



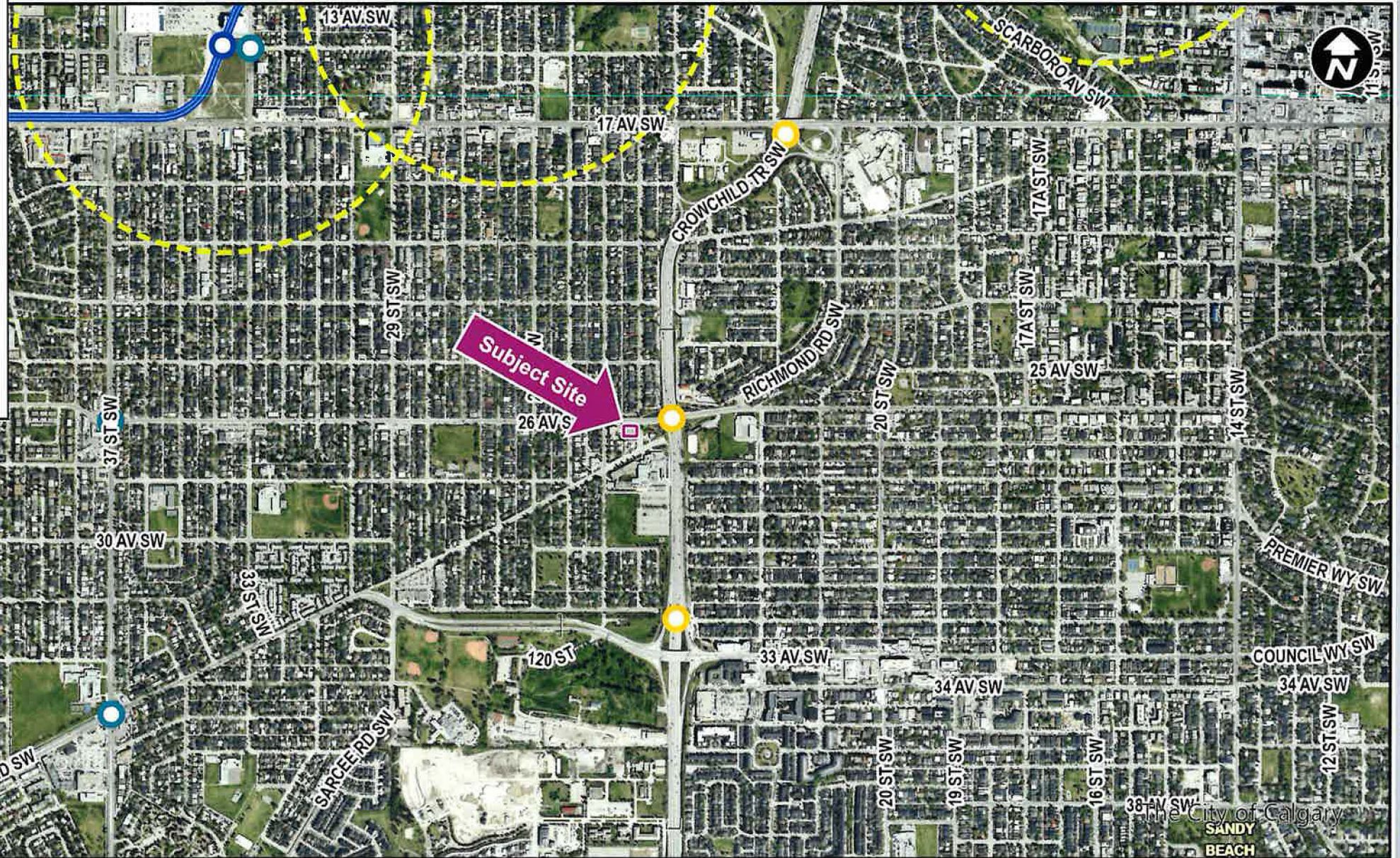
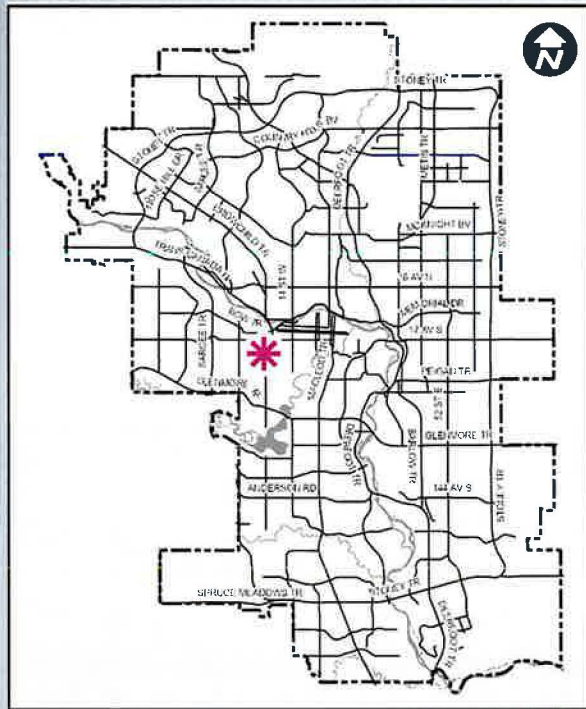
# Public Hearing of Council

## Agenda Item: 8.1.13

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
MAR 29 2022  
ITEM: 8.1.13 CPC2022-0156  
Distribution  
CITY CLERK'S DEPARTMENT

**LOC2021-0136 / CPC2022-0156**  
**Land Use Amendment**  
**March 29, 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:  
0.11 ha

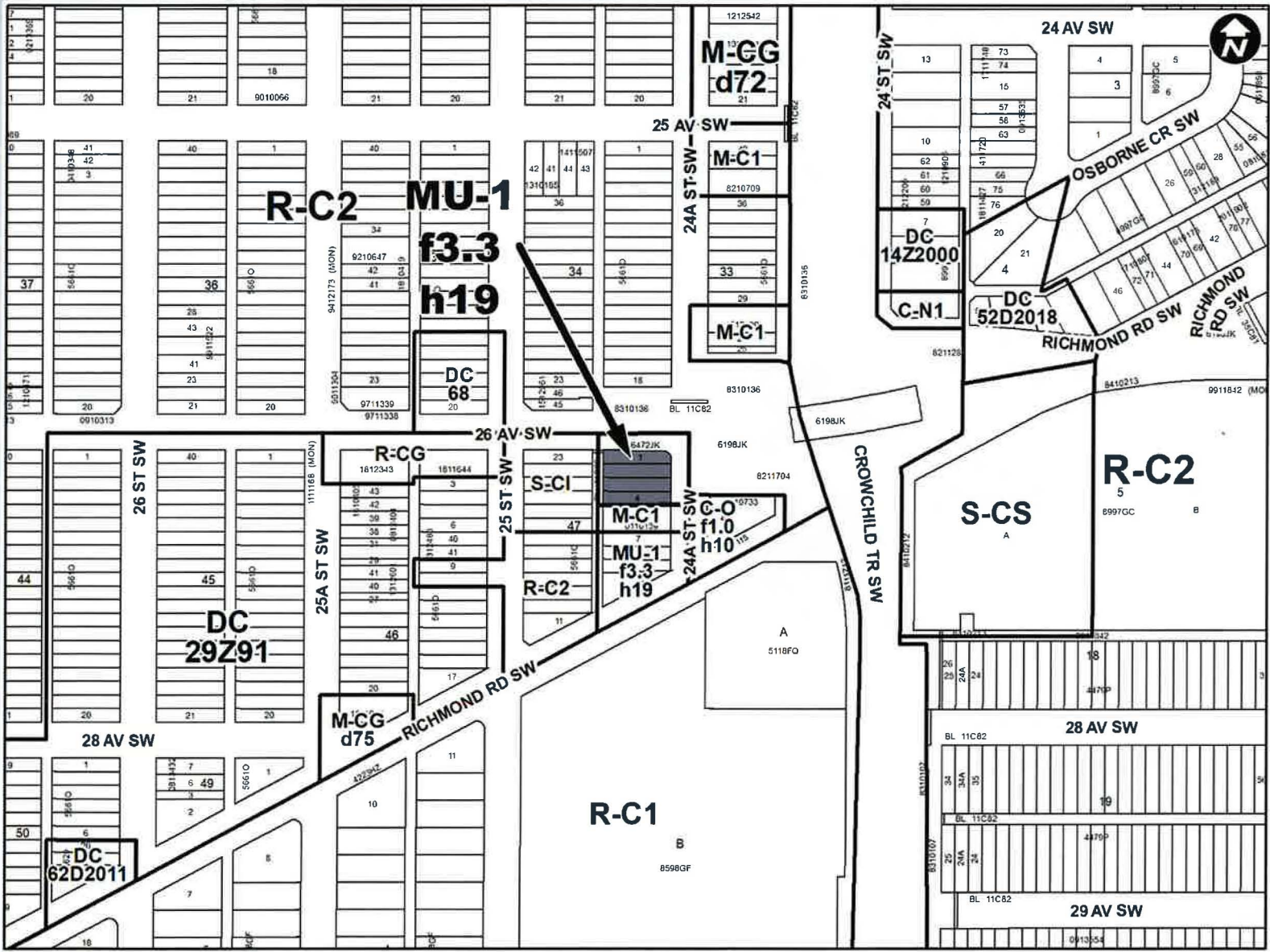
The City of Calgary



- 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 MU-1 District:

- compatible with existing lower density development as it promotes transitions to lower scale mixed-use buildings on adjacent parcels through building massing and landscaping;
- maximum height of 19.0 metres; and
- maximum floor area ratio (FAR) of 3.3

Map 2  
Land Use Policy

-  Study Area Boundary
-  Conservation/ Infill
-  Low Density Residential
-  Medium Density Residential
-  High Density
-  Open Space
-  Local Commercial



Proposed Amendment:

- minor map amendment to change the subject site from 'Medium Density Residential' to 'High Density Residential'.



## Calgary Planning Commission's Recommendation

That Council:

1. Give three readings to **Proposed Bylaw 19P2022** for the amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 46D2022** for the redesignation of 0.11 ± (0.28 acres ±) located at 2801 and 2805 – 24A Street SW (Plan 5661O, Block 47, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Mixed Use – General (MU-1f3.3h19) District.

# Supplementary Slides





View of site looking WEST on 24A Street SW



View from site looking EAST on 24A Street SW





View from site looking SOUTH on 24A Street SW



View looking NORTH on 24A Street SW



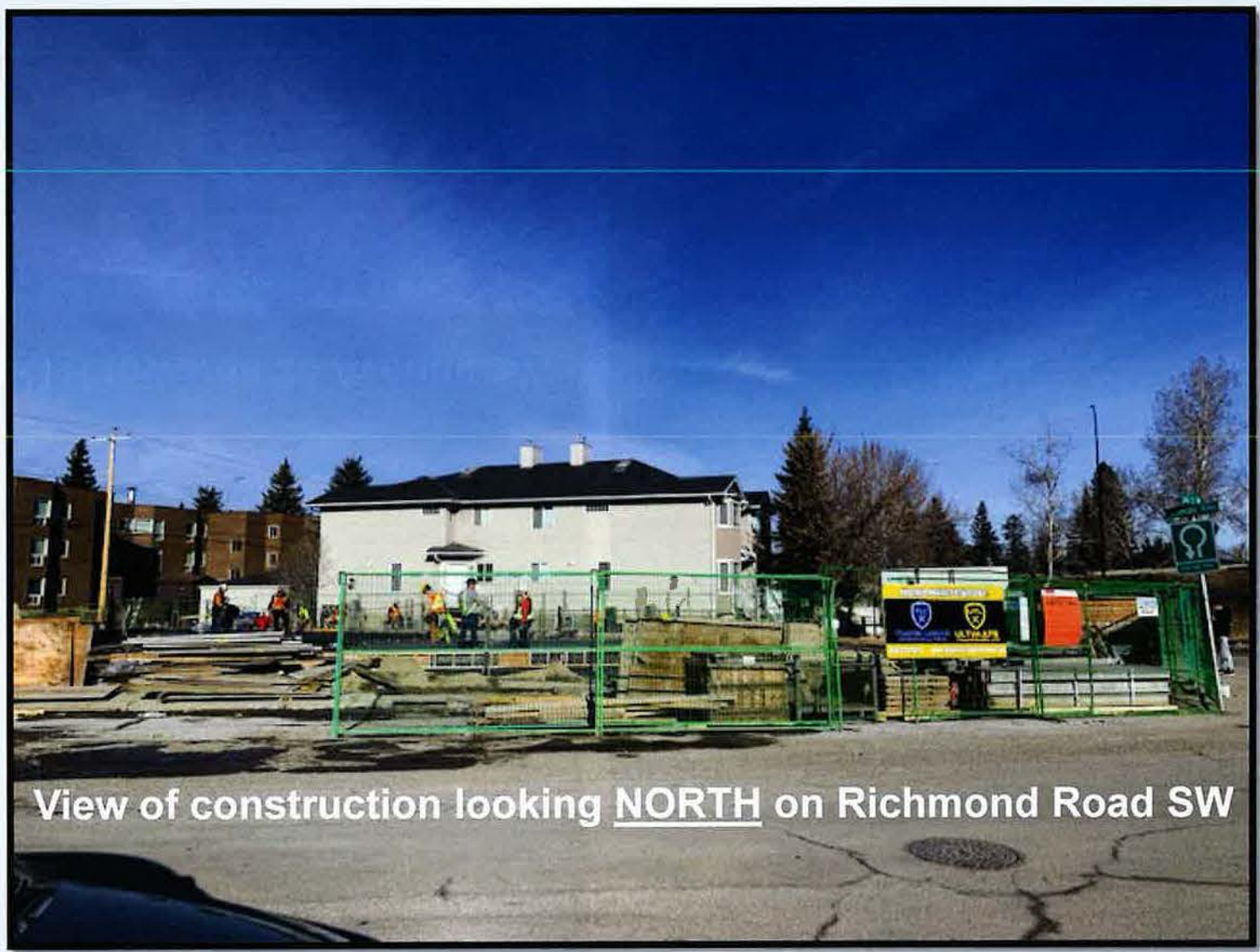


View of lane looking NORTH towards 26 Avenue SW



View of lane looking SOUTH towards Richmond Road SW





View of construction looking NORTH on Richmond Road SW



