

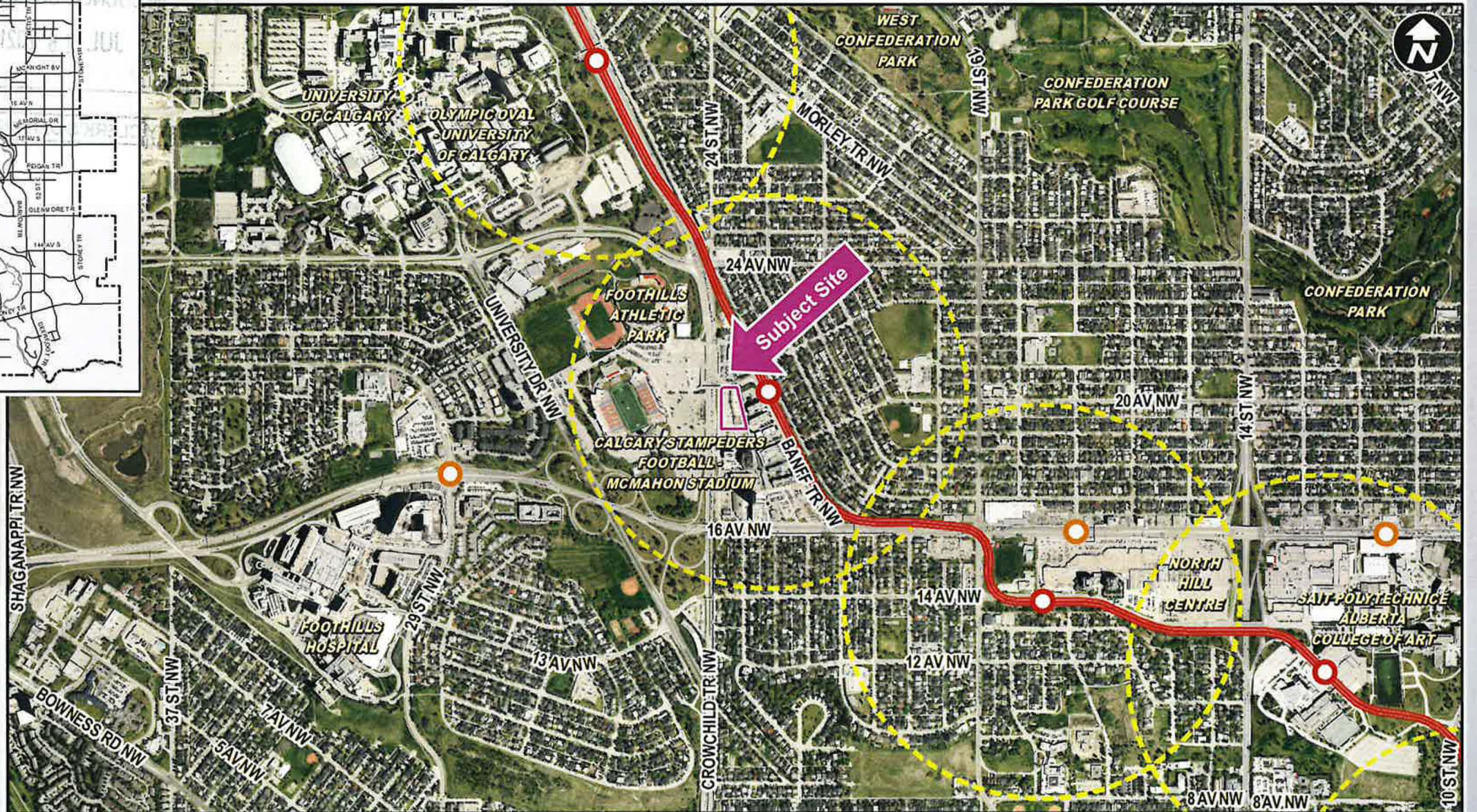


Public Hearing of Council

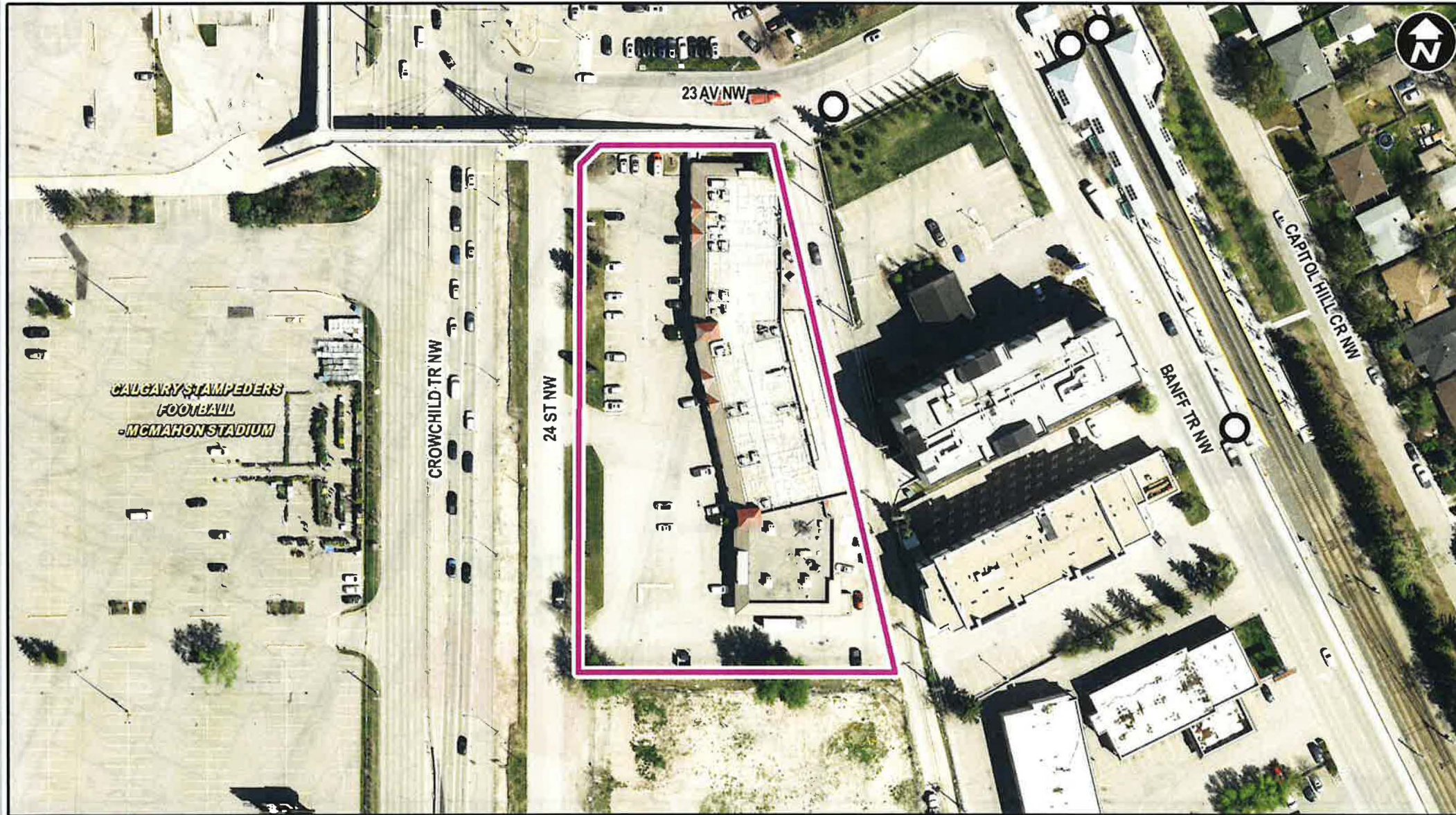
Agenda Item: 8.1.9

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2021
ITEM: 8.1.9 CPC2021-0904
Distribution.
CITY CLERK'S DEPARTMENT

LOC2020-0205 / CPC2021-0904
Land Use Amendment
July 26, 2021



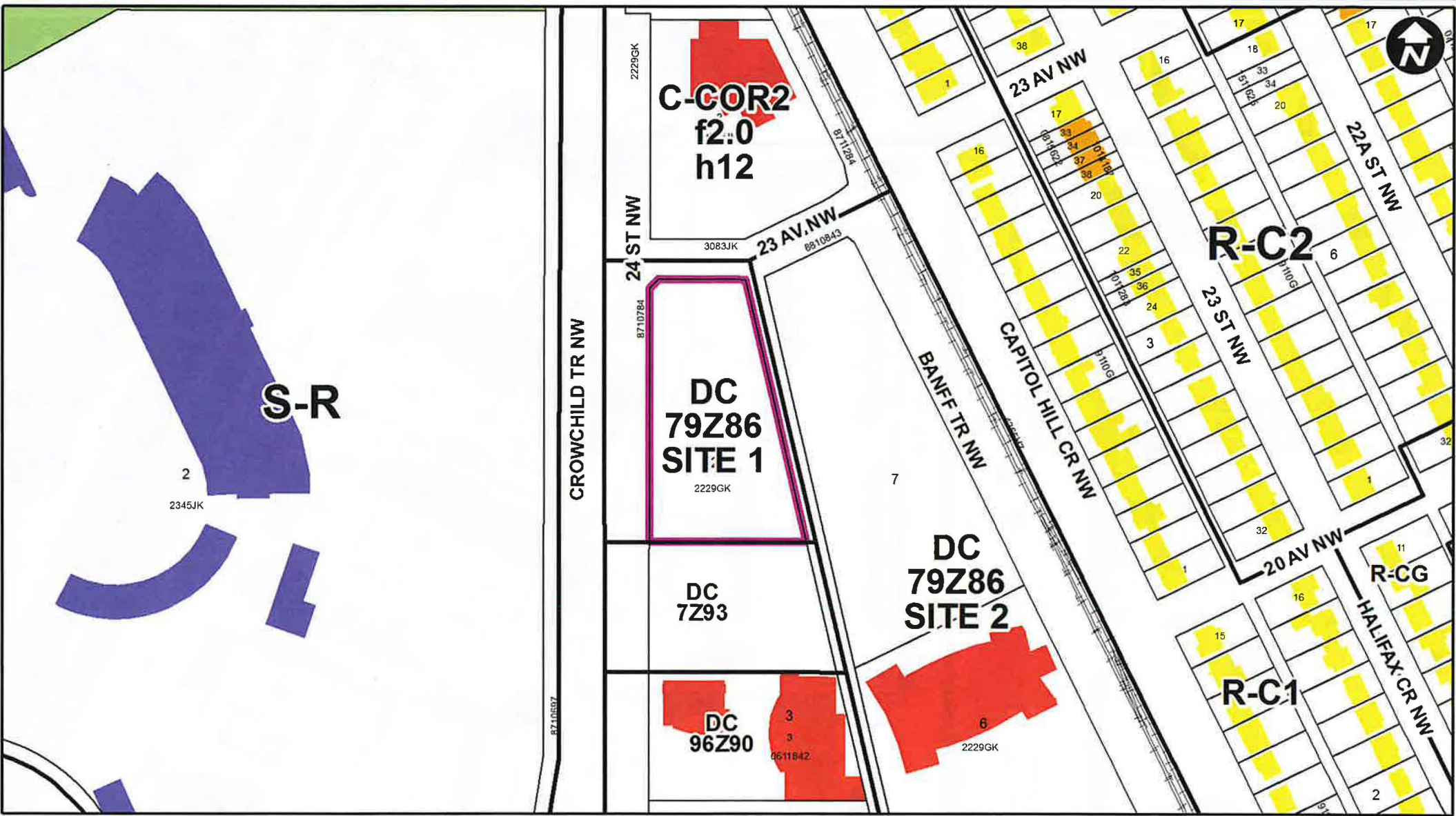
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

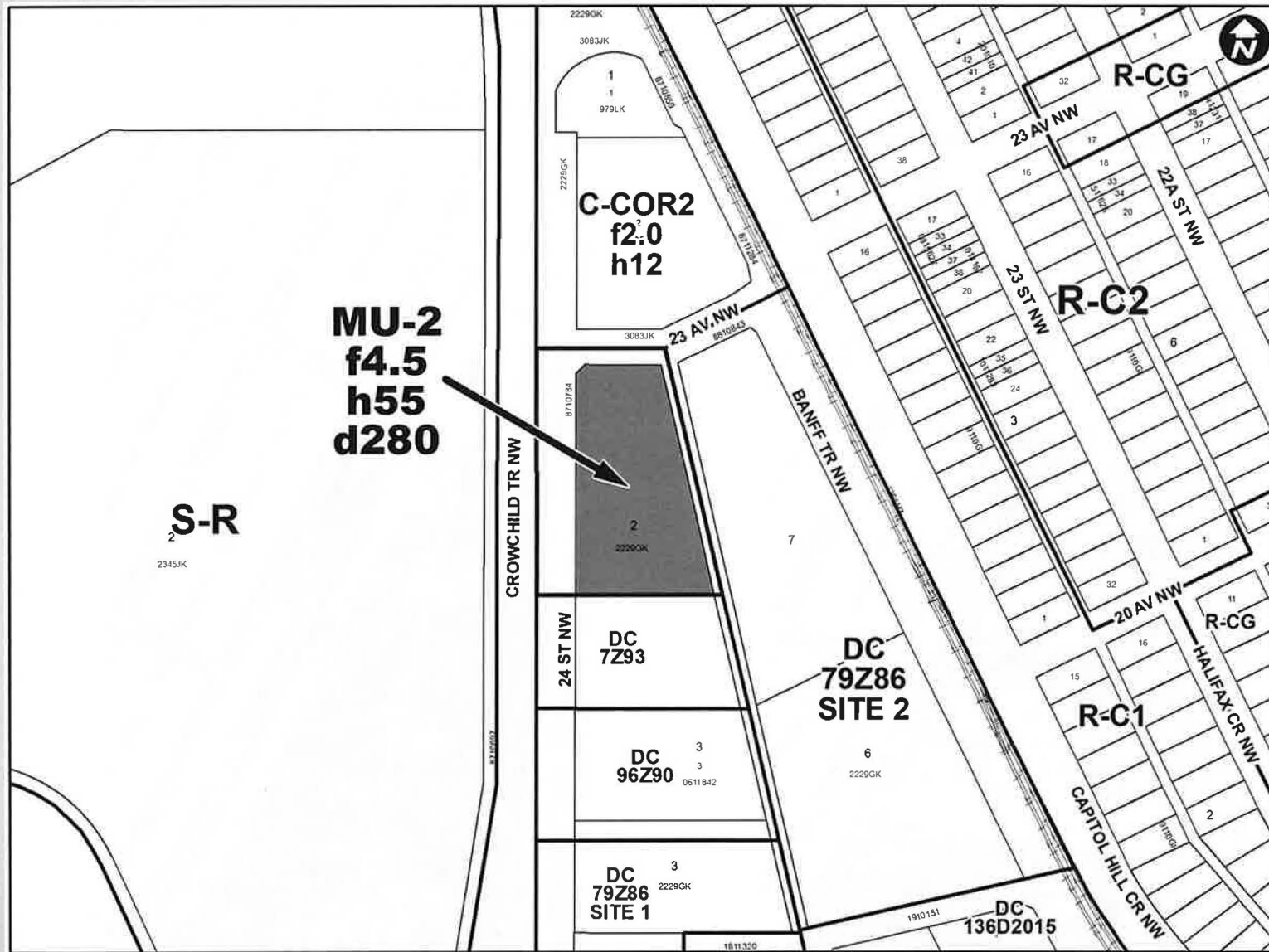


Parcel Size:

0.79 ha

- 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-2f4.5h55d280 District:

- Mix of commercial and residential uses
- Street-oriented buildings with commercial uses at-grade
- Max. FAR: 4.5
- Max. building height: 55 m (approx. 16 storeys)
- Max. density: 280 units per ha (max. 221 units)

Figure 16
Precinct: Mixed-use

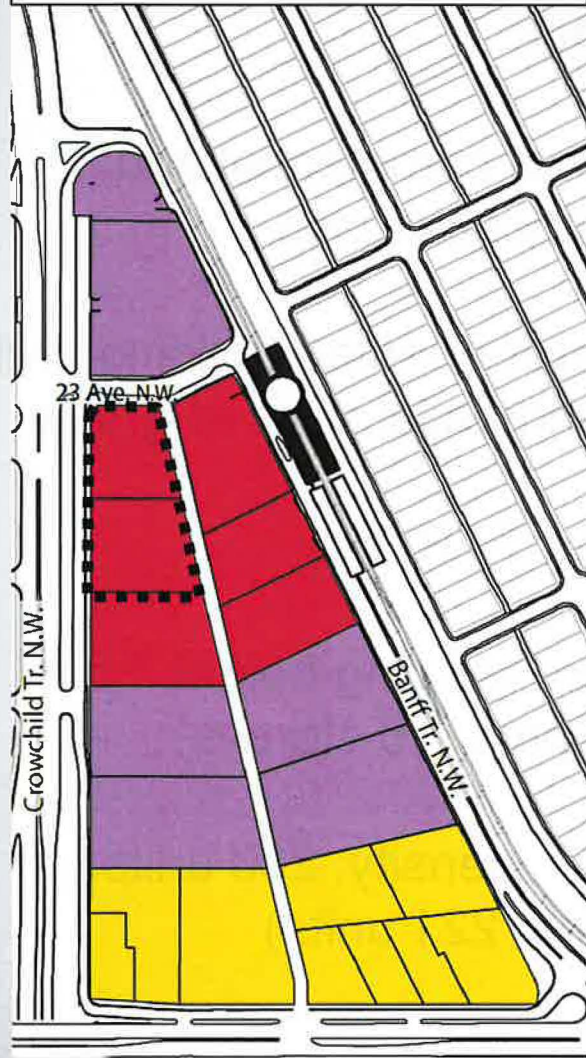


Figure 19
Max. FAR: 4.5

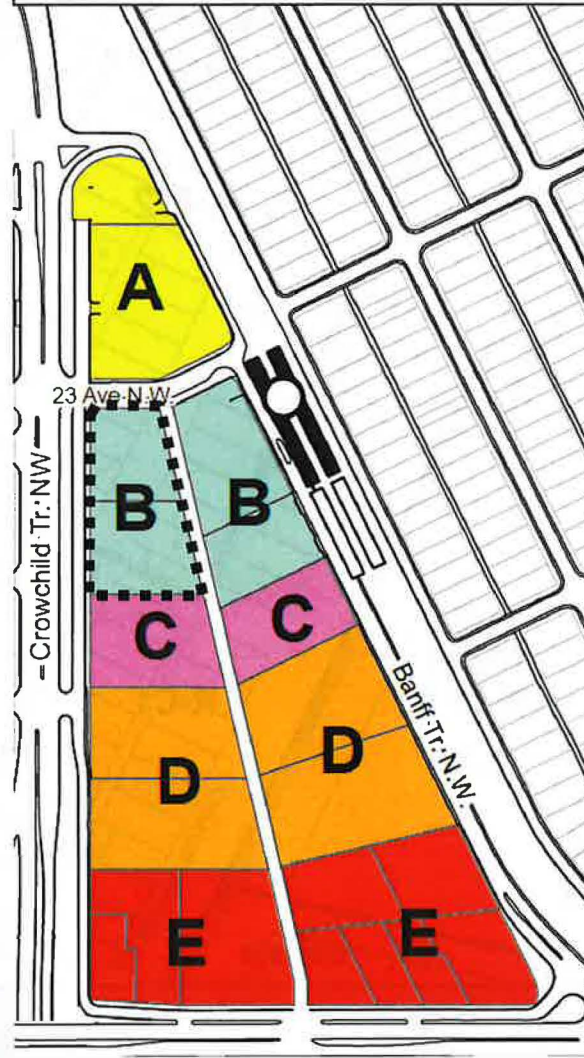
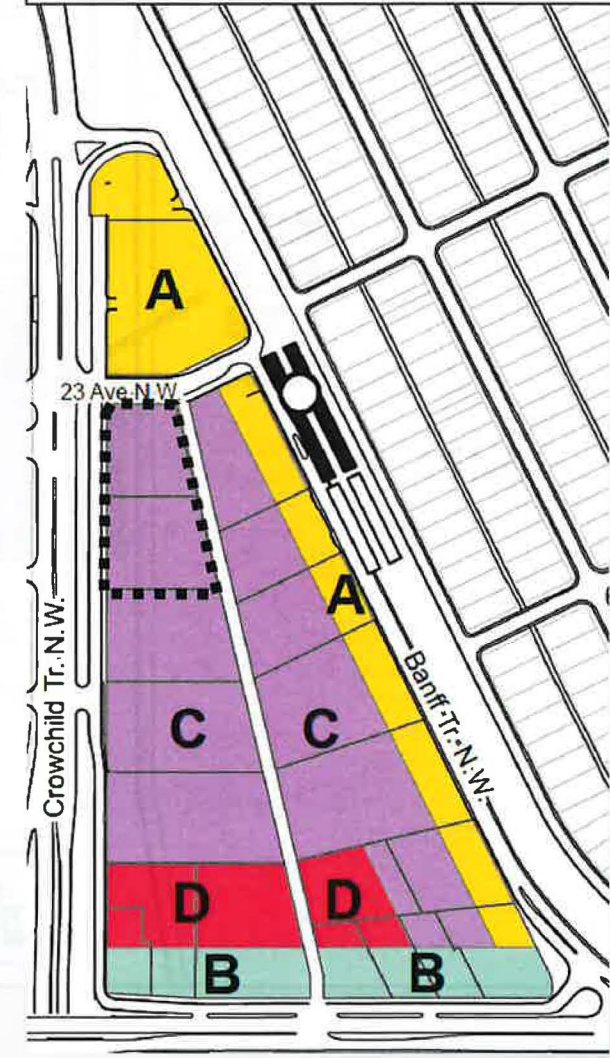


Figure 22
Max. Height: 55 m



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 119D2021** for the redesignation of 0.79 hectares \pm (1.96 acres \pm) located at 2020 and 2112 Crowchild Trail NW (Portion of Plan 2229GK, Block 2) from Direct Control District to Mixed Use – Active Frontage (MU-2f4.5h55d280) District.

Supplementary Slides



View of the site from 24 Street NW



Looking south on 24 Street NW



View of the site from 24 Street NW



Looking east at 23 Avenue NW

- Community Association provided a letter of opposition

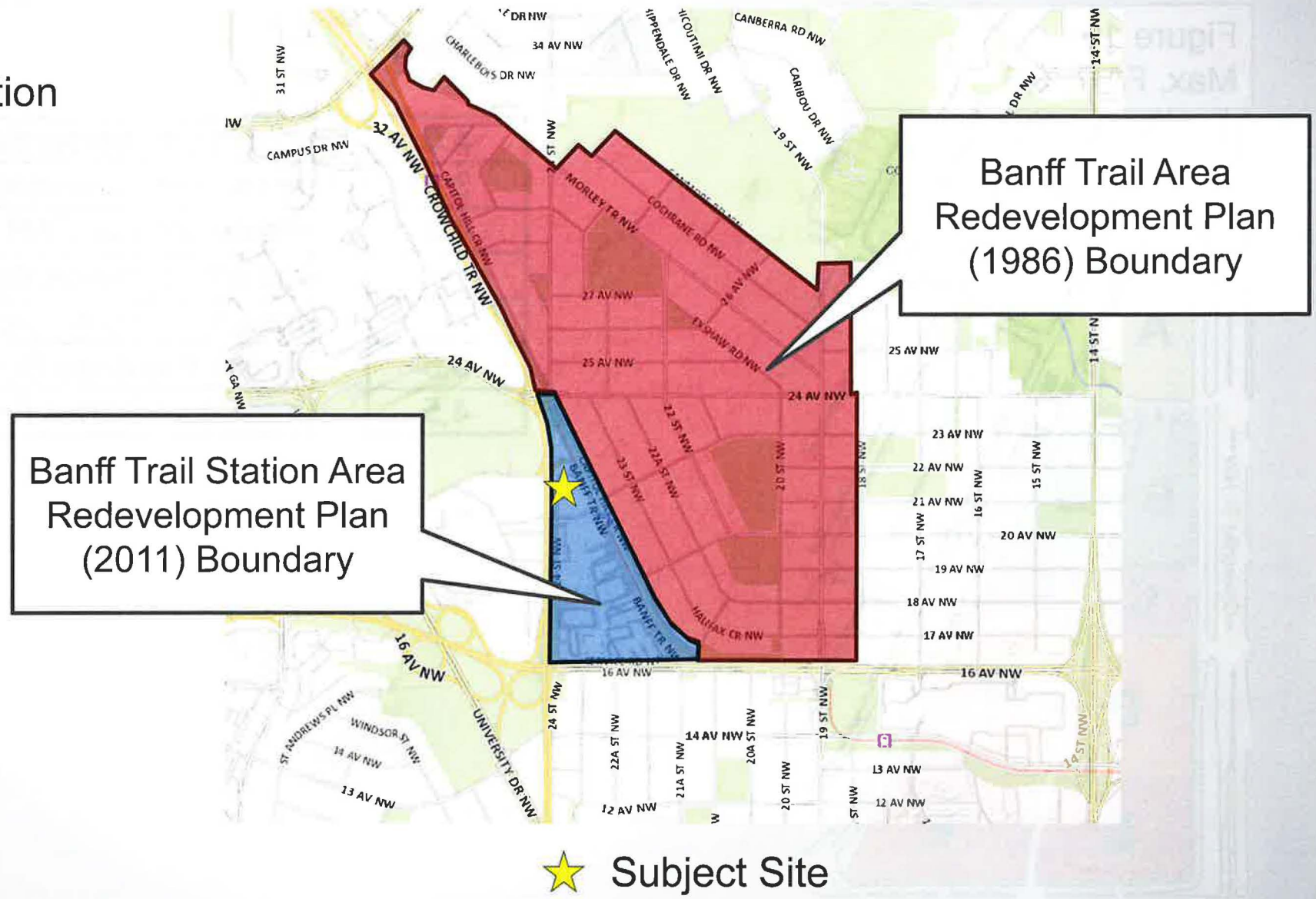
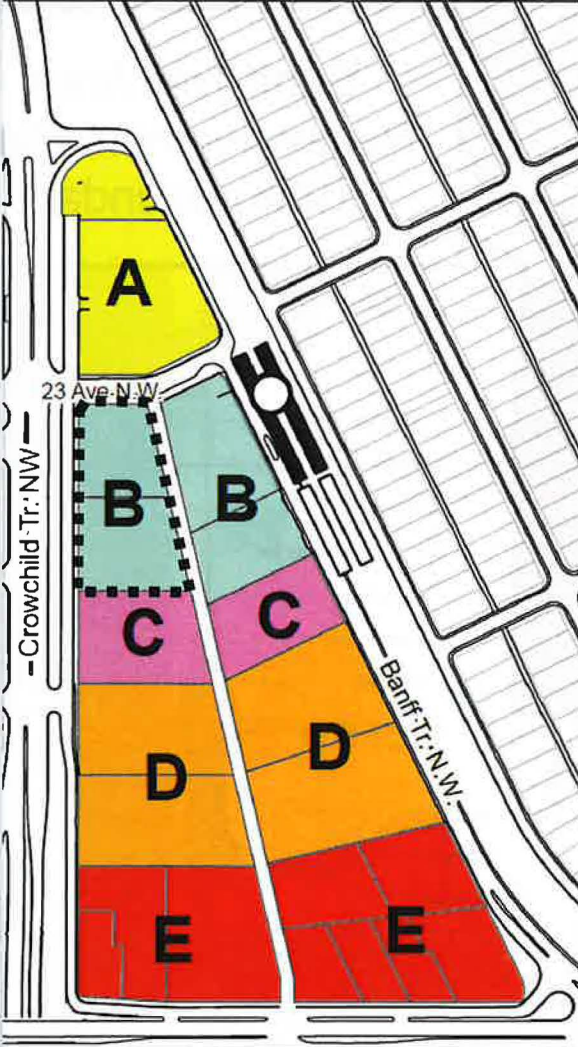
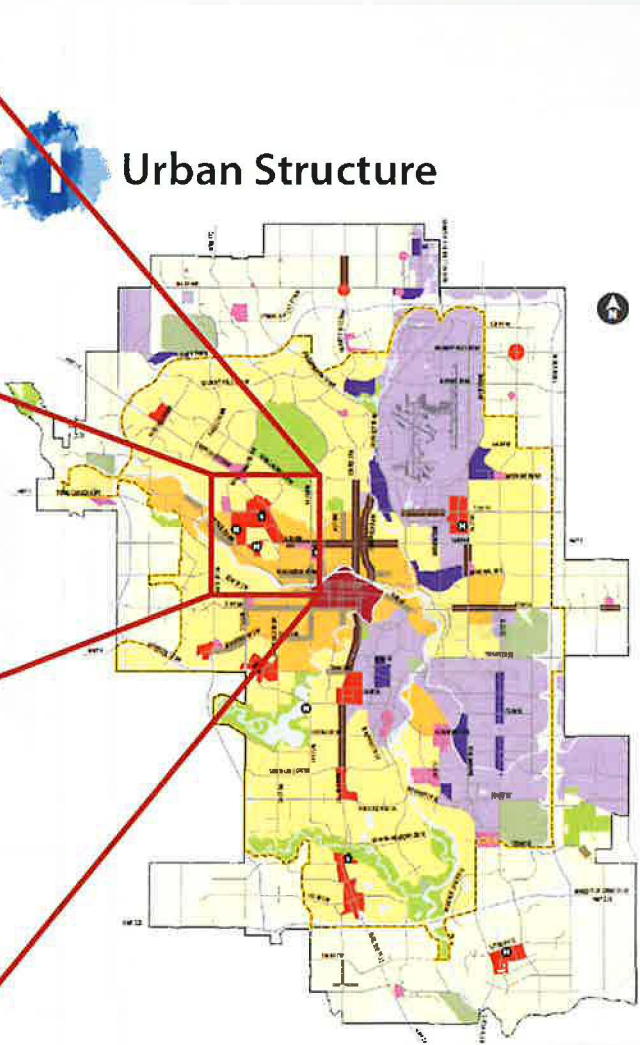
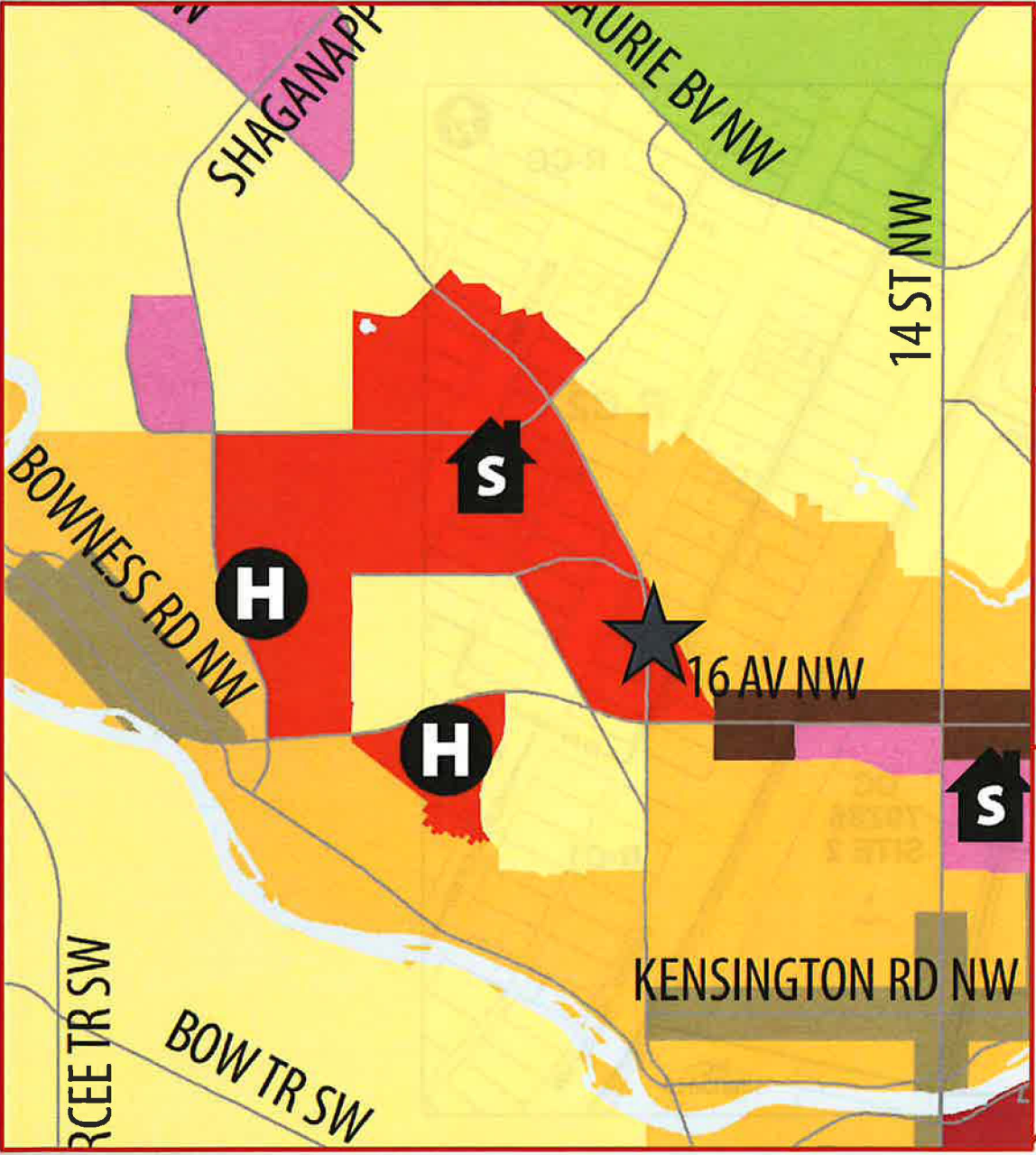


Figure 19
Max. FAR: 4.5



Zone B

4.0	maximum residential FAR (no Bonus)
3.0	maximum commercial FAR (no Bonus)
4.0	maximum site FAR (no Bonus)
-	maximum residential Bonus FAR
-	maximum commercial Bonus FAR
0.5	Active Frontage Bonus FAR
4.5	maximum Bonus FAR (all Bonus items)



★ Subject Parcel ■ Major Activity Centre

