



Calgary Planning Commission

Agenda Item: 7.2.3



LOC2022-0064 / CPC2024-0963

Policy and Land Use Amendment

2024 September 05

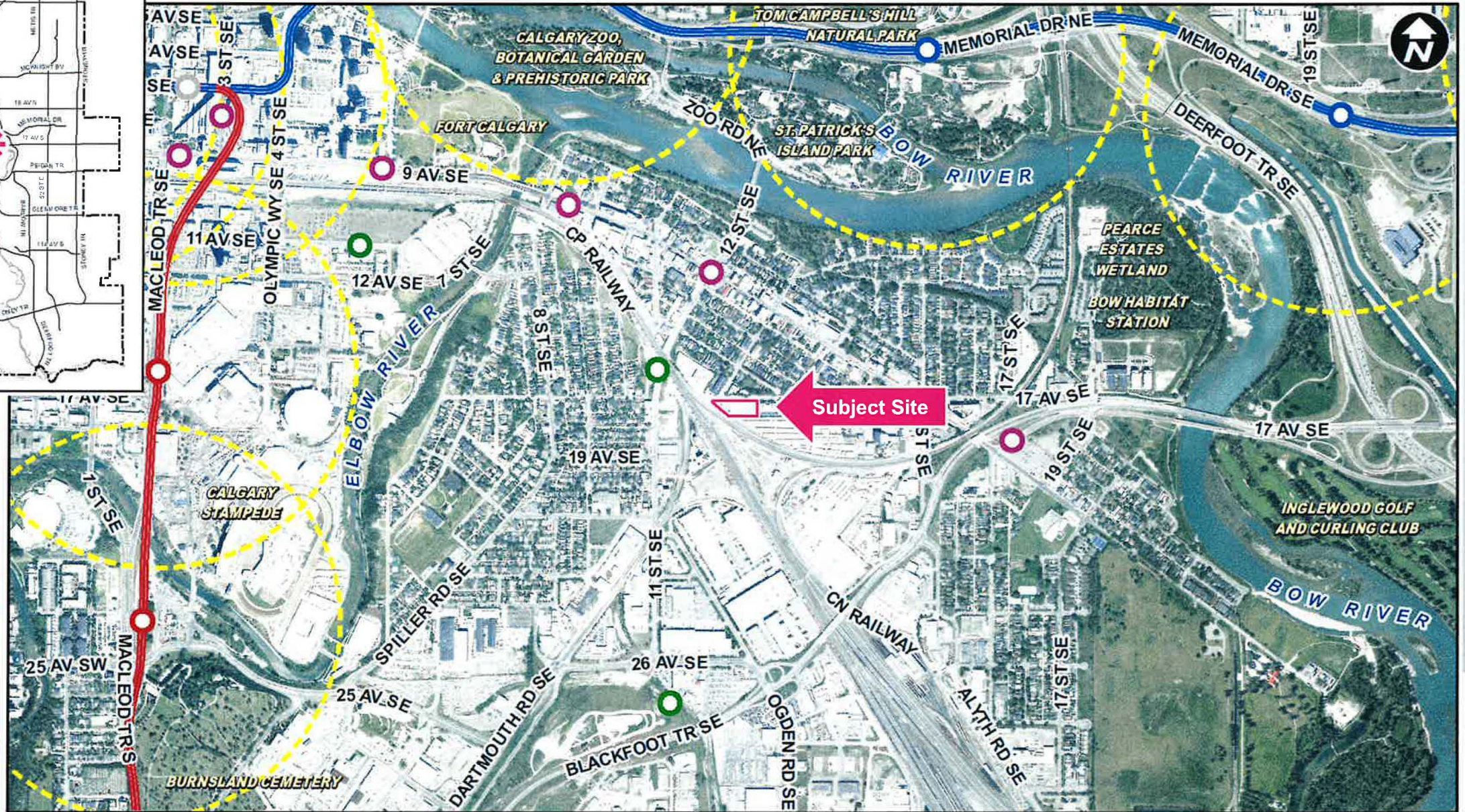
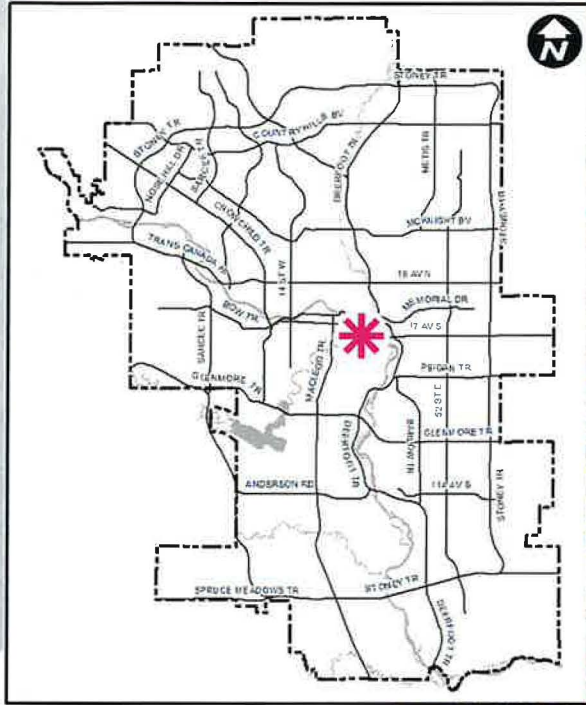
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.3 CPC2024-0963
Distrb- presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

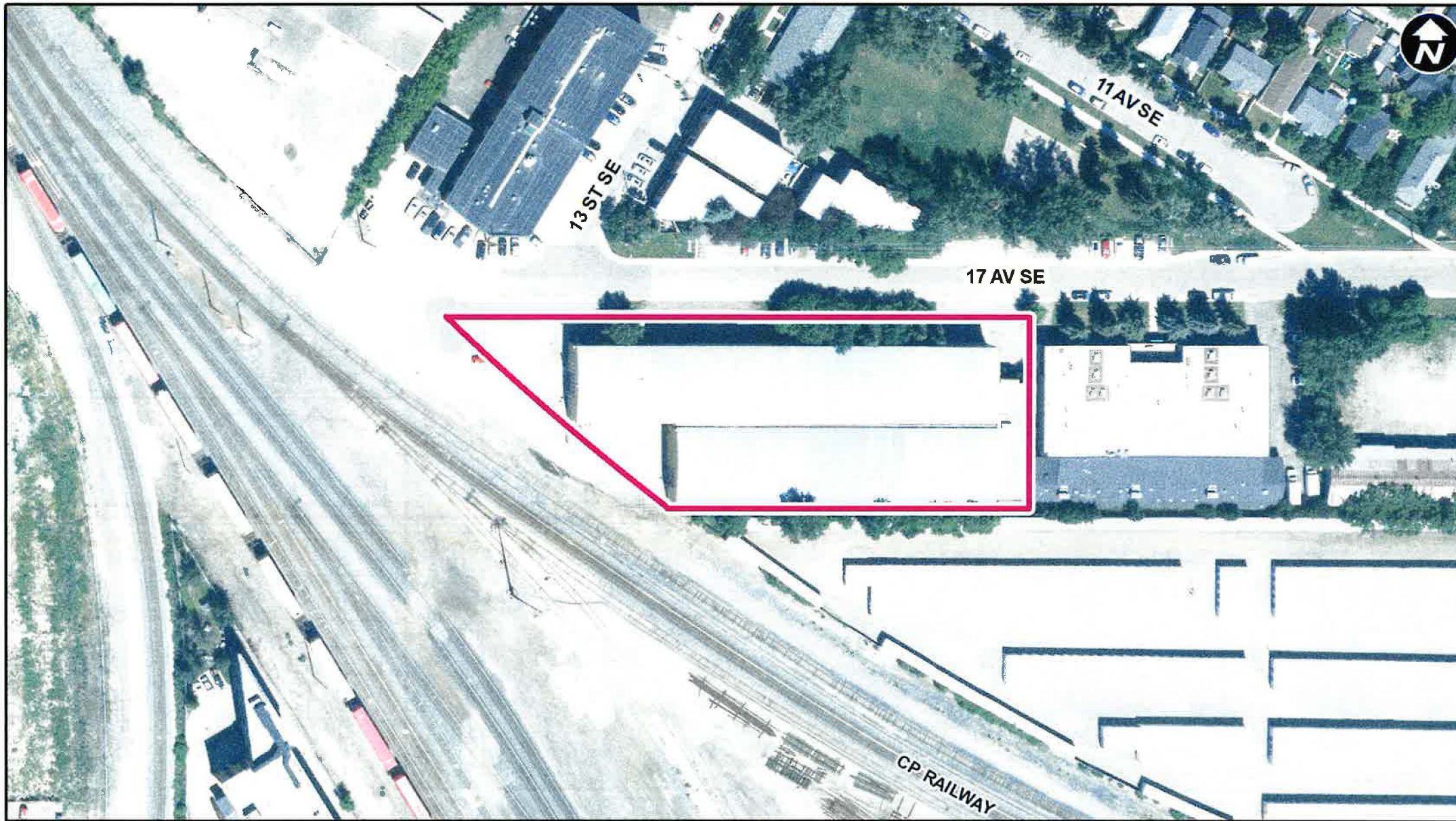
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.53 hectares \pm (1.31 acres \pm) located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f5.0h45) 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:

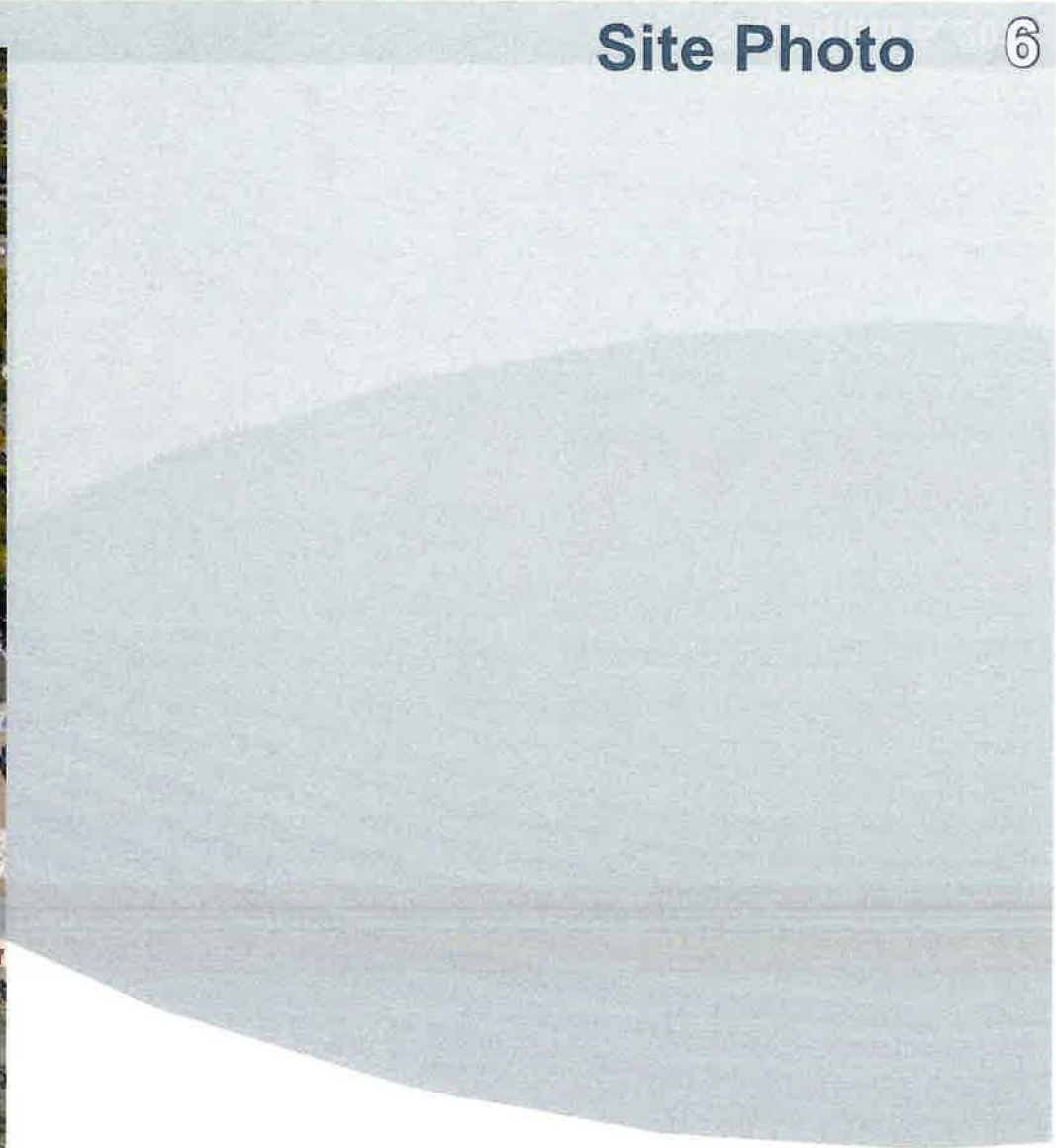
0.53 ha
Irregular shape



2. FACING EAST

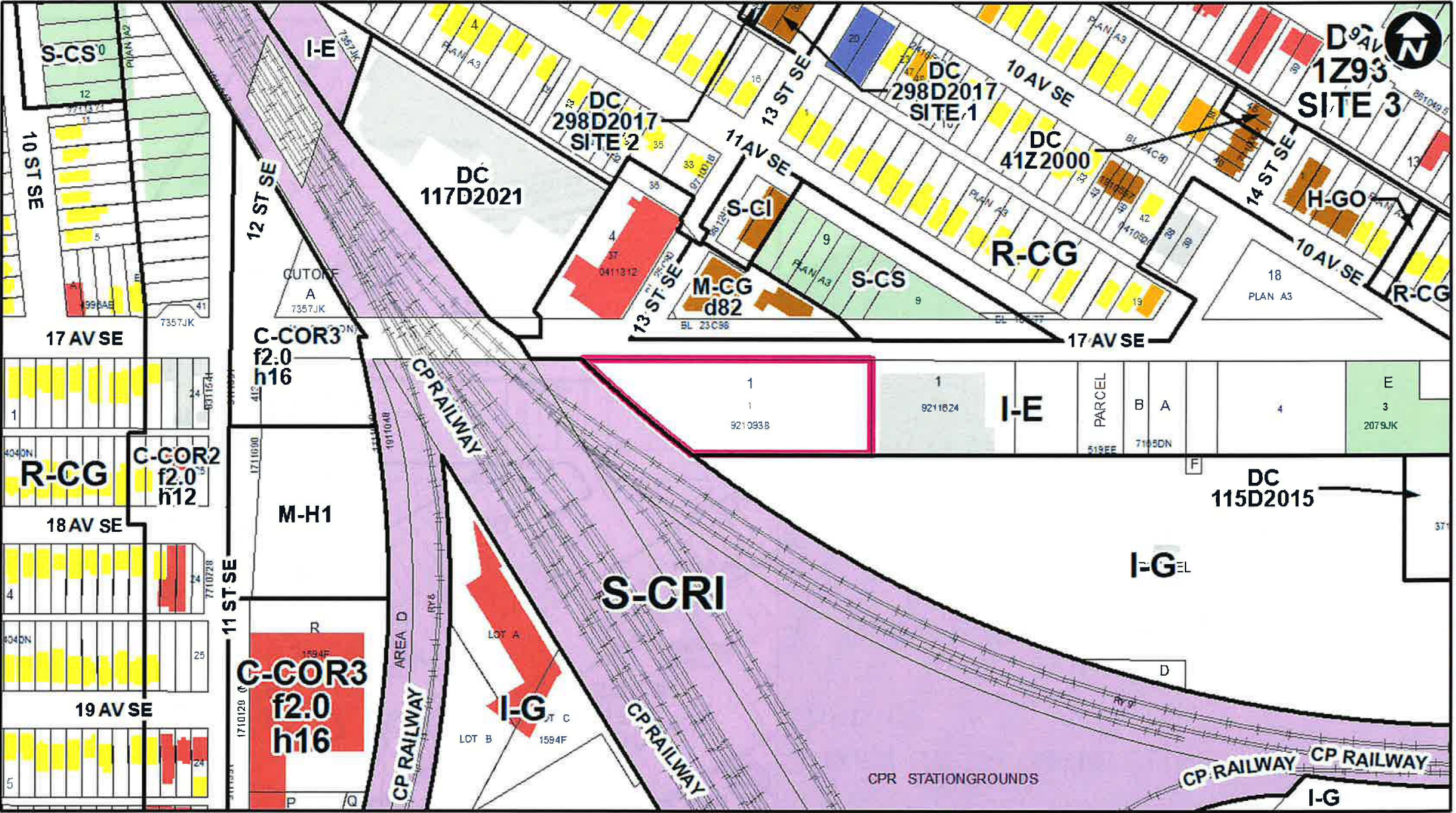


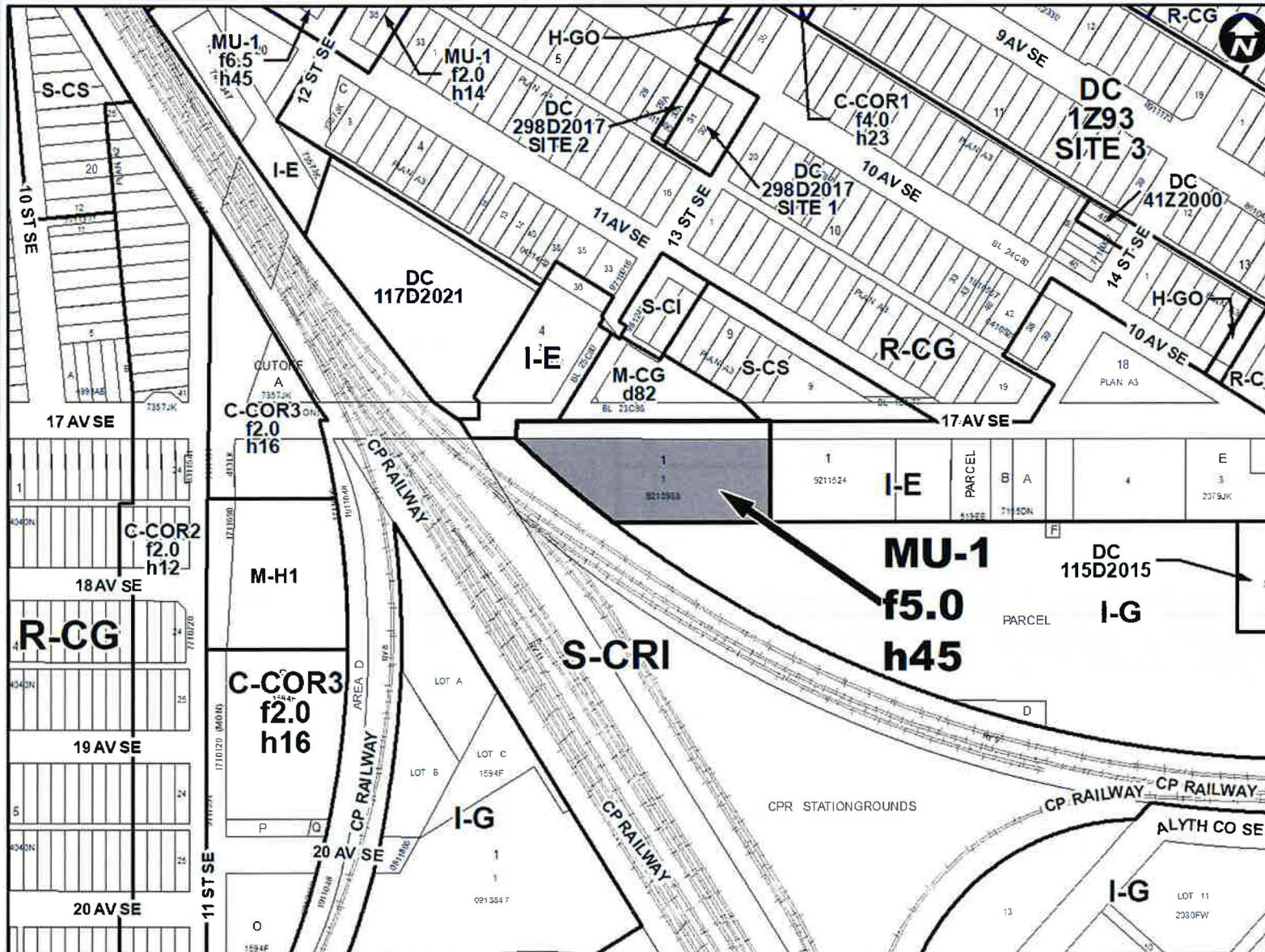
3. FACING NORTH



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



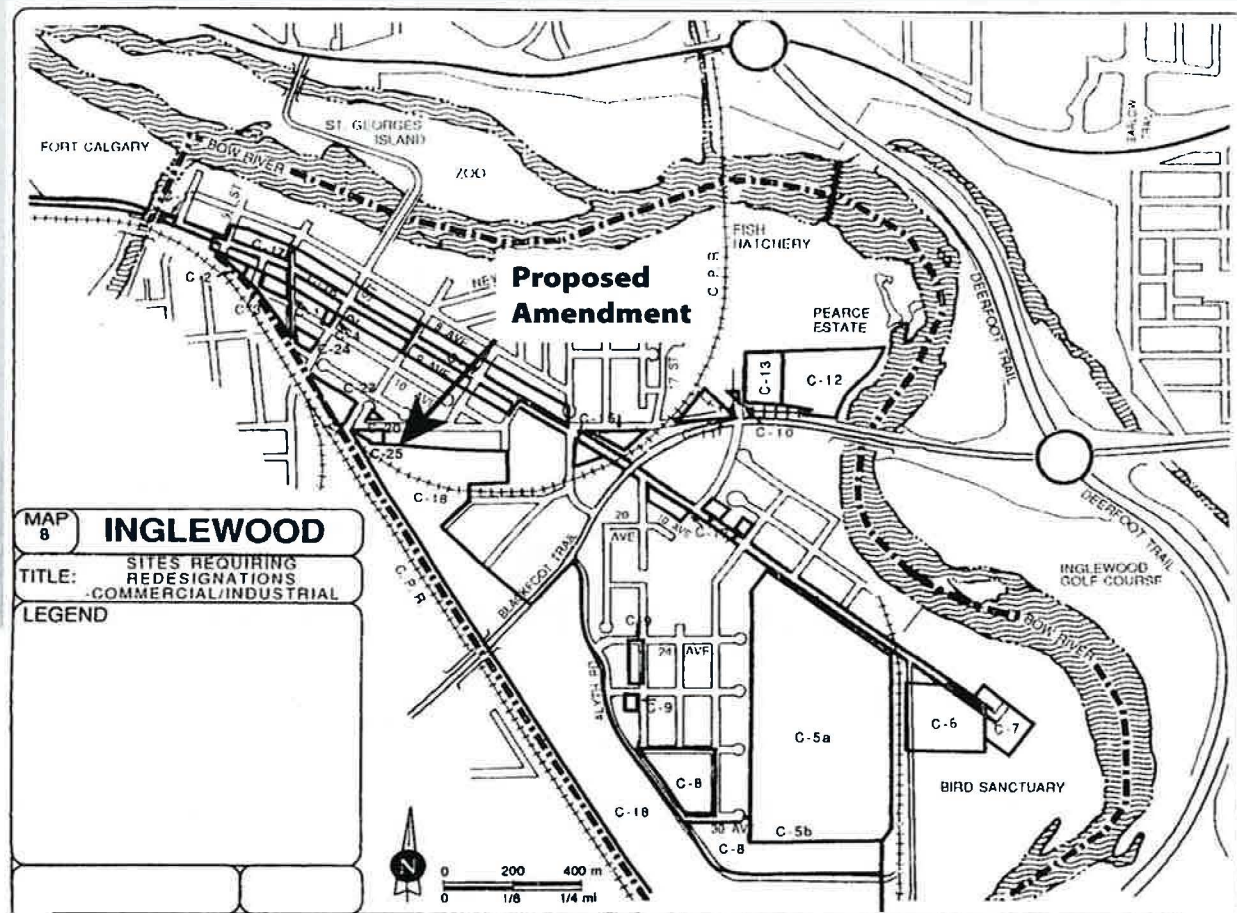


Mixed Use – General (MU-1f5.0h45) District:

- Commercial uses supported at-grade.
- Building Height: 12 storeys
- Floor Area Ratio: 26,500 sq. metres

Inglewood Area Redevelopment Plan (ARP) Amendments

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignation to Direct Control)
C25 1401 - 17 Avenue SE	I-E	Mixed-use development	MU-1f5.0h45	<ul style="list-style-type: none"> The maximum building height is 45.0 metres. The maximum Floor Area Ratio (FAR) is 5.0. In order to achieve the maximum FAR and building height, a 12-metre-wide public access easement should be provided adjacent to the existing railway and connecting to 17 Avenue SE.



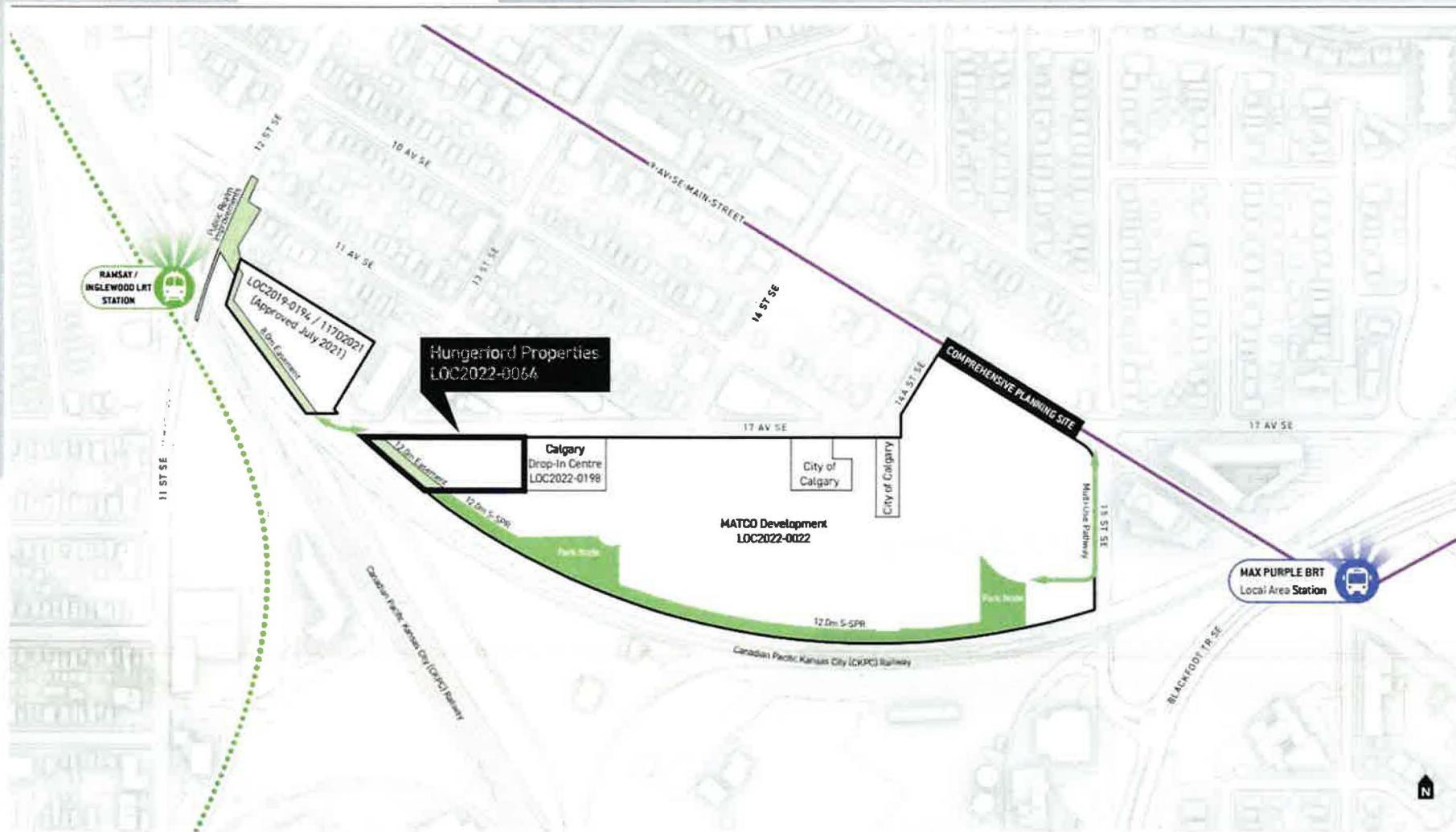
RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.53 hectares \pm (1.31 acres \pm) located at 1401 – 17 Avenue SE (Plan 9210938, Block 1, Lot 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f5.0h45) District.

Supplementary Slides

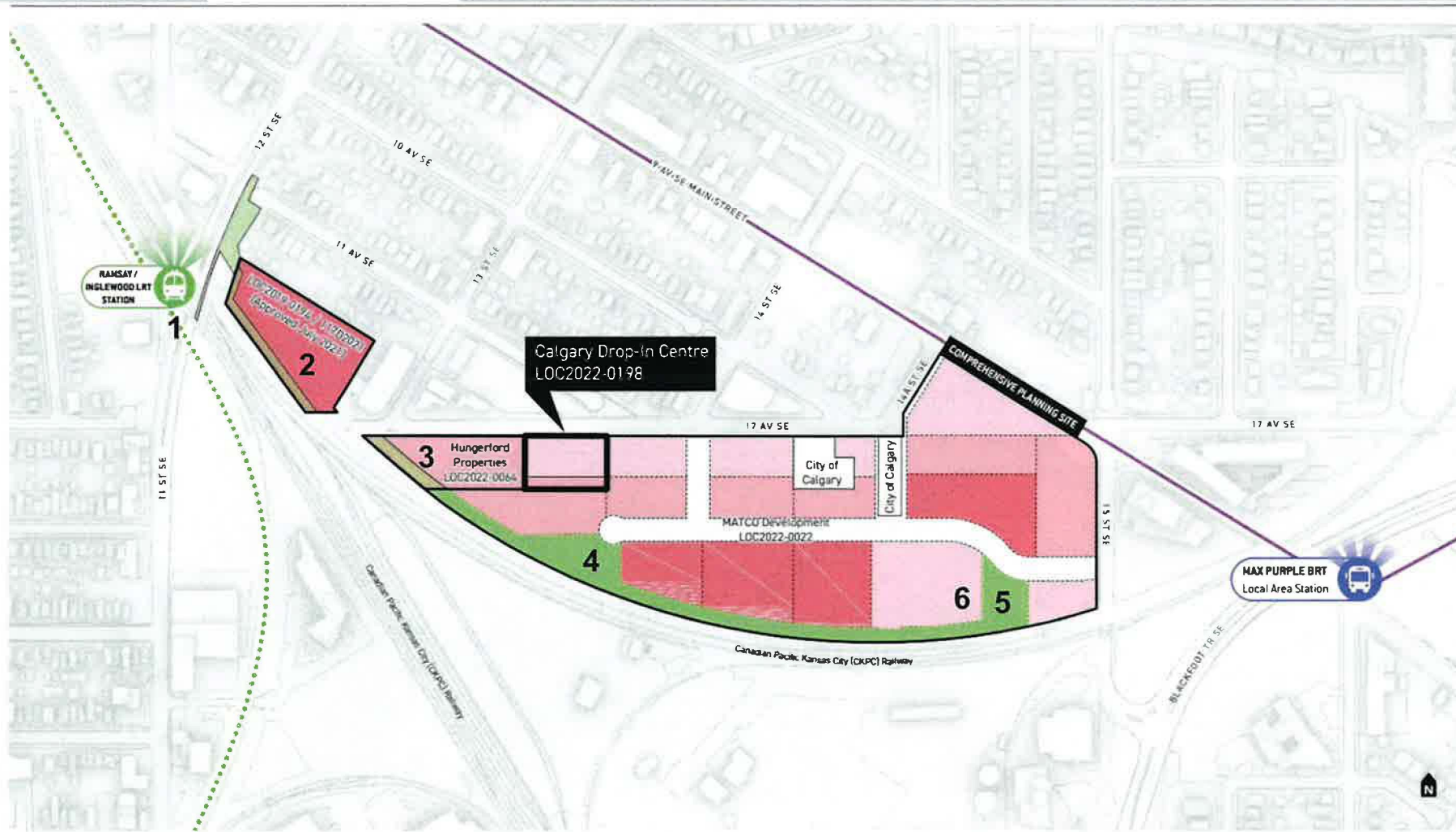
Transit Oriented Development (TOD) Connection Improvements 12



Legend

- Hungerford Properties Site Boundary
- Other Application/ Parcel Boundaries
- Green Line LRT
- MAX Purple BRT
- Proposed S-SPR with Multi-Use Pathway
- Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements

NOTE:
 This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific details relating to proposed S-SPR Districts, Public Access Easements, and Off-Site Public Realm Improvements.



Legend

- Calgary Drop-In Centre Site Boundary
- Other Application/Parcel Boundaries
- LOC2022-0022 Outline Plan Sites
- Low Scale Up to ±6 Storeys
- Mid Scale Up to ±12 Storeys
- High Scale Up to ±20 Storeys
- Green Line LRT
- MAX Purple BRT
- Proposed S-SPR with Multi-Use Pathway
- Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements

NOTE:

This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific proposed/approved maximum Building Heights and Floor Area Ratios.



