



Public Hearing of Council

Agenda Item: 7.2.27



LOC2023-0131 / CPC2023-0925

Land Use Amendment

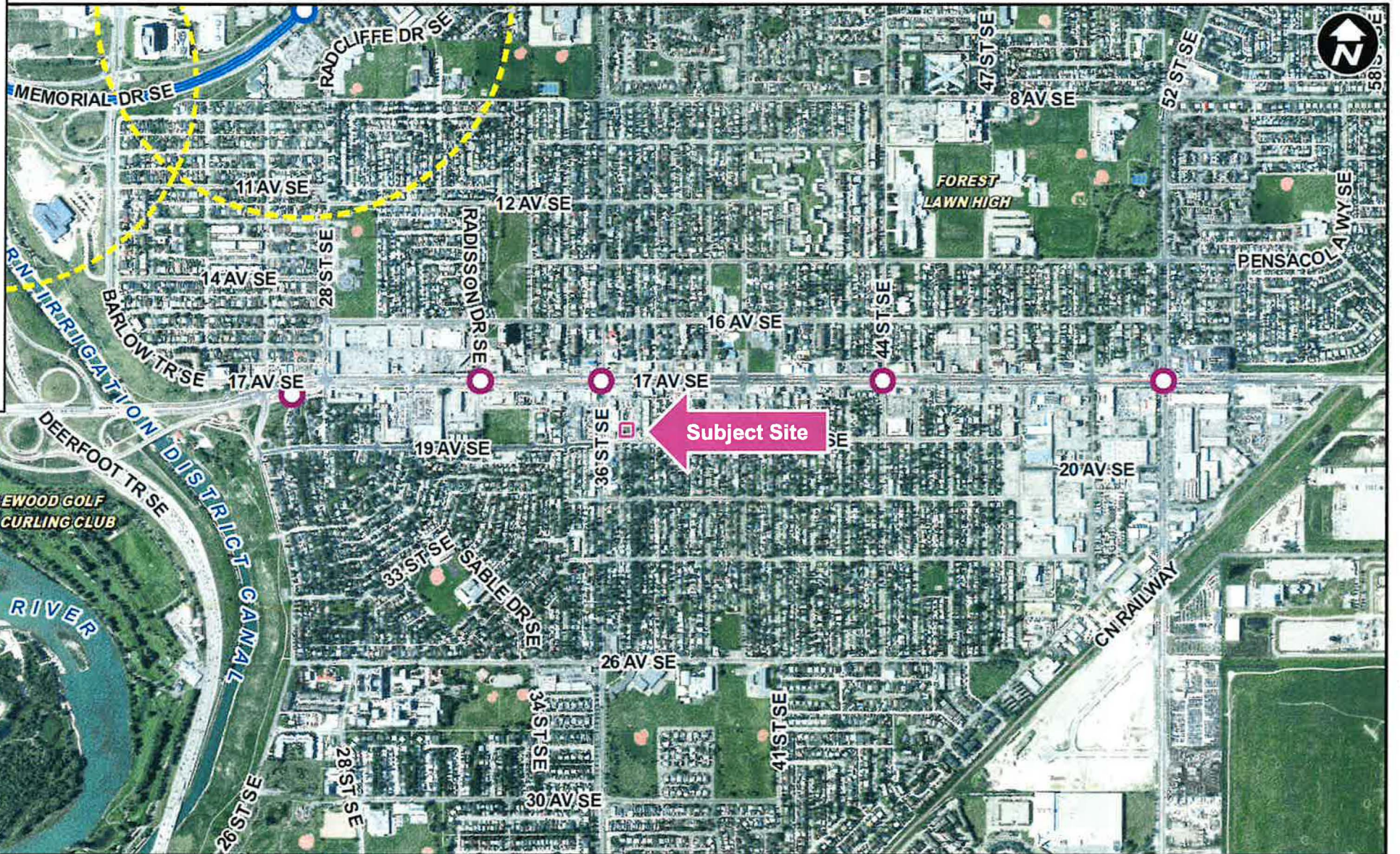
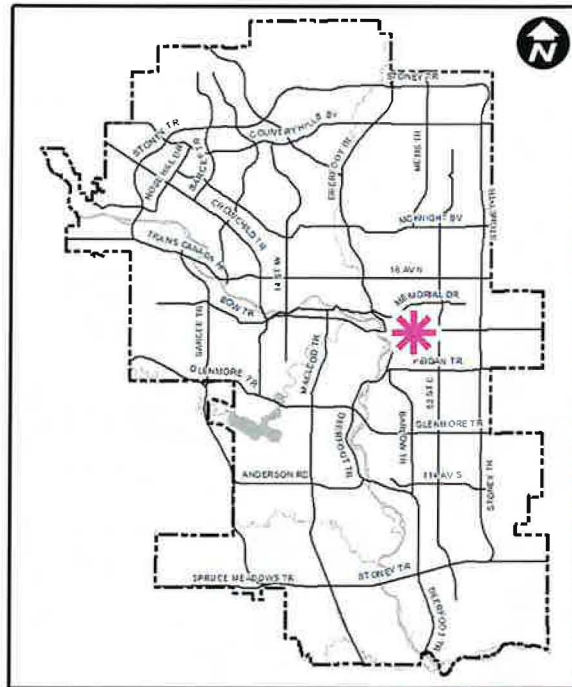
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2023
ITEM: 7.2.27-CPC2023-0925
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 78P2023** for the amendments to the International Avenue Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 217D2023** 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

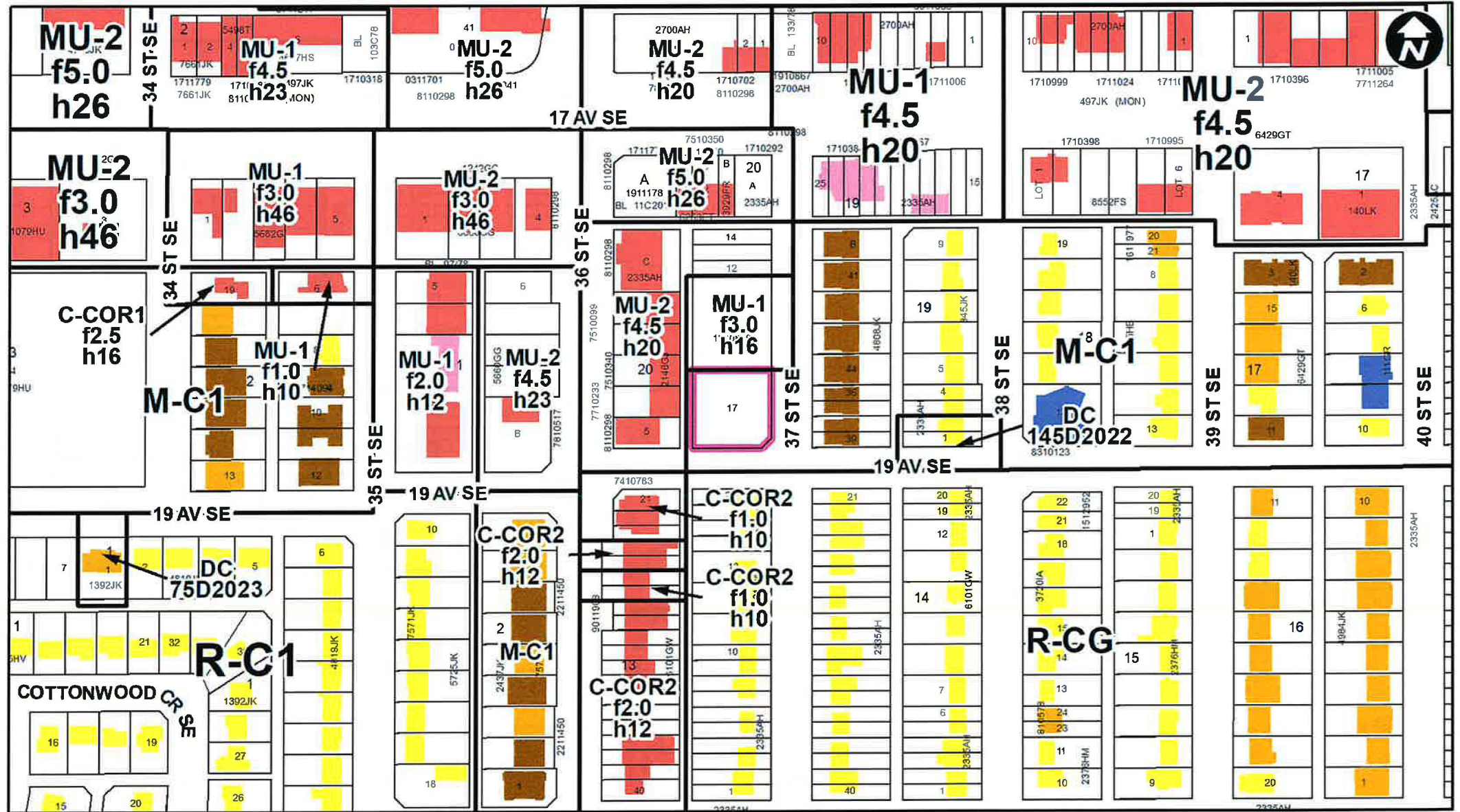
Parcel Size:

0.15 ha

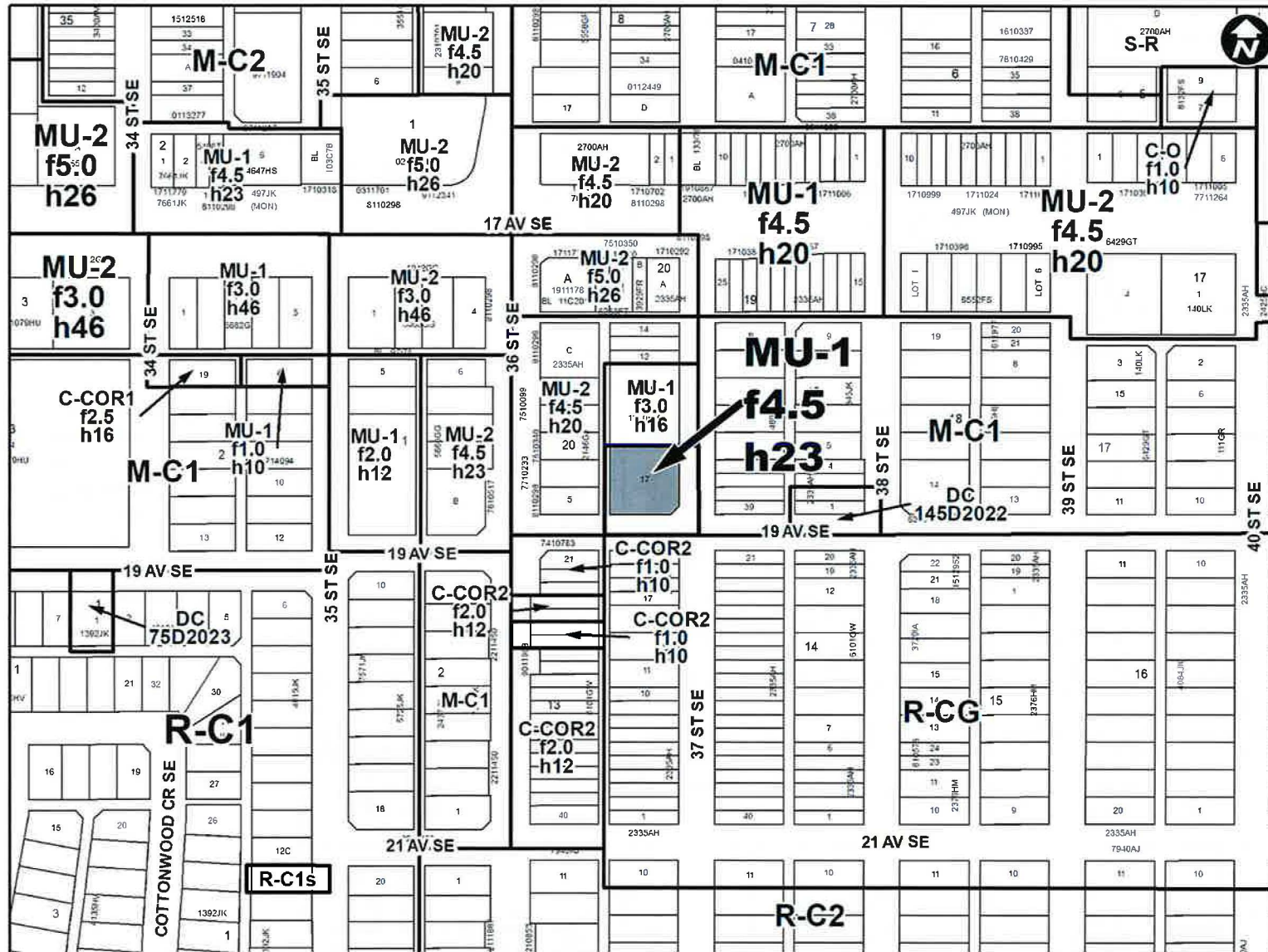
38 m x 38 m

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



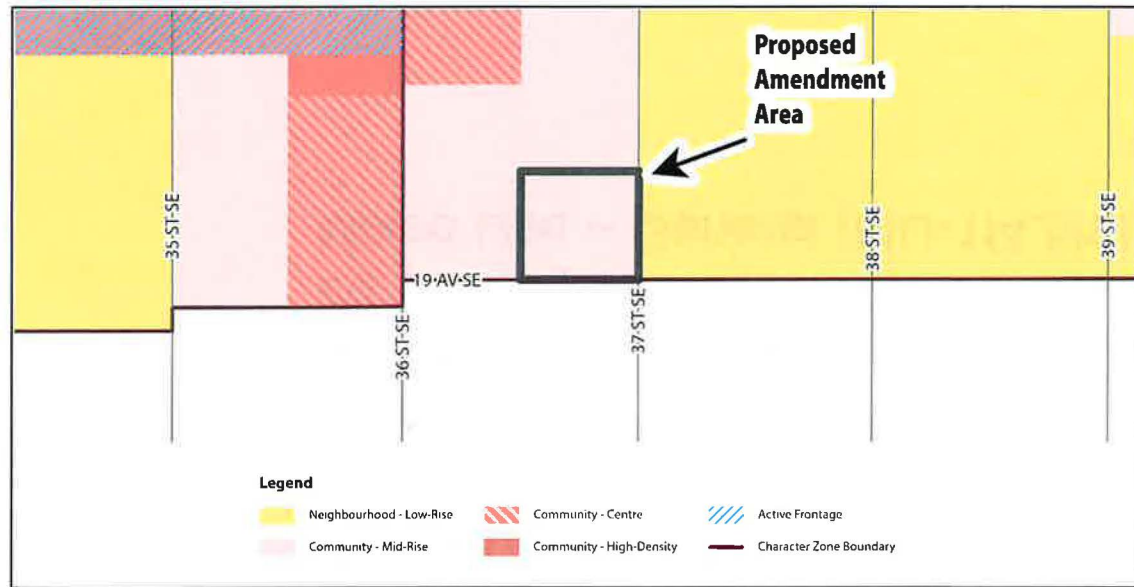
Proposed Land Use Map



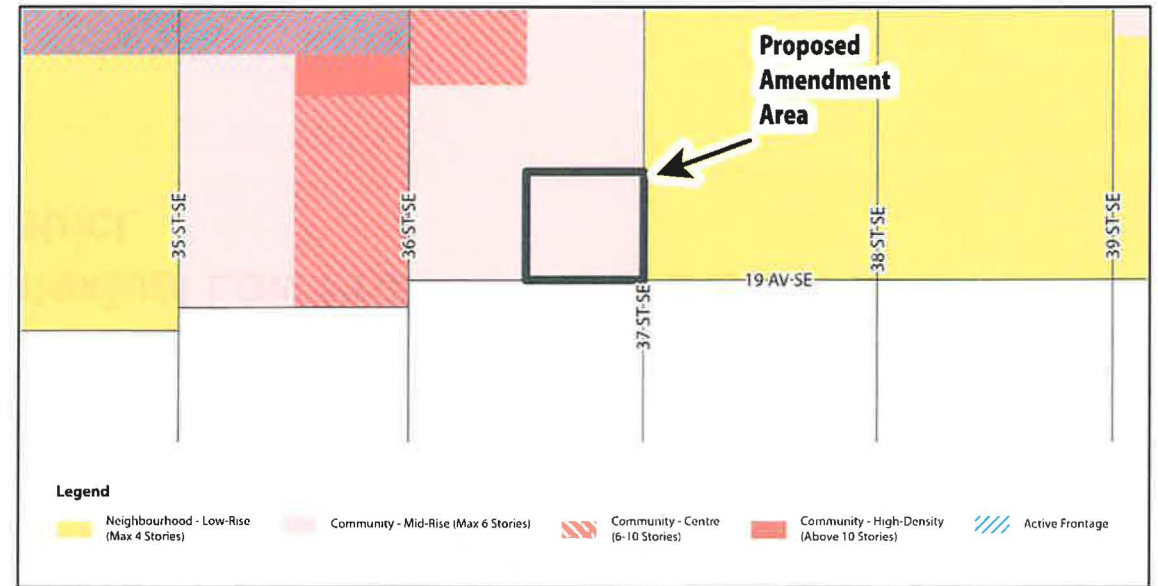
Proposed Mixed Use – General (MU-1f4.5h23) District:

- Maximum building height of 23 metres (6 storeys)
- Maximum Floor Area Ratio (FAR) of 4.5 (approximately 6,525 square metres)
- No minimum or maximum number of dwelling units

Proposed International Avenue Area Redevelopment Plan Amendments



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

Calgary Planning Commission's Recommendation:

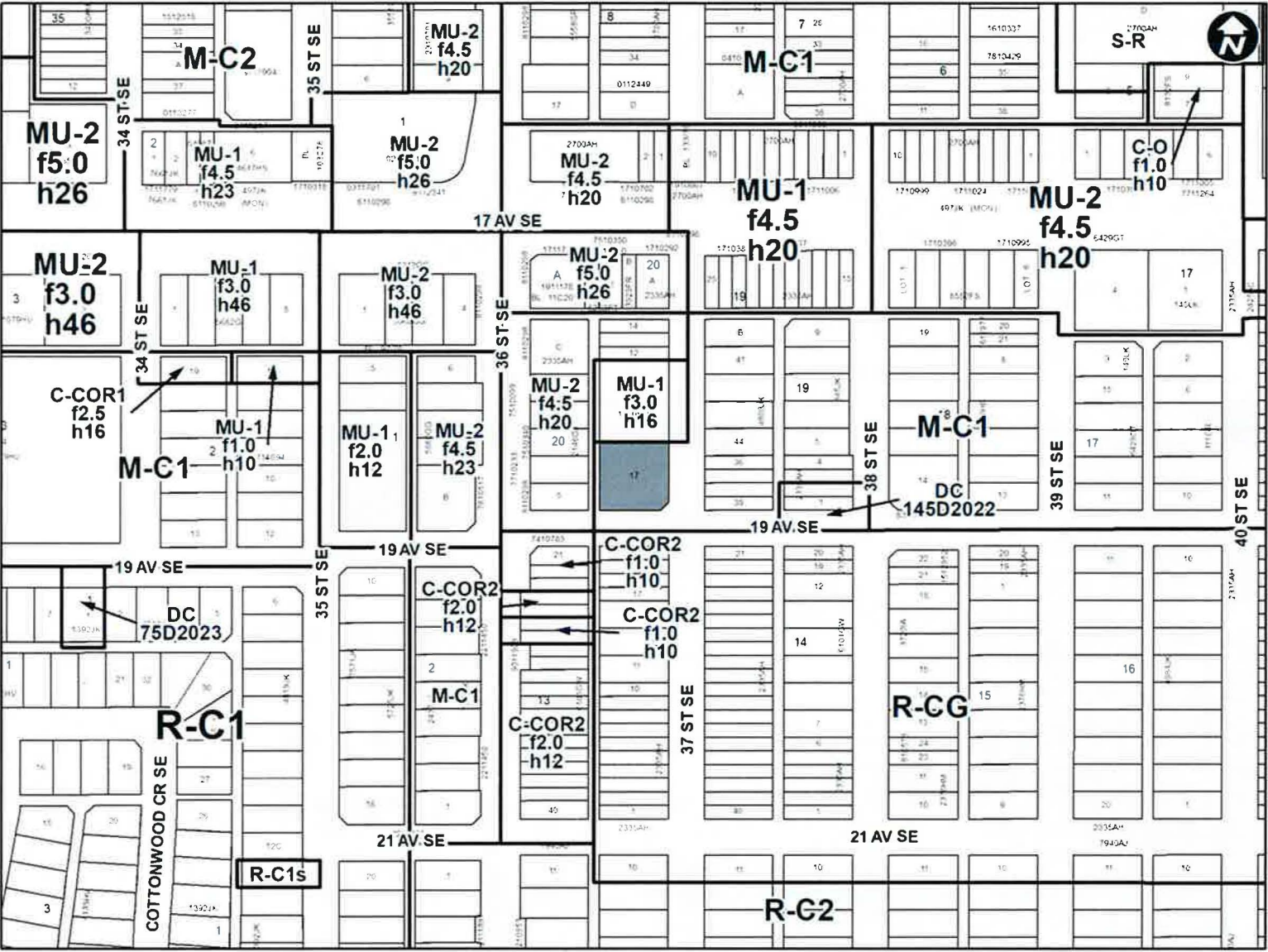
That Council:

1. Give three readings to **Proposed Bylaw 78P2023** for the amendments to the International Avenue Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 217D2023** 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.

Supplementary Slides



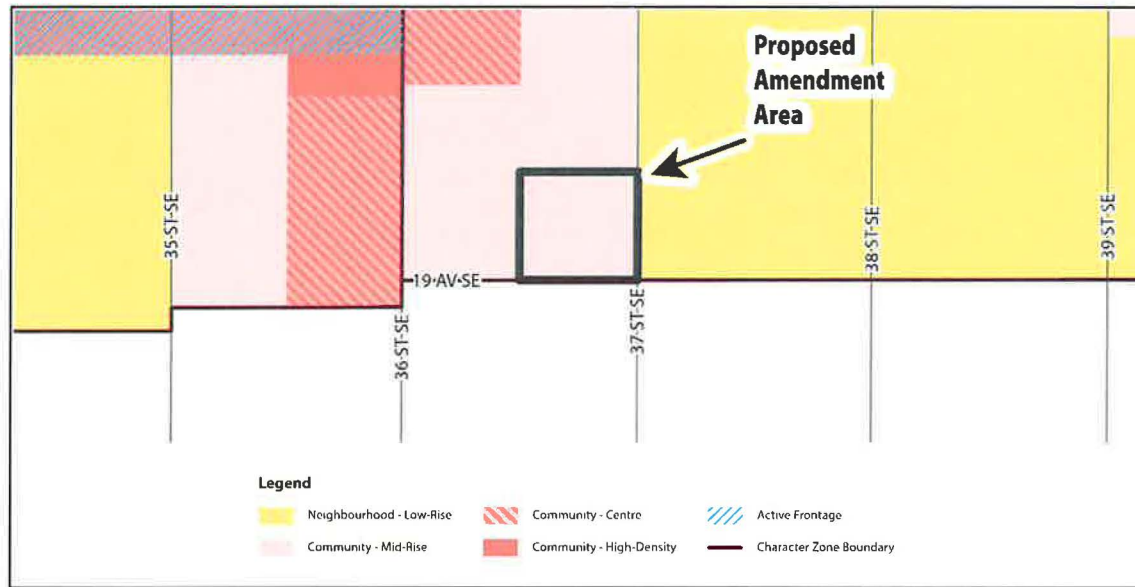




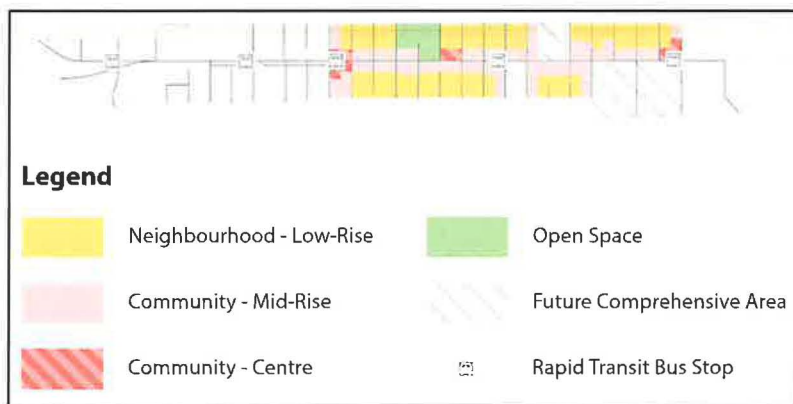
Existing Multi-Residential – Contextual Medium Profile (M-C1) District:

- Maximum building height of 14 metres (3 - 4 storeys)
- No maximum Floor Area Ratio
- Maximum of 148 dwelling units per hectare (21 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