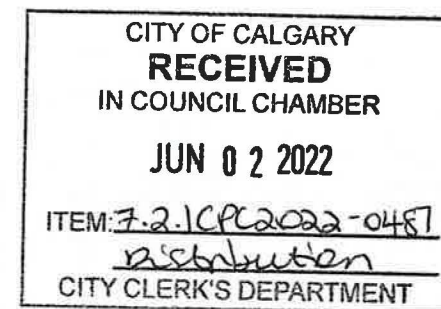




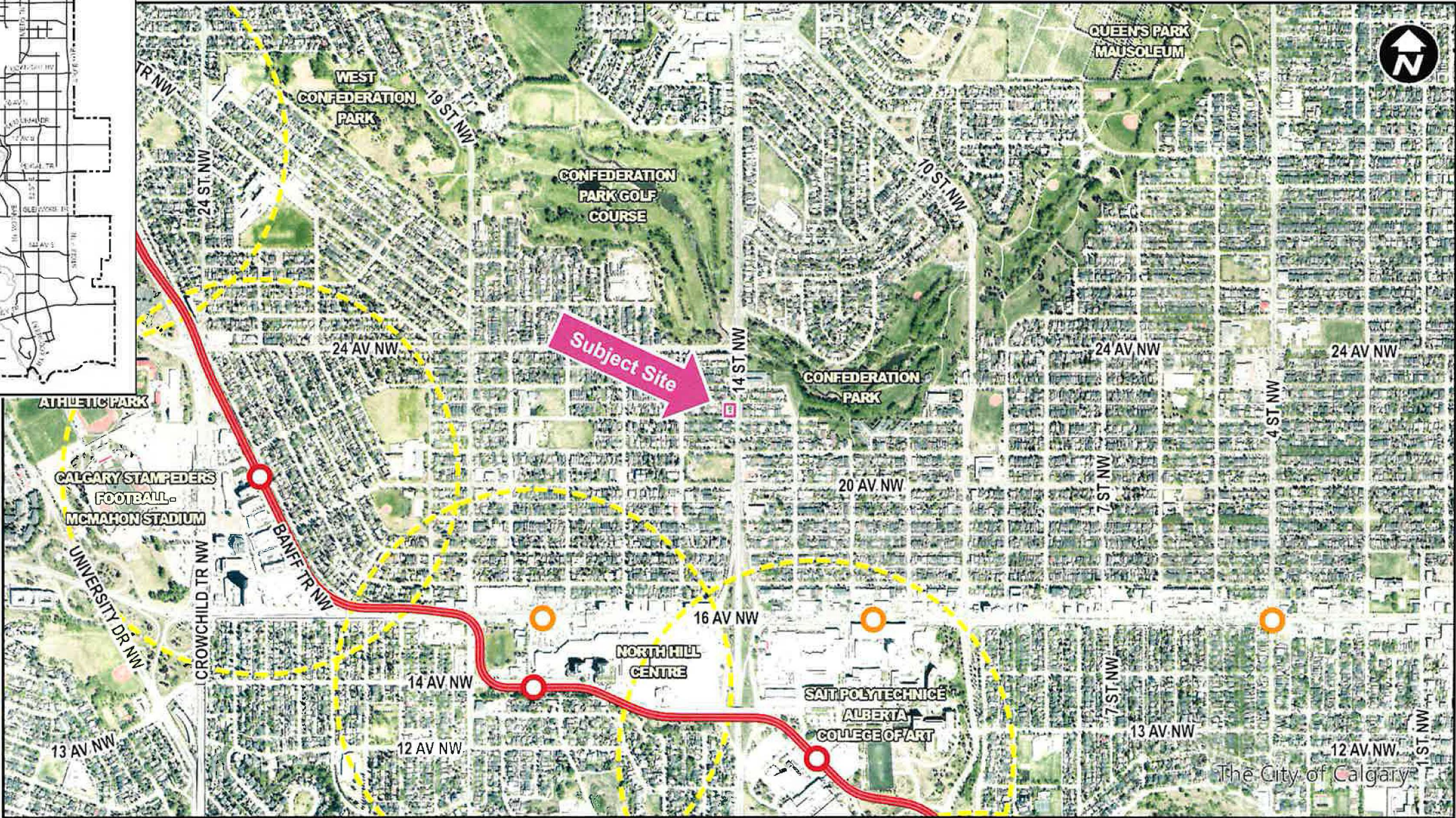
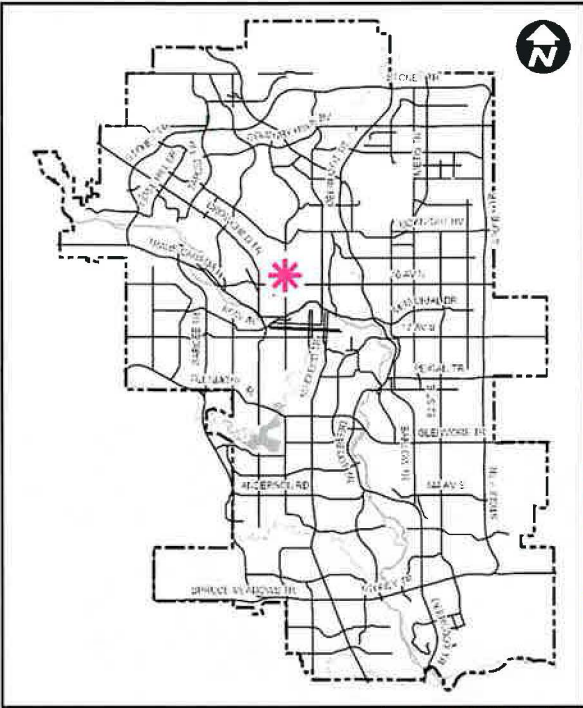
Calgary Planning Commission

Agenda Item: 7.2.1

1



LOC2022-0004 / CPC2022-0487
Land Use Amendment
June 2, 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



LEGEND

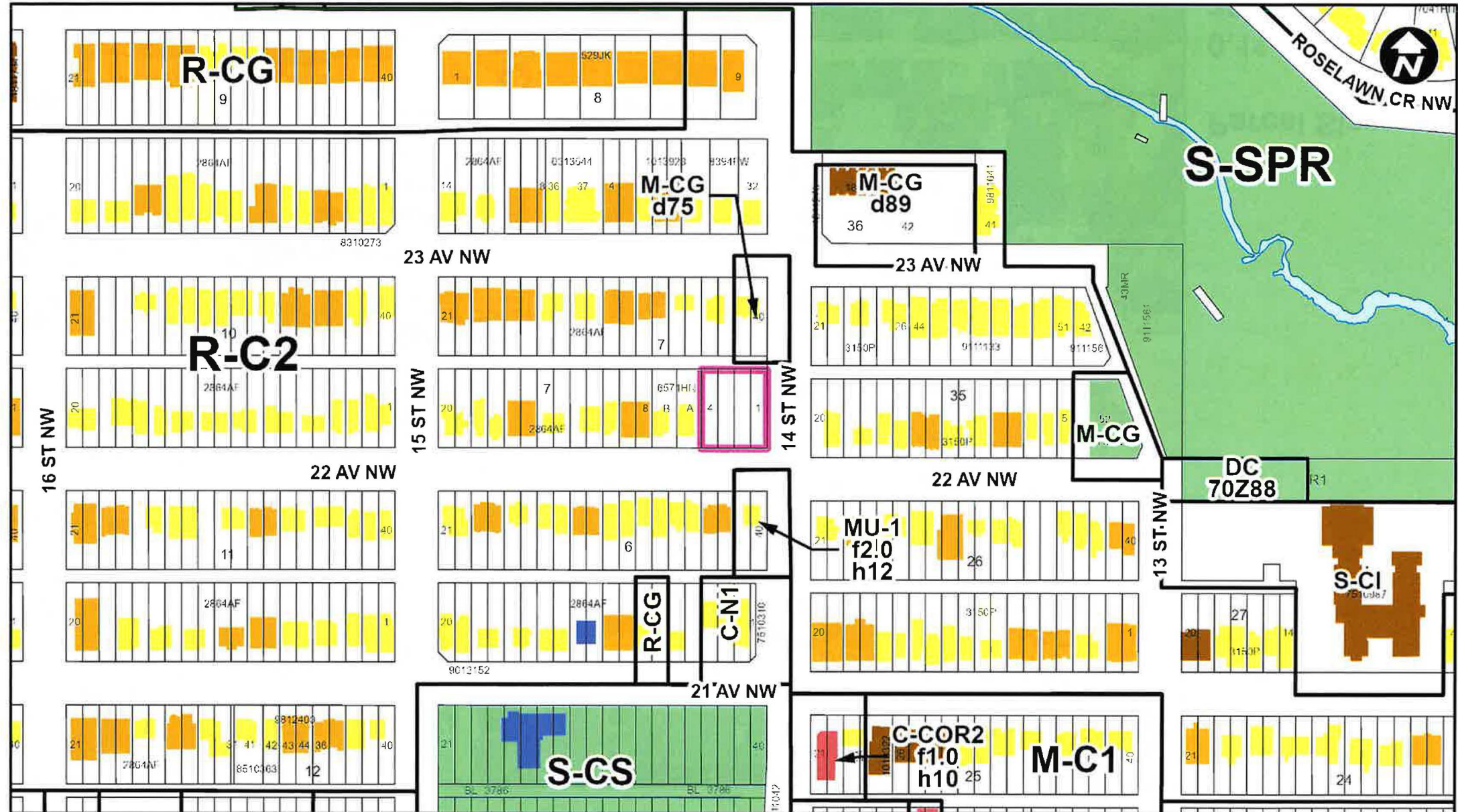
○ Bus Stop

Parcel Size:

**0.11 ha
30m x 37m**

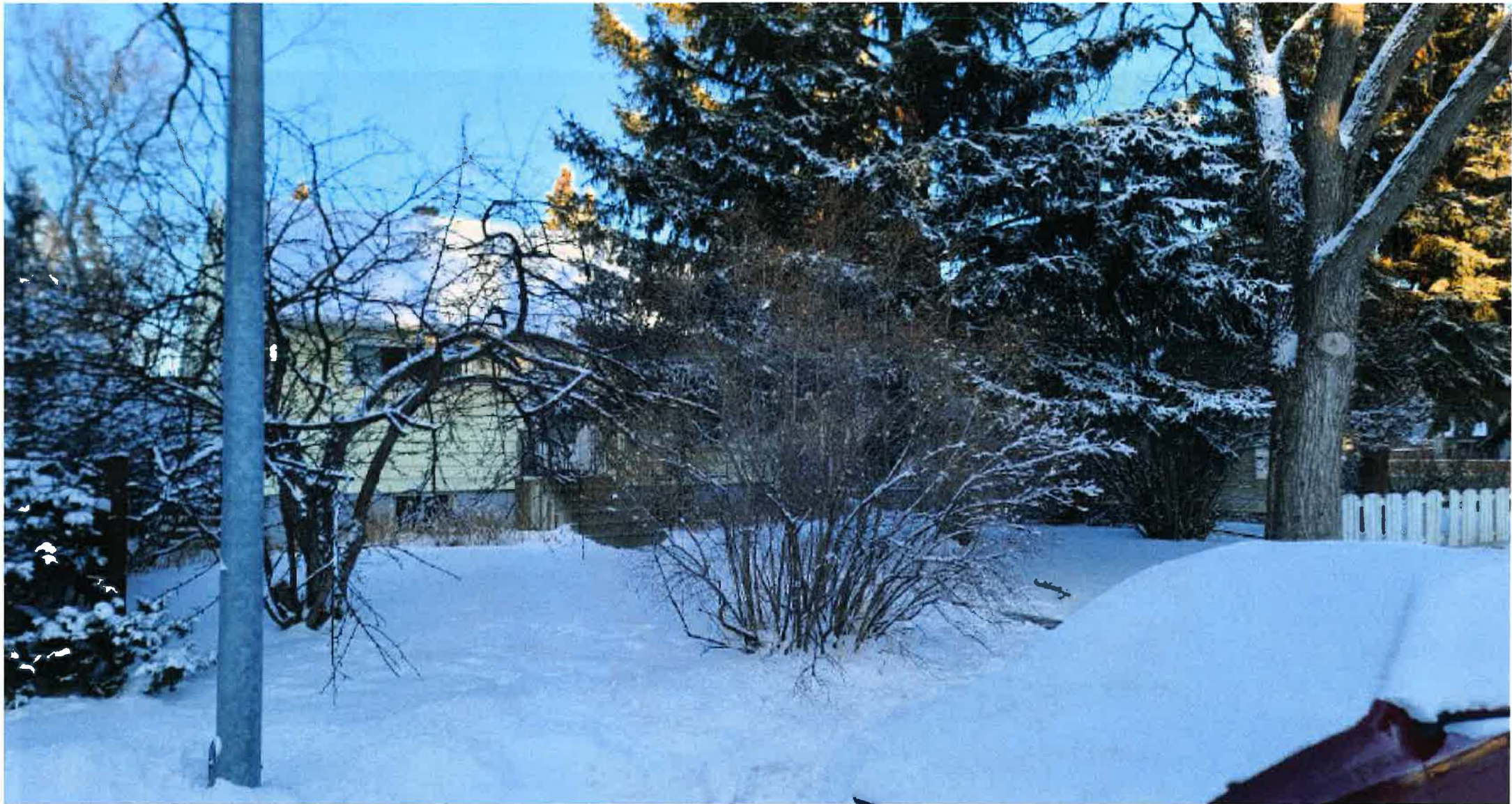
LEGEND

- 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





1502 22 Avenue NW (Eastern parcel)



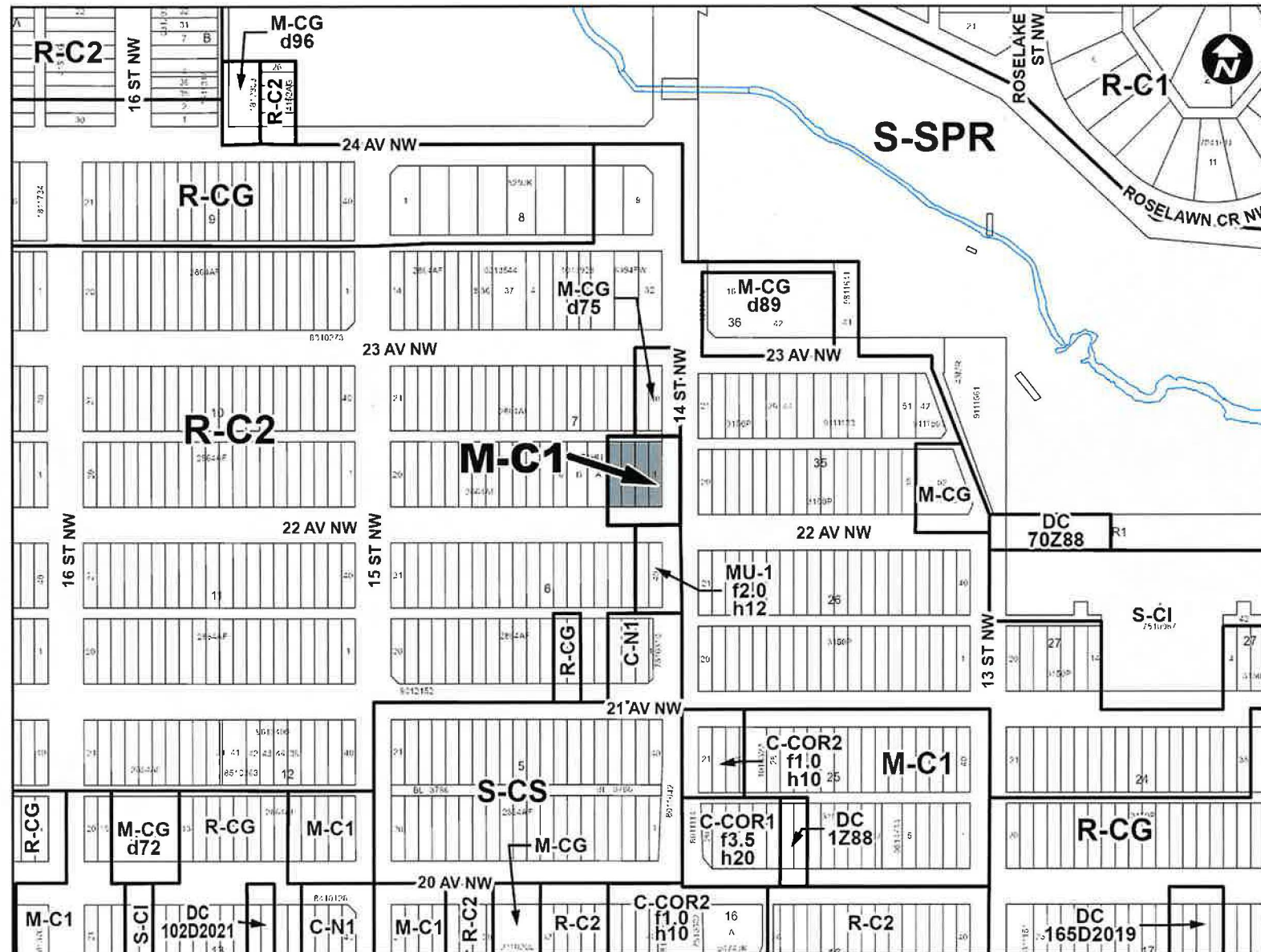
1508 22 Avenue NW (Western parcel)



1502 22 Avenue NW (Eastern parcel)



1508 22 Avenue NW (Western parcel)



Proposed M-C1 District:

- multi-residential development of low height and medium density
- maximum building height of 14 metres (four to five storeys)
- maximum of sixteen dwelling units based on parcel area and maximum density of 148 units per hectare

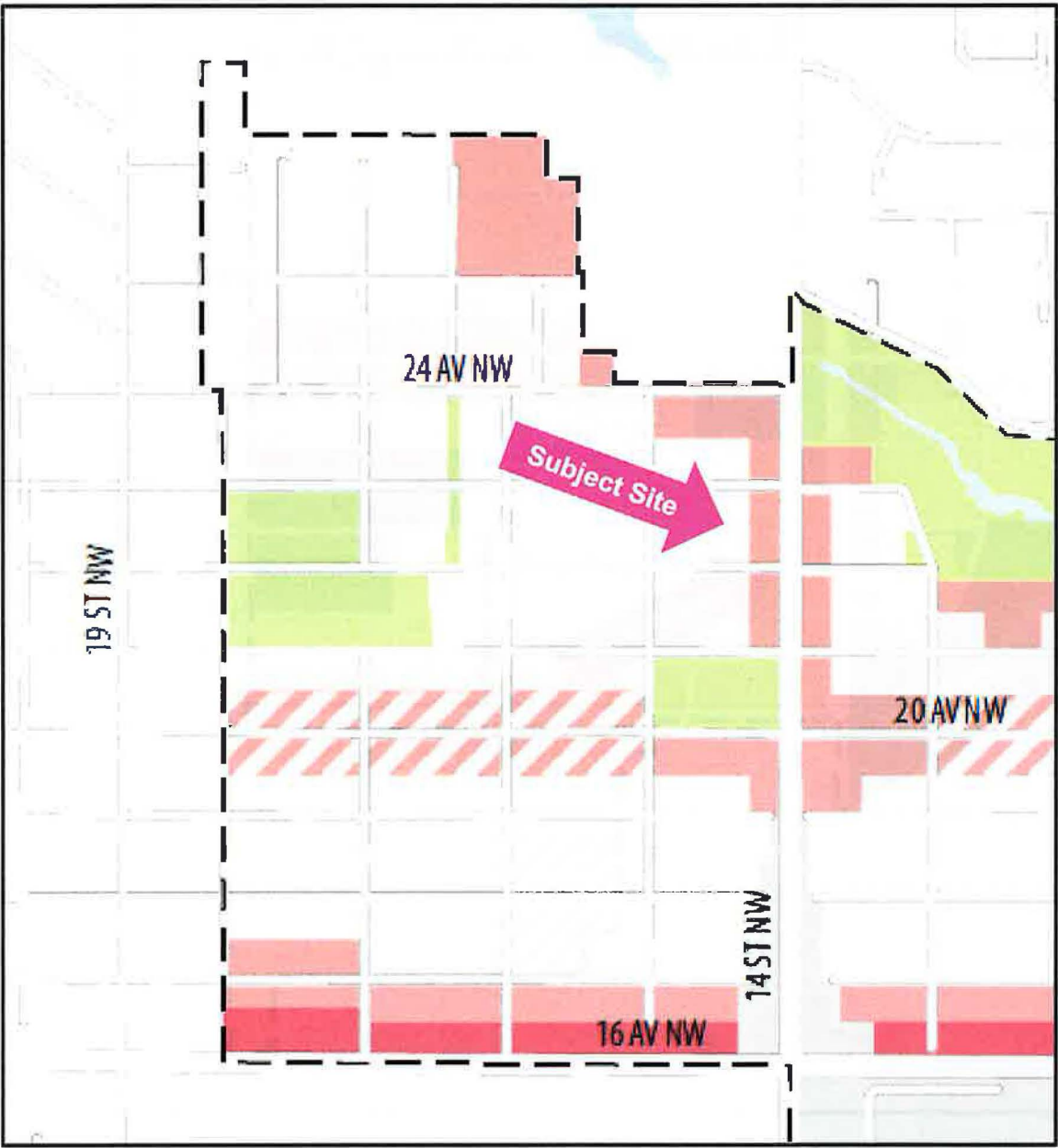


Map 3:
Urban Form

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



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.30 acres \pm) located at 1502 and 1508 – 22 Ave NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Supplementary Slides

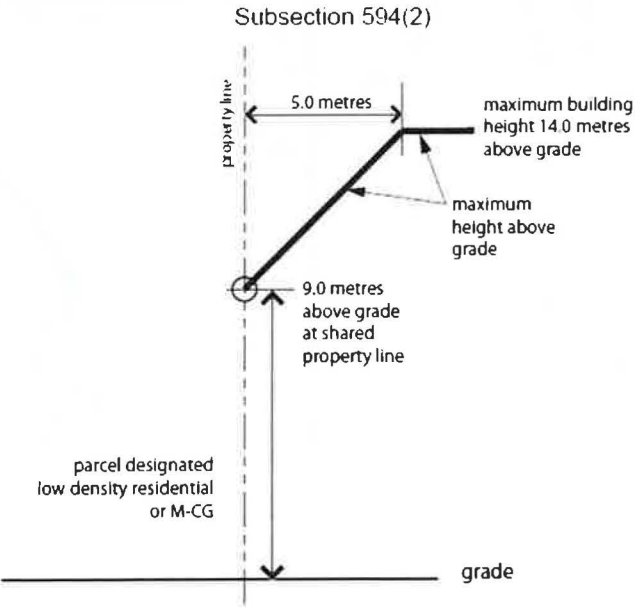
Building Height and Cross Section

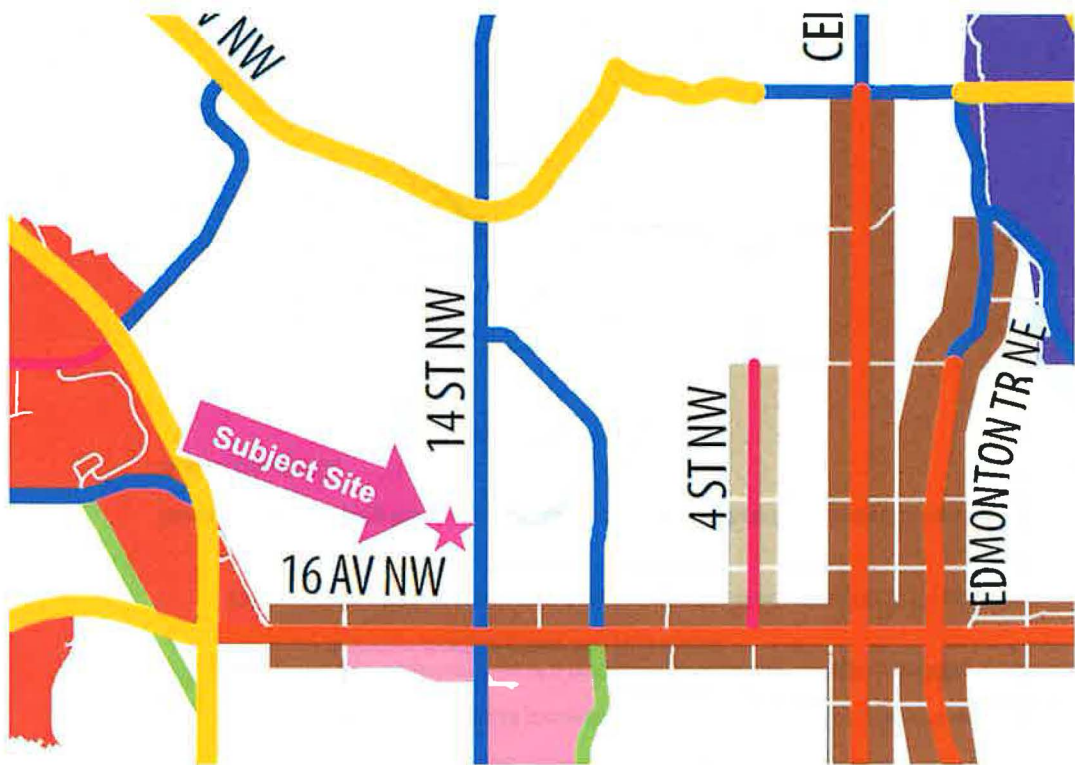
- 594 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at 12.0 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 10.0 metres.
- (5) The following diagrams illustrate the rules of subsections (2), (3) and (4):

[Back to Top](#)

Illustration 4: Building Height and Cross Section in the Multi-Residential Contextual Low Profile (M-C1) District

Subsection 594(2)





Legend

Roads and Street Network

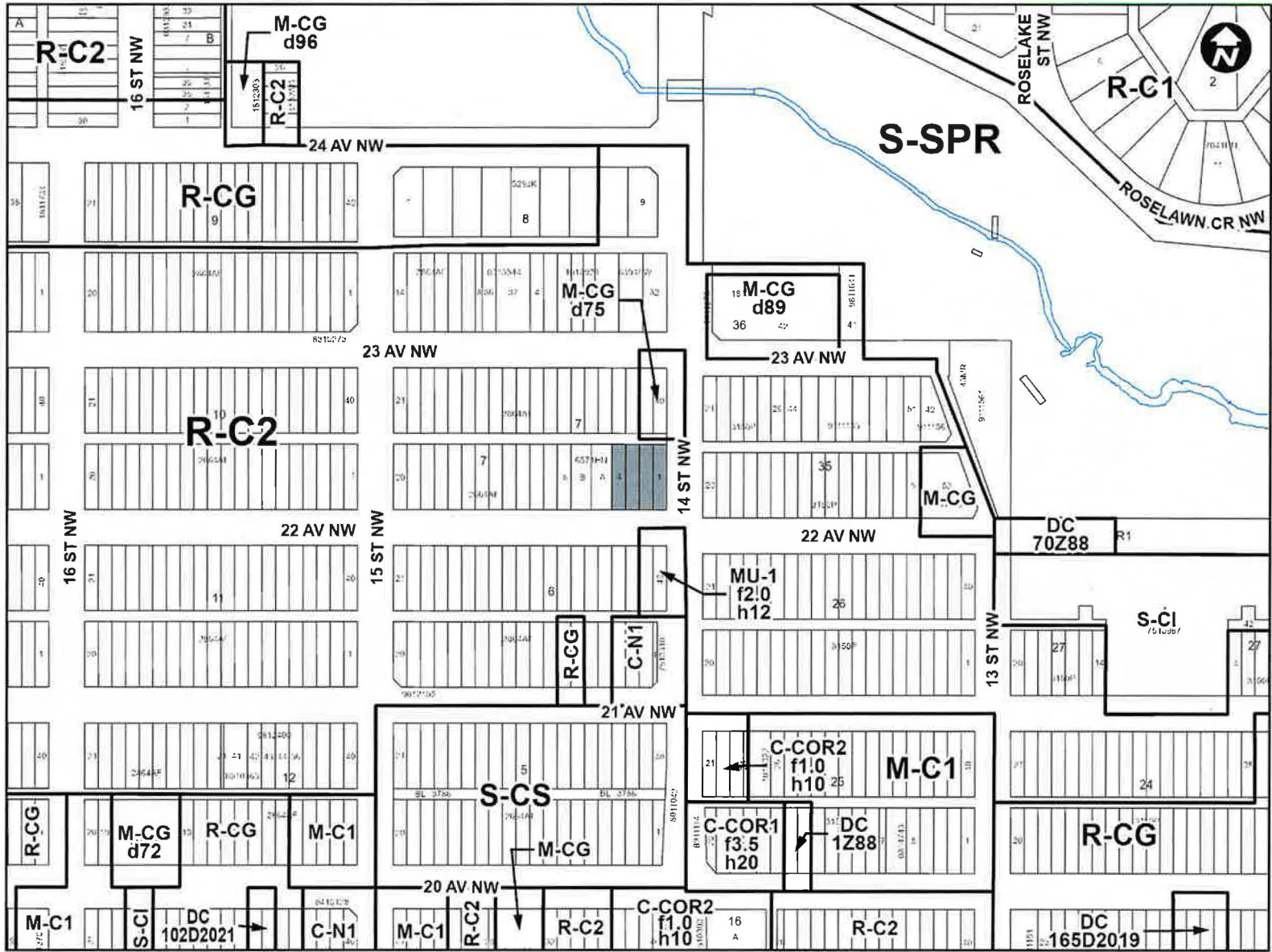
- Skeletal Road
- Arterial Street
- Urban Boulevard
- Industrial Arterial
- Neighbourhood Boulevard
- Parkway

- Roadway within City limits
(To be classified through
future local area plans)
- Roadway outside City limits
- Connection to Route in Region
- Collector Roads
- Transportation/Utility Corridor
- City Limits

Urban Structure

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Future Greenfield
- Industrial - Employee Intensive





Proposed Amendment:

- Bulleted text as needed
- Text
- Text

