



LOC2023-0342 / CPC2024-0335 Land Use Amendment

March 21, 2024

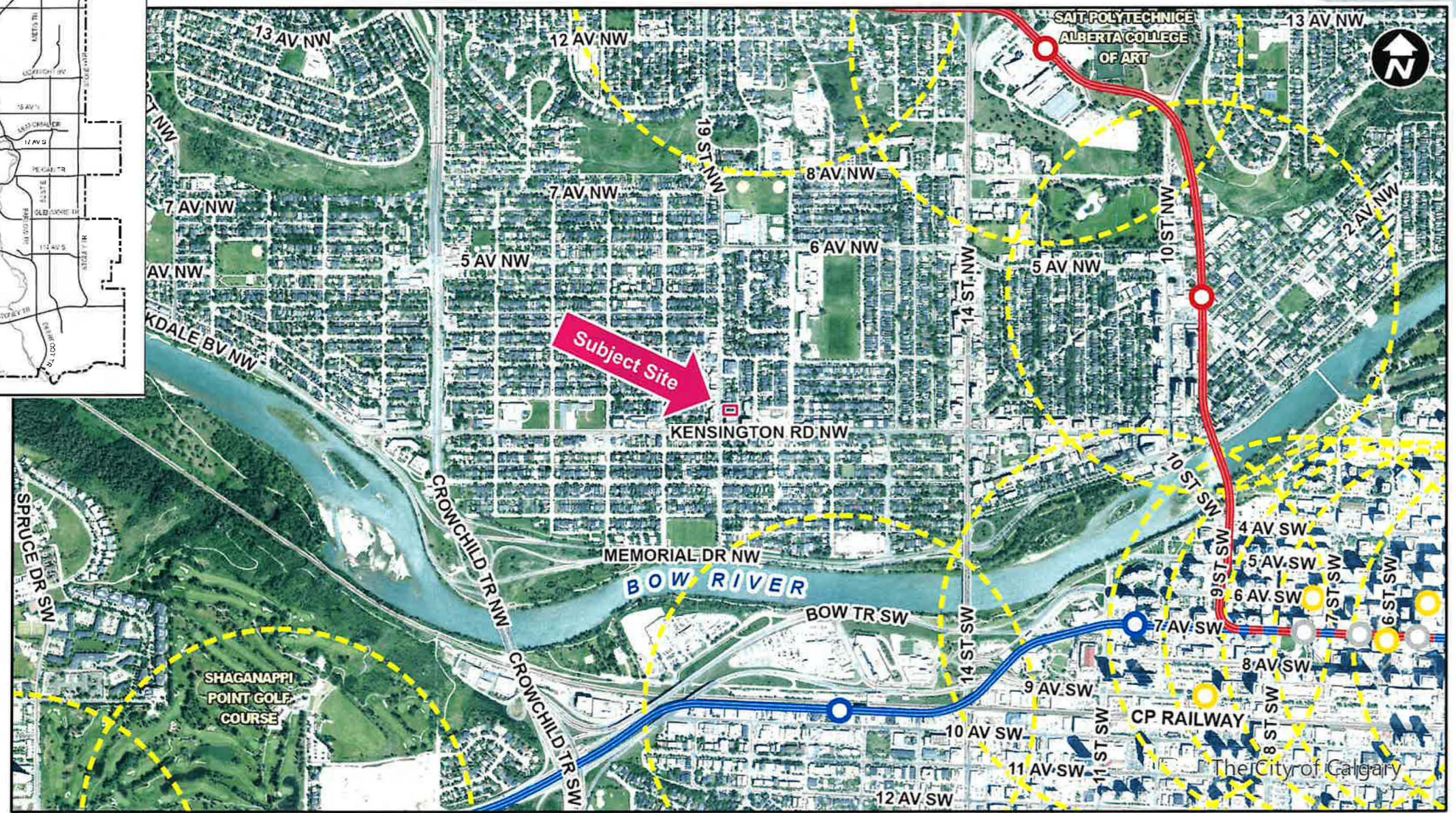
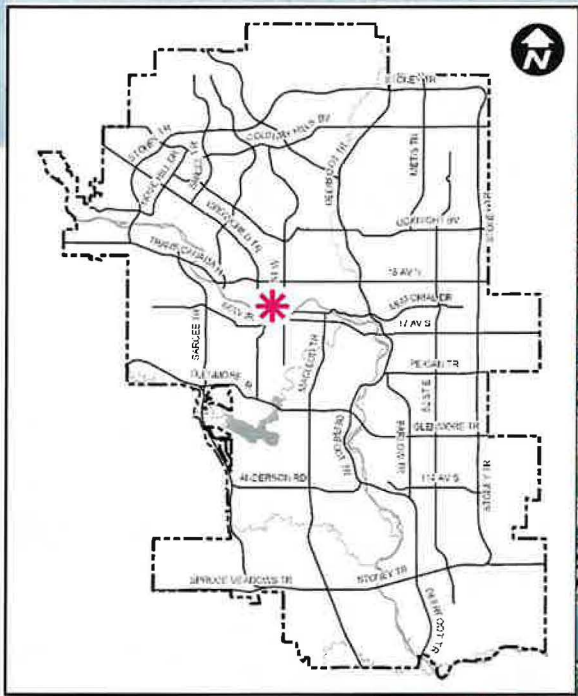
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 21 2024
ITEM: 7.2.1 - CPC2024-0335
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 114 and 118 – 19 Street NW (Plan 8942GB, Block 19, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h12) 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

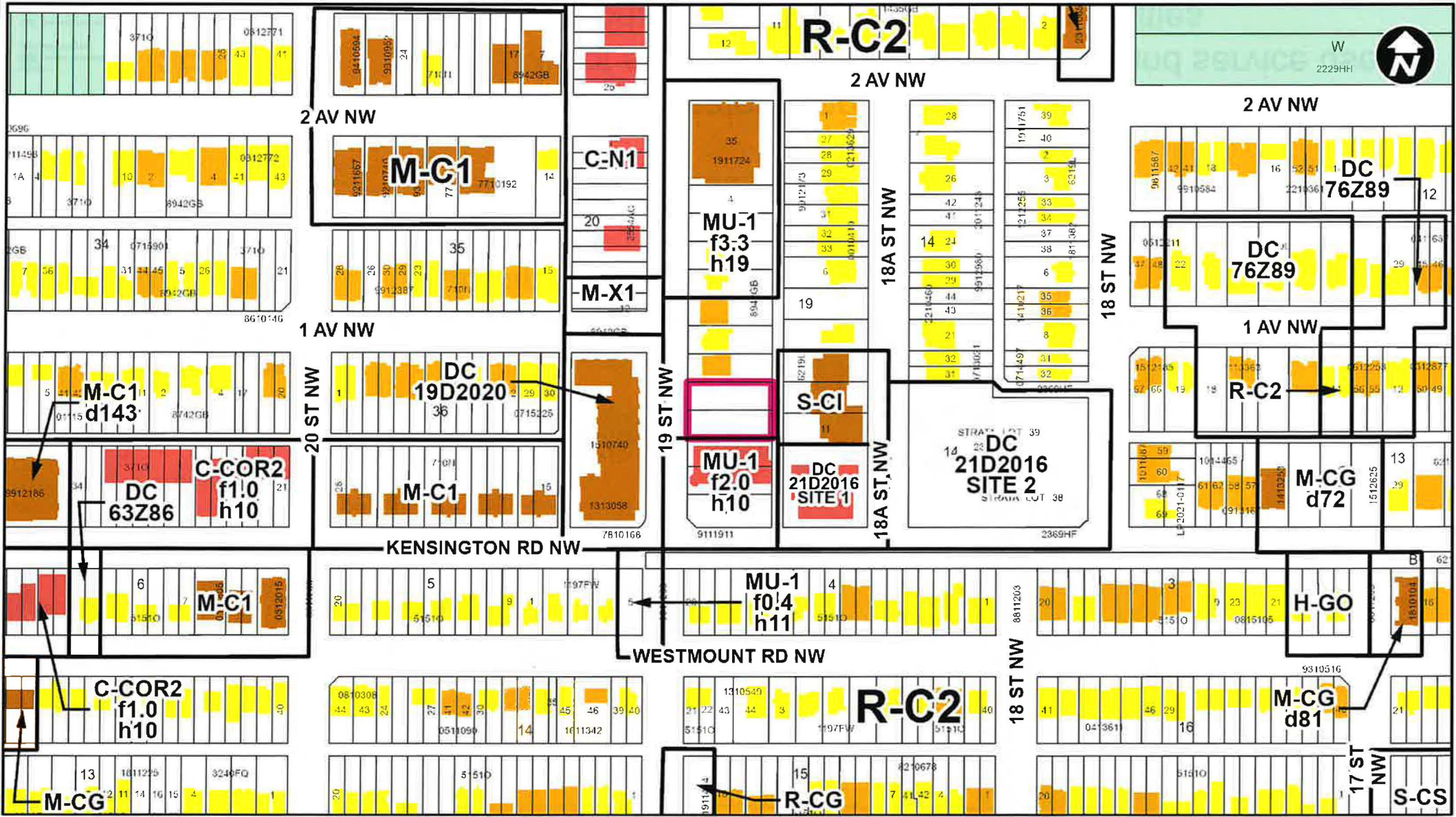
Parcel Size:

0.11 ha
27m x 41m

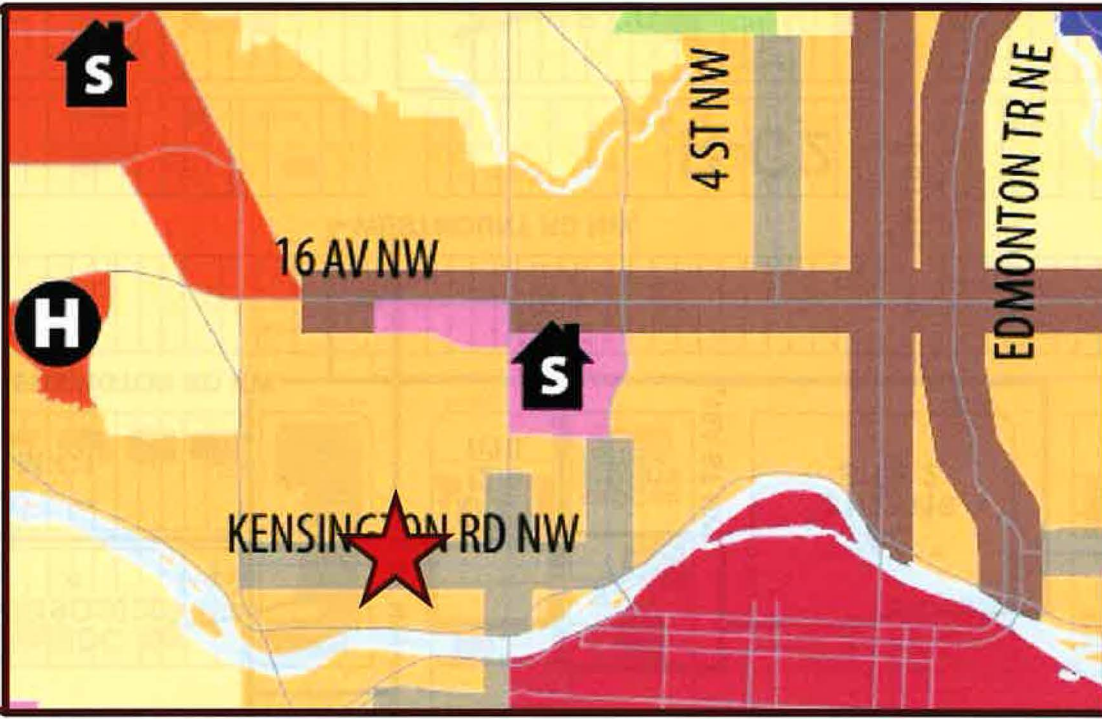
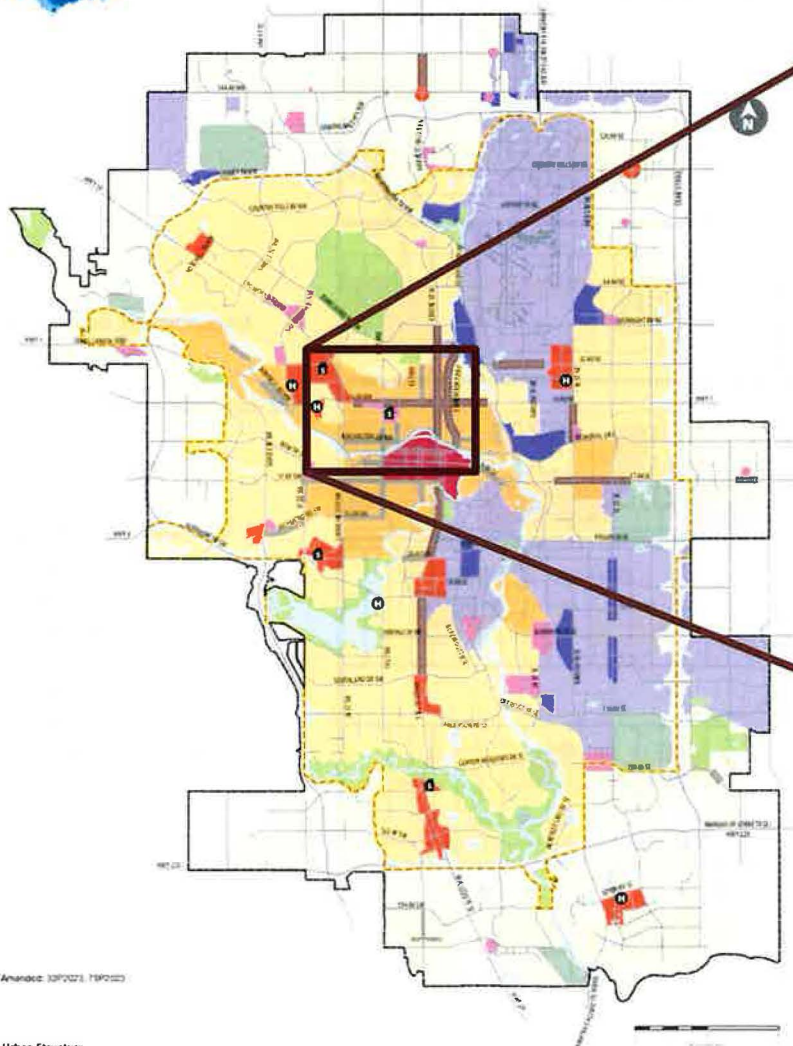




- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



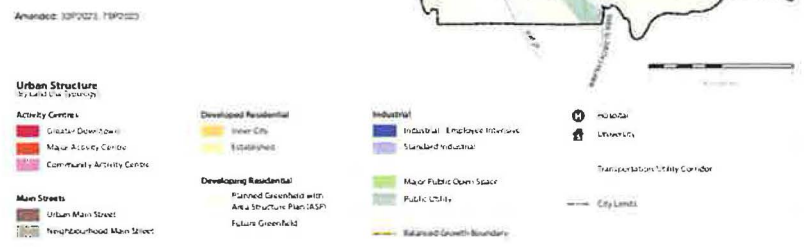
1 Urban Structure

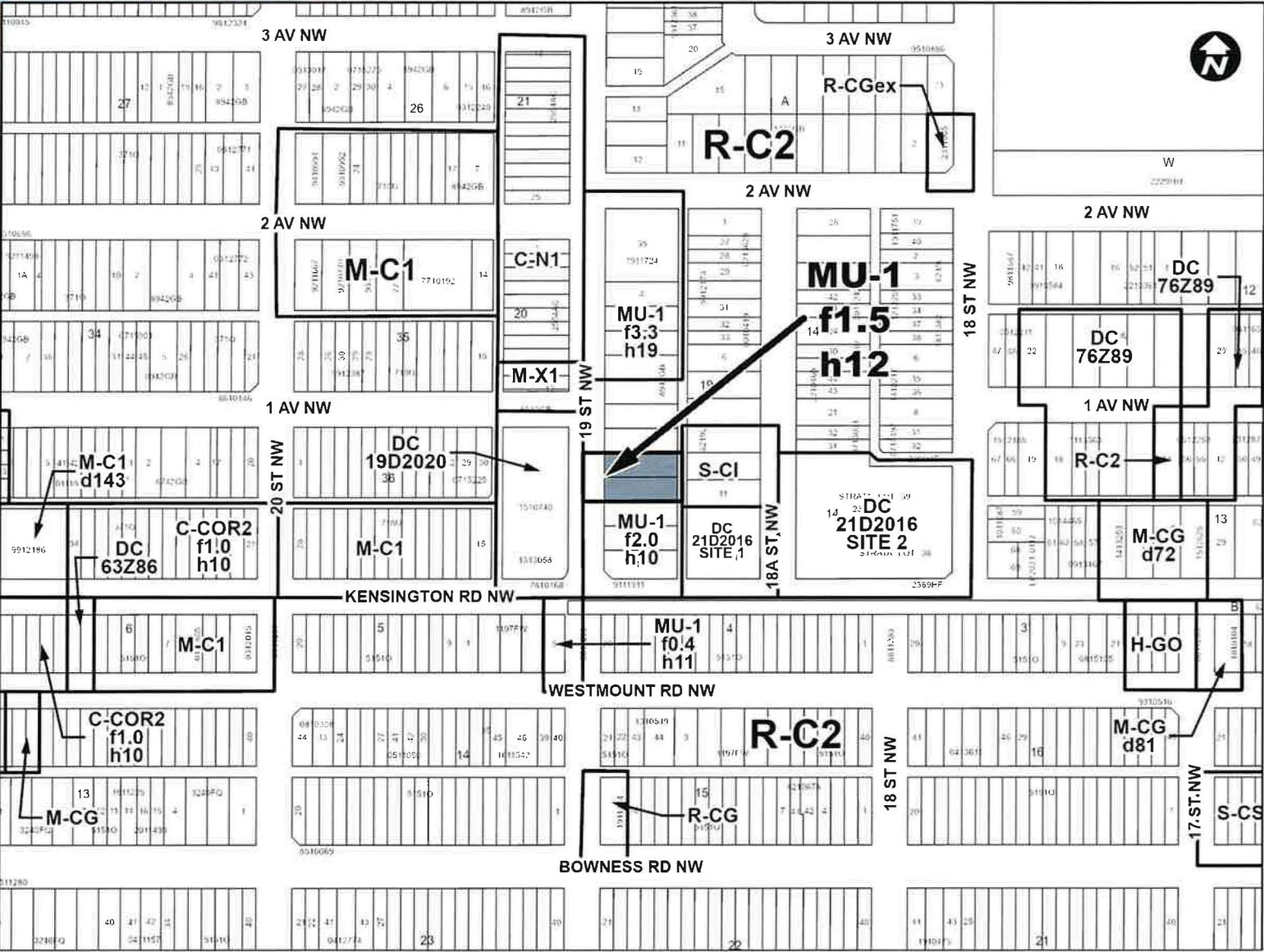


Municipal Development Plan

Neighbourhood Main Street typology

- Direct a greater share of new growth to main streets
- Mix of employment, residential, retail and service uses supporting needs of adjacent communities





Proposed MU-1 District:

- Floor Area Ratio = 1.5 (approximately 1,650m²)
- Height = 12 metres (approximately 3 storeys)
- Supports commercial and/or residential uses at grade along a commercial street

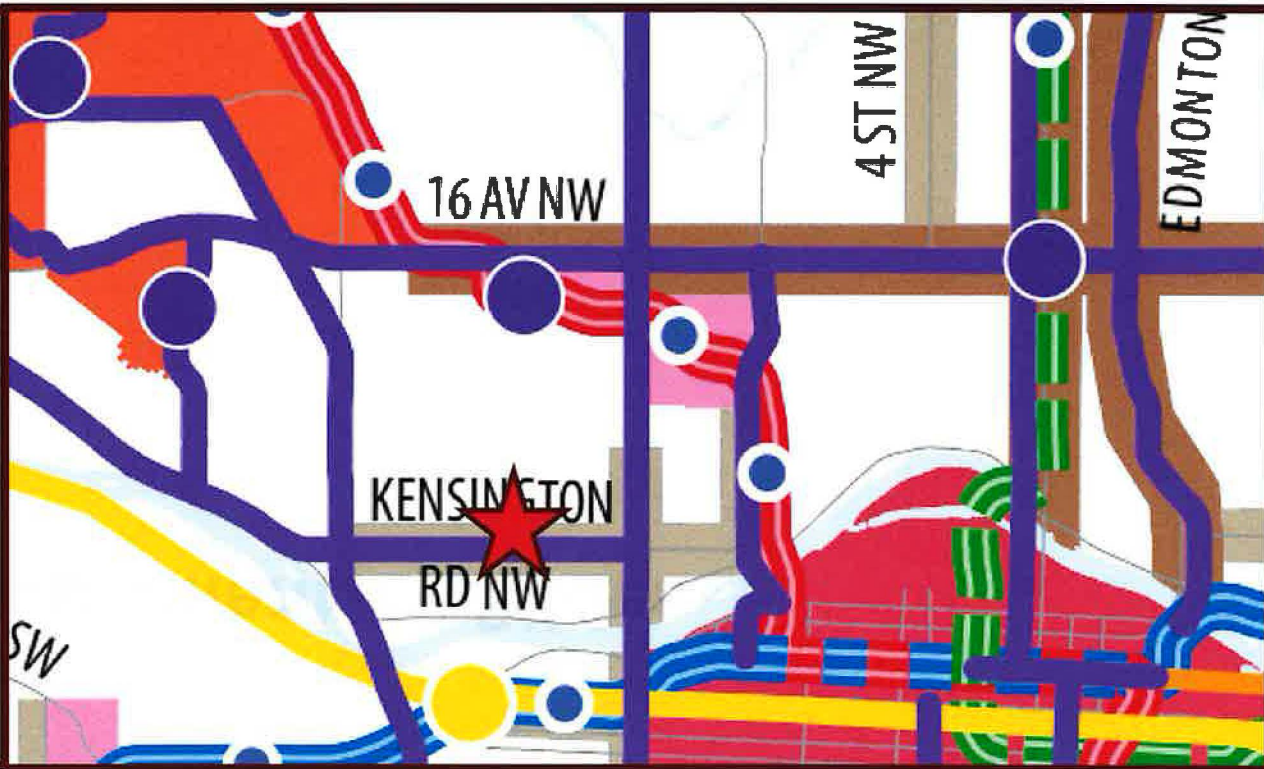
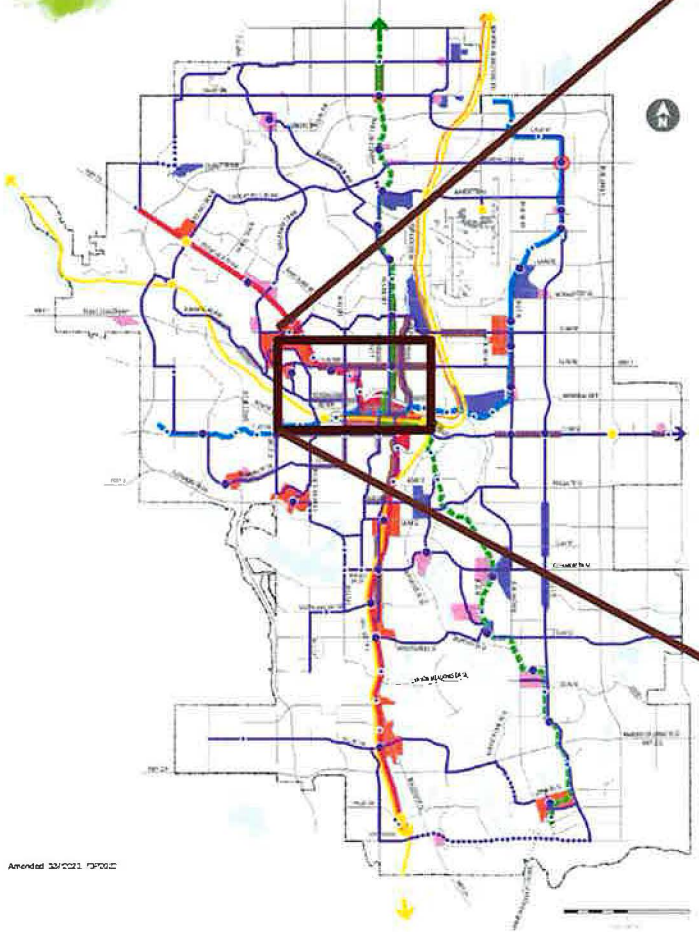
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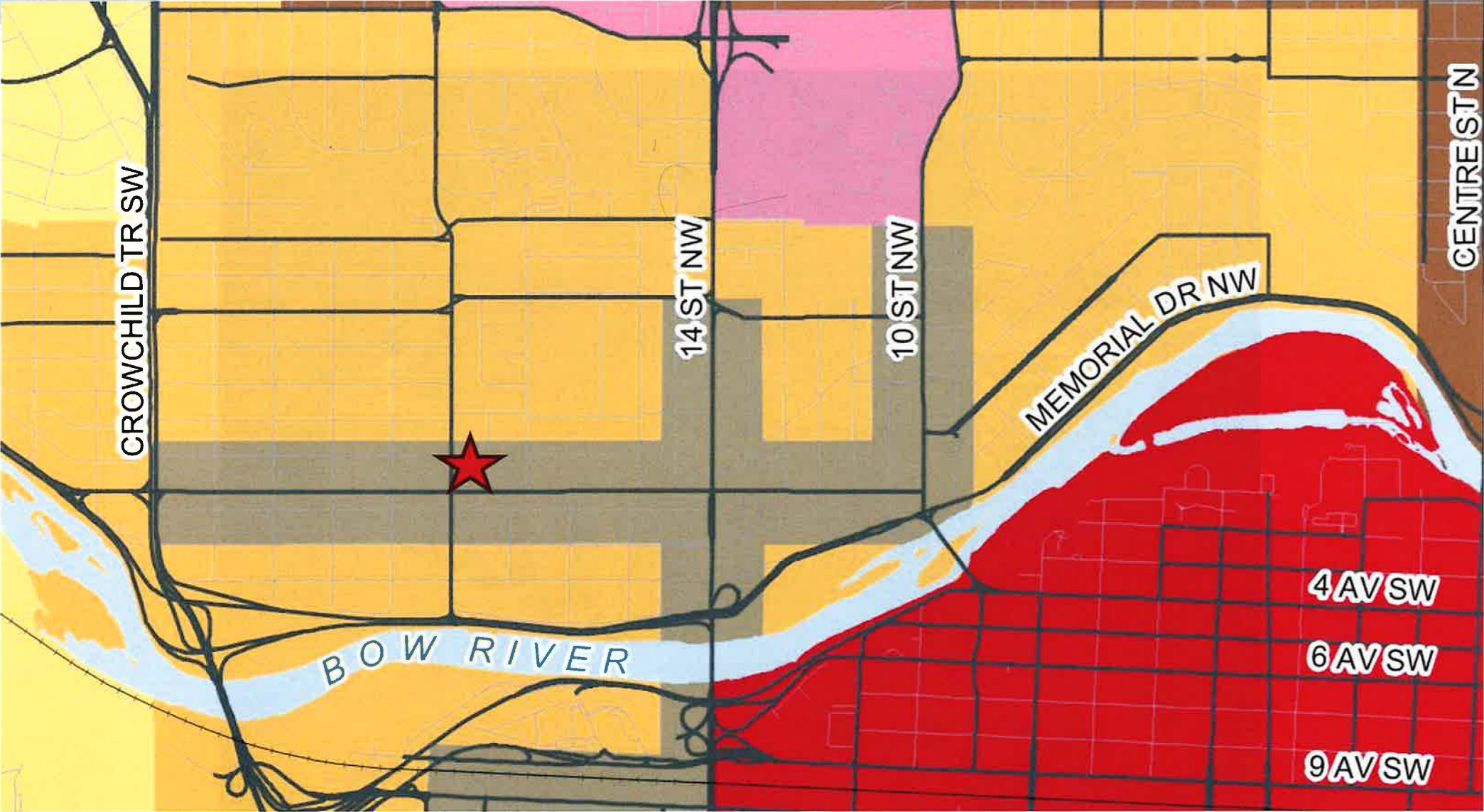
Supplementary Slides

2 Primary Transit Network



Amended 23/02/2023 10:00:00

- Legend**
- Primary Transit Network 2022
 - Regional Commuter Rail Corridor
 - High Speed Rail Corridor
 - Light Rail Transit
 - Primary Transit Mode
 - Regional Rapid Transit Corridor
 - Transit Corridor
 - Transit Station
 - City Limits
 - Urban Structure
 - Urban Downtown
 - Major Activity Centre
 - Community Activity Centre
 - Neighborhood Activity Centre
 - Neighborhood Main Street
 - Industrial / Employee Use



 Subject Site



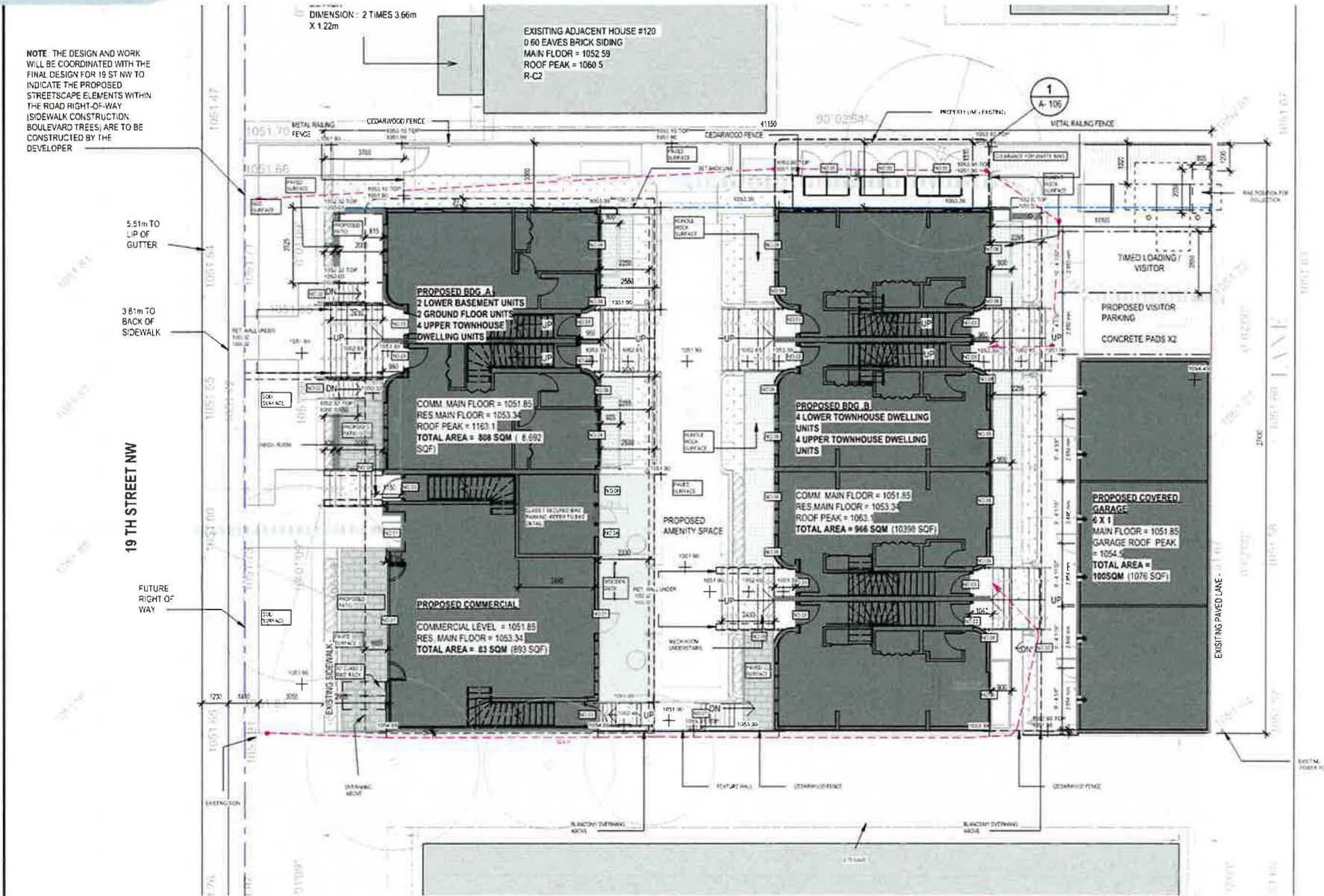








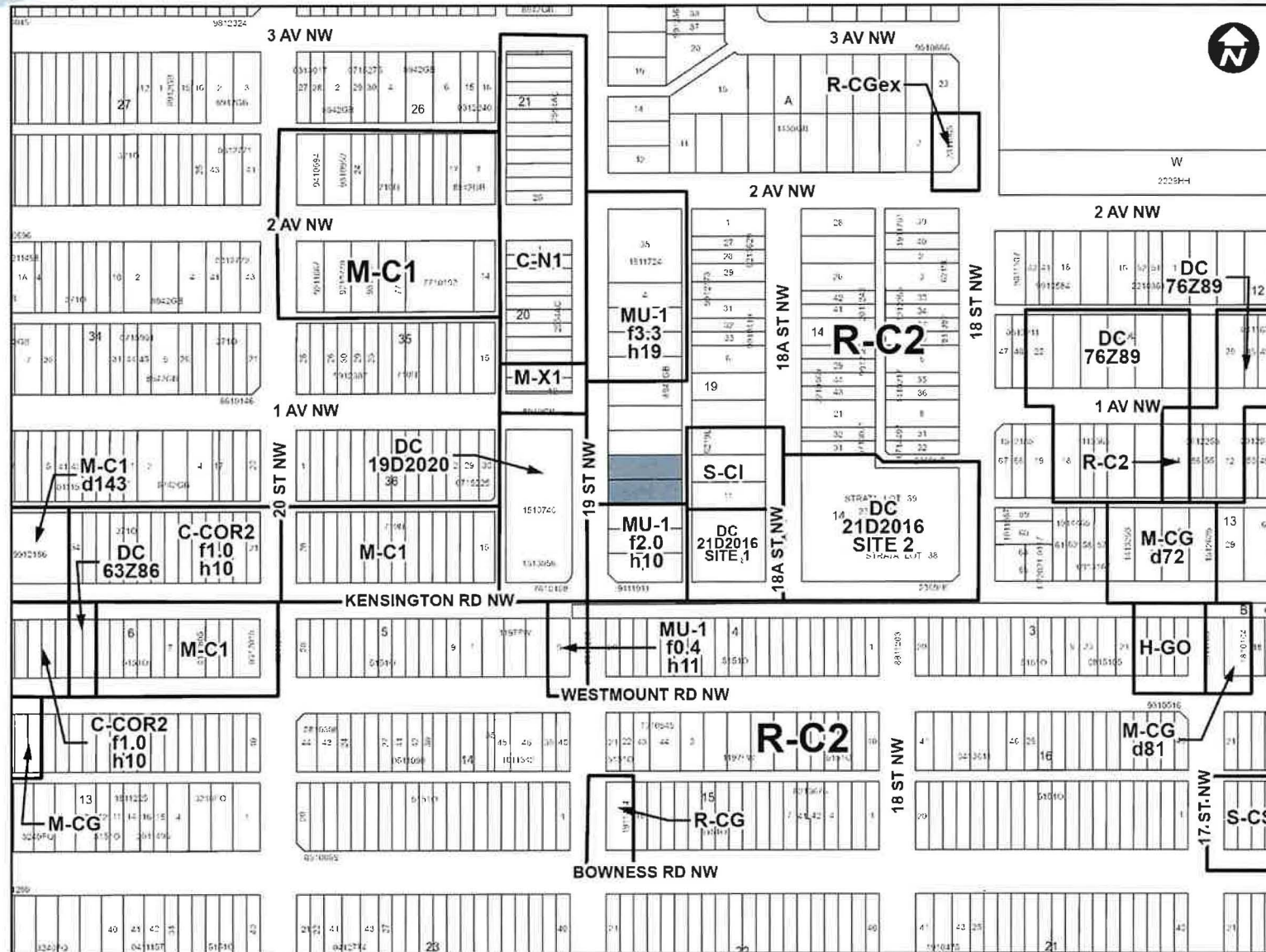




One public submission received
West Hillhurst Community Association opposed

Concerns included:

- timing of application with respect to the Riley Communities Local Area Planning project;
- increase in vehicular traffic which increases conflicts with pedestrians and cyclists;
- insufficient parking for the number of proposed units and a commercial business;
- impact of development on planned 19 Street NW Streetscape improvements;
- maintenance of mature trees on site;
- potential for Airbnb rentals;
- ensure development is built with high quality materials;
- site is not in proximity to “primary transit”; and
- concern with future consideration of parking relaxations due to proximity to the primary transit network.



RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at **Municipal Address (Legal Description) to subdivide XX.XX hectares ± (XX.XX acres ±), with conditions (Attachment 1).**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the **XXX Area Redevelopment Plan/Area Structure Plan (Attachment X);** and
2. Give three readings to the proposed closure of **X.XX hectares ± (X.XX acres ±) of road (Legal Description), adjacent to Municipal Address, with conditions (Attachment X);** and
3. Give three readings to the proposed bylaw for the redesignation of **X.XX hectares ± (X.XX acres ±) located at XX Street Name Quadrant (Plan XXXX, Block XX, Lots XX and XX) from XXXX (XX) District to XXXX (XX) District.**