



Public Hearing of Council

Agenda Item: 7.2.21



LOC2022-0219 / CPC2023-0603 Policy and Land Use Amendment

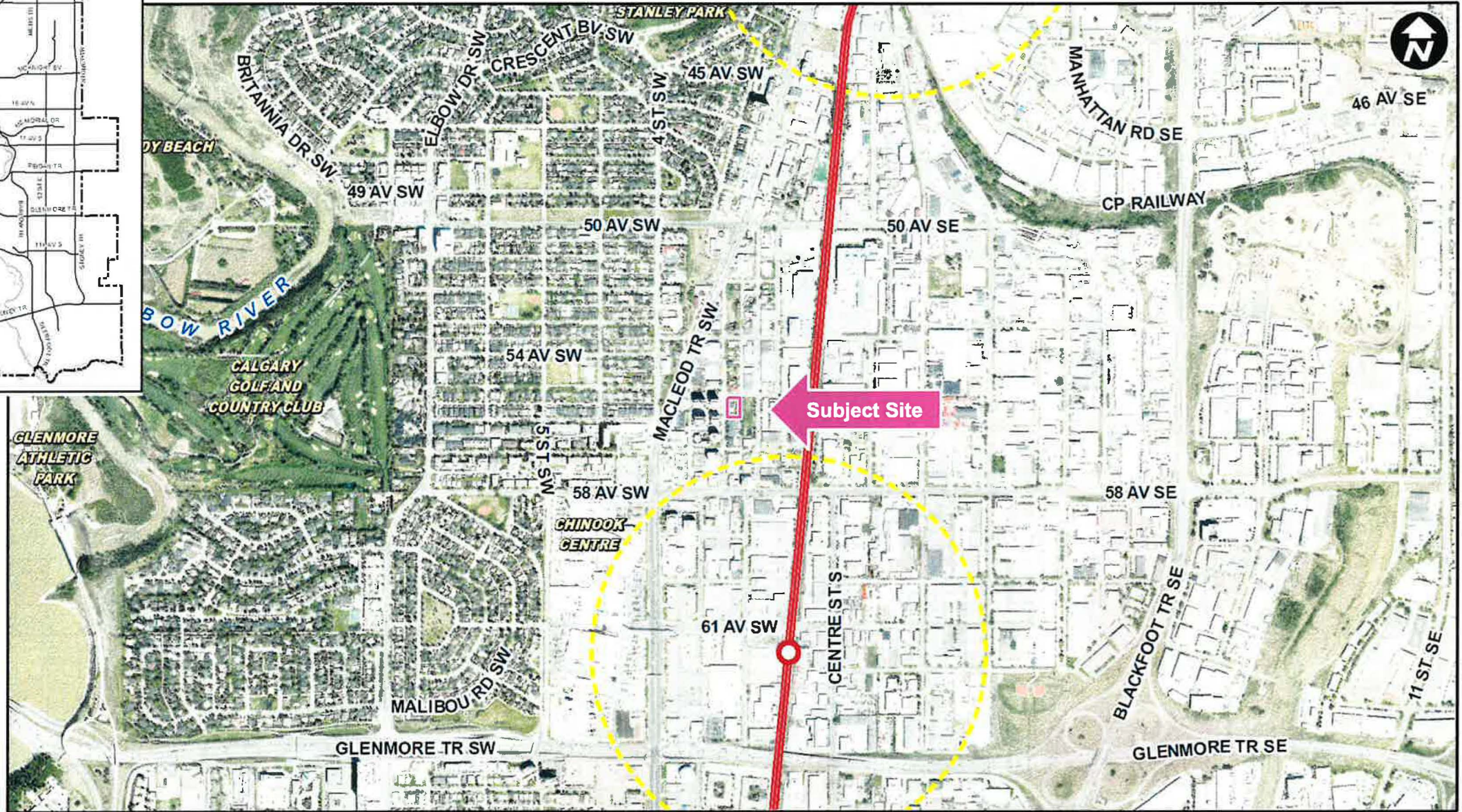
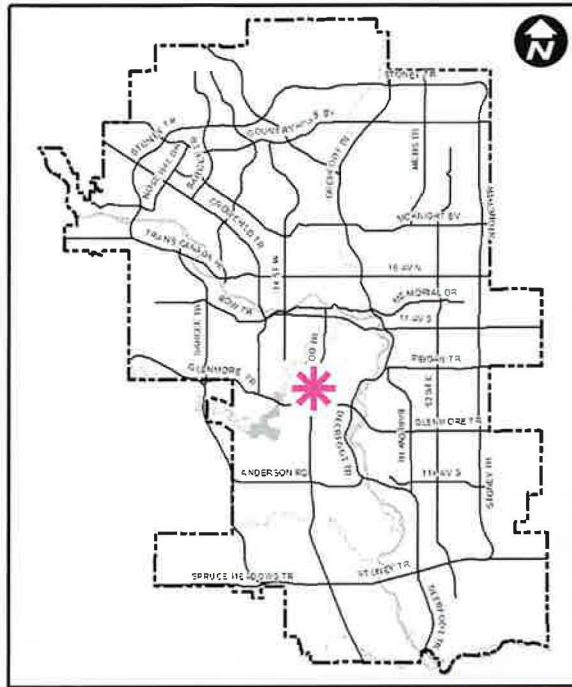
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.21 CPC2023-0603
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT













Calgary Planning Commission's Recommendation:

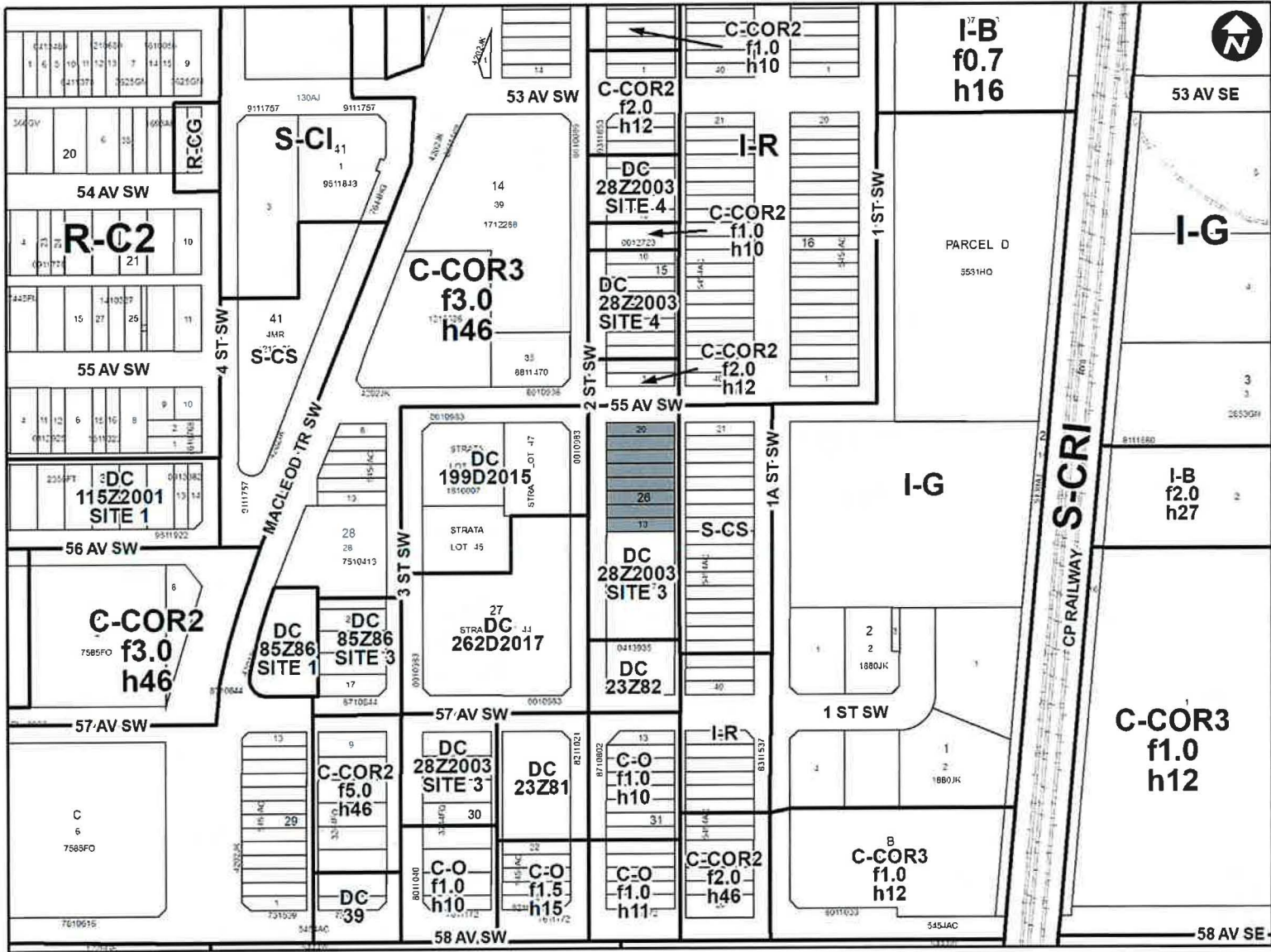
That Council:

1. Give three readings to **Proposed Bylaw 43P2023** for the proposed amendment to the Manchester Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 121D2023** for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 5702, 5706, 5712, 5714, and 5716 – 2 Street SW (Plan 5454AC, Block 26, Lots 13 to 20) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development (Attachment 3).



LEGEND

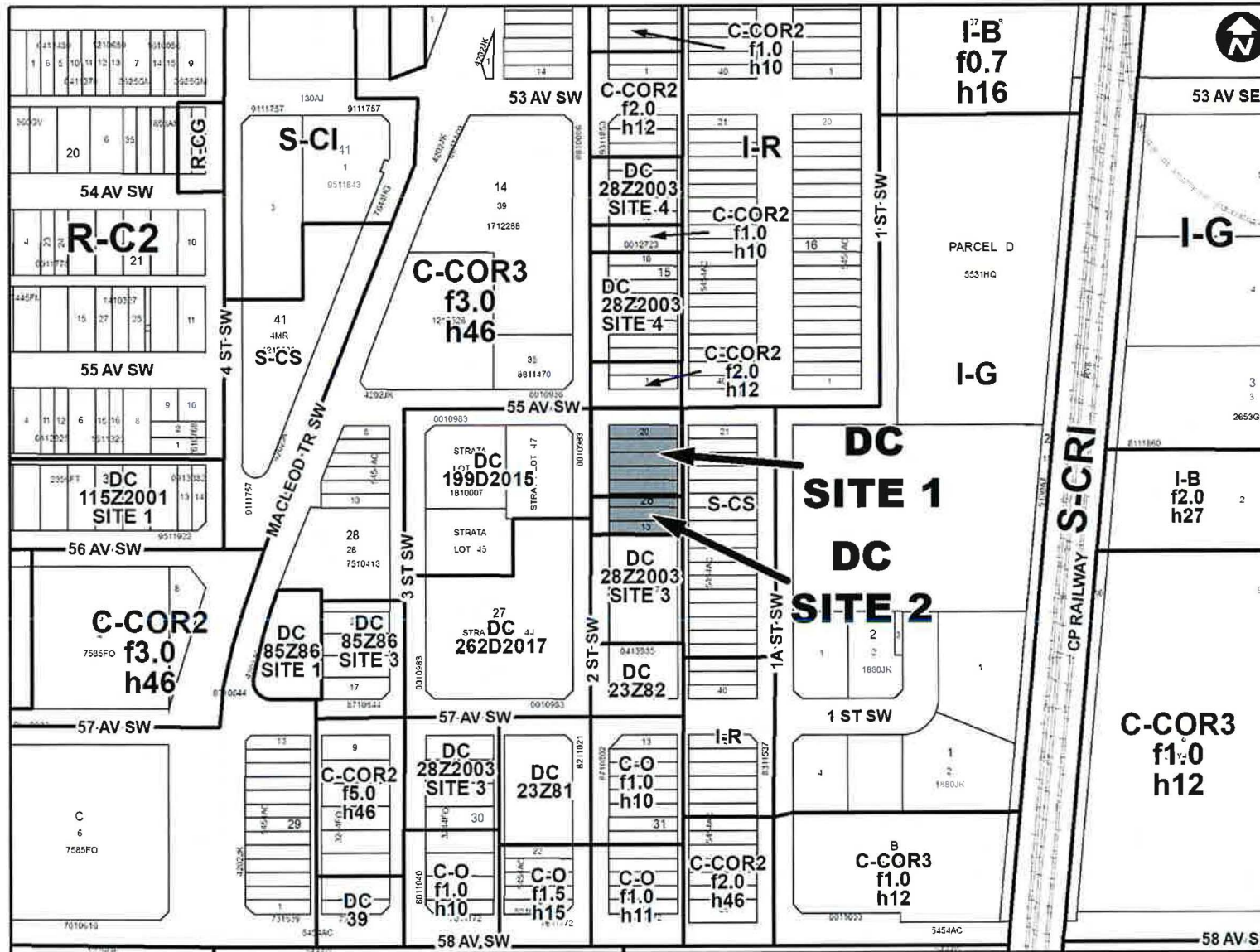
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



Existing Direct Control District:


- Based on the Residential High Density Multi-Dwelling (RM-7) District of Land Use Bylaw 2P80
- a maximum building height of 46 metres and maximum of 17 storeys
- allows a maximum density of 395 units per hectare (~90 units)

Proposed Land Use Map



Proposed Direct Control District:

- Based on the Mixed Use – General (MU-1f8.0h75) District
- Accommodate street-oriented development with custom building and setback rules to create appropriate context
- Maximum building height
 - Site 1 - 75 metres
 - Site 2 - 20 metres
- Maximum floor area ratio (FAR) of 5.0 and may be increased to 8.0 when park and/or streetscape enhancements are provided



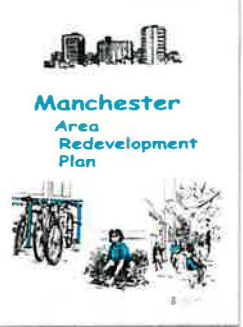
The Blue Pages of this document contain supporting information and do not form part of the bylaw.


For the purposes of electronic publications the Blue Pages are identified by the footer "Manchester Area Redevelopment Plan - Supporting Information".

OFFICE CONSOLIDATION
2008 June

MANCHESTER

Area Redevelopment Plan





CALGARY
PLANNING & TRANSPORTATION POLICY

Proposed Amendment:

- In Section 1.4.3. Policies, add the following sentence at the end of subsection 2:

- “For the sites located at 5702, 5706, 5712, 5714, and 5716 – 2 Street SW, the maximum densities listed above do not apply.”

Calgary Planning Commission's Recommendation:

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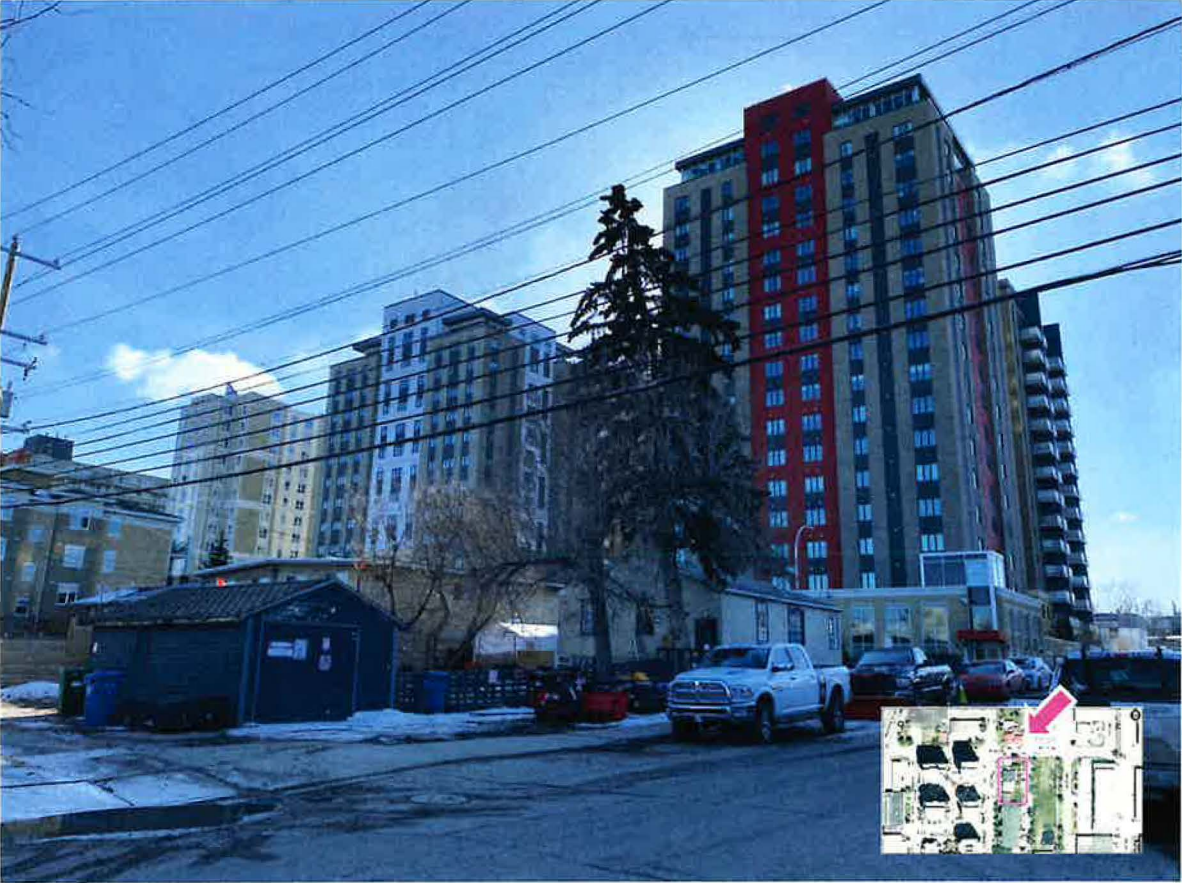
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Supplementary Slides



Parcel Size:

0.23 ha
38m x 61m

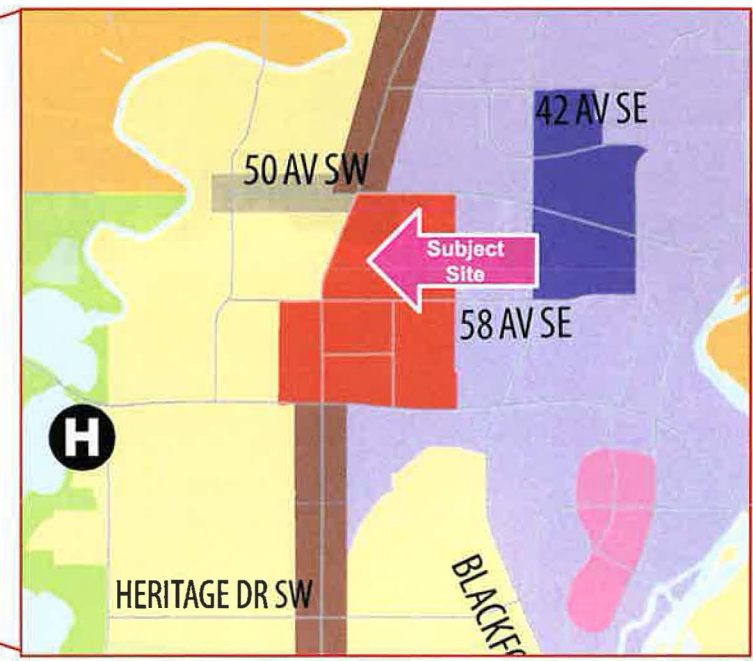
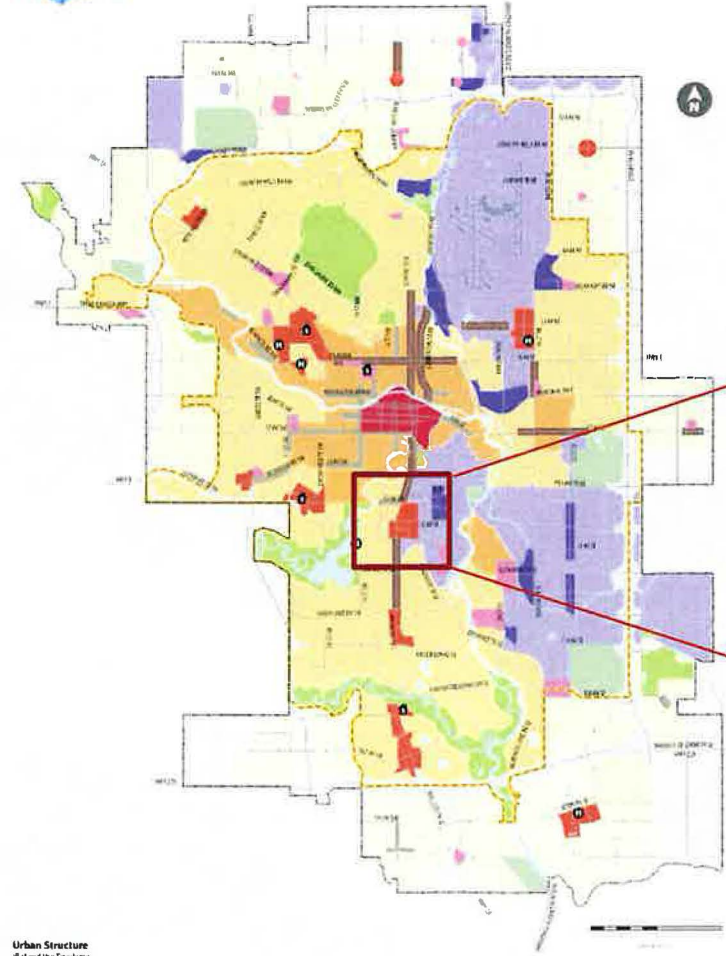


Looking from 55 Avenue SW



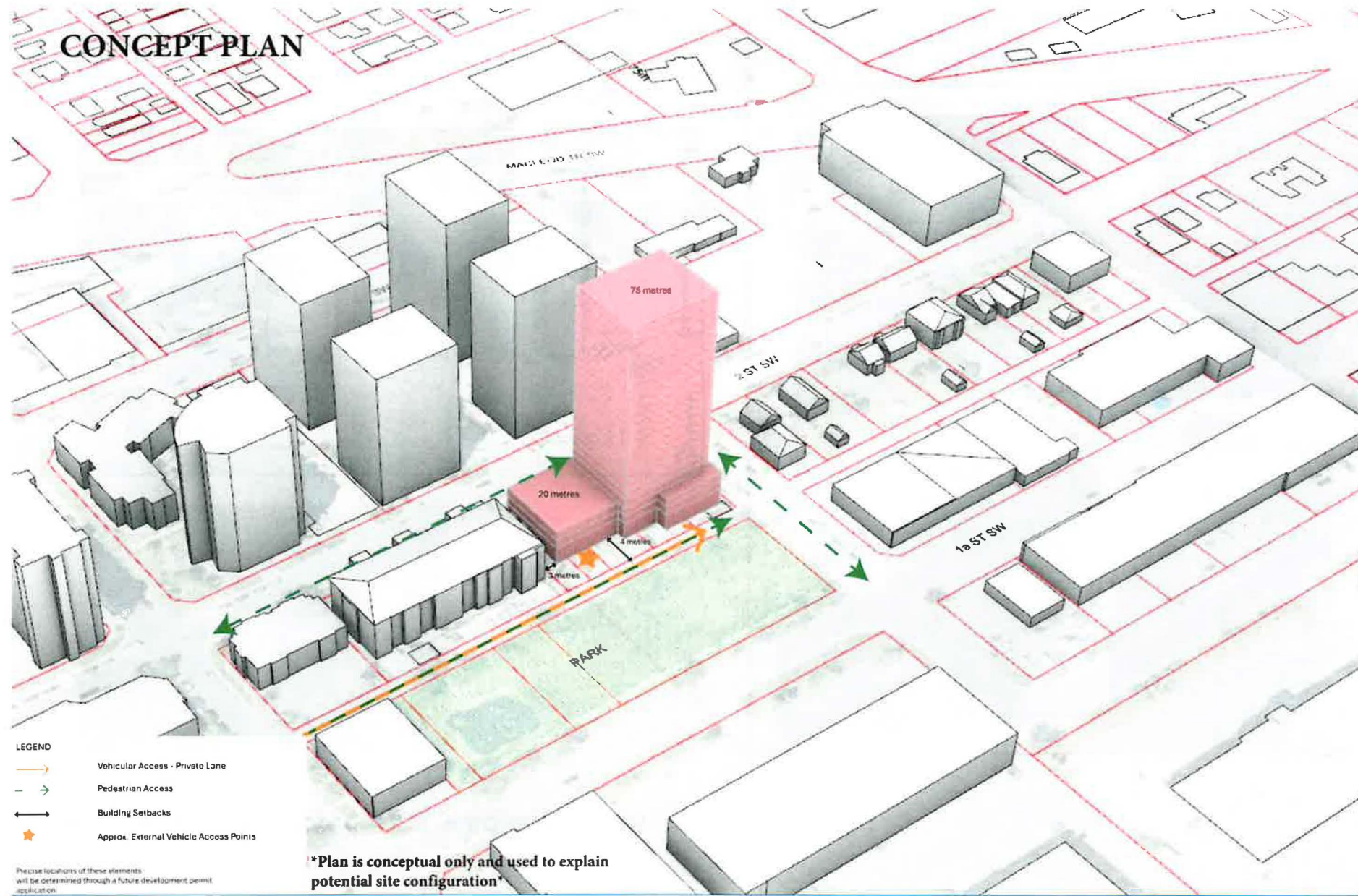
Adjacent Park Space

1 Urban Structure

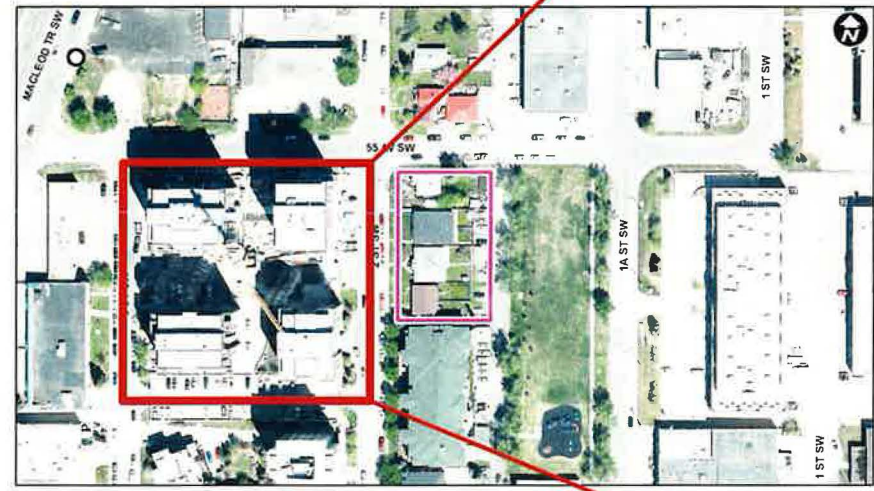


Major Activity Centre

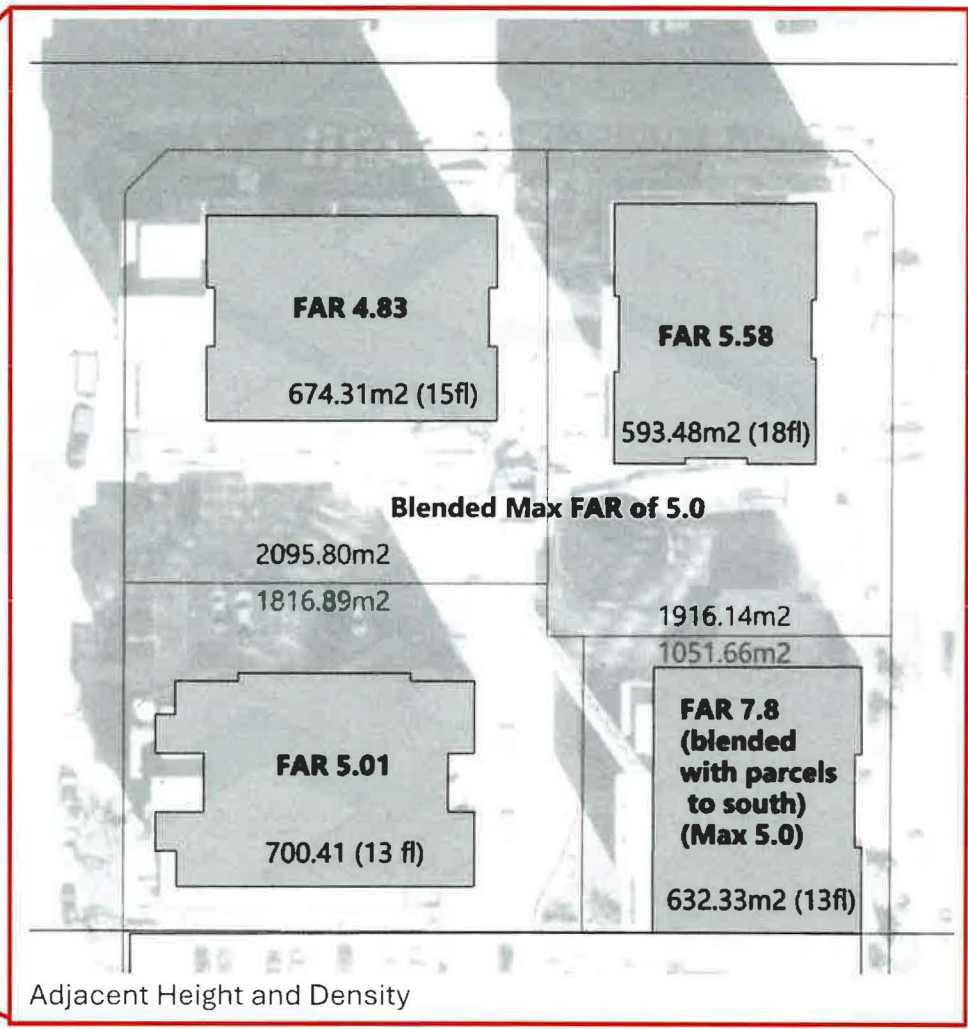
- Urban Structure (By Land Use Typology)**
- Activity Centres**
 - Suburban Activity Centre
 - Major Activity Centre
 - Community Activity Centre
 - Main Street**
 - Urban Main Street
 - Neighbourhood Main Street
 - Developed Residential**
 - Inner City
 - Established
 - Developing Residential**
 - Planned Greenfield with New Infrastructure
 - Active Greenfield
 - Industrial**
 - Industrial - Employee Intensive
 - Standard Industrial
 - Major Path, Open Space
 - Public Open Space
 - Ballfield Growth Boundary
 - Other**
 - Highway
 - Arterial
 - Transportation Utility Corridor
 - City Limits



Building Height and Massing - Adjacent FAR



Immediate Context



Adjacent Height and Density