



Public Hearing of Council

Agenda Item: 7.2.38



LOC2024-0121 / CPC2024-0668

Land Use Amendment

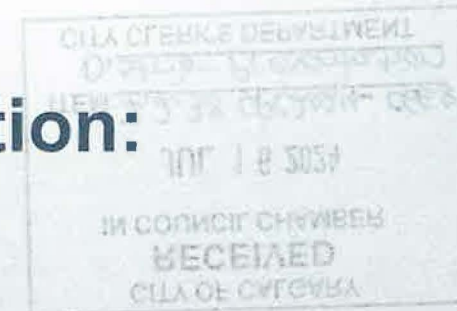
July 16, 2024

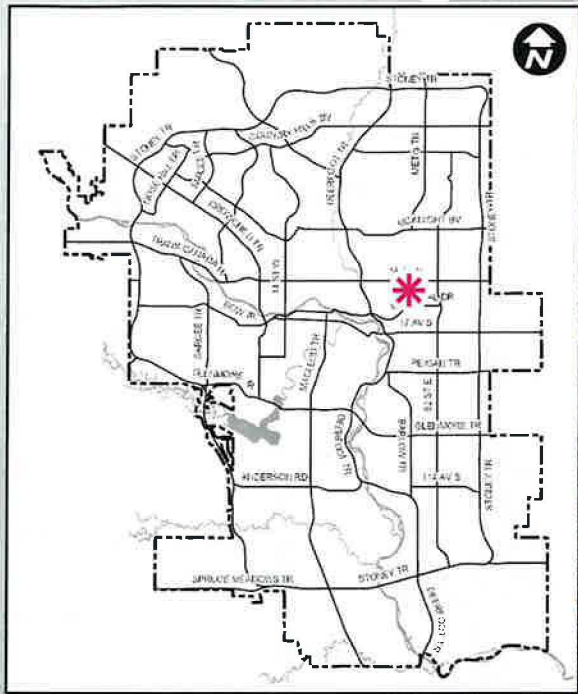
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: *7.2.38 CPC2024-0668*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

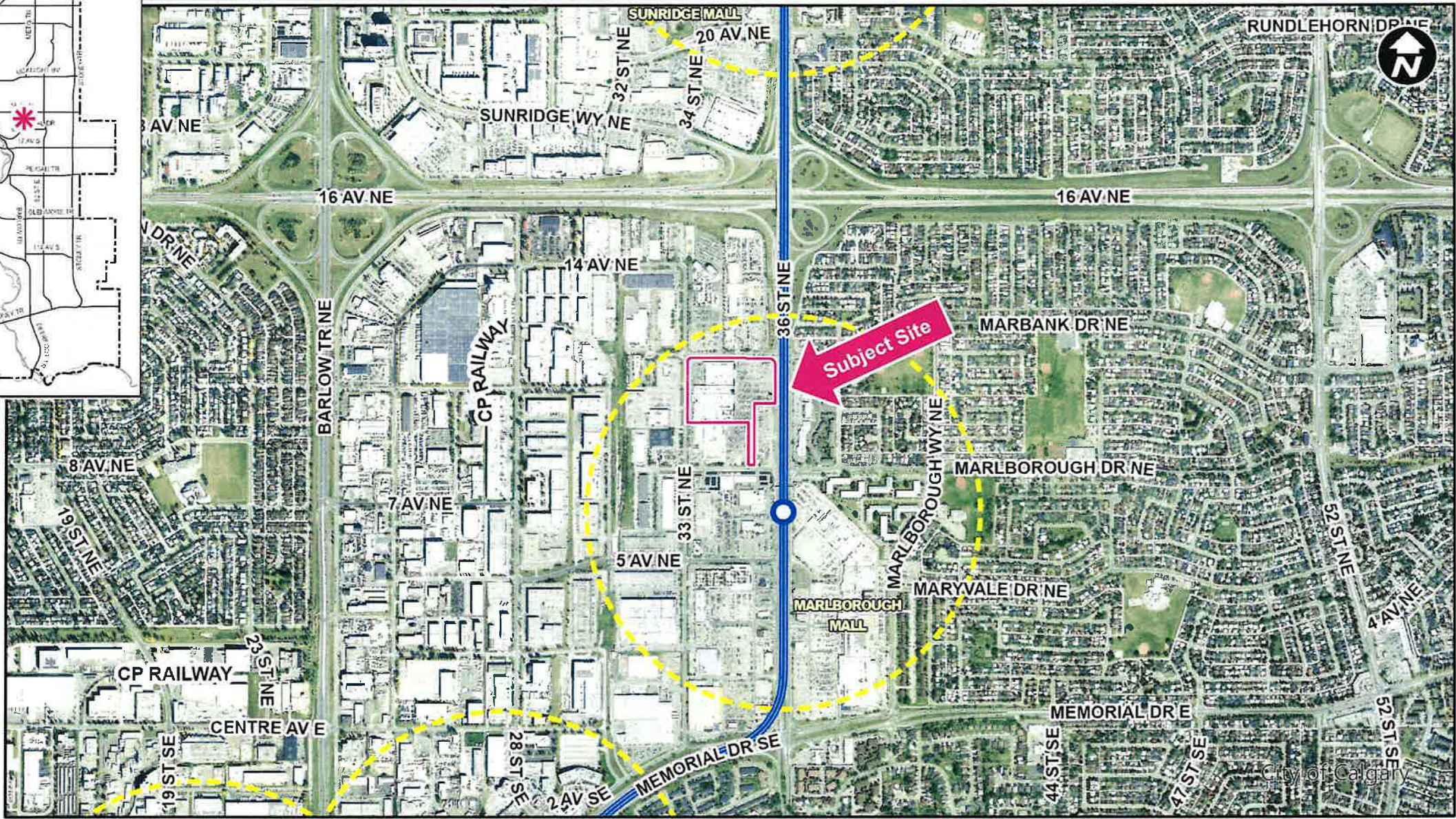
Give three readings to **Proposed Bylaw 222D2024** for the redesignation of 5.05 hectares ± (12.47 acres ±) located at 999 – 36 Street NE (Plan 7410806, Block 10) from Commercial – Community 2 f0.38h18 (C-C2f0.38h18) District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District.

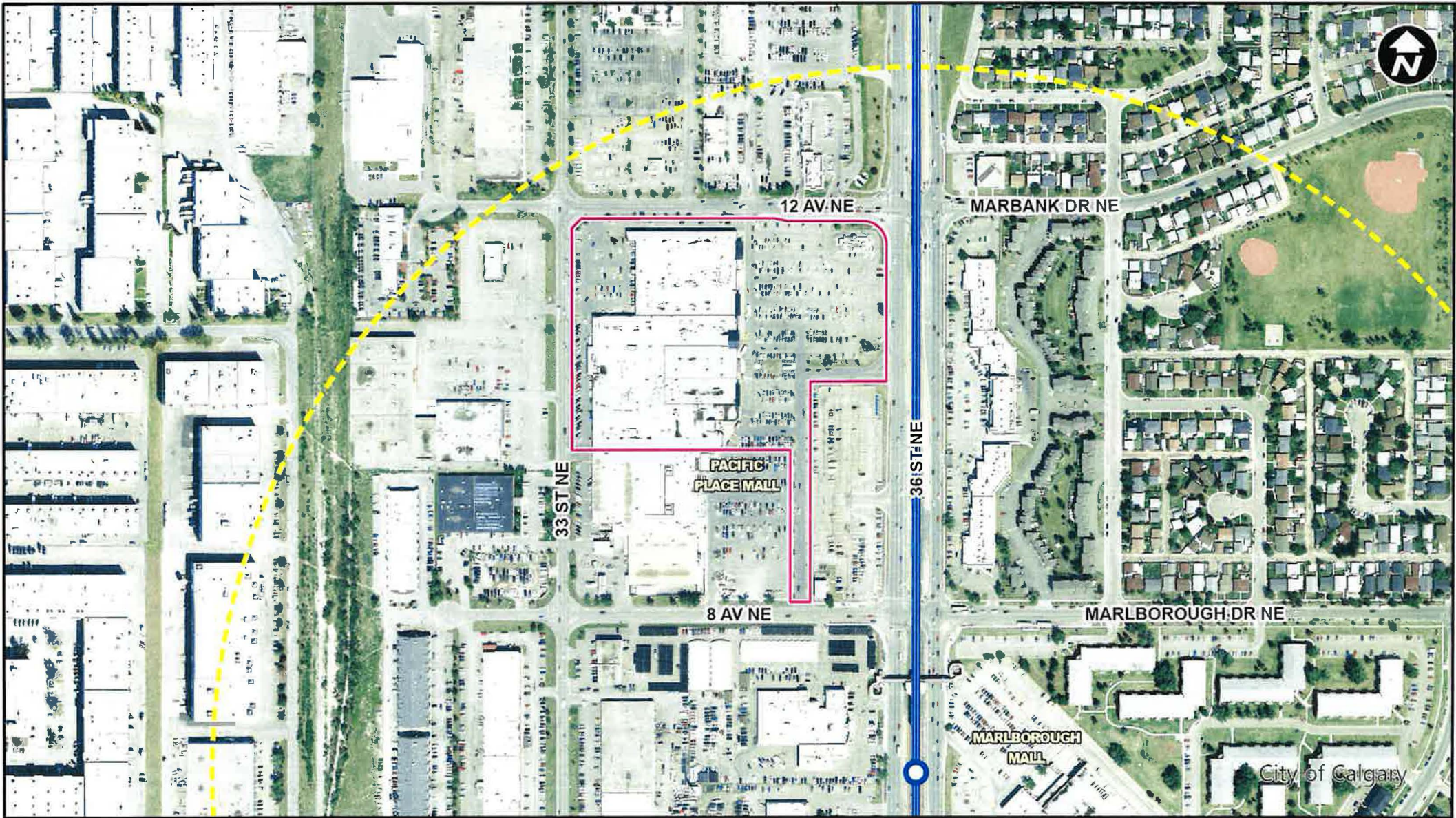







LEGEND

- 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
- LRT Line**
-  Blue

Parcel Size:

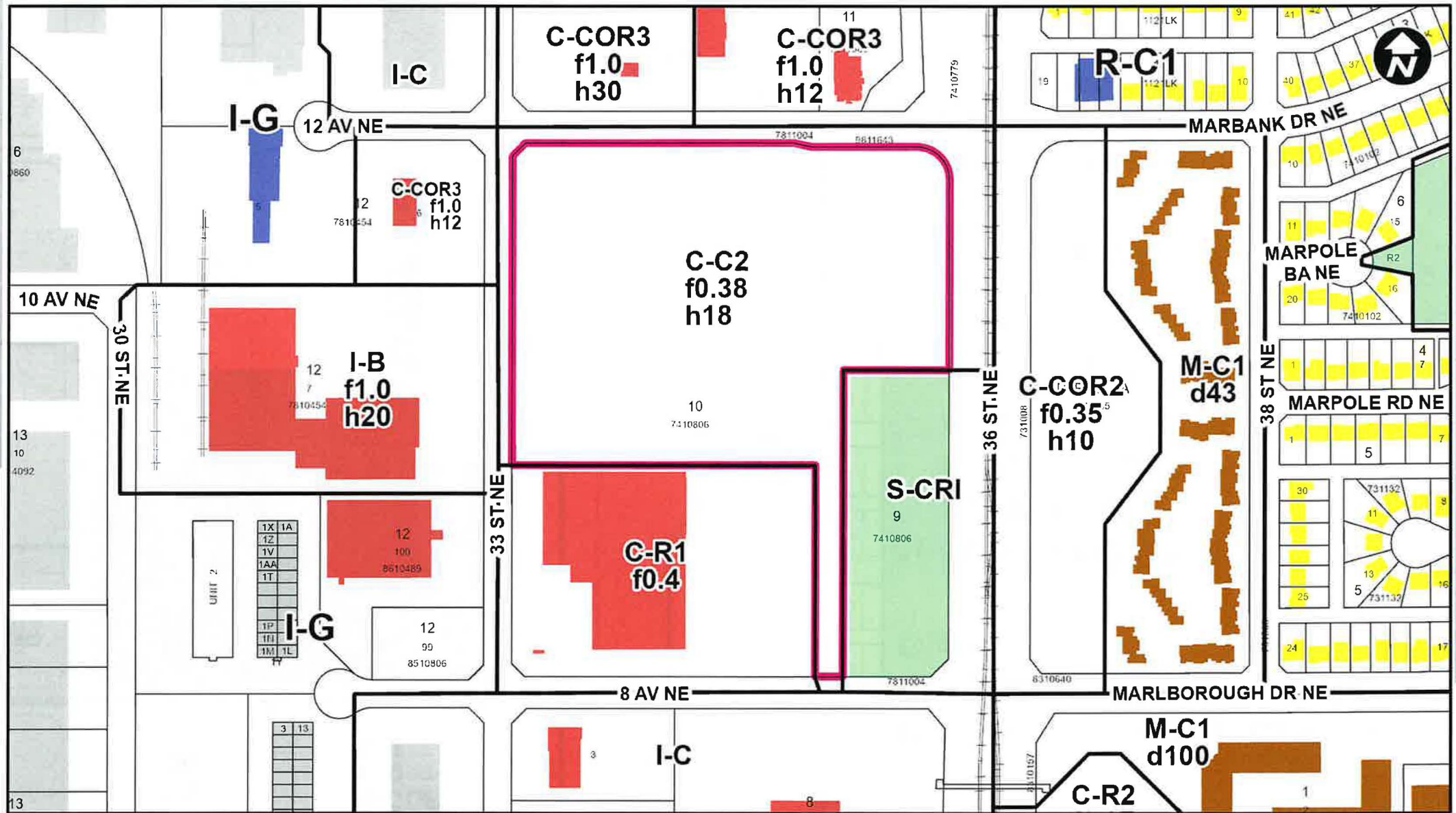
5.05 ha

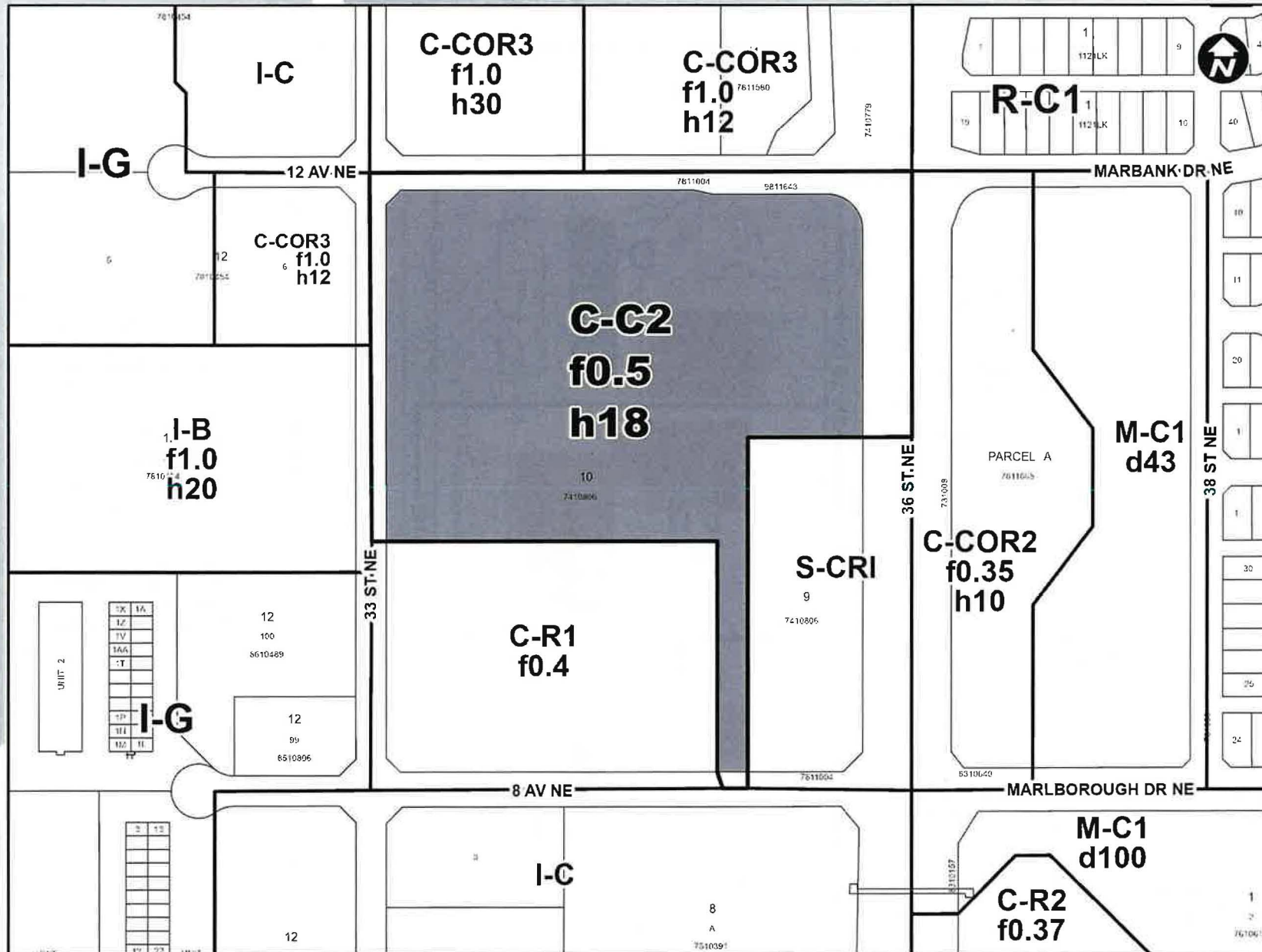
City of Calgary

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 Commercial – Community 2 (C-C2f0.5h18) District:

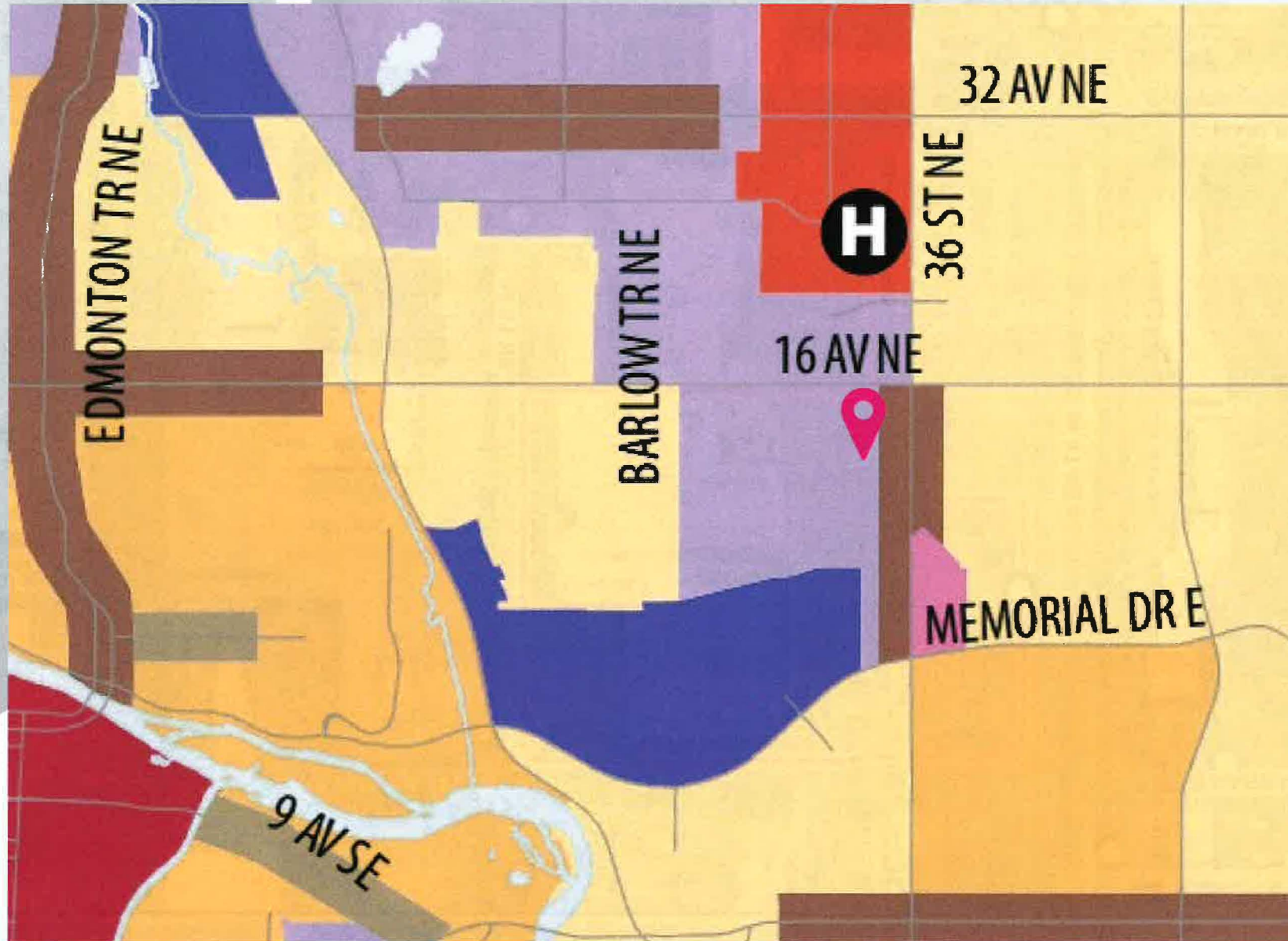
- Accommodates large commercial and comprehensively designed developments with buildings of varying densities and heights
- Maximum FAR = 0.50
- Maximum height = 18.0 metres (unchanged)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 222D2024** for the redesignation of 5.05 hectares \pm (12.47 acres \pm) located at 999 – 36 Street NE (Plan 7410806, Block 10) from Commercial – Community 2 f0.38h18 (C-C2f0.38h18) District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District.

Supplementary Slides



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

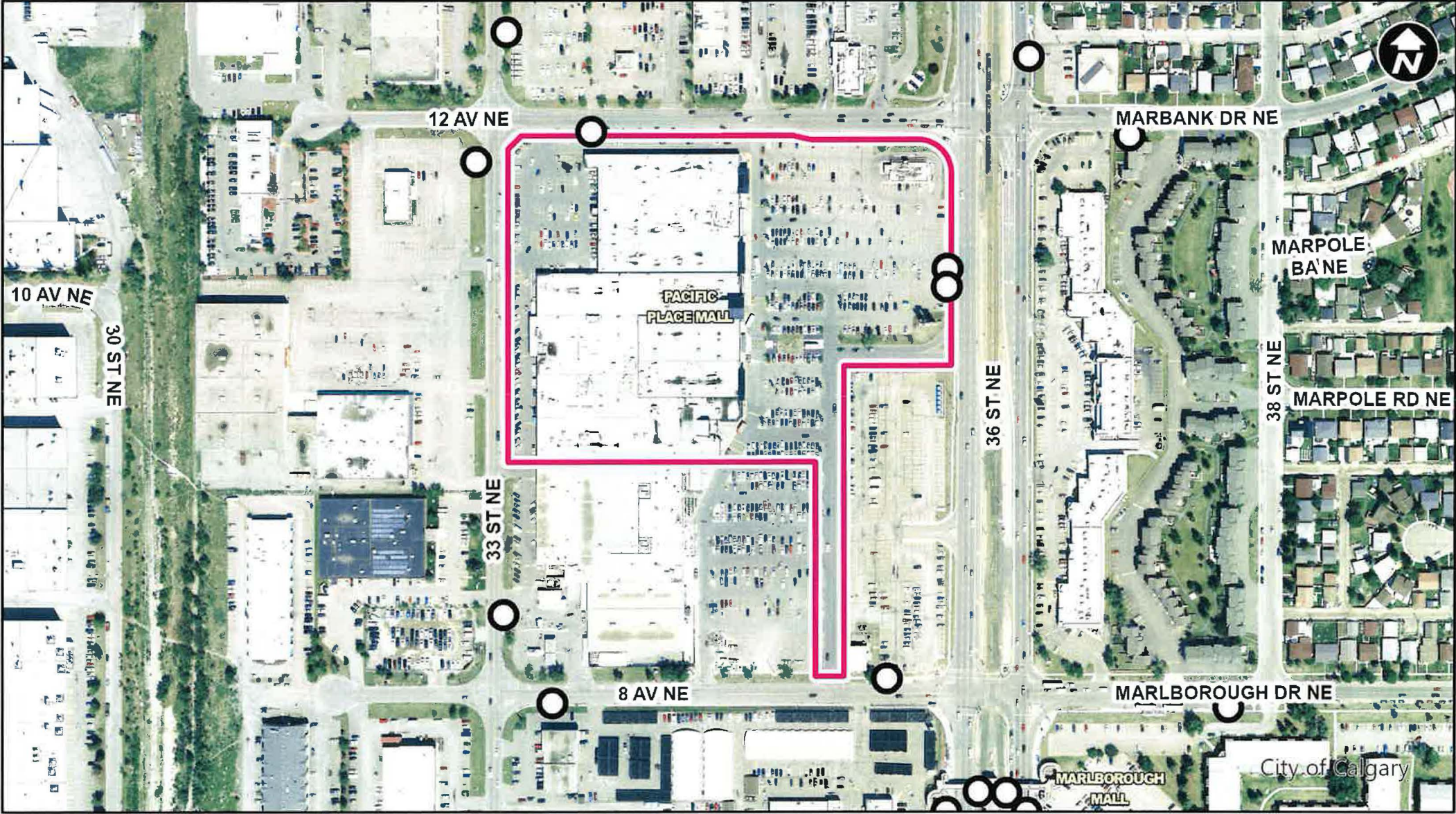
Industrial

- Industrial - Employee Intensive
- Standard Industrial

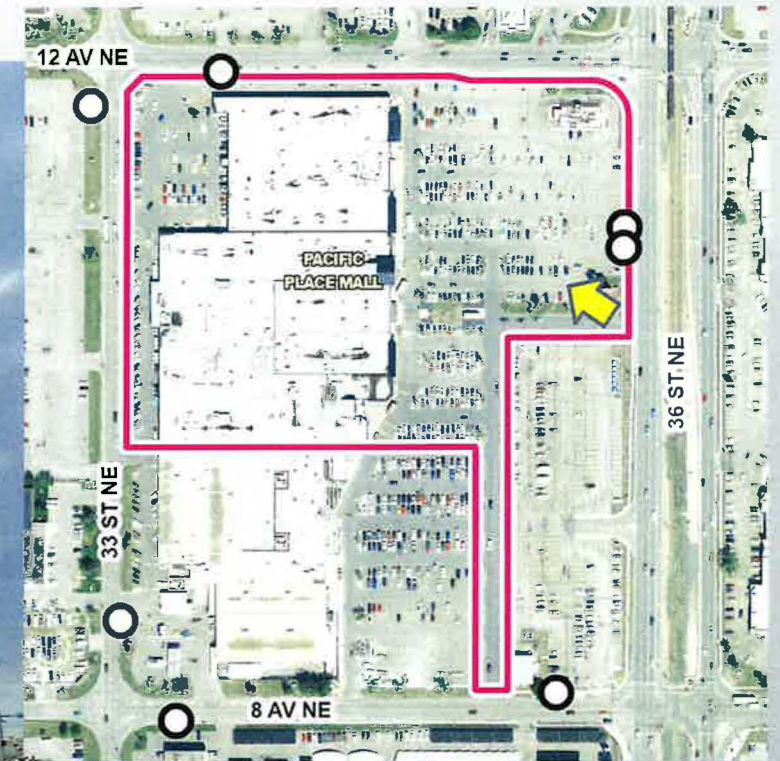
H Hospital

📍 Subject Site

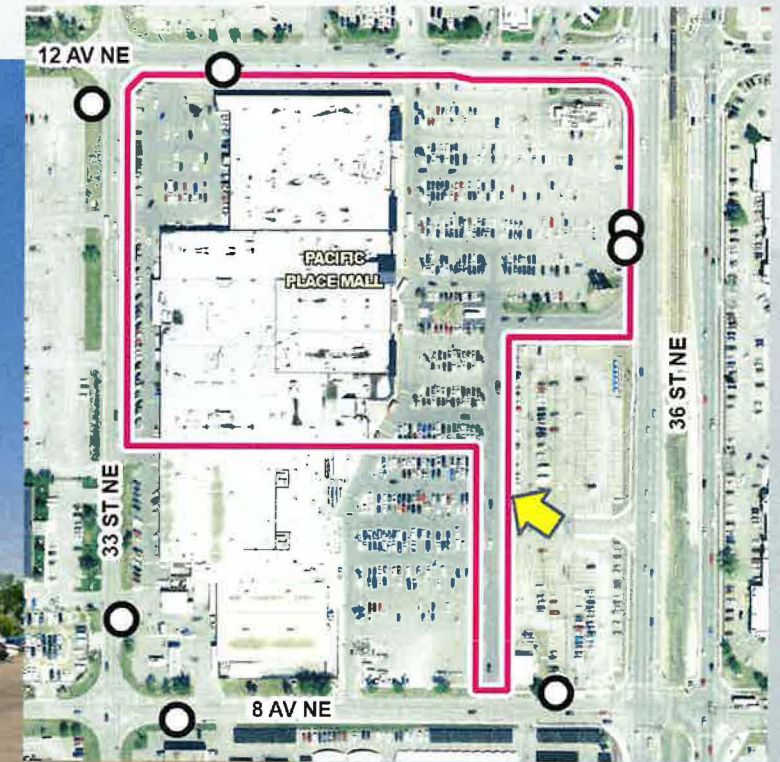
Bus Stop Location Map 10



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations
 - Blue
 - LRT Line
 - Blue
 - Bus Stop



Looking northwest from 36 Street NE



Looking west from the Marlborough LRT Park and Ride Lot