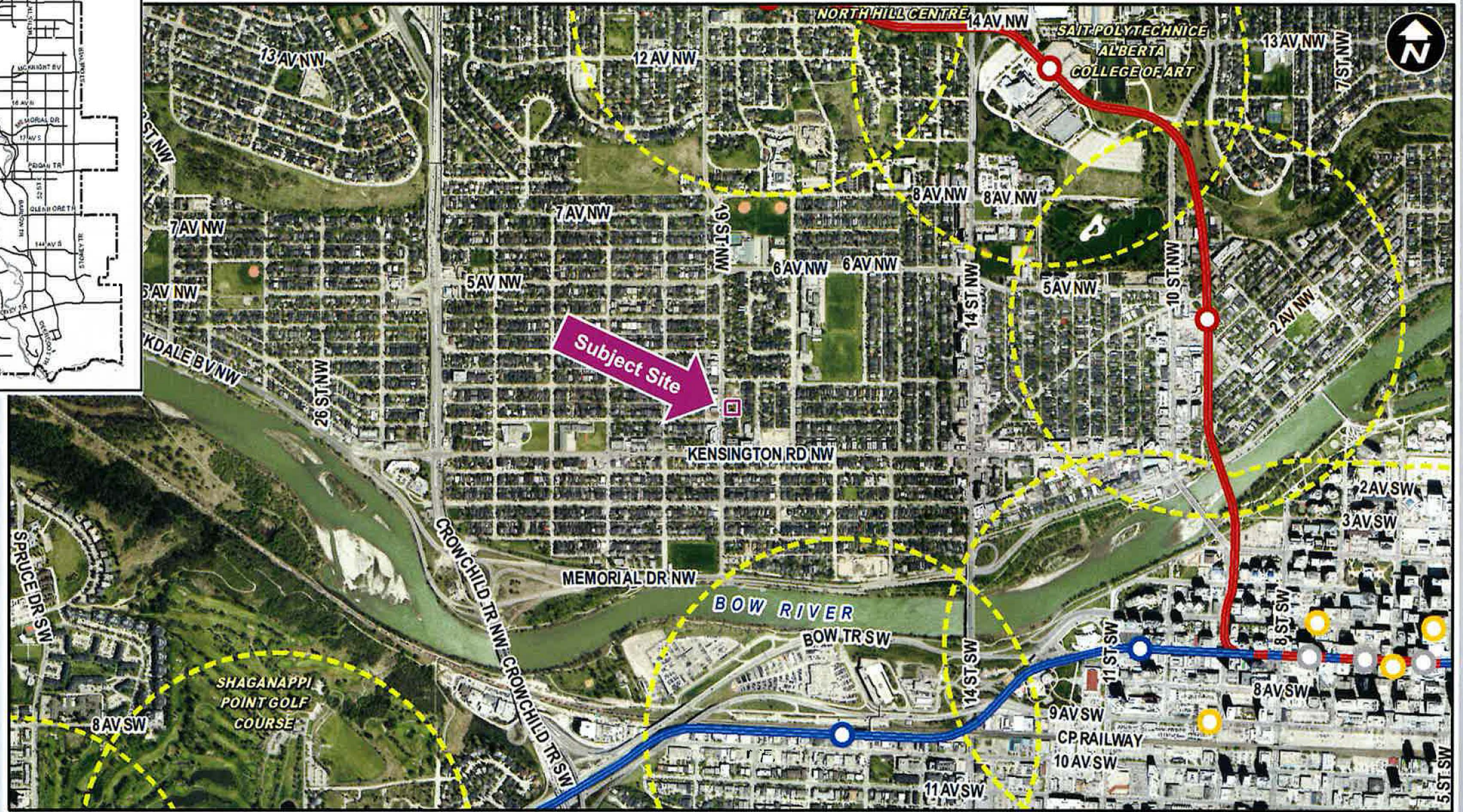
- Blue
- Downtown
- Red
- Green (Future)

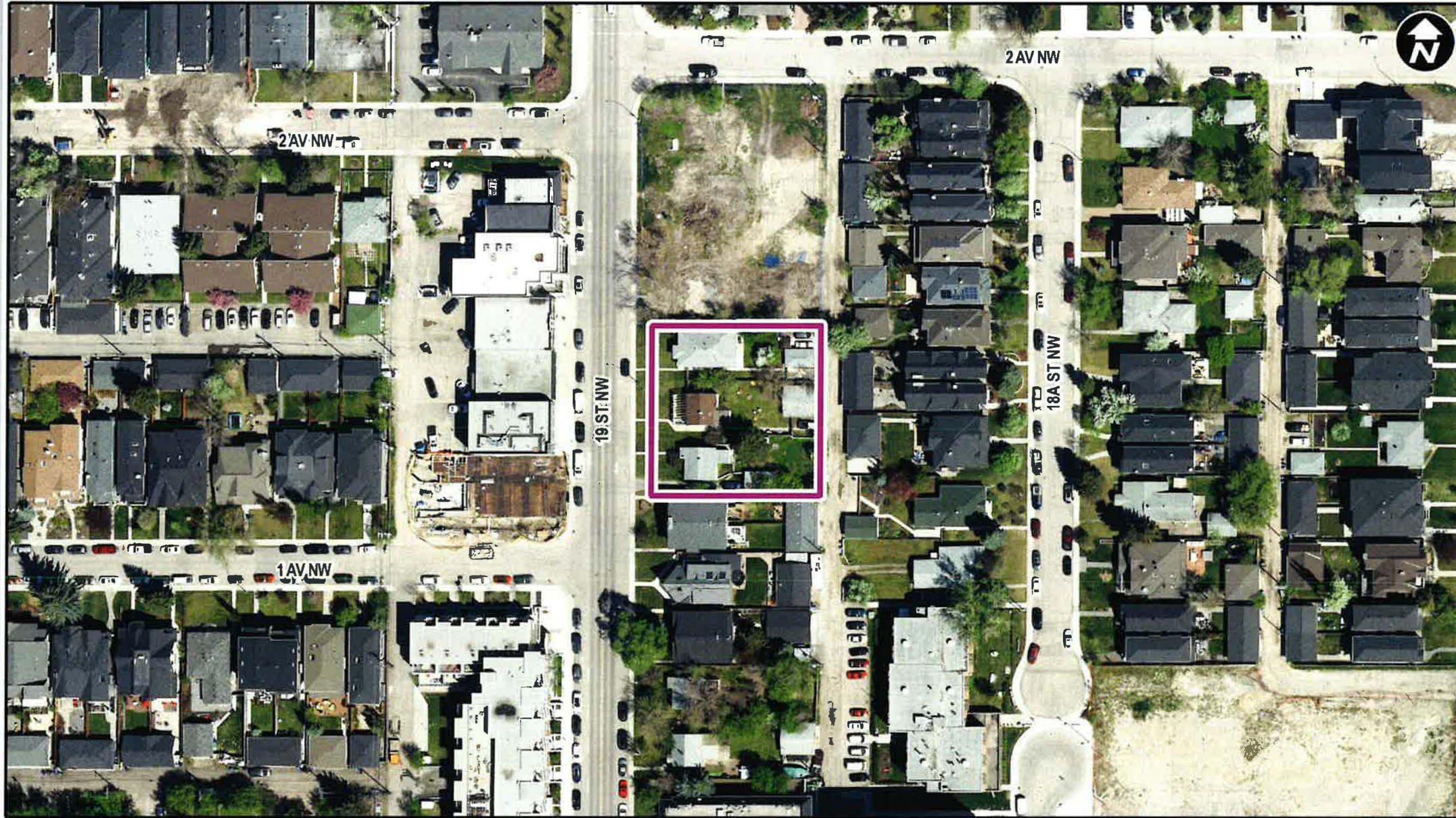
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



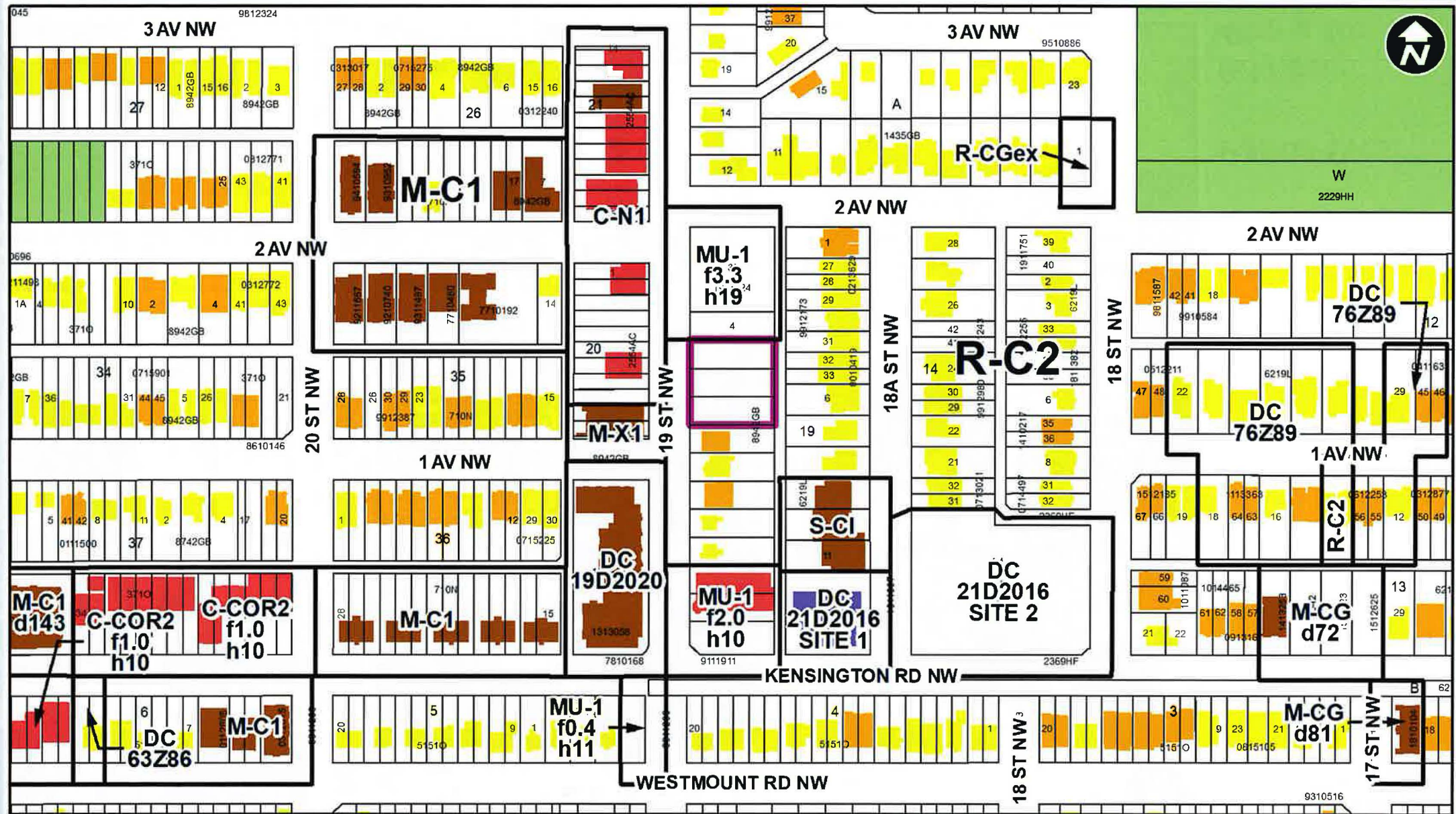


Parcel Size:

0.17 ha
40m x 40m

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



PREVIOUS COUNCIL DIRECTION:

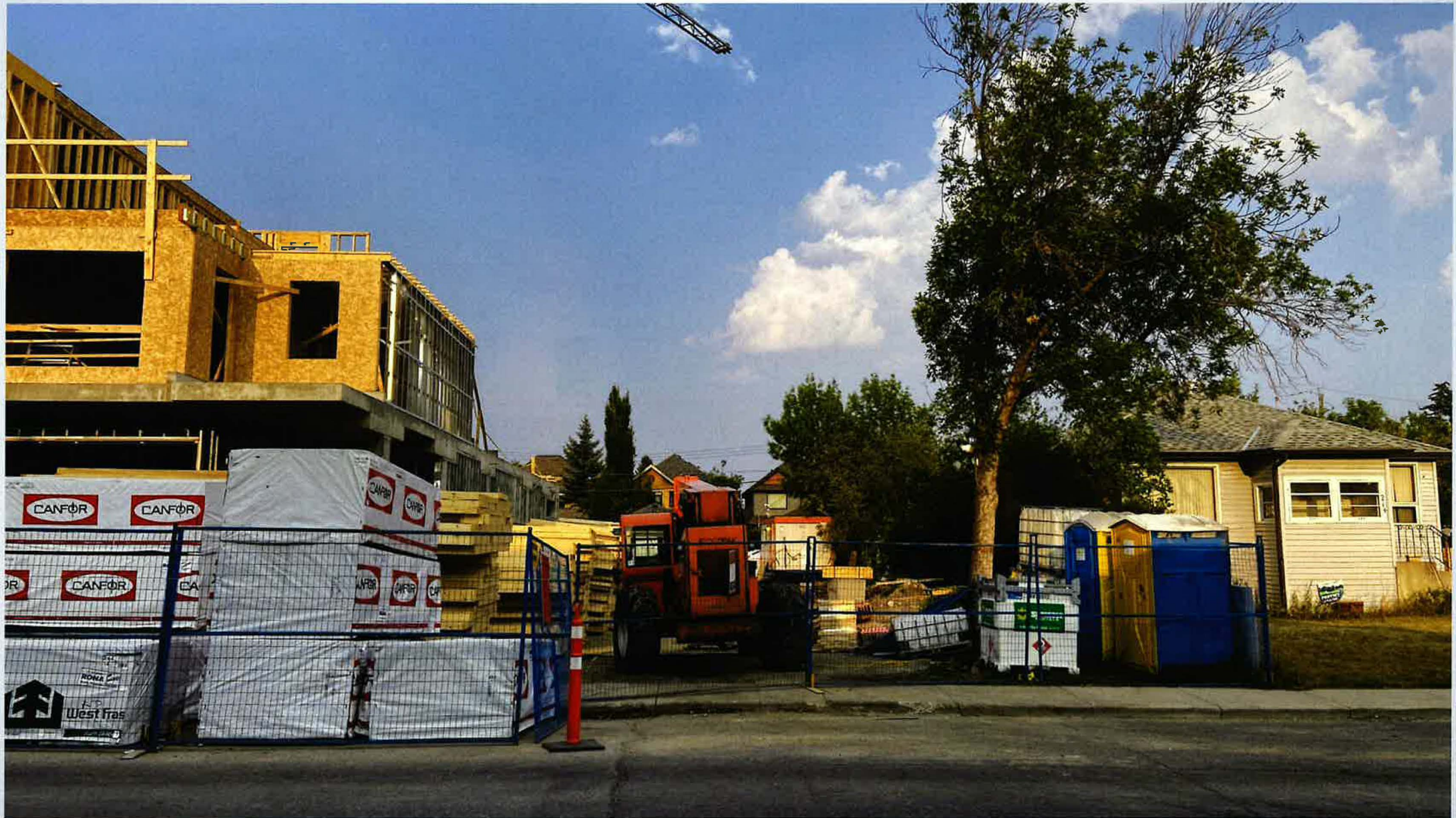
2019, July 22

Moved by Councillor Farrell
Seconded by Councillor Carra

That with respect to Report CPC2019-0709, the following Motion Arising be adopted: That Council directs Administration to:

1. Formally incorporate the relevant parts of 19 Street NW into the Kensington Rd NW Main Street and/or a multi-community growth plan covering the area, with the intent to provide a land use and public realm vision for the street that is informed by planning best practices and community engagement, and
2. Require public realm improvements that align with and expand on those provided in the Development Permit (DP2019-0979) associated with CPC2019-0709 for applications that occur along 19 Street NW in advance of a more comprehensive planning exercise.











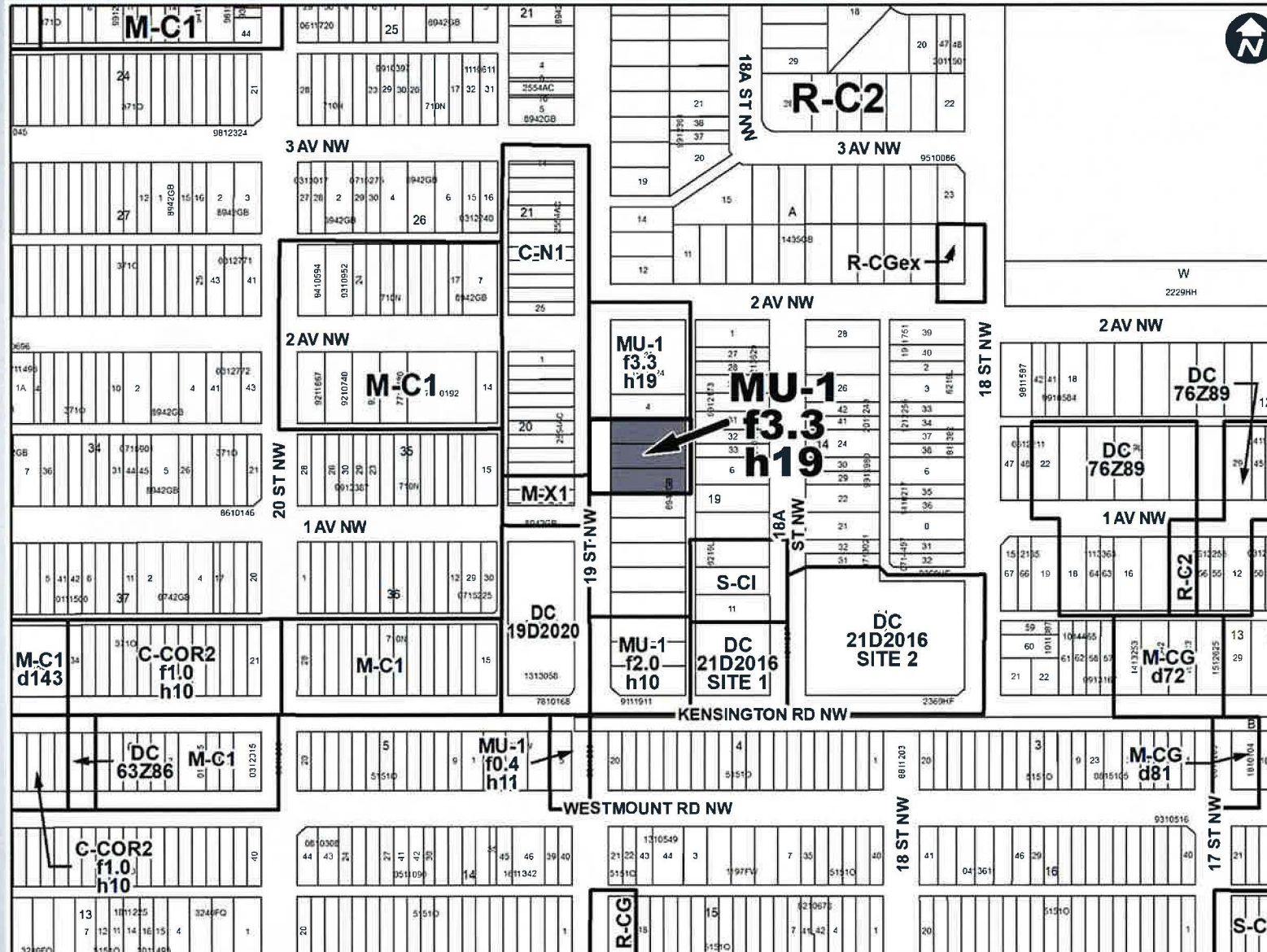


Proposed Redesignation:

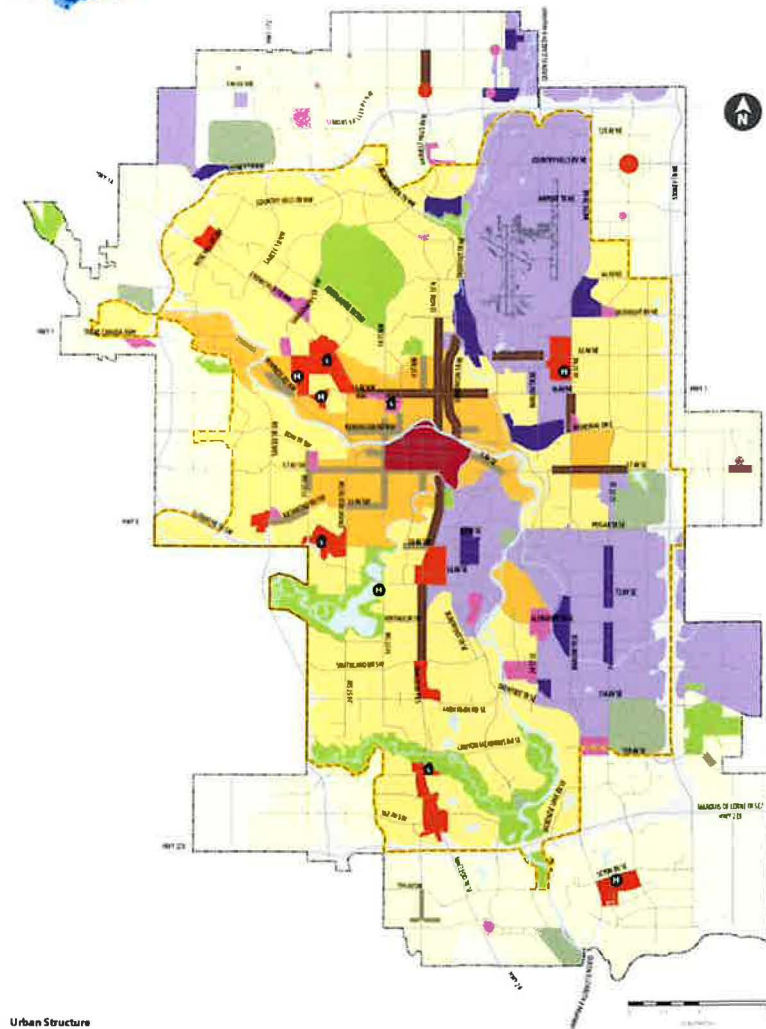
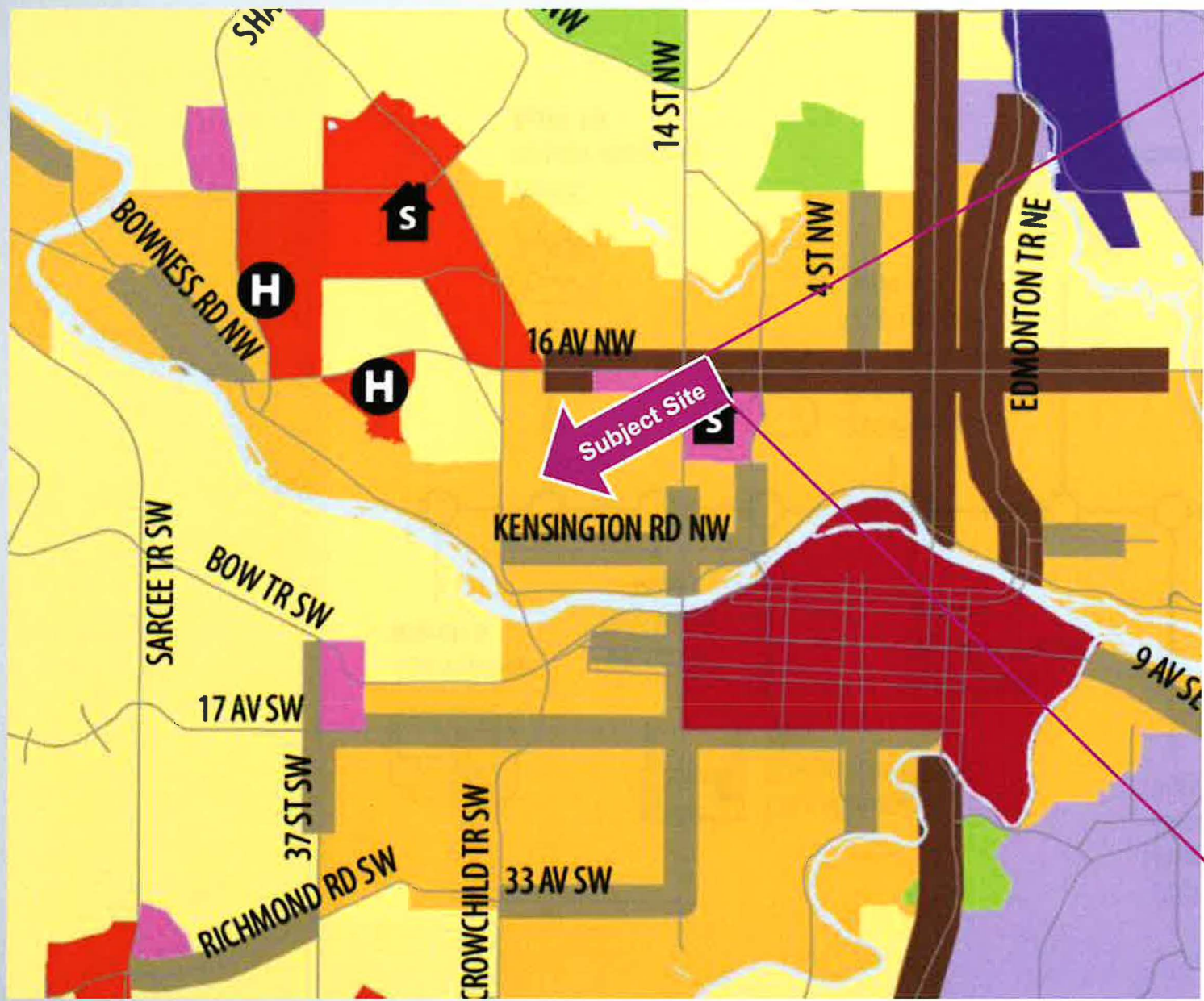
Residential – Contextual One /
Two Dwelling (R-C2)
to
Mixed Use – General, MU-
1(f3.3h19) District

Allows for:

- Commercial and residential uses in street-oriented buildings;
- Maximum height of 19 metres;
- Floor Area Ratio (FAR) of 3.3.

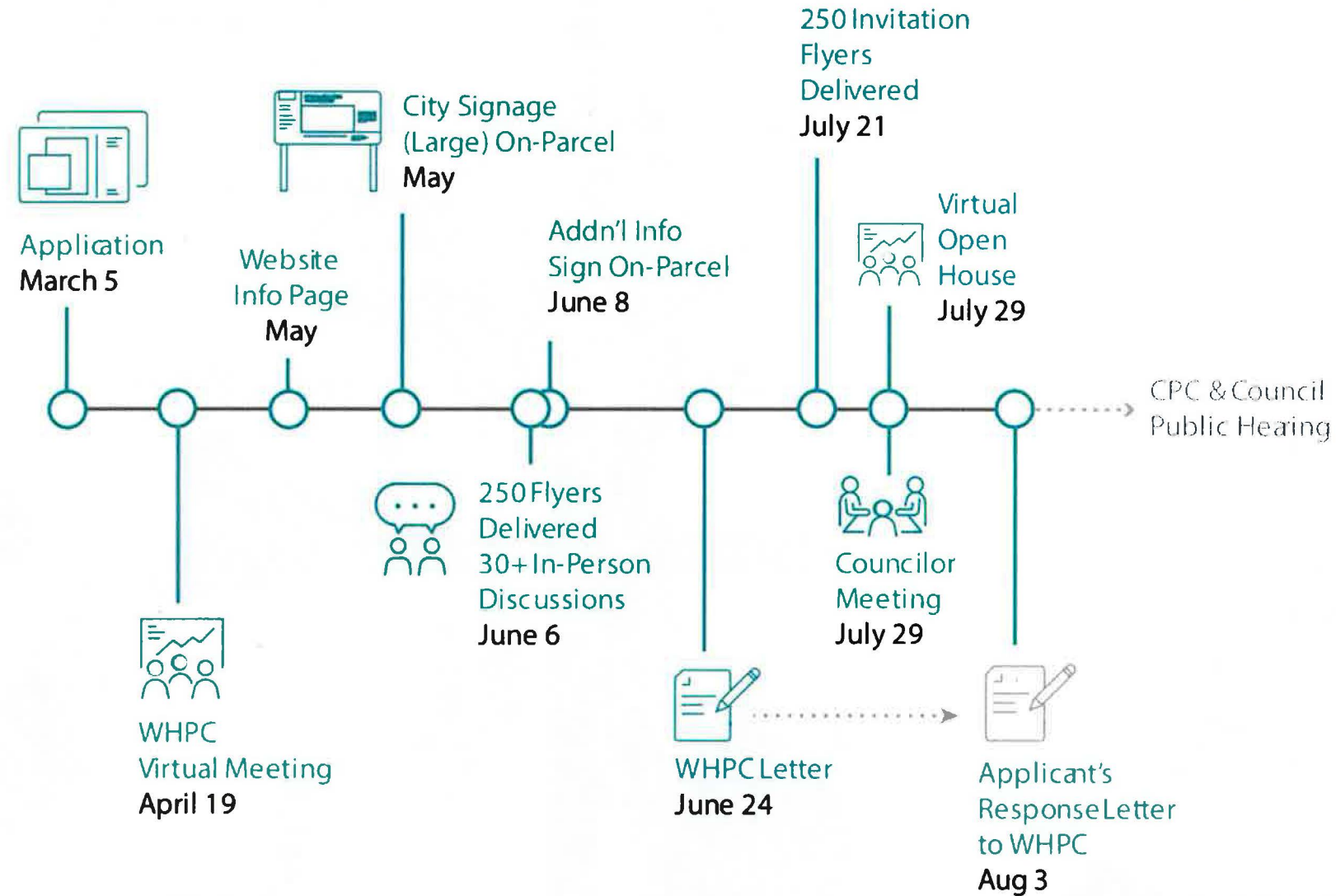


1 Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres Greater Downtown Major Activity Centre Community Activity Centre	Developed Residential Inner City Established	Industrial Industrial - Employee Intensive Standard Industrial	Hospital University
Main Streets Urban Main Street Neighbourhood Main Street	Developing Residential Planned Greenfield with Area Structure Plan (ASP) Future Greenfield	Major Public Open Space Public Utility	Transportation/Utility Corridor City Limits
		Balanced Growth Boundary	

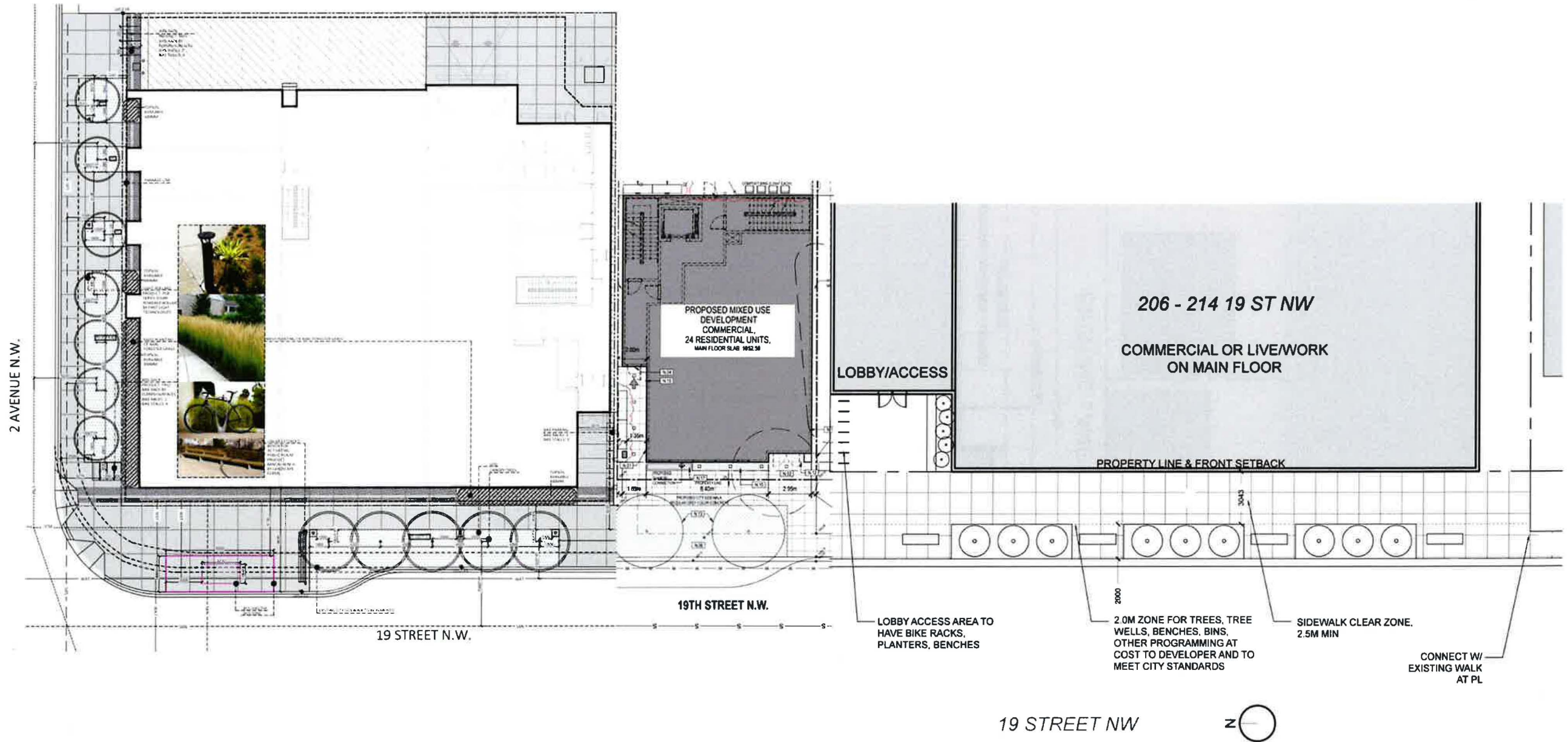


RECOMMENDATION(S):

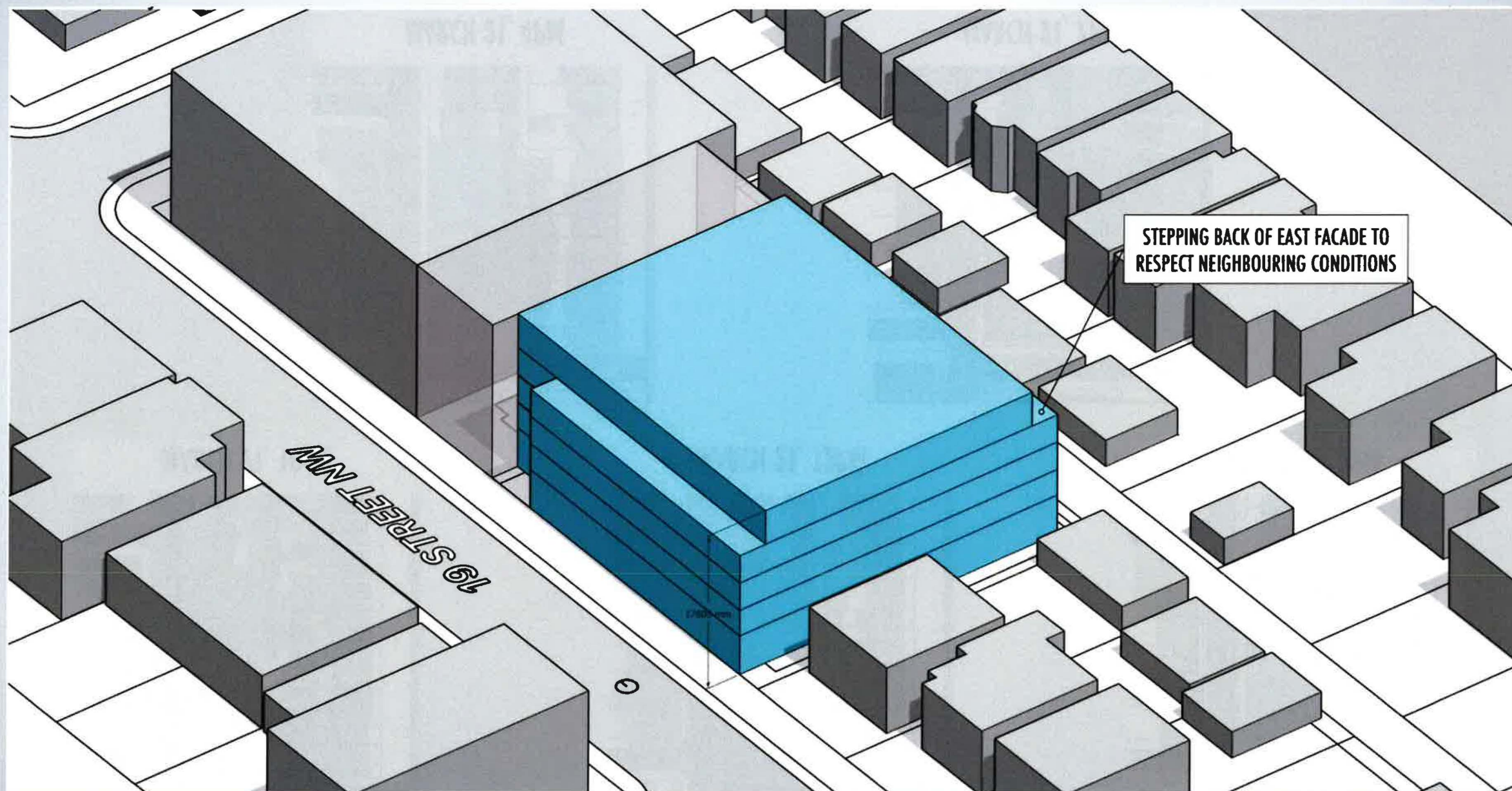
That Calgary Planning Commission recommend that Council:

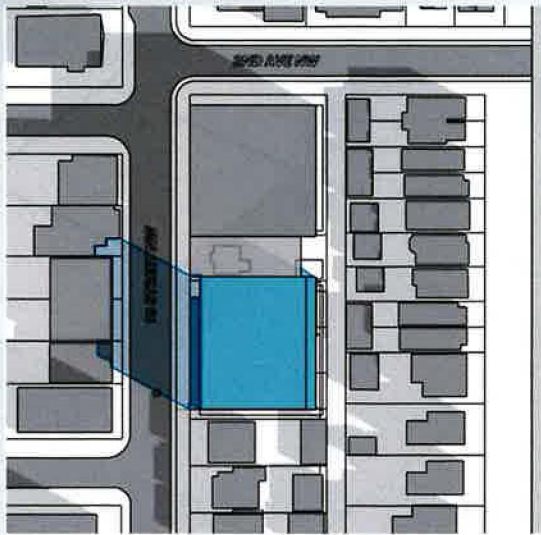
1. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares $\pm$ (0.42 acres $\pm$) located at 206, 210 and 214 – 19 Street NW (Plan 8942GB, Block 19, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District.

Supplementary Slides

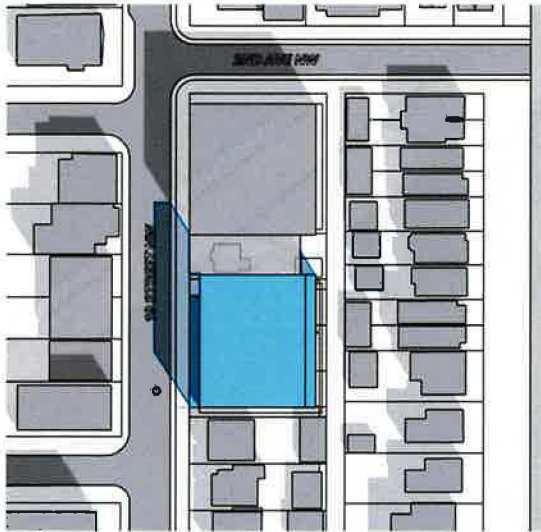




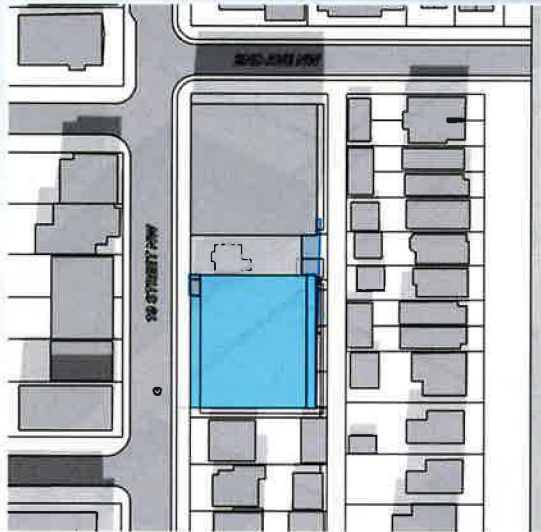




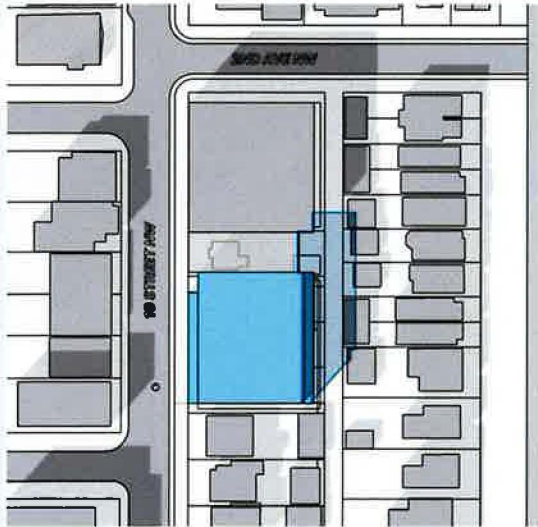
MARCH 21, 10AM



MARCH 21, 12PM



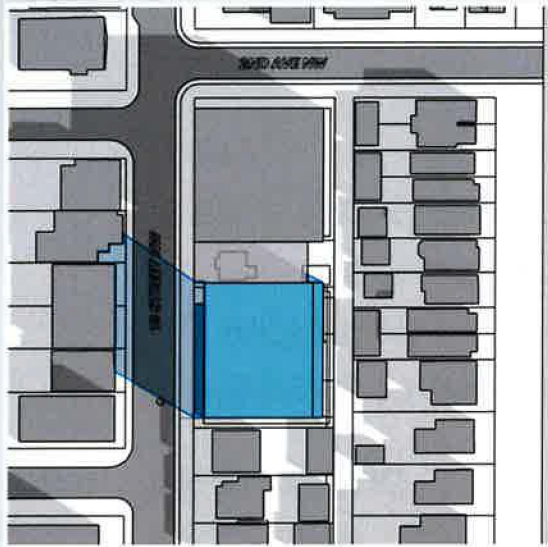
MARCH 21, 2PM



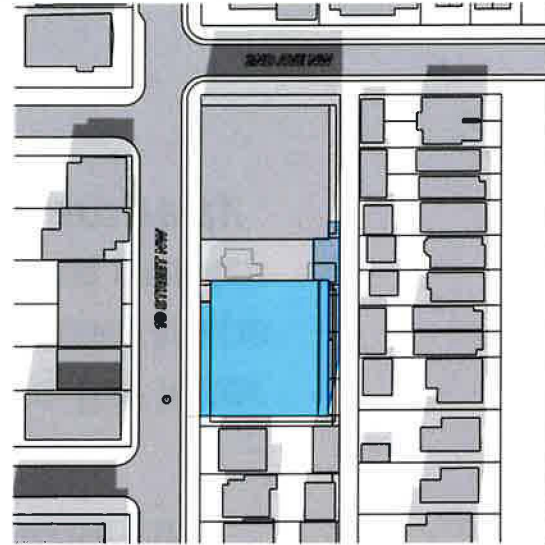
MARCH 21, 4PM



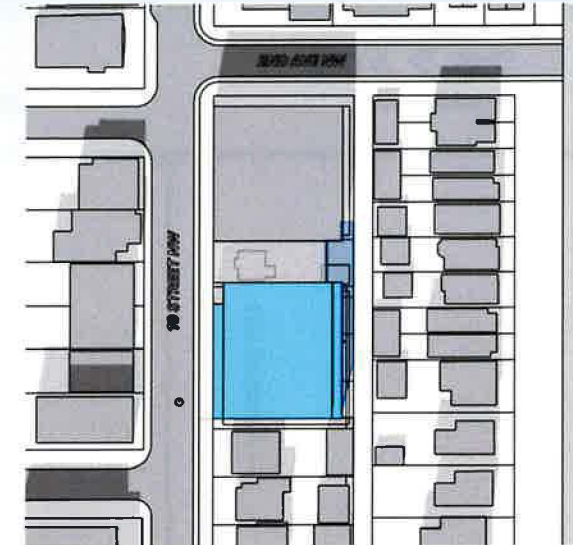
MARCH 21, 7PM



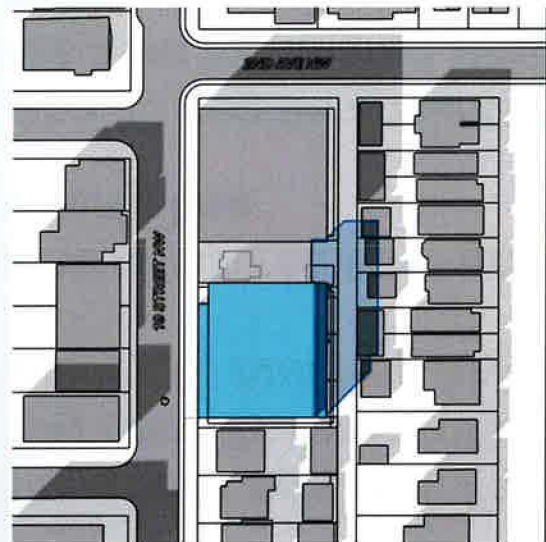
SEP 21, 10AM



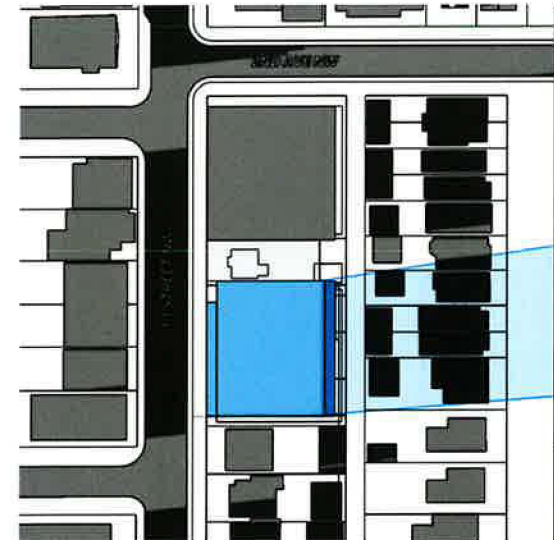
SEP 21, 12PM



SEPT 21, 2PM



SEPT 21, 4PM



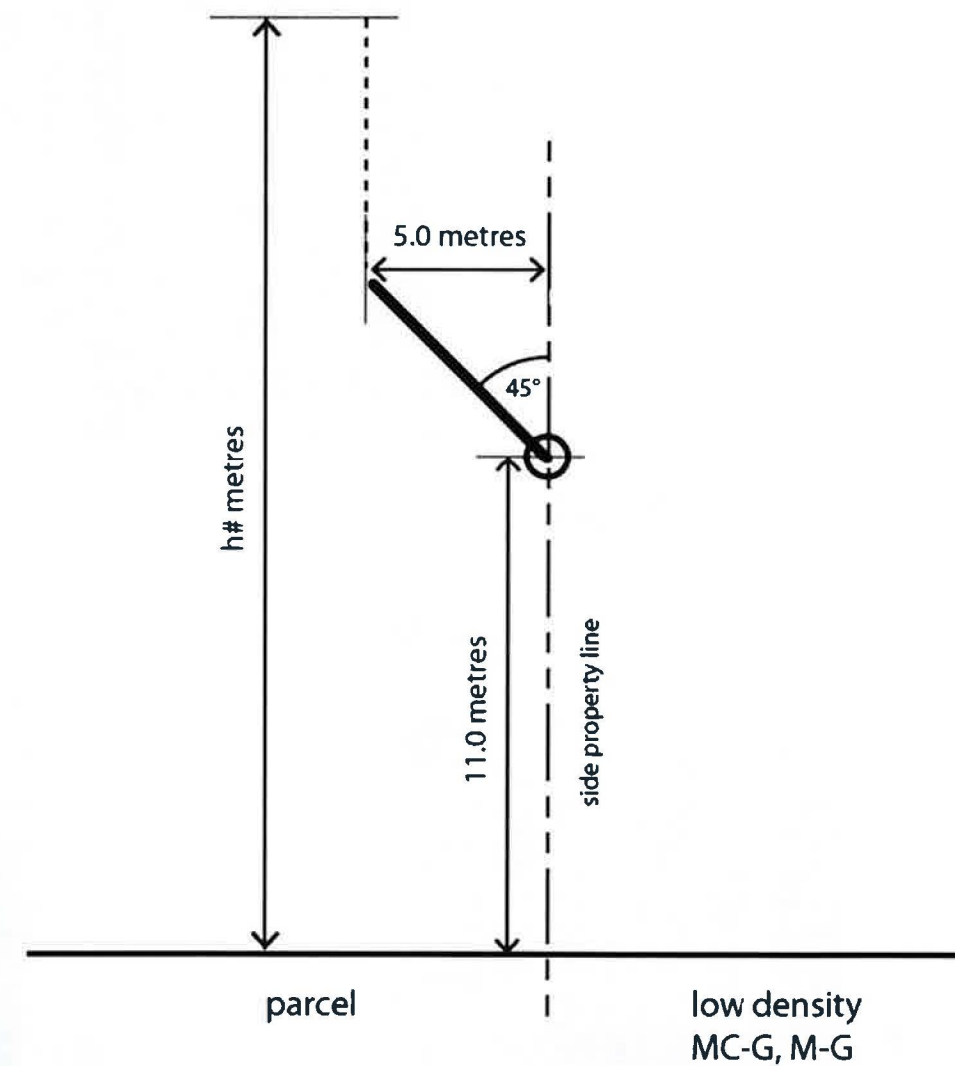
SEPT 21, 7PM

Illustration 10:
Building Height in the Mixed Use – General (MU-1) District.

1371 (2) Building Height

(2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:

- (a) is 11.0 metres measured from **grade** at the shared **property line**;
- (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height**; and
- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.



(4) Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:

- (a) is 7.5 metres measured from **grade** at the **property line** that the **parcel** designated as a **low density residential district**, M-CG or M-G District shares with the **lane**;
- (b) increases at a 45 degree angle to a depth of 11.0 metres from the **property line** shared with the **lane** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height** measured from **grade**; and
- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 11.0 metres from the **property line** shared with the **lane**.

