



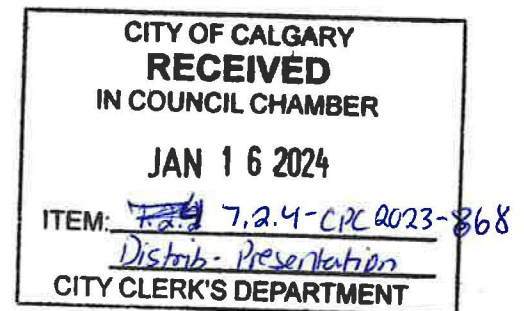
Public Hearing of Council

Agenda Item: 7.2.4



LOC2023-0157 / CPC2023-0868 Land Use Amendment

January 16, 2024

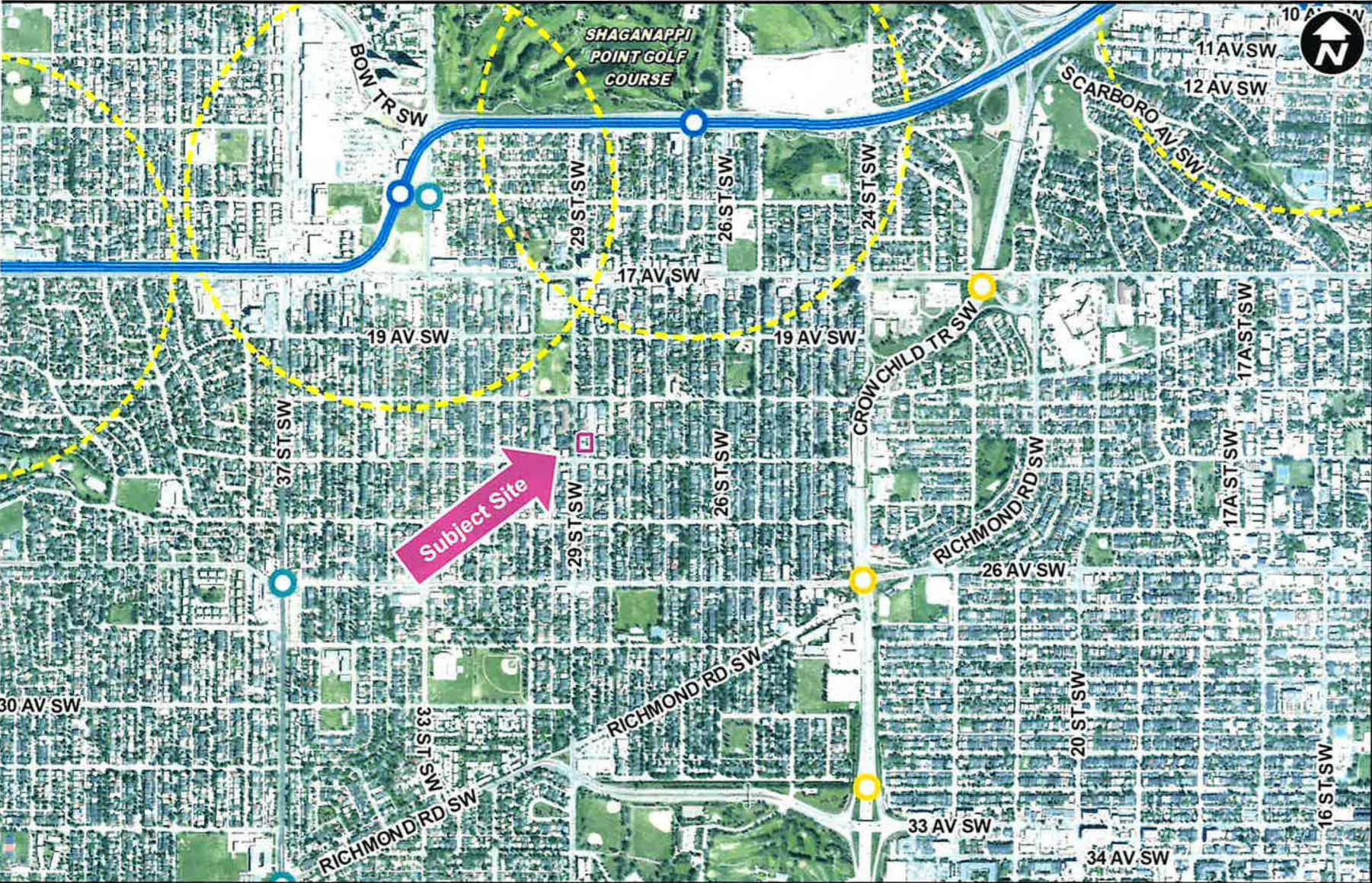


Calgary Planning Commission's Recommendation:

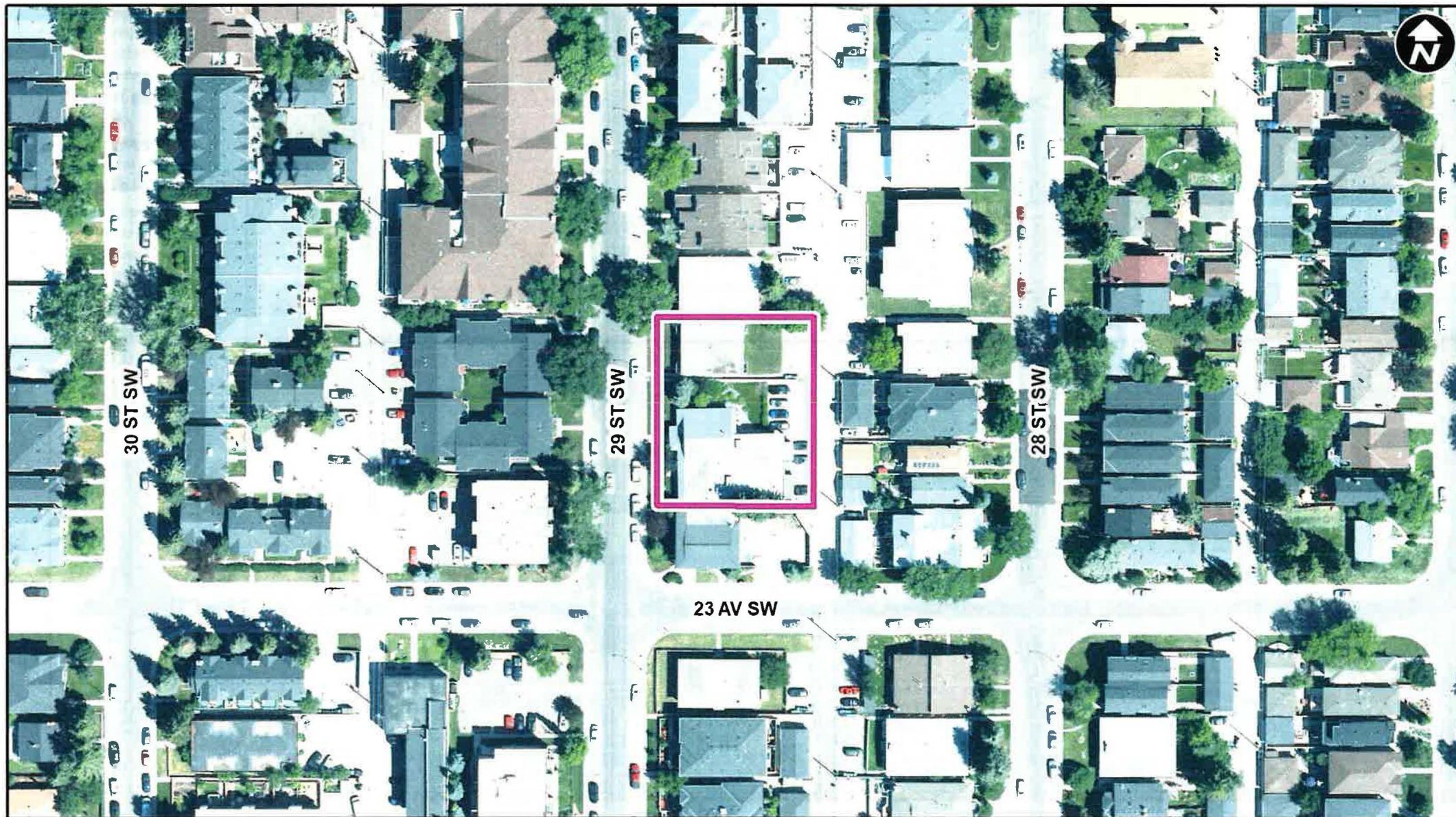
That Council:

Give three readings to **Proposed Bylaw 14D2024** for the redesignation of 0.17 hectares \pm (0.43 acres \pm) located at 2228 and 2236 – 29 Street SW (Plan 56610, Block 24, Lots 23 - 28) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and Commercial – Neighbourhood 1 (C-N1) District to Mixed Use – General (MU-1f1.5h16) 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



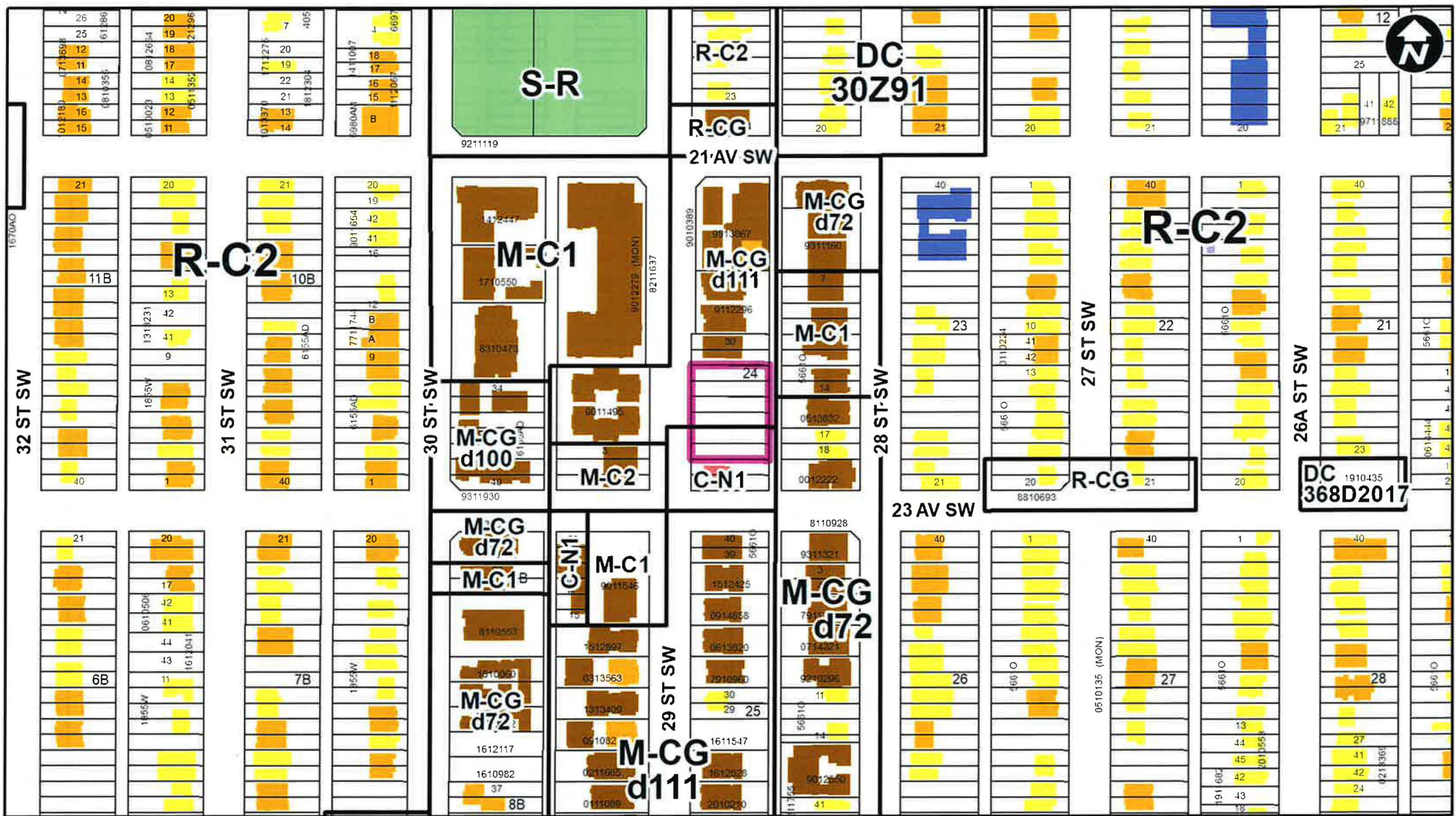
Parcel Size:

0.17 ha

46m x 38m

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

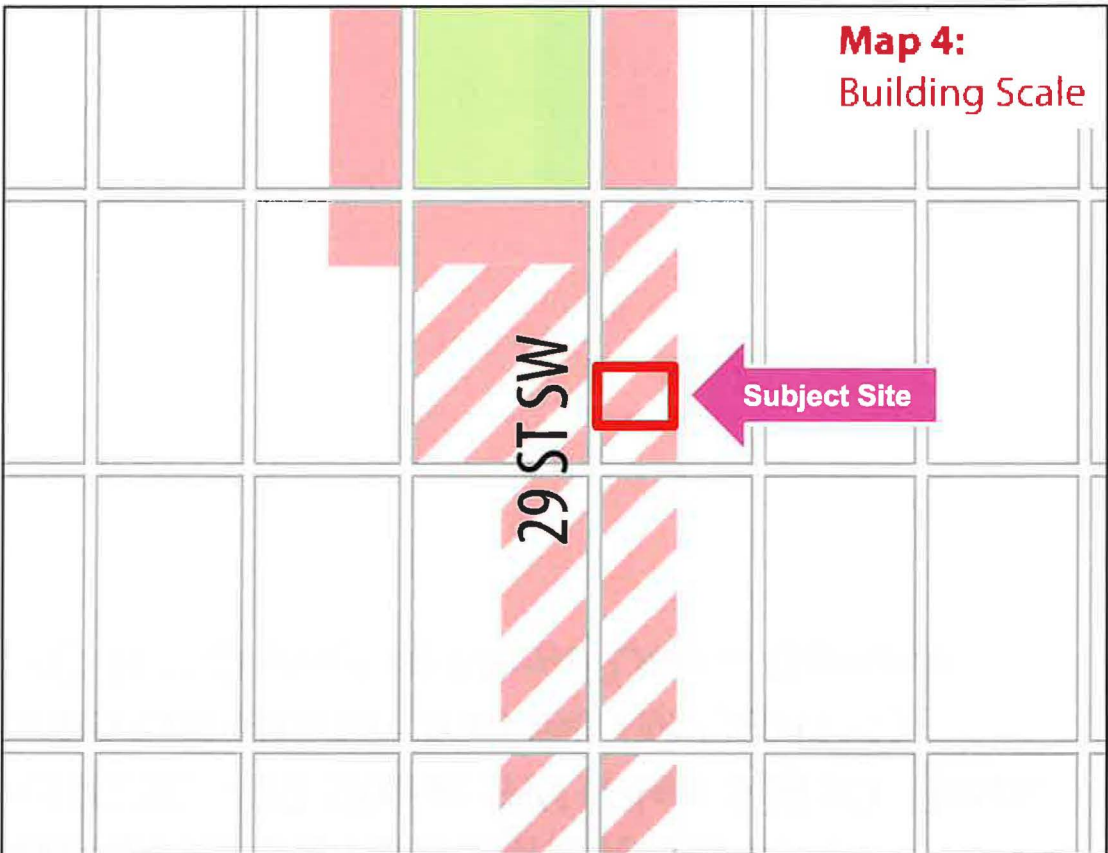
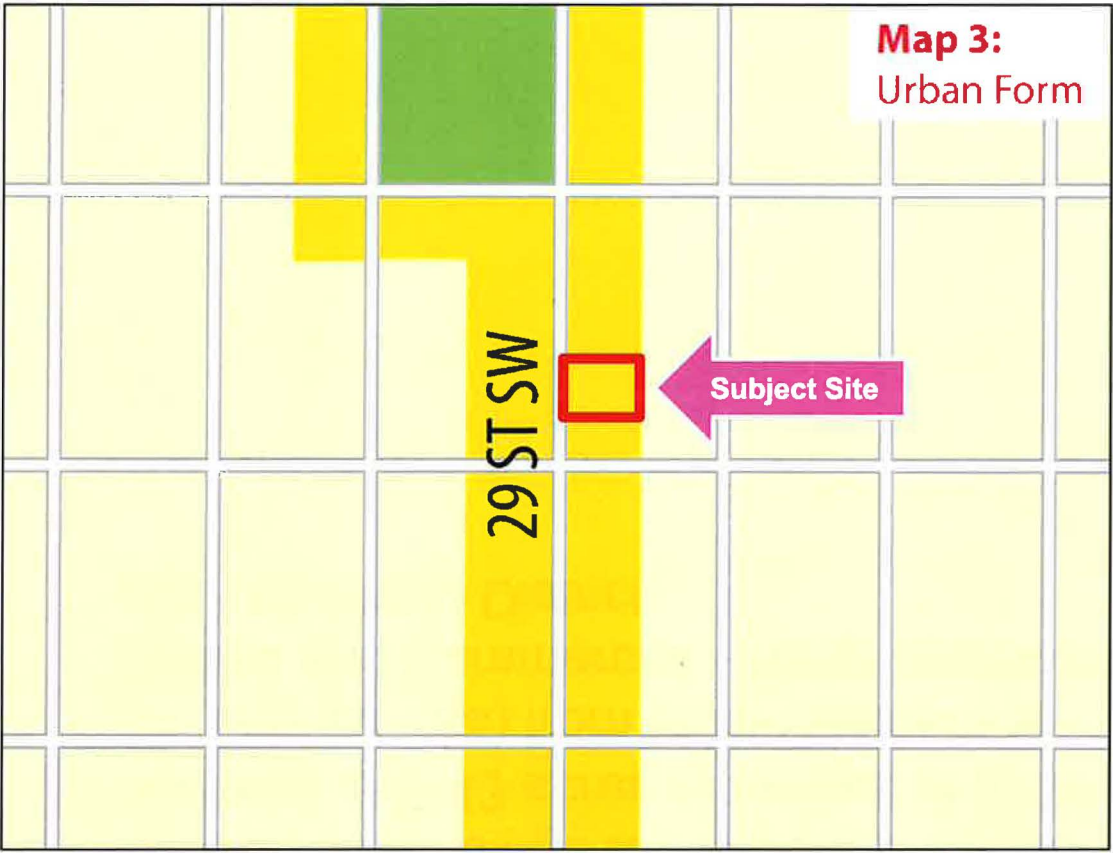


Proposed Land Use Map



Proposed Mixed Use – General (MU-1f1.5h16) District:

- Allows for street oriented mixed-use development
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 16 metres (four storeys)



Legend

Urban Form

- | | |
|--------------------------|---------------------------|
| Neighbourhood Local | Parks and Open Space |
| Neighbourhood Commercial | City Civic and Recreation |
| Neighbourhood Flex | Regional Campus |
| Neighbourhood Connector | Natural Areas |
| Commercial Centre | No Urban Form Category |
| Commercial Corridor | |

Legend

- | | |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys) | High (up to 26 Storeys) |
| Low - Modified (up to 4 Storeys) | Parks, Civic and Open Space |
| Low (up to 6 Storeys) | Plan Area Boundary |
| Mid (up to 12 Storeys) | |

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Supplementary Slides





2228 and 2236 29 Street Facing East



Rear lane facing West



- One building, 2 storeys in height with courtyard
- 8 Dwelling Units;
- Social Organization sse proposed (library, daycare, kitchen and event space)
- 6 bicycle parking spaces and 10 vehicle parking stalls

