

# Public Hearing of Council

## Agenda Item: 8.1.4

Calgary

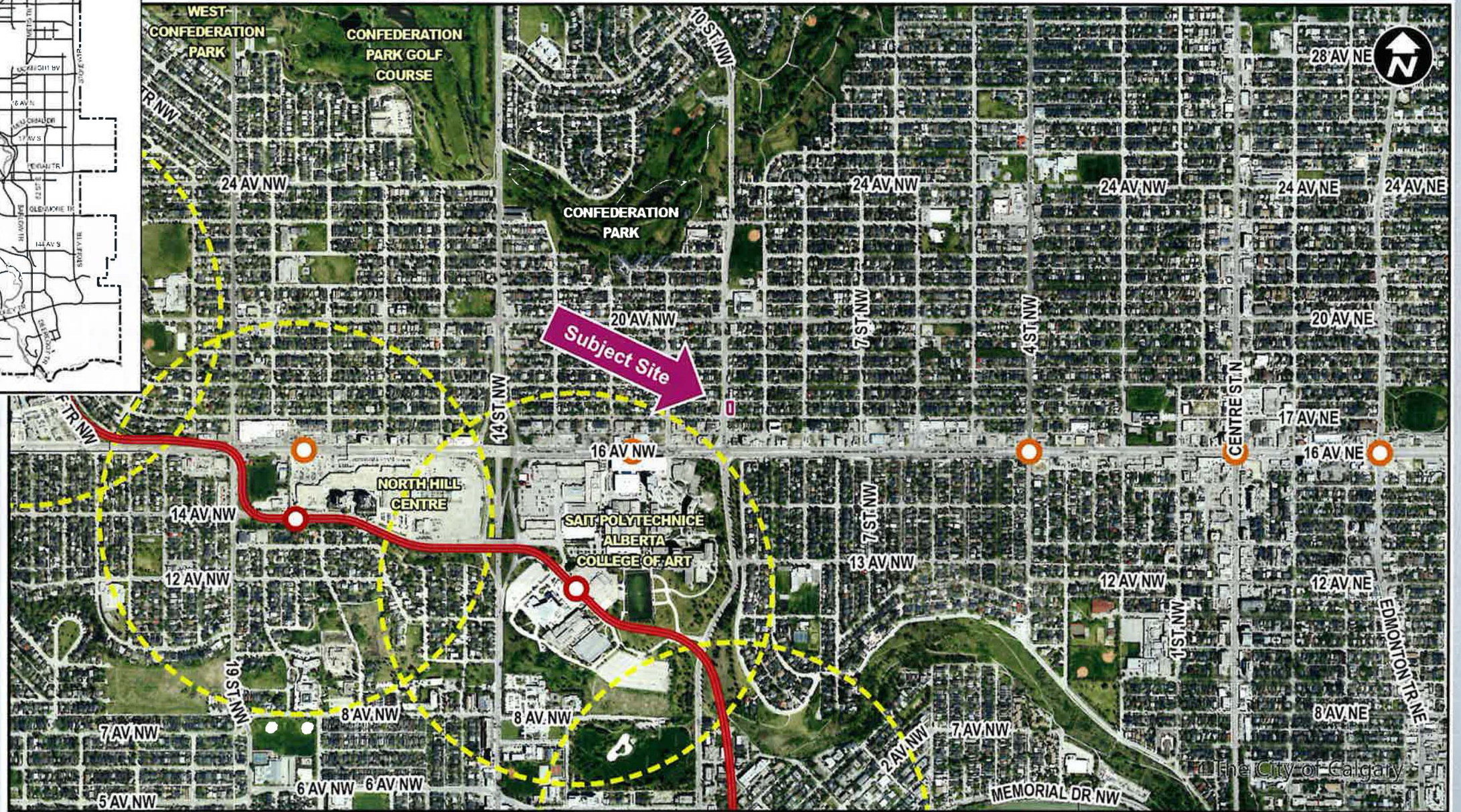
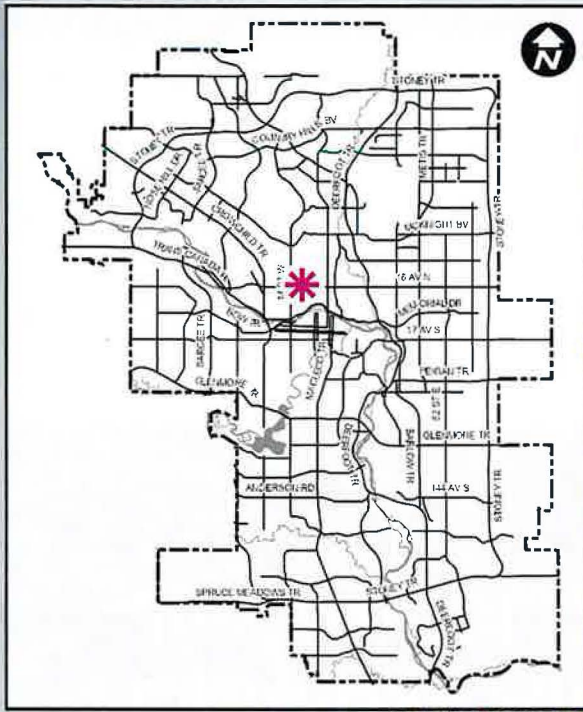


CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 11 2022  
ITEM: 8.1.4 CPC2021-1499  
Discussion  
CITY CLERK'S DEPARTMENT

1

**LOC2021-0107 / CPC2021-1499**  
**Land Use Amendment**  
**January 11, 2022**





**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 111 UPH (6 units)
- Allows for multi-residential building in addition to uses already allowed in R-C2

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 7D2022** 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.

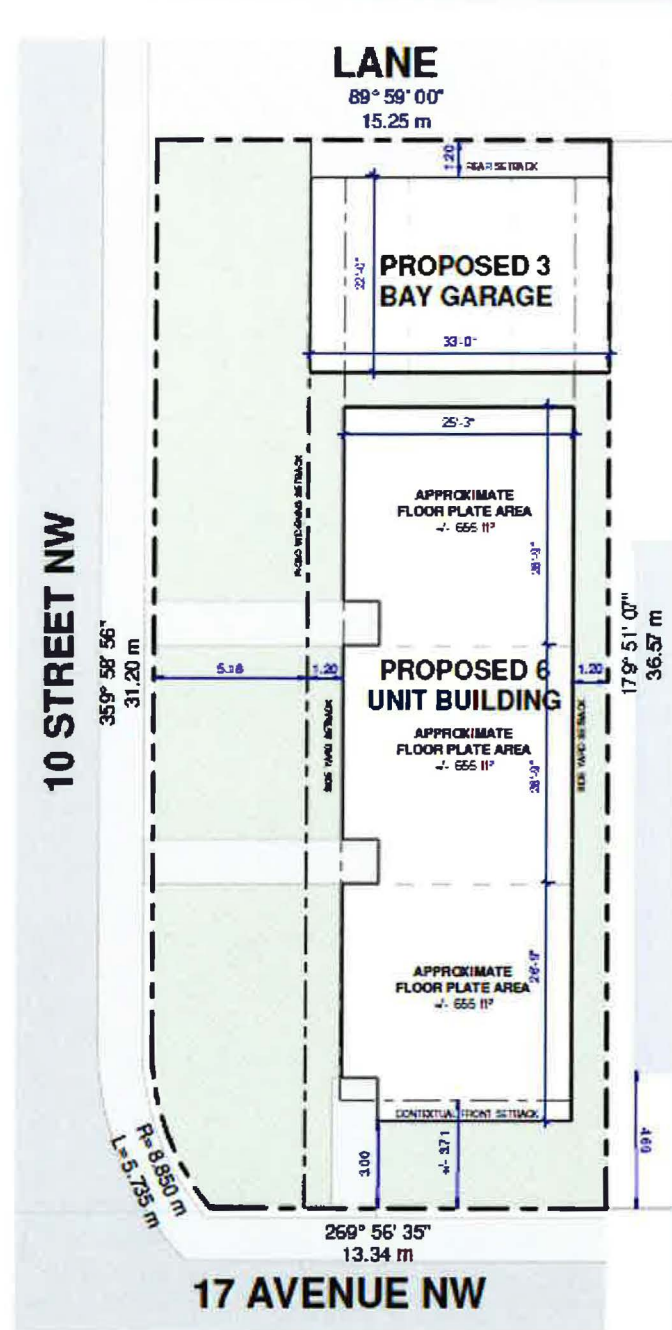


## Supplementary Slides





- SITE AREA**
- 555.77 m<sup>2</sup> = 0.055577 ha
- LAND USE DESIGNATION**
- M-CG
  - Neighbouring lots designations: R-C2
- 580 DENSITY**
- Maximum density  
111 units/ha (Max. 6 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%  
(222.31m<sup>2</sup>)
- 552 PLANTING REQUIRMENTS**
- Min. no. of trees 1 per 45m<sup>2</sup> 13
  - Min. no. of shrubs 2 per 45m<sup>2</sup> 26
- 557 AMENITY SPACE**
- Minimum per unit 5m<sup>2</sup>
- 558 MOTOR VEHICLE PARKING STALLS**
- Min. number of stalls 6
  - Min. number of visitor stalls 1



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