

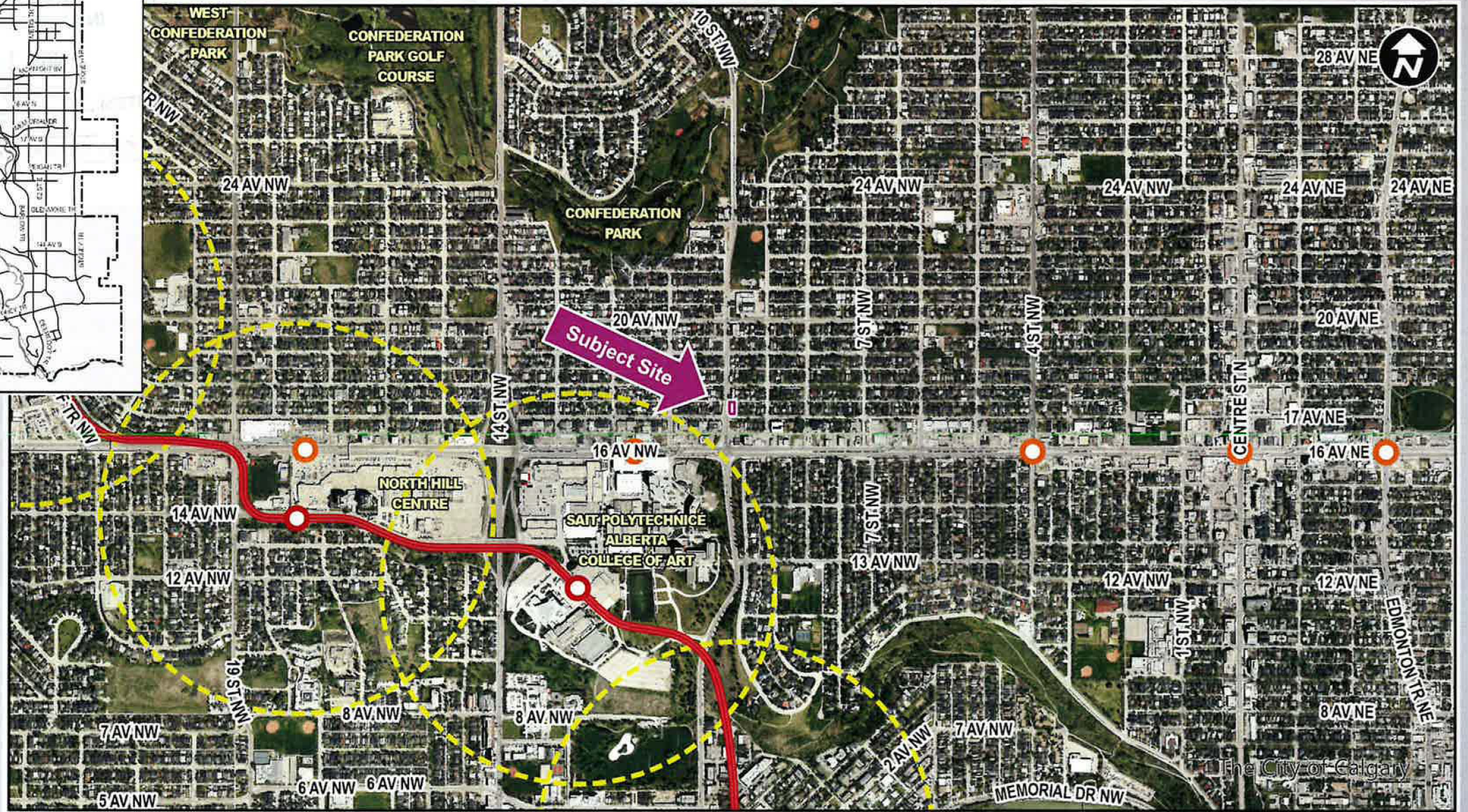
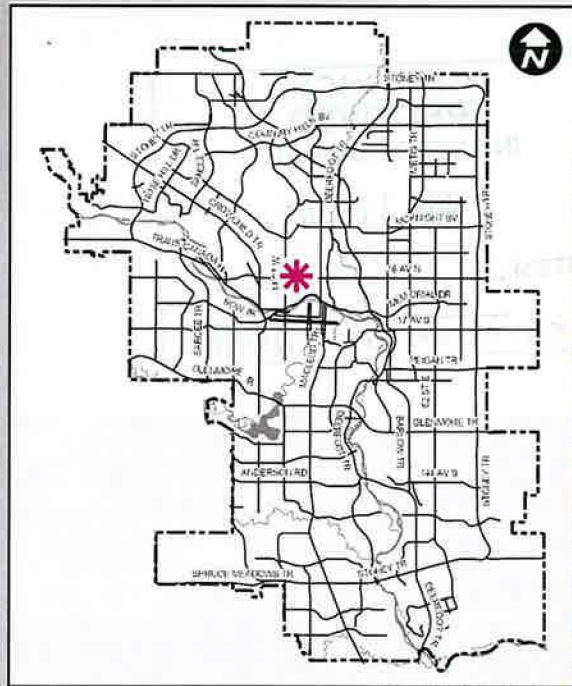


Calgary Planning Commission

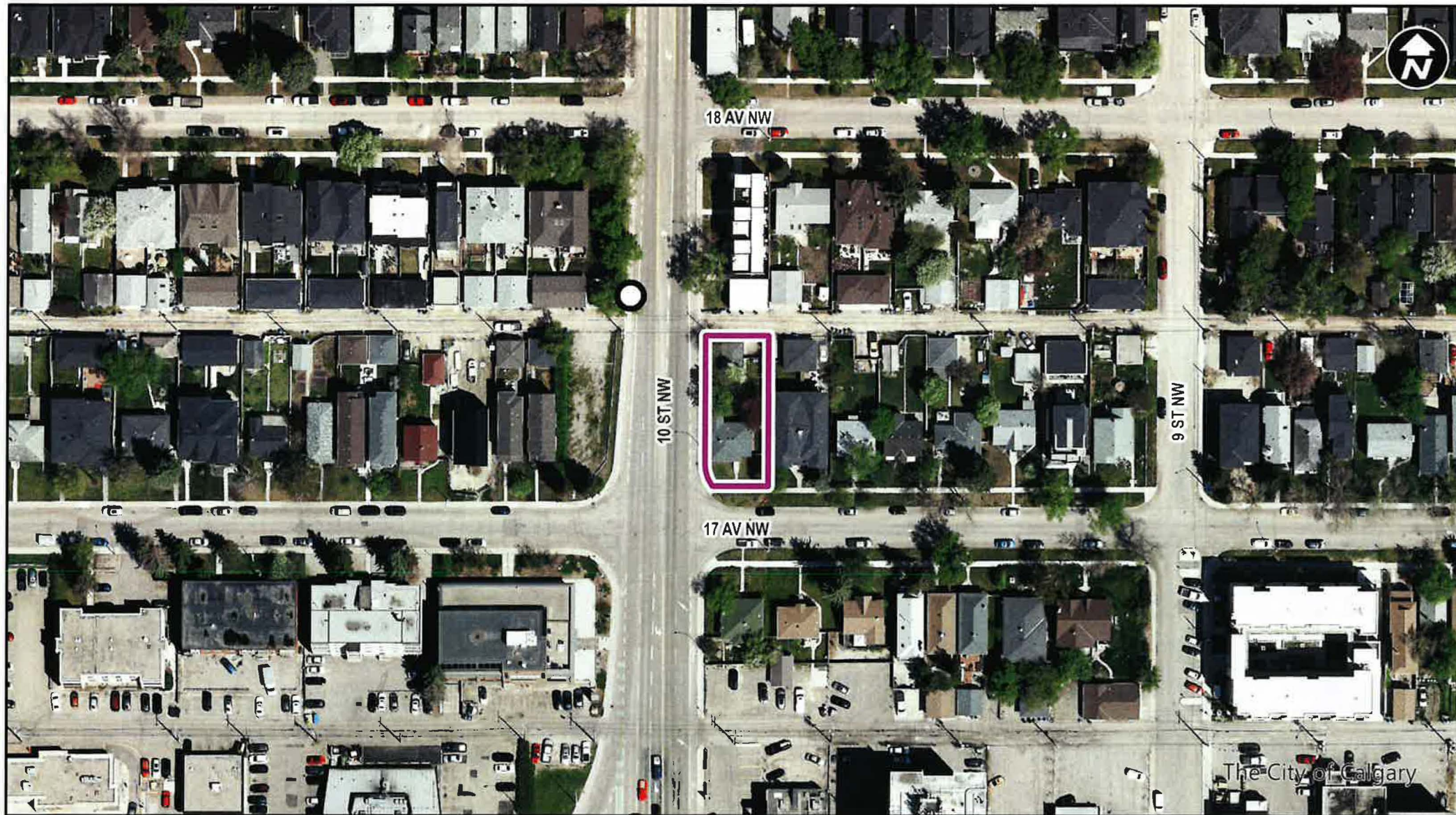
Agenda Item: 7.2.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 18 2021
ITEM: 7.2.1 CPC2021-1499
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0107 / CPC2021-1499
Land Use Amendment
November 18, 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



○ Bus Stop

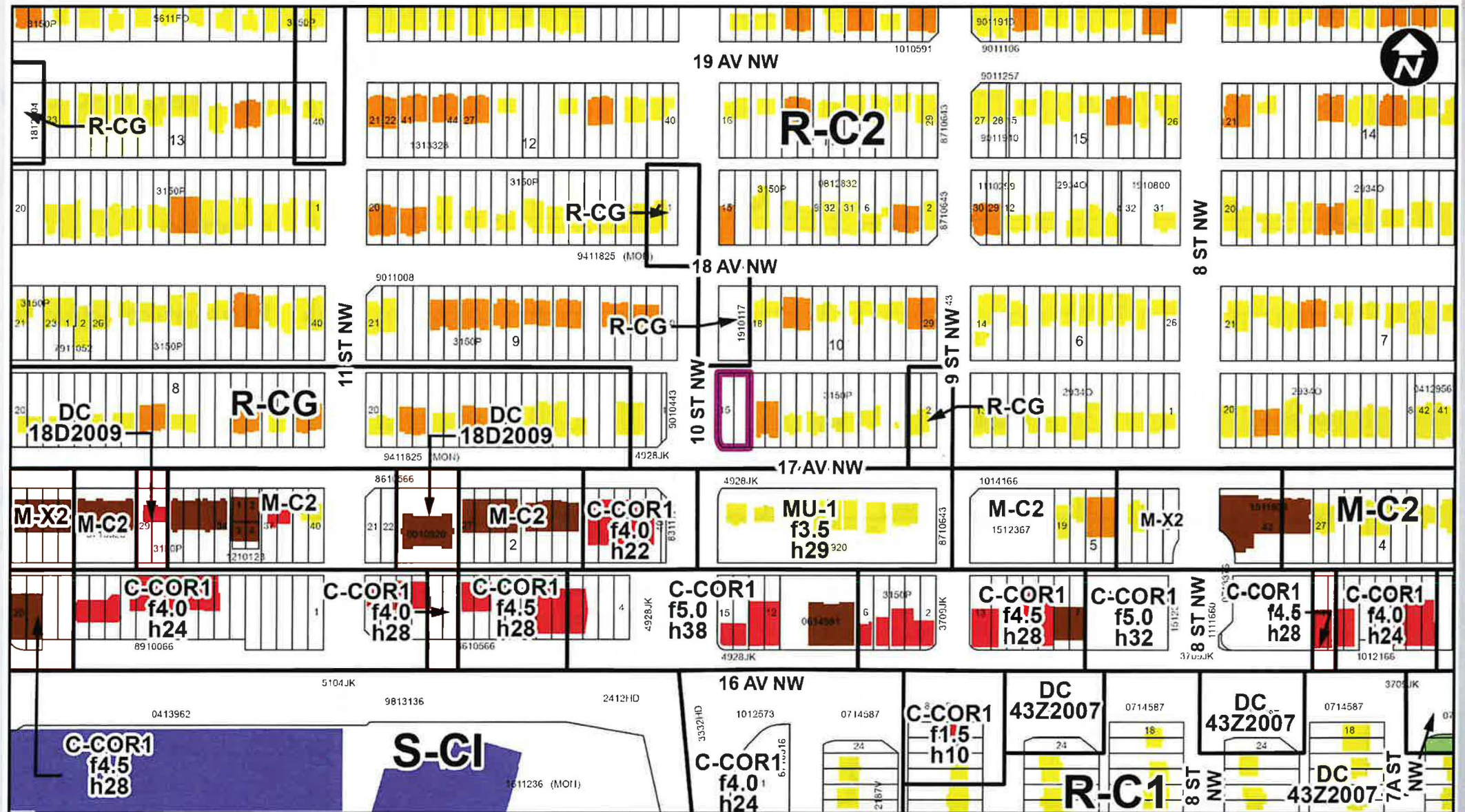
Parcel Size:

0.06 ha
15.3m x 36.6m



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- 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-CG District:

- Maximum building height of 12 metres
- Maximum density of 111uph (six units)
- Allows for multi-residential building in addition to uses already allowed in R-C2

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1030 – 17 Avenue NW (Plan 3150P, Block 10, Lots 14 and 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Supplementary Slides

SITE AREA

- 555.77 m² = 0.055577 ha

LAND USE DESIGNATION

- M-CG
- Neighbouring lots designations: R-C2

580 DENSITY

- Maximum density
111 units/ha (Max. 8 units)

583 SETBACKS

- Front setback: ~ 3.15m
(Survey is required to confirm)
- Rear setback: 1.20m
- Side setbacks: 1.20m

585 BUILDING HEIGHT

- Maximum building height is 12m

551 LANDSCAPING

- Minimum landscaped area 40%
(222.31m²)

552 PLANTING REQUIREMENTS

- Min. no. of trees 1 per 45m² 13
- Min. no. of shrubs 2 per 45m² 26

557 AMENITY SPACE

- Minimum per unit 5m²

558 MOTOR VEHICLE PARKING STALLS

- Min. number of stalls 8
- Min. number of visitor stalls 1

QuantumPlace 6 Plex
Preliminary Site Plan 1 : 200
 1030 17 AV NW
 Feasibility Study - 2021 06 25

