



# Public Hearing of Council

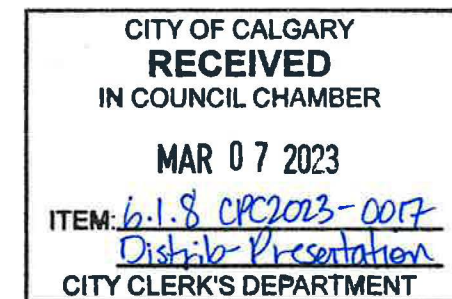
## Agenda Item: 6.1.8



## LOC2022-0155 / CPC023-0017

### Land Use Amendment

March 7, 2023



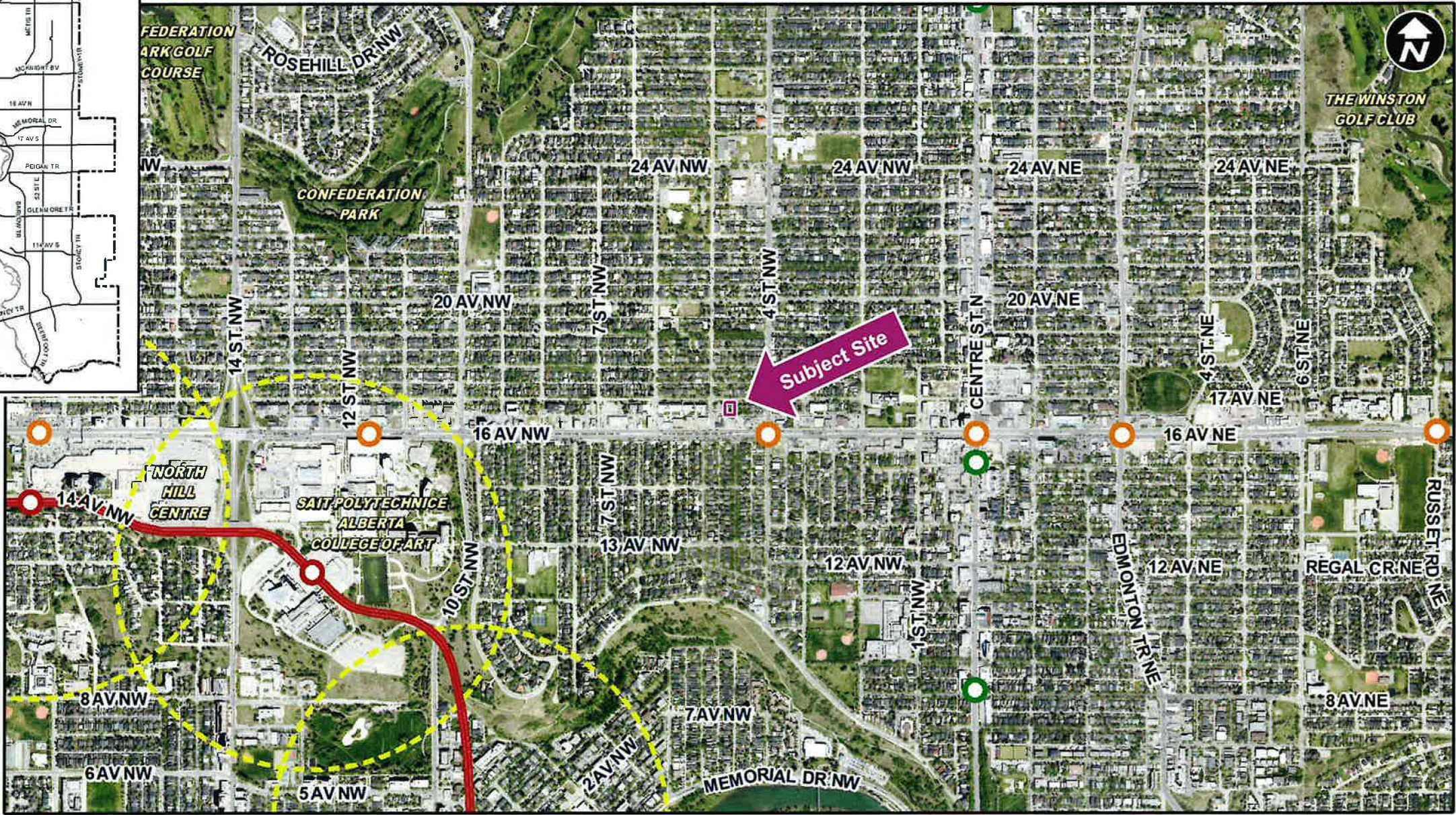
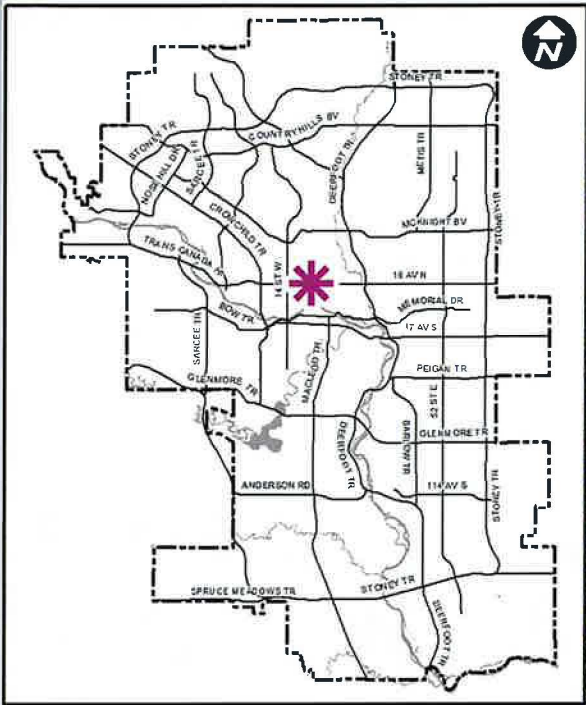


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 30D2023** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) 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





○ Bus Stop

Parcel Size:

0.11 ha  
30m x 37m



- 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







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## Supplementary Slides





Parcel Size:

0.11 ha  
37m x 30m





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0.11 ha  
37m x 30m





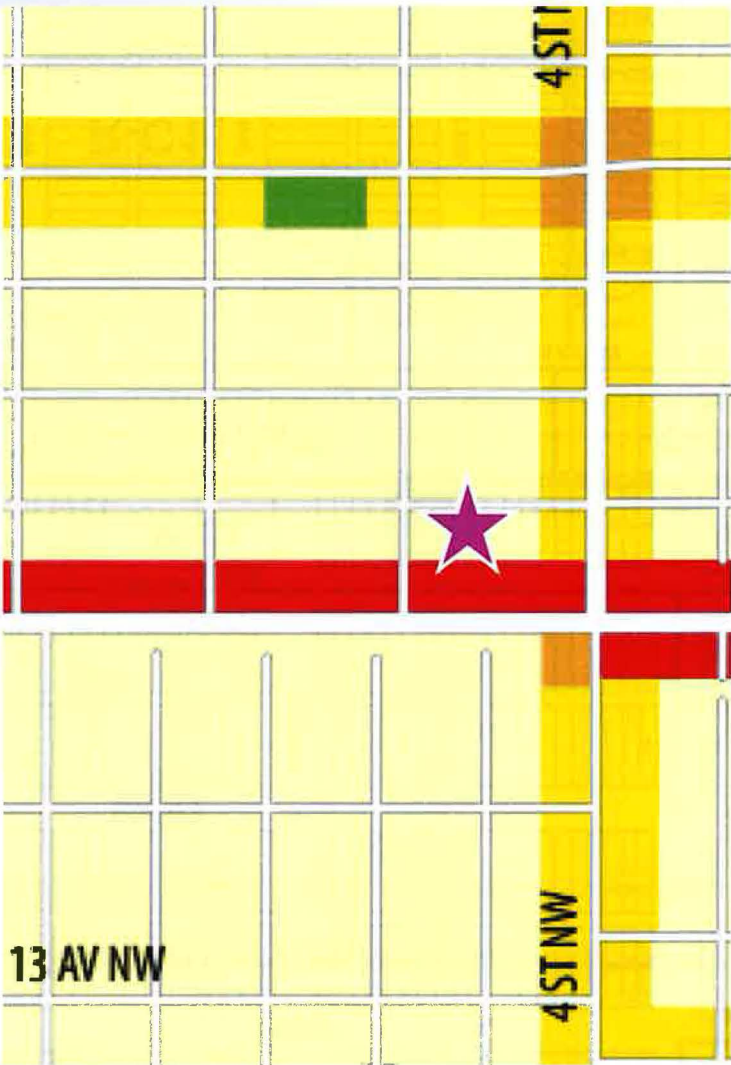
### Existing M-C2 District:

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



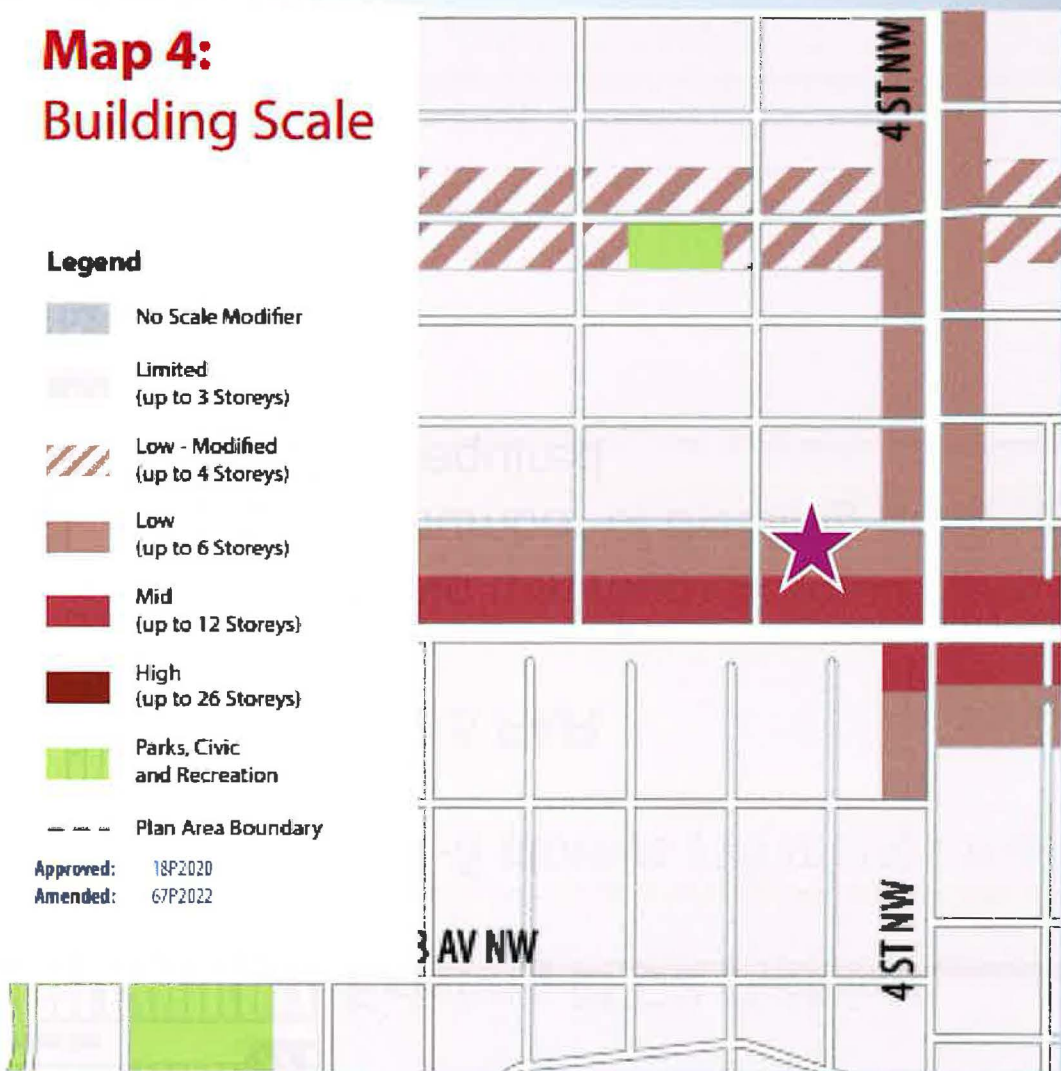
Map 3:  
Urban Form

- 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