



Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0342 / CPC2024-0335

Land Use Amendment

May 7, 2024

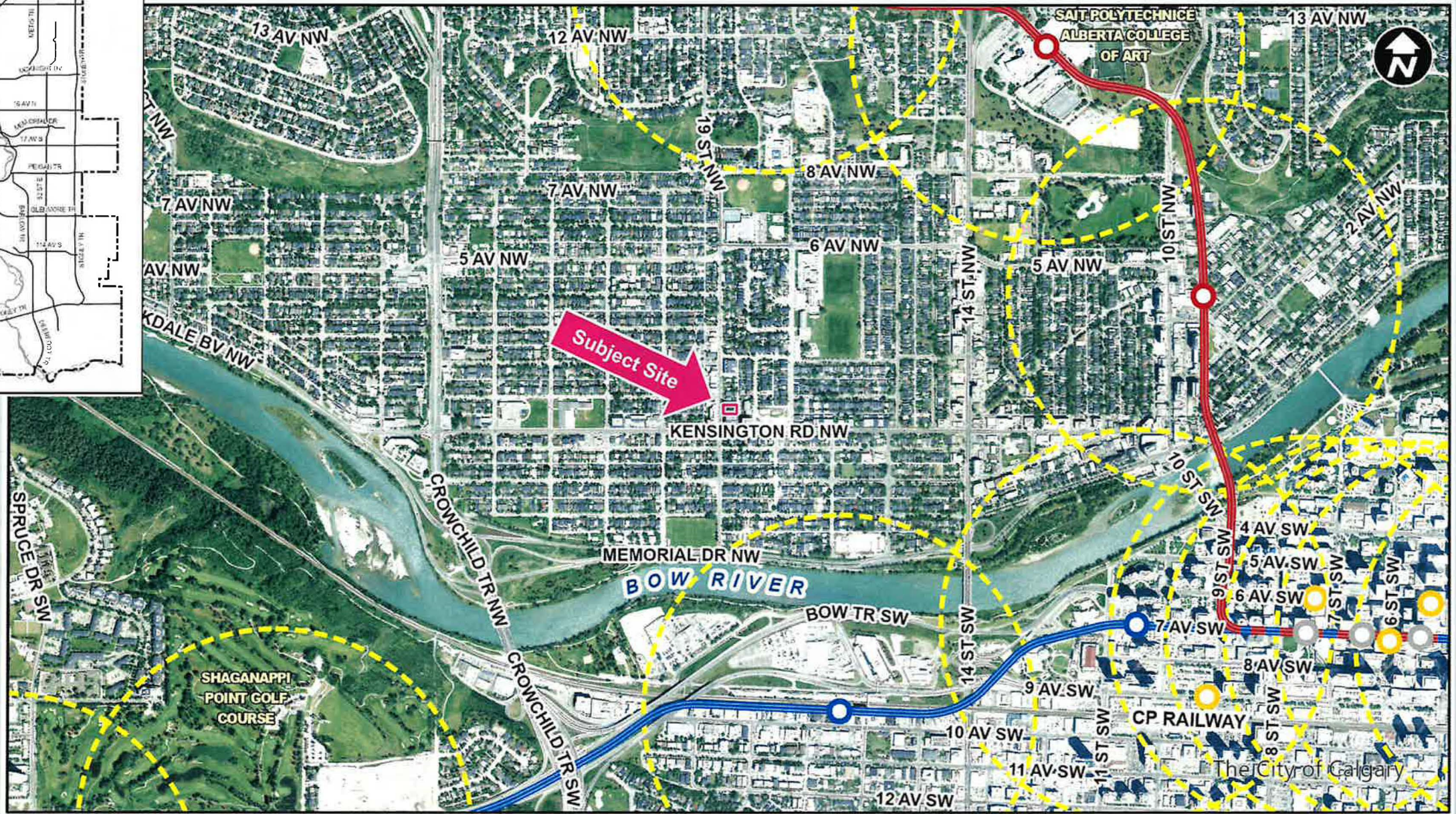
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.21, CPC2024-0335
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 139D2024** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 114 and 118 – 19 Street NW (Plan 8942GB, Block 19, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f1.5h12) 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

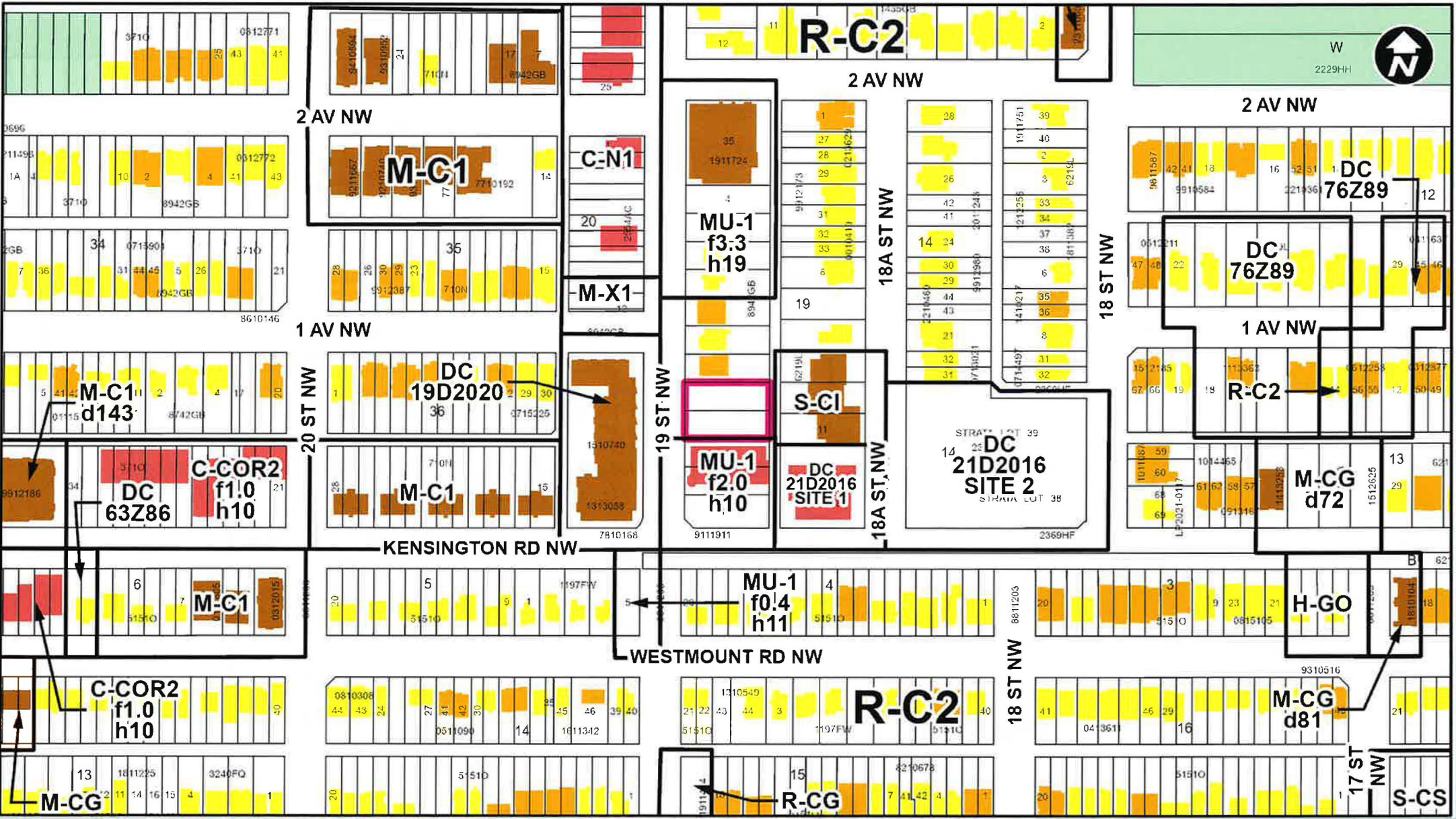
○ Bus Stop

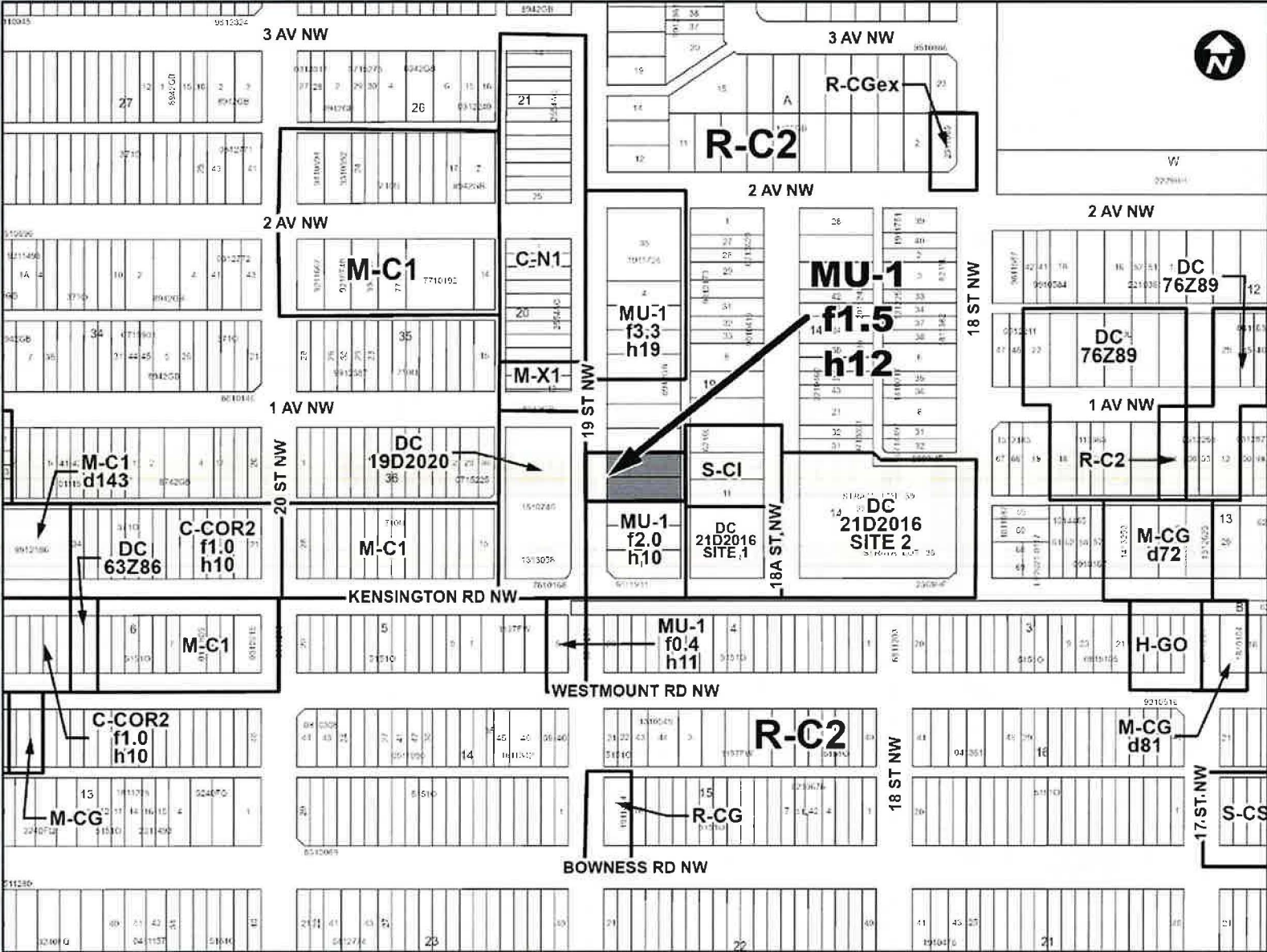
Parcel Size:

0.11 ha
27m x 41m

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 MU-1 District:

- Floor Area Ratio = 1.5 (approximately 1,650m²)
- Height = 12 metres (approximately 3 storeys)
- Supports commercial and/or residential uses at grade along a commercial street

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Supplementary Slides









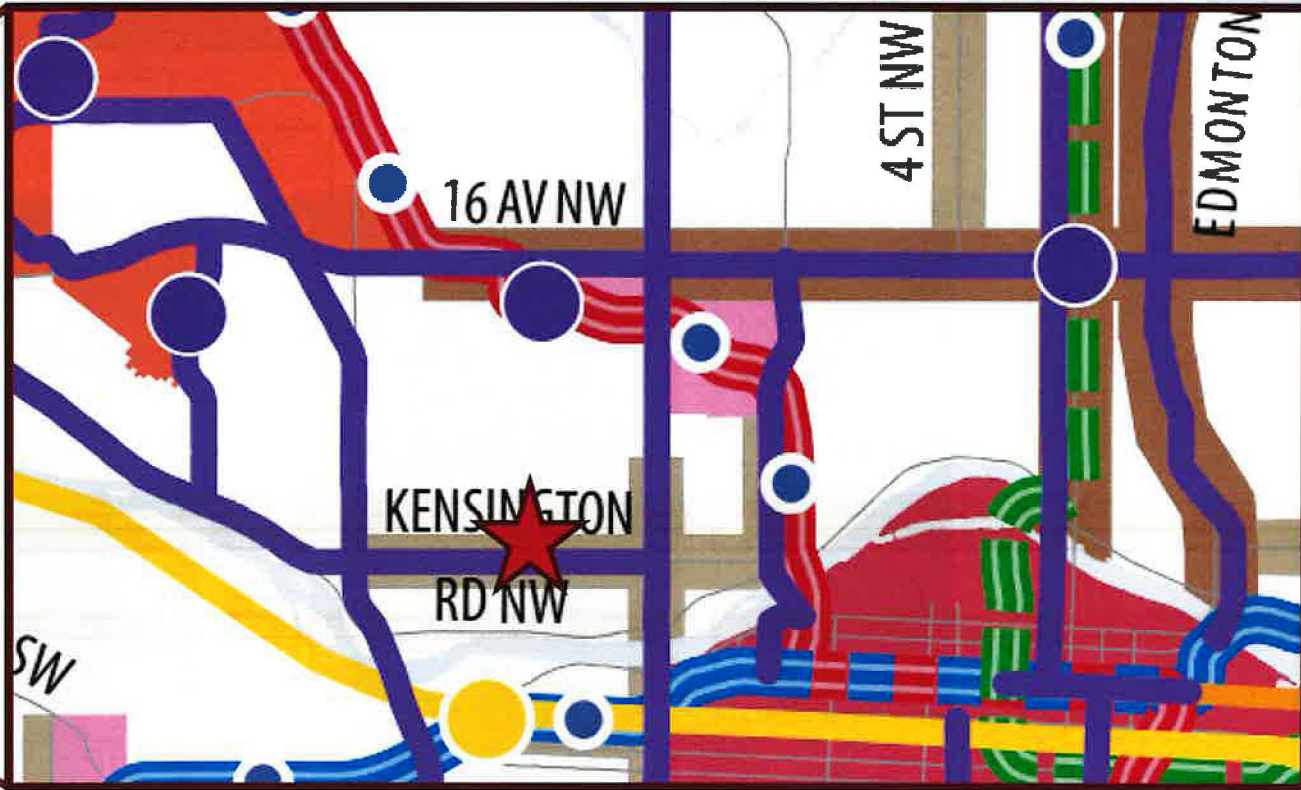






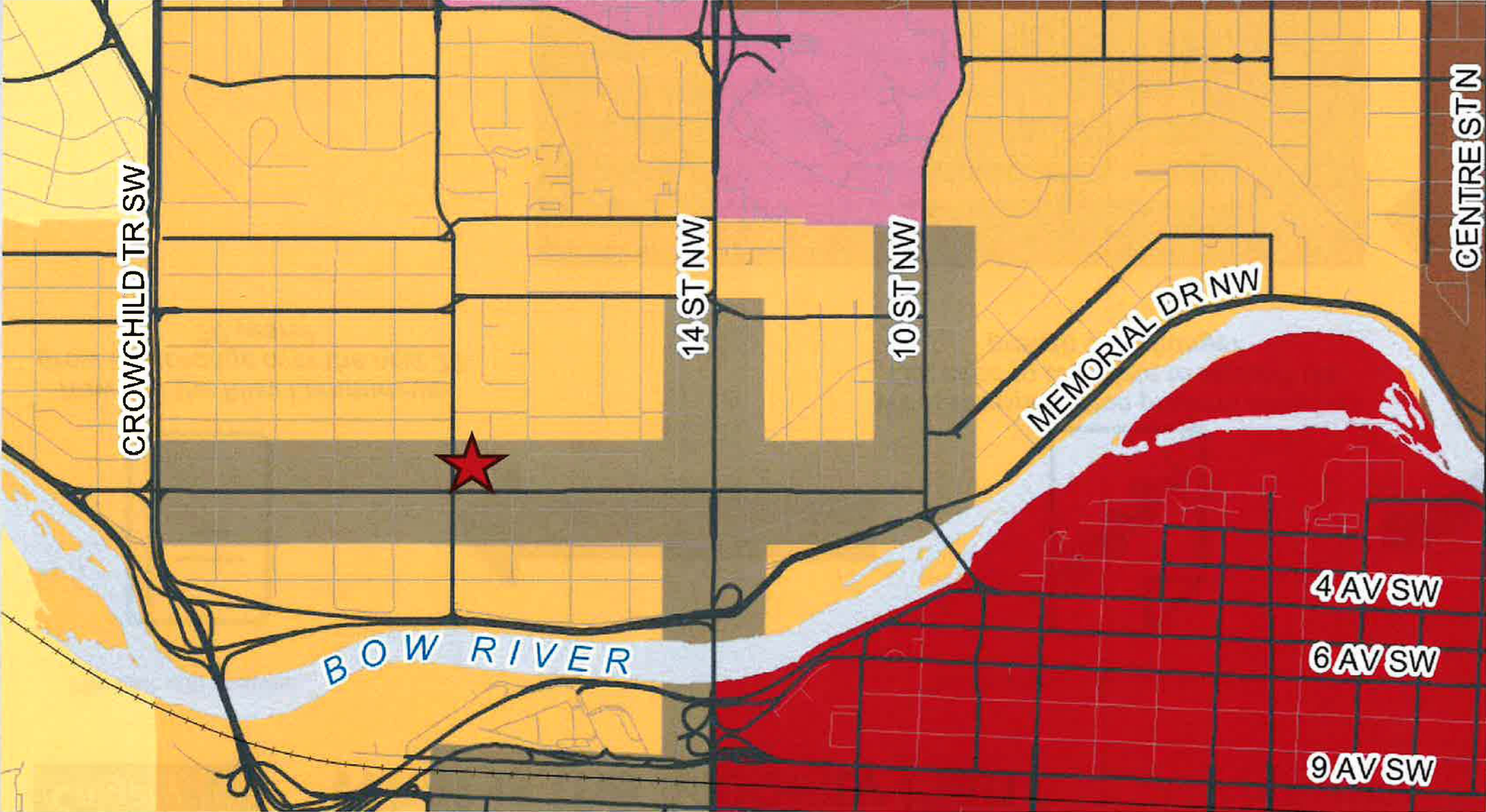


2 Primary Transit Network



Legend

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> Primary Transit Network, 2020 Frequent, Fast, Reliable, Connected <10 min. Frequency, 15-30 min. Frequency Primary Transit Network (available to be determined based on land use development) Primary Stop of Network (dependent on adjacent land use) Connection to mode in region | <ul style="list-style-type: none"> Regional Commuter Rail Corridor High-Speed Rail Corridor Calgary - Edmonton Primary Transit Hub Regional Intra-City Subway Hub Transit Centers City Limits | <ul style="list-style-type: none"> Red Line LRT Blue Line LRT Blue-Red Line LRT Green Line LRT Transit Station/Utility Corridor | <ul style="list-style-type: none"> Urban Structure Greater Downtown Major Activity Centre Community Activity Centre Urban Main Street Neighbourhood Main Street Industrial - Employee Entrance |
|---|--|--|---|

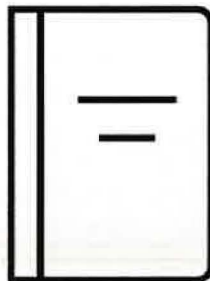


★ Subject Site



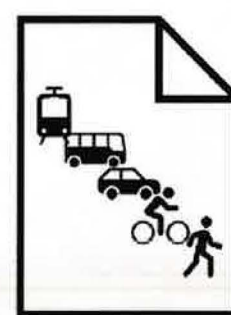
What is the Mobility Plan?

The LAP will answer...



How will the Riley Communities grow and change over the next 20-30 years?

The Mobility Plan will answer....



What transportation projects does The City need to complete to support the growth and change?



The Mobility Plan is...

- A study of existing and anticipated transportation issues and opportunities in the communities
- A roadmap for the City to guide projects and investments in order of priority
- A long-term plan*



Mobility Plan Methodology

Step 1: Identify Issues and Opportunities



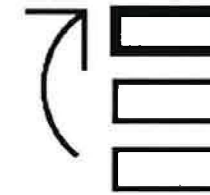
- Informed by:
 - Existing policies and plans
 - Technical analysis
 - Community insight

Step 2: Shortlist Projects and Determine Feasibility



- Identify projects that address issues and opportunities
- Assess project feasibility

Step 3: Prioritize Projects



- Prioritization will be aligned with:
 - LAP vision + objectives
 - Immediate need and potential impact
 - Plans for asset management