



Public Hearing of Council

Agenda Item: 8.1.1

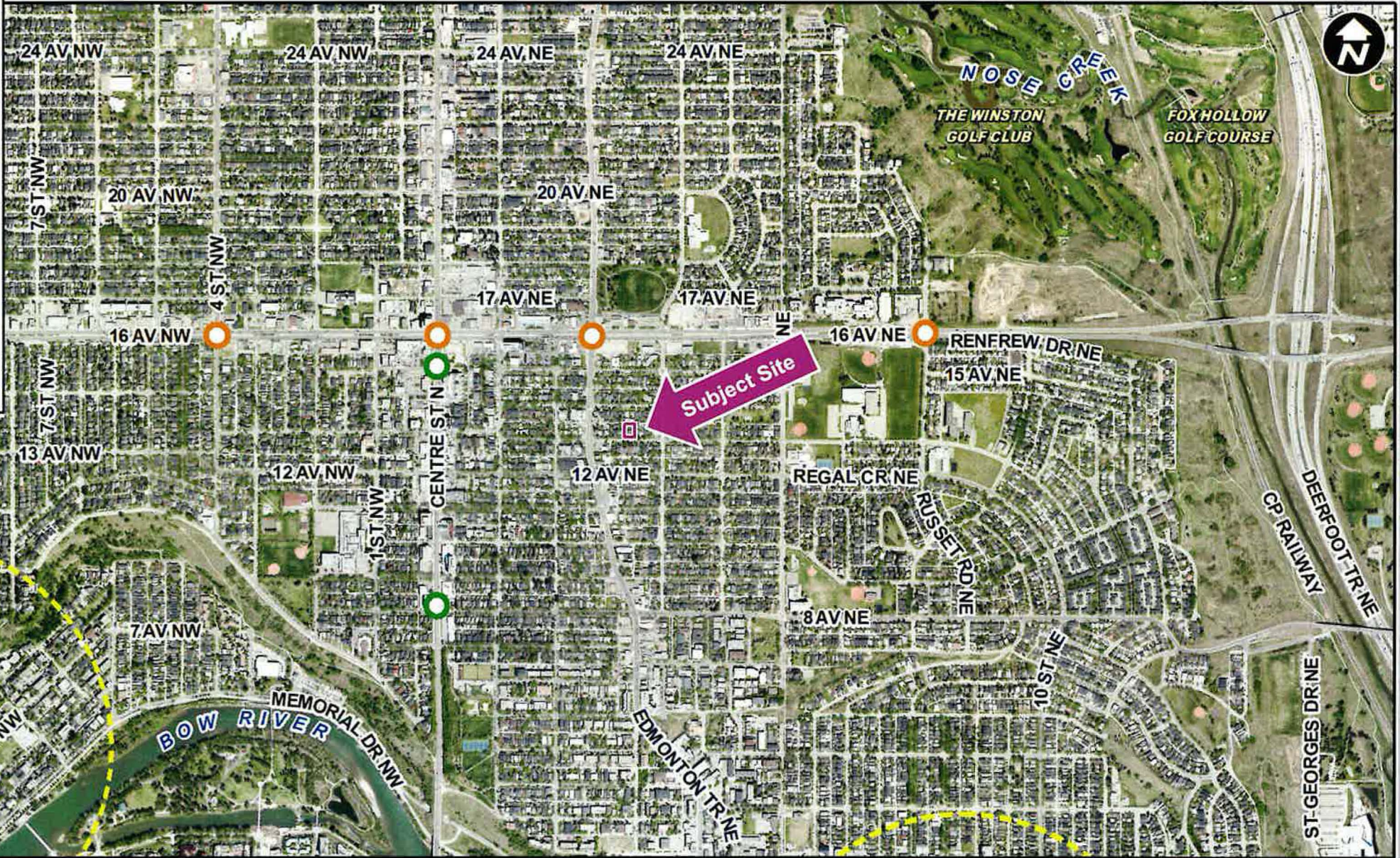
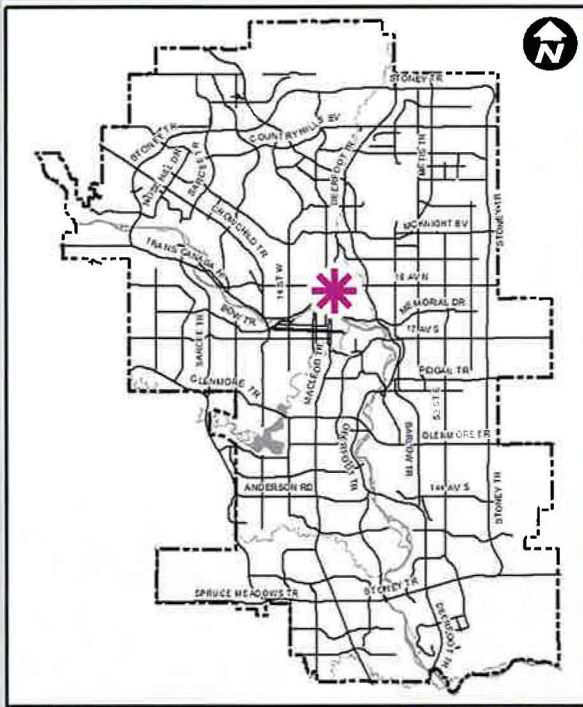


LOC2021-0076 / CPC2022-0666

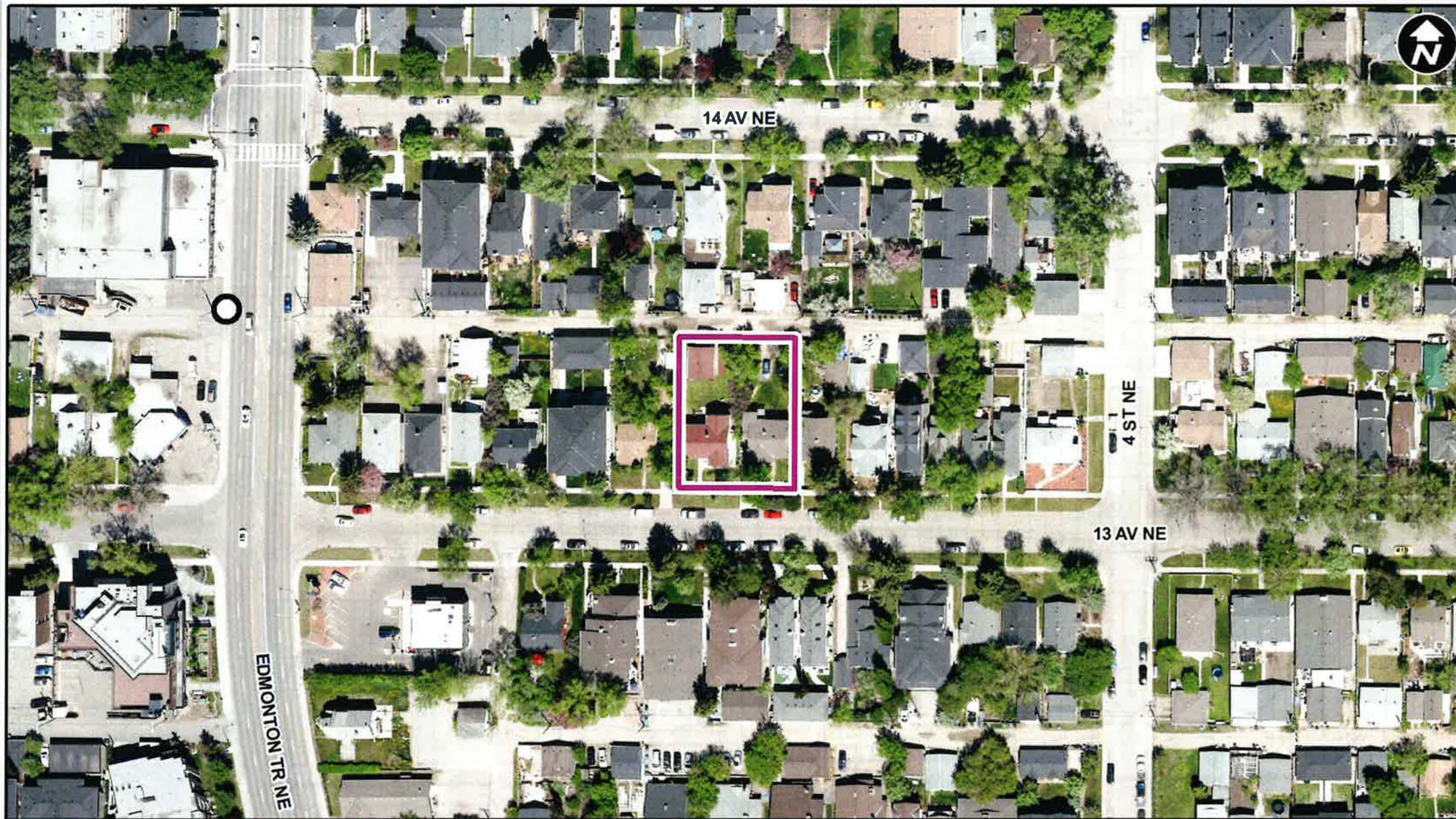
Land Use Amendment

July 26, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: #8.1.1 CPC2022-0666
Distribution
CITY CLERK'S DEPARTMENT



- 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



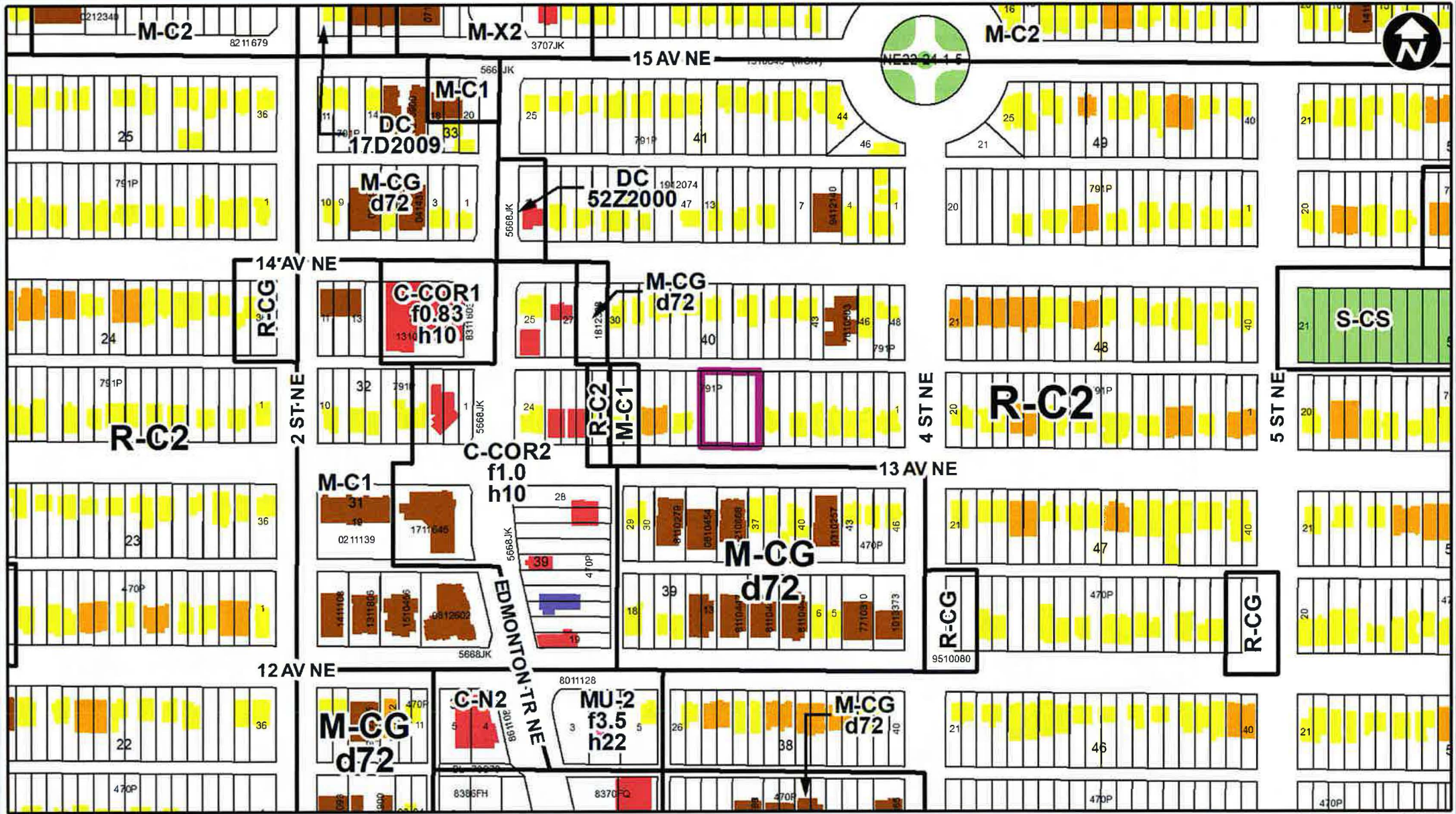
○ Bus Stop

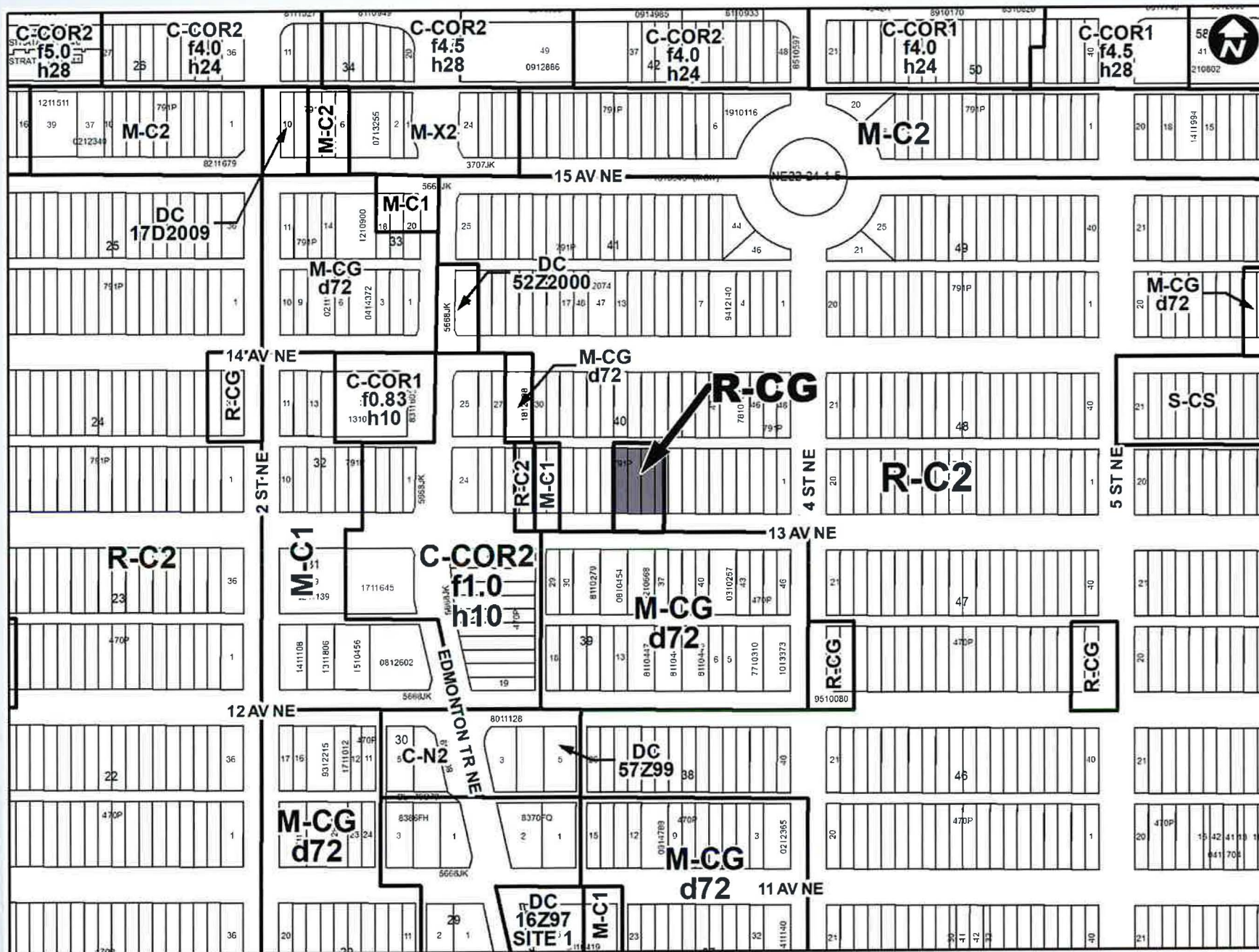
Parcel Size:

0.10 ha
28 m x 76 m

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





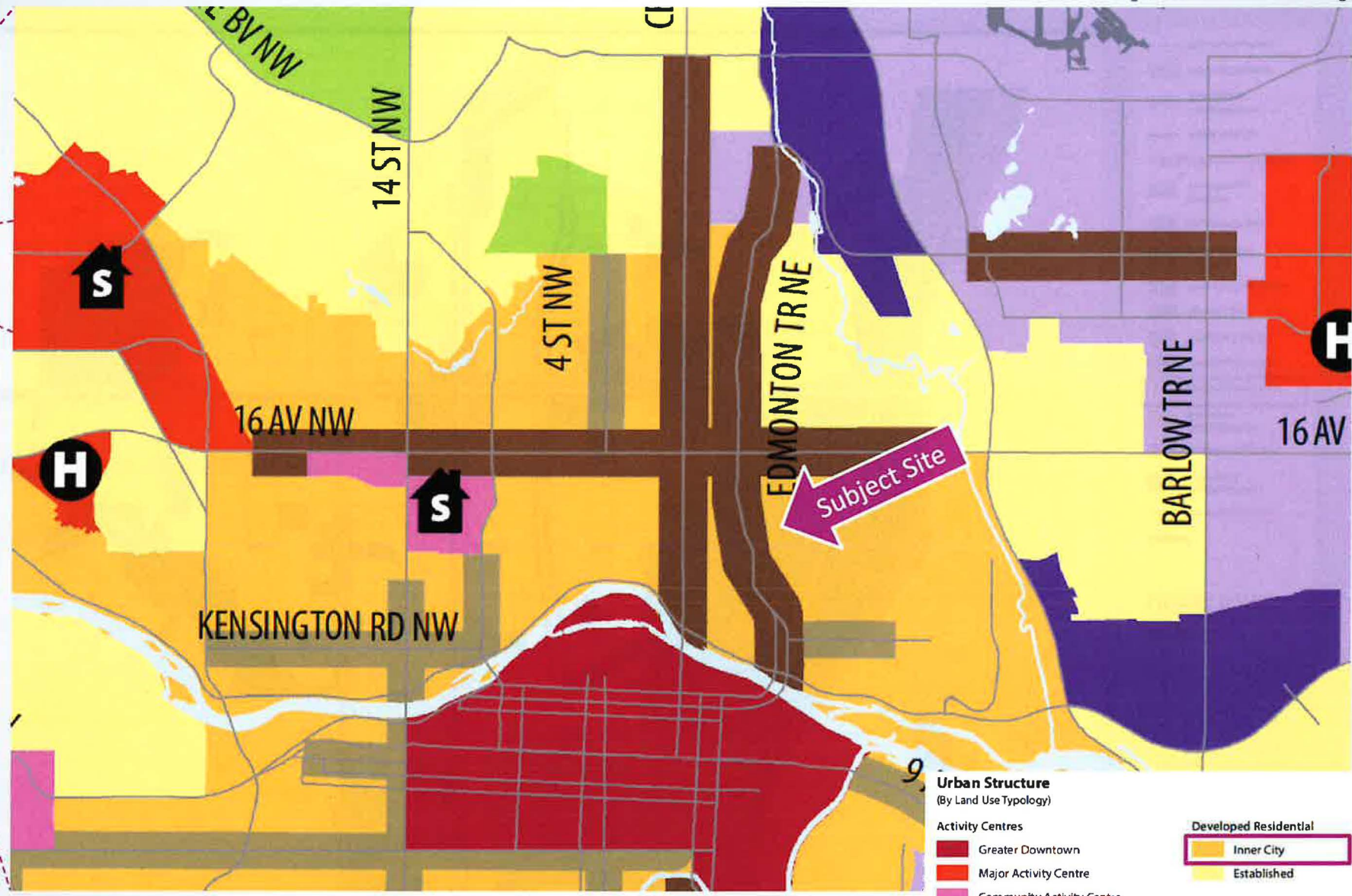
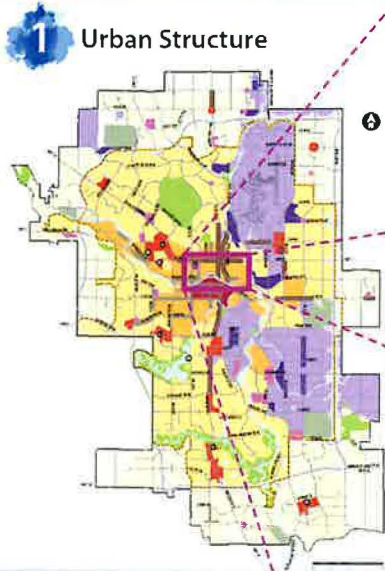
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 108D2022** for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 424 and 428 – 13 Avenue NE (Plan 791P, Block 40, Lots 11 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

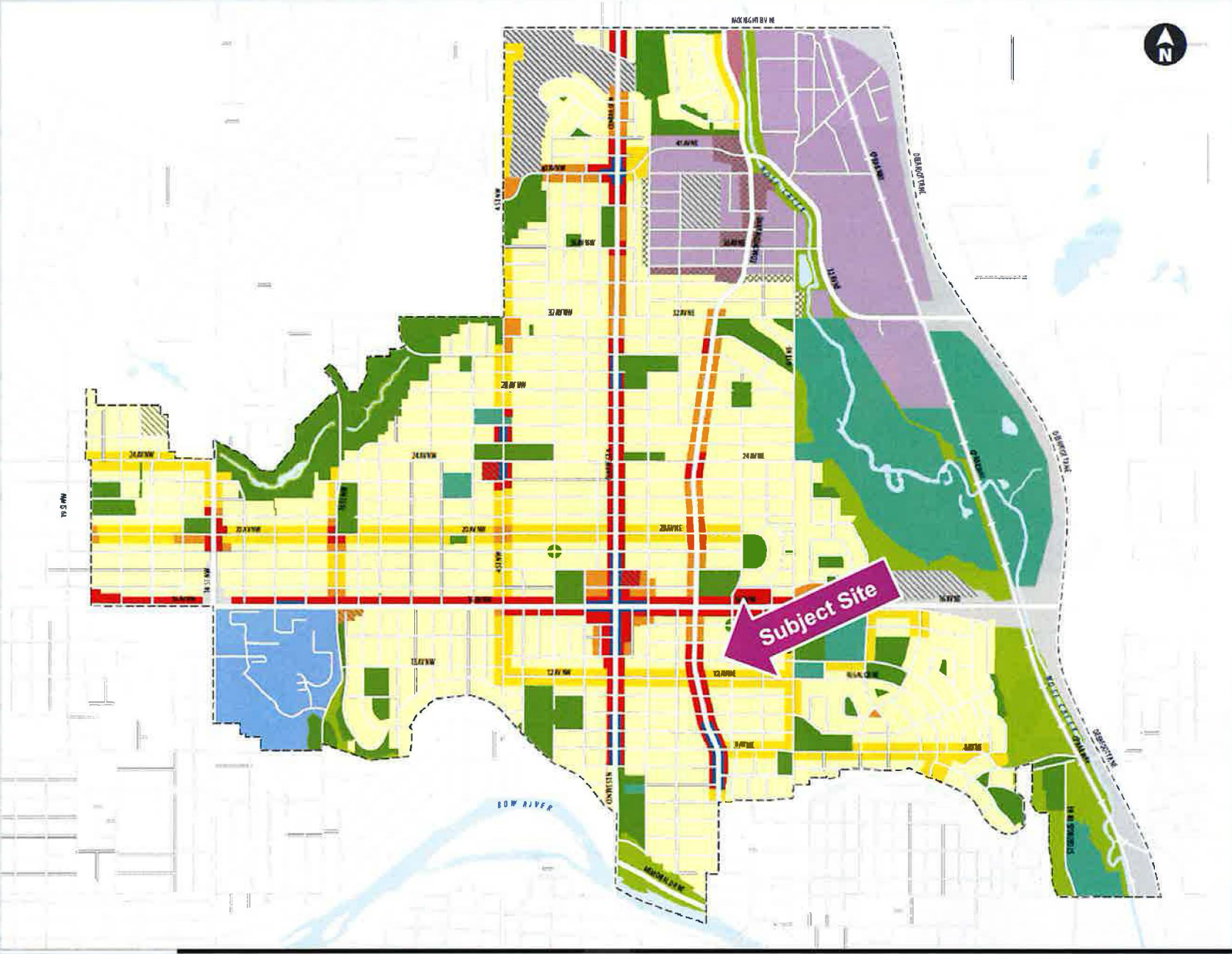
Supplementary Slides





Urban Structure
(By Land Use Typology)

<p>Activity Centres</p> <ul style="list-style-type: none"> Greater Downtown Major Activity Centre Community Activity Centre <p>Main Streets</p> <ul style="list-style-type: none"> Urban Main Street Neighbourhood Main Street 	<p>Developed Residential</p> <ul style="list-style-type: none"> Inner City Established <p>Developing Residential</p> <ul style="list-style-type: none"> Planned Greenfield with Area Structure Plan (ASP) Future Greenfield 	<p>Industrial</p> <ul style="list-style-type: none"> Industrial - Employee Intensive Standard Industrial Major Public Open Space Public Utility Balanced Growth Boundary
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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