



Calgary Planning Commission

Agenda Item: 7.2.2



LOC2023-0415

Policy and Land Use Amendment

2024 March 07

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 MAR 07 2024
 ITEM: #7.2.2 CP2024-0237
Distrib-Presentation
 CITY CLERK'S DEPARTMENT

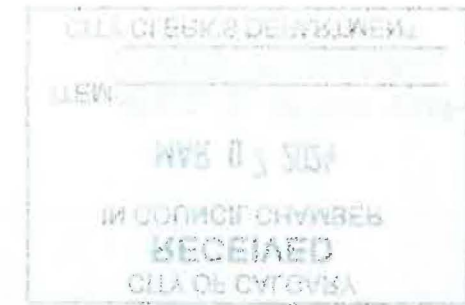
RECOMMENDATIONS:

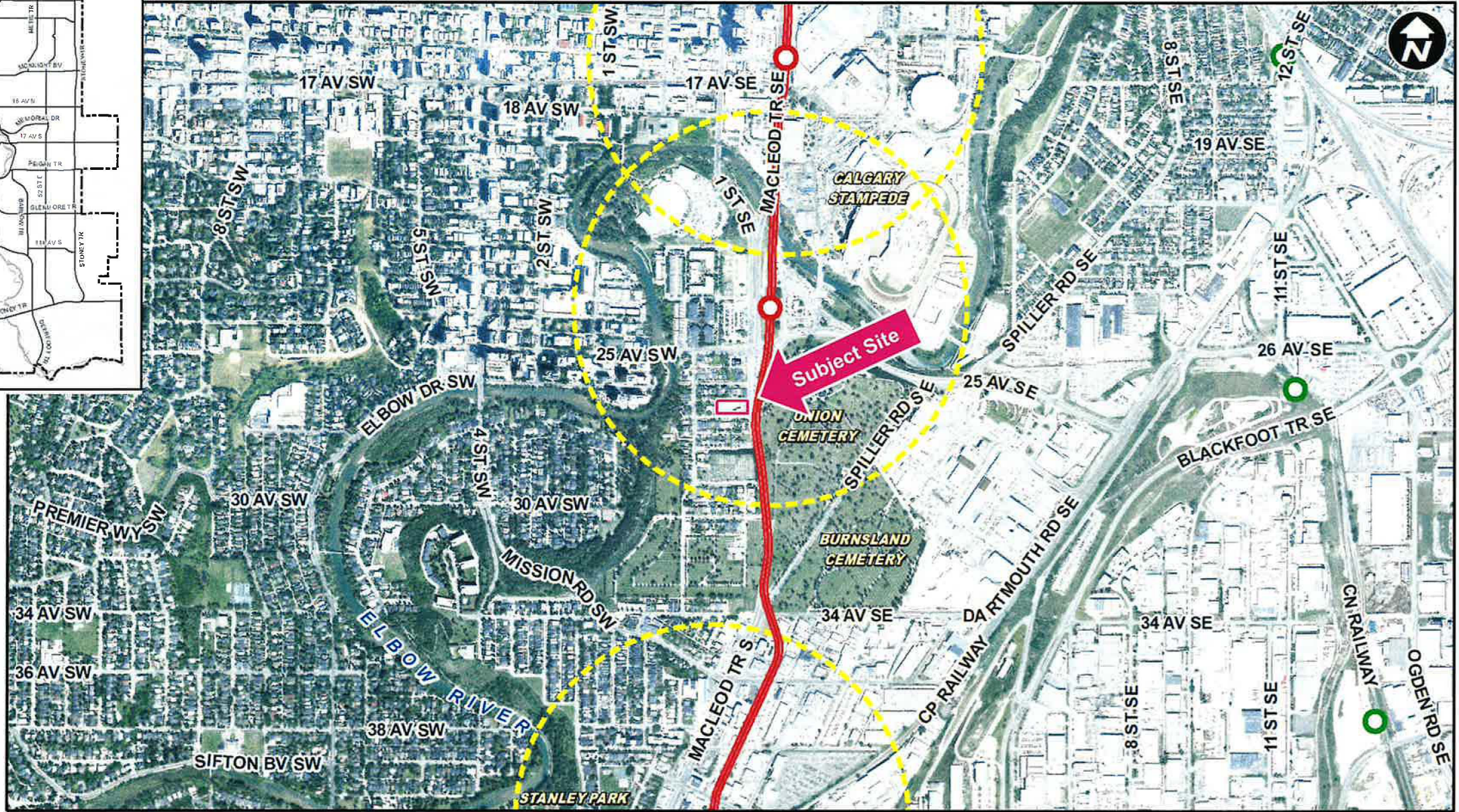
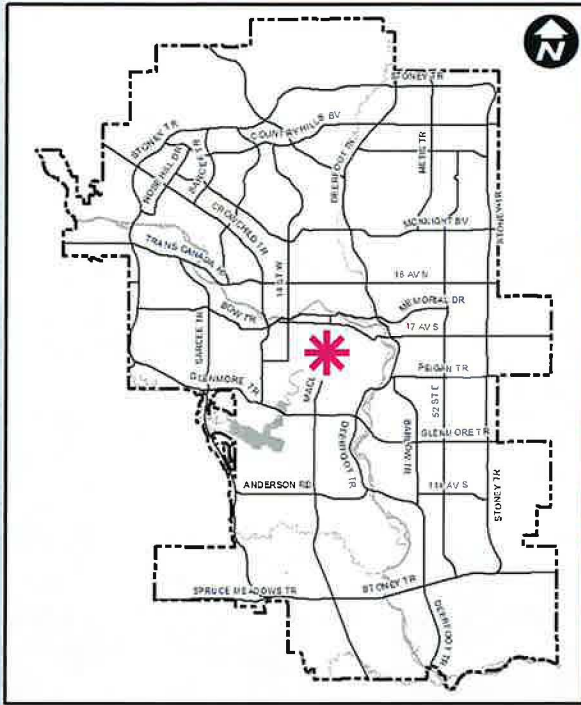
That Calgary Planning Commission

1. Forward this report (CPC2024-0237) to 2024 April 09 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares \pm (0.84 acres \pm) located at 24, 26 and 38 – 28 Avenue SW (Plan 2865AC, Block 2, Lots 29 to 40) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Special Purpose — Community Service (S-CS) District to Multi-Residential — Contextual Medium Profile (M-C2) District.





LEGEND

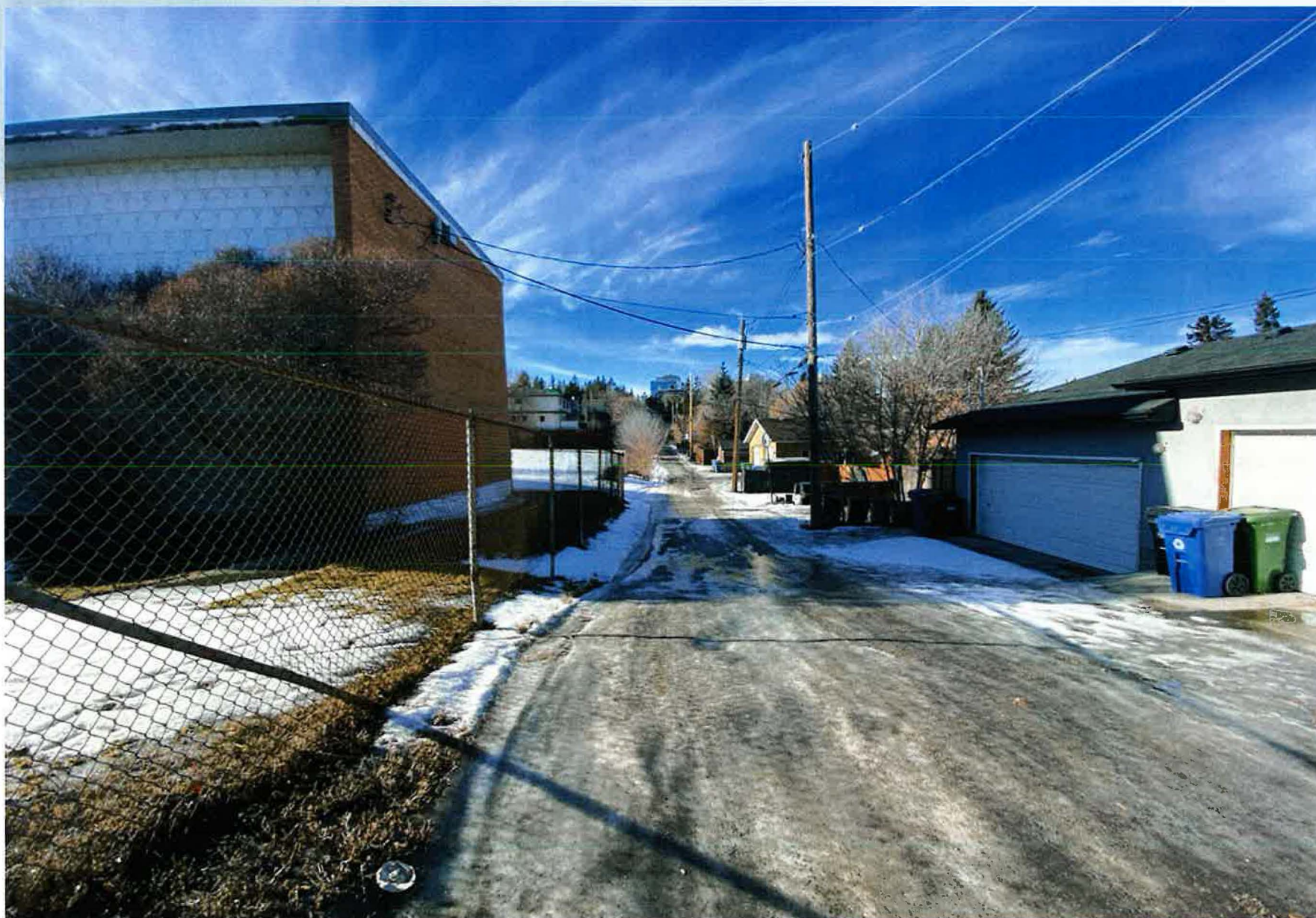
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



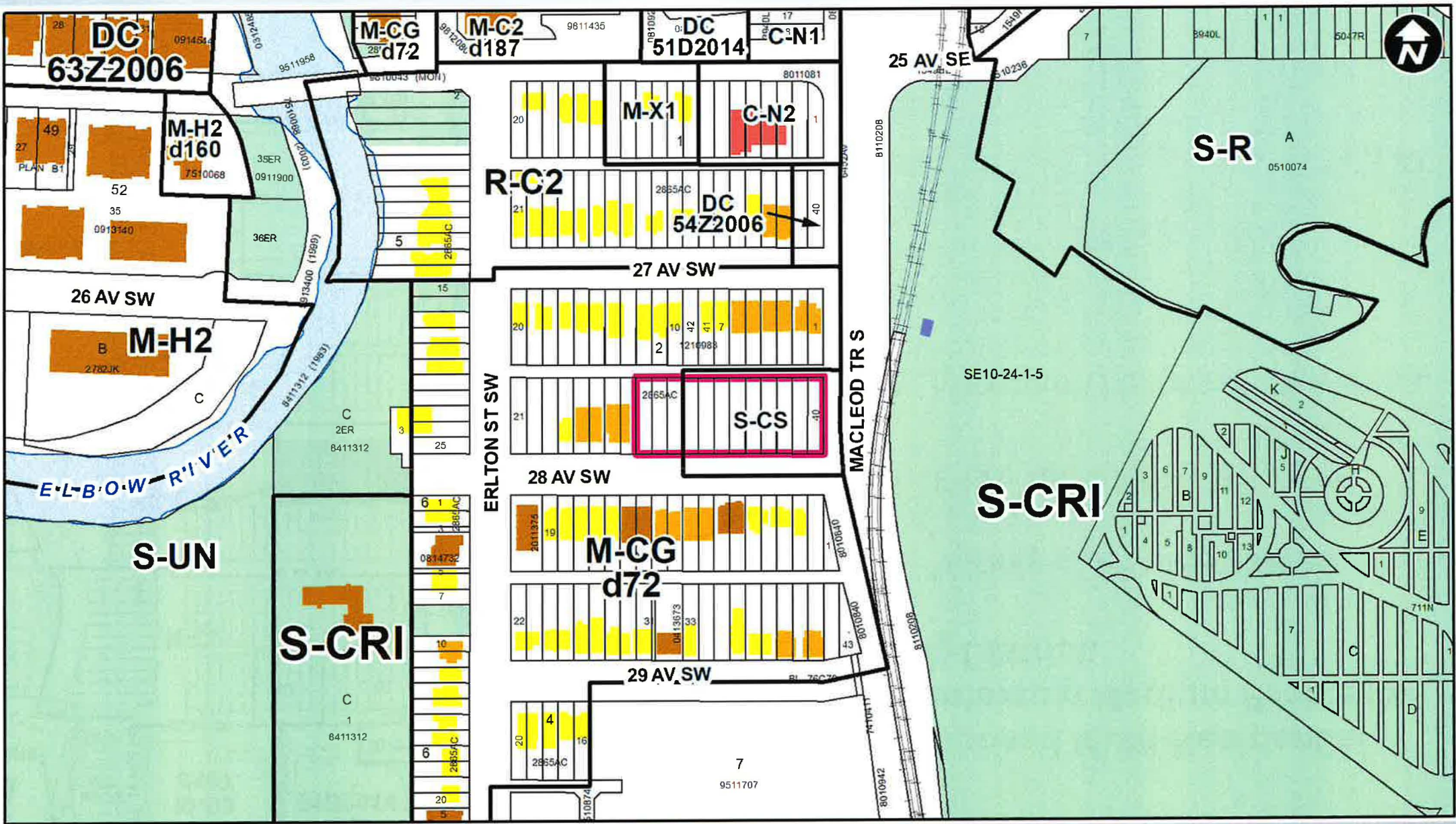
Parcel Size:

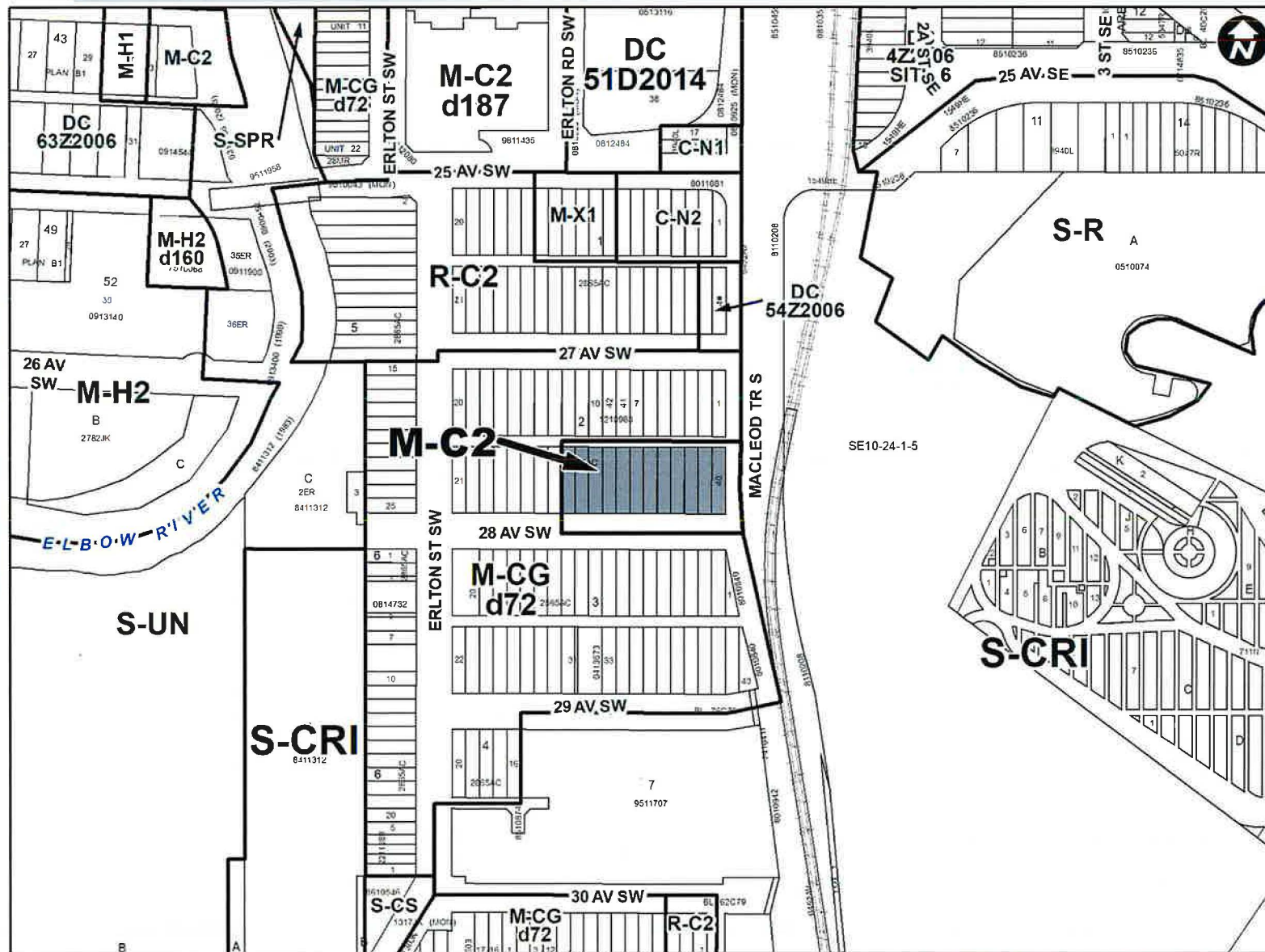
0.34 ha
91m x 37m





- 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 – Contextual Medium Profile (M-C2) District:

- Variety of Housing forms;
- Floor Area Ratio 2.5; and
- Maximum Height of 16 Metres.



RECOMMENDATIONS:

That Calgary Planning Commission

1. Forward this report (CPC2024-0237) to 2024 April 09 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares \pm (0.84 acres \pm) located at 24, 26 and 38 – 28 Avenue SW (Plan 2865AC, Block 2, Lots 29 to 40) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Special Purpose — Community Service (S-CS) District to Multi-Residential — Contextual Medium Profile (M-C2) District.



Supplementary Slides

