

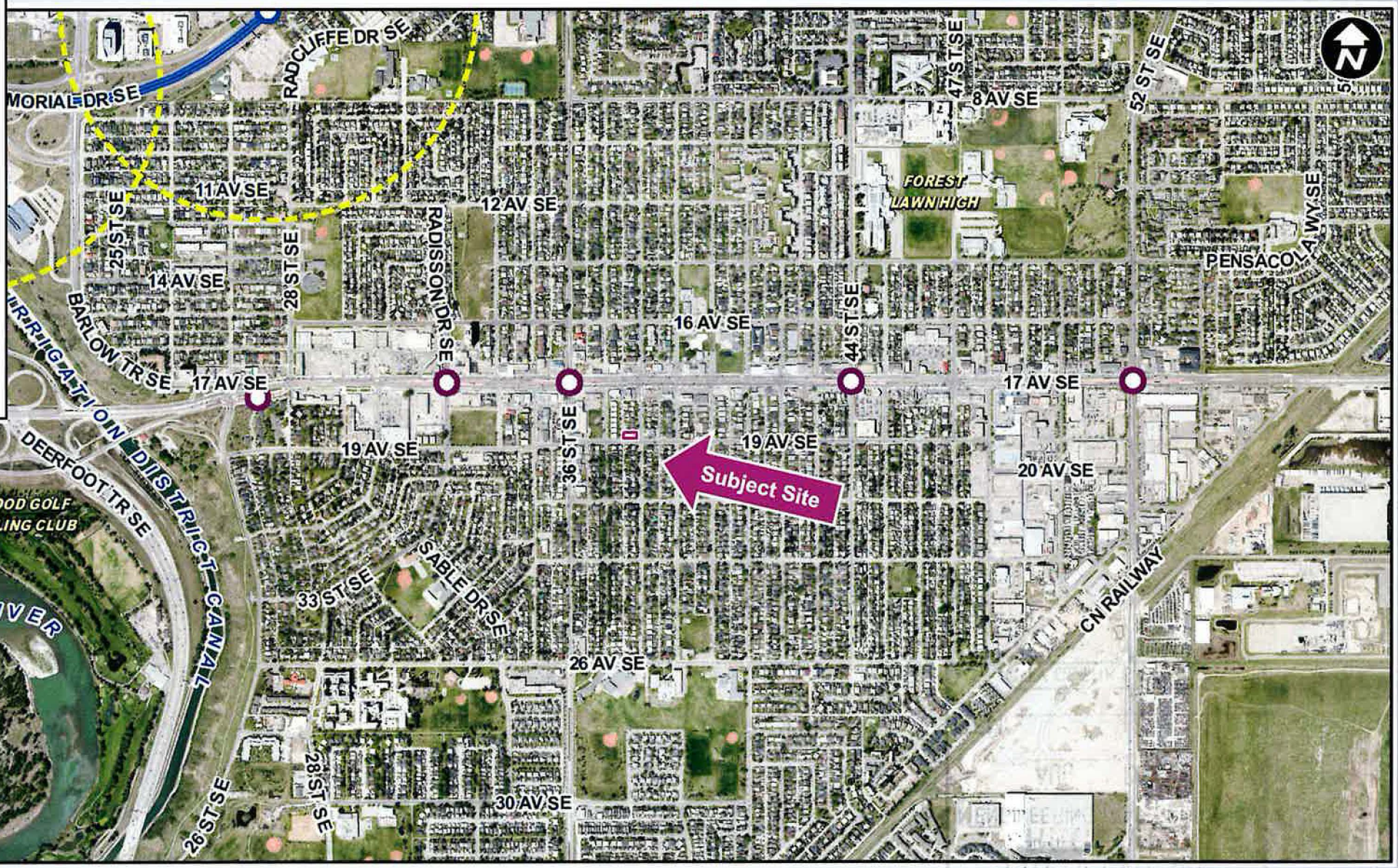
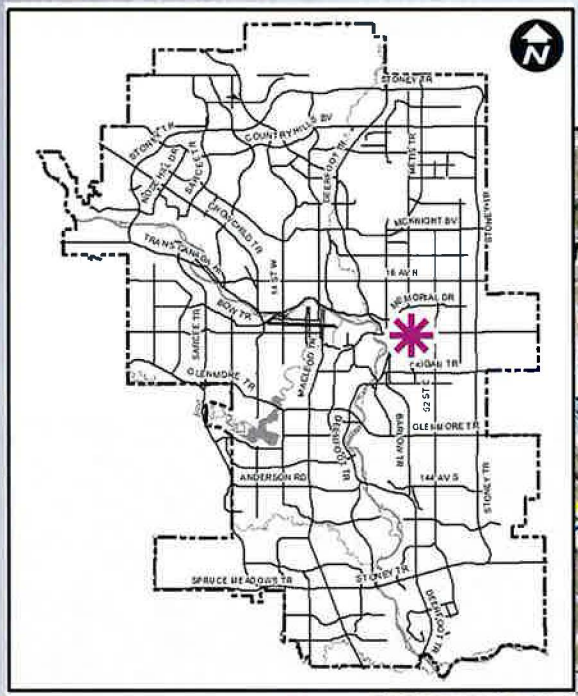


# Calgary Planning Commission

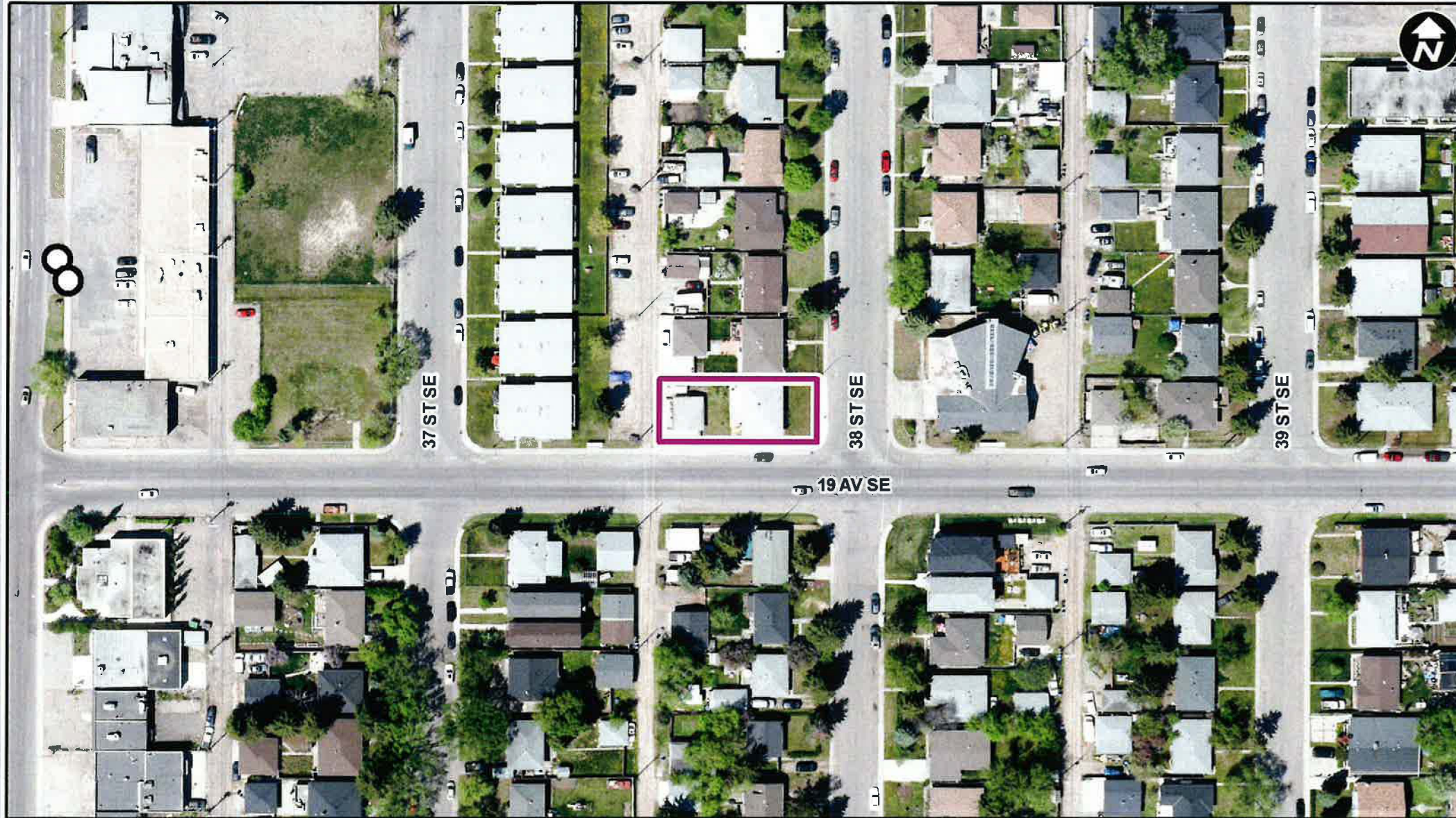
## Agenda Item: 7.2.2



LOC2022-0051  
Land Use Amendment  
August 4, 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**

○ Bus Stop

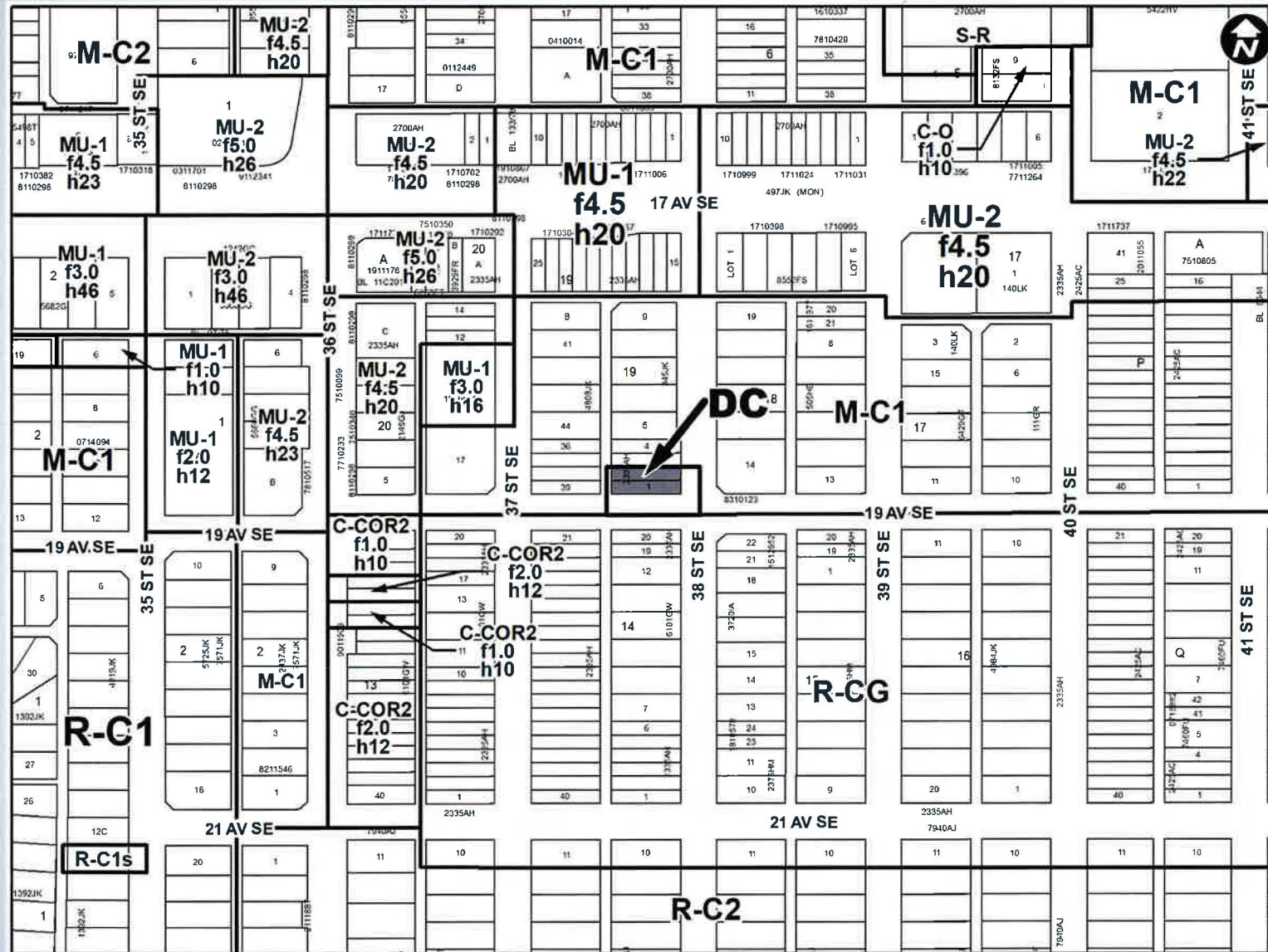
**Parcel Size:**

0.06 ha

15m x 38m



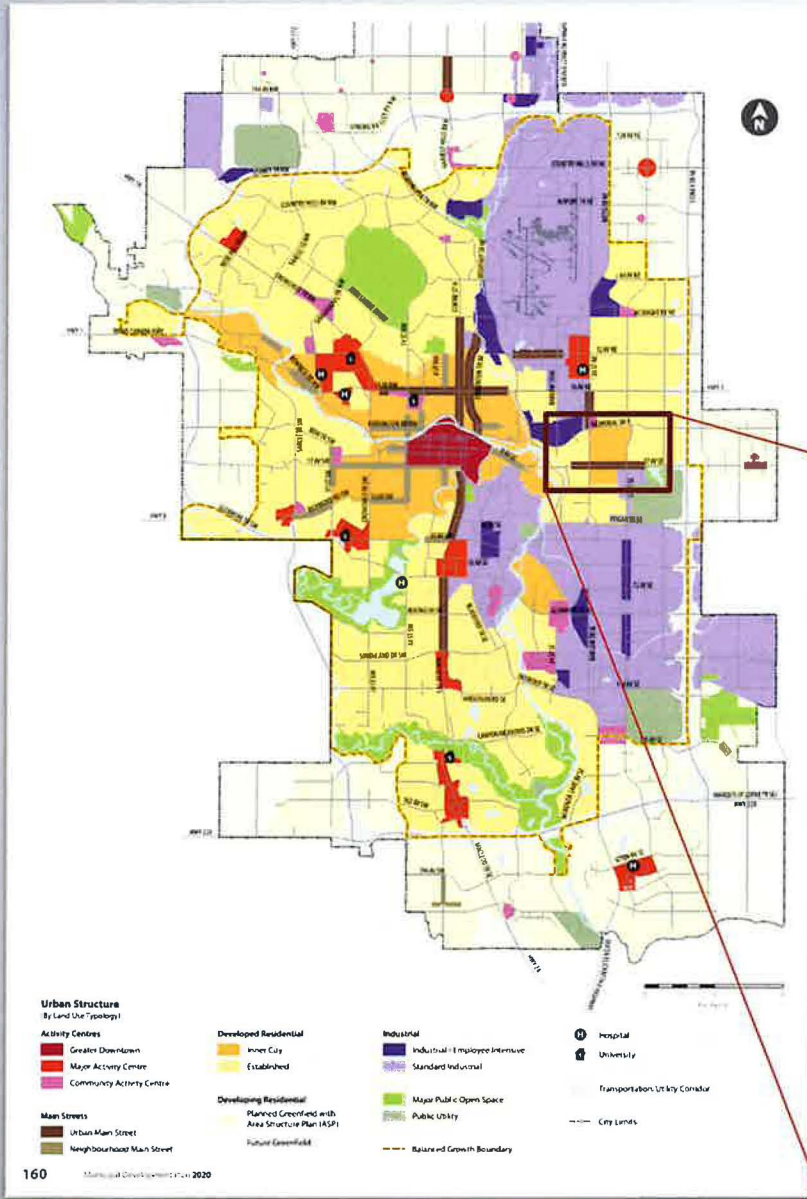




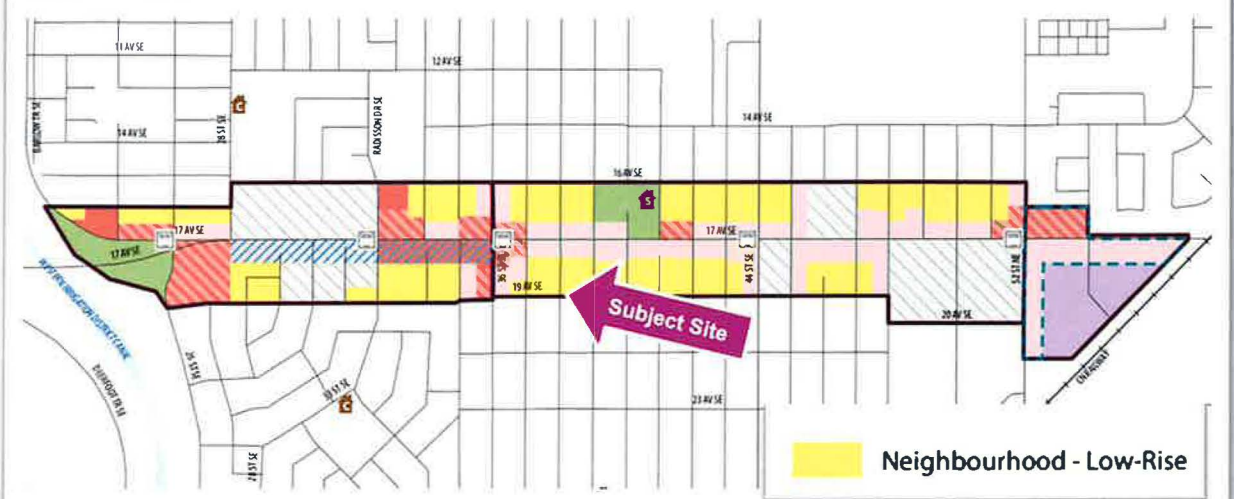
**Proposed Direct Control District:**

- Based on the Multi-Residential – Contextual Low Profile (M-C1) District with the additional use of Rowhouse Building
- Enables higher density development with flexibility in build forms
- Maximum density 148 units per hectare (no change)
- Maximum height – 14 metres (no change)

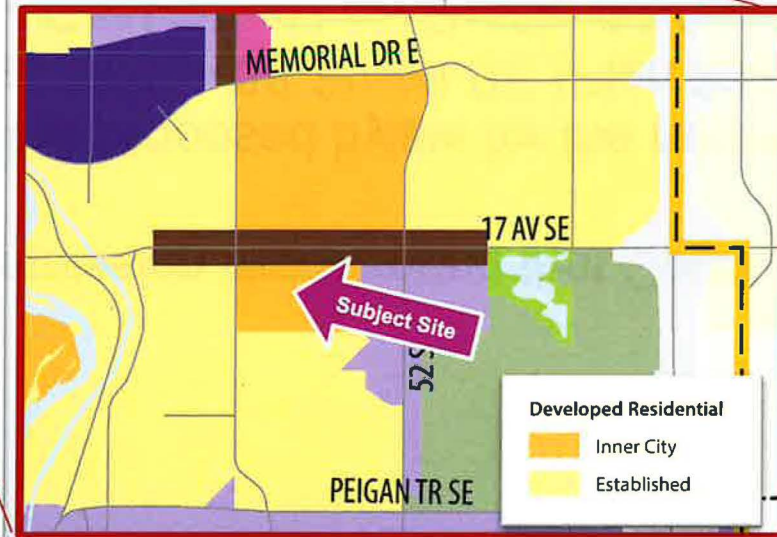
# Municipal Development Plan & International Avenue Area Redevelopment Plan



Map 3 | Land use concept



- Neighbourhood - Low-Rise
- Community - High-Density
- Community - Mid-Rise
- Community - Centre
- Future Comprehensive Area
- Active Frontage
- Special Area
- Character Zone Boundary
- Community Centre
- School
- Rapid Transit Bus Stop



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1839 – 38 Street SE (Plan 2335AH, Block 19, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of Rowhouse Building, with guidelines.



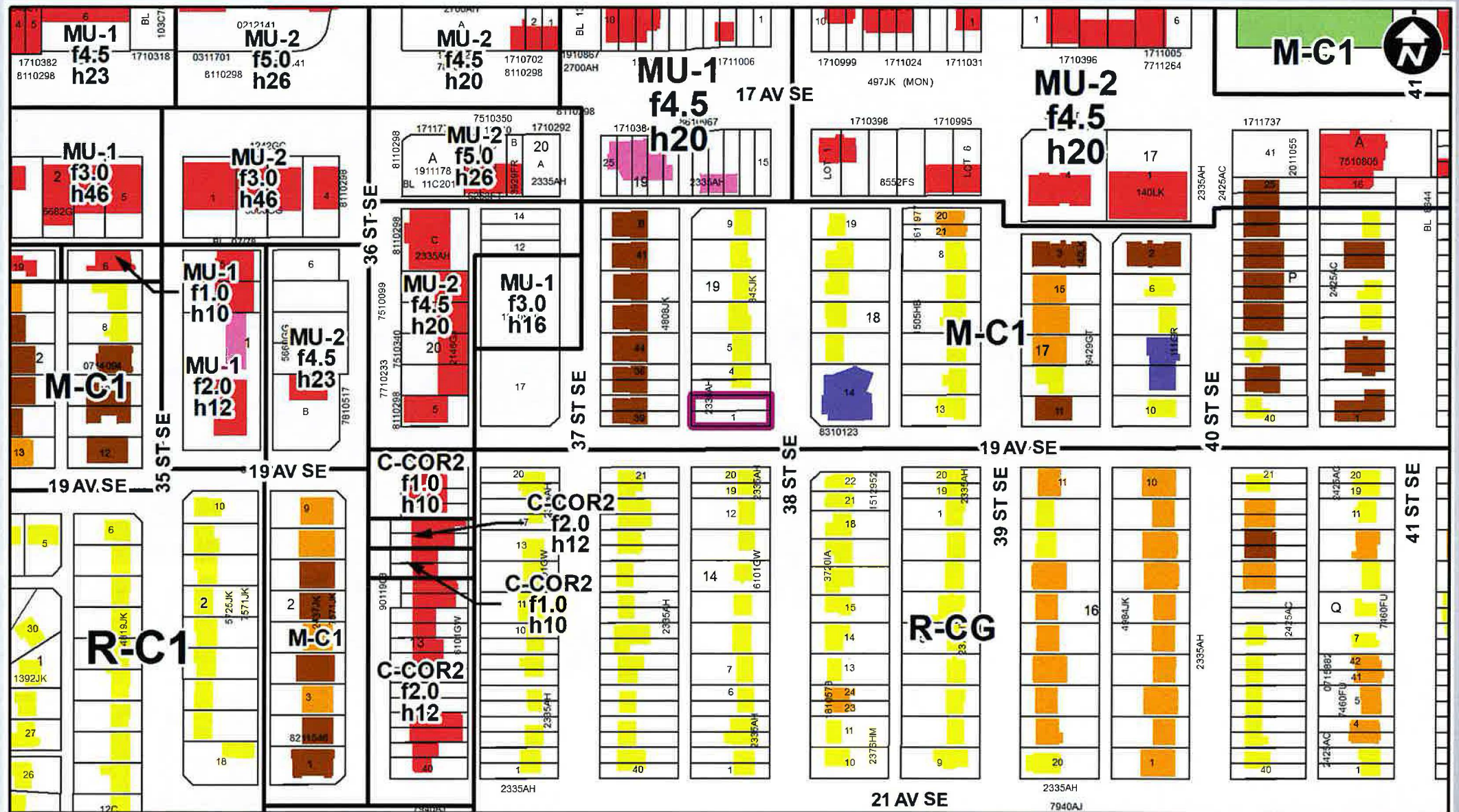
## Supplementary Slides





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



<b>Regulation</b>	<b>Proposed DC / based on (M-C1) District</b>	<b>Residential – Grade-Oriented Infill (R-CG) District</b>
Density	148 units per hectare	75 units per hectare
Height	14.0 metres	11.0 metres
Building Coverage	60.0%	45-60%
Amenity Space	Dwelling units 20.0m <sup>2</sup> Secondary suites 7.5m <sup>2</sup>	Dwelling units 20.0m <sup>2</sup> Secondary suites 7.5m <sup>2</sup>
Landscaping	Min. 40.0% with the ability to reduce the landscape area	Min. of 2 trees each unit