

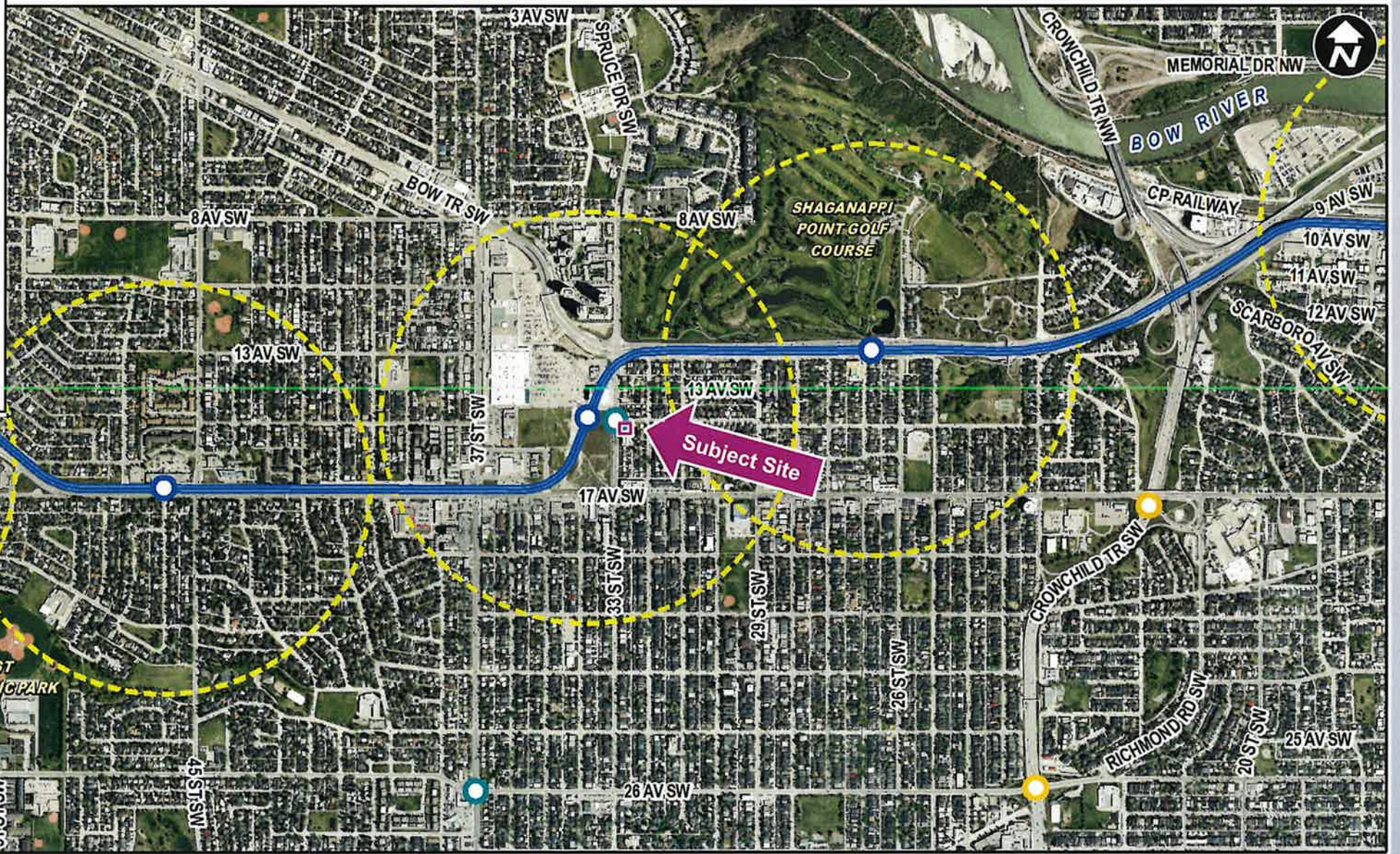
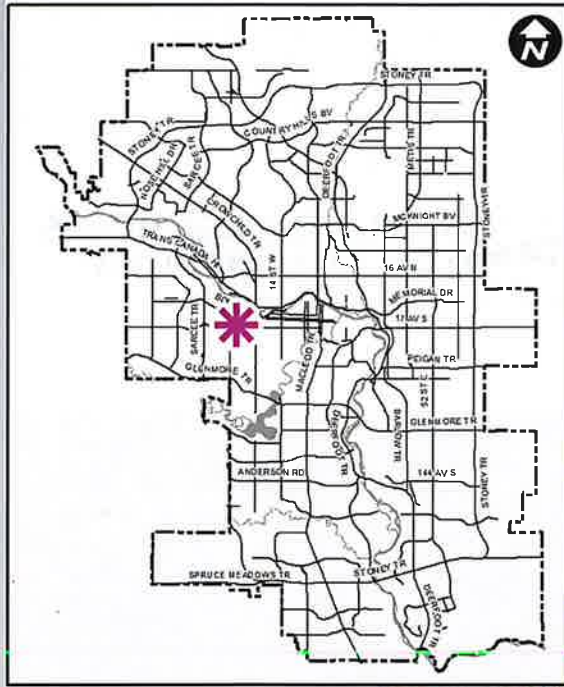


Public Hearing of Council

Agenda Item: 8.1.24

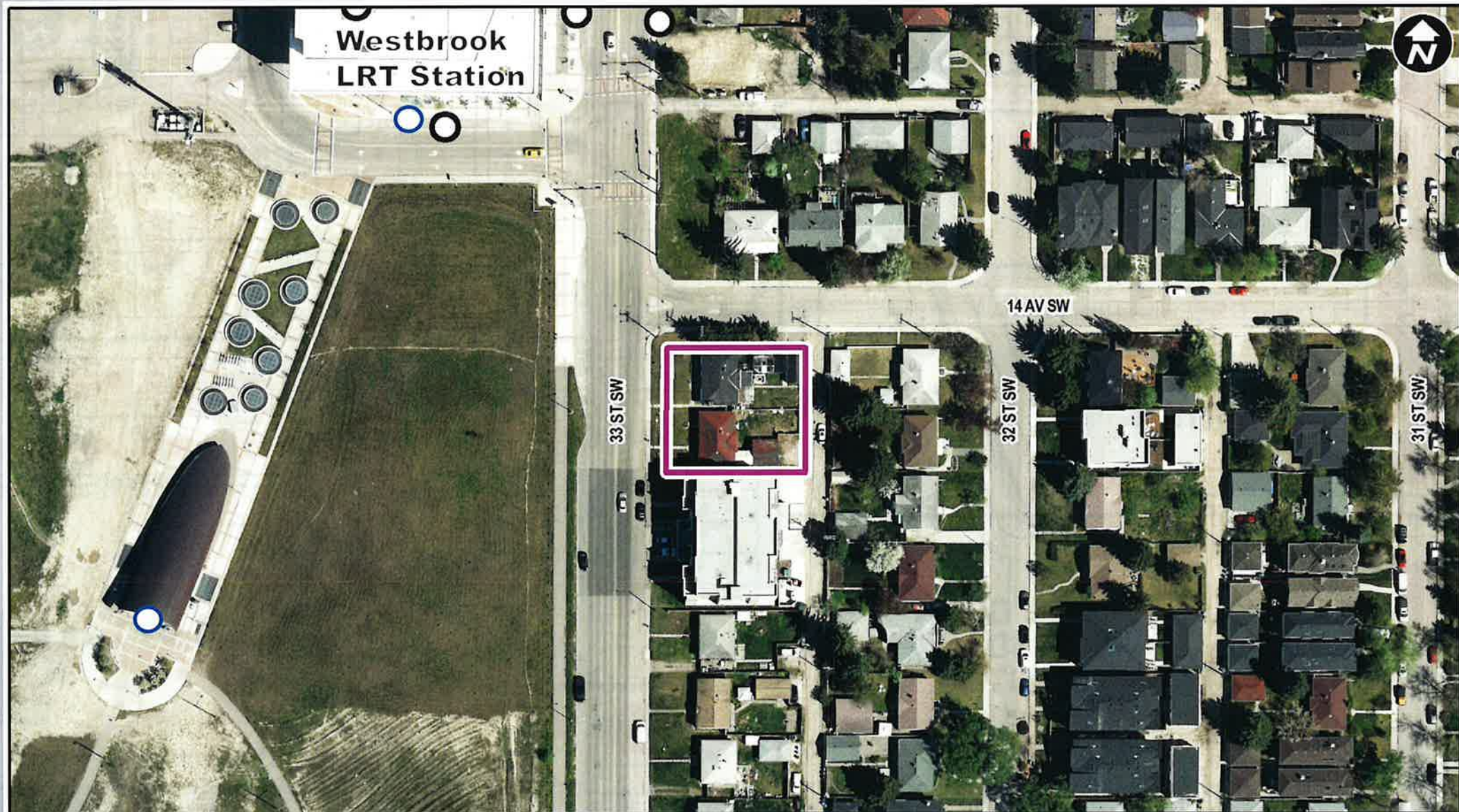


LOC2021-0023 / CPC2021-1023
Policy & Land Use Amendment
September 13, 2021



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



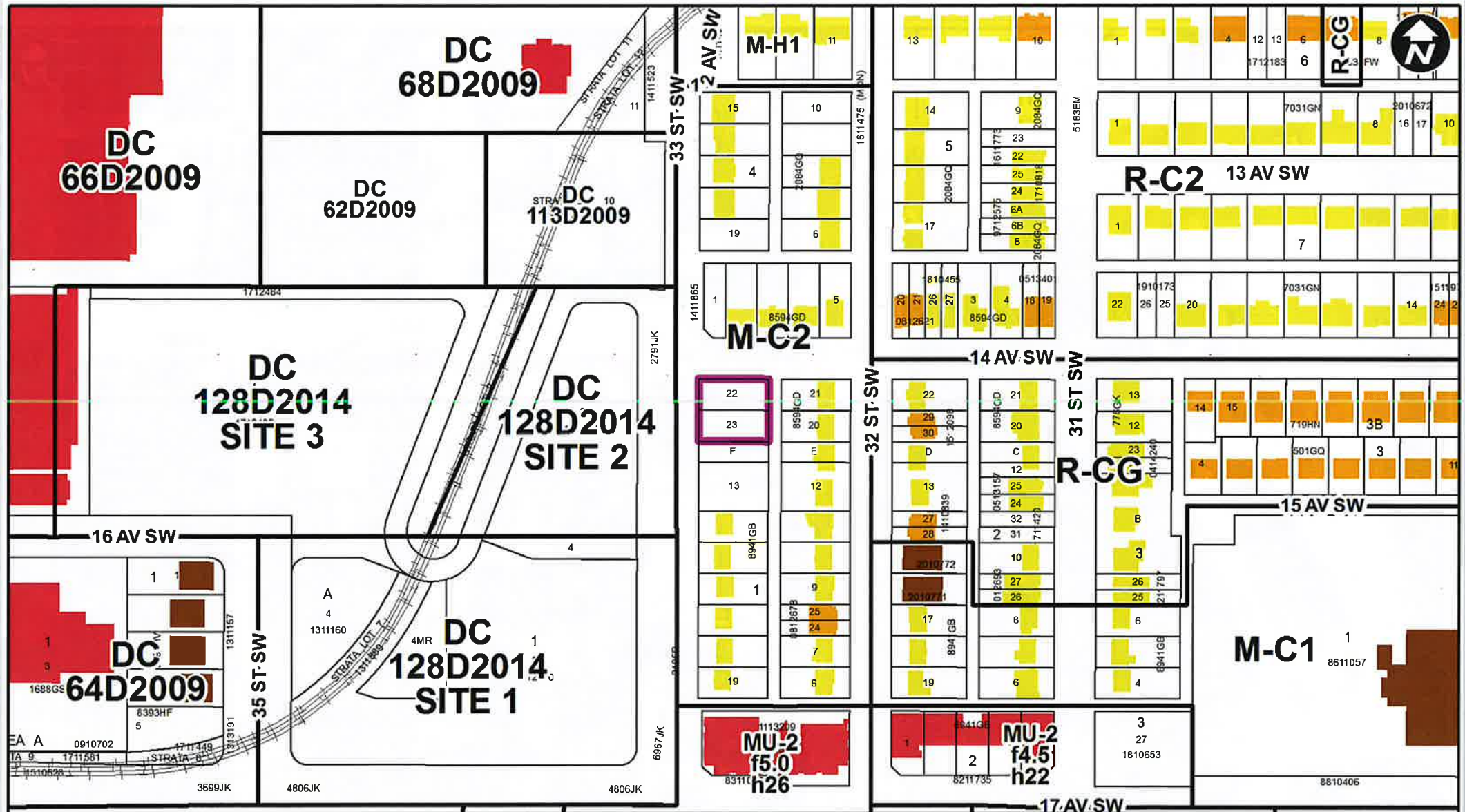
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

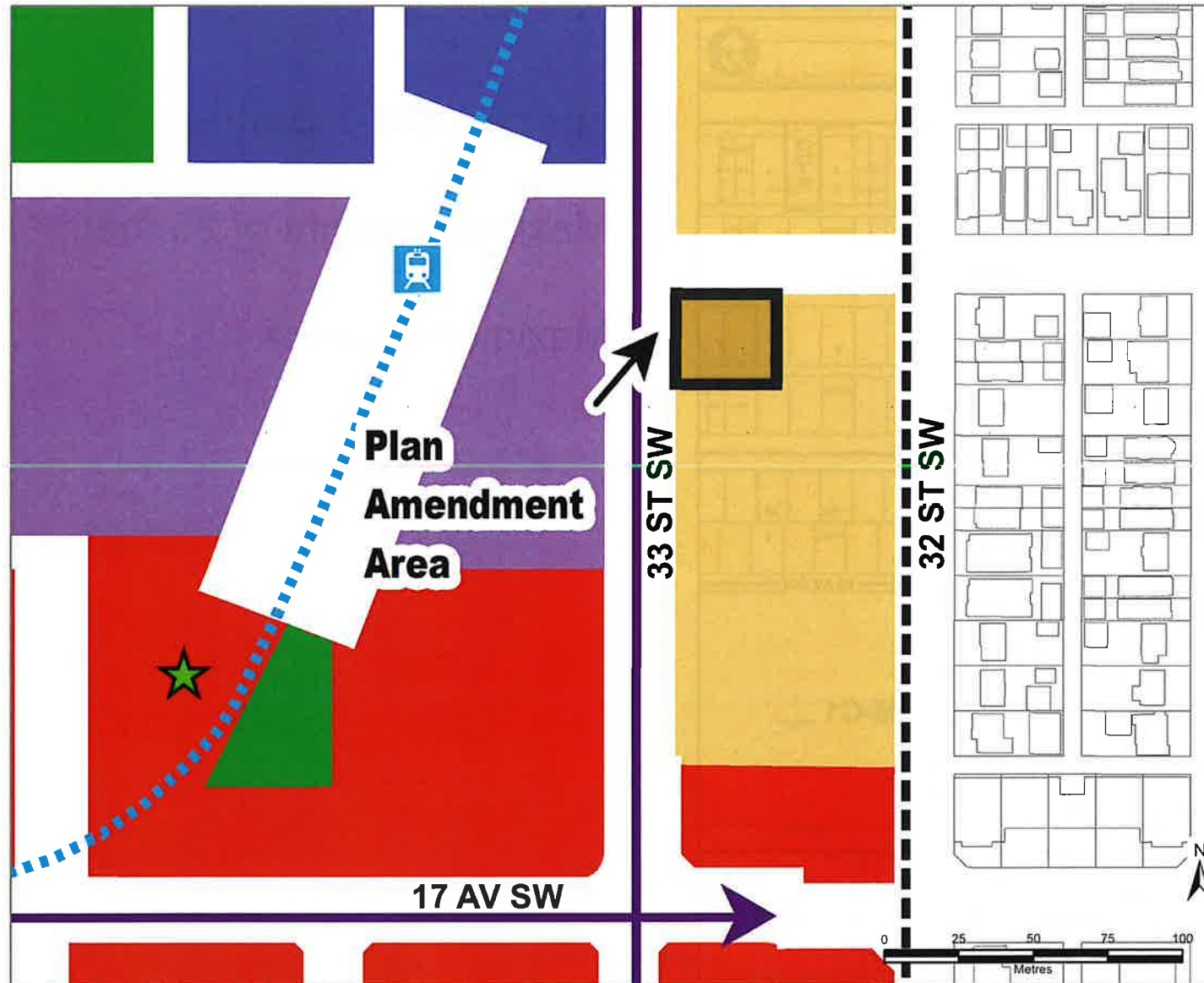
Parcel Size:

0.10 ha
38m 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





Legend

- Westbrook LRT Station
- Plan Area Boundary
- West LRT Line
- Neighbourhood Boulevard
- Urban Residential/Retail Precinct
- Transit Hub Precinct
- Transit Plaza Precinct
- Park and Open Space
- Medium Density Residential
- Commercial Mixed-Use Precinct
- Urban Plaza

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Proposed Amendment:

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

Calgary Planning Commission's Recommendation:

That Council:

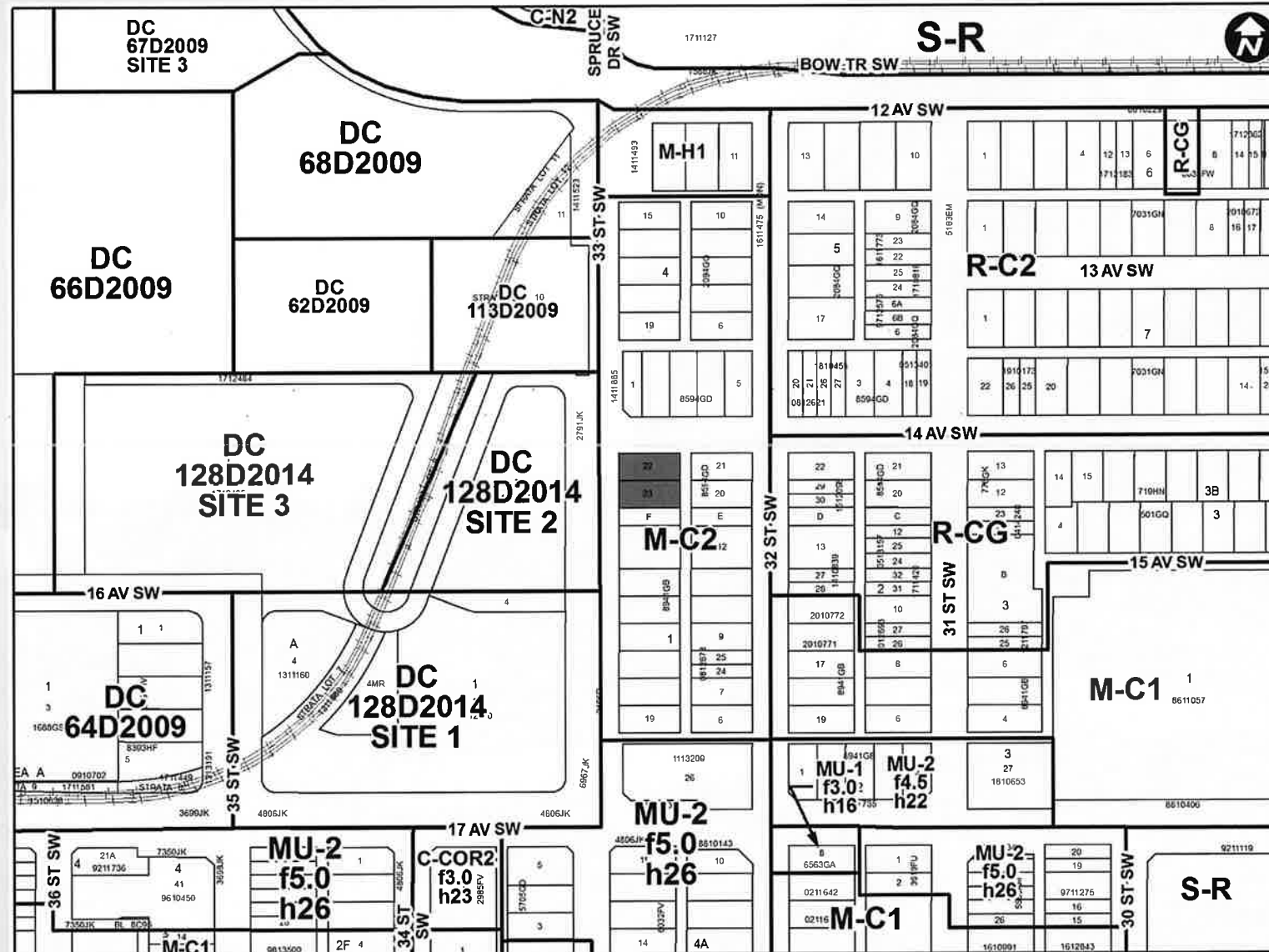
1. Give three readings to **Proposed Bylaw 56P2021** for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 156D2021** for the redesignation of 0.10 hectares $\pm$ (0.25 acres) located at 1706 – 33 Street SW (Plan 2111032, Block 1, Lot 26) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Mixed Use - General (MU-1f4.6h25) District.

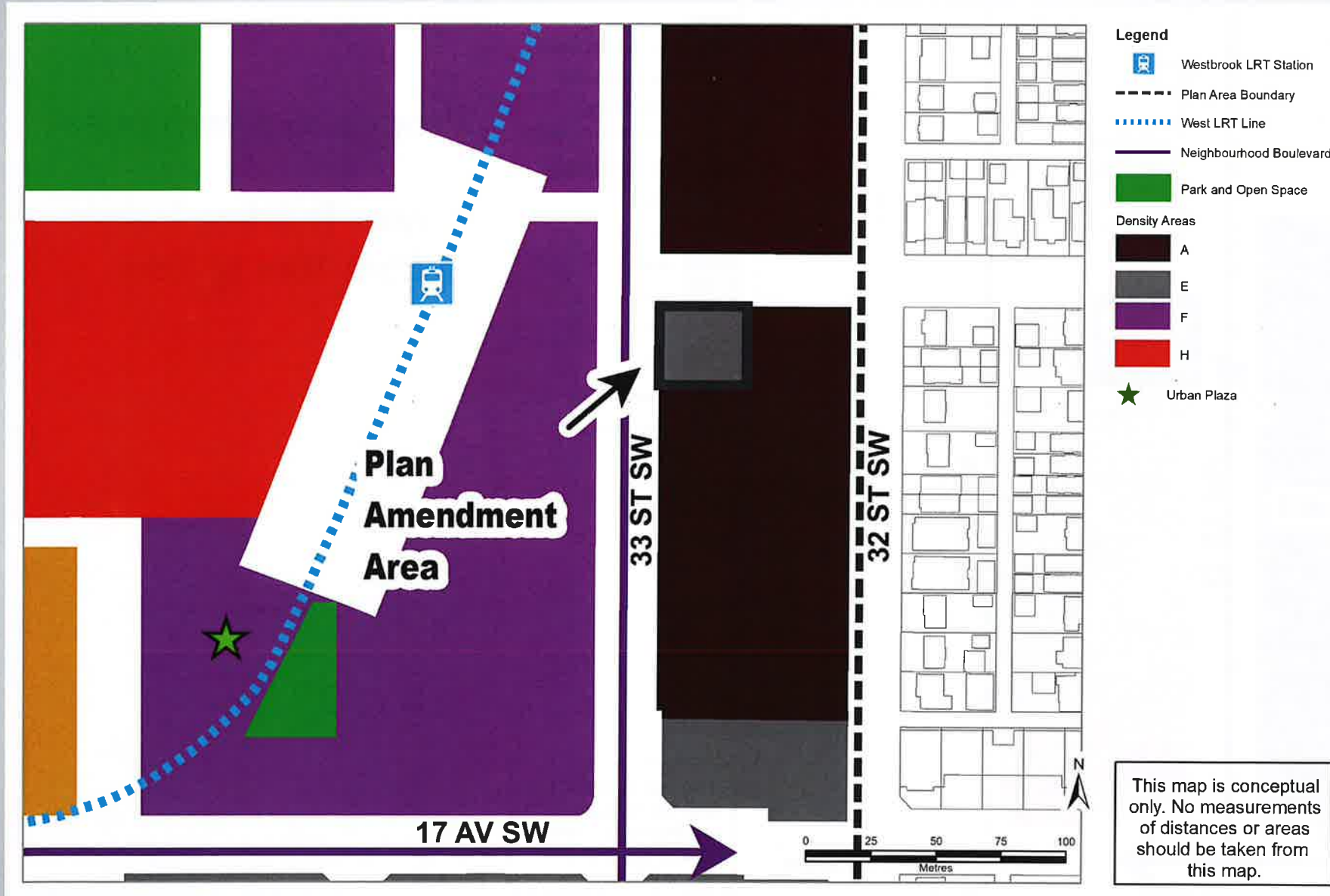
Supplementary Slides





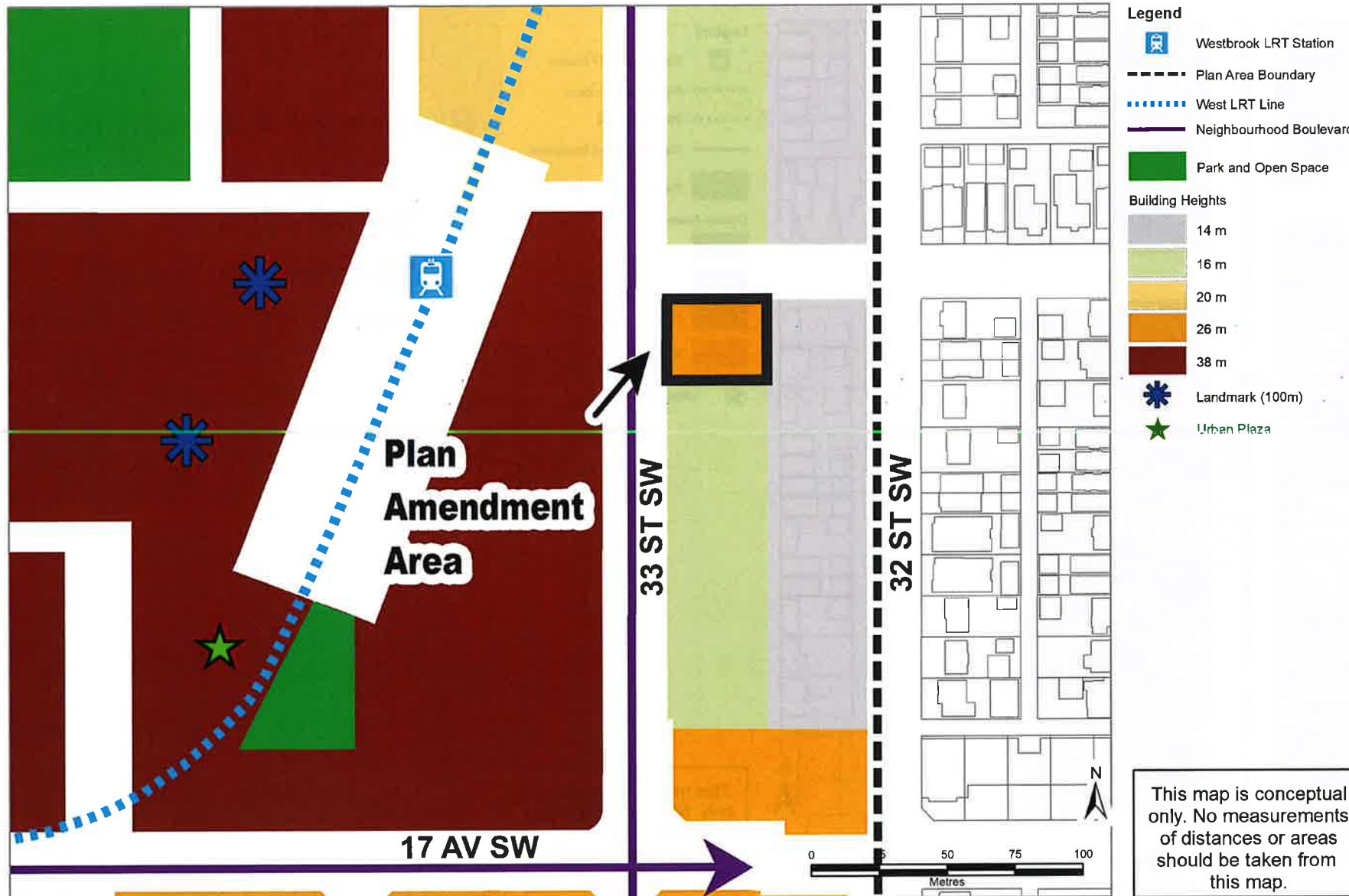






Proposed Amendment:

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



Proposed Amendment:

- Max Building Height from 16m to 26m



