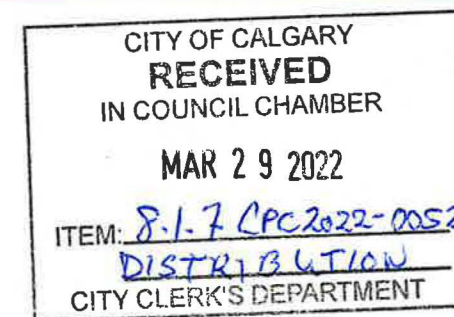


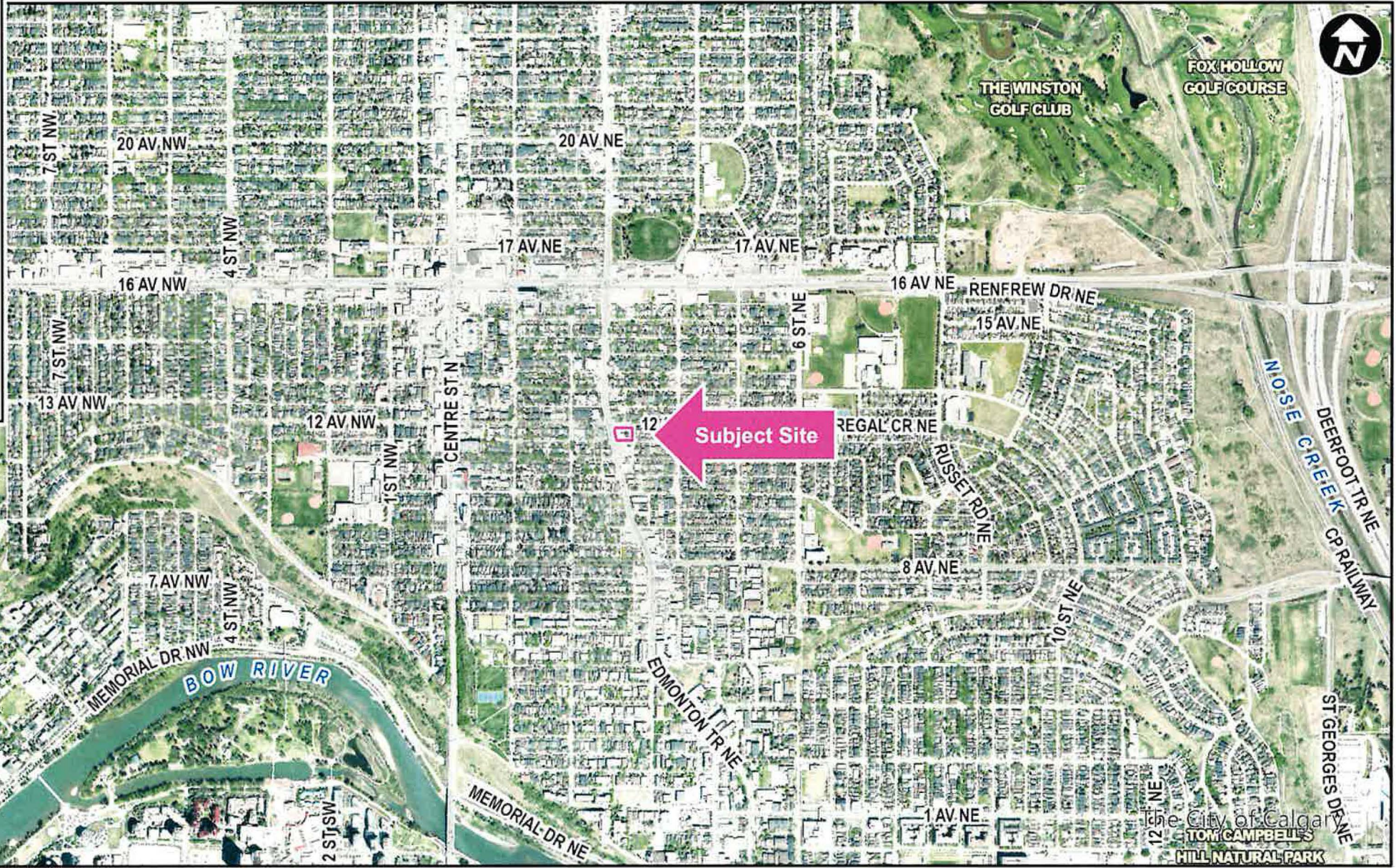
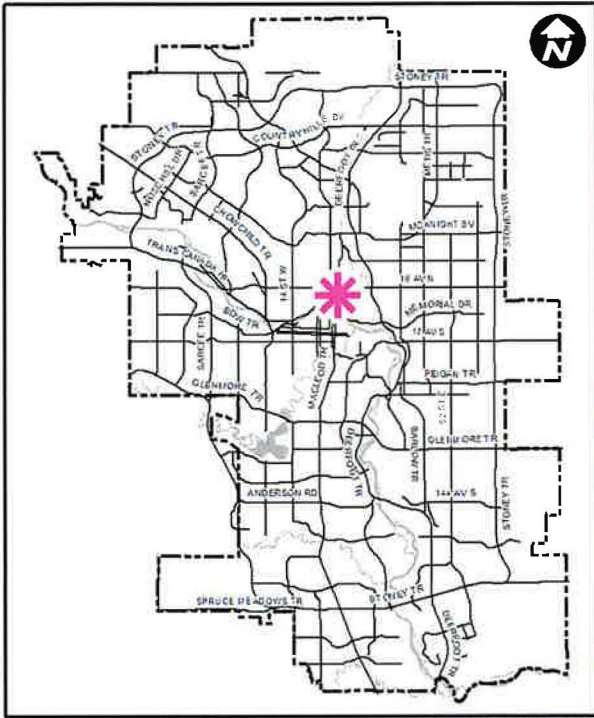


# Public Hearing of Council

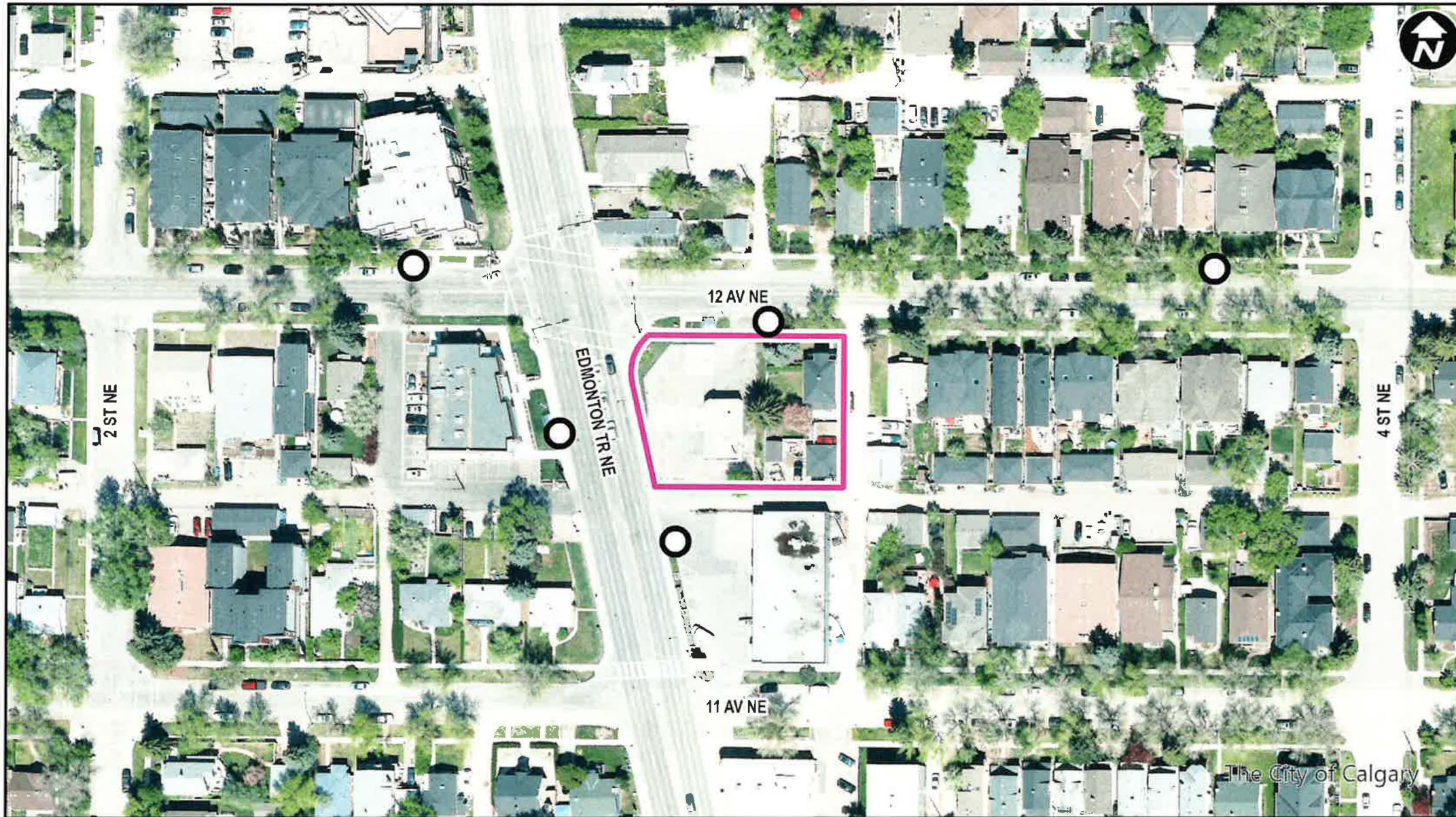
## Agenda Item: 8.1.7

**LOC2021-0180 / CPC2022-0052**  
**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






### 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:**  
0.18 ha

The City of Calgary

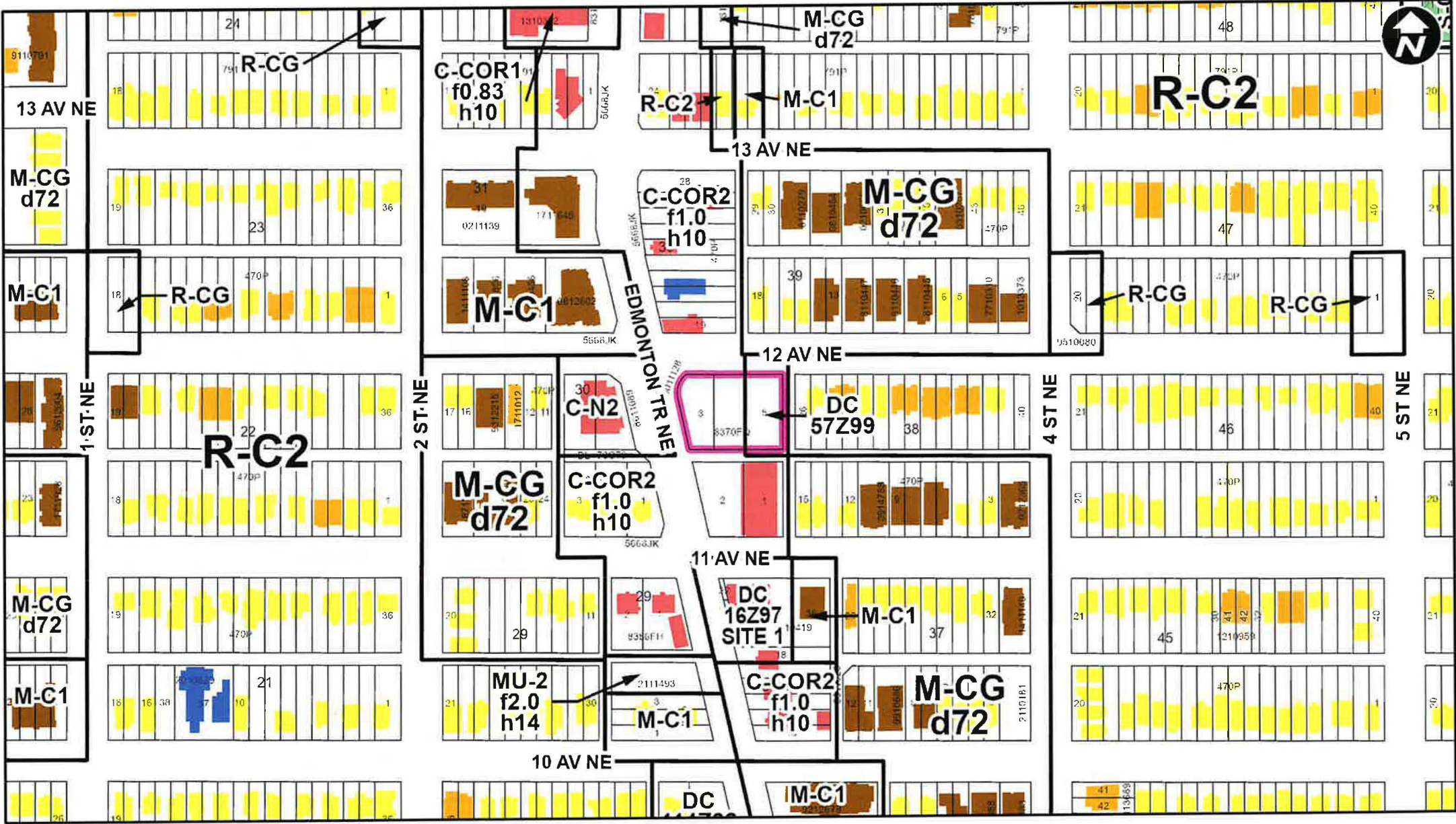


1212 Edmonton Trail NE (southeast view)



411 – 12 Avenue NE (southeast view)

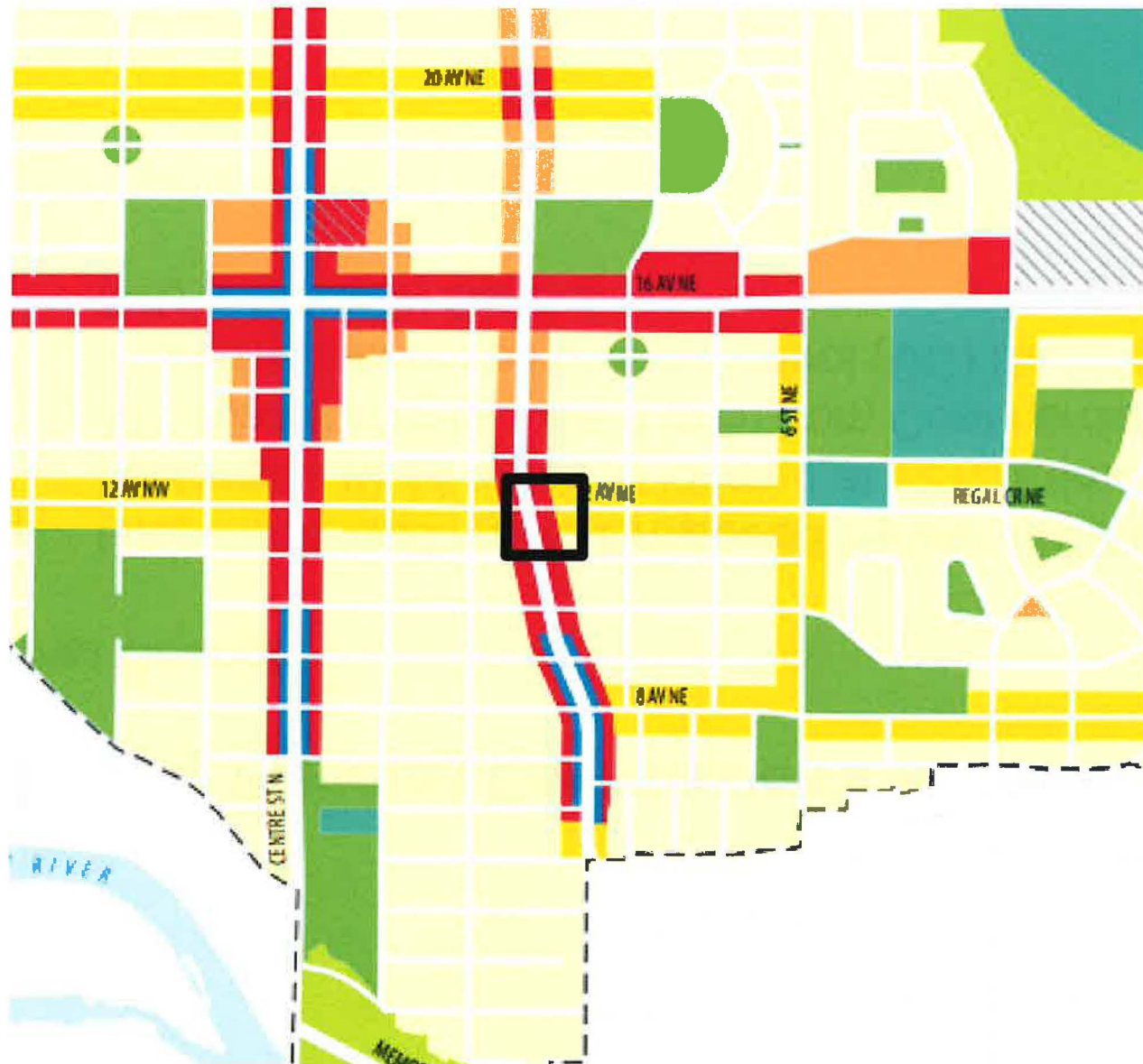
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





### MU-2 f3.5h22

- Floor Area Ratio (FAR): 3.5
- Building Height: 22 metres (approx. 5 – 6 storeys)
- Mix of commercial and residential uses
- Street-oriented buildings
- Commercial uses required at grade



**Map 3:**  
Urban Form

**Legend**

Urban Form Categories

- Neighbourhood Commercial

## Calgary Planning Commission's Recommendation:

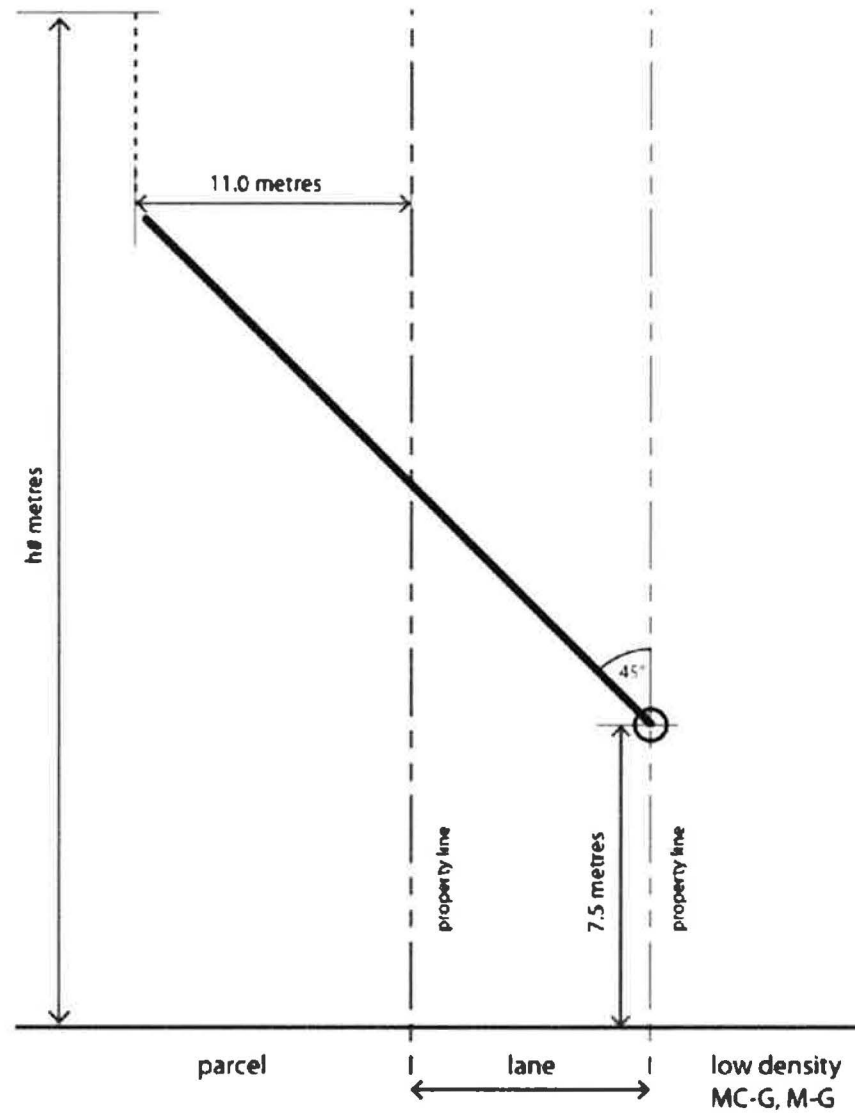
That Council:

Give three readings to **Proposed Bylaw 48D2022** for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1212 Edmonton Trail NE and 411 – 12 Avenue NE (Plan 8370FQ, Lots 3 to 5) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District and Direct Control (DC) District **to** Mixed Use – Active Frontage (MU-2 f3.5h22) District.



## Supplementary Slides

1381 (4) Building Height

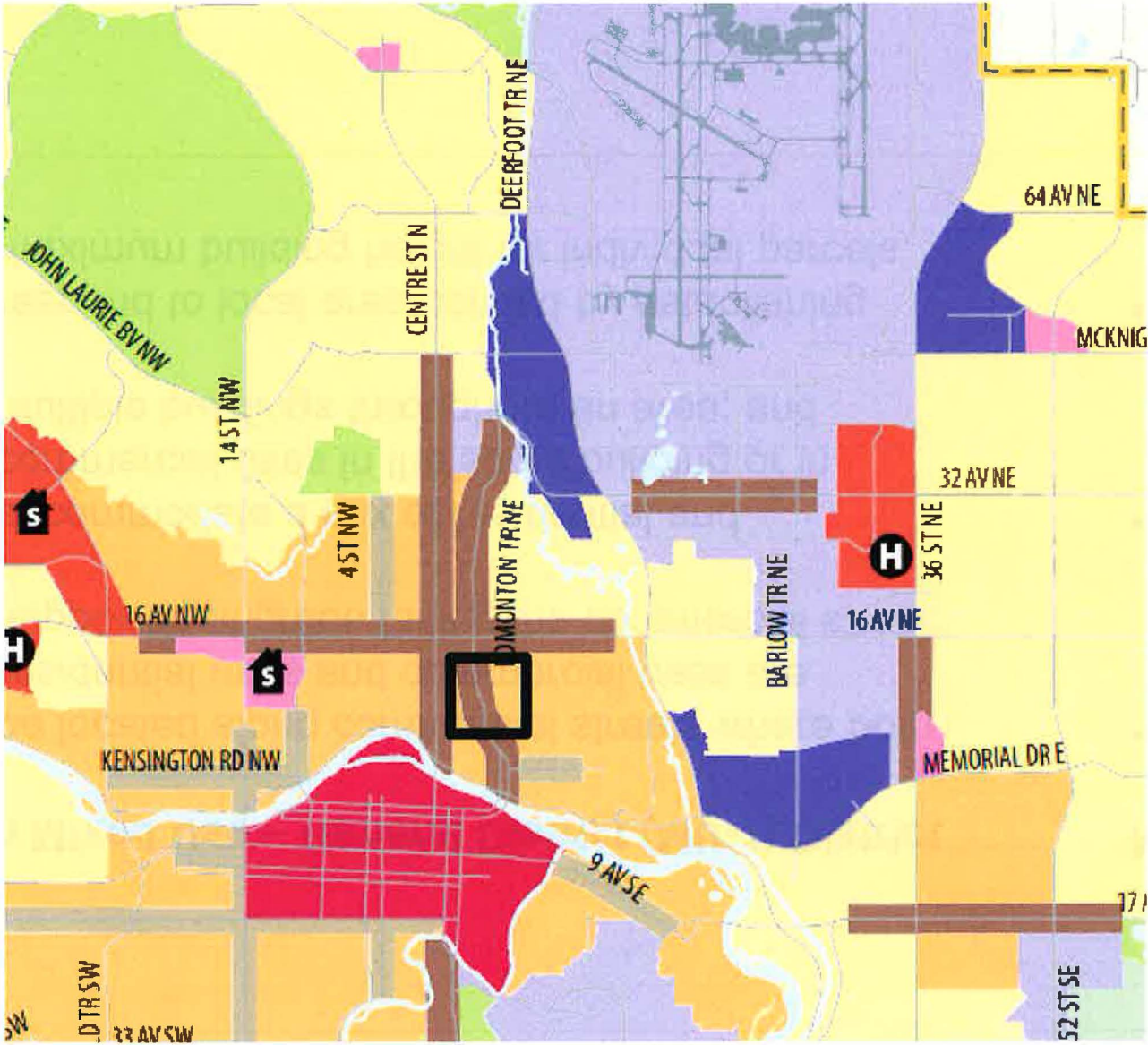


### The Mixed Use – General District (MU-1) District

- be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street;
- accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and
- respond to local area context by establishing maximum building height for individual parcels.

### Mixed Use – Active Frontage (MU-2) District

- be located along commercial streets where active commercial uses are required at grade to promote activity at the street level;
- promote developments with storefronts along a continuous block face on the commercial street;
- accommodate a mix of commercial and residential uses in the same building;
- respond to local area context by establishing maximum building height for individual parcels.



- Main Streets**
- Urban Main Street
  - Neighbourhood Main Street