



Public Hearing of Council

Agenda Item: 7.2.1



LOC2024-0089 / CPC2024-0754 Land Use Amendment

September 10, 2024

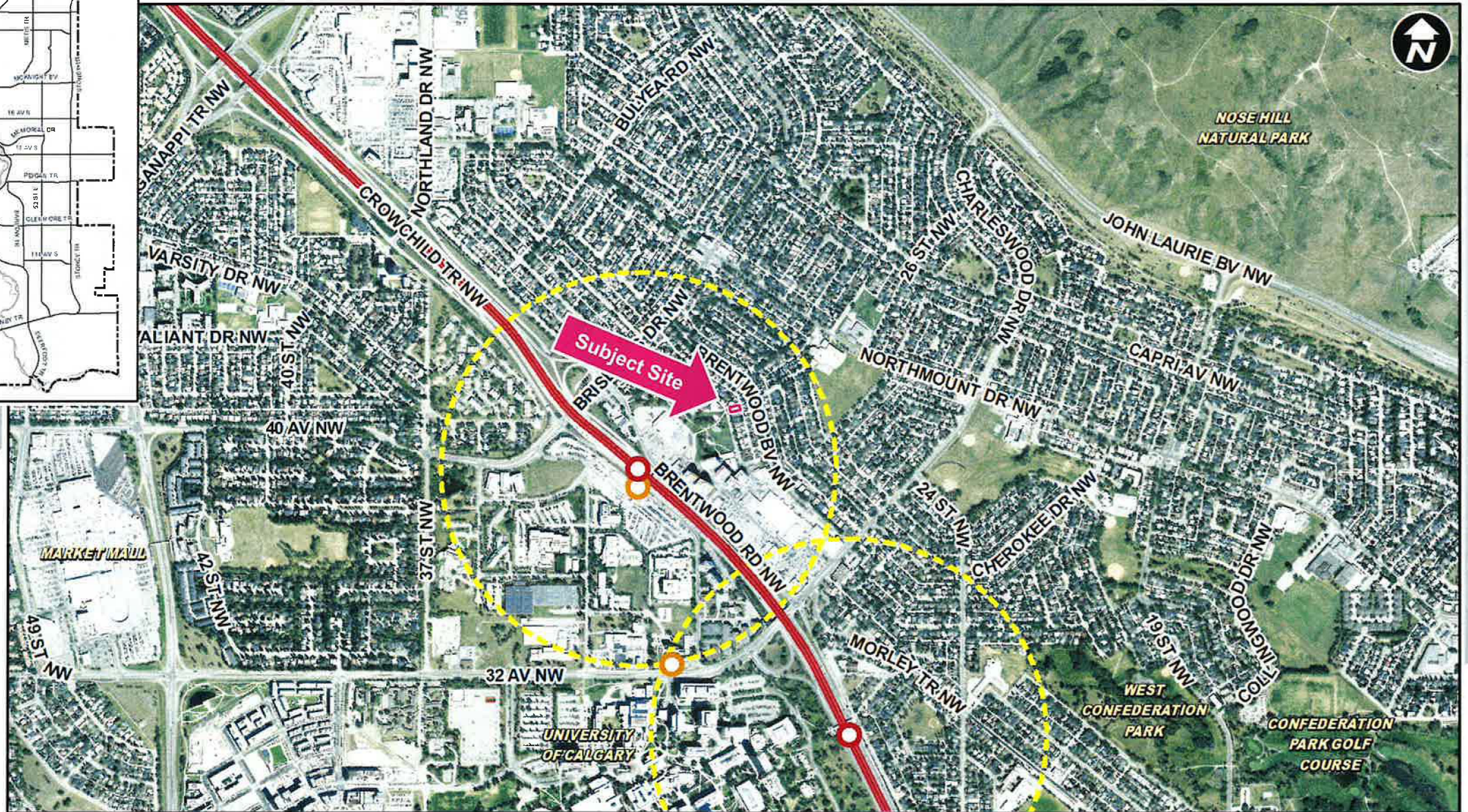
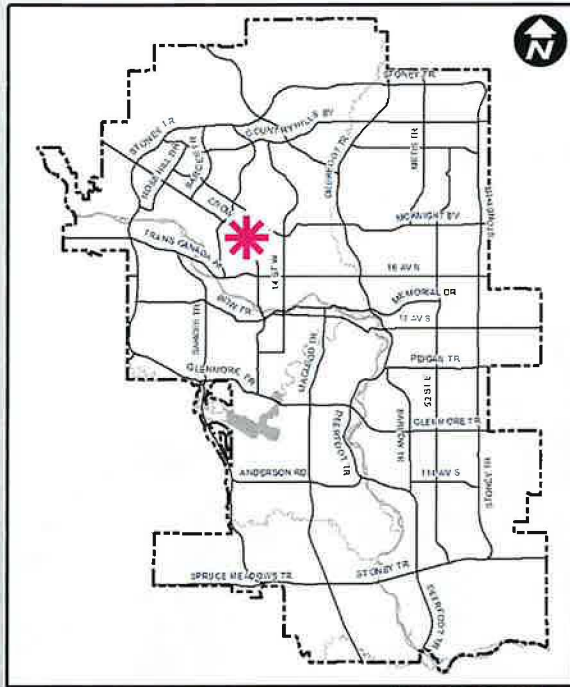
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.1 CPC2024-0754
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 234D2024** for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 2936 Blakiston Drive NW (Plan 6JK, Block 16, Lot 2) from Residential – Grade-Oriented Infill (R-CG) 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:

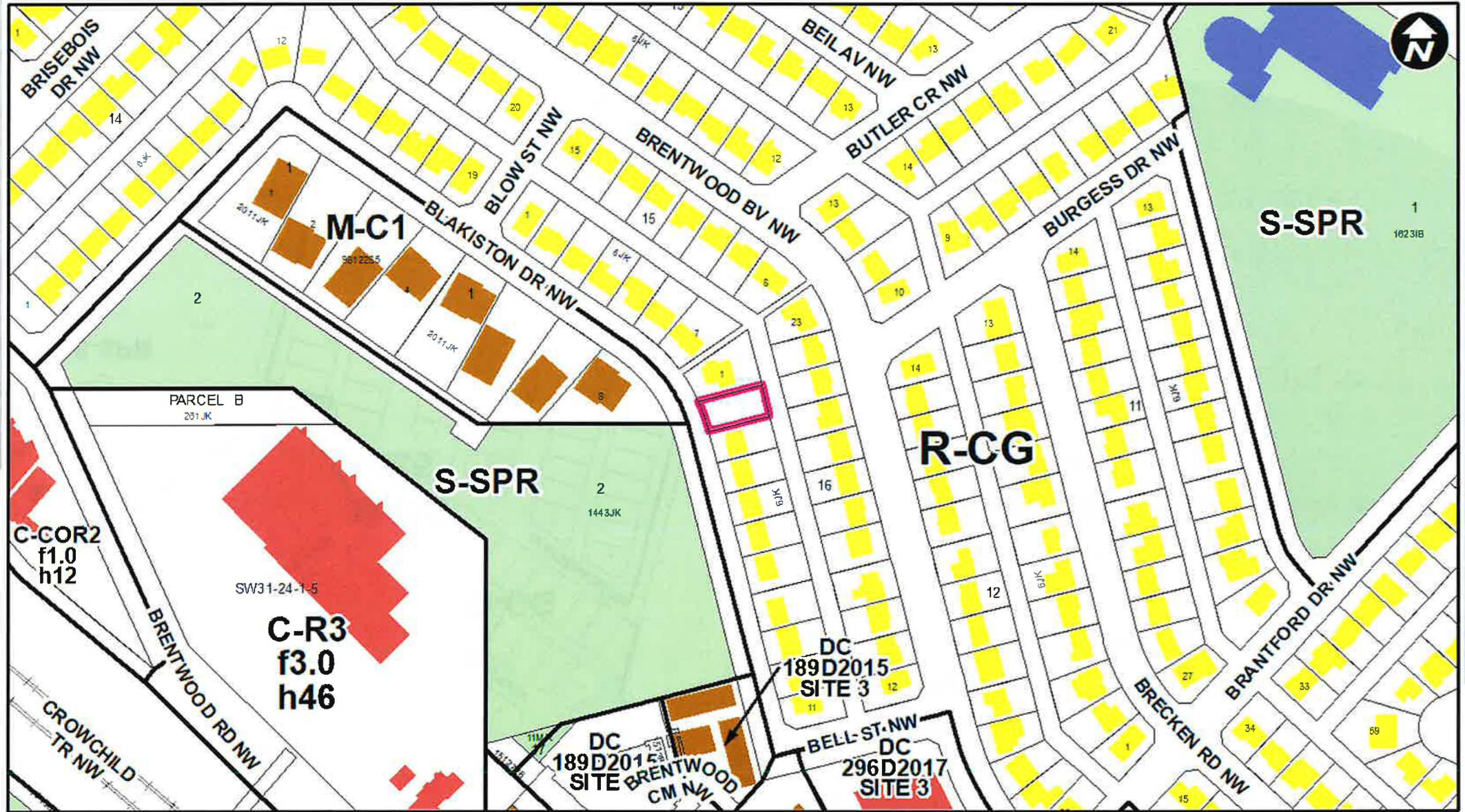
0.05 ha

15m x 31m

Surrounding Land Use

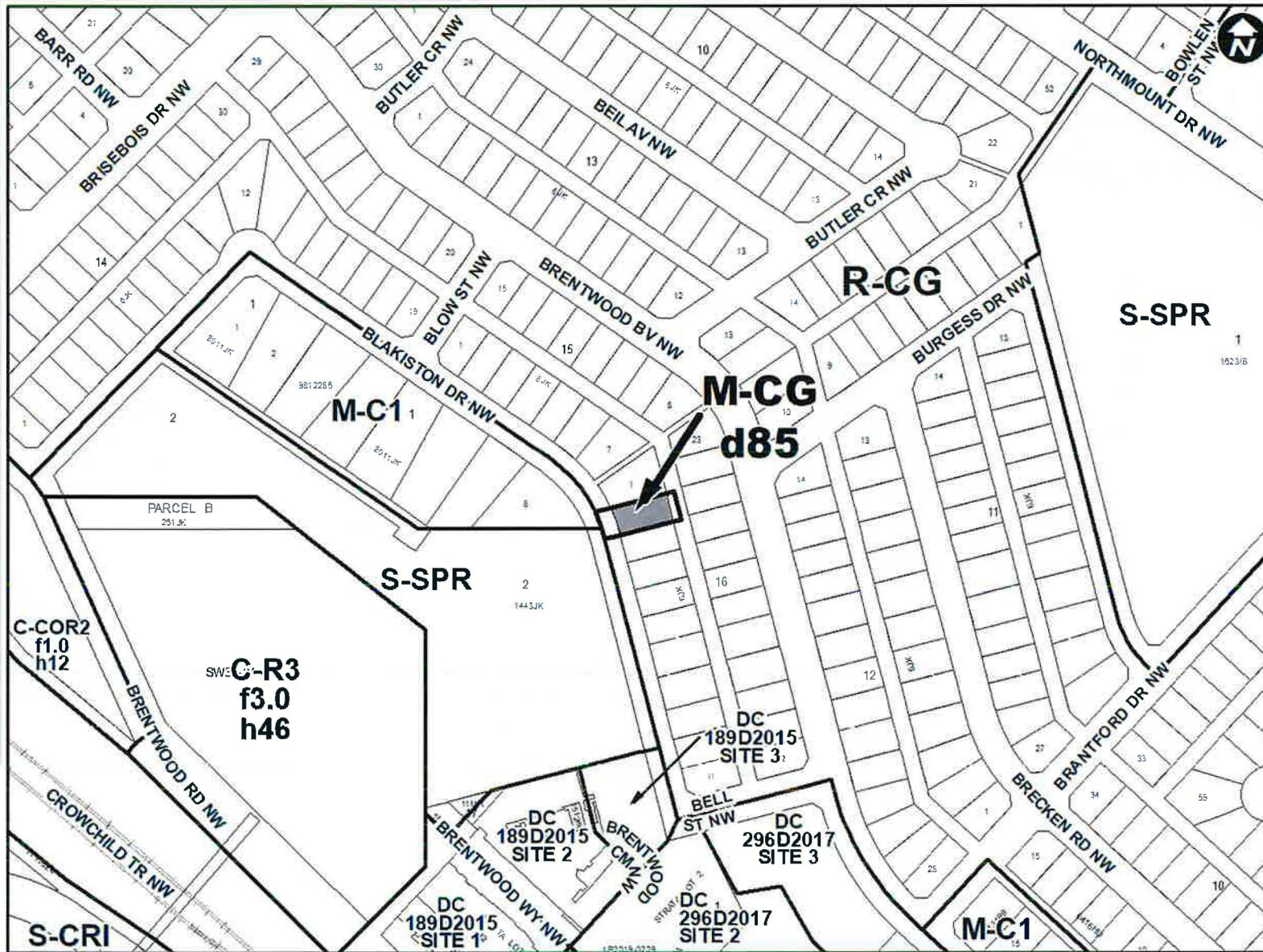
LEGEND

- 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 Land Use Map

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Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd85) District:

- intended for four- and multi-plexes located adjacent to low-density housing
- maximum building height of 12 metres (3 storeys)
- maximum density of 85 units per hectare (4 units, plus suites)

Location Criteria for Multi-Residential Infill

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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"/>

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Supplementary Slides





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