



Calgary Planning Commission

Agenda Item: 7.2.4



LOC2022-0155 / CPC2023-0017

Land Use Amendment

January 26, 2023

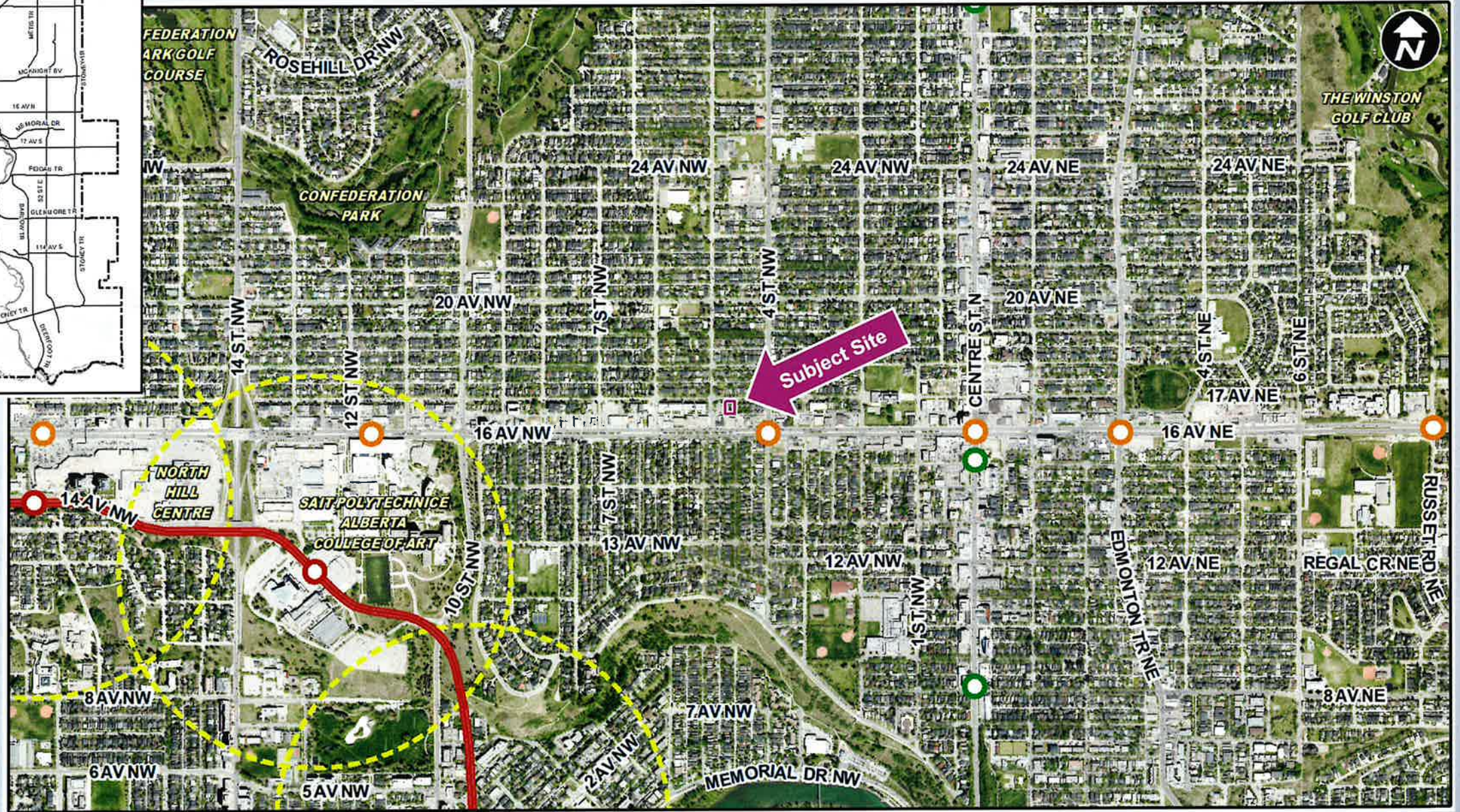
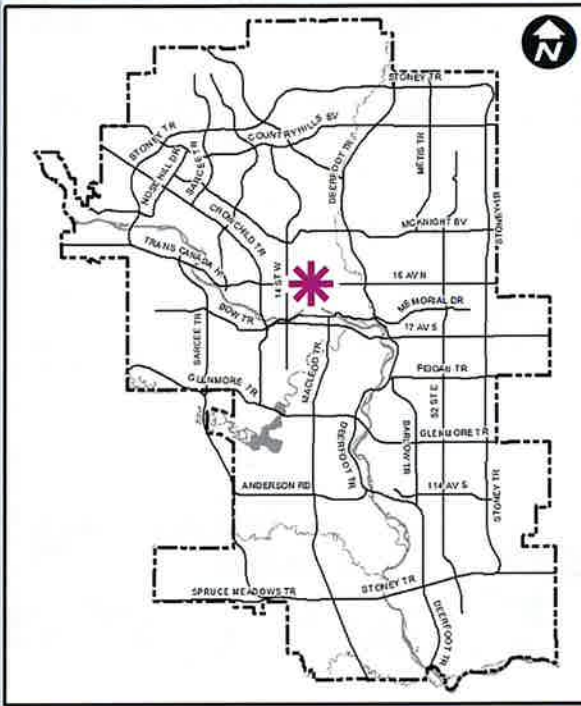
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.4 CPC2023-0017
Distrib-Presentation
CITY CLERK'S DEPARTMENT



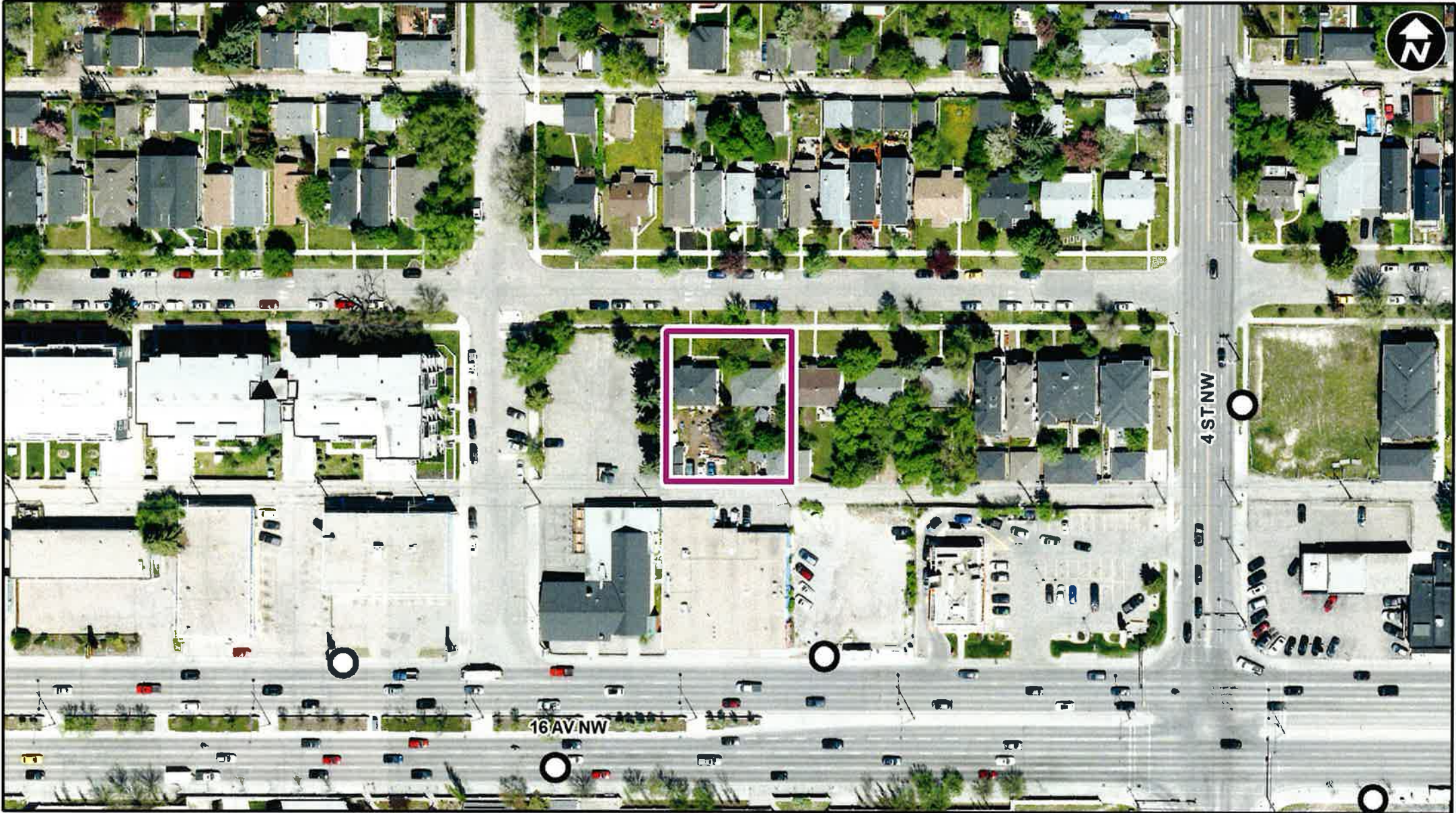
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 527 and 531 – 17 Avenue NW (Plan 2934O, Block 1, Lots 25 to 28) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District.



- 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:

0.11 ha
30m x 37m



Parcel Size:

**0.11 ha
37m x 30m**



Parcel Size:

**0.11 ha
37m x 30m**



Existing M-C2 District:

- 4-5 storeys (16 metres max)
- 2.5 FAR
- No minimum or maximum number of dwelling units required



Proposed M-H1h20 District:

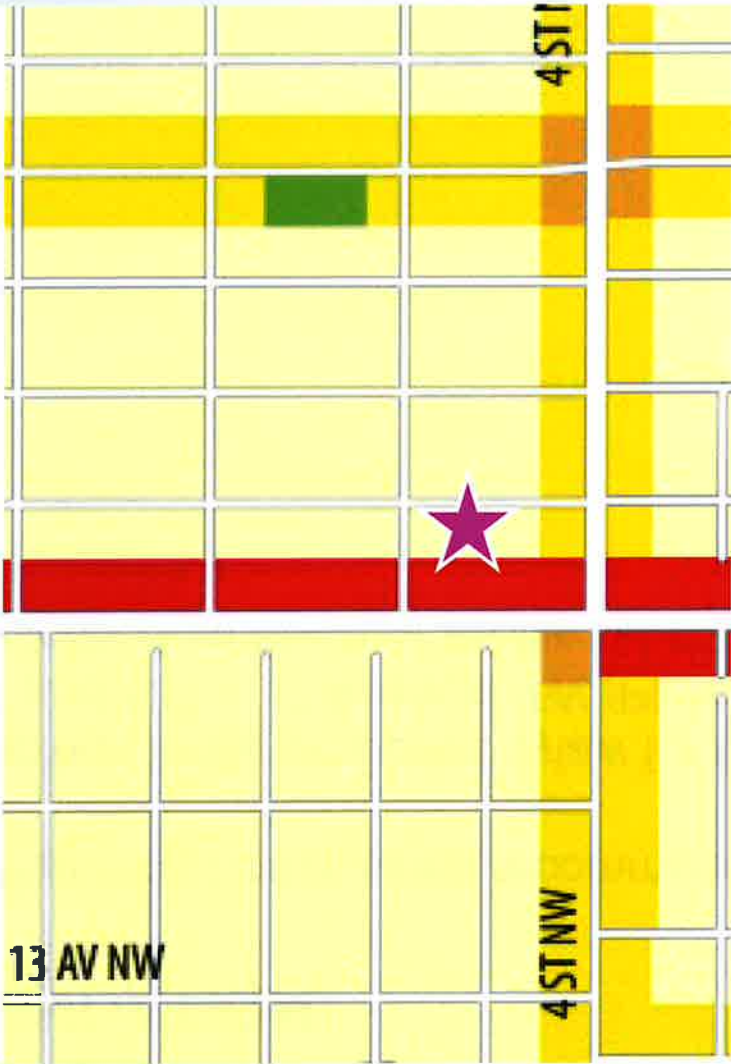
- 6 storeys (20 metre max)
- Step backs required when above 10 metres
- 4.0 FAR
- Minimum 16 units (150 uph)

Map 3:
Urban Form

Legend

Urban Form Categories

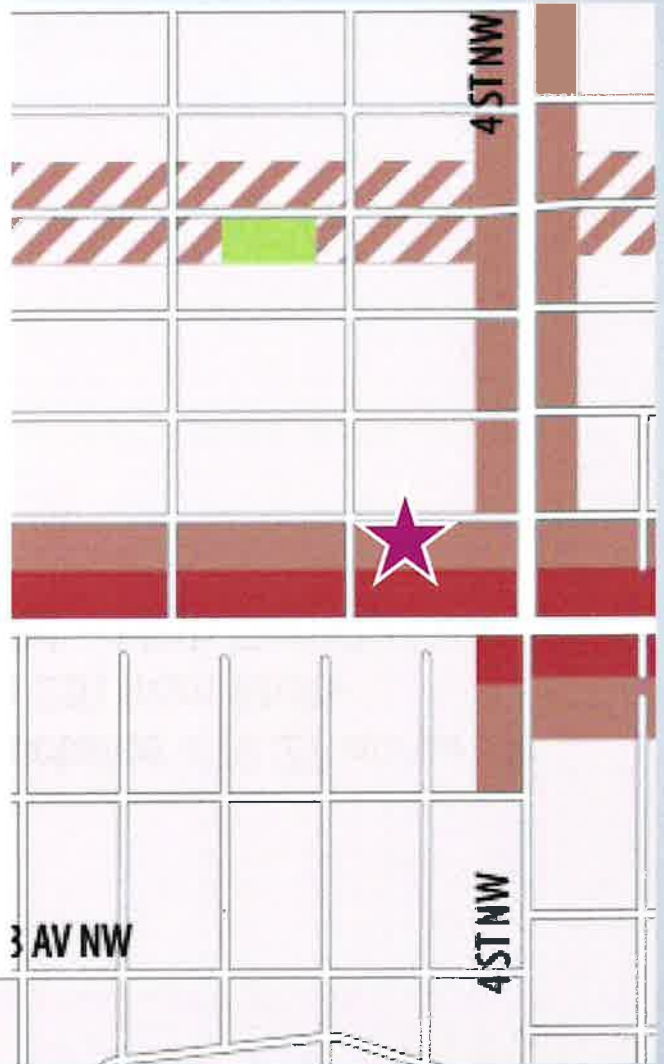
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



Map 4:
Building Scale

Legend

- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Recreation
 - Plan Area Boundary
- Approved: 18P2020
Amended: 67P2022



Subject Site

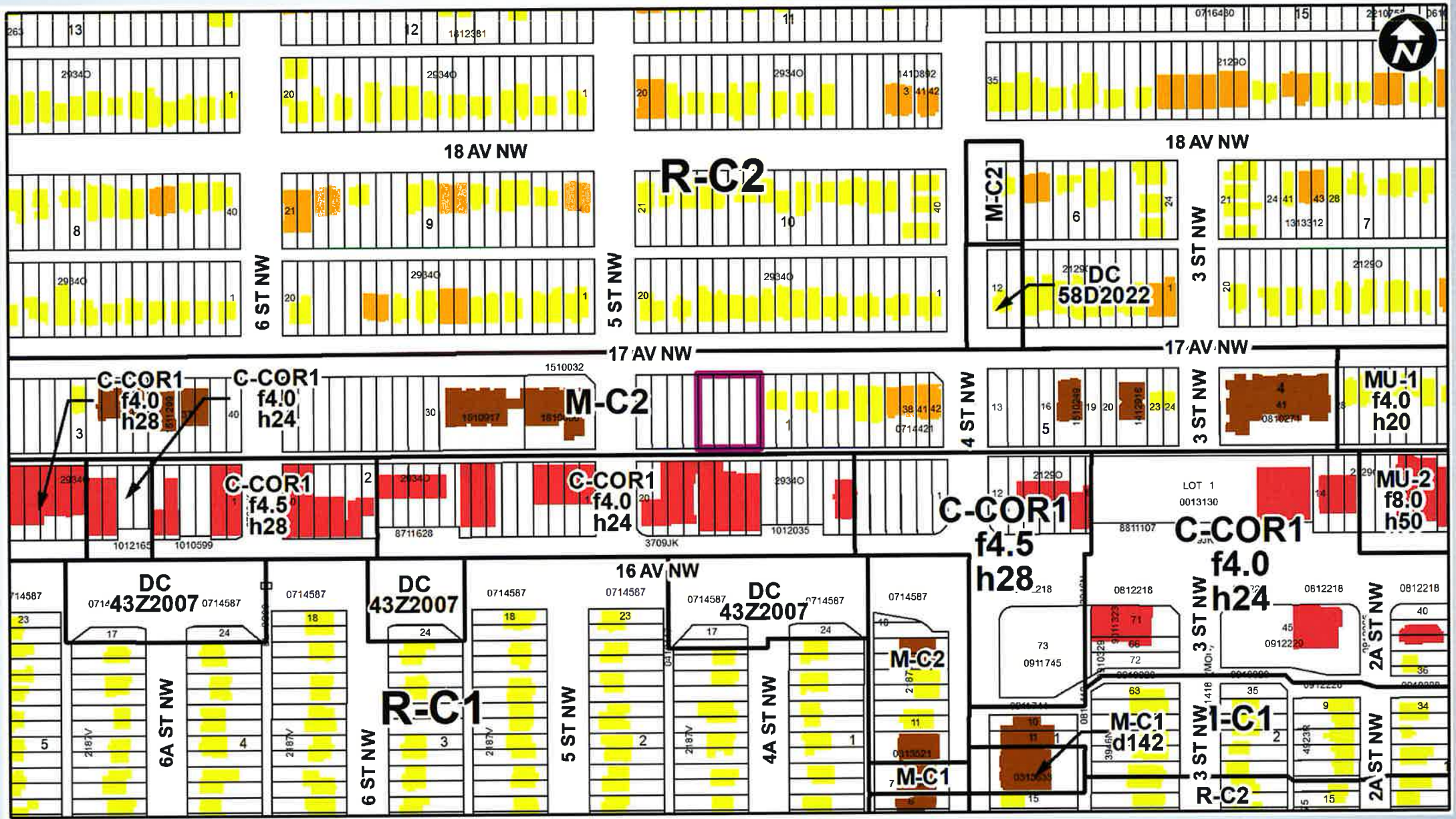
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Supplementary Slides





- 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



