

Calgary



Public Hearing of Council

Agenda Item: 7.2.18



LOC2022-0216 / CPC2023-0190

Land Use Amendment

July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2023

ITEM: 7.2.18 CPC2023-0190

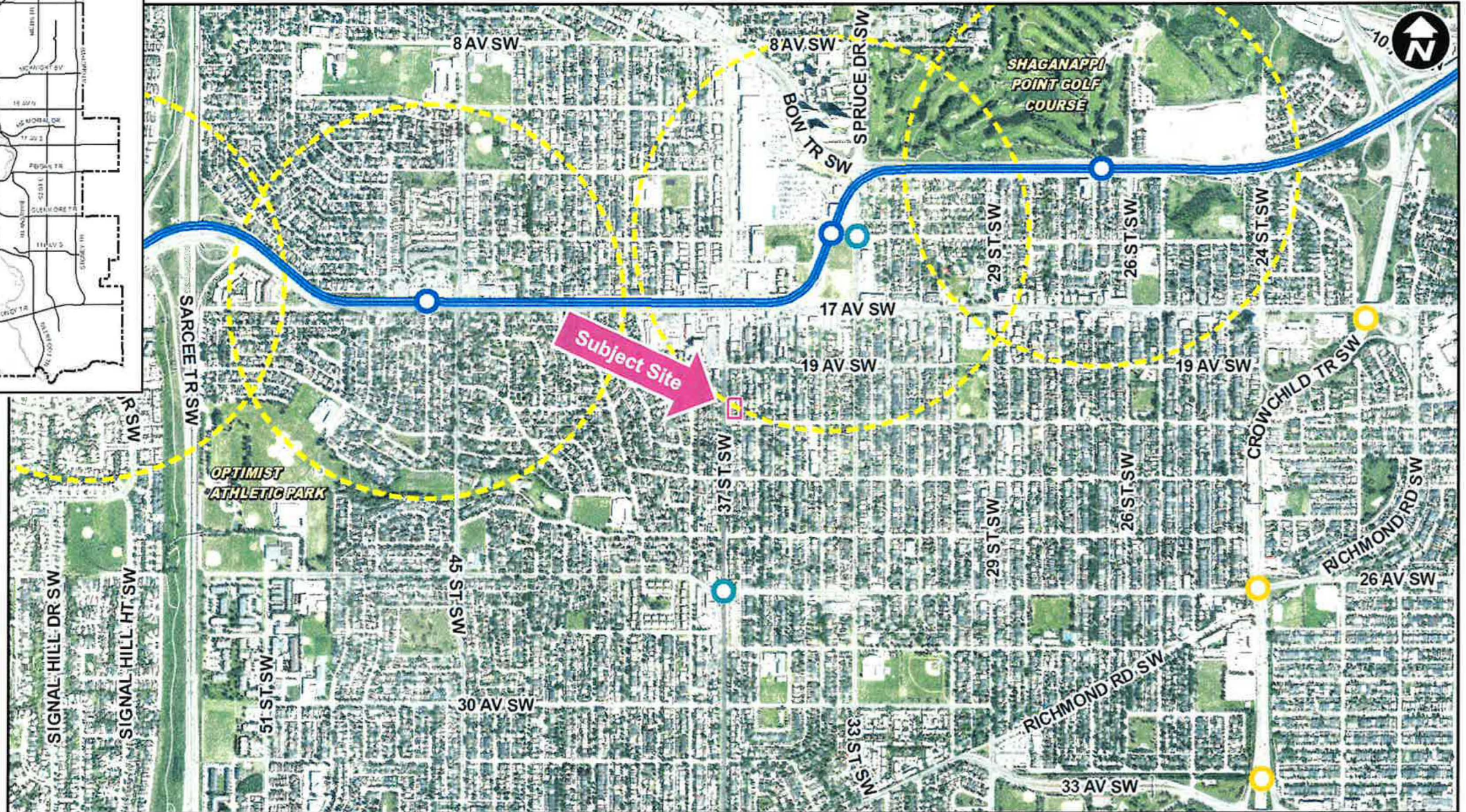
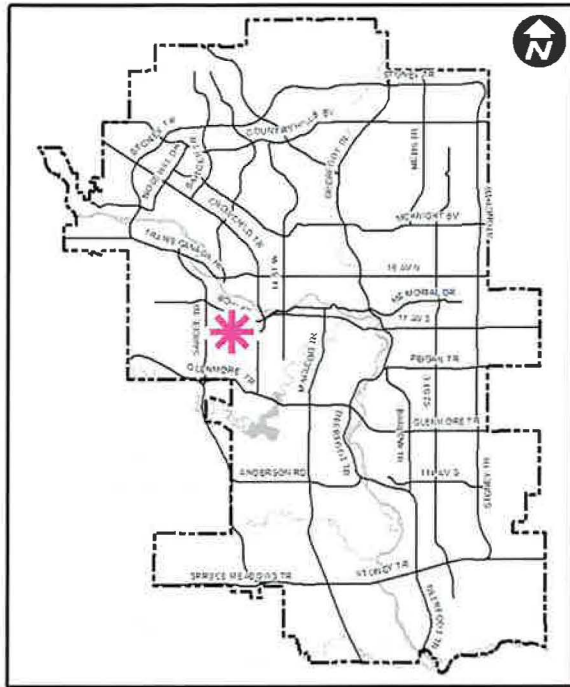
Distrib-Presentation 1

CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 97D2023** for the redesignation of 0.22 hectares \pm (0.56 acres \pm) located at multiple addresses (Plan 6900AM, Block 5F, Lots 33-40) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed-Use – General (MU-1f3.5h24) 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

Surrounding Land Use

LEGEND

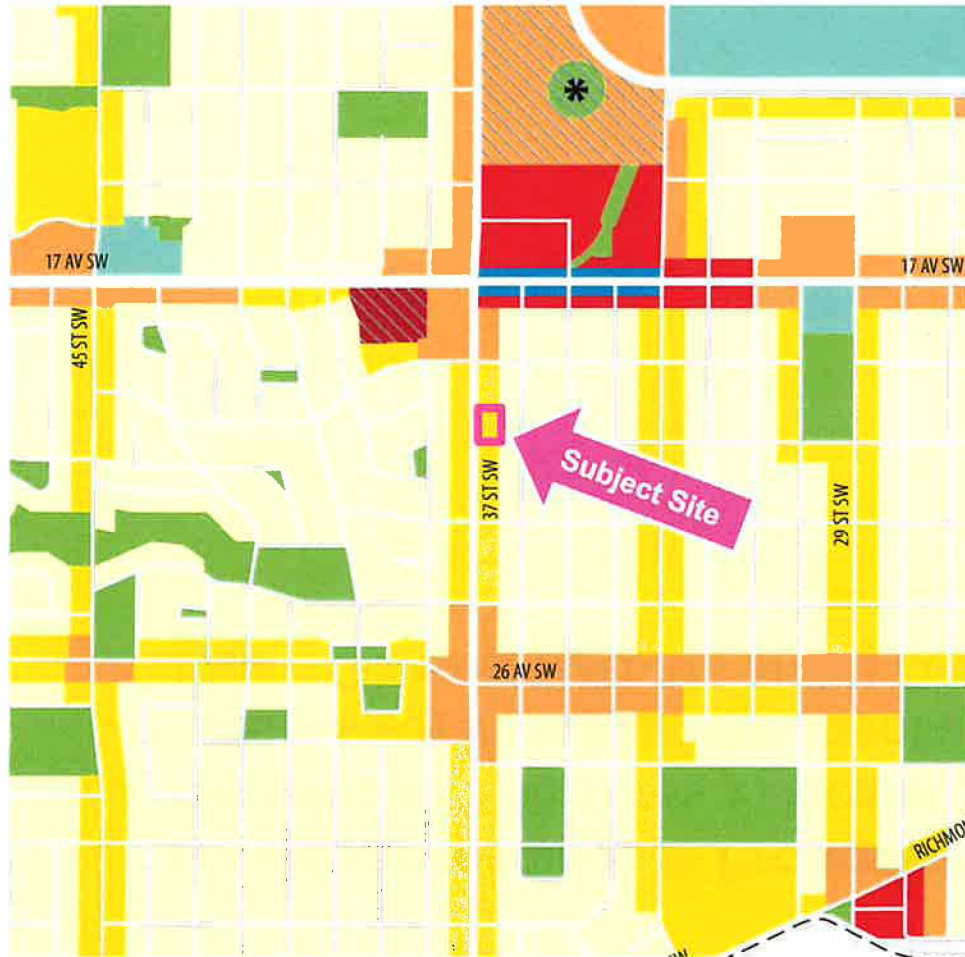
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



M-C1 District:

- Maximum density of 148 units per hectare (32 units)
- Maximum building height of 14 metres (approx. 3 storeys)





Map 3:
Urban Form



Map 4:
Building Scale



Calgary Planning Commission's Recommendation:

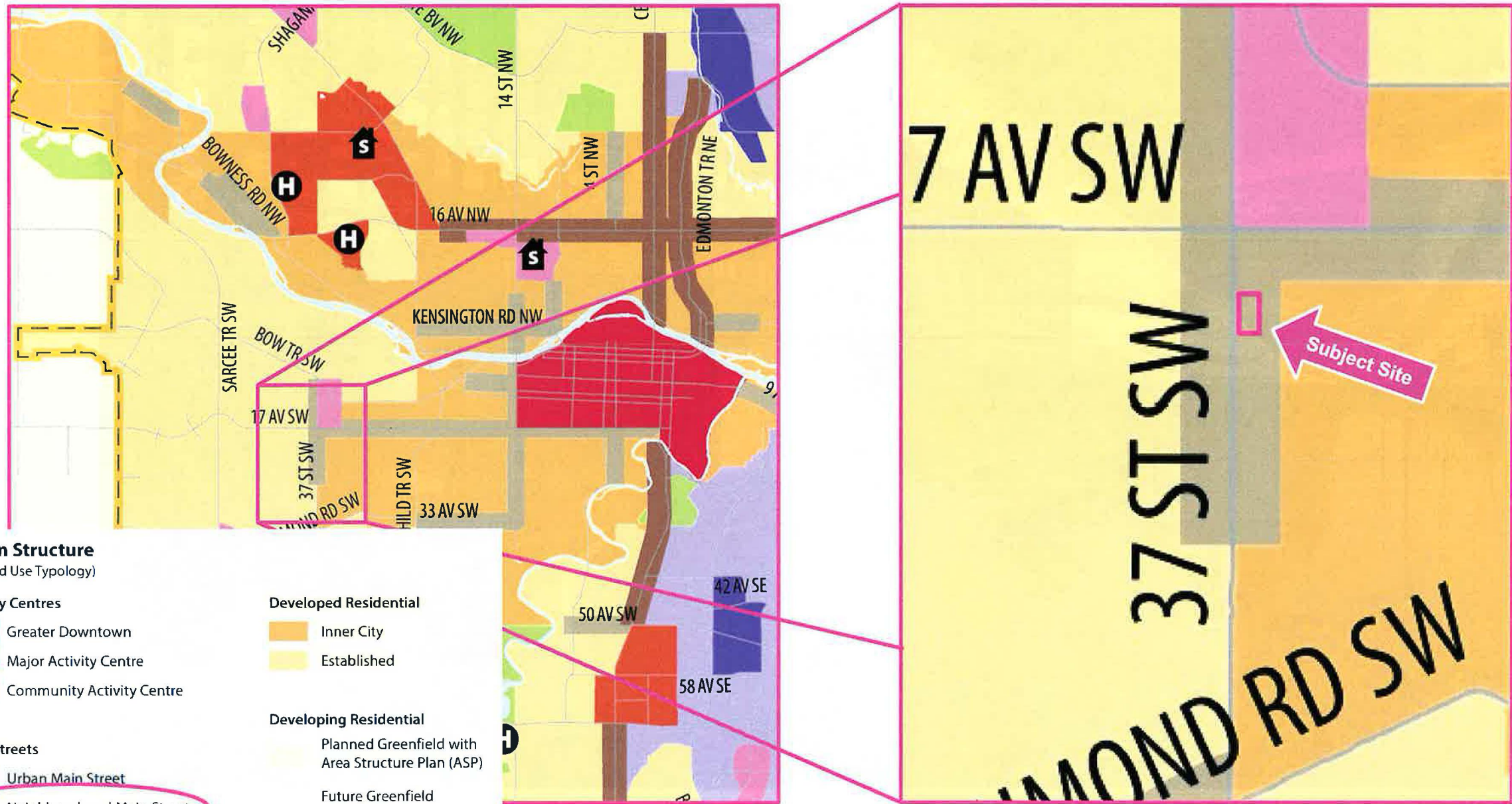
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Supplementary Slides







Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

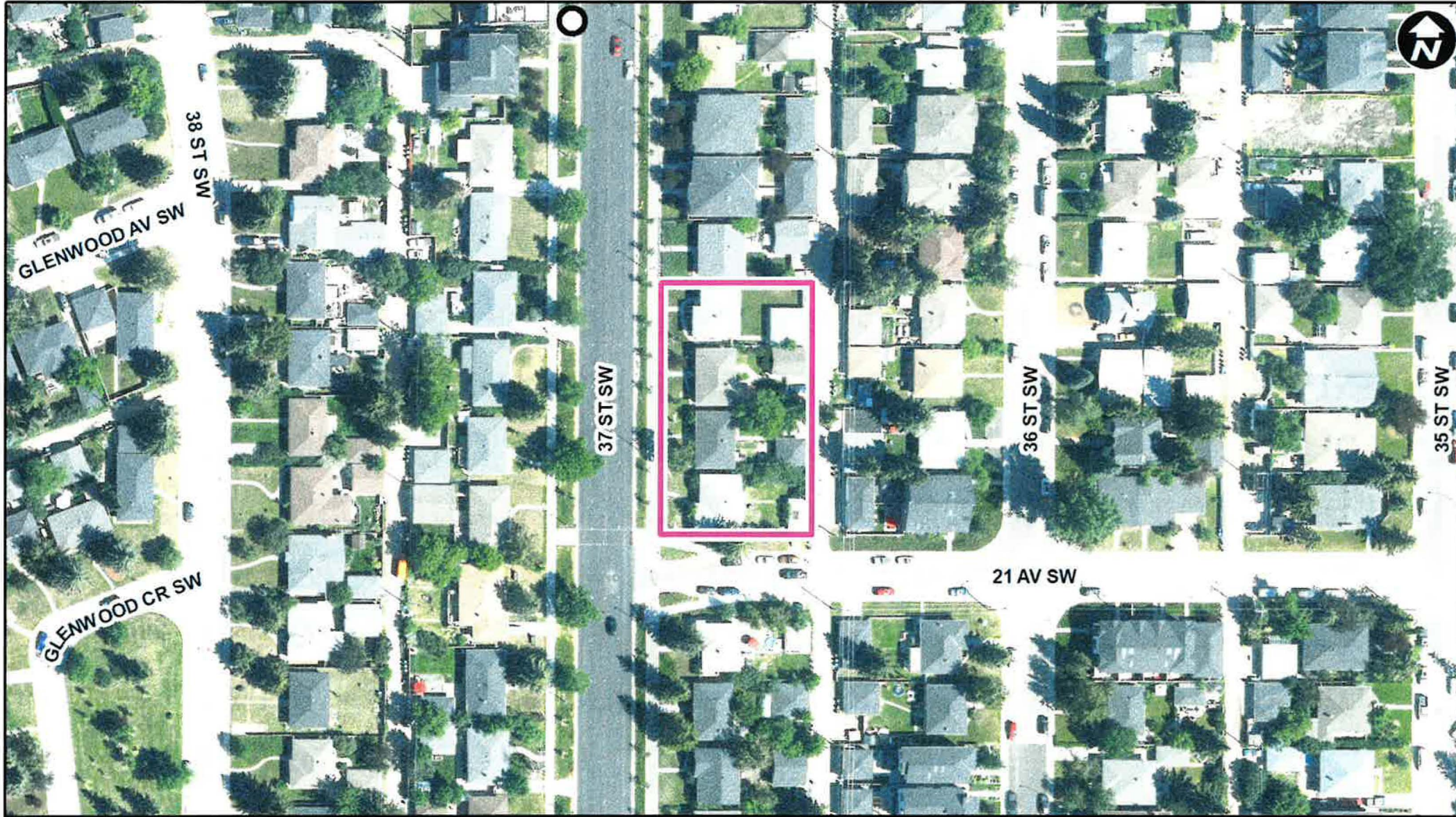
- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

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



Parcel Size:

0.22 ha
61m x 36m

Purpose:

- to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street
- to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area
- to respond to local area context by establishing maximum building height for individual parcels