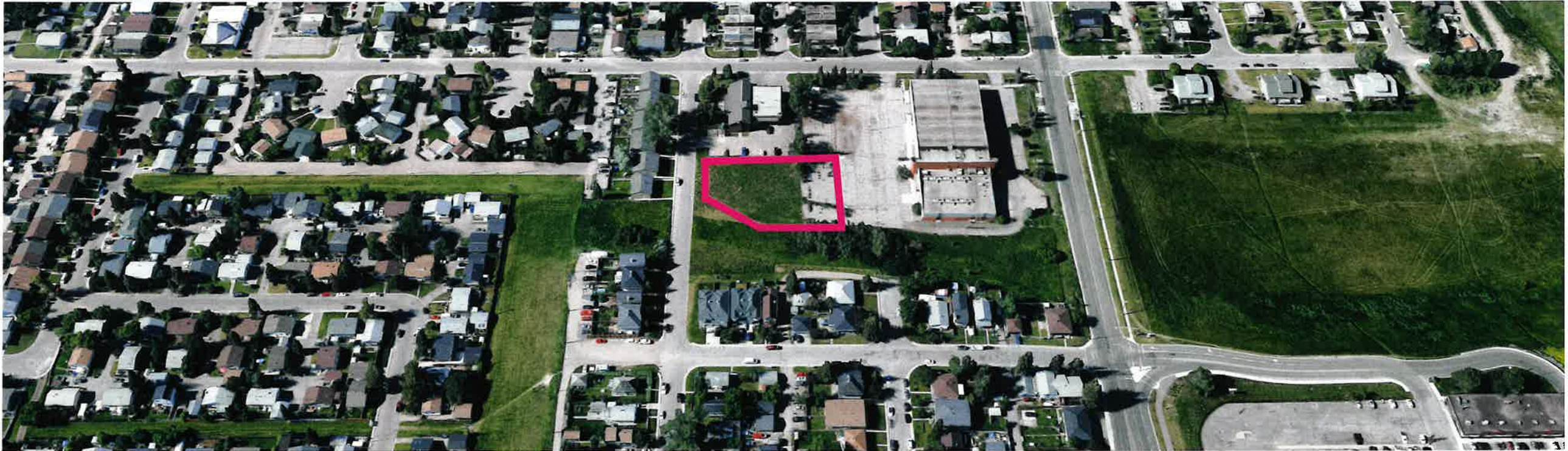




Public Hearing of Council

Agenda Item: 7.2.12



LOC2023-0197 / CPC2023-0949

Policy and Land Use Amendment

February 6, 2024

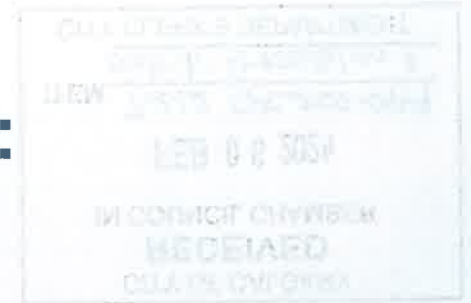
CITY OF CALGARY
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IN COUNCIL CHAMBER

FEB 06 2024
ITEM: *7.2.12 CPC2023-0949*
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 5P2024** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 36D2024** for the redesignation of 0.30 hectares \pm (0.70 acres \pm) located at 7820 – 24 Street SE (Plan 0110196, Block 29) from Direct Control (DC) District to Multi-Residential – High Density Low Rise (M-H1) 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

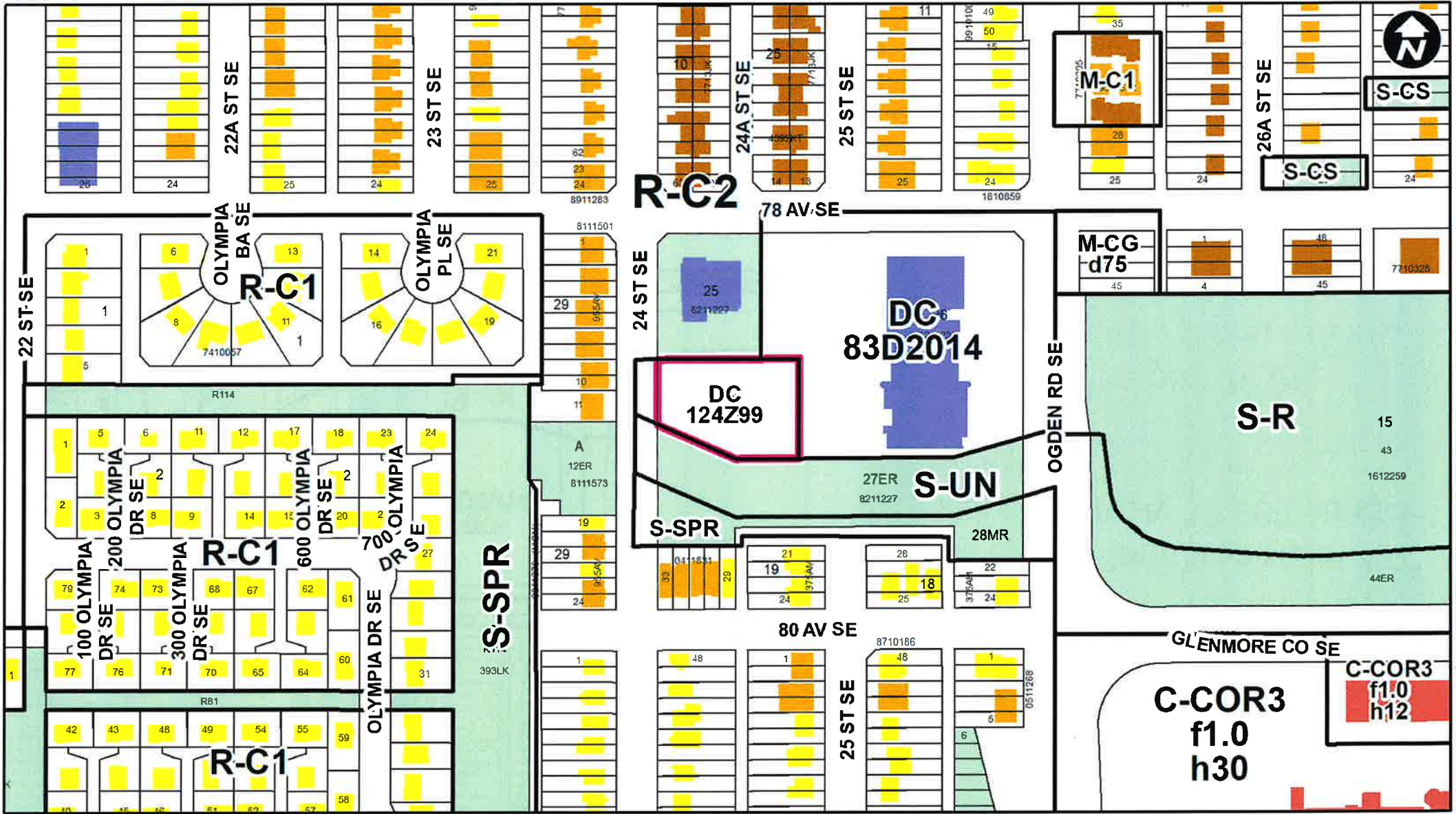


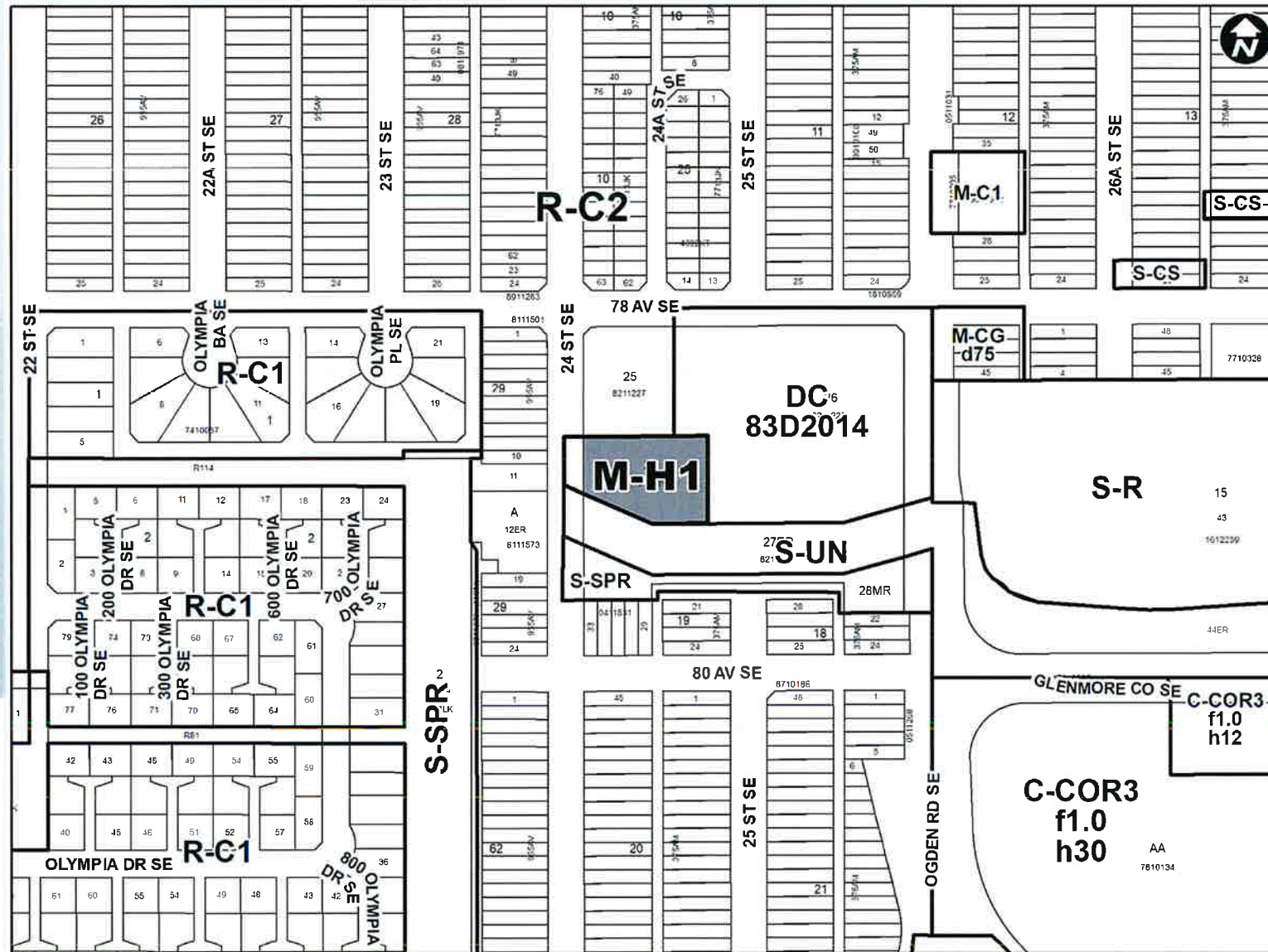
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 - Blue
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 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:

0.3 ha
70m x 40m

- 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

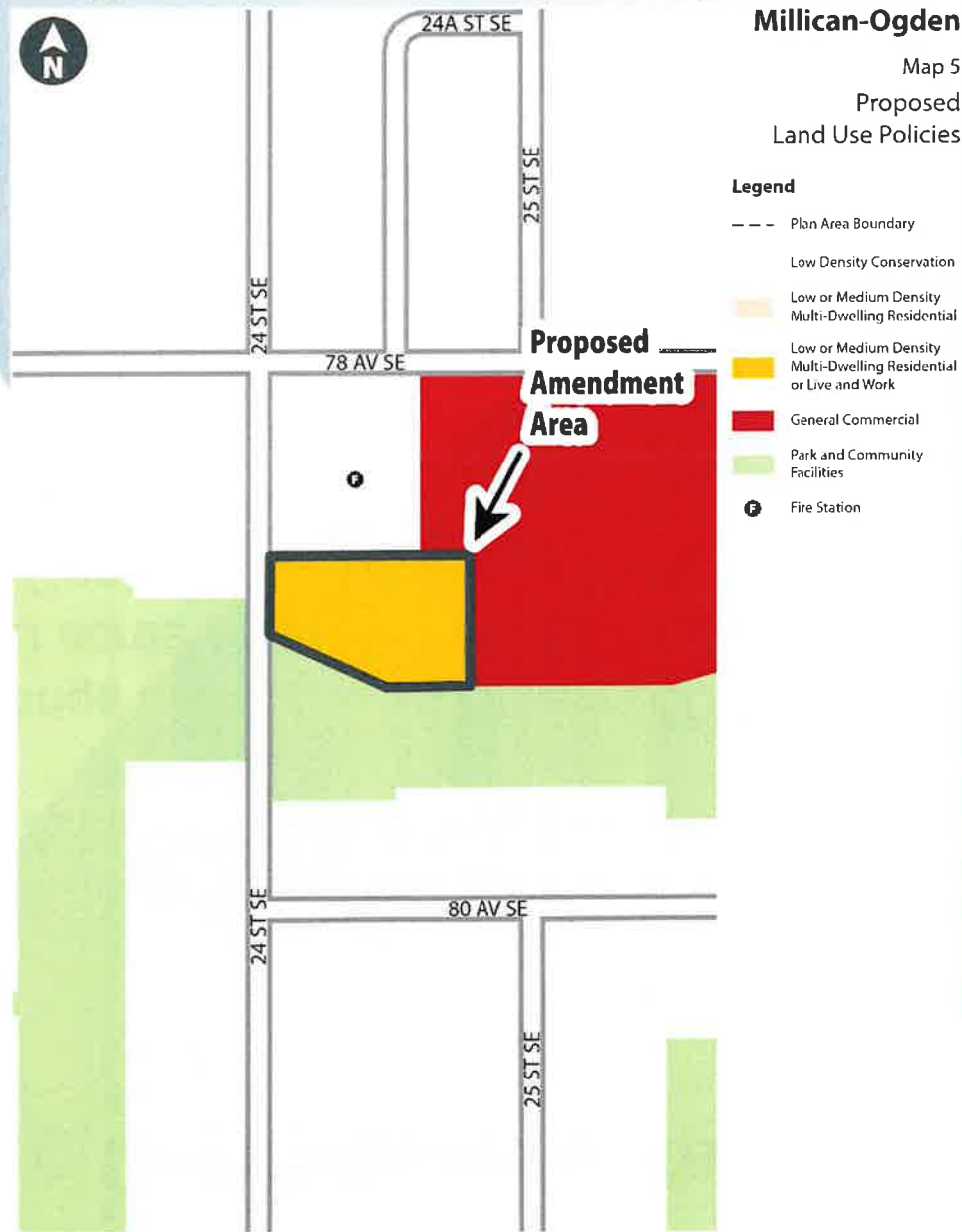




Proposed Multi-Residential – High Density Low Rise (M-H1) District:

- Maximum floor area ratio: 4.0 (approximately 12,000 square metres)
- Maximum height: 26.0m (approximately 6-8 storeys)
- Minimum density: 150 units per hectare (45 units)
- No maximum density

Millican-Ogden Area Redevelopment Plan Policy Amendments



Proposed Amendments:

- Map Amendment to change subject site to “Low or Medium Density Multi-Dwelling Residential or Live and Work”
- Text Amendment to recognize the density allotted through the M-H1 District, as well as commercial uses at grade

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Existing Land Use Map 10

