



Calgary Planning Commission

Agenda Item: 7.2.5



LOC2022-0180

Land Use Amendment

2023 July 20

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

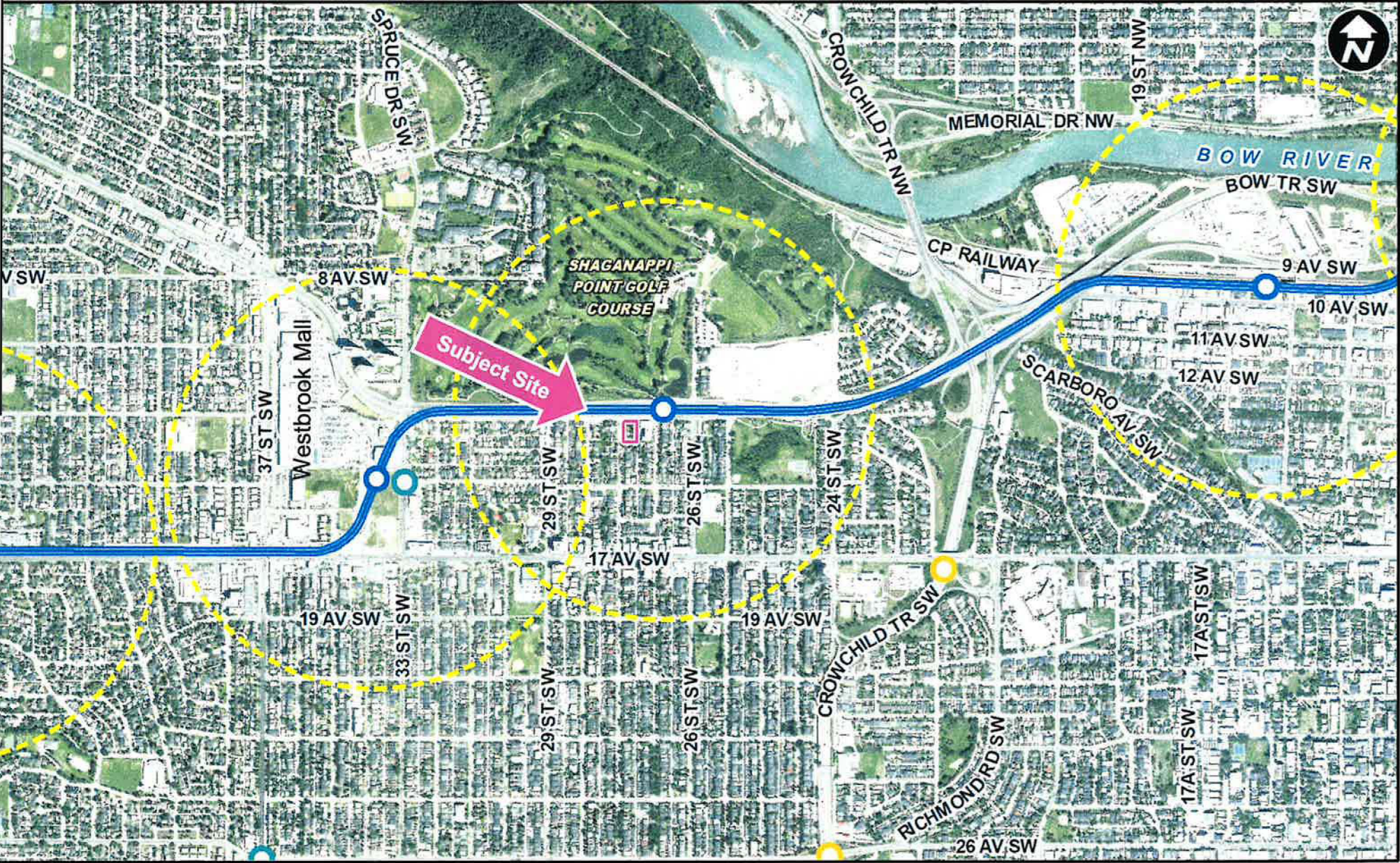
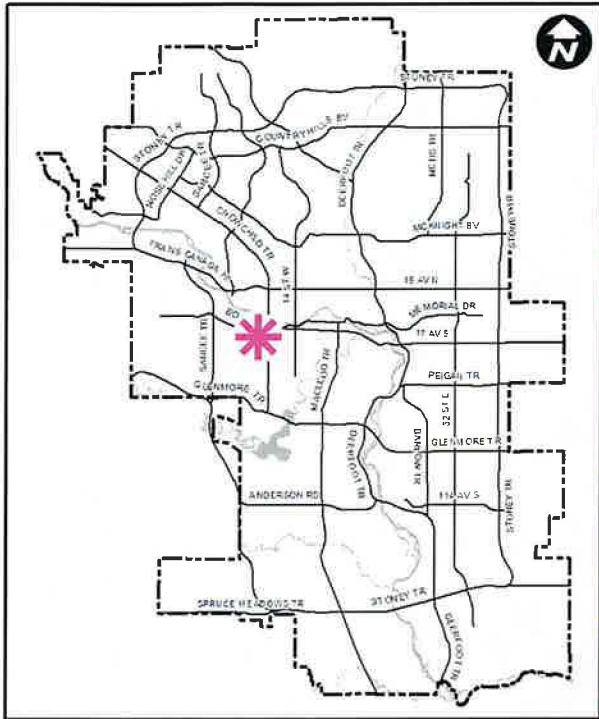
JUL 20 2023
ITEM: 7.2.5 CPC2023-0617
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1404, 1408, 1410 and 1414 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Mixed Use – General (MU1f3.5h21) 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

LRT Stations

Blue

LRT Line

Blue

Bus Stop

Parcel Size:

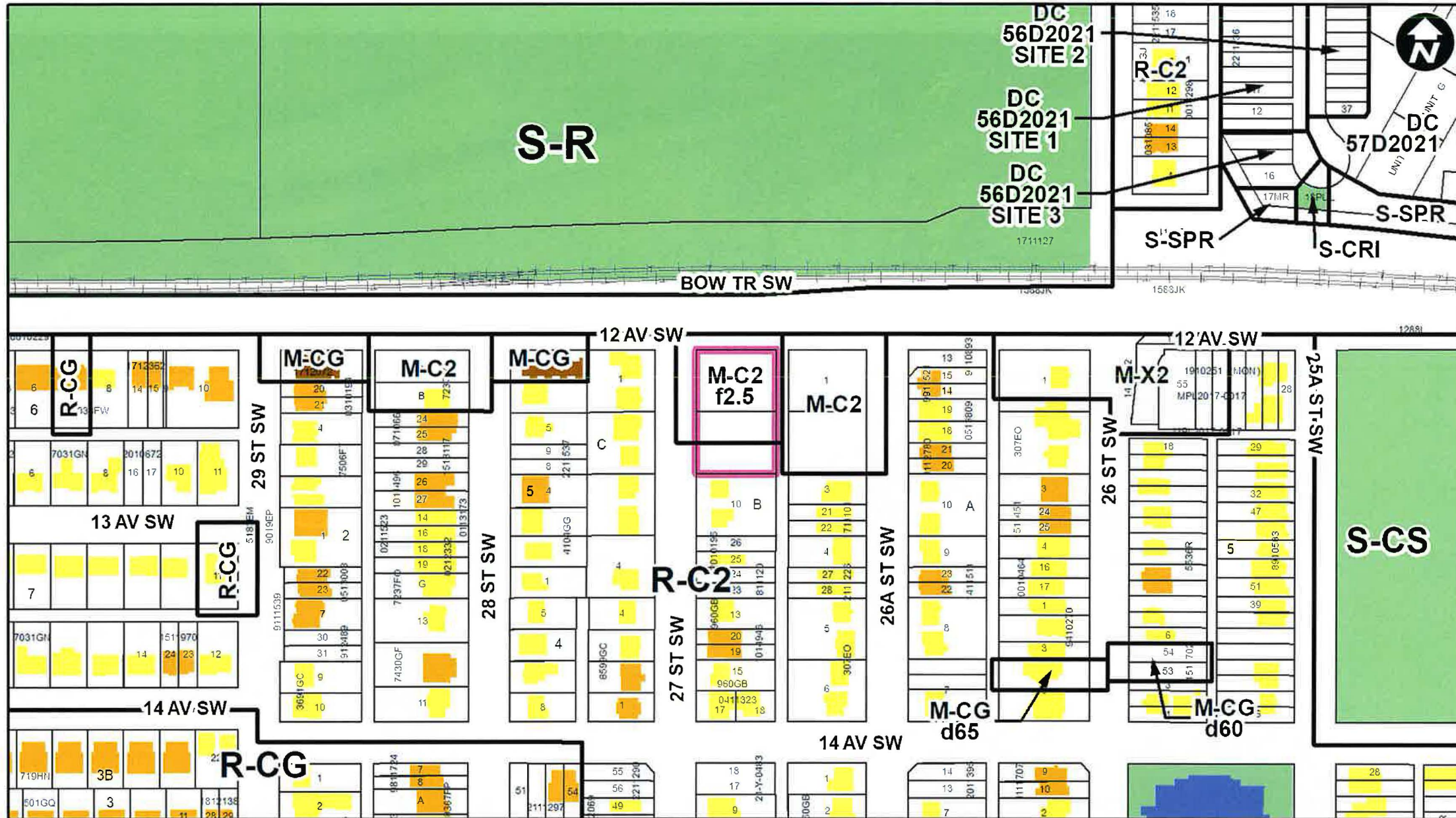
0.23 ha
38.4m x 60m







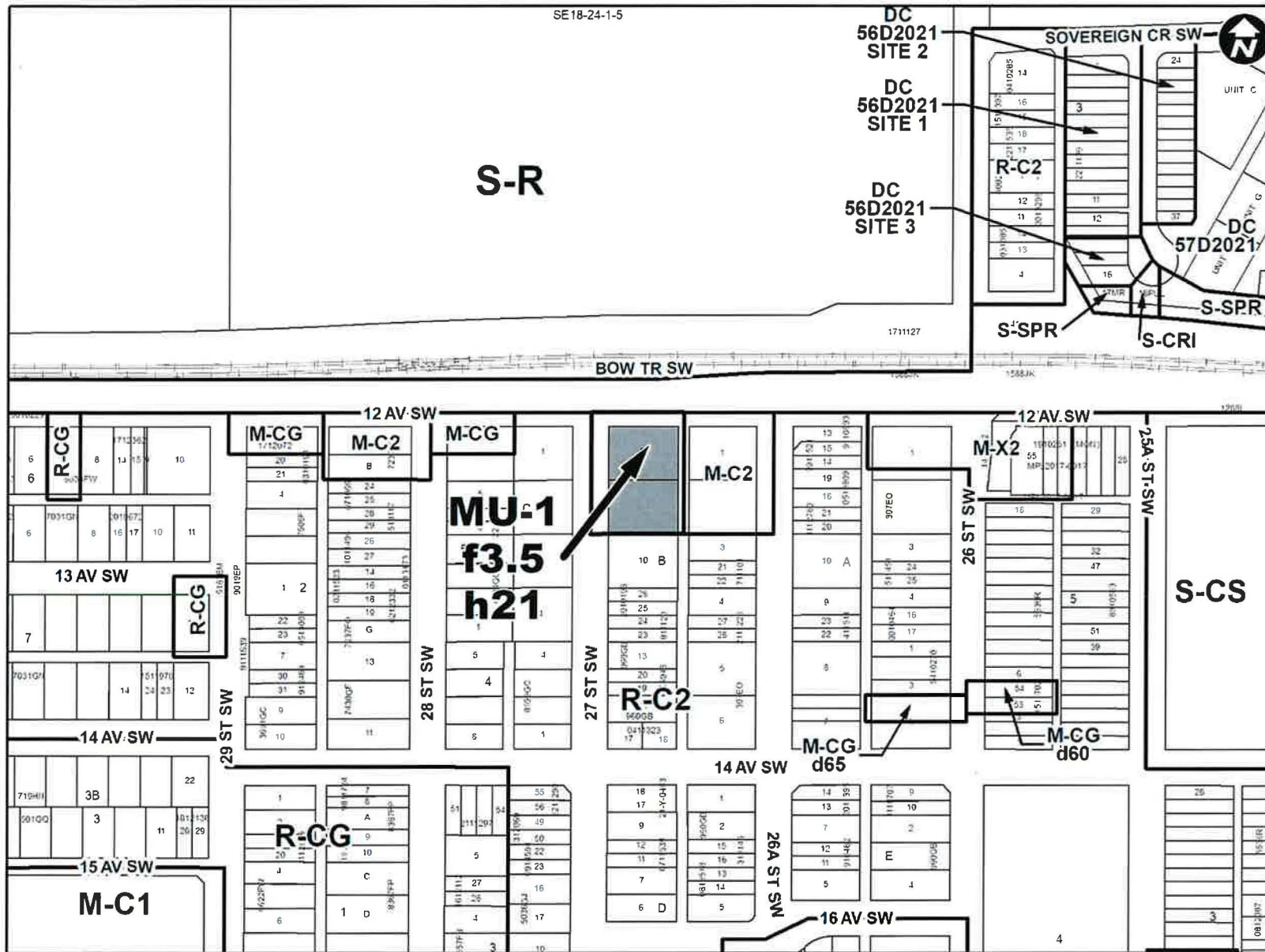
Existing Land Use



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 Land Use Map



Proposed MU-1 District:

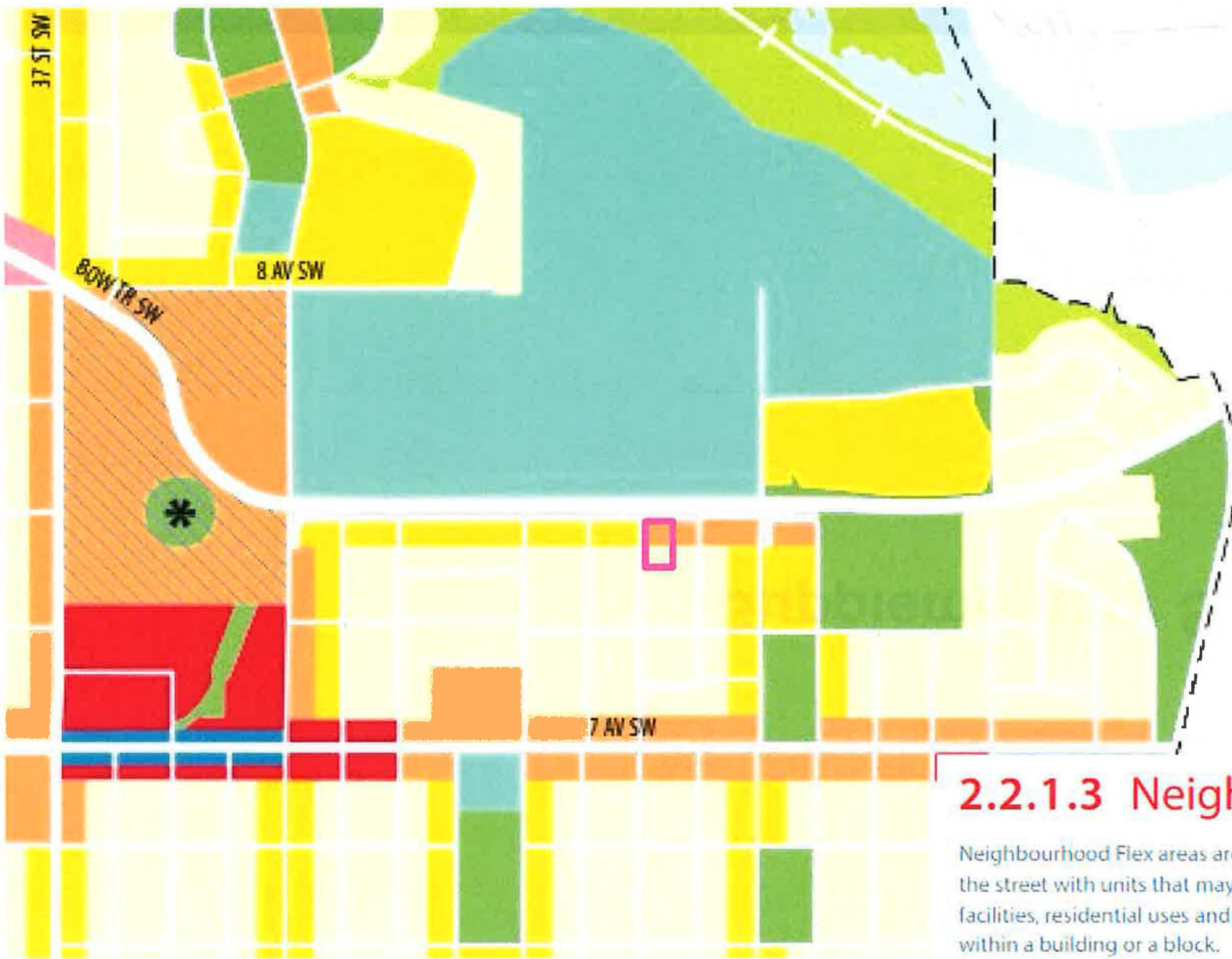
- Street oriented multi-residential building that may have commercial uses at grade;
- a maximum building height of 21 metres (an increase from the current maximum of 10 and 16 metres);
- a maximum building floor to parcel area ratio (FAR) of 3.5;

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1404, 1408, 1410 and 1414 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Mixed Use – General (MU1f3.5h21) District.

Supplementary Slides



Map 3:
Urban Form

- Legend**
- Urban Form
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector

2.2.1.3 Neighbourhood Flex

Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, residential uses and light industrial uses on the ground floor. Uses may be mixed horizontally or vertically within a building or a block.

Neighbourhood Flex categories have been applied to corridors in the communities that have commercial character, or in areas where commercial development would be appropriate, but is not required. This includes areas along 17 Avenue SW, 37 Street SW, the northern portion of the Westbrook transit station area and in most Neighbourhood Activity Centres.

4.2 Local Area Plan Interpretation

Map Interpretation

- a. Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas
- f. Where the 'low' building scale is shown on 12 Avenue SW, between 26A Street SW and 29 Street SW, as indicated on Map 4: Building Scale, the 'low' building scale shall be interpreted to extend a distance of 65 metres from the property line shared with 12 Avenue SW.

Policy interpretation

- h. The South Saskatchewan Regional I a long-term vision for the region us





26a Street - Bulb



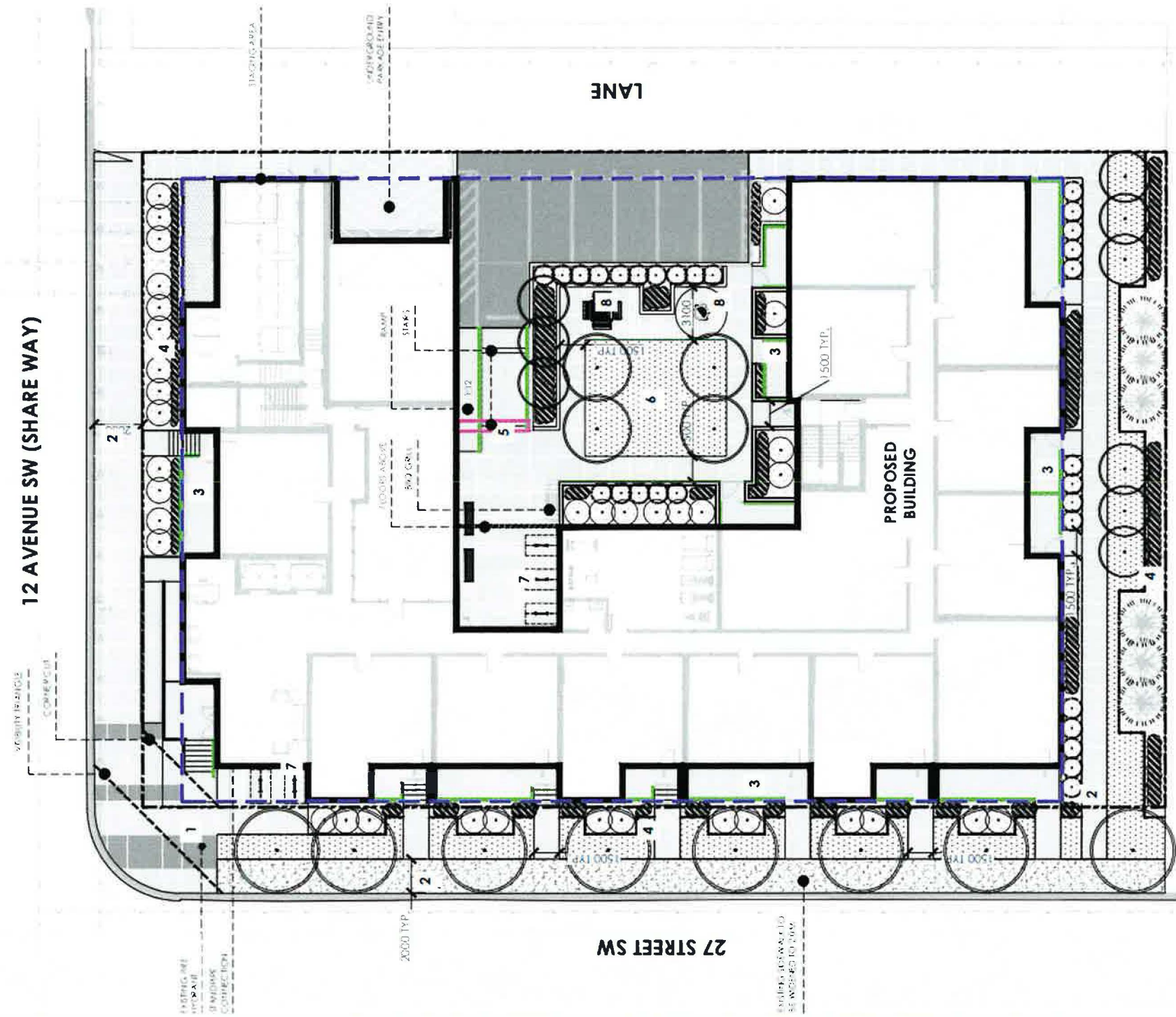
12 Avenue





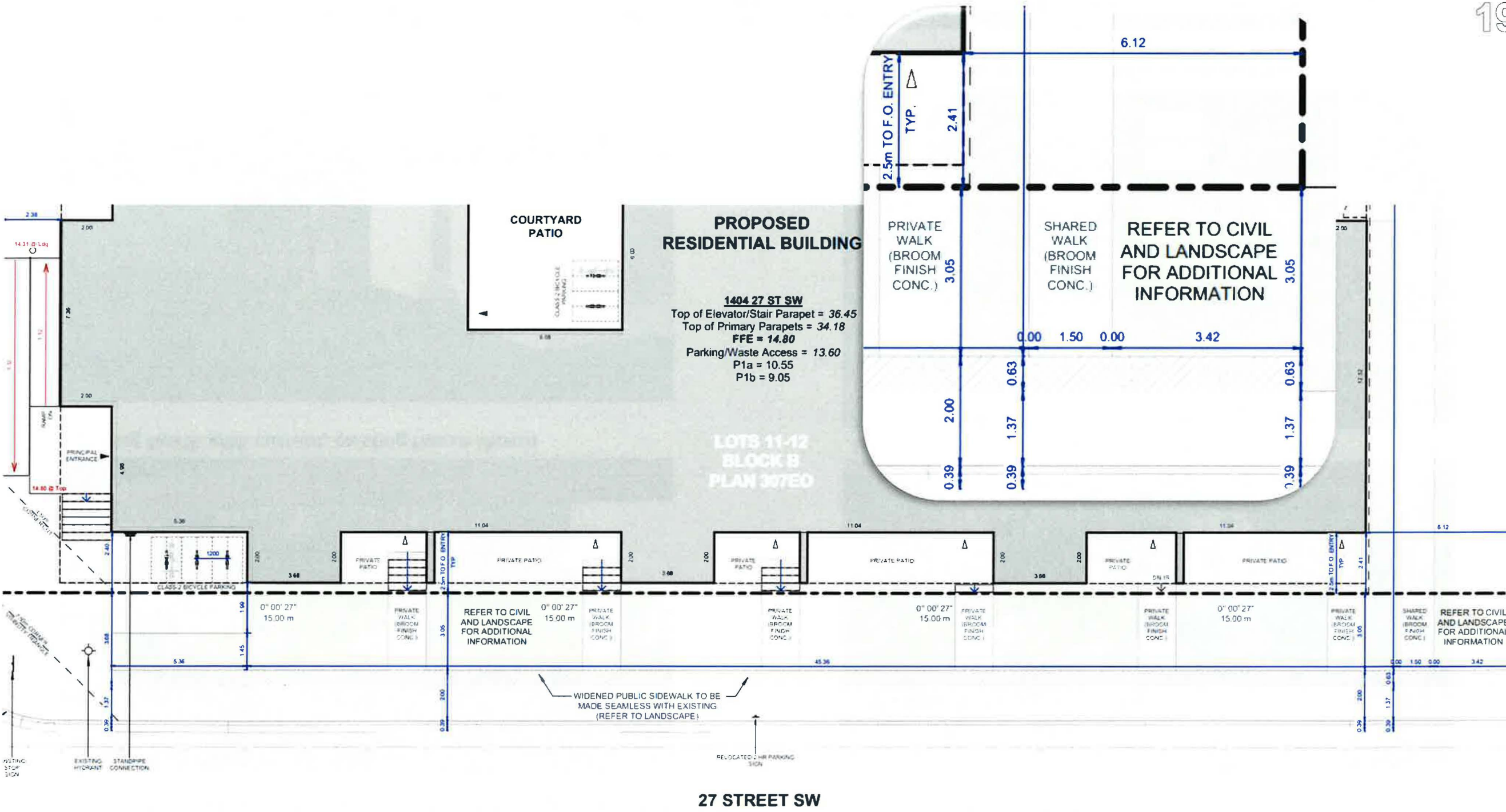
BOW TRAIL

12 AVENUE SW (SHARE WAY)



27 STREET SW

PROPOSED BUILDING



Proposed massing along 27th Street Compared to Potential Adjacent Development to South



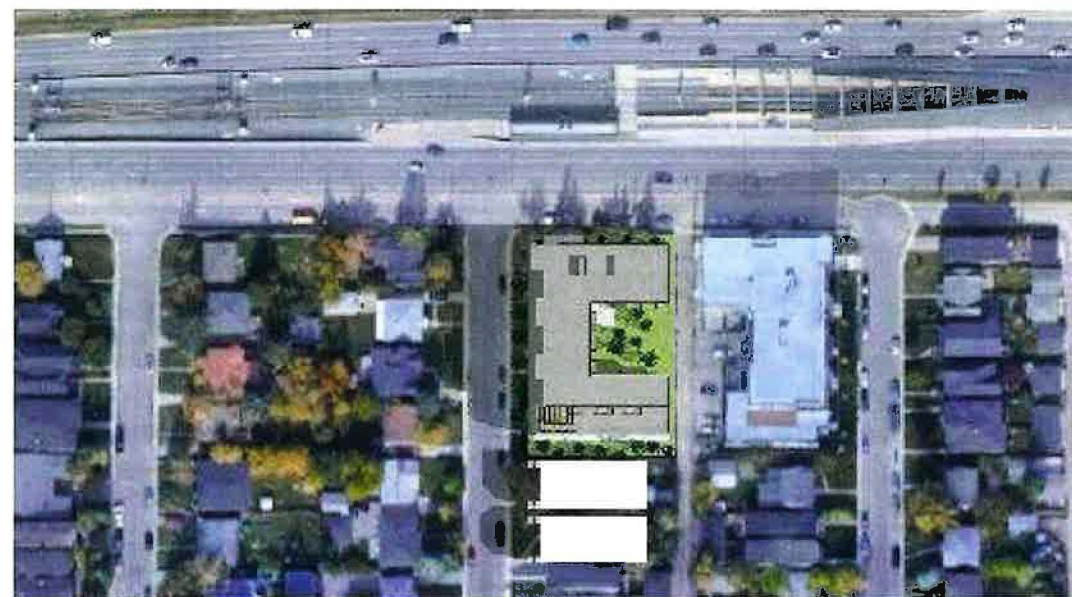
Looking North with current, existing house shown



Looking south toward potential R-CG developed lot



Looking North past potential R-CG developed lot



Birds eye view of potential R-CG developed lot