



# Calgary Planning Commission

## Agenda Item: 7.2.3



# LOC2024-0052

## Land Use Amendment

July 4, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 04 2024  
ITEM: 7.2.3 CPC2024-0763  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT



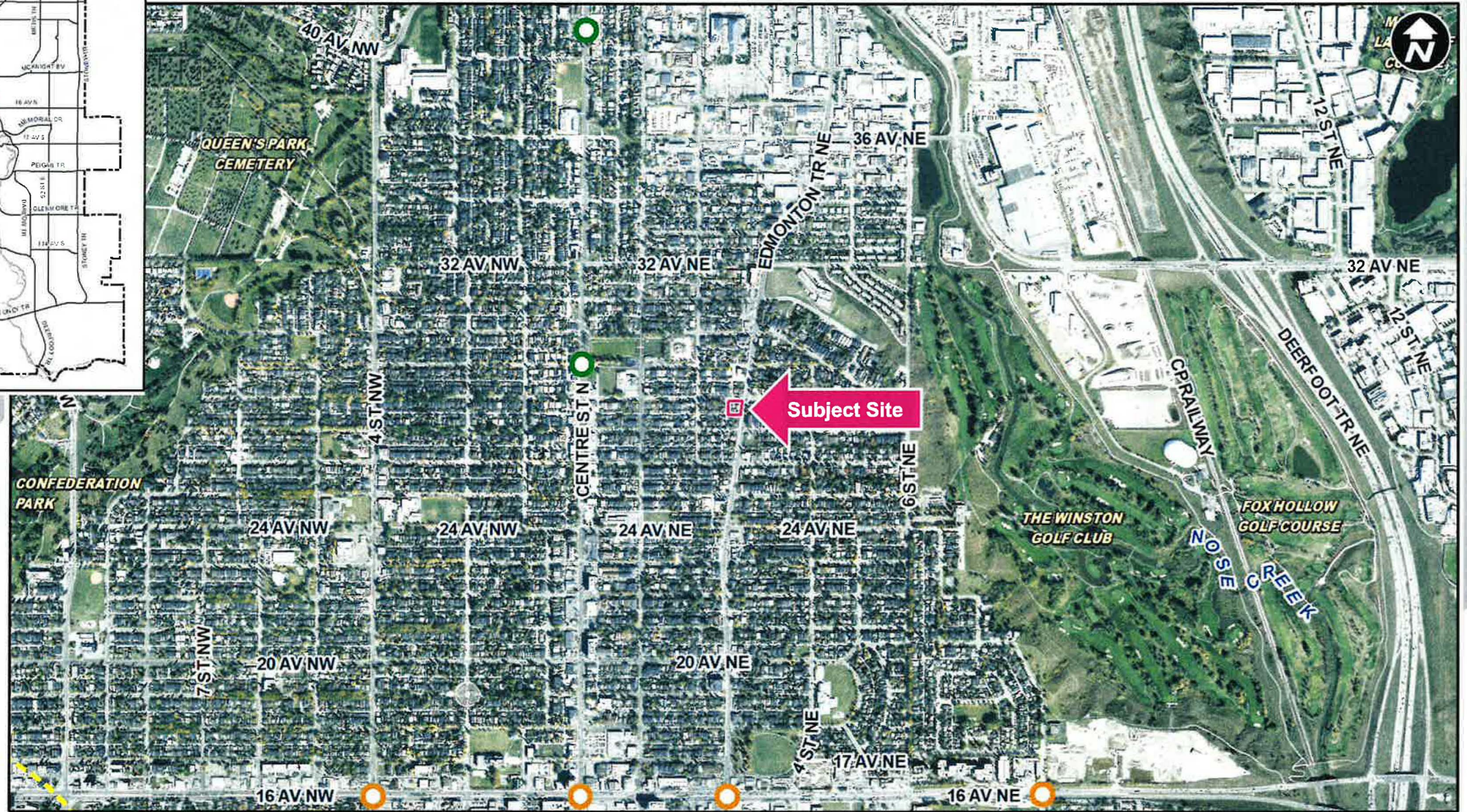
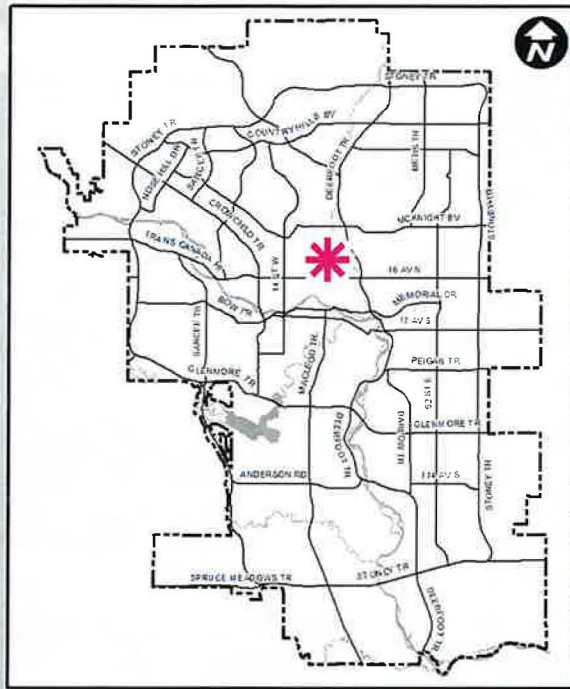
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.16 hectares  $\pm$  (0.39 acres  $\pm$ ) located at 2817 Edmonton Trail NE and 327 – 28 Avenue NE (Plan 2617AG, Block 31, Lots 6 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – General (MU-1f3.5h22) District.



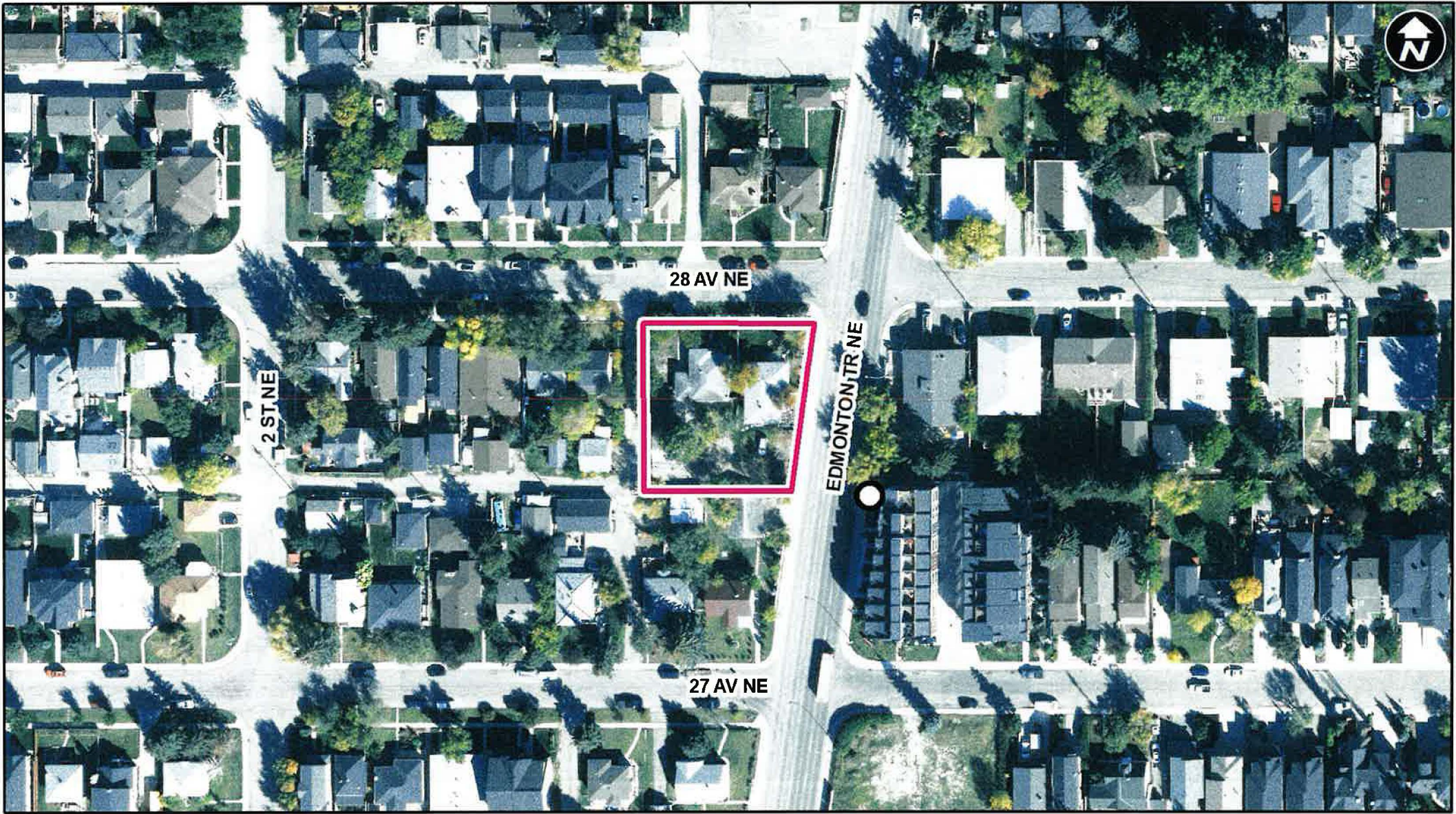




**LEGEND**

- 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:

0.16 ha  
41m x 41m







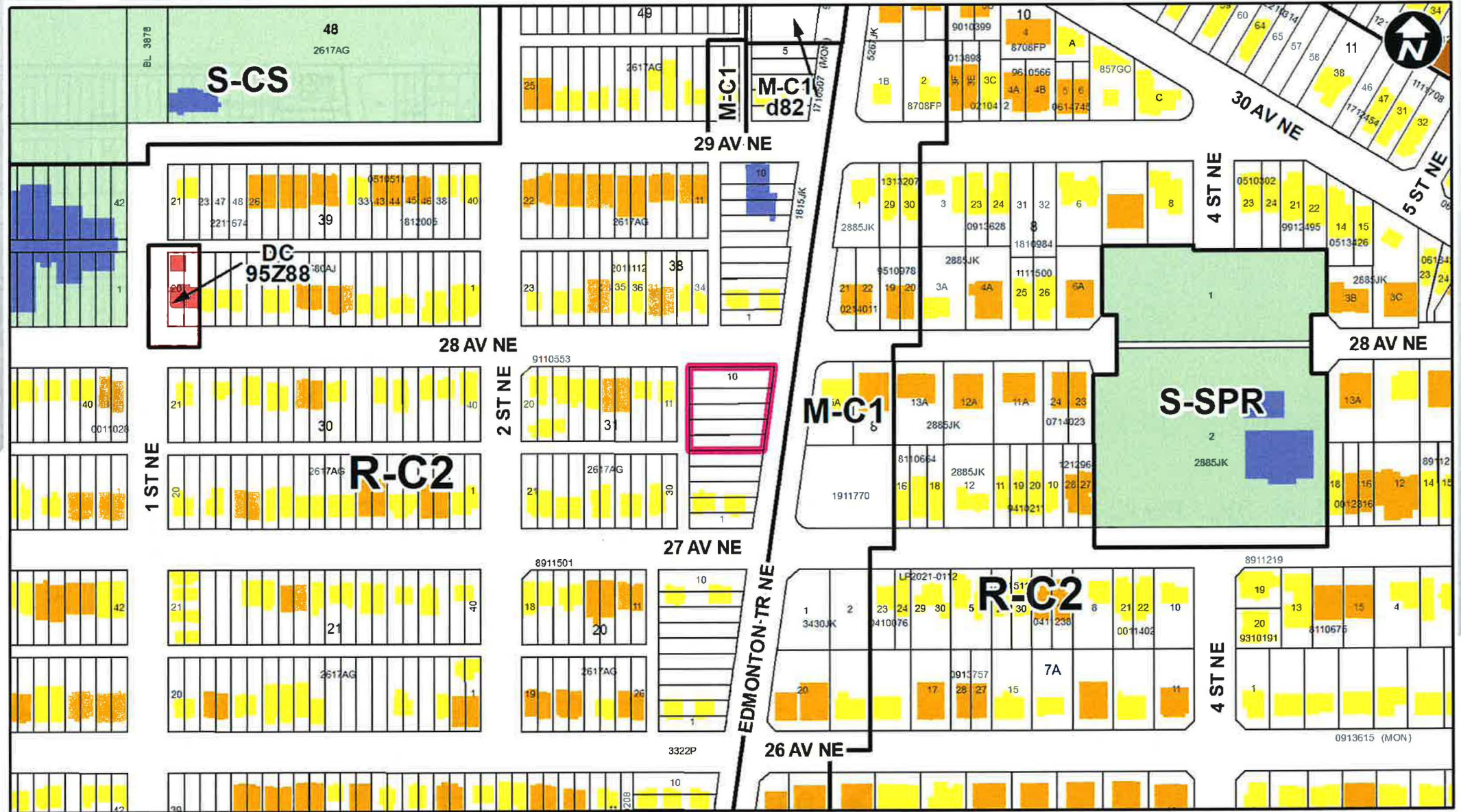




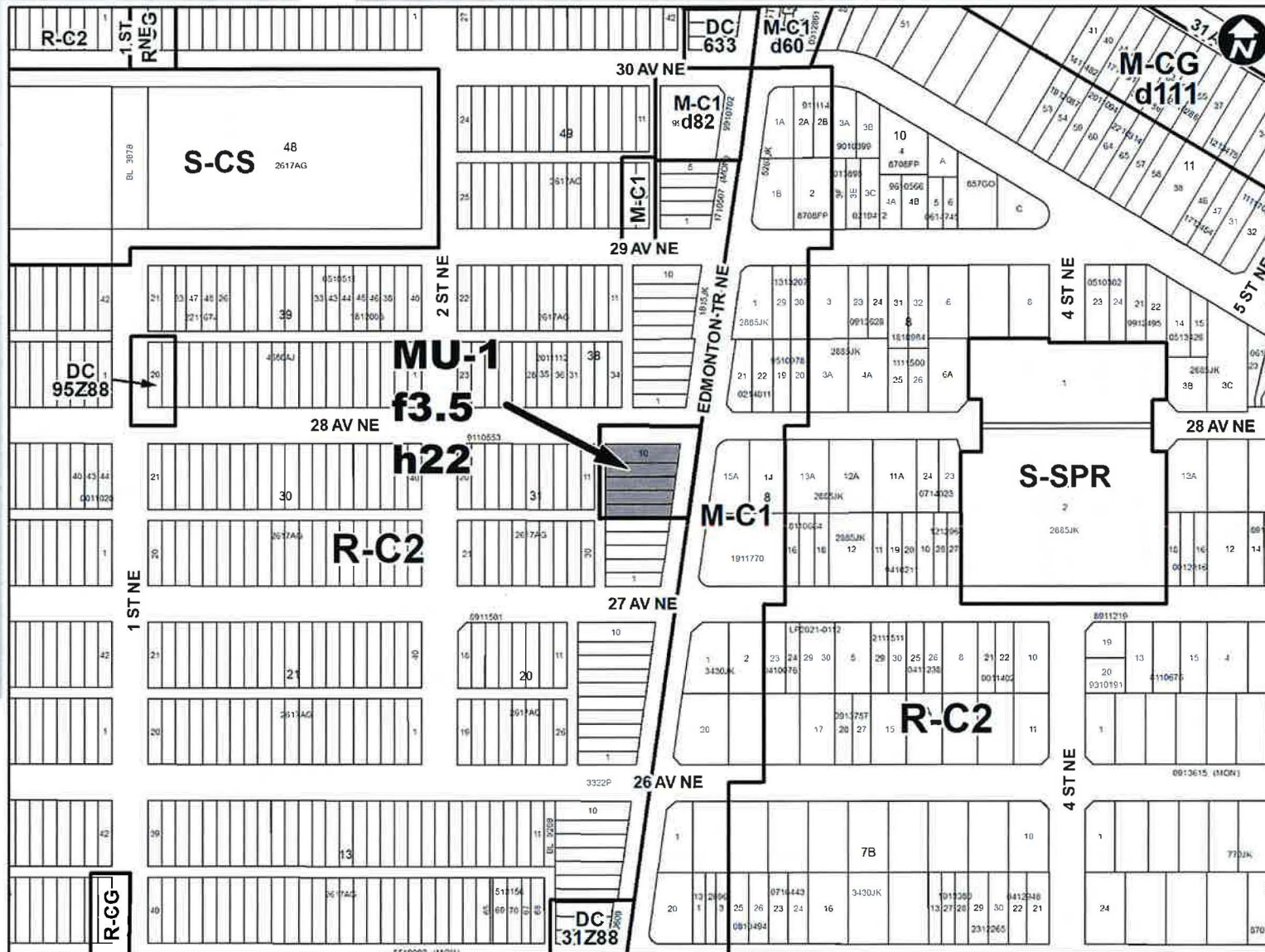
# Surrounding Land Use

## 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



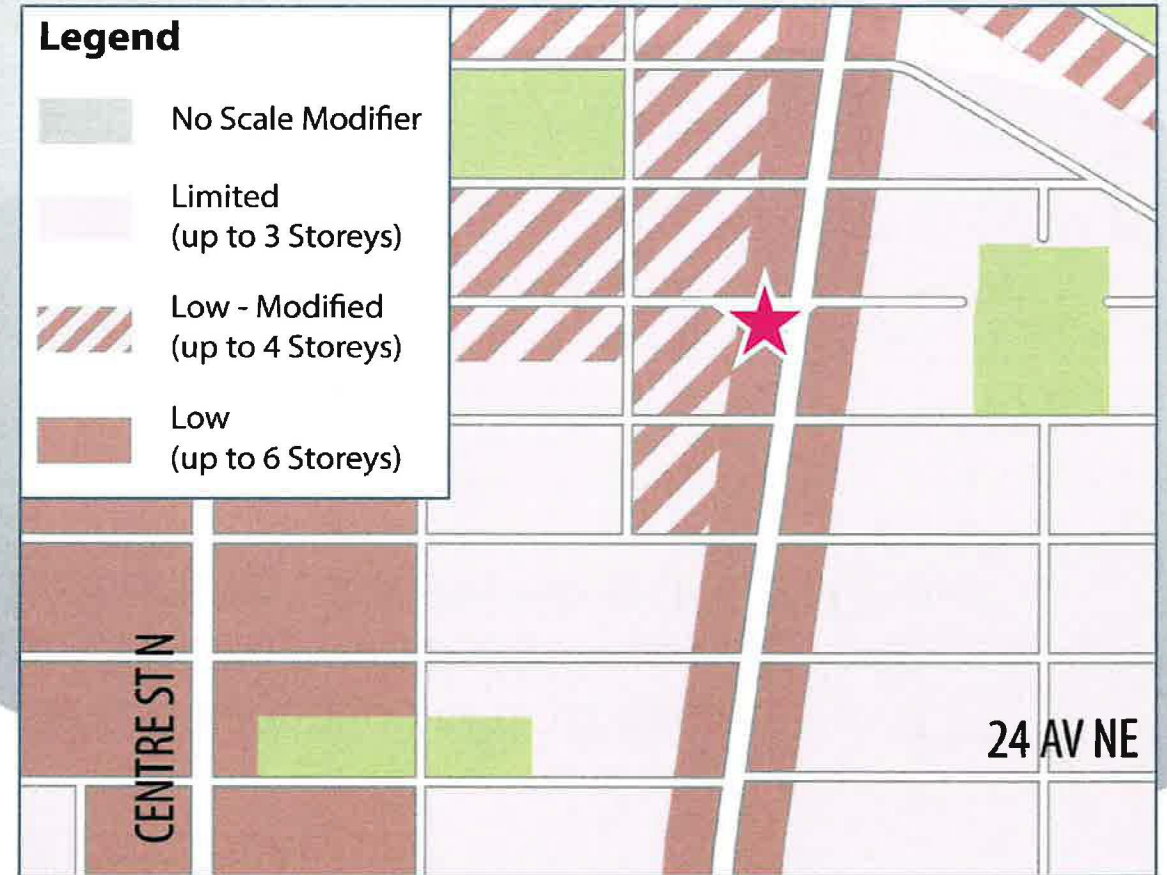
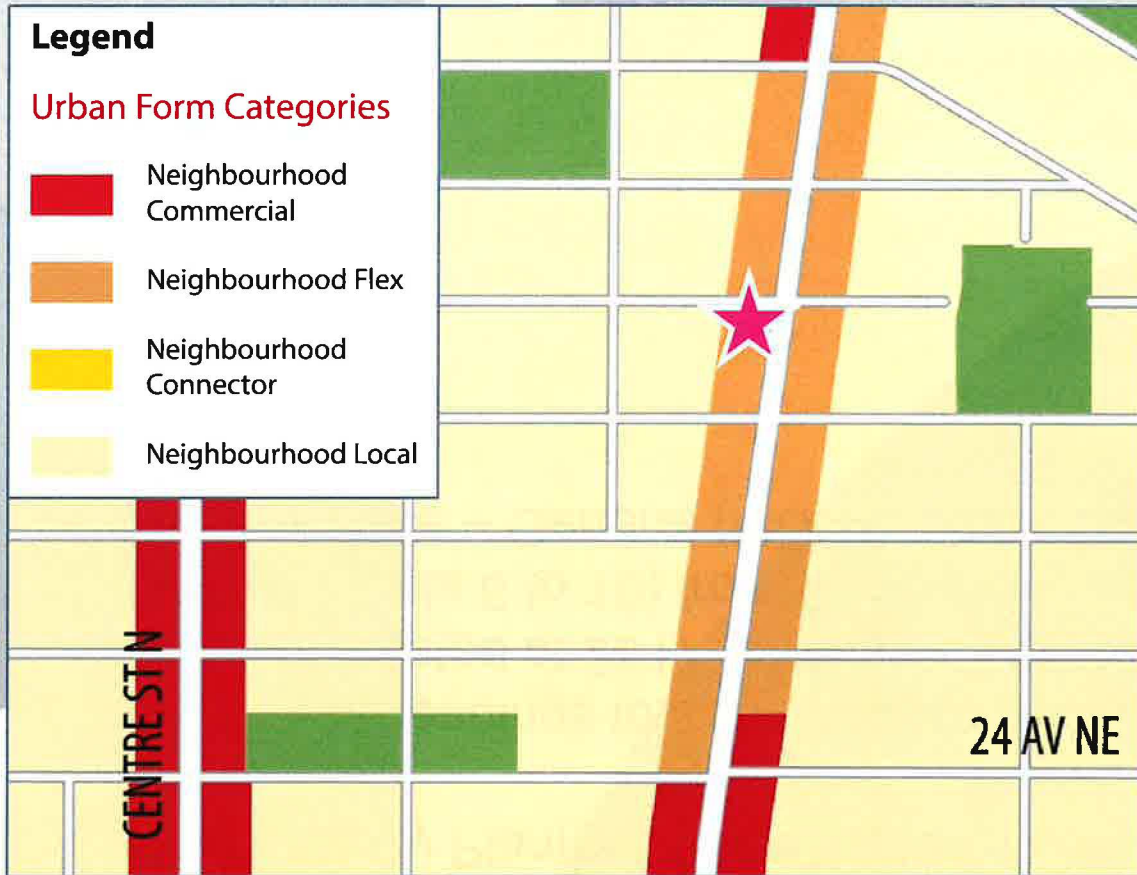




## Proposed MU-1f3.5h22 District:

- Accommodates commercial and residential uses at grade
- Max. floor area ratio of 3.5
- Max. height of 22 metres





★ Subject Site



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**Supplementary Slides**







