



# LOC2024-0121 Land Use Amendment

June 6, 2024

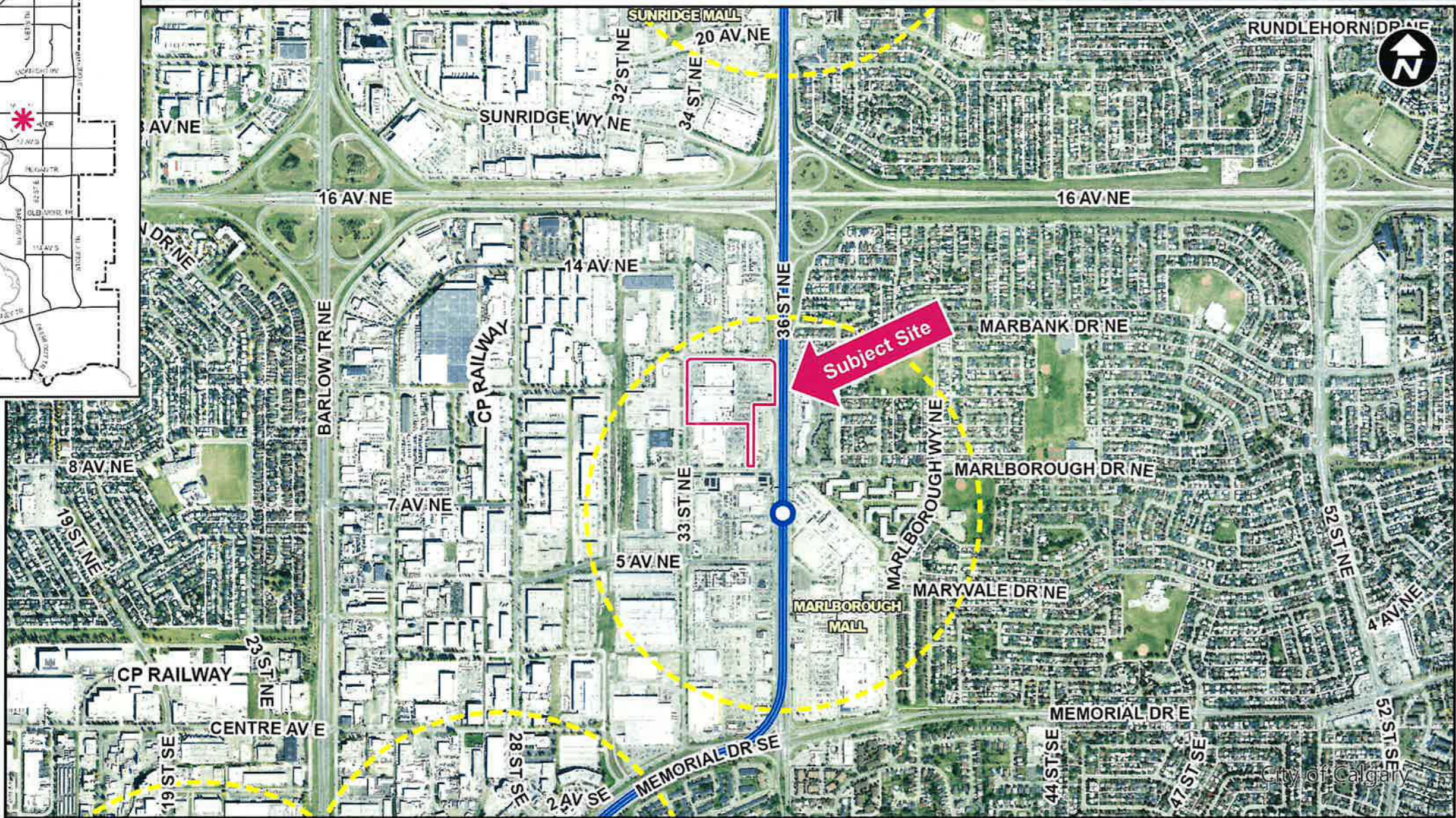
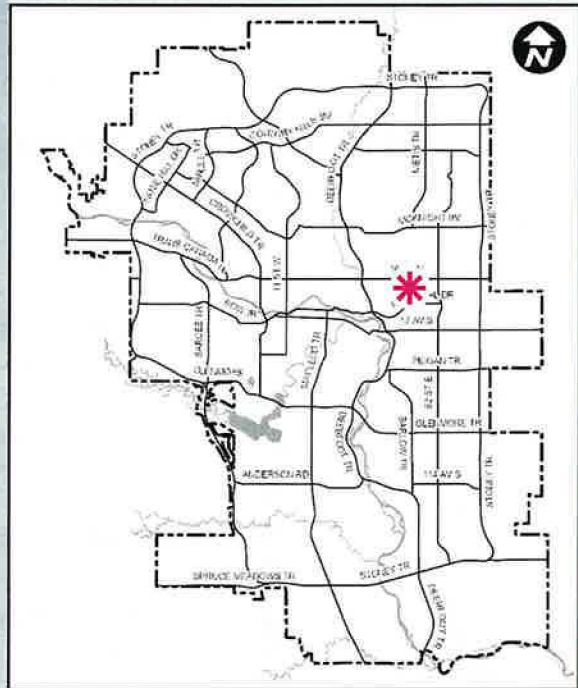
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUN 06 2024  
ITEM: 7.2.6 CPC2024-0668  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:

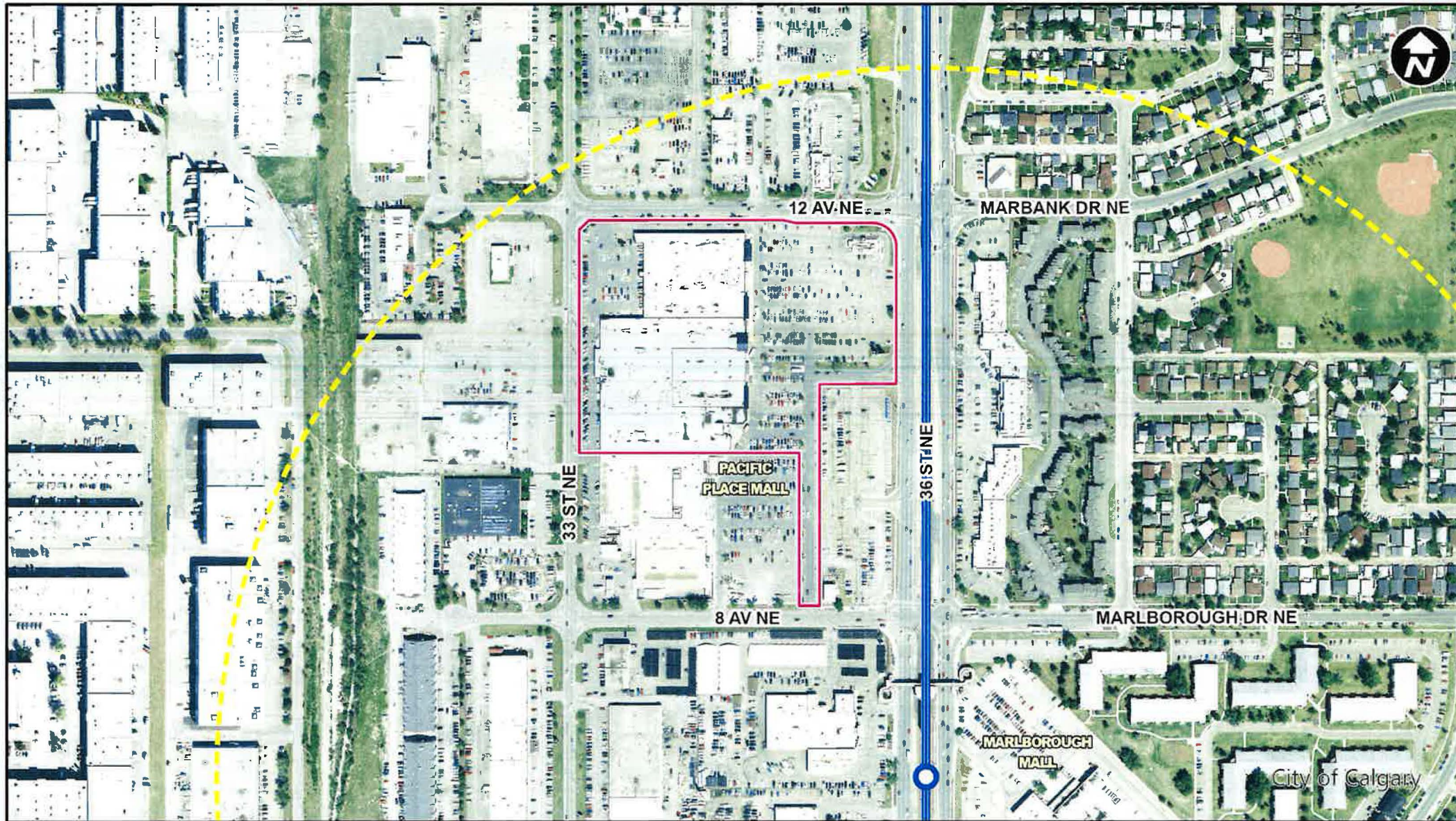
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.05 hectares  $\pm$  (12.47 acres  $\pm$ ) located at 999 36 Street NE (Plan 7410806, Block 10) from Commercial – Community 2 f0.38h18 (C-C2f0.38h18) District **to** Commercial – Community 2 f0.5h18 (C-C2f0.5h18) 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

 600m buffer from LRT station

**LRT Stations**

 Blue

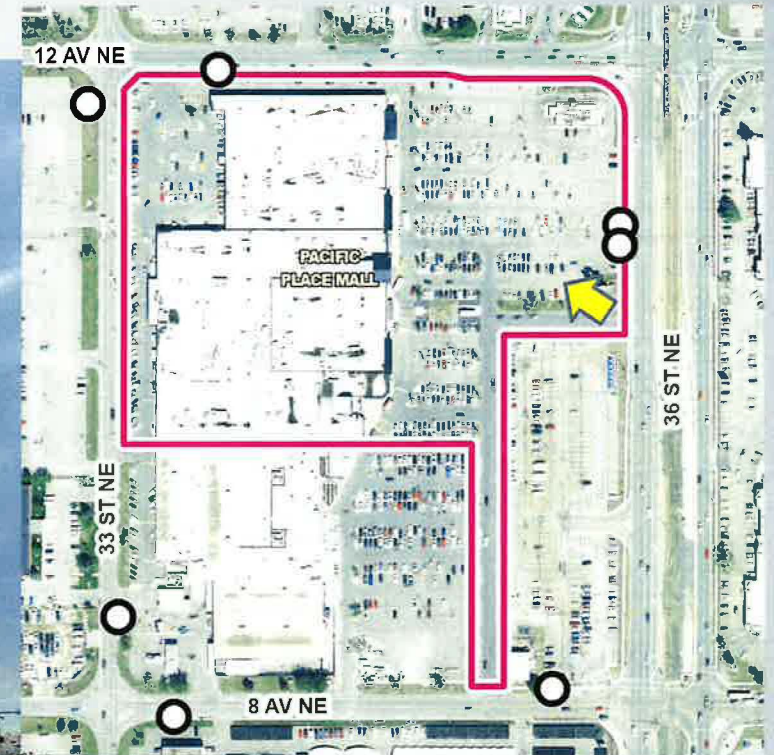
**LRT Line**

 Blue

**Parcel Size:**

**5.05 ha**

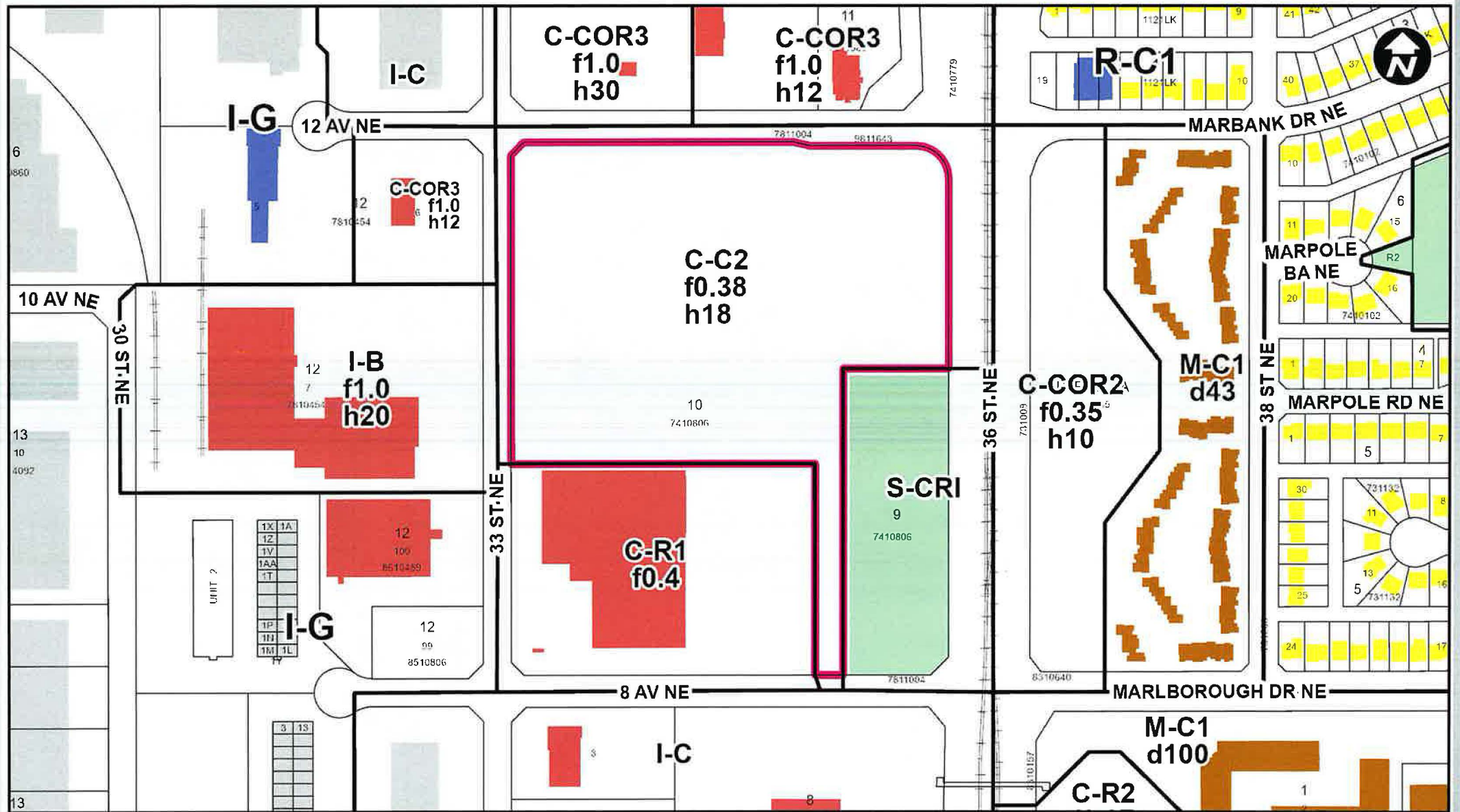
City of Calgary

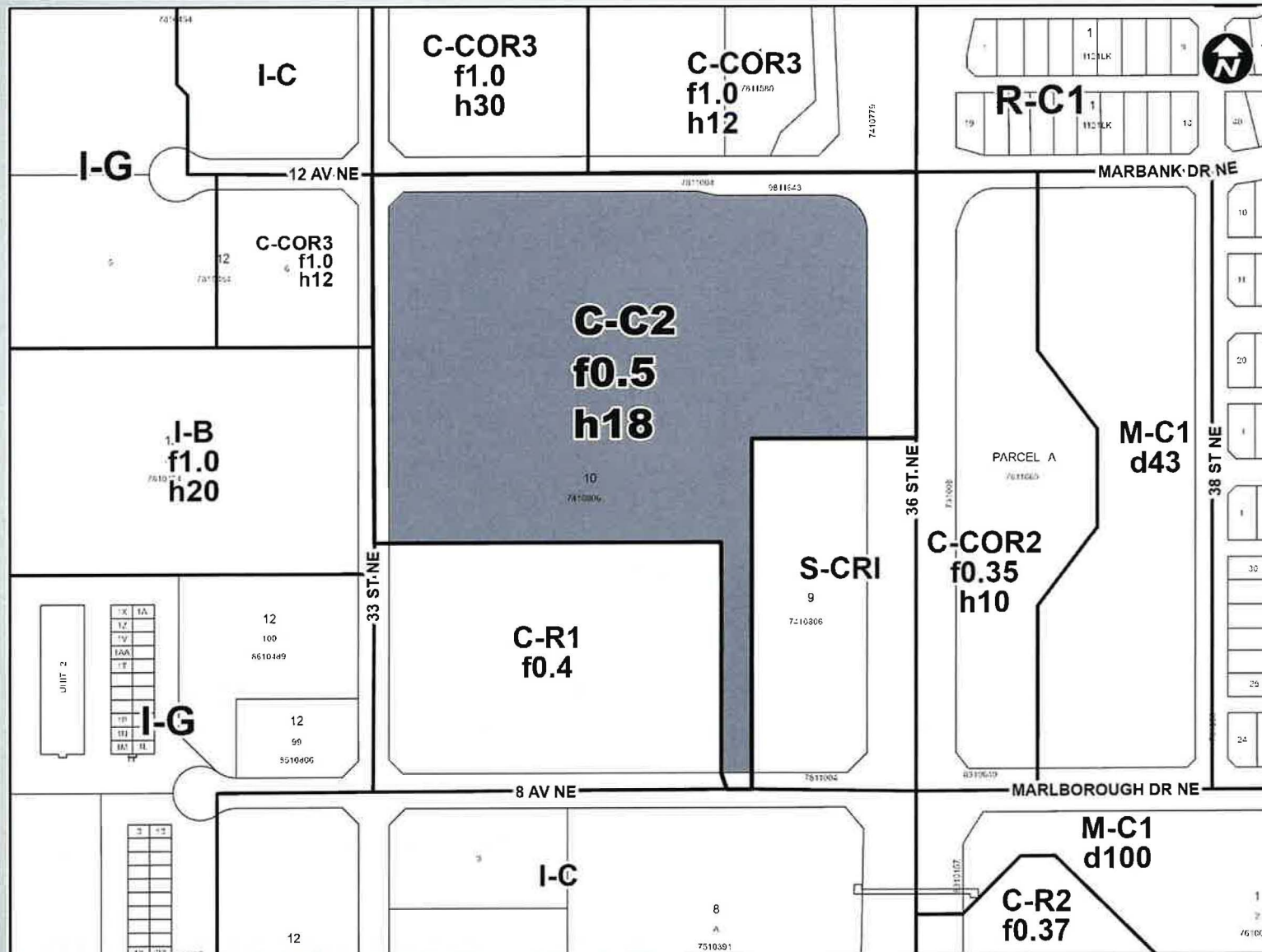


Looking northwest from 36 Street NE

**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 C-C2(f0.5h18) District:

- Accommodates large commercial and comprehensively designed developments with buildings of varying densities and heights
- Maximum FAR = 0.50
- Maximum height – 18.0 metres (unchanged)

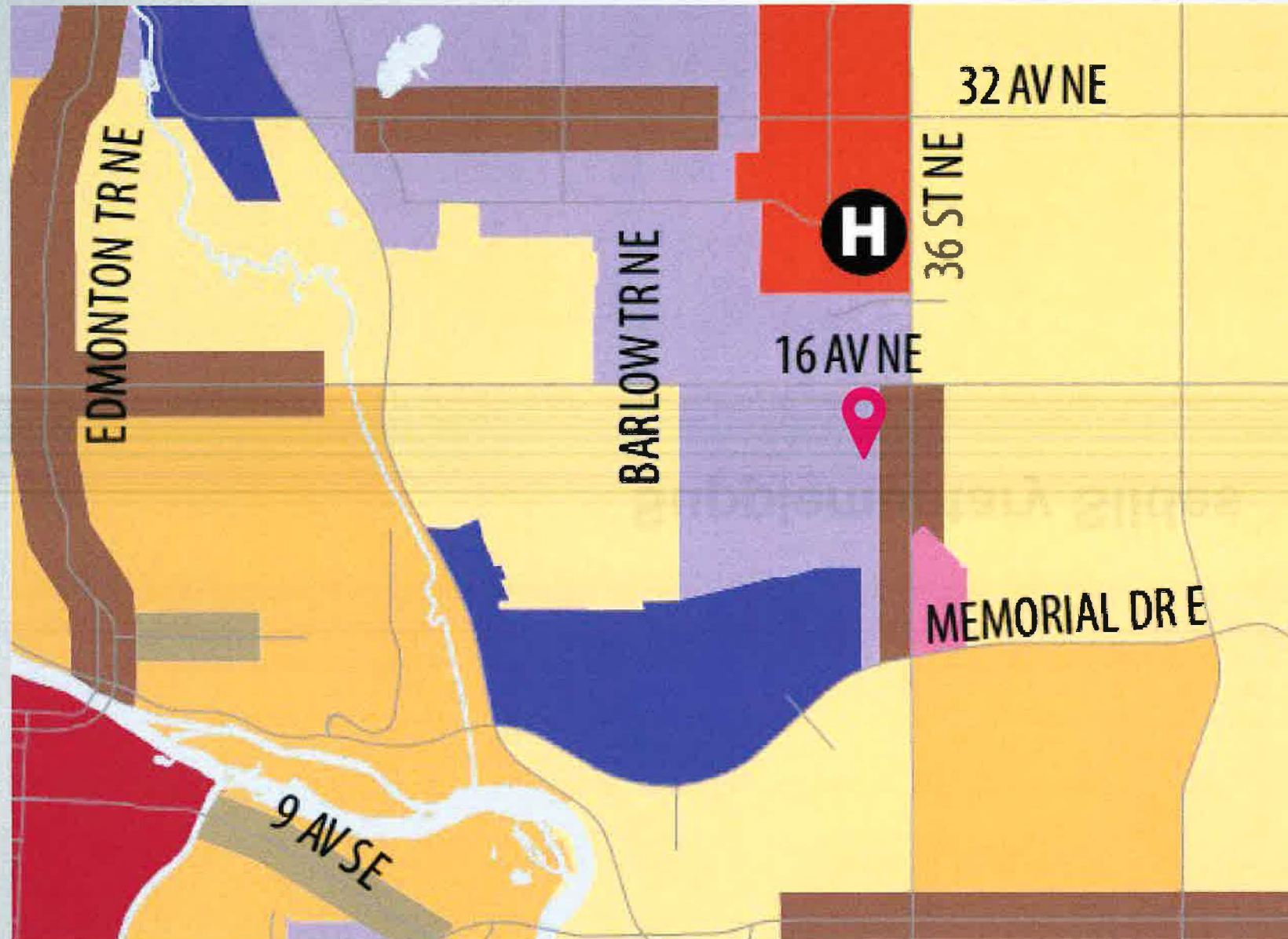
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# Supplementary Slides



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Developing Residential**

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

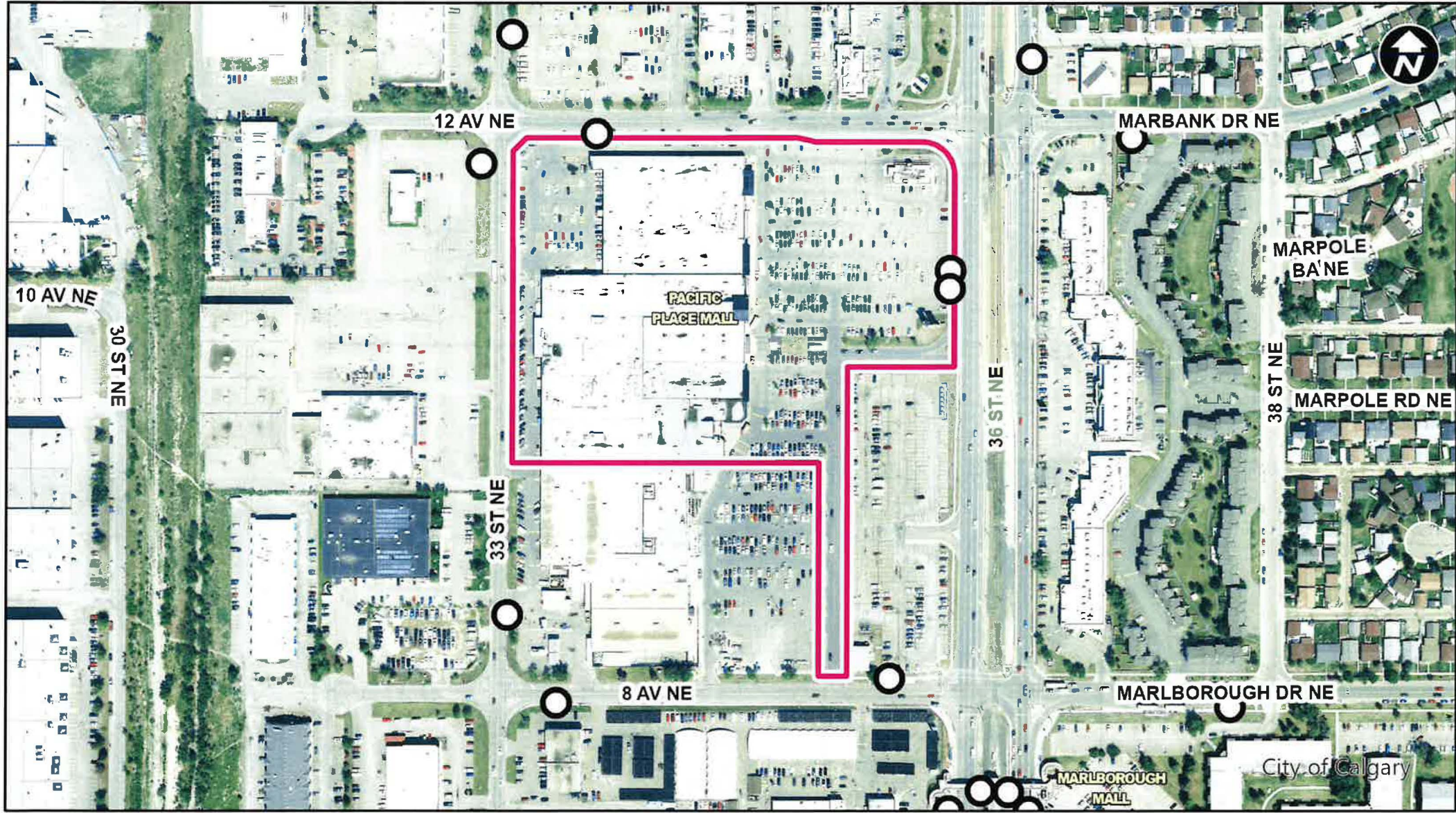
**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

H Hospital

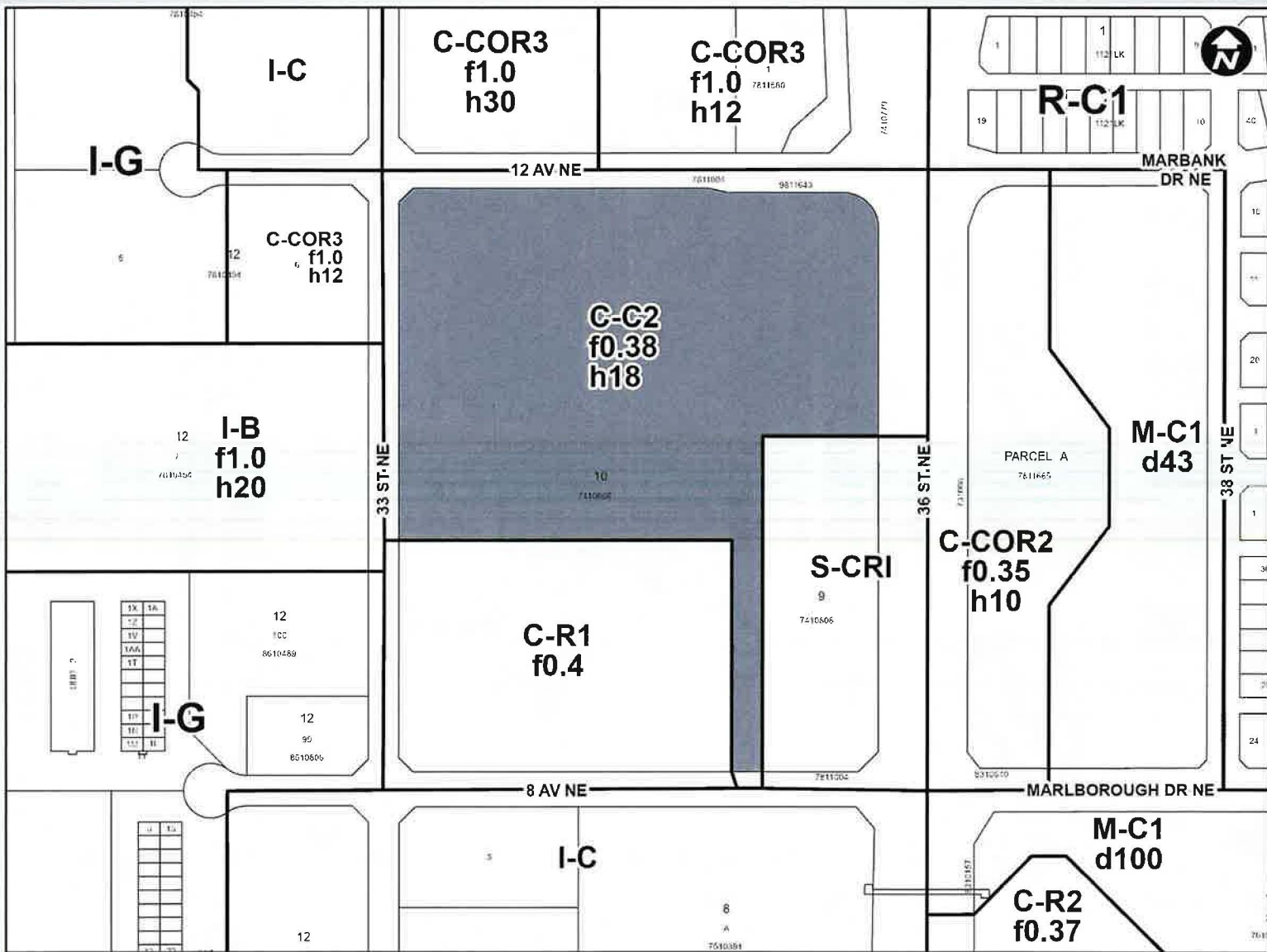
Subject Site

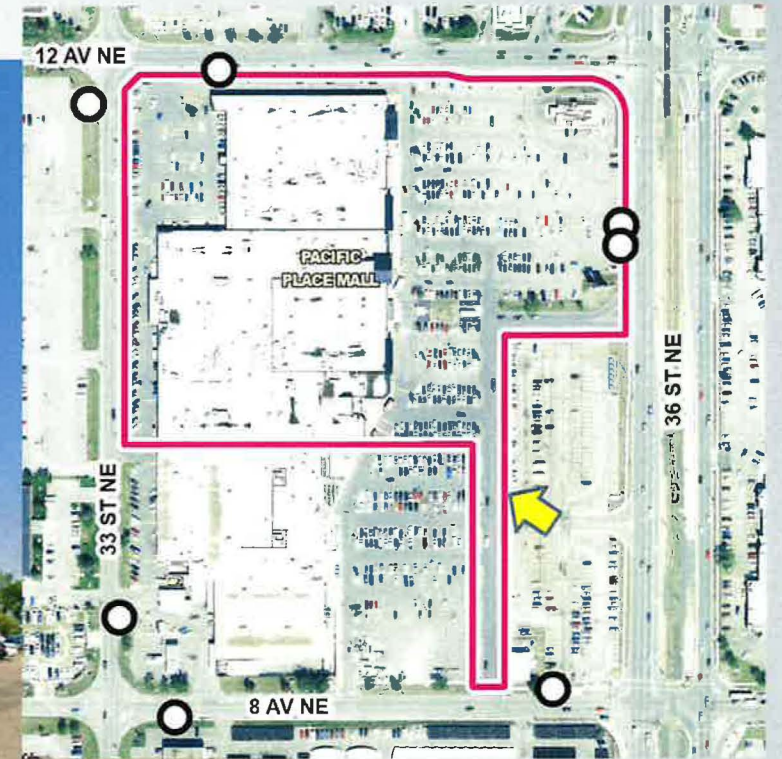
# Bus Stop Location Map 11



- LEGEND**
- 600m buffer from LRT station
  - LRT Stations
  - Blue
  - LRT Line
  - Blue
  - Bus Stop

# Existing Land Use Map 12





Looking west from the Marlborough LRT Park and Ride Lot