

# Public Hearing of Council

## Agenda Item: 8.1.14

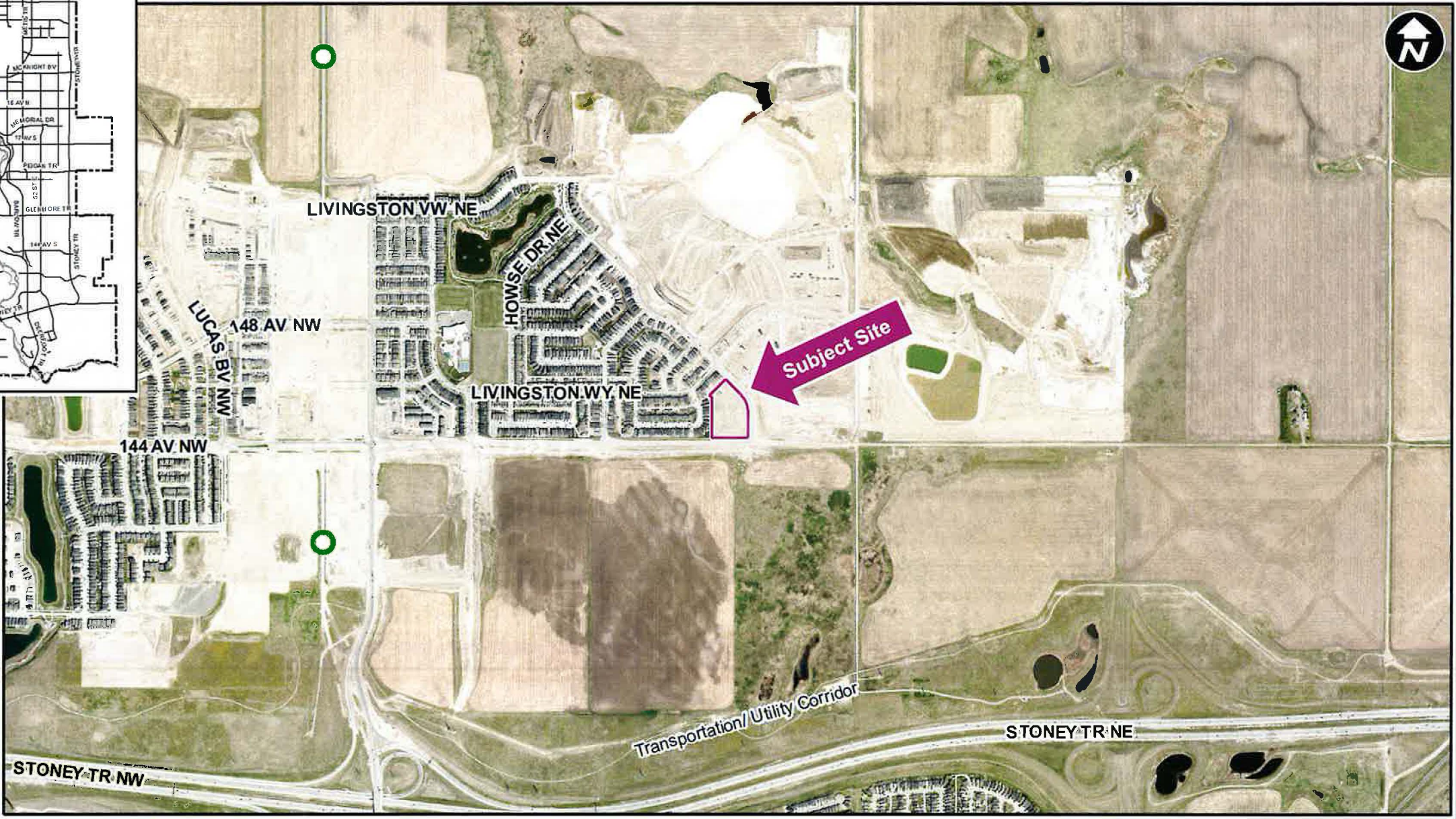
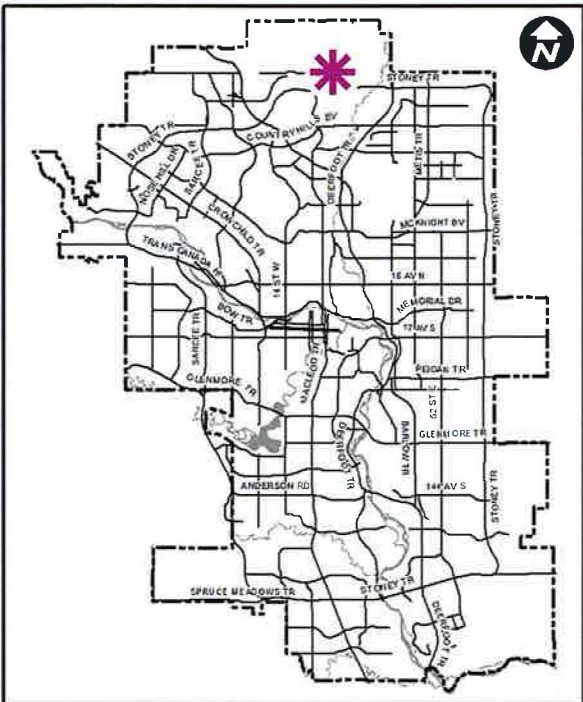
Calgary



CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
MAY 10 2022  
ITEM: 8.1.14 CPC2022-0381  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

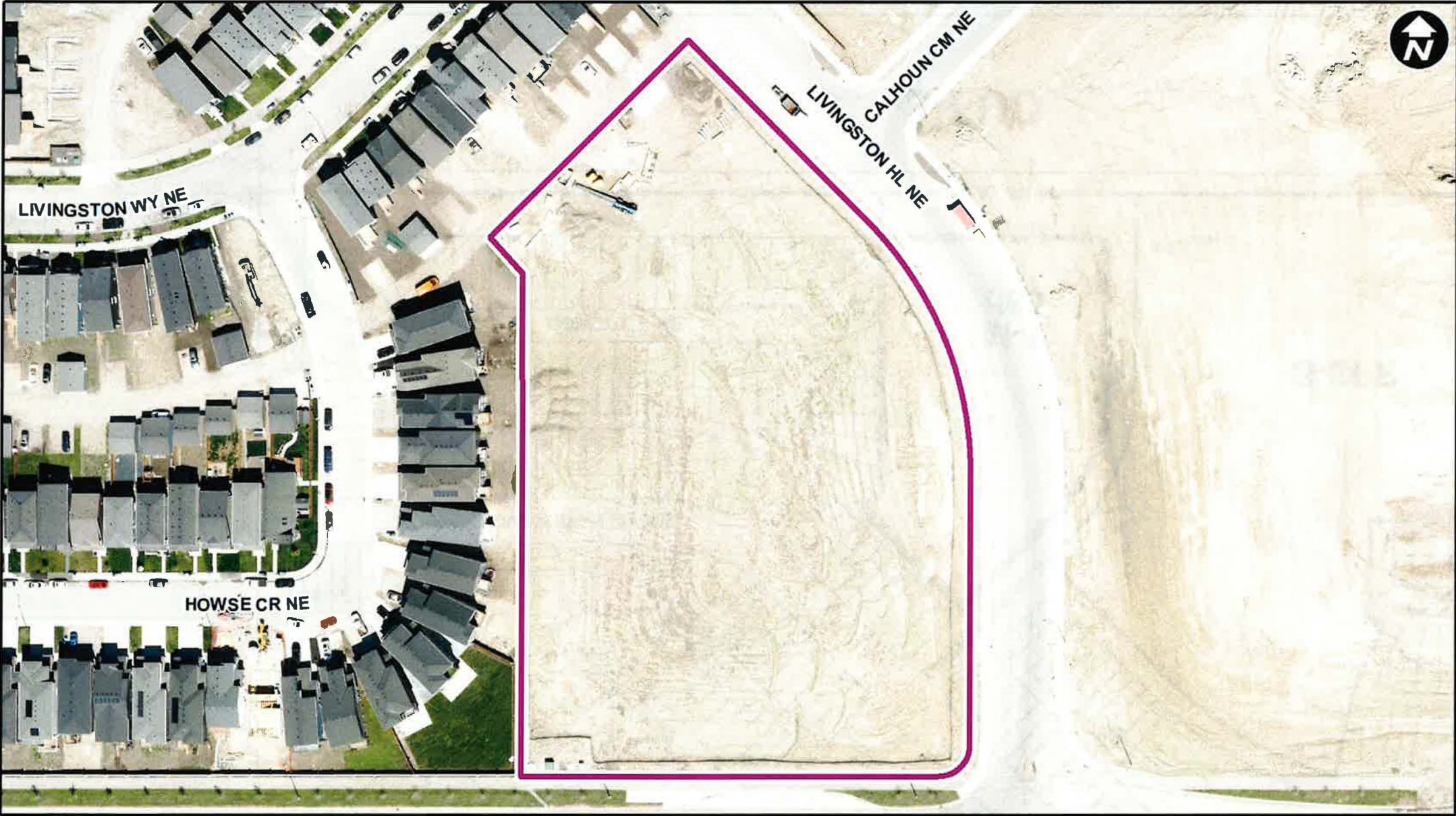
**LOC2022-0011 / CPC2022-0381**  
**Land Use Amendment**  
**May 10, 2022**





- 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





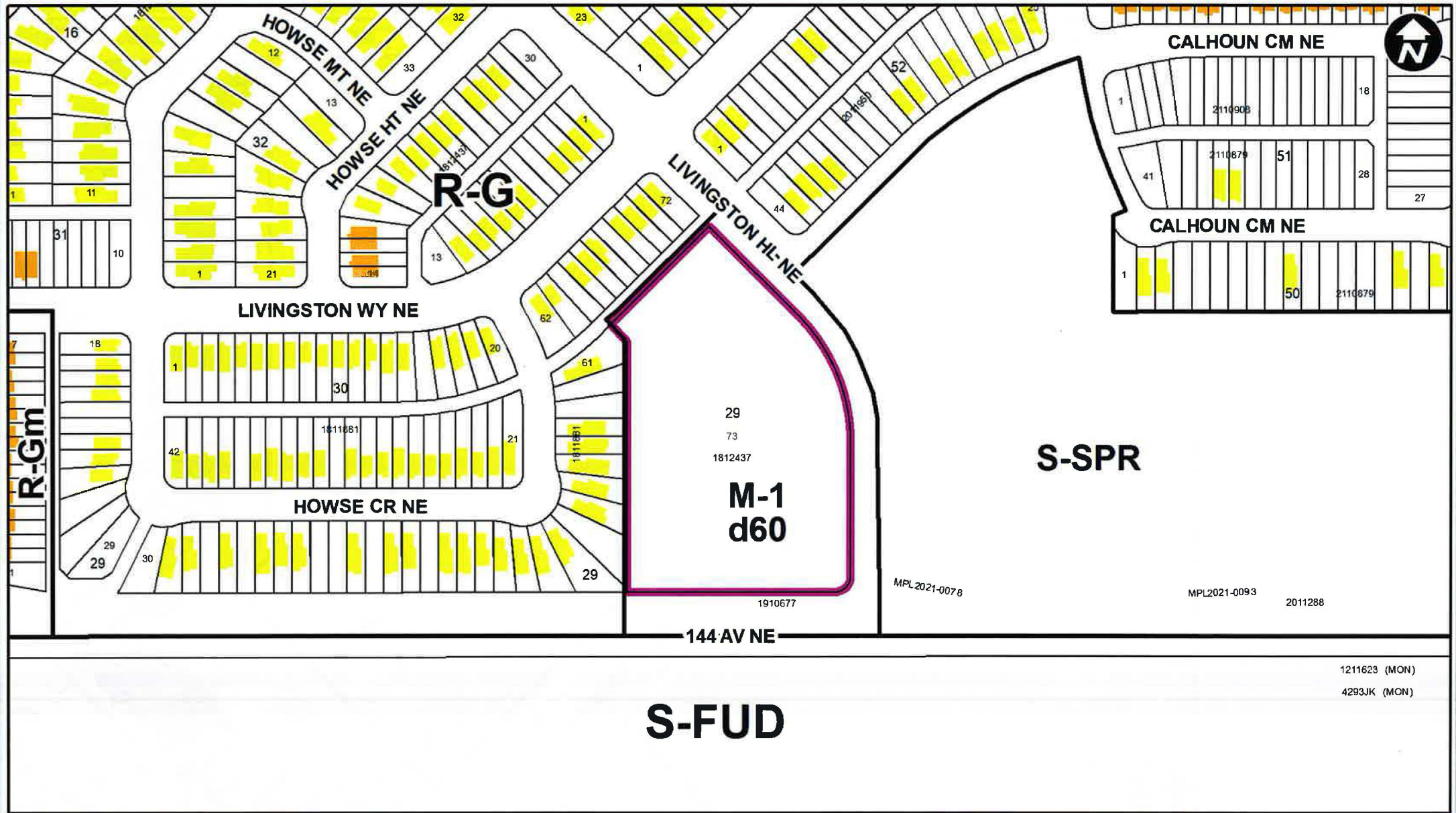
Parcel Size:

1.61 ha

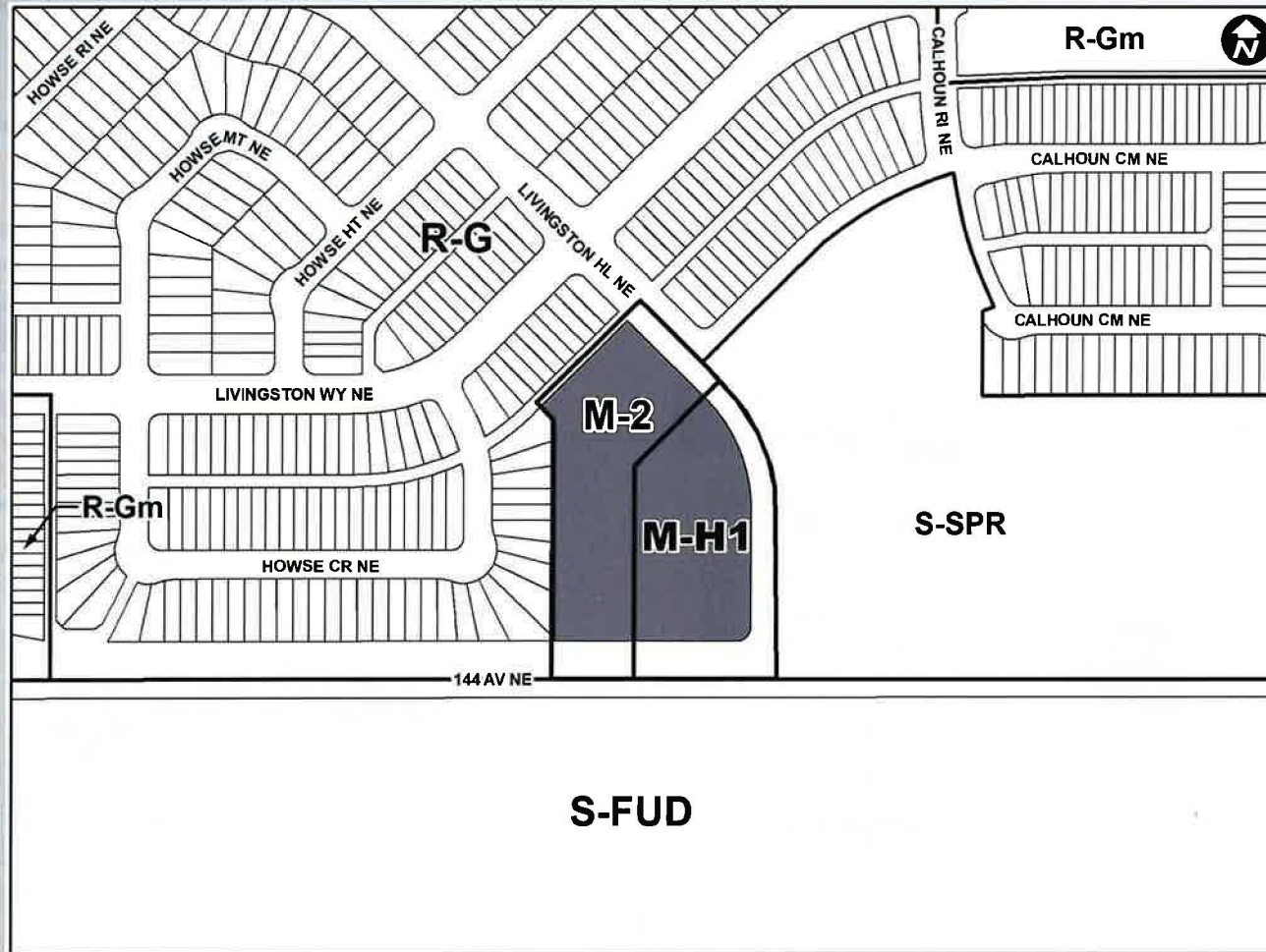


**LEGEND**

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







	M-1 Existing	M-2 Proposed	M-H2 Proposed
Size of Site	1.61 ha	0.89 ha	0.72 ha
Max Height	14.0m	16.0m	26.0m
Density	max 60 uph	max 60 uph	min 150 uph
FAR	N/A	3.0	4.0

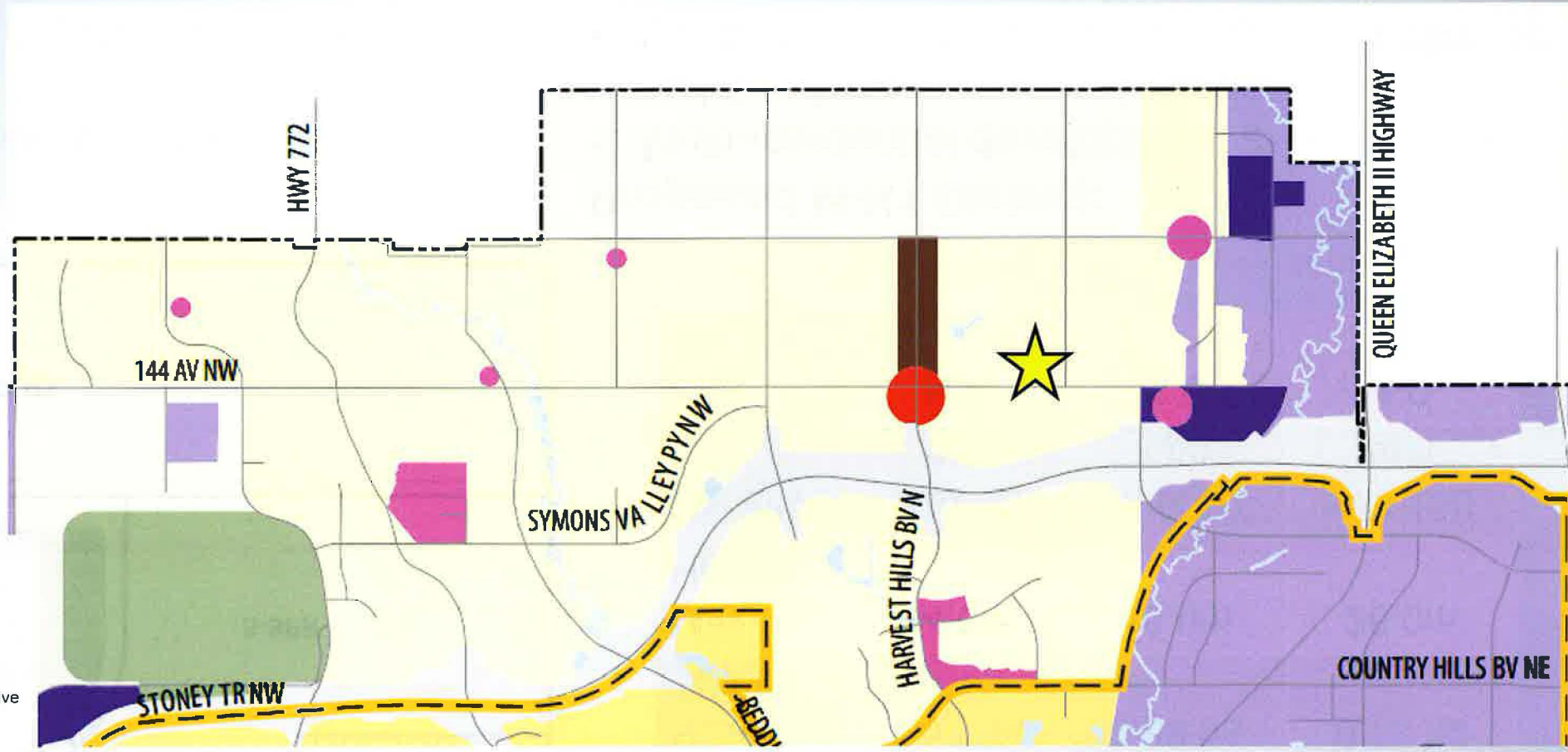
**Proposed M-2 District:**

- Multi-residential development in a variety of building forms
- Intended to be located adjacent or in close proximity to low density residential development

**Proposed M-H1 District:**

- Multi-residential development in a variety of building forms
- Limited support commercial uses included as discretionary

★ Subject Parcel



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



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 75D2022** for the redesignation of 1.61 hectares  $\pm$  (3.98 acres  $\pm$ ) located at 85 Livingston Hill NE (Plan 1812437, Block 29, Lot 73) from Multi-Residential – Low Profile (M-1d60) District **to** Multi-Residential – Medium Profile (M-2) District and Multi-Residential – High Density Low Rise (M-H1) District.

# Supplementary Slides





View South



View Northwest



