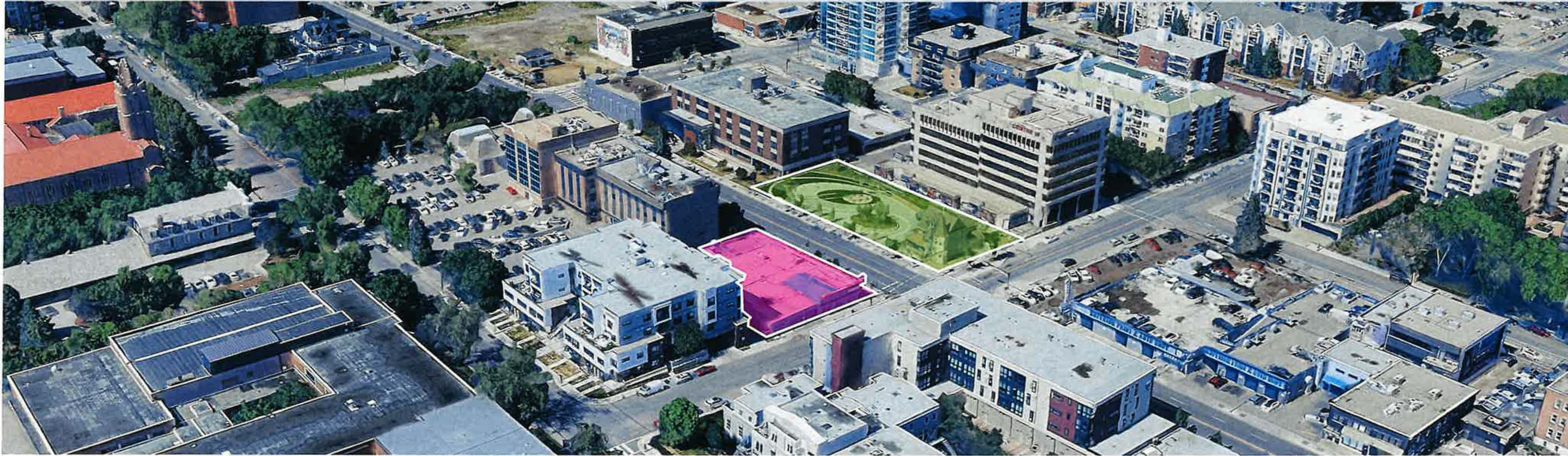




Public Hearing of Council

Agenda Item: 7.2.19

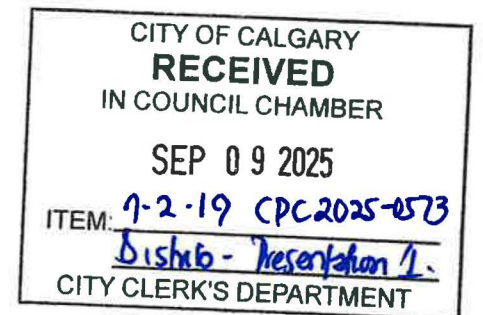


LOC2024-0257 / CPC2025-0573

Land Use Amendment

September 9, 2025

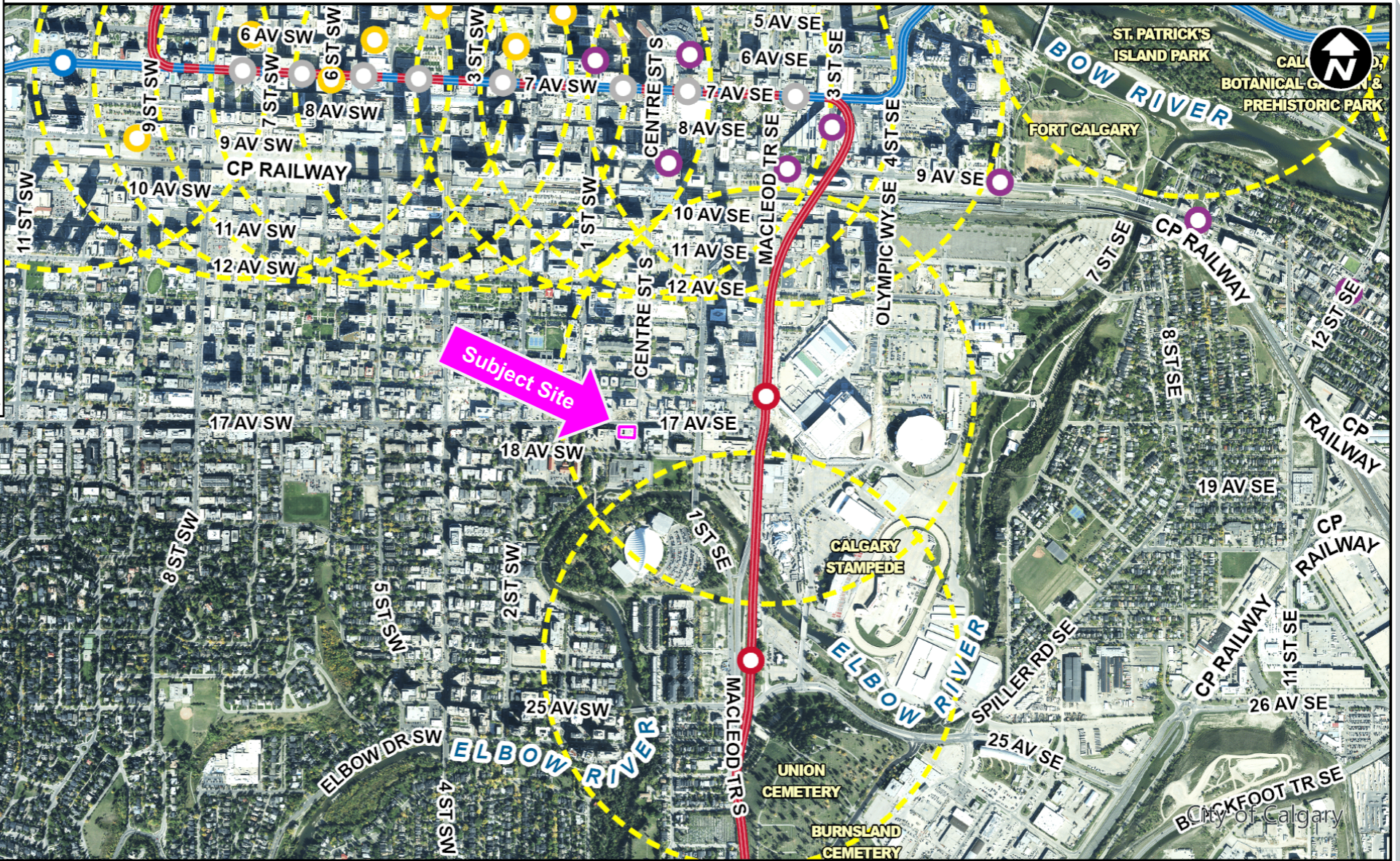
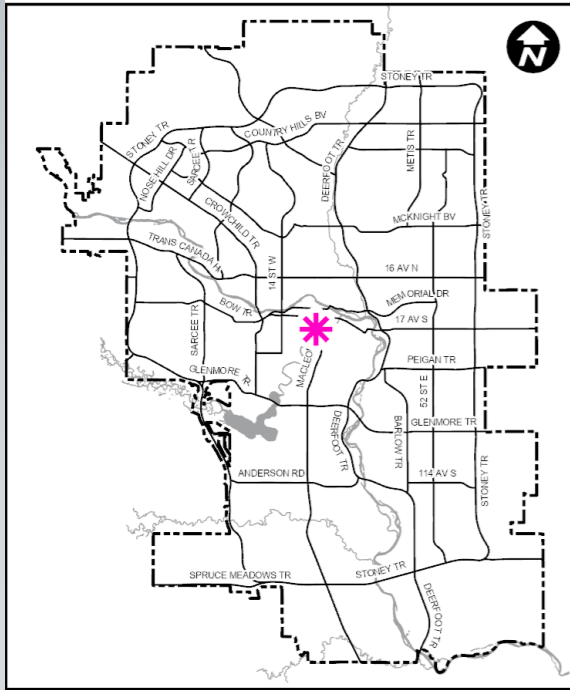
ISC: Unrestricted



Calgary Planning Commission's Recommendation:

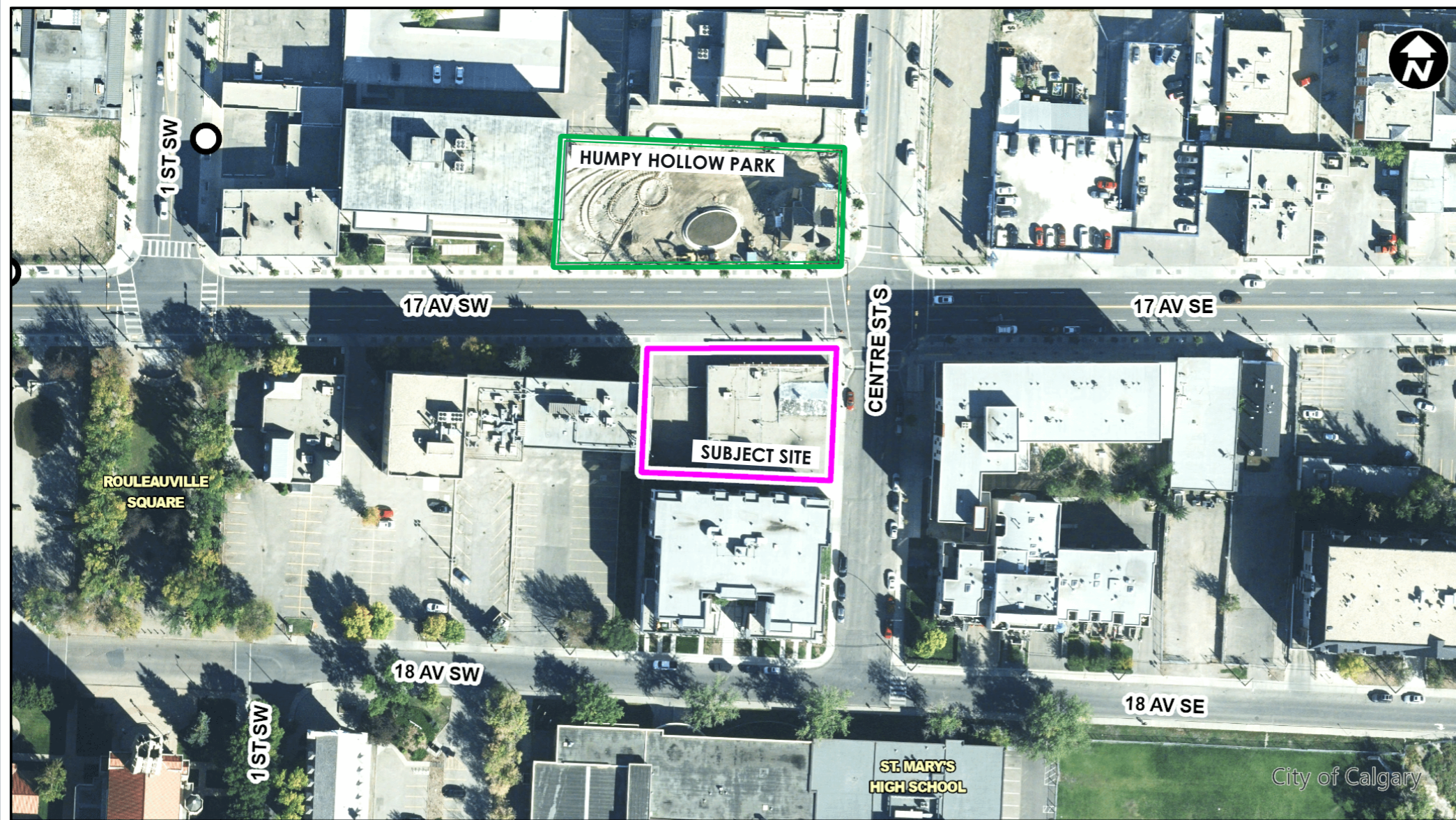
That Council:

Give three readings to **Proposed Bylaw 152D2025** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 101 and 109 – 17 Avenue SW (Plan B1, Block 3, Lots 30 to 32) from Commercial – Corridor 2 (C-COR2 f3.0h46) District **to** Direct Control (DC) District to accommodate a mixed-use, high-density development, with guidelines.



LEGEND

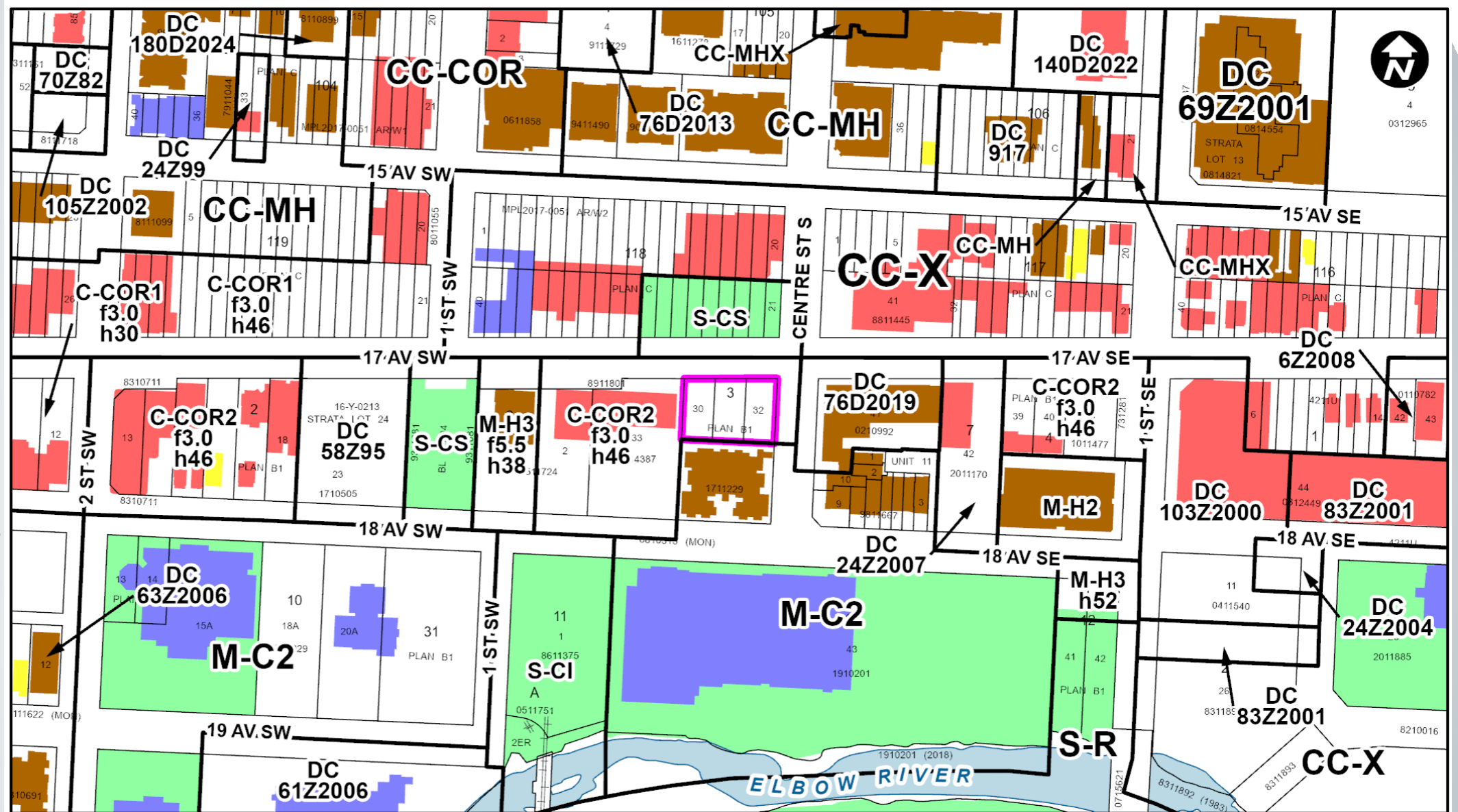
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



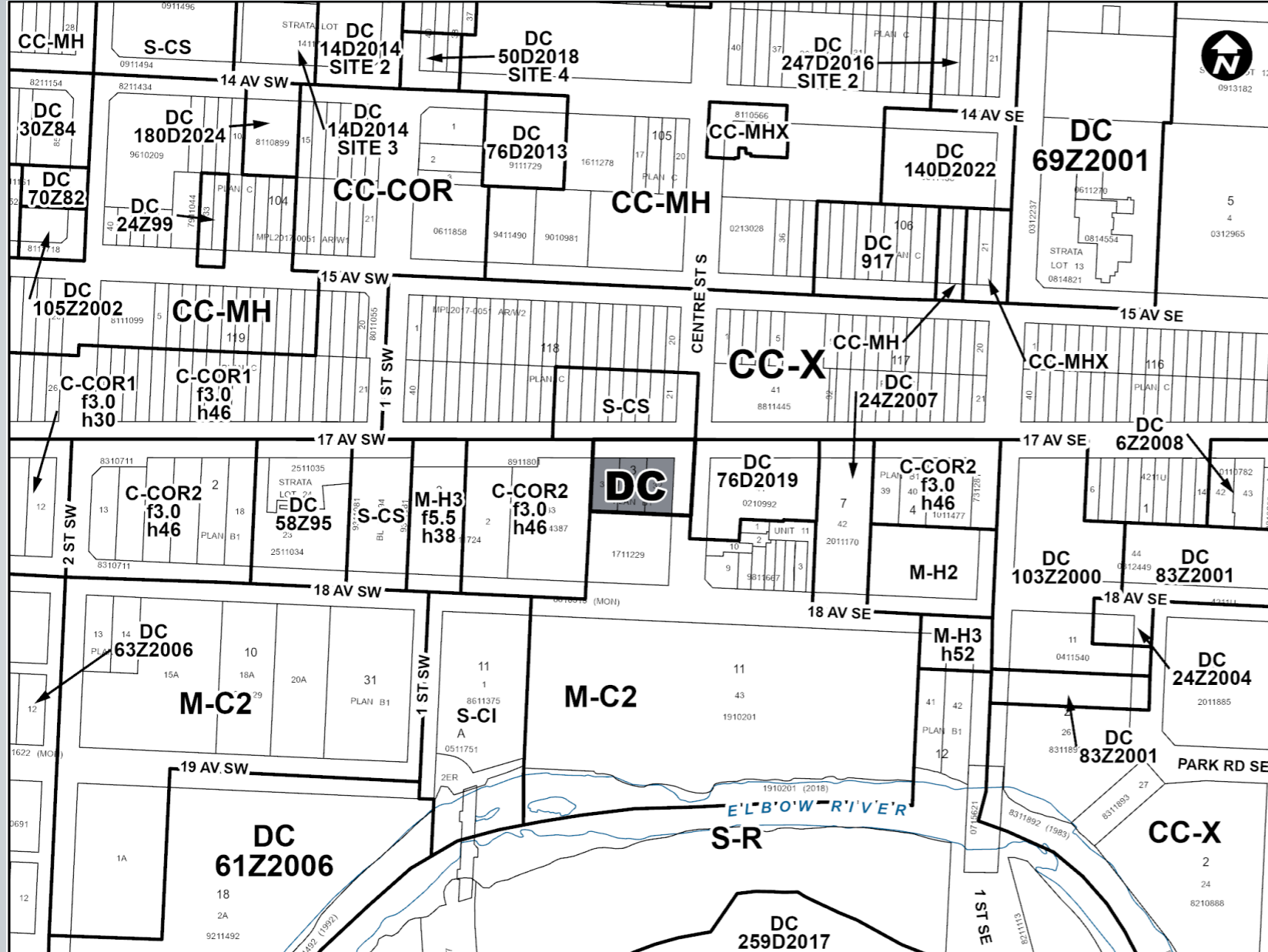
○ Bus Stop

Parcel Size:
0.14 ha
46 m x 32 m

- 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



Proposed DC District:

- Increase in allowable FAR from 3.0 to 8.0.
- Increase in allowable building height from 46 metres to 70 metres.
- Introduction of tower floor plate rules (up to 485 m² above 12 metres).
- Requirement for commercial at grade in lieu of 20% GFA requirement.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 152D2025** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 101 and 109 – 17 Avenue SW (Plan B1, Block 3, Lots 30 to 32) from Commercial – Corridor 2 (C-COR2 f3.0h46) District **to** Direct Control (DC) District to accommodate a mixed-use, high-density development, with guidelines.

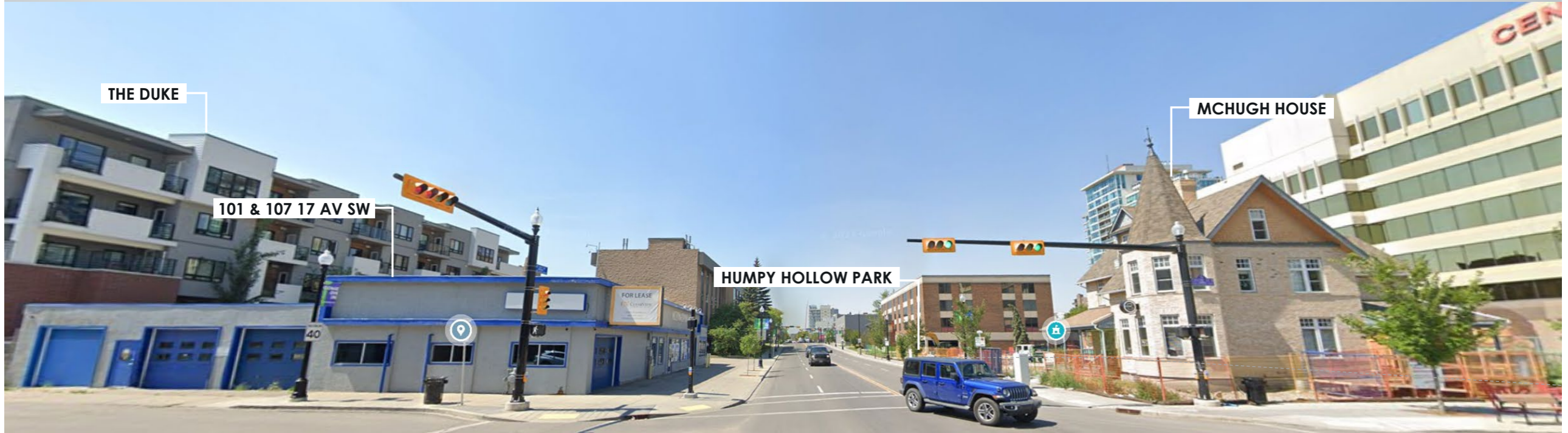
Supplementary Slides



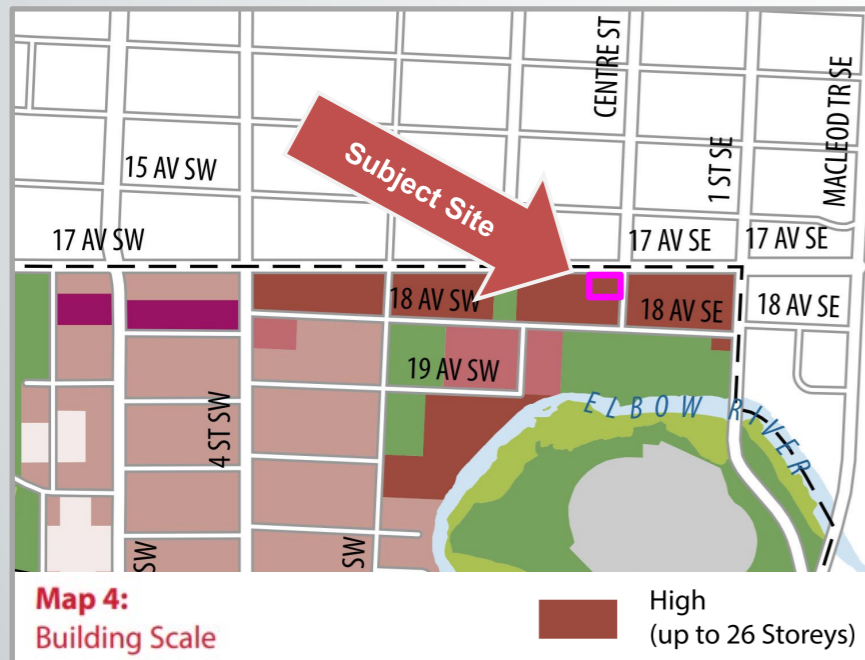
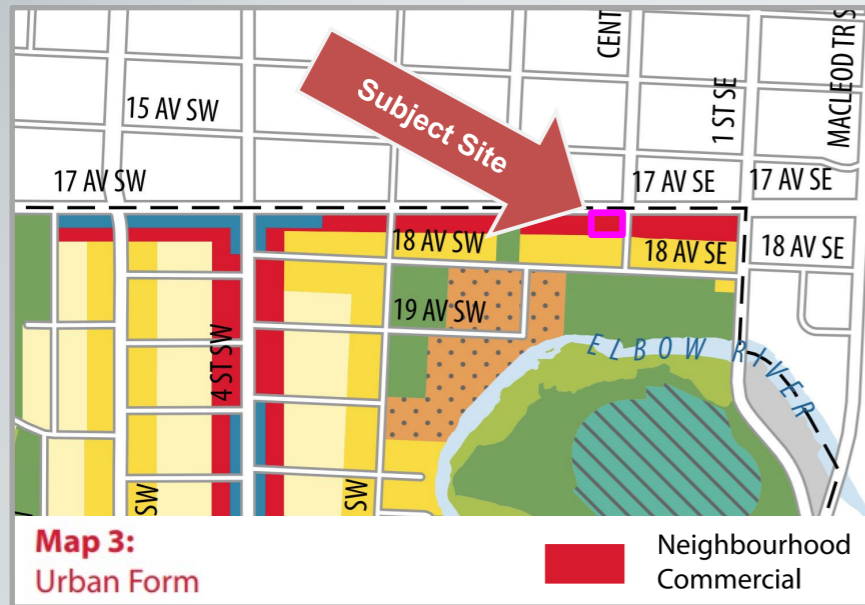
101 & 107 17 AV SW

THE DUKE

17th Avenue – facing South-East



17th Avenue – facing West



2.4 Plan Wide Policies – Section 2.4.2.1 Site Design

- i. Development adjacent to or facing parks and open space, including interfaces separated by a lane or a street, should:
 - i. activate the park and open space through site and building design.
 - iv. minimize shadow impacts.

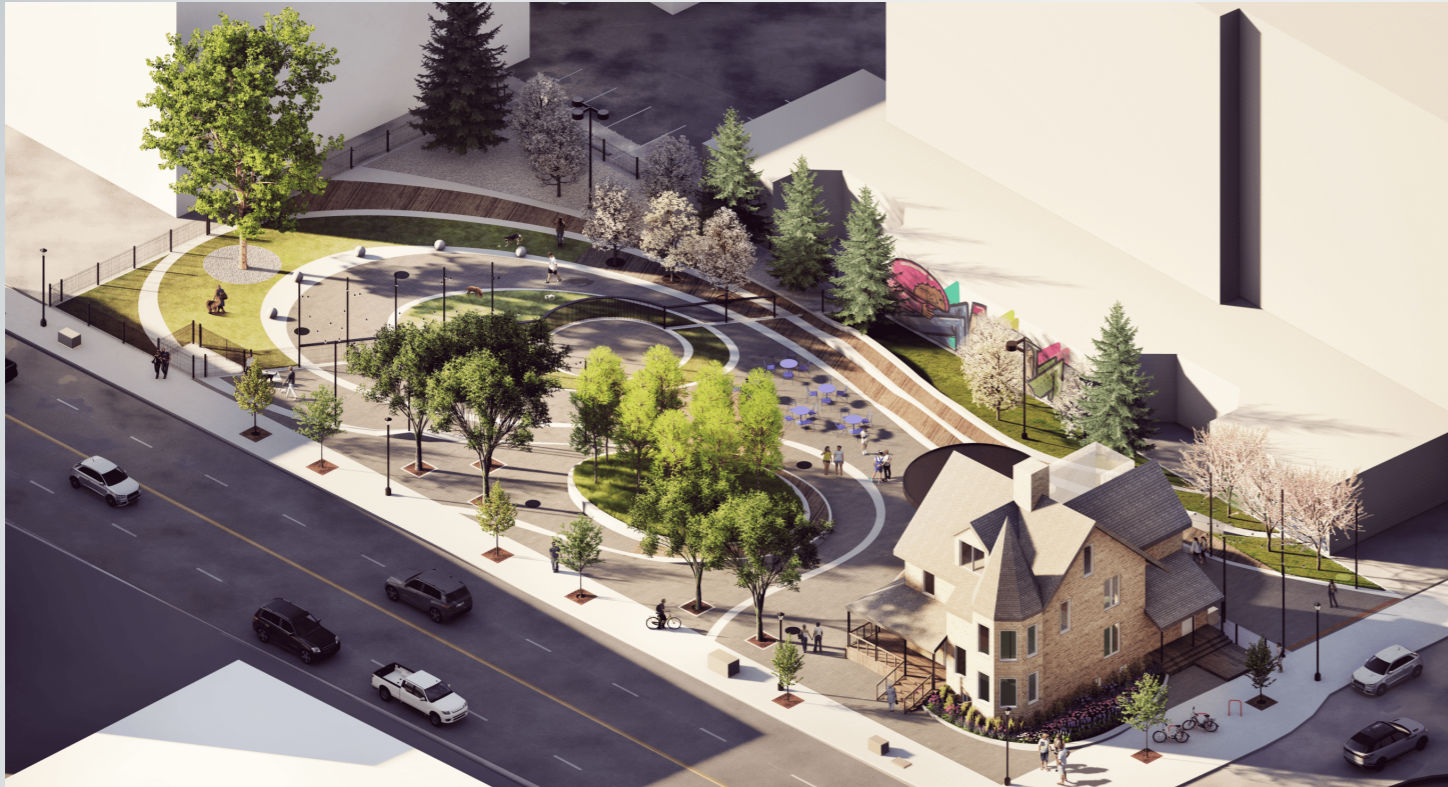
2.4 Plan Wide Policies – Section 2.4.2.2 Building Design

- a. Development should be designed to:
 - vi. ...optimize sunlight access to the public space, open spaces, and amenity spaces.

2.5 Area Specific Policies – 2.5.1 Main Streets

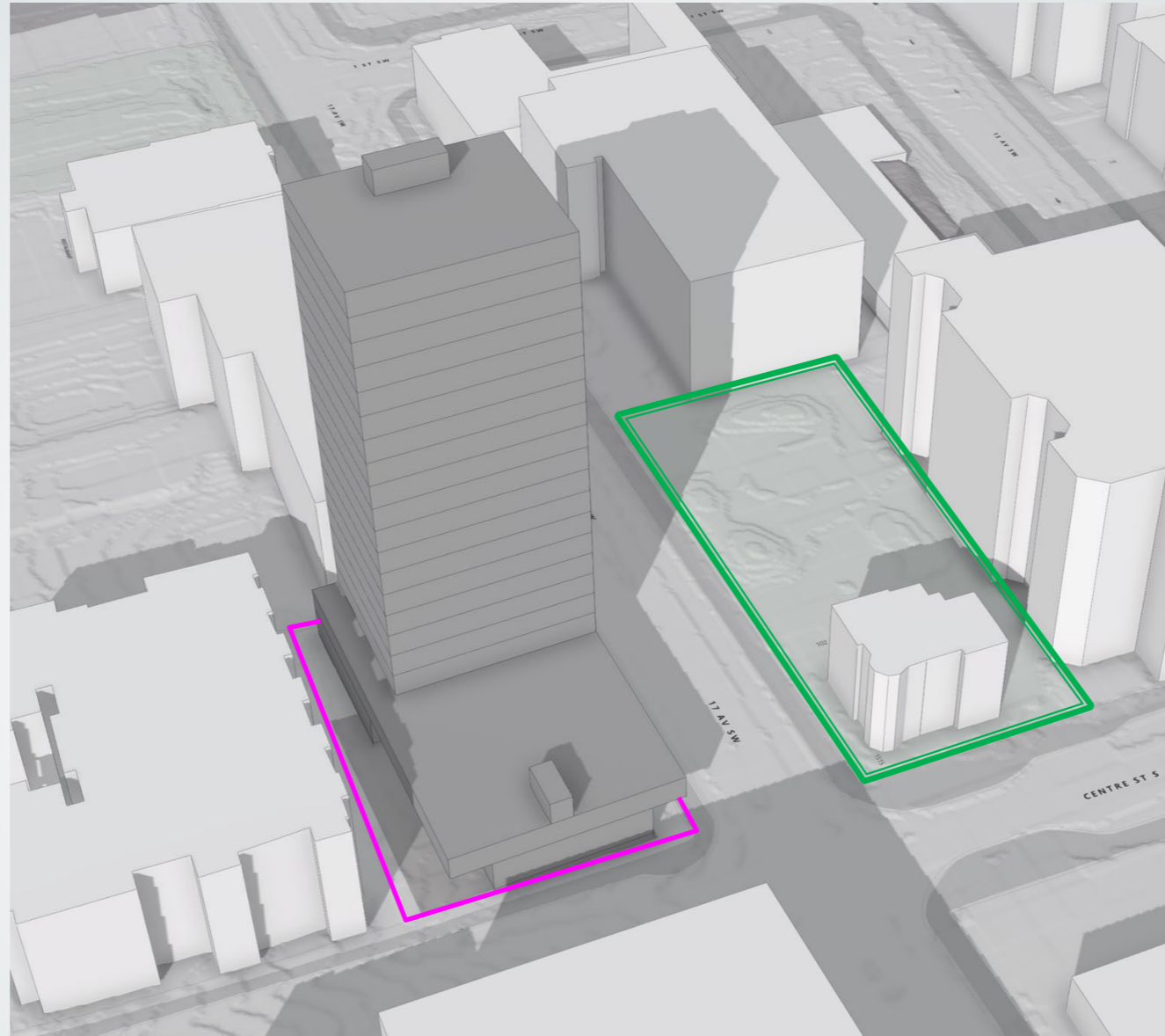
- c. Buildings should minimize shadow impacts onto the sidewalk and public spaces on the opposite side of the street, measured during the spring and fall equinoxes. Measures to minimize shadow impacts may include:
 - i. reduced floor plates,
 - ii. tower separation,
 - iii. stepbacks,
 - iv. tower orientation, dimensions, and location.

Humpy Hollow Park Redevelopment 12



- Redeveloped and reopened August 2024.
- Funded by \$3.25 million partly via the Beltline Community Investment Fund.
- Multi-use features: performance stage, off-leash dog park, central plaza, seating, lighting, and murals.
- Designed through community engagement with diverse user groups.
- Integration with historic McHugh House and improved accessibility.

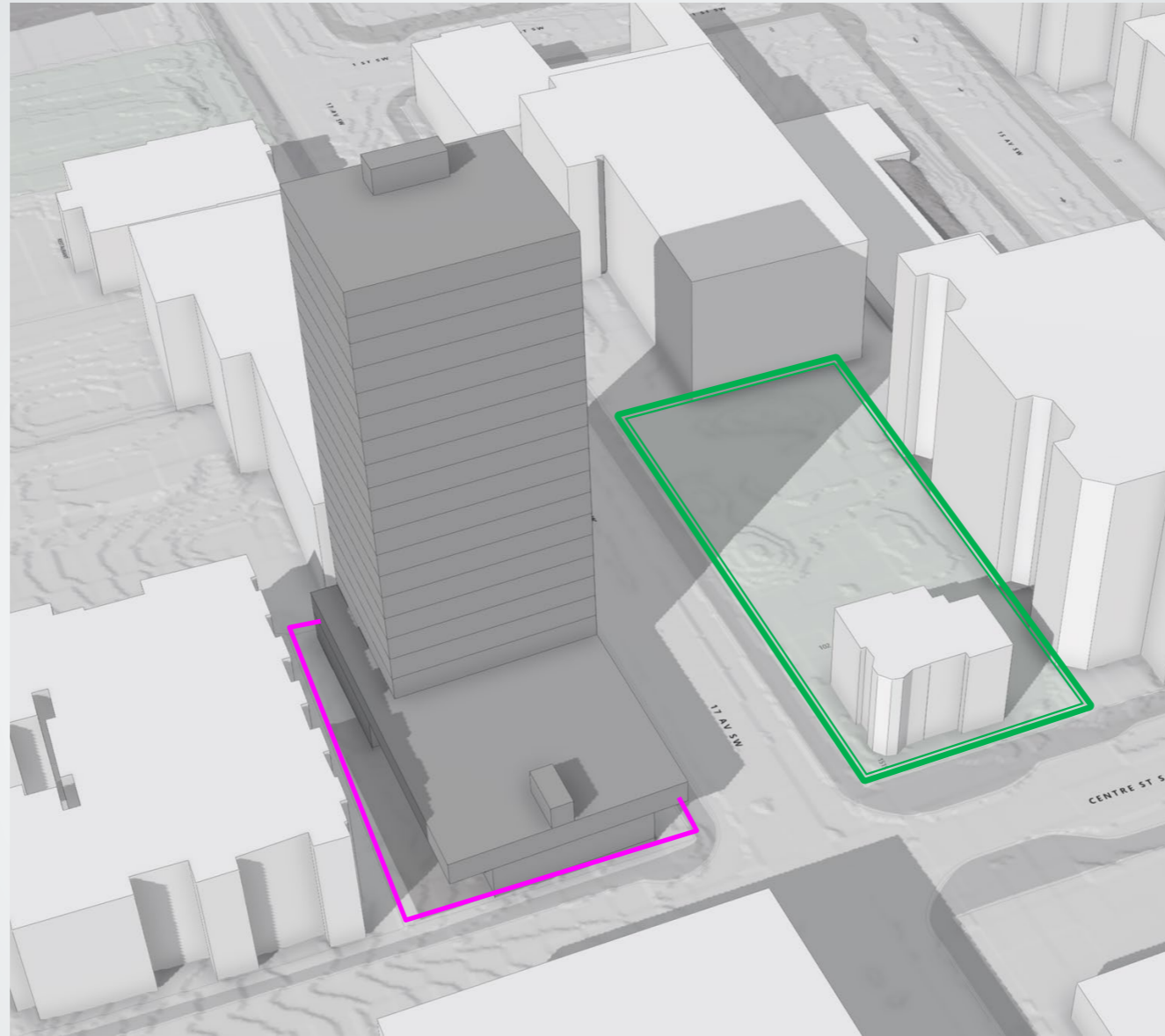
Shadow Analysis & Impacts – 10am 13



Spring Equinox / March 21 / 10am

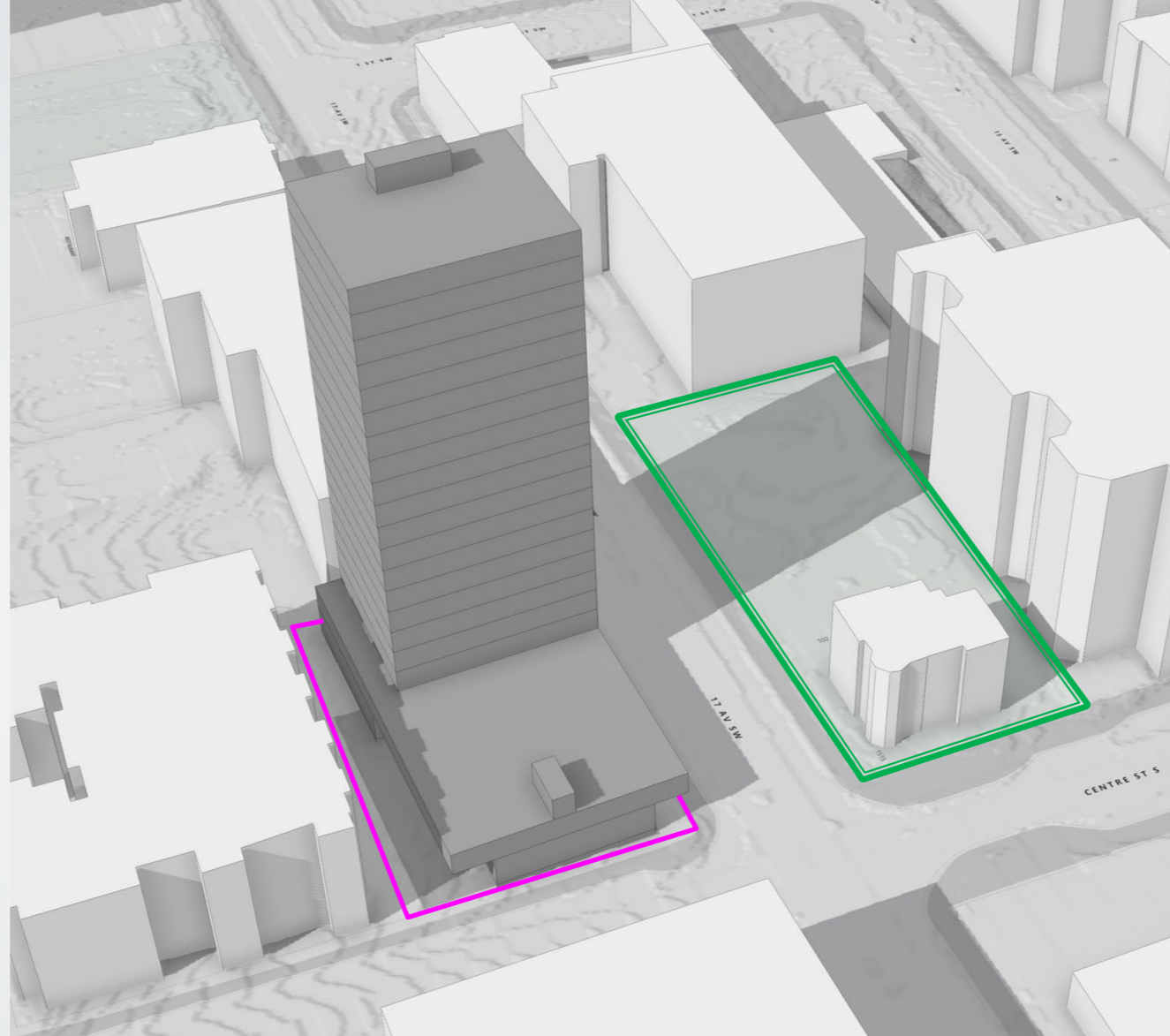
City of Calgary – Mapping Services

Shadow Analysis & Impacts – 11am 14



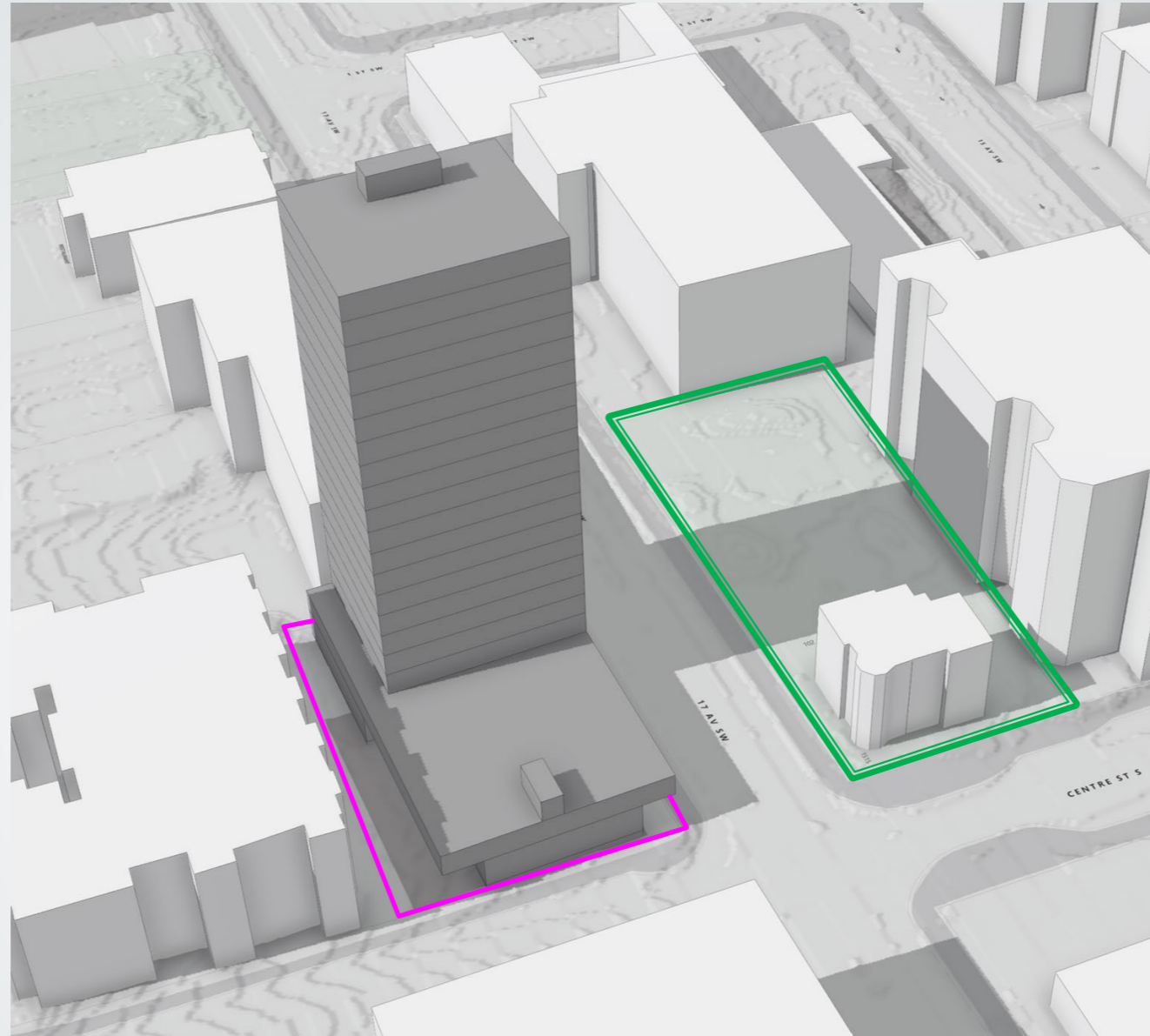
Spring Equinox / March 21 / 11am

City of Calgary – Mapping Services



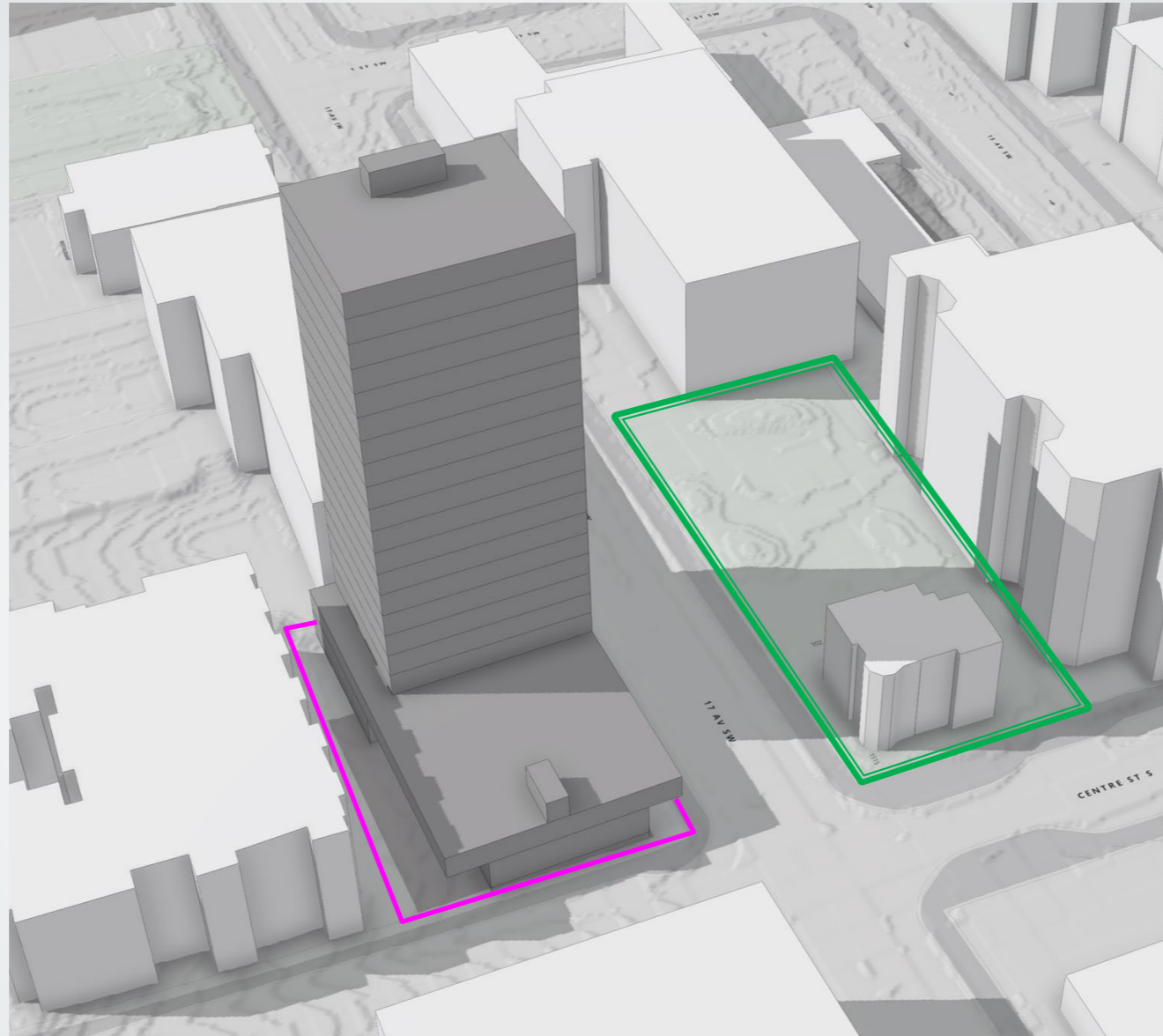
Spring Equinox / March 21 / Noon

City of Calgary – Mapping Services



Spring Equinox / March 21 / 1pm

City of Calgary – Mapping Services

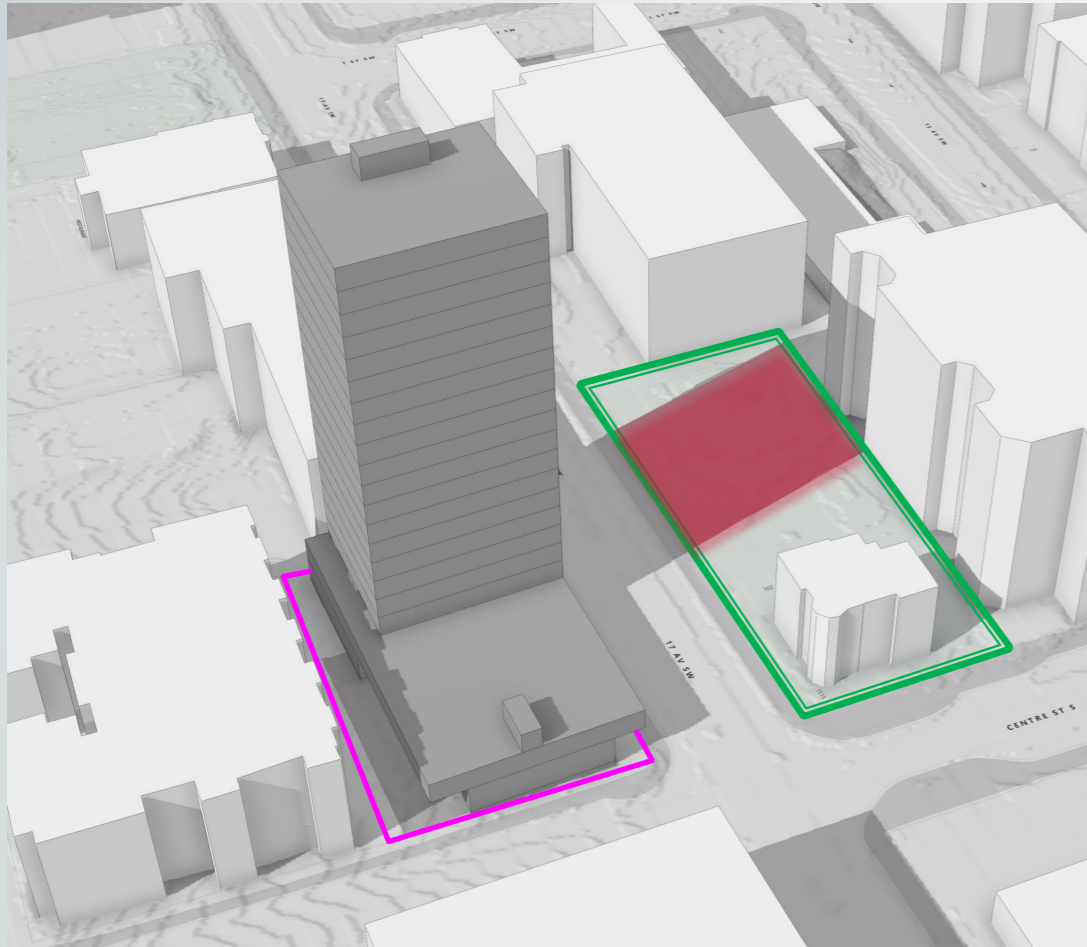


Spring Equinox / March 21 / 2pm

City of Calgary – Mapping Services

Reasons for Administration's Refusal Recommendation

18



Spring Equinox / March 21 / Noon

City of Calgary – Mapping Services

1. Shadowing park space

Humpy Hollow Park should remain sunlit and usable in line with its intended layout and programming.

2. Park deficiency in Beltline

Pre-existing lack of open space provision in the Beltline community – Greater Downtown target is 1ha per. 1000 residents; currently this is less than 0.5ha.

3. \$3.25m of public investment

The City has invested \$3.25M (inc. \$1.2M via BCIF) into the revitalization of Humpy Hollow Park. This investment should be protected.

4. Site constraints

The small parcel size and lack of a rear lane limits viable options to adequately mitigate impacts.

5. Density does not equal height

Meaningful and respectful densification can be, and has been, achieved in mid-rise forms, shaped *by* statutory planning policy.

Administration's Recommended Development Scenario

19



1. **Stock District / C-COR1 or MU-2**
2. **FAR 5.5 – 7 storeys / 25m**
3. **Permits approximately 70 homes**
4. **Shadows limited to transient areas**
5. **Protects key park amenities**
6. **Generally, policy compliant / justifiable**

Spring Equinox / March 21 / **10am – 4pm**

City of Calgary – Mapping Services



The George – 921 17 Avenue SW

0.12ha / 5.0 FAR / 26m / 8 storeys

C-COR1 District

Mixed-use inc. 70 homes / completed in 2017

North sidewalk not shaded at equinoxes.



Enzo – 825 17 Avenue SW

0.14ha / 5.0 FAR / 27m / 6 storeys

DC District (C-COR1)

Mixed-use inc. 60 homes / under construction

Tomkins Park not shaded at equinoxes.