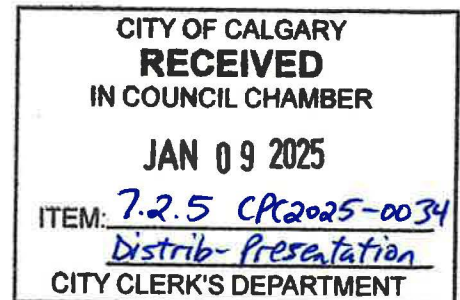




## LOC2024-0192 / CPC2025-0034 Policy and Land Use Amendment

January 9, 2025

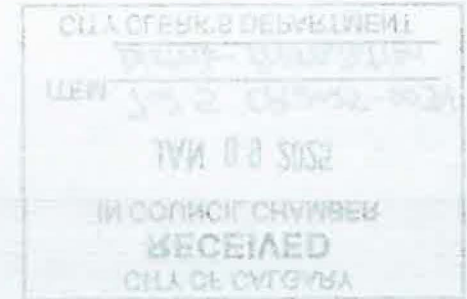




## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan Part 1(Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.87 hectares  $\pm$  (2.16cres  $\pm$ ) located at 1520 – 4 Street SW and 332, 338 and 340 – 17 Avenue SW (Plan 1910115, Block 120, Lot 51; Plan C, Block 120, Lots 41 to 46) from Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).











## LEGEND

○ Bus Stop

Parcel Size:

0.875 ha  
83m x 132m







## Site Photo – View from NW Corner

6



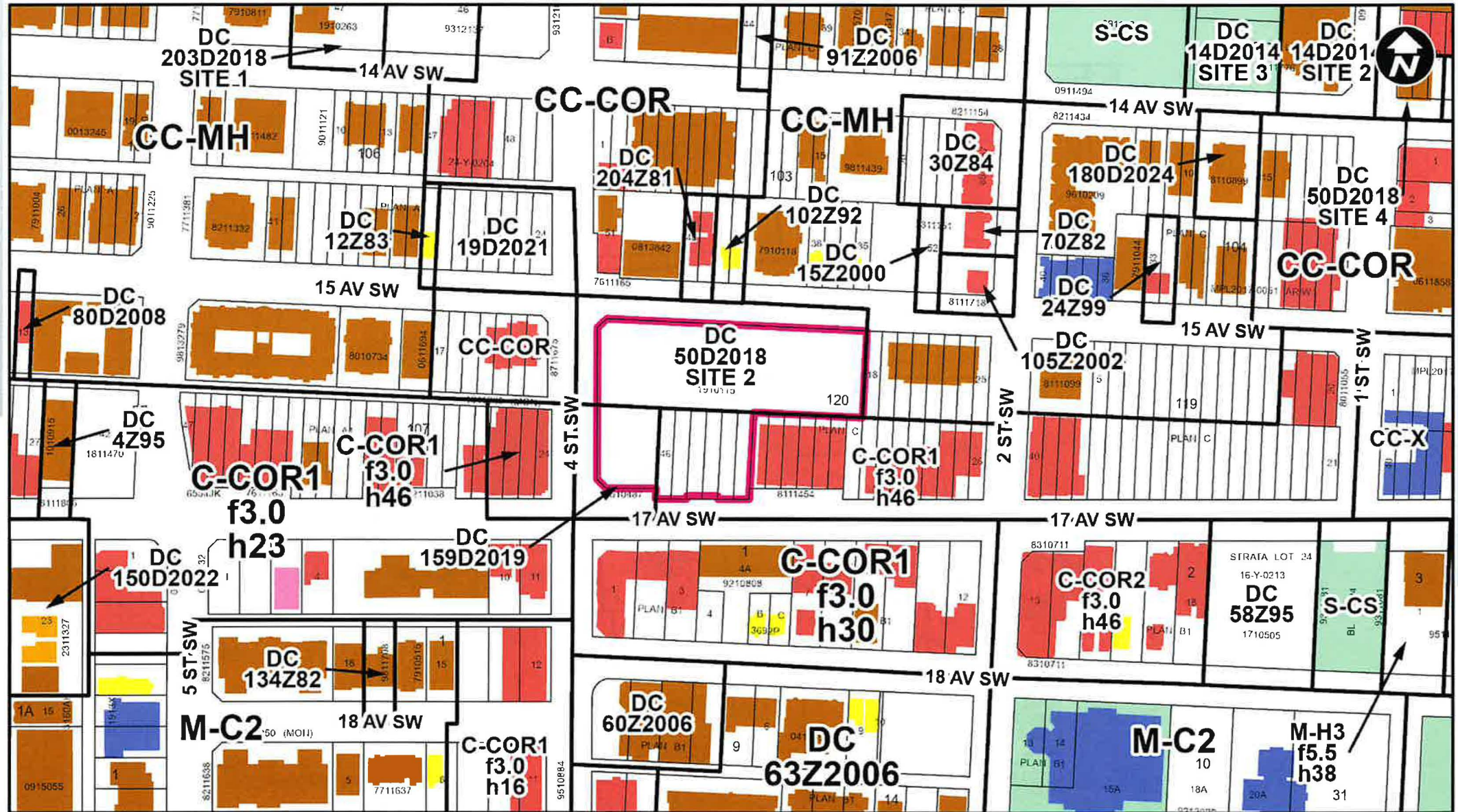


# Surrounding Land Use

7

## 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



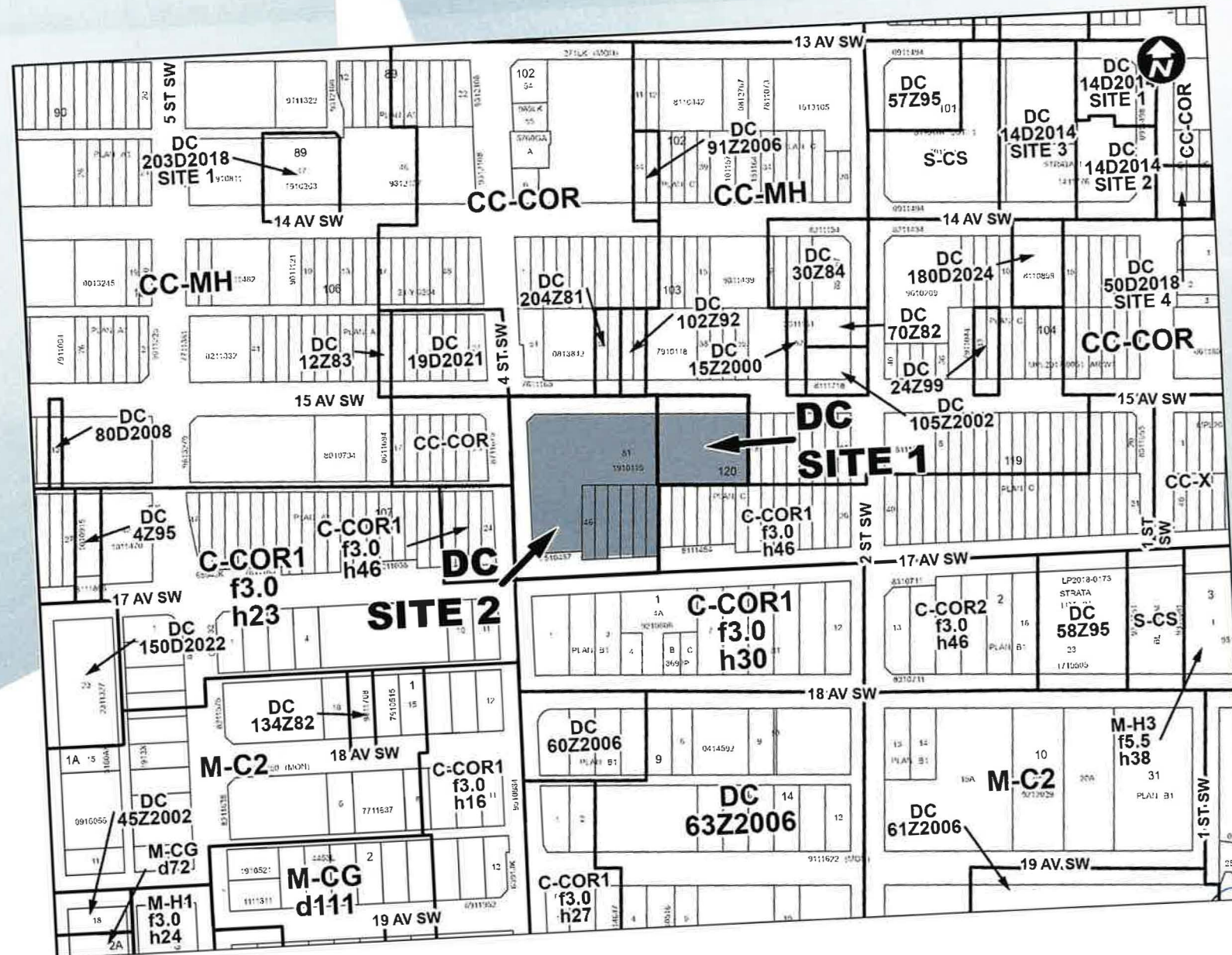






# Proposed Land Use Map

9



## Proposed DC District:

- DC based on CC-X District
- Site separated into Site 1 and Site 2
- Site 1 allows for 14.0 FAR and Site 2 allows for 11.0 FAR
- Revised tower floor plate and tower separation rules
- Bonusing table which includes an additional bonus item for provision of some amenities in the public realm



- Amendments to the Beltline Area Redevelopment Plan: Part 1 include:
  - Creation of a Special Policy Area 2 that includes the subject site parcels from the existing Special Policy Area 1
  - Addition of policies specific to Special Policy Area 2 in relation to density, floor plate sizes, additional bonusing item
  - Updates to Maps 3 and 5 to include Special Policy Area 2
  - Update to Table 5 to highlight densities allowed for Special Policy Area 2



## RECOMMENDATIONS:

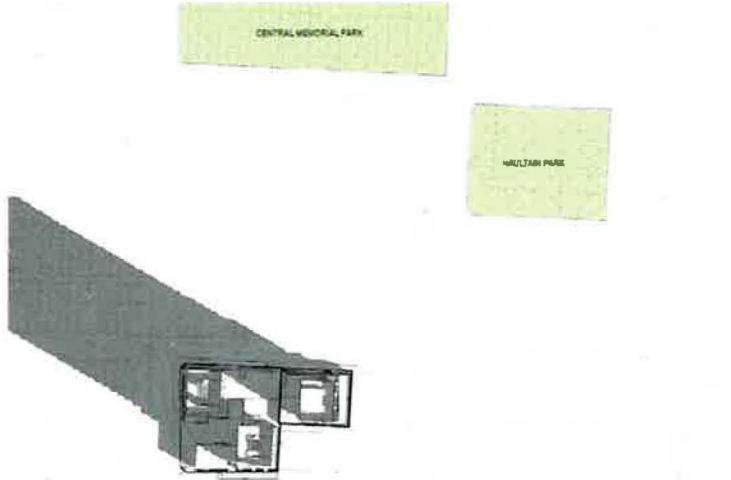
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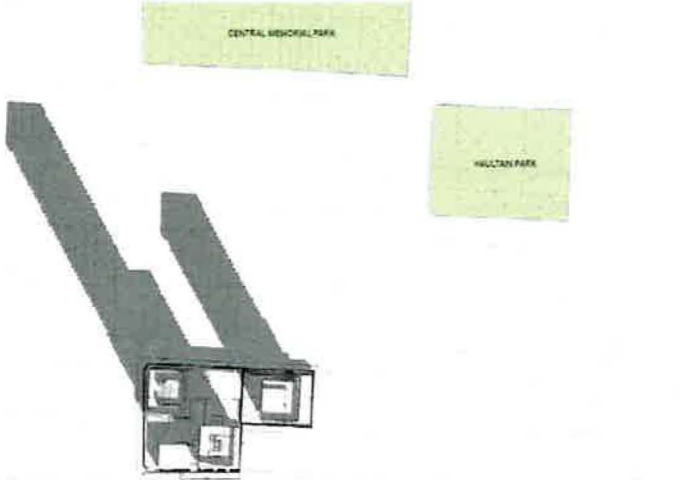


## Supplementary Slides

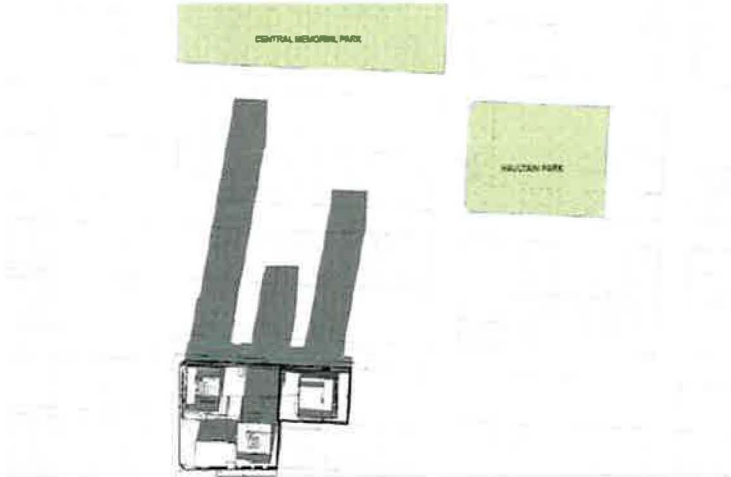




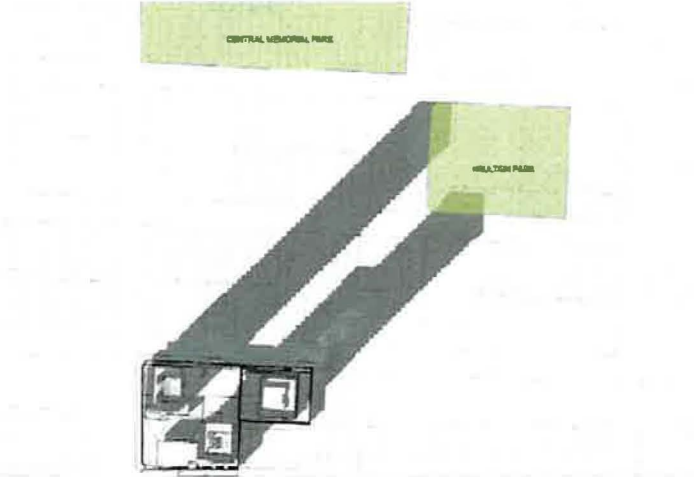
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SD1.03 SCALE 1:200



2 FALL EQUINOX - 12:00 PM  
SD1.03 SCALE 1:200



3 FALL EQUINOX - 2:00 PM  
SD1.03 SCALE 1:200



4 FALL EQUINOX - 4:00 PM  
SD1.03 SCALE 1:200



## 4

