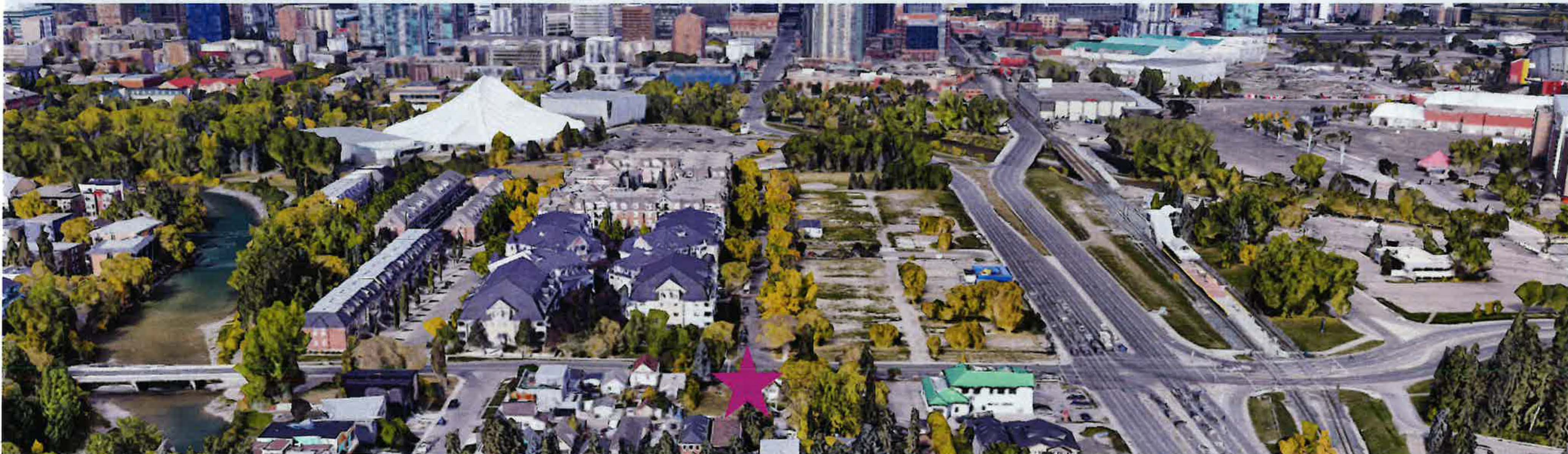




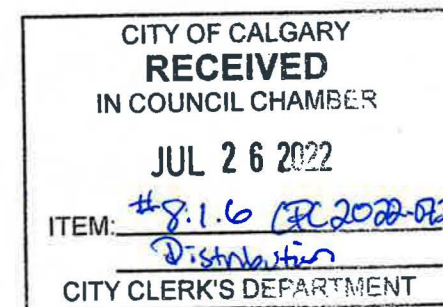
# Public Hearing of Council

Agenda Item: 8.1.6

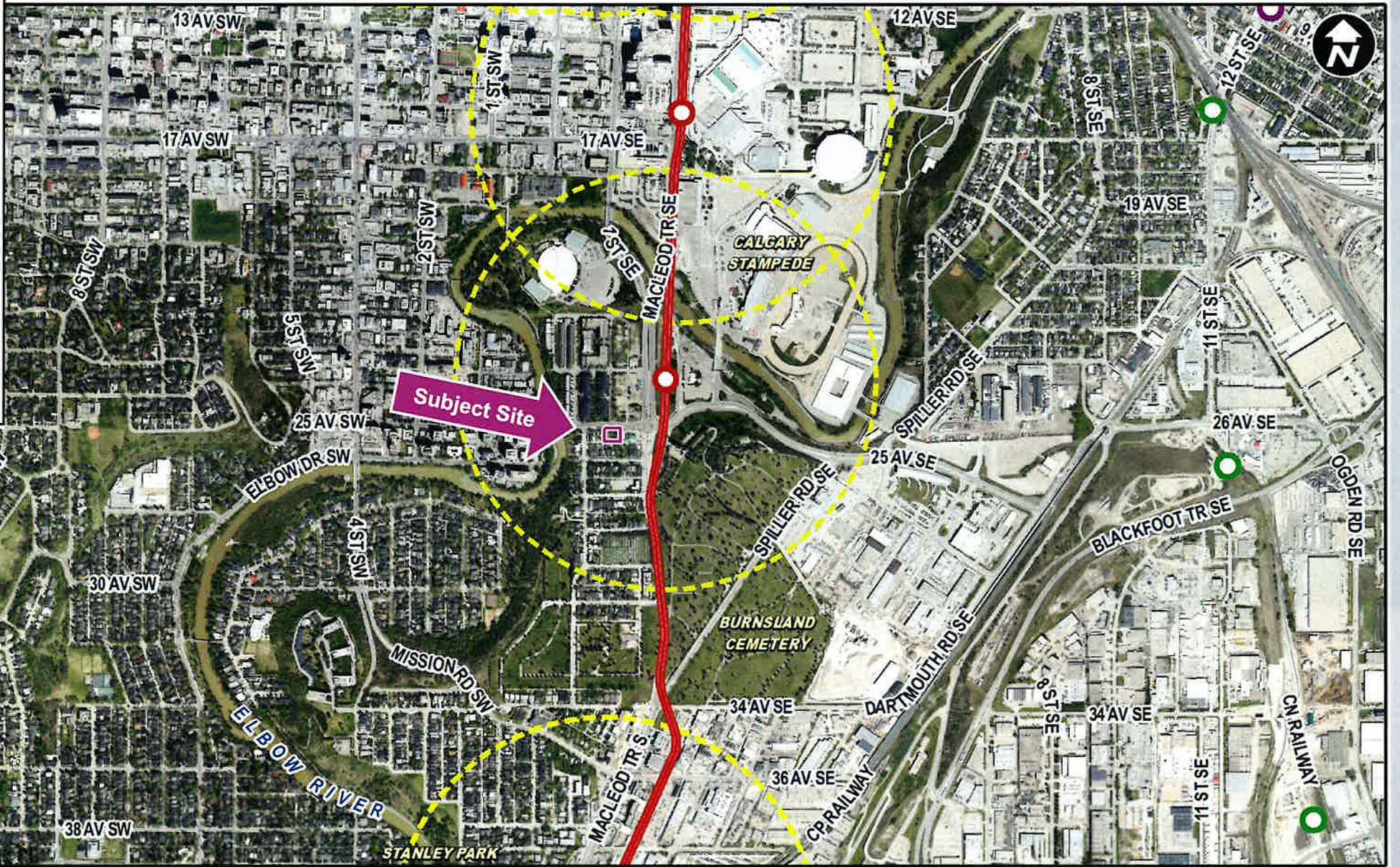
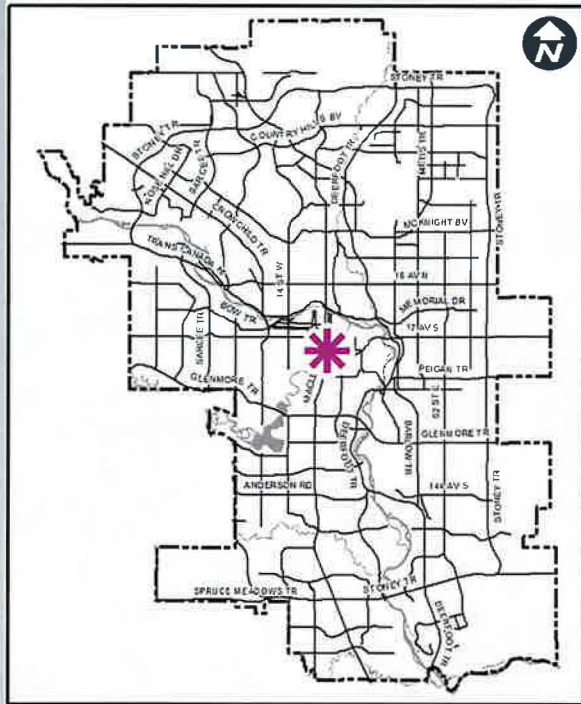


## LOC2021-0122 / CPC2022-0736 Policy and Land Use Amendment

July 26, 2022



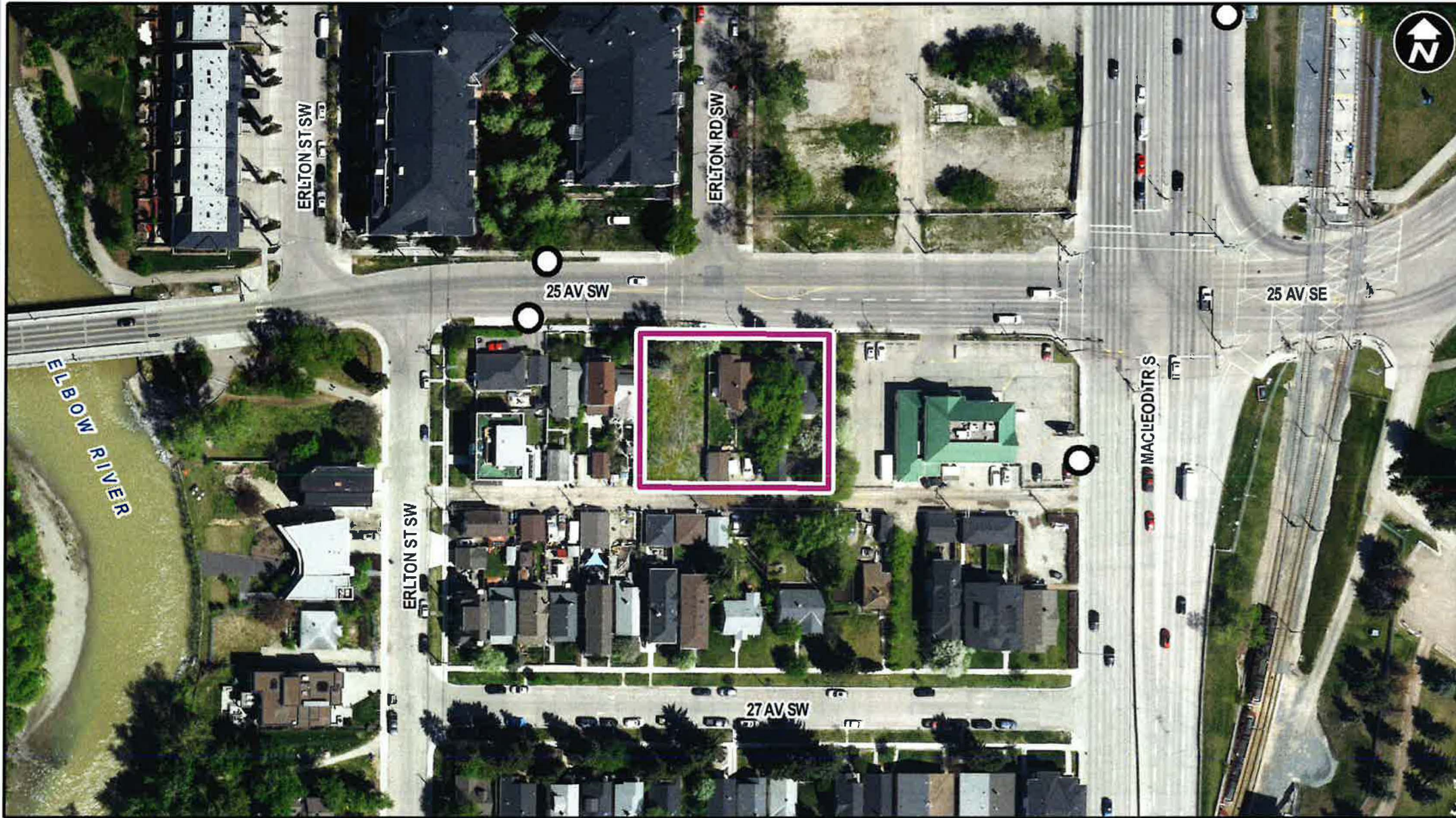




**LEGEND**

- 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





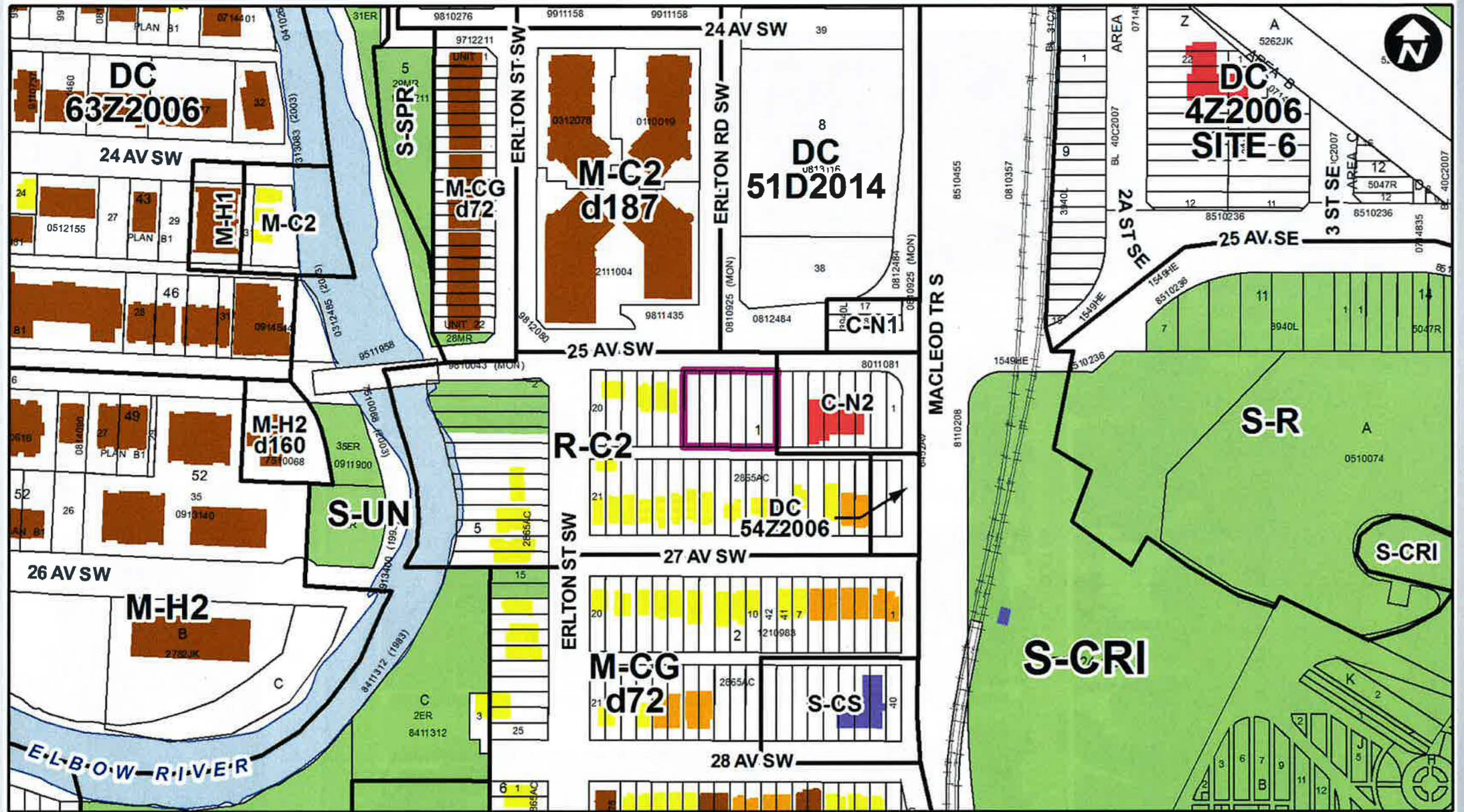
○ Bus Stop

Parcel Size:

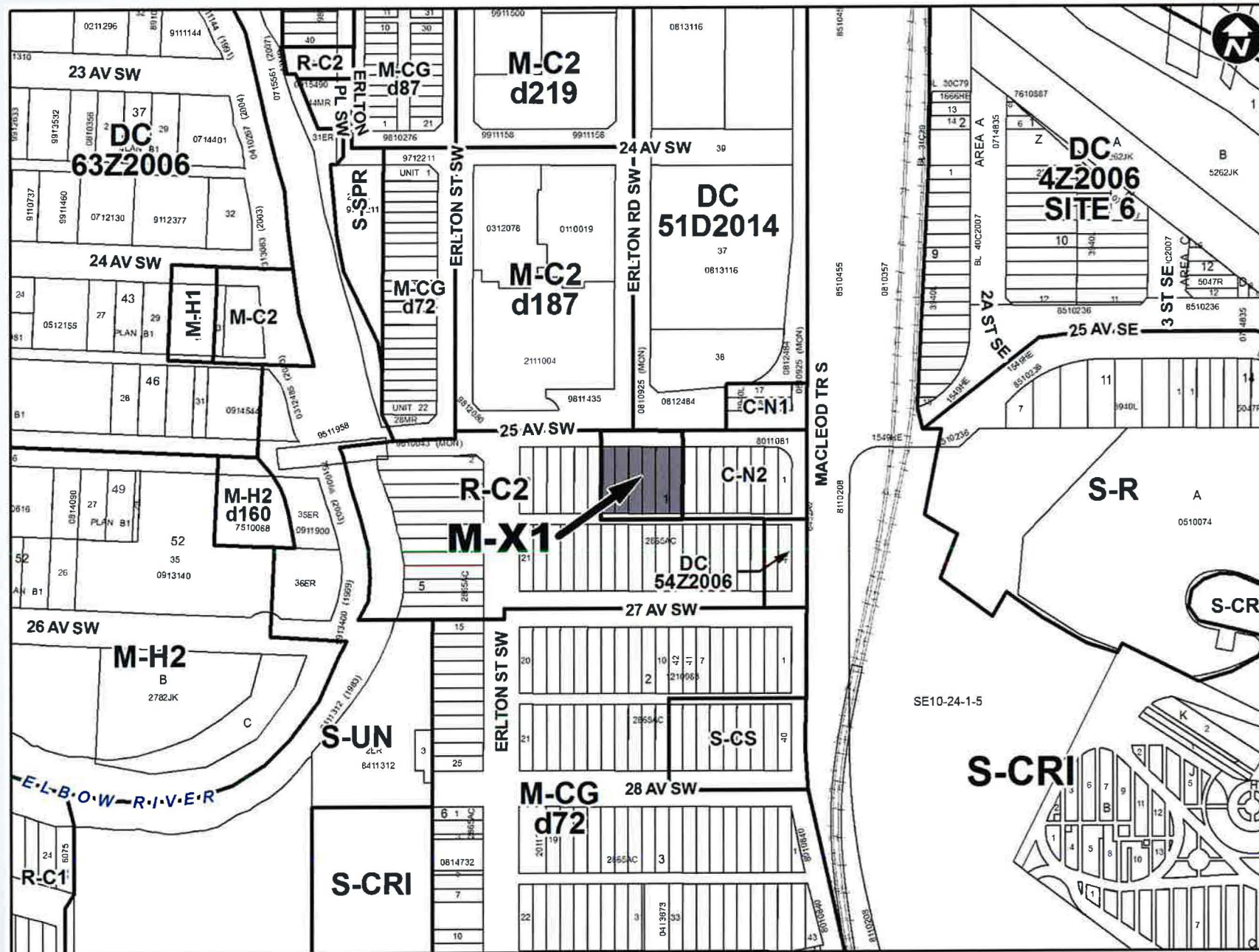
0.17 ha  
45m x 37m



- 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









**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





**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.

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 40P2022** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 114D2022** 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





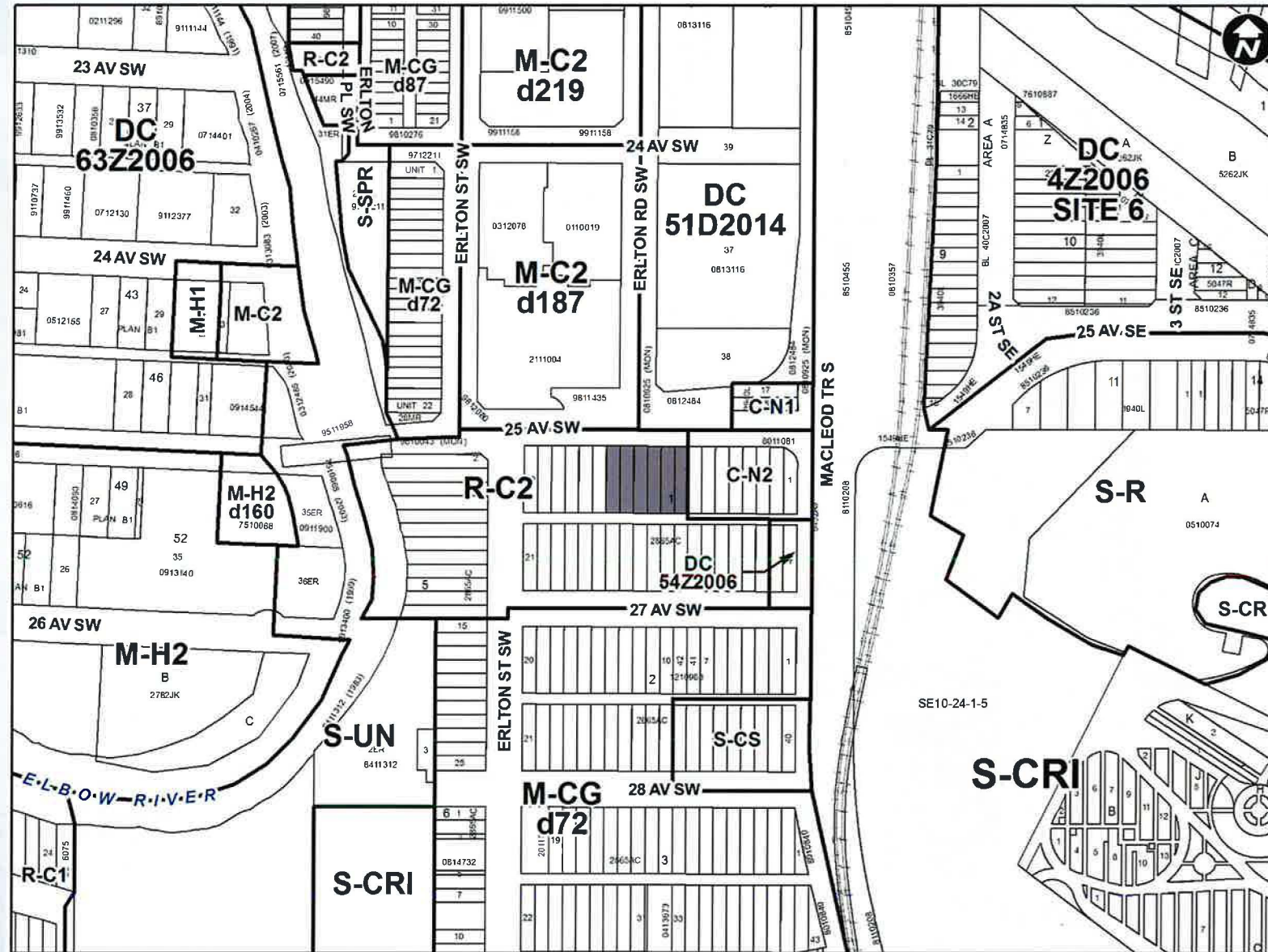




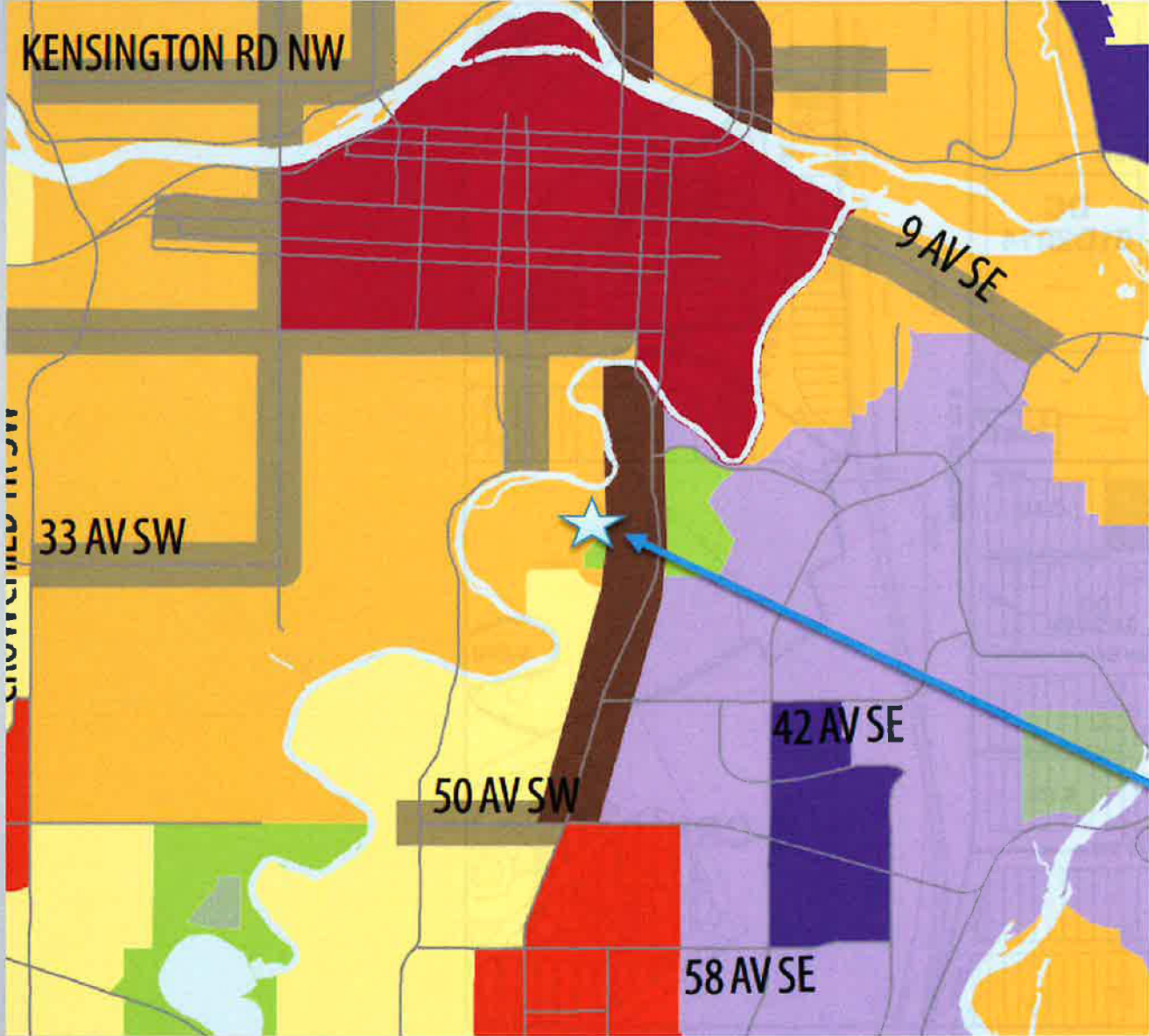












### Urban Structure

#### Developed Residential

- Inner City
- Established

#### Main Streets

- Urban Main Street
- Neighbourhood Main Street

Site location

