



Public Hearing of Council

Agenda Item: 7.2.25



LOC2023-0415 / CPC2024-0237

Policy and Land Use Amendment

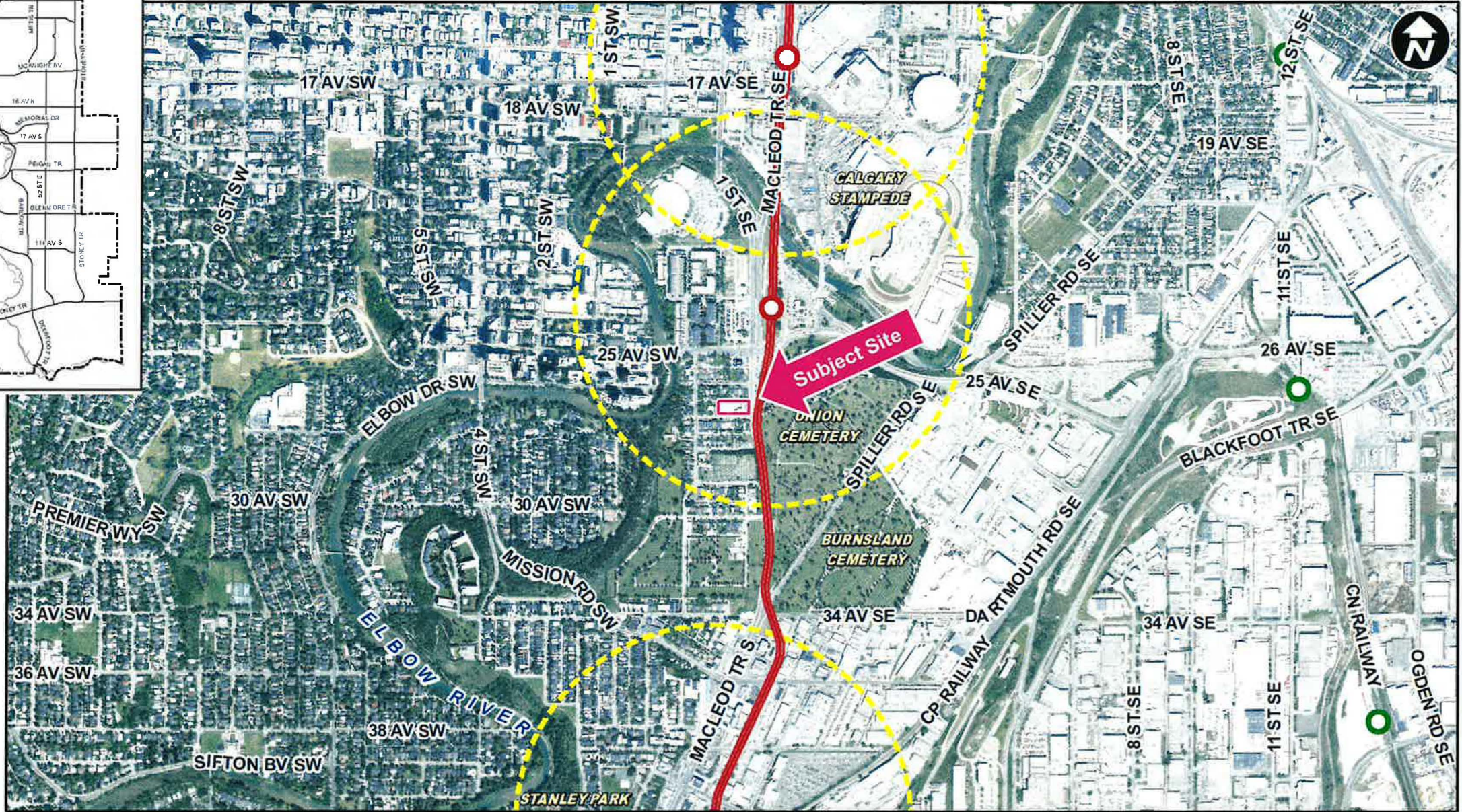
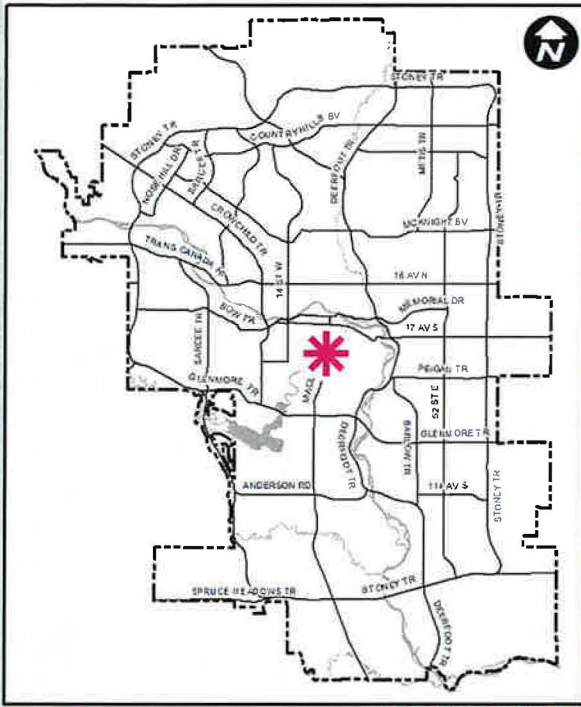
2024 April 09



Calgary Planning Commission's Recommendation:

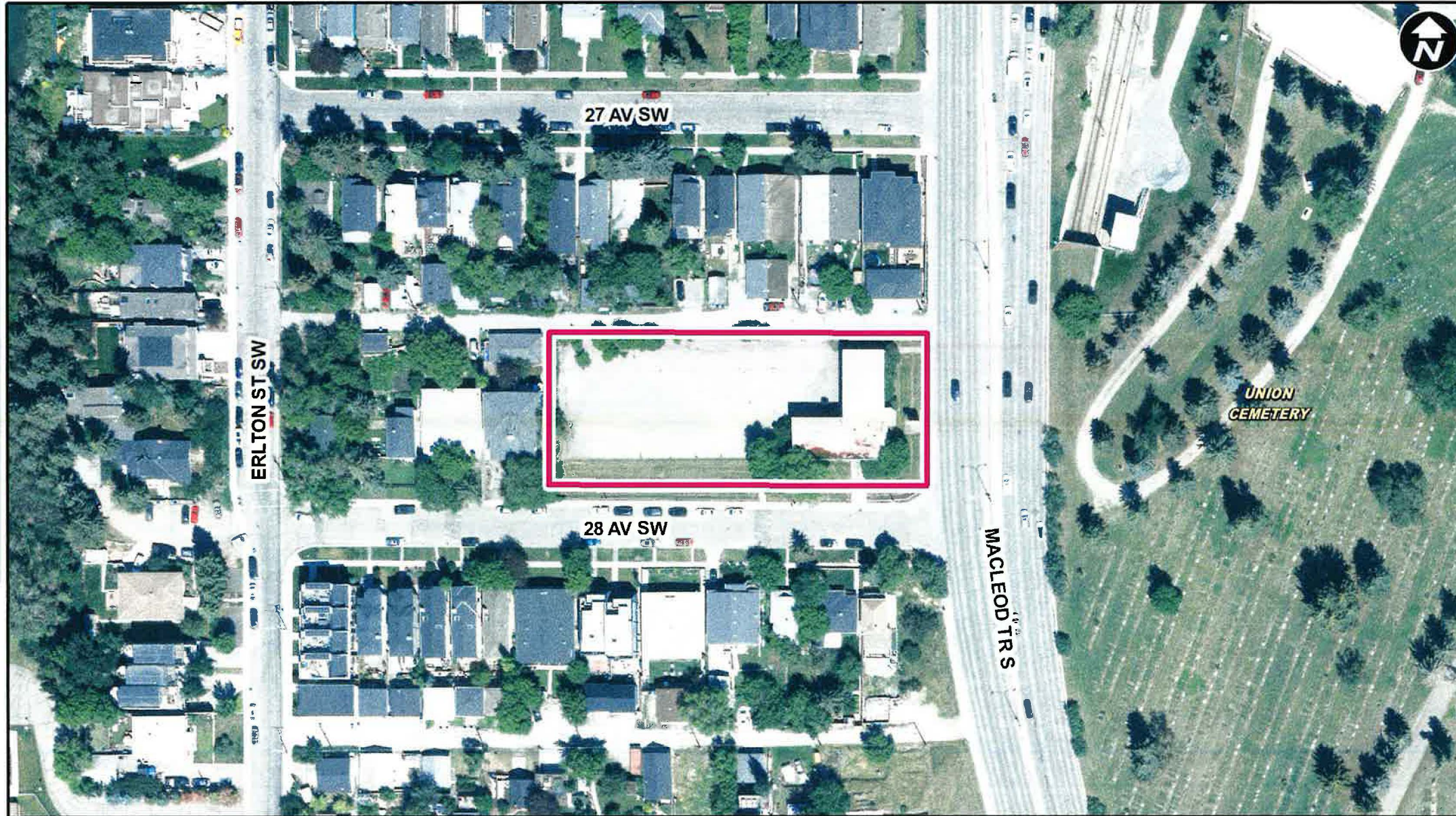
That Council:

1. Give three readings to **Proposed Bylaw 19P2024** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2024** 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
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



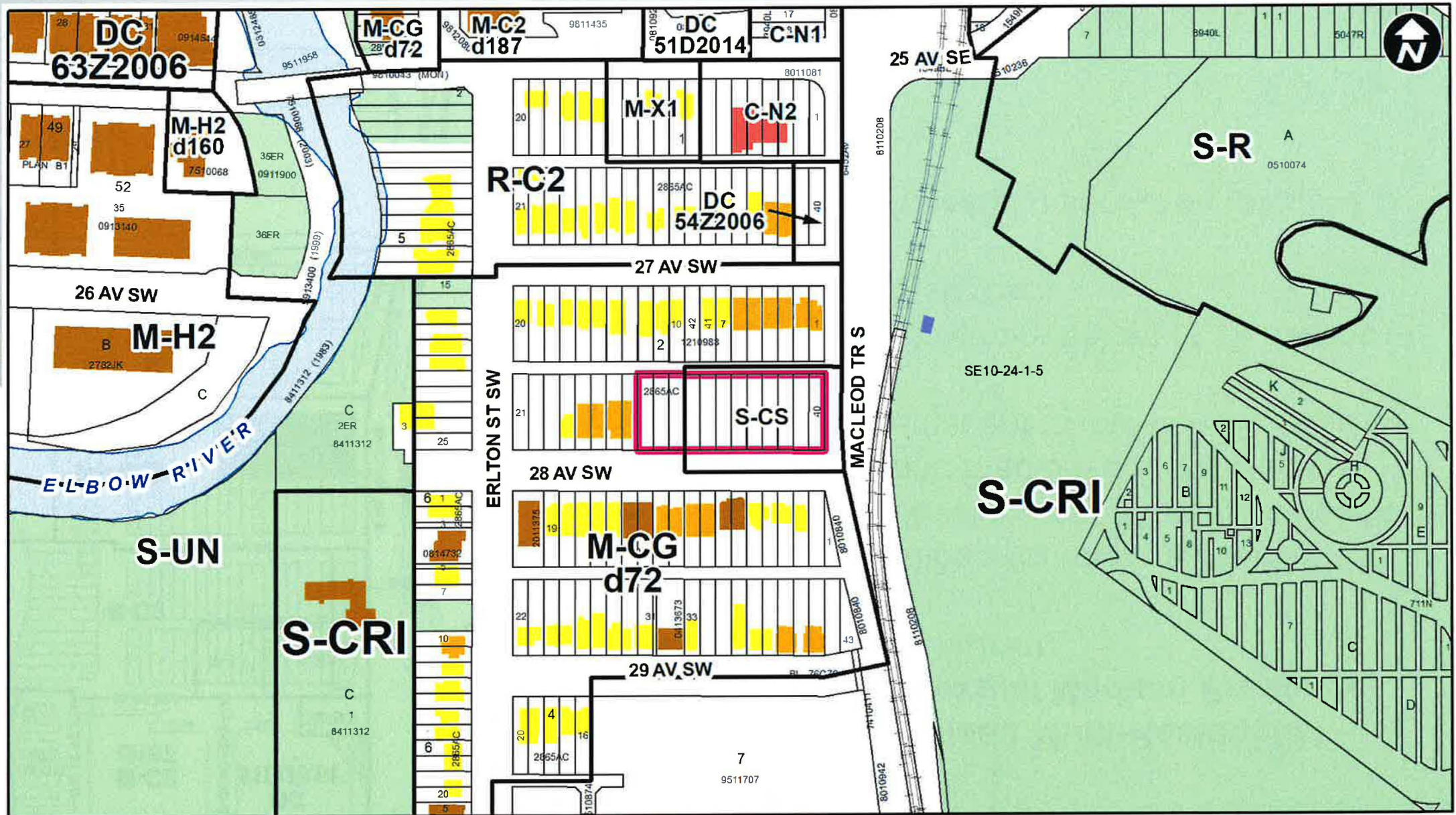
Parcel Size:

0.34 ha
91m x 37m

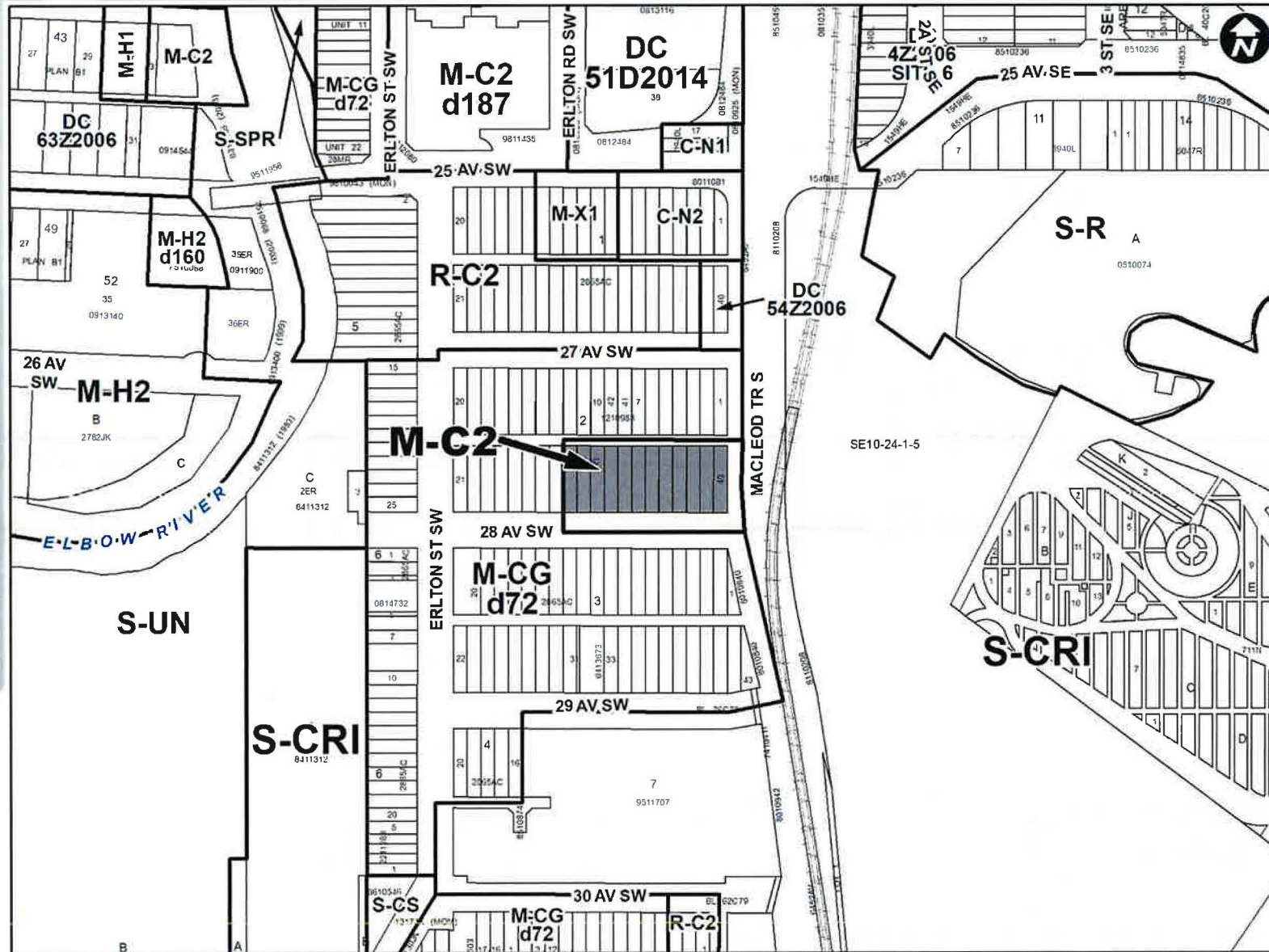
Surrounding Land Use

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 Land Use Map



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

- Allows for multi-residential development of medium height and medium density close or adjacent to low-density housing
- Maximum height of 16 metres (4-5 storeys)
- Maximum floor area ratio of 2.5



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 19P2024** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2024** 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





