



Calgary Planning Commission

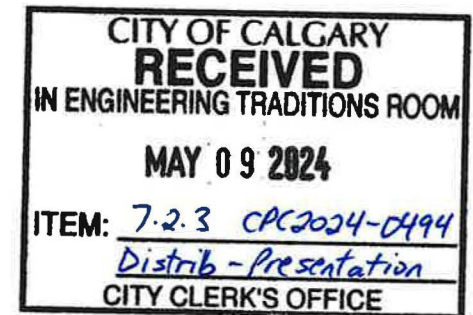
Agenda Item: 7.2.3



LOC2022-0228 / CPC2024-0494

Policy and Land Use Amendment

May 9, 2024



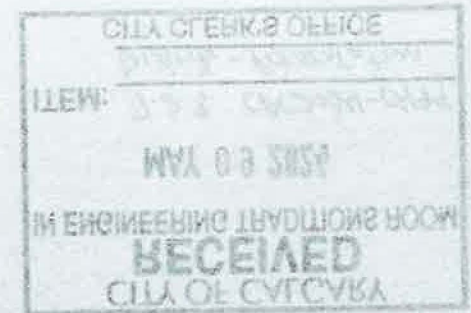
RECOMMENDATIONS:

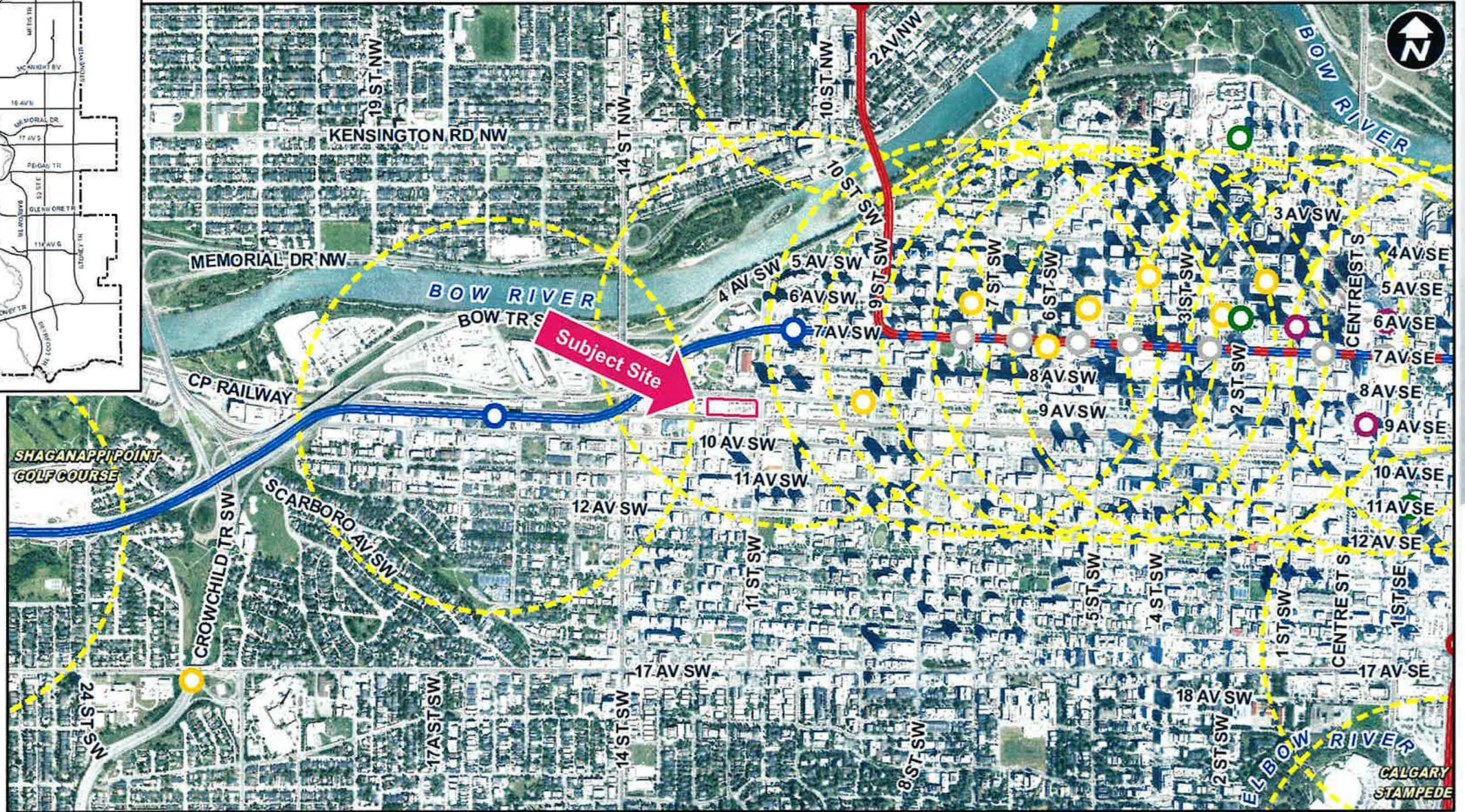
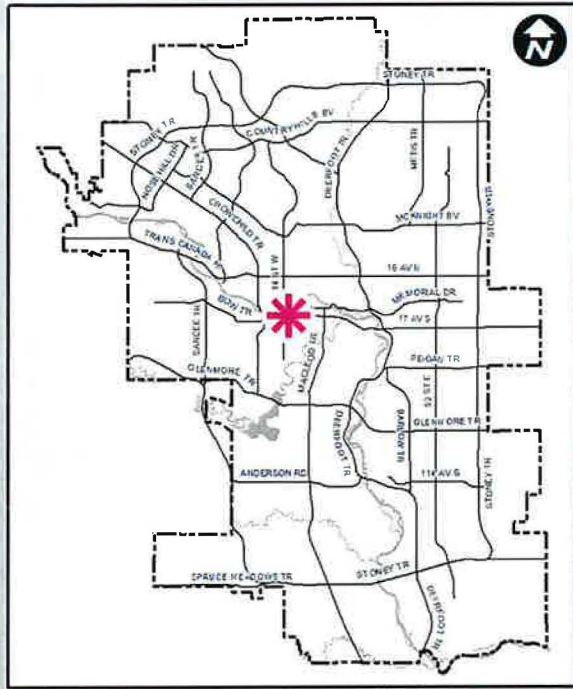
That Calgary Planning Commission:

1. Forward this report CPC2024-0494 to the 2024 June 04 Public Hearing Meeting of Council; and

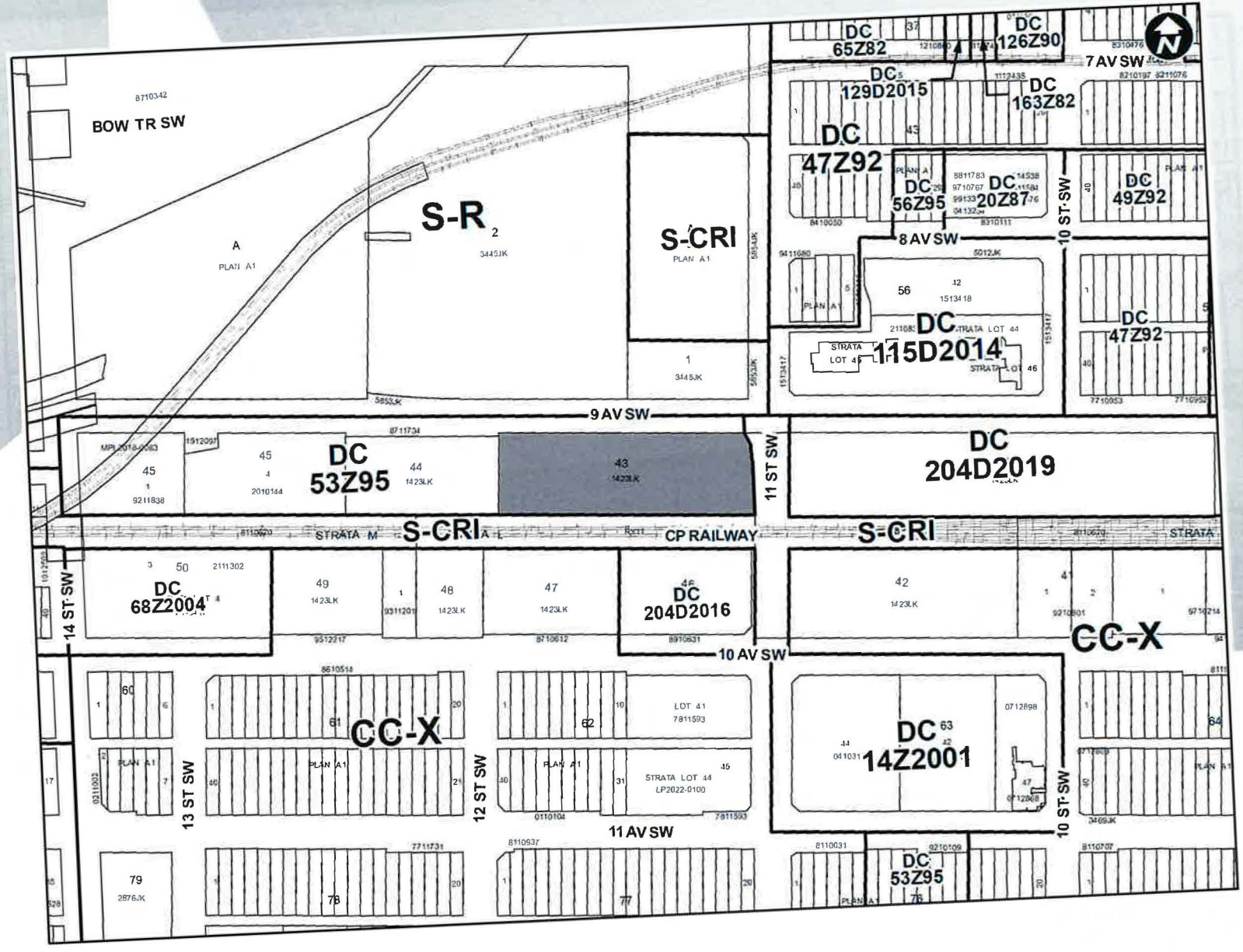
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 1215 9 Avenue SW (Plan 1423LK; Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

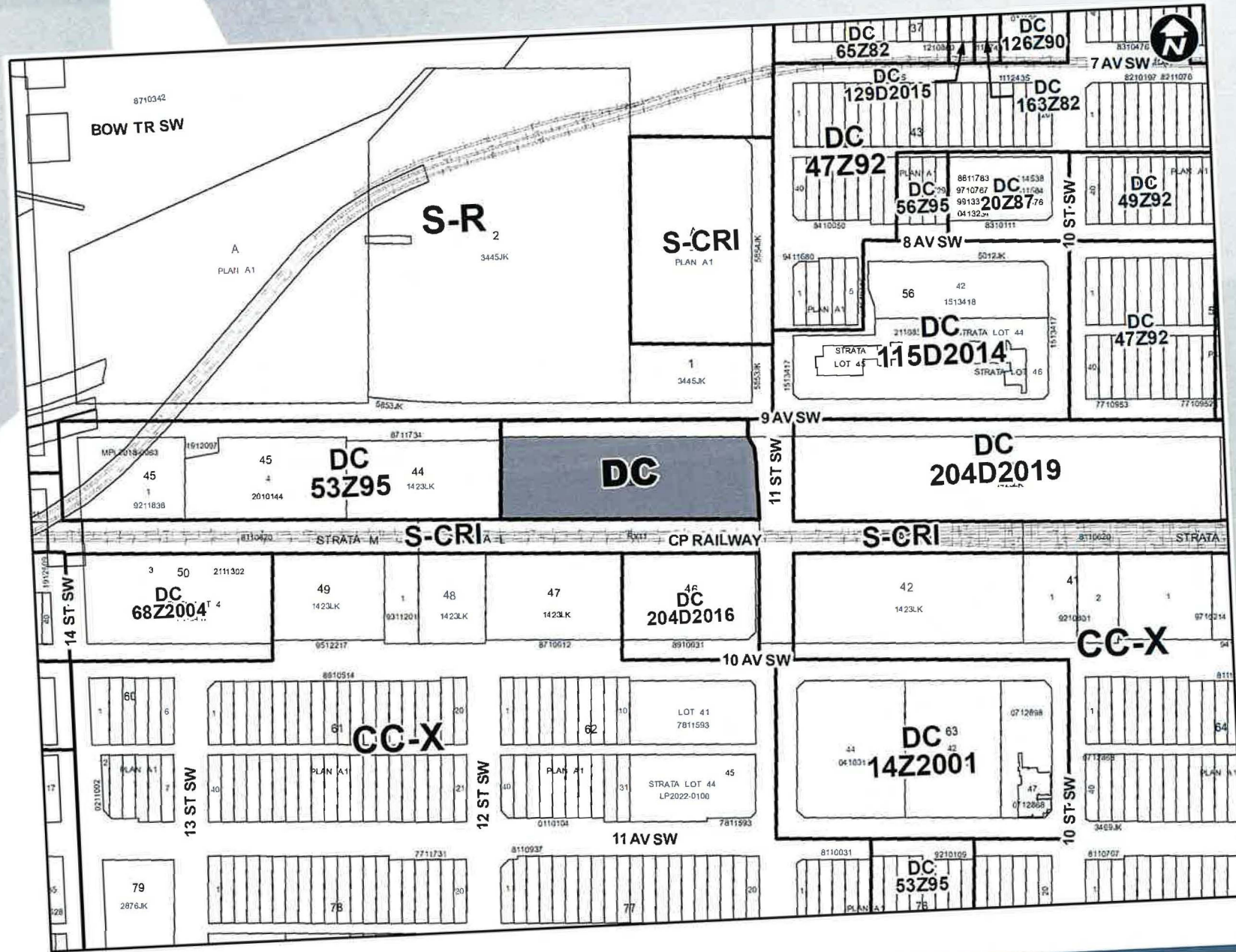








Proposed Land Use Map



Highlights of this Direct Control (DC) District

- Based on the Centre City Mixed Use District (CC-X) District
 - Additional rules on:
 - Floor plate;
 - Shadow;
 - Tower separation; and
 - Density bonusing



Proposed Amendment:

- Identify the subject site as ‘Gateway Precinct’
- Gateway precinct sites are defined as adjacent to major transportation infrastructure and well situated to accommodate higher densities and a wide range of uses in signature buildings.



Proposed Amendment:

- Delete and replace Map 5.2 entitled 'Proposed Densities'
- Amend Table 5.1 by adding Area 'G' defining the subject parcel with a new row.

Table 5.1 Minimum and Maximum Densities

Area	Minimum FAR	Maximum FAR
G	2.0	12.0

Proposed Amendment:

- Delete and replace Map 5.4 entitled 'Height of Streetwalls'
- Subject parcel categorized 'As Per Land Use' (sunlight protection areas).



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Supplementary Slides

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

