



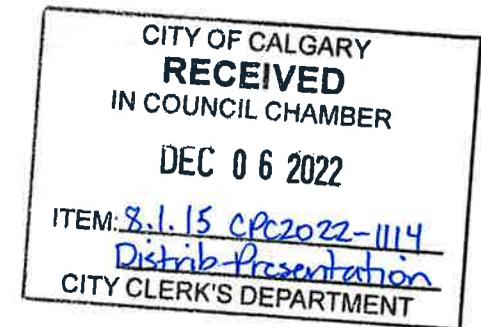
Public Hearing of Council

Agenda Item: 8.1.15



LOC2022-0154 / CPC2022-1114 Land Use Amendment

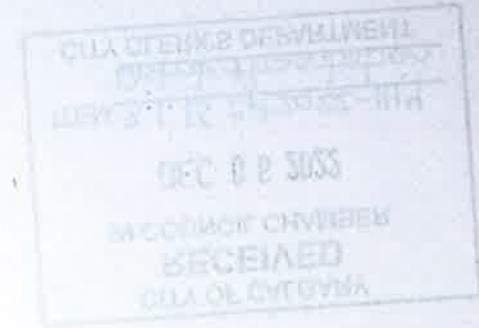
December 6, 2022

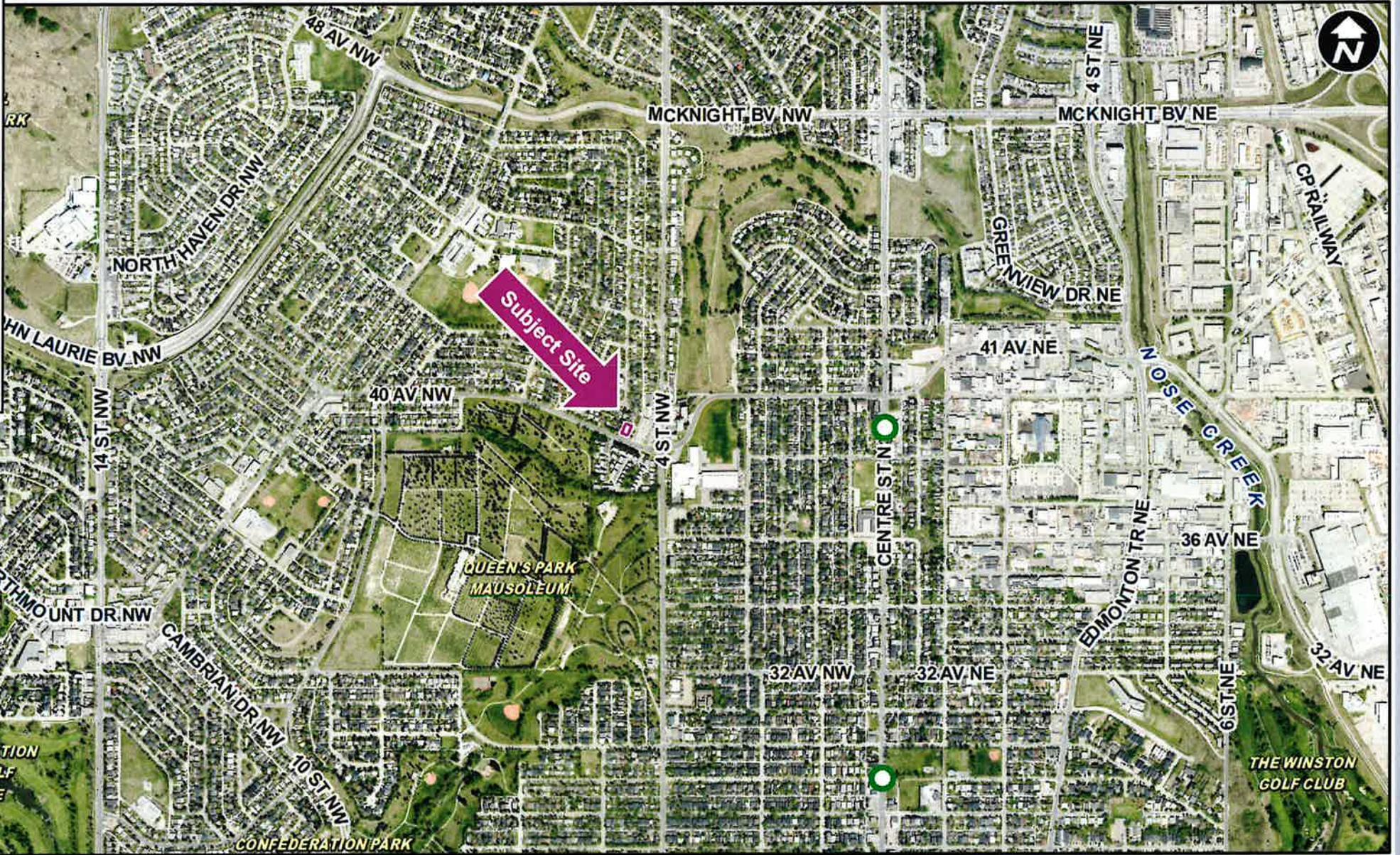
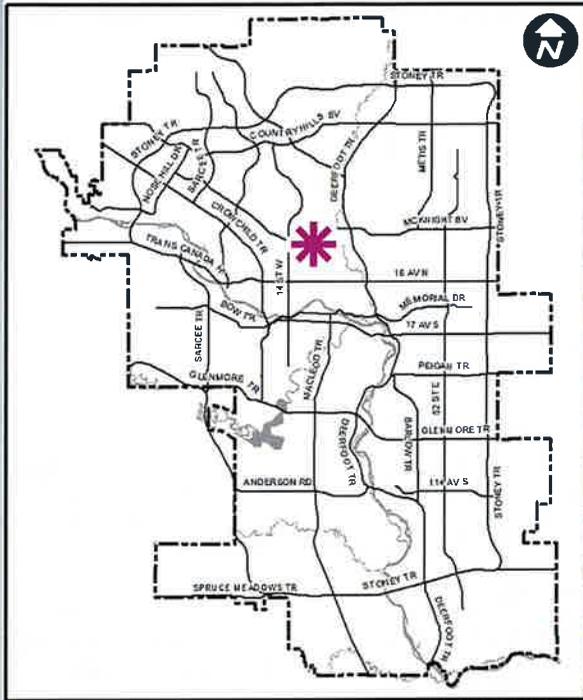


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 179D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 516 – 40 Avenue NW (Plan 8647GT, Block 1, Lot 20) from Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

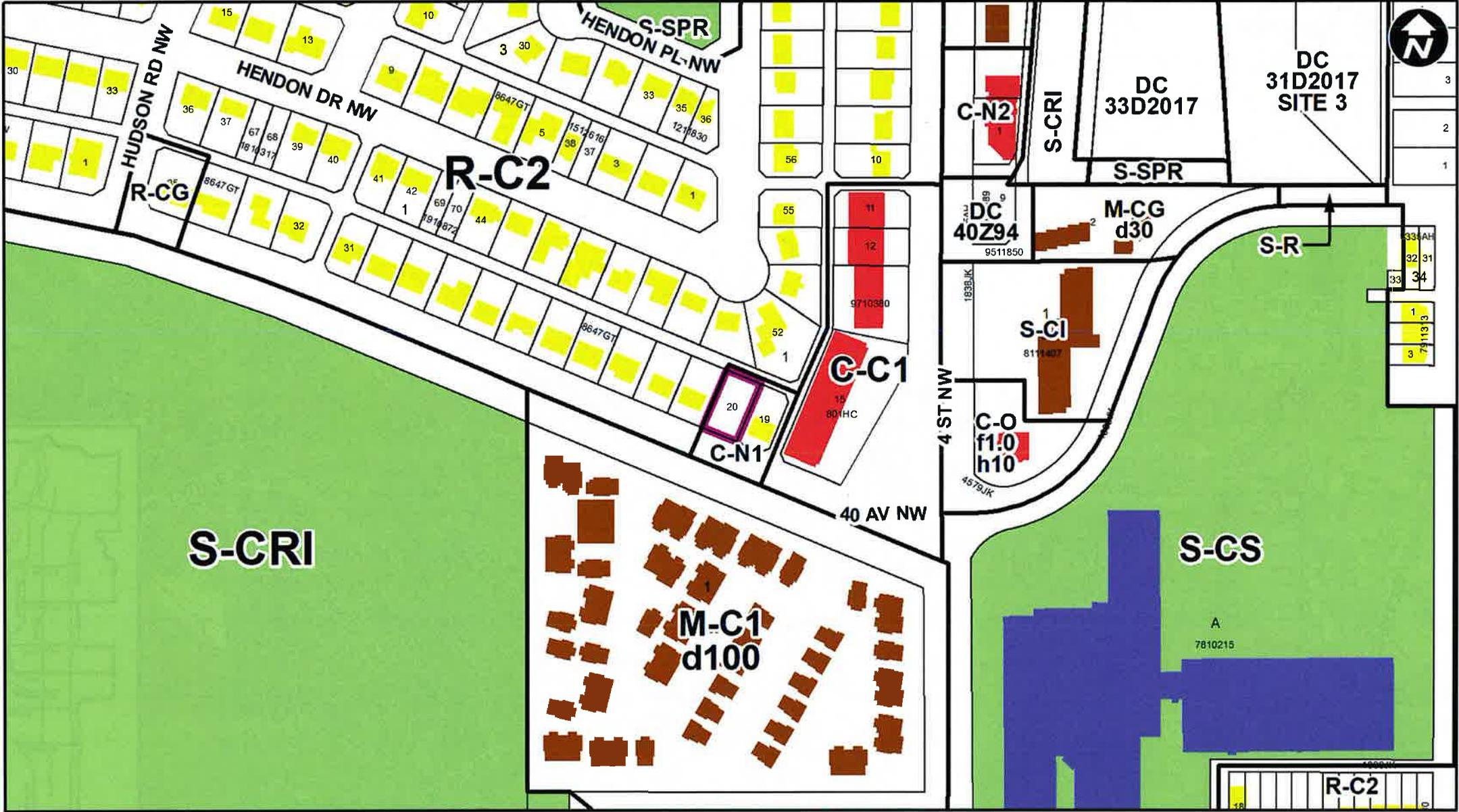




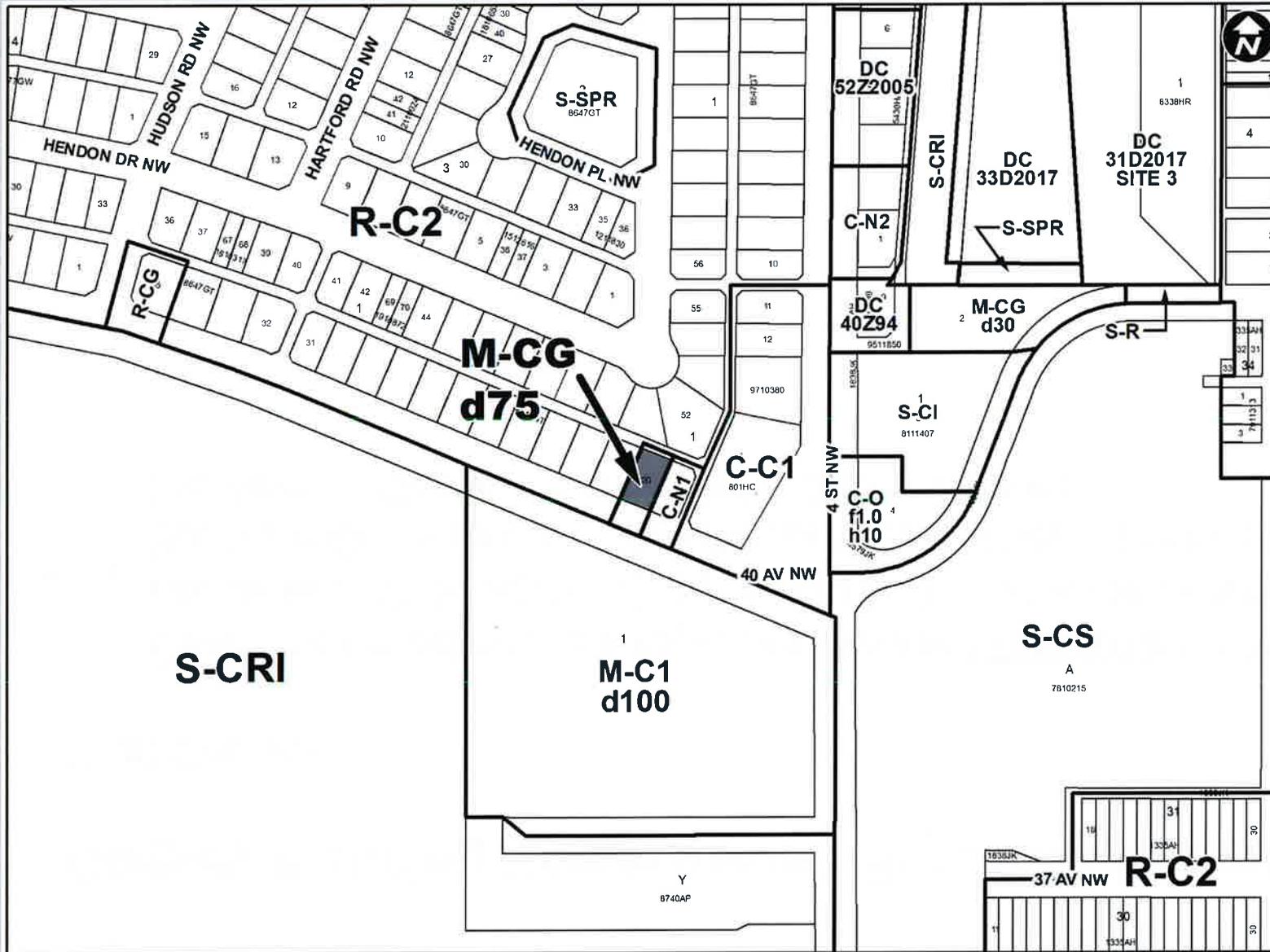
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LRT Stations

Green (Future)



- 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-CGd75 District:

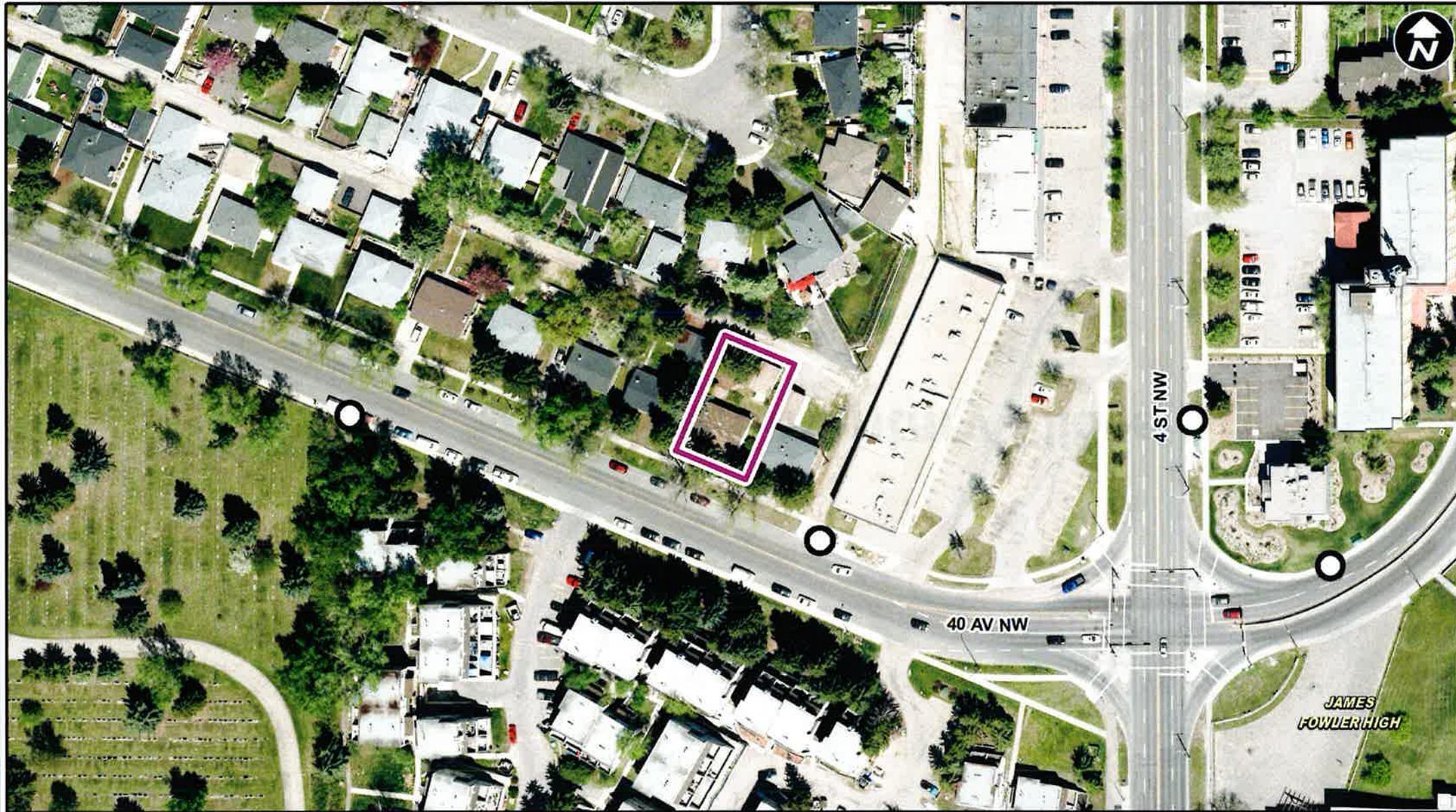
- Maximum height of 12 metres.
- Maximum 4 dwelling units.

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Supplementary Slides



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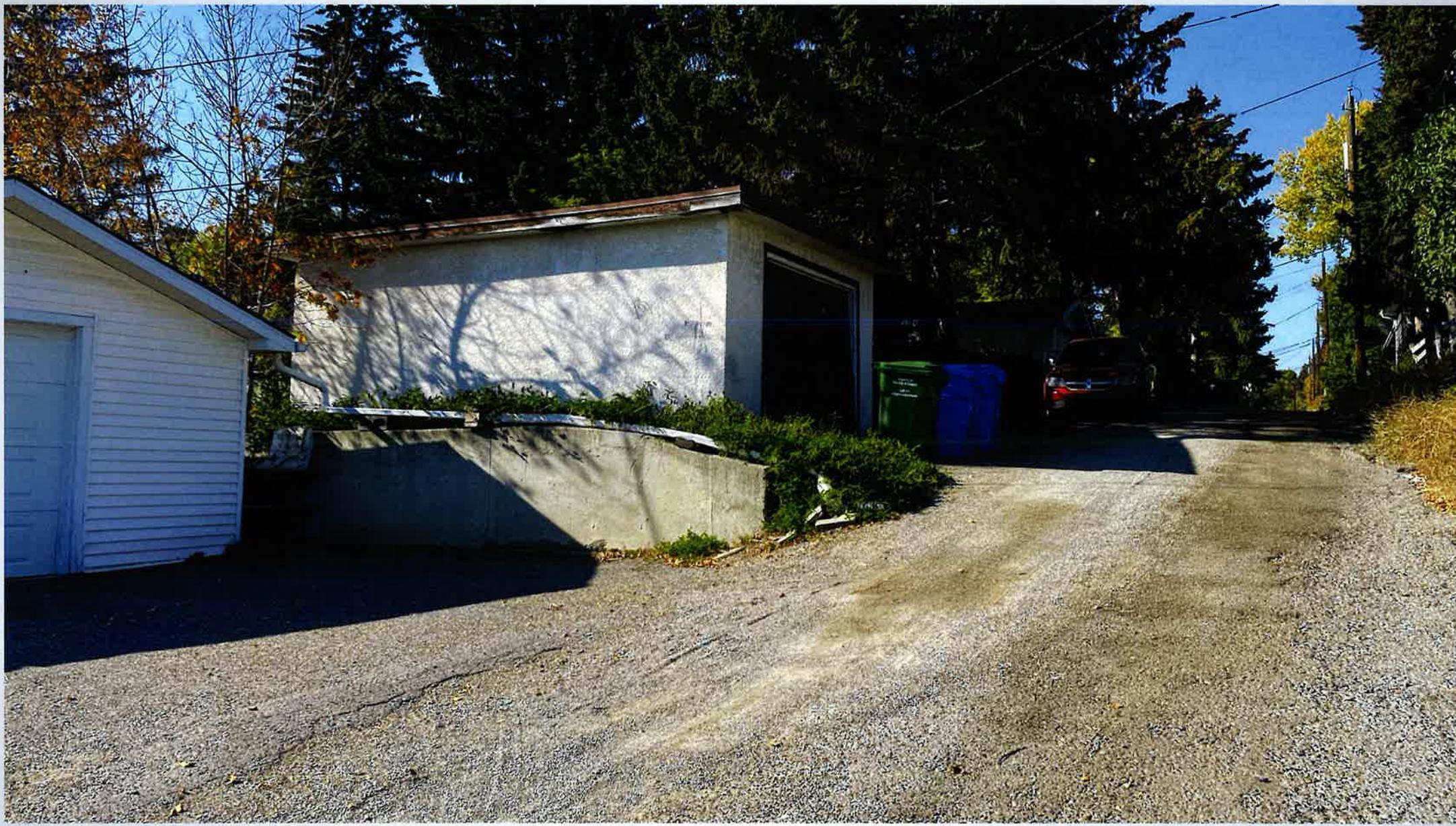
○ Bus Stop

Parcel Size:

0.06 ha

18m x 31m





Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

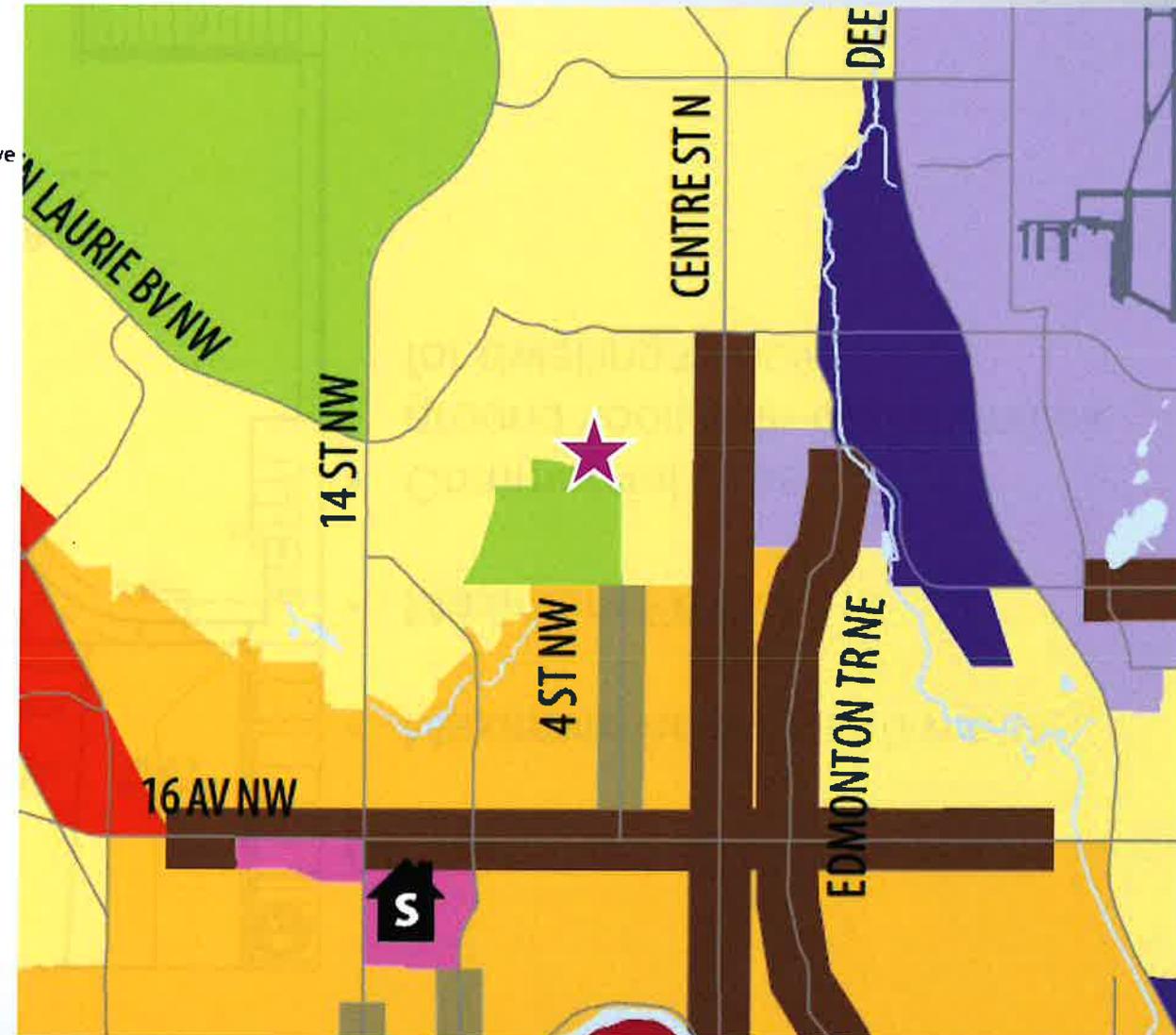
Developing Residential

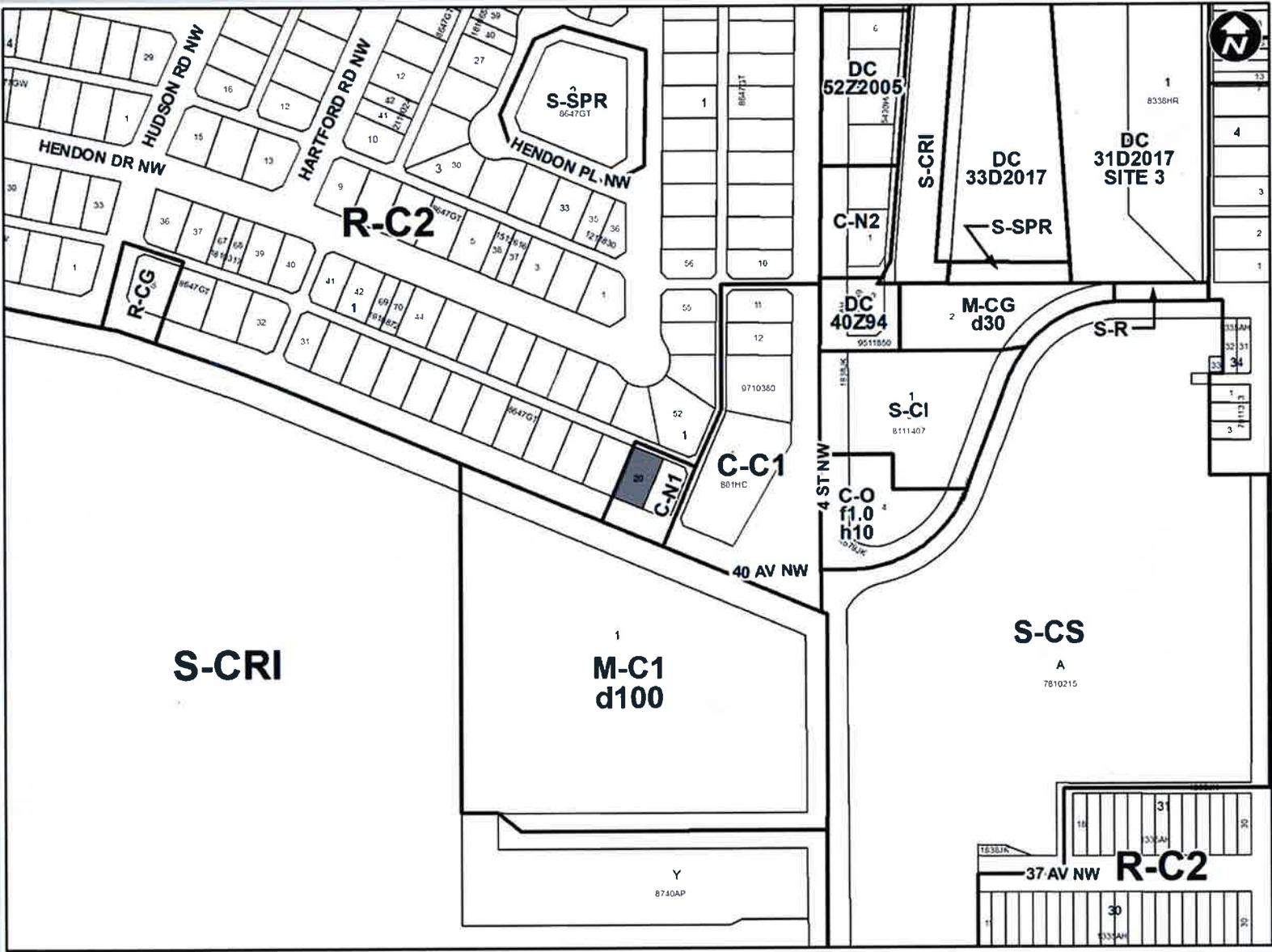
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

★ Subject Site





Current C-N1 District:

- Maximum height of 10 metres.
- Maximum FAR of 1.0.
- Commercial uses on the ground floor, with opportunities for dwellings above.