



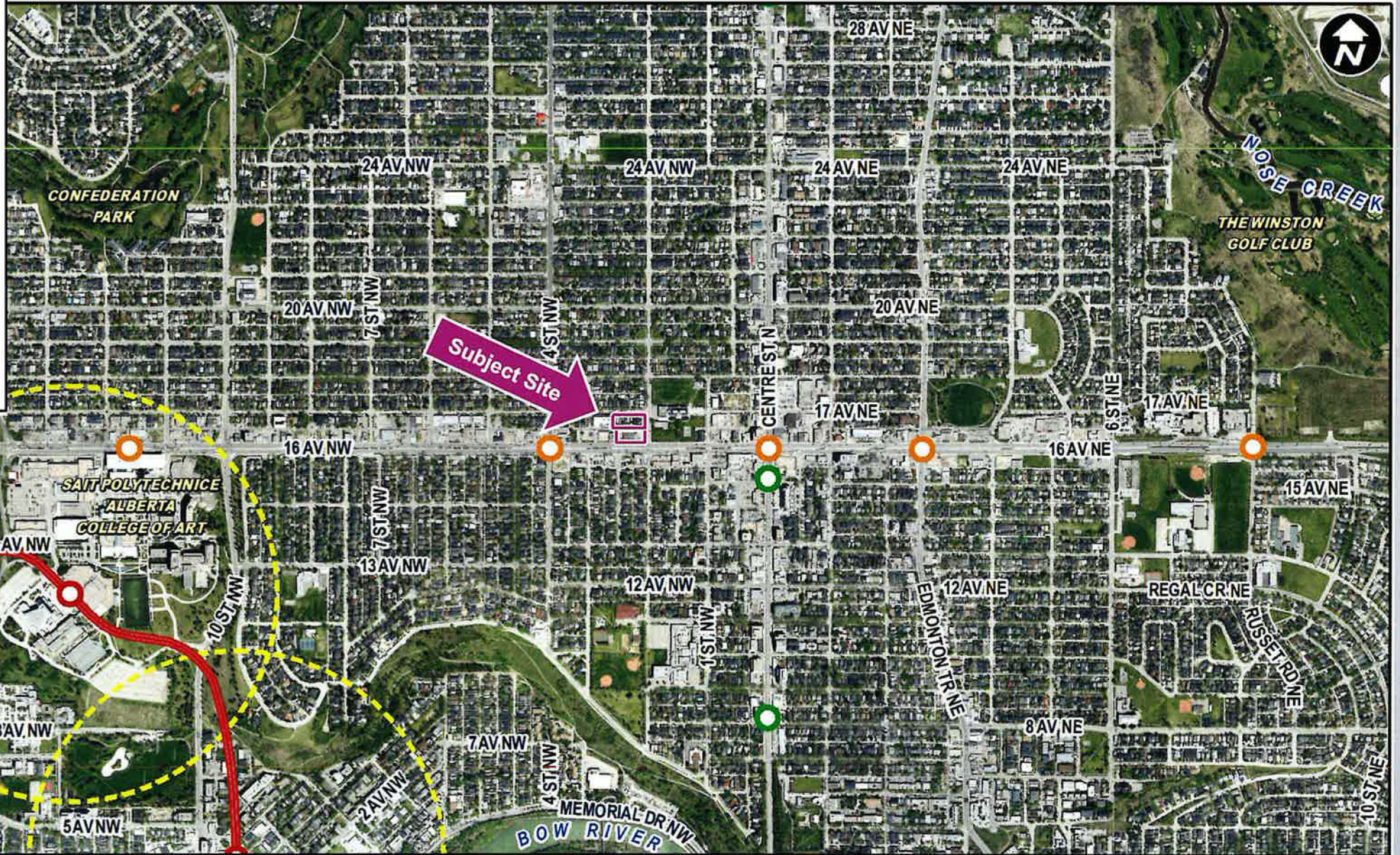
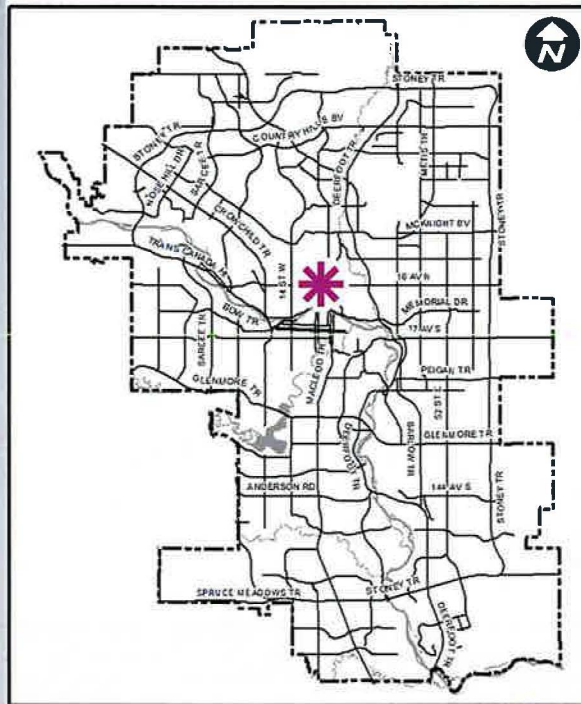
# Calgary Planning Commission

## Agenda Item: 7.2.6

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
APR 21 2022  
  
ITEM: *7.2.6 CPC2022-0459*  
*Distribution Presentation*  
CITY CLERK'S DEPARTMENT

**LOC2021-0123**  
**Land Use Amendment**  
**April 21, 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:

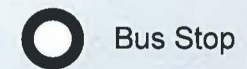
**0.68** ha total

**0.36** ha north parcels

**0.32** ha south parcels

**95m x 38m** north parcels

**84m x 38m** south parcels



Bus Stop



















**Map 3:**  
Urban Form

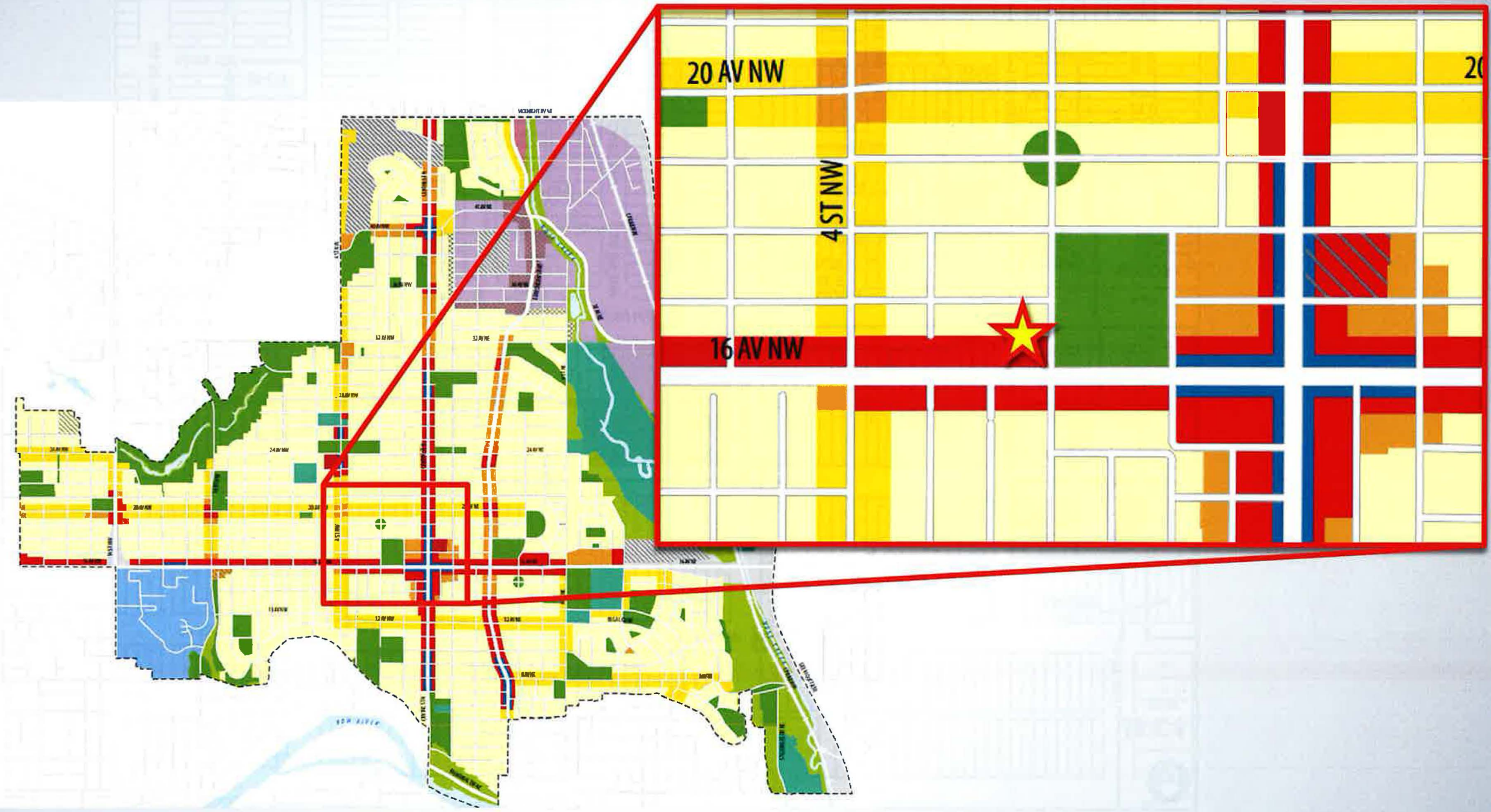
**Legend**

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

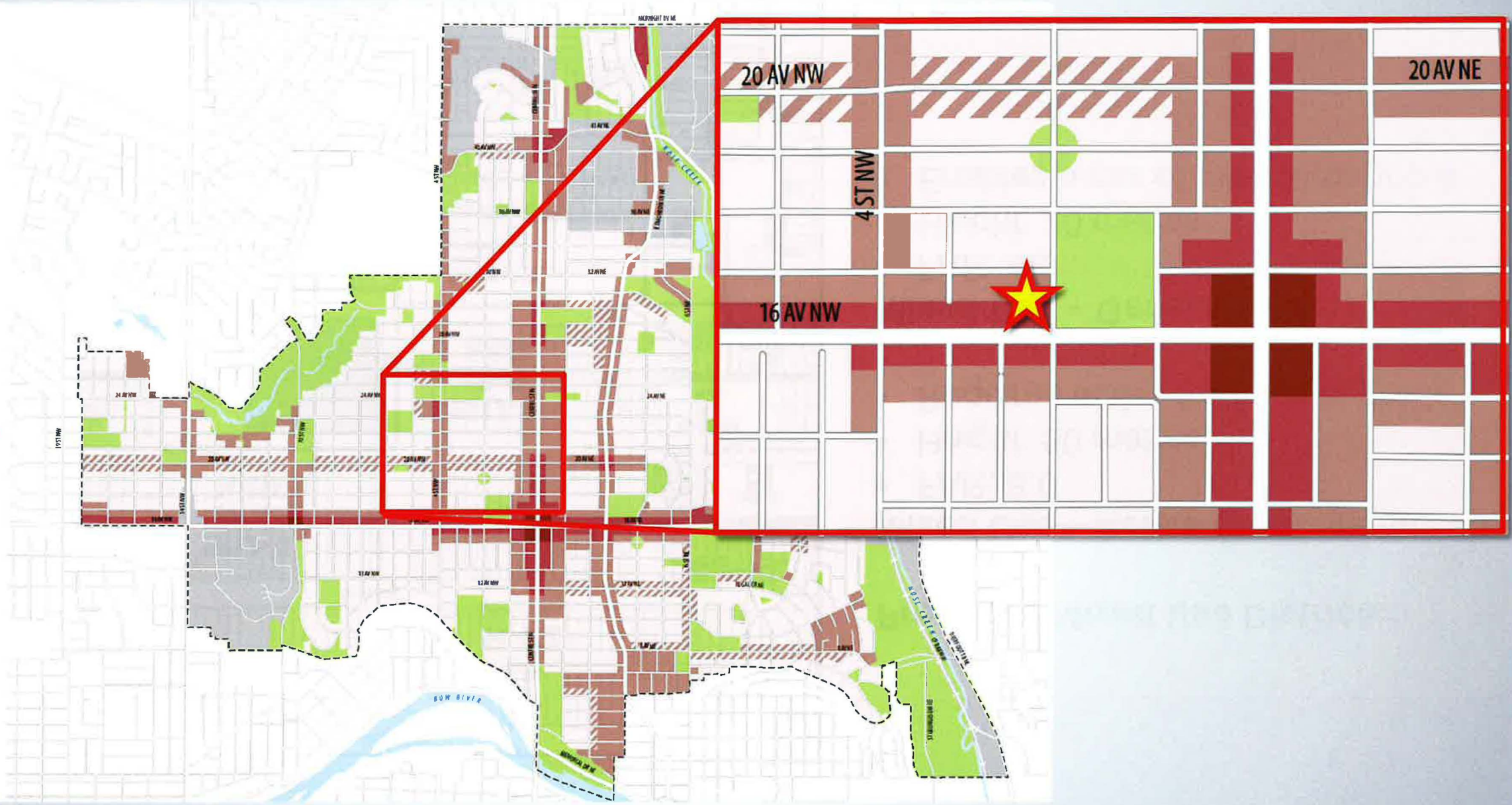




Map 4:  
Building Scale

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







**Proposed Mixed Use Districts:**

**Mixed Use – Active Frontage (MU-2)**

- FAR: 8.0
- Height: 50 metres
- Requires active frontage at grade

**Mixed Use – General (MU-1)**

- FAR: 4.0
- Height: 20 metres
- Enables a mix of uses throughout







## RECOMMENDATIONS:

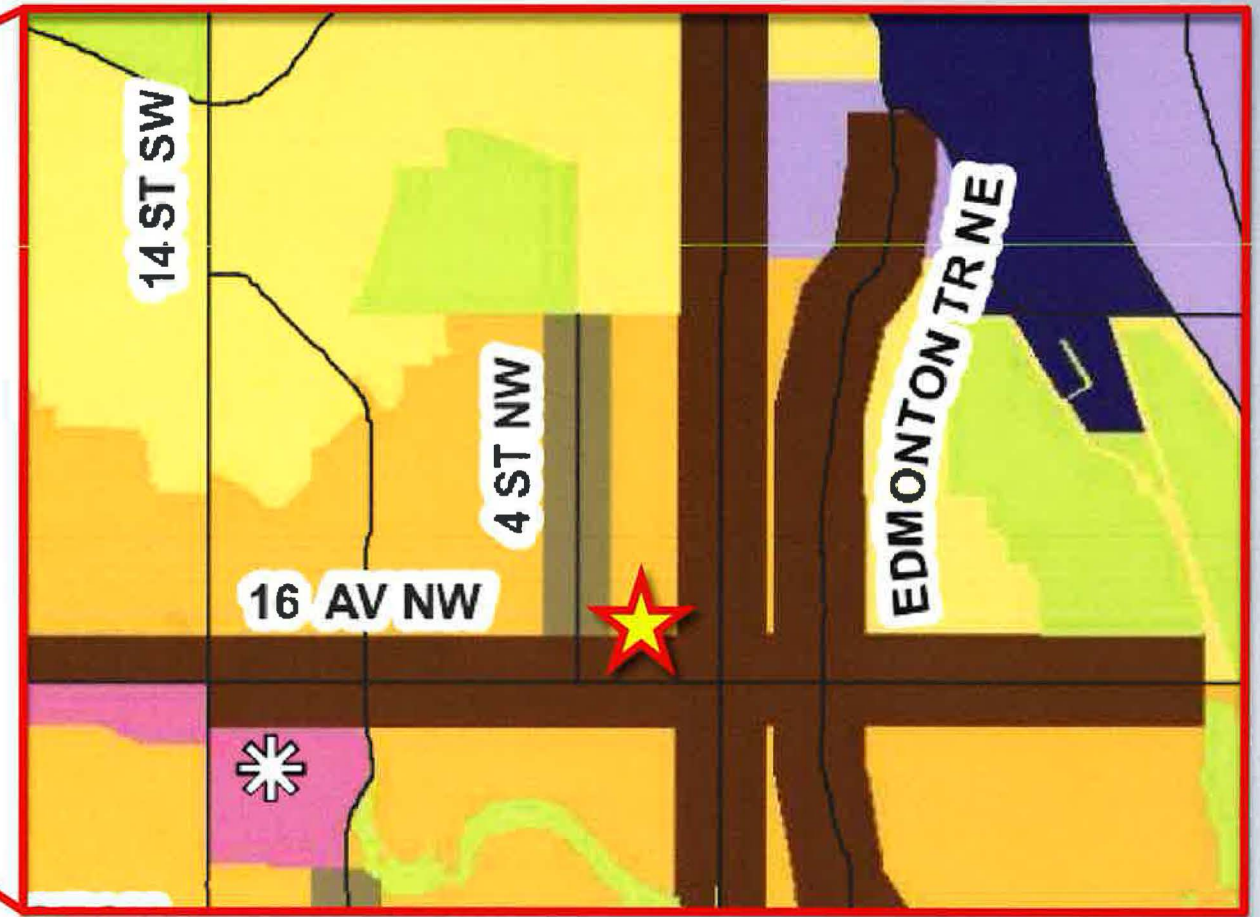
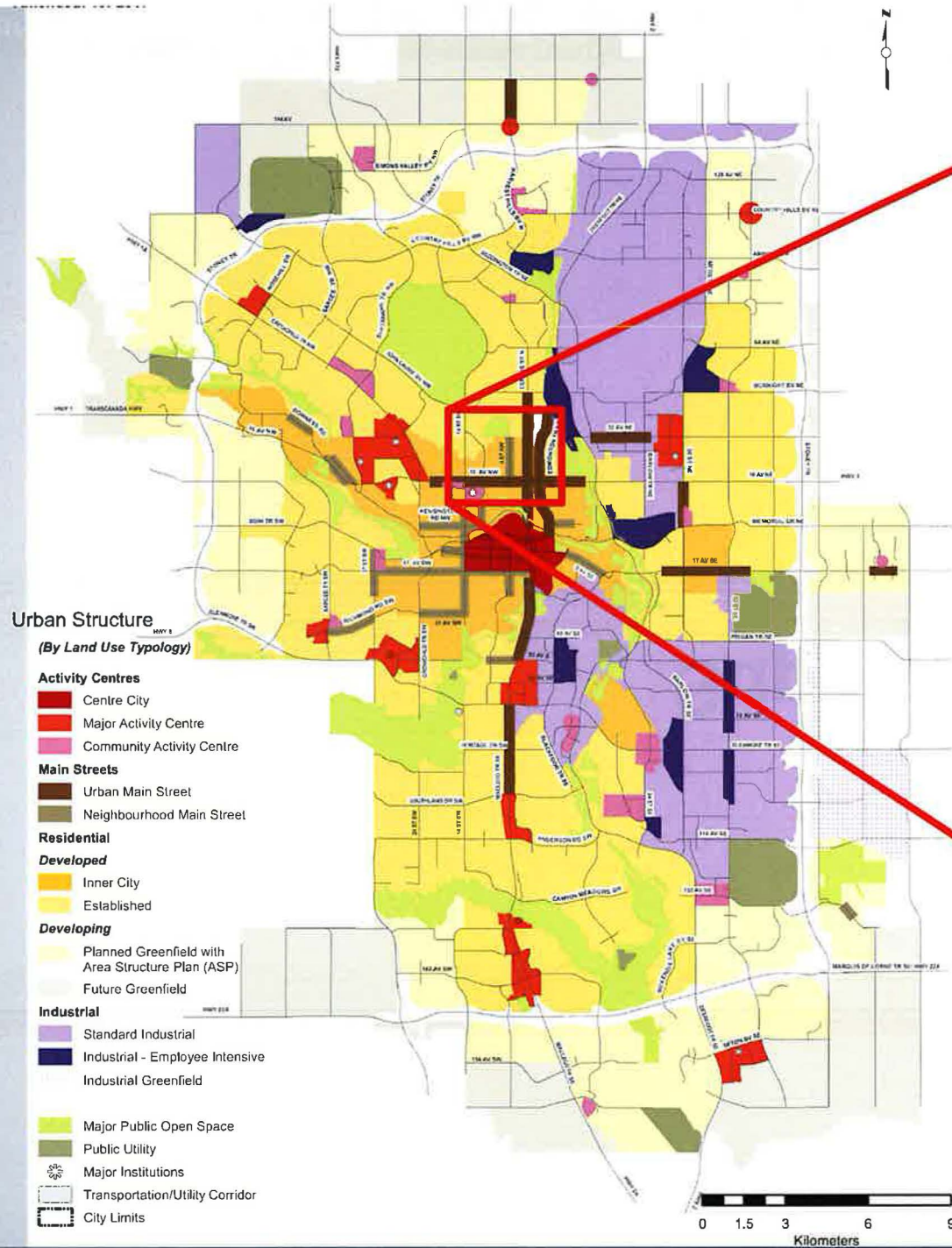
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) located at 311, 313, 315, 317, 319, 321 and 323 – 17 Avenue NW and 1713, 1717 and 1719 – 2 Street NW (Plan 2129O, Block 4, Lots 29 to 40, and a portion of Lot 28) from Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Low Profile Support Commercial (M-X2) District **to** Mixed Used - General (MU-1f4.0h20) District; and
2. Give three readings to the proposed bylaw for the redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 308, 310 and 318 – 16 Avenue NW (Plan 2129O, Block 4, Lots 1 to 11) from Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District and Commercial – Corridor 1 (C-COR1f4.5h28) **to** Mixed Use – Active Frontage (MU-2f8.0h50) District.



# Supplementary Slides





























2:00 PM



4:00 PM





12:00 PM

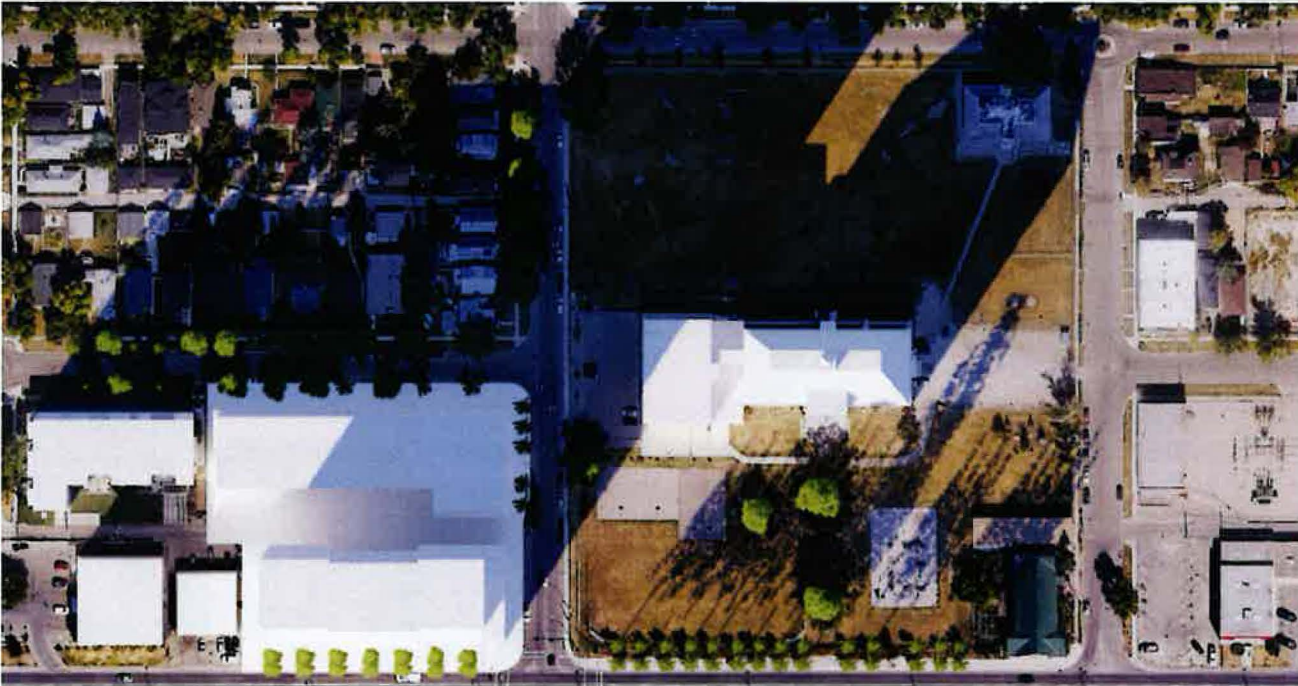


4:00 PM





2:00 PM



4:00 PM