

Calgary



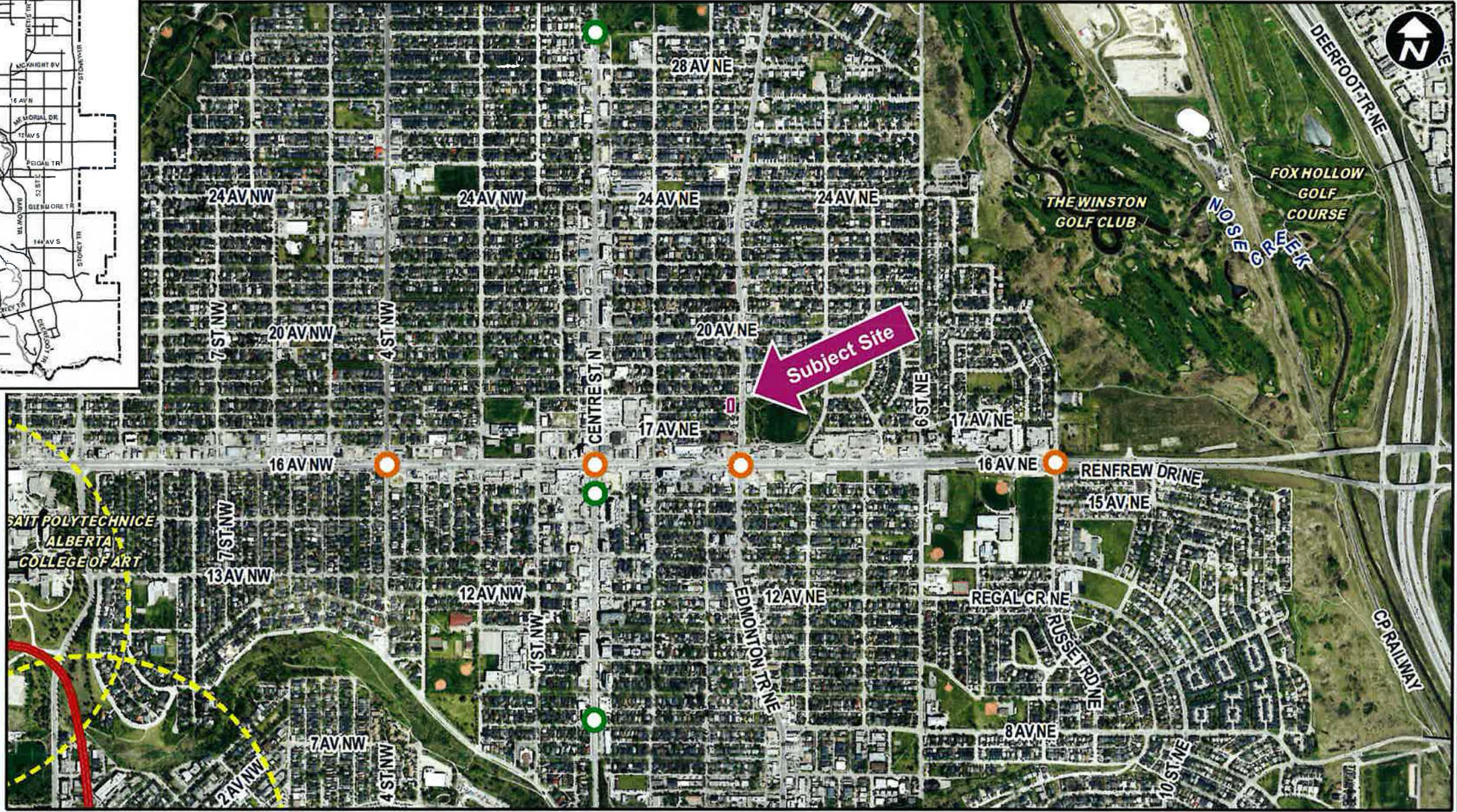
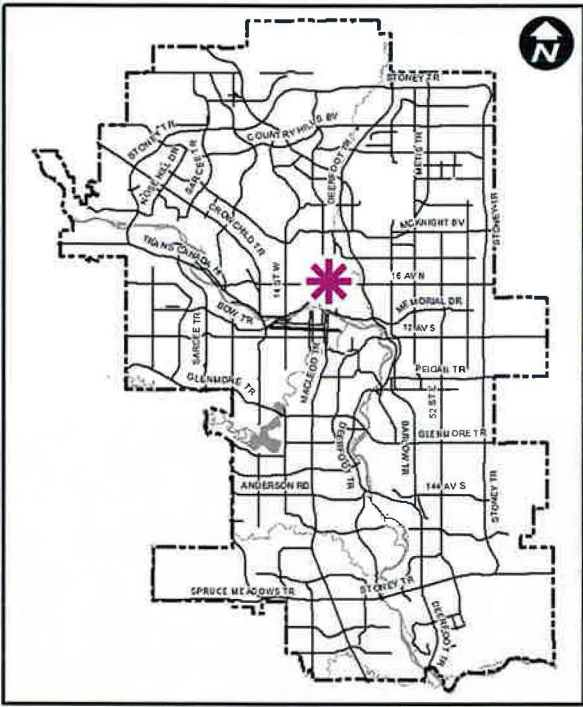
# Public Hearing of Council

## Agenda Item: 8.1.5

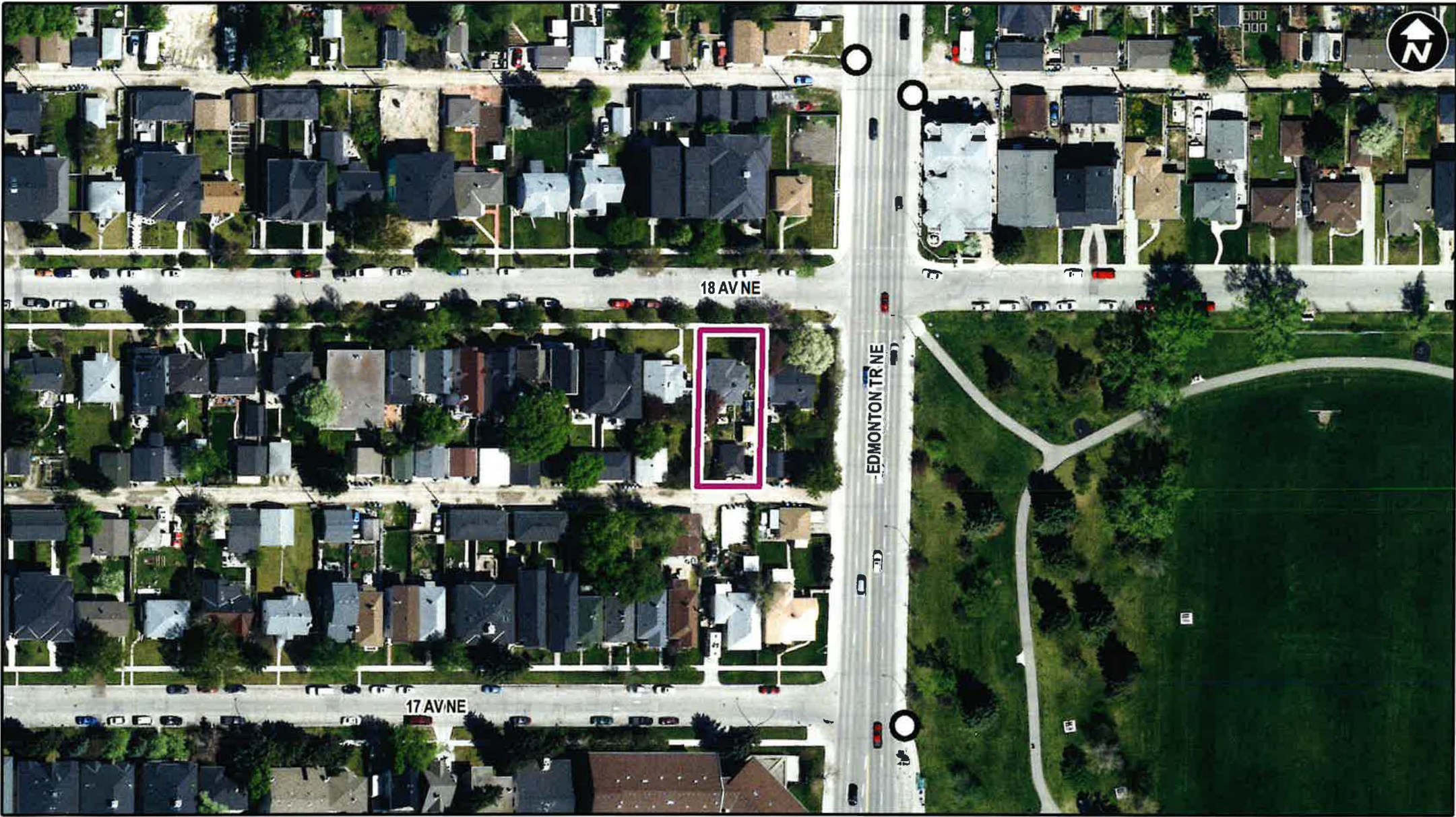
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CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 11 2022  
ITEM: 8-1-5 CPC2021-1481  
distribution  
CITY CLERK'S DEPARTMENT

**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

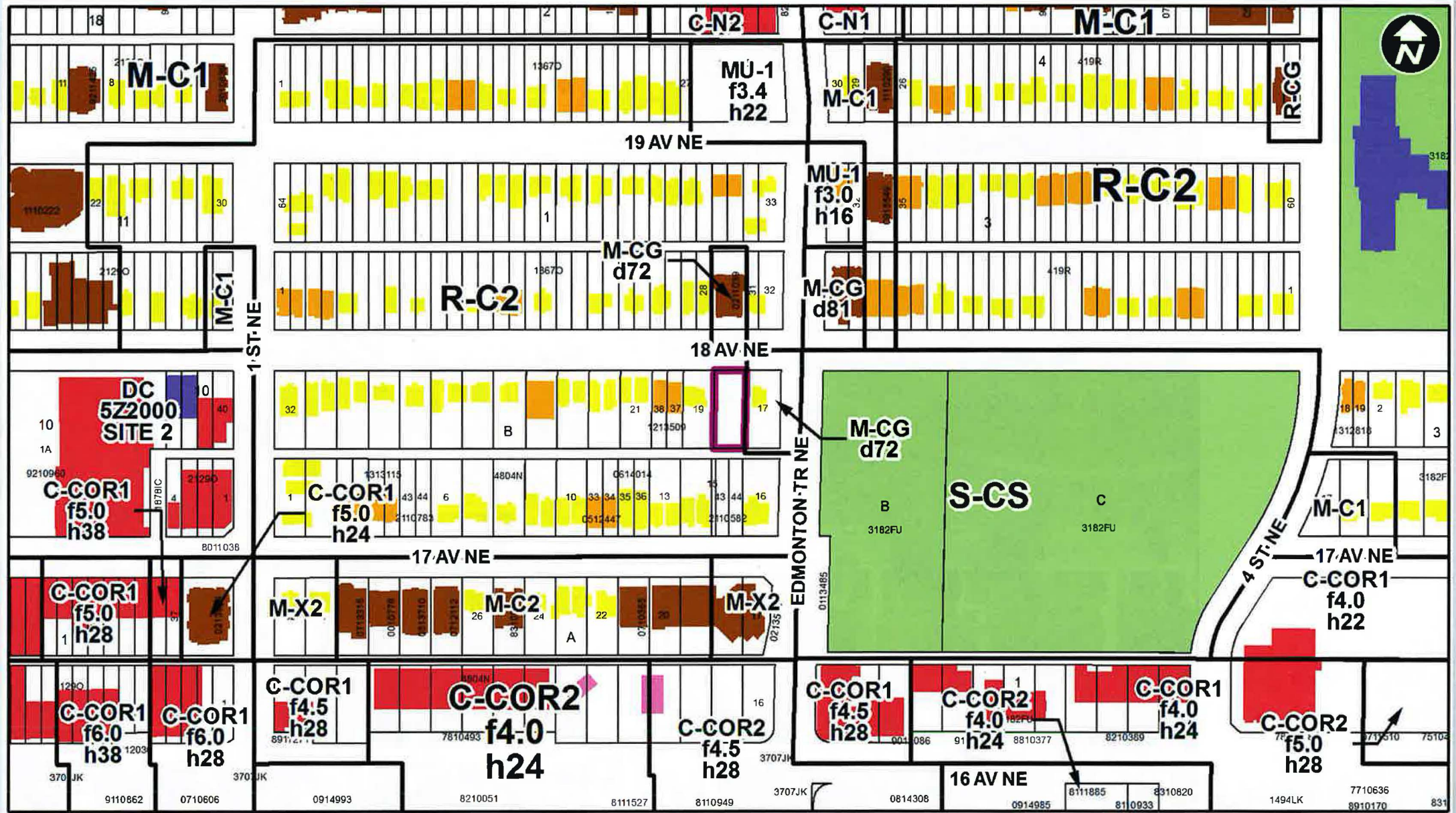


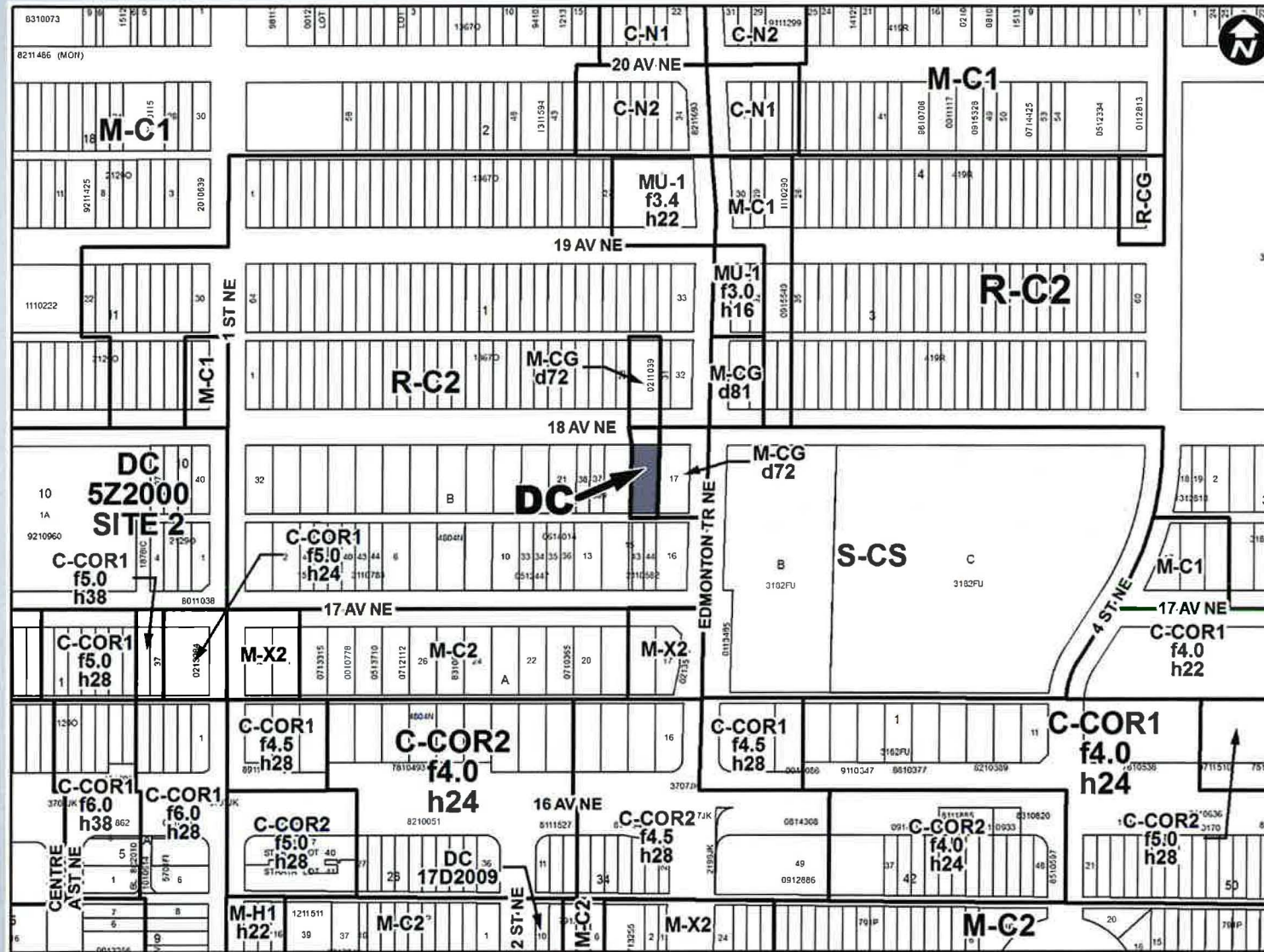
Parcel Size:

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.

# Supplementary Slides





### Urban Structure (By Land Use Typology)

#### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

#### Main Streets

- Urban Main Street
- Neighbourhood Main Street

#### Residential

- Developed
  - Inner City
  - Established

#### Developing

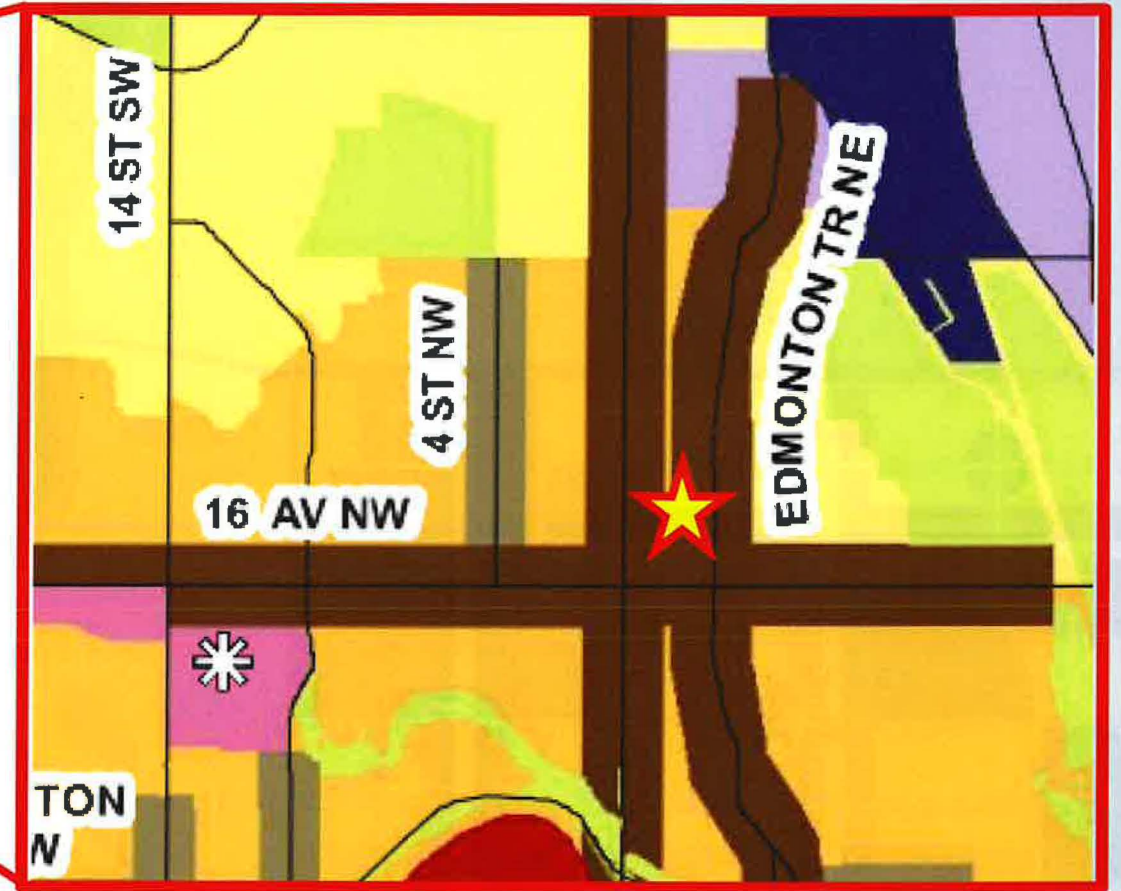
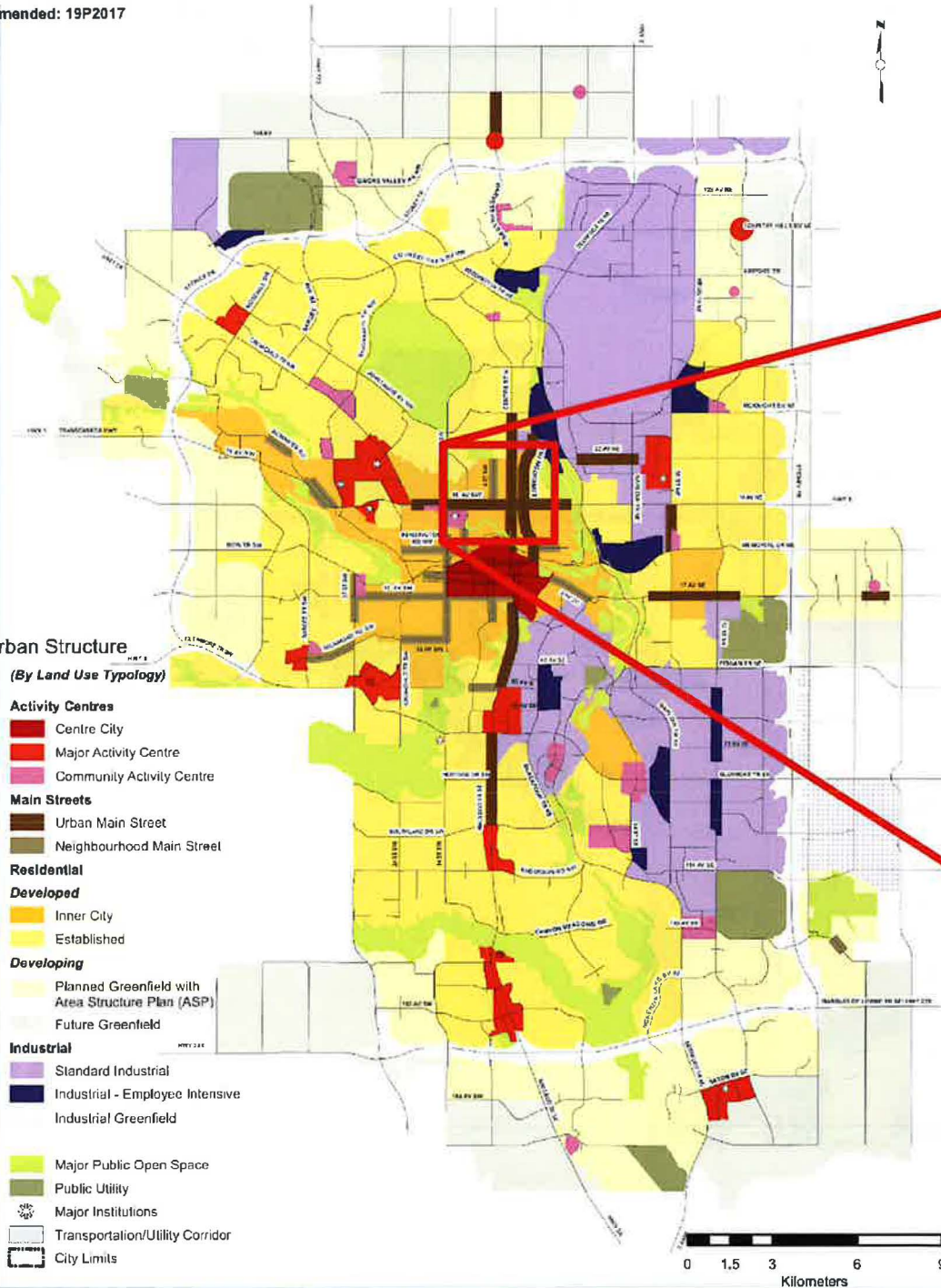
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

#### Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

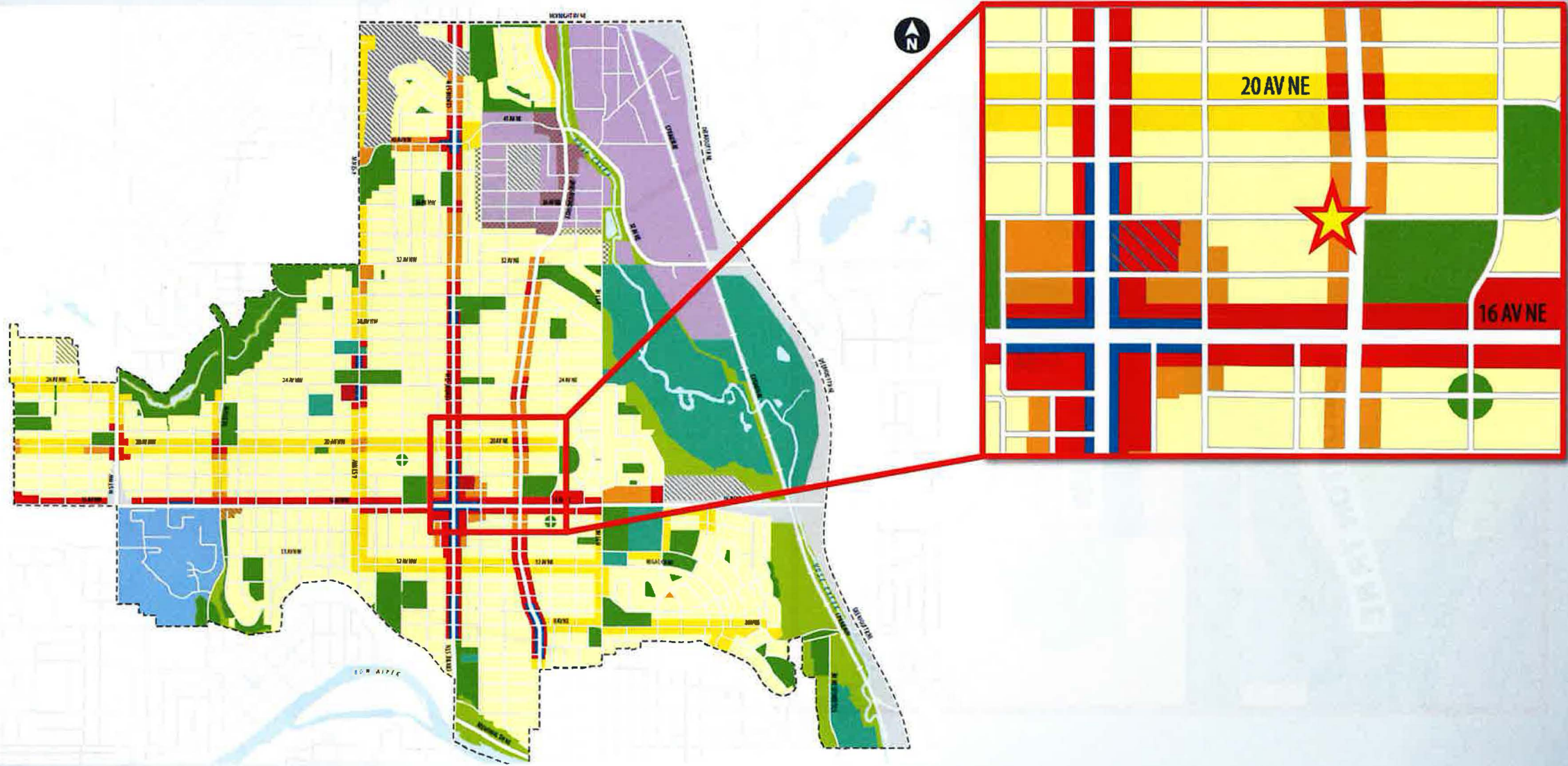
#### Major Public Open Space

- Public Utility
- Major Institutions
- Transportation/Utility Corridor
- City Limits



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

