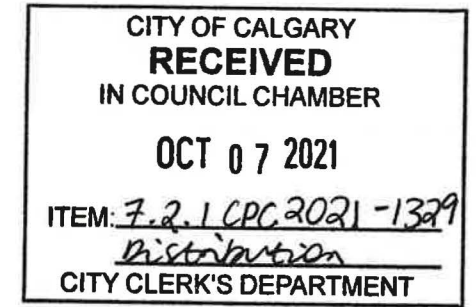


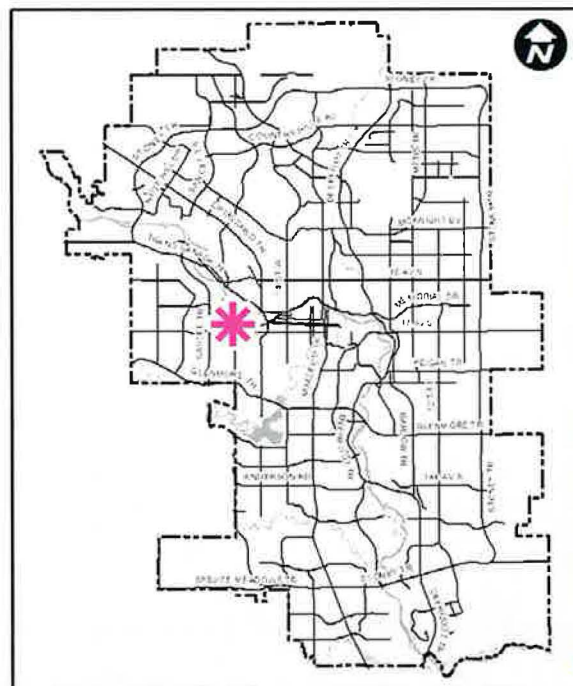


Calgary Planning Commission

Agenda Item: 7.2.1



LOC2021-0093
Land Use Amendment
October 7, 2021



LEGEND

600m buffer from LRT station

LRT Stations

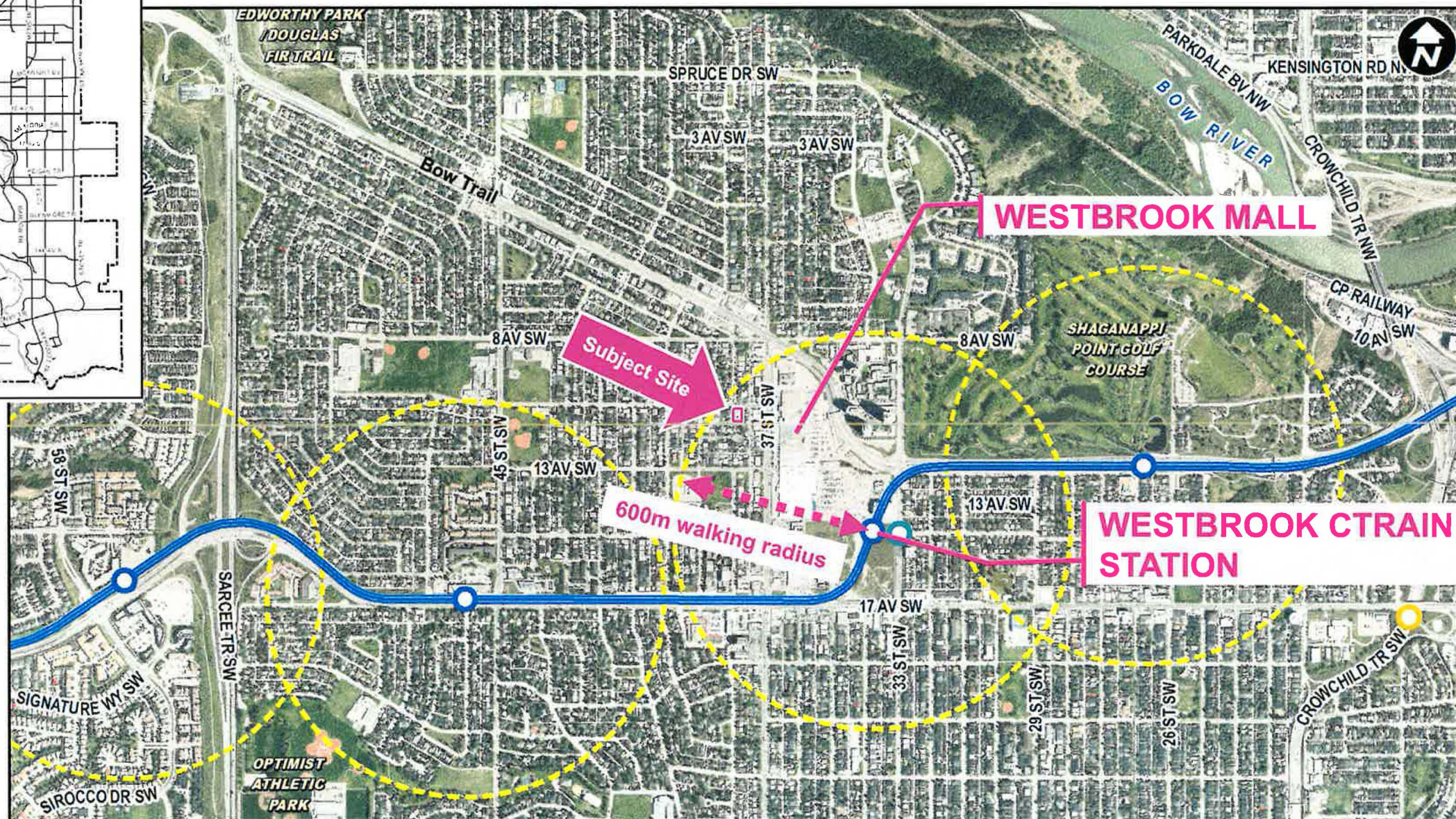
Blue
Downtown
Red
Green (Future)

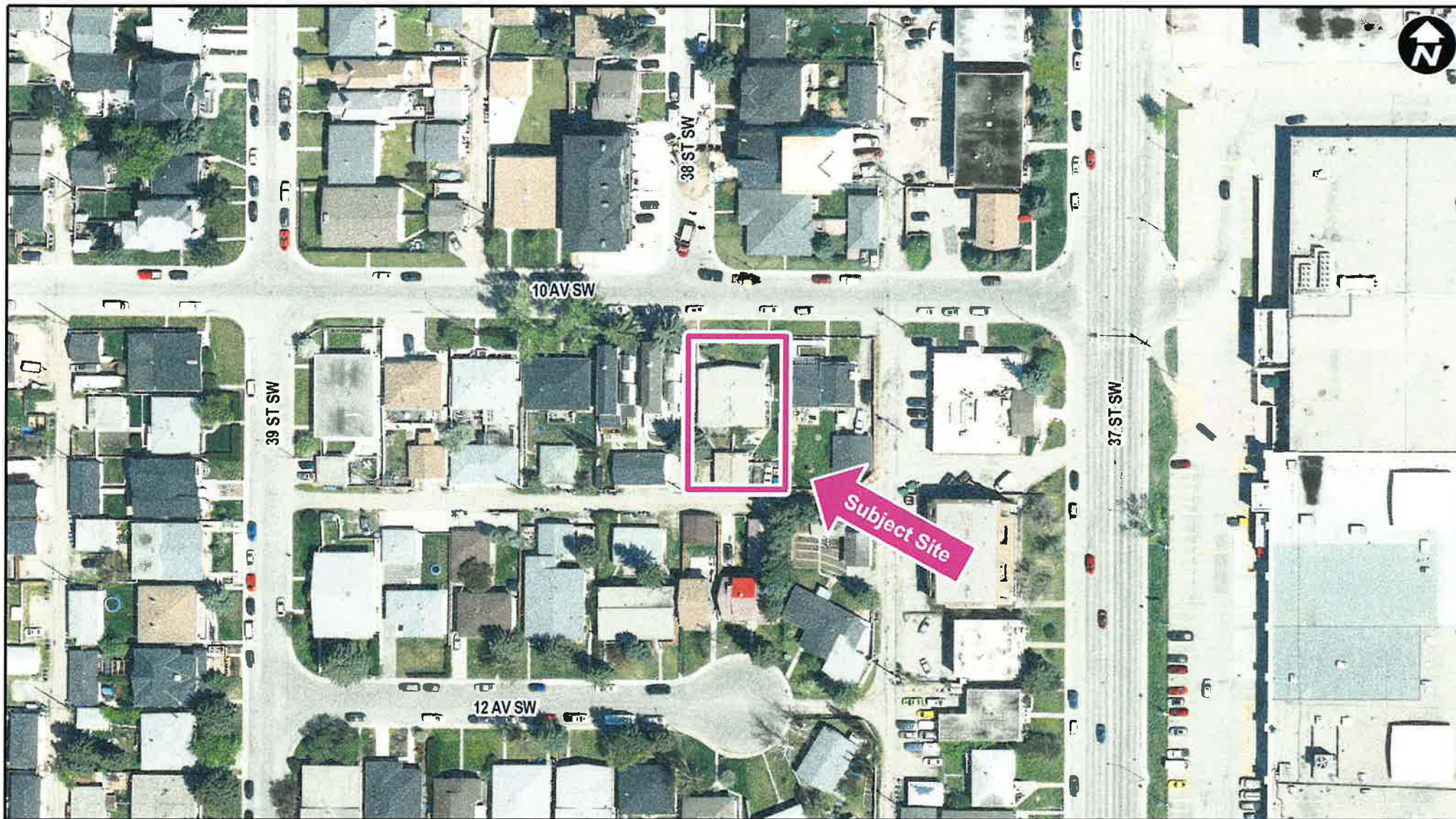
LRT Line

Blue
Blue/Red
Red

Max BRT Stops

Orange
Purple
Teal
Yellow





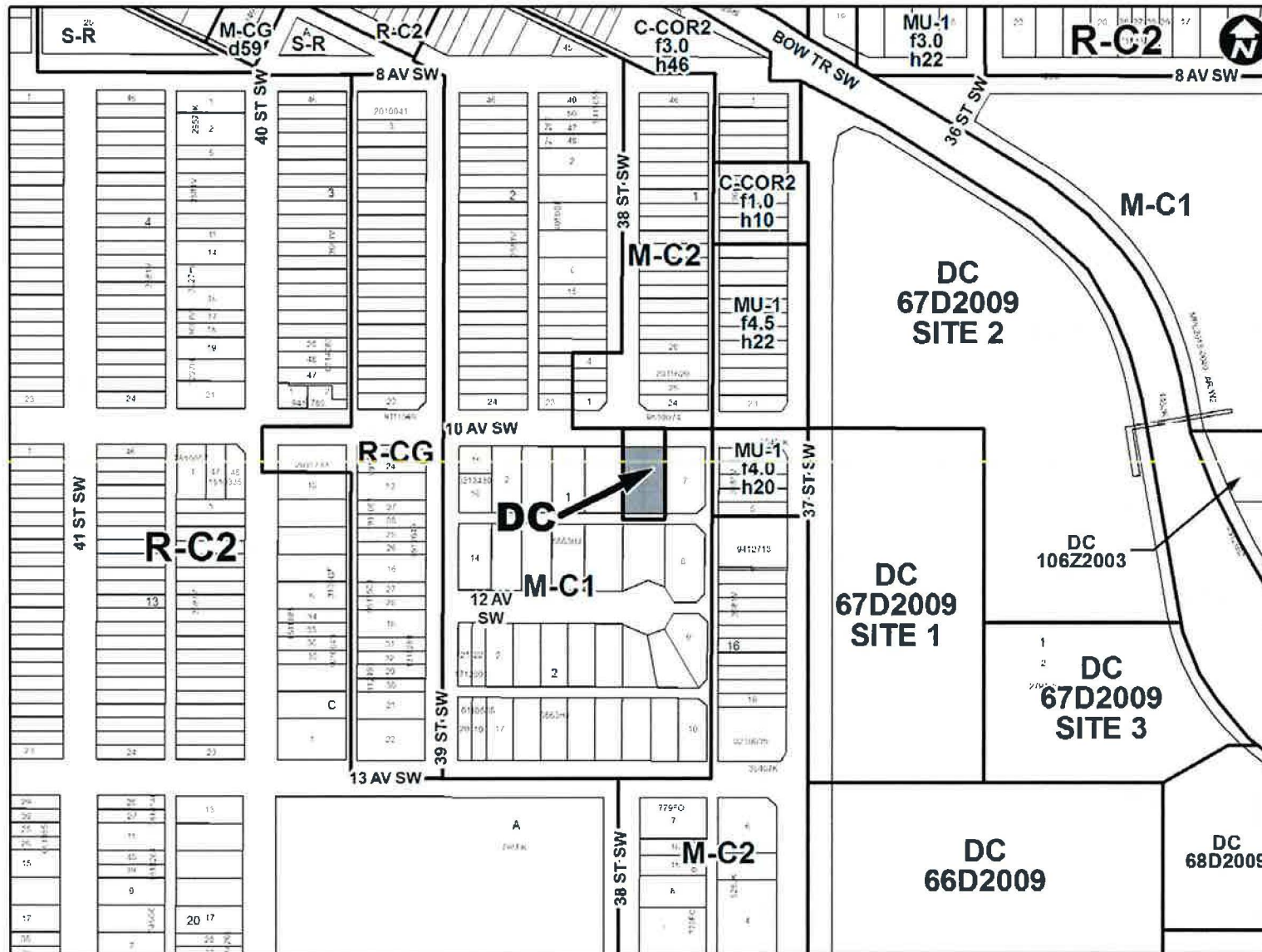
Add legend
here

Parcel Size:
0.09 ha (0.22 acre)
24m wide x 37m
deep

Immediate Site Context

4





Proposed Direct Control District:

- M-C1 base district
- Rowhouse Building added as a discretionary use
- Keeping to the growth direction of the ARP with no change to the planned M-C1 District's density of 148 UPH
- M-C1 rules to apply with a few specific rules for rowhouse buildings (see Attachment 2 of report)

RECOMMENDATION(S):

That Calgary Planning Commission:

1. Forward this report (CPC2021-1329) to the 2021 November 15 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3815 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6 from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development (Attachment 2)

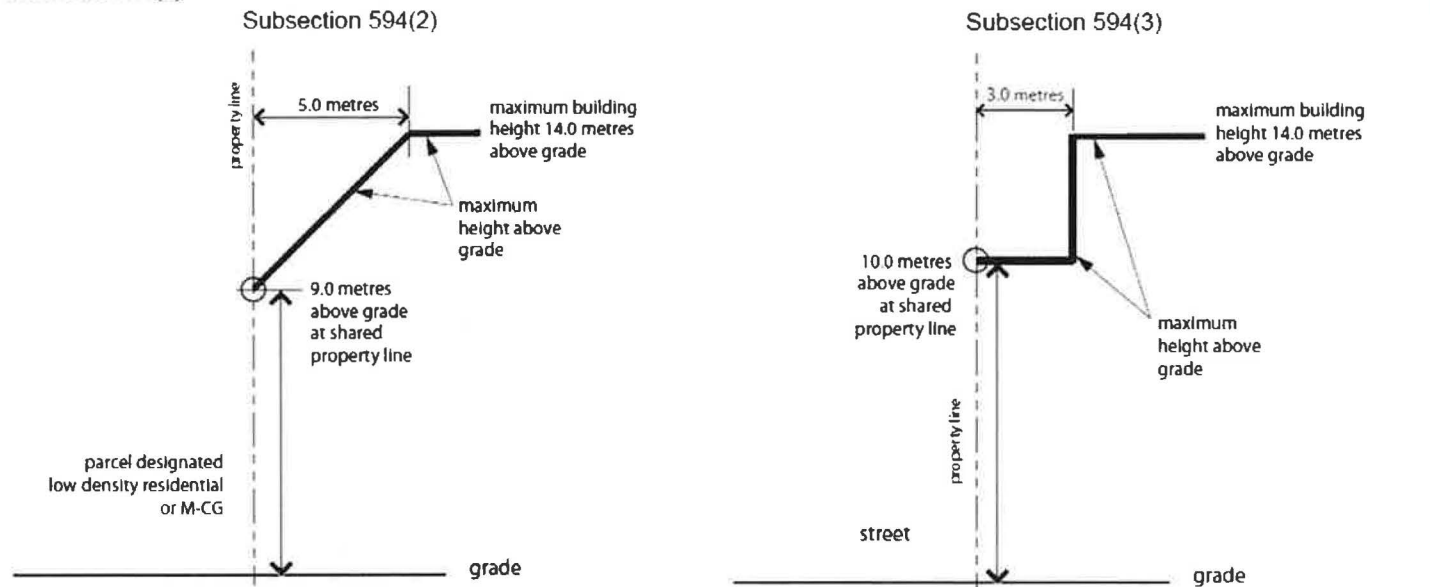
Supplementary Slides

SCHEMATIC SITE PLAN

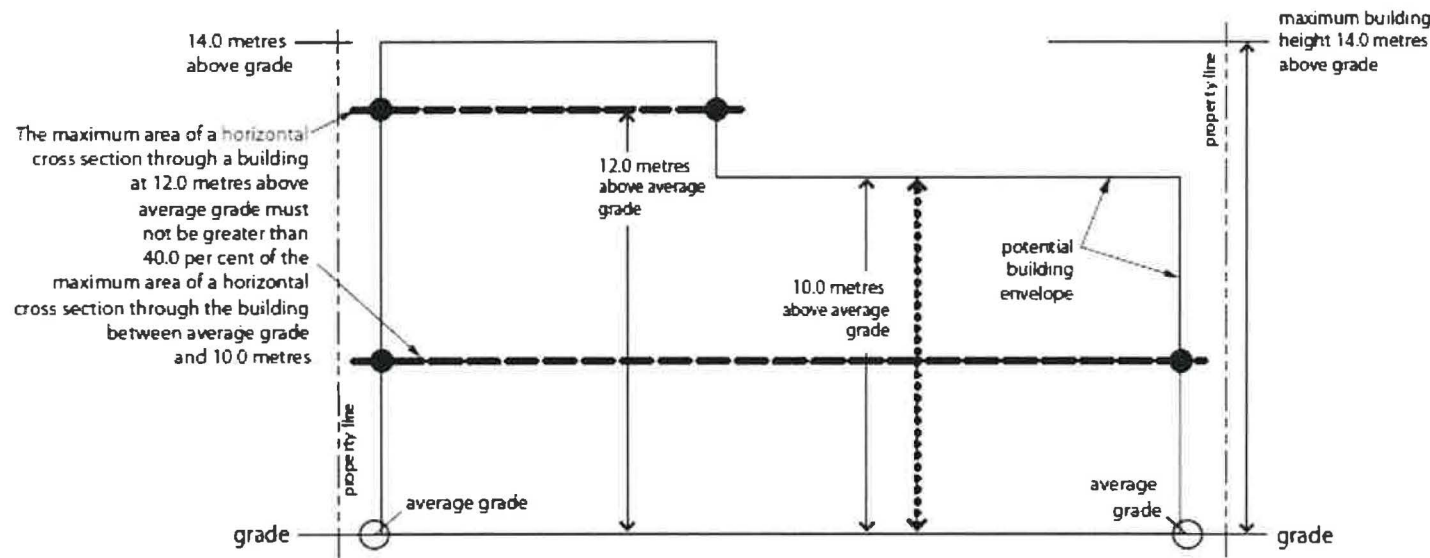


**Applicant's Intent –
Redevelopment of 4-Unit
Rowhouse Building with
Secondary Suites**

**Existing M-C1 like all other
Contextual Multi-Residential
Districts – No Rowhouse Building
as a Use allowed**



Subsection 594(4)



- Building Scale addressed through massing and building height rules of M-C1 District