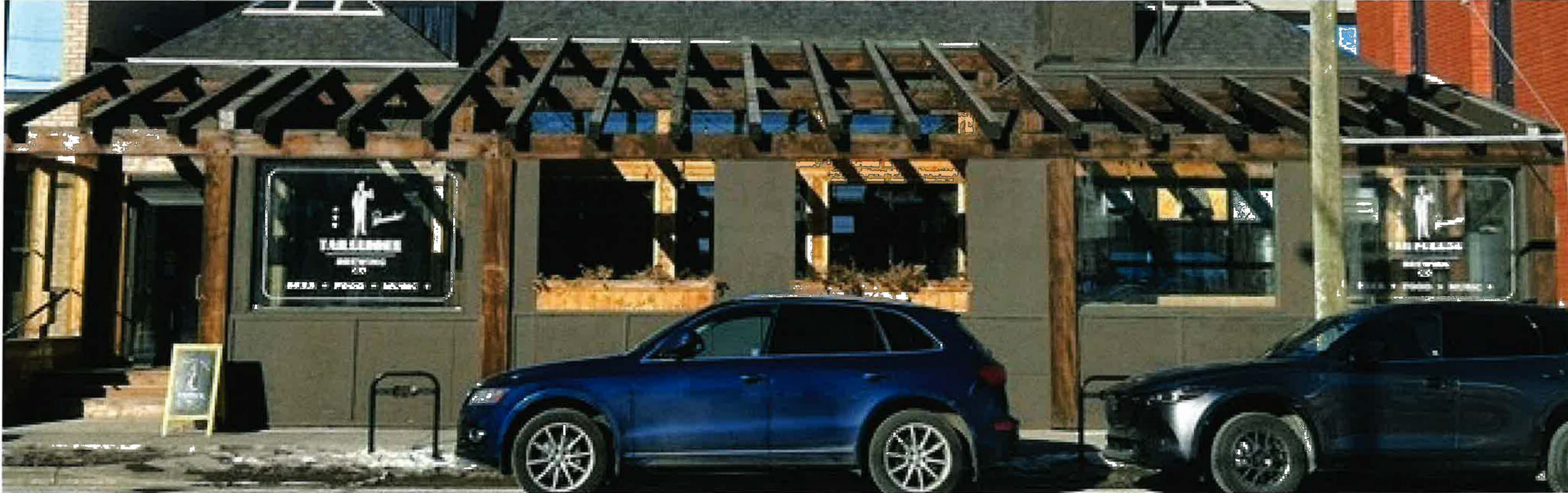




Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0308 / CPC2024-0194 Land Use Amendment

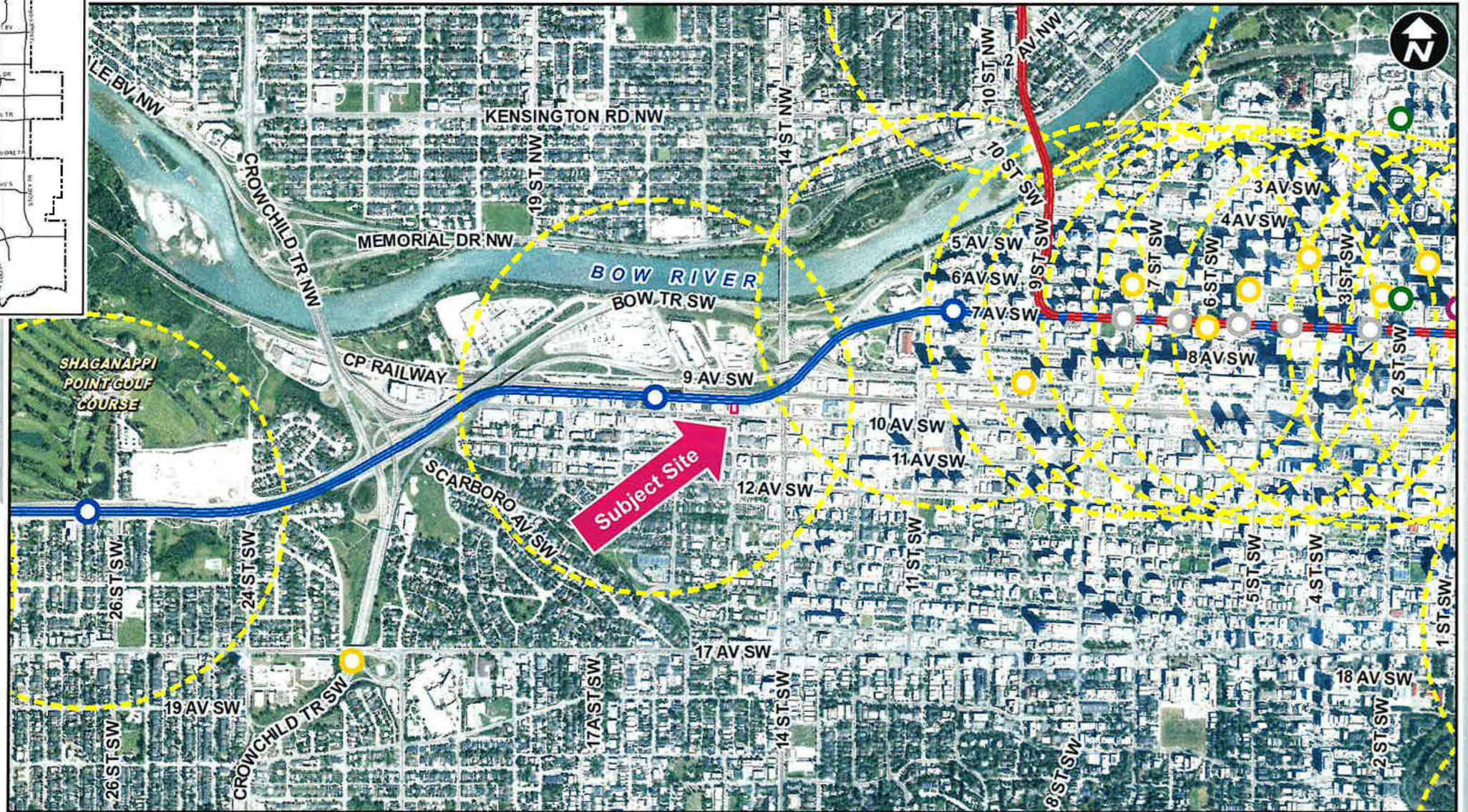
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.21 CPC2024-0194
DISTRIB - PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 113D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1540 and 1602 – 10 Avenue SW (Plan 5380V, Block 208, Lots 22 and 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development with a relaxation clause, with guidelines.



LEGEND

600m buffer from LRT station

LRT Stations

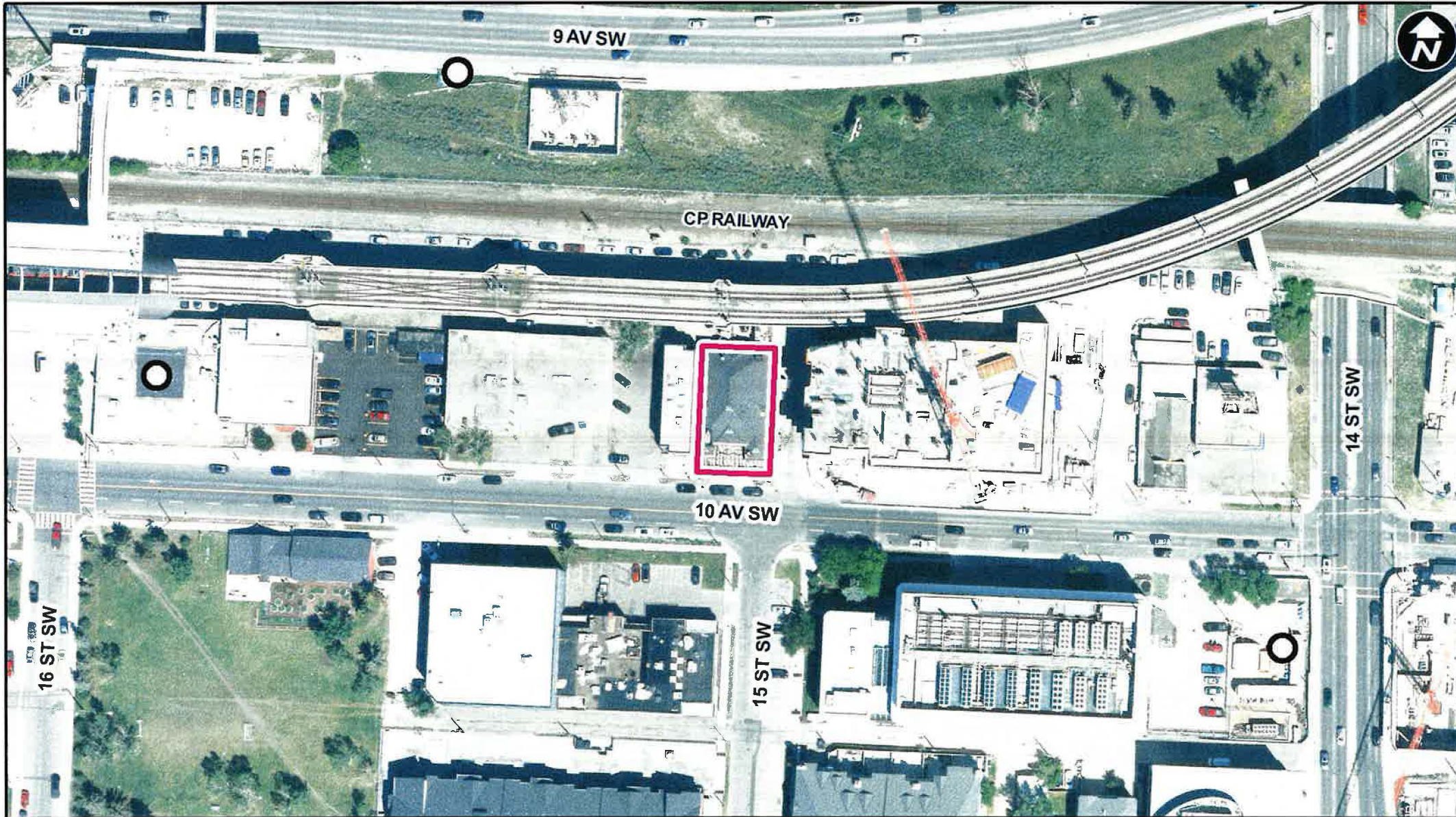
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Parcel Size:

0.05 ha
18m x 26m

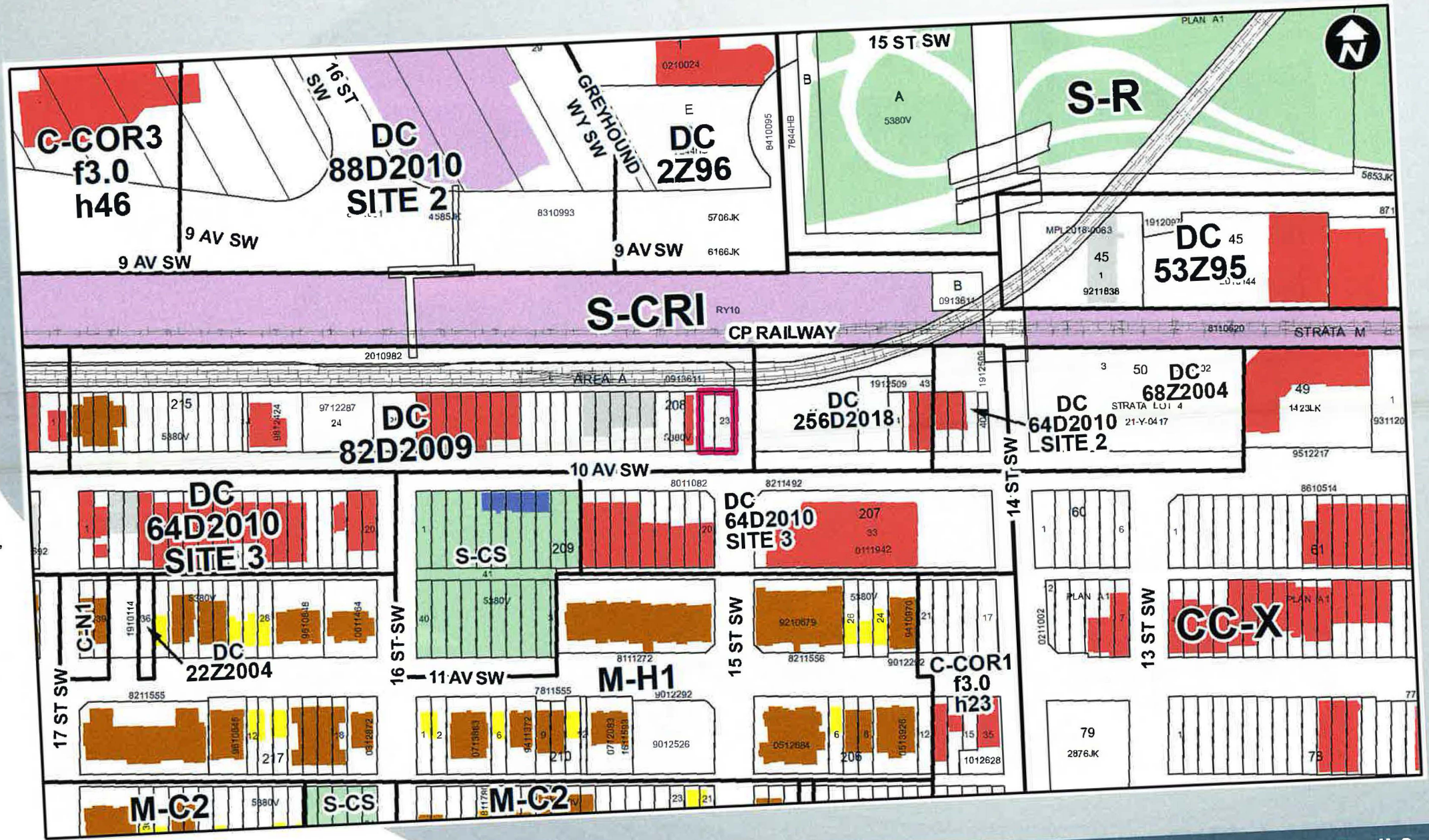


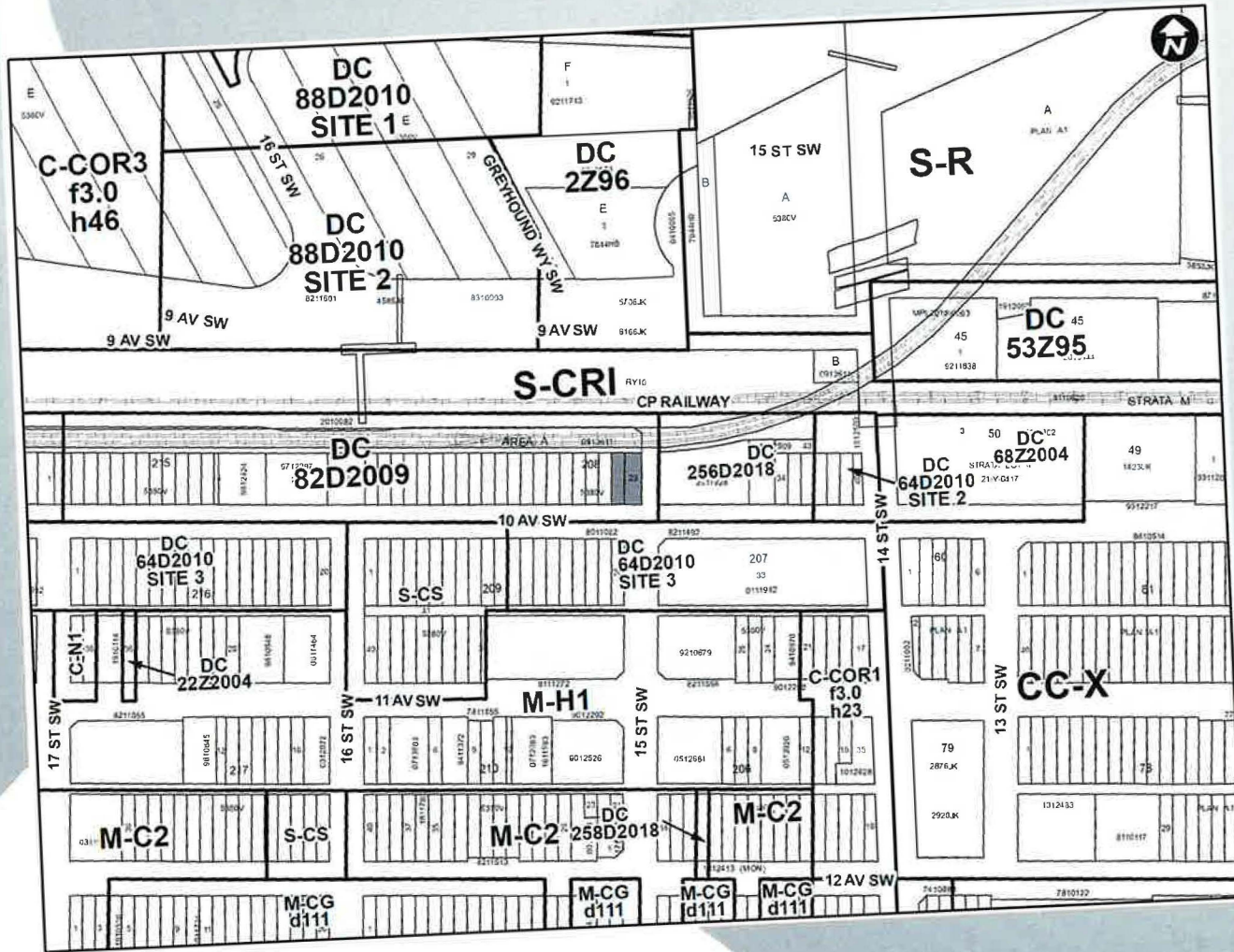
1540 and 1602 – 10 Avenue SW facing North

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 DC District:

- Implements Sunalta ARP vision
- Maximum FAR of 5.0 (7.0 with density bonus)
- Maximum building height of 75 metres

Proposed DC District:

- Would not change contents of existing DC
- Would add relaxation clause

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 113D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1540 and 1602 – 10 Avenue SW (Plan 5380V, Block 208, Lots 22 and 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development with a relaxation clause, with guidelines.

Supplementary Slides

- (a) at **grade**, have a minimum depth of 1.2 metres and a maximum depth of 5.2 metres;
- (b) higher than 4.0 metres above **grade**, have a minimum depth of 1.2 metres; and
- (c) below **grade**, have a minimum depth of 1.2 metres.

Rear Setback Area

12 There is no requirement for **rear setback area**.

Side Setback Area

13 There is no requirement for **side setback area**.

Landscaping in Setback Areas

14 Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area** that is level with the **adjacent** sidewalk.

Floor Plate Restrictions

15 Each floor of a **building** located partially or wholly above 36.0 metres above grade, and containing **Dwelling Units**, **Hotel suites** or **Live Work Units** has a maximum:

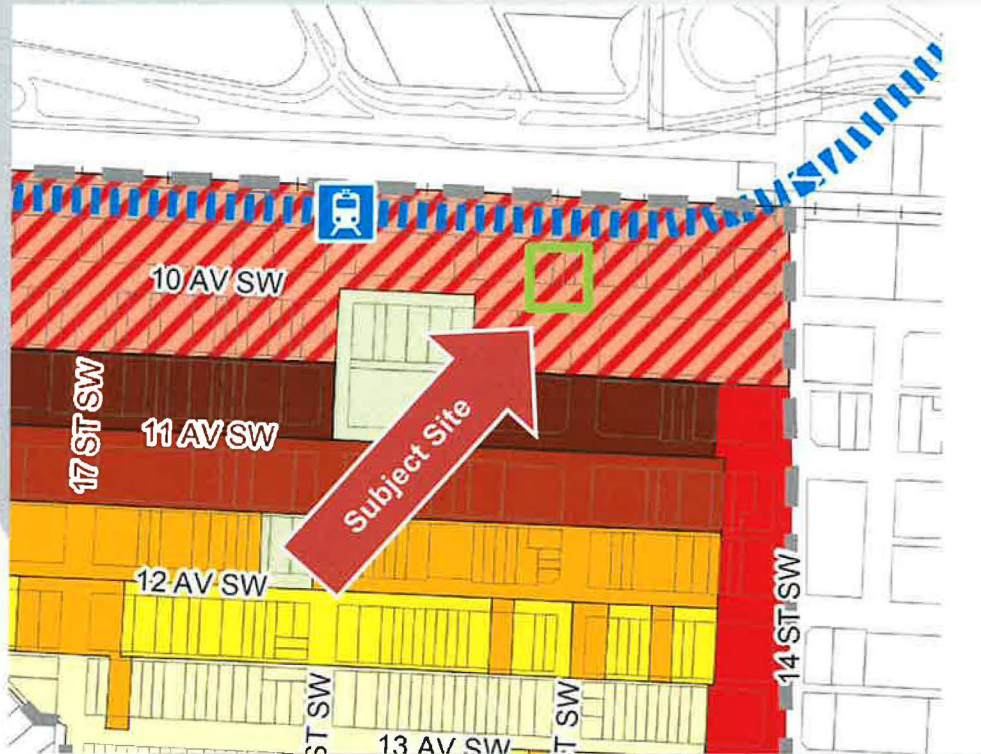
- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

Vehicular Access

16 Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from a **lane**.

Relaxations

17 The **Development Authority** may relax the rules contained in sections 7, 11 and 14 of this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007.



	Sunalta Station		Medium Density
	Plan Area Boundary		Mixed Use
	West LRT Line		Office Commercial
	Conservation and Infill		General Commercial
	Medium High Density		Land Use North of C.P.R. Tracks
	High Density		Open Space
	Medium Low Density		17th Avenue AND 14th Street Gateway Mixed Use Development

Plan Area Boundary		Maximum Building Heights	
	Sunalta Station		Up to 12 m
	West LRT Line		Up to 16 m
	open space		Up to 20 m
	Up to 36 m		Up to 23 m
	Up to 49 m		Up to 27 m
	Up to 56 m		Unlimited (ex)
	Up to 75 m		