



Public Hearing of Council

Agenda Item: 8.1.9

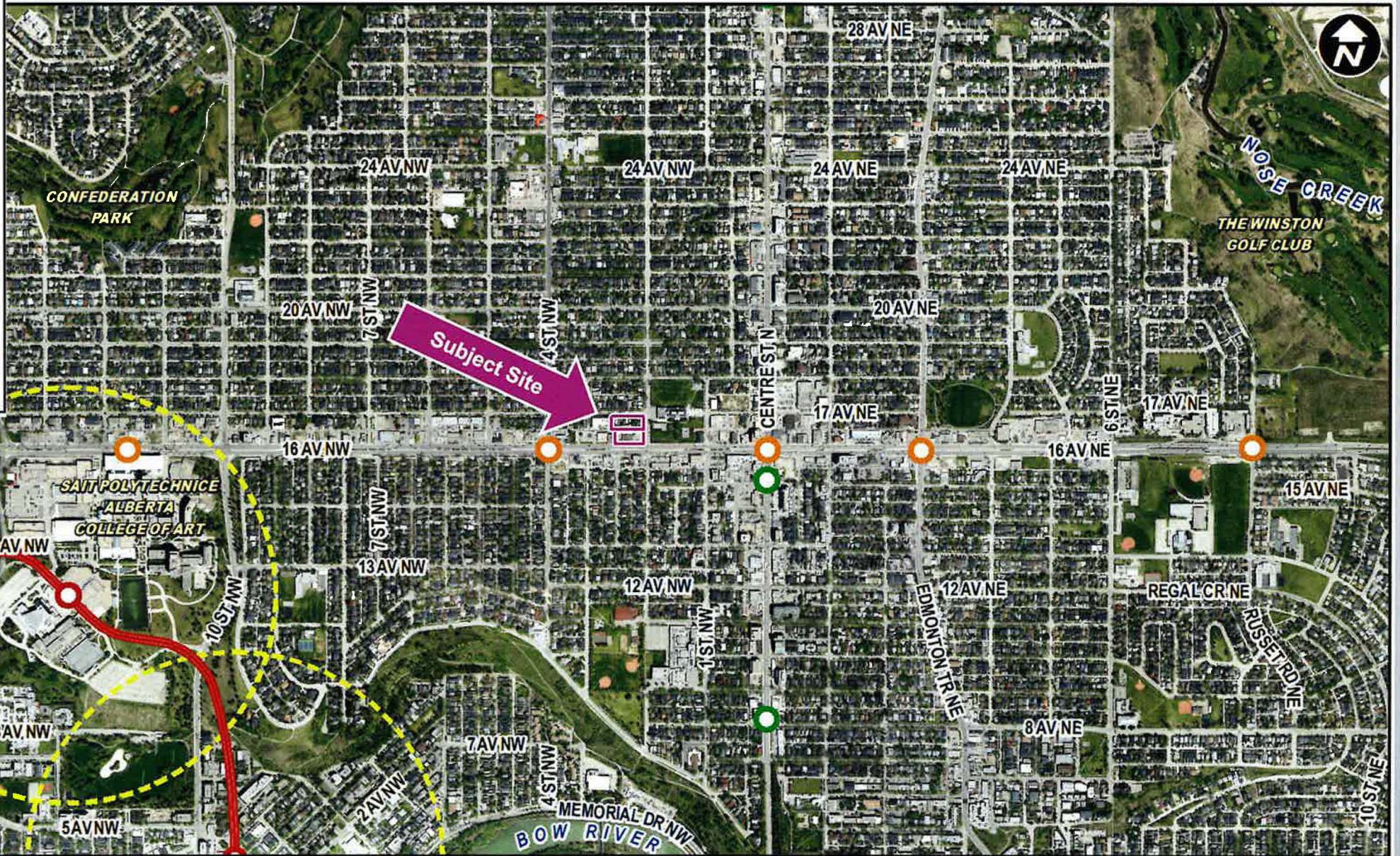
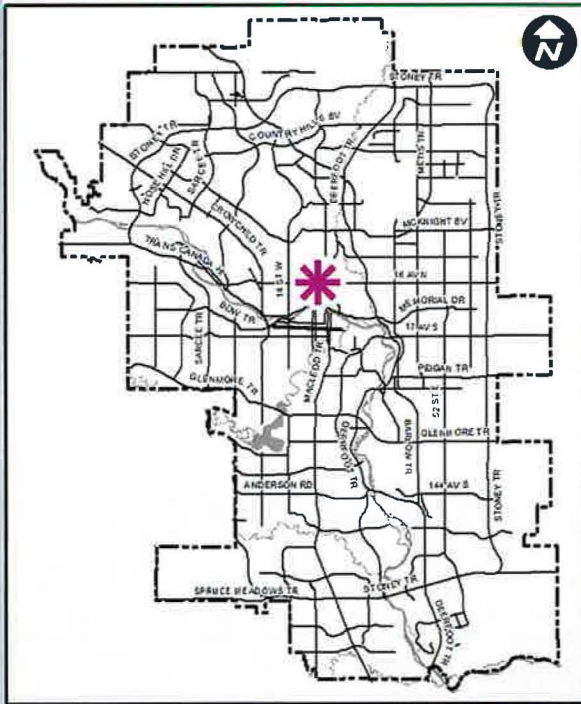


LOC2021-0123 / CPC2022-0459

Land Use Amendment

June 7, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 07 2022
ITEM: #8.1.9 CPC2022-0459
Distribution
CITY CLERK'S DEPARTMENT



- 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:


0.68 ha total

0.36 ha north parcels

0.32 ha south parcels

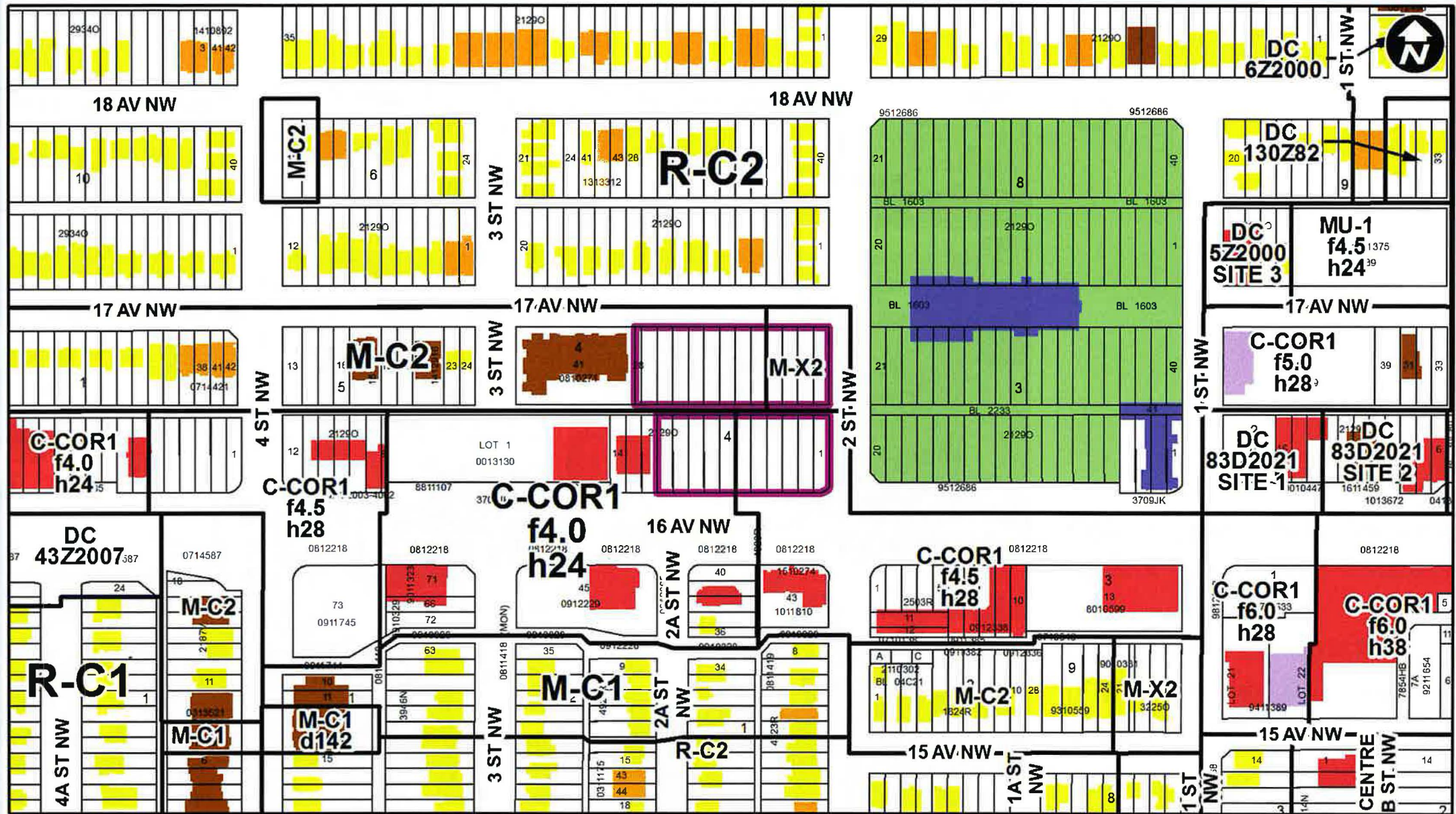
95m x 38m north parcels

84m x 38m south parcels

 Bus Stop

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





Proposed Mixed Use Districts:

Mixed Use – Active Frontage (MU-2)

- FAR: 8.0
- Height: 50 metres
- Requires active frontage at grade

Mixed Use – General (MU-1)

- FAR: 4.0
- Height: 20 metres
- Enables a mix of uses throughout

Map 3:
Urban Form

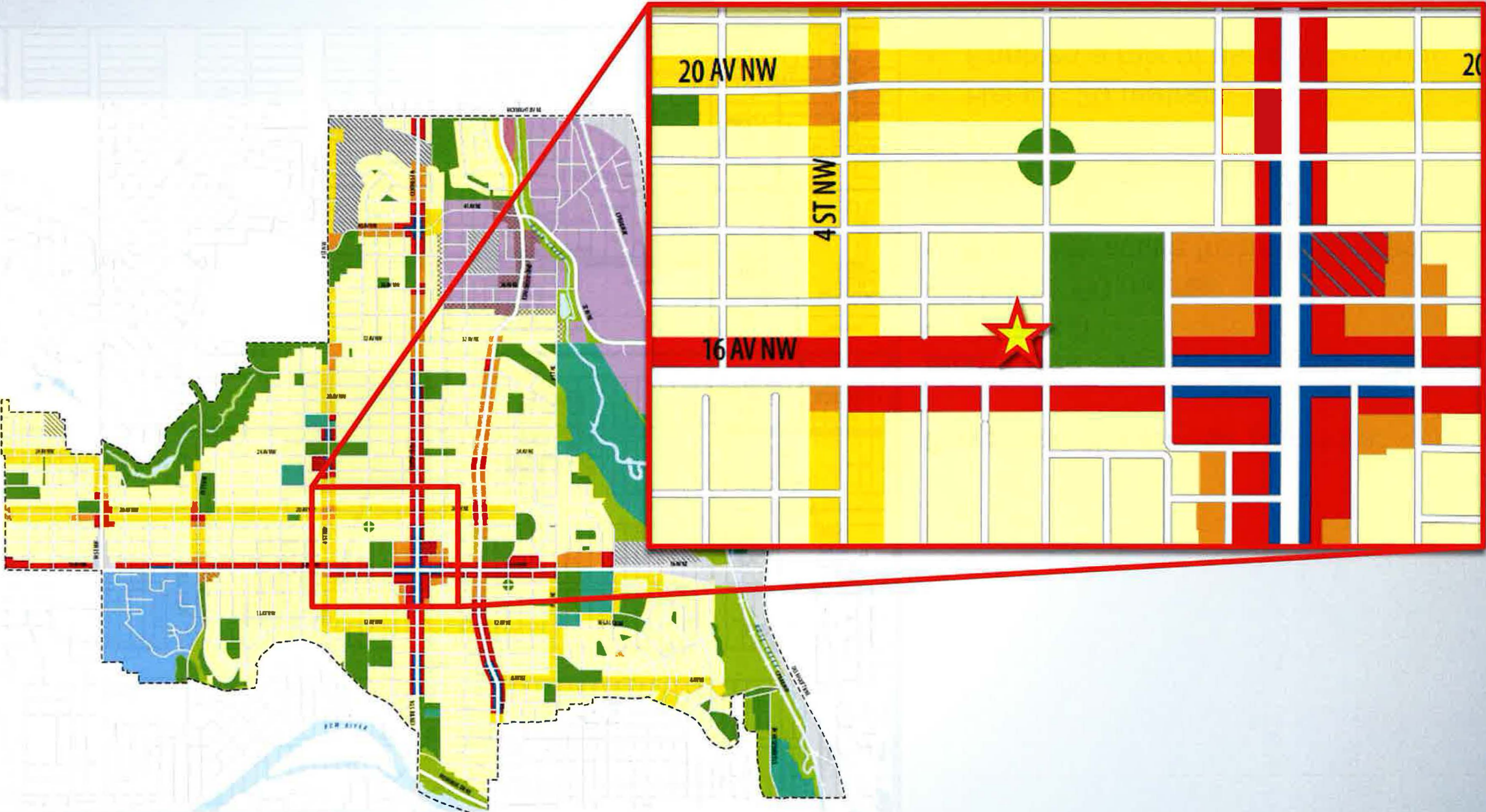
Legend

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

Additional Policy Guidance

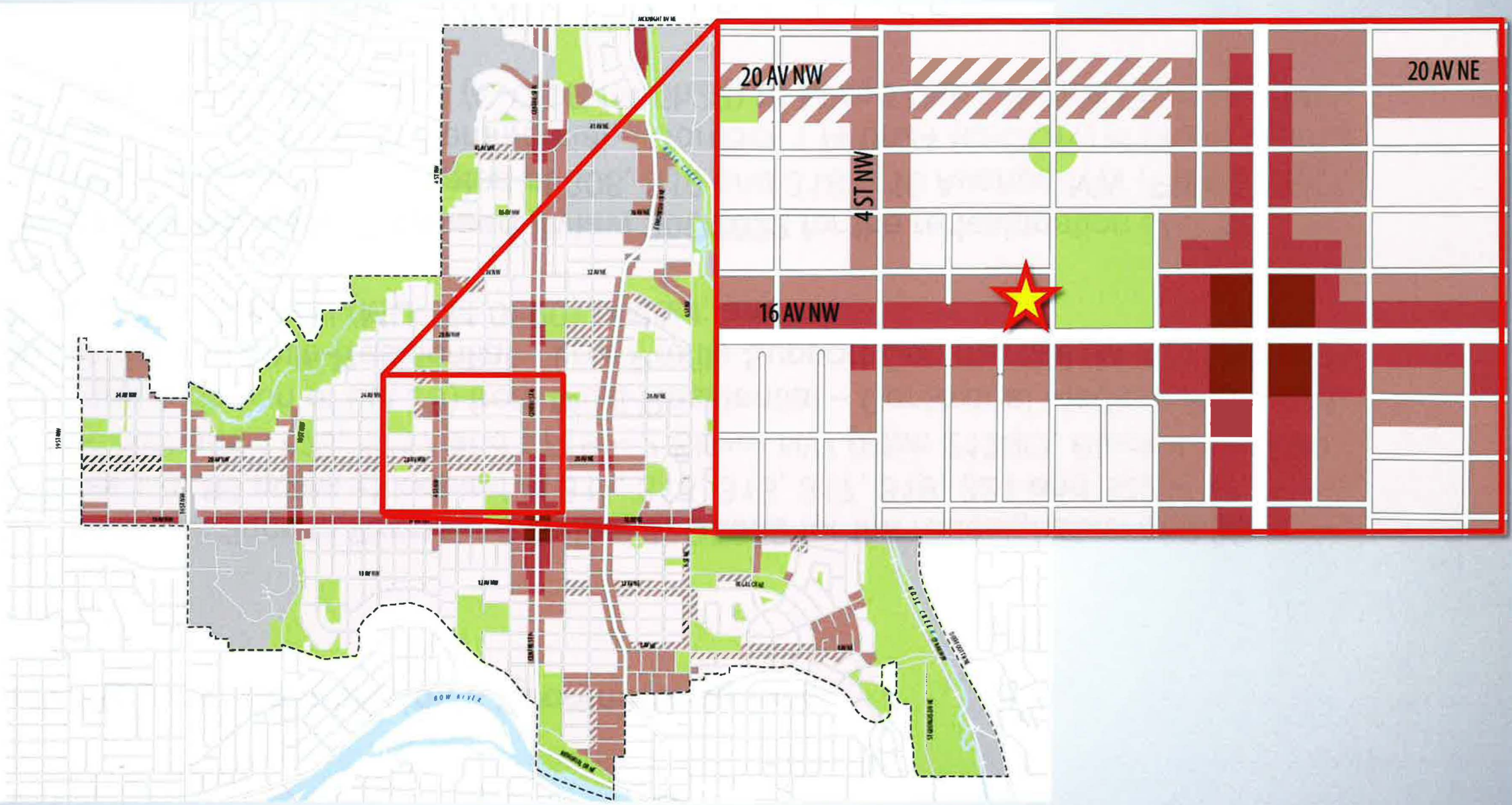
- Active Frontage
- ▨ Comprehensive Planning Site
- ▩ Industrial Transition
- Plan Area Boundary



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



Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 89D2022** for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 311, 313, 315, 317, 319, 321 and 323 – 17 Avenue NW and 1713, 1717 and 1719 – 2 Street NW (Plan 2129O, Block 4, Lots 29 to 40, and a portion of Lot 28) from Multi-Residential – Contextual Medium Profile (M-C2) District and Multi-Residential – Low Profile Support Commercial (M-X2) District to Mixed Used - General (MU-1f4.0h20) District; and
2. Give three readings to **Proposed Bylaw 90D2022** for the redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 308, 310 and 318 – 16 Avenue NW (Plan 2129O, Block 4, Lots 1 to 11) from Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District and Commercial – Corridor 1 (C-COR1f4.5h28) to Mixed Use – Active Frontage (MU-2f8.0h50) District.

Supplementary Slides









