



# Public Hearing of Council

## Agenda Item: 7.2.17



# LOC2023-0412 / CPC2024-0338

## Policy and Land Use Amendment

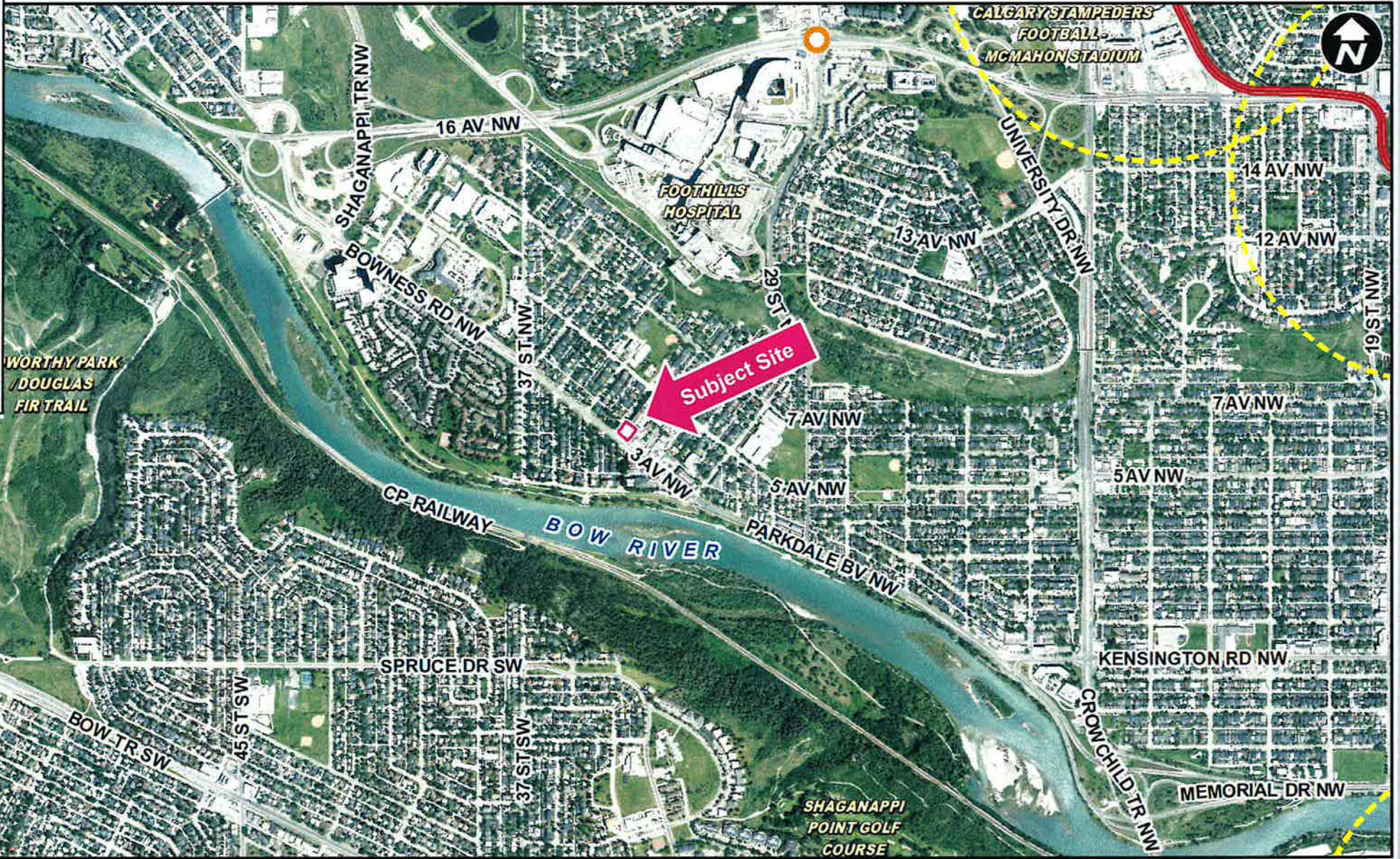
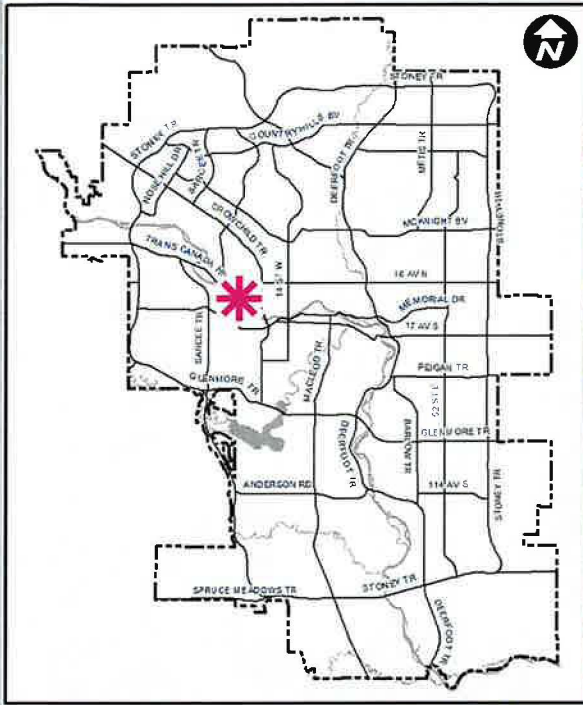
May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAY 07 2024**  
ITEM: 7.2.17 CPC2024-0338  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 29D2024** for the amendments to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 143D2024** for the redesignation of 0.14 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 3416 – 3 Avenue NW (Plan 1310796, Block X, Lot 20) from Direct Control (DC) District to Mixed Use – General (MU-1f4.0h28) 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

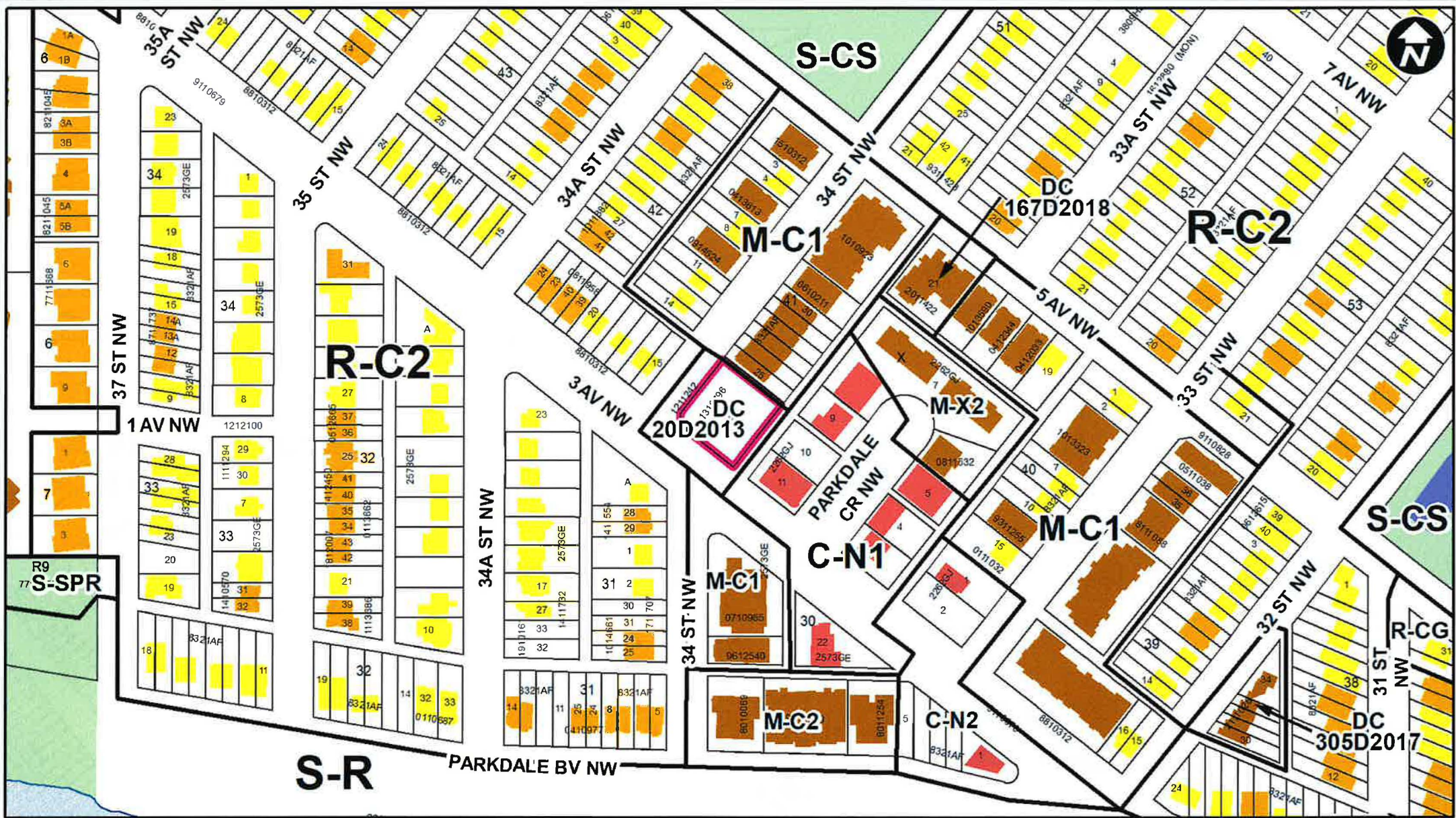


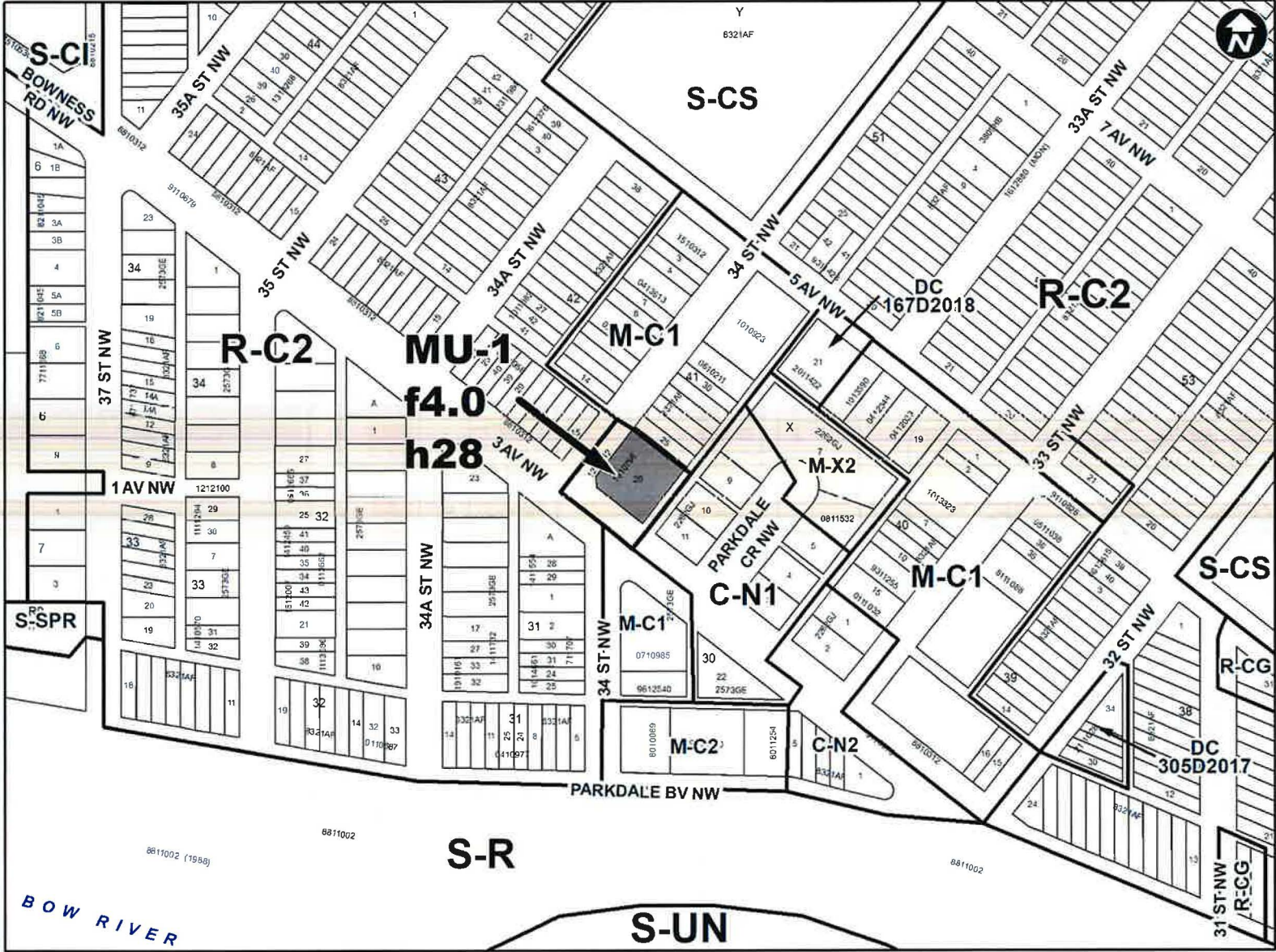
Parcel Size:

0.14 ha  
36.6m x 39.6m

LEGEND

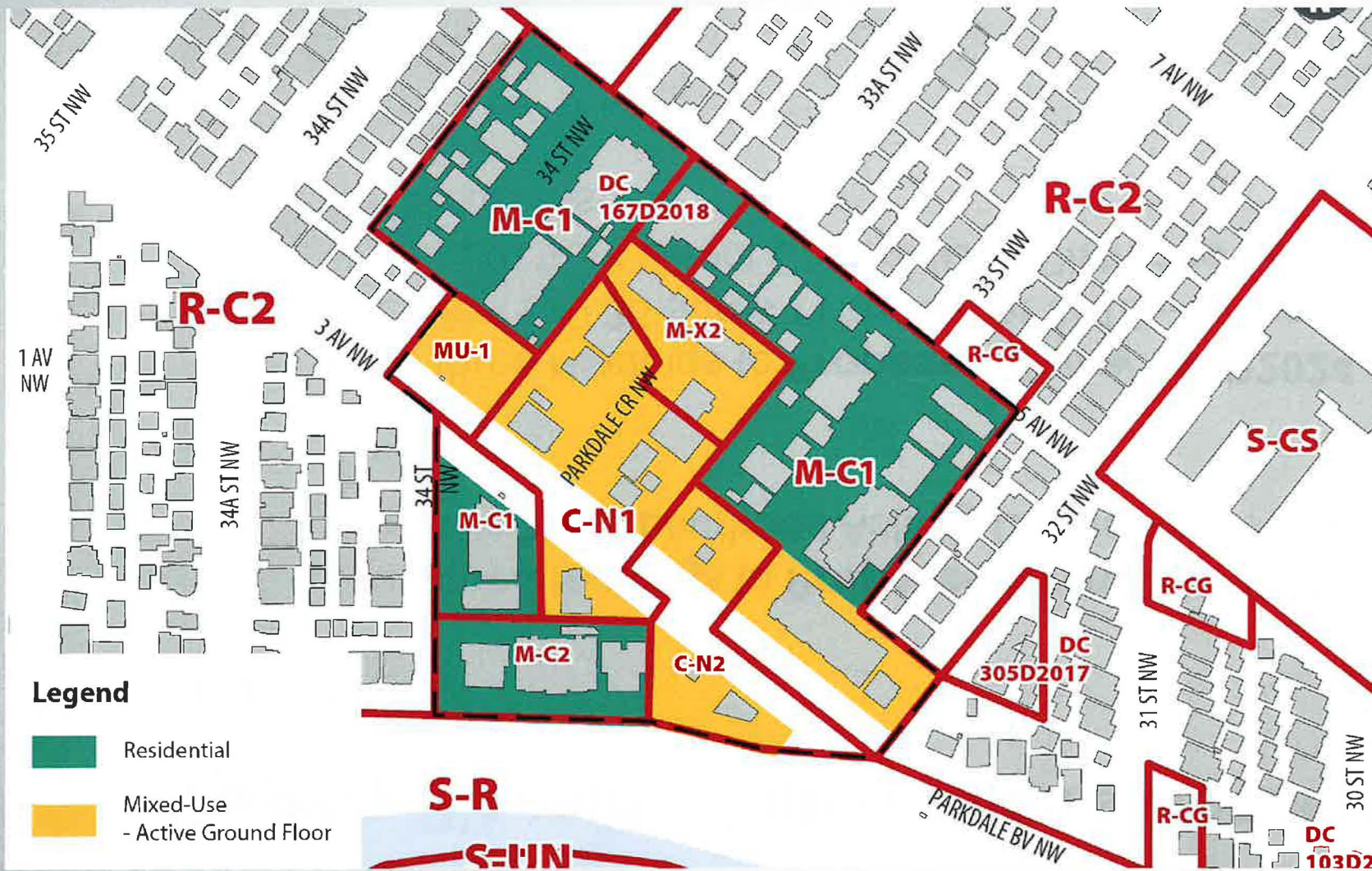
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





**Proposed Mixed Use – General (MU-1f4.0h28) District:**

- Allows for a mix of residential and commercial uses on busier streets
- Maximum floor area ratio (FAR) of 4.0
- Maximum height of 28 metres to accommodate a six-storey building with rooftop amenity space.



## Proposed Amendments to the Parkdale Neighbourhood Activity Centre ARP:

- Map amendment to reflect the MU-1 designation.
- Text amendment to allow for six stories on the site.
- Removal of the requirement for an integrated transit shelter.

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## Supplementary Slides

