



Proposed Land Use Redesignation Application: “The Grid”

Application Details

The City has received an application that proposes to change the designation of a property located at 740 19 Street SE to allow for a mixed-use development which may include residential and at-grade commercial uses.

The table below compares the existing land use district and the proposed land use district. The proposal is for a DC Direct Control District that would allow for a maximum building height of 50 metres (16 storeys), maximum building floor area ratio of 5 and a maximum density of 580 units per hectare (up to 162 dwelling units).

Land Use District	Height – Max metres / storeys	Floor Area Ratio (FAR)	Notes
C-COR3 (existing)	12m / 4-5	2.8	No residential uses allowed
DC/M-H2f5h50d580 (proposed)	50m / 14-16	5	Mixed-use development proposed

What is a Direct Control District?

A Direct Control (DC) is a custom land use district with specific rules to address a site’s unique characteristics, constraints and opportunities.

The proposed DC Direct Control District is based on Multi-Residential – High Density Medium Rise (M-H2) District. In addition to the rules noted in the Land Use Bylaw for the base district, the proposed DC will include specific rules to address the site’s unique opportunities and constraints. For example, proximity to low density areas, proximity to an open space that is part of the Bend in the Bow project, gateway location, and proximity to Bus Rapid Transit (BRT) Station. Administration will draft the DC District during the review process.

Airport Vicinity Protection Area (AVPA) Regulation

The Alberta government enacted the Airport Vicinity Protection Area (AVPA) regulation in 1979. The regulation establishes uses that are not allowed within certain locations, identified as Noise Exposure Forecast (NEF) areas, due to potential noise impacts from aircraft flying over communities as they arrive or depart. While existing residences in the area are allowed, subdivision and redevelopment that increases the number of dwelling units is currently prohibited in the NEF 30+ areas.

The site is located in a contour with a 30 NEF rating. A few uses are prohibited in this area, included residential. However, the AVPA Regulation does not apply to land use amendment applications, it applies to development permit and subdivisions. An amendment to the AVPA Regulation will be required before a decision can be made for a development permit that includes any of the prohibited uses. A development permit has not been submitted for review.





How to Participate

Provide comments on LOC2018-0066 at:

Engage.calgary.ca/THEGRID

Calgary.ca/development (Search LOC2018-0066)

Read the *A Community Guide to the Planning Process* at:

calgary.ca/PDA/pd/Pages/Understanding-the-planning-process.aspx

Learn about Land Use and Bylaw Amendments at:

calgary.ca/PDA/pd/Pages/Zoning.aspx

View Calgary Planning Commission at:

calgary.ca/CPC

Participate in the City Council Public Hearing at:

calgary.ca/council

Development Process



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