



Public Hearing of Council

Agenda Item: 8.1.15

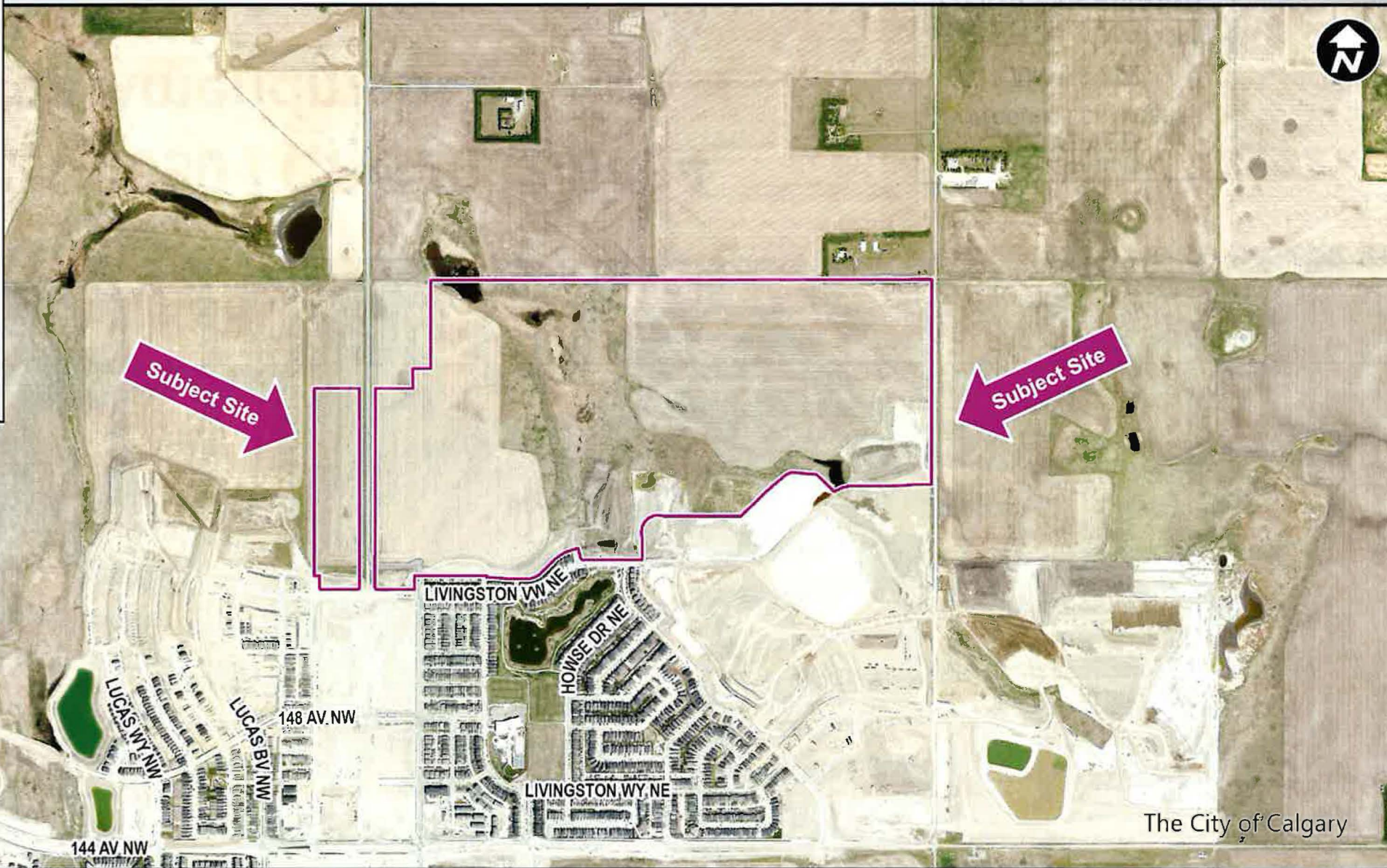
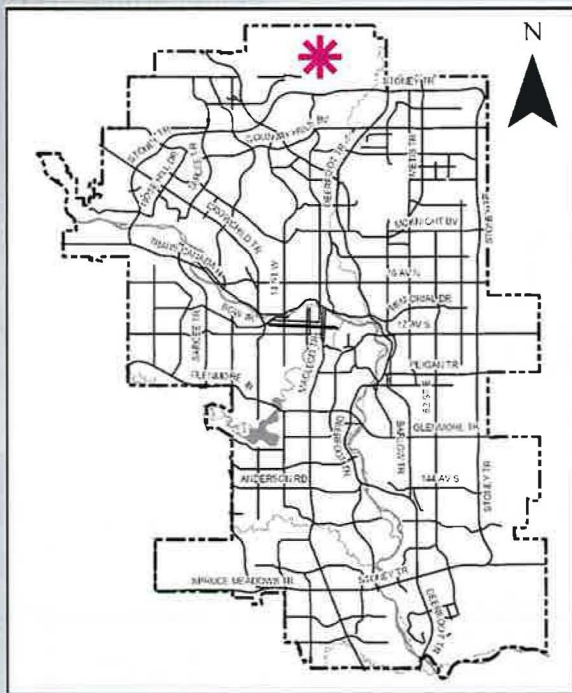


LOC2021-0090 / CPC2022-0434

Land Use Amendment

June 7, 2022

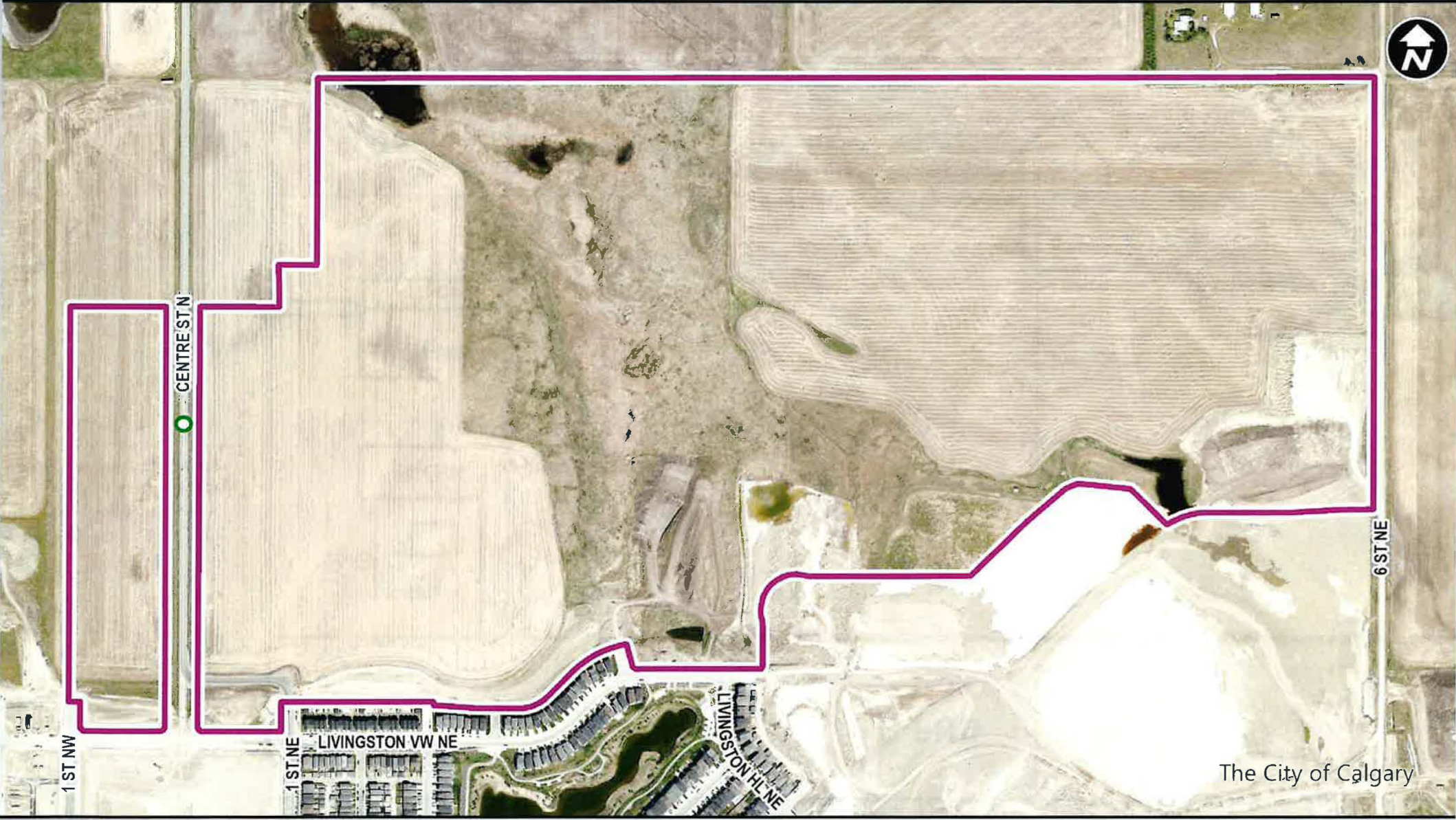
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2022
ITEM: 8.1.15 CPC2022-0434
Distrib - Presentation
CITY CLERK'S DEPARTMENT



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

The City of Calgary



Green Line (Future)

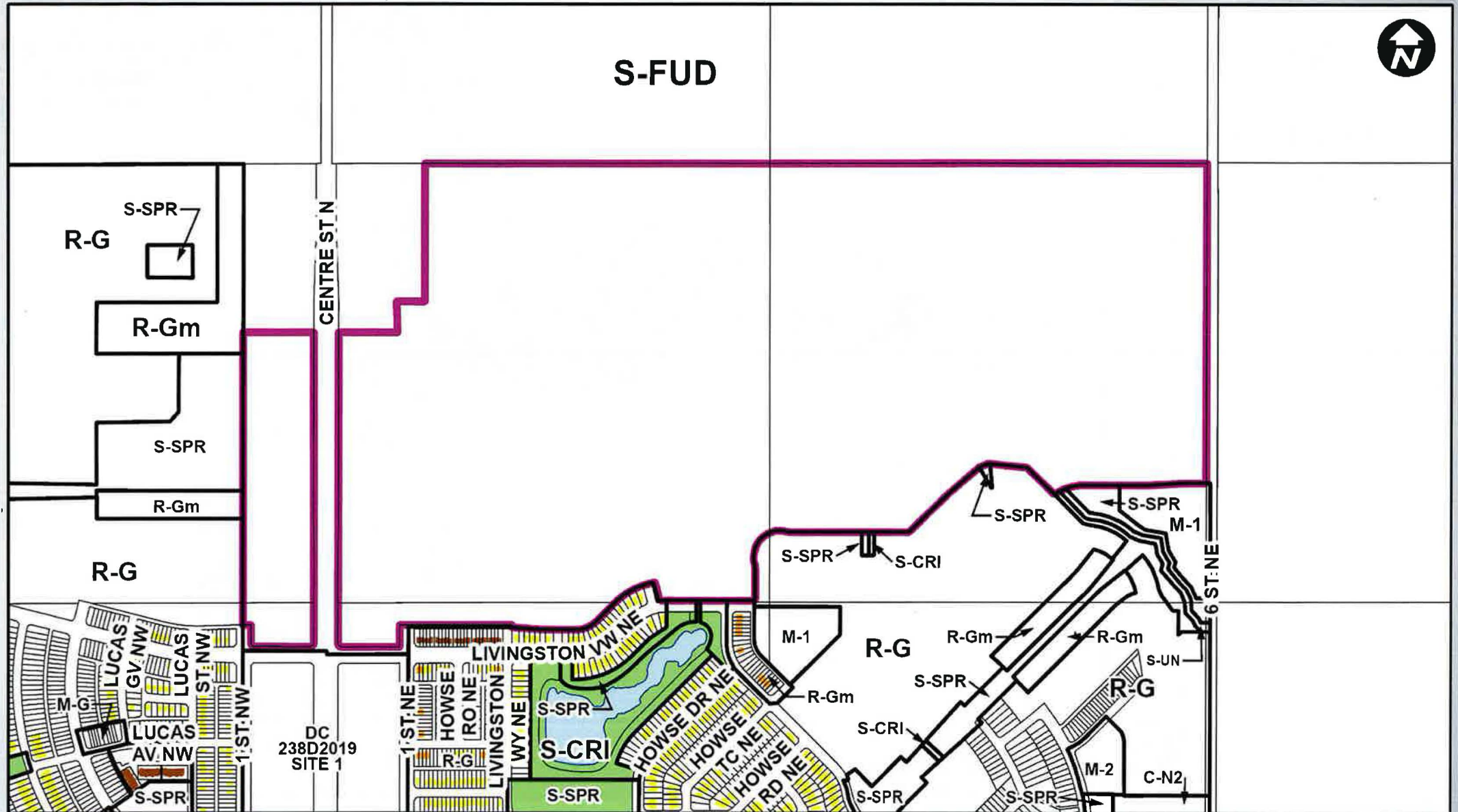
Parcel Size:

119.31 ha

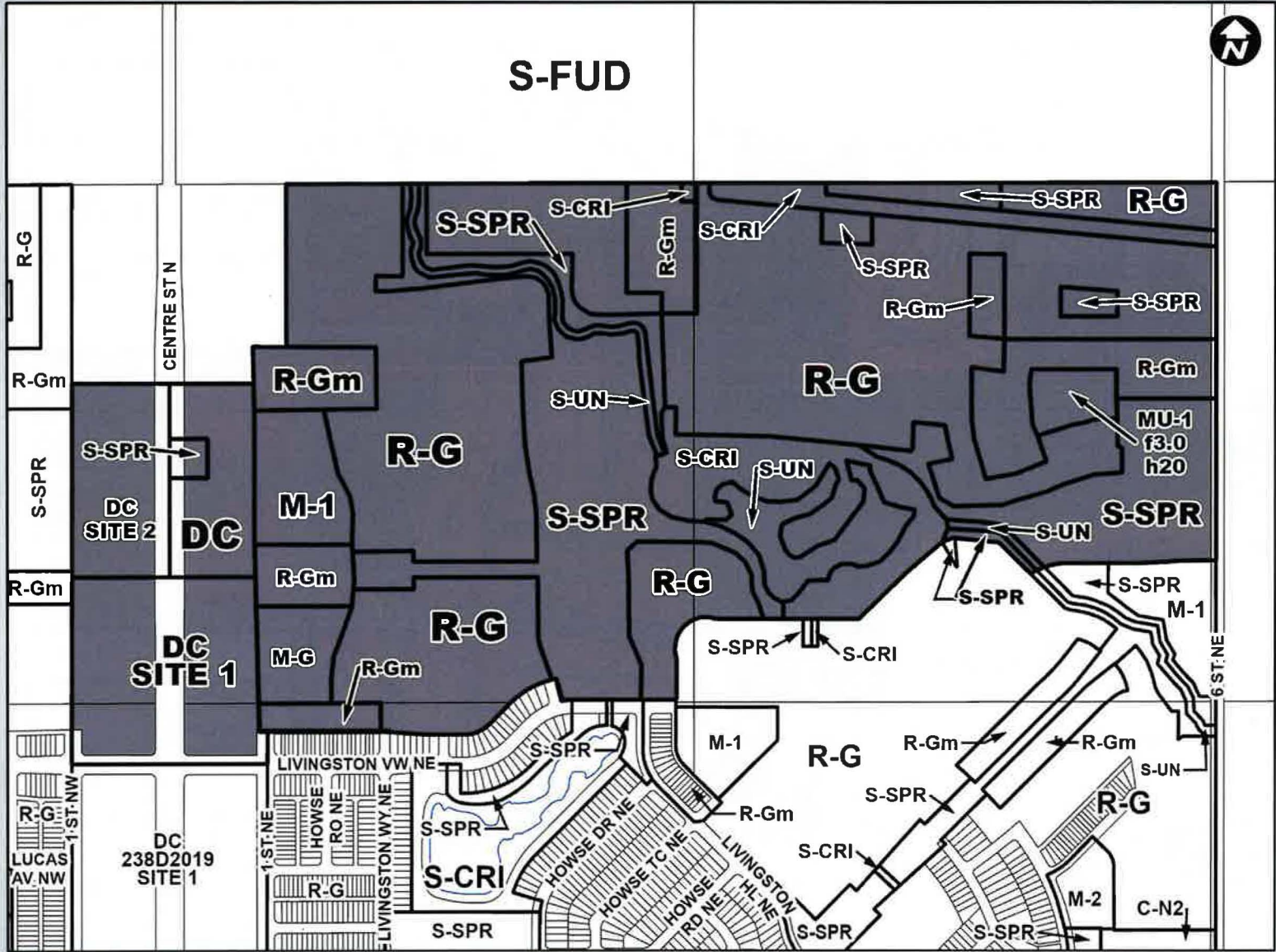


LEGEND

- 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

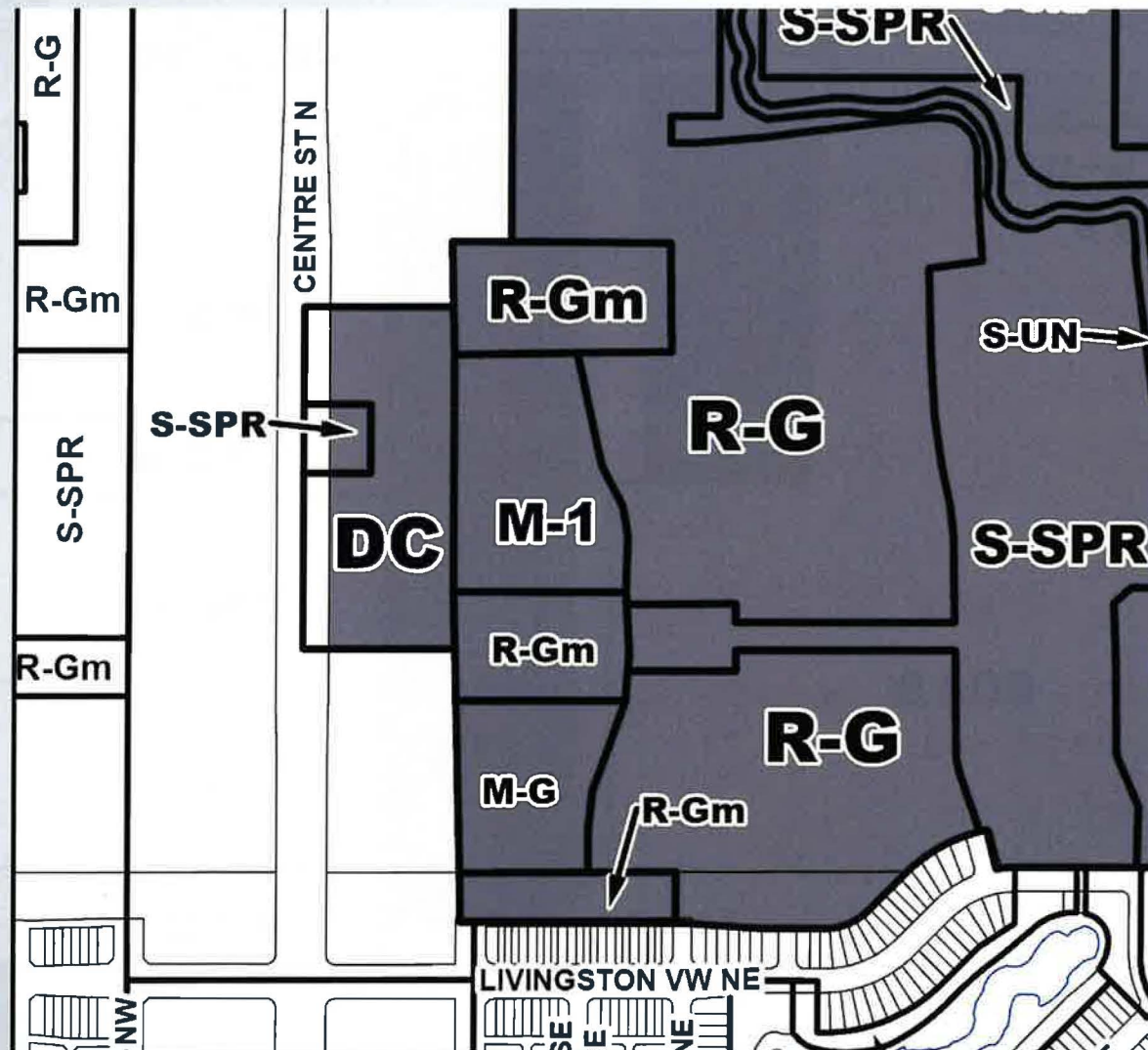






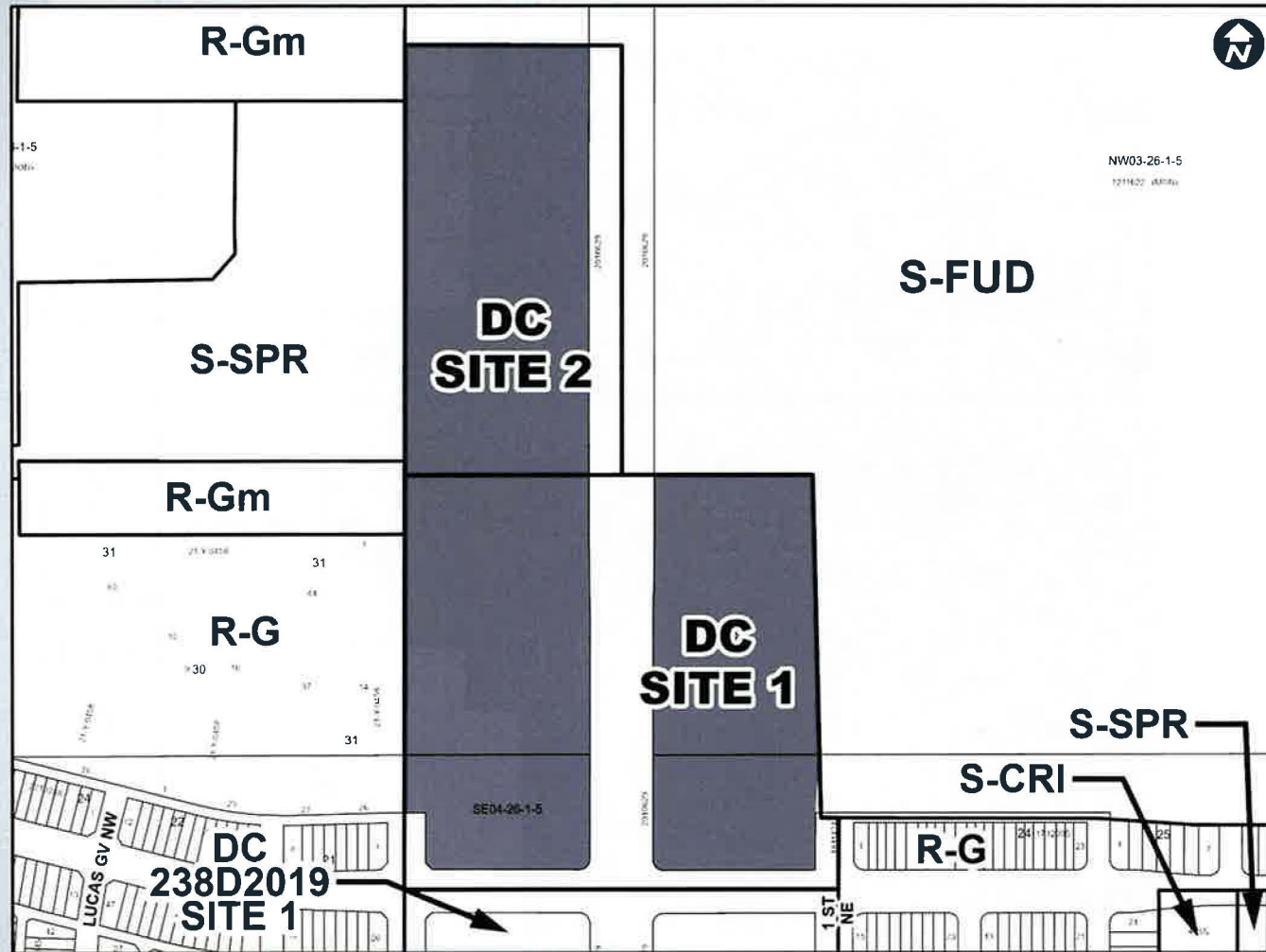
Proposed Districts:

- R-G
- R-Gm
- M-G
- M-1
- S-SPR
- S-CRI
- S-UN
- DC(C-C2)
- DC(MU-1)



Proposed DC(C-C2) District:

- Allows residential units at grade;
- Maximum FAR of 5;
- Maximum height of 32m;
- Additional discretionary uses:
 - Assisted Living
 - Residential Care
 - Night Club
 - Place of Worship – M
 - Wind Energy – Type 1



Proposed DC(MU-1) District:

- Allows residential units at grade;
- Maximum FAR of 3.5 to 5;
- Maximum height of 20 to 32m;
- Additional discretionary uses:
 - Cinema
 - Conference & Event Facility
 - Dinner Theatre
 - Drinking Establishment – L
 - Drinking Establishment – M
 - Museum
 - Performing Arts Centre
 - Place of Worship - L

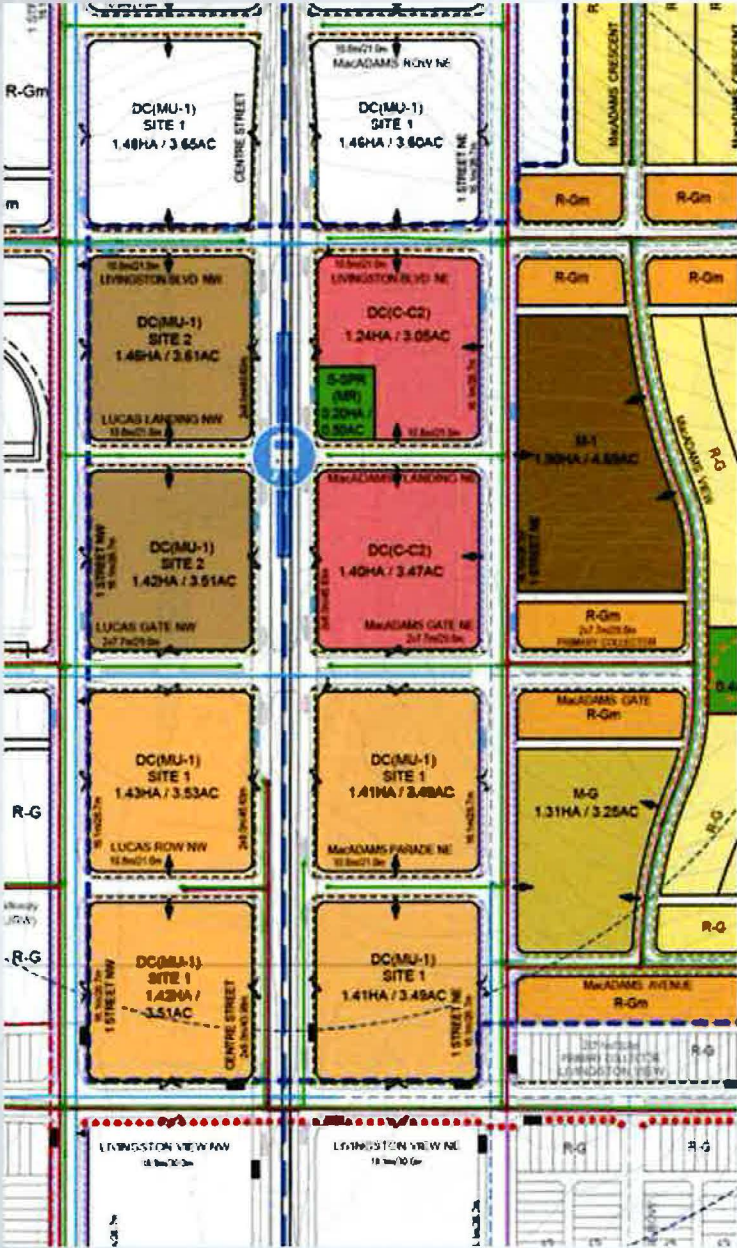
Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 91D2022** for the redesignation of 107.12 hectares \pm (264.69 acres \pm) located at a 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District; Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.0h20) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate commercial developments, with guidelines (Attachment 5); and
2. Give three readings to **Proposed Bylaw 92D2022** for the redesignation of 12.19 hectares \pm (30.12 acres \pm) located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate mixed-use developments, with guidelines (Attachment 6).

Supplementary Slides





- 160 Avenue NE Transit Station in Centre of Core Area
- Proposed higher density development adjacent to station.
- Centre Street is more active uses of transportation; 1 Street NE/1 Street NW more vehicular.

