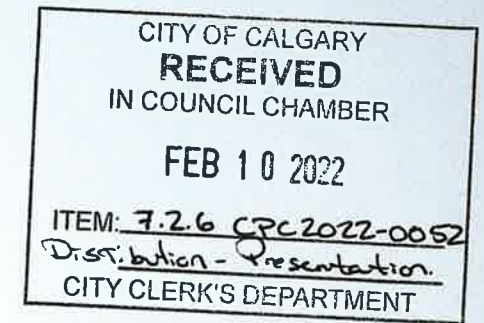




Calgary Planning Commission

Agenda Item: 7.2.6

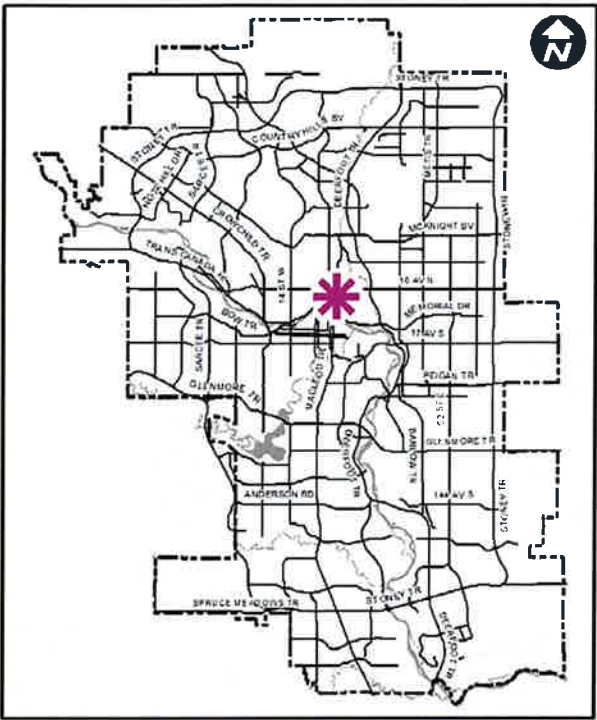


LOC2021-0180 / CPC2022-0052
Land Use Amendment
February 10, 2022

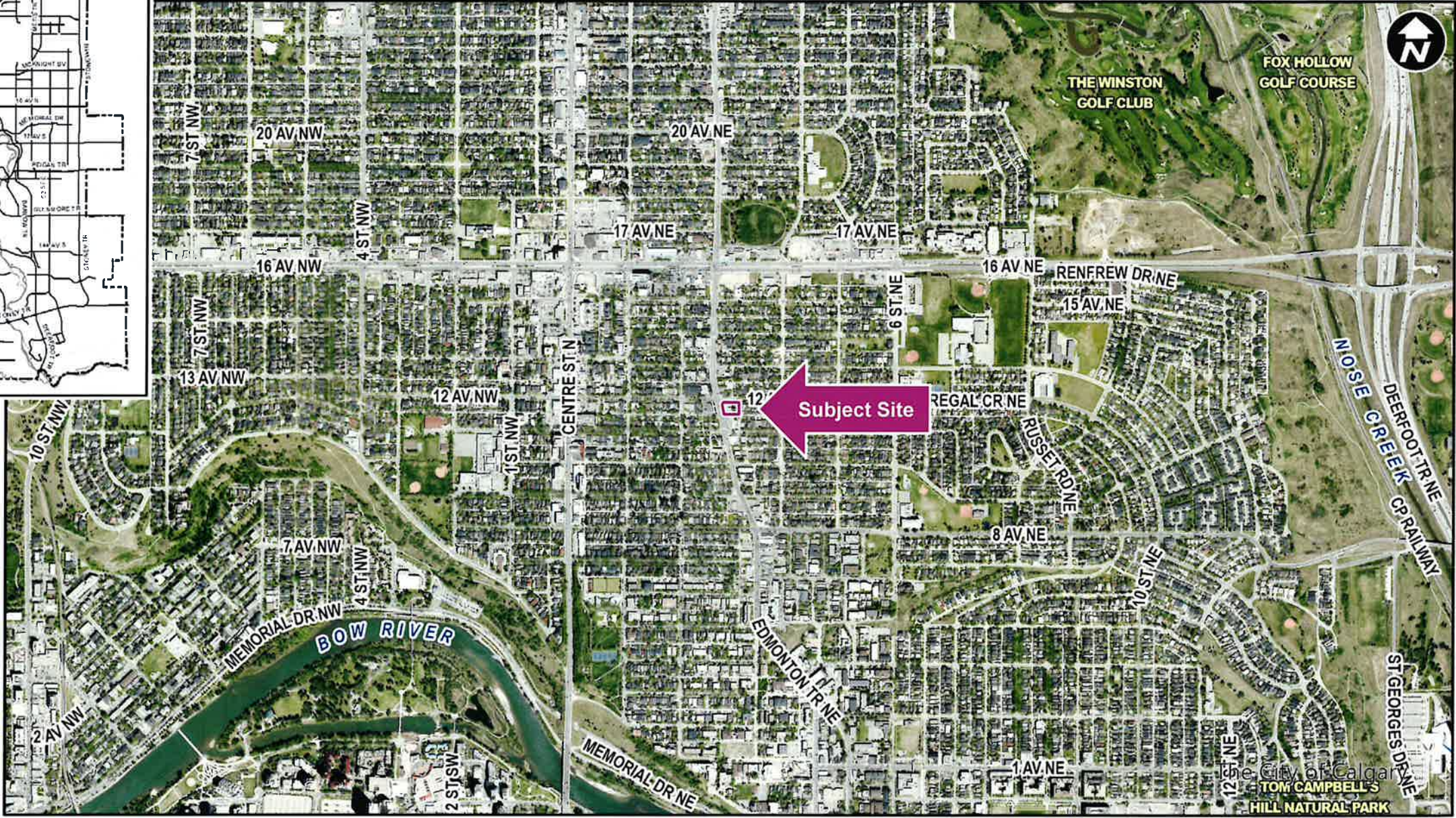
Clerical Amendment

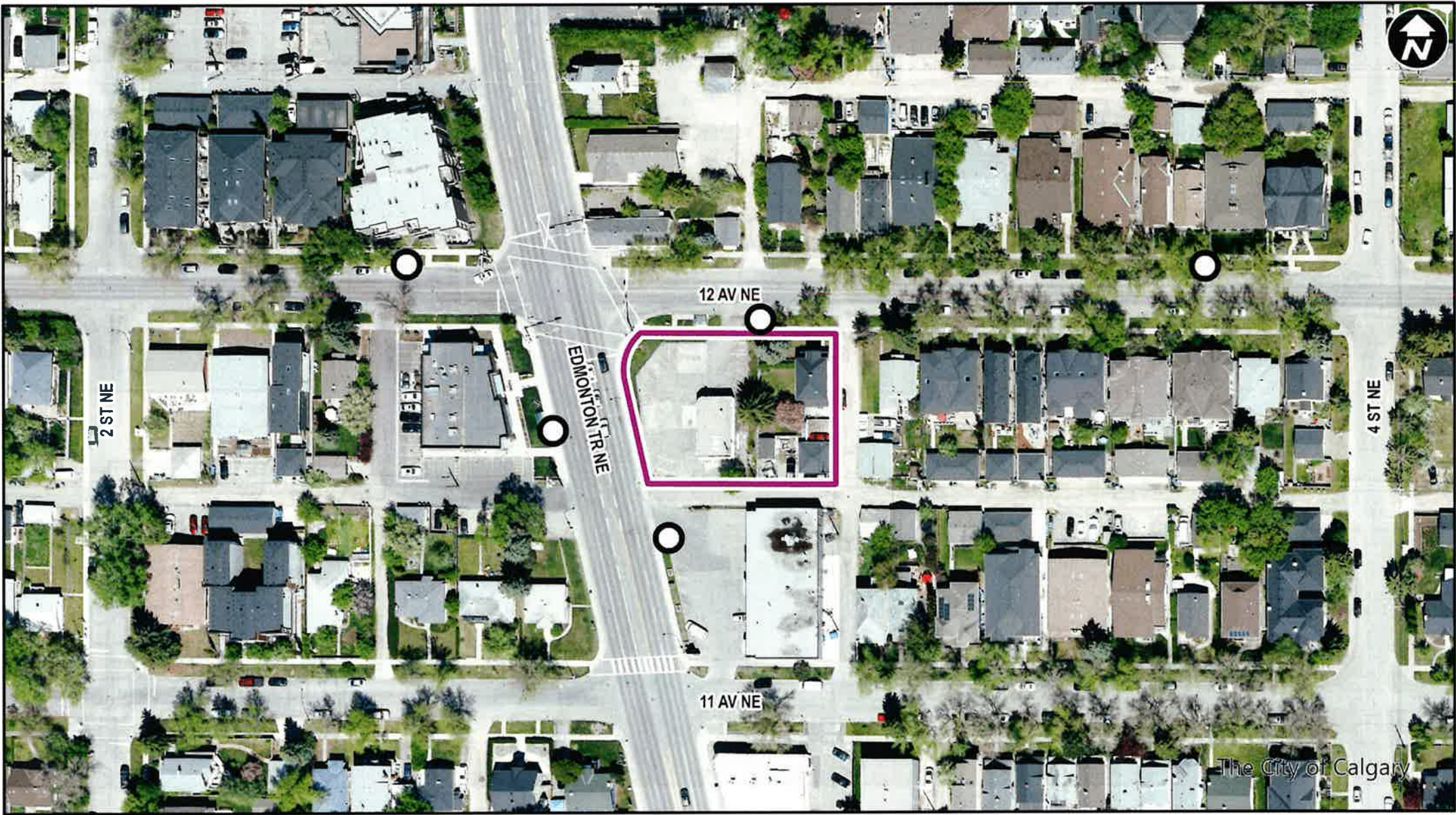
Attachment 1 - Background and Planning Evaluation





- 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





- 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:
0.18 ha

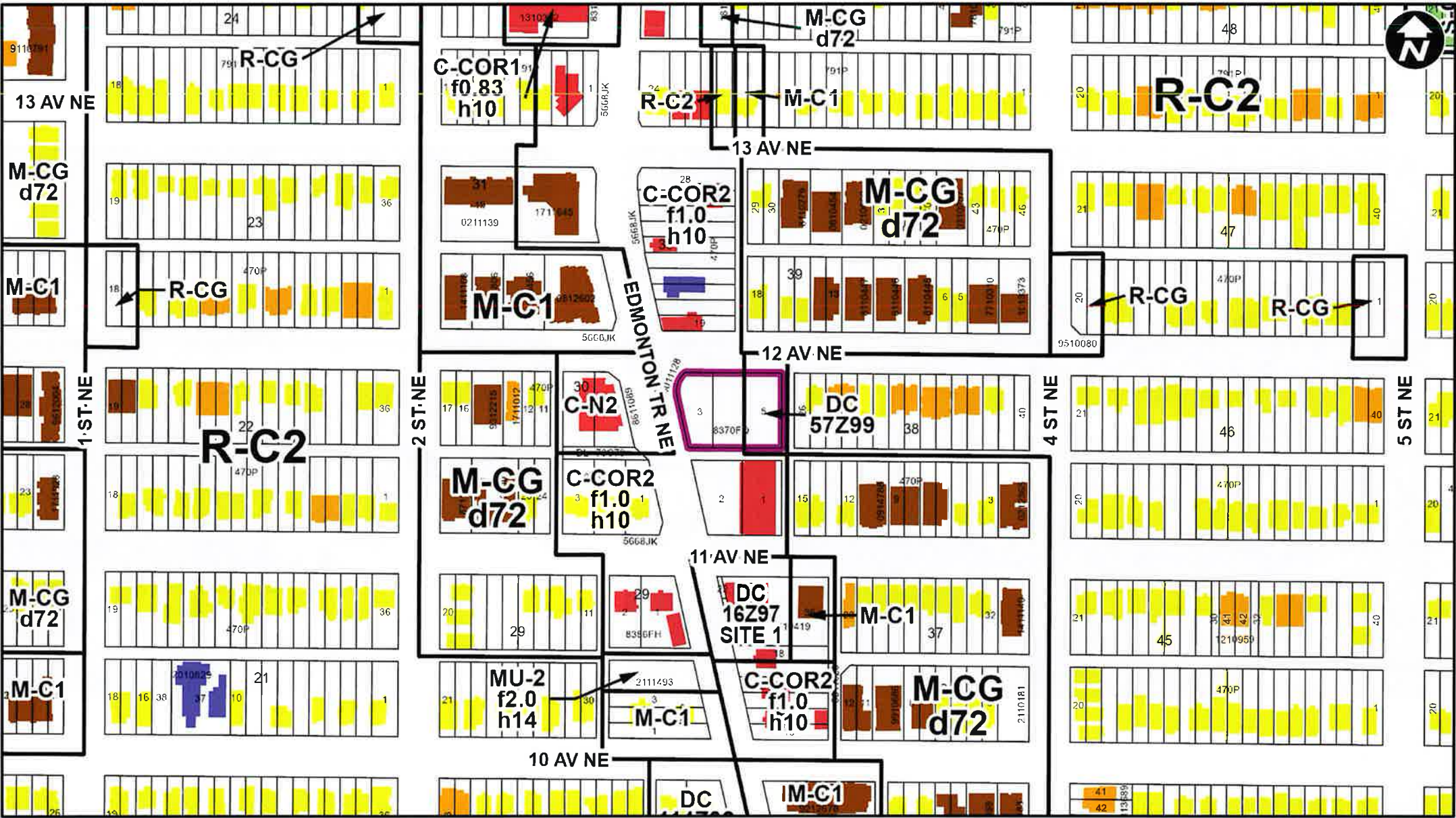


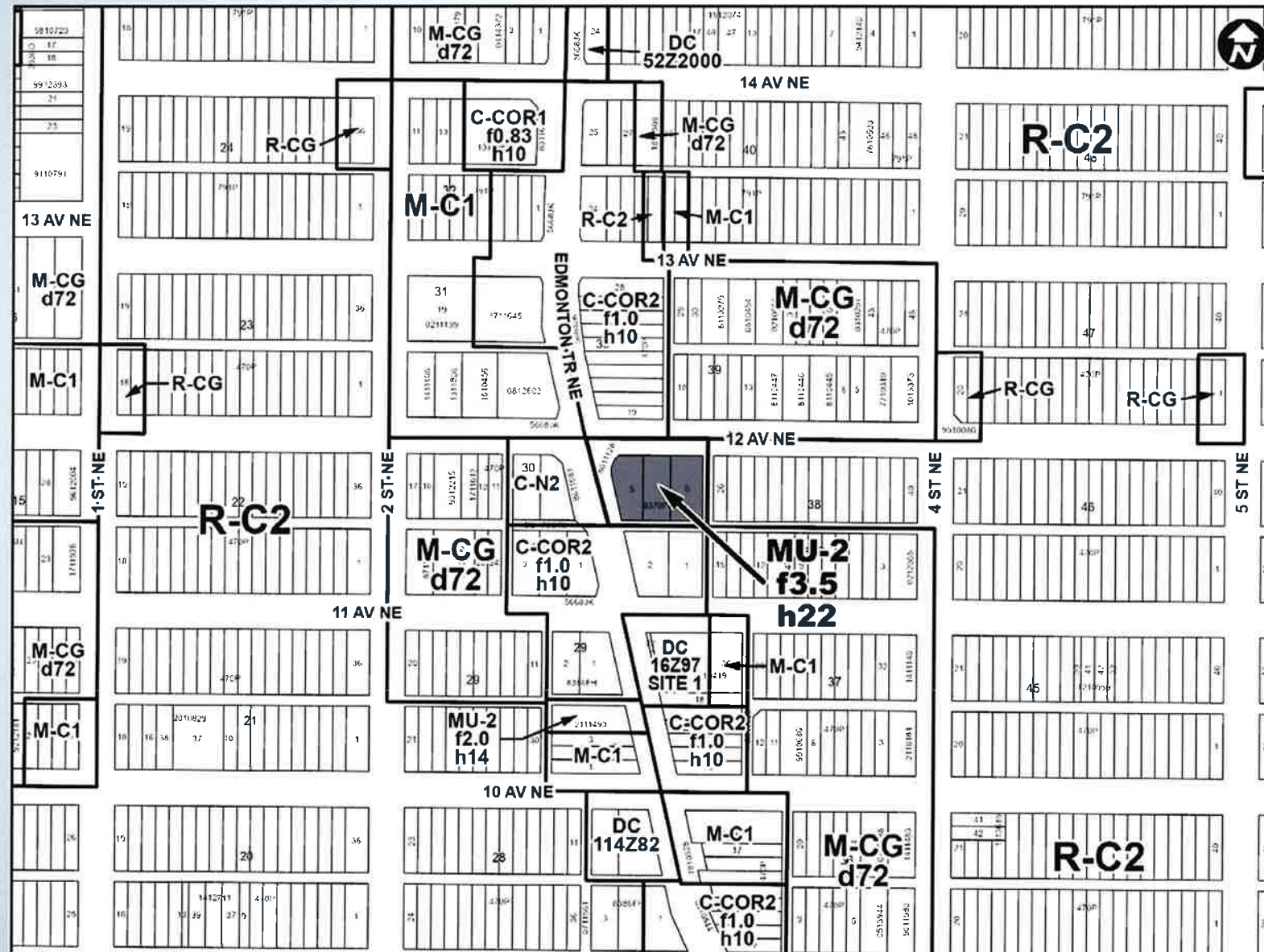
1212 Edmonton Trail NE (southeast view)



411 – 12 Avenue NE (southeast view)

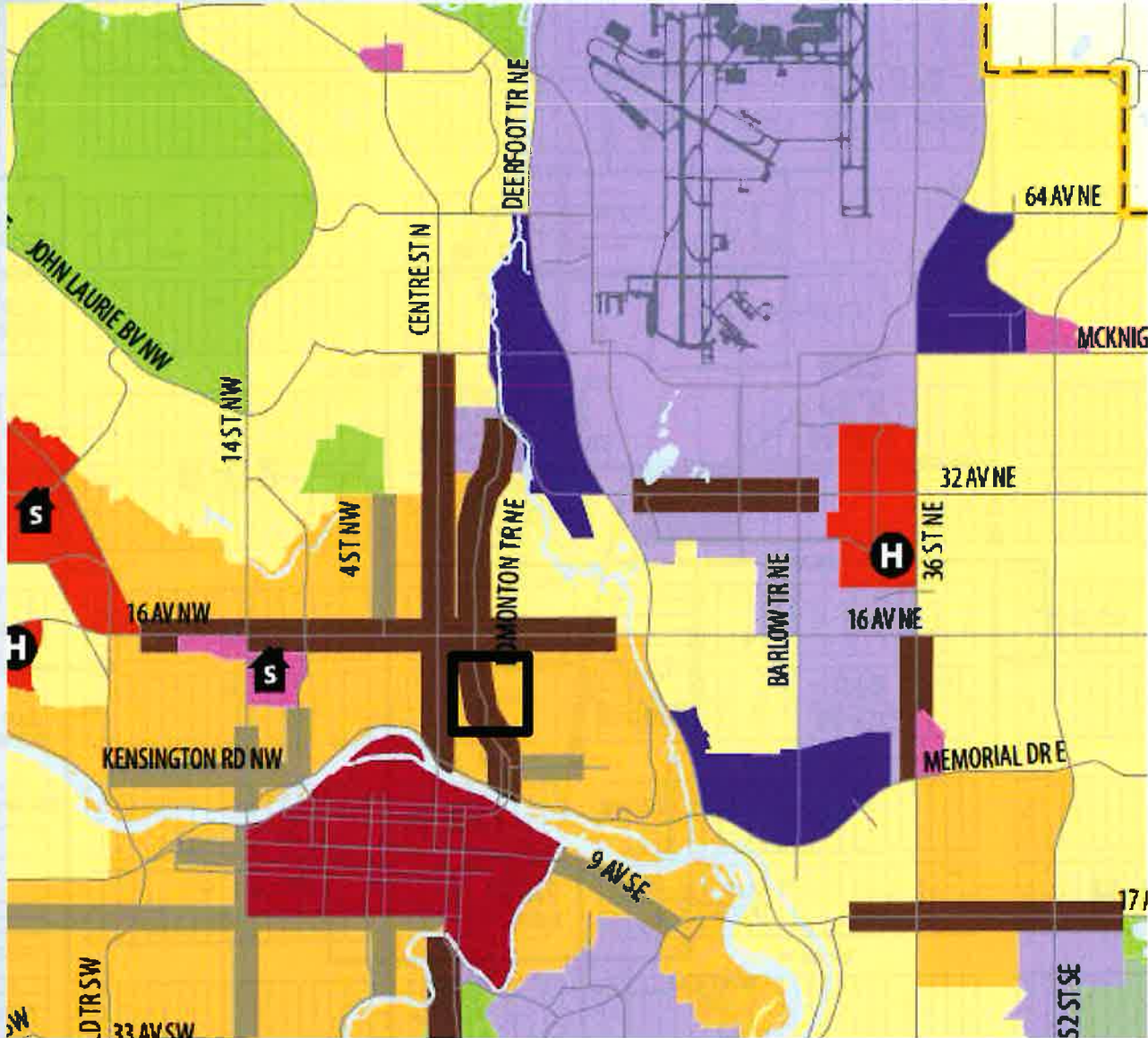
- LEGEND
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





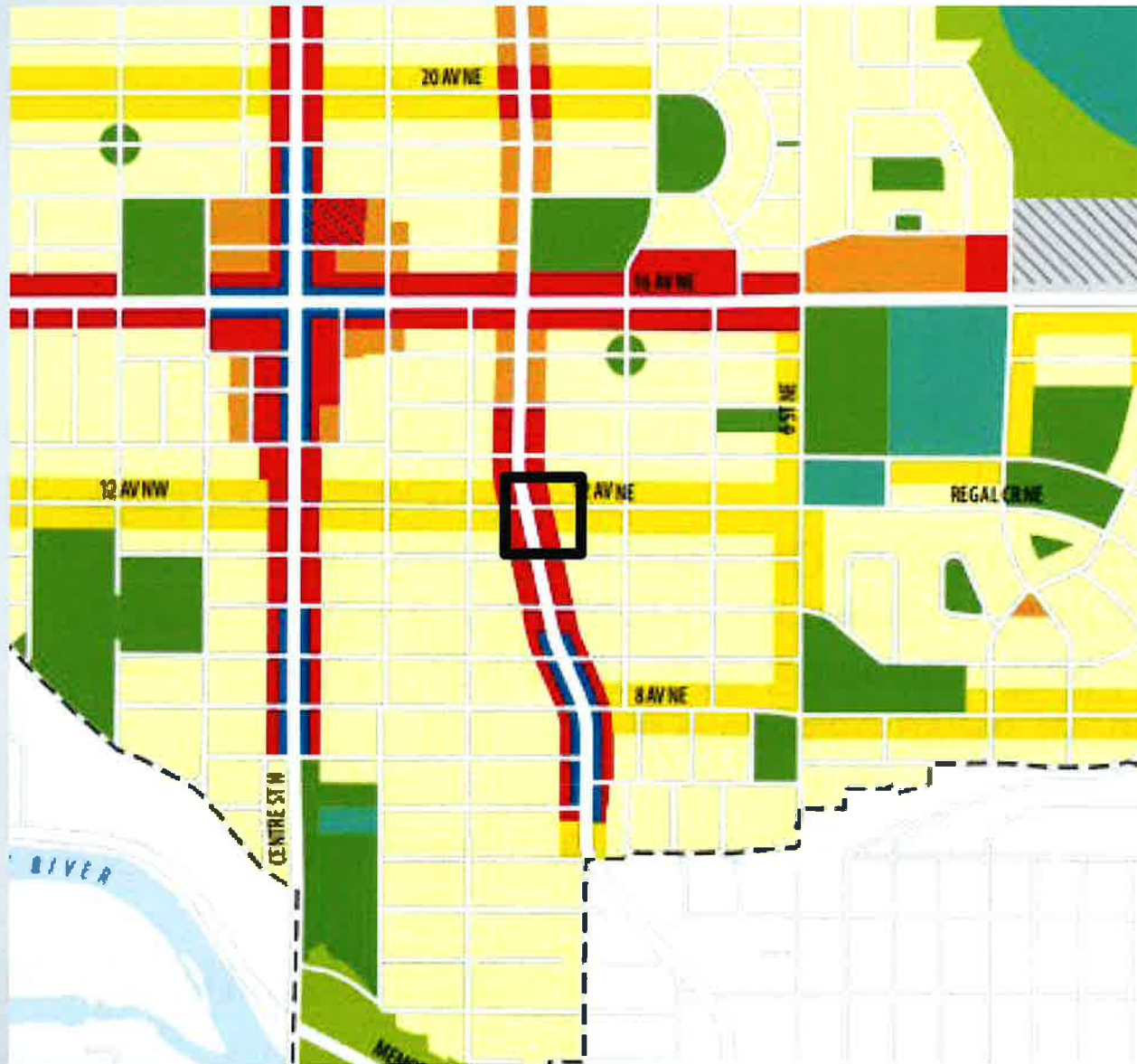
MU-2 f3.5h22

- Floor Area Ratio (FAR): 3.5
- Building Height: 22 metres (approx. 5 – 6 storeys)
- Mix of commercial and residential uses
- Street-oriented buildings
- Commercial uses required at grade



Main Streets

- Urban Main Street
- Neighbourhood Main Street



Map 3: Urban Form

Legend

Urban Form Categories

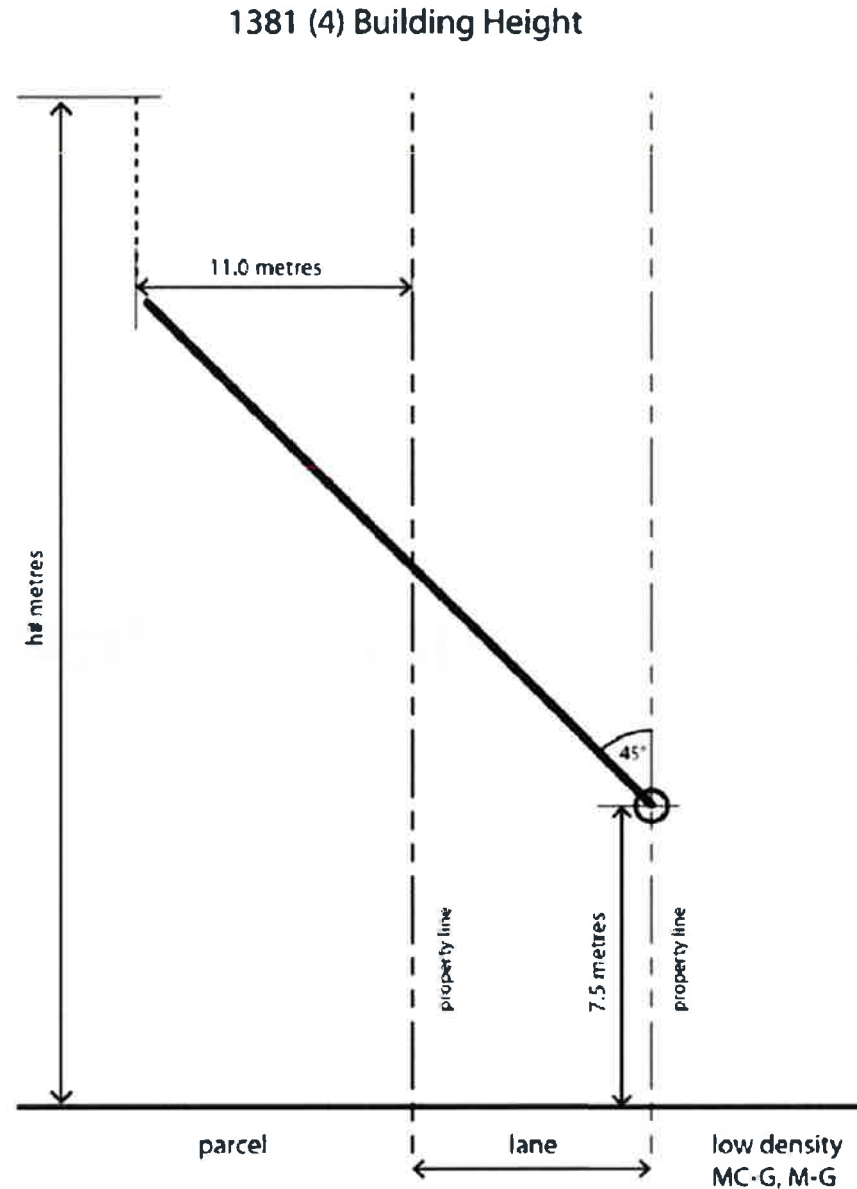
■ Neighbourhood Commercial

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 1212 Edmonton Trail NE and 411 – 12 Avenue NE (Plan 8370FQ, Lots 3 to 5) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Direct Control (DC) District **to** Mixed Use – Active Frontage (MU-2 f3.5h22) District.

Supplementary Slides



The Mixed Use – General District (MU-1) District

- be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street;
- accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and
- respond to local area context by establishing maximum building height for individual parcels.

Mixed Use – Active Frontage (MU-2) District

- be located along commercial streets where active commercial uses are required at grade to promote activity at the street level;
- promote developments with storefronts along a continuous block face on the commercial street;
- accommodate a mix of commercial and residential uses in the same building;
- respond to local area context by establishing maximum building height for individual parcels.