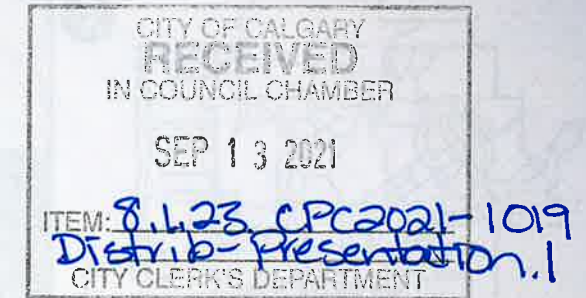


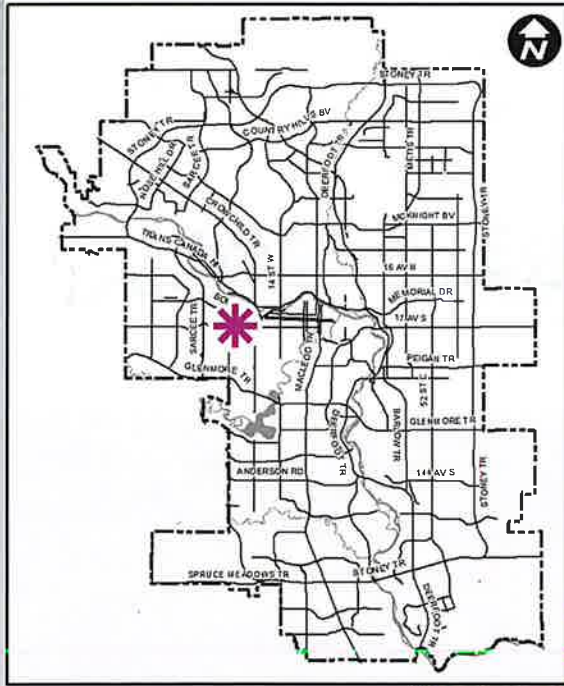


Public Hearing of Council

Agenda Item: 8.1.23

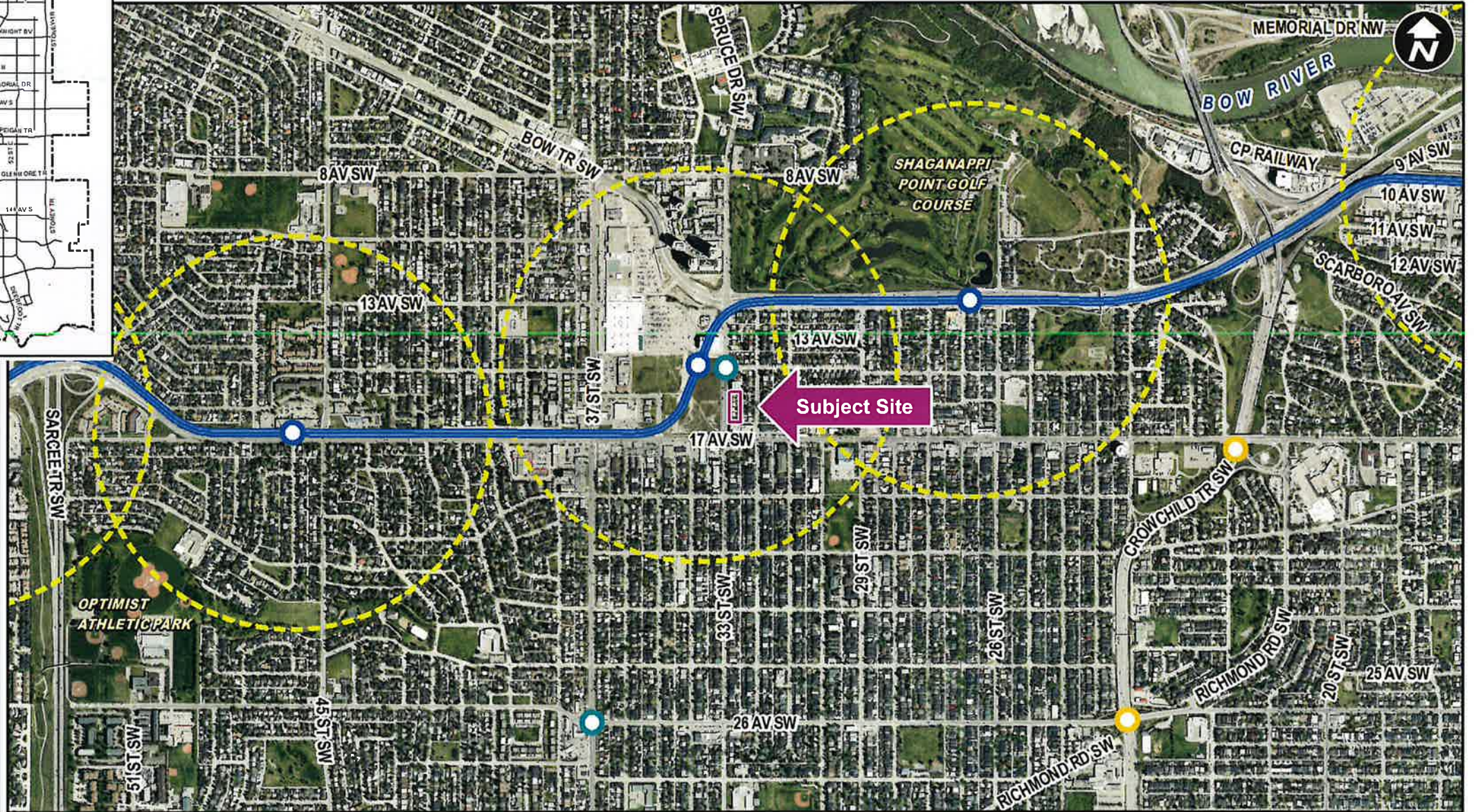


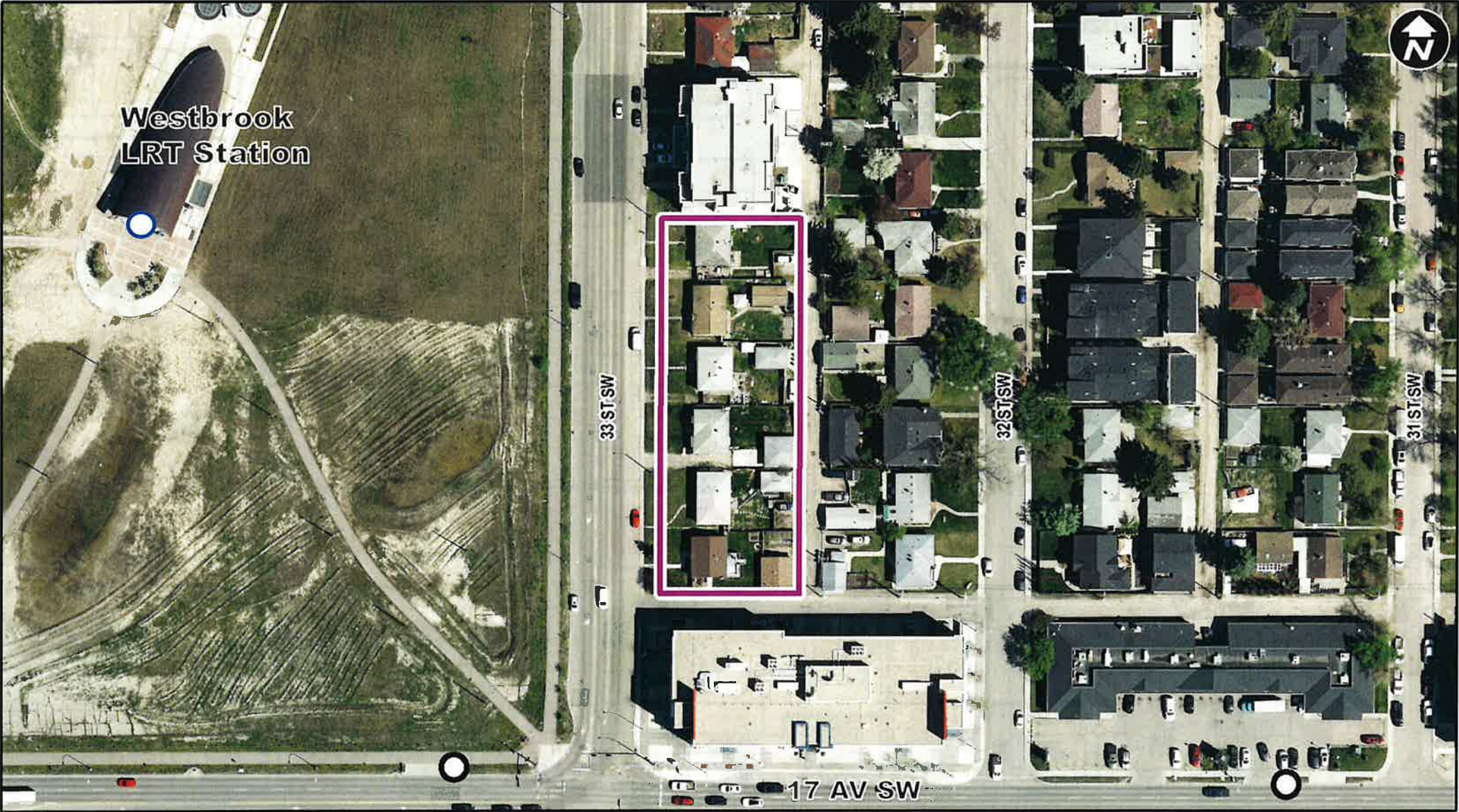
LOC2021-0022 / CPC2021-1019
Policy & Land Use Amendment
September 13, 2021



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

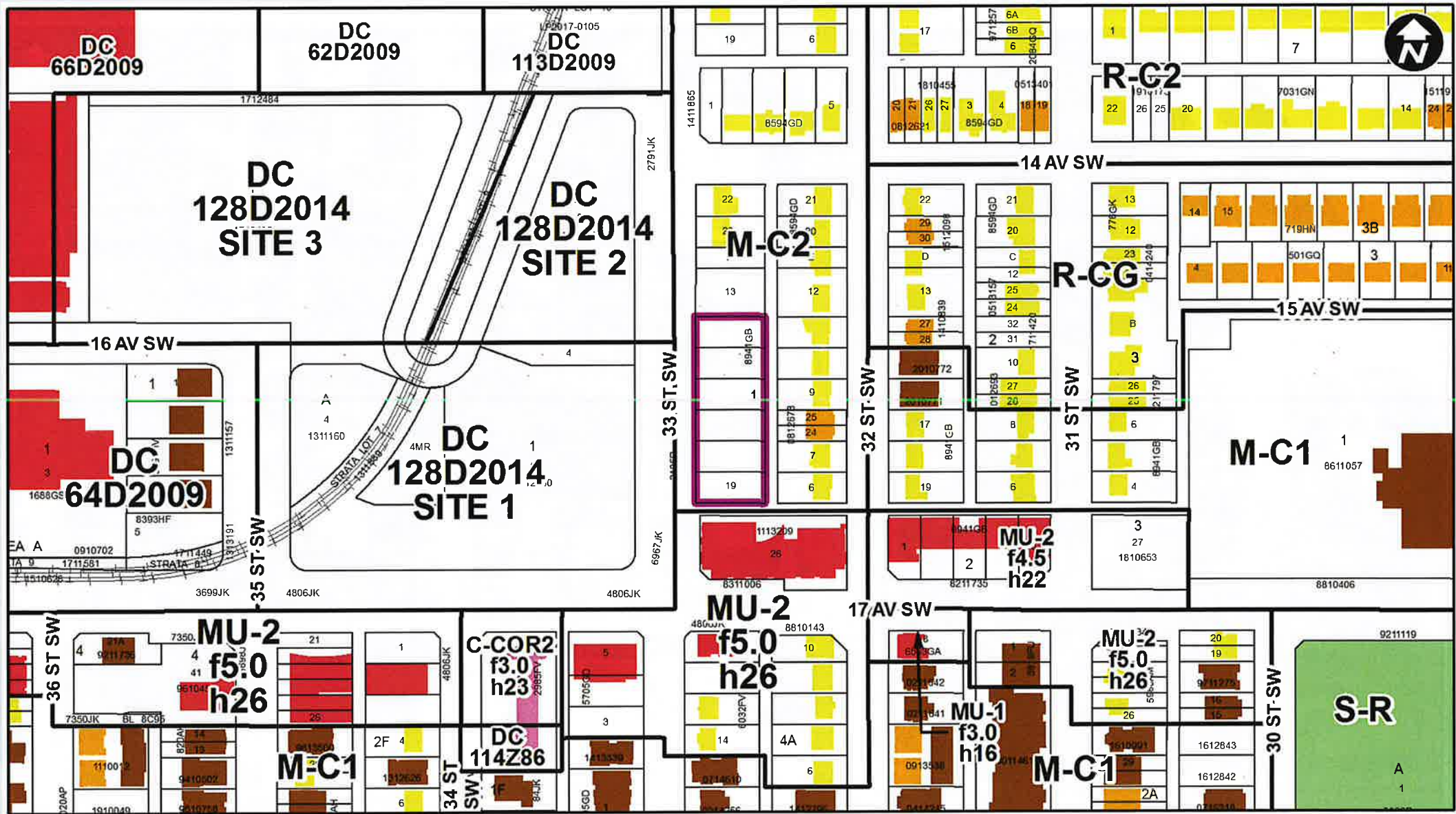


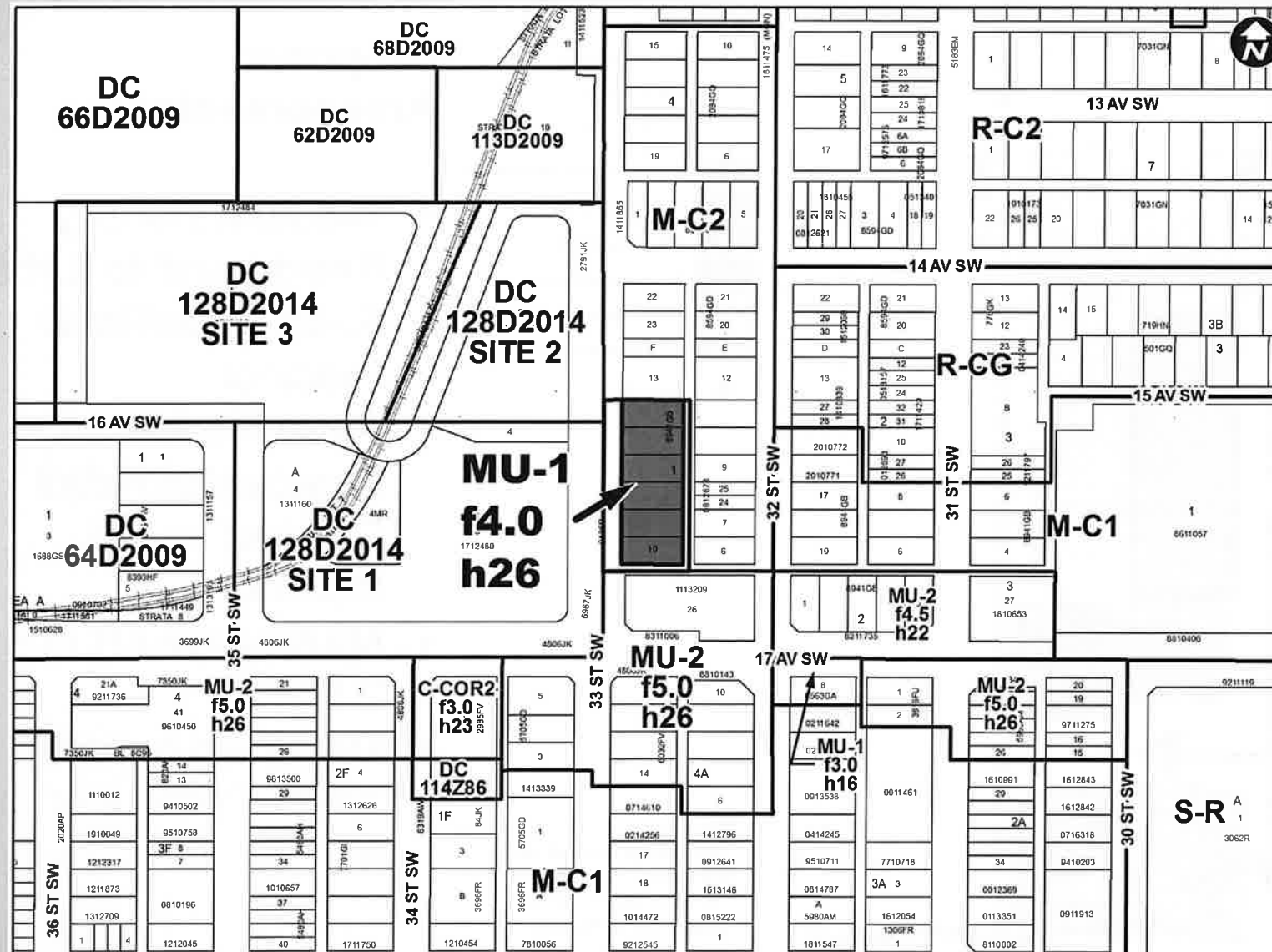


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:
0.31 ha
92m x 34m

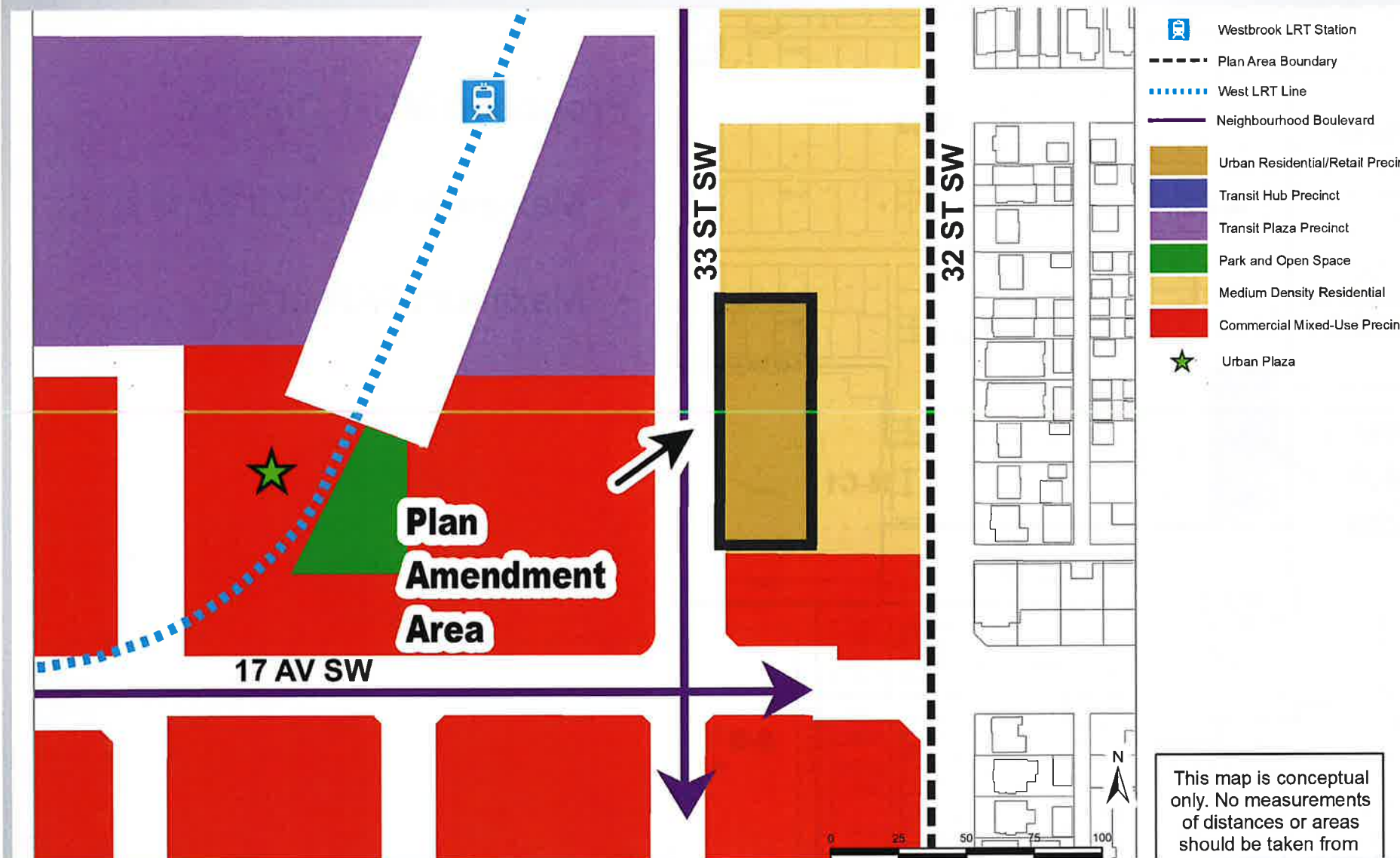
- LEGEND
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed MU-1 District:

- Maximum height of 26 metres
- Maximum FAR of 4.0



Proposed Amendments:

- 'Medium Density Residential' to 'Urban Residential/Retail Precinct'
- Allow the 'Urban Residential/Retail Precinct' in this location
- Maximum FAR from 2.5 to 4
- Maximum building height from 16 m to 26 m

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 55P2021** for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 155D2021** 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.

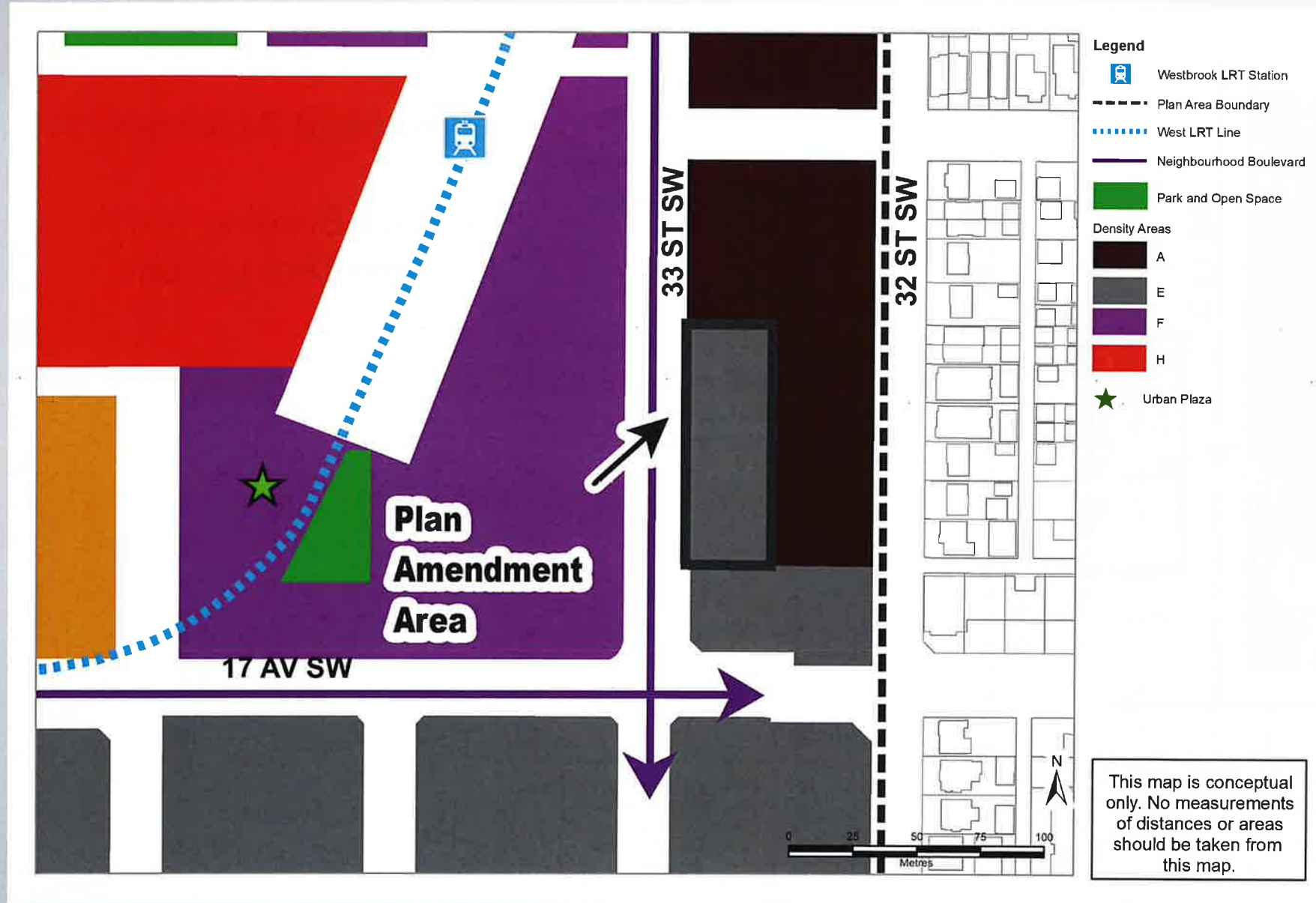
Supplementary Slides





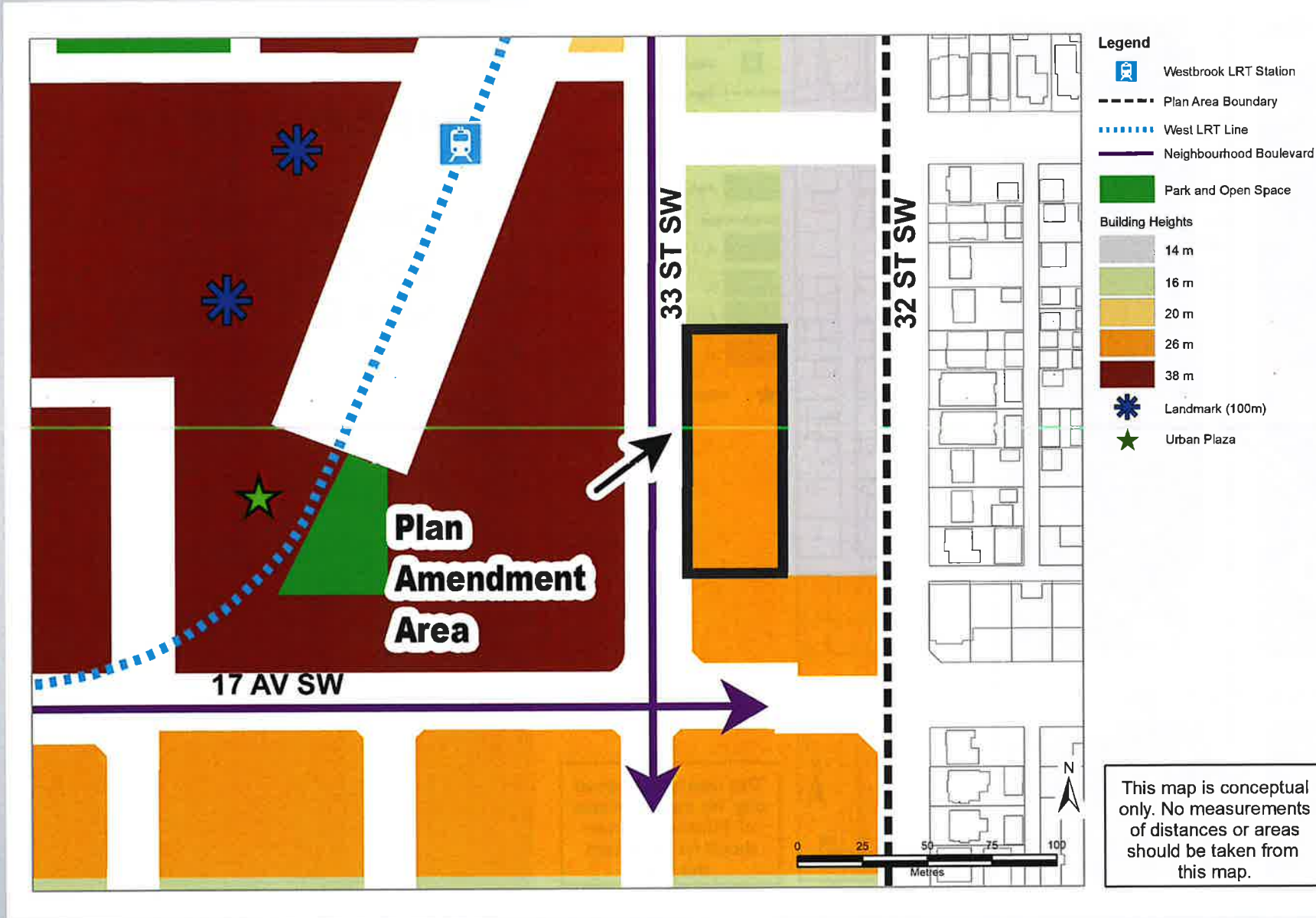






Proposed Amendment:

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



Proposed Amendment:

- Max Building Height from 16m to 26m



