



Public Hearing of Council

Agenda Item: 7.2.3



LOC2023-0033 / CPC2023-0606

Land Use Amendment

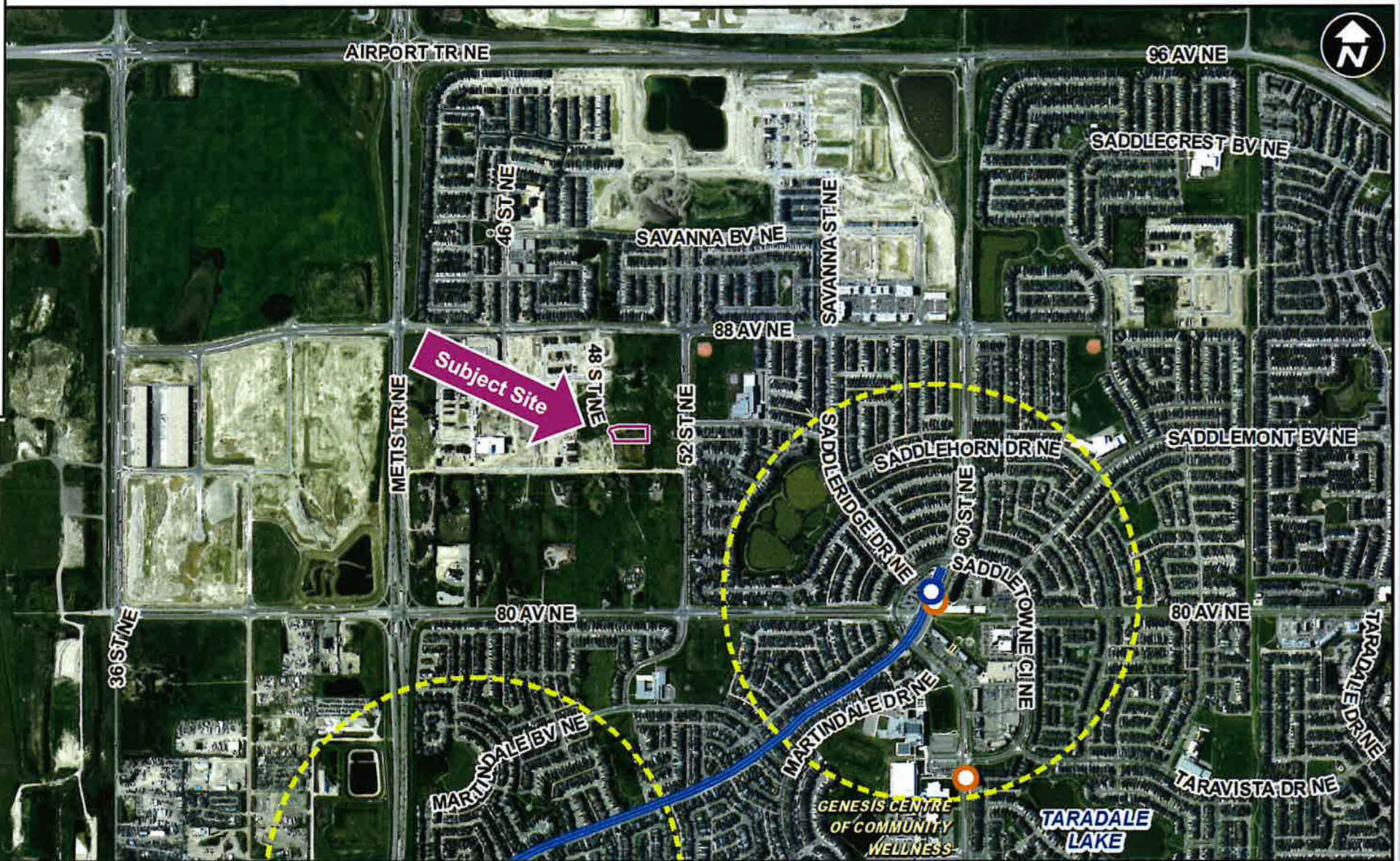
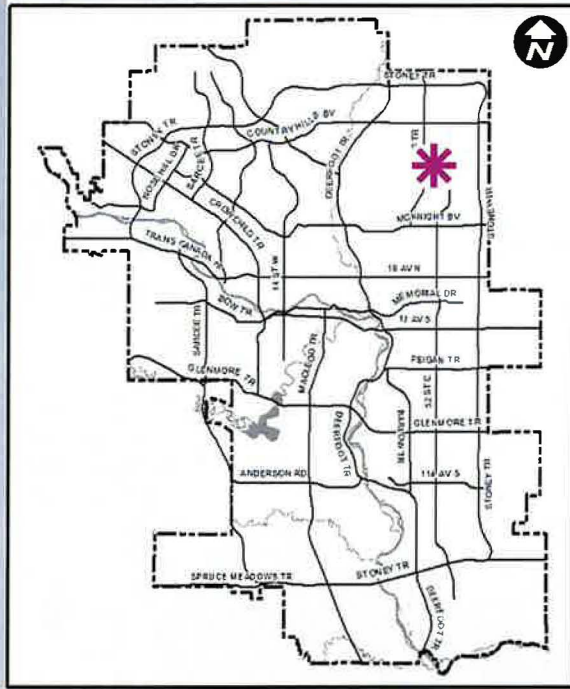
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.3 CPC2023-0606
Distrib. Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 108D2023** for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 5111 and 5123 – 85 Avenue NE (Plan 1211515, Block 37, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Medium Profile (M-2) 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



Parcel Size:

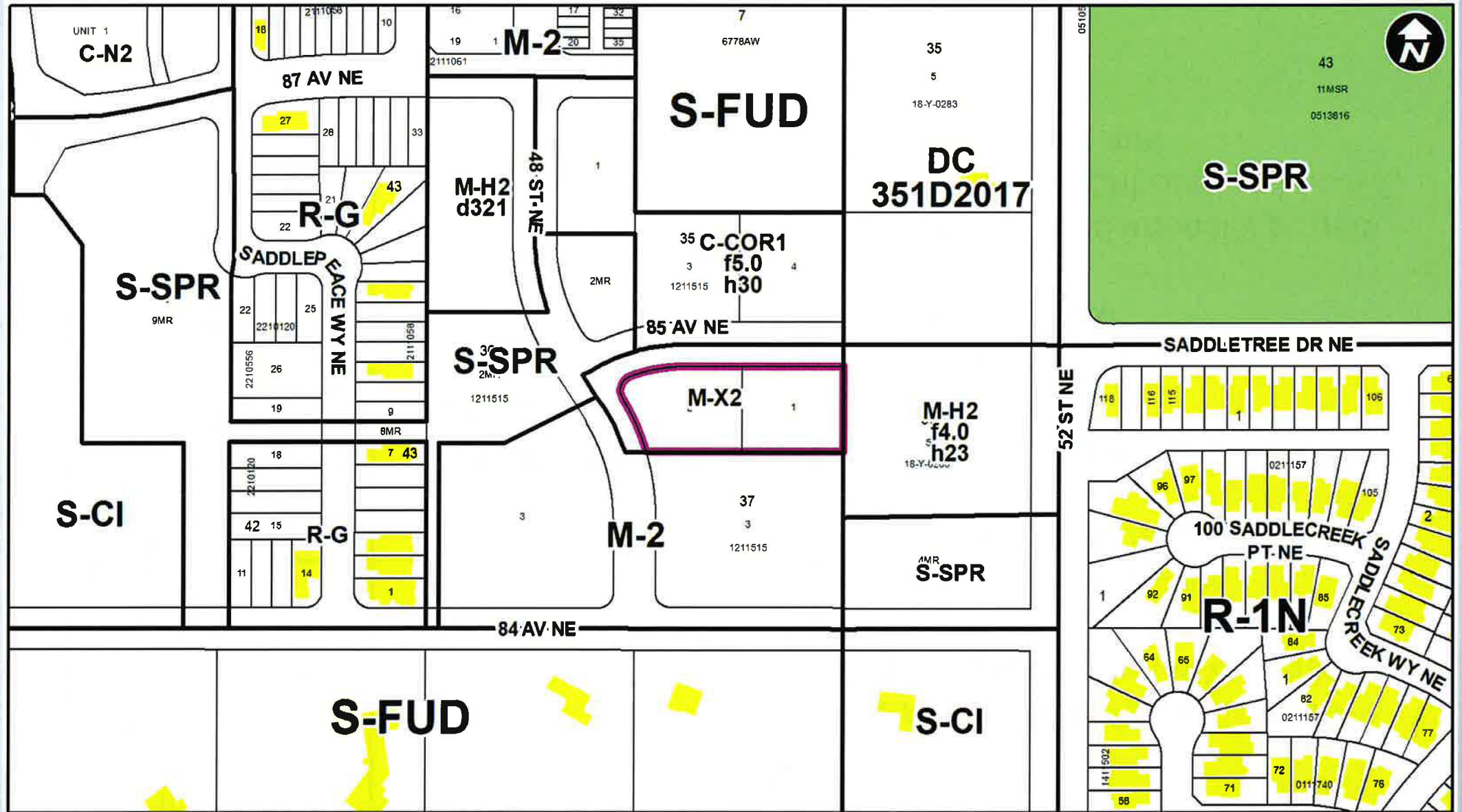
0.42 ha

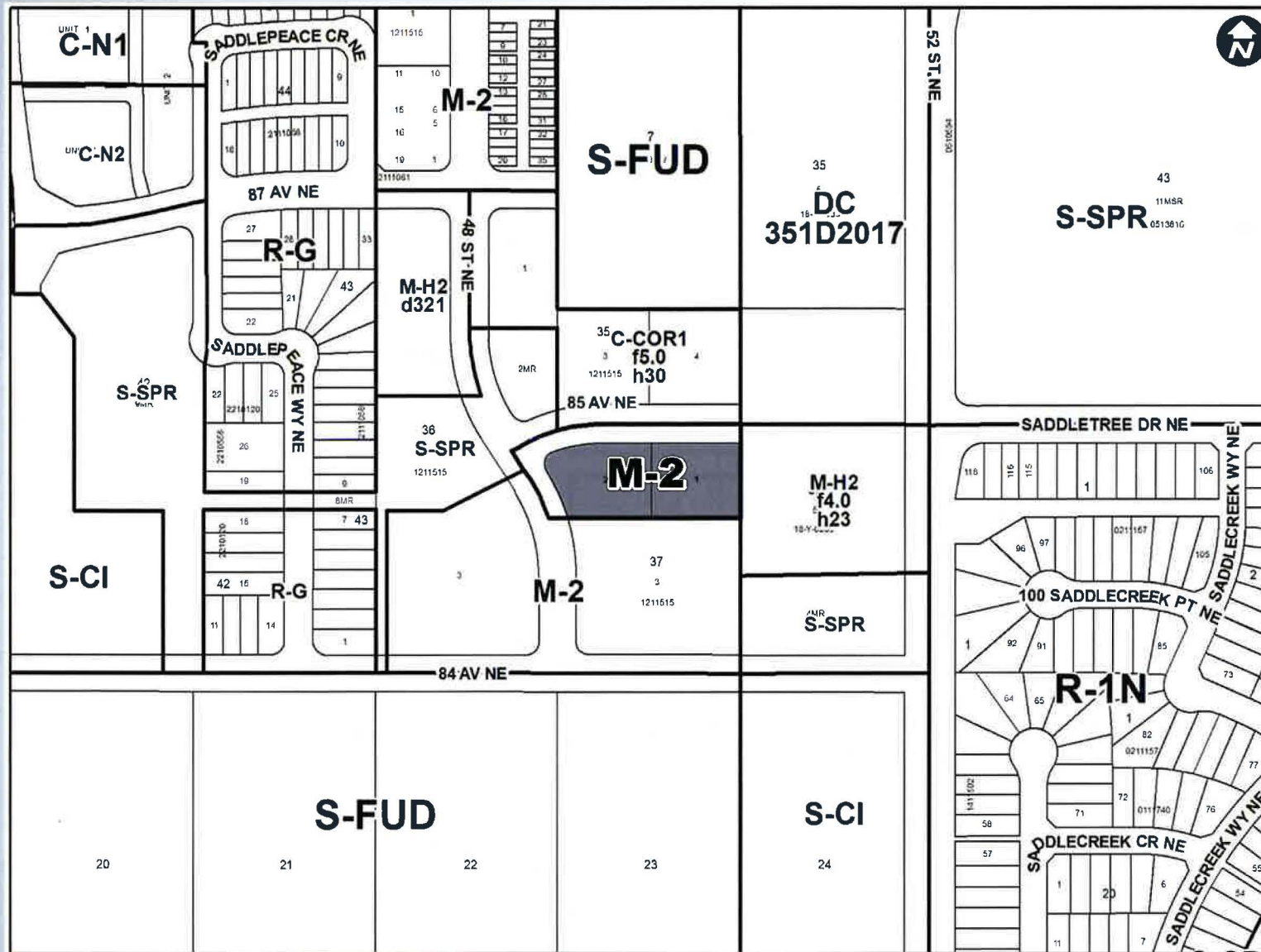
1.04 ac

Surrounding 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 Multi-Residential – Medium Profile (M-2) District:

- No requirement for commercial uses
- Maximum height of 16 metres
- Maximum Floor Area Ratio (FAR) of 3.0
- Density and intensity targets for the Neighbourhood Activity Centre still met

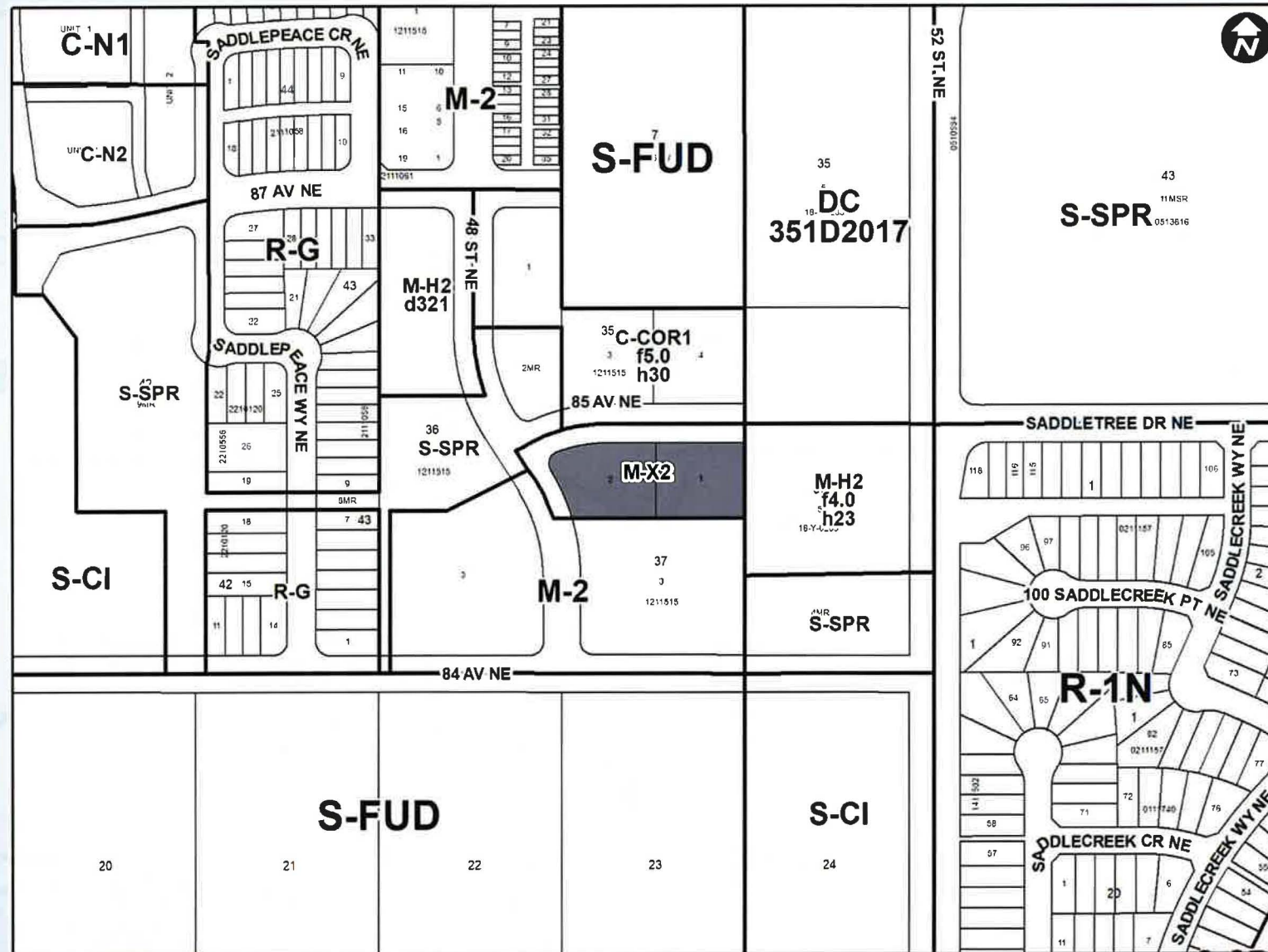
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 108D2023** for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 5111 and 5123 – 85 Avenue NE (Plan 1211515, Block 37, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Medium Profile (M-2) District.

Supplementary Slides

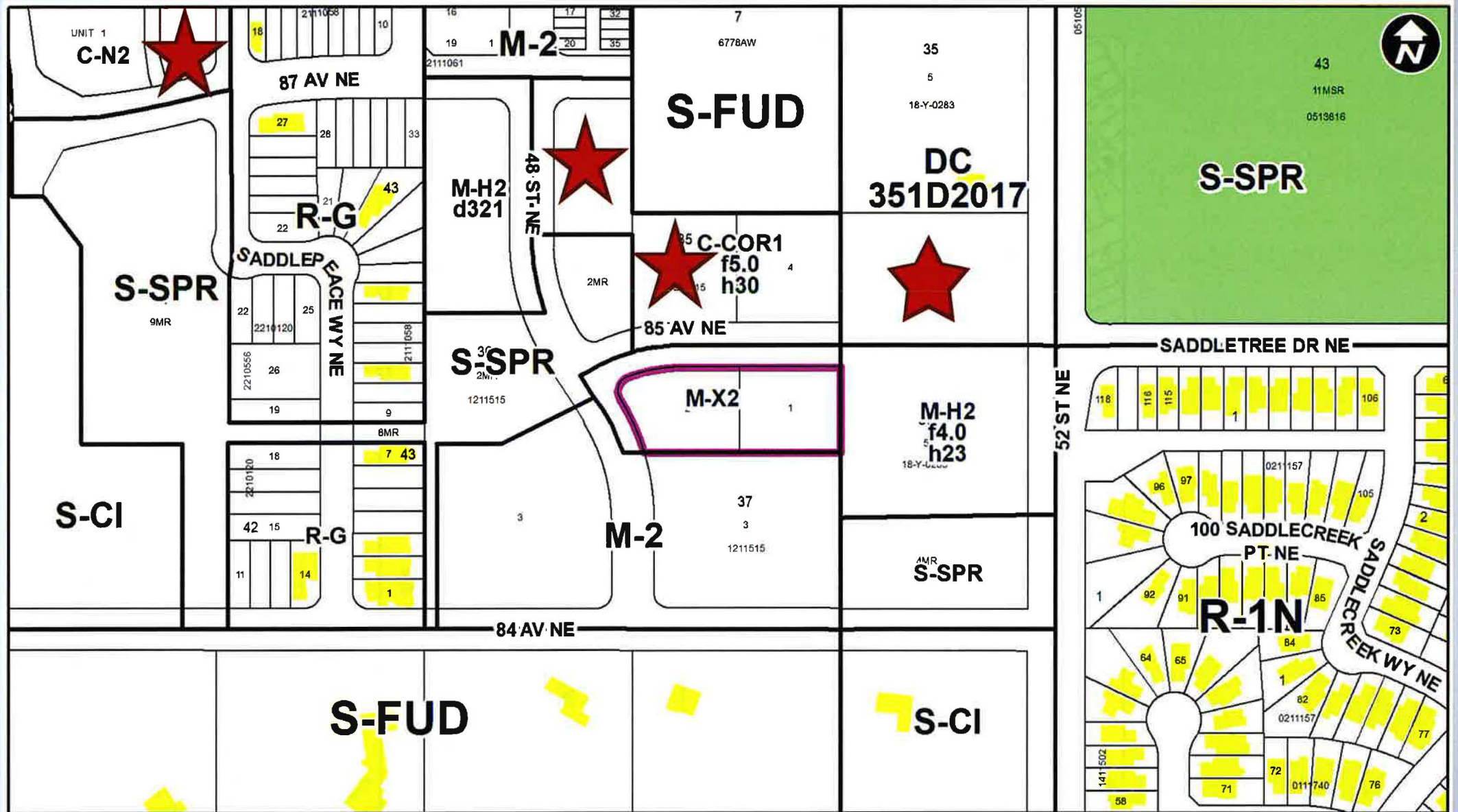
Existing Land Use Map



Surrounding Land Use and Commercial Development 10

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

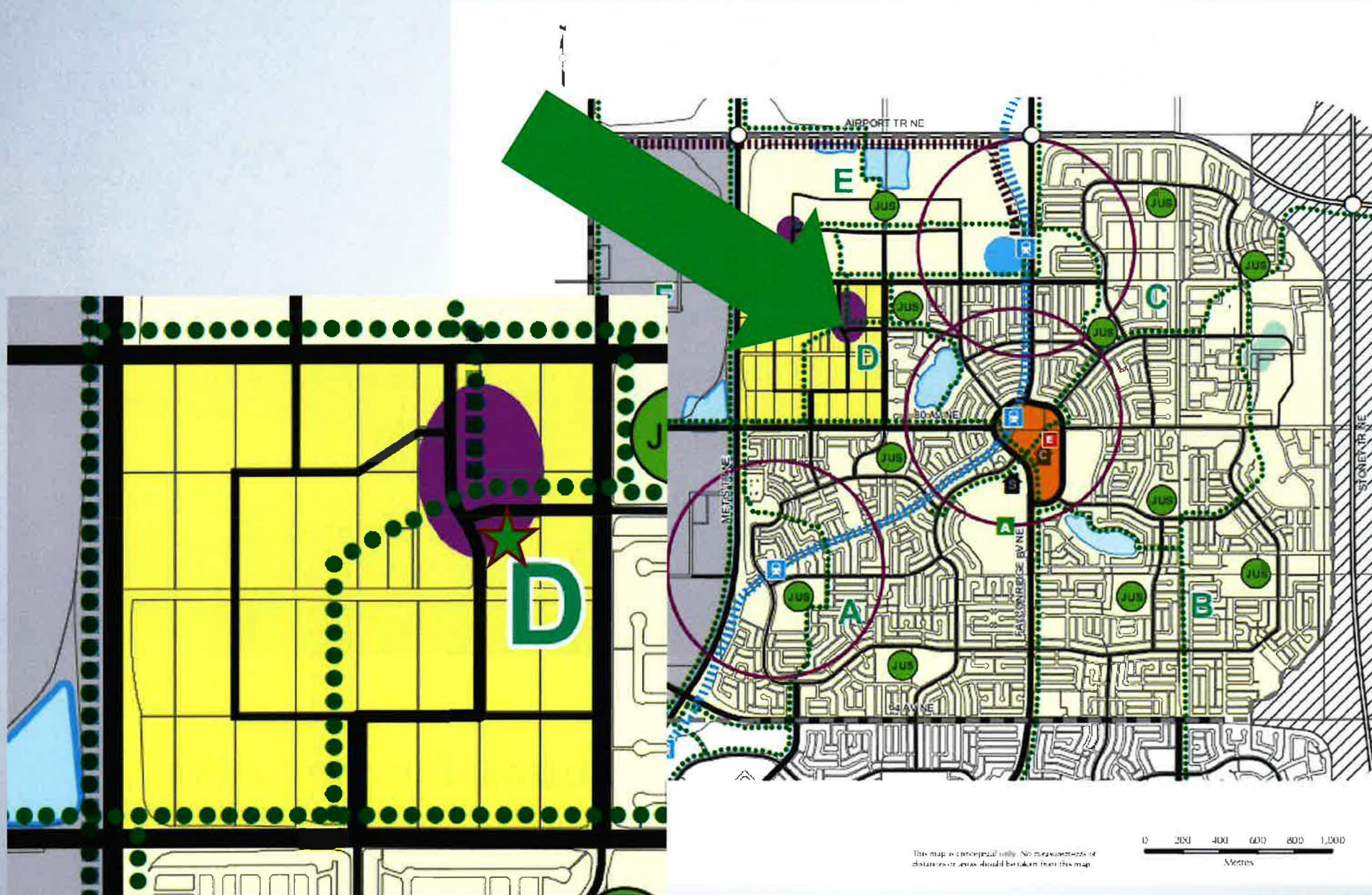


Saddle Ridge Area Structure Plan

Map 6

Land Use Plan

- Legend**
- City Limits
 - Transportation/Utility Corridor
 - Study Area Boundary
 - A** Development Cells
 - Residential
 - Cell D Residential
 - Town Centre
 - Community Activity Centre
 - Neighbourhood Activity Centre
 - Industrial
 - Park
 - Natural Area/Wetlands
 - Wetlands/Storm Pond
 - Joint Use Site
 - Senior High School
 - Athletic Park
 - Community Centre
 - Emergency Services
 - Regional Pathway
 - Expressway (Superficial Road)
 - Major Road (Arterial Street)
 - Primary Collector Road
 - Collector Road
 - Interchange
 - L.R.T. Alignment
 - L.R.T. Station
 - Airport Transit Connection (Technology EDD)
 - TOD Area (600m Radius)



This map is conceptual only. No measurements of distances or areas should be taken from this map.



View Looking North



View Looking West

