

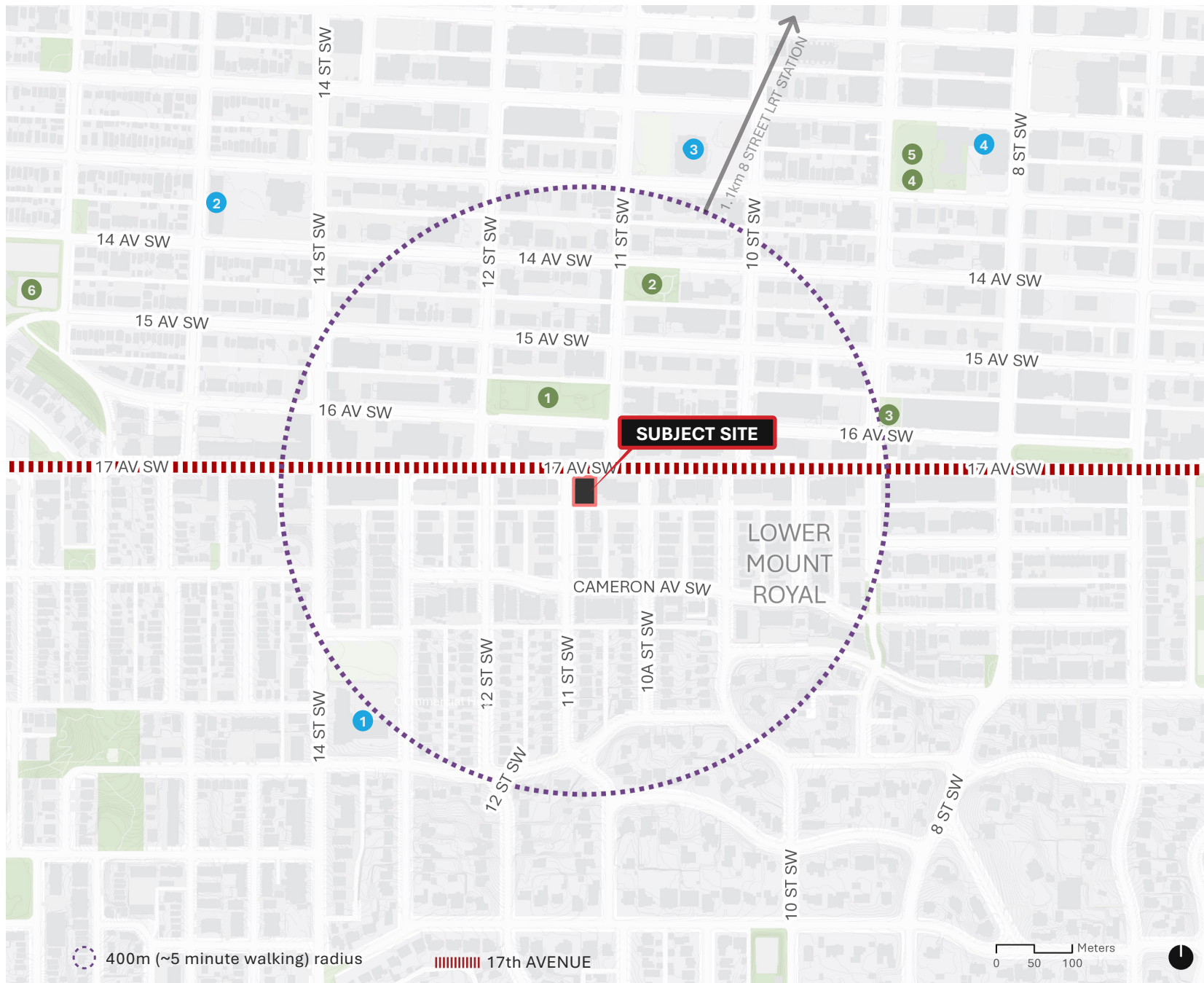
1155 17 Avenue SW

Land Use Redesignation

LOC2024-0124

Public Hearing of Council Presentation

December 3, 2024



Site Context

- Site fronts 17 Avenue SW, east of 11 Street SW. In the community of Lower Mount Royal but also adjacent to the Beltline directly north
- Majority of the site occupied by a commercial surface parking lot with a small restaurant to the east.
- Surrounding area features a mix of low and medium density mixed-use and residential buildings, along with several commercial shops along 17th Avenue.
- Nearby key services and amenities include Royal Sunalta Park, Connaught Off-Leash Park, Connaught School, as well as various retail amenities and employment opportunities along 17 Avenue.

Institutional Amenities

- 1 Mount Royal School
- 2 Sacred Heart School
- 3 Connaught School
- 4 CBE Education Centre

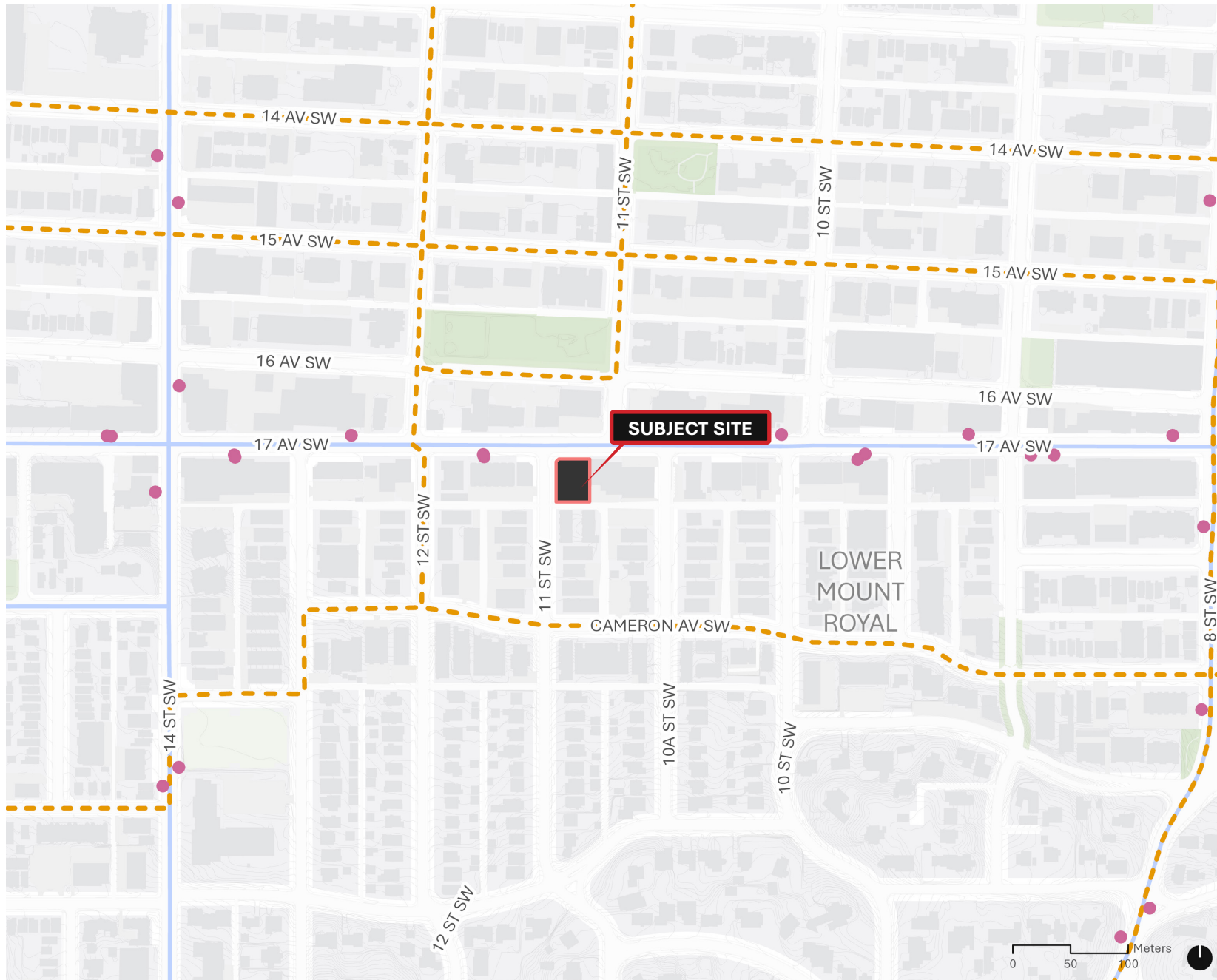
Greenspace Amenities

- 1 Thompson Family Park
- 2 Connaught Dog Park
- 3 City Park
- 4 Scott's Way
- 5 Barb Scott Park
- 6 Royal Sunalta Green Park

Transportation

- Bus connections are available along 17th Avenue SW and 14th Street SW, providing broader connections to Downtown Calgary, Marda Loop, and 16th Avenue.
- On-street cycling is available on 11th Street SW as well as 14th and 15th Avenue SW supporting active travel to destinations such as the Bow River Pathway and Central Memorial Park
- The site is also in near the 8th Street LRT Station (1.1km).

— Bus Route ● Bus Stop - - - Bikeway

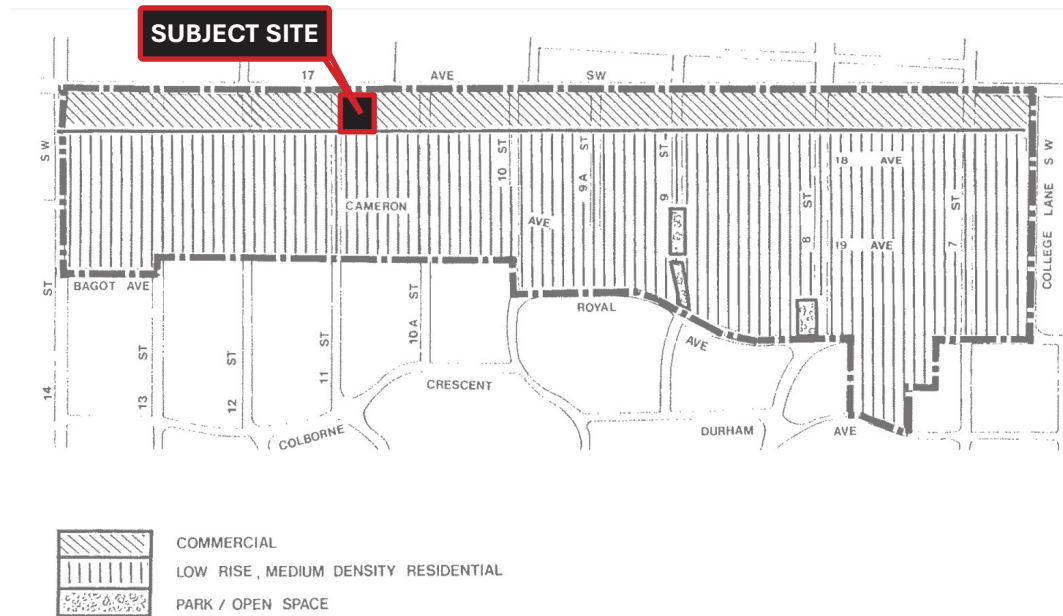




Development Vision

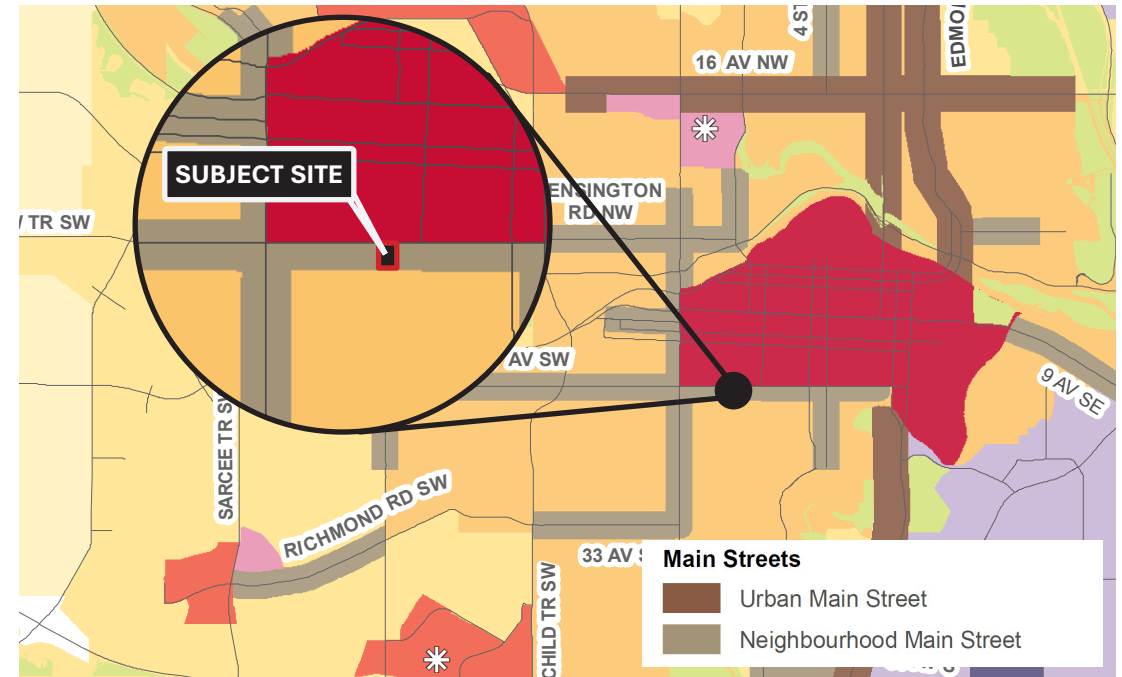
- Transform the site from an existing surface parking lot and small restaurant into a six to seven storey mixed-use residential development with active commercial uses at grade.
- Increase available housing options near key amenities, services, and employment opportunities.
- Provide mixed-use development near existing transit and active transportation infrastructure.
- Support residential development to increase Calgary's housing supply.

Policy Framework



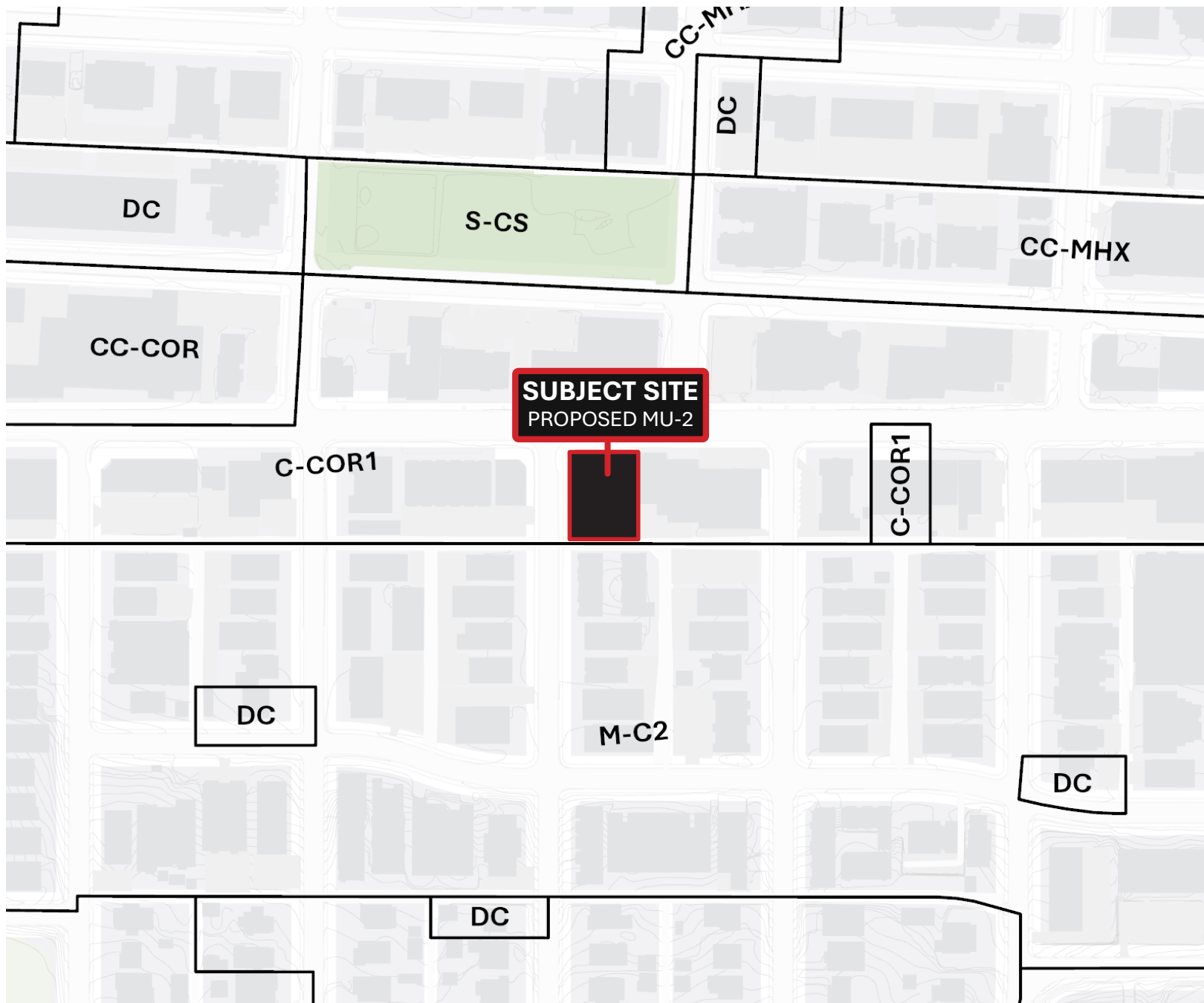
Lower Mount Royal Area Redevelopment Plan

Lower Mount Royal Area Redevelopment Plan designates the site as “17th Avenue Commercial” aimed at supporting commercial development in the medium density range that maintains a continuous at-grade retail frontage.



Municipal Development Plan: Neighbourhood Main Street

Neighbourhood Main Streets are intended to provide a broad mix of residential, employment, and retail uses and meet a minimum density of one hundred people and jobs per hectare.



Land Use Amendment

Existing

Commercial - Corridor 1 (C-COR1f3.0h23)

Accommodates commercial or mixed use development that must include commercial storefronts.



DENSITY MAX:
3.0 FAR

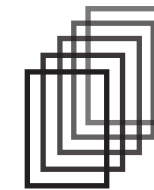


HEIGHT
23 Meters

Proposed

Mixed Use - Active Frontage (MU-2f5.0h26)

Accommodates a mixed use developments with active commercial uses at grade.



DENSITY MAX:
5.0 FAR



HEIGHT
26 Meters

Engagement Strategy

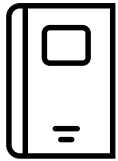


Community
Association Meeting



On-Site Signage

Application Timeline



May 2024

Land Use Application
Submission



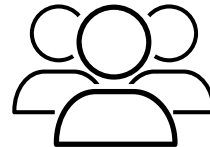
June 2024

Community
Outreach



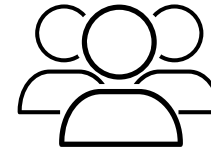
Summer 2024

City Circulation &
Application Review



October 2024

Calgary Planning
Commission



December 2024

City Council Public
Hearing & Approval

Application Summary



Appropriate scale of development

Increases residential offerings in proximity to existing transit, employment opportunities, and key amenities.



Transforms an under utilized parcel

Transforms the site from an existing surface parking lot and small restaurant into a mixed-use residential development.



Consistent with Lower Mount Royal ARP

Aligns with the “17 Avenue Commercial” designation.



Appropriate land use district

The proposed MU-2 district and building modifiers enable a context-sensitive mixed-use development with ground-floor retail, supporting the 17th Avenue Neighbourhood Mainstreet.