

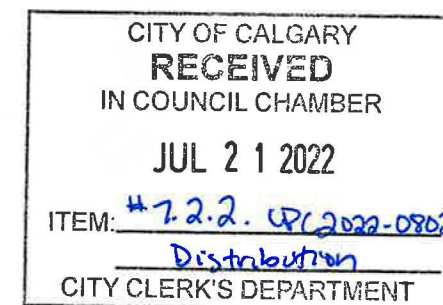


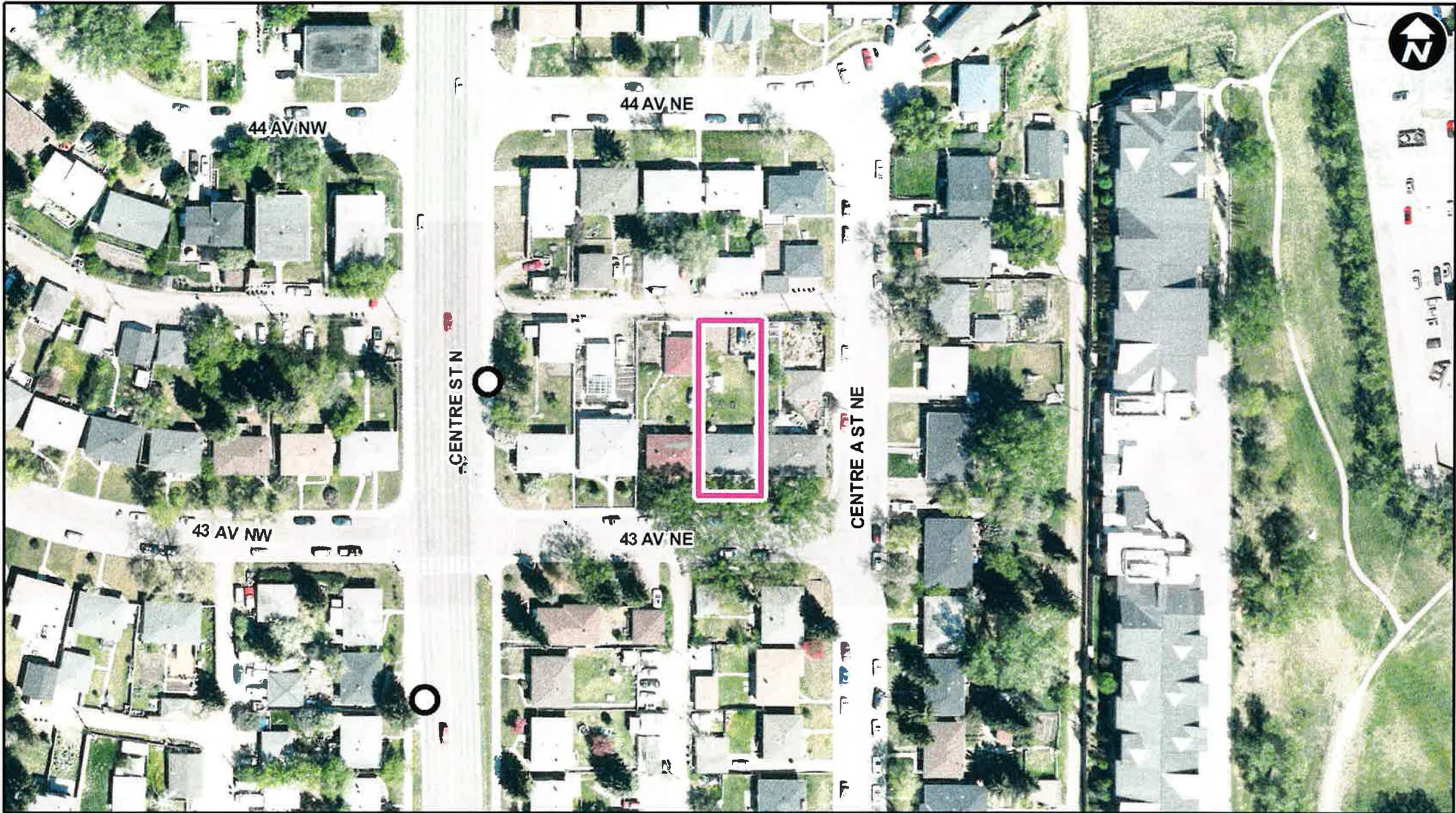
Calgary Planning Commission

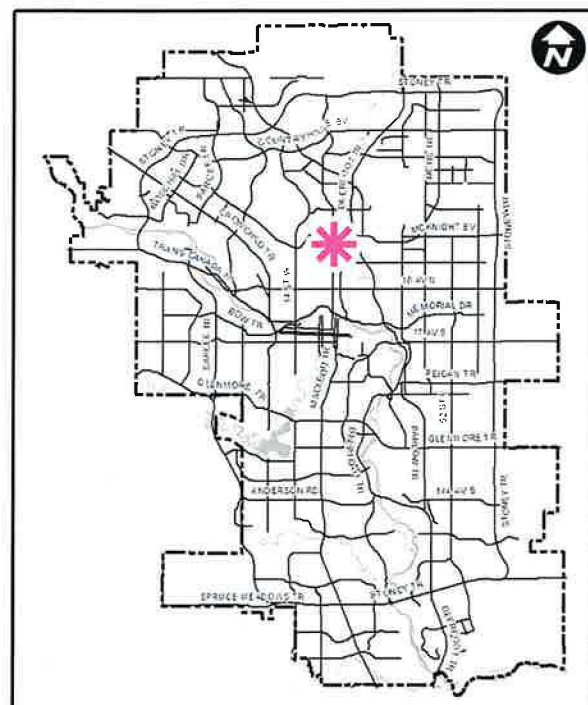
Agenda Item: 7.2.2

1

LOC2022-0048 / CPC2022-0802
Land Use Amendment
July 21, 2022







LEGEND

600m buffer from LRT station

LRT Stations

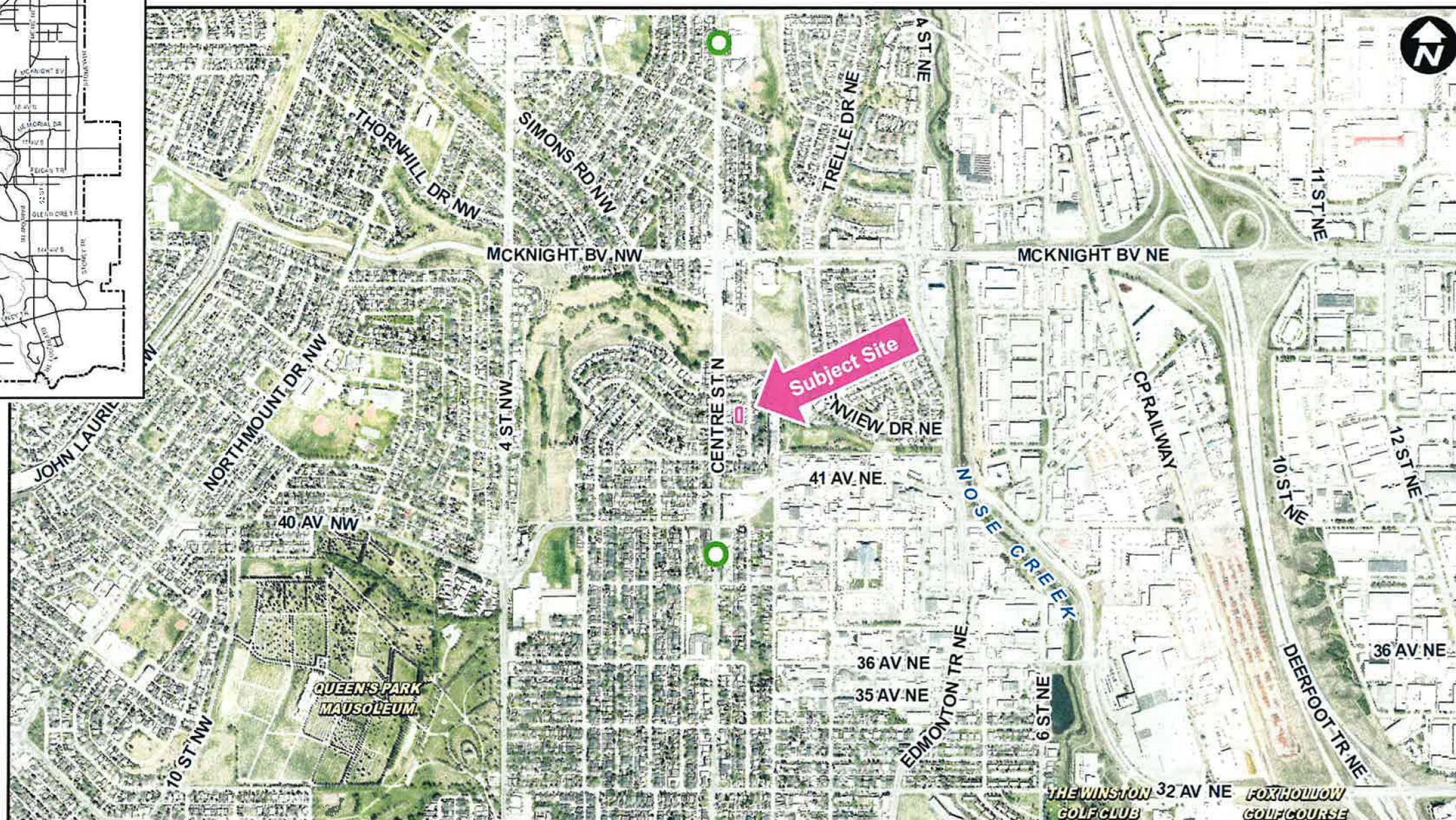
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

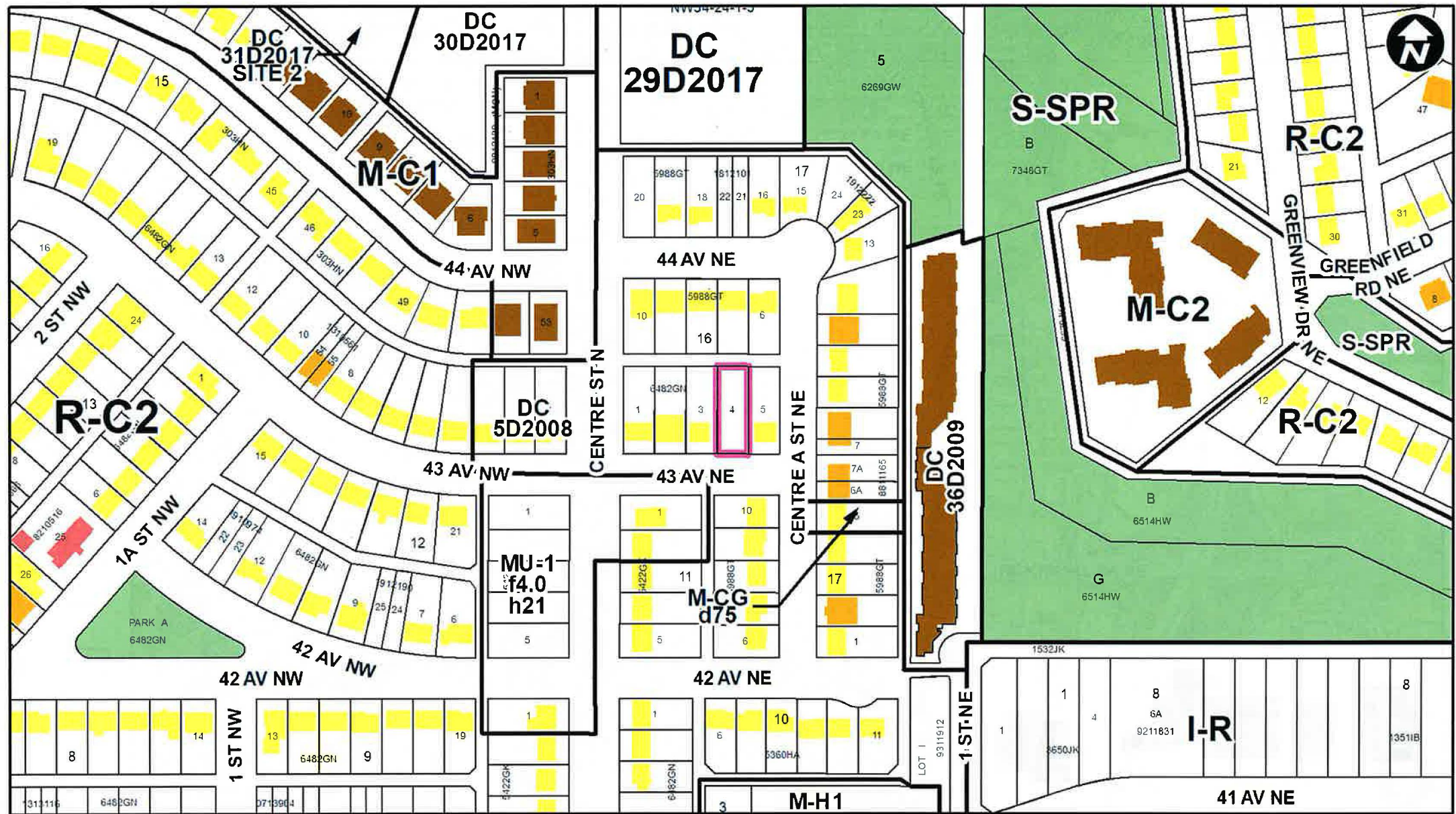
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



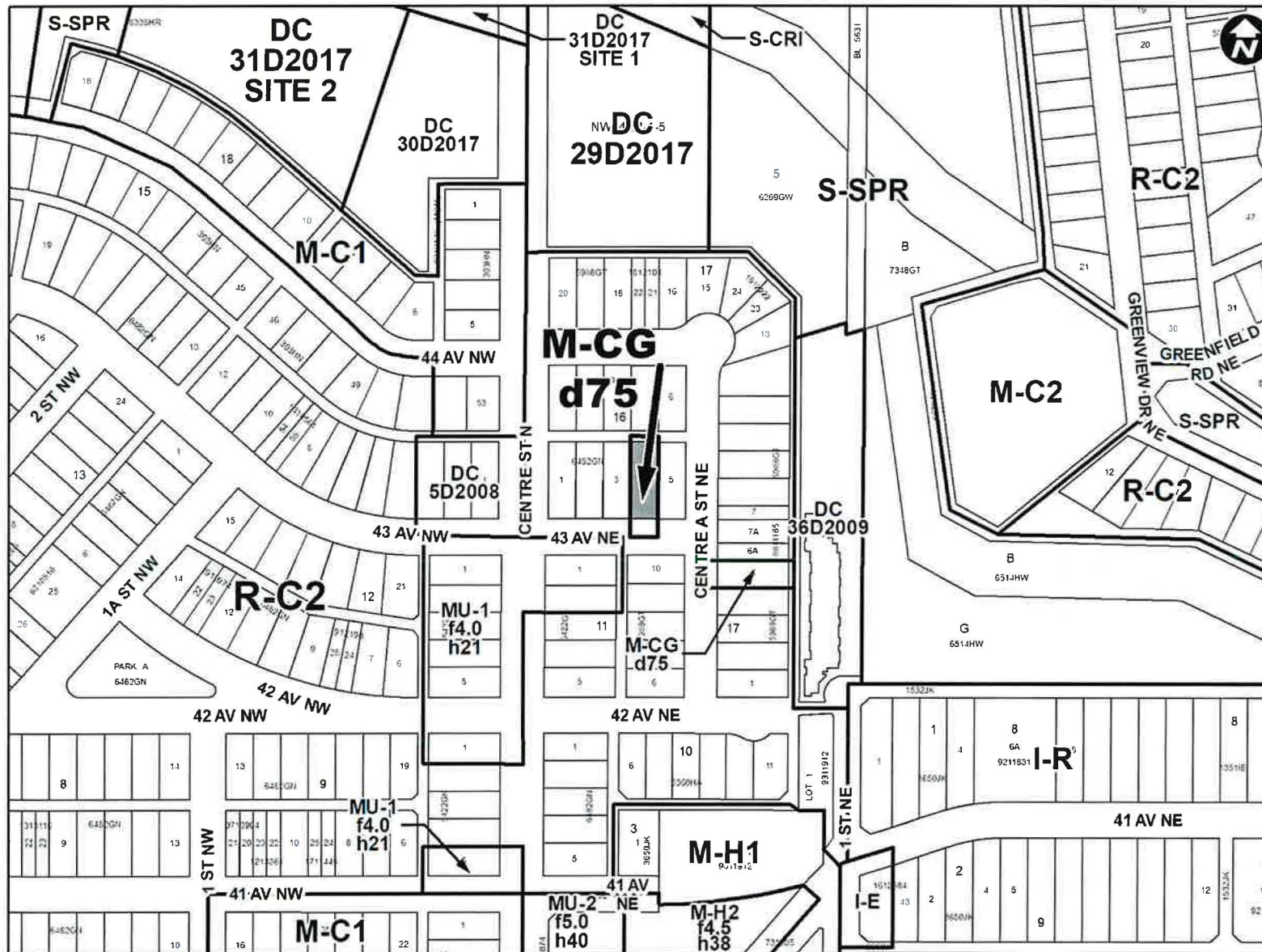
LEGEND

- 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









Proposed M-CGd75 District:

- 2-3 storeys;
- Sensitive next to low density residential; and
- 75 units per hectare (4 units).

Map 3: Urban Form

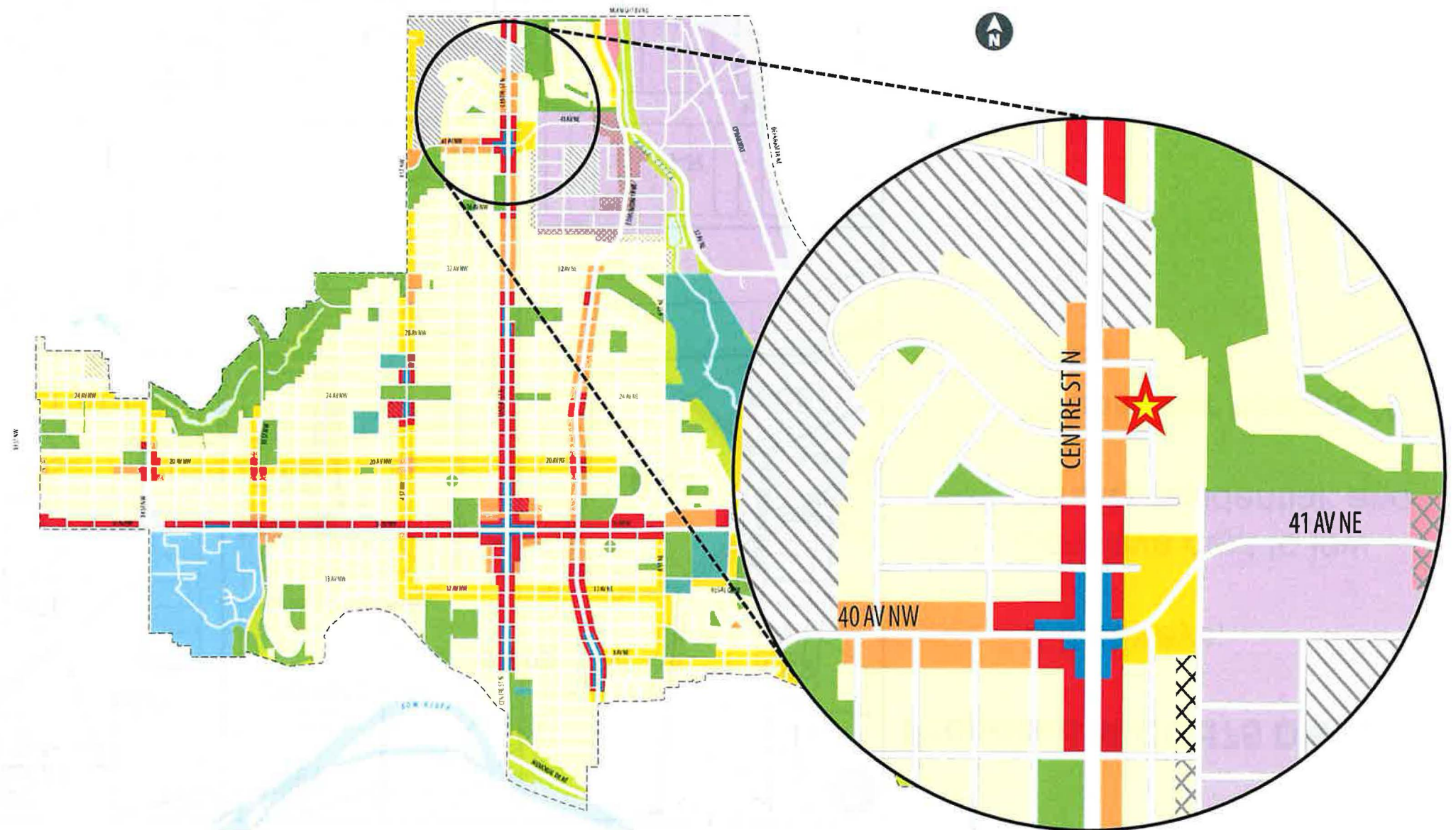
Legend

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



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.16 acres $\pm$) located at 116 – 43 Avenue NE (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District ~~to~~ Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Supplementary Slides

