



Public Hearing of Council

Agenda Item: 7.2.17



LOC2024-0094 / CPC2024-0829

Policy and Land Use Amendment

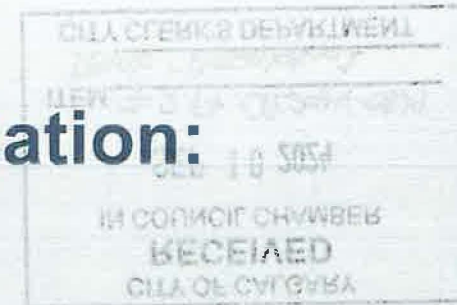
September 10, 2024

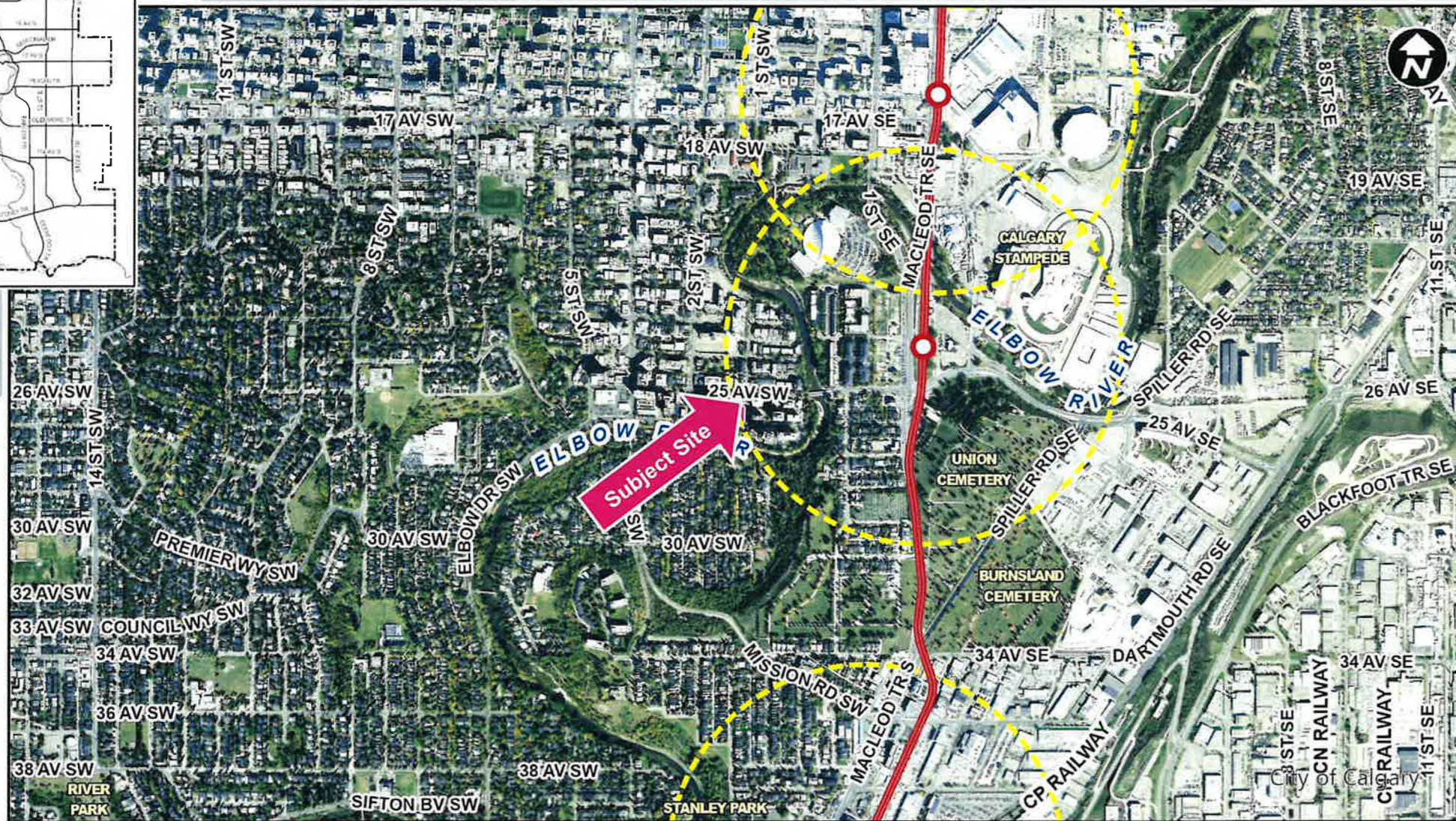
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.17 CPC2024-0829
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 72P2024** for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
1. Give three readings to **Proposed Bylaw 246D2024** 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

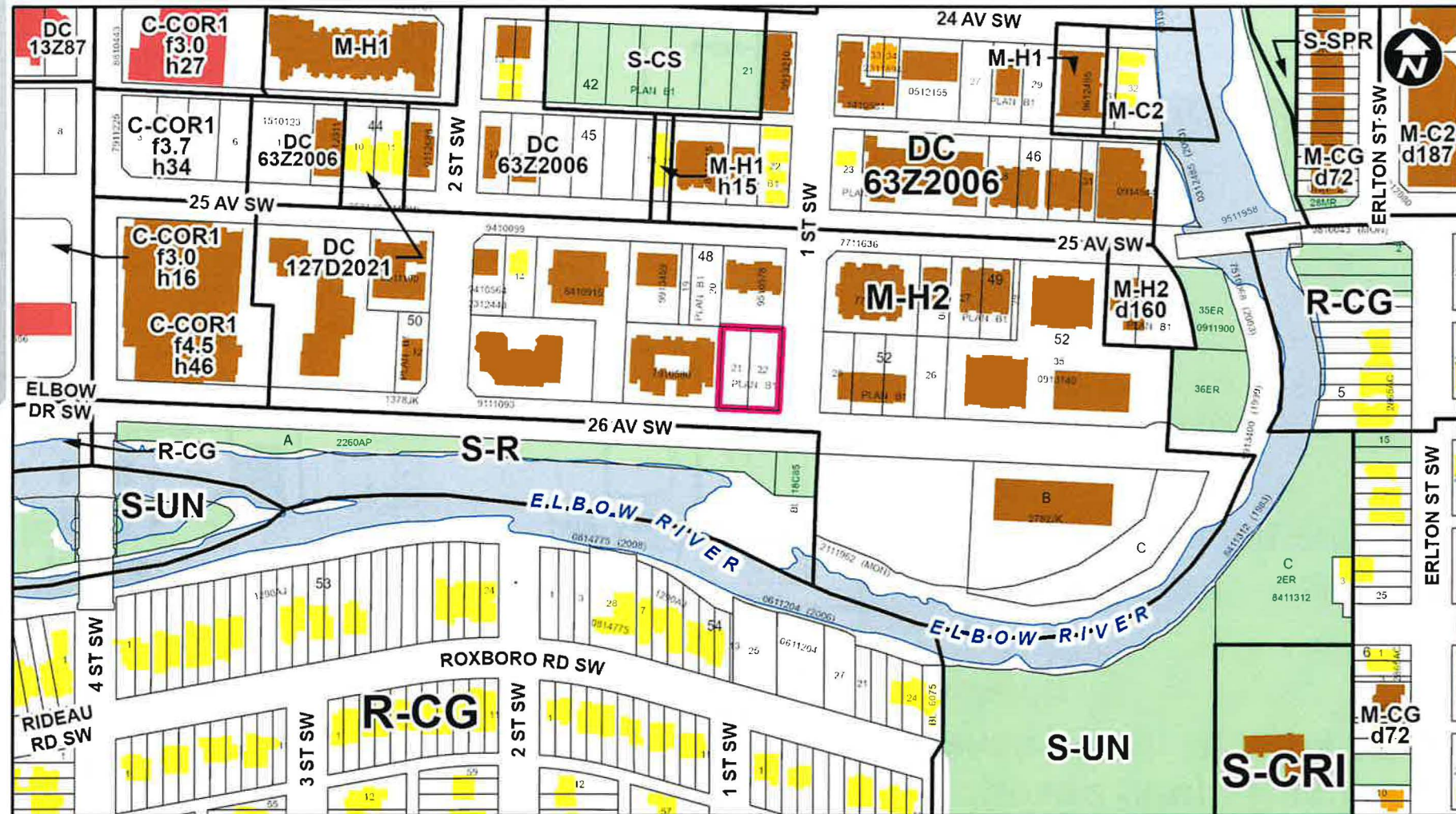


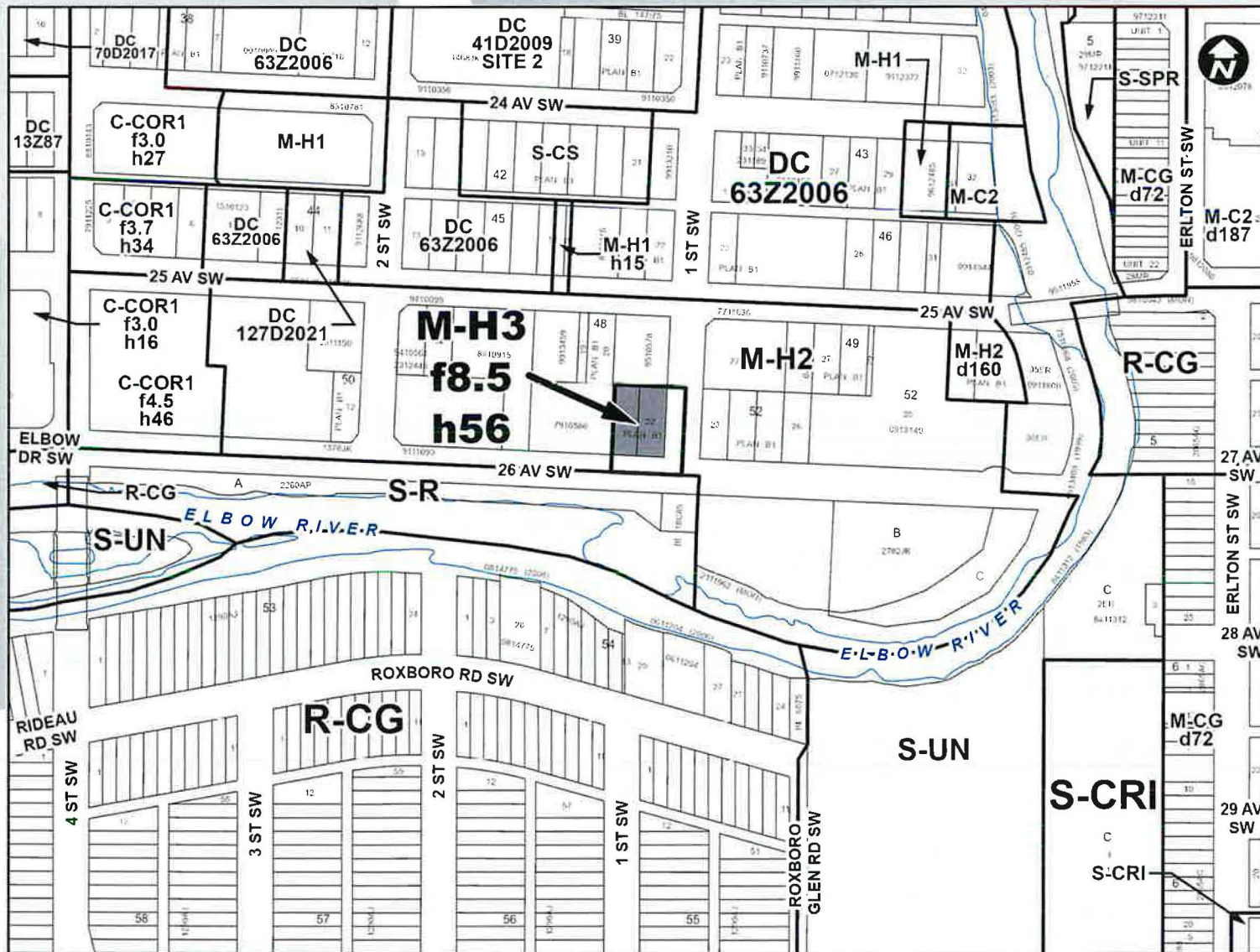
Parcel Size:

0.12 ha
29m x 39m

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

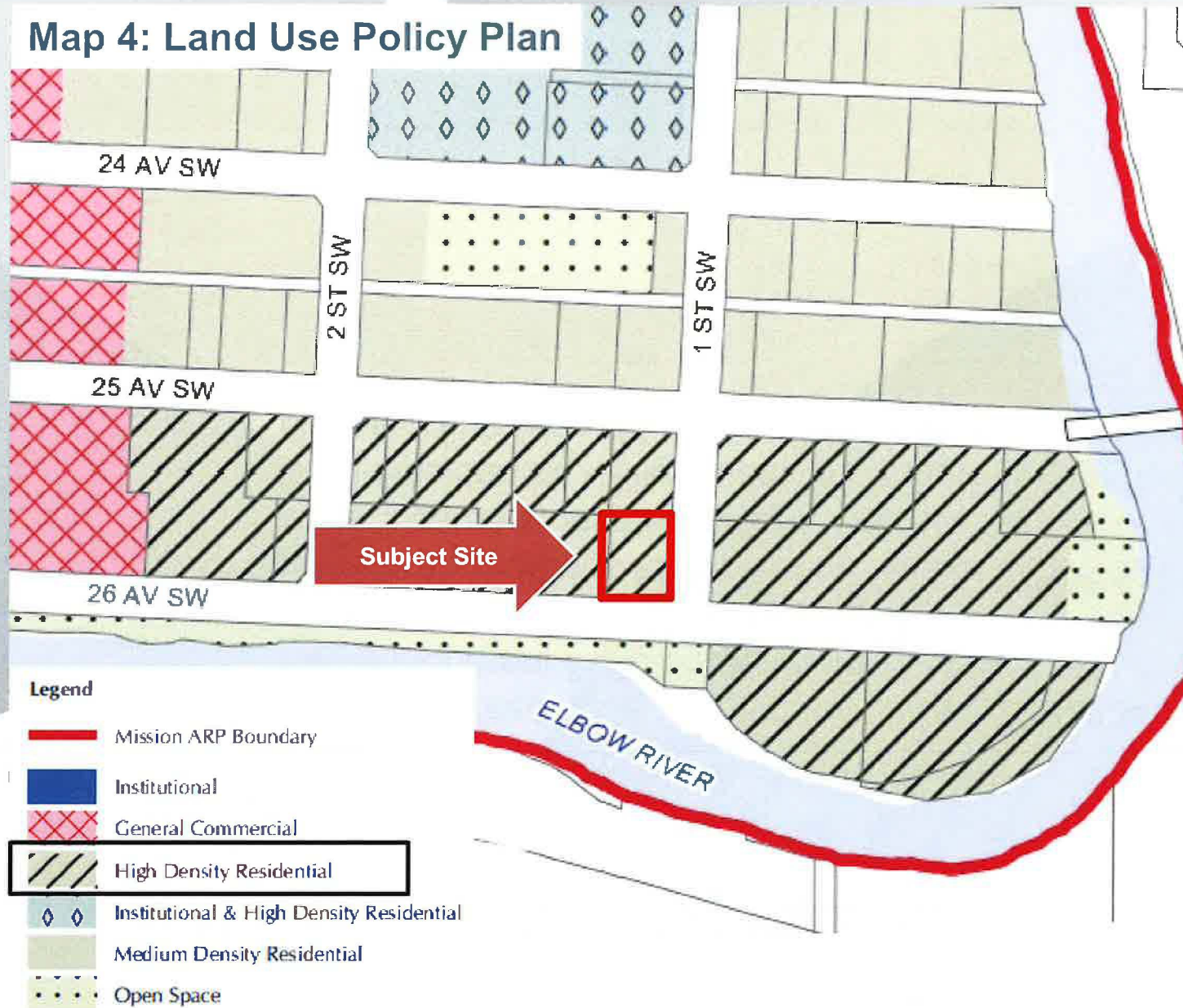




Proposed (Multi-Residential – High Density High Rise (M-H3f8.5h56) District:

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

Map 4: Land Use Policy Plan



Policy 6.1.3:

- For the area bounded by 25 Avenue SW, the Elbow River, 4 Street SW:
 - Increase maximum density from 395 units per hectare to 1200 units per hectare
 - Amendment would allow for up to 140 units on the site

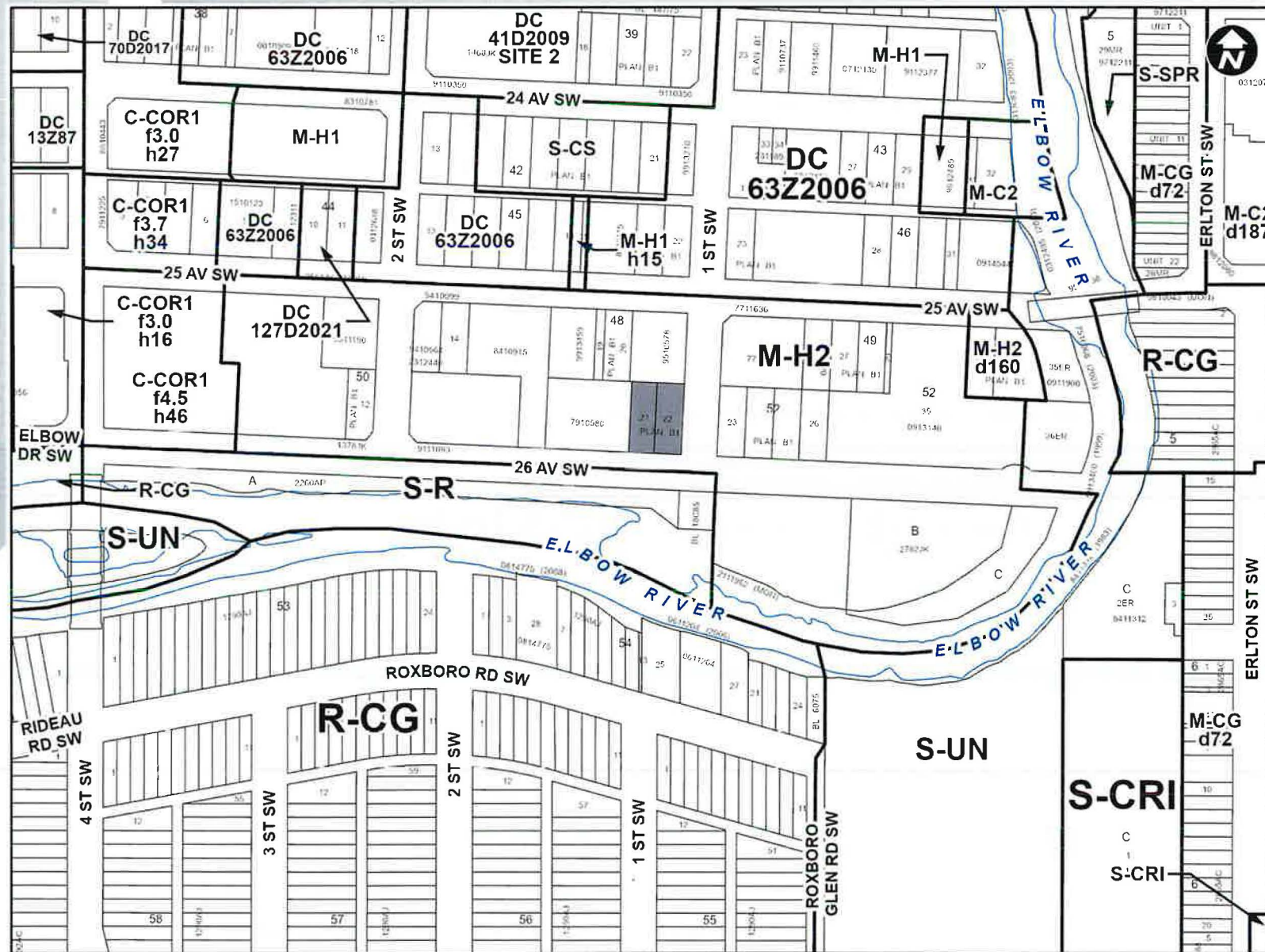
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 72P2024** for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
1. Give three readings to **Proposed Bylaw 246D2024** 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.

Supplementary Slides

Existing Land Use Map 10





Facing West

Site Photo 12



Facing North-east



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



PERSPECTIVE RENDERING FROM 26TH AVENUE