



LOC2023-0369 Land Use Amendment

2024 June 6

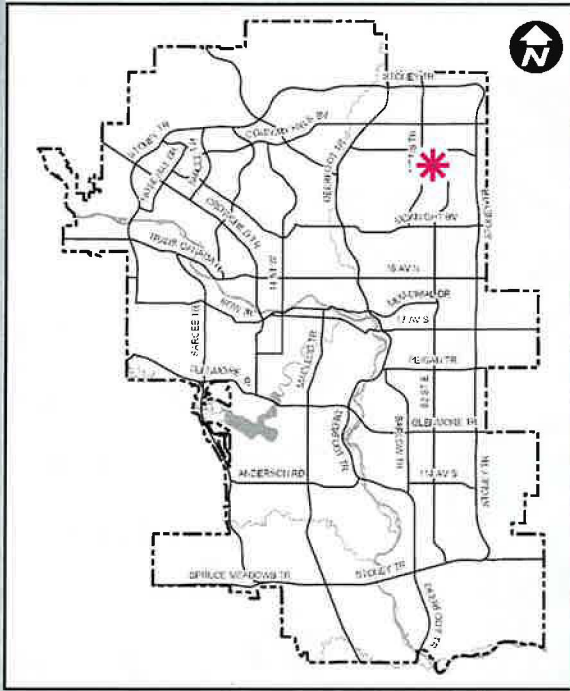
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2024
ITEM: 7.2.5 CP2024-0533
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

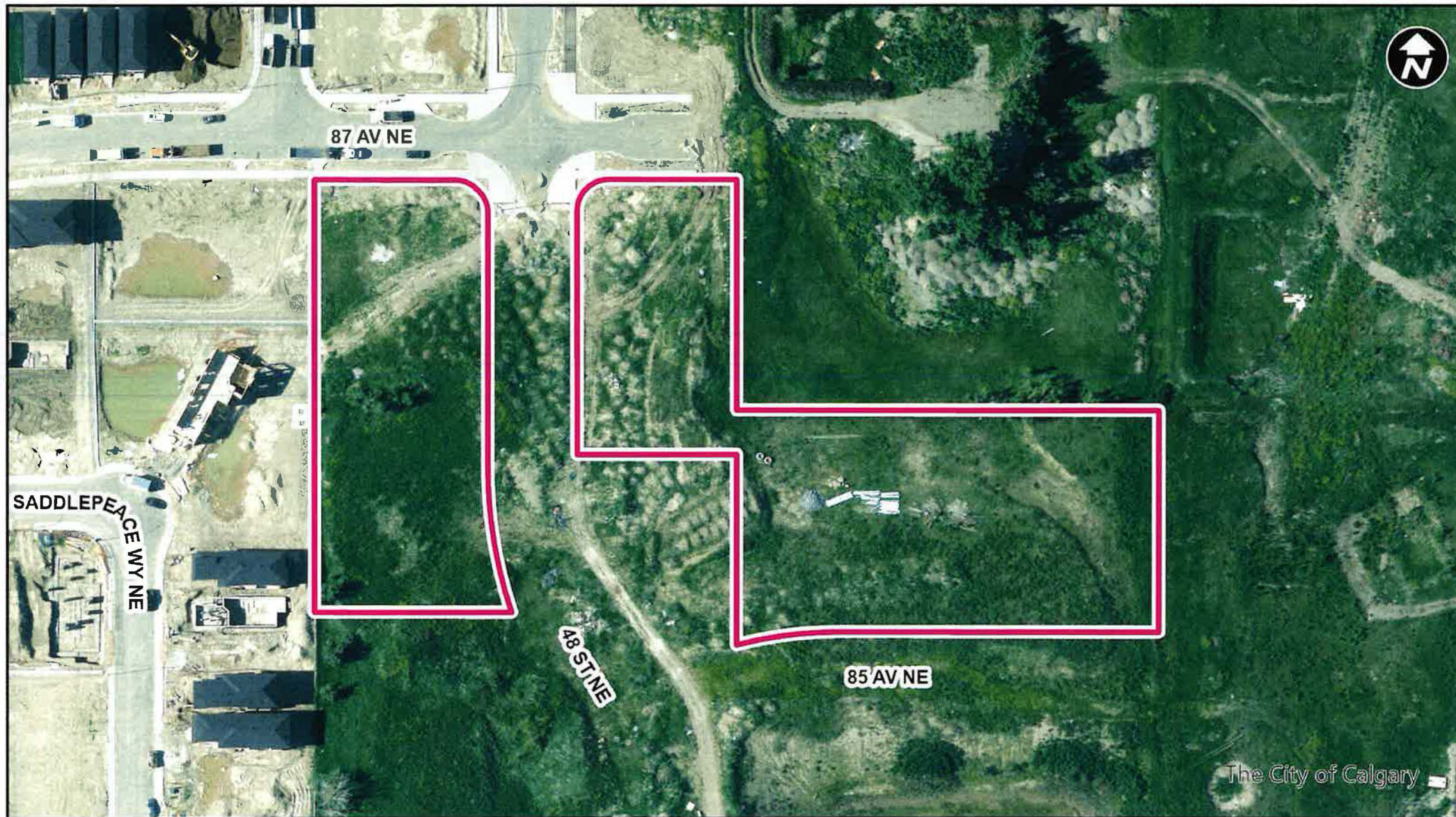
Give three readings to the proposed bylaw for the redesignation of 1.24 hectares \pm (3.06 acres \pm) located at 5112 and 5124 – 85 Avenue NE (Plan 1211515, Block 35, Lots 3 and 4), 8657 – 48 Street NE (Plan 121515; Block 36 Lot 1), and 8772 – 48 Street NE (Plan 121515 Block 35, Lot 1) from Commercial – Corridor 1 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District **to** Multi-Residential – Low Profile (M-1) 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



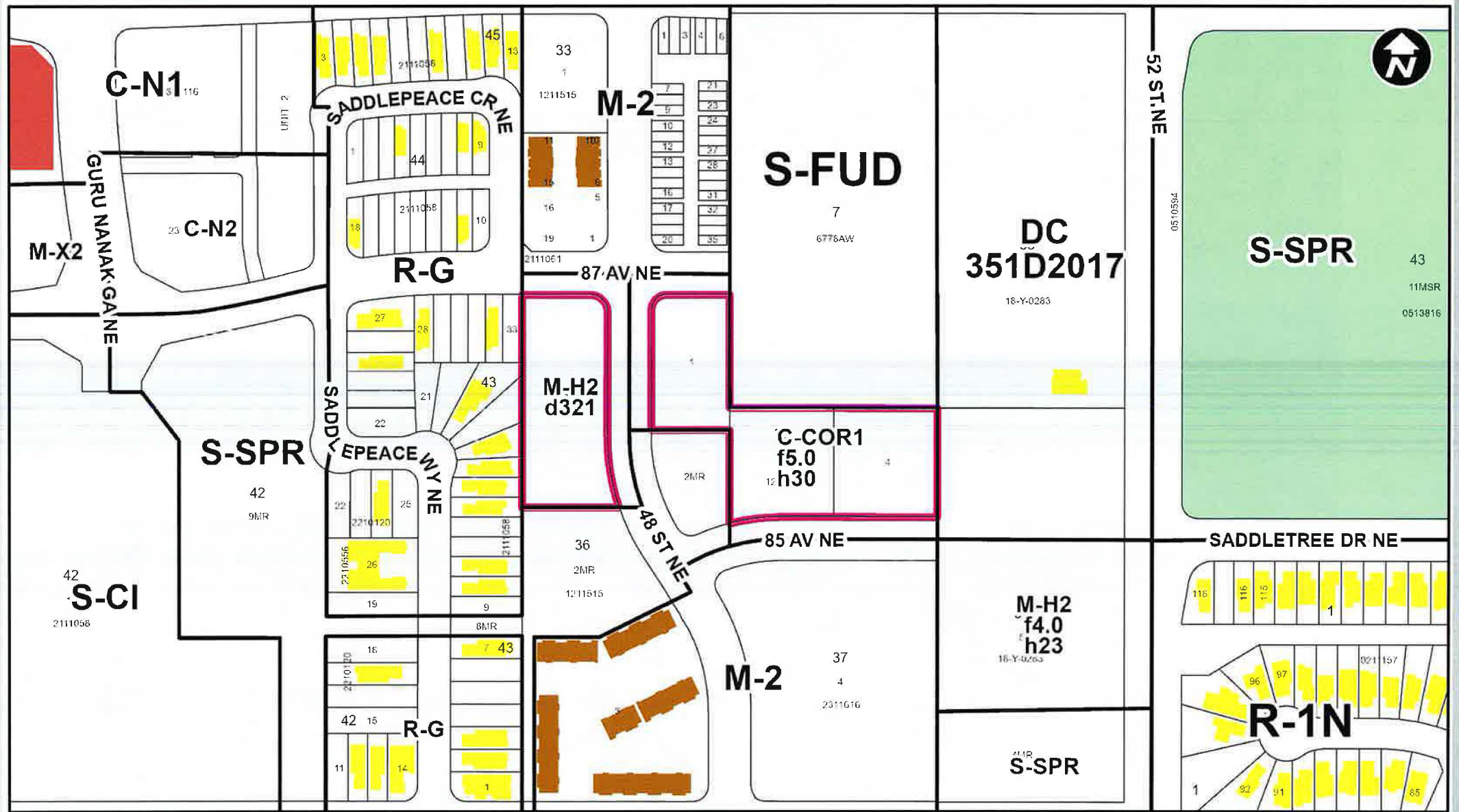
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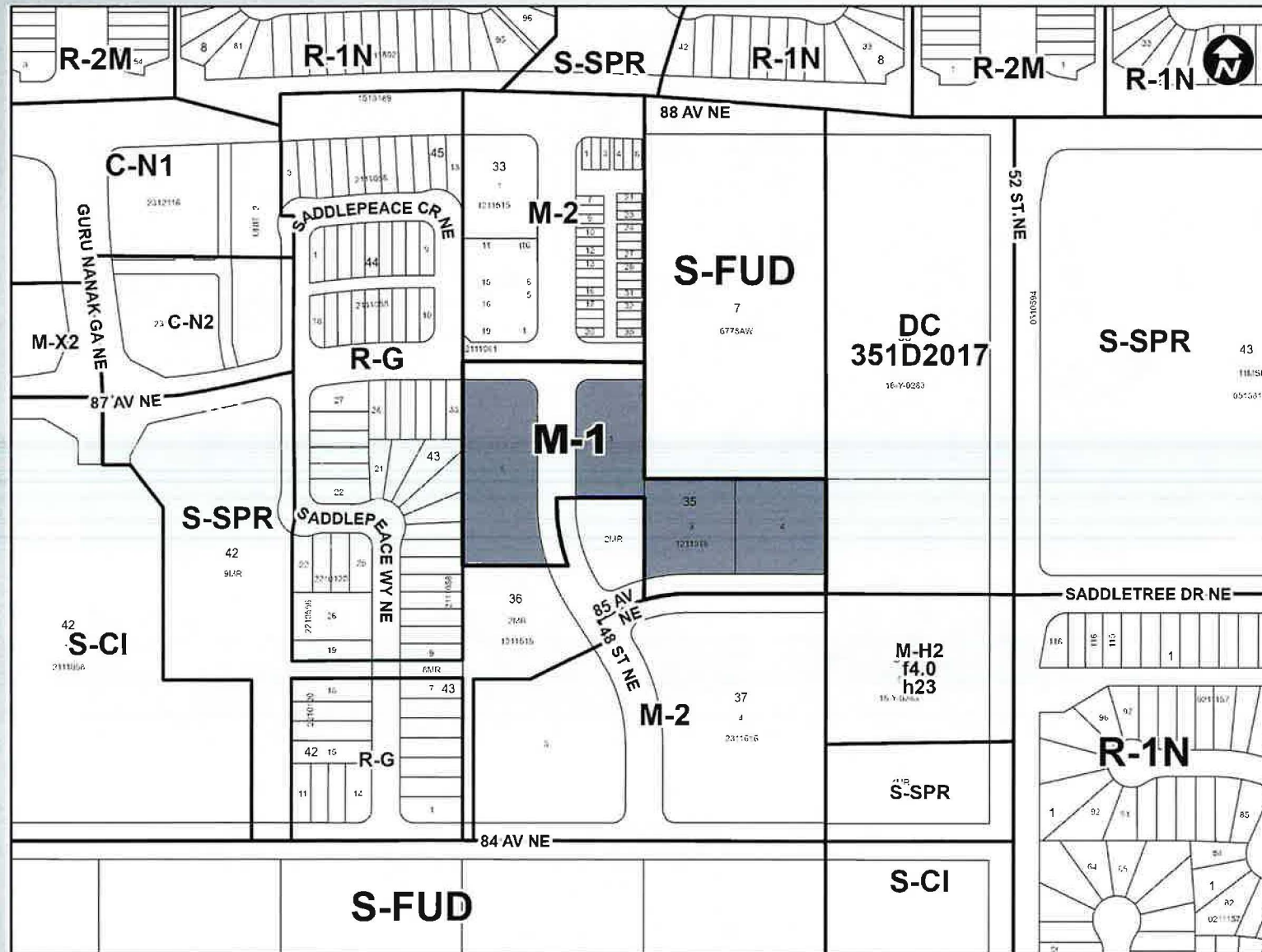


Surrounding Land Use

- 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

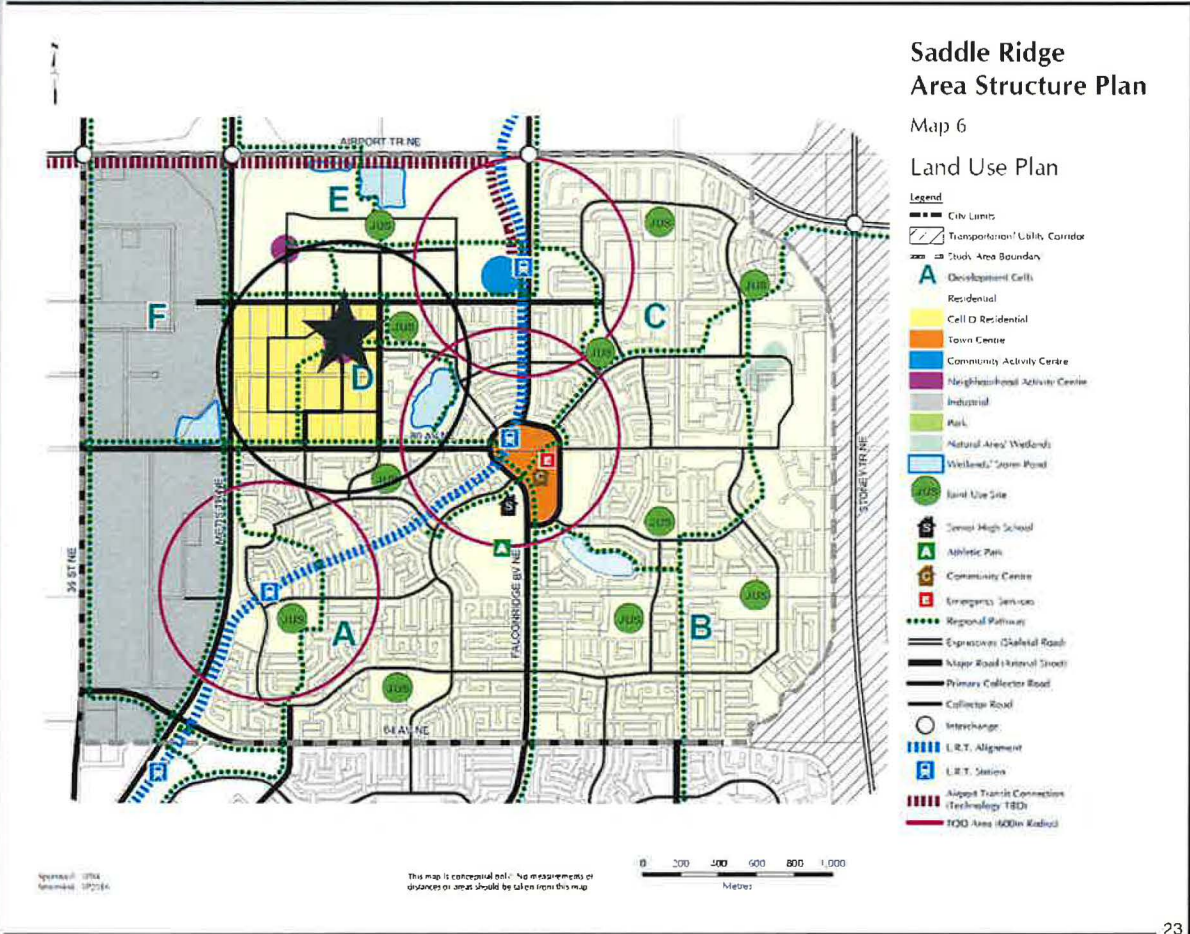




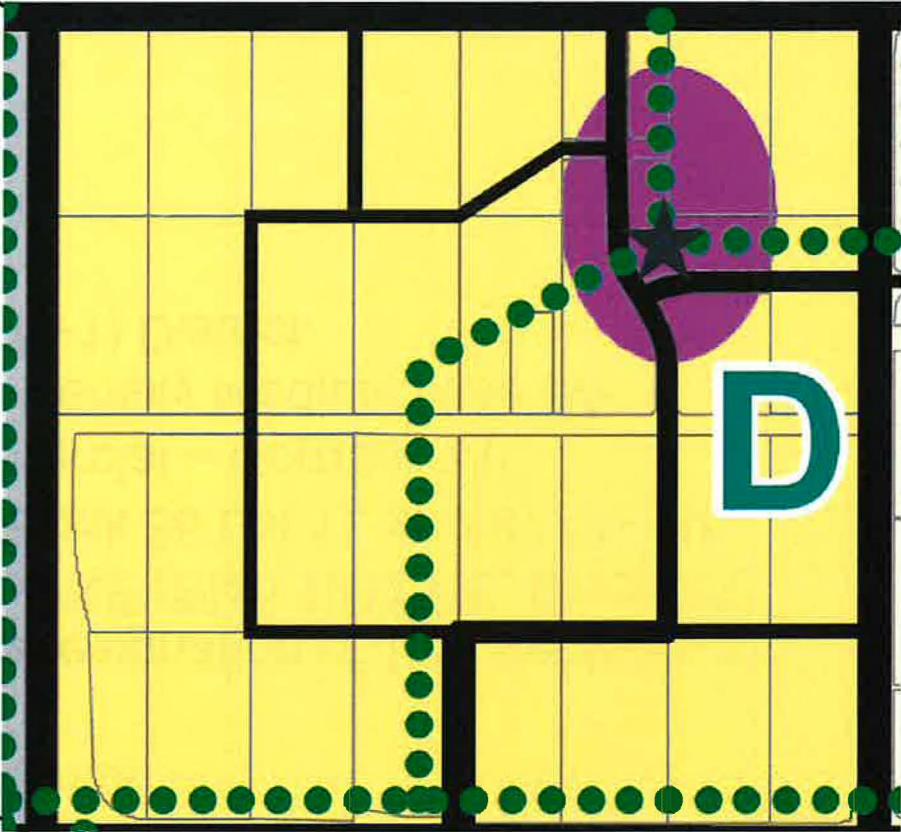


Proposed M-1 District:

- Provides Multi-Residential Development in a variety of forms
- Intended for developing area
- Requires development to achieve a minimum density



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★ Subject Site

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Supplementary Slides

