



# Public Hearing of Council

Agenda Item: 7.1.1



## LOC2022-0080 / CPC2023-1149 Land Use Amendment

March 5, 2024

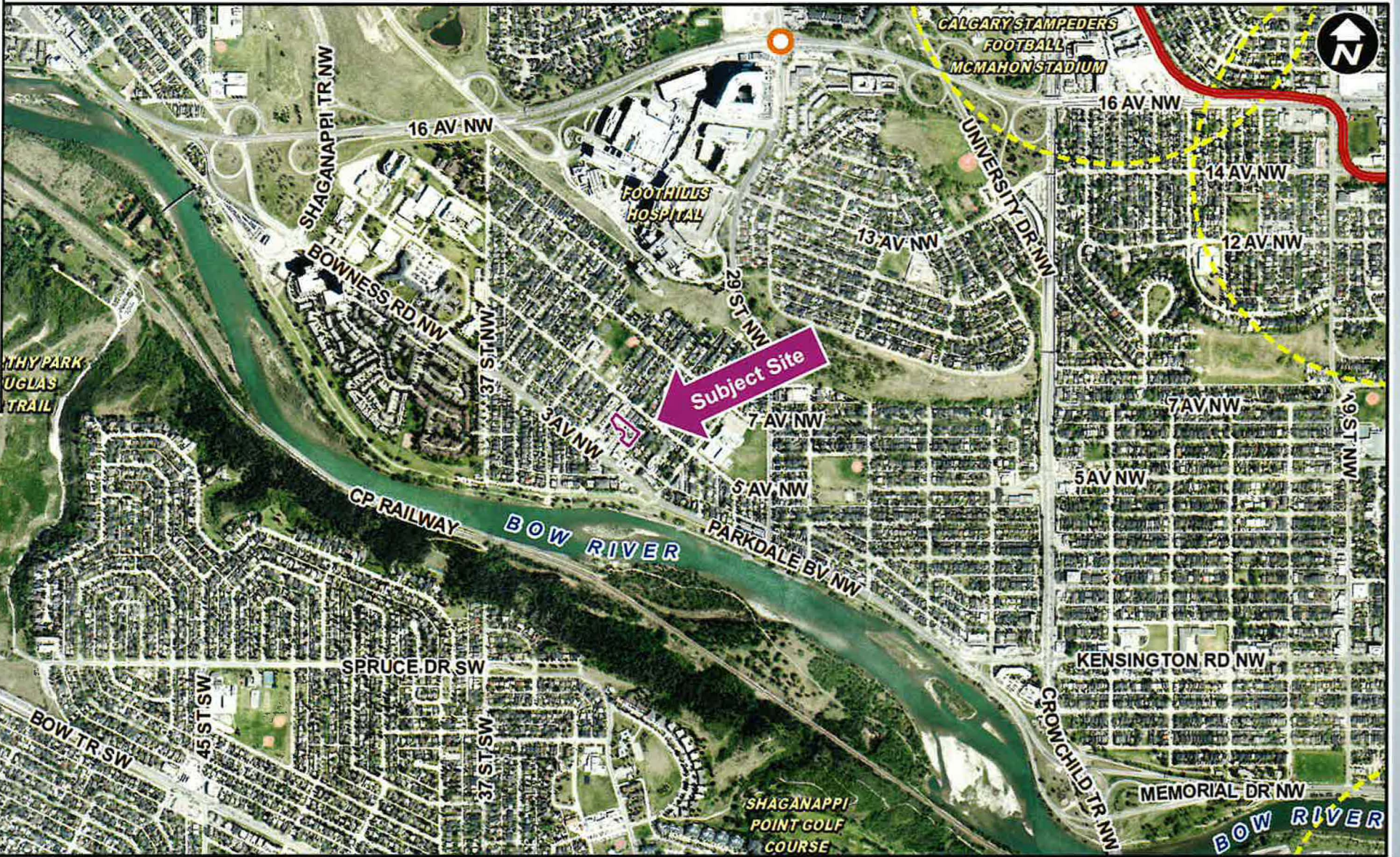
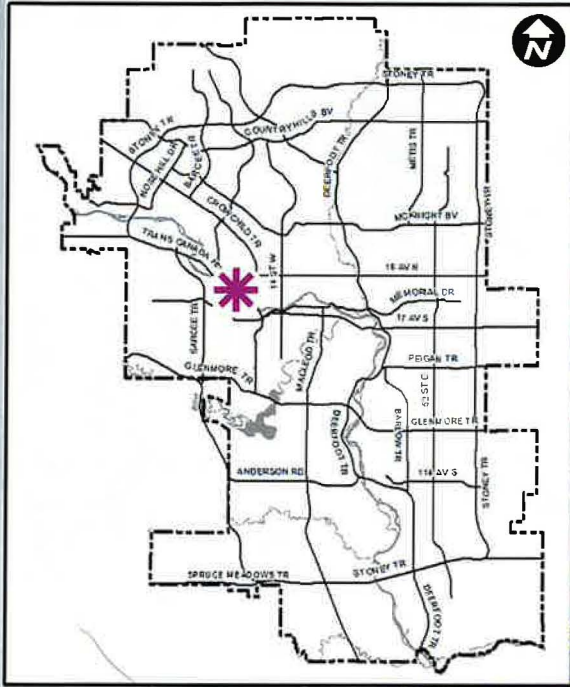
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 05 2024**  
ITEM: 7.1.1 CPC2023-1149  
Distrib - Presentation 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 20D2024** for the amendments to the proposed bylaw for the amendment of 0.3 hectares  $\pm$  (0.73 acres  $\pm$ ) located at 5, 6 and 7 Parkdale Crescent NW (Plan 2262GJ, Block X, Lot 7 and Condominium Plan 0811532, Suites 1 to 6) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) 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



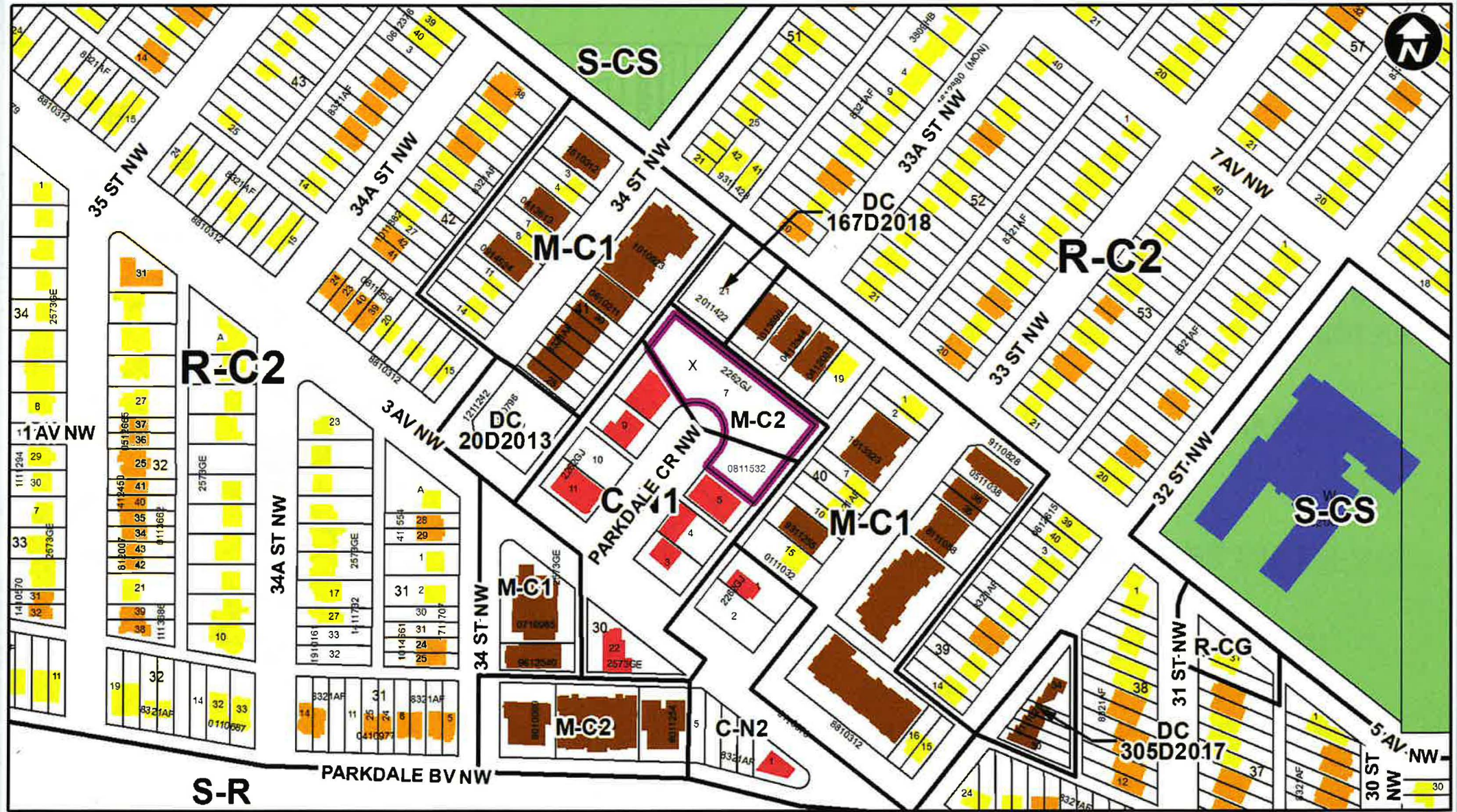
○ Bus Stop

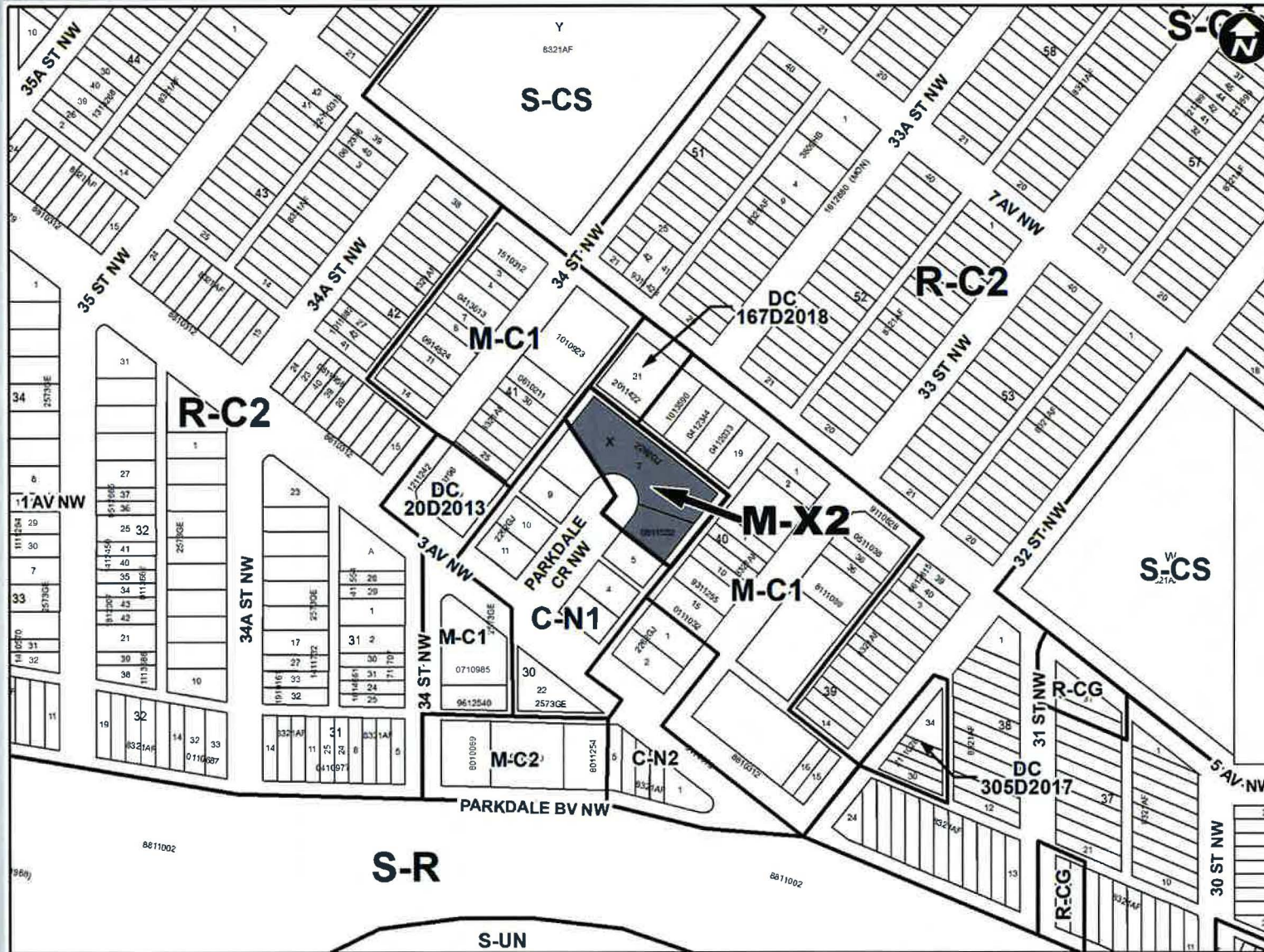
**Parcel Size:**

**0.3 ha  
86m x 49m**

# 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

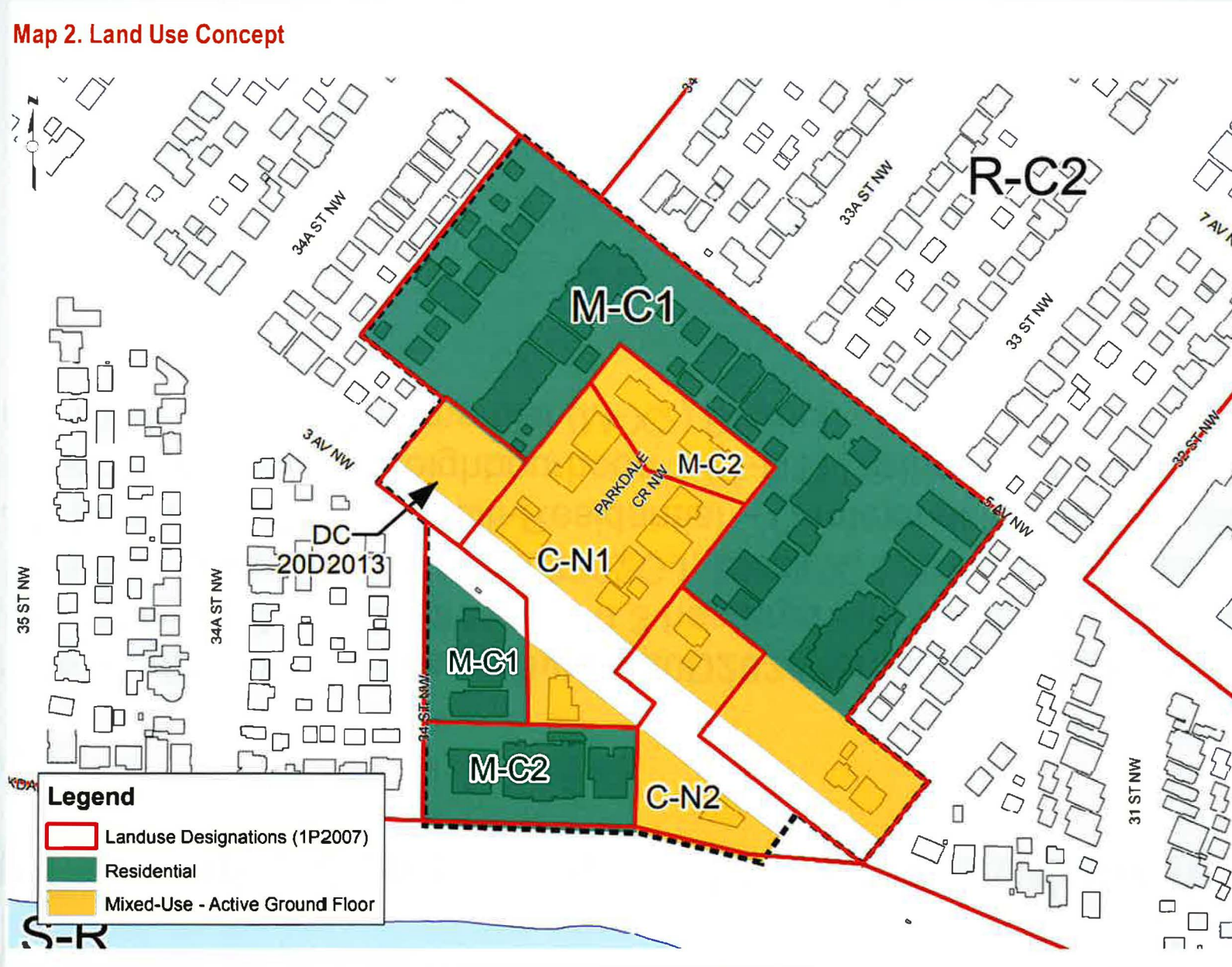




## Proposed Multi-Residential – Medium Profile Support Commercial (M-X2) District:

- maximum floor area ratio (FAR) of 3.0
- maximum height of 16 metres
- requires a minimum 300 square metres of commercial uses at grade

# Parkdale Neighbourhood Activity Centre Area Redevelopment Plan



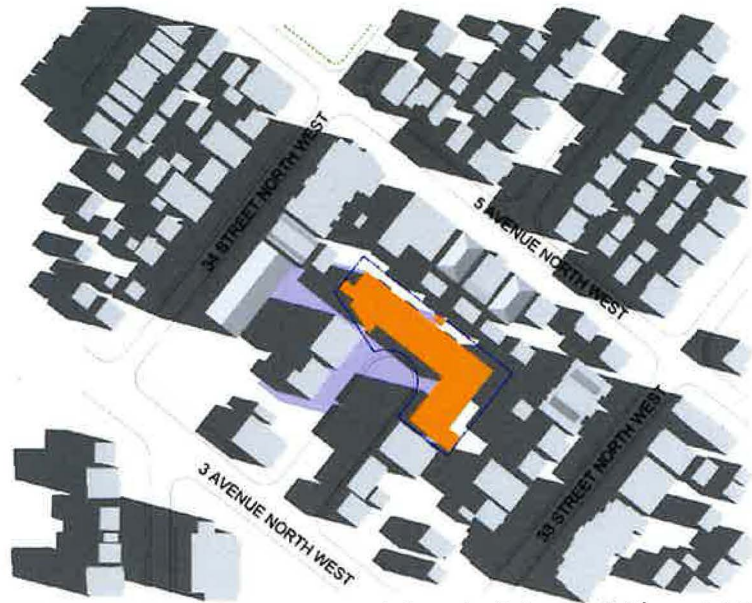
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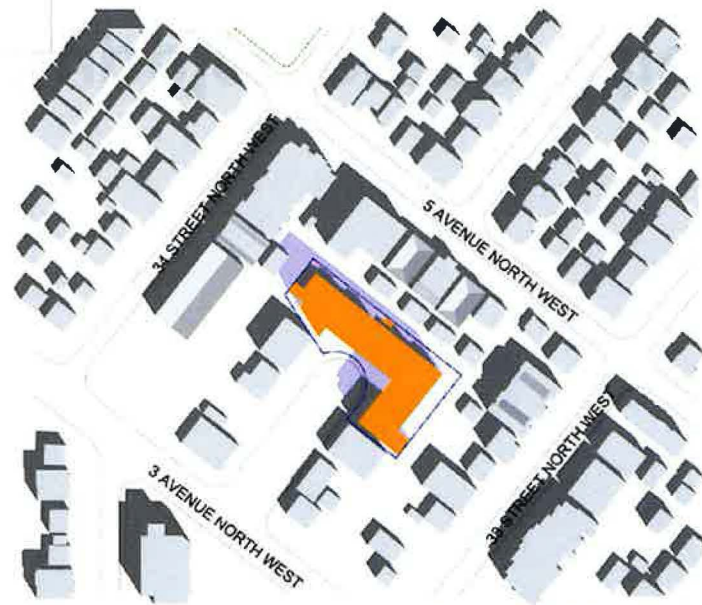
## Supplementary Slides



March 21st 9:00hrs MDT

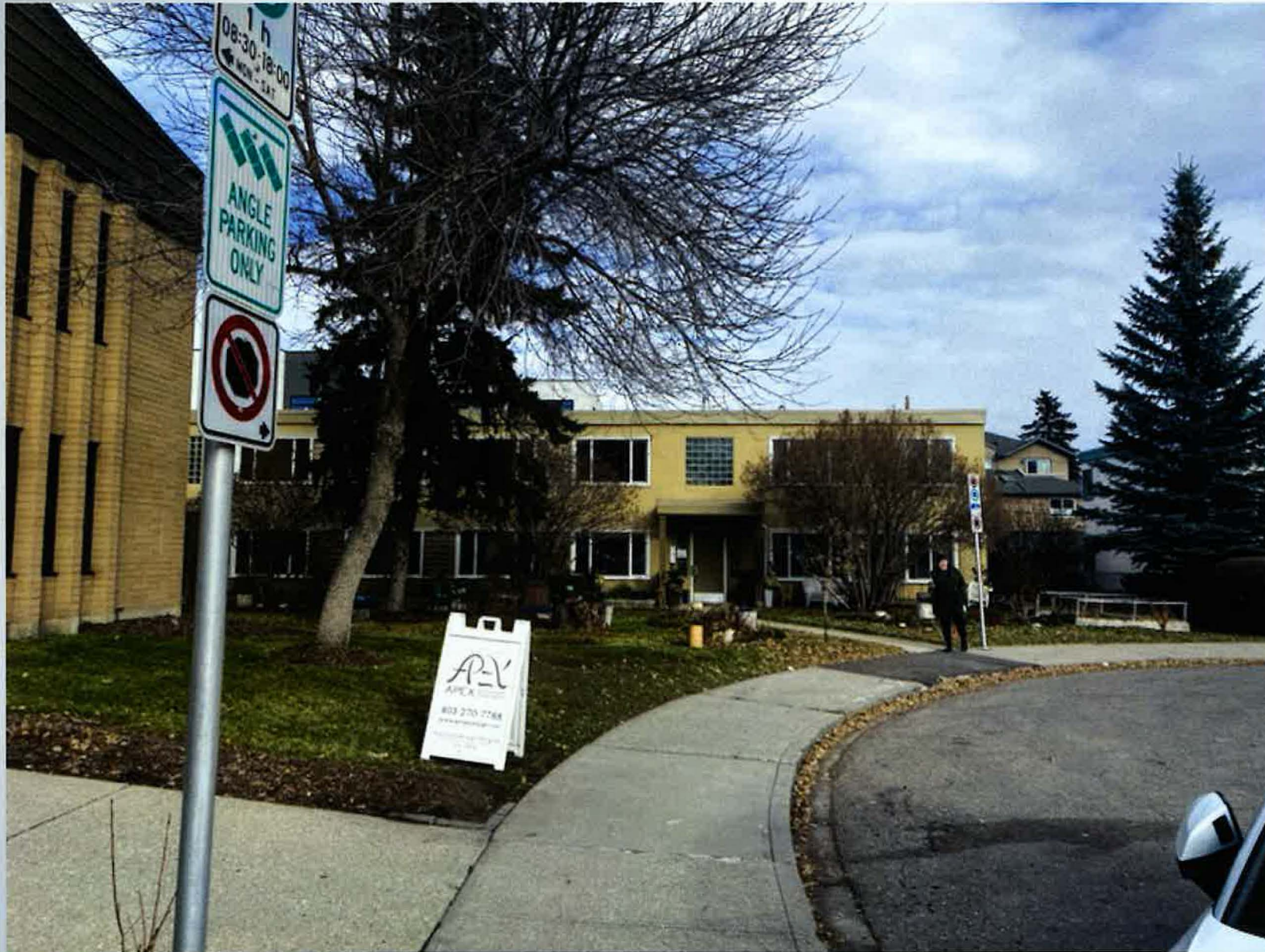


March 21st 15:00hrs MDT



March 21st 12:00hrs MDT

























# Existing Land Use Map 22

