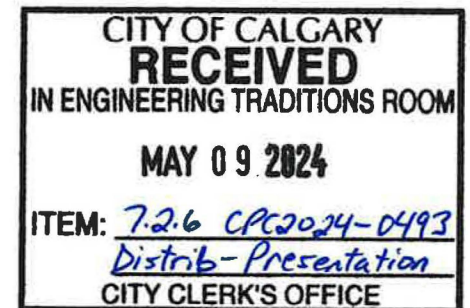




LOC2023-0377 / CPC2024-0493 Land Use Amendment

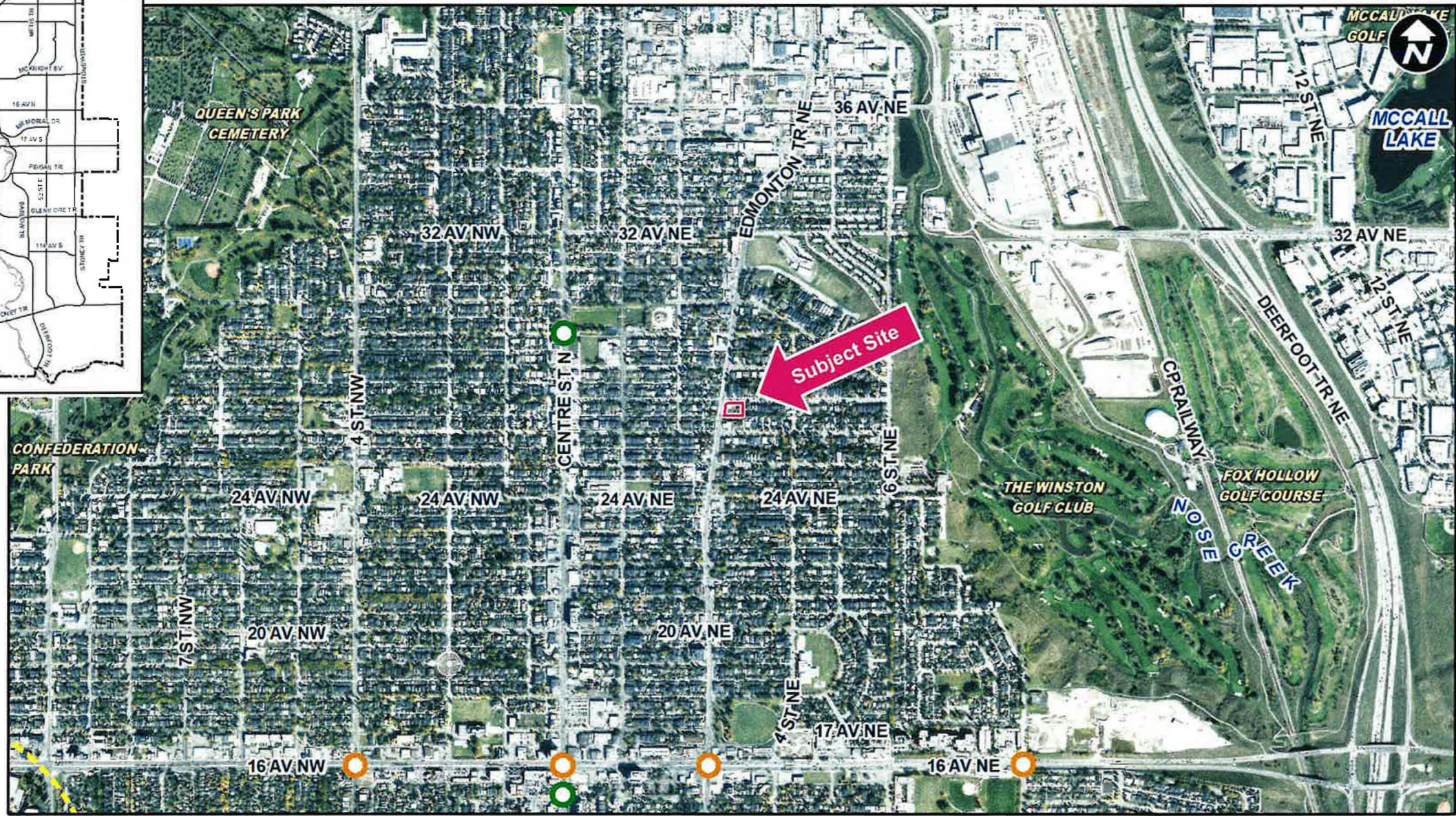
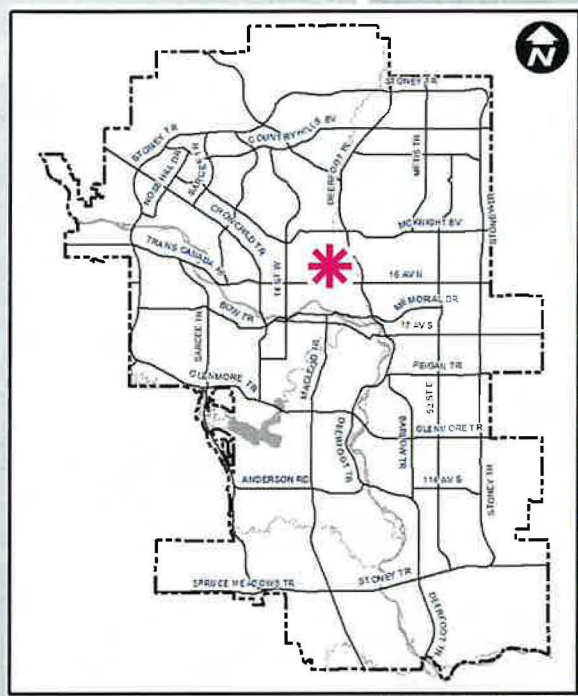
May 9, 2024





RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – General (MU-1f3.6h23) 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



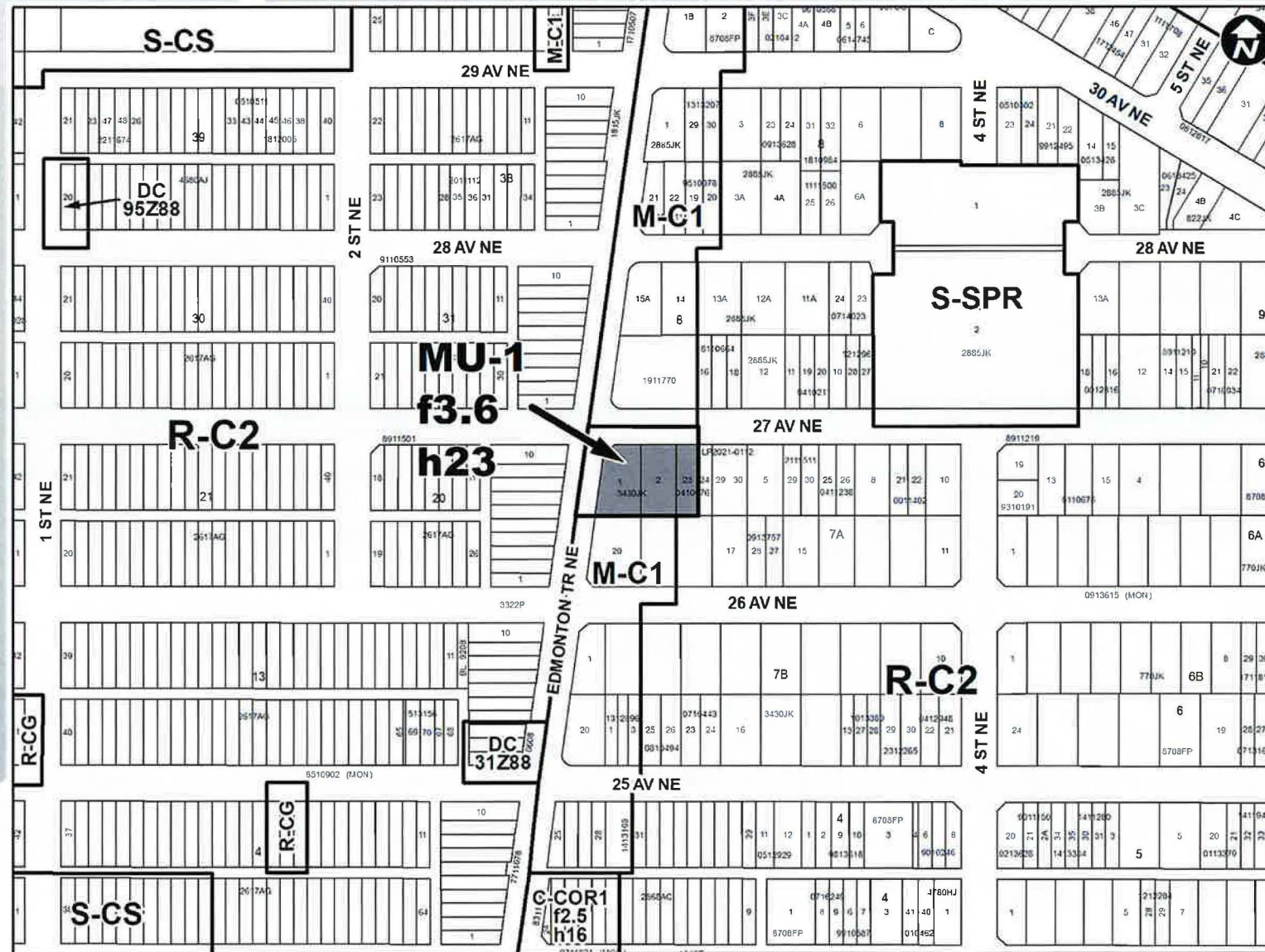
Parcel Size:

0.22 hectares
(0.54 acres)

51 x 36 metres



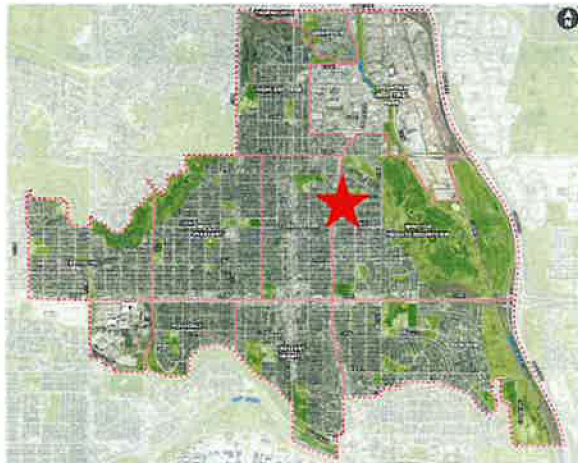
View of the subject site looking south



Proposed MU-1f3.6h23 District:

- This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade.
- The MU-1 District also responds to local area context by establishing maximum building massing and height and provides transitions to surrounding developments.

North Hill Communities Local Area Plan



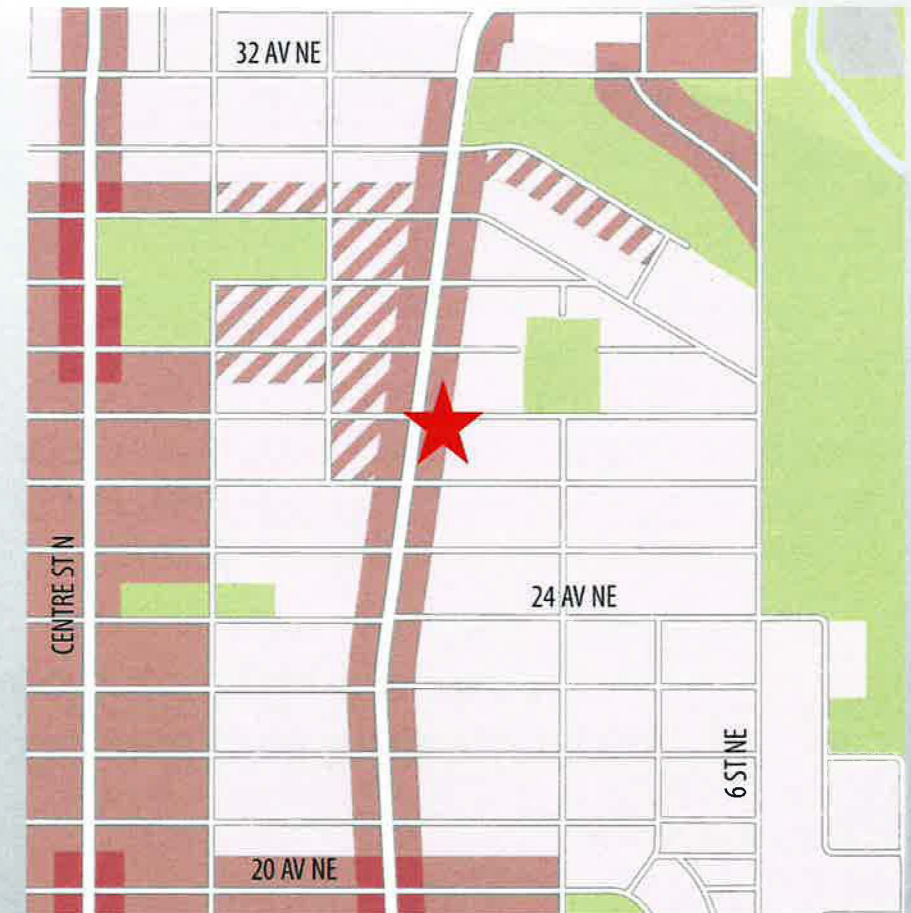
Plan Area

★ Subject Site



Urban Form

- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



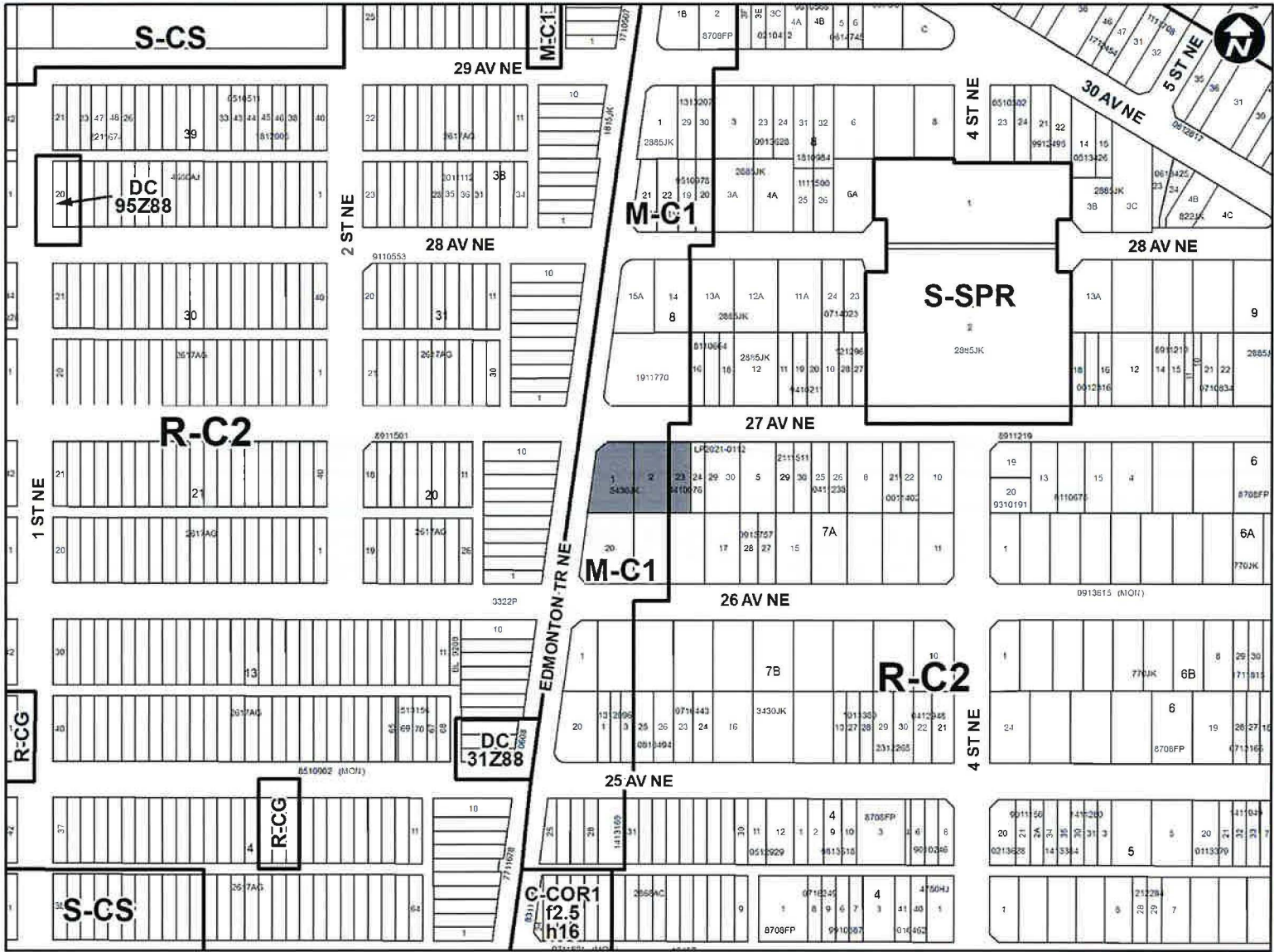
Building Scale

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

Supplementary Slides



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

