



Public Hearing of Council

Agenda Item: 7.2.11



LOC2022-0198 / CPC2024-0955 Policy and Land Use Amendment

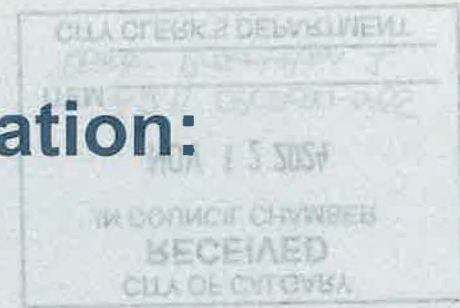
November 12, 2024

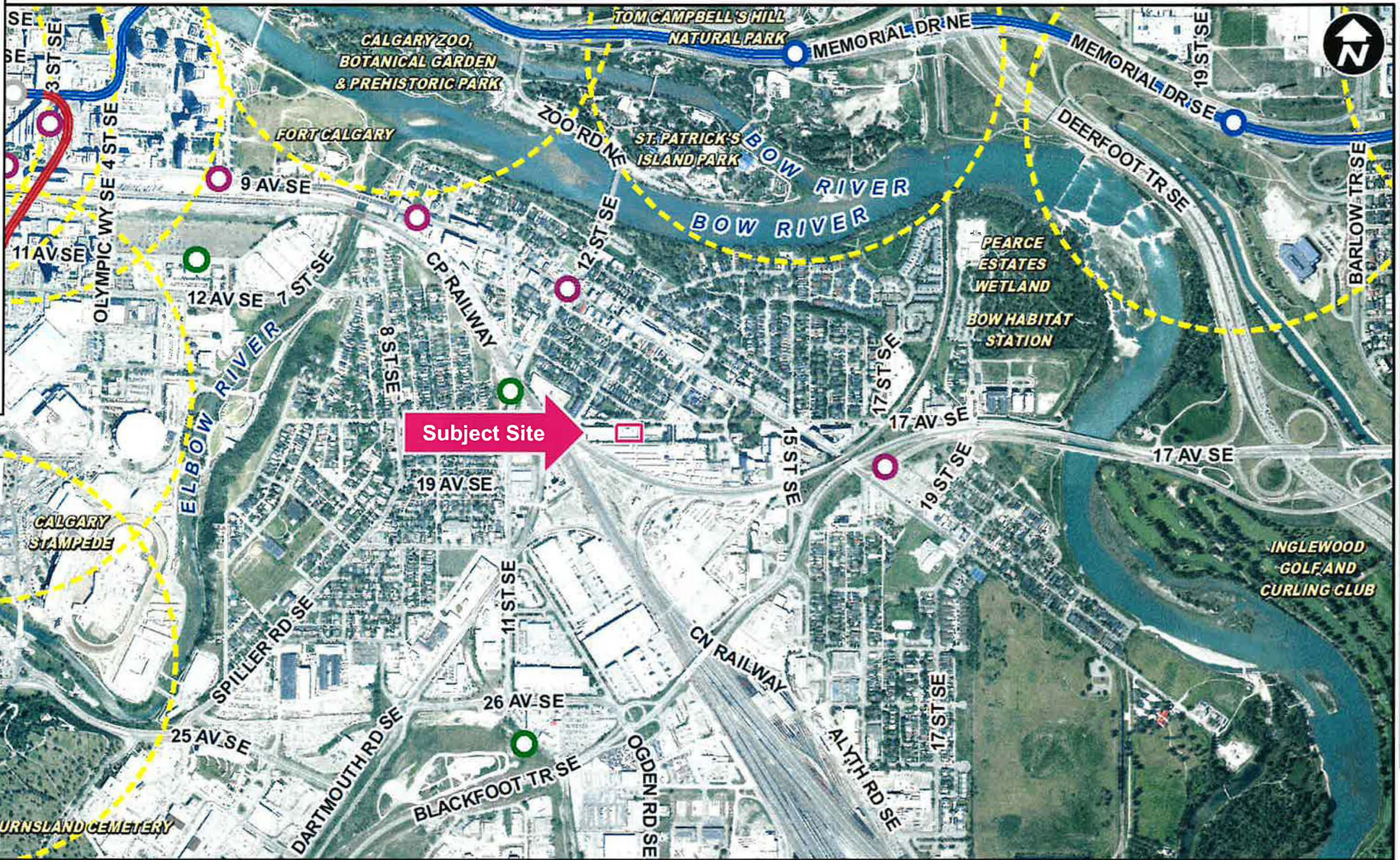
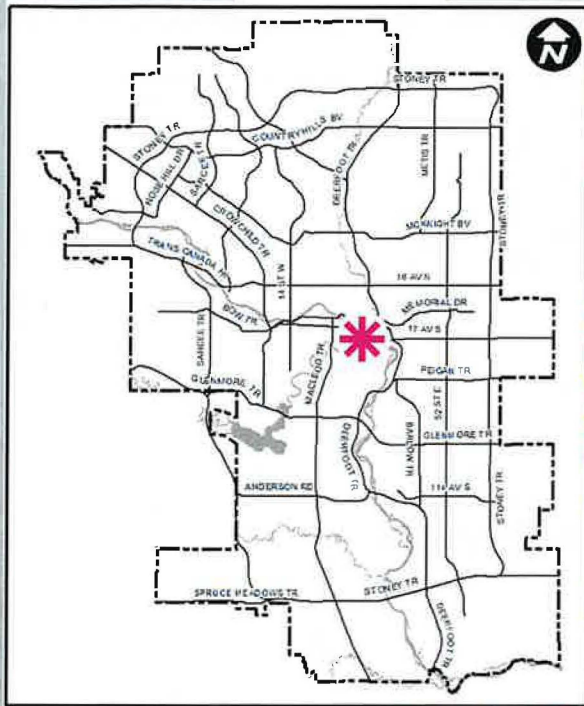
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV. 12 2024
ITEM: 7.2.11 CPC2024-0955
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

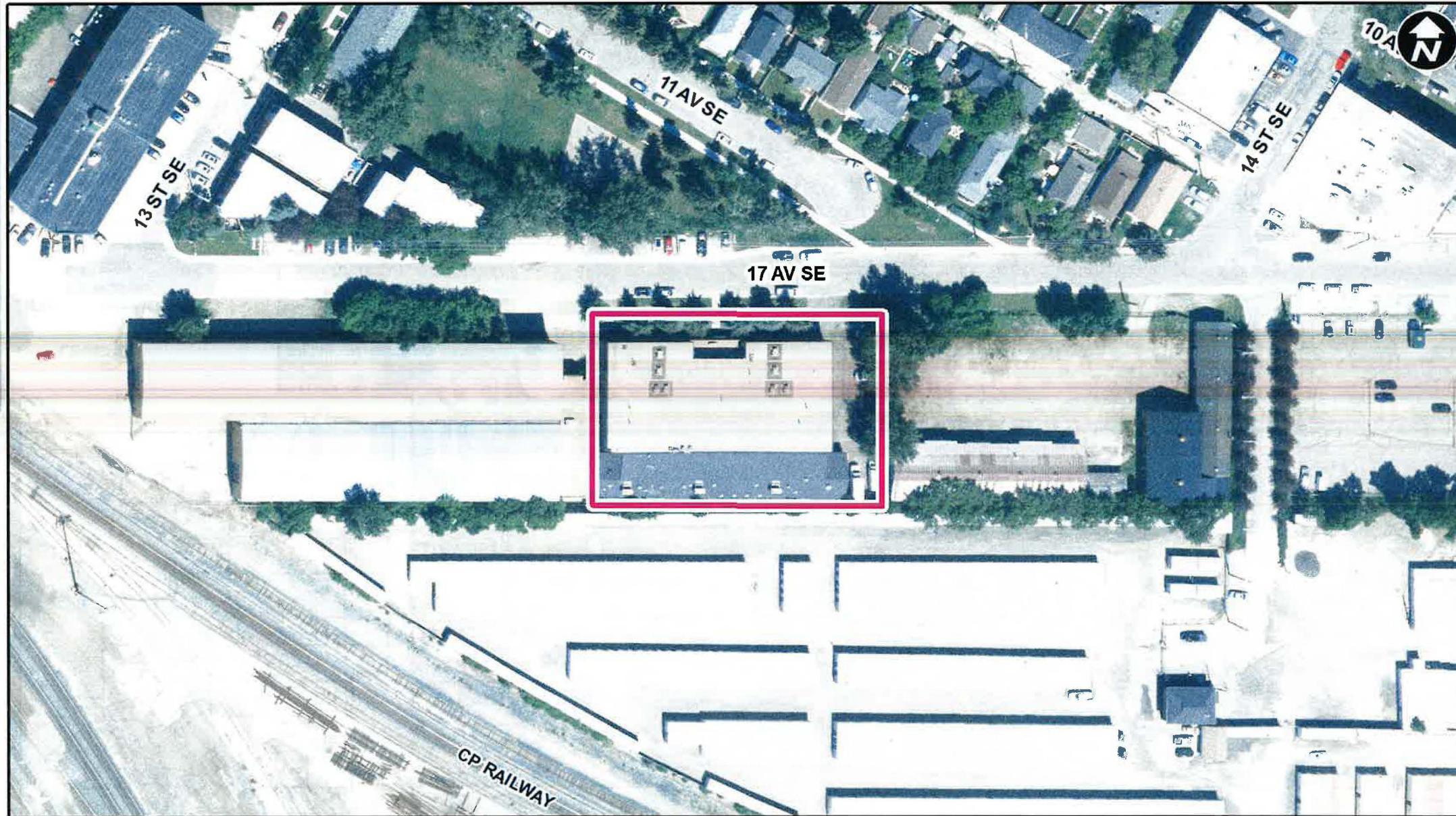
1. Give three readings to **Proposed Bylaw 80P2024** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 266D2024** for the redesignation of 0.32 hectares \pm (0.80 acres \pm) located at 1439 – 17 Avenue SE (Plan 9211624, Block 1) 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



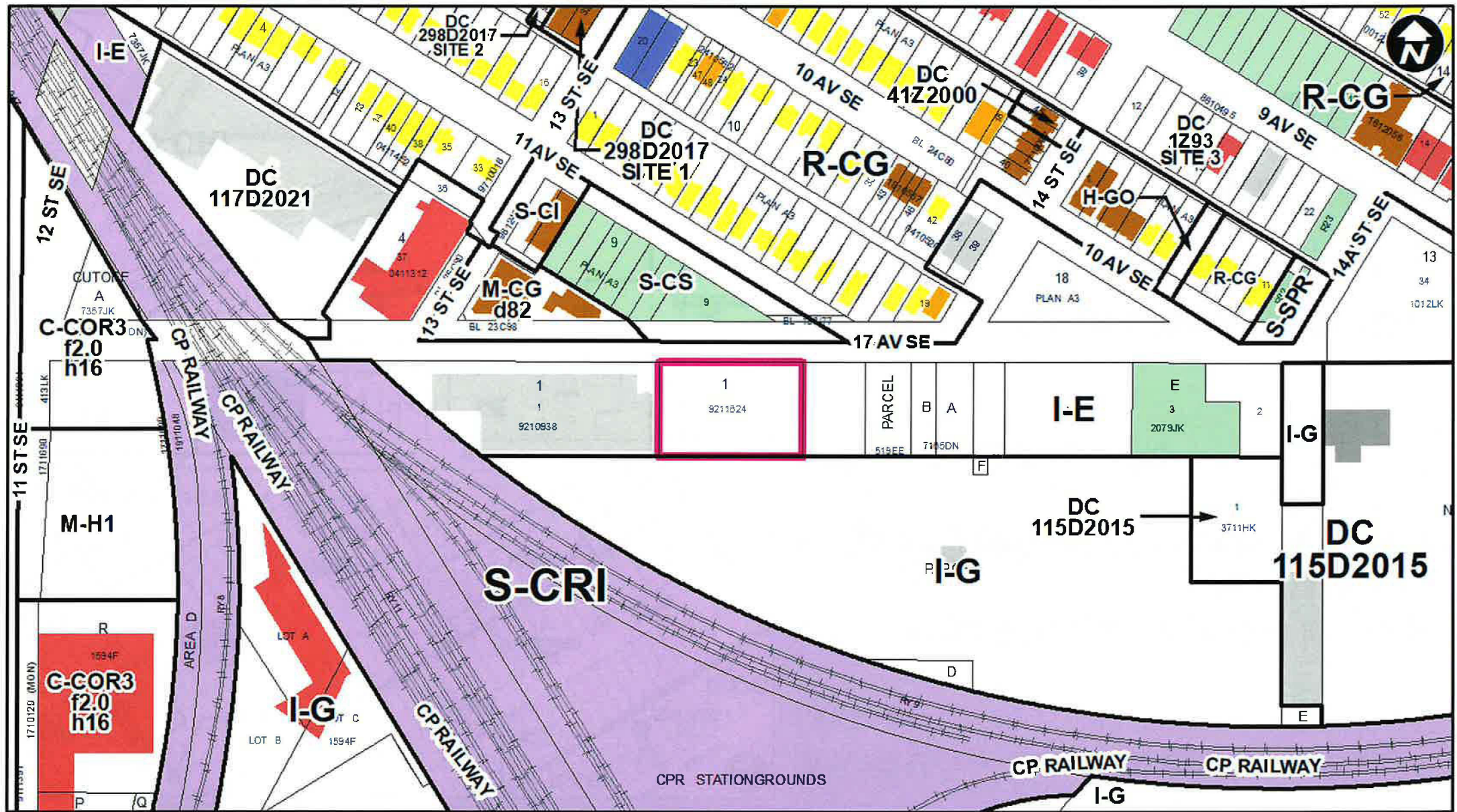
Parcel Size:

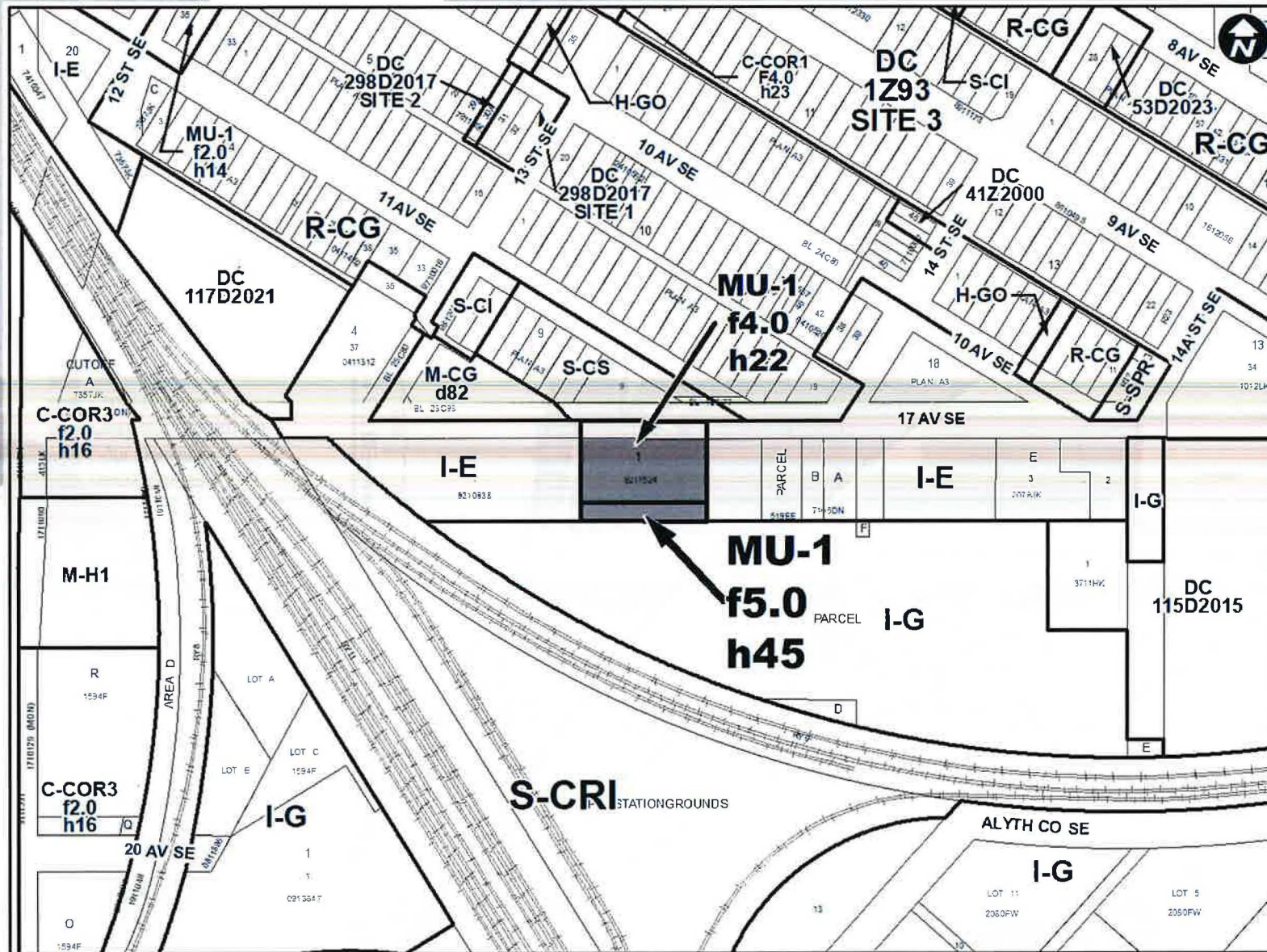
0.32 ha
70m x 45m

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:

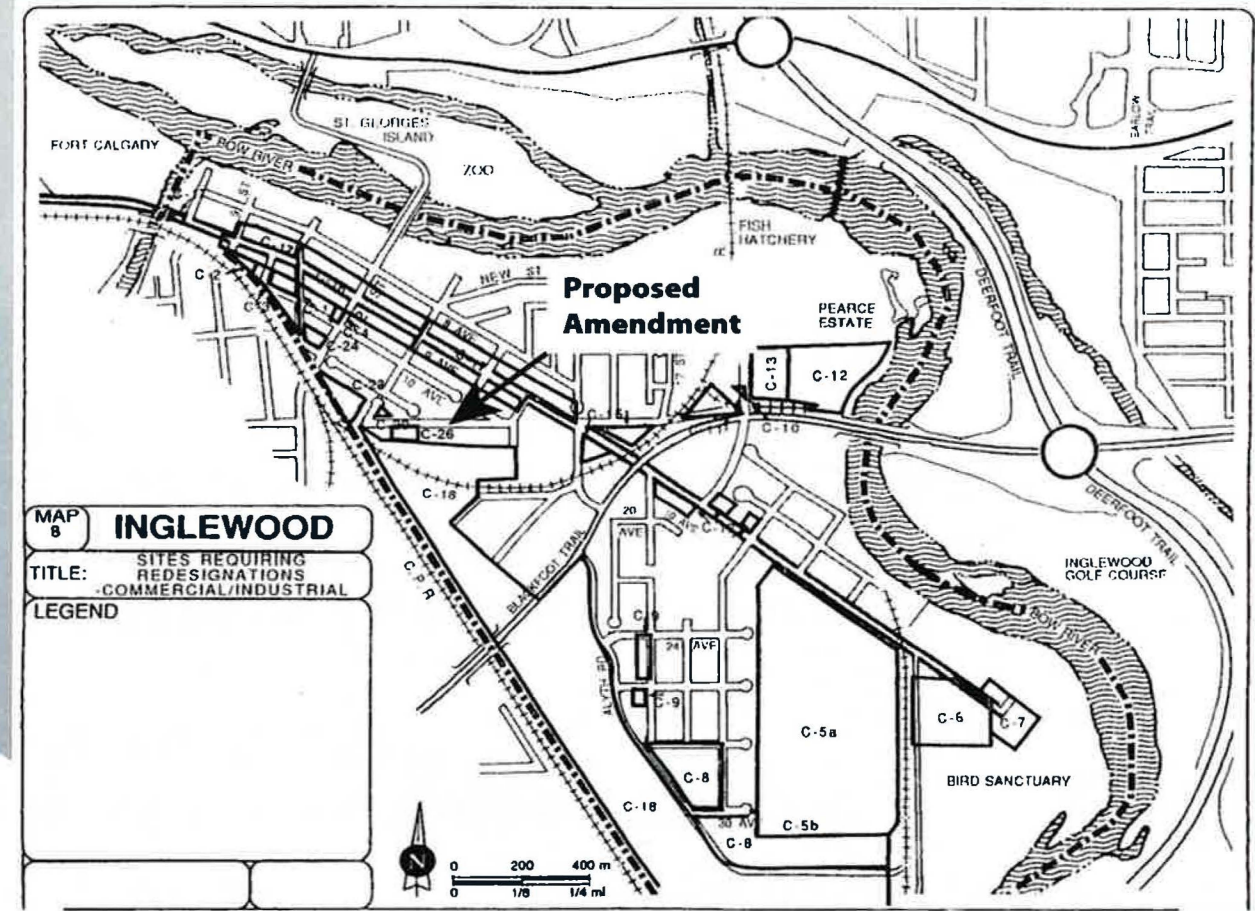
- Commercial uses supported at-grade
- Building Height: 22 metres (6 storeys)
- Floor Area Ratio: 4.0

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

- Building Height: 45 metres (12 storeys)
- Floor Area Ratio: 5.0

Proposed Amendments to the Inglewood Area Redevelopment Plan

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.

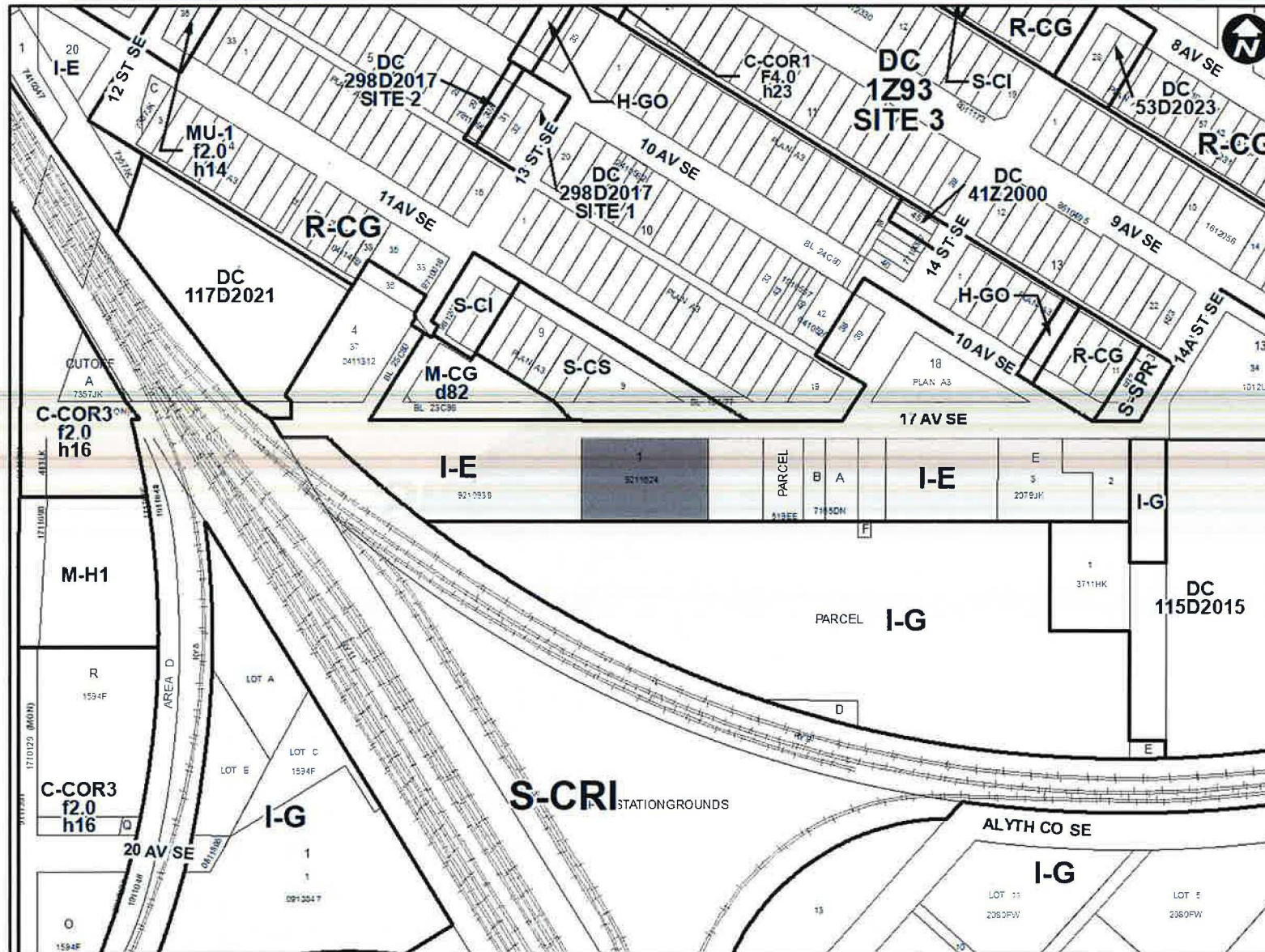


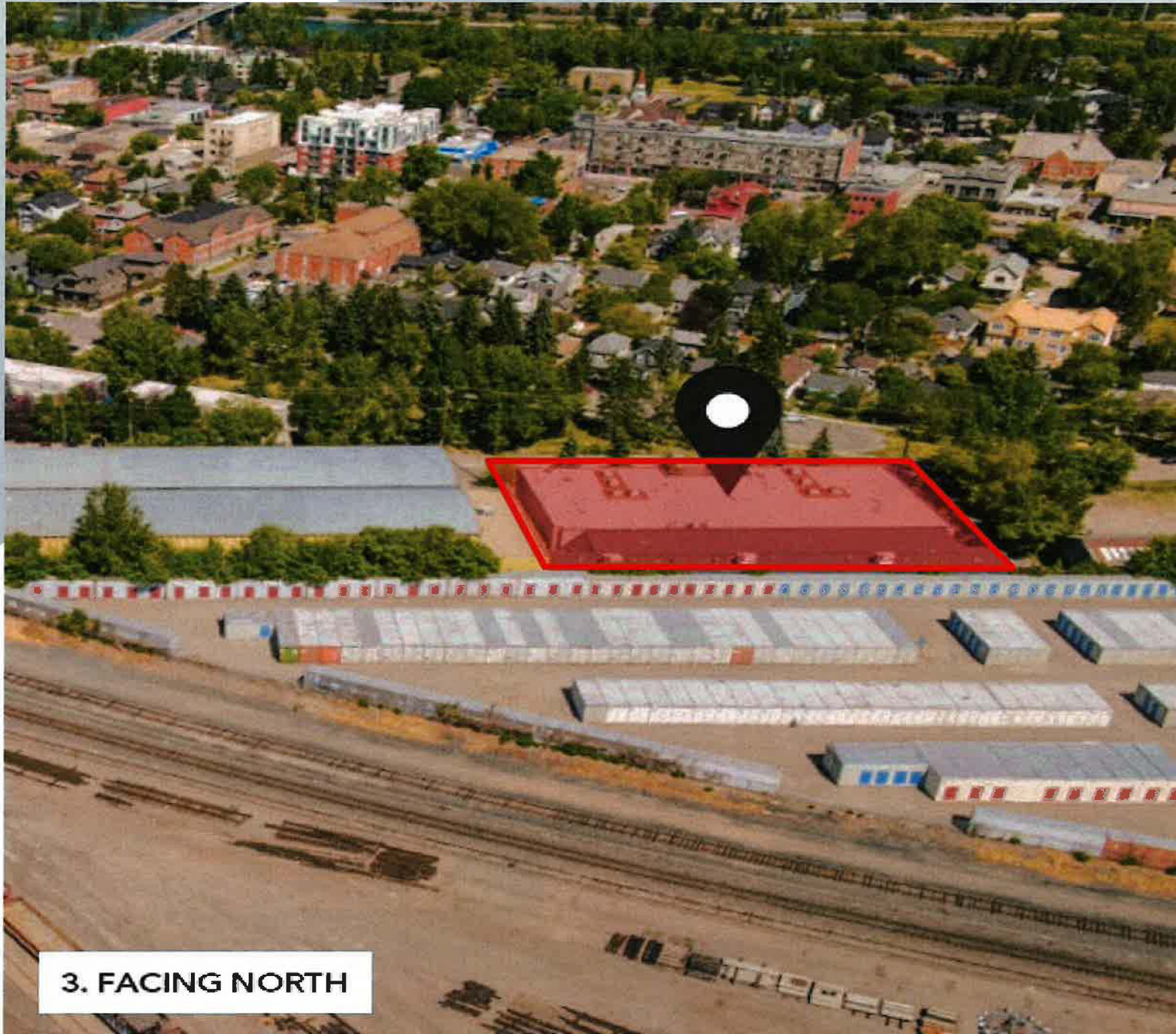
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Supplementary Slides



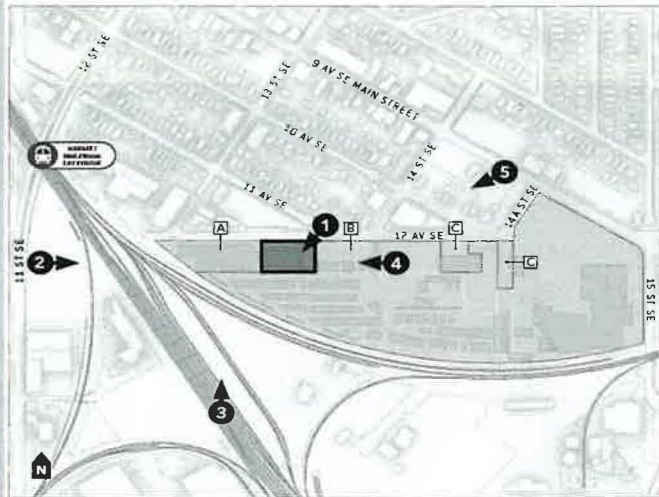


3. FACING NORTH





1. STREET VIEW FROM 17 AV SE LOOKING SOUTHWEST

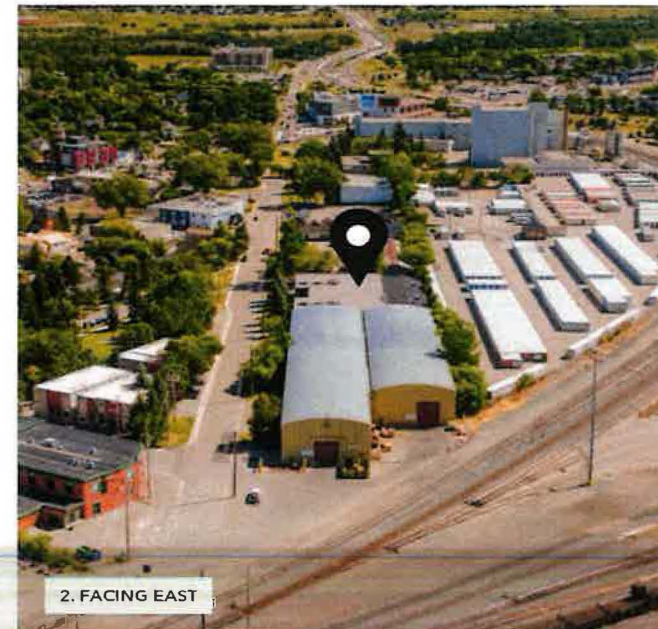


KEY MAP & ADJACENT LAND OWNERSHIP

- 1 Subject Site
- A Hungerford Properties
- B MATCO Developments
- C City of Calgary



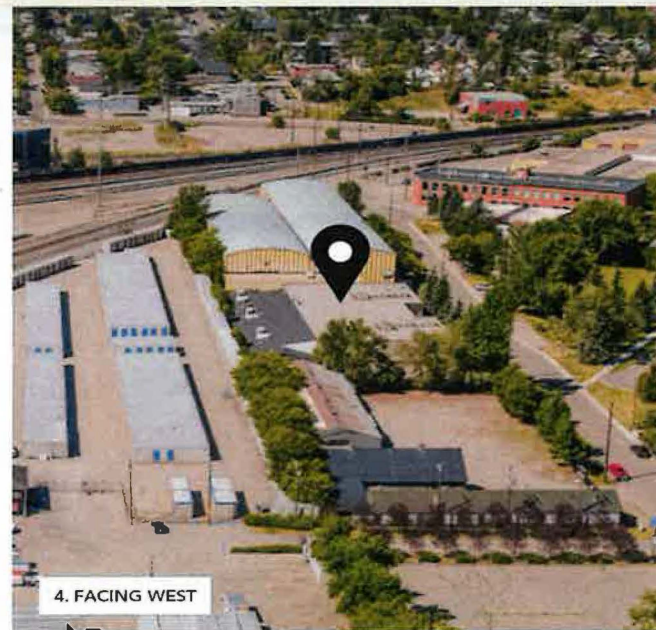
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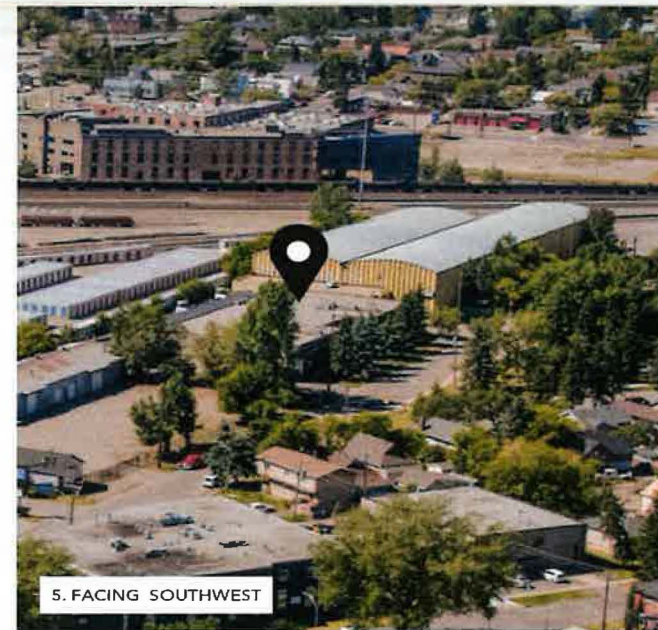
2. FACING EAST



3. FACING NORTH



4. FACING WEST



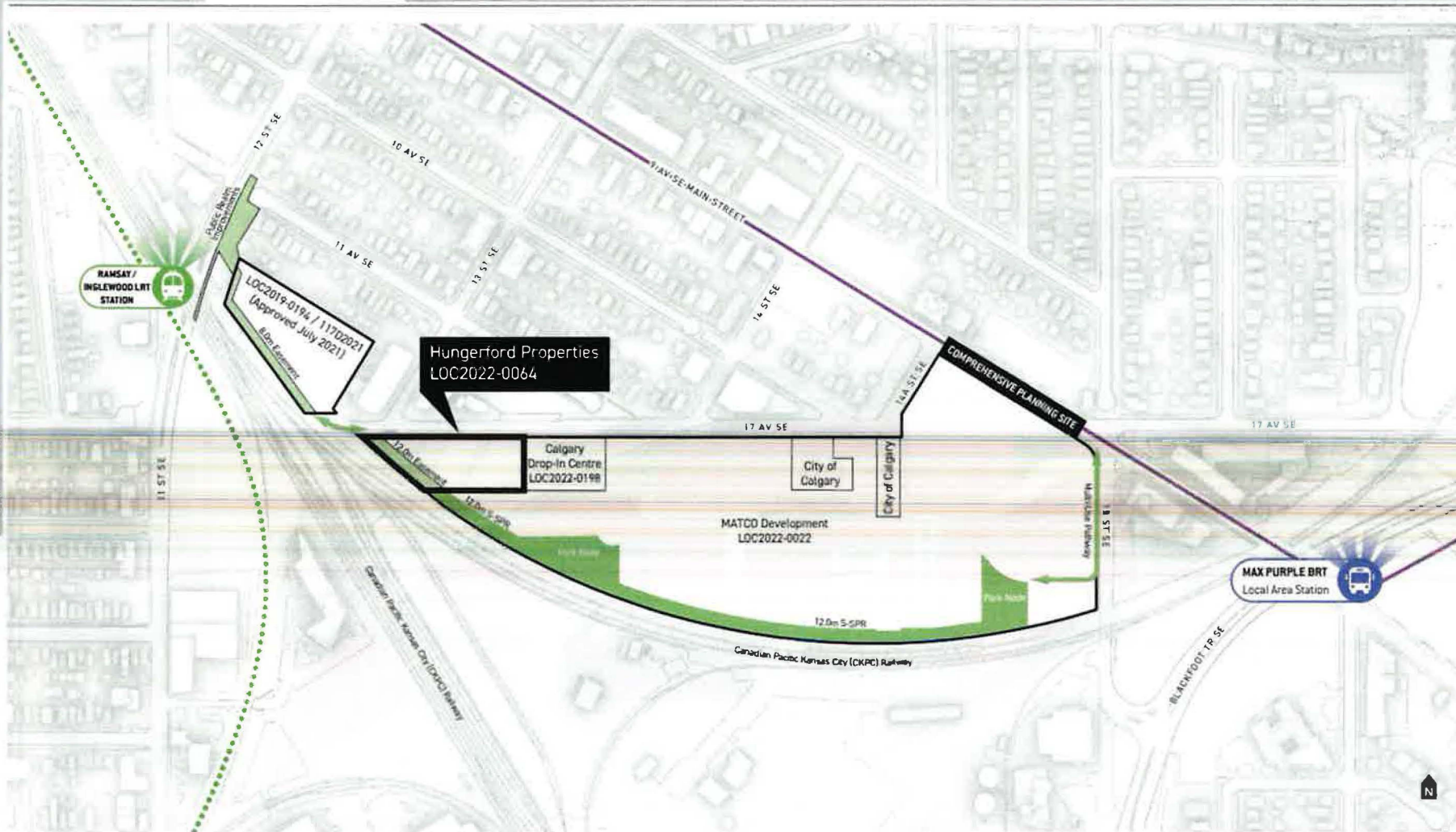
5. FACING SOUTHWEST



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.



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.