



Public Hearing of Council

Agenda Item: 7.2.15



LOC2022-0228 / CPC2024-0494

Policy and Land Use Amendment

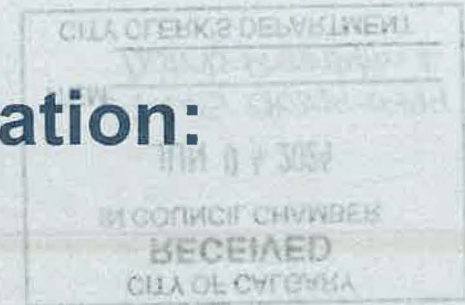
June 4, 2024

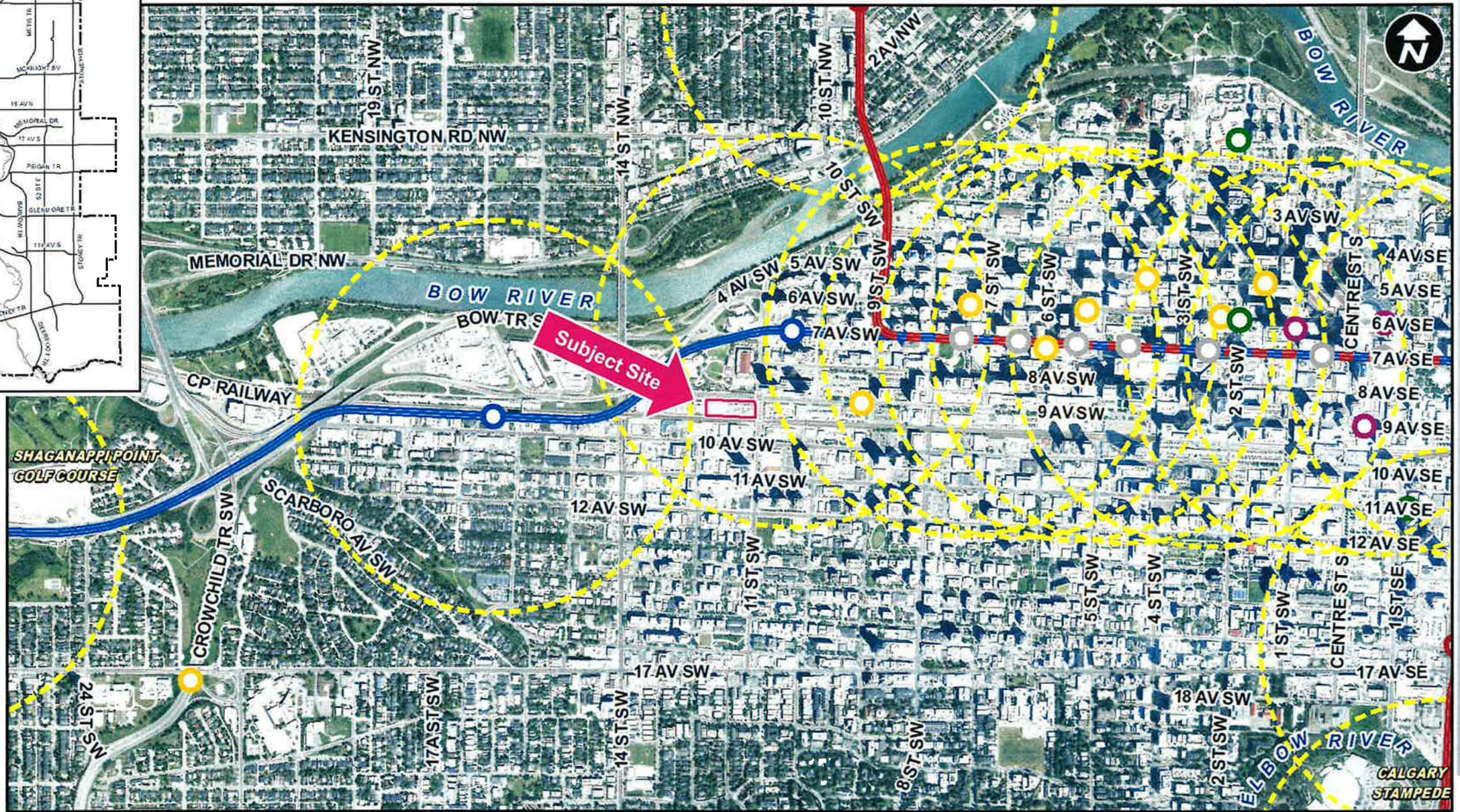
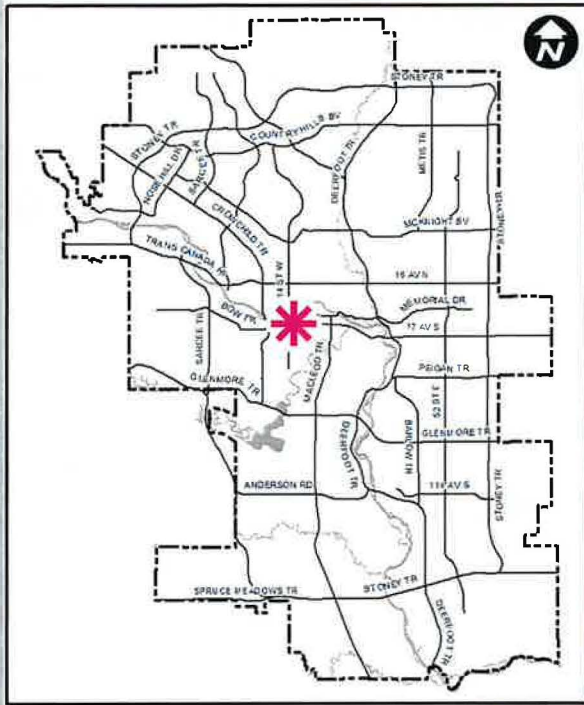
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.15 CPC2024-0494
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 45P2024** for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 181D2024** 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).







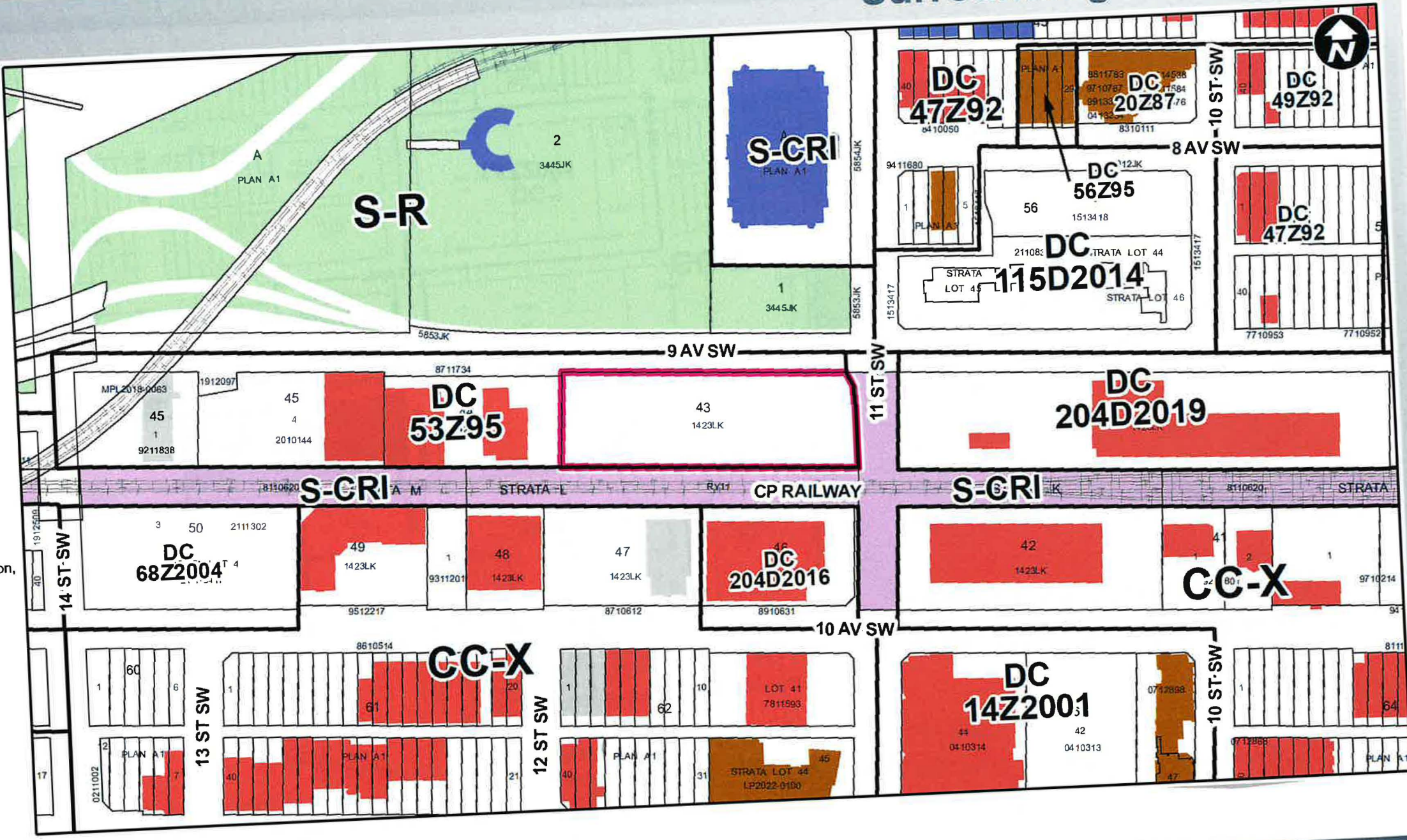
Parcel Size:

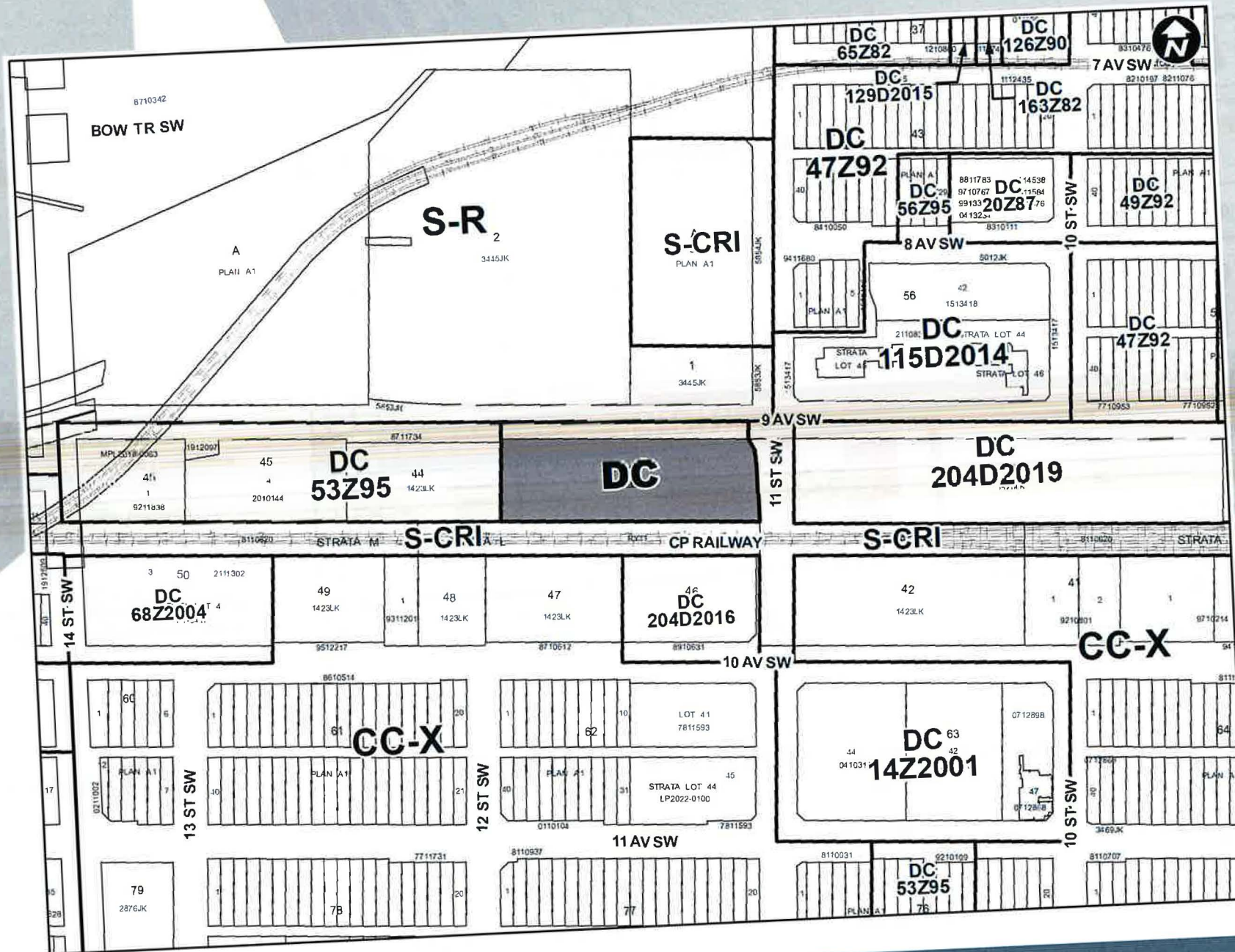
0.74 ha

150m x 49m

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 Direct Control (DC) District

- Based on the Centre City Mixed Use District (CC-X)
- Additional rules provided on:
 - Floor area ratio (FAR), with density bonusing
 - Floor plate restrictions
 - Tower separation
 - Shadow impacts on Millennium Park

Map 5.1



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.

Map 5.2



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

Map 5.4



Proposed Amendment:

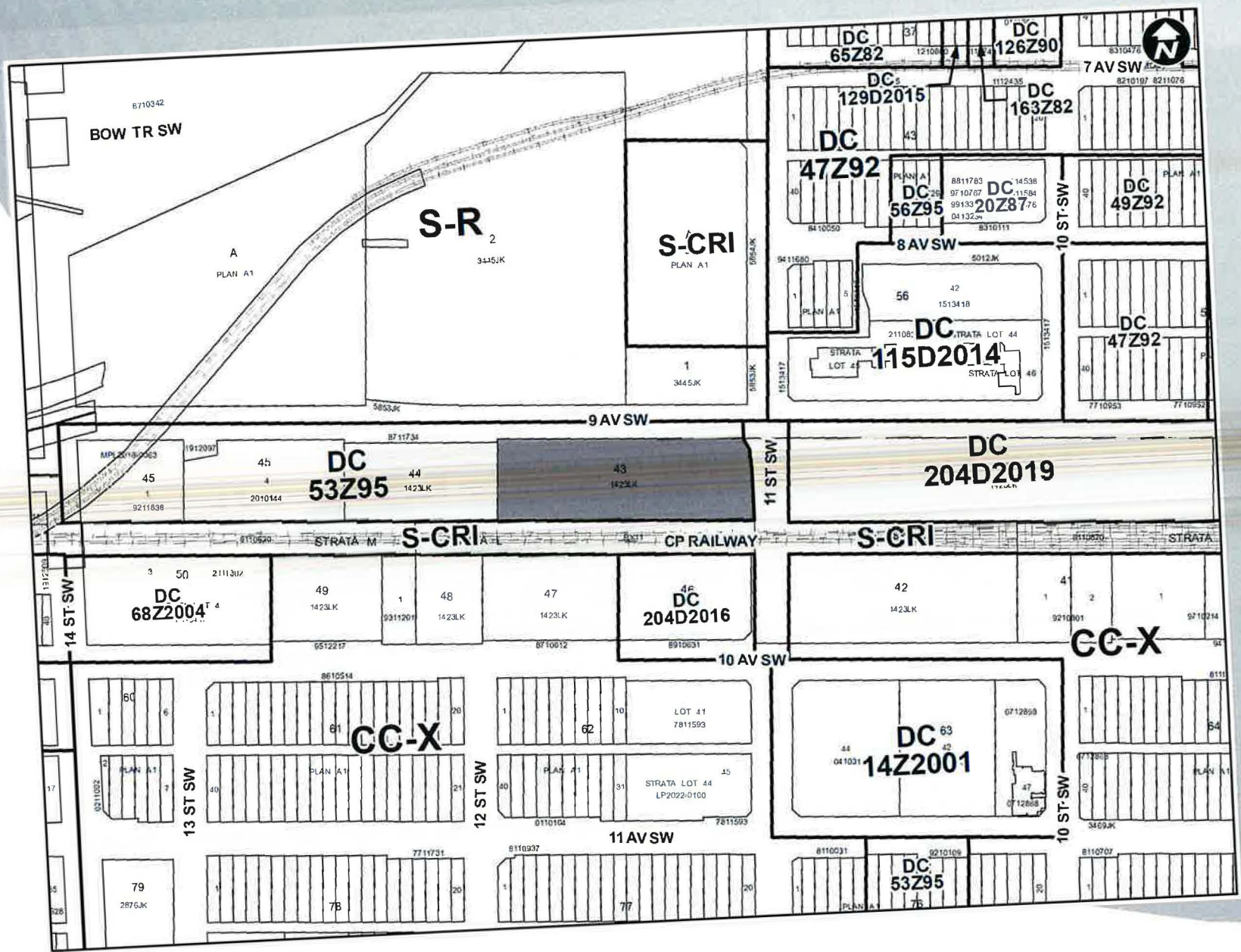
- Delete and replace Map 5.4 entitled 'Height of Streetwalls'
- Subject parcel categorized 'As Per Land Use' (sunlight protection areas).

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Supplementary Slides







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