



Calgary Planning Commission

Agenda Item: 7.2.9



LOC2023-0386/CPC2024-0347 Land Use Amendment

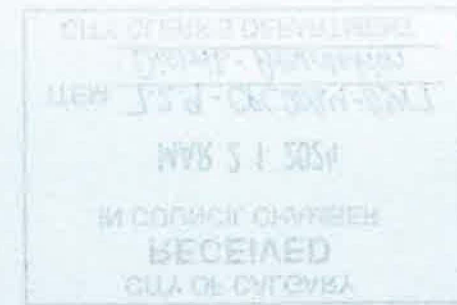
March 21, 2024

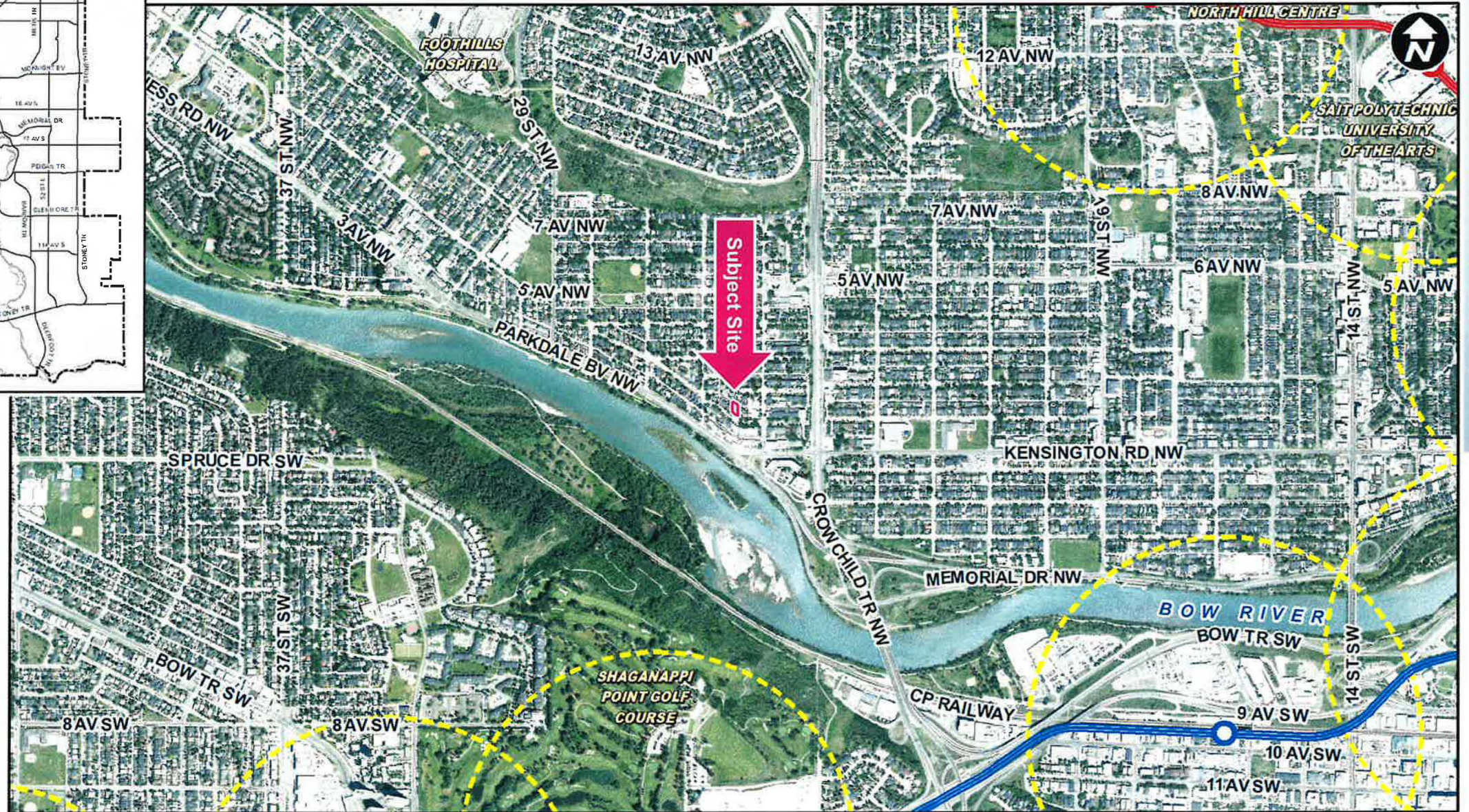
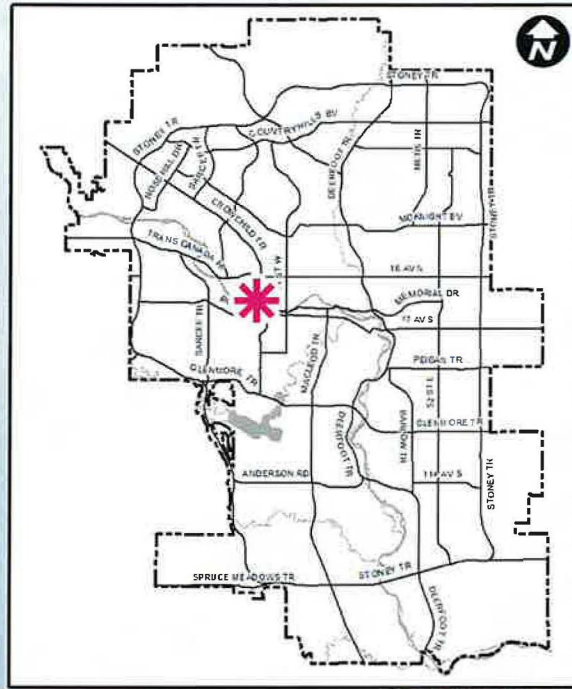
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 21 2024
ITEM: <u>7.2.9-CPC2024-0347</u>
<u>Distrib. Presentation</u>
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

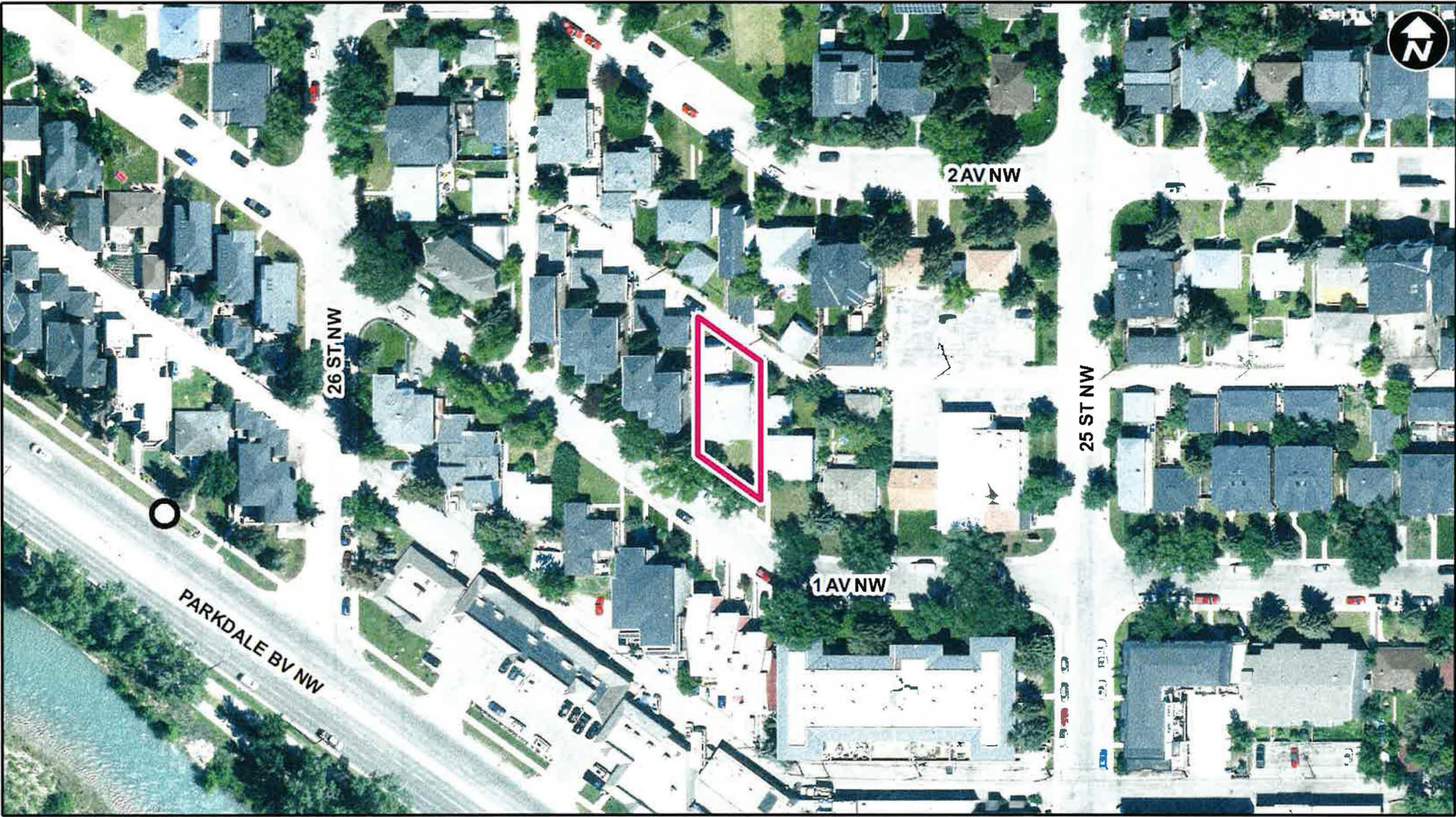
Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2624 - 1 Avenue NW (Plan 330AB, Block 5, Lots 10 and 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.





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



LEGEND

○ Bus Stop

Parcel Size:

0.05 ha

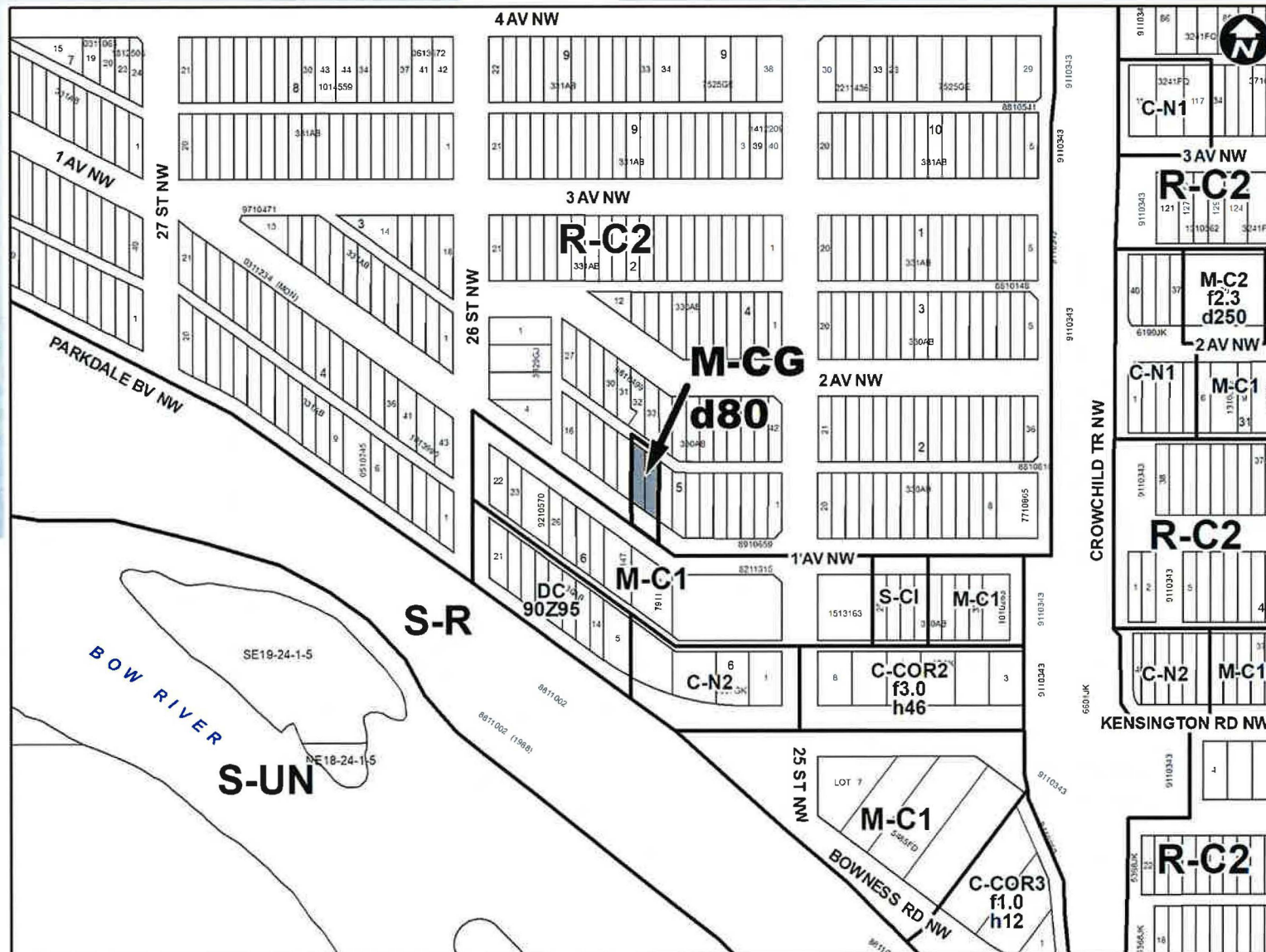
15m x 33m

Facing north off 1st Avenue NW



Site view from the lane





Proposed M-CGd80 District:

- Up to four dwelling units
- Maximum building height of 12 metres (approx. 3 storeys)

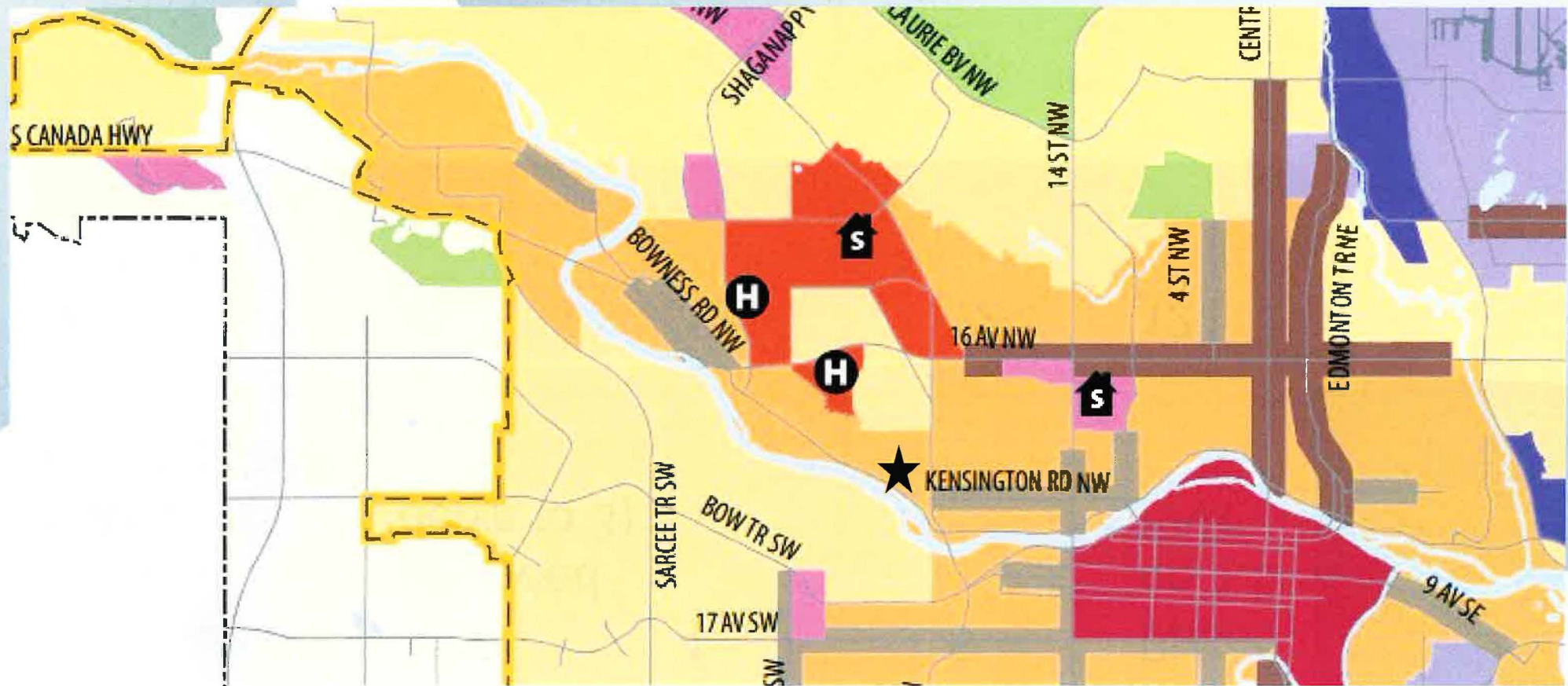
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Supplementary Slides

	R-CG	M-CGd80	M-CG	H-GO
Maximum Density	75	80	111	1.5 FAR
Total number of units based on 0.05 hectares	3.75 (rounded down to 3)	4	5	Based on 1.5 FAR
Maximum Building Height (m)	11	12	12	12



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

★ Subject Site

- Industrial**
- Industrial - Employee Intensive
 - Standard Industrial

- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

- H Hospital
- S University

- Transportation/Utility Corridor
- - - City Limits







