



Calgary Planning Commission

Agenda Item: 7.2.13



LOC2021-0183

Policy and Land Use Amendment

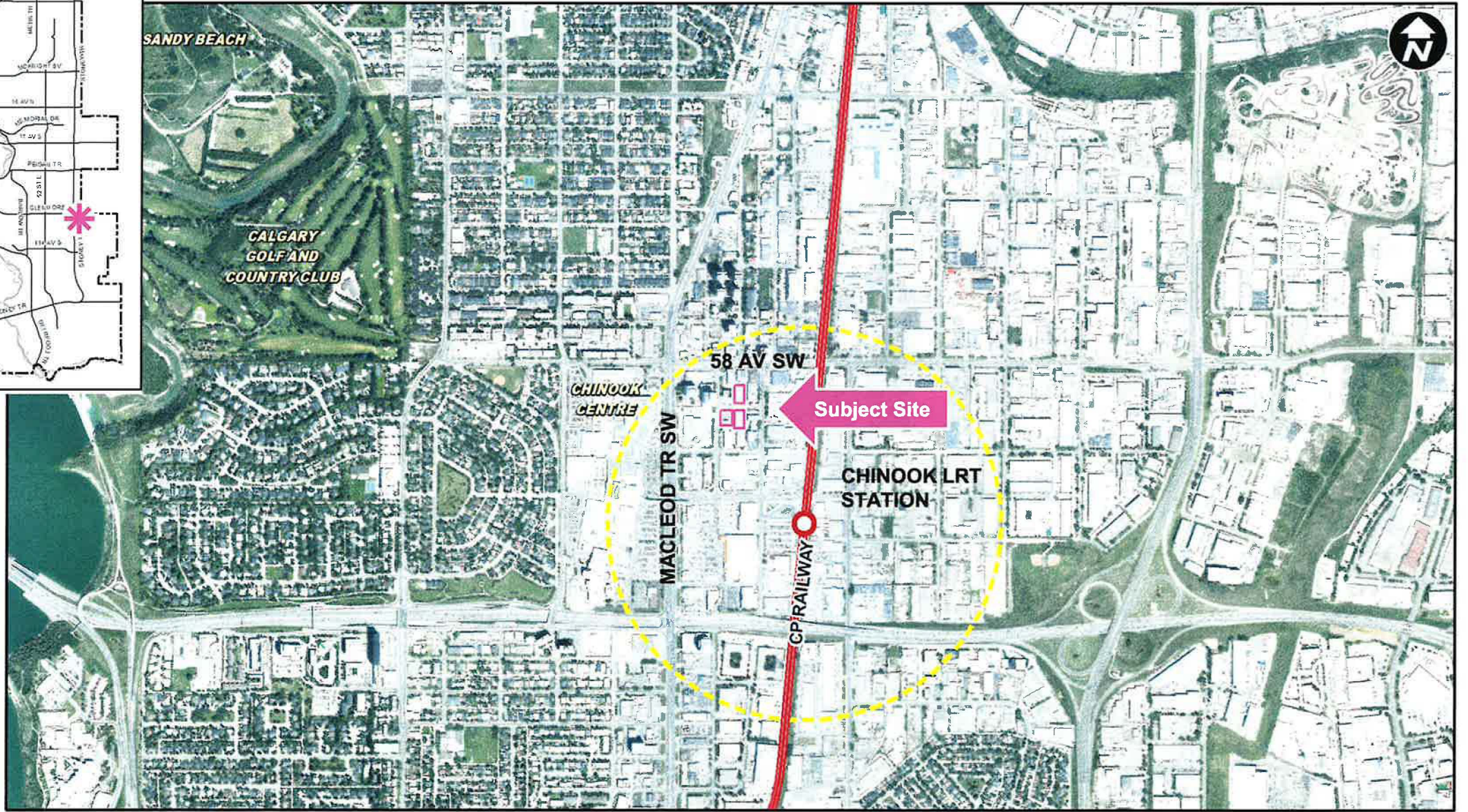
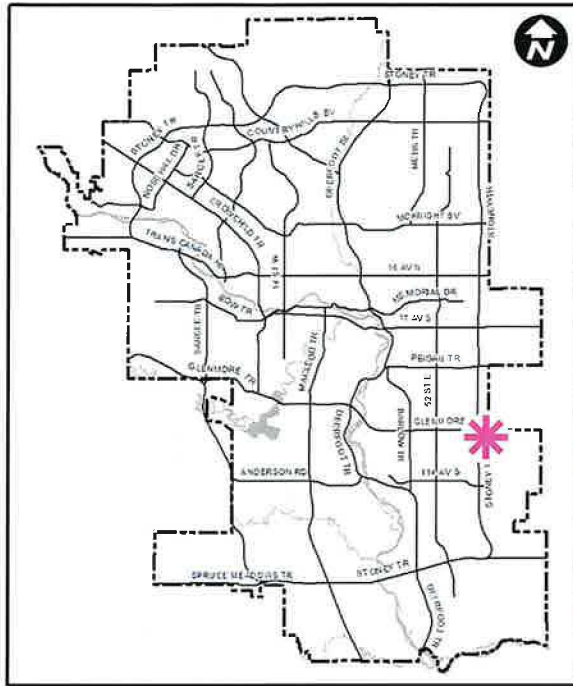
September 21, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 21 2023
ITEM: *7.2.13-227023-0451*
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

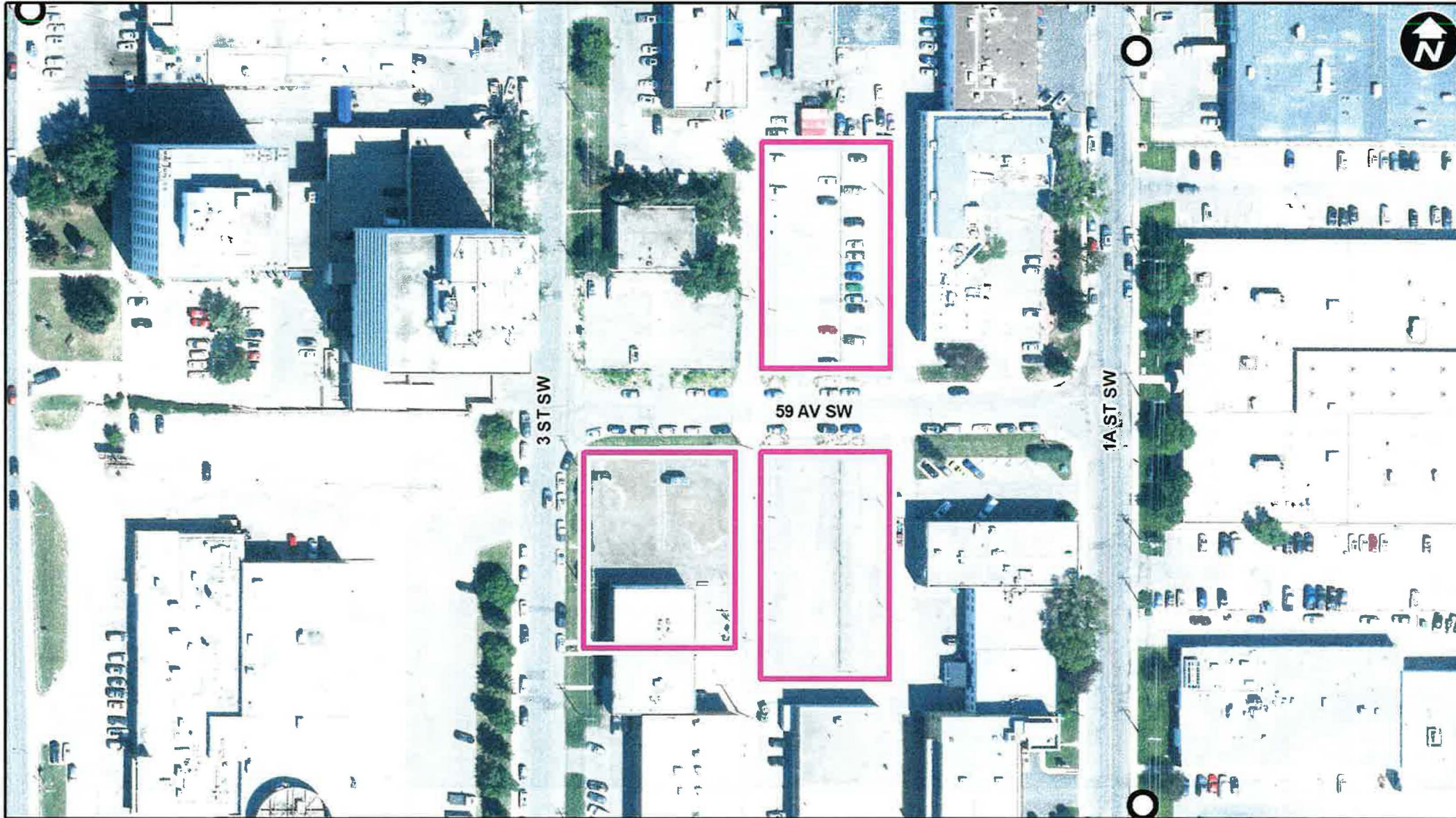
That Calgary Planning Commission recommend that Council:

1. Adopt, by Resolution, the proposed amendments to the Chinook Station Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.29 acres \pm) located at 210 and 213 – 59 Avenue SW and 6006 and 6012 – 3 Street SW (Plan 4880, Block 2, Lots 16 to 19; Plan 4880, Block 13, Lots 1 to 8 and 35 to 38) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, Industrial – Commercial (I-C) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Commercial – Office f1.0h12 (C-O f1.0h12) District to Multi-Residential – High Density Medium Rise (M-H2) 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

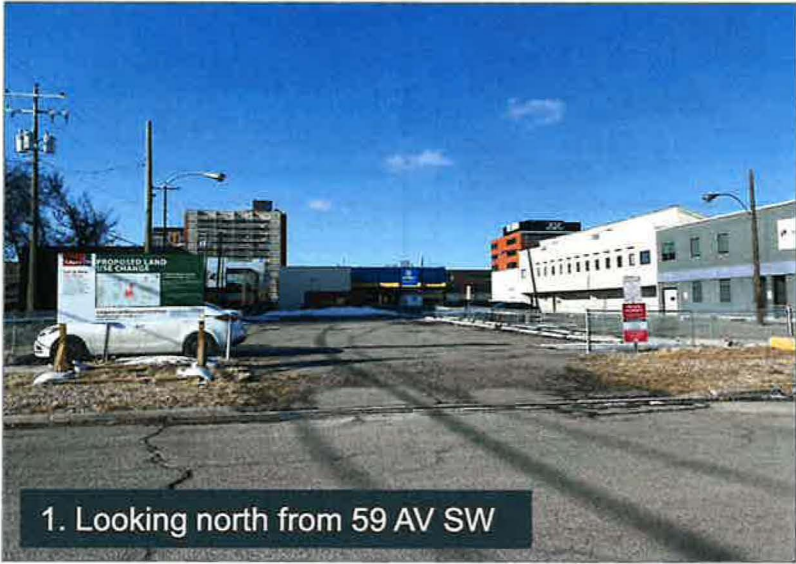
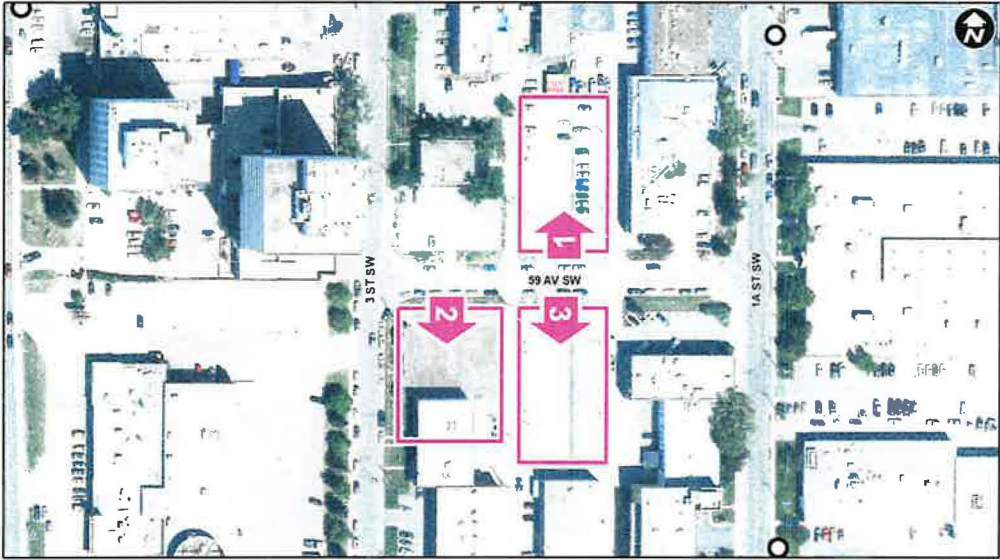


LEGEND

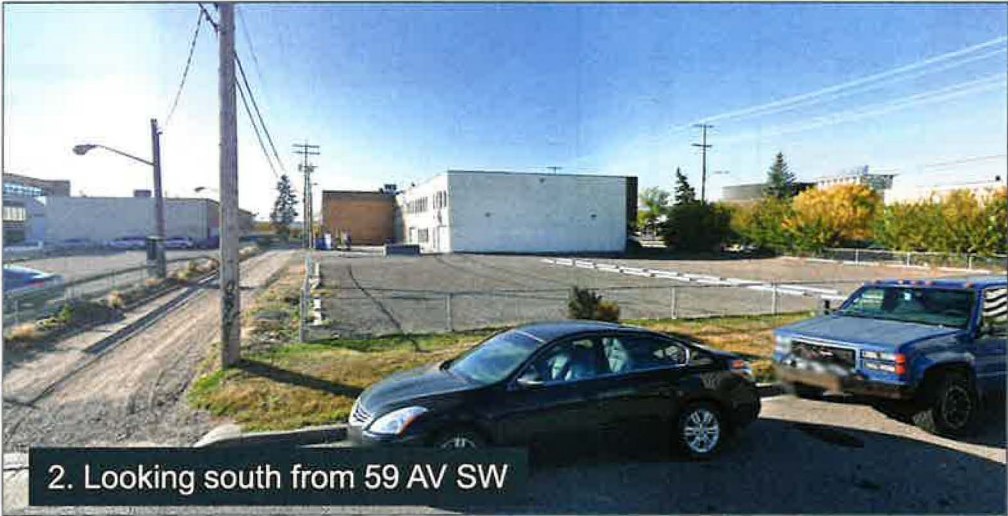
○ Bus Stop

Parcel Size:

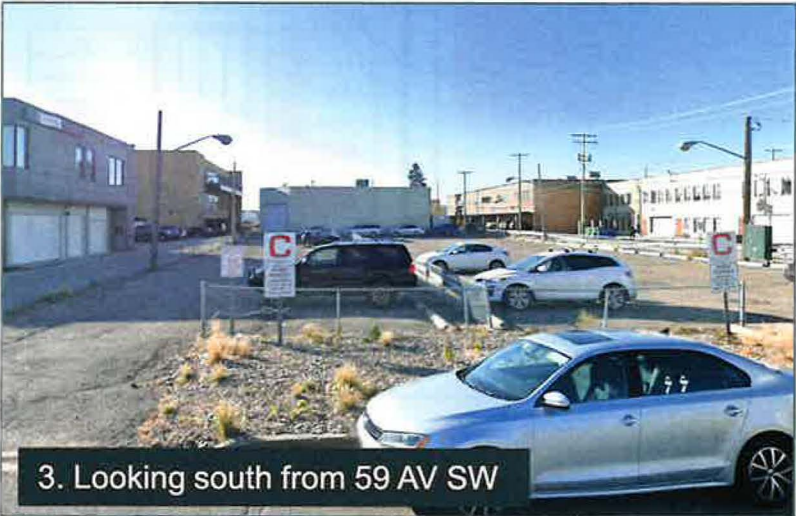
0.52 ha



1. Looking north from 59 AV SW



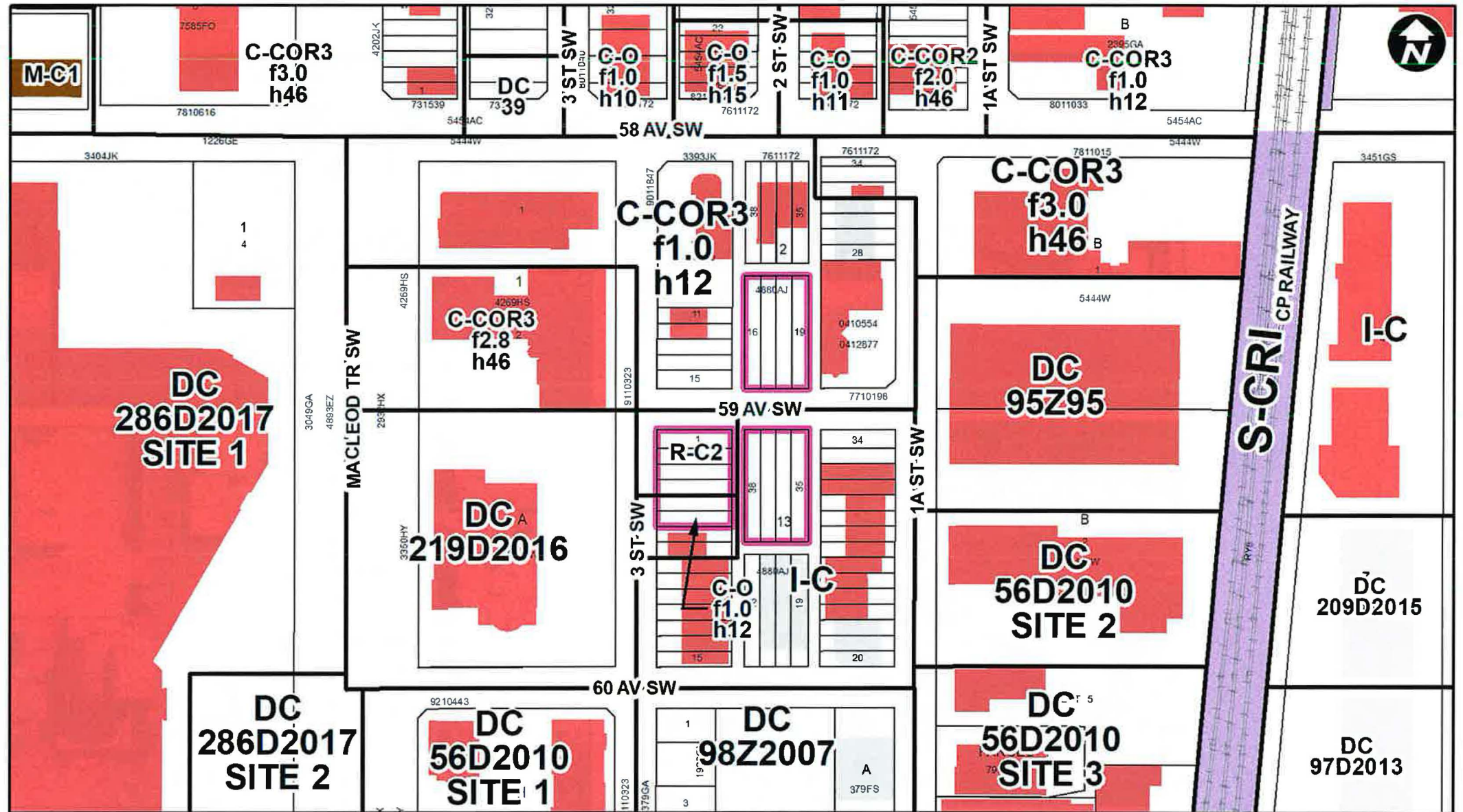
2. Looking south from 59 AV SW



3. Looking south from 59 AV SW

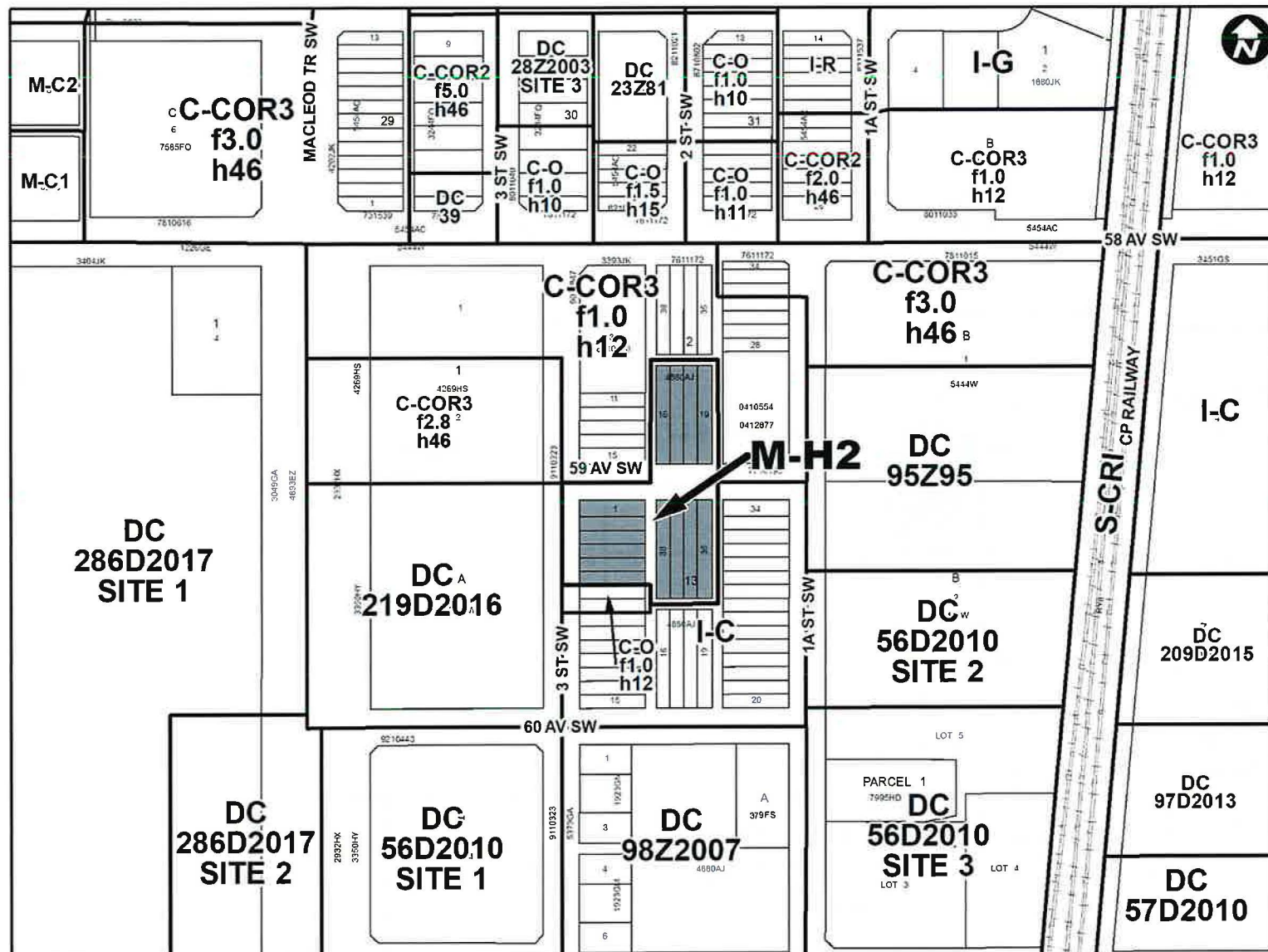
Surrounding Land Use

- 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



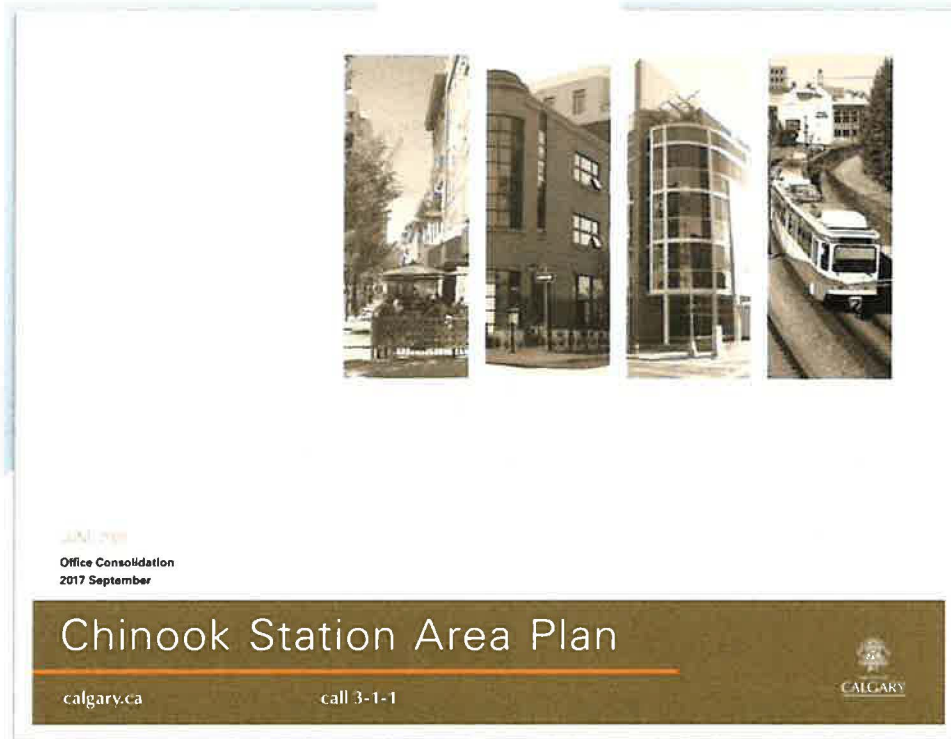
Existing Land Use Map





Proposed Multi-Residential - High Density Medium Rise (M-H2) District:

- a minimum density of 150 units per hectare
- no maximum density
- maximum floor area ratio (FAR) of 5.0
- maximum building height of 50.0 metres (approximately 14 storeys)



Proposed Amendment to the Chinook Station Area Plan

In Section 3.1.7 'Density and the Bonus System', add the following new paragraph after the existing paragraph:

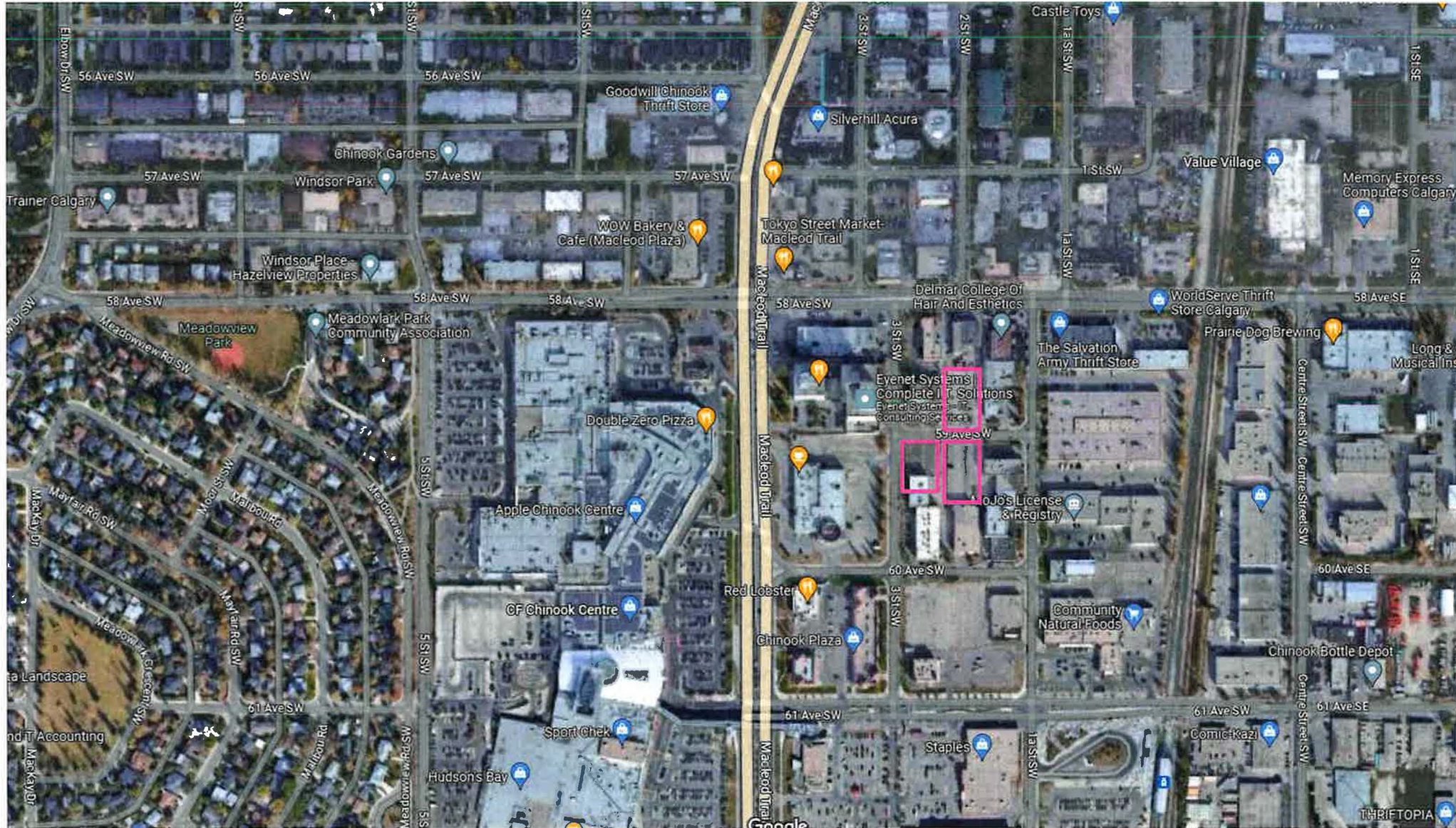
“For the sites located at 210 – 59 Avenue SW, 213 – 59 Avenue SW, 6006 – 3 Street SW and 6012 – 3 Street SW, the maximum densities shown on Map 3.2 Maximum Densities and in Table 3.1 – MINIMUM & MAXIMUM DENSITIES do not apply.”

RECOMMENDATIONS:

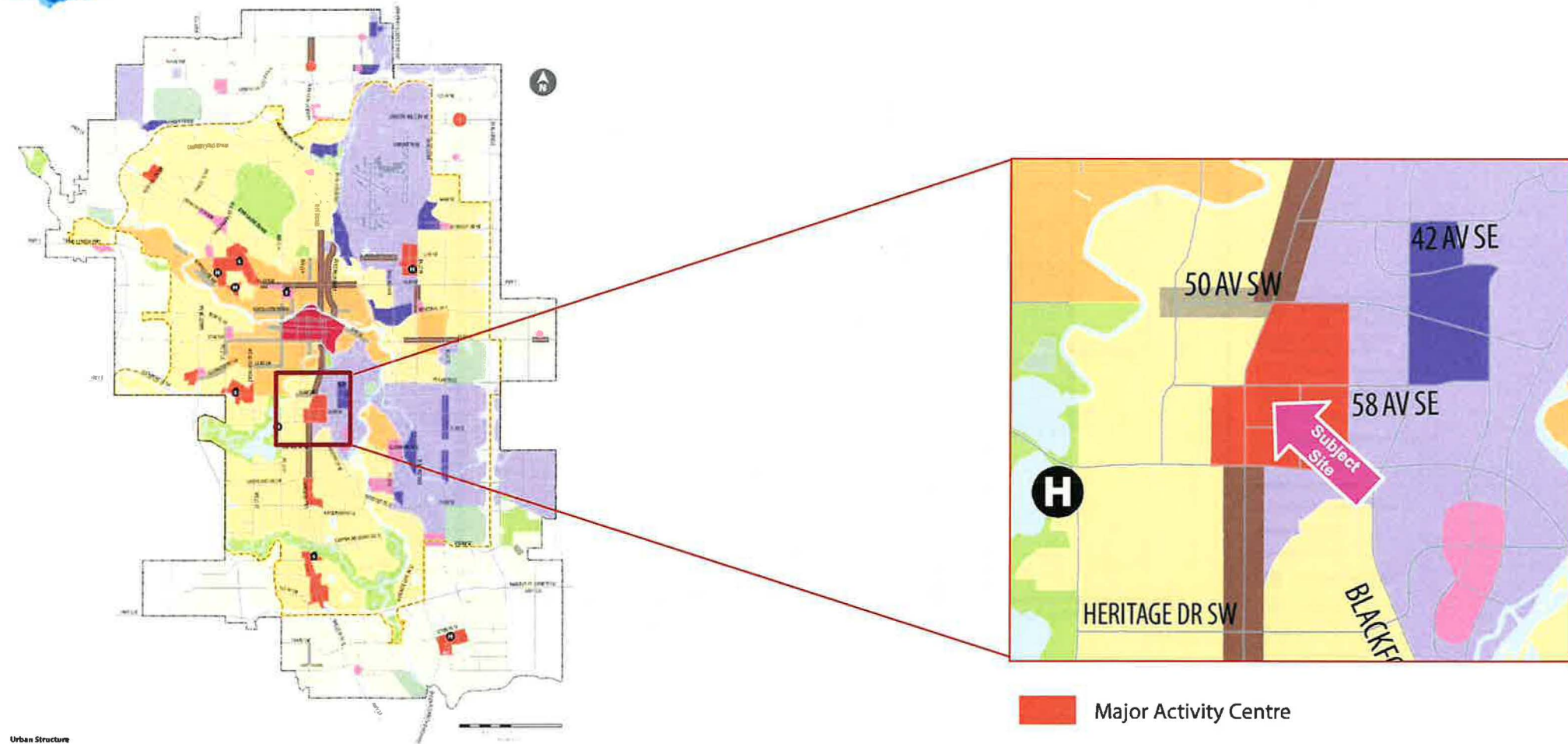
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Supplementary Slides



1 Urban Structure



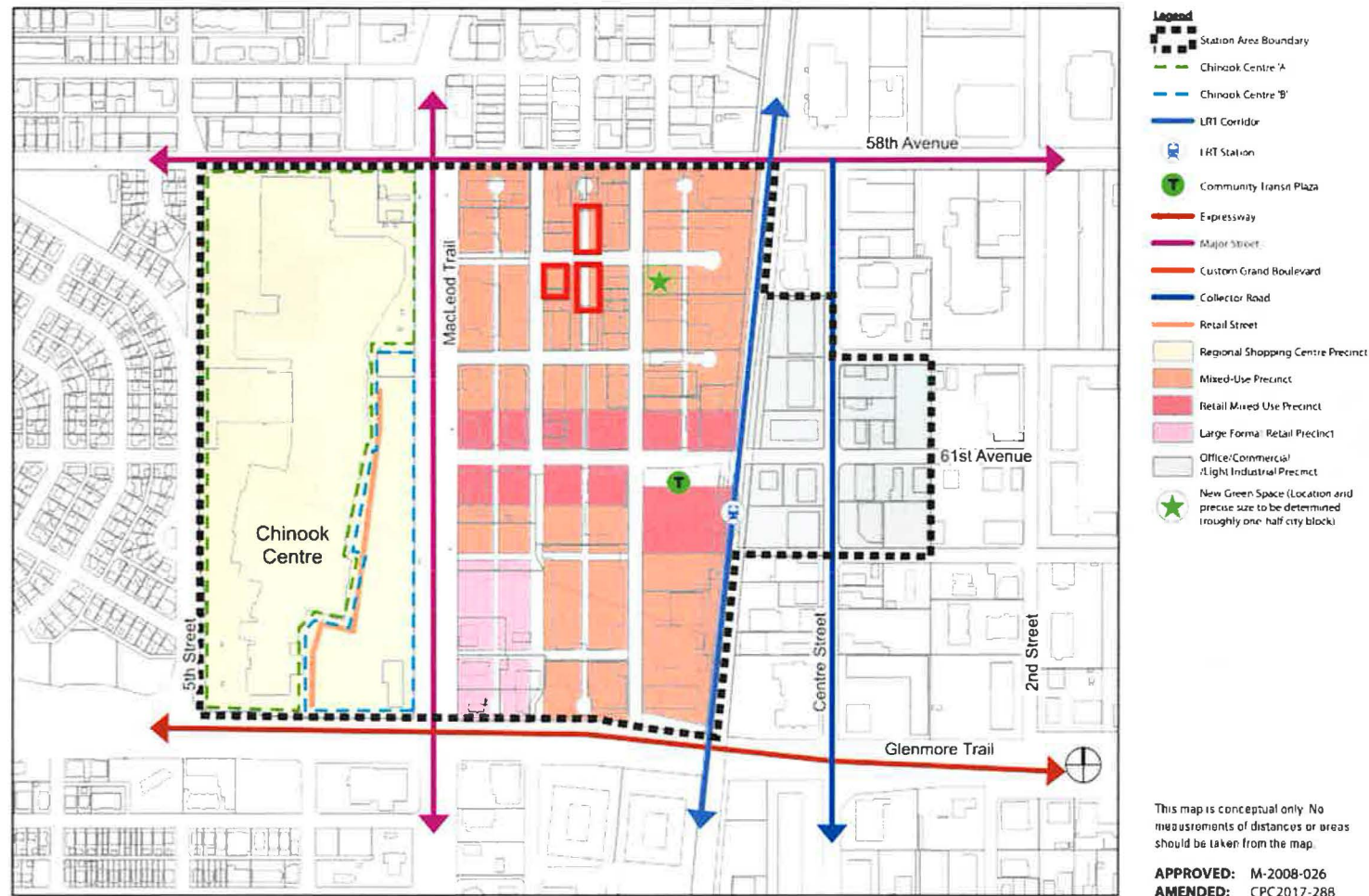
Major Activity Centre

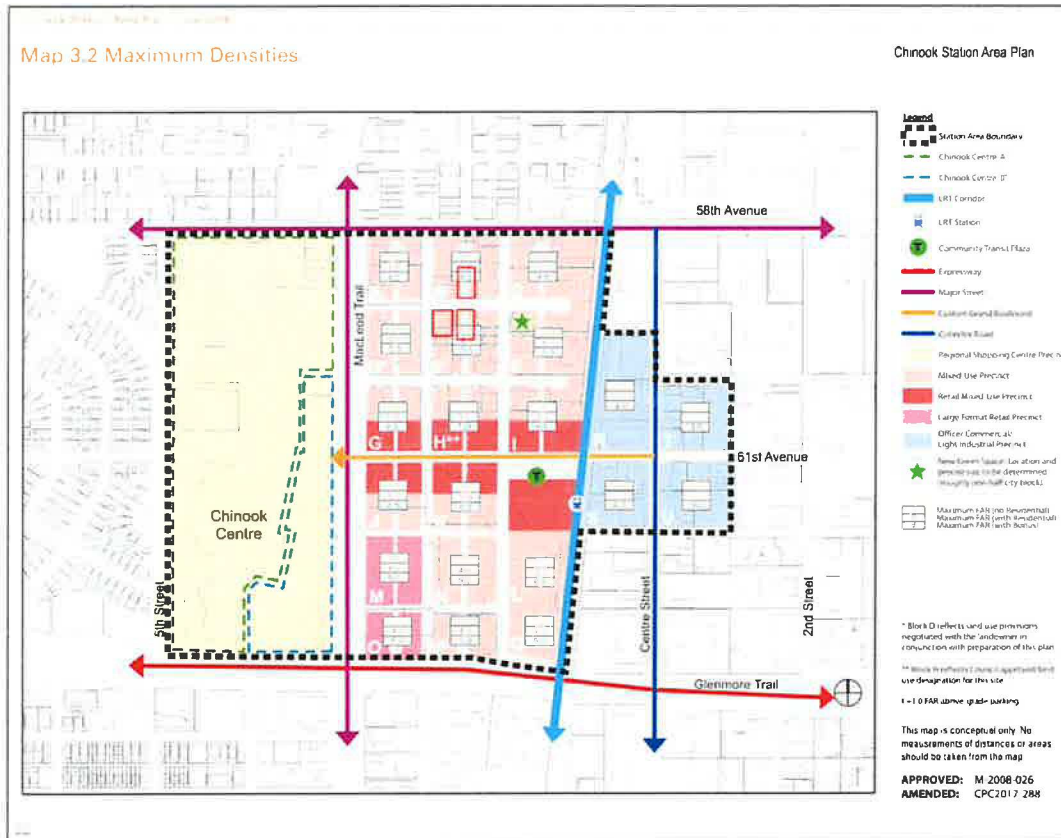
- Urban Structure**
(by Land Use Typology)
- | | | | | |
|--|---|---|--|--|
| <p>Activity Centres</p> <ul style="list-style-type: none"> Greater Downtown Major Activity Centre Community Activity Centre | <p>Developed Residential</p> <ul style="list-style-type: none"> Inner City Established | <p>Industrial</p> <ul style="list-style-type: none"> Industrial - Employee Intensive Standard Industrial | <ul style="list-style-type: none"> Major Public Open Space Public Utility | <ul style="list-style-type: none"> Hospital University |
| <p>Main Streets</p> <ul style="list-style-type: none"> Urban Main Street Neighbourhood Main Street | <p>Developing Residential</p> <ul style="list-style-type: none"> Planned Greenfield with Area Structure Plan (ASP) Future Greenfield | <ul style="list-style-type: none"> Major Public Open Space Public Utility | <ul style="list-style-type: none"> Transportation/Utility Corridor | <ul style="list-style-type: none"> City Limits Balanced Growth Boundary |



Map 3.1 Land Use Precincts

Chinook Station Area Plan





3.1.7 Density and the Bonus System

Each block has been assigned a minimum, a maximum and a bonus density. A minimum density has been set in order to ensure that new development will contribute sufficient activity to the area and to ensure that the building mass will be large enough to contribute to an appropriate streetwall. In order to encourage a true mixed-use area, residential development is required to achieve the maximum density for all areas except in the Regional Shopping Centre and Office Commercial/Industrial Precincts. The area covered by above-grade parking structures is to be included in the calculation for the total gross floor area permitted for a development, except for developments on Block H. A bonus system may also be used by the developer and has been designed to balance the higher density development with the provision of appropriate public benefits and amenities based on the provision of Section 4.2.3. The bonus system may be used to build additional residential and/or office commercial development.

TABLE 3.1 - MINIMUM & MAXIMUM DENSITIES

| Block | Minimum FAR | Maximum FAR | | Bonus FAR | Maximum FAR Total including Bonus |
|---------------|-------------|----------------------------------|--|-----------|-----------------------------------|
| | | Office Commercial Only | Residential with/without Office Commercial | | |
| A | 2.0 | 2.45 | 3.5 | 1.0 | 4.5 |
| B, C | 2.0 | 2.0 | 3.5 | 1.0 | 4.5 |
| D* | 2.0 | 3.5 | 5.0 | 0.5 | 5.5 |
| E, F | 2.0 | 2.25 | 4.5 | 1.0 | 5.5 |
| G, I, J, K, L | 2.0 | 3.5 | 5.0 | 1.5 | 6.5 |
| H** | 2.0 | 5.75 | 5.0 | 2.0 | 7.0*** |
| M, O | 0.25 | 0.5 Retail / 3.0 Retail / Office | 4.0 | 1.0 | 5.0 |
| N, P, Q | 2.0 | 3.0 | 4.0 | 1.0 | 5.0 |
| R, S | 1.0 | 3.0 | N/A | 1.0 | 4.0 |
| T, U | 1.0 | 2.0 | N/A | 1.0 | 3.0 |

Footnotes:

- * Block D reflects land use provisions negotiated with the landowner in conjunction with preparation of this Plan
- ** Block H reflects Council approved land use designation for this site
- *** Plus 1.0 FAR to accommodate above-grade structured parking