



Public Hearing of Council

Agenda Item: 8.1.9

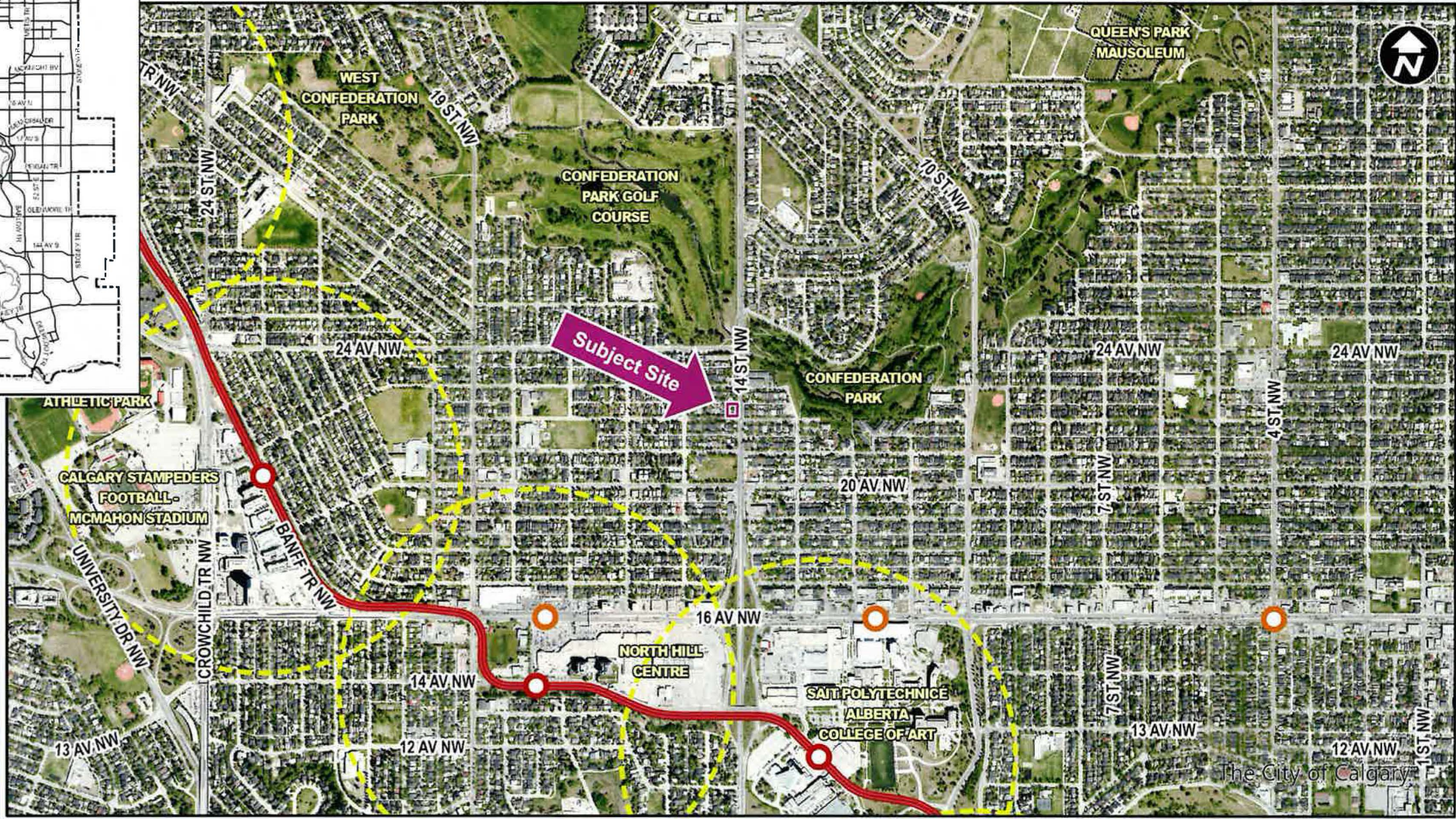
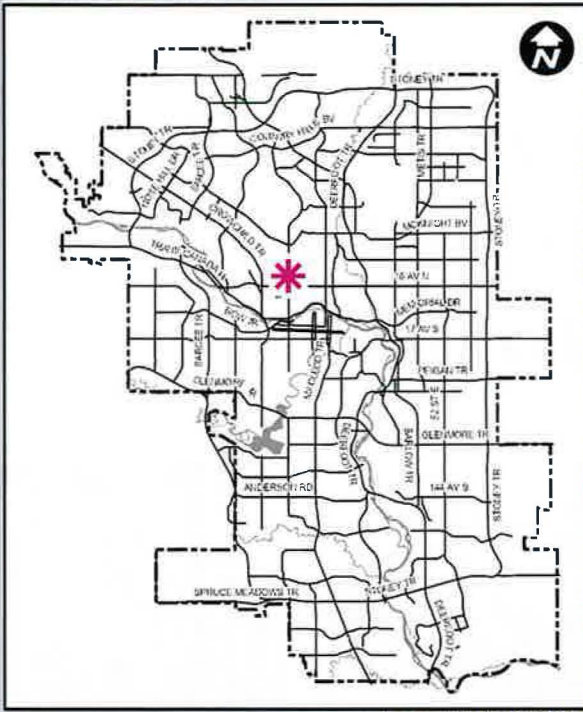


LOC2022-0004 / CPC2022-0487

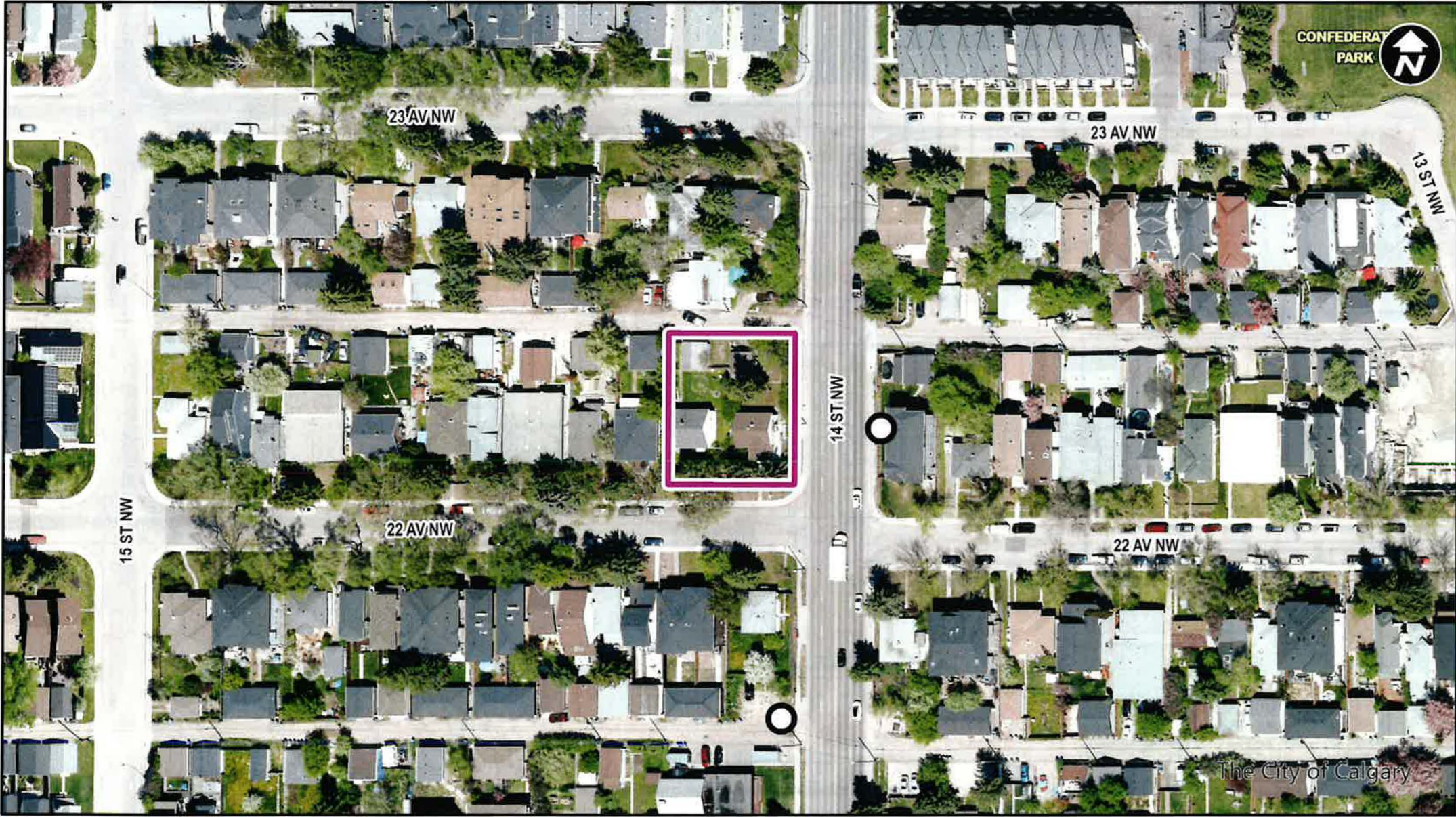
Land Use Amendment

July 26, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: # 8.1.9 CPC2022-0487
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



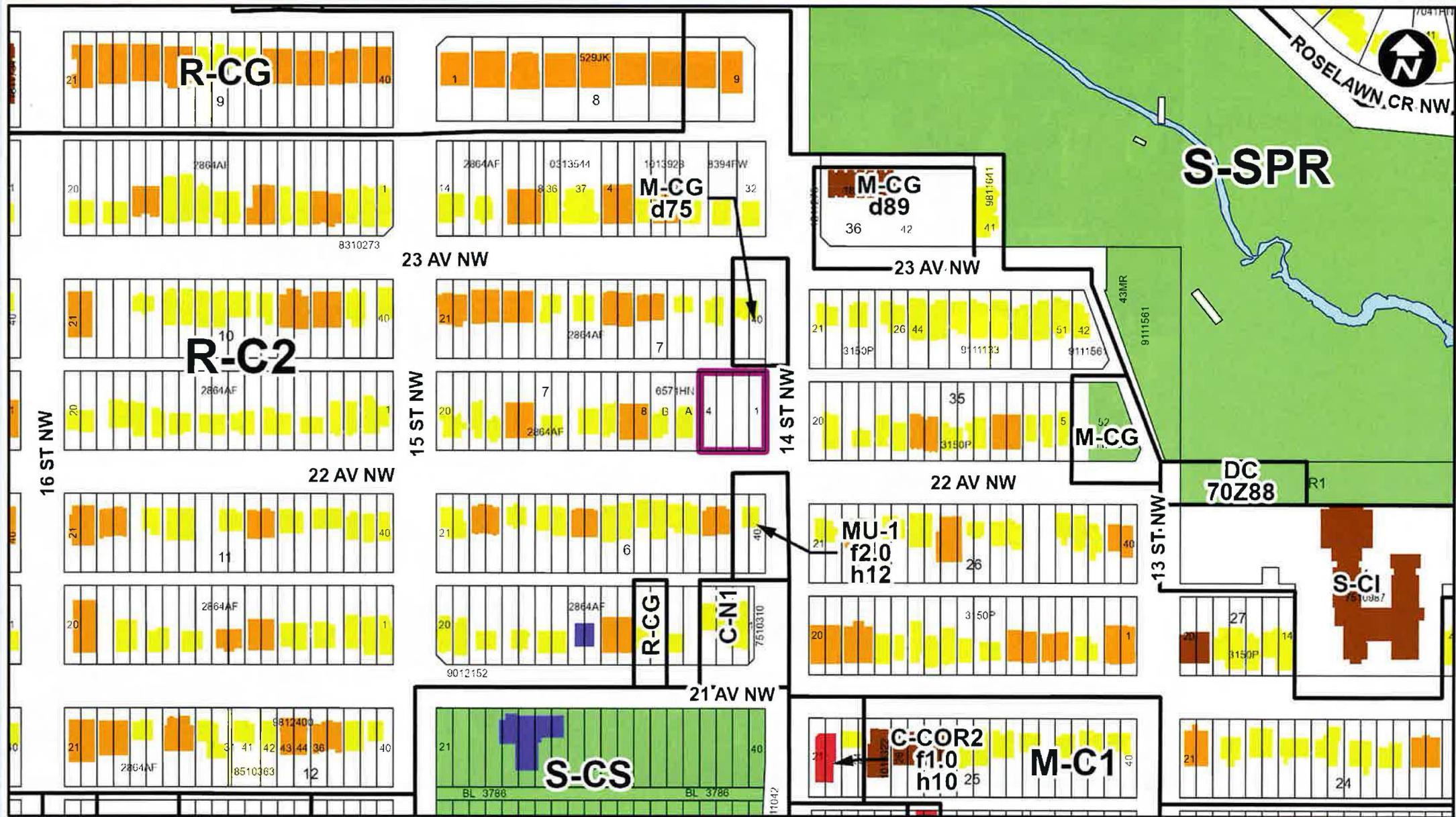
LEGEND

○ Bus Stop

Parcel Size:

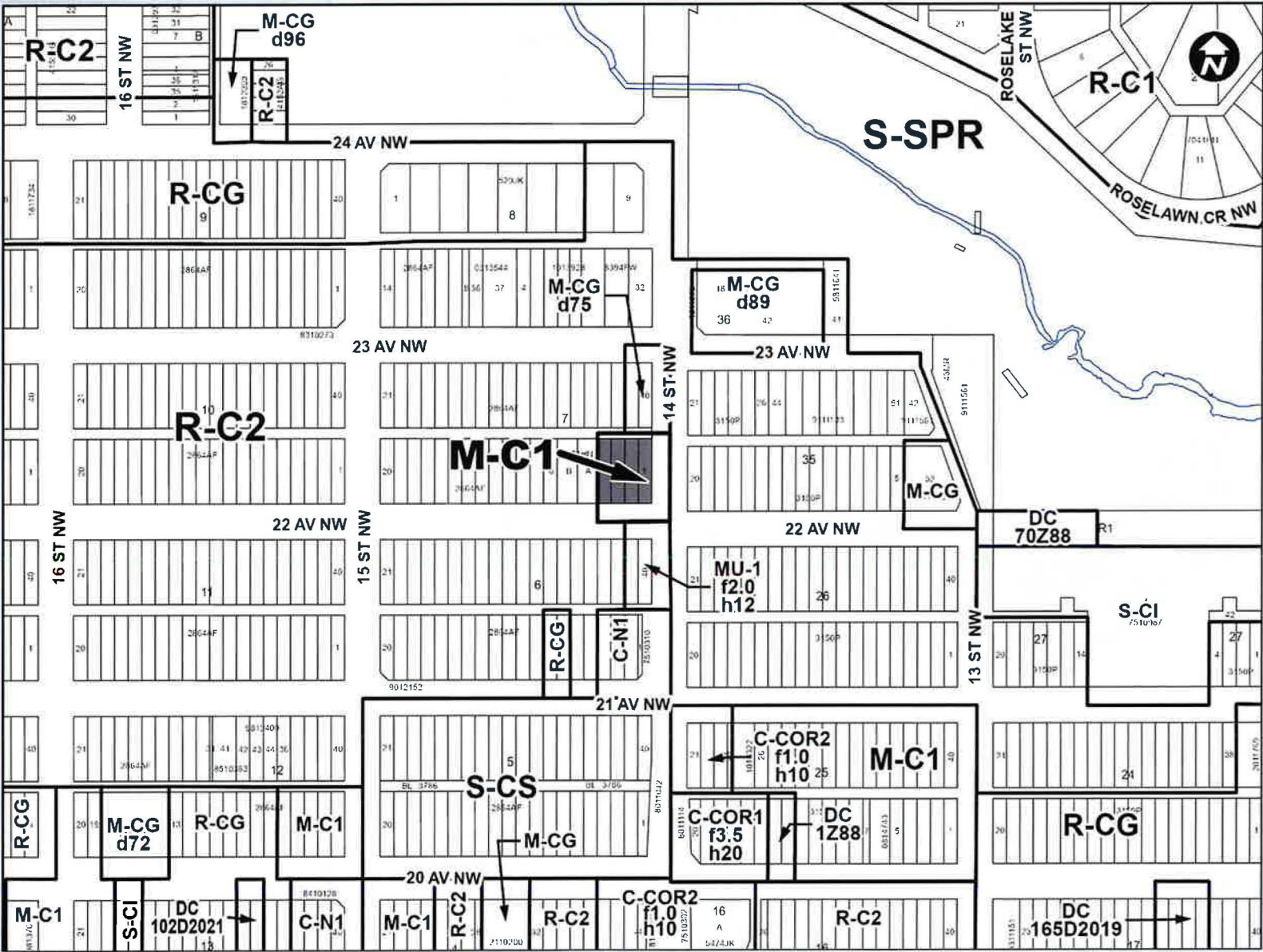
0.11 ha
30m x 37m

- 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 M-C1 District:

- multi-residential development of low height and medium density
- maximum building height of 14 metres (four to five storeys)
- maximum density of 148 units per hectare would allow up to 16 units on the site





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



Map 4: Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 105D2022** 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

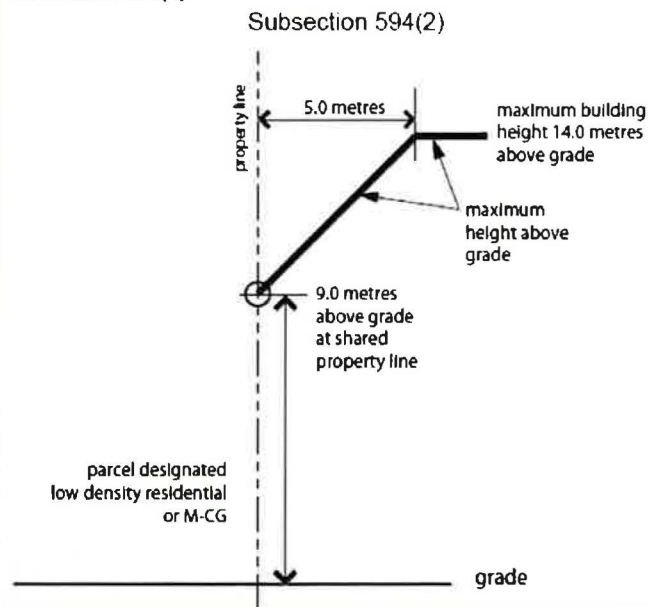
Building Height and Cross Section

- 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):

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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



1502 22 Avenue NW (Eastern parcel)



1508 22 Avenue NW (Western parcel)



1502 22 Avenue NW (Eastern parcel)



1508 22 Avenue NW (Western parcel)



