

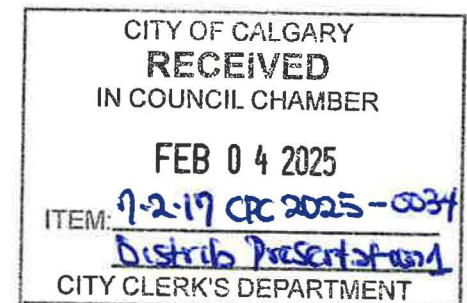
Public Hearing of Council

Agenda Item: 7.2.17



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

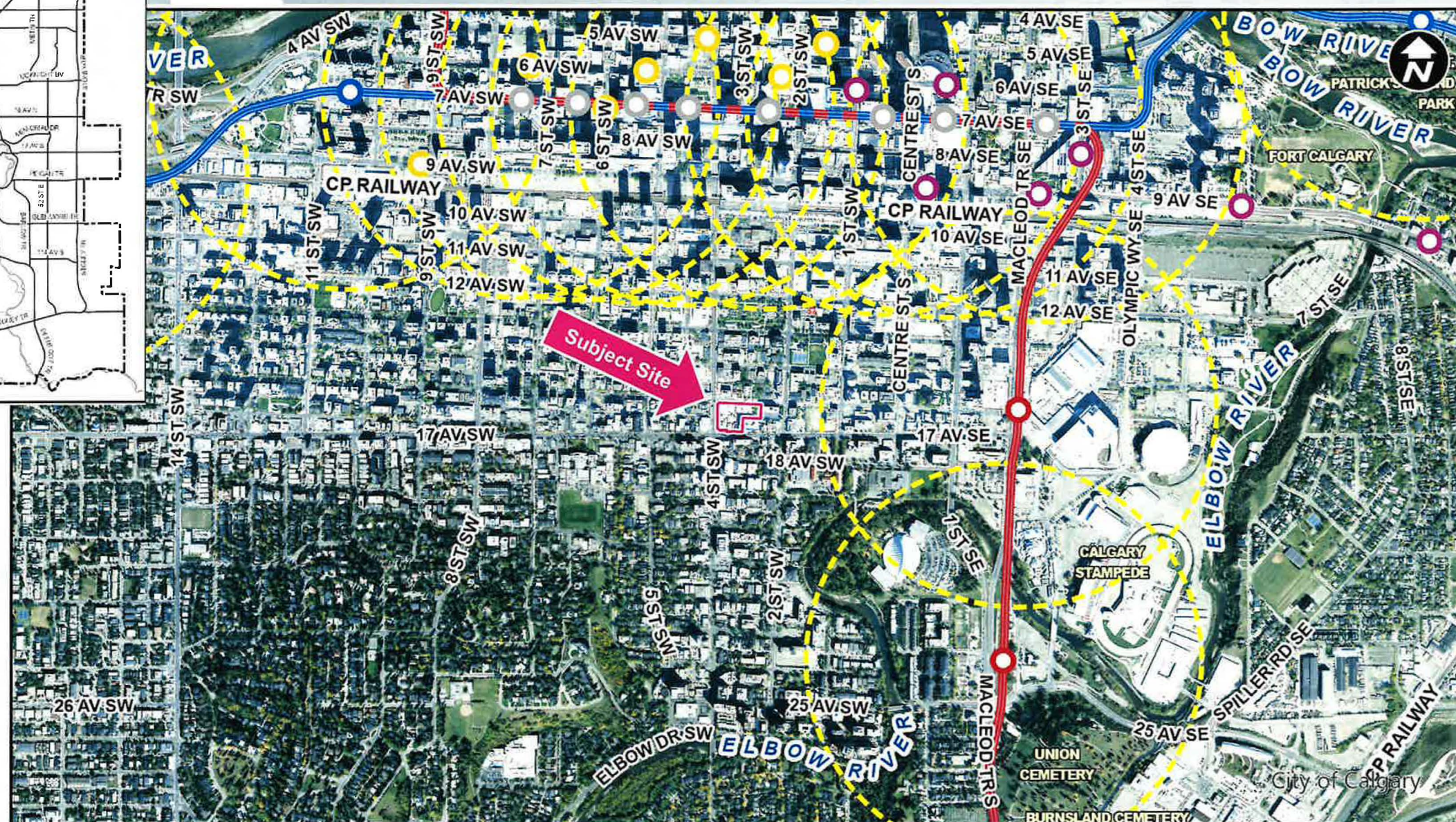
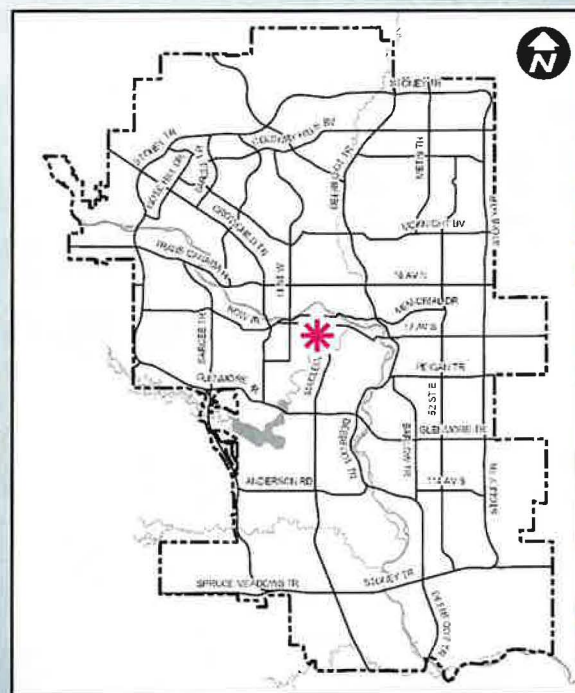
February 4, 2025



Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 19P2025** for the amendments to the Beltline Area Redevelopment Plan Part 1(Attachment 2); and
2. Give three readings to **Proposed Bylaw 36D2025** 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

- 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

Location Map 4



LEGEND

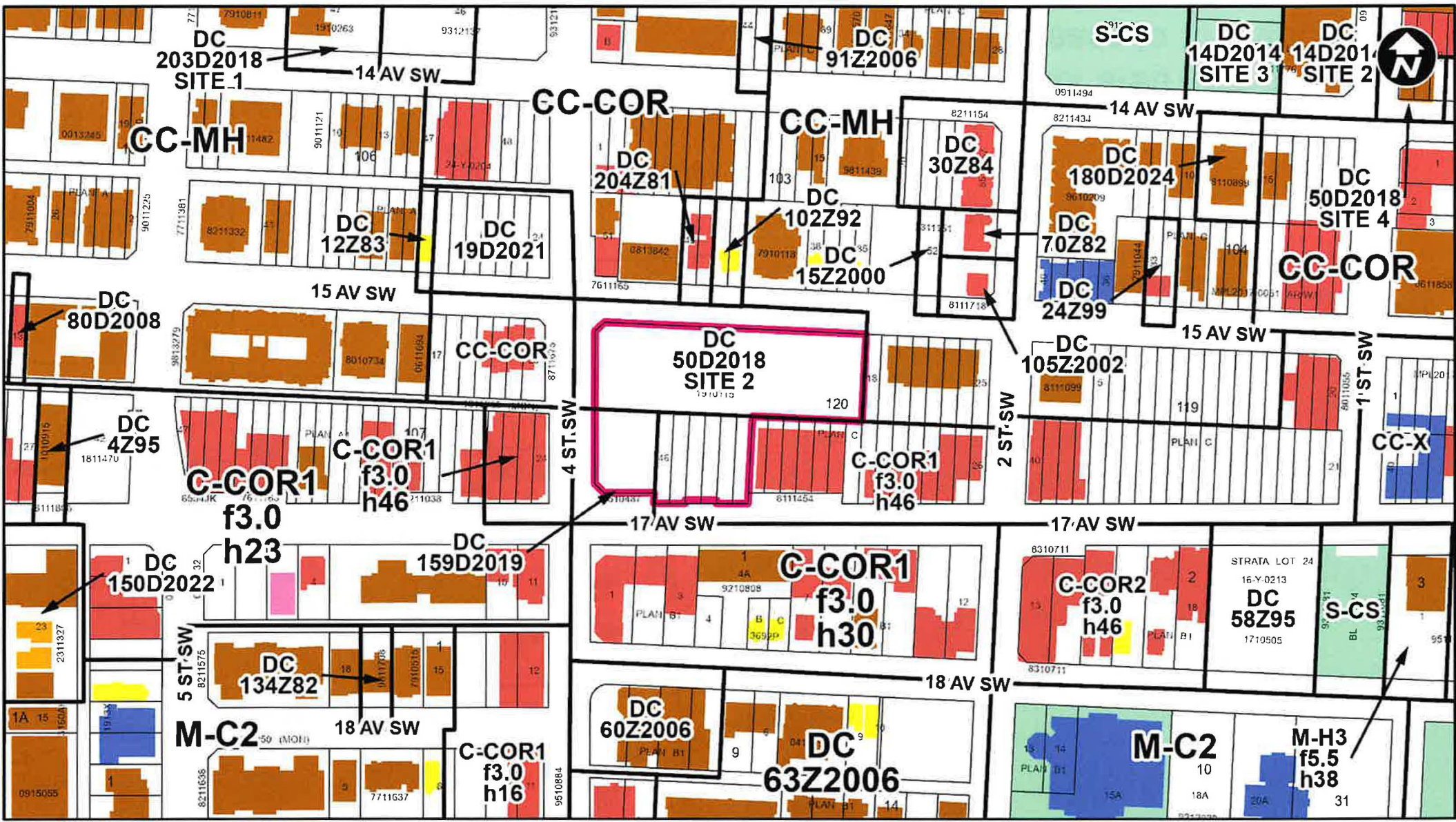
○ Bus Stop

Parcel Size:

0.875 ha
83m x 132m

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



Proposed Land Use Map 6

Proposed Direct Control (DC) District:

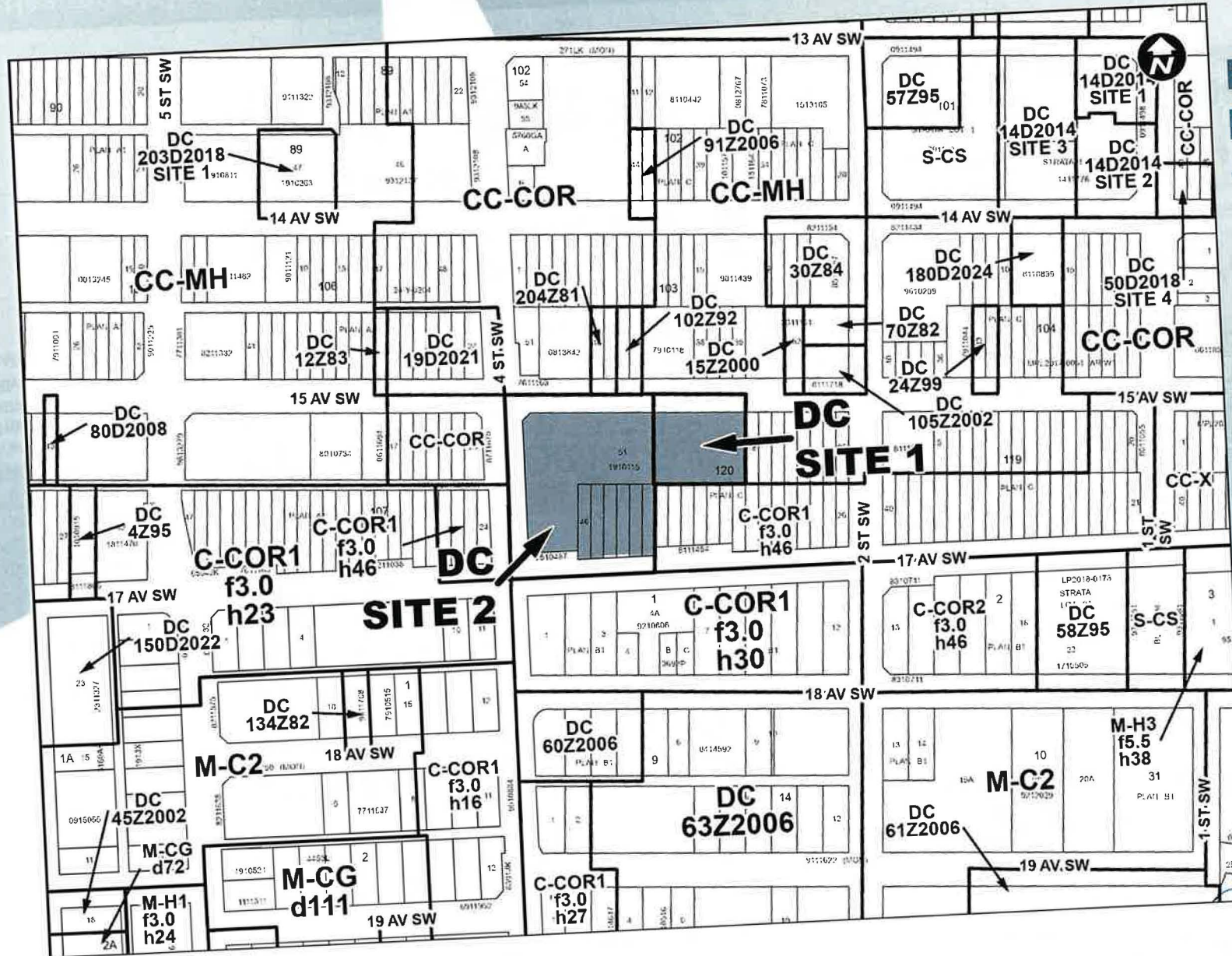
- Based on Centre City Mixed Use District (CC-X)
- Revised tower floor plate rules
- Bonus table which includes an additional bonus item for provision of some amenities in the public realm

Site 1

- Max floor area ratio of 7.0 with an increase to 14.0 through bonusing

Site 2

- Max floor area ratio of 7.0 with an increase to 11.0 through bonusing



Amendments to the Beltline Area Redevelopment Plan

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Map 3: Land Use Concept



Map 5: Density Areas

- Creation of a Special Policy Area 2 (Maps 3 and 5)
- Addition of policies specific to Special Policy Area 2 in relation to density, floor plate sizes, additional bonusing item
- Update to Table 5 to highlight densities allowed for Special Policy Area 2

Calgary Planning Commission's Recommendations:

That Council:

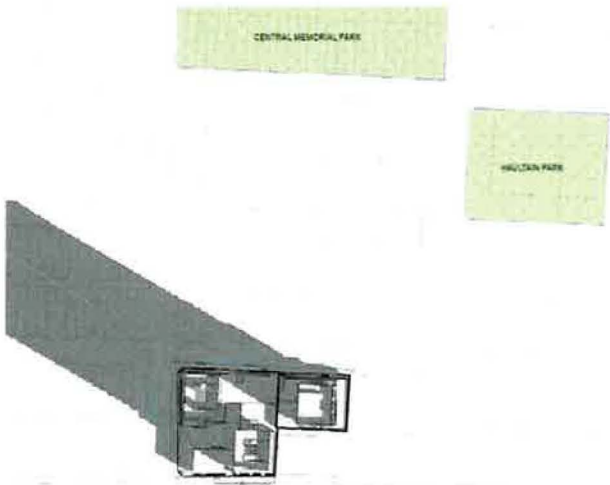
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Supplementary Slides

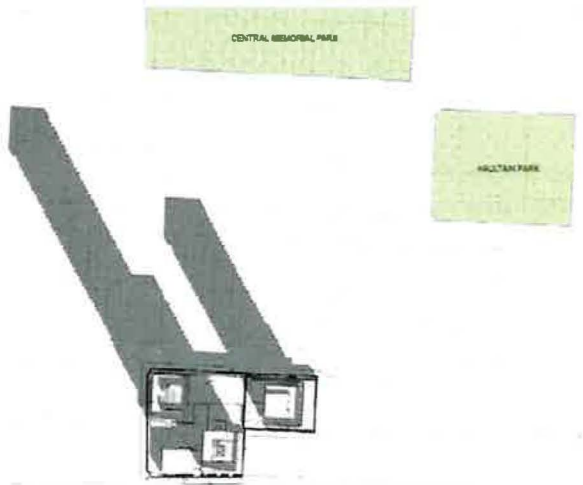
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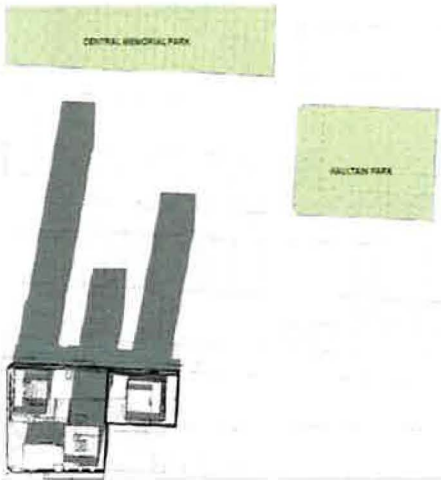
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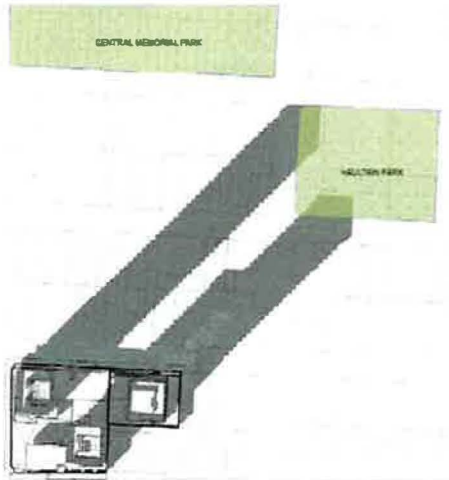
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SDT 03 SCALE: 1" = 200'



2 FALL EQUINOX - 12:00 PM
SDT 03 SCALE: 1" = 200'

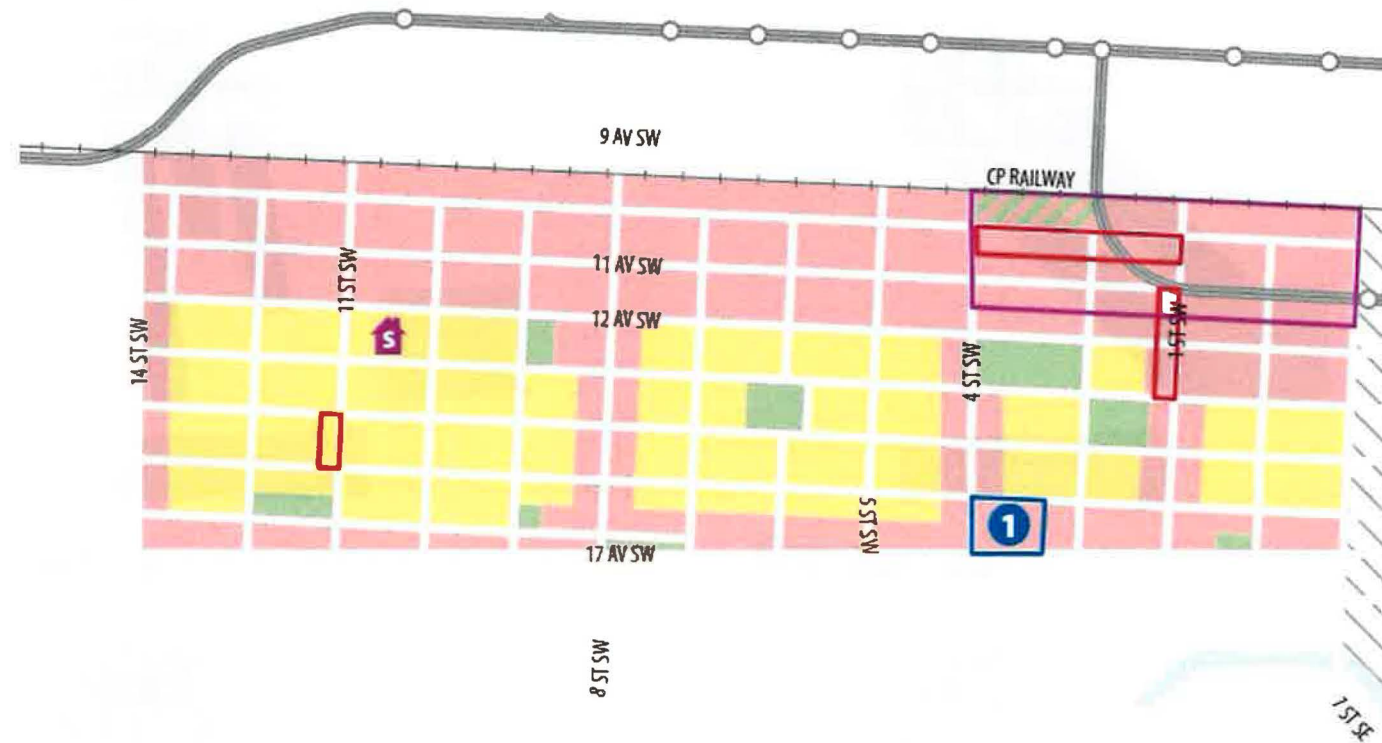


3 FALL EQUINOX - 2:00 PM
SDT 03 SCALE: 1" = 200'



4 FALL EQUINOX - 4:00 PM
SDT 03 SCALE: 1" = 200'

Existing Land Use Map in the Beltline Area Redevelopment Plan 12



Beltline ARP

- Urban Mixed-Use Areas
- Primarily Residential
- Parks + Open Spaces
- Special Policy Area 1

Site Photo – View from SW Corner 13





- 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