

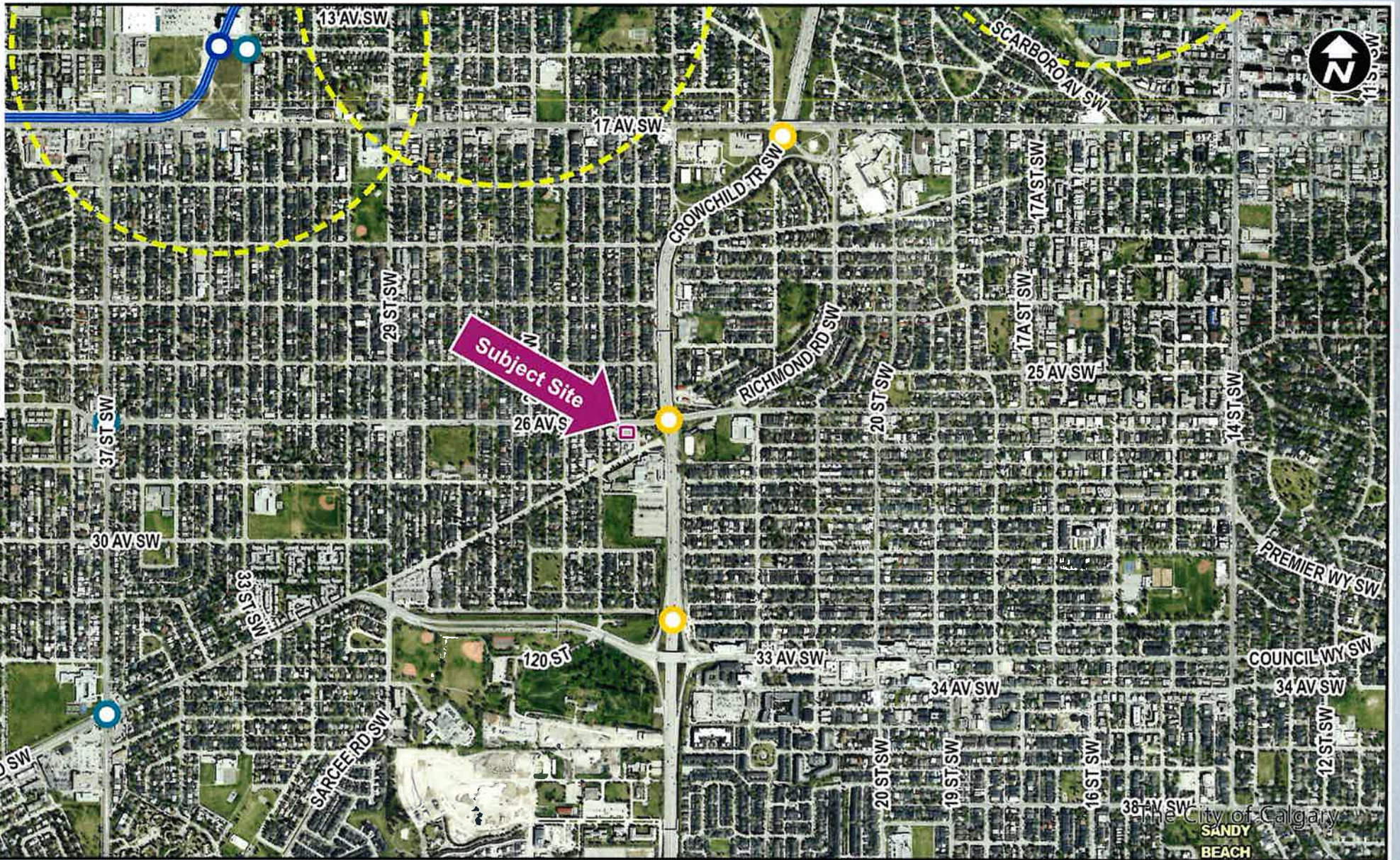
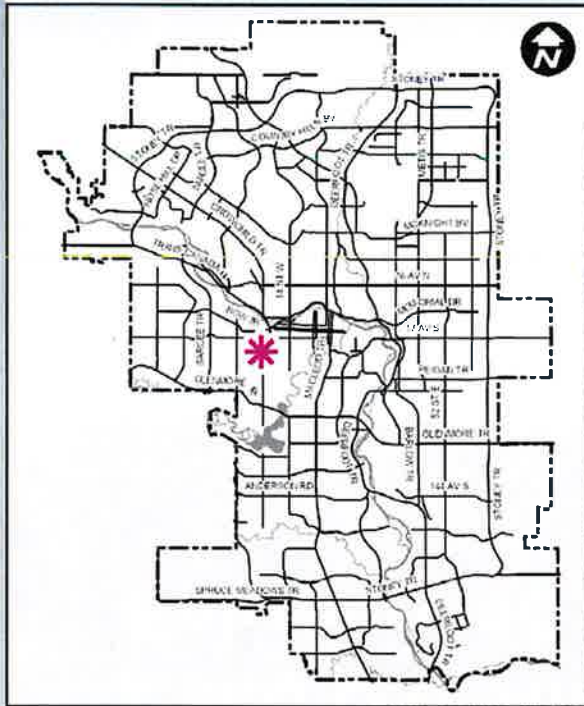


Calgary Planning Commission

Agenda Item: 7.2.4

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 10 2022
ITEM: 7.2.4 CPC2022-0156
Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0136 / CPC2022-0156
Land Use Amendment
February 10, 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:

0.11 ha

The City of Calgary



View of site looking WEST on 24A Street SW



View from site looking EAST on 24A Street SW



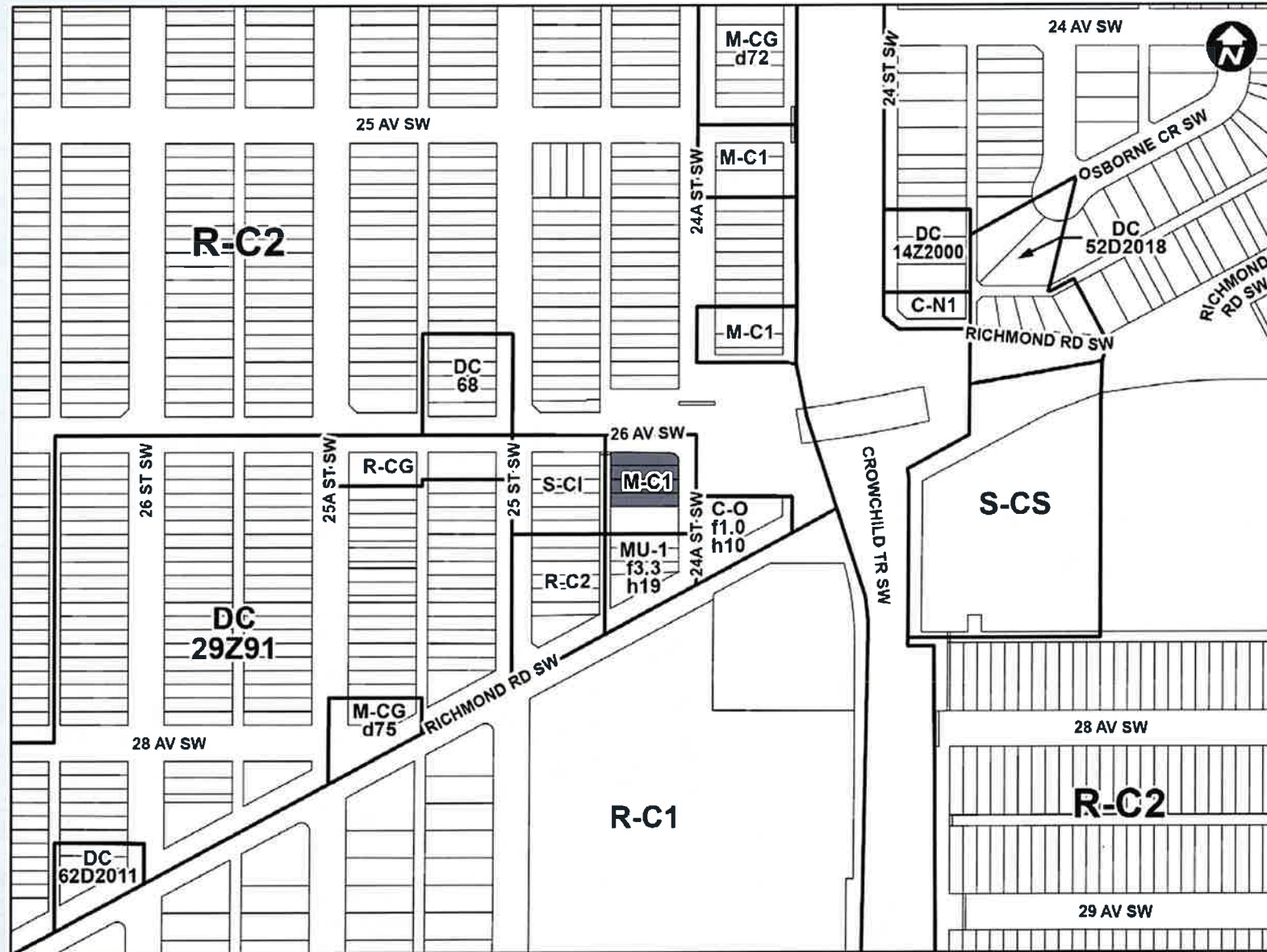
View from site looking SOUTH on 24A Street SW

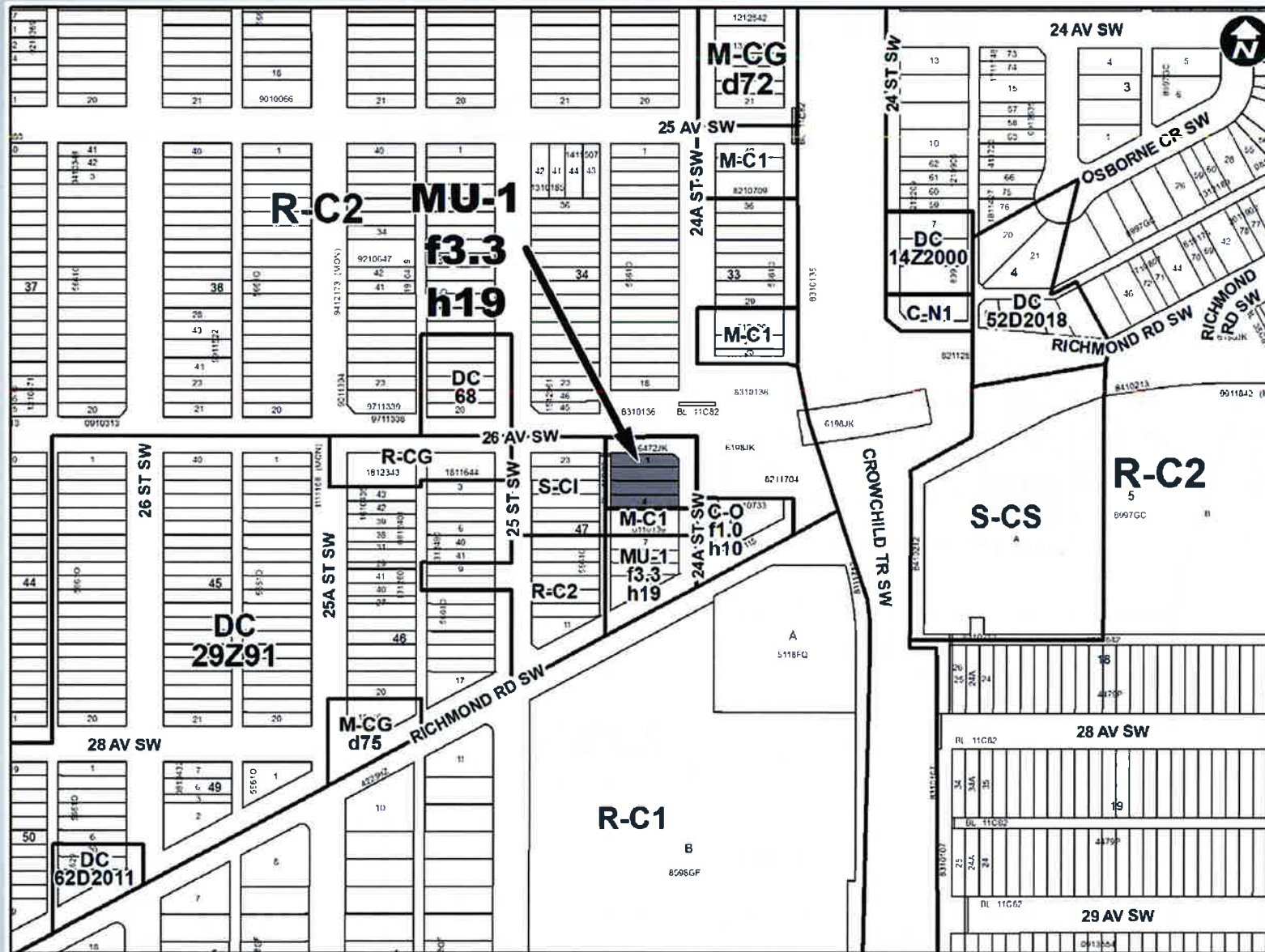


View looking NORTH on 24A Street SW

- 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 MU-1 District:

- compatible with existing lower density development as it promotes transitions to lower scale mixed-use buildings on adjacent parcels through building massing and landscaping;
- maximum height of 19.0 metres; and
- maximum floor area ratio (FAR) of 3.3

Map 2
Land Use Policy

- Study Area Boundary
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Local Commercial



Proposed Amendment:

- minor map amendment to change the subject site from 'Medium Density Residential' to 'High Density Residential'.

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 ± (0.28 acres ±) located at 2801 and 2805 – 24A Street SW (Plan 5661O, Block 47, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – General (MU-1f3.3h19) District.

Supplementary Slides



View of lane looking NORTH towards 26 Avenue SW



View of lane looking SOUTH towards Richmond Road SW



