

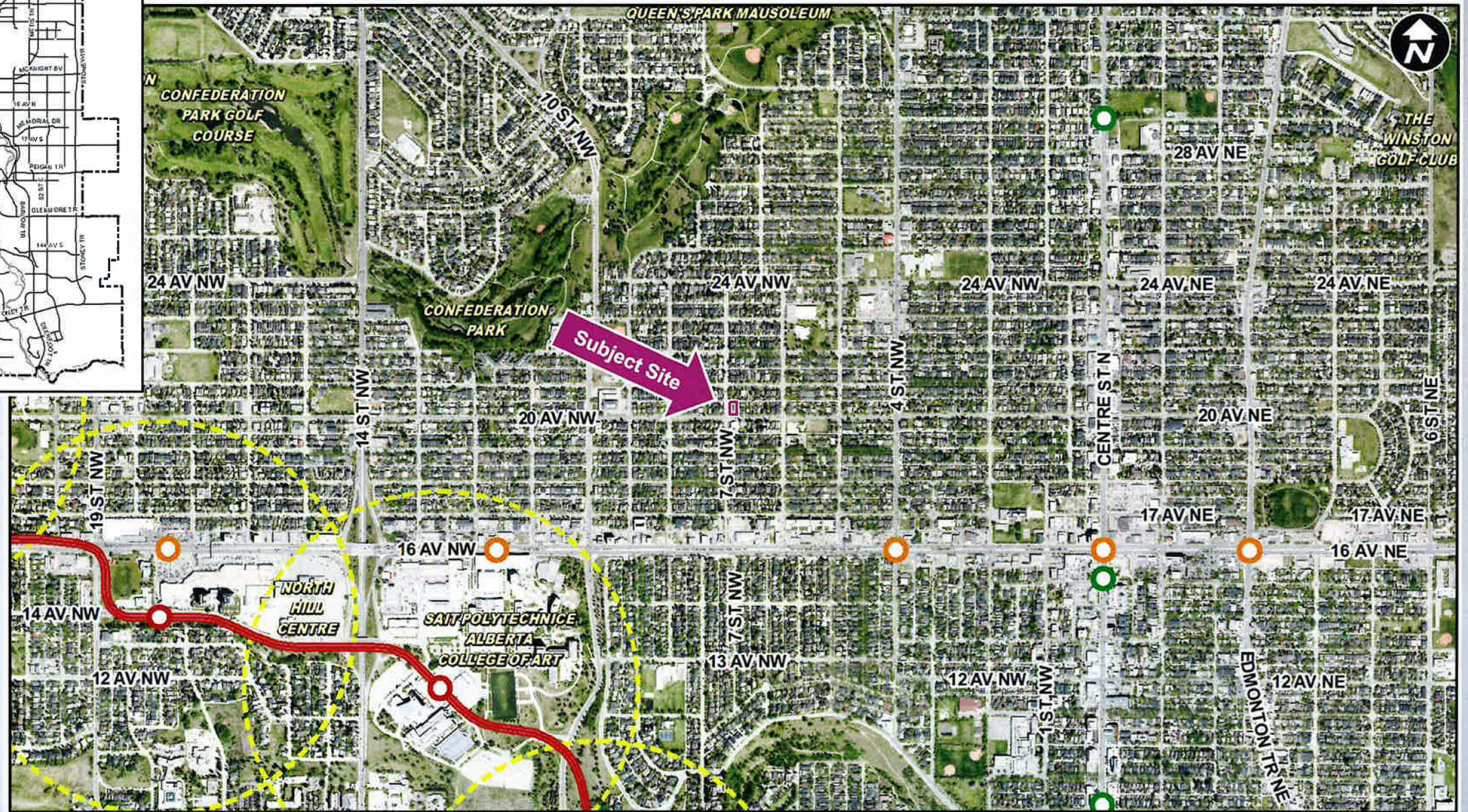
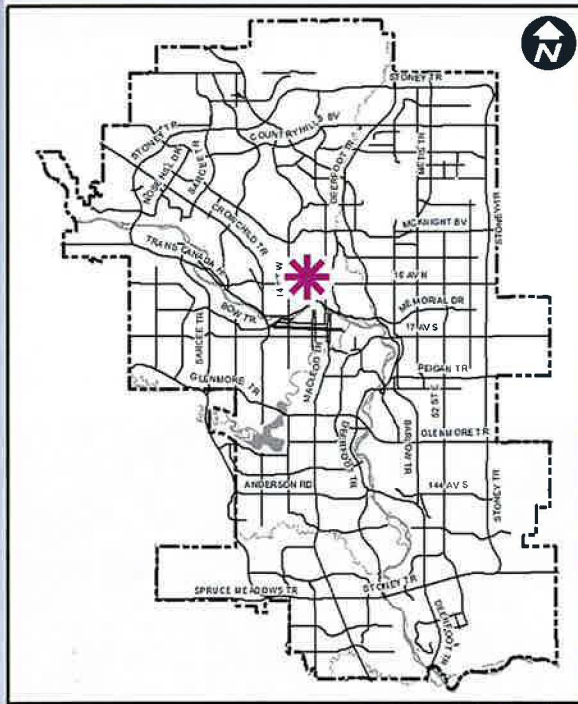


Calgary Planning Commission

Agenda Item: 7.2.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 15 2022
ITEM: 7.2.1 CPC2022-1007
Distribution
CITY CLERK'S DEPARTMENT

LOC2022-0077
Land Use Amendment
September 15, 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

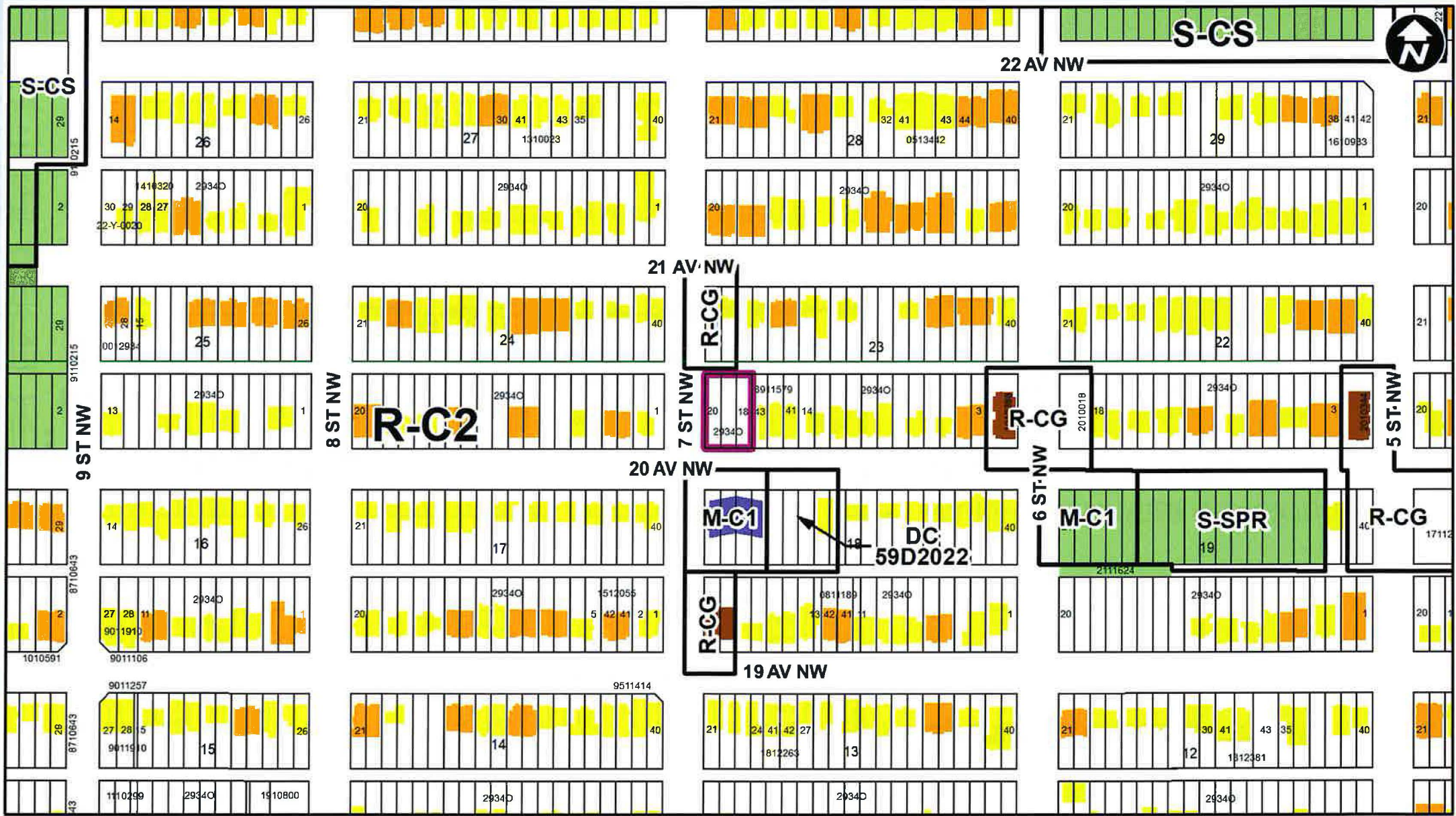
Parcel Size:

0.08 ha
23m x 36m



LEGEND

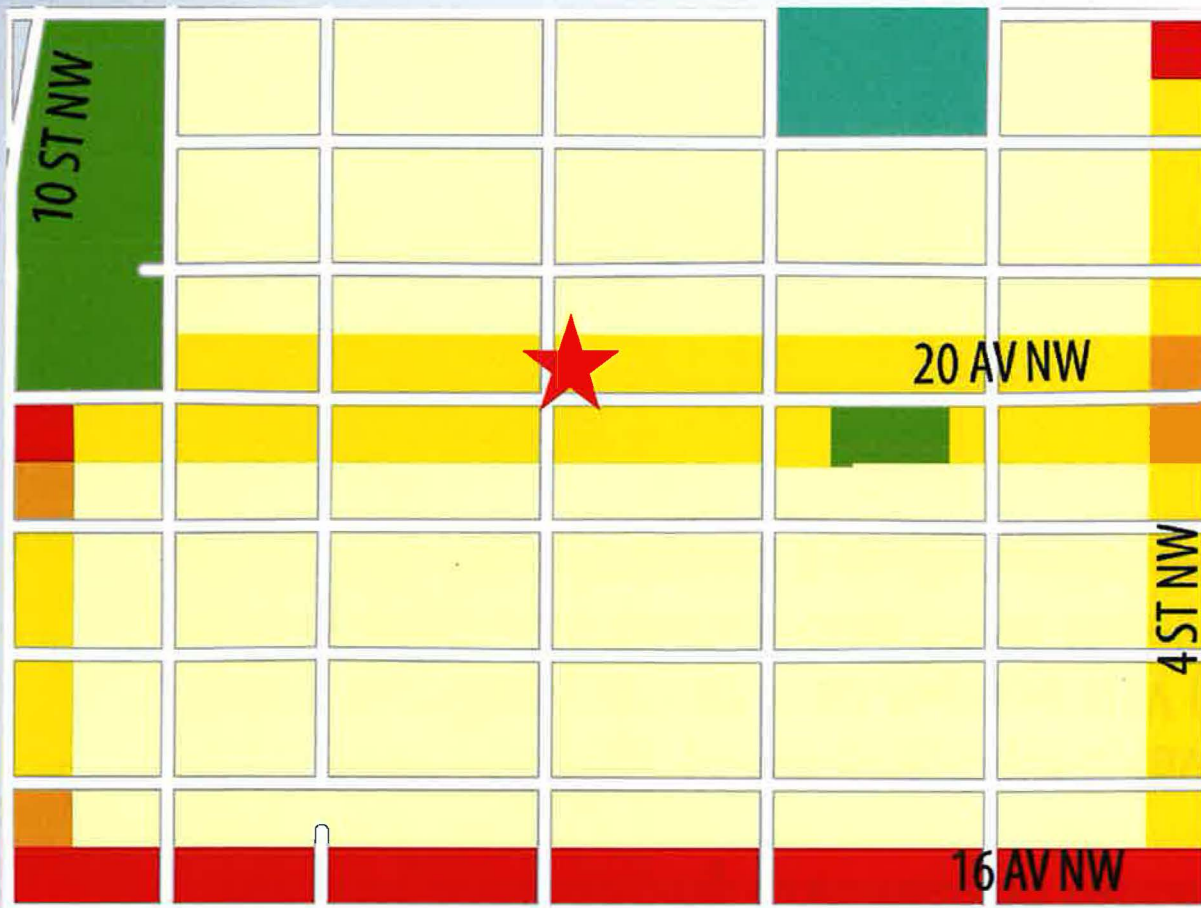
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





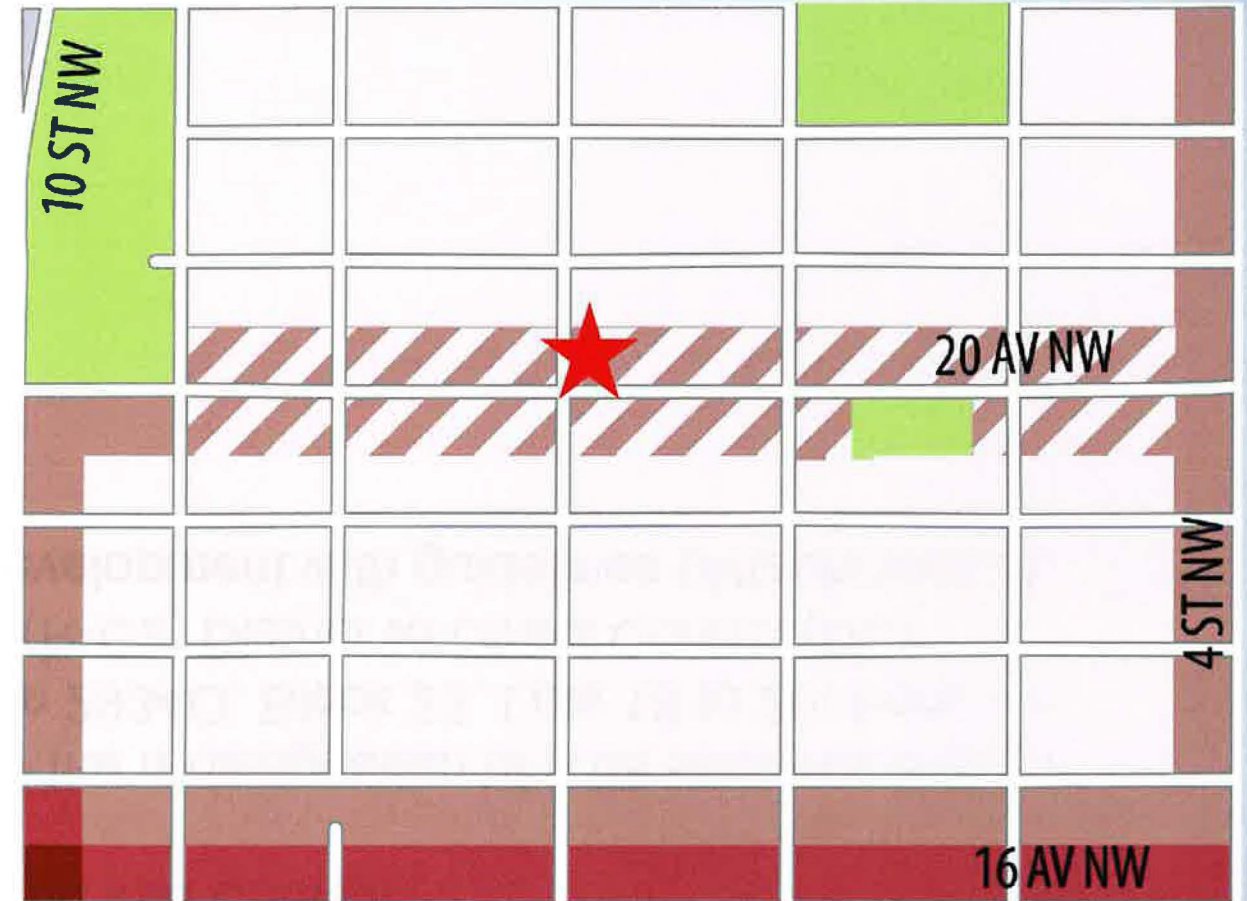
Proposed Direct Control District:

- Based on M-CG
- Multi-residential development in a ground-oriented form
- Maximum height – 12m
- Maximum FAR – 1.5



Map 3: Urban Form Categories

Neighbourhood Connector



Map 4: Building Scale

Low-Modified (up to 4 storeys)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 738 – 20 Avenue NW (Plan 2934O, Block 23, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Direct Control (DC) District to accommodate a multi-residential development with guidelines (Attachment 2).

Supplementary Slides





