



# Calgary Planning Commission

## Agenda Item: 7.2.5



# LOC2023-0131

## Land Use Amendment

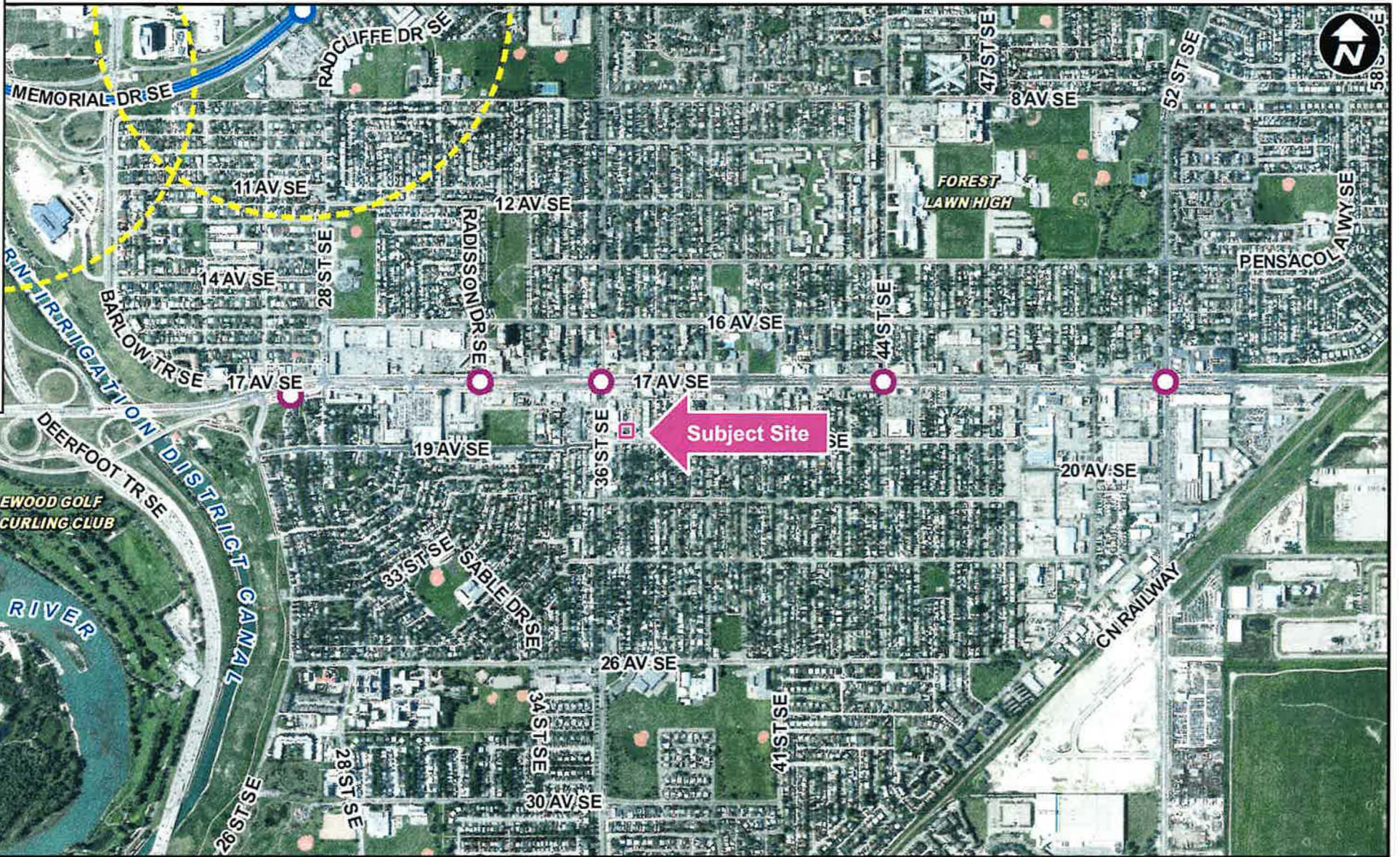
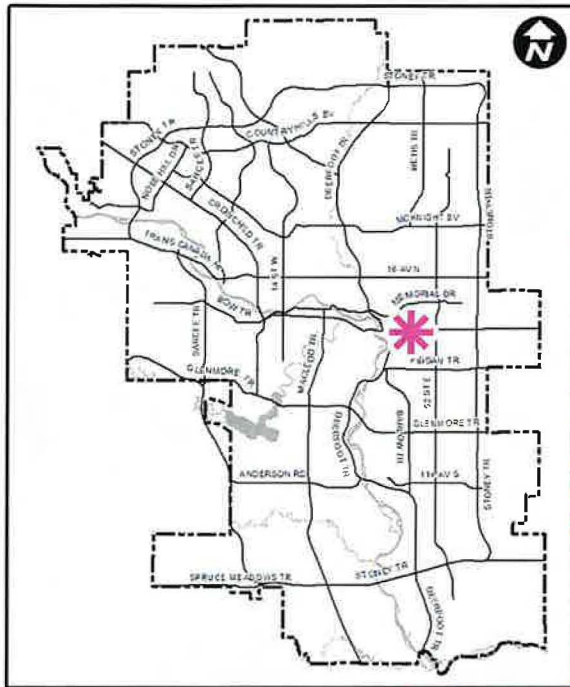
September 21, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
SEP 21 2023  
ITEM: 7.2.5-LOC2023-0131  
*Distrib presentation*  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the International Avenue Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.15 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 3720 – 19 Avenue SE (Plan 1210859, Block 20, Lot 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f4.5h23) District.



**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

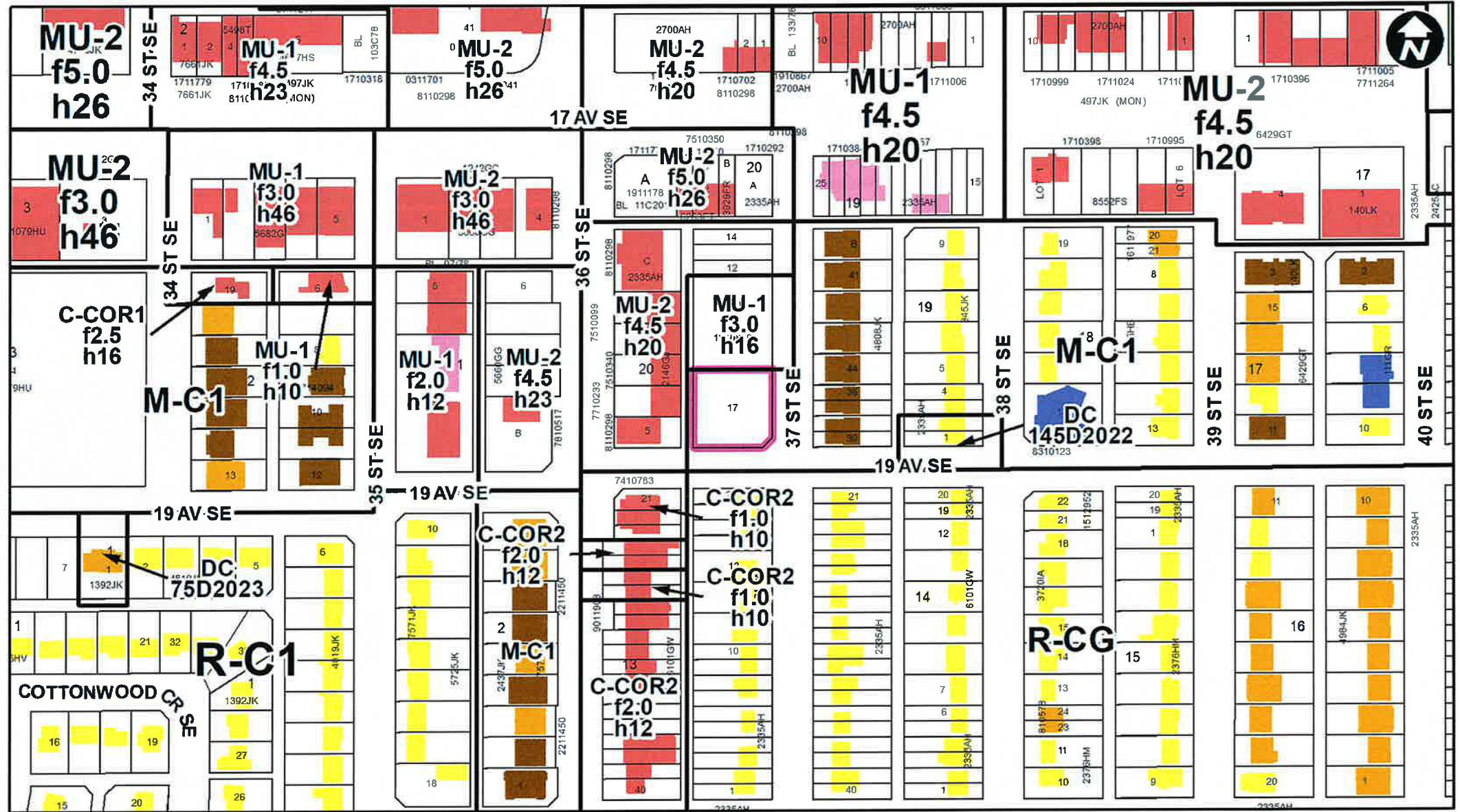
○ Bus Stop

Parcel Size:

0.15 ha  
38 m x 38 m

# Surrounding Land Use

- 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



# Site Photo – Southeast





# Existing Land Use Map

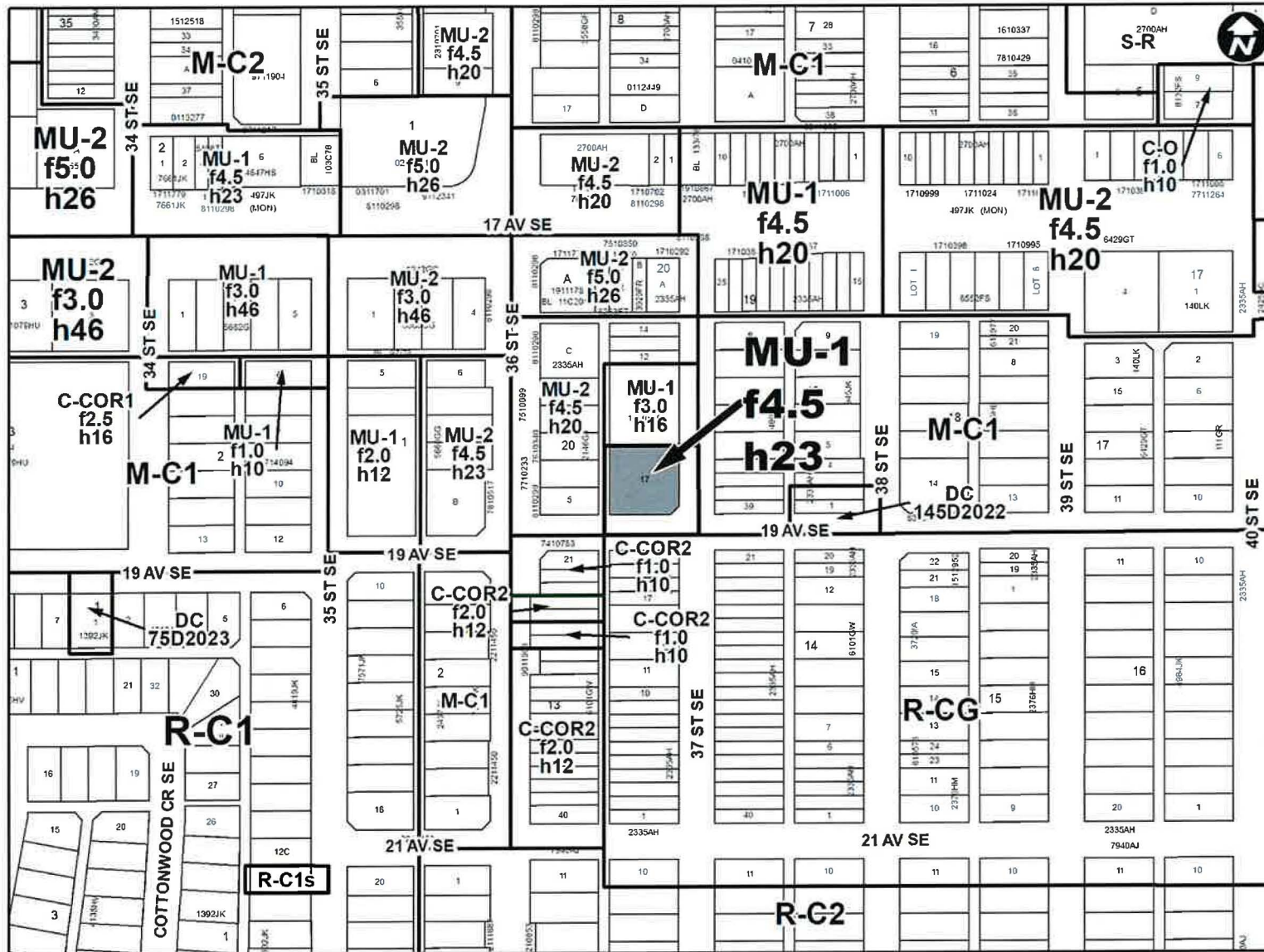


## Existing M-C1 District:

- Max height of 14 metres (3-4 storeys)
- No maximum FAR
- Max 148 units per hectare (21 units)



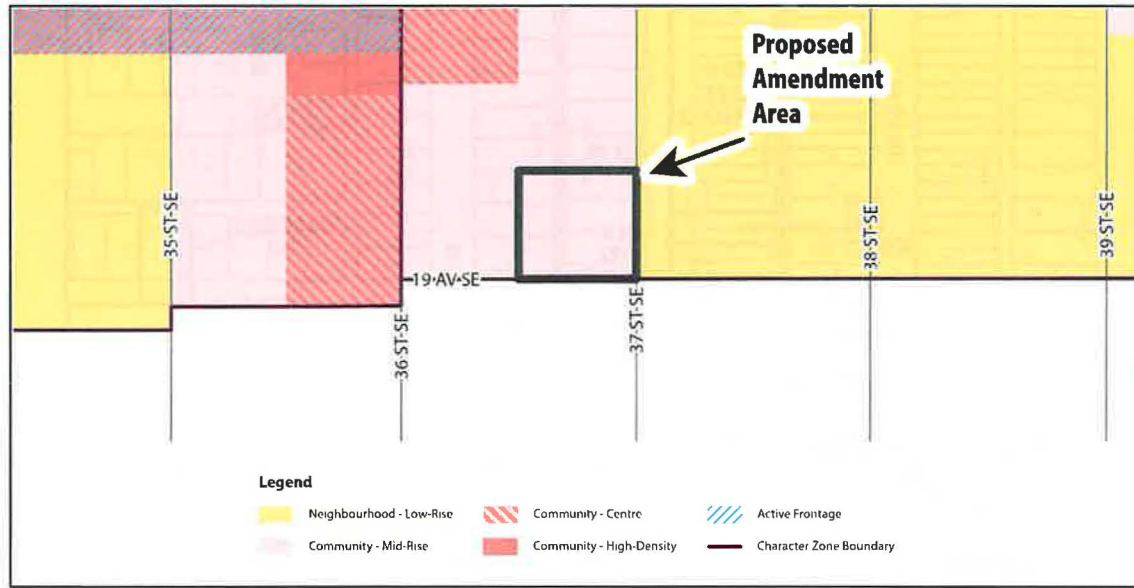
# Proposed Land Use Map



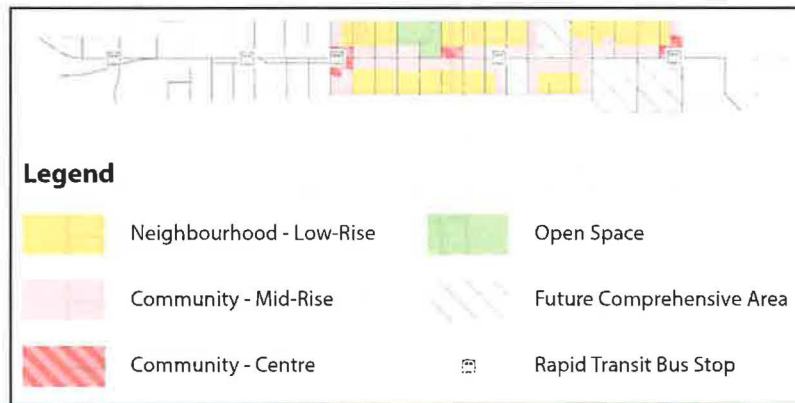
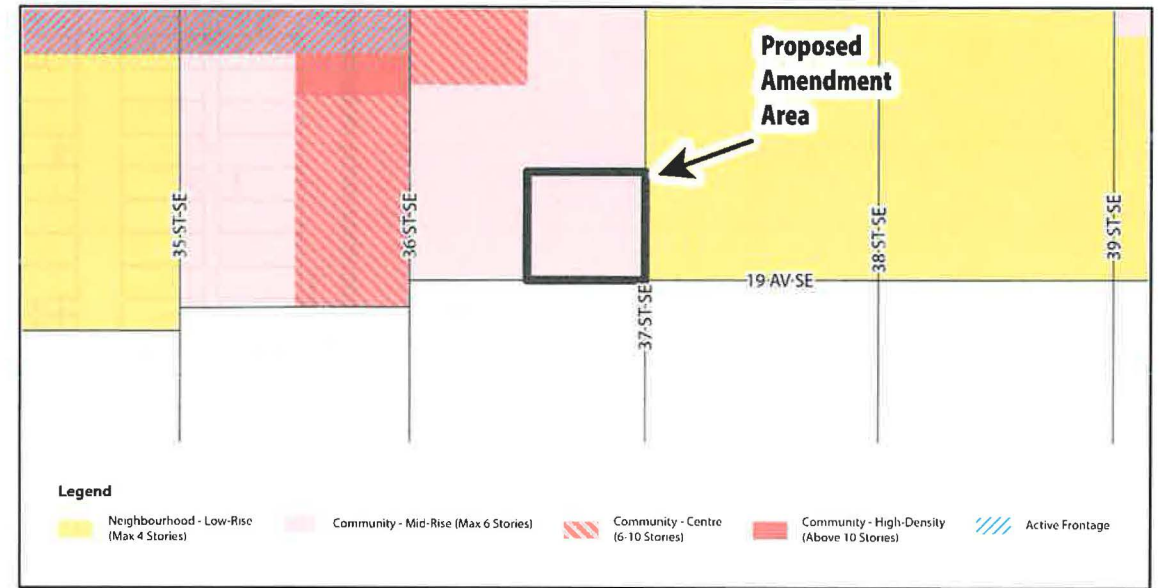
## Proposed MU-1f4.5h23 District:

- Max 23 metres (6 storeys)
- Max 6,525 sqm (4.5 FAR)
- No minimum or maximum number of dwelling units

**Map 3: Land use concept** Change from Neighbourhood – Low-Rise to Community Mid-Rise



**Map 4: Building height** From Max 4 Stories to Max 6 Stories



**Key Map in Section 3.3** Change from Neighbourhood – Low-Rise to Community Mid-Rise

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## Supplementary Slides

