



LOC2023-0369 / CPC2024-0533 Land Use Amendment

July 16, 2024

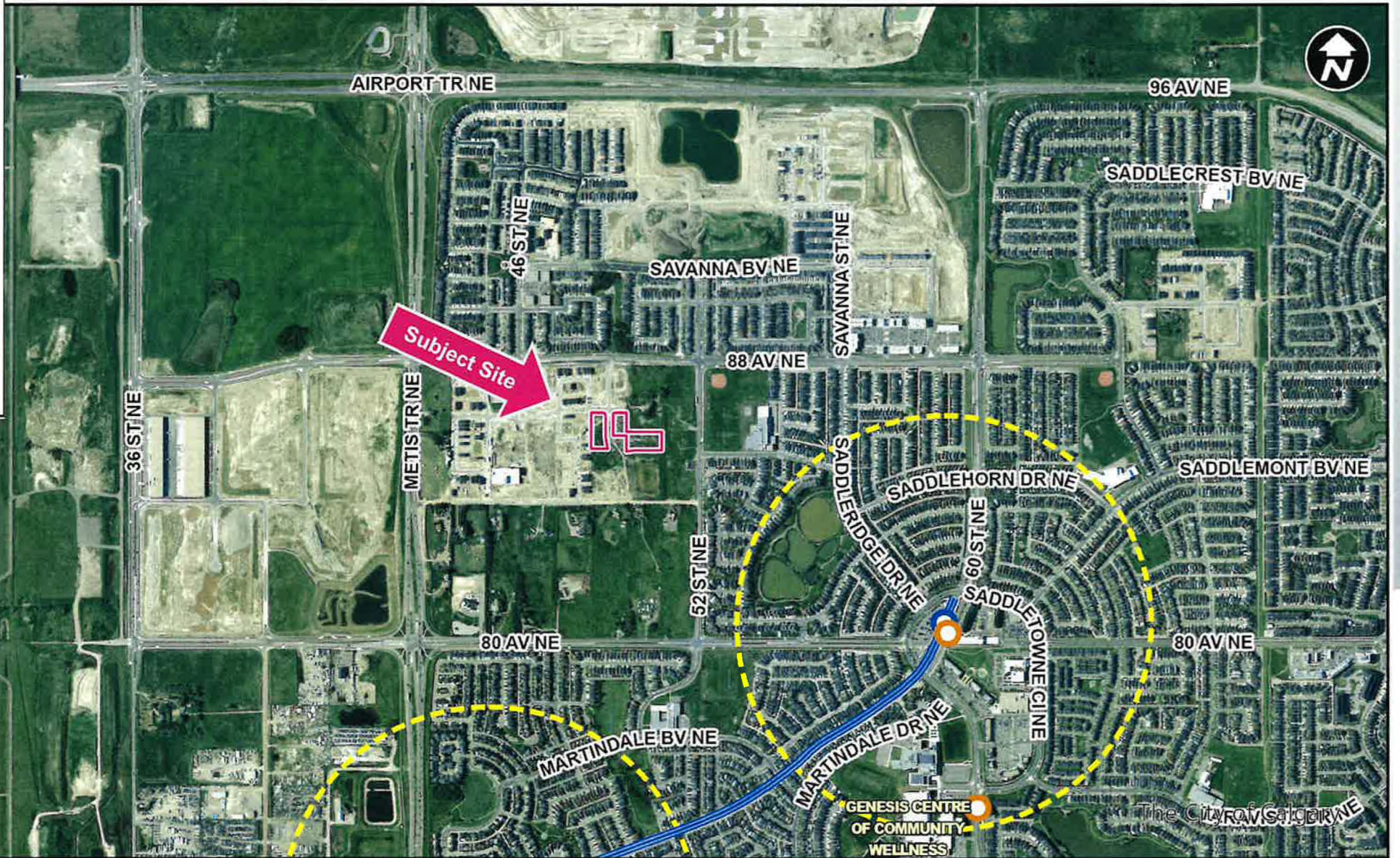
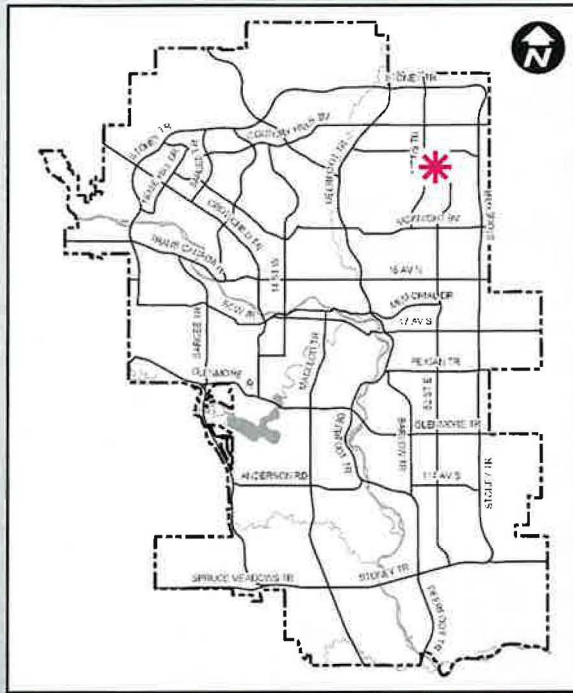
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.13 CPC2024-0533
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

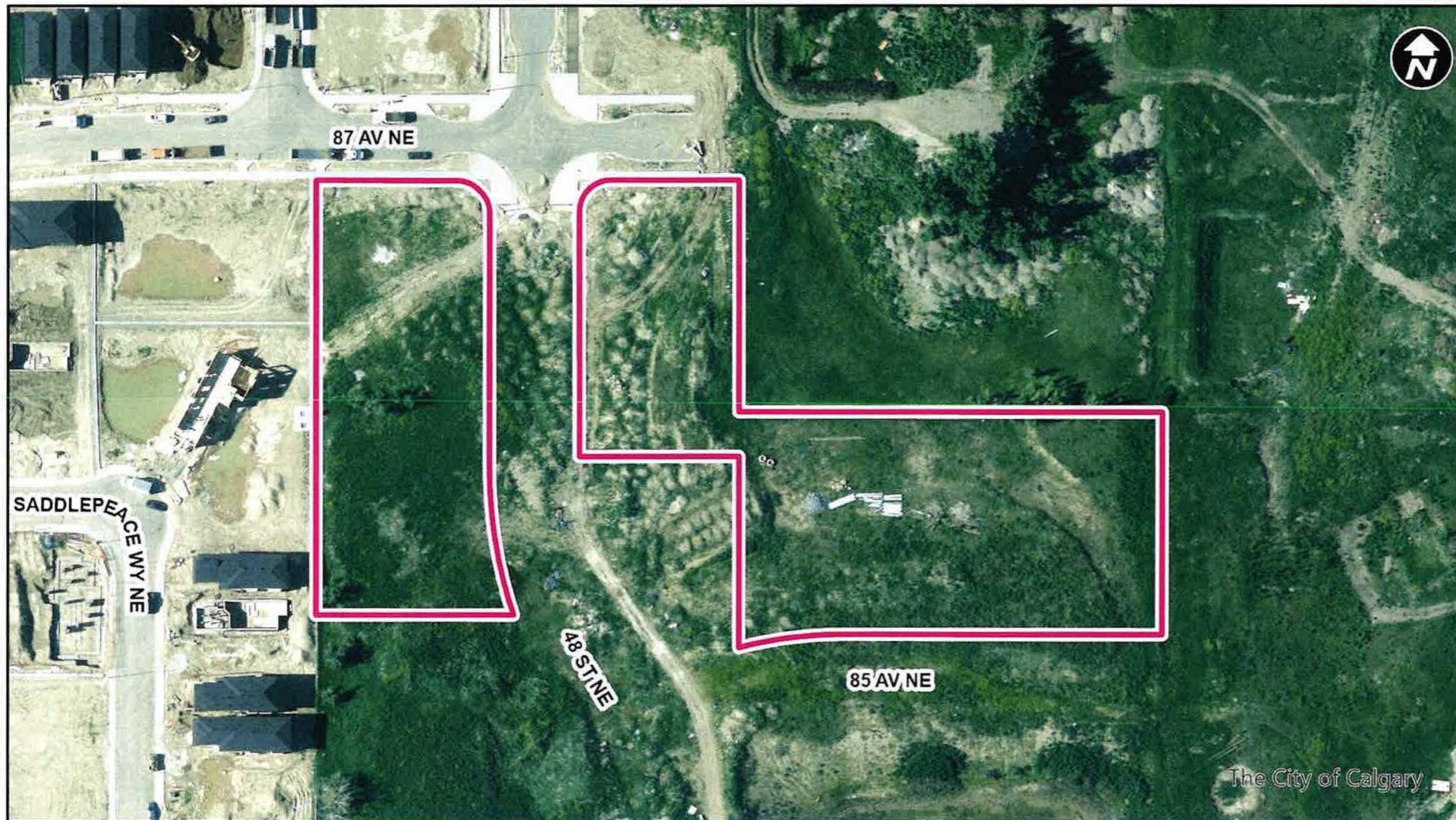
Give three readings to **Proposed Bylaw 221D2024** for the redesignation of 1.24 hectares \pm (3.06 acres \pm) located at 5112 and 5124 – 85 Avenue NE and 8657 and 8772 – 48 Street NE (Plan 1211515, Block 35, Lots 1, 3 and 4; Plan 1211515, Block 36, Lot 1) from Commercial – Corridor 1 1f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District **to** Multi-Residential – Low Profile (M-1) 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

600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

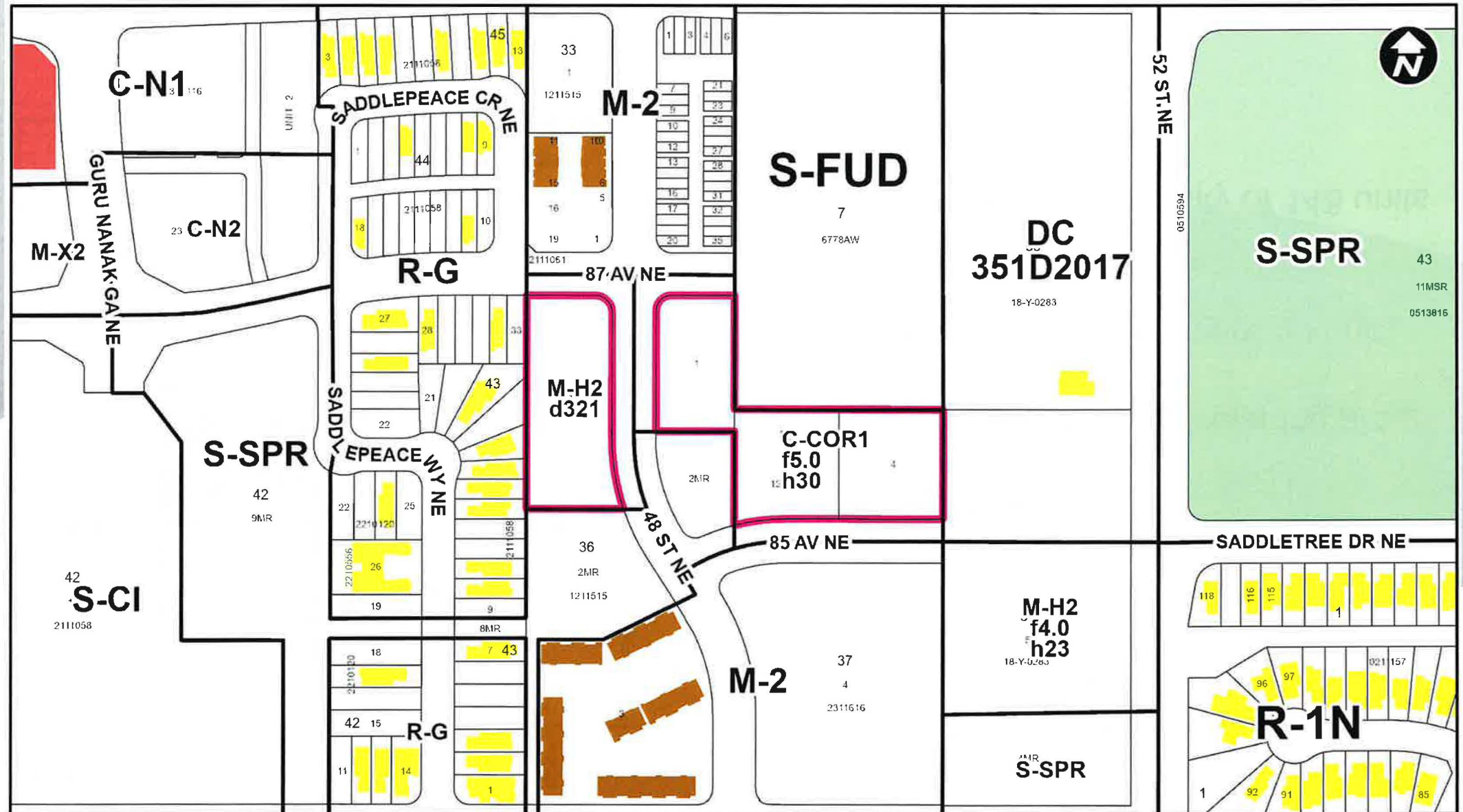
- Orange
- Purple
- Teal
- Yellow

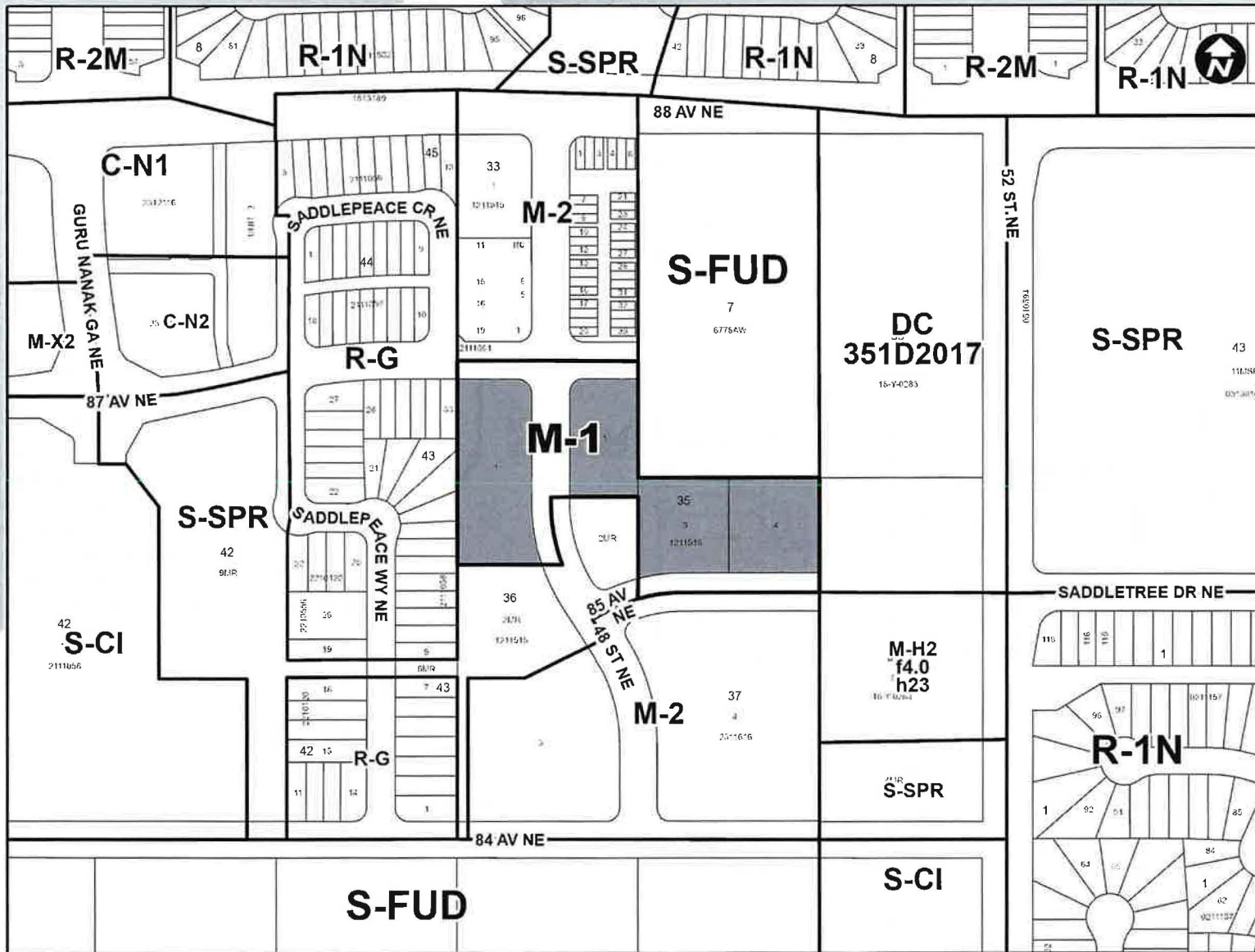
The City of Calgary

Surrounding Land Use

LEGEND

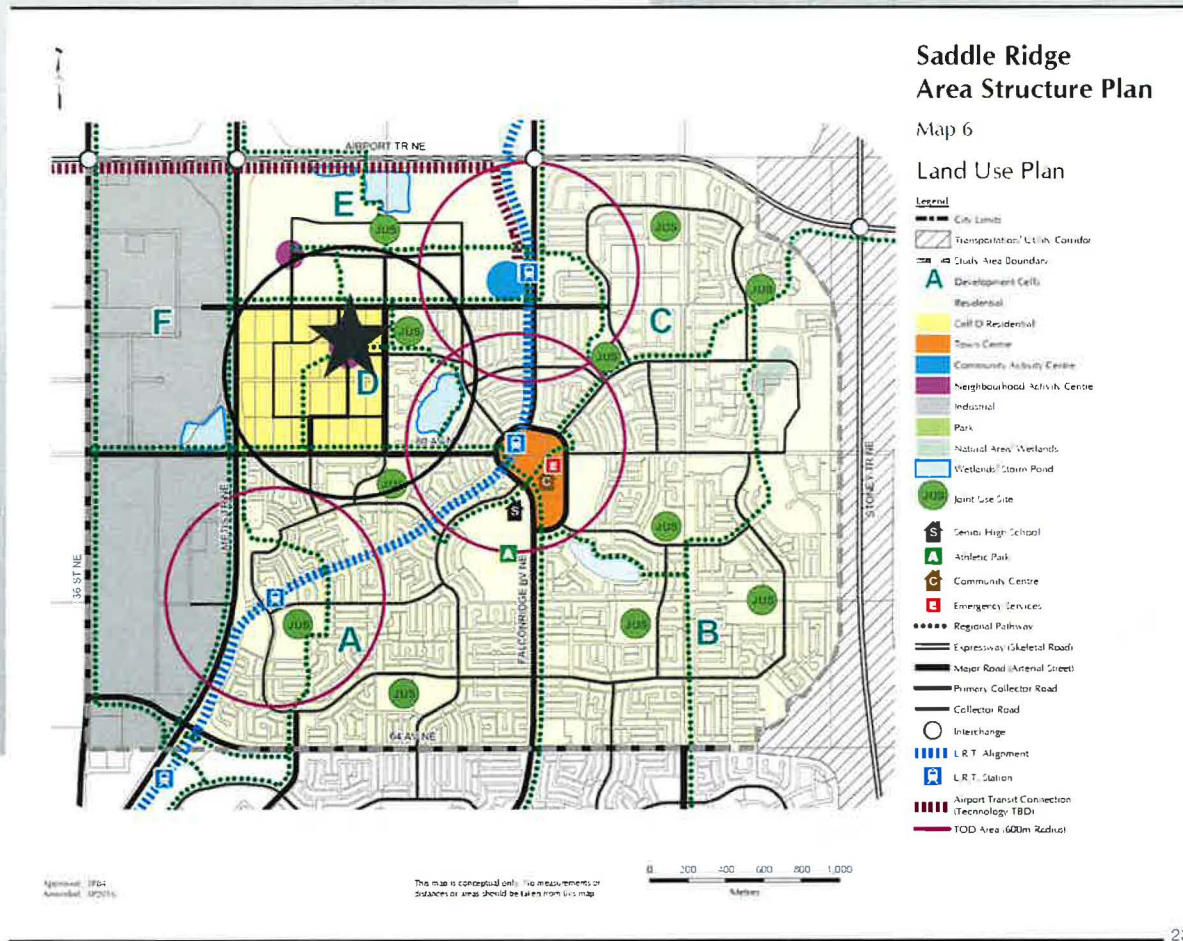
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



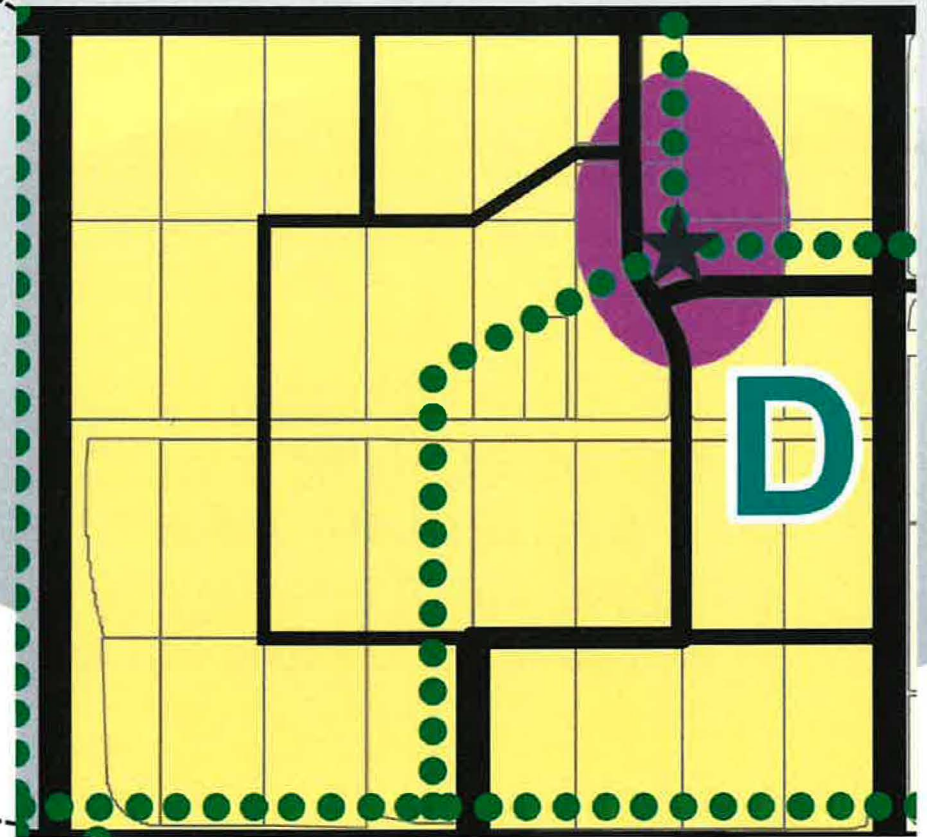


Proposed Multi-Residential – Low Profile (M-1) District:

- Provides multi-residential development in a variety of forms
- Intended for developing areas
- Minimum density of 50 units per hectare
- Maximum density of 148 units per hectare



23



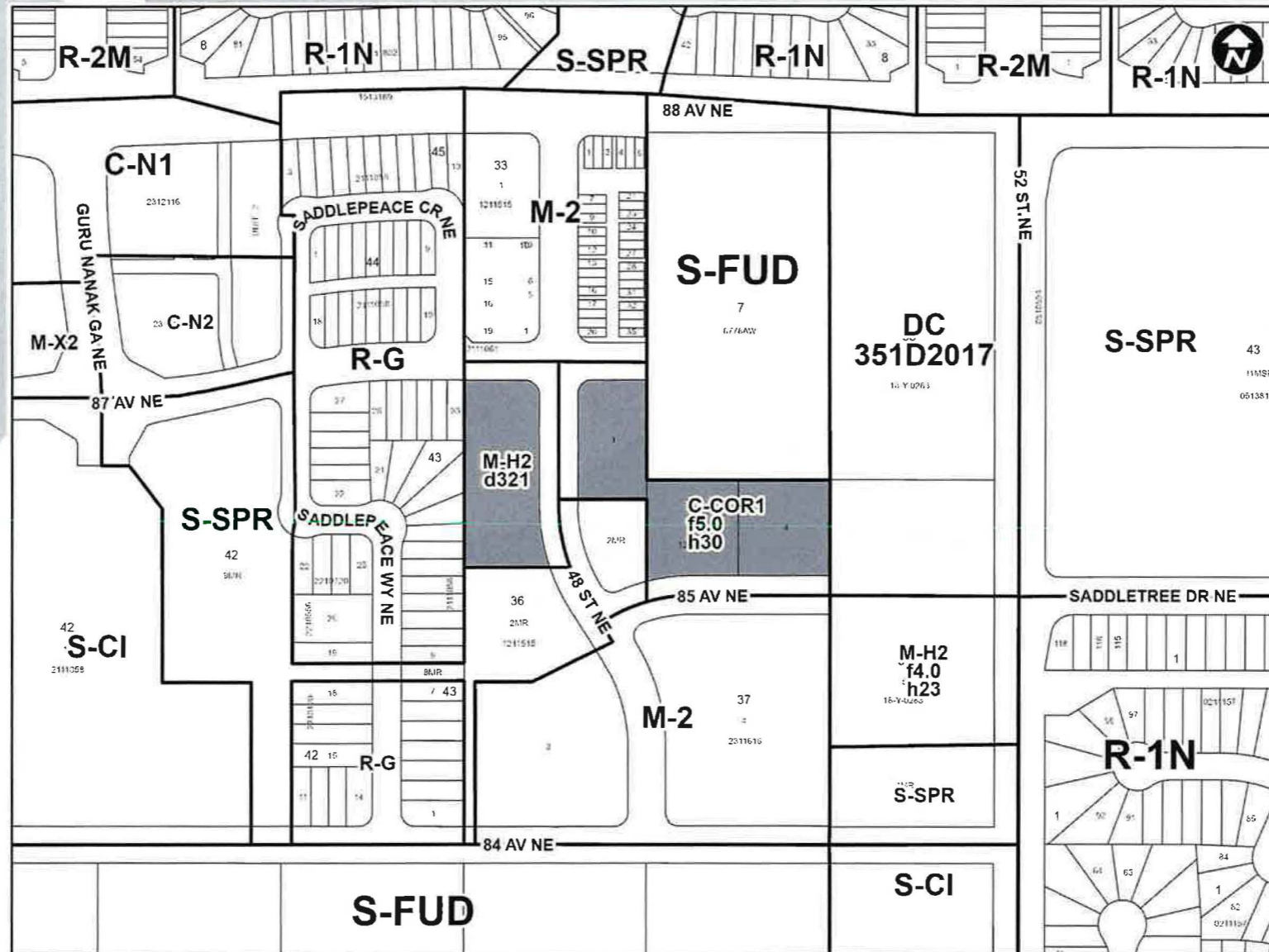
★ Subject Site

Calgary Planning Commission's Recommendation:

That Council:

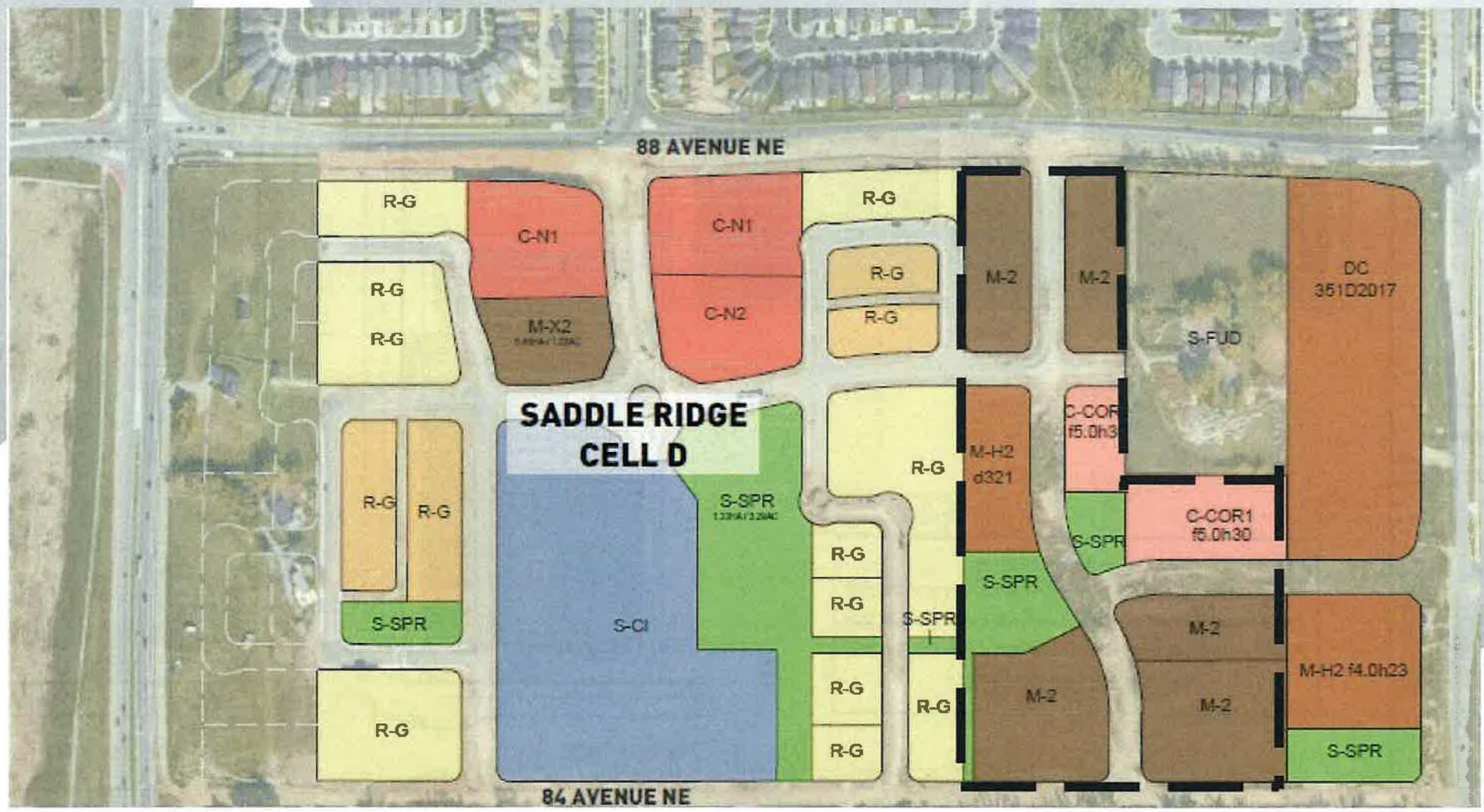
Give three readings to **Proposed Bylaw 221D2024** for the redesignation of 1.24 hectares \pm (3.06 acres \pm) located at 5112 and 5124 – 85 Avenue NE and 8657 and 8772 – 48 Street NE (Plan 1211515, Block 35, Lots 1, 3 and 4; Plan 1211515, Block 36, Lot 1) from Commercial – Corridor 1 1f5.0h30 (C-COR1f5.0h30) District and Multi-Residential – High Density Medium Rise (M-H2d321) District **to** Multi-Residential – Low Profile (M-1) District.

Supplementary Slides











PROPOSED "84" UNITS TOTAL

SITE "A" - 1.09 AC = 10 (2BDs) + 20 (3BDs) = 30 UNITS [DENSITY : 68/HA]

SITE "B" - 0.63 AC = 7 (2BDs) + 11 (3BDs) = 18 UNITS [DENSITY : 71/HA]

SITE "C" - 1.35 AC = 12 (2BDs) + 24 (3BDs) = 36 UNITS [DENSITY : 66/HA]

29 (2BDs) + 55 (3BDs)

RESIDENTIAL - INFILL - MULTI-FAMILY - COMMERCIAL

#211 42'10" E of Street NE Calgary, Alberta T2E 6K3
 P 403.283.1372 F 403.222.1366
 info@triangle.ca www.triangle.ca

NOTES

DRAWINGS ARE NOT TO BE SCALE
 ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO THE DESIGN GROUP INC. PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO THE DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE. ALL WORK IS PERFORMED TO COMPLY WITH CURRENT NATIONAL BUILDING CODE 2018 ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DRAWING SET

DESIGN CONCEPT

ISSUES

NO.	DESCRIPTION	DATE
REVISION		

PROJECT NAME AND ADDRESS

MULTI-FAMILY TOWNHOMES
 8657, 8772 48 St NE and 5112, 5124 85 Ave NE - CALGARY

THE CLIENT: