



LOC2024-0089 Land Use Amendment

July 4, 2024

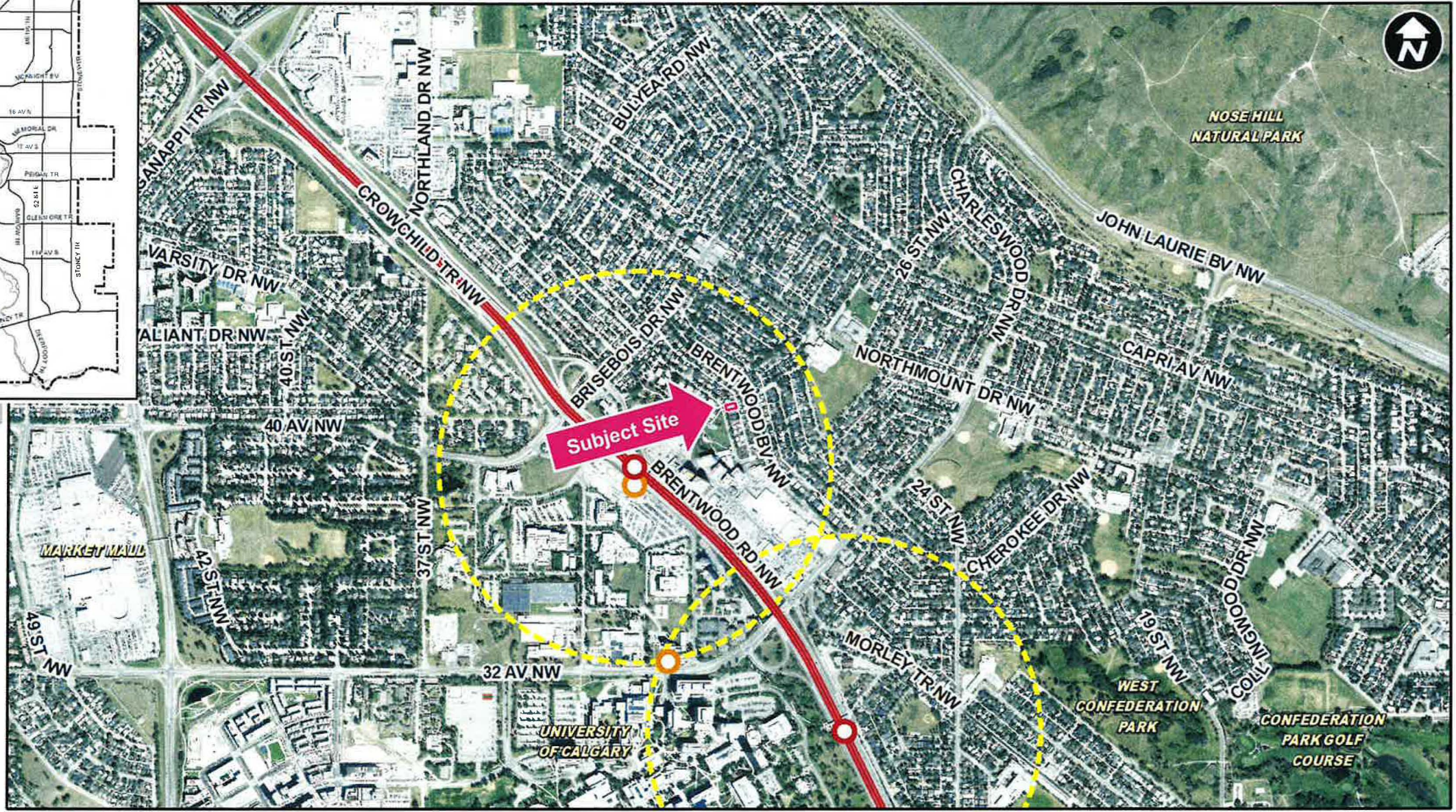
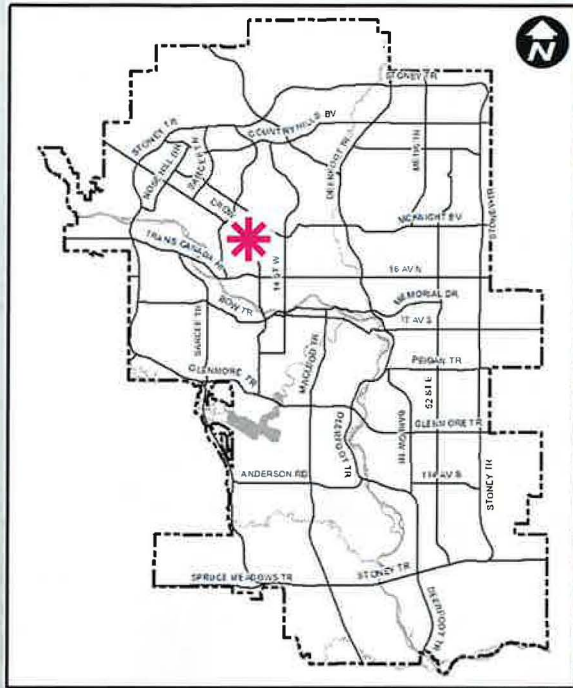
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 04 2024
ITEM: 7.2.1 CPC2024-0754
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

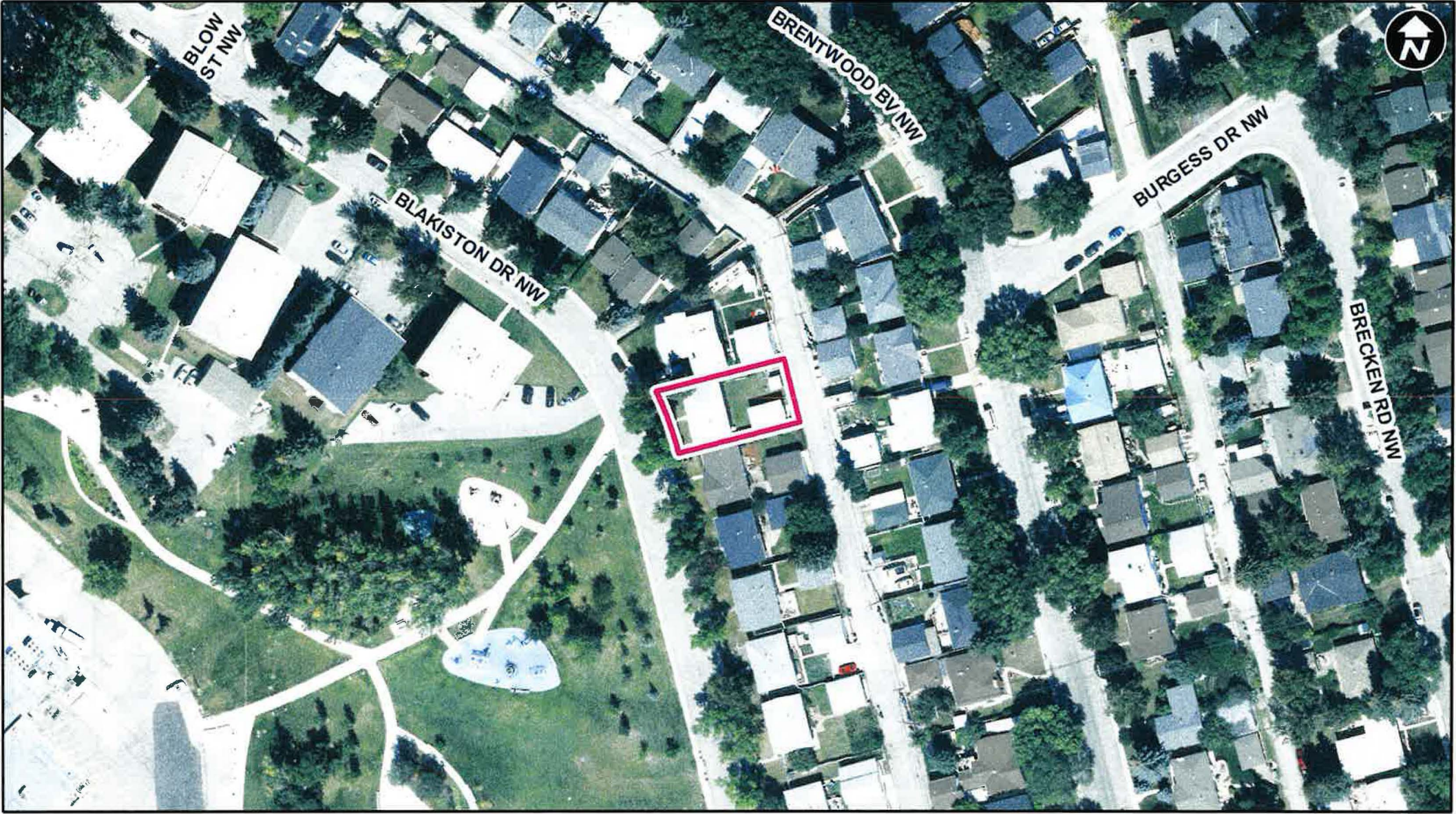
Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2936 Blakiston Drive (Plan 6JK, Block 16, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.





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



Parcel Size:

0.05 ha
15m x 31m

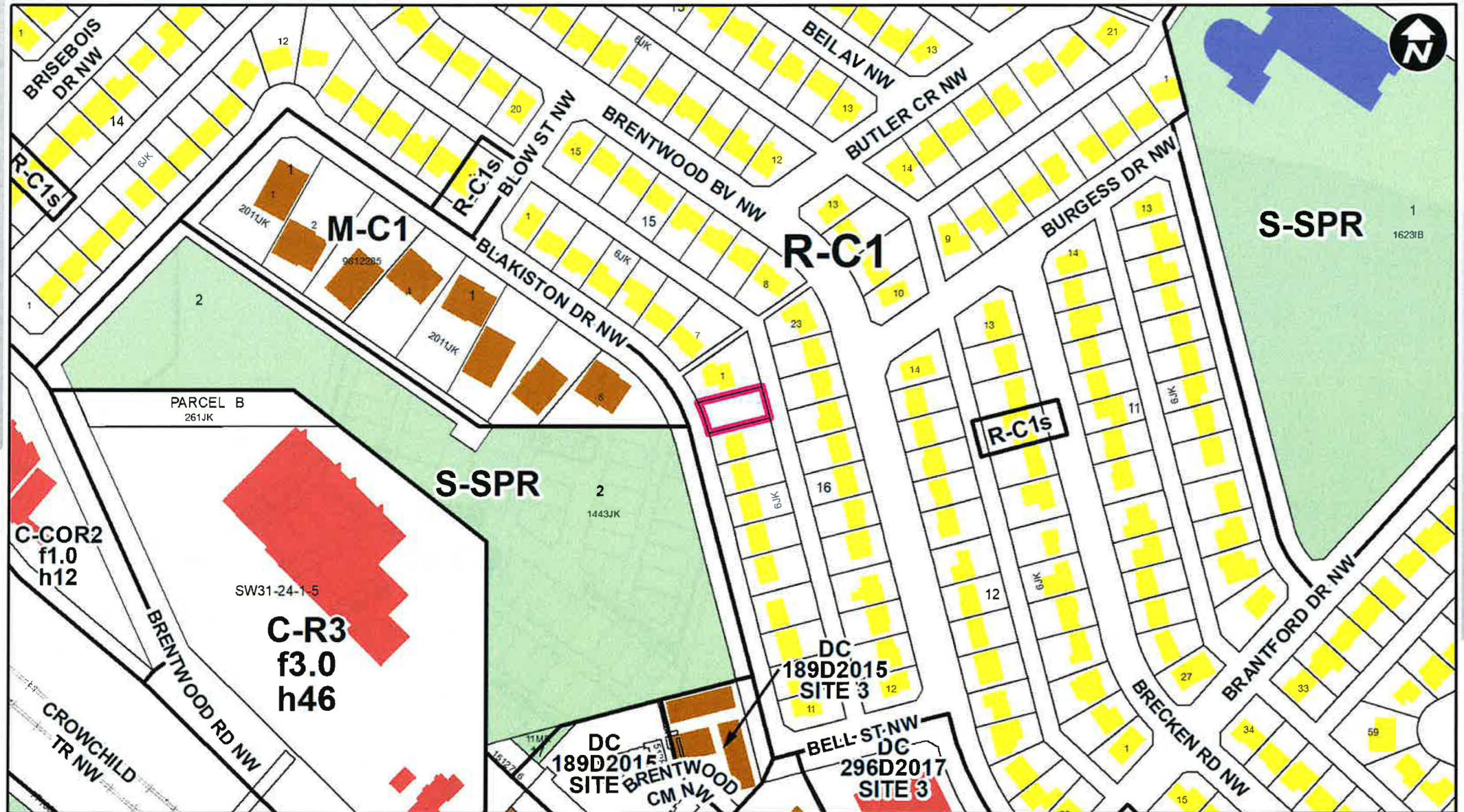


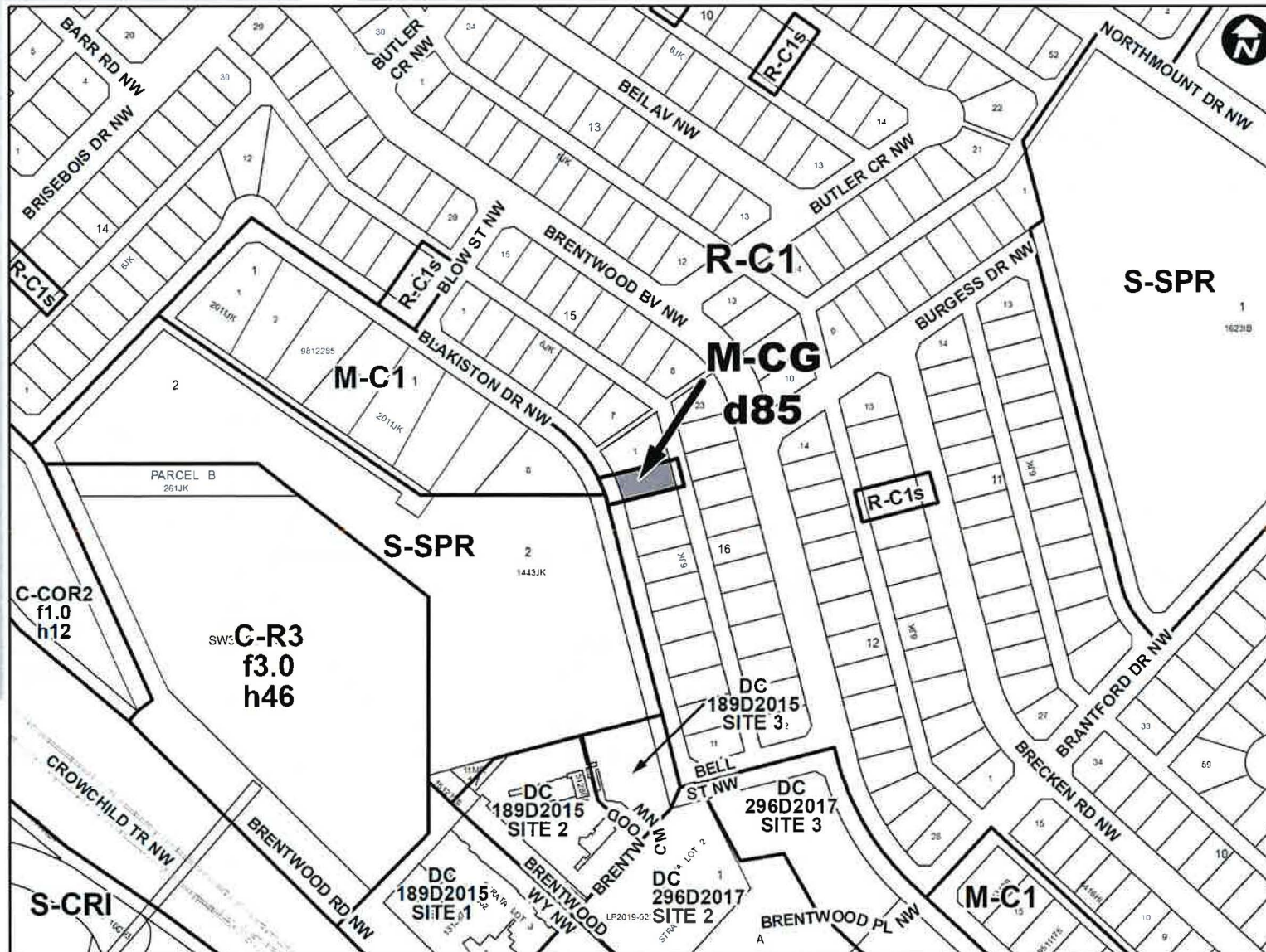


Surrounding Land Use

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-CGd85 District:

- Maximum building height of 12 metres
- Maximum density of 85 units per hectare (4 units)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2936 Blakiston Drive (Plan 6JK, Block 16, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

Supplementary Slides

Multi-Residential Location Criteria 11

Location Criteria	Subject Site
On a corner parcel	<input type="checkbox"/>
Within 400 metres of a transit stop	<input checked="" type="checkbox"/>
Within 600 metres of an existing or planned primary transit stop	<input checked="" type="checkbox"/>
On a collector or higher standard roadway on at least one frontage	<input type="checkbox"/>
Adjacent to existing or planned non-residential development or multi-unit development	<input type="checkbox"/>
Adjacent to or across from an existing or planned open space, park or community amenity	<input checked="" type="checkbox"/>
Along or in close proximity to an existing or planned corridor or activity centre	<input checked="" type="checkbox"/>
Direct lane access	<input checked="" type="checkbox"/>

Multi – Residential District Parking Requirements		Total (4 units, 4 suites)
MVP Requirements	Sum for all dwelling units and suites at the rate of 0.625 stalls	5 parking stalls
BP Requirements	Sum for all units and suites where the rate is: - 1.0 class 1 per unit - 1.0 class 1 per suite	8 class 1 stalls
Reduction rate	MVP requirements reduced by 25%	3.7 parking stalls
Parking Maximum	1.5 per Dwelling unit	6 parking stalls

