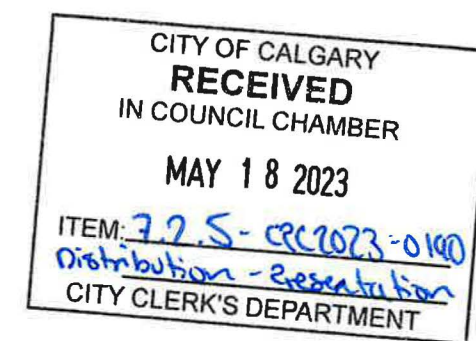


LOC2022-0216 / CPC2023-0190 Land Use Amendment

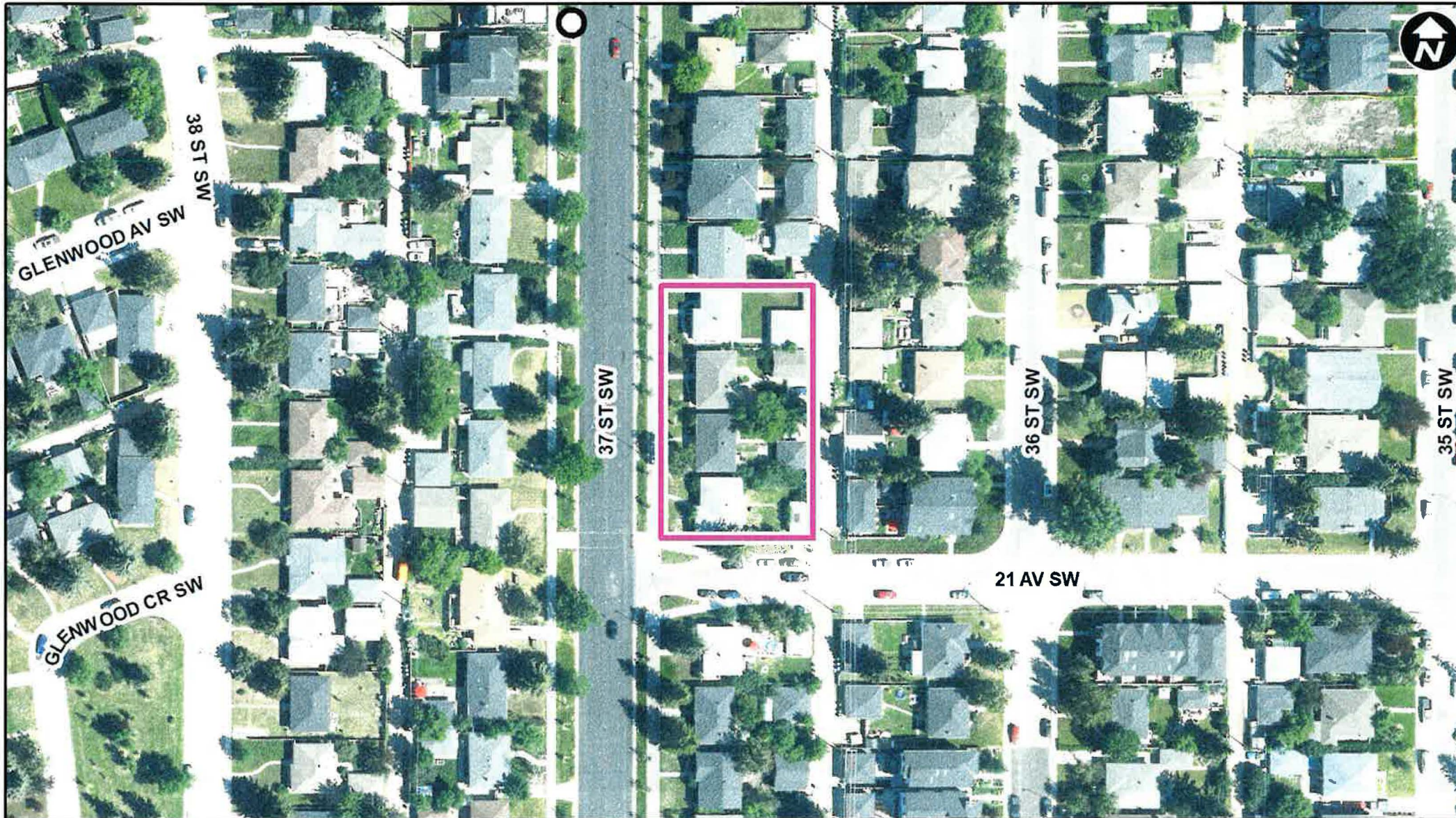
May 18, 2023



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.56 acres \pm) located at multiple addresses (Plan 6900AM, Block 5F, Lots 33-40) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed-Use – General (MU-1f3.5h24) District.



Parcel Size:

0.22 ha

61m x 36m





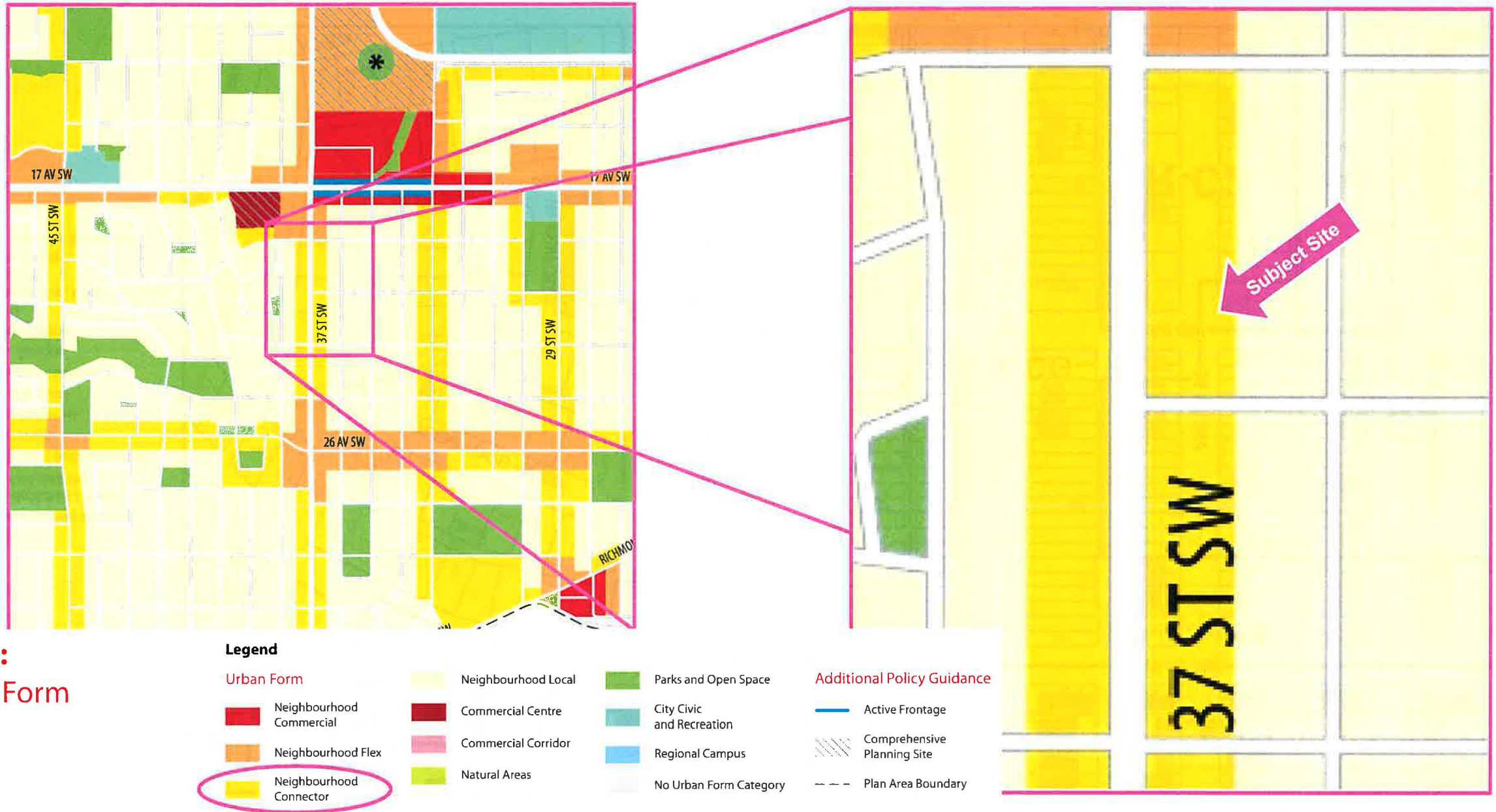
Surrounding Land Use

7

LEGEND

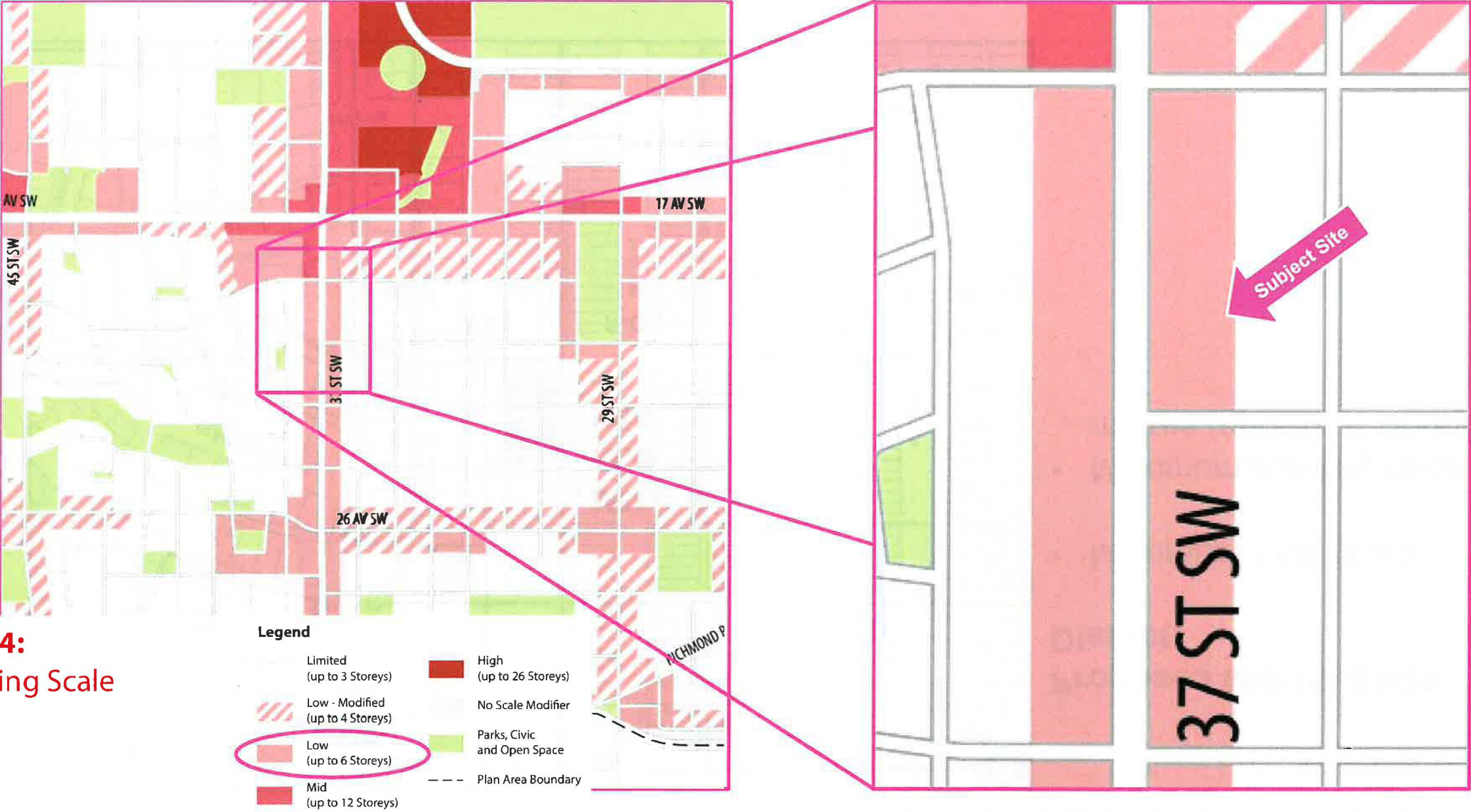
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

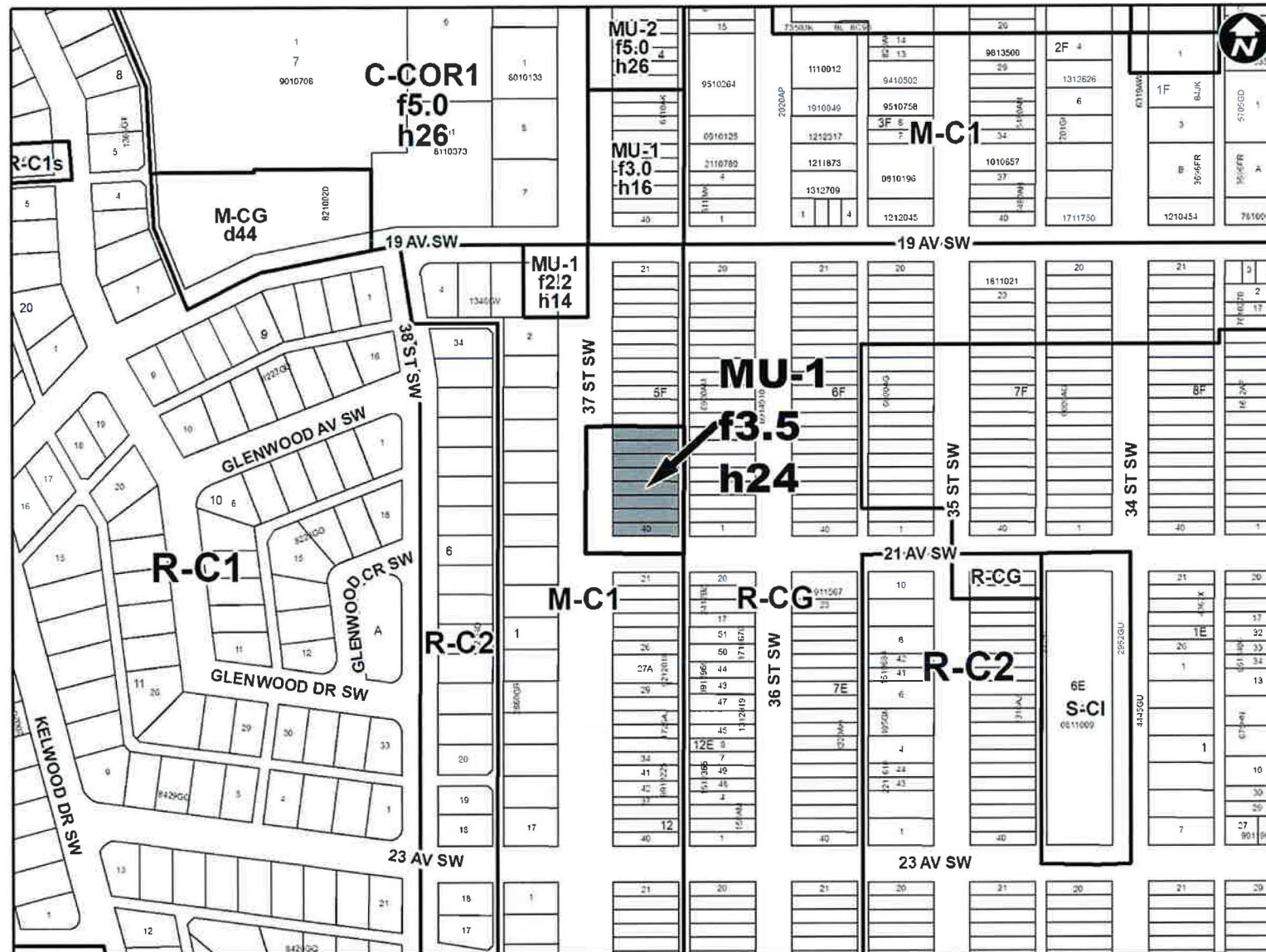




Westbrook Local Area Plan – Building Scale

Map 4:
Building Scale





Proposed MU-1f3.5 h24 District:

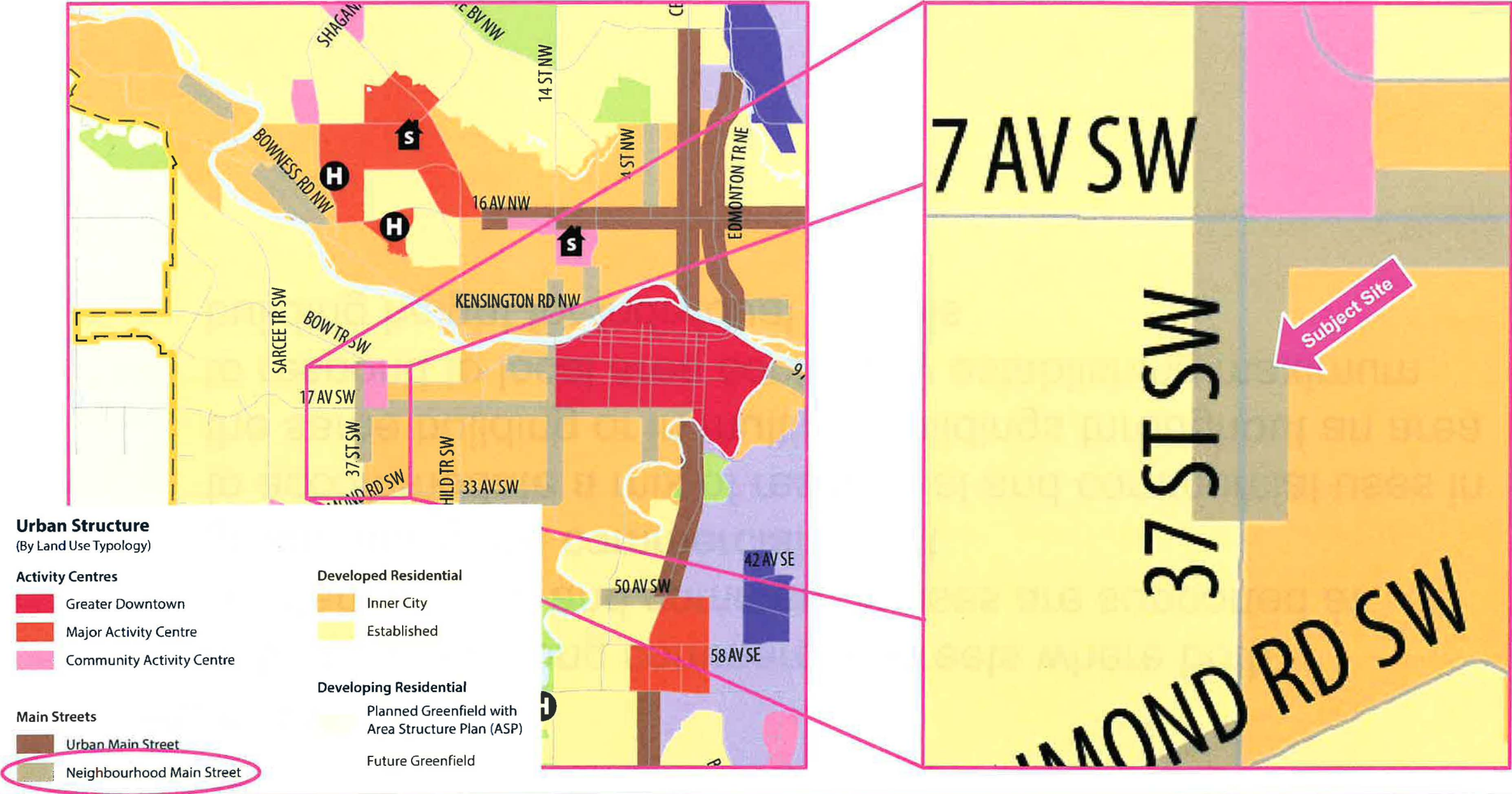
- Maximum FAR of 3.5
- Maximum building height of 24 metres (approx. 6 storeys)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.56 acres \pm) located at multiple addresses (Plan 6900AM, Block 5F, Lots 33-40) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed-Use – General (MU-1f3.5h24) District.

Supplementary Slides



Purpose:

- to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street
- to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area
- to respond to local area context by establishing maximum building height for individual parcels

