



Calgary Planning Commission

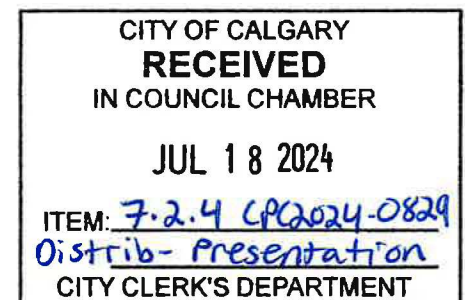
Agenda Item: 7.2.4



LOC2024-0094

Policy and Land Use Amendment

July 18, 2024



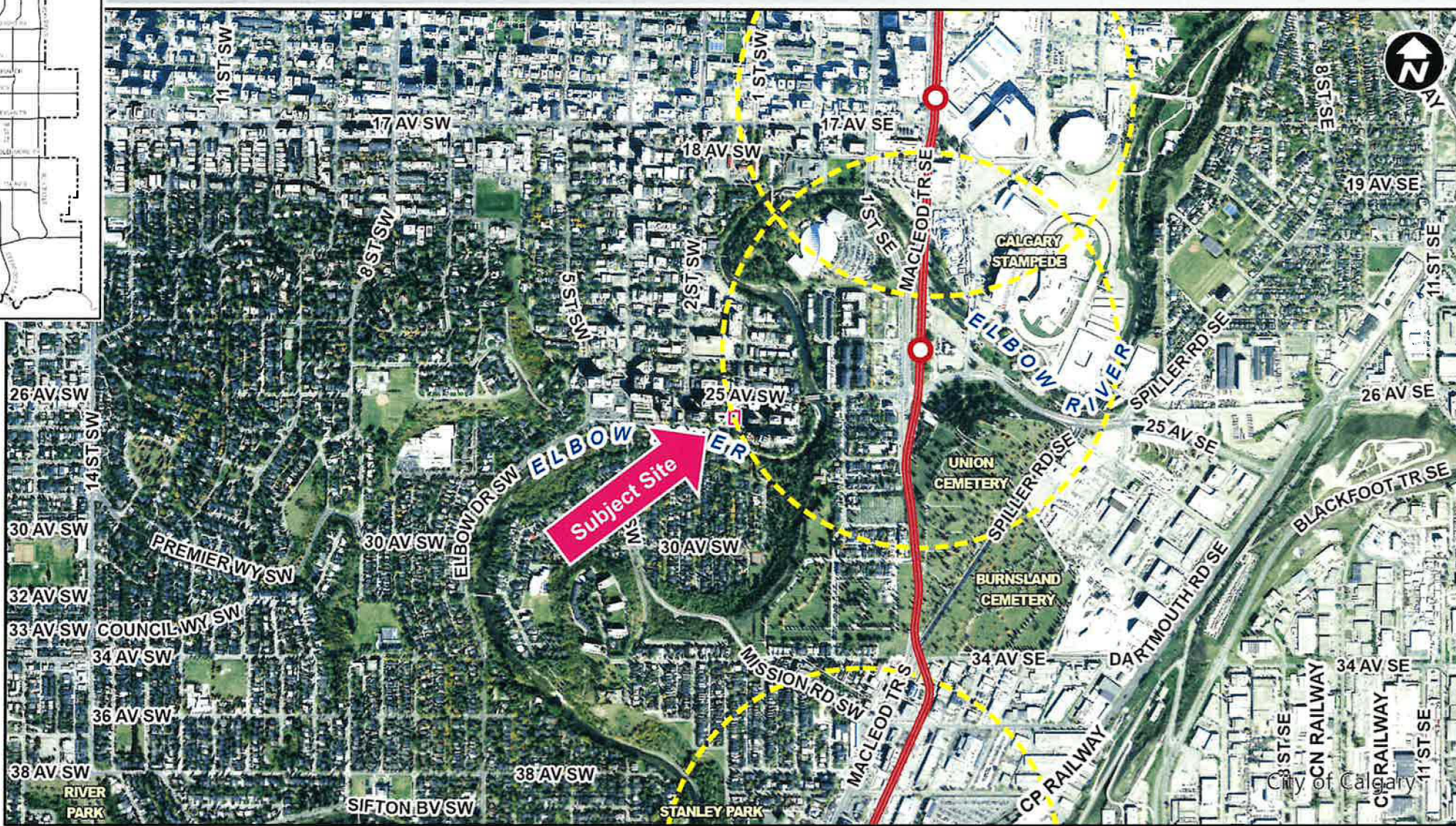
RECOMMENDATIONS:

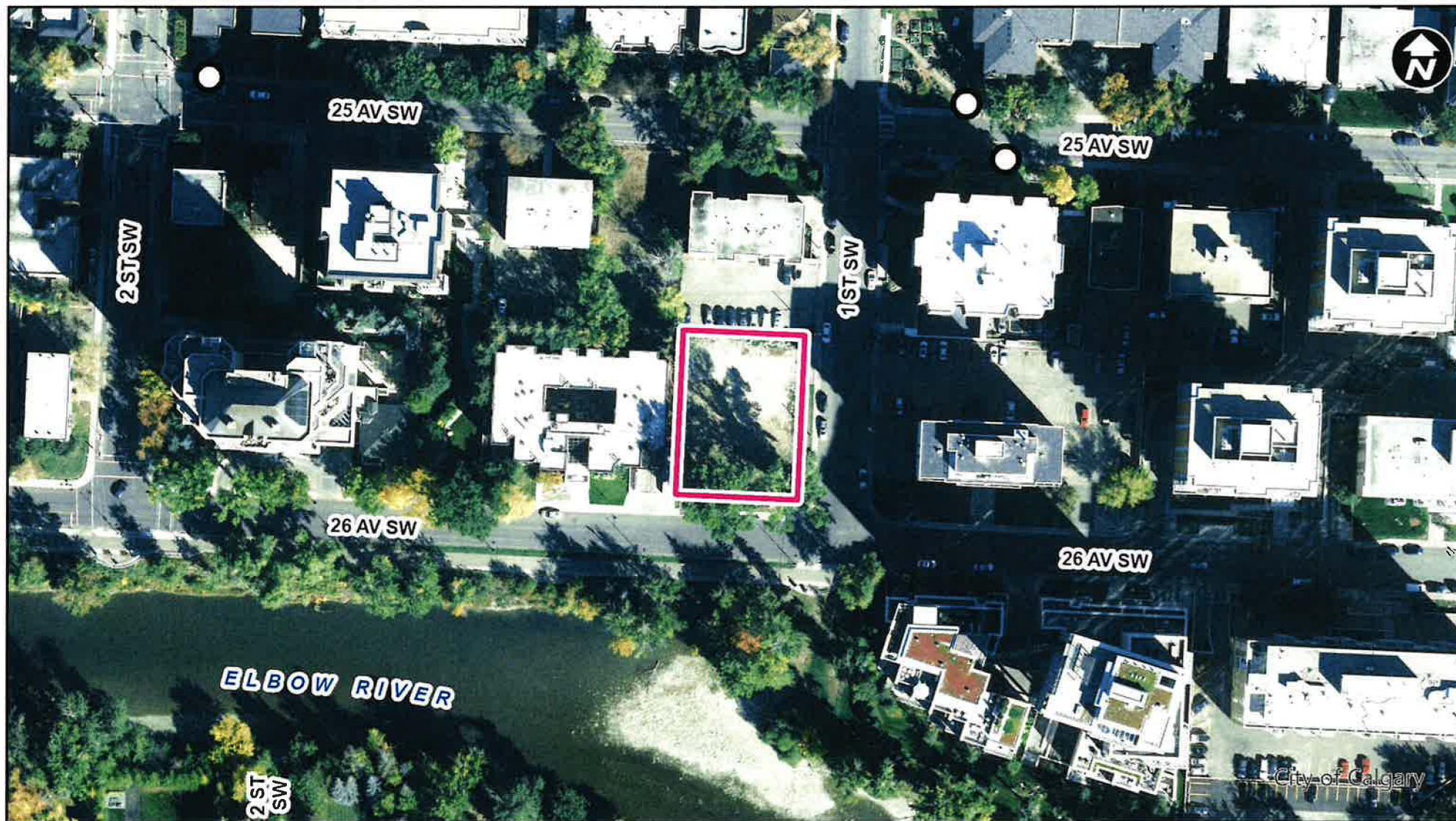
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 206 – 26 Avenue SE (Plan B1, Block 51, Lots 21 and 22) from Multi-Residential High-Density Medium Rise (M-H2) District **to** Multi-Residential High-Density High Rise (M-H3f8.5h56) 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:

0.12 ha
29m x 39m



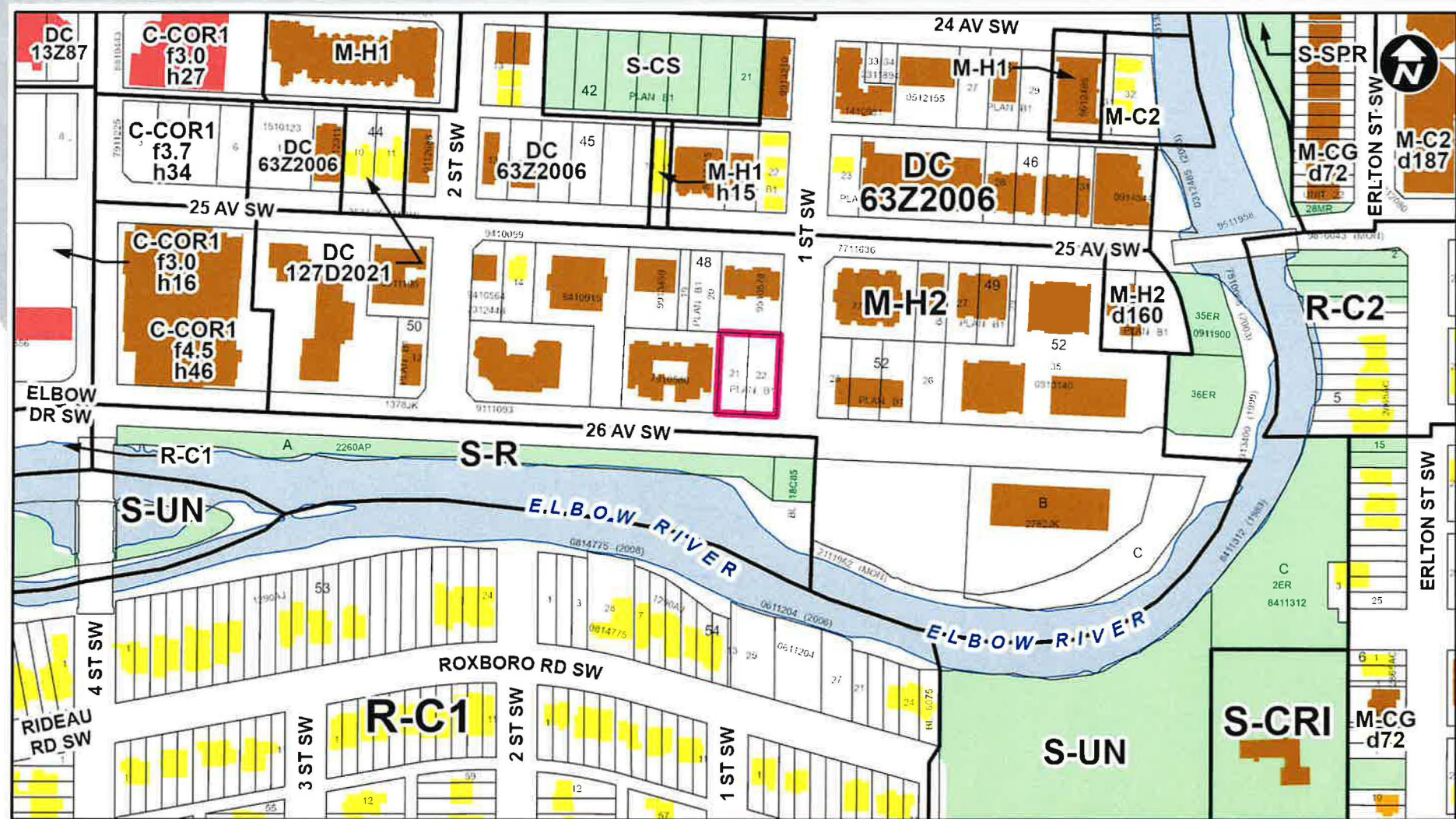
Facing West



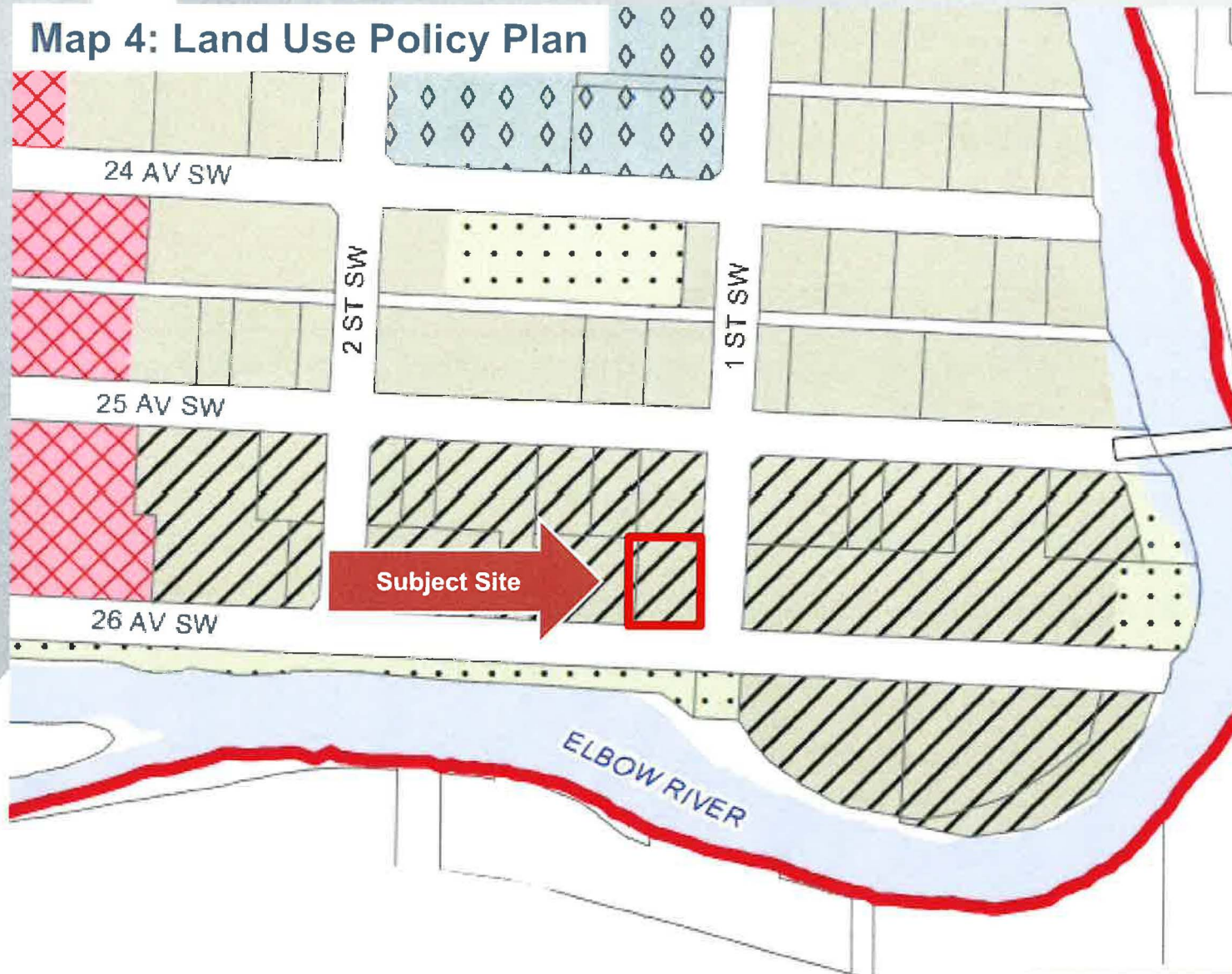
Facing North-east

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



Map 4: Land Use Policy Plan



Policy 6.1.3:

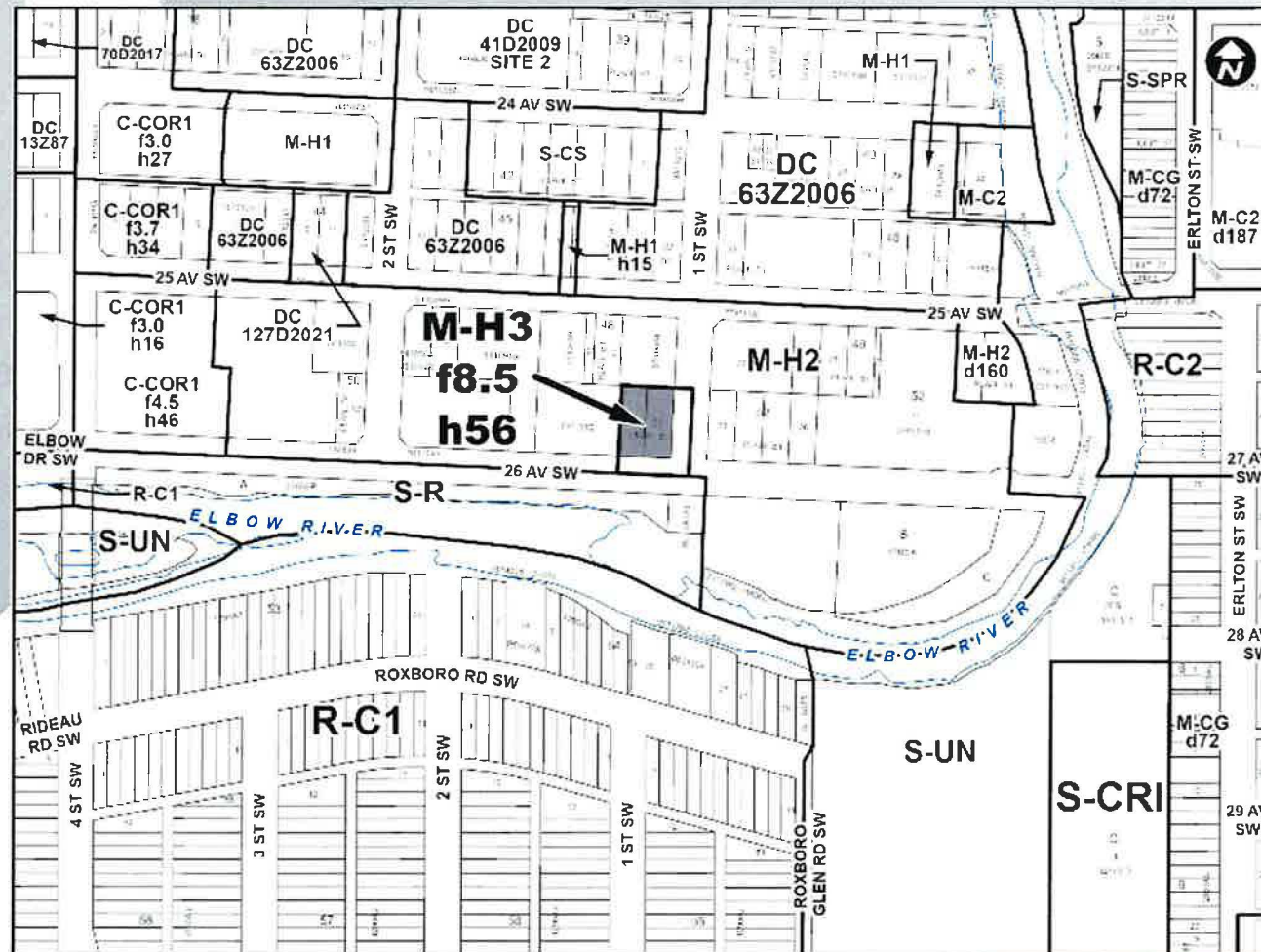
- For the area bounded by 25 Avenue SW, the Elbow River, 4 Street SW:
 - Maximum height of 17-storeys
 - Maximum 395 Units per hectare

Legend

- Mission ARP Boundary
- Institutional
- ▤ General Commercial
- ▨ High Density Residential
- ◊ ◊ Institutional & High Density Residential
- Medium Density Residential
- ◻ Open Space

Proposed Land Use and Policy Amendment

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Proposed M-H3f8.5h56 District:

- Allows for multi-residential high-density development in a variety of forms
- Maximum FAR of 8.5
- Maximum building height of 56 metres

Proposed Policy Amendment:

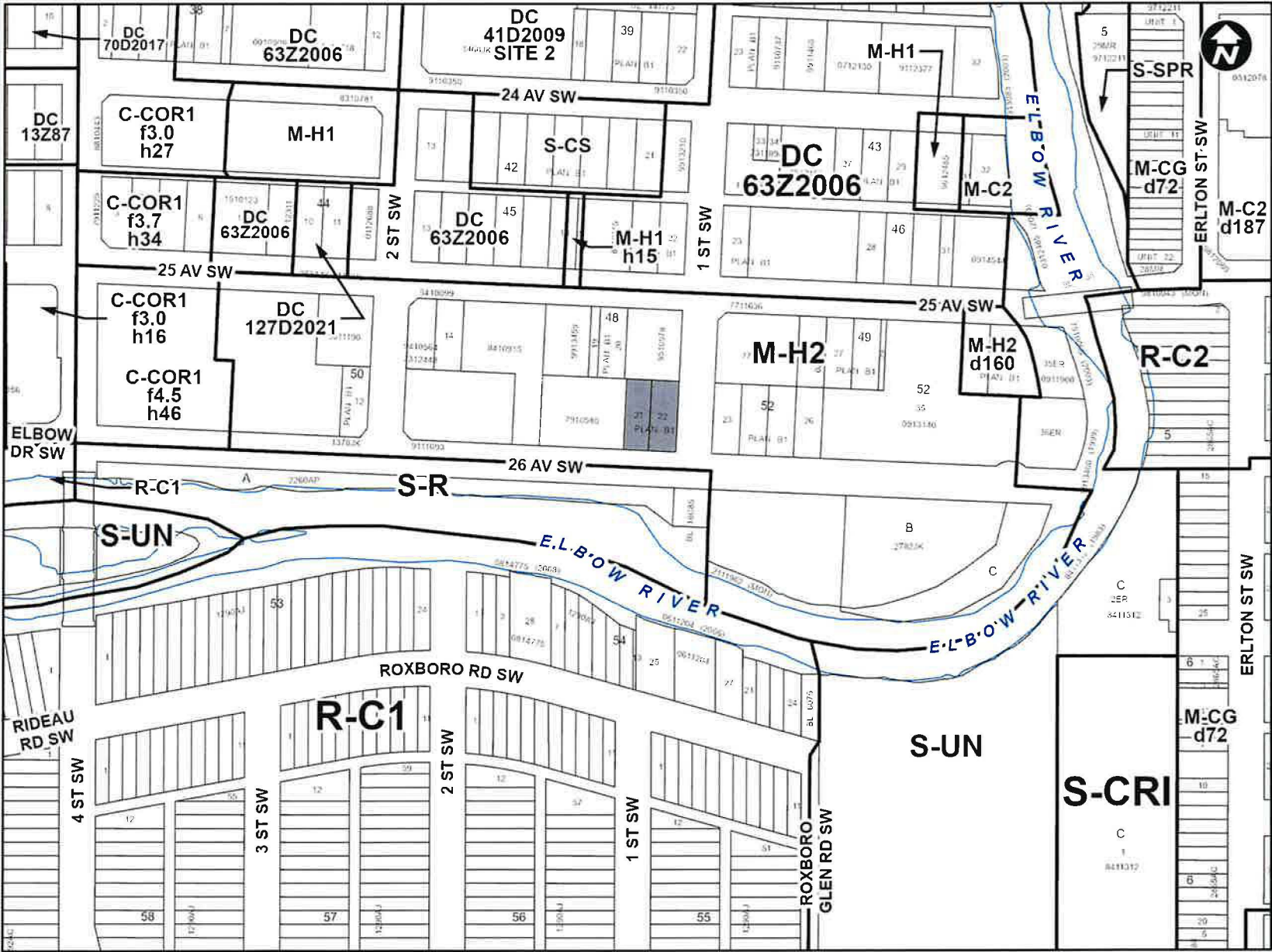
- Maximum density from 395 units per hectare to 1200 units per hectare
 - Would allow for approx. 140 units on the site

RECOMMENDATIONS:

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Supplementary Slides





- One building;
- 15-storeys in height (50 metres);
- 136 residential units.



PERSPECTIVE RENDERING FROM 26TH AVENUE