



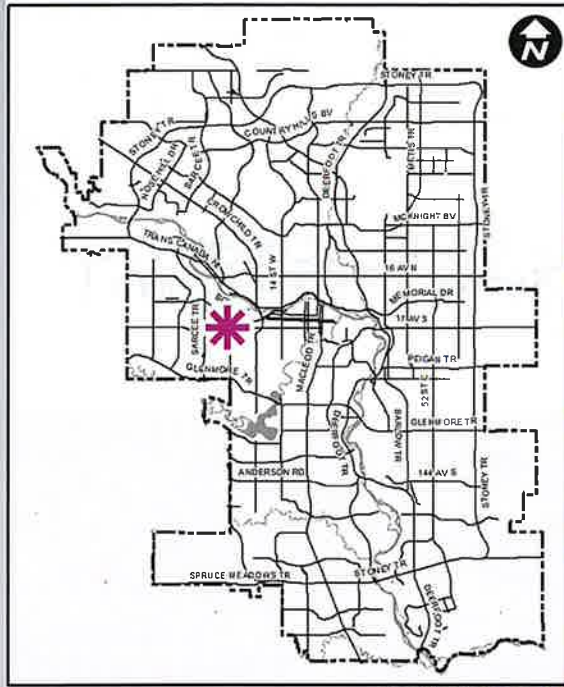
Public Hearing of Council

Agenda Item: 8.1.25

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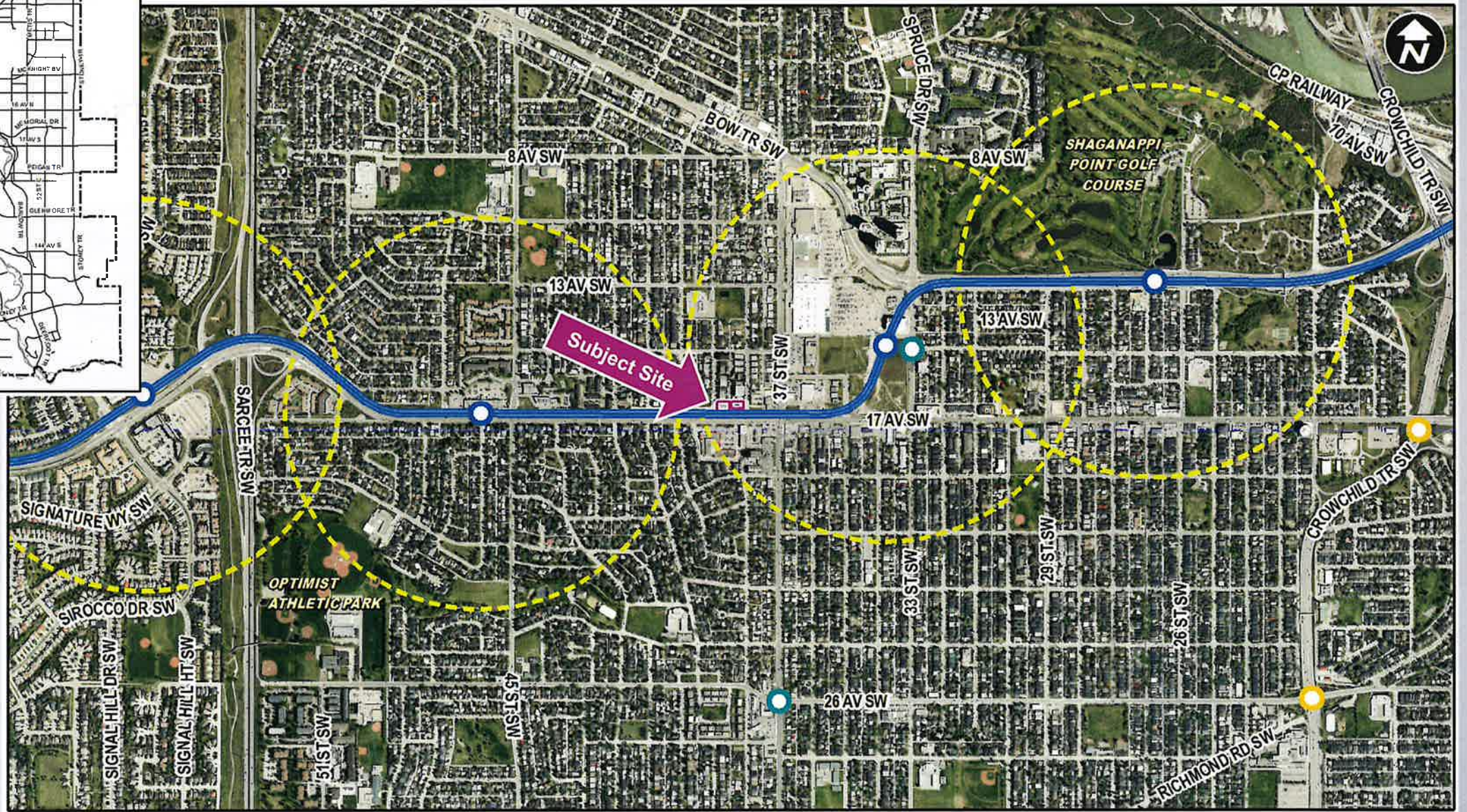


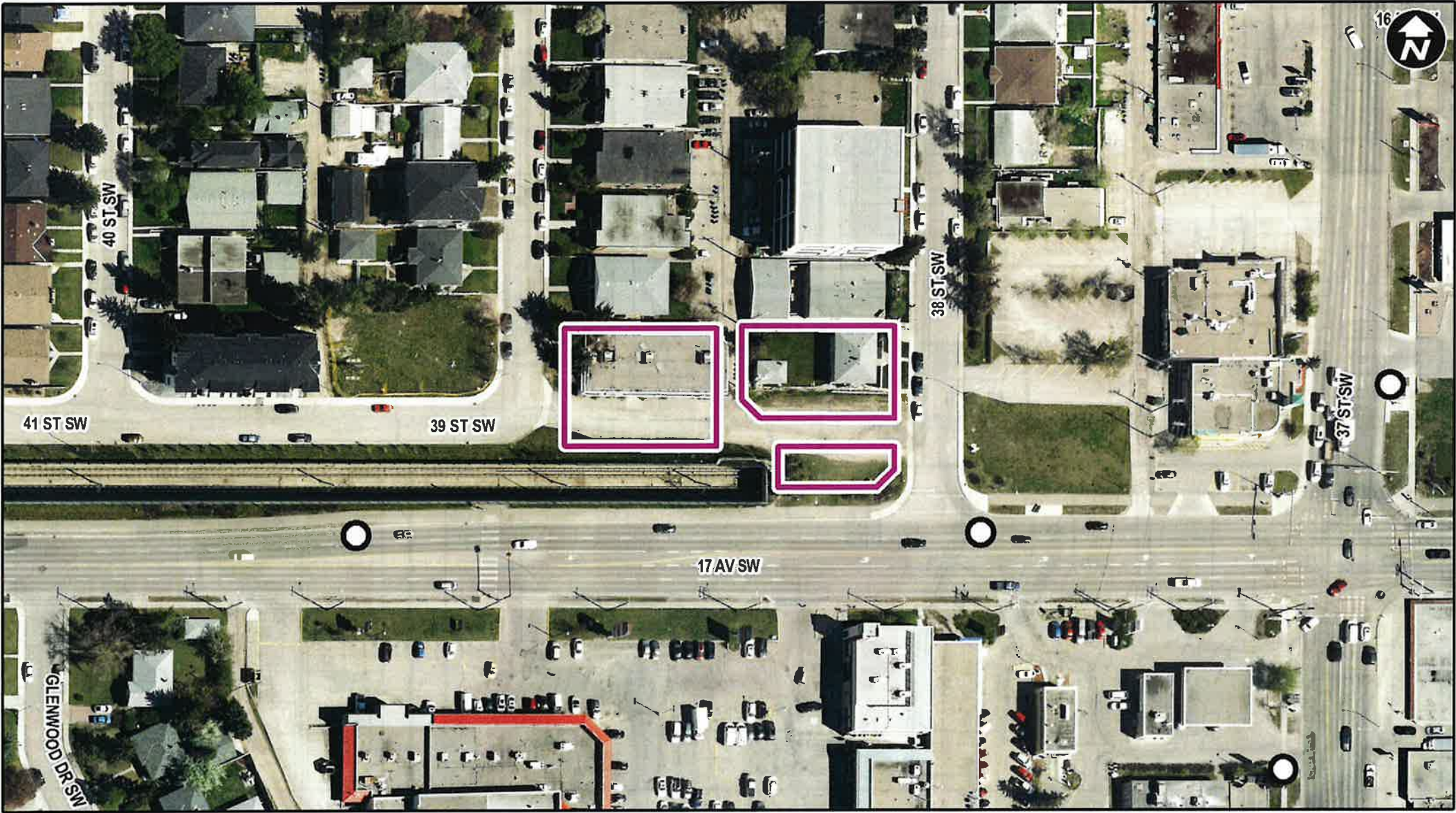
LOC2019-0138
Land Use Amendment
September 13, 2021



LEGEND

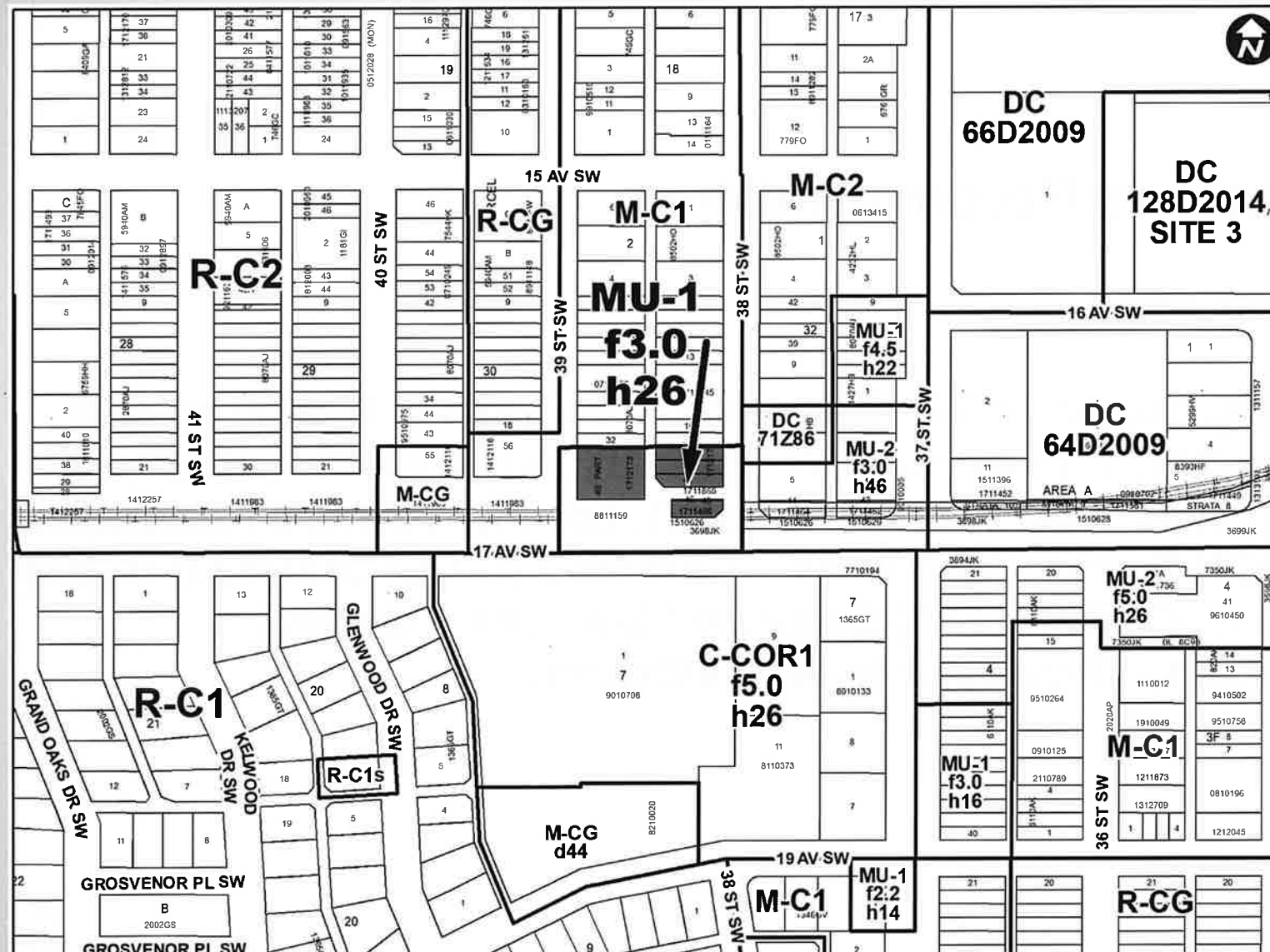
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





○ Bus Stop

Parcel Size:
0.21 ha



Proposed MU-1 District:

- Maximum Height of 26 metres
- Maximum FAR of 3.0

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

REFUSE the proposed redesignation of of 0.21 hectares $\pm$ (0.53 acres $\pm$) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District and Commercial – Corridor 2 (C-COR2f1.0h10) District **to** Mixed-Use – General (MU-1f3.0h26) District and abandon **Proposed Bylaw 151D2021**.

Supplementary Slides

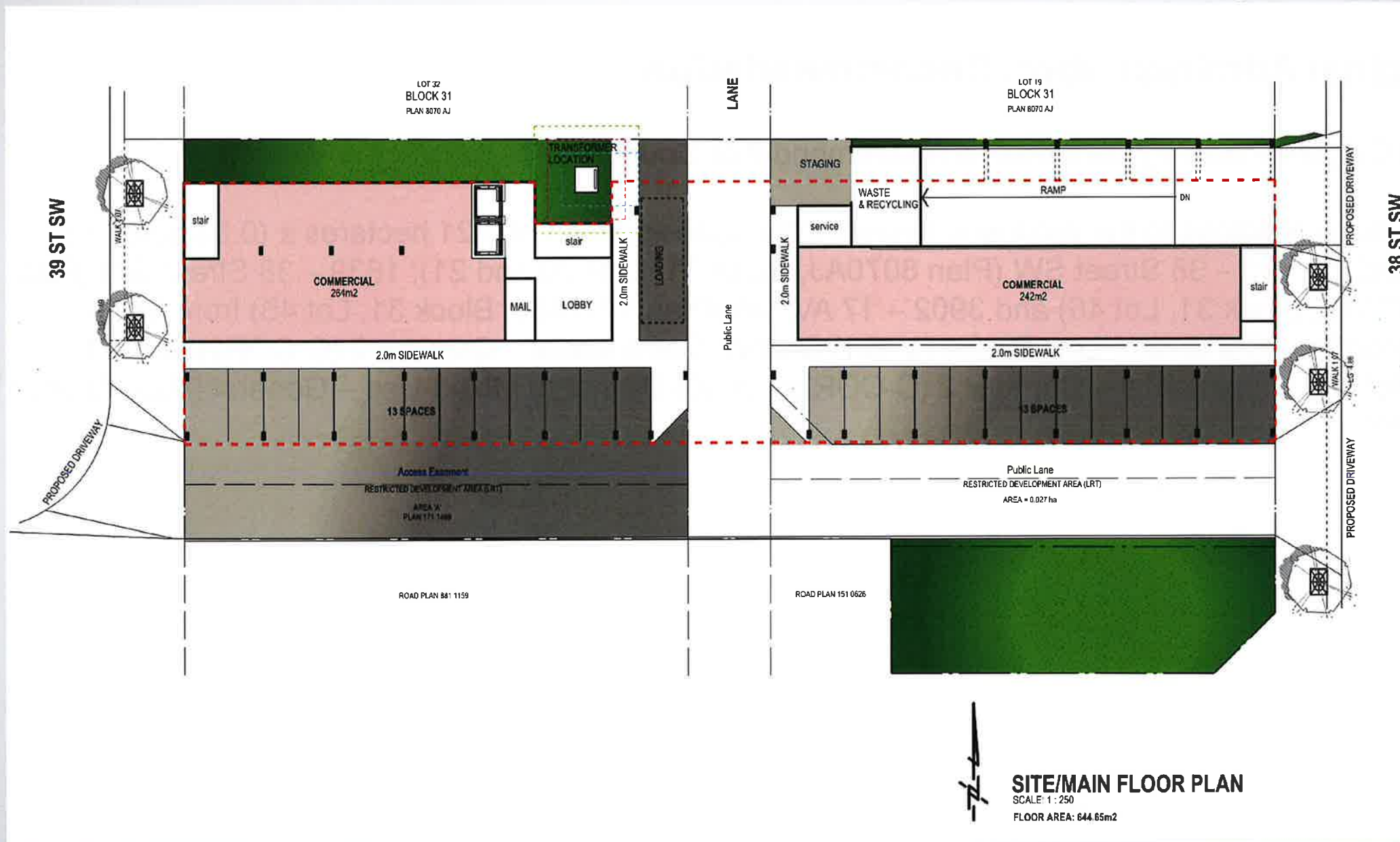
City Property History/Background

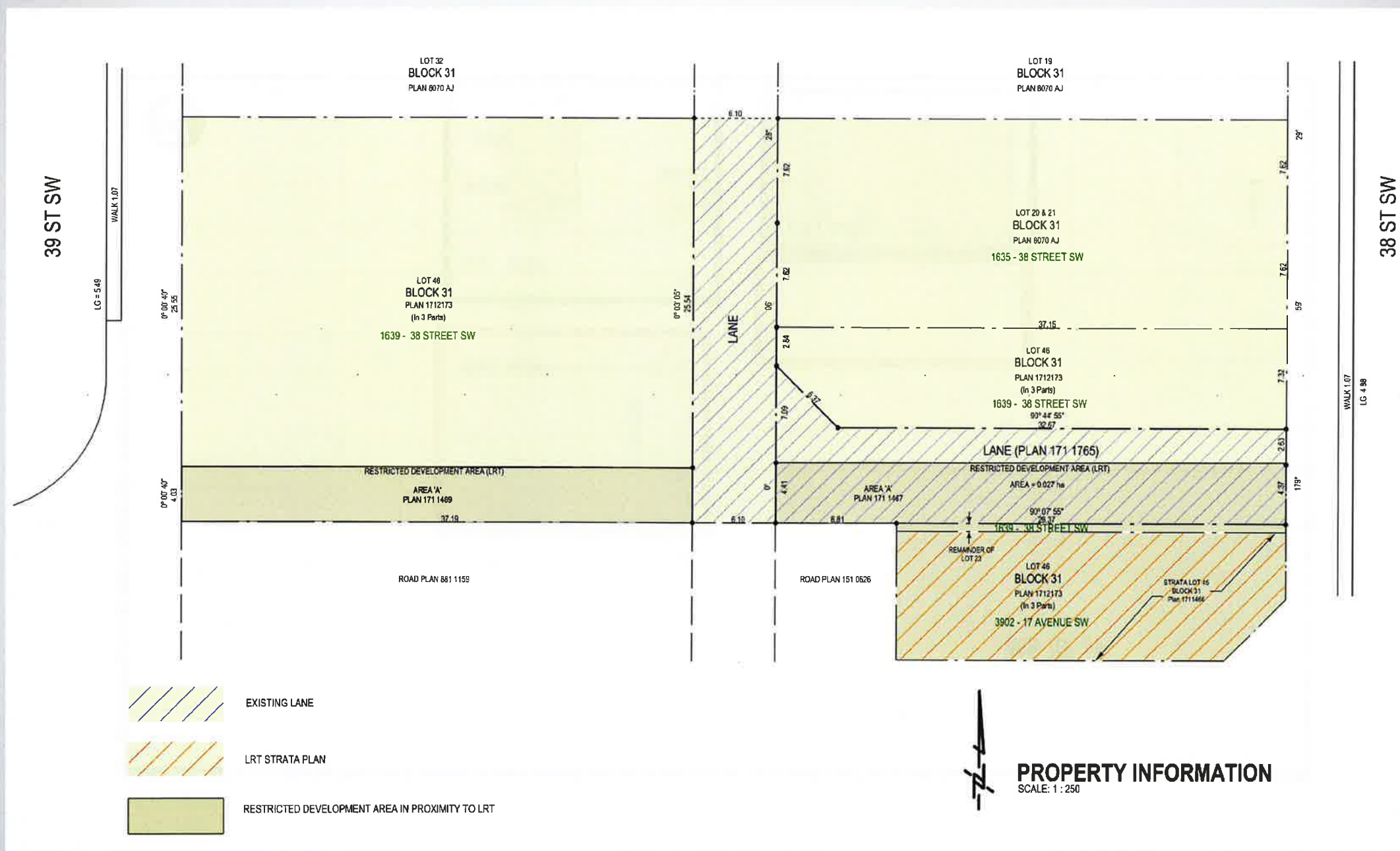
- Properties were surplus to the City after construction of the West LRT Project
- Sold to recover funds for the West LRT Project, and to enable redevelopment opportunities
- Prior to sale, Restrictive Covenants were registered to protect City Infrastructure (the LRT Tunnel)
- The Restrictive Covenant indicates that some improvements may be allowed in the restricted development area, so long as they will not negatively impact the integrity, functionality or durability of the LRT Tunnel
- There is still an opportunity to negotiate a sale of portions of the laneway between the privately owned properties

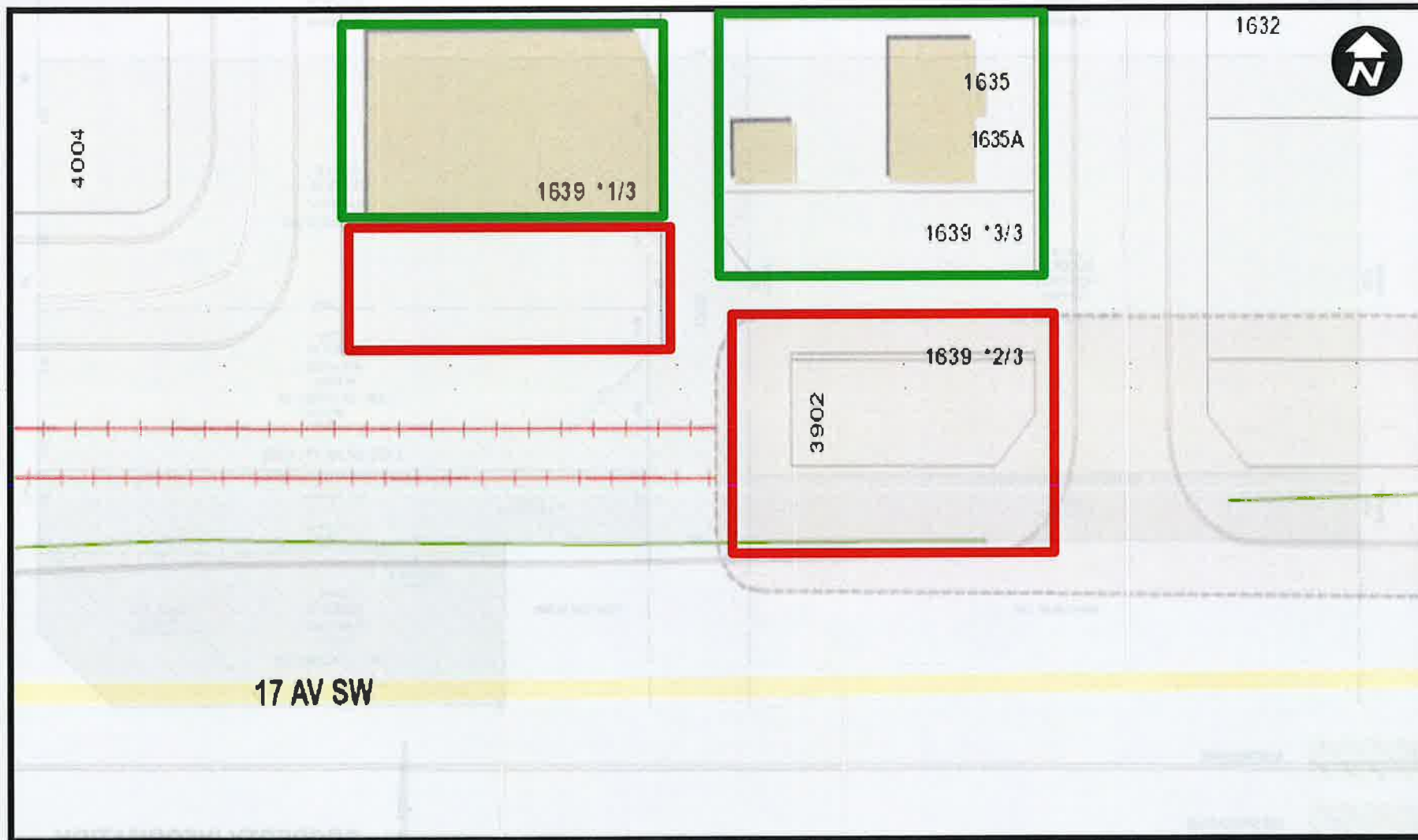
Original Administration Recommendation:

That Calgary Planning Commission recommend that Council:

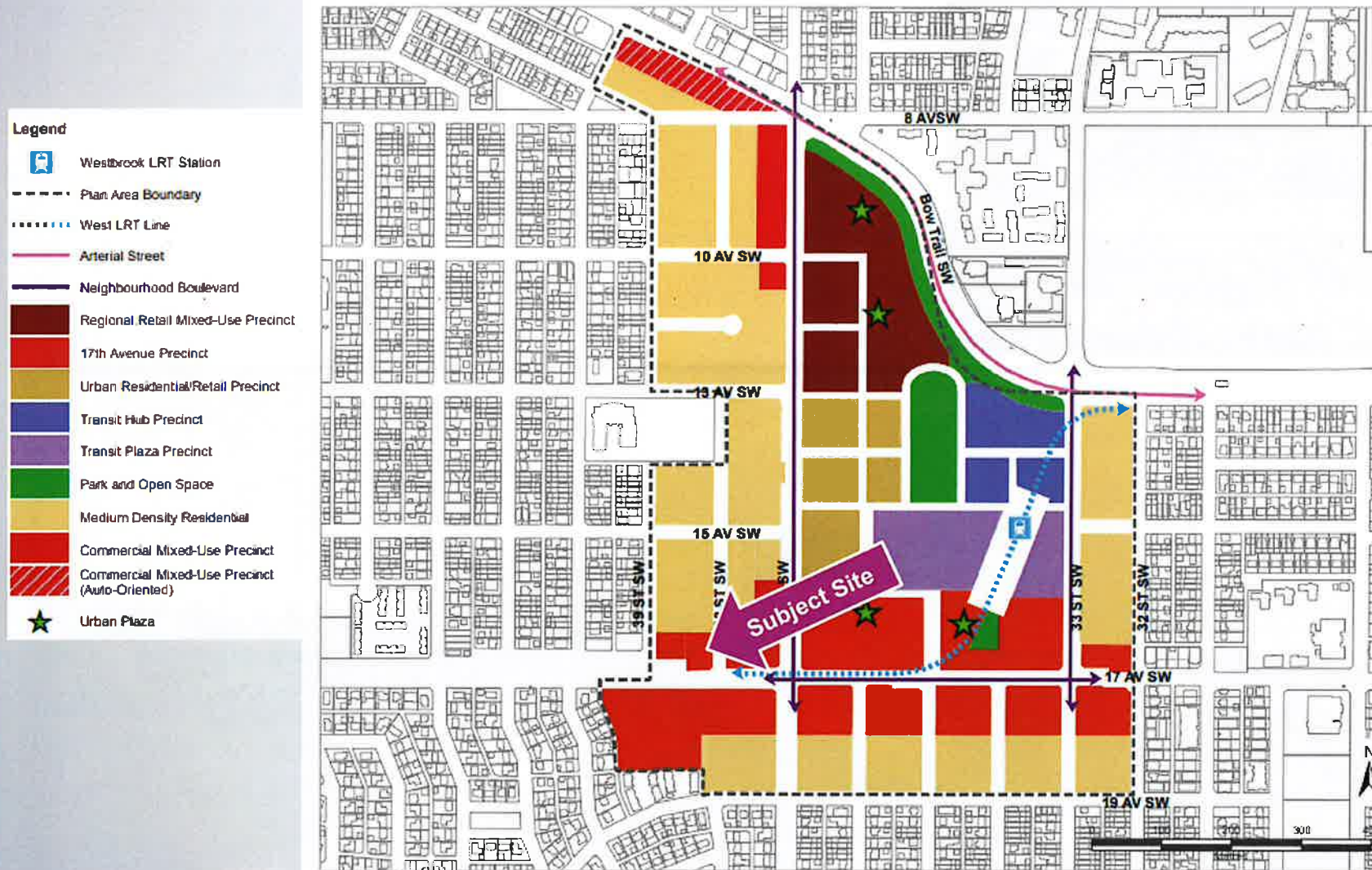
Give three readings to the proposed bylaw for the redesignation of 0.21 hectares $\pm$ (0.53 acres $\pm$) located at 1635 – 38 Street SW (Plan 8070AJ, Block 31, Lots 20 and 21), 1639 – 38 Street SW (Plan 17172173, Block 31, Lot 46) and 3902 – 17 AV SW (Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed-Use – General (MU-1f3.0h26) District.







Map 3.1 Land Use Precincts



Westbrook Village Area Redevelopment Plan:

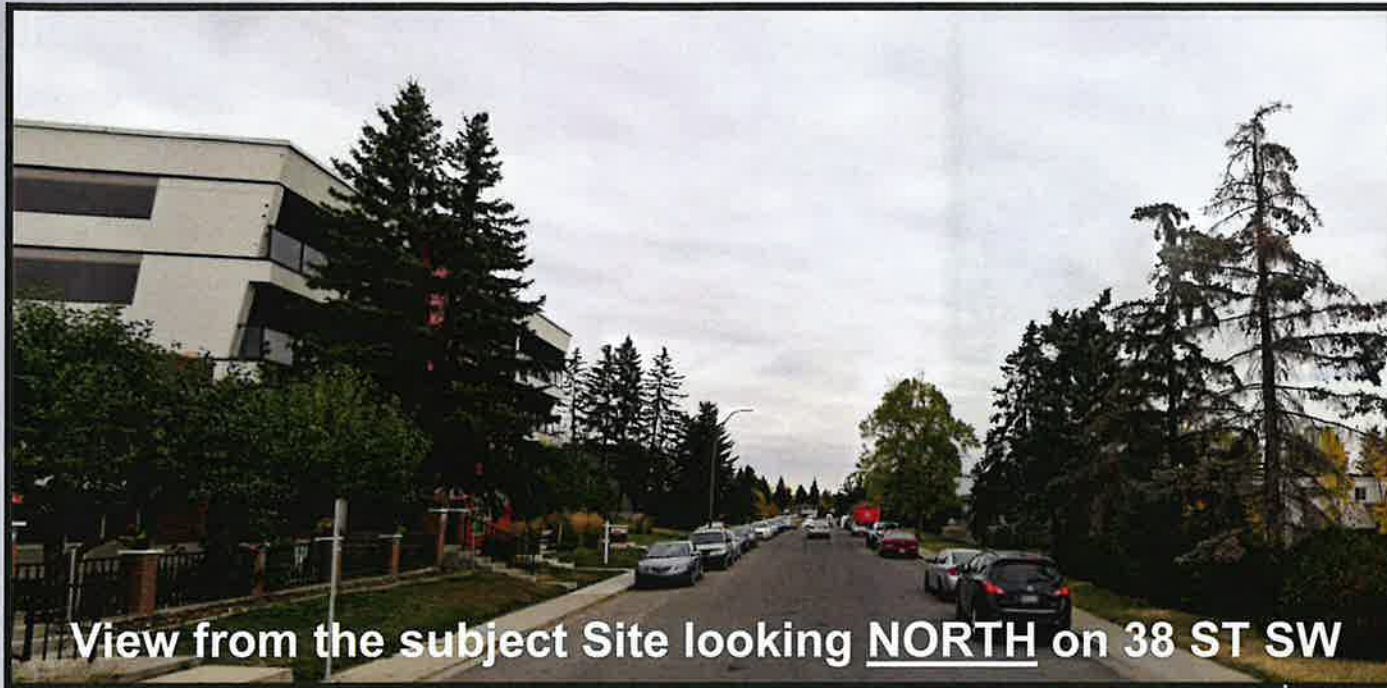
- Subject site fall under the '17 Avenue Precinct':
 - intended to provide opportunities to create a pedestrian-friendly, street-oriented retail area.



View of the Subject Site looking WEST on 38 ST SW



View from the Subject Site looking SOUTH on 38 ST SW



View from the subject Site looking NORTH on 38 ST SW



View of the subject Site looking EAST on 39 ST SW



View from the subject Site looking NORTH on 39 ST SW



View from the subject Site looking SOUTH on 39 ST SW

