



Public Hearing of Council

Agenda Item: 8.1.8



LOC2021-0080 / CPC2022-0968

Land Use Amendment

November 1, 2022

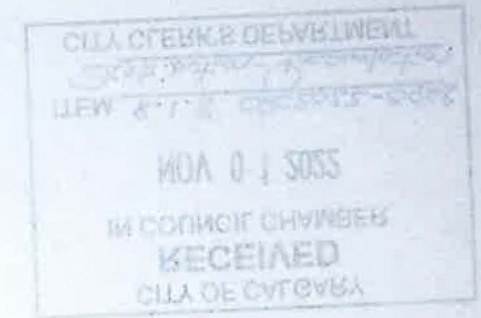
CITY OF CALGARY
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NOV 01 2022
ITEM: 8.1.8 CPC2022-0968
Distribution-Presentation
CITY CLERK'S DEPARTMENT

Amendment to the Report

Attachment 1, page 5 of 6, 1st paragraph

From: The site is also located approximately 600 metres (a seven-minute walk) of primary transit (BRT 305 – Bowness/City Centre) located on Kensington Road NW.

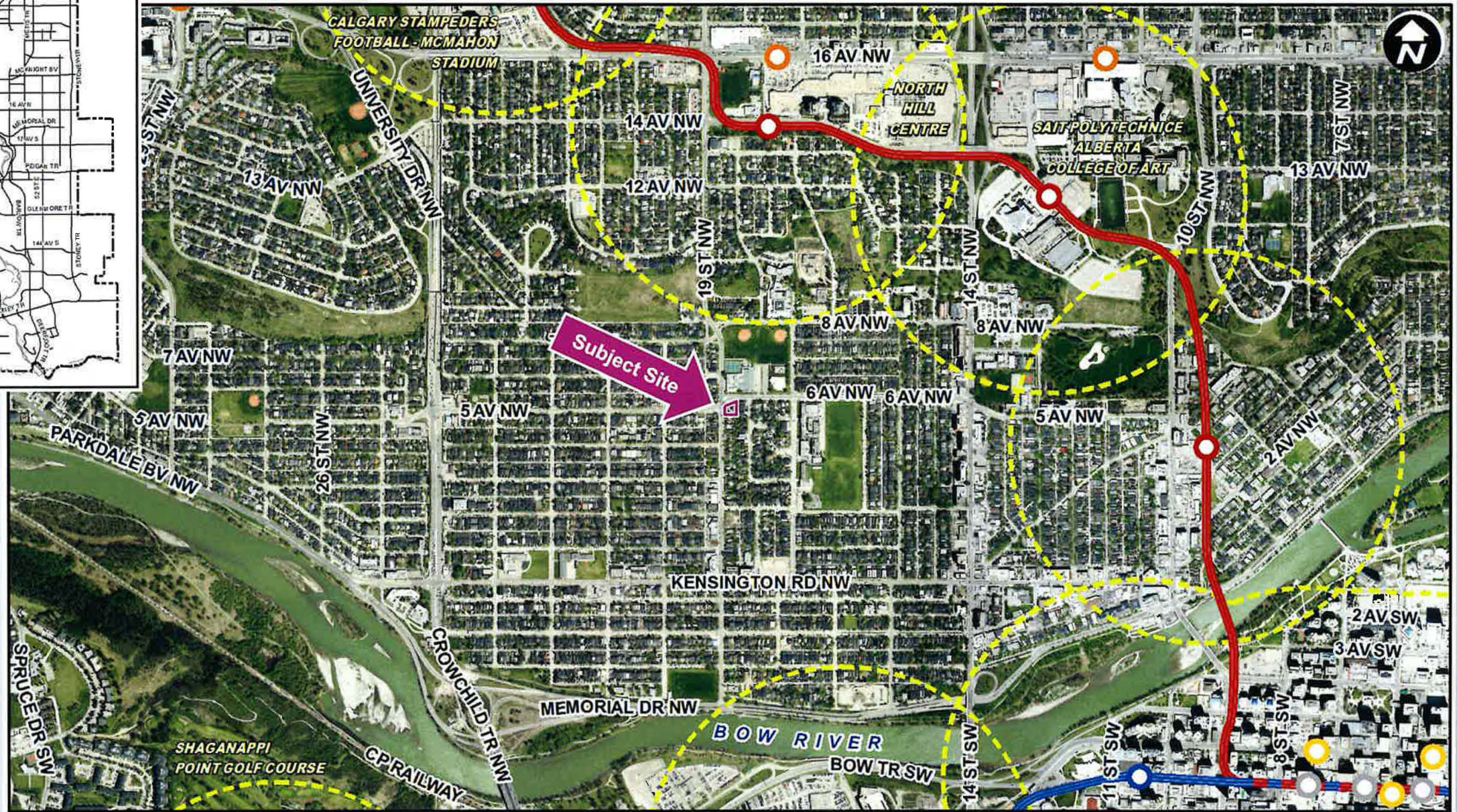
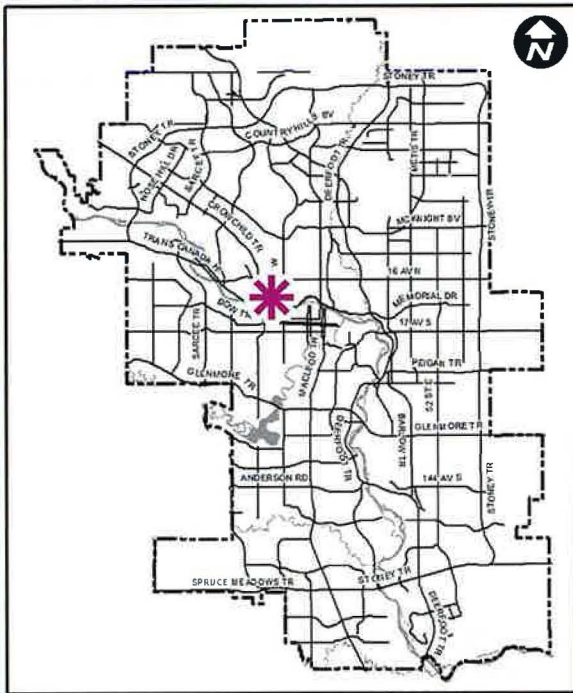
To: The site is also located approximately 600 metres (a seven-minute walk) **north of the Primary Transit Network on Kensington Road NW, which is planned to have bus service running every 10 minutes at least 15 hours a day, 7 days a week. Route 1 (Bowness/Forest Lawn) and Route 305 (Bowness/City Centre) currently provide service along this corridor.**



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 159D2022** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 526 and 530 – 19 Street NW (Plan 1435GB, Block B, Lot 3 and Descriptive Plan 2011831, Block B, Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.



LEGEND

600m buffer from LRT station

LRT Stations

Red

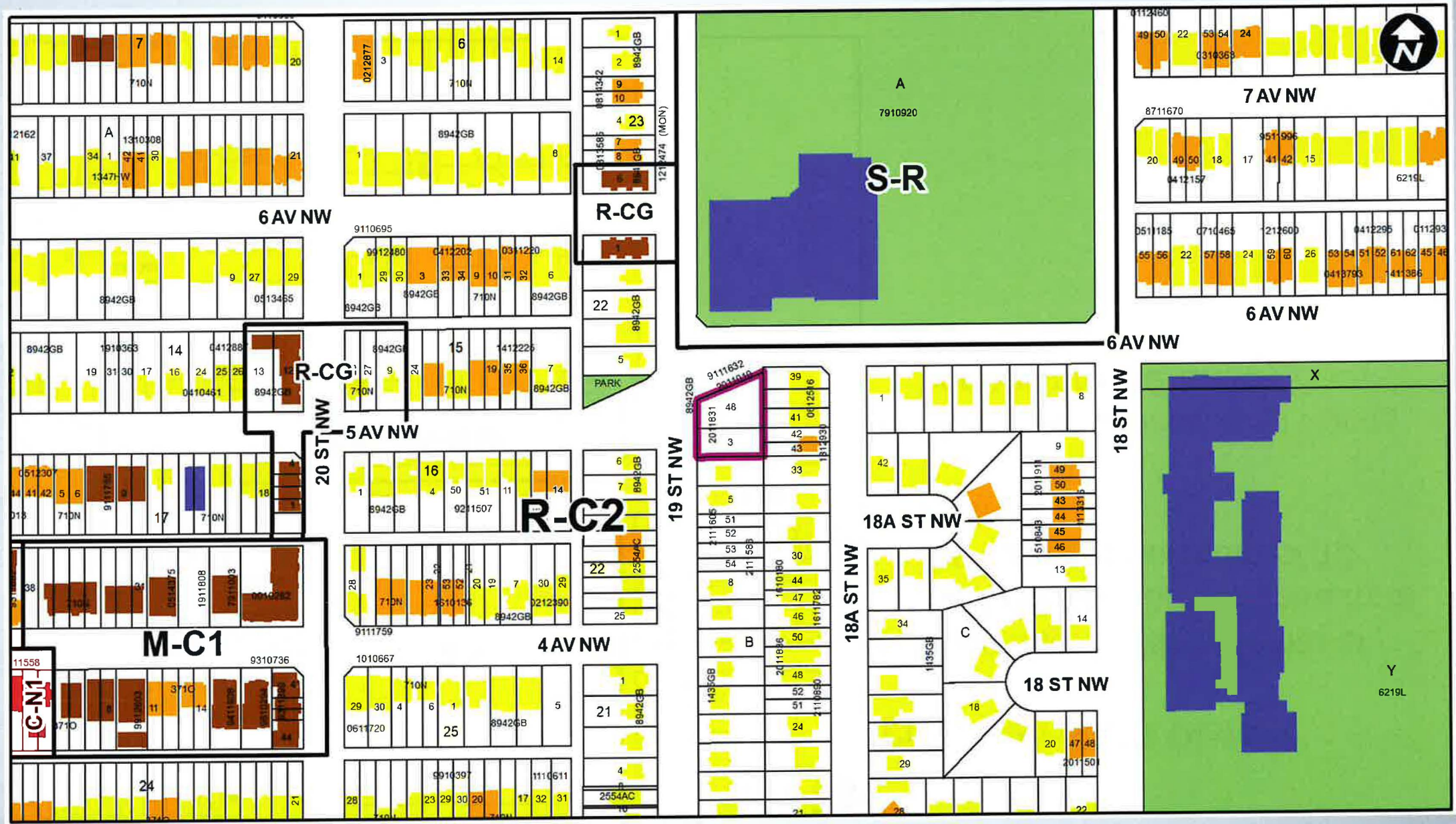
LRT Line

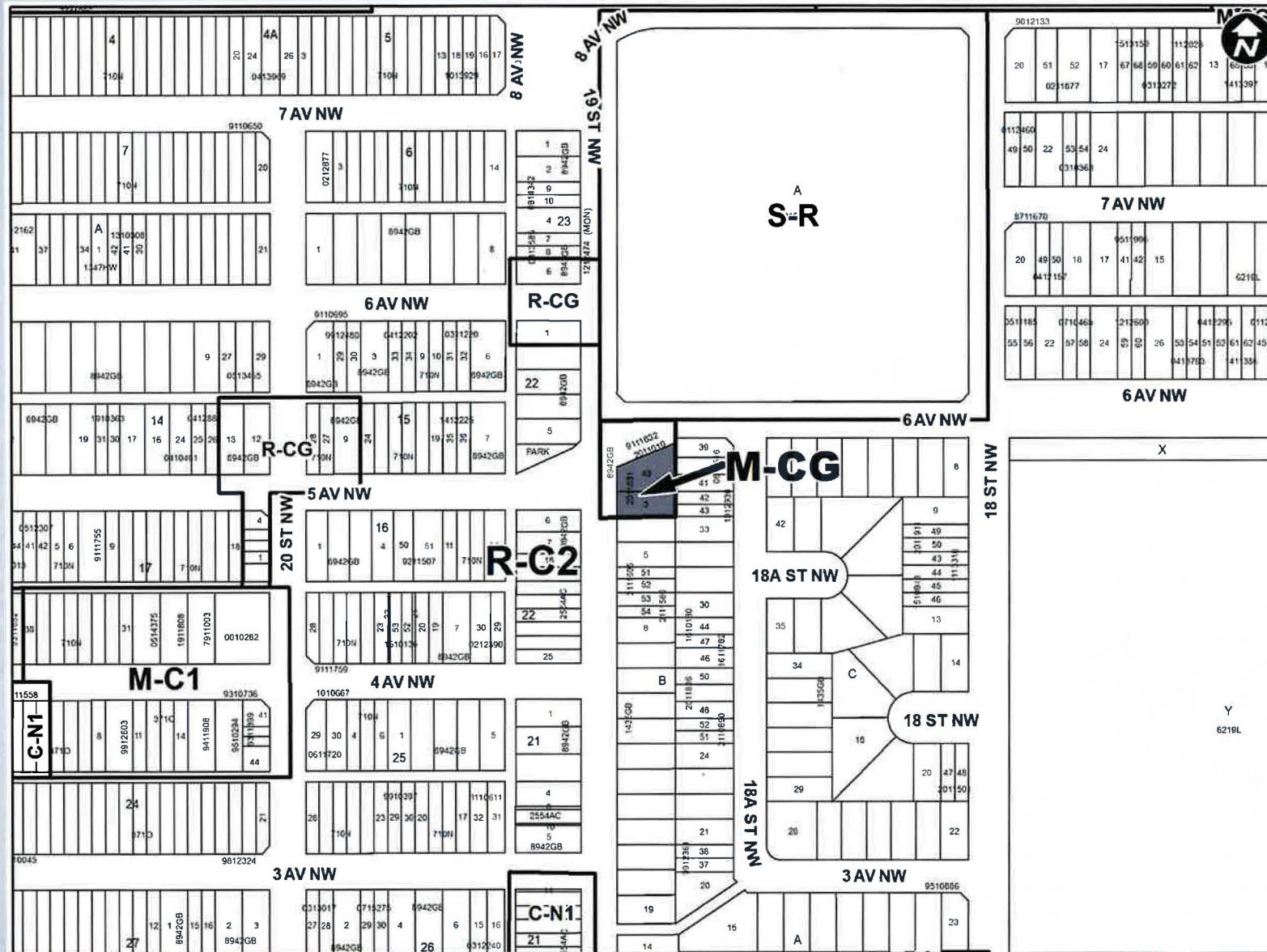
Red

Max BRT Stops

Orange

- 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 M-CG District:

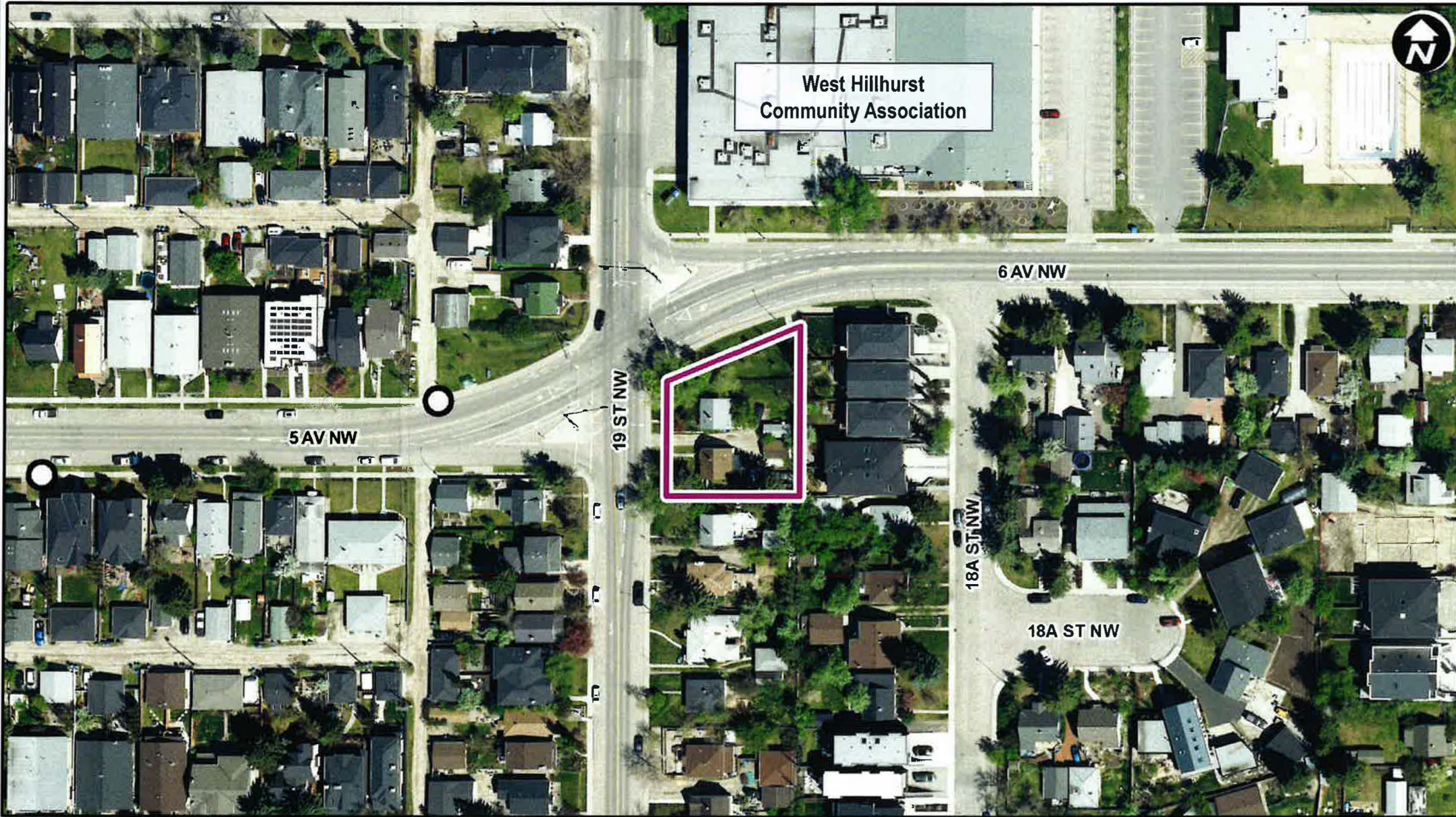
- Maximum building height of **12.0 metres** (an increase from the current maximum of 10 metres).
- Maximum density of 111 units per hectare (**12 units**)

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Supplementary Slides



LEGEND

○ Bus Stop

Parcel Size:

0.11 ha

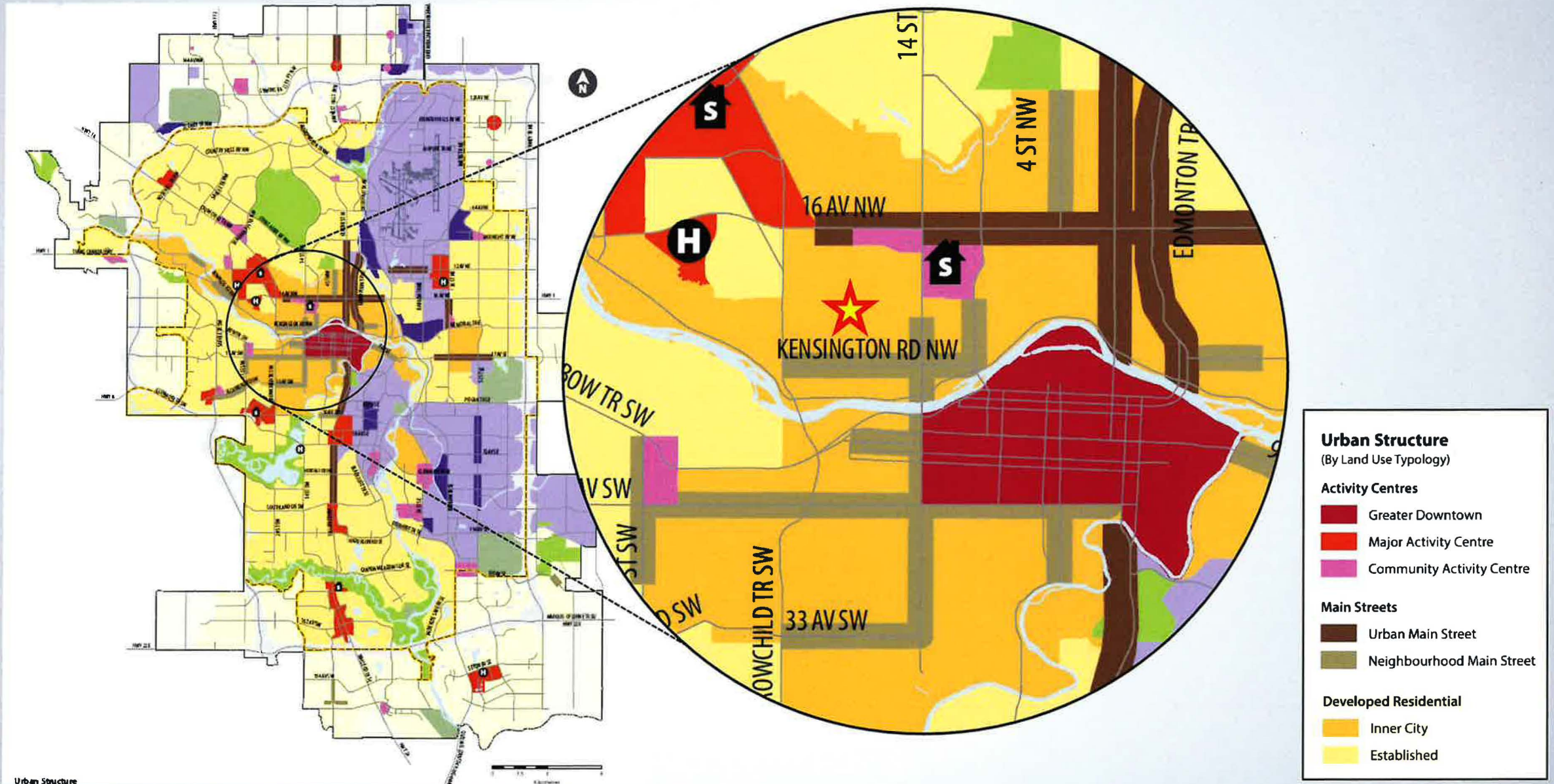












Urban Structure