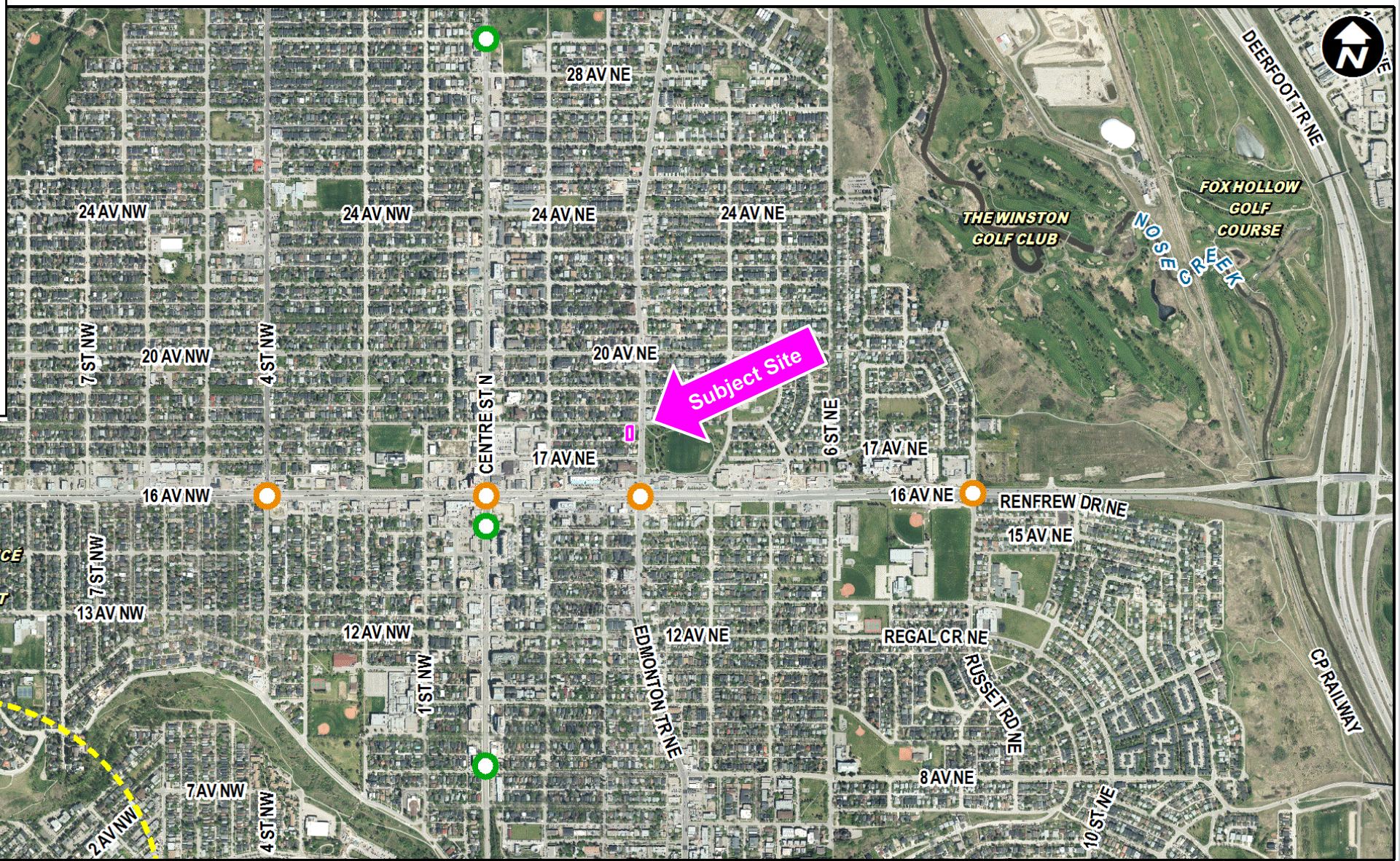
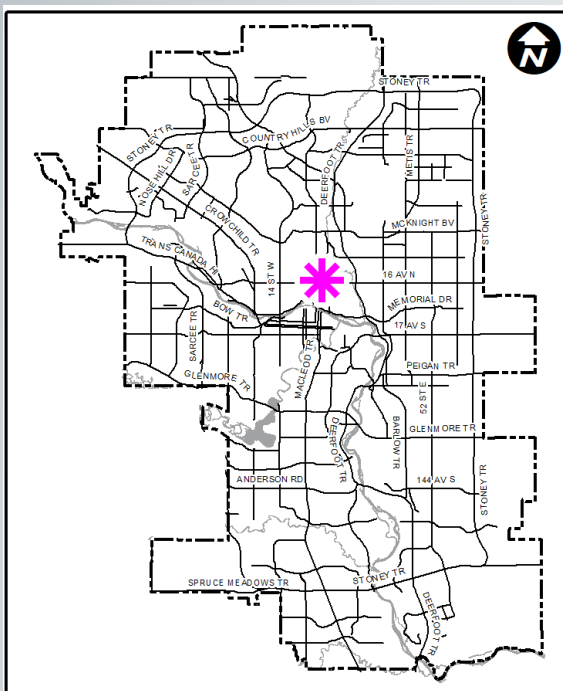
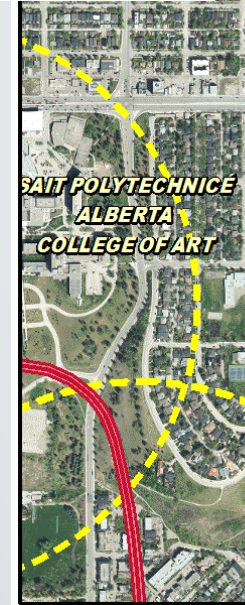


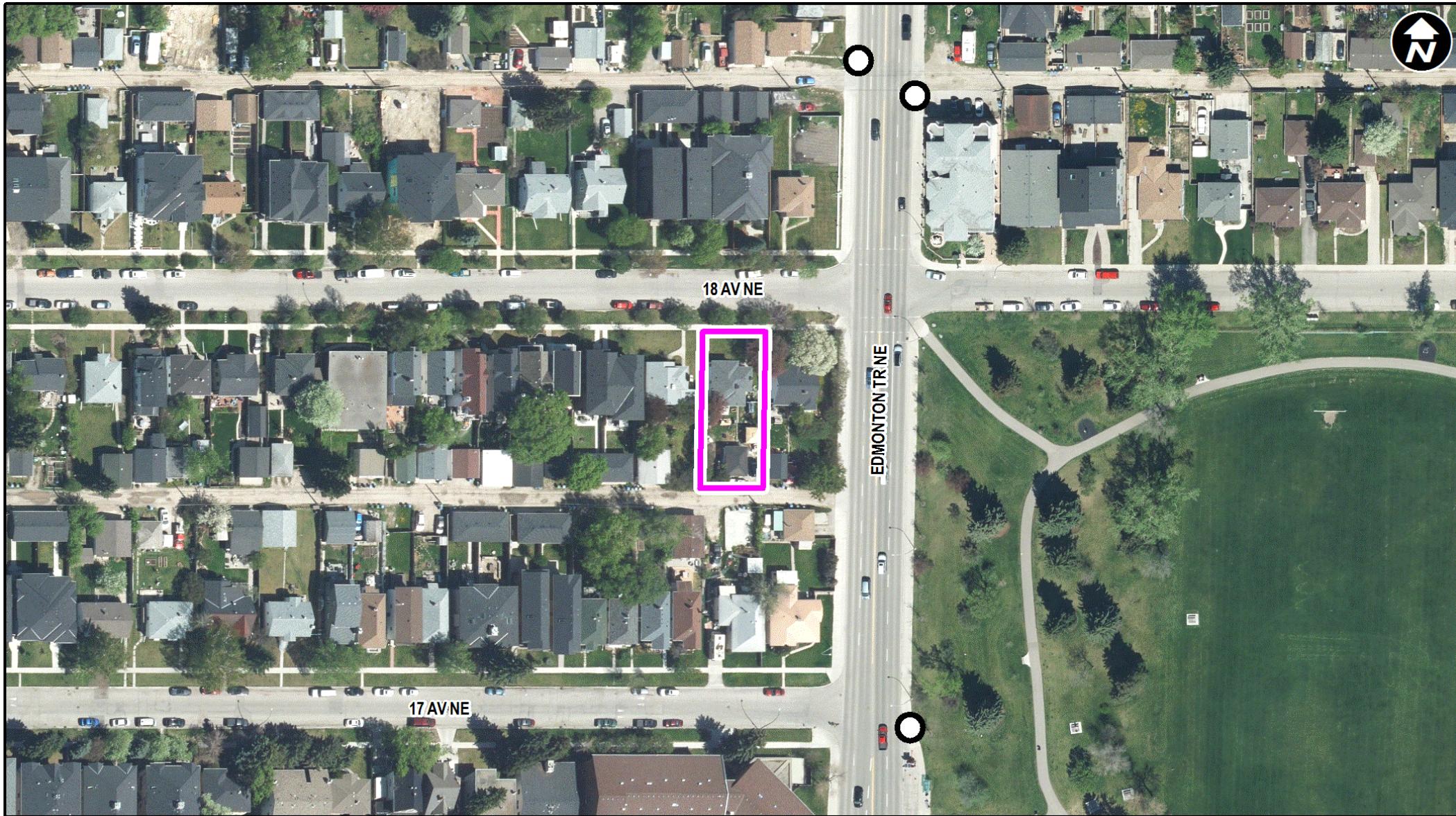


LOC2021-0075
Land Use Amendment
January 11, 2022




- 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

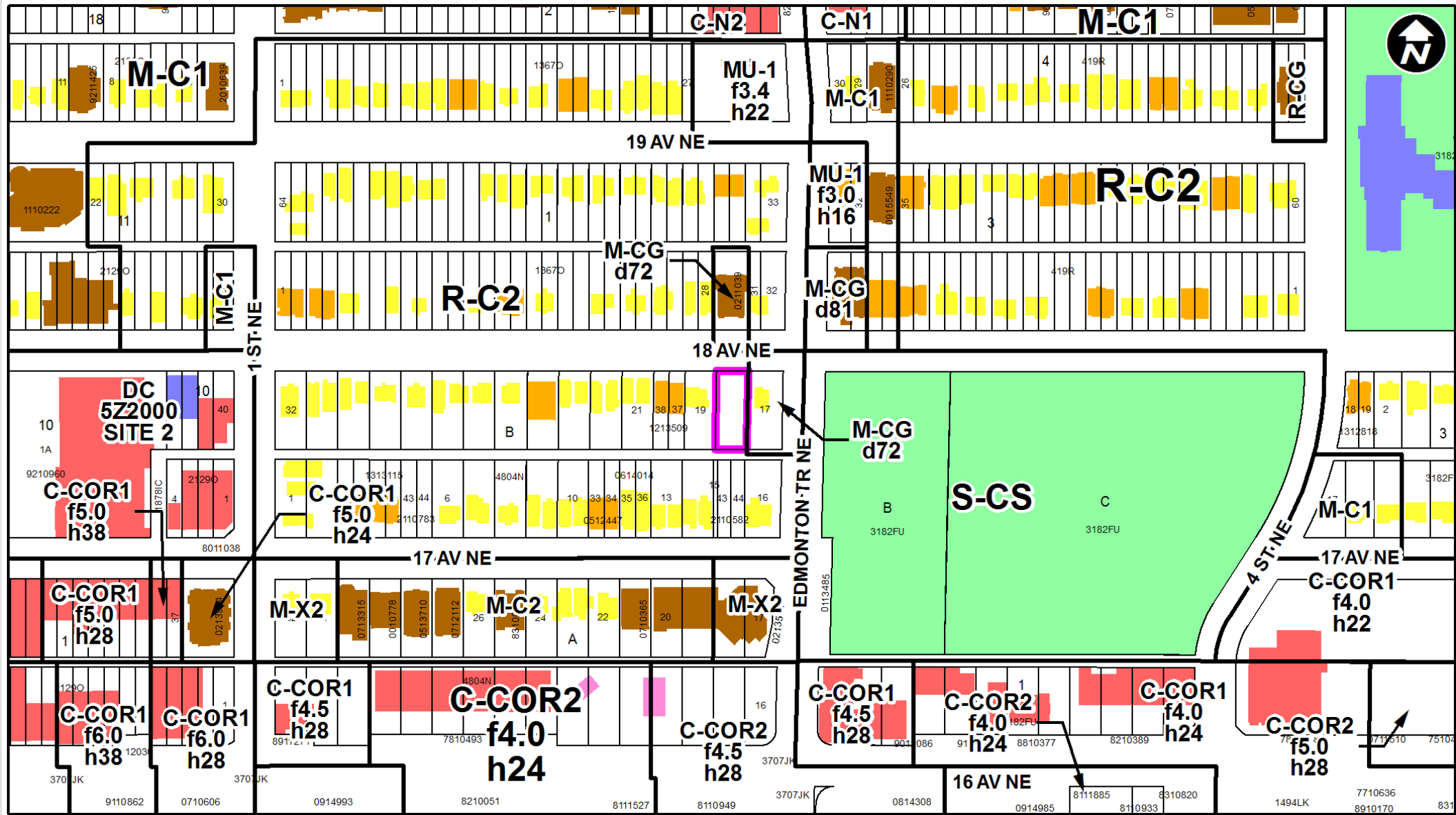




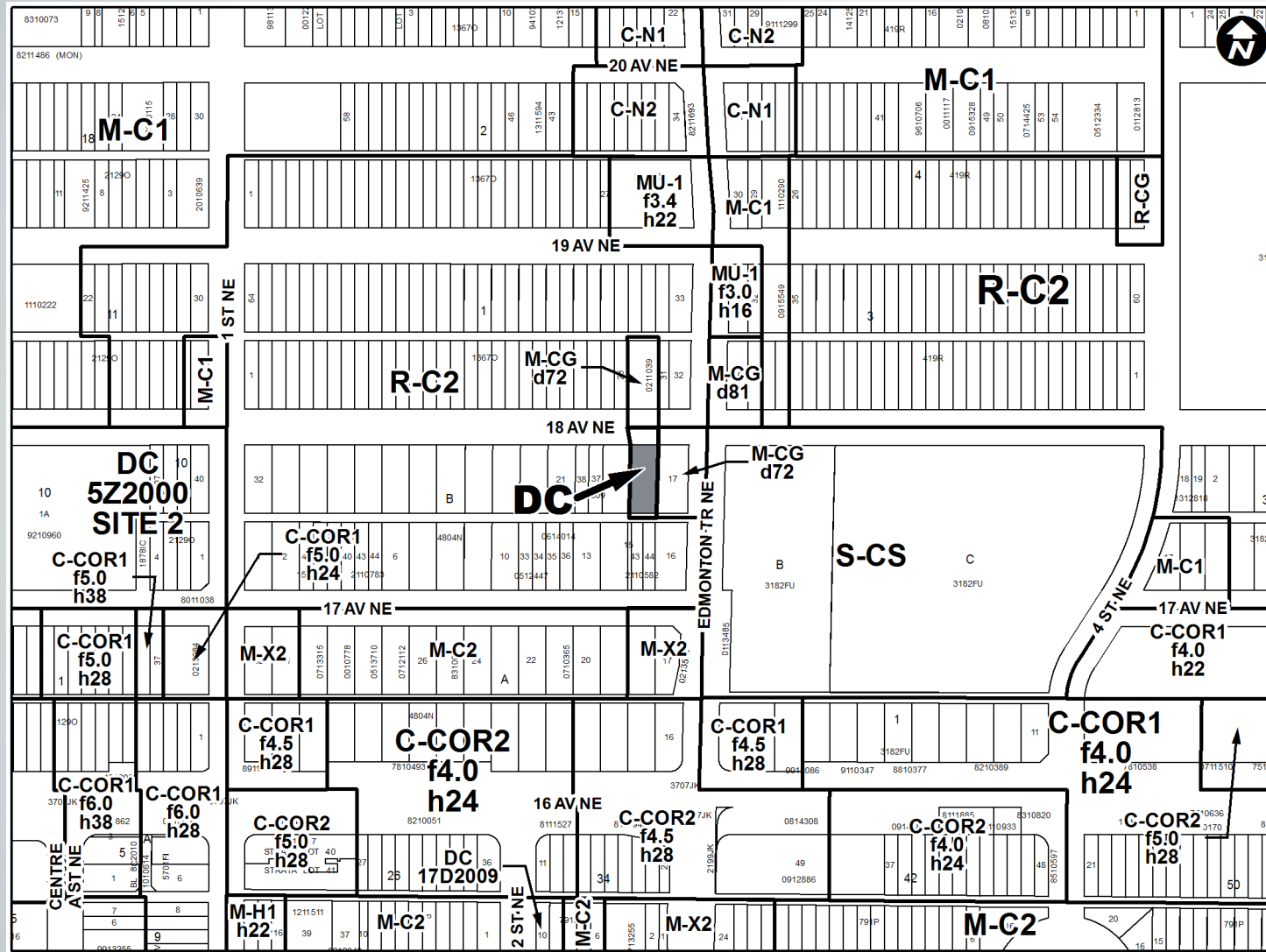
Parcel Size:

0.06 ha
15.3 m x 38m

 Bus Stop



- 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 Direct Control District:

- Based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District
- Maximum building height of 12.0 metres
- A maximum density of 173 units per hectare

Calgary Planning Commission's Recommendation:

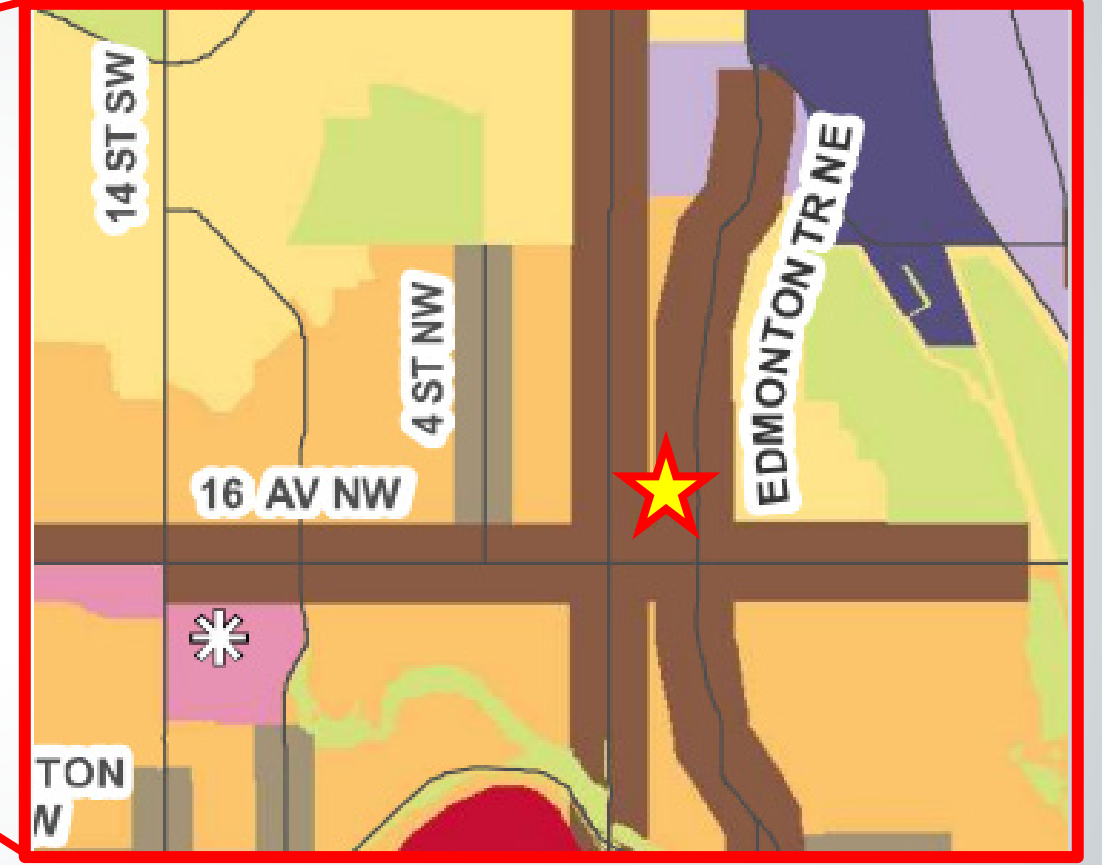
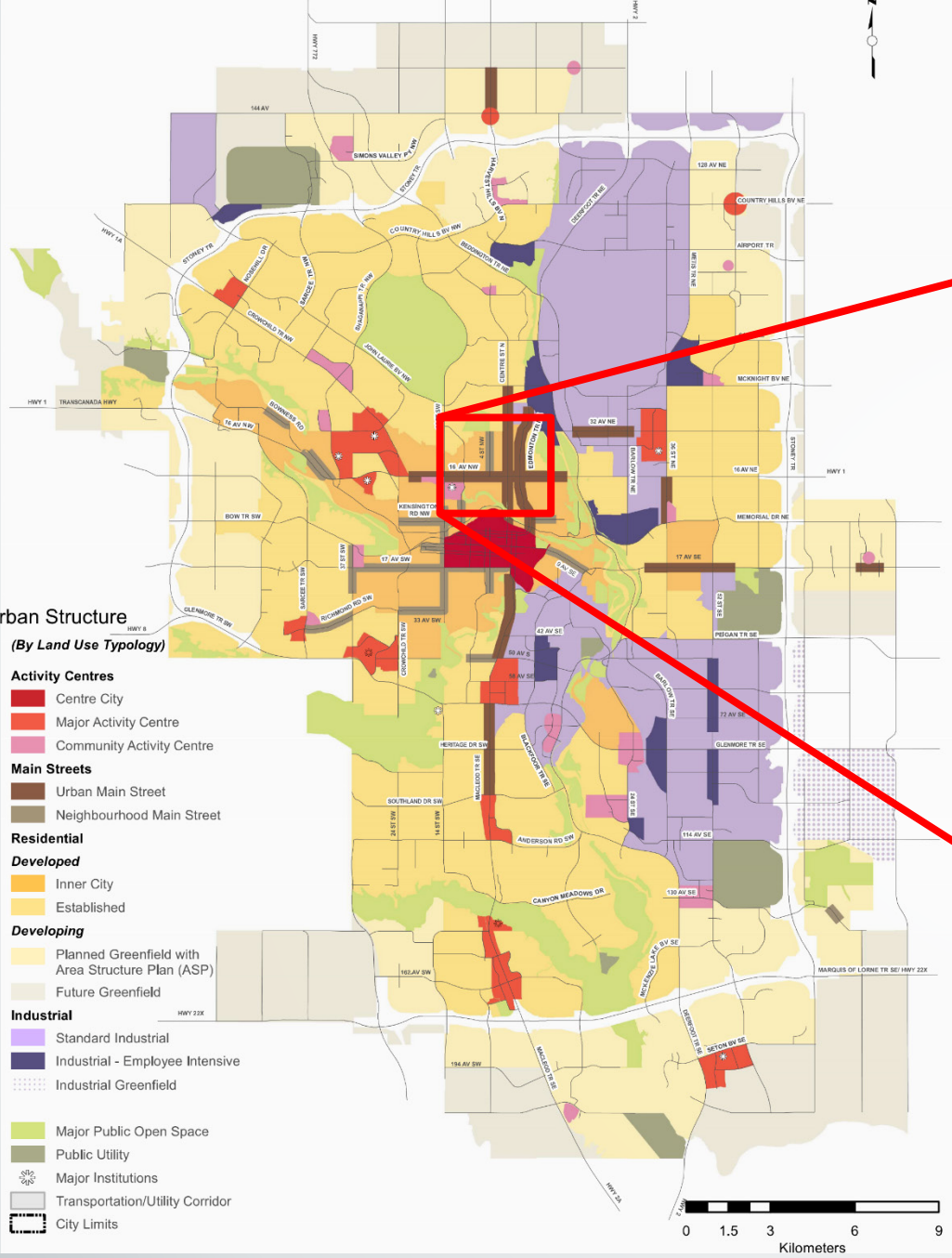
That Council:

Give three readings to **Proposed Bylaw 15D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 259 - 18 Avenue NE (Plan 4804N, Block B, Lot 18) from Residential Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate grade-oriented multi-residential development.

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Supplementary Slides





Map 3:
Urban Form

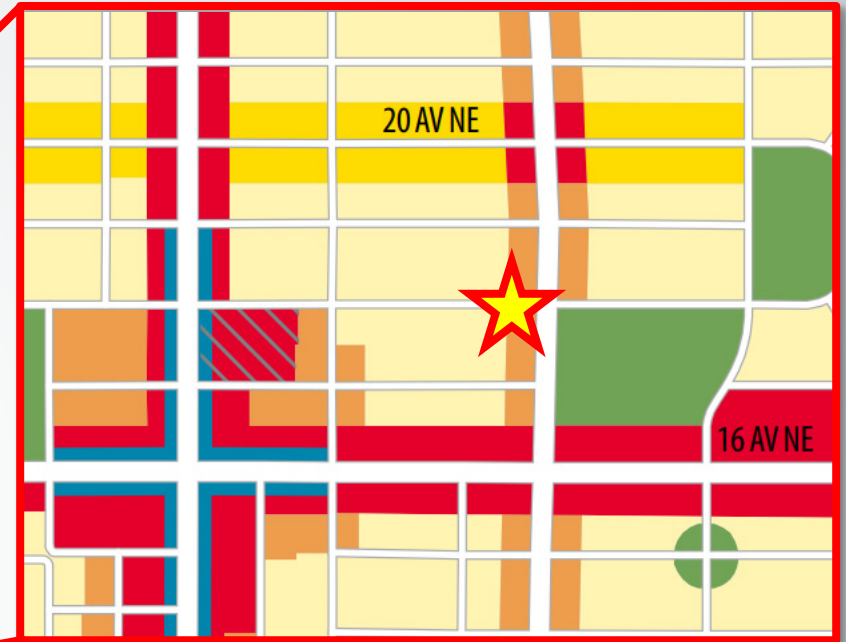
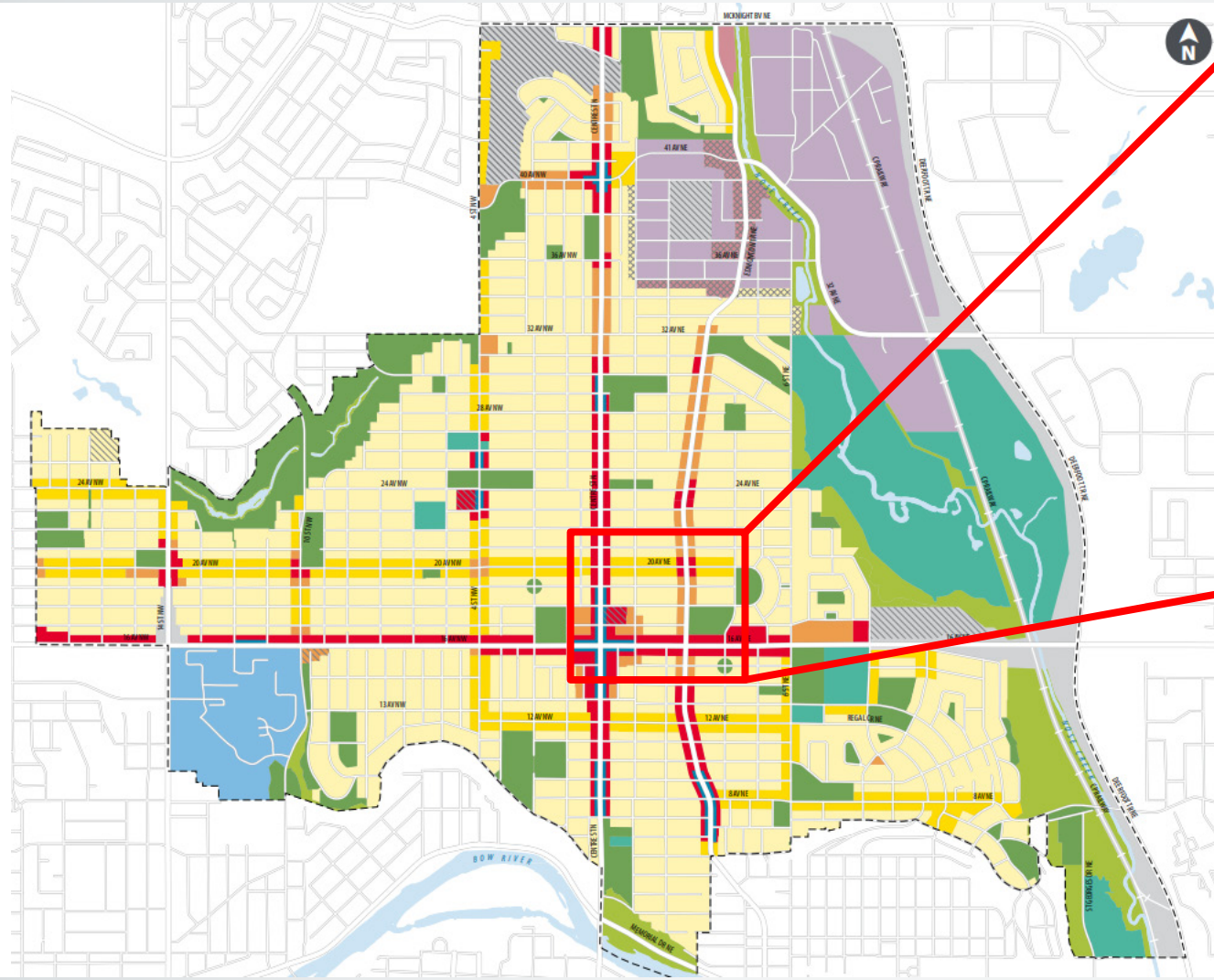
Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category







Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary



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
-  Plan Area Boundary

