



Public Hearing of Council

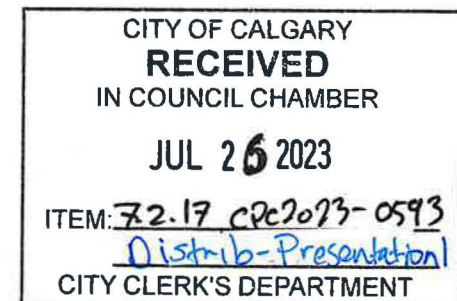
Agenda Item: 7.2.17



LOC2023-0014 / CPC2023-0593

Land Use Amendment

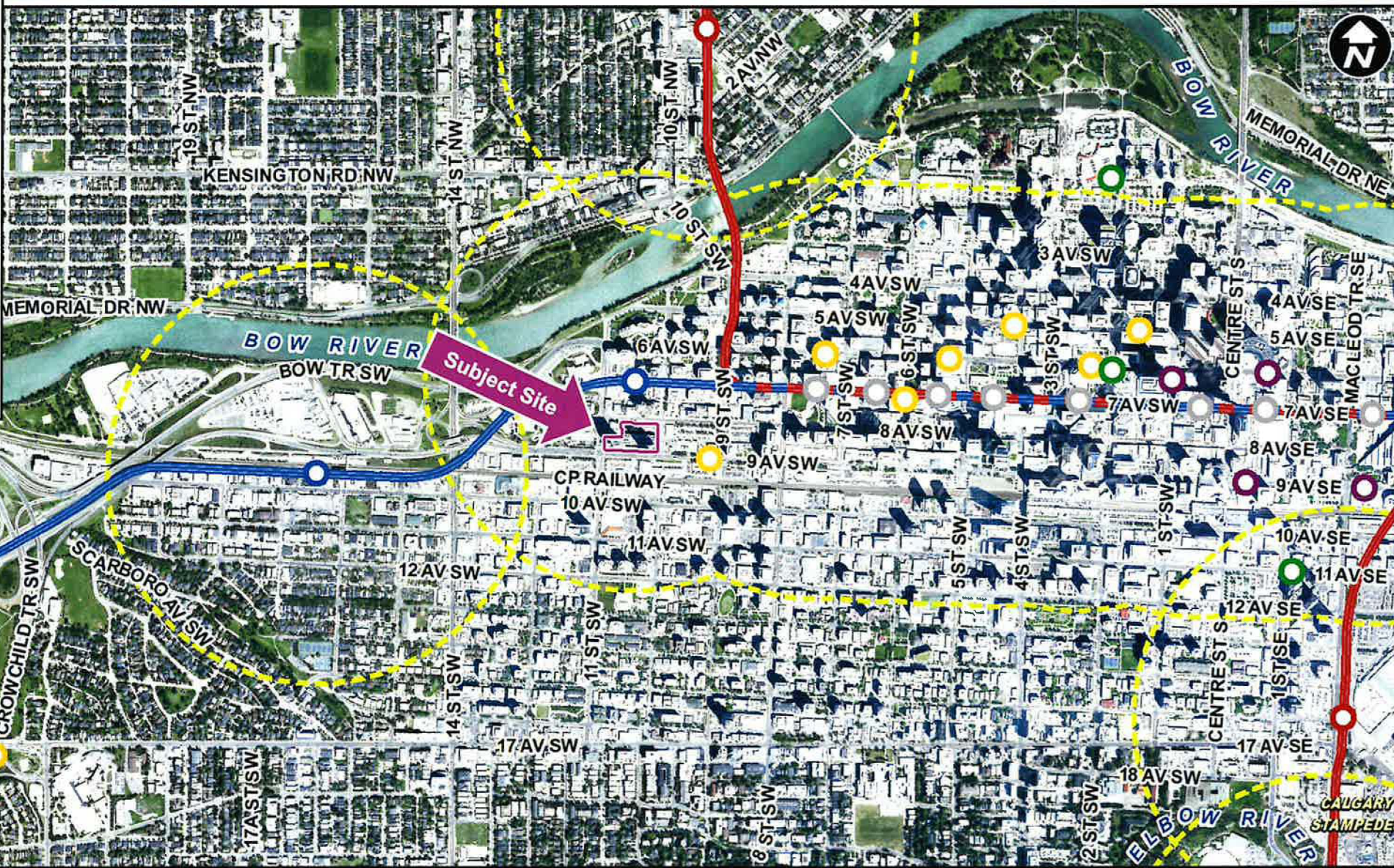
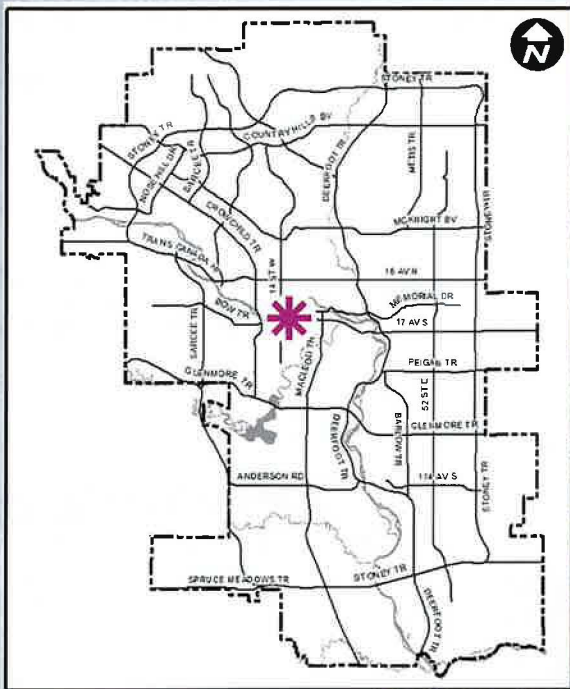
July 25, 2023



Calgary Planning Commission's Recommendation:

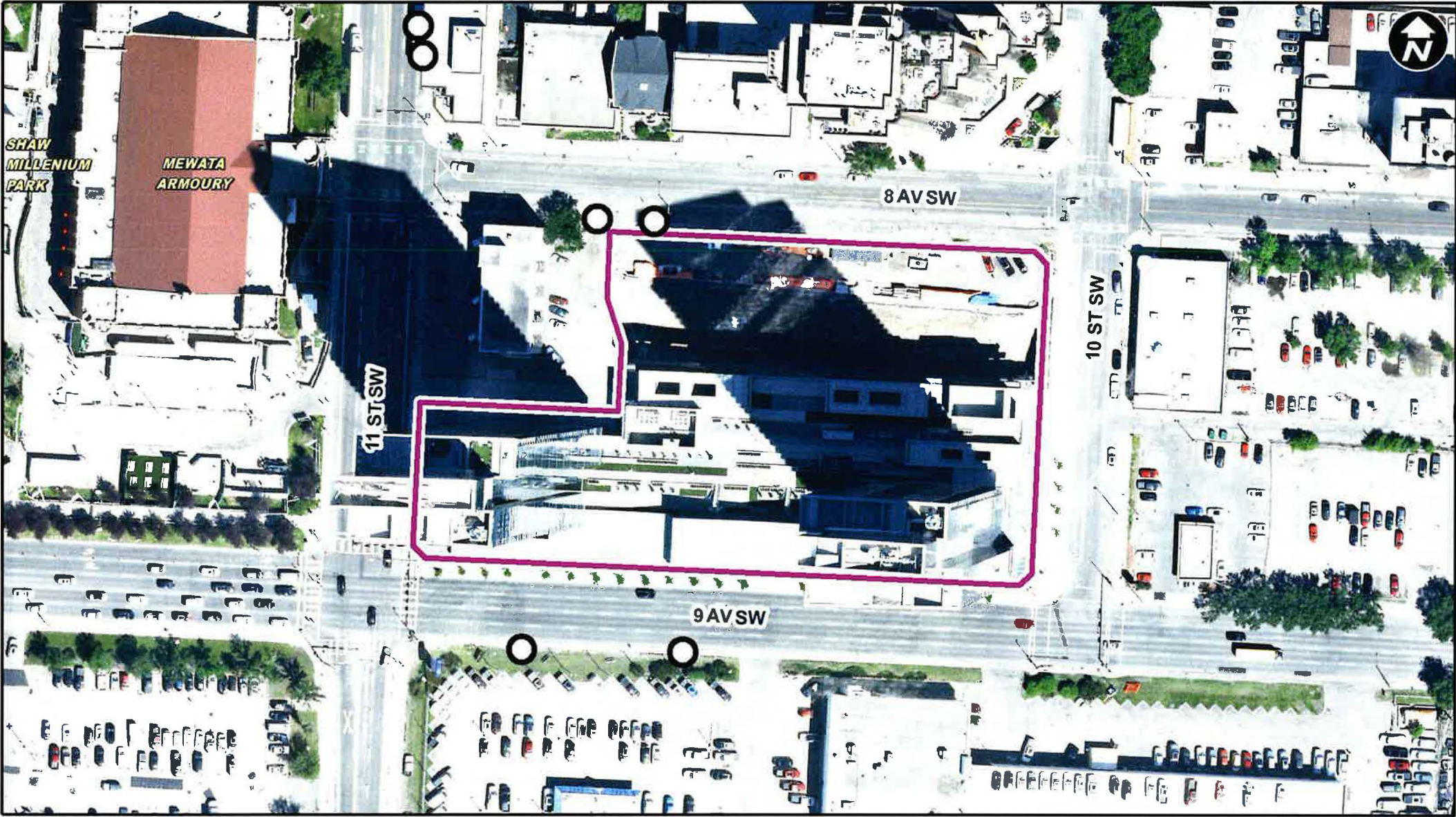
That Council:

Give three readings to **Proposed Bylaw 118D2023** for the redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 855 and 887 – 10 Street SW, 850 – 11 Street SW, 1127 – 8 Avenue SW and 1110 – 9 Avenue SW (Plan 2110834, Block 56, Lots 43 to 46; Plan 1513418, Block 56, Lot 42) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 2).



LEGEND

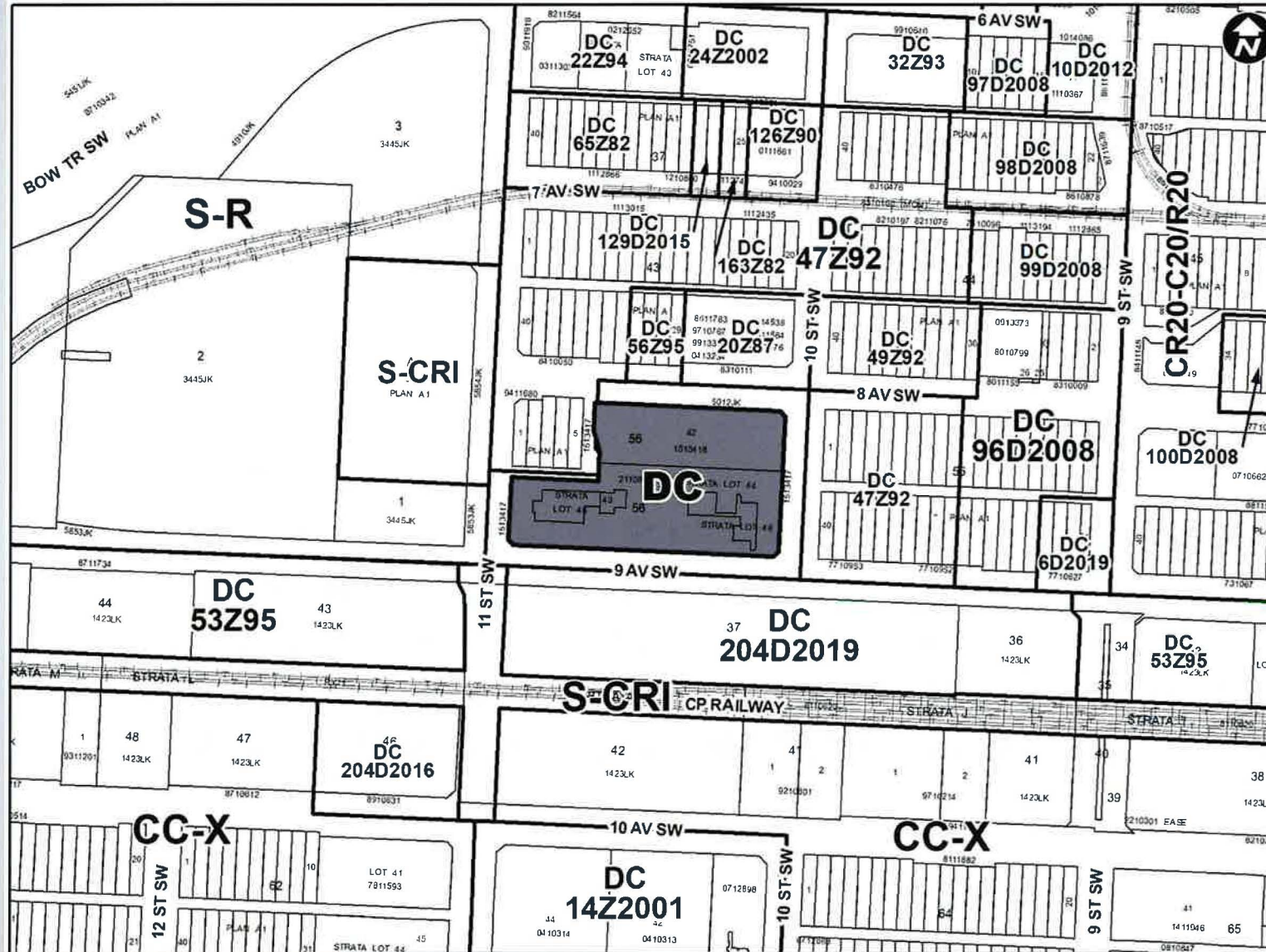
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



LEGEND
○ Bus Stop

Parcel Size:
1.02 ha

Proposed Land Use Map



Proposed Direct Control District:

- Allows for additional density in exchange for provision of public amenity items
- Removes proximity rules for Liquor Stores
- Bonusing options included in this DC
- Cash-in-lieu of parking removed

Calgary Planning Commission's Recommendation:

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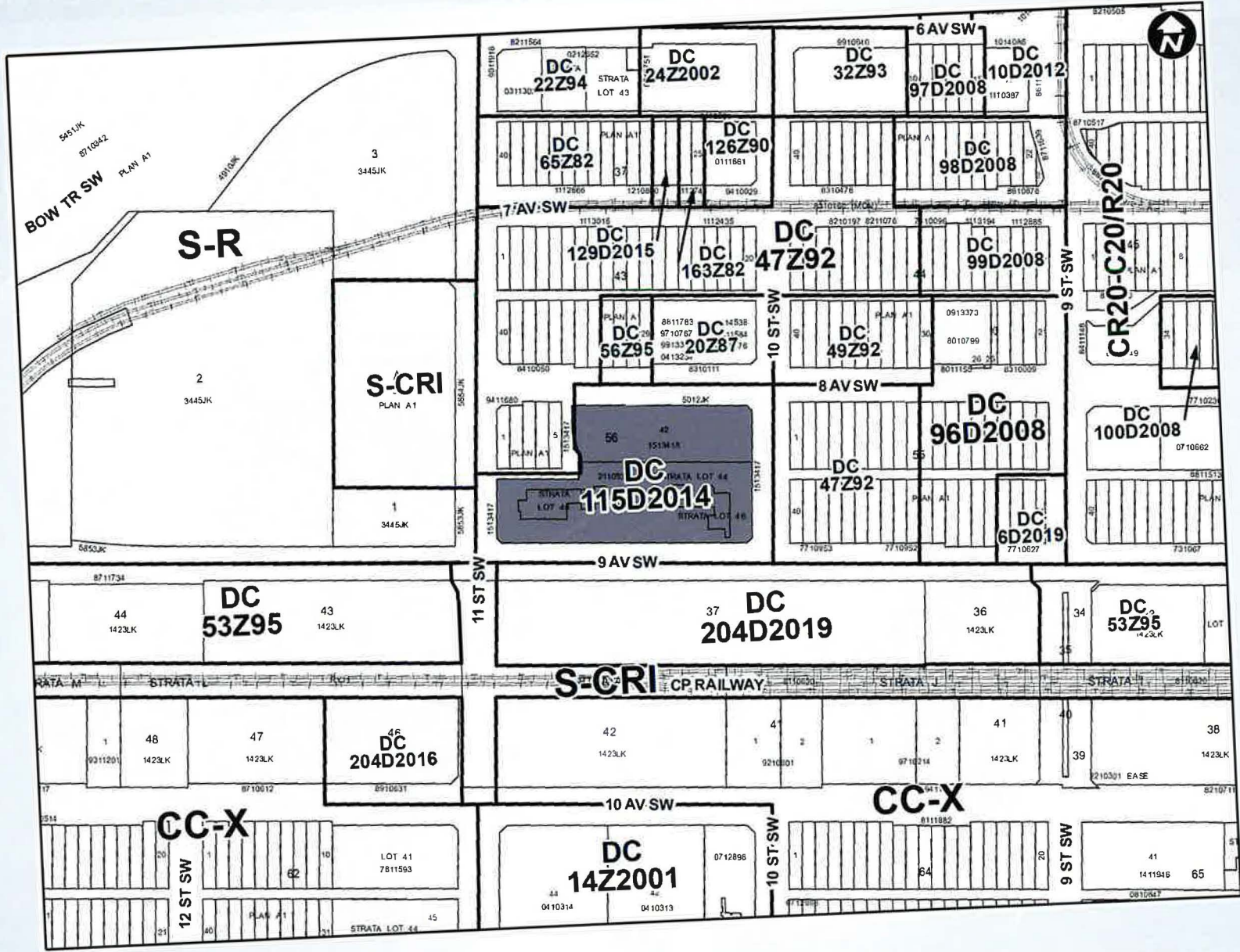
Supplementary Slides



Site Photos – View from SW Corner



Existing Land Use Map 10



Surrounding Land Use 11

- 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





AERIAL VIEW FROM EAST



VIEW FROM EAST



STREETVIEW FROM SOUTHEAST



STREETVIEW FROM NORTHEAST



VIEW OF NORTHEAST CORNER PLAZA



VIEW OF NORTHEAST CORNER PLAZA



VIEW OF NORTHWEST CORNER PLAZA



VIEW OF NORTHWEST CORNER PLAZA

Details of Development Permit Submitted

- Will facilitate development of the third phase of the West Village Towers comprehensive development
- Third tower now proposed to be 41 storeys, original approval was for a 26-storey tower
- Density bonusing proposed for this development – publicly accessible private open space, provision of EV charging stations, mix of dwelling units, exceptional design

Shadow Studies - 41 Storey



March 21st 10:00AM MDT



March 21st 12:00PM MDT



June 21st 10:00AM MDT



June 21st 12:00PM MDT



March 21st 2:00PM MDT



March 21st 4:00PM MDT



June 21st 2:00PM MDT



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Shadow Studies - 26 Storey



March 21st 10:00AM MDT



March 21st 12:00PM MDT



June 21st 10:00AM MDT



June 21st 12:00PM MDT



March 21st 2:00PM MDT



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Proximity to Westmount place

