



Public Hearing of Council

Agenda Item: 7.2.10



LOC2023-0377 / CPC2024-0493

Land Use Amendment

July 16, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 16 2024

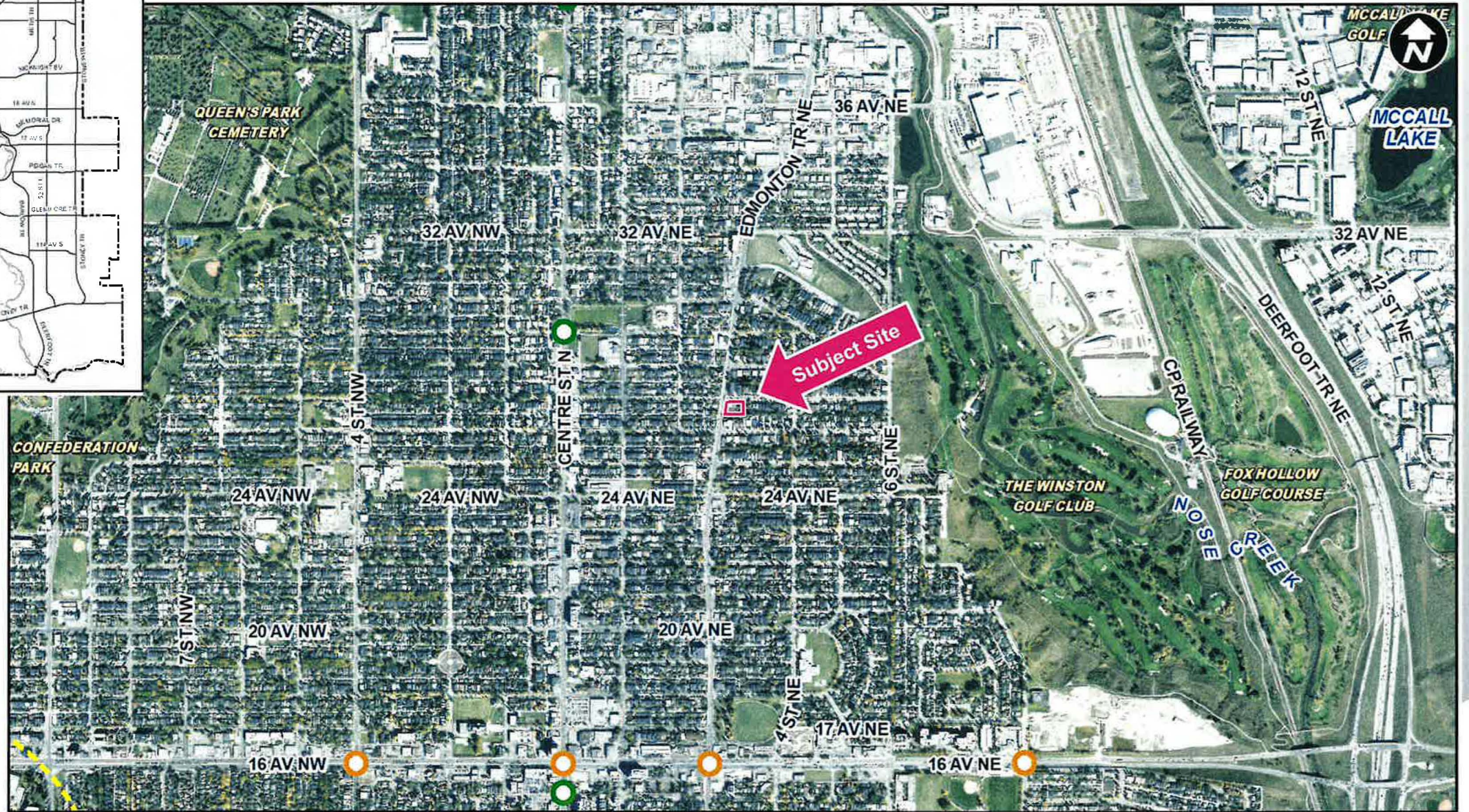
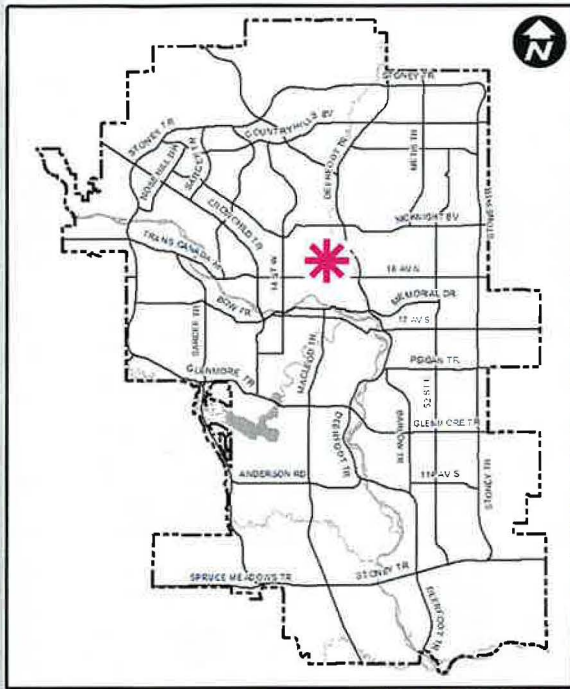
ITEM: 7.2.10 CPC2023-0377
Distrib-Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 191D2024** for the redesignation of 0.22 hectares ± (0.54 acres ±) located at 407 and 413 – 27 Avenue NE from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) 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:

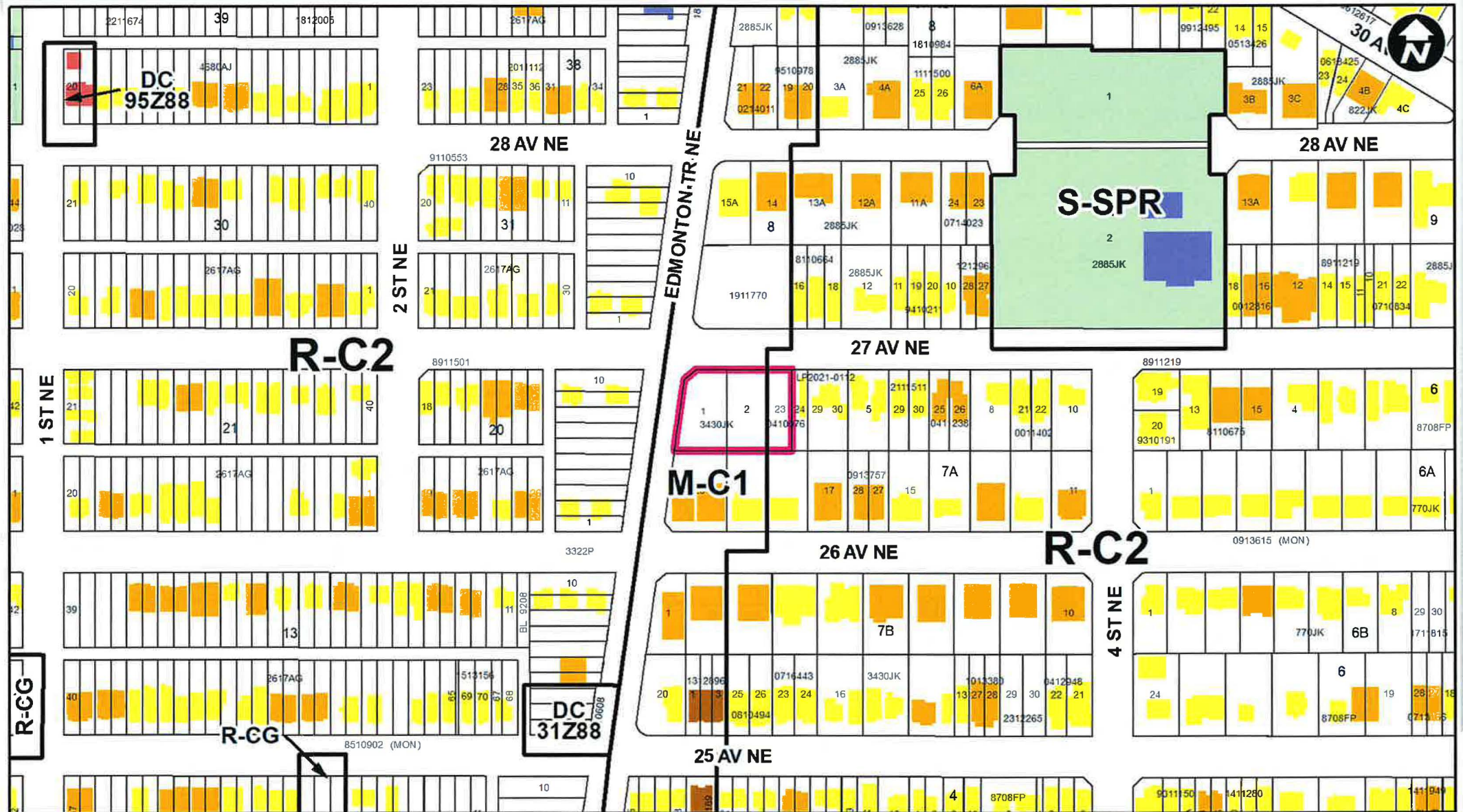
0.22 hectares
(0.54 acres)

51 x 36 metres

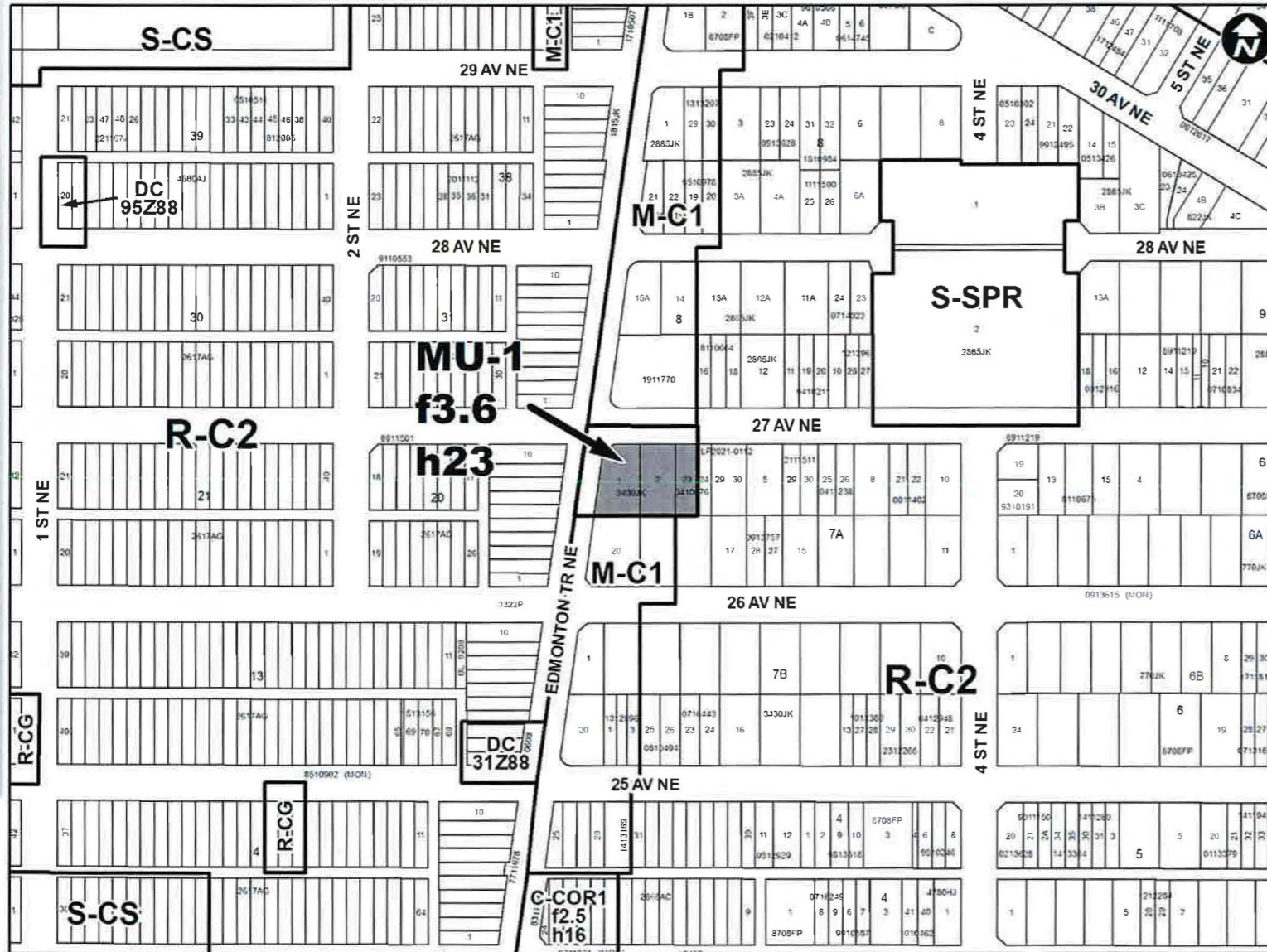
Surrounding Land Use

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 Land Use Map



Proposed Mixed Use – General (MU-1f3.6h23) District:

- Intended to be located along commercial streets where both the residential and commercial uses are supported at-grade.
- Establishes maximum building massing and height and provides transitions to surrounding developments.
- Maximum floor area ratio (FAR) of 3.6
- Maximum building height of 23 metres

North Hill Communities Local Area Plan



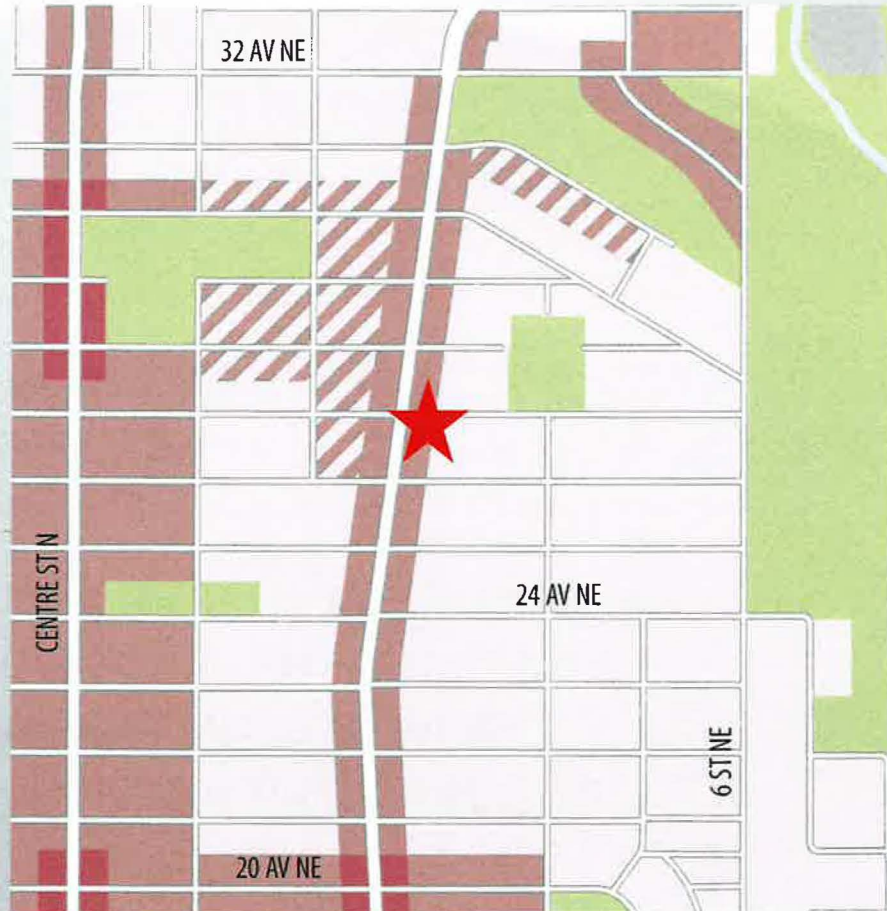
Plan Area

★ Subject Site



Urban Form

- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Building Scale

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

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Supplementary Slides





View of the subject site looking south