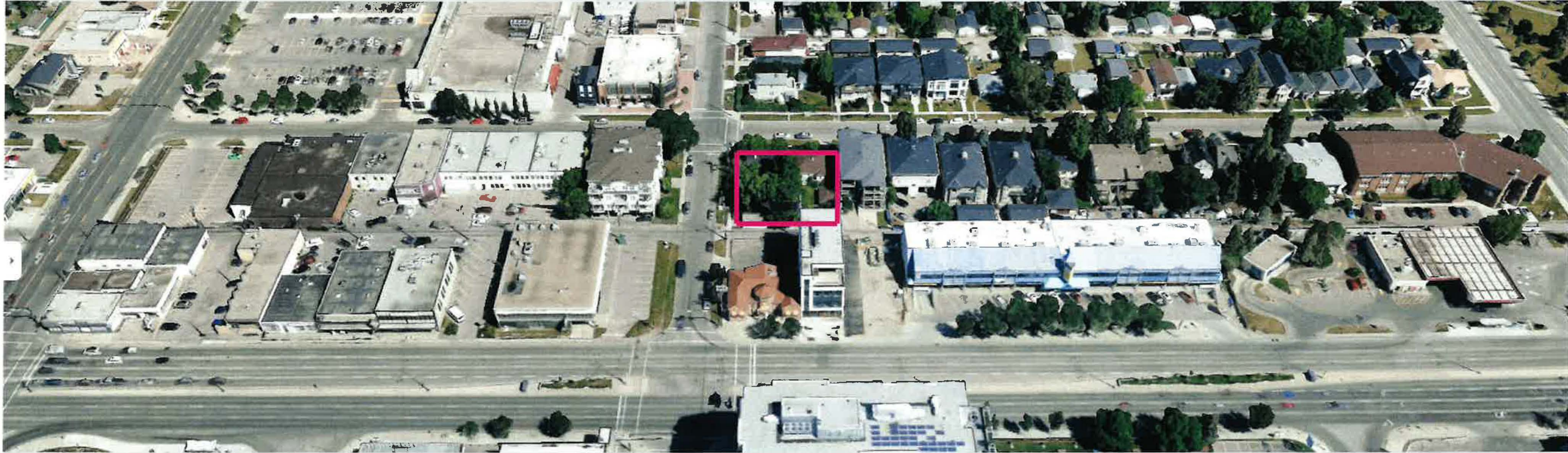




Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0134 / CPC2024-0129

Land Use Amendment

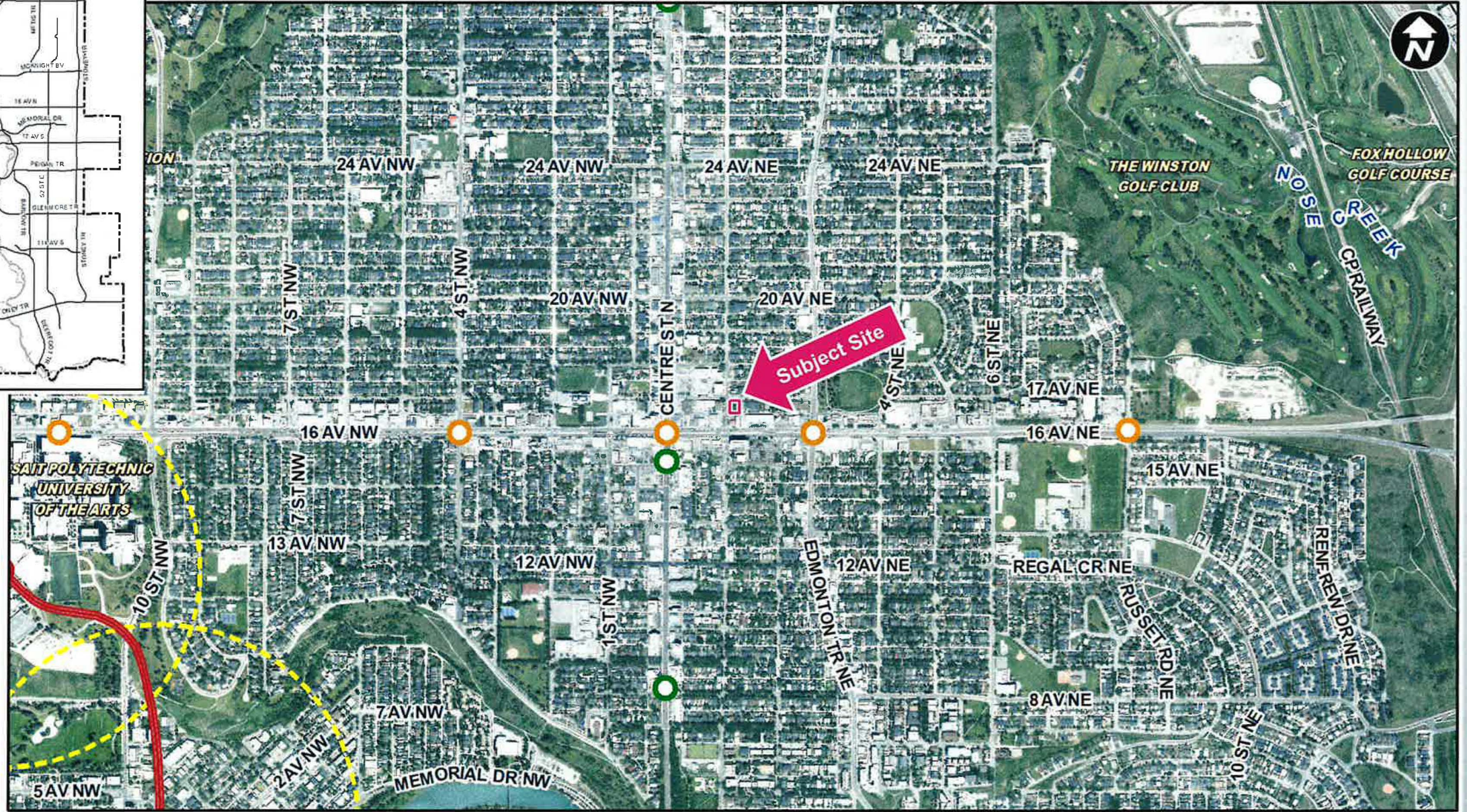
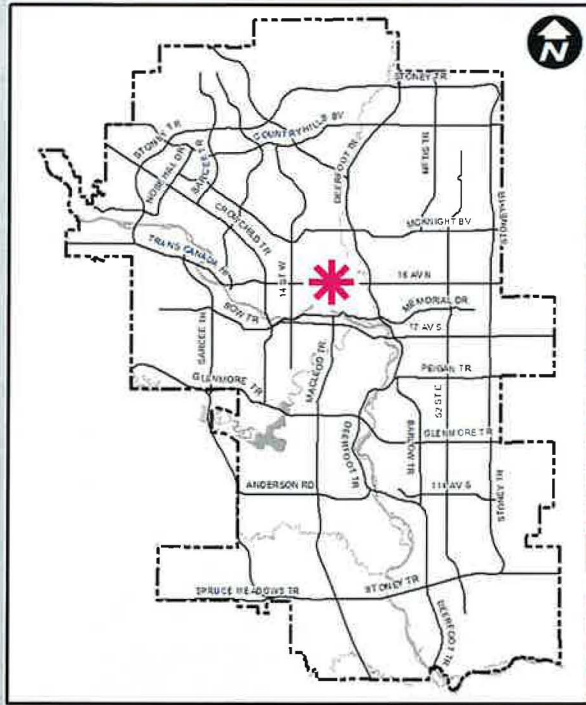
February 8, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.19 CPC2024-0129
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 97D2024** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 201 and 203 – 17 Avenue NE (Plan 4804N, Block A, Lots 31 and 32) from Multi-Residential – Medium Profile Support Commercial (M-X2) 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



LEGEND

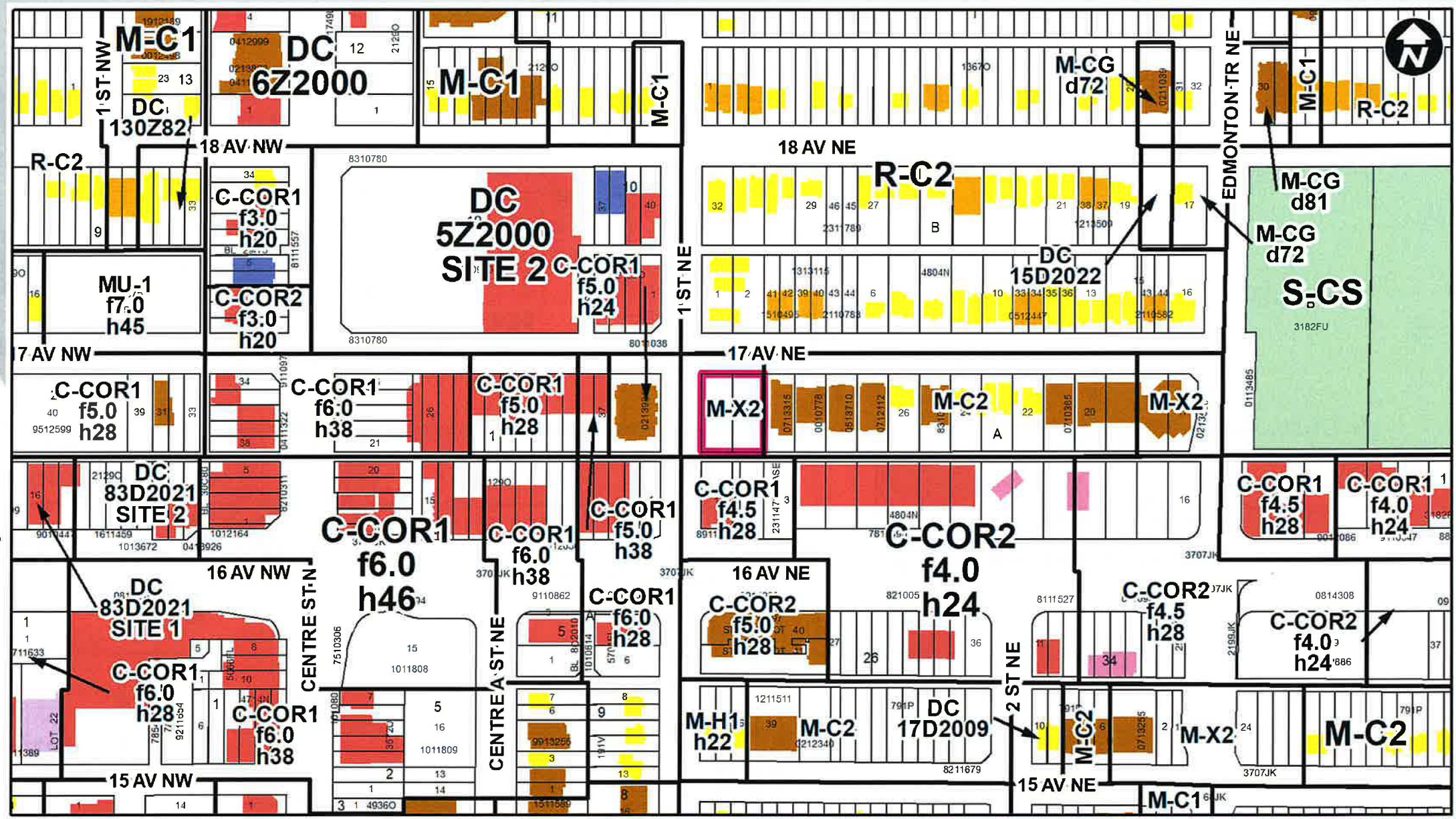
○ Bus Stop

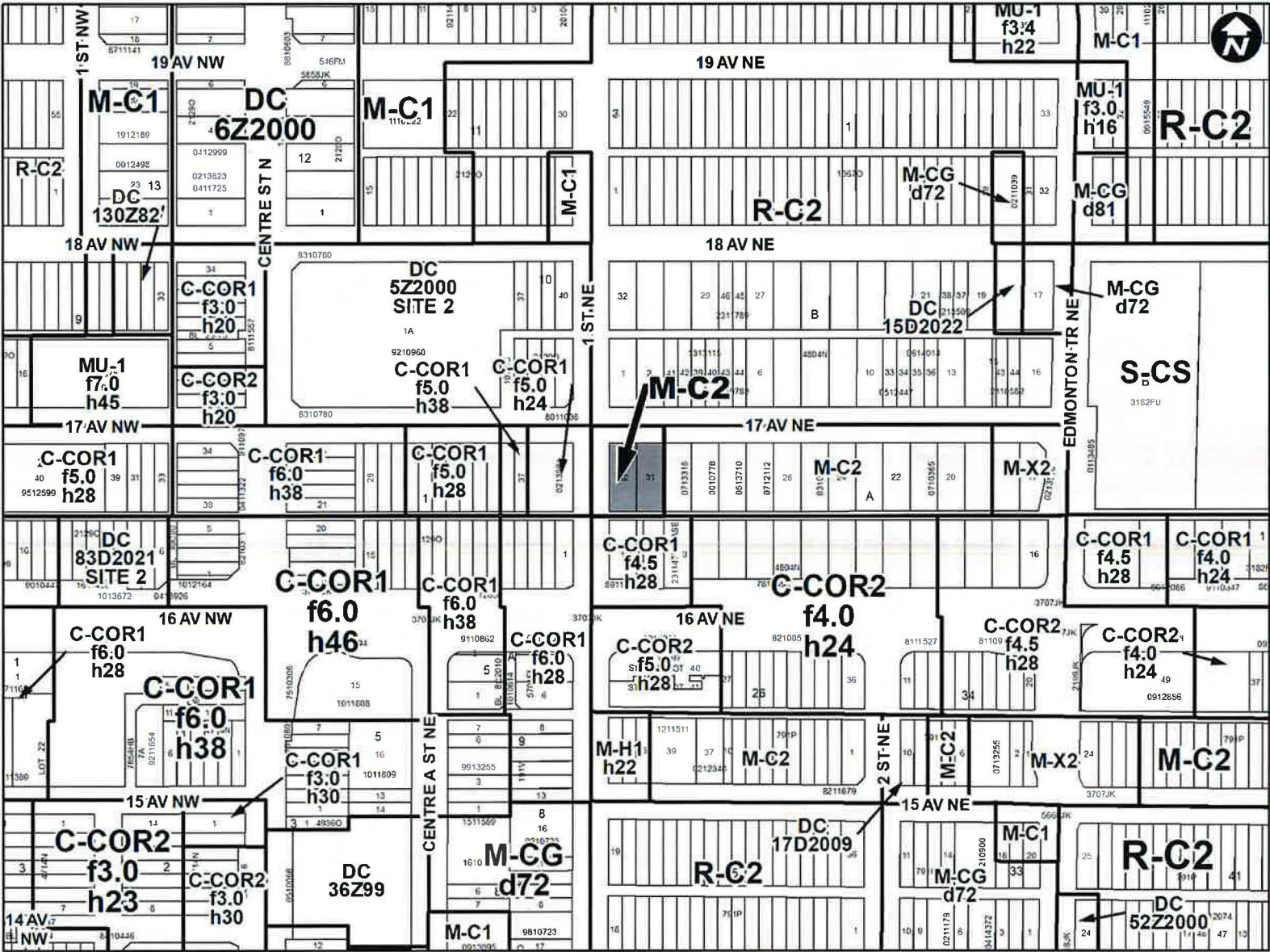
Parcel Size:

0.12 ha
31m x 38m

Surrounding Land Use

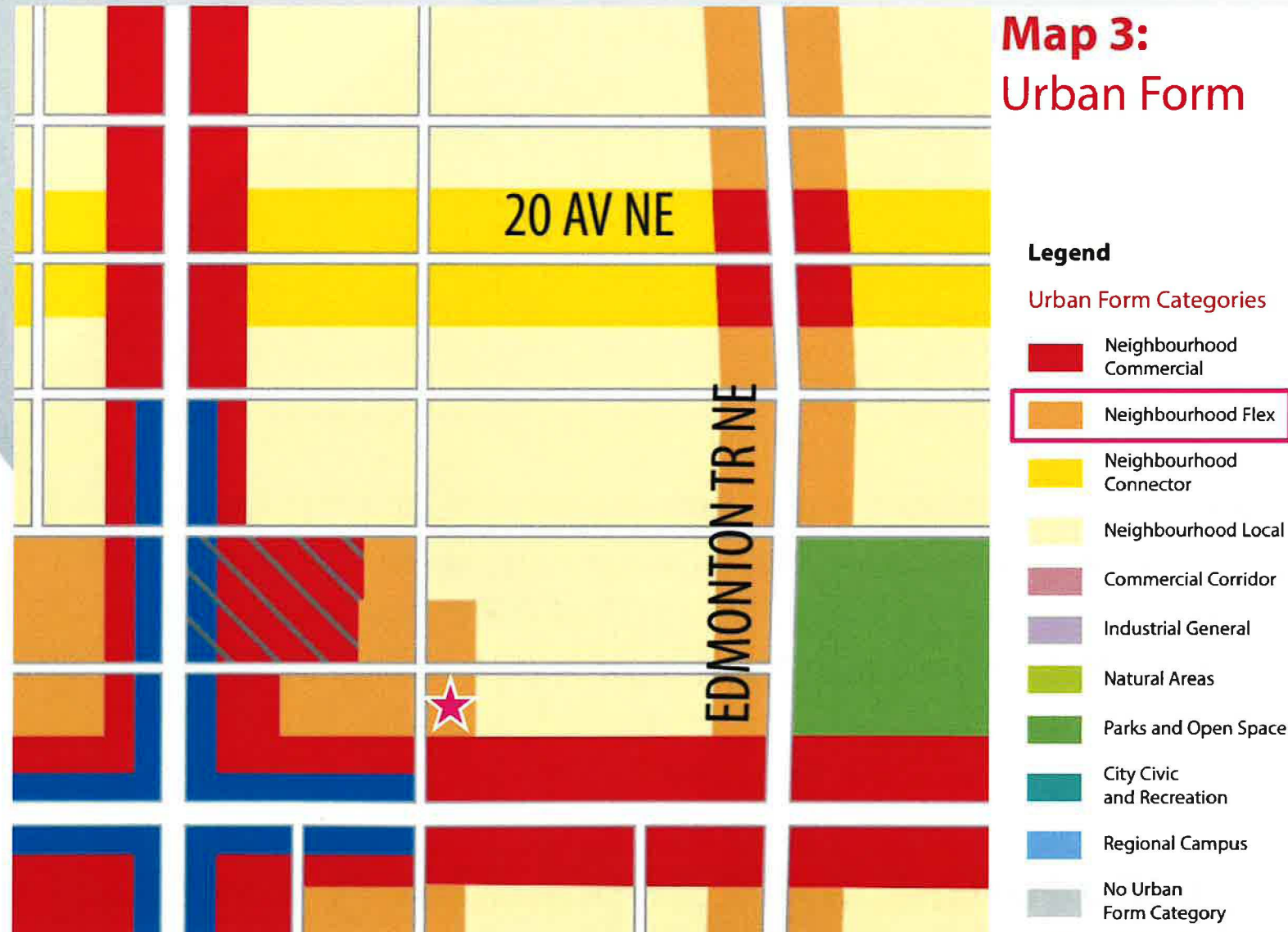
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Multi-Residential – Contextual Medium Profile (M-C2) District:

- Maximum building height of 16.0 metres (4-5 storeys)
- Maximum floor area ratio of 2.5
- No maximum density



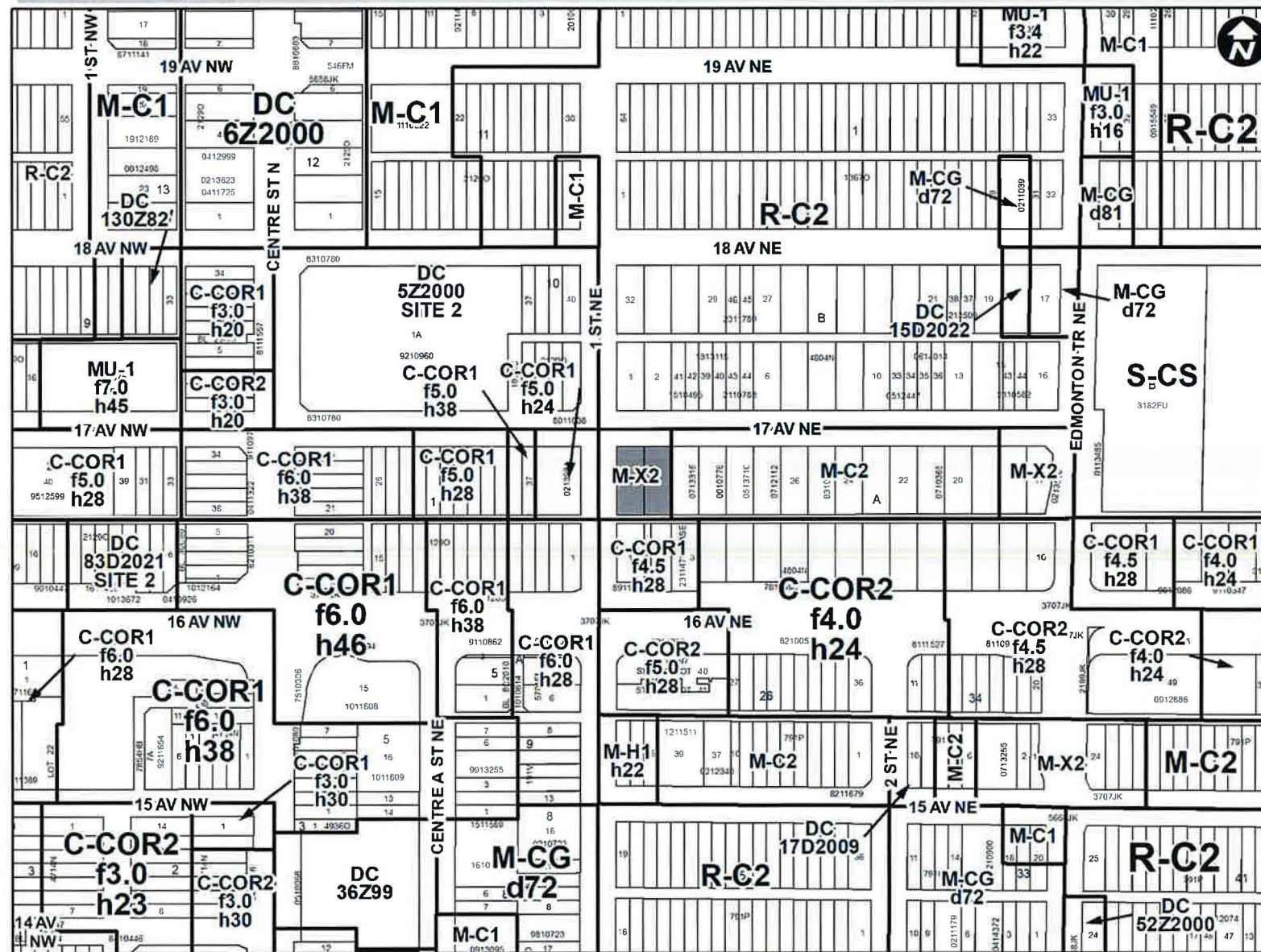
★ Subject Site

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Supplementary Slides



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

- Maximum building height of 16.0m (4-5 storeys)
- Maximum floor area ratio of 3.0
- Multi-residential development **must** provide 300 square metres of commercial uses
- Allows for Single Detached, Semi-detached Dwellings



