

LOC2024-0198 / CPC2024-0955 Policy and Land Use Amendment

2024 September 05

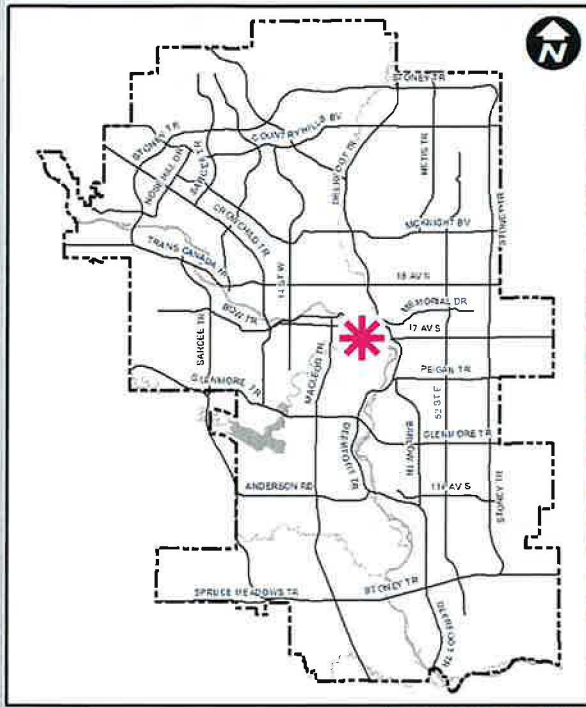
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.4 CPC2024-0955
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

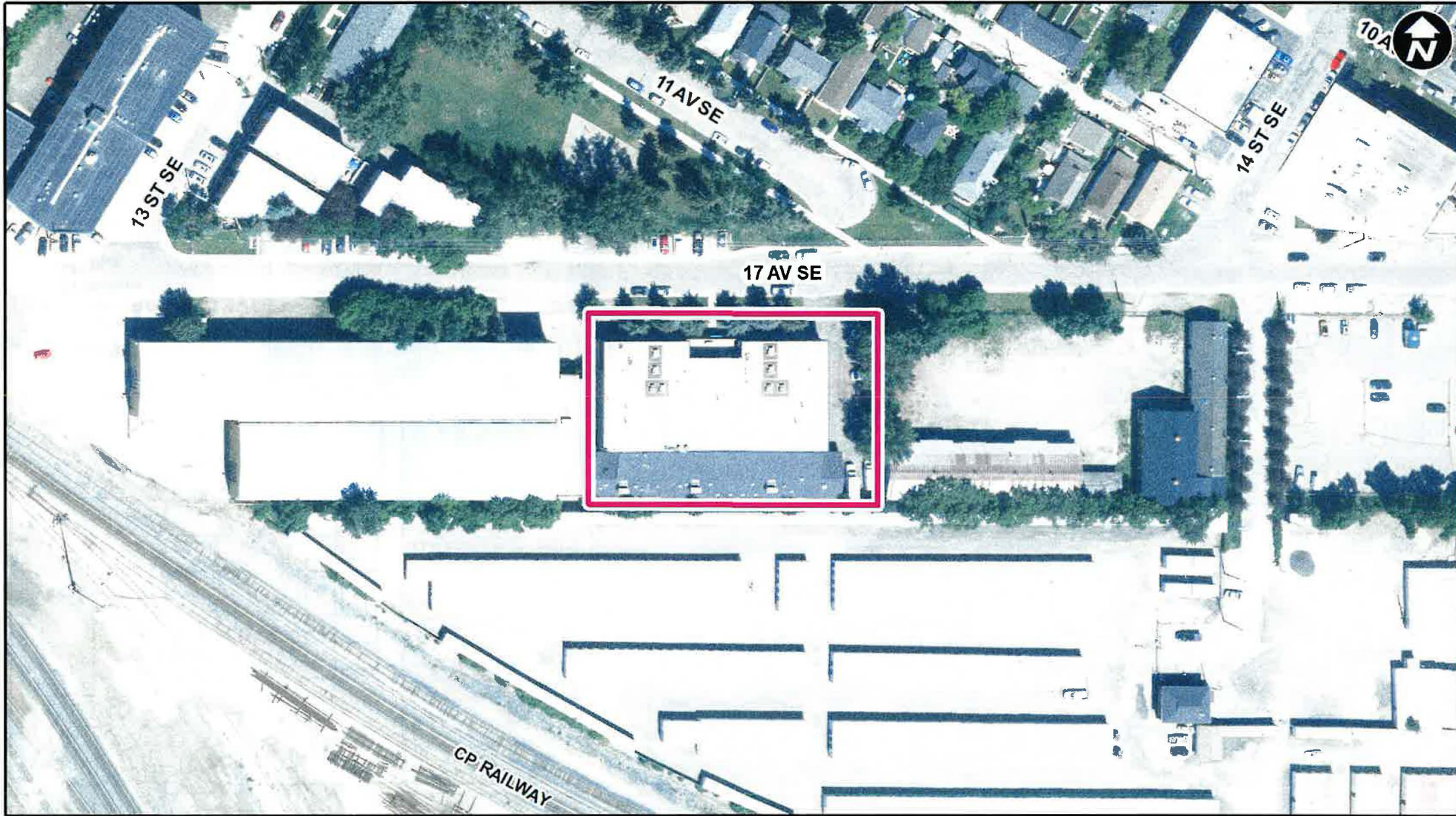
1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares \pm (0.80 acres \pm) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) from Industrial – Edge (I-E) District to Mixed Use – General (MU-1f4.0h22) District and 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:

0.32 ha
70m x 45m



1. STREET VIEW FROM 17 AV SE LOOKING SOUTHWEST

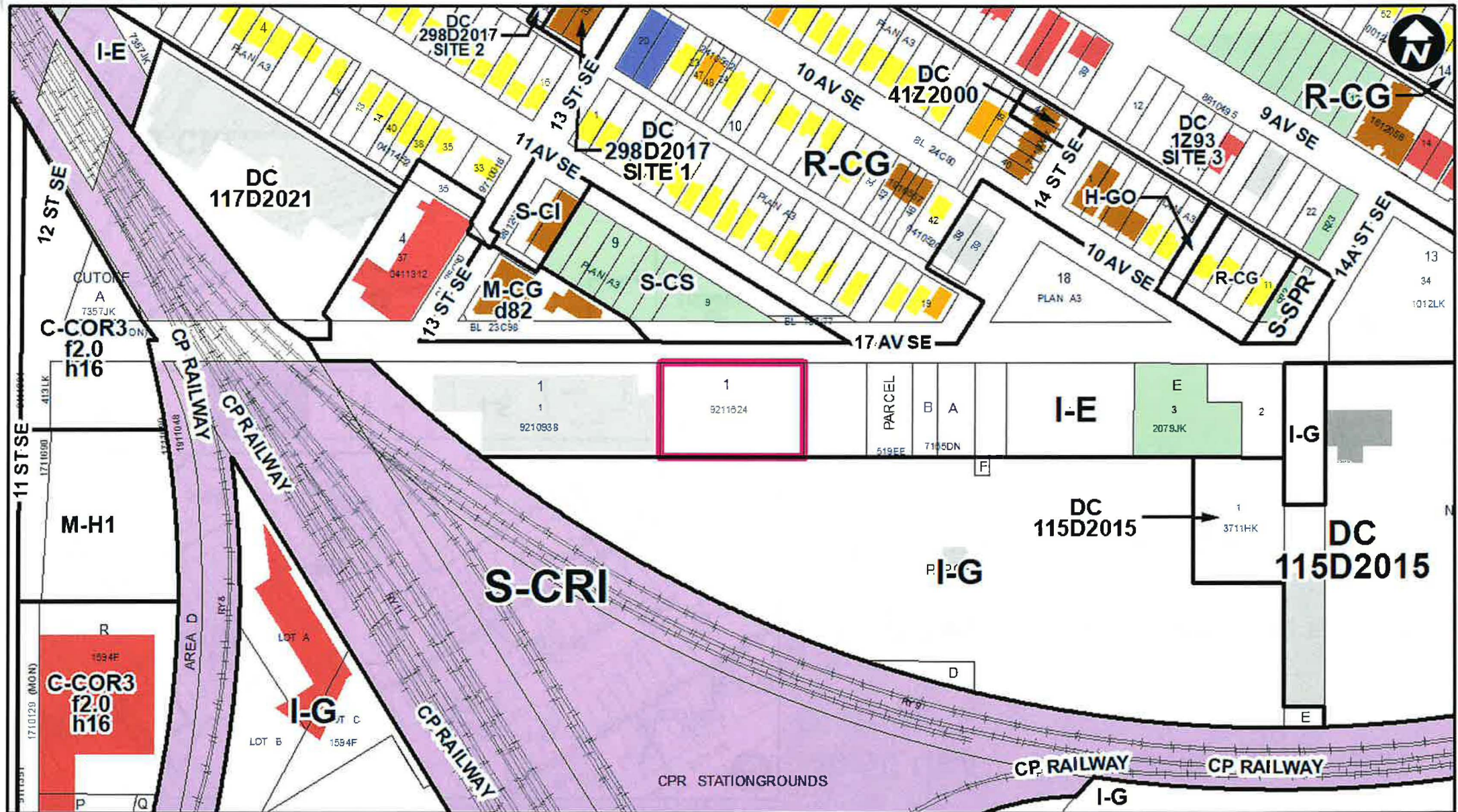


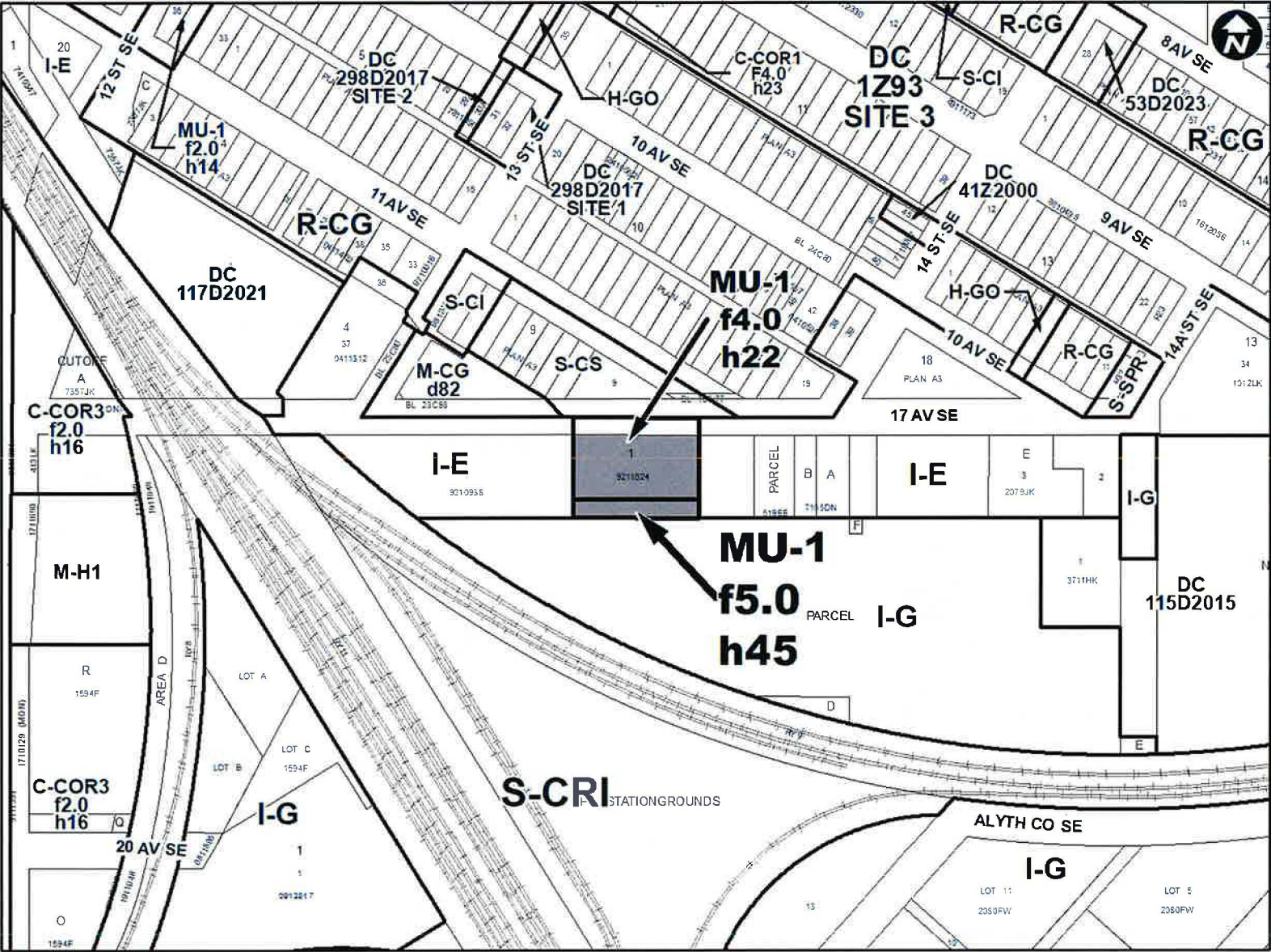
3. FACING NORTH

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-1f4.0h22) District:

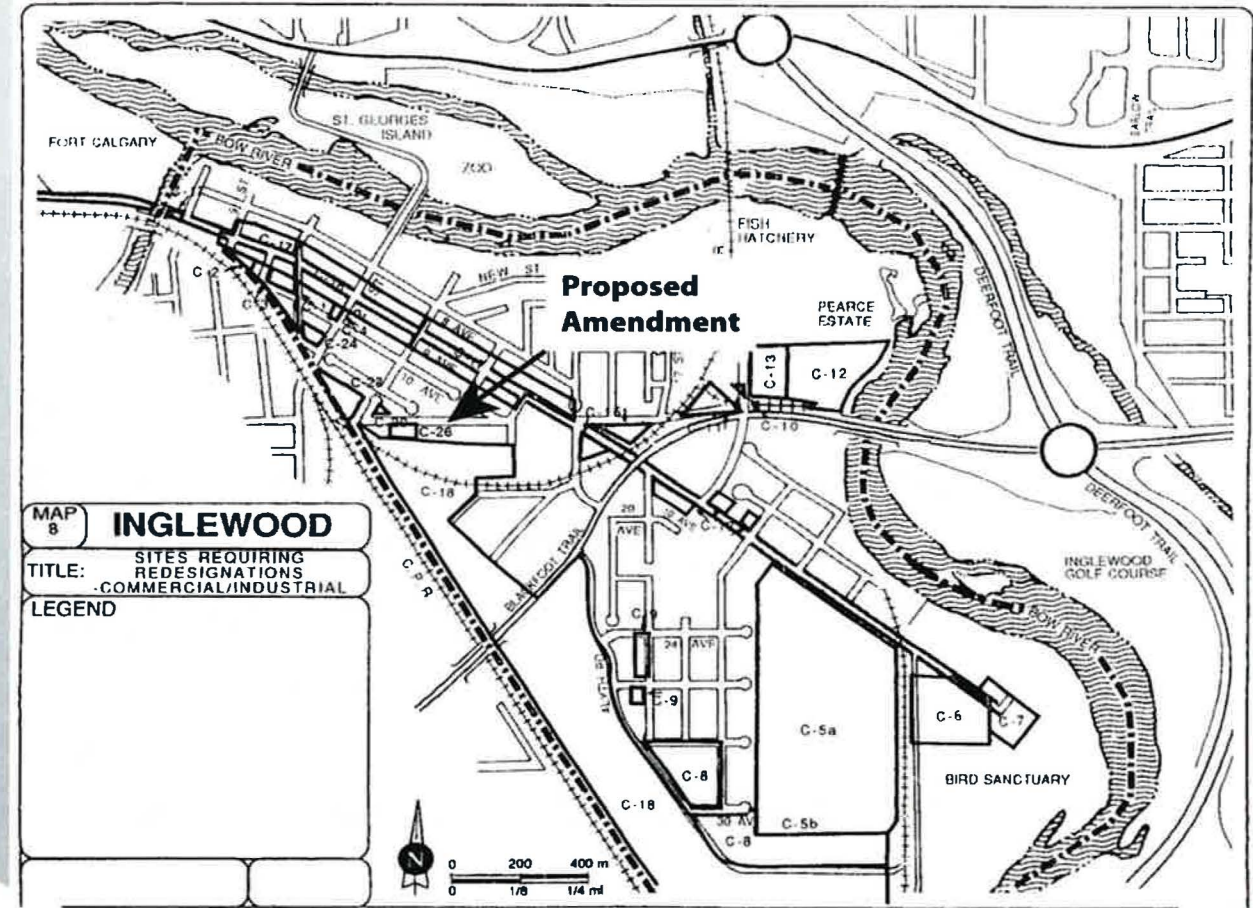
- Commercial uses supported at-grade
- Building Height: 6 storeys
- Floor Area Ratio: 4.0

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

- Building Height: 12 storeys
- Floor Area Ratio: 5.0

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)
C26 1439 - 17 Avenue SE	I-E	Mixed-use development	MU-1f4.0h22 and MU-1f5.0h45	<ul style="list-style-type: none"> The site located at 1439 - 17 Avenue SE decreases in height and massing on the edge adjacent to the park. The northern portion of the site that fronts onto 17 Avenue SE (0.25 hectares) and the park across the Avenue supports a maximum building height of 22.0 metres and a maximum FAR of 4.0. The southern portion of the site (0.06 hectares) supports a maximum building height of 45.0 metres and a maximum FAR of 5.0.



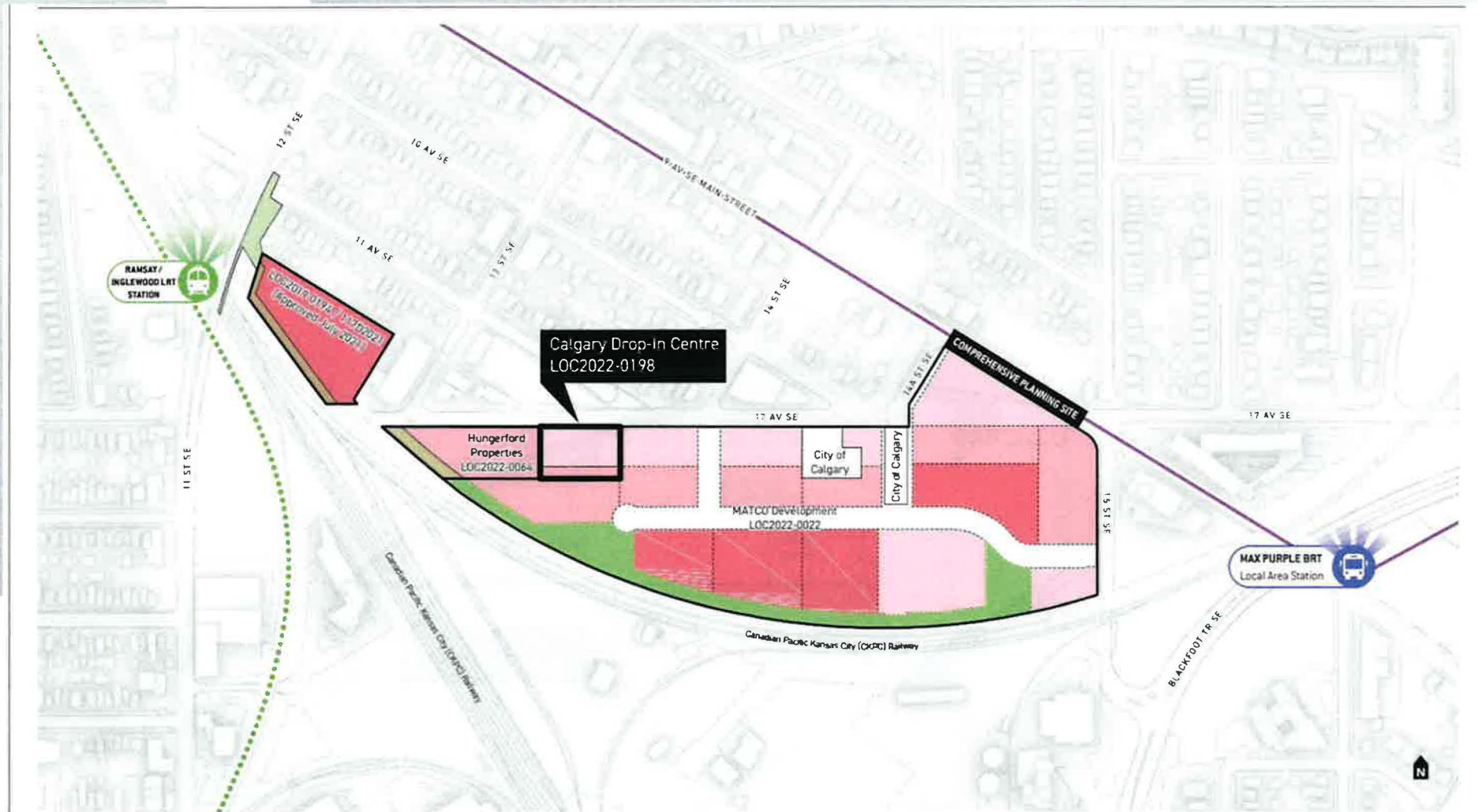
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Supplementary Slides



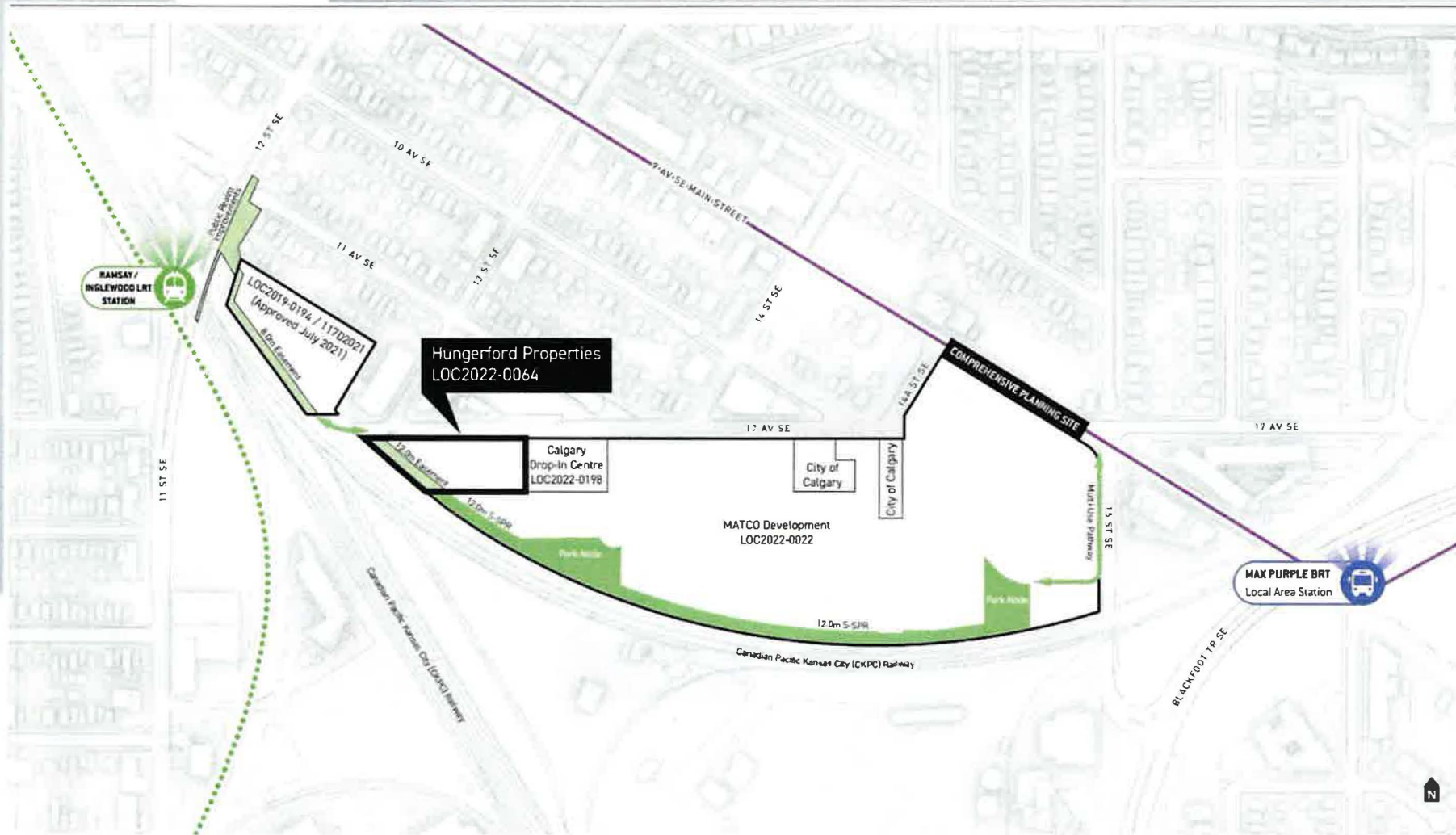


Legend

- 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.

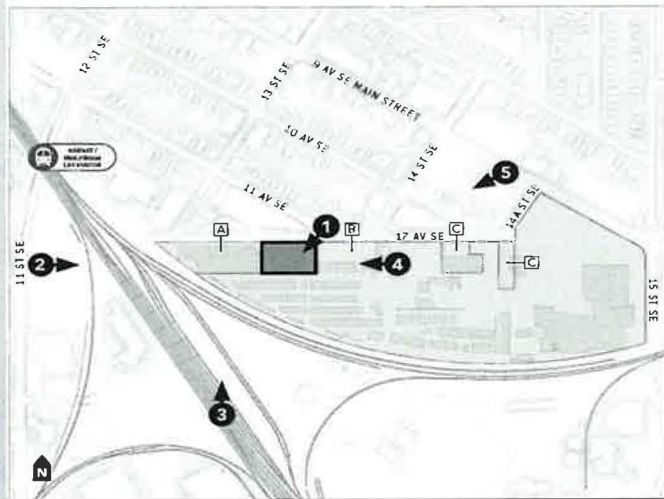
Transit Oriented Development (TOD) Connection Improvements 14



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

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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.

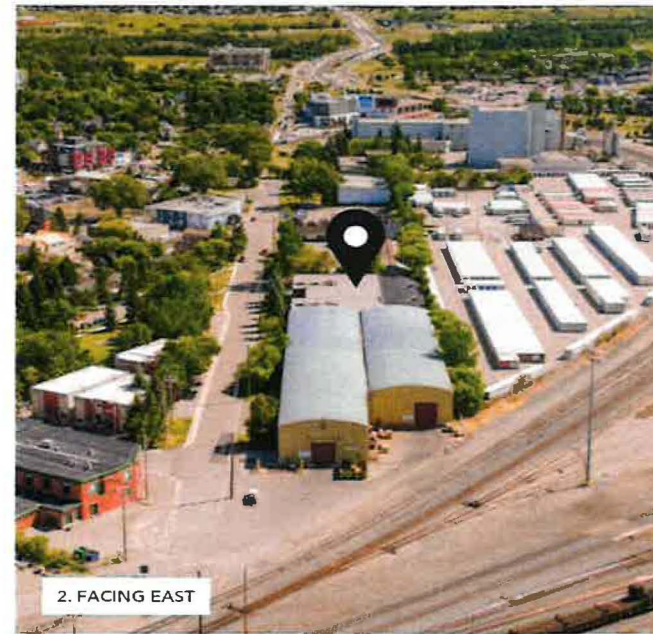


KEY MAP & ADJACENT LAND OWNERSHIP

Subject Site	MATCO Developments
Hungerford Properties	City of Calgary



1. STREET VIEW FROM 17 AV SE LOOKING SOUTHWEST



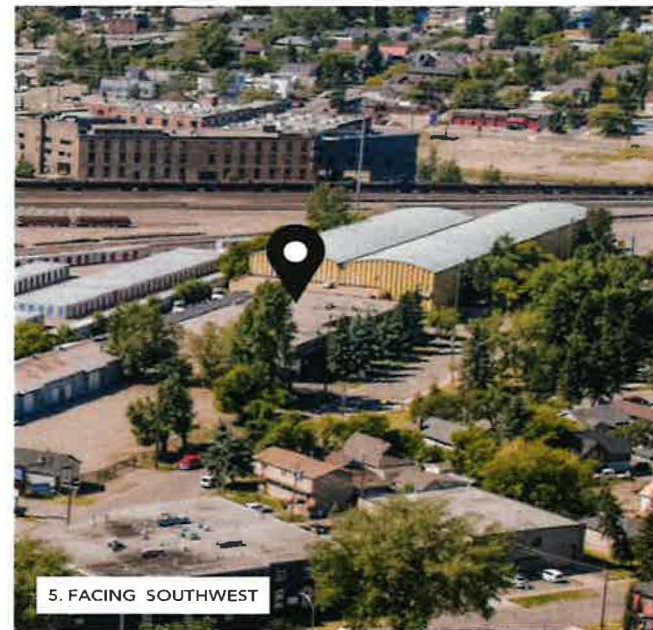
2. FACING EAST



3. FACING NORTH



4. FACING WEST



5. FACING SOUTHWEST