



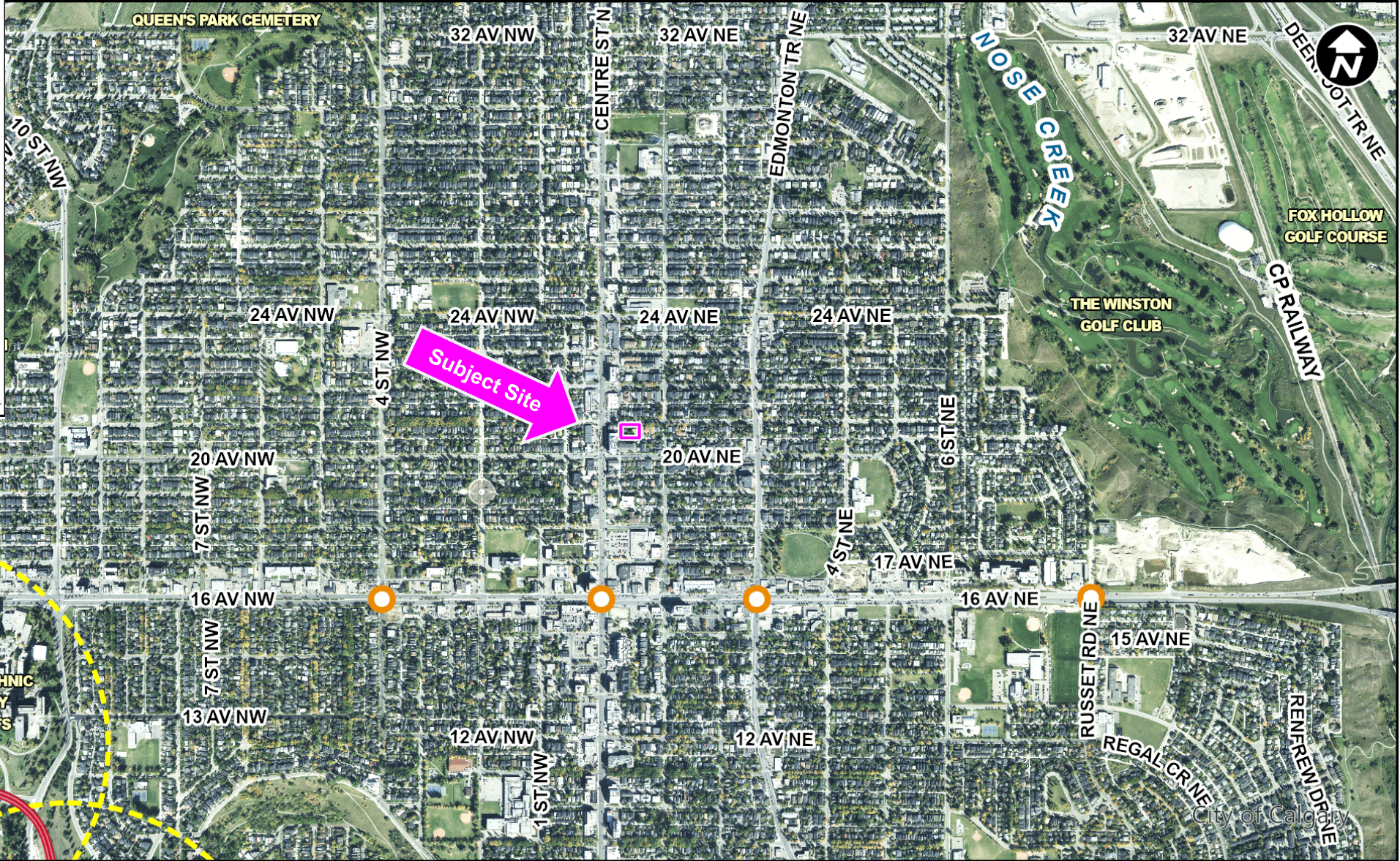
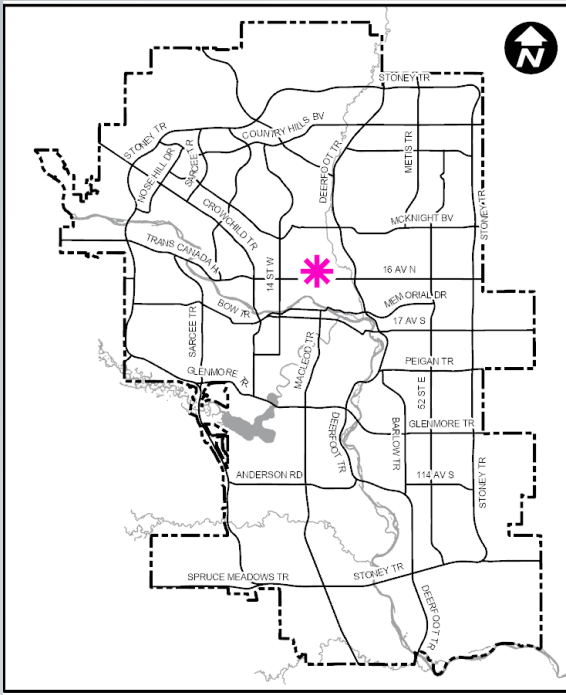
LOC2024-0135 / CPC2024-1101 Land Use Amendment

2024 October 17

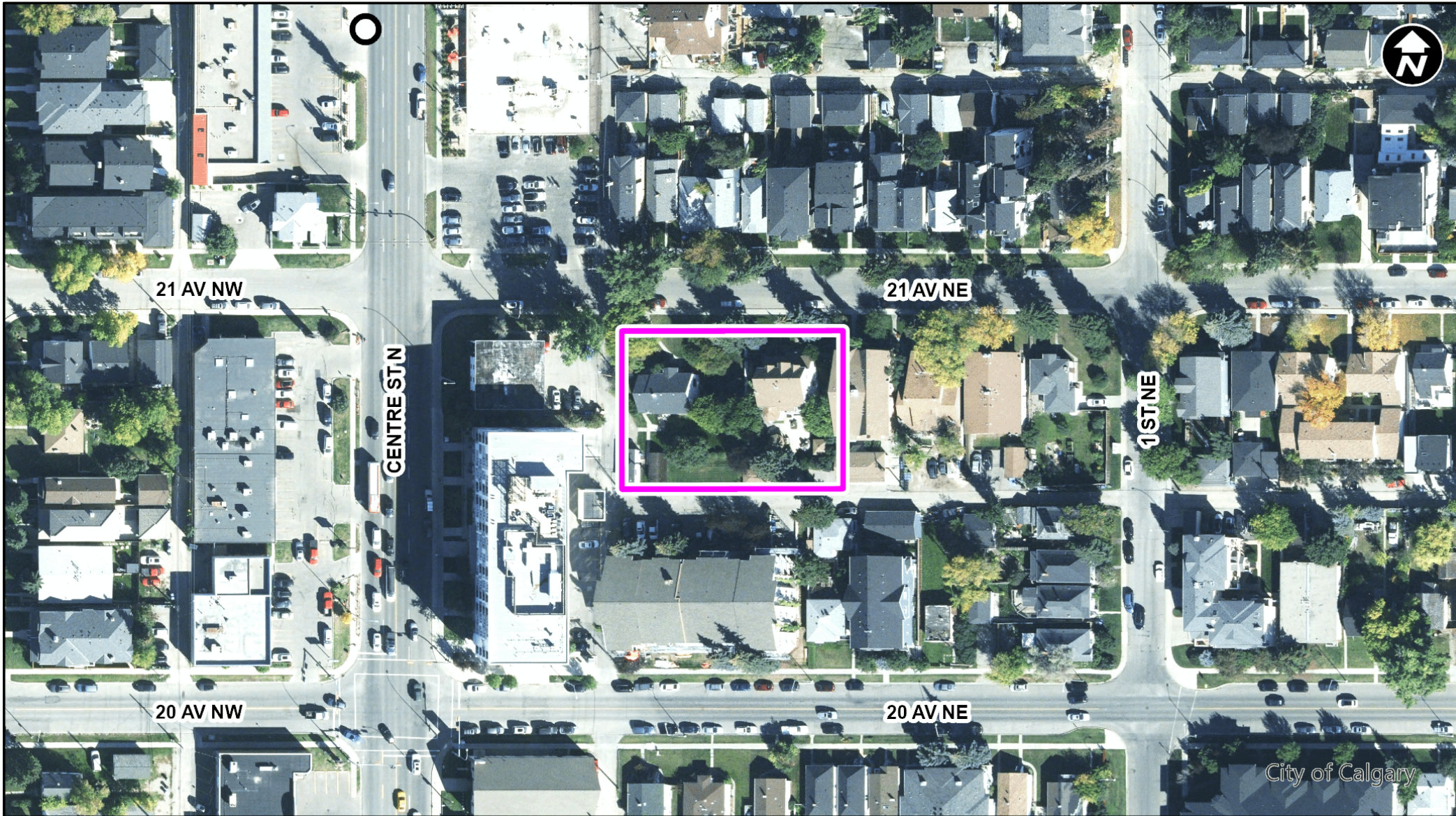
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 115 and 121 – 21 Avenue NE (Plan 2129O, Block 19, Lots 16 to 22) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2d296) 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:

0.20 ha
53m x 38m





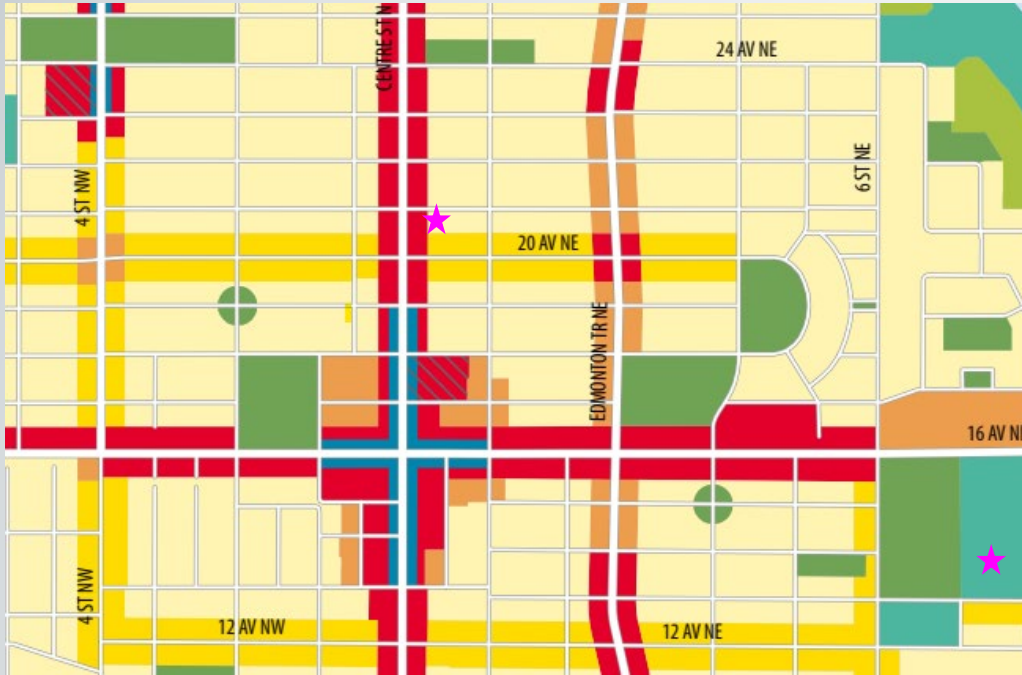


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



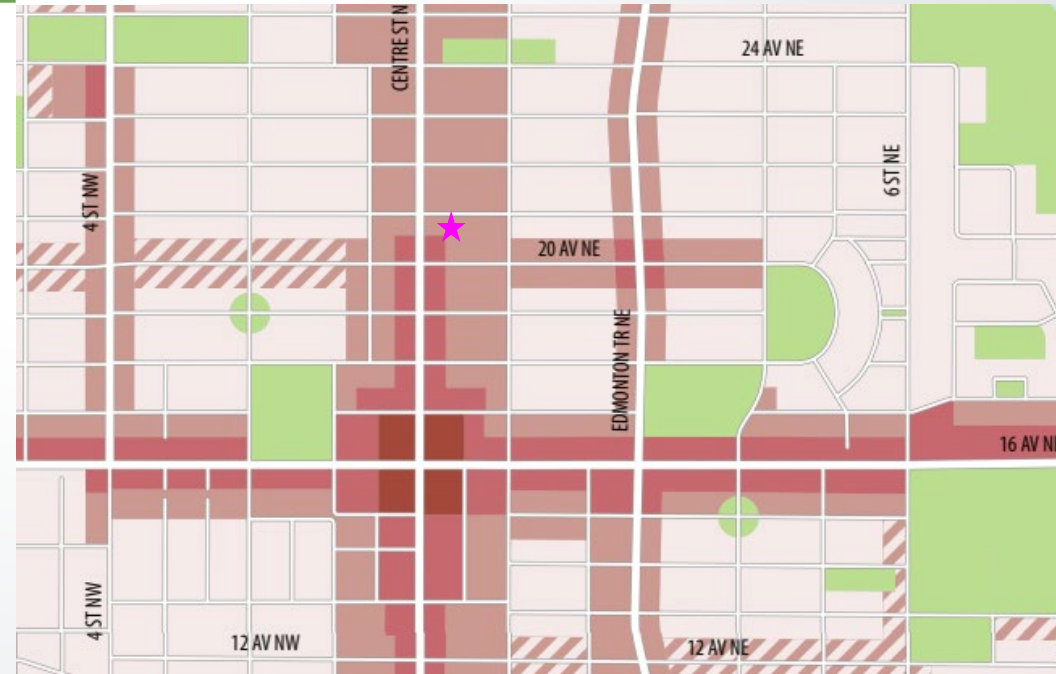
Proposed M-C2d296 District:

- allows for varied building height and front setback areas in a manner that reflects the immediate context
- in close proximity to, or adjacent to, low density residential development
- max density: 296 units per hectare (up to 60 units)
- max building height: 16 metres (approximately 4 storeys)



Map 3:
Urban Form

- Legend**
- Urban Form Categories
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space



Map 4:
Building Scale

- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - ▨ Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Recreation

RECOMMENDATION:

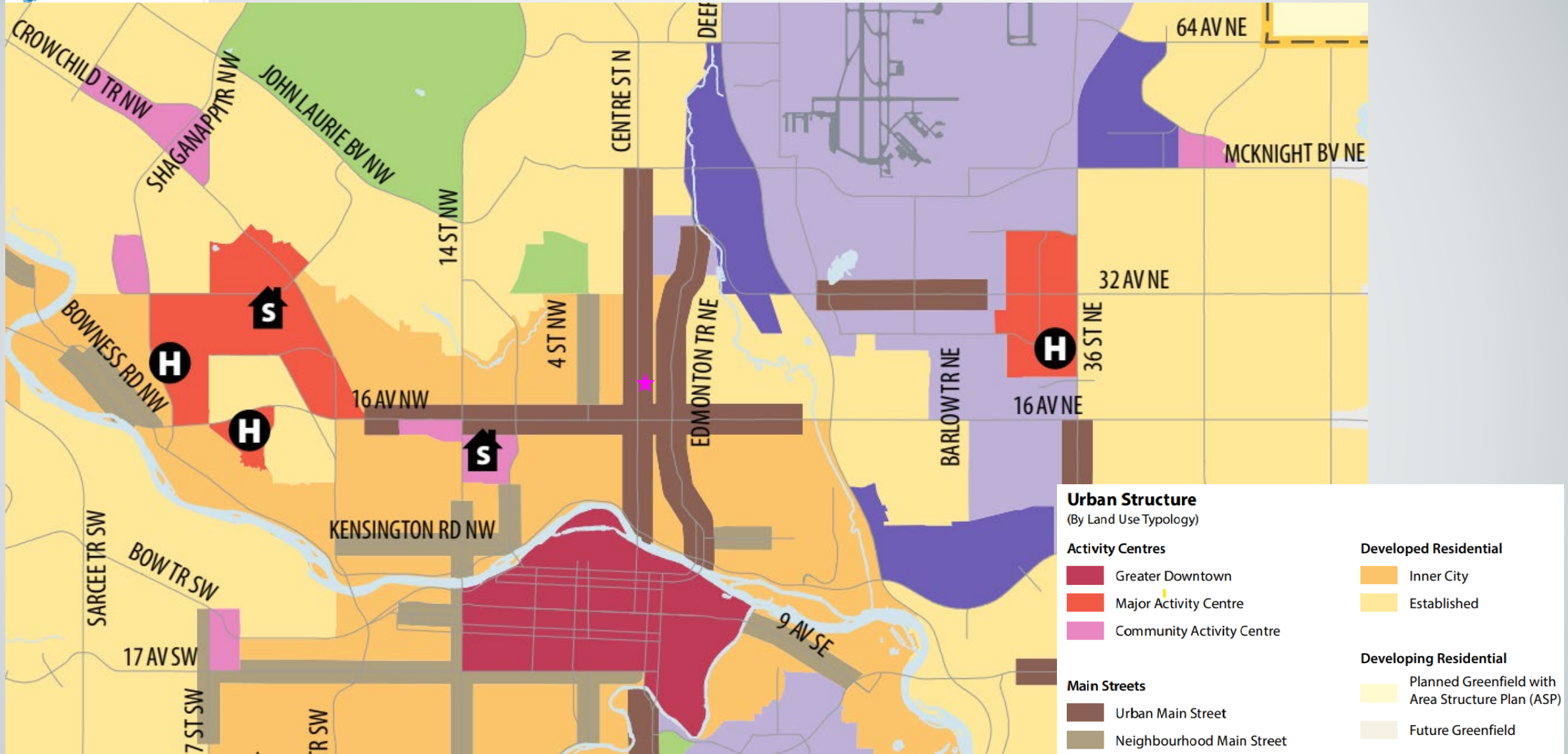
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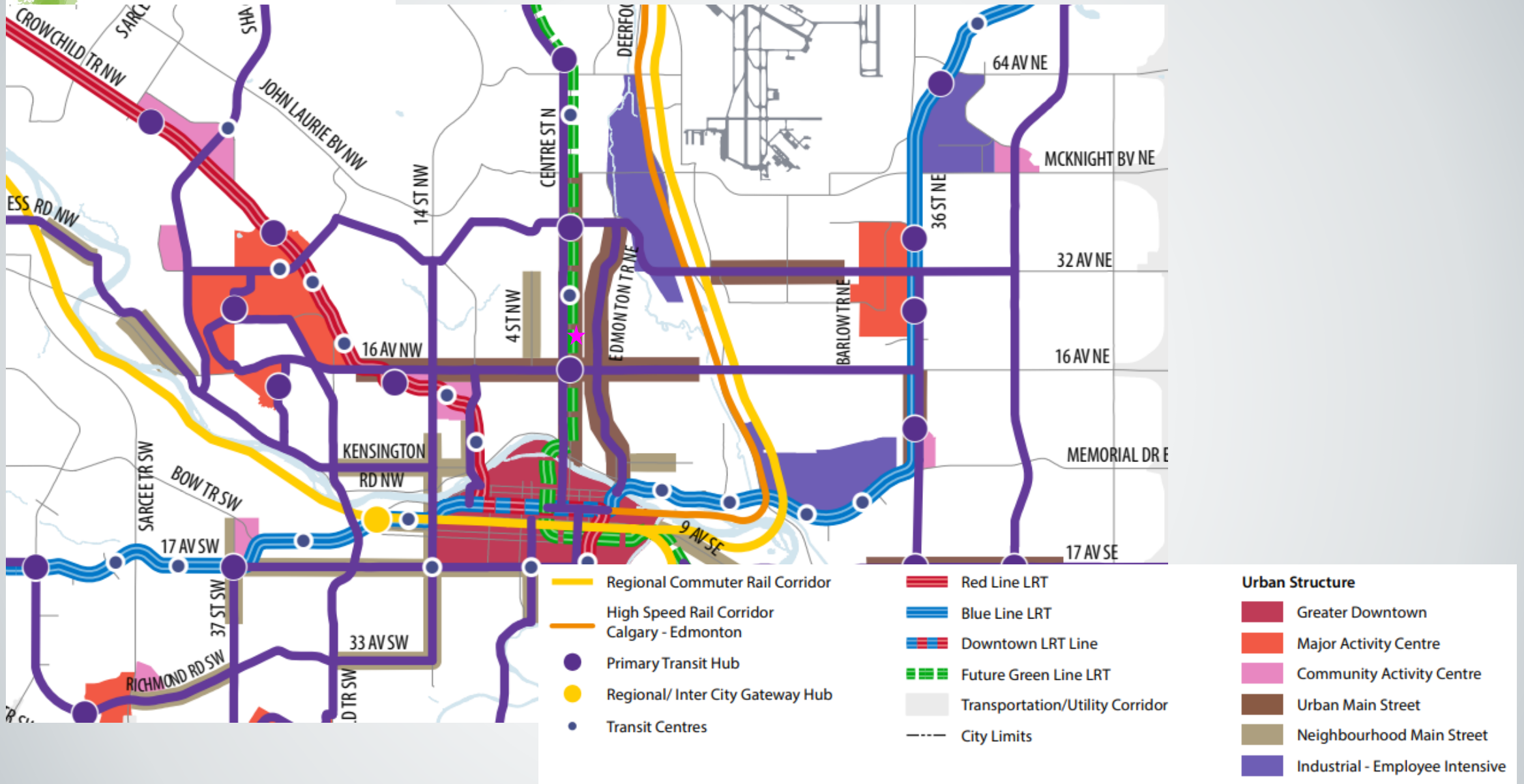
Supplementary Slides



1 Urban Structure



2 Primary Transit Network



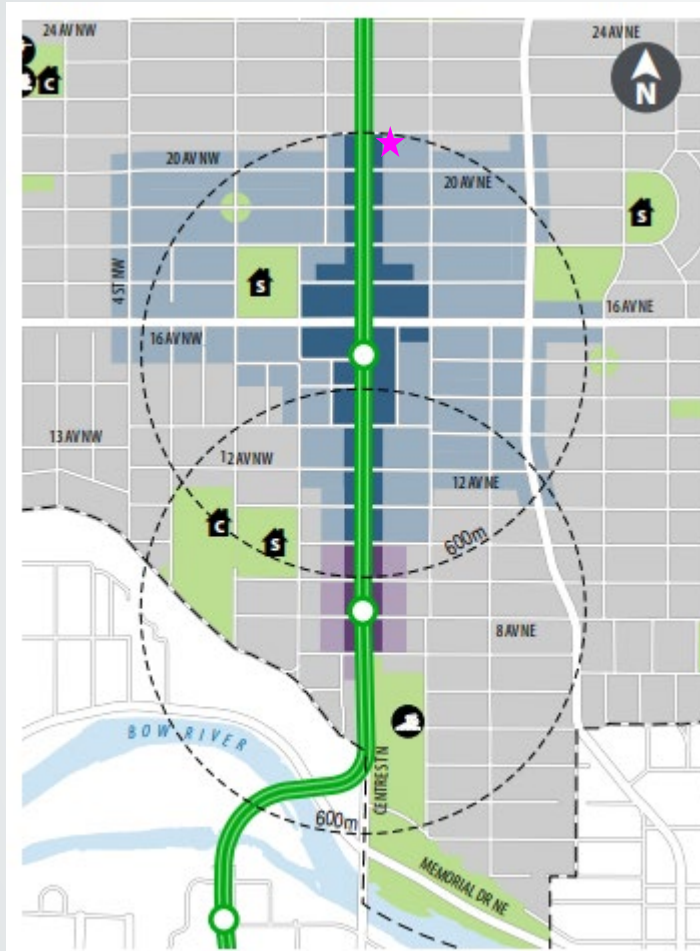


Figure 13: 9 Avenue N and 16 Avenue N Transit Station Areas

Figure 13: 9 Avenue N and 16 Avenue N Transit Station Areas

Legend

- 16 Avenue N Core Zone
- 16 Avenue N Transition Zone
- 9 Avenue N Core Zone
- 9 Avenue N Transition Zone

