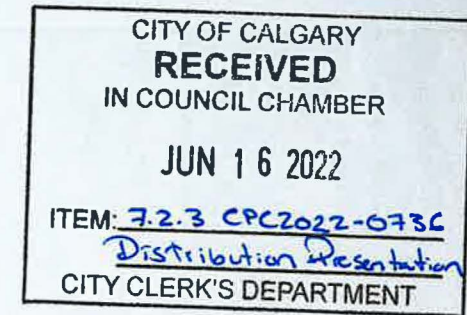


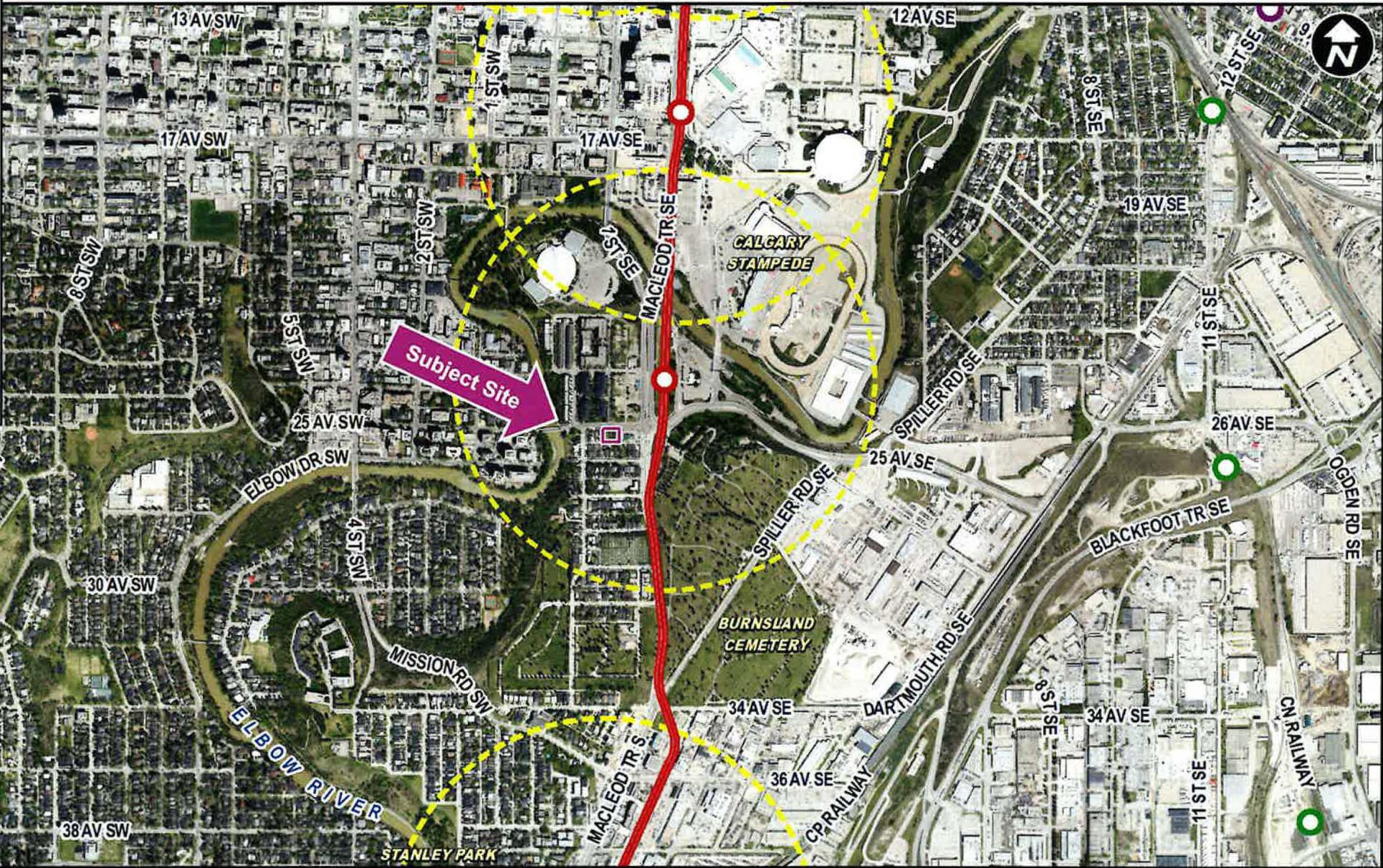
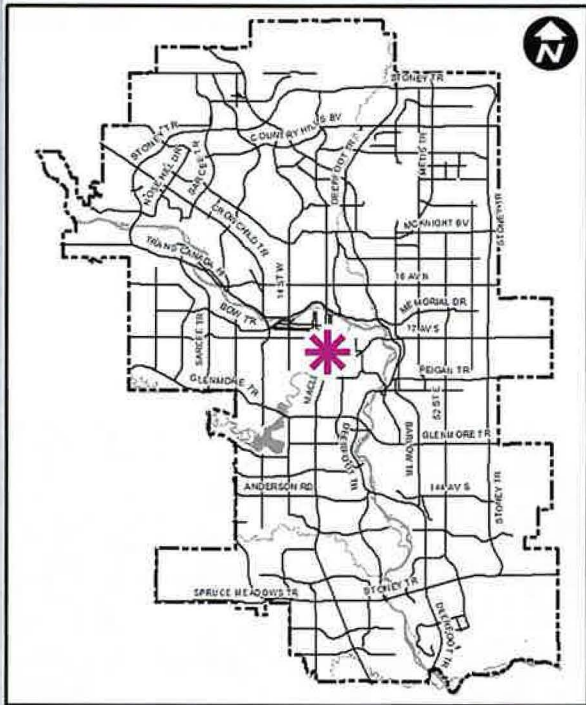


Calgary Planning Commission

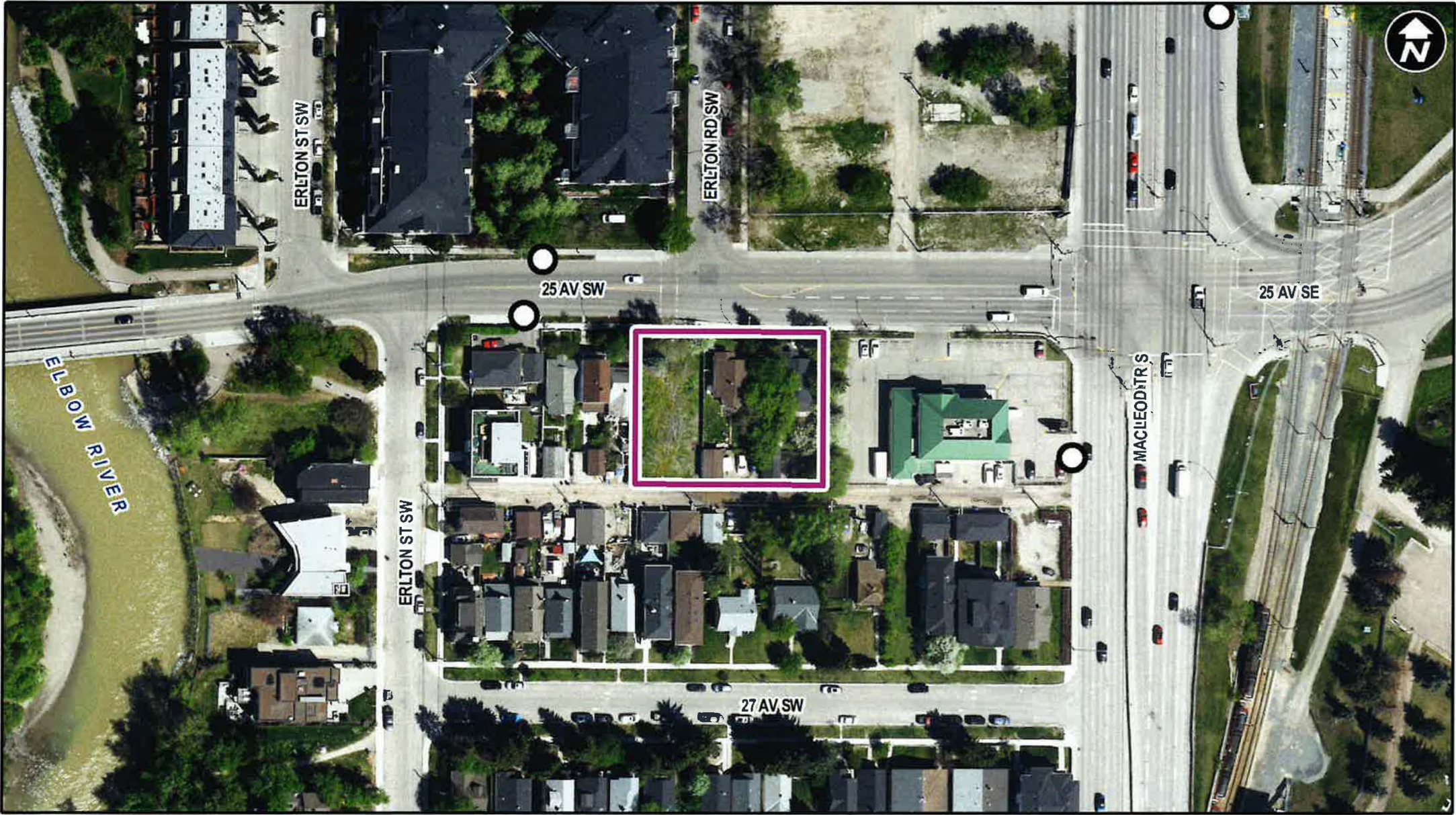
Agenda Item: 7.2.3



LOC2021-0122 / CPC2022-0736
Policy and Land Use Amendment
June 16, 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

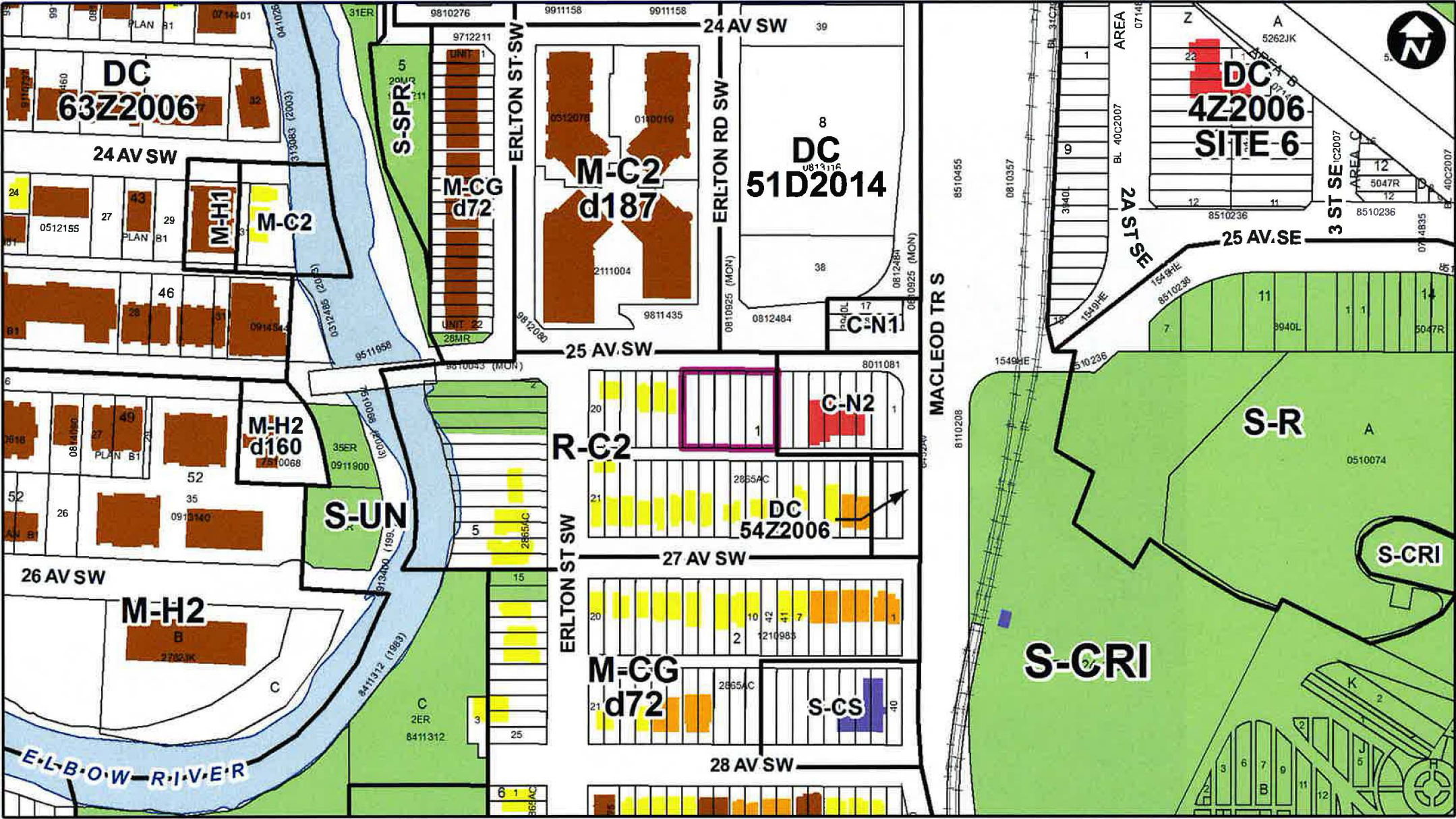


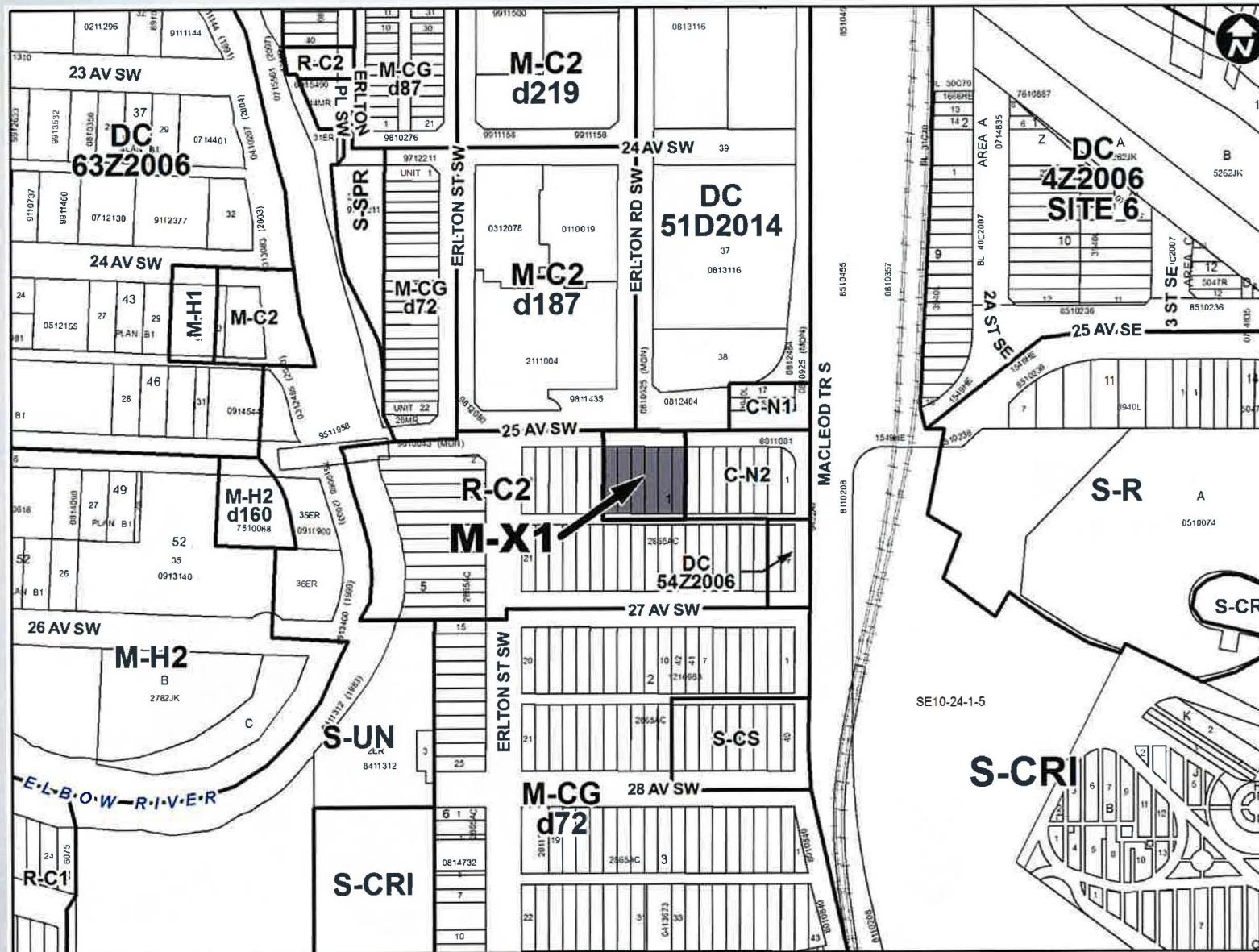
○ Bus stop

Parcel Size:
0.17 ha
45m x 37m





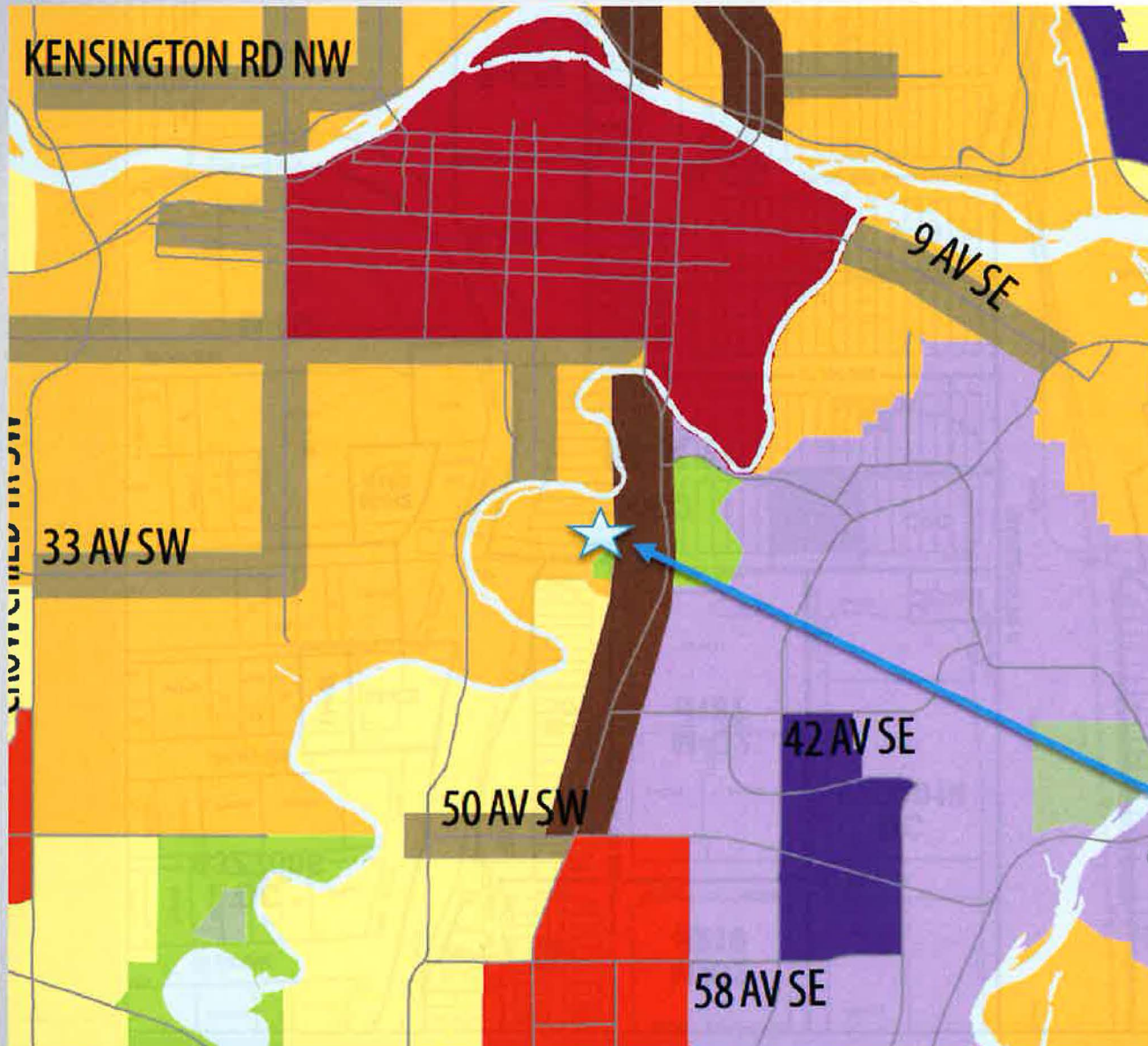




Proposed M-X1 District:

- Mixed-use development, with residential and commercial uses in the same building
- A maximum density of 148 units per hectare (25 units)
- Maximum building height of 14 metres

Municipal Development Plan



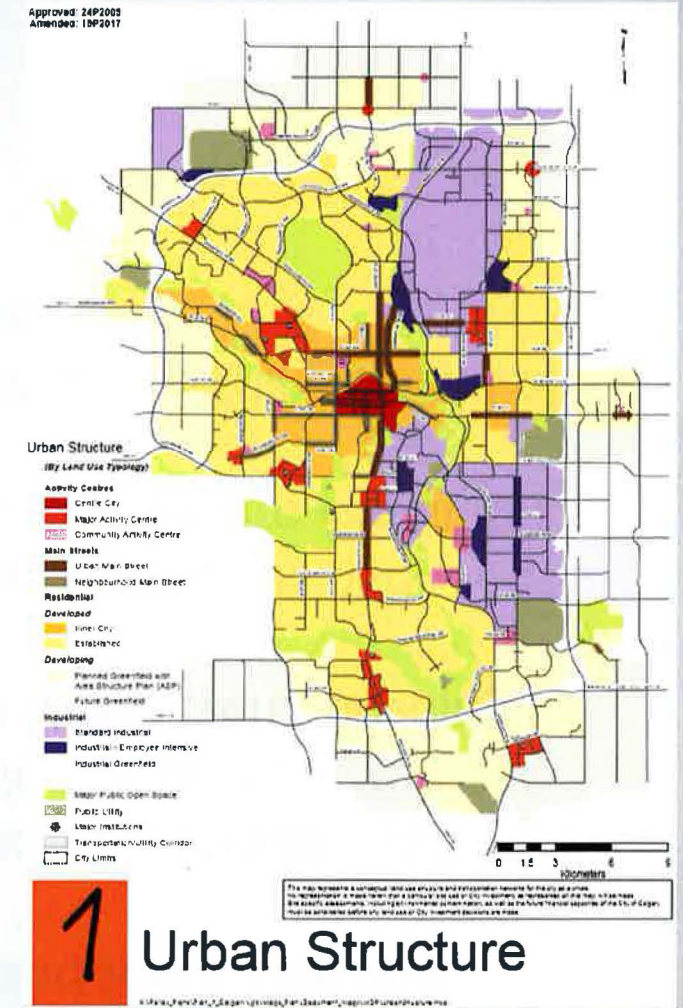
Urban Structure

Developed Residential

- Inner City
- Established

Main Streets

- Urban Main Street
- Neighbourhood Main Street



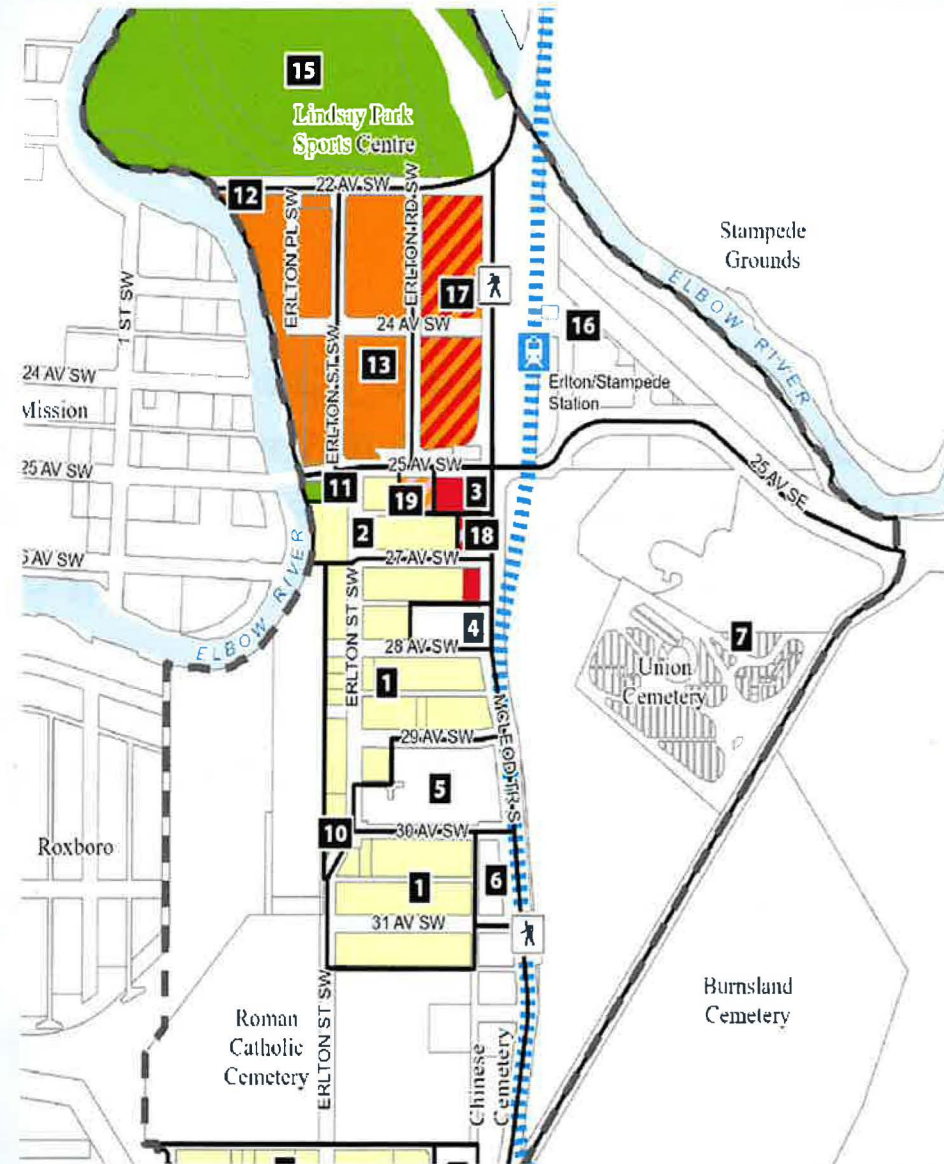


ERLTON AREA REDEVELOPMENT PLAN

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

Proposed Amendments:

- Add a new land use classification: Low to Medium Density Mixed Use
- Parcel #19 on the map



Land Use

Legend

- Study Area Boundary
- Medium to High Density Residential
- Low Density Residential
- High Density Mixed Use
- Low to Medium Density Mixed Use
- Local Commercial
- Major Open Space/ Recreational Facilities
- Existing DC Residential
- Residential/ Office
- L.R.T. Alignment
- L.R.T. Stations
- Existing Pedestrian Overpass

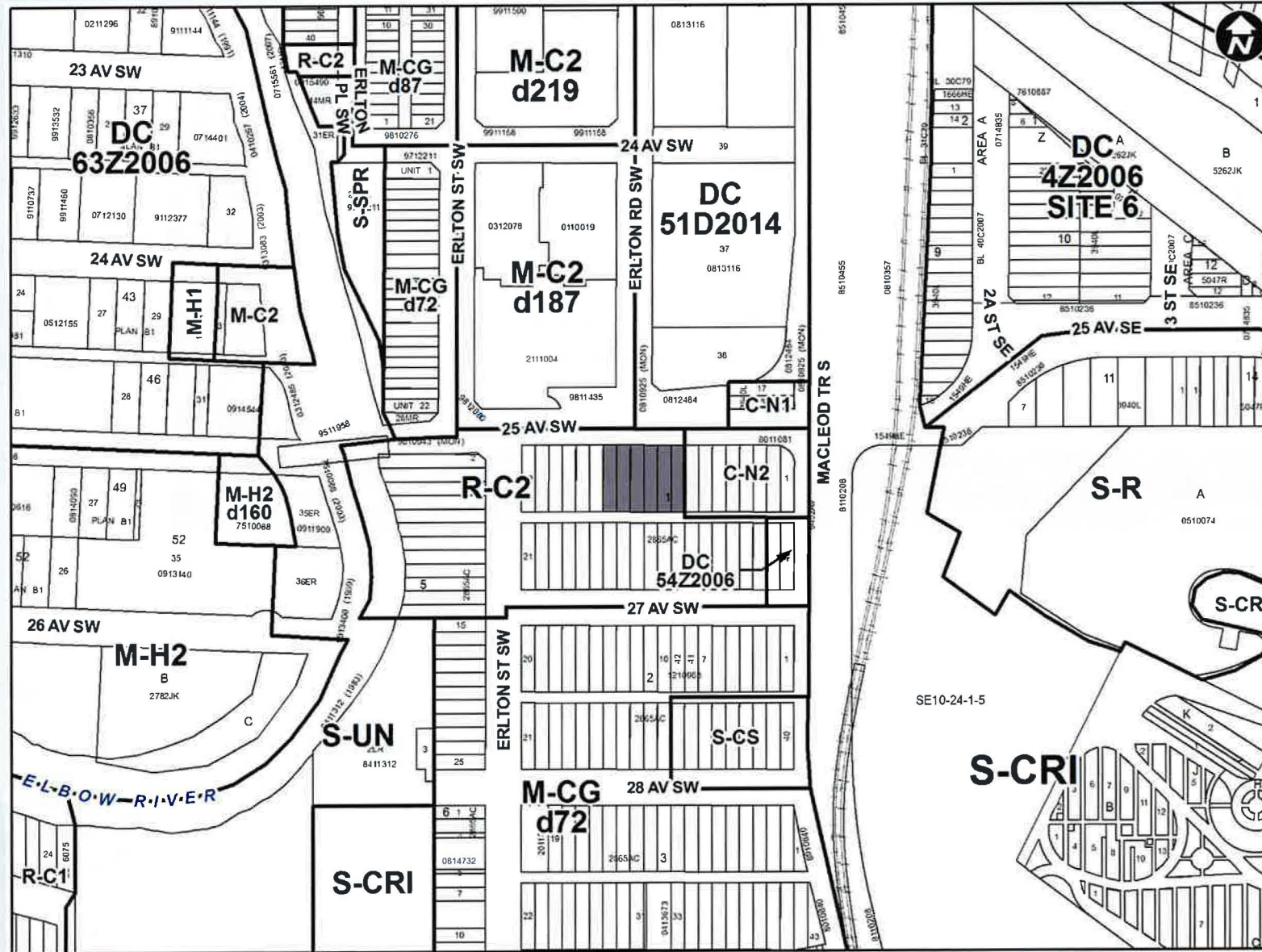
RECOMMENDATIONS:

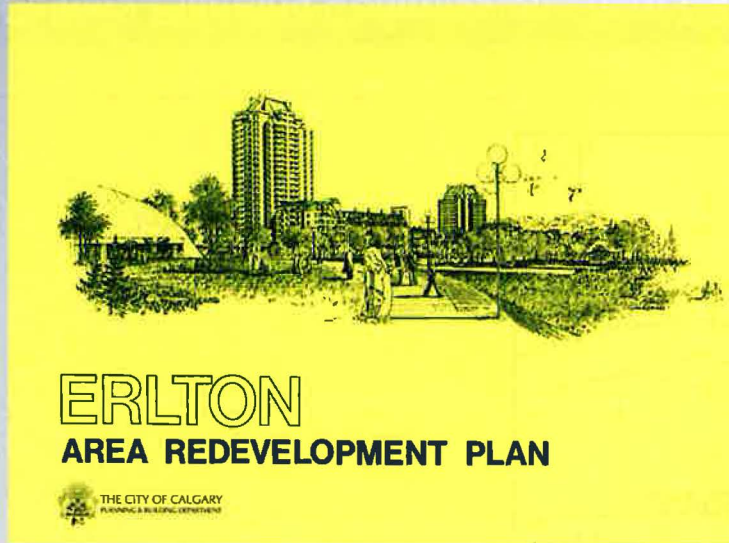
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares $\pm$ (0.42 acres $\pm$) located at 29, 33 and 37 – 25 Avenue SW (Plan 2865AC, Block 1, Lots 9-14) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Low Profile Support Commercial (M-X1) District.

Supplementary Slides







Proposed Amendments:

- Add an additional row to the table 'Land Use Recommendations'

Site	Existing Designation	Land Use	Density	Development Guidelines	Implementation
19*	R-C2	To be redesignated to M-X1 to allow for a mixed-use development	A maximum of 148 units per hectare (25 units)	M-X1 rules of 1P2007	Owner-initiated application for redesignation to M-X1. Development Permit applications to be evaluated against the rules of the M-X1 District of Land Use Bylaw 1P2007 and on the policies for floodway areas set out in Section 2.4.