



Public Hearing of Council

Agenda Item: 8.1.14

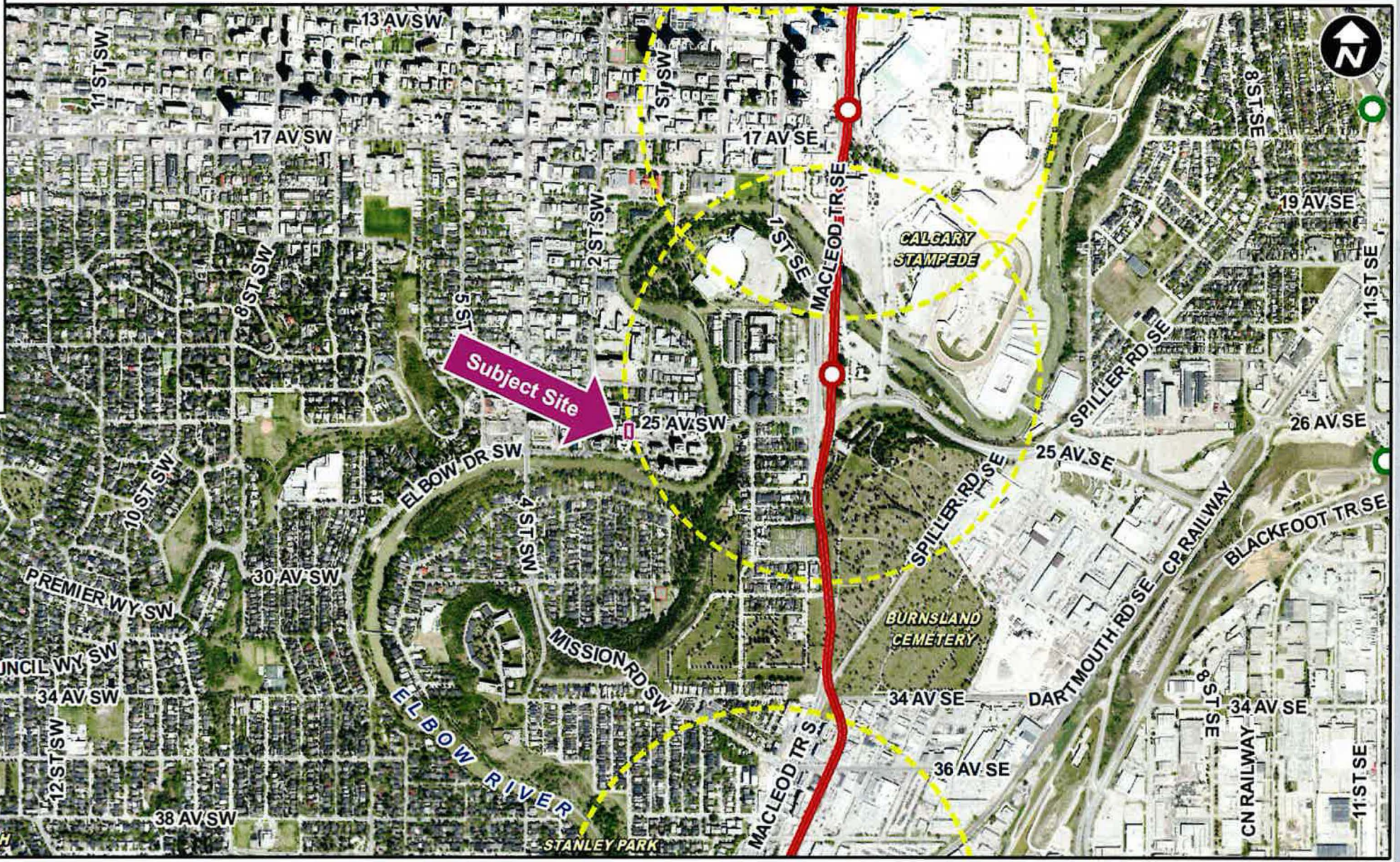
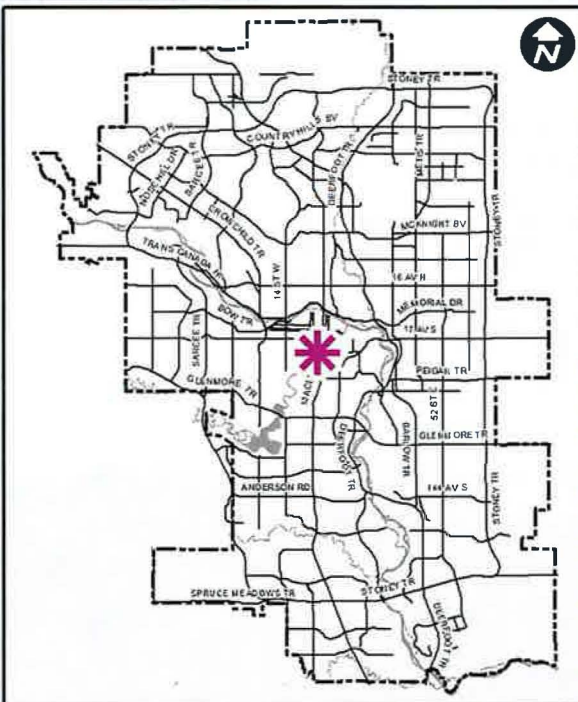


LOC2022-0023 / CPC2022-0723

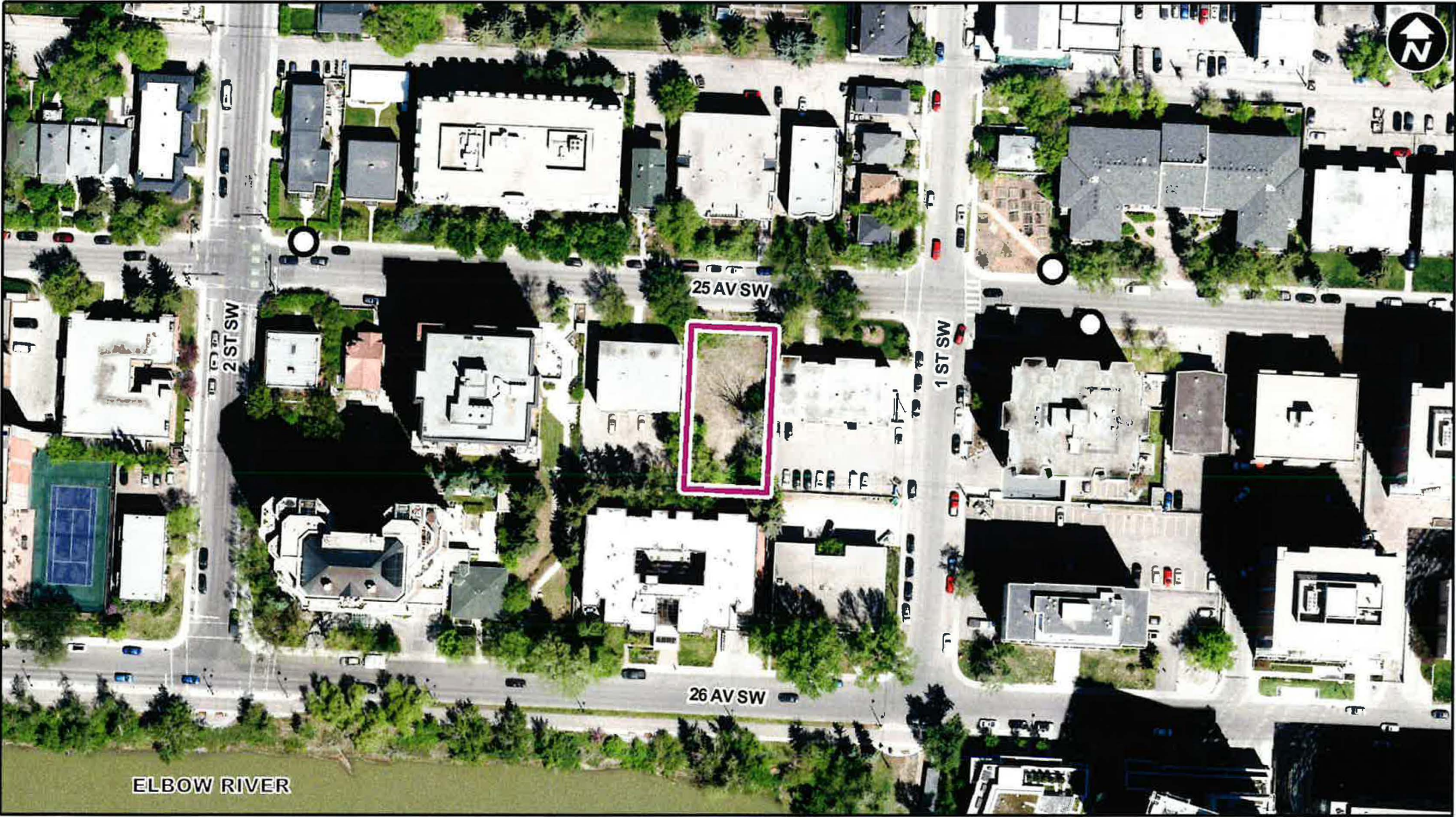
Policy Amendment

July 26, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: # 8.1.14 CPC2022-0723
Distribution
CITY CLERK'S DEPARTMENT



- 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



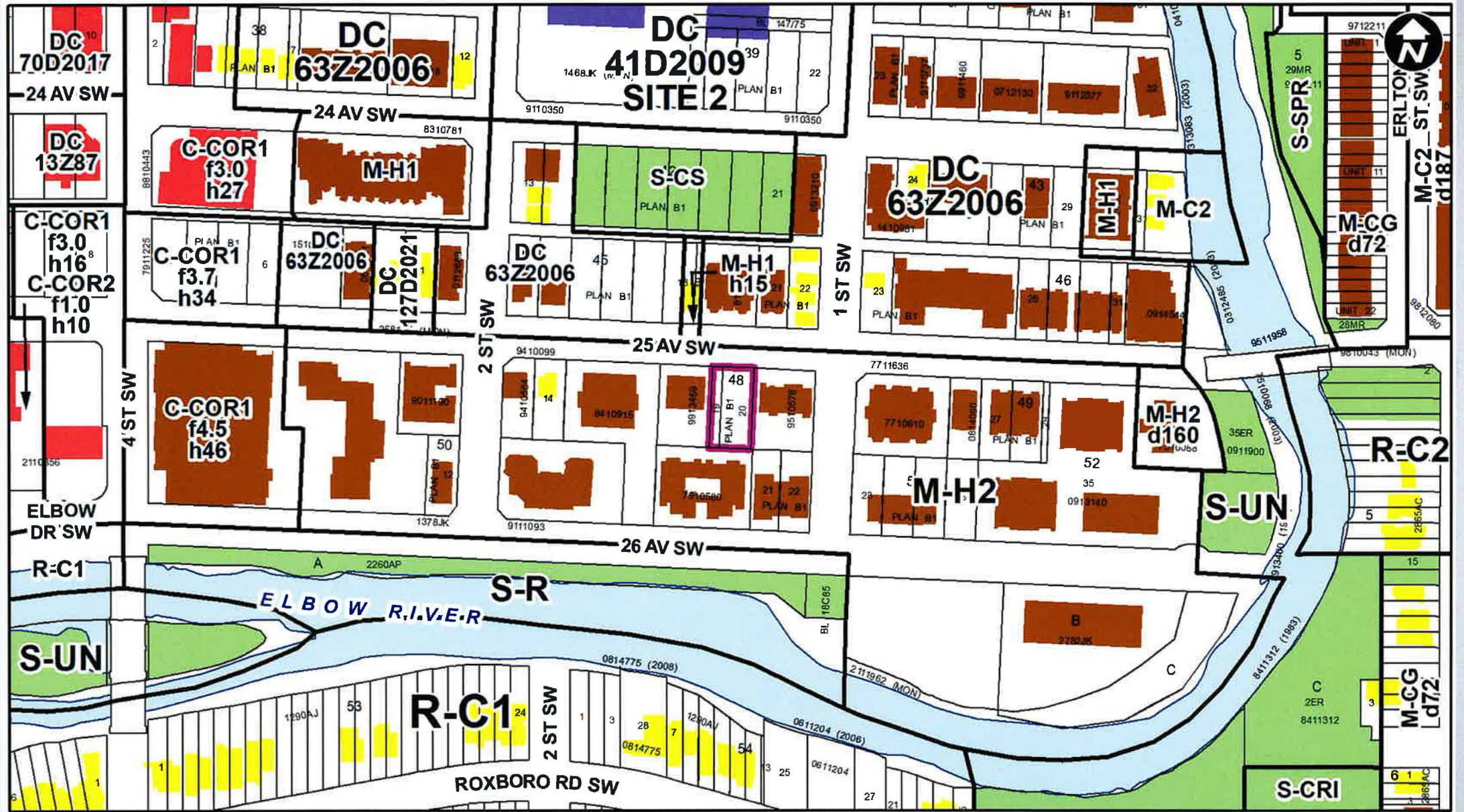
LEGEND

○ Bus Stop

Parcel Size:

0.08 ha
20m x 40m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Amendment to the Mission Area Redevelopment Plan

- No land use amendment associated with the application – only a policy amendment.
- Within 5.0 FAR, the applicant wishes to develop **39 units** but is limited by ARP density to **31 units**.
- ARP maximum density proposed to increase from **395 uph** to **485 uph** (a 23% increase).

Calgary Planning Commission's Recommendation:

That Council:

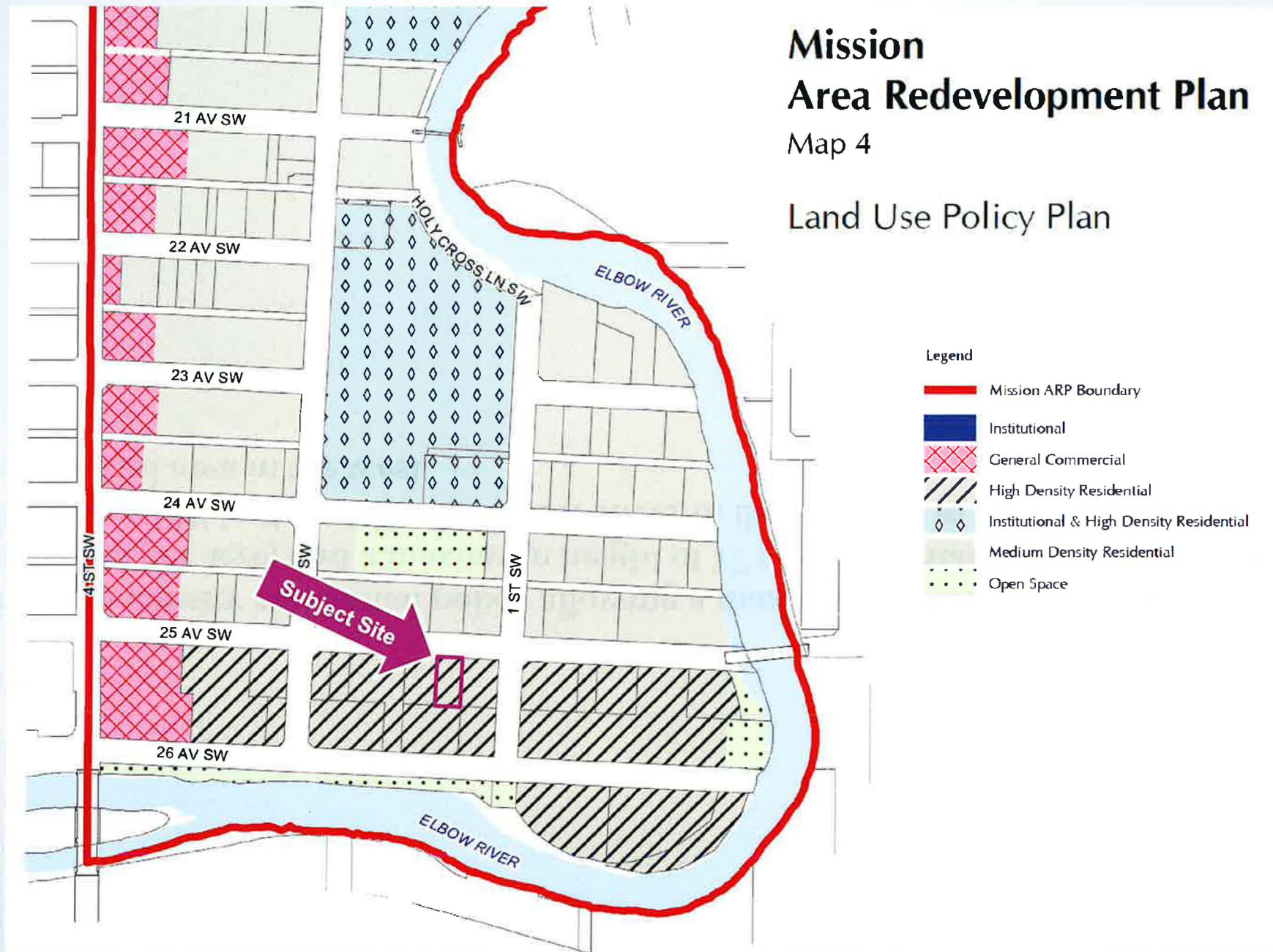
Give three readings to **Proposed Bylaw 41P2022** for the amendment to the Mission Area Redevelopment Plan (Attachment 2).

Supplementary Slides

Mission Area Redevelopment Plan

Map 4

Land Use Policy Plan



6.1.3 Policy

1. The high density residential policy allowing a maximum density of 395 units per hectare (160 units per acre) and a maximum height of 17 storeys is maintained for the area bounded by 25 Avenue SW in the north, the Elbow River in the east and in the south and the 4 Street SW commercial area in the west.

