



Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0386 / CPC2024-0347

Land Use Amendment

May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

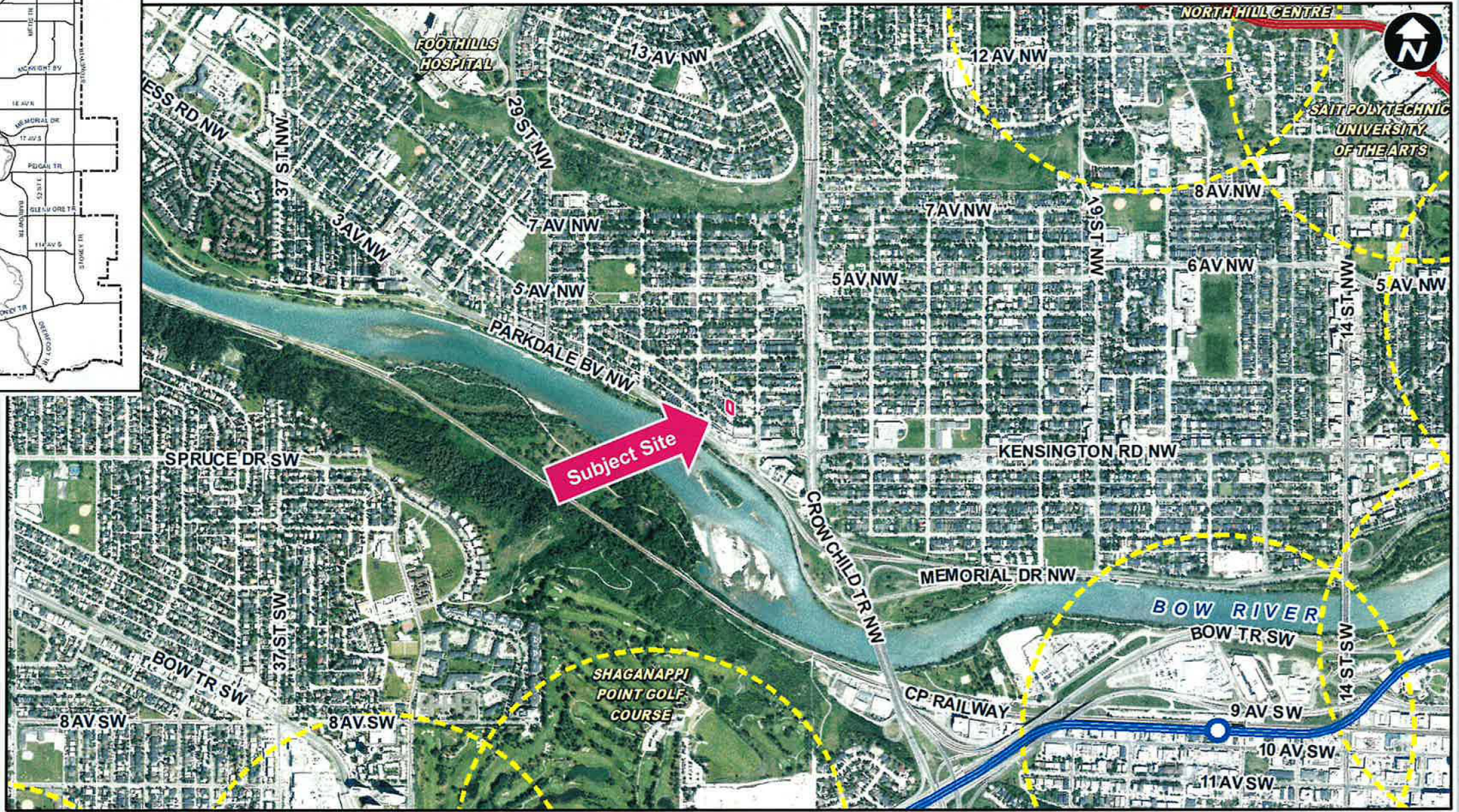
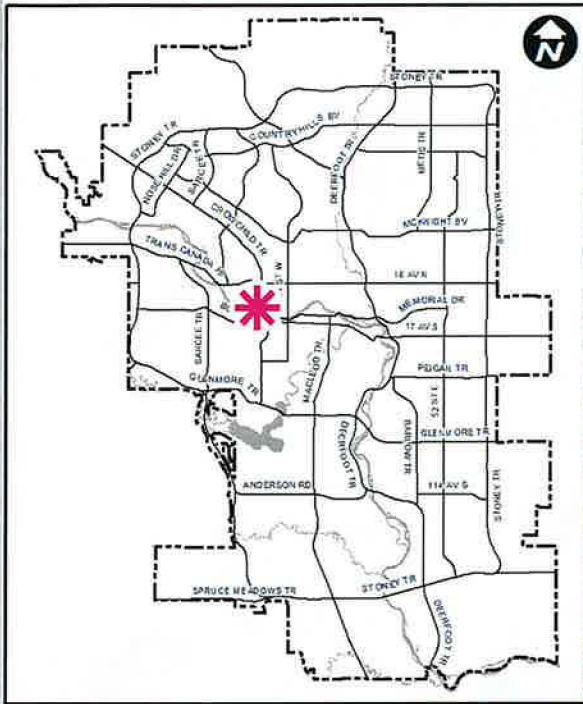
MAY 07 2024

ITEM: 7.2.19 CPC2024-0347
Disinfo Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 147D2024** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2624 – 1 Avenue NW (Plan 330AB, Block 5, Lots 10 and 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) 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

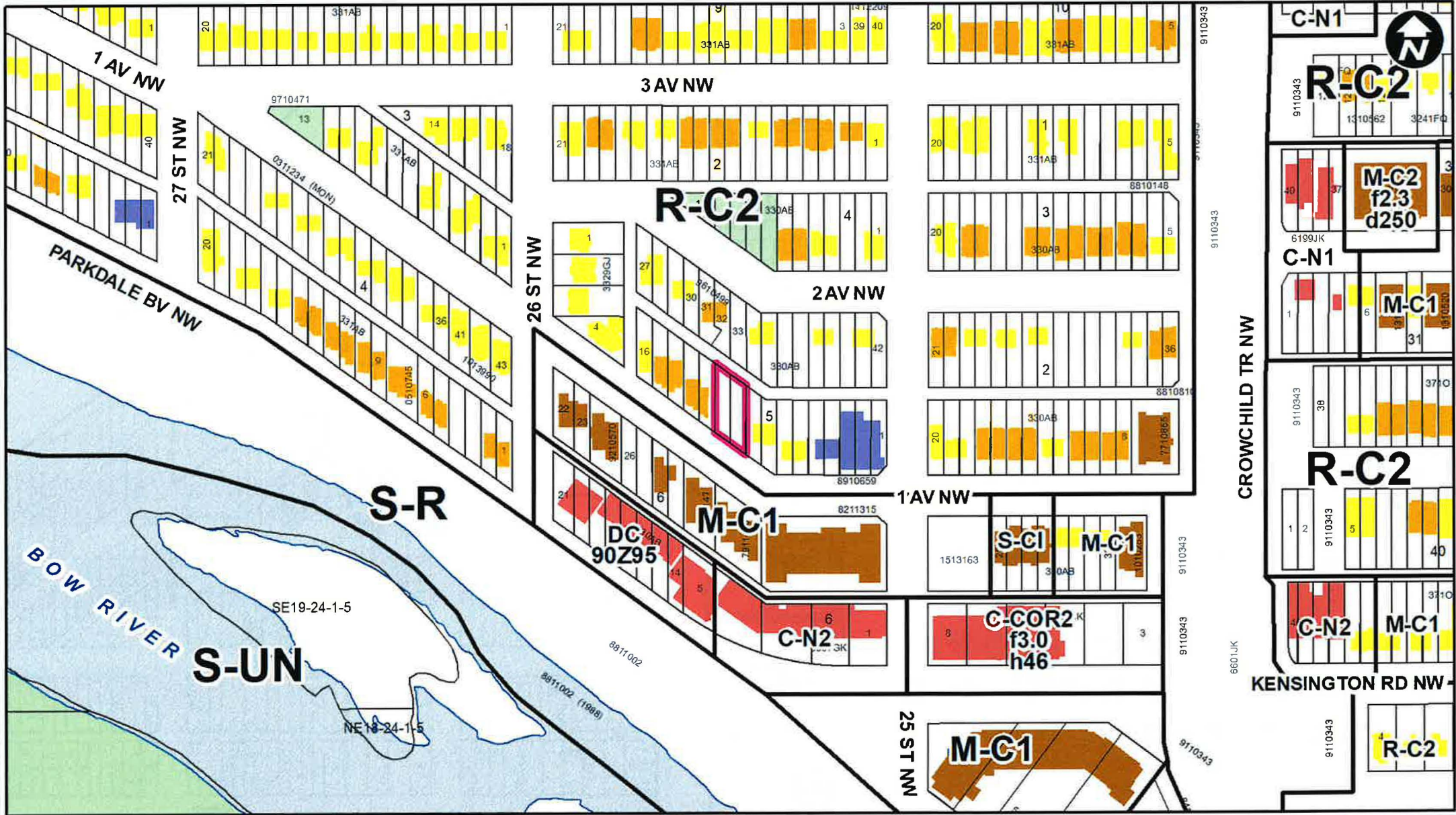
○ Bus Stop

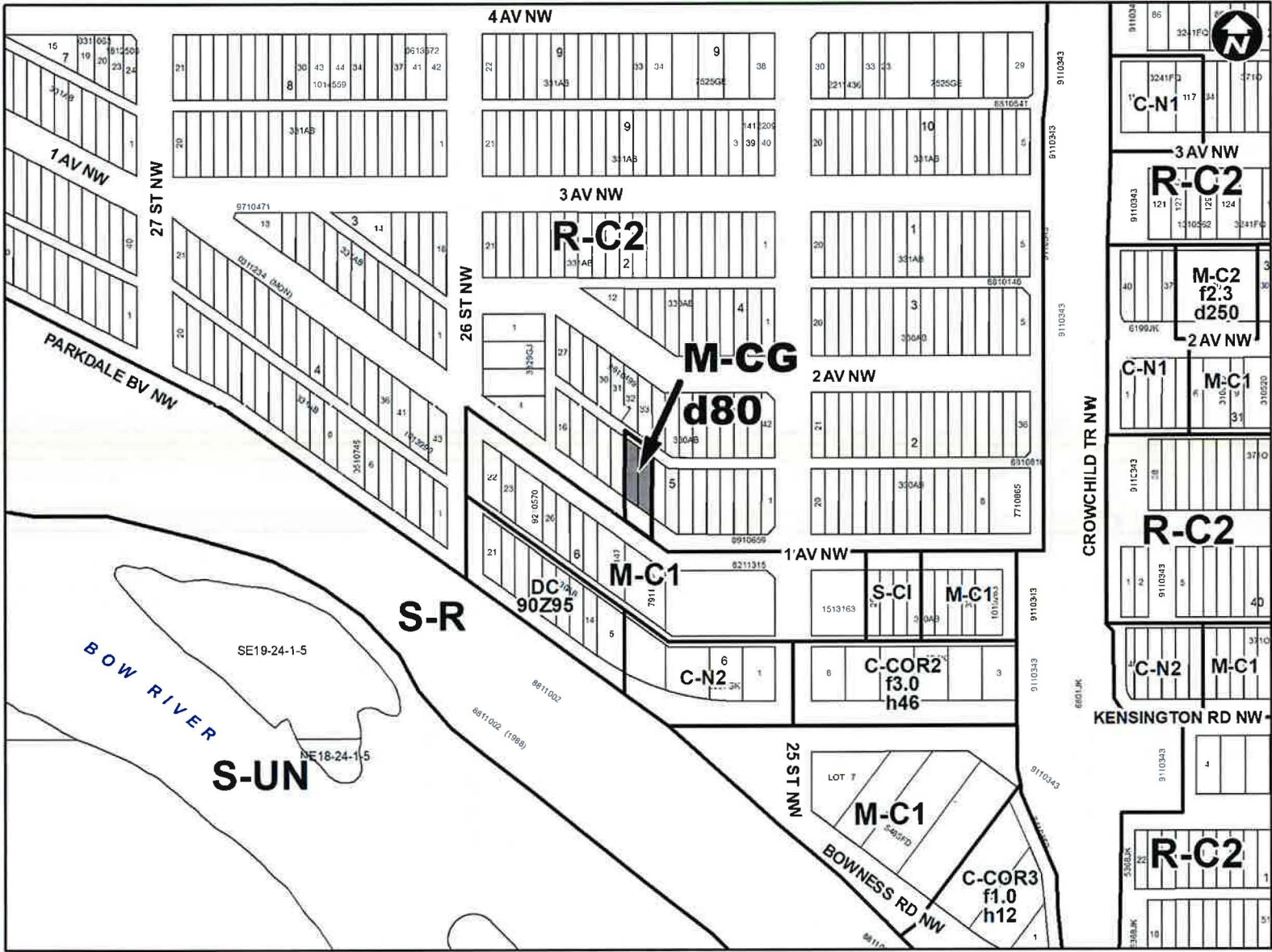
Parcel Size:

0.05 ha
15m x 33m

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 Multi-Residential – Contextual Grade-Oriented (M-CGd80) District:

- Allows for multi-residential development with suites directly adjacent to low-density development
- Maximum building height of 12 metres (approx. 3 storeys)
- Maximum density of 80 units per hectare (4 units, plus suites)

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Supplementary Slides

Facing north off 1st Avenue NW



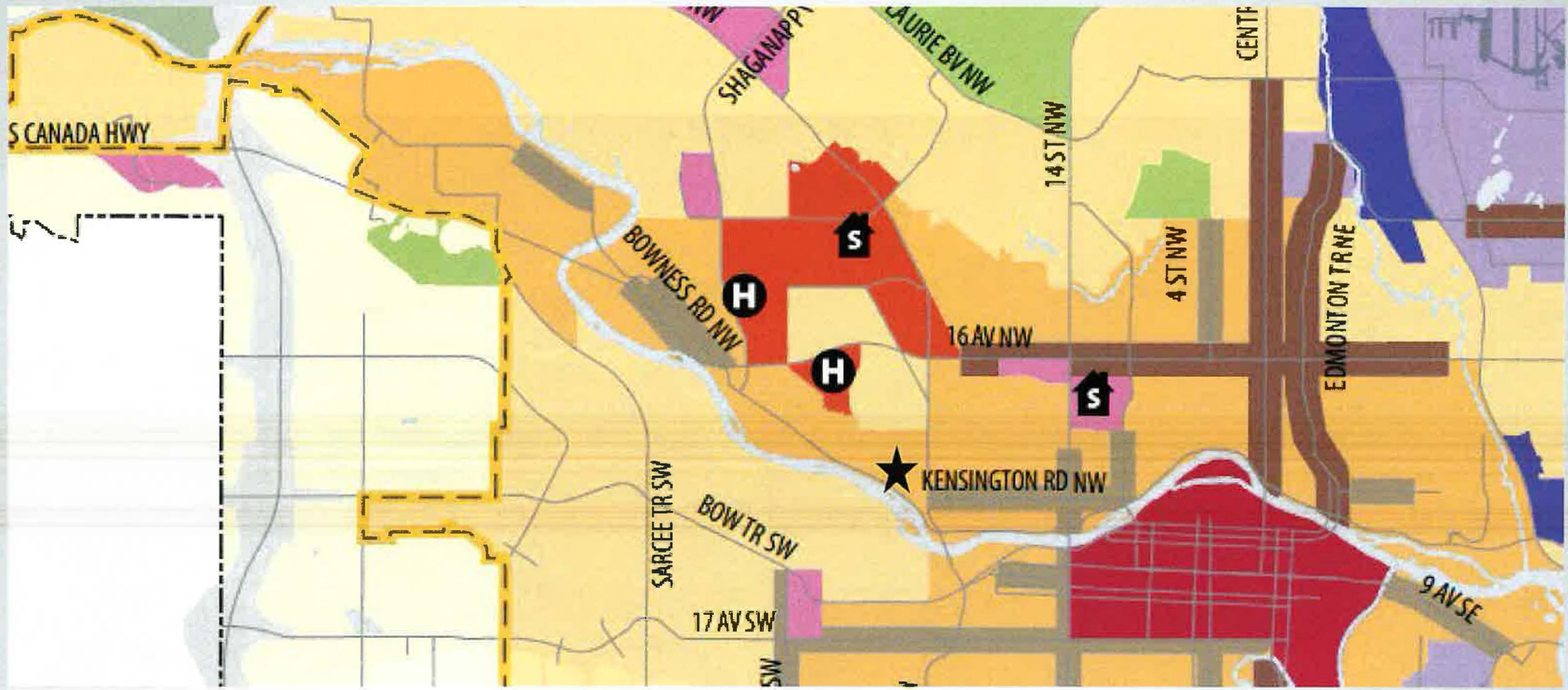
Site view from the lane











Urban Structure
(By Land Use Typology)

Activity Centres	Developed Residential	Industrial	Hospital
Greater Downtown	Inner City	Industrial - Employee Intensive	University
Major Activity Centre	Established	Standard Industrial	Transportation/Utility Corridor
Community Activity Centre			City Limits
Main Streets	Developing Residential	Major Public Open Space	
Urban Main Street	Planned Greenfield with Area Structure Plan (ASP)	Public Utility	
Neighbourhood Main Street	Future Greenfield		
		Balanced Growth Boundary	

★ Subject Site

	R-CG	M-CGd80	M-CG	H-GO
Maximum Density	75	80	111	1.5 FAR
Total number of units based on 0.05 hectares	3.75 (rounded down to 3)	4	5	Based on 1.5 FAR
Maximum Building Height (m)	11	12	12	12