



Public Hearing of Council

Agenda Item: 7.2.7



LOC2022-0078 / CPC2024-0134

Land Use Amendment

April 9, 2024

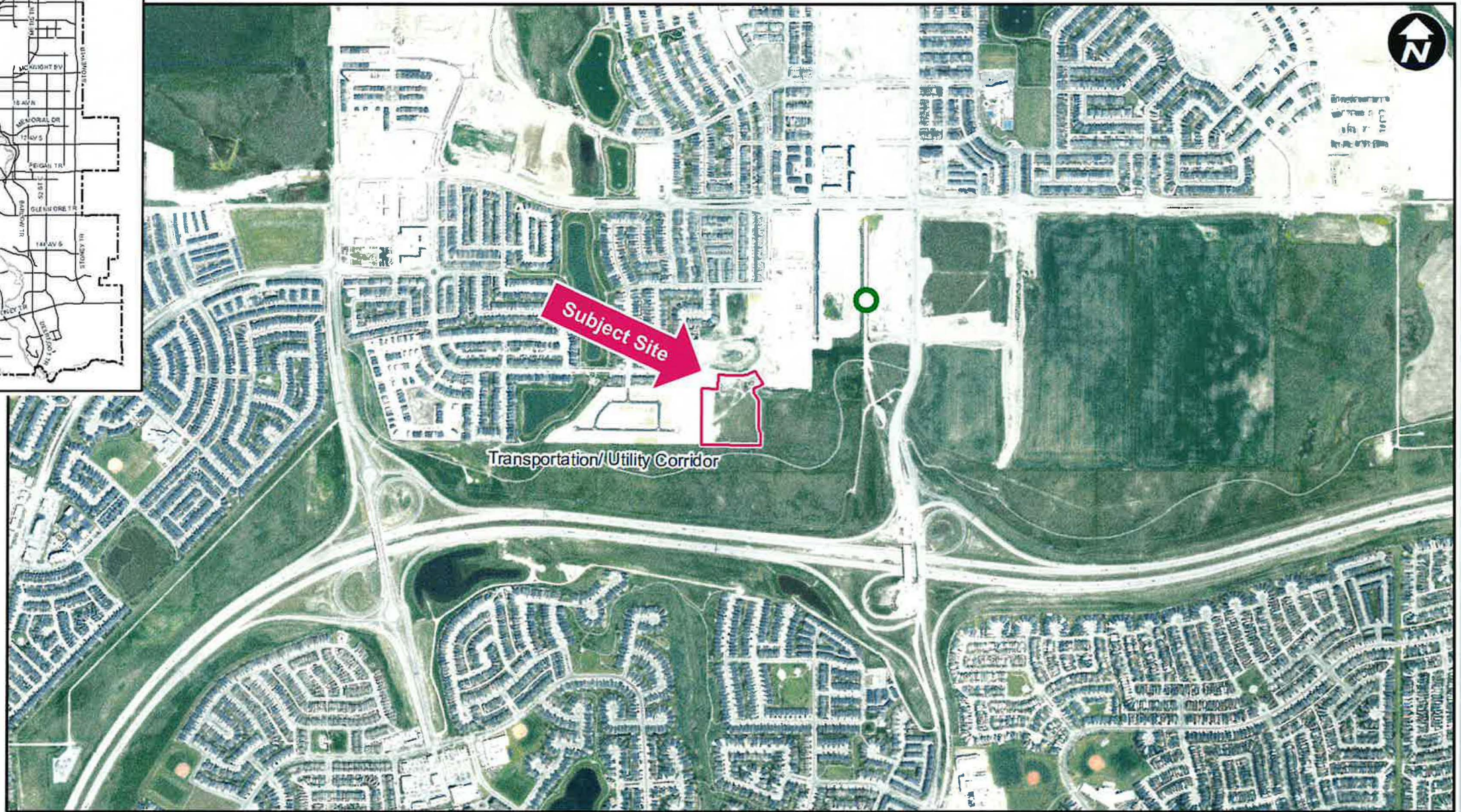
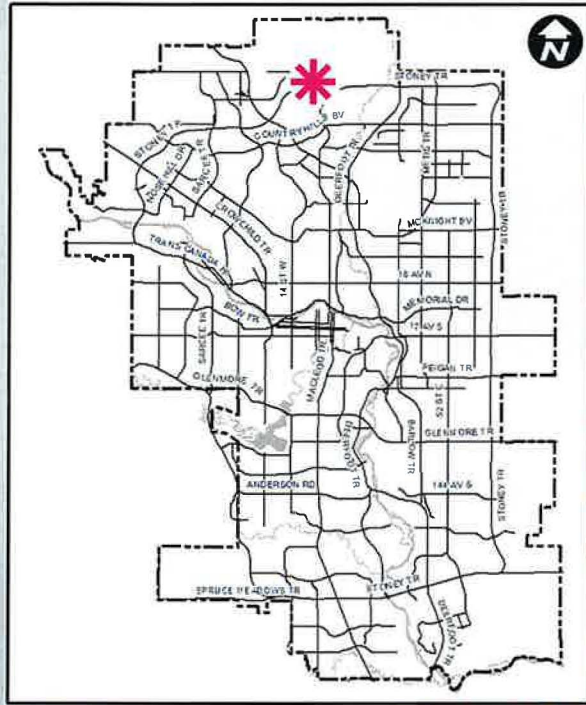
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.7 CPC2024-0134
DISTRIB-PRESENTATION 2
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 94D2024** for the redesignation of 3.49 hectares \pm (8.64 acres \pm) located at 13717R Centre Street NW from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.





LEGEND

600m buffer from LRT station

LRT Stations

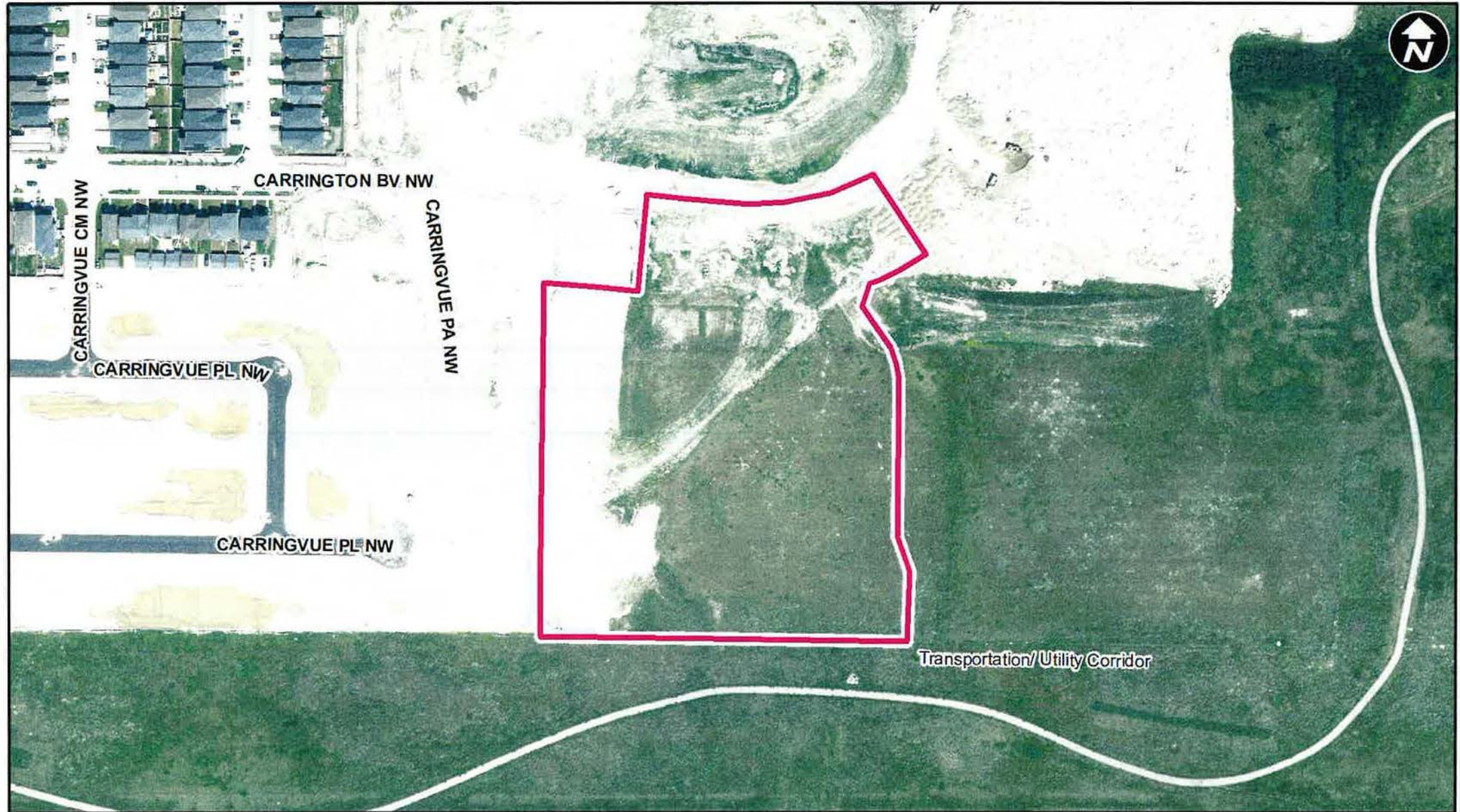
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

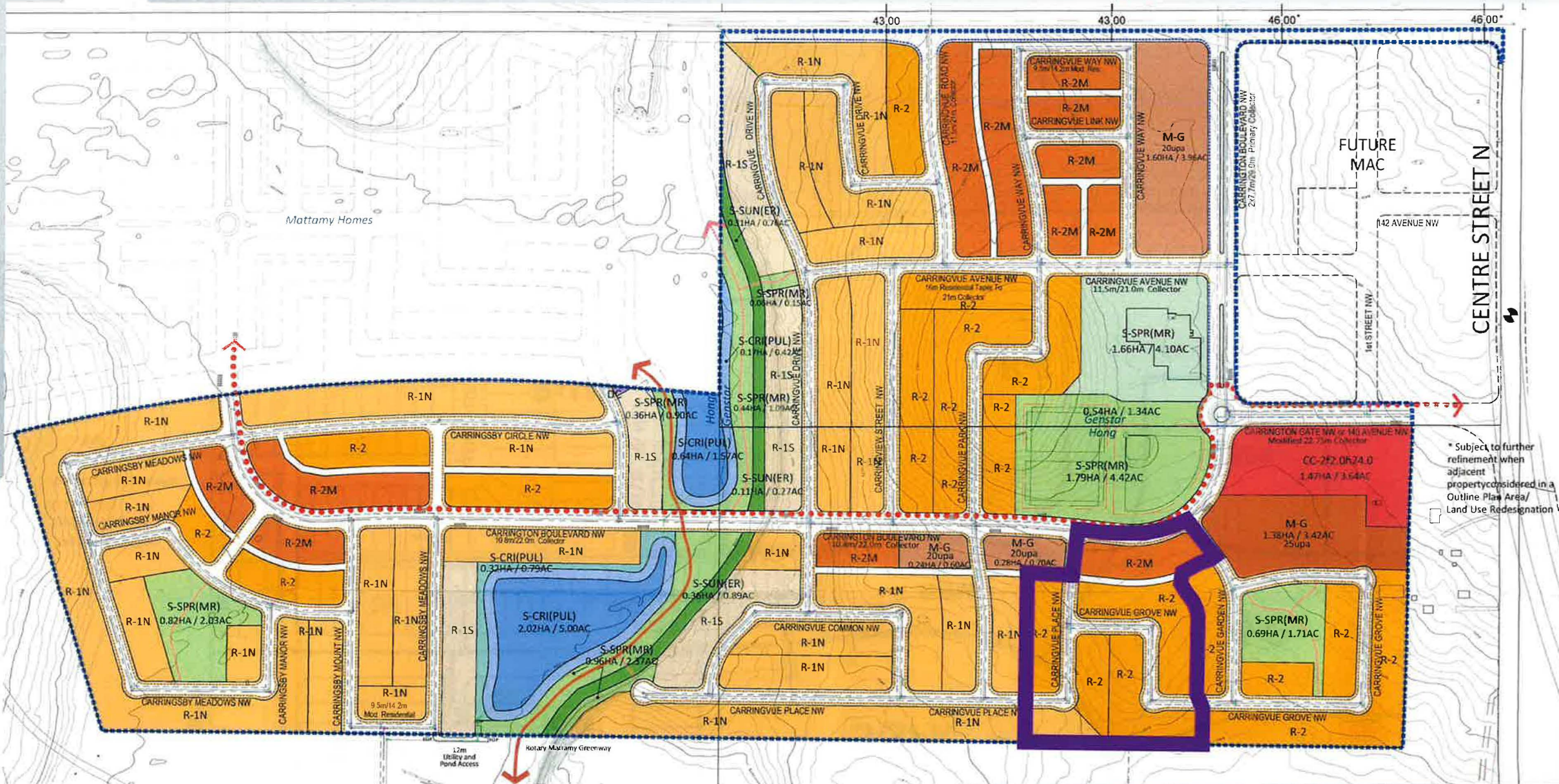
- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Subject Site within the Approved Outline Plan



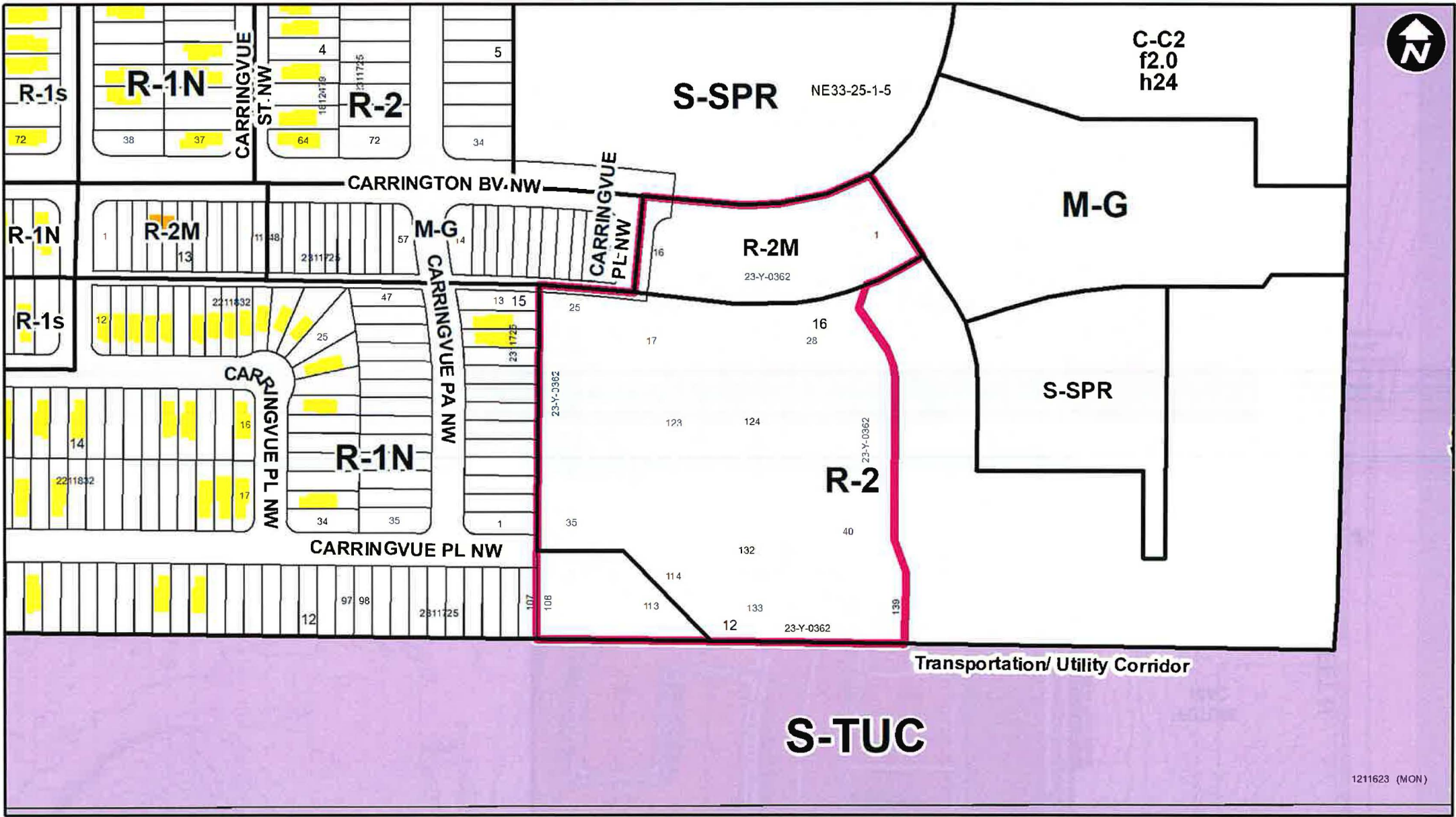
Outline Plan approved under LOC2013-0037 on 2015 July 27.

Surrounding Land Use



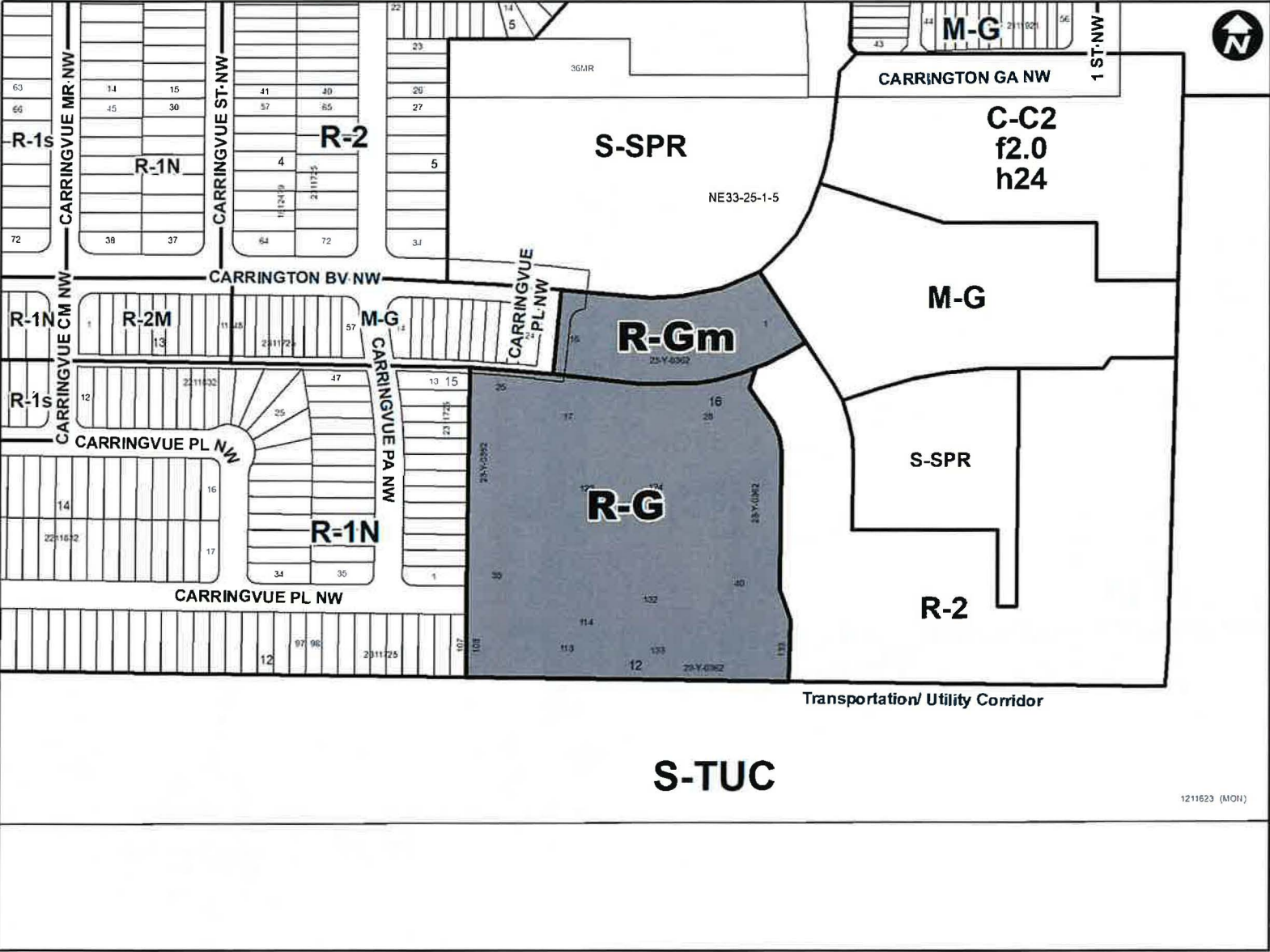
LEGEND

- 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



1211623 (MON)



Proposed Land Use Map

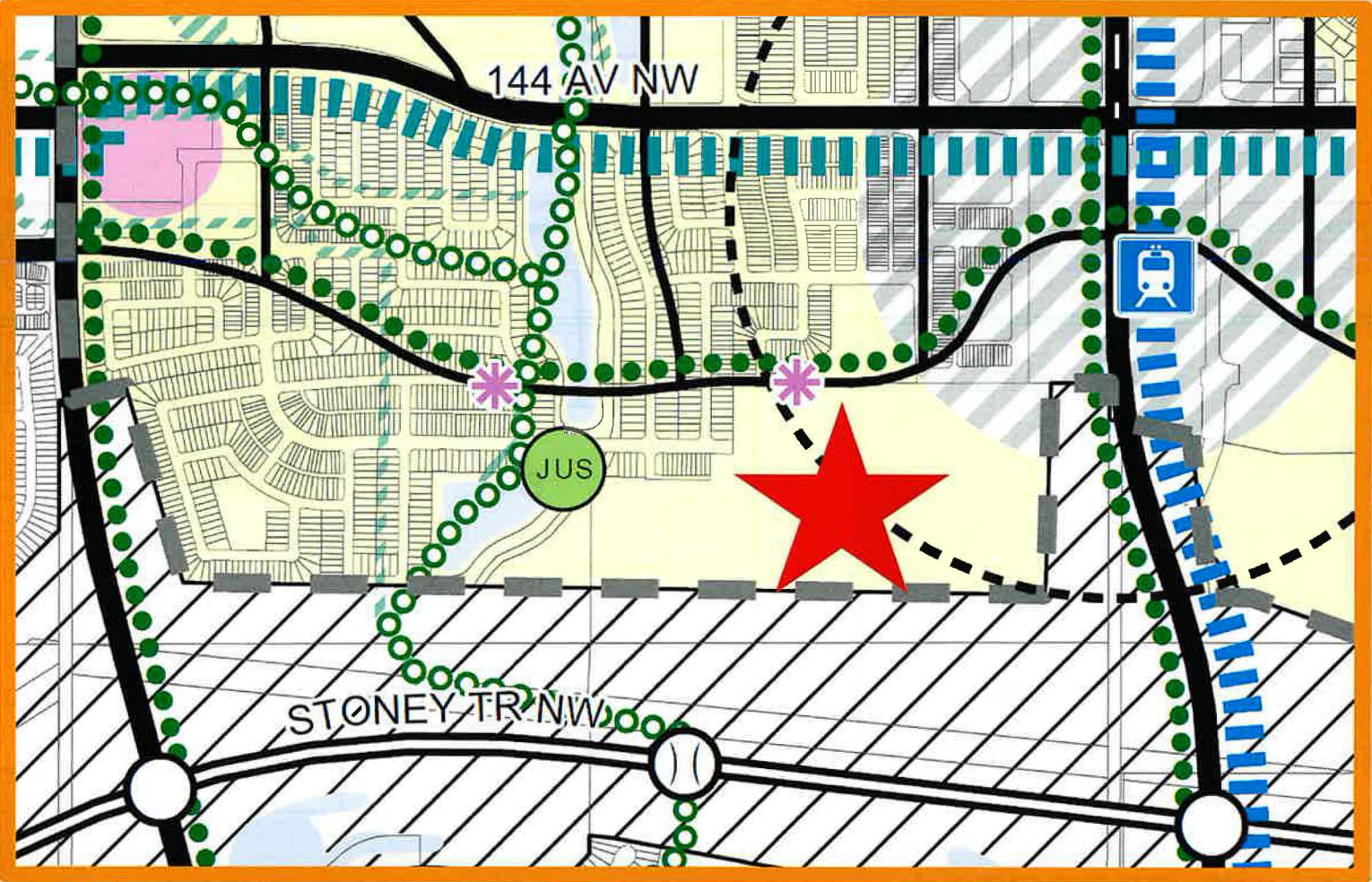


Residential – Low Density Mixed Housing (R-G) District and Residential-Low Density Mixed Housing (R-Gm) District



Legend

-  Transportation/Utility Corridor
-  Plan Area Boundary
-  Neighbourhood Area

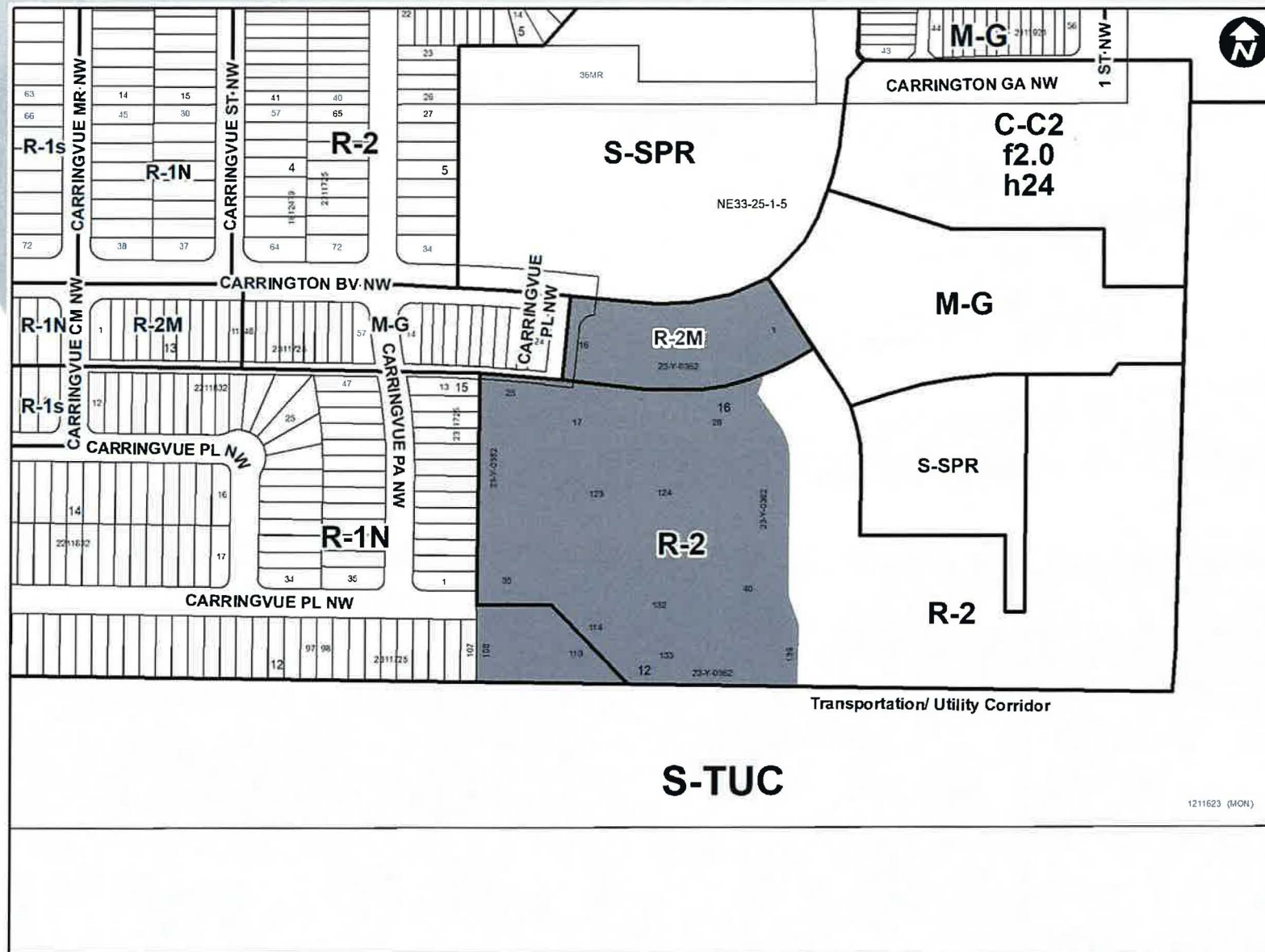


Calgary Planning Commission's Recommendation:

That Council:

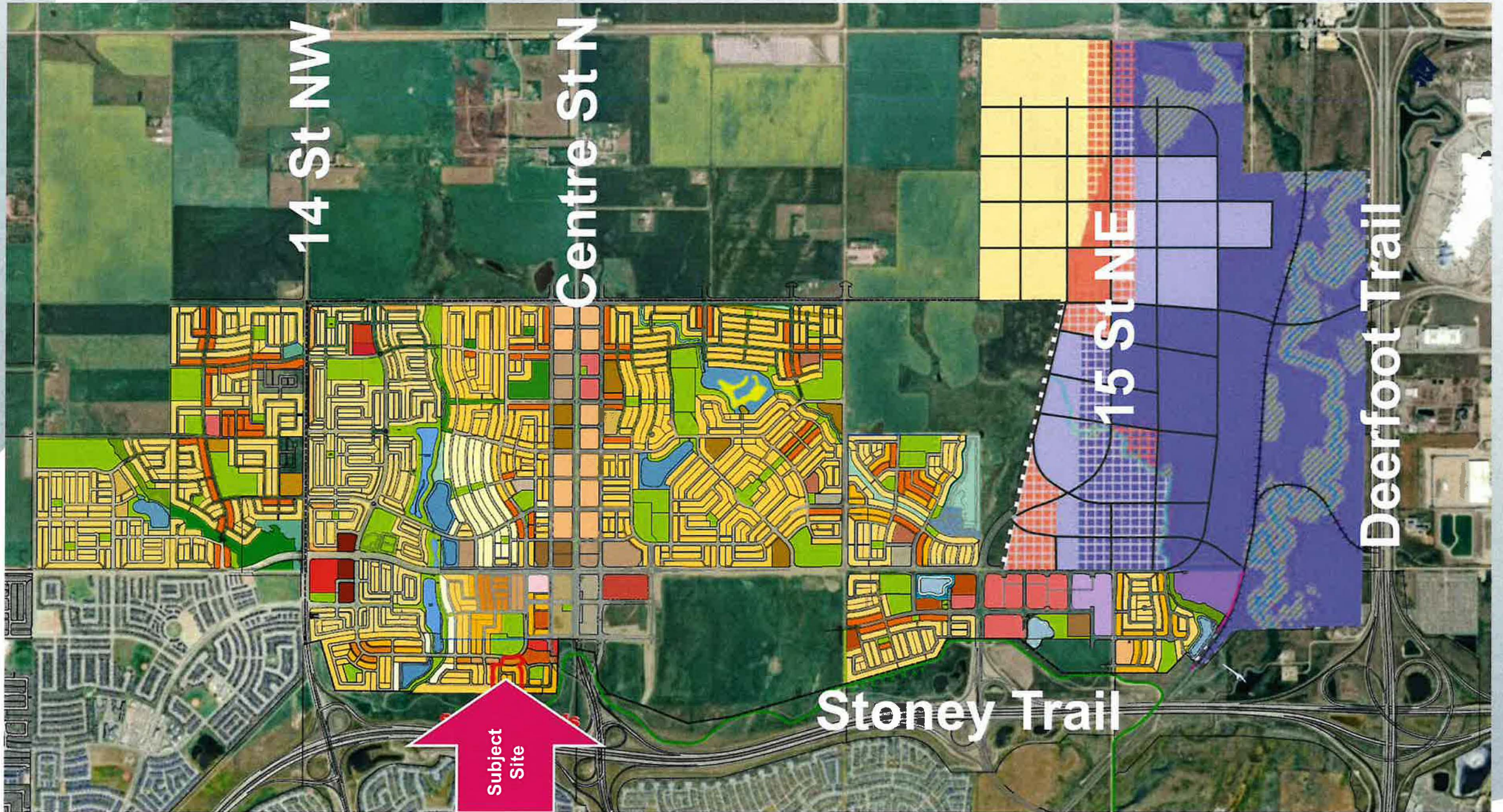
Give three readings to **Proposed Bylaw 94D2024** for the redesignation of 3.49 hectares \pm (8.64 acres \pm) located at 13717R Centre Street NW from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential-Low Density Mixed Housing (R-Gm) District.

Supplementary Slides





View of the subject site in the distance, looking southwest on Jan 6, 2023





Oblique view of the subject site, looking north