

Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0386 / CPC2024-0347

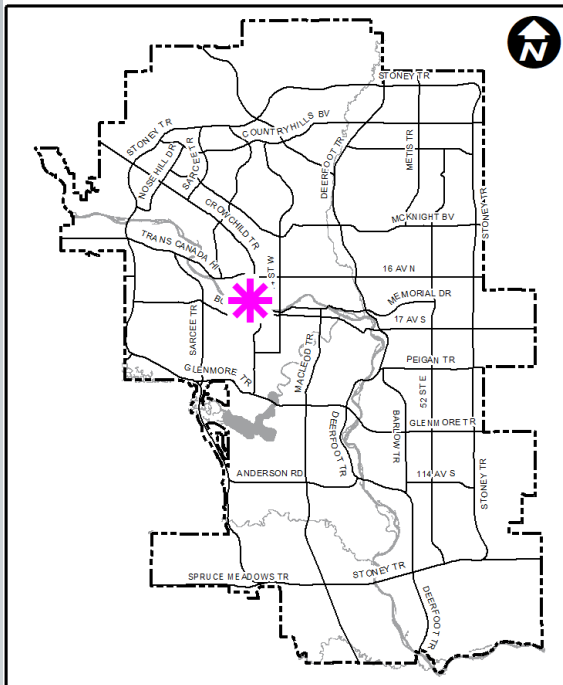
Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

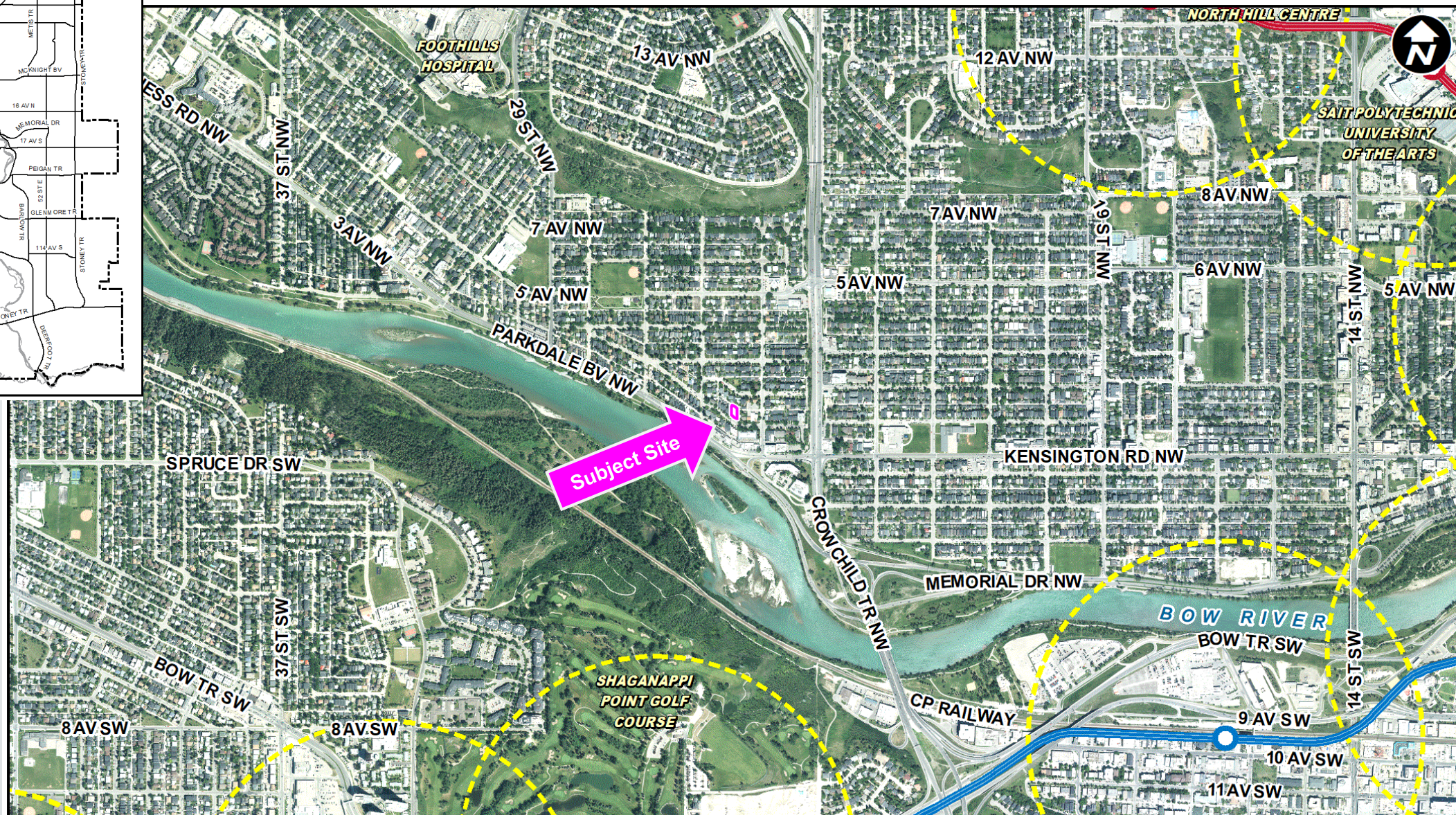
That Council:

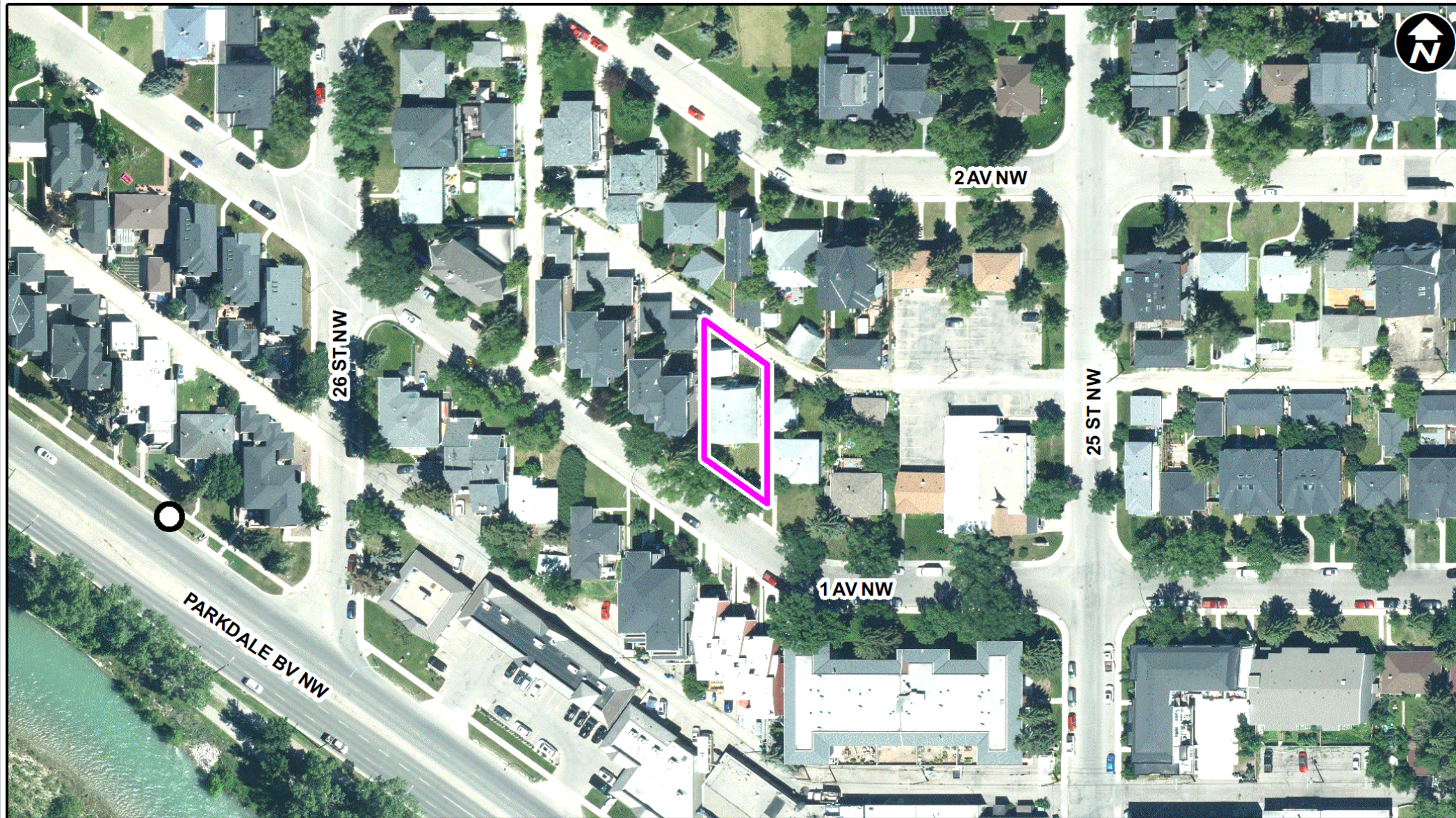
Give three readings to **Proposed Bylaw 147D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2624 – 1 Avenue NW (Plan 330AB, Block 5, Lots 10 and 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd80) 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



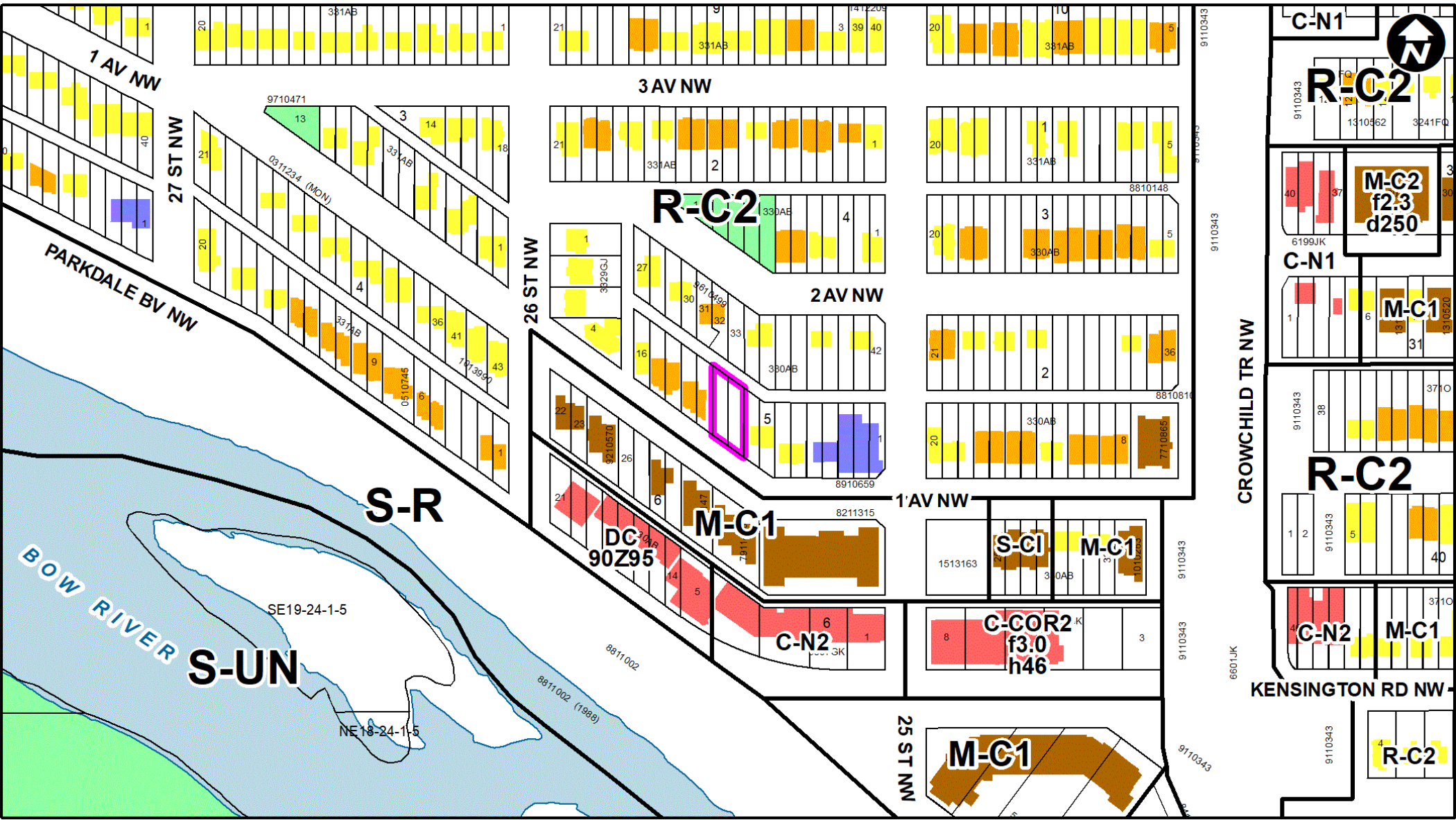


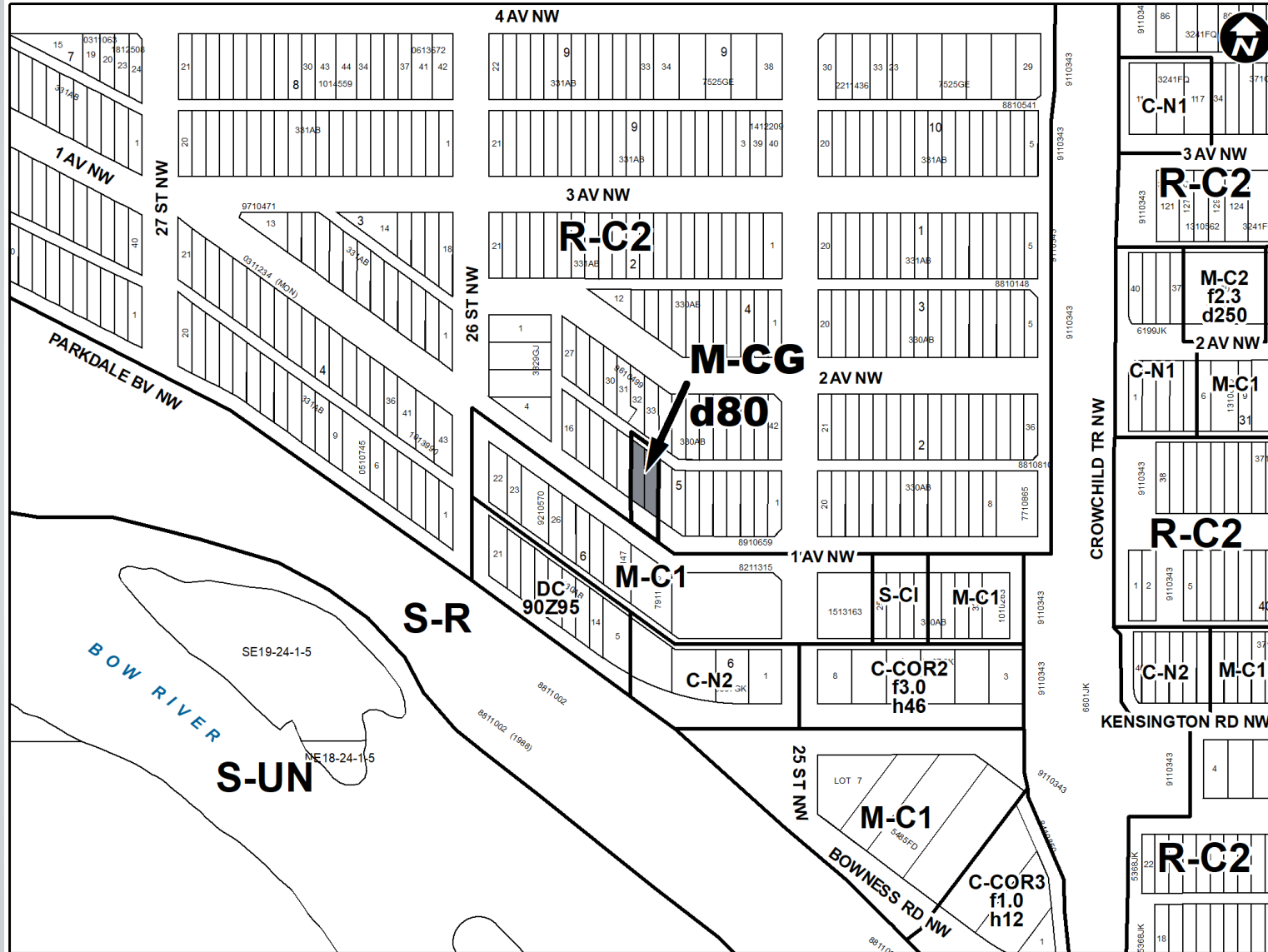
LEGEND

 Bus Stop

Parcel Size:

0.05 ha
15m x 33m





Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District:

- Allows for multi-residential development with suites directly adjacent to low-density development
- Maximum building height of 12 metres (approx. 3 storeys)
- Maximum density of 80 units per hectare (4 units, plus suites)

Calgary Planning Commission's Recommendation:

That Council:

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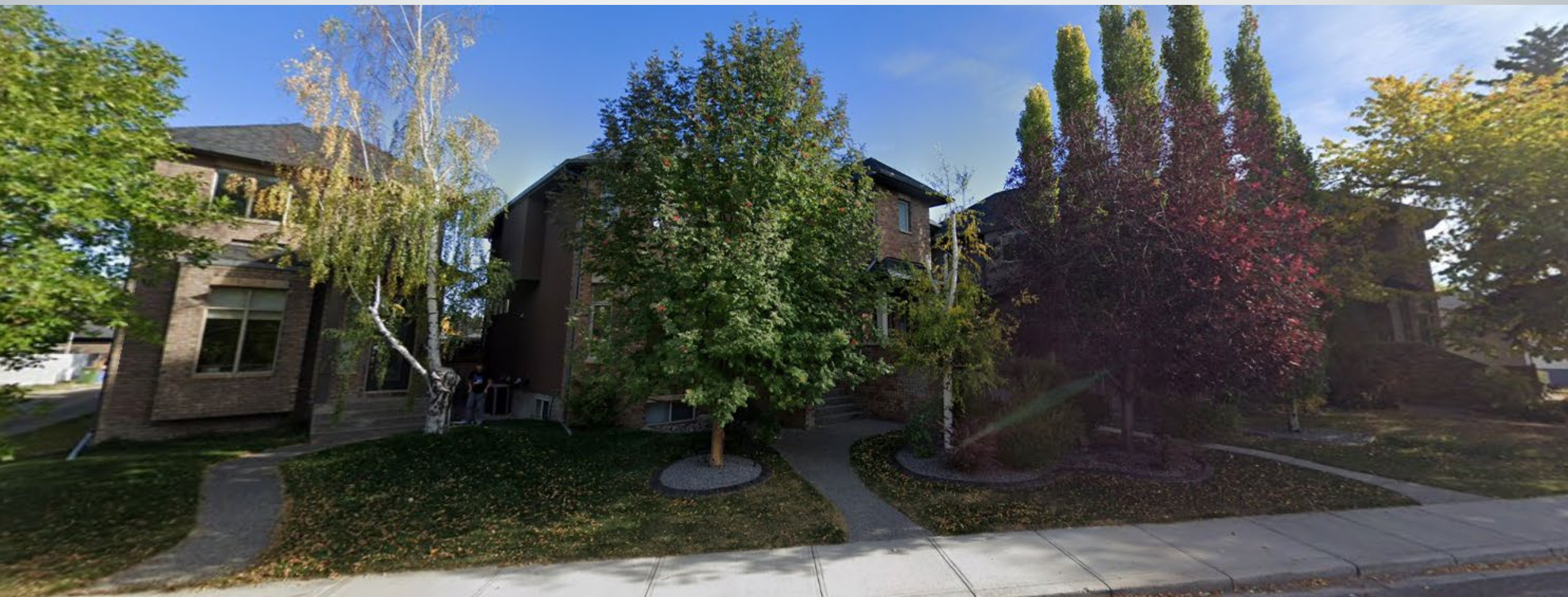
Supplementary Slides

Facing north off 1st Avenue NW



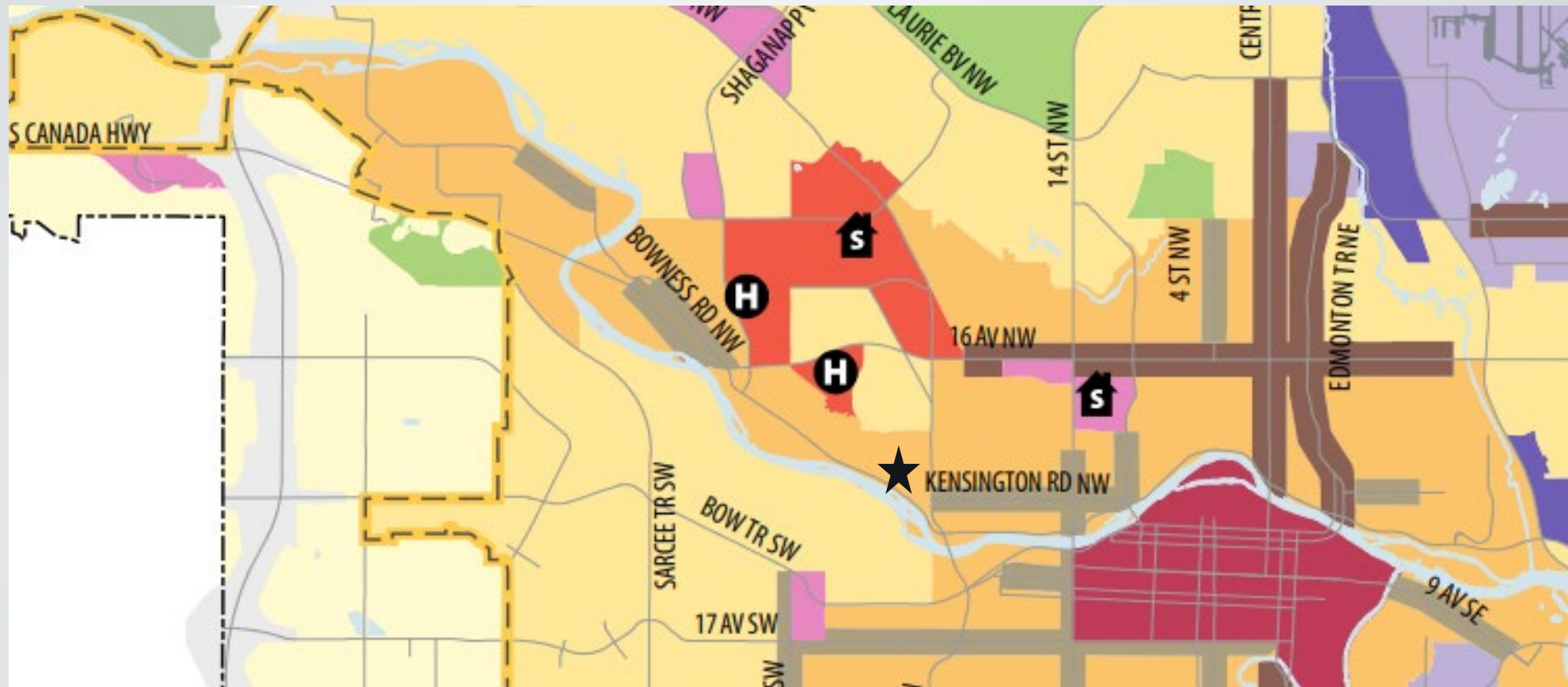
Site view from the lane











Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield



Subject Site

Industrial

- Industrial - Employee Intensive
- Standard Industrial

Major Public Open Space

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

- Balanced Growth Boundary



Hospital



University



Transportation/Utility Corridor



City Limits

	R-CG	M-CGd80	M-CG	H-GO
Maximum Density	75	80	111	1.5 FAR
Total number of units based on 0.05 hectares	3.75 (rounded down to 3)	4	5	Based on 1.5 FAR
Maximum Building Height (m)	11	12	12	12