



Public Hearing of Council

Agenda Item: 7.2.9



LOC2024-0052 / CPC2024-0763

Land Use Amendment

September 10, 2024

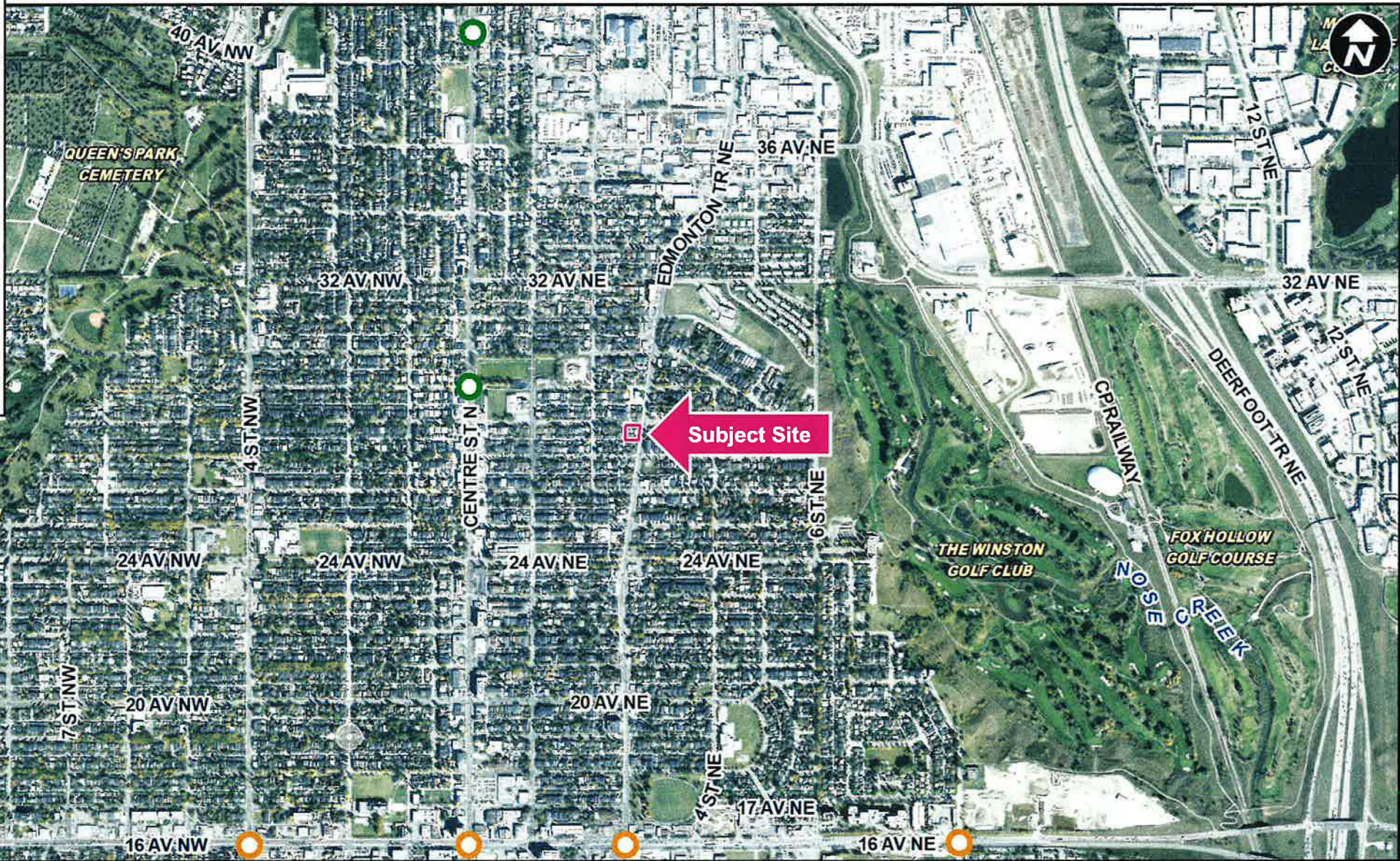
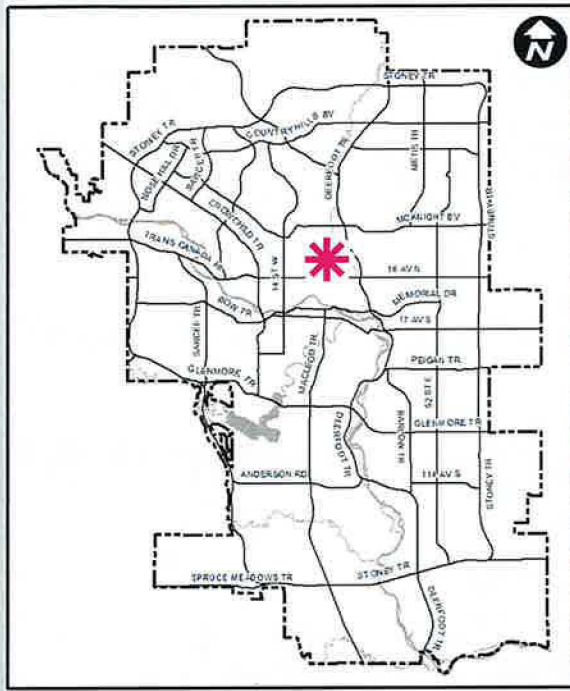
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.29 CPC2024-0763
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

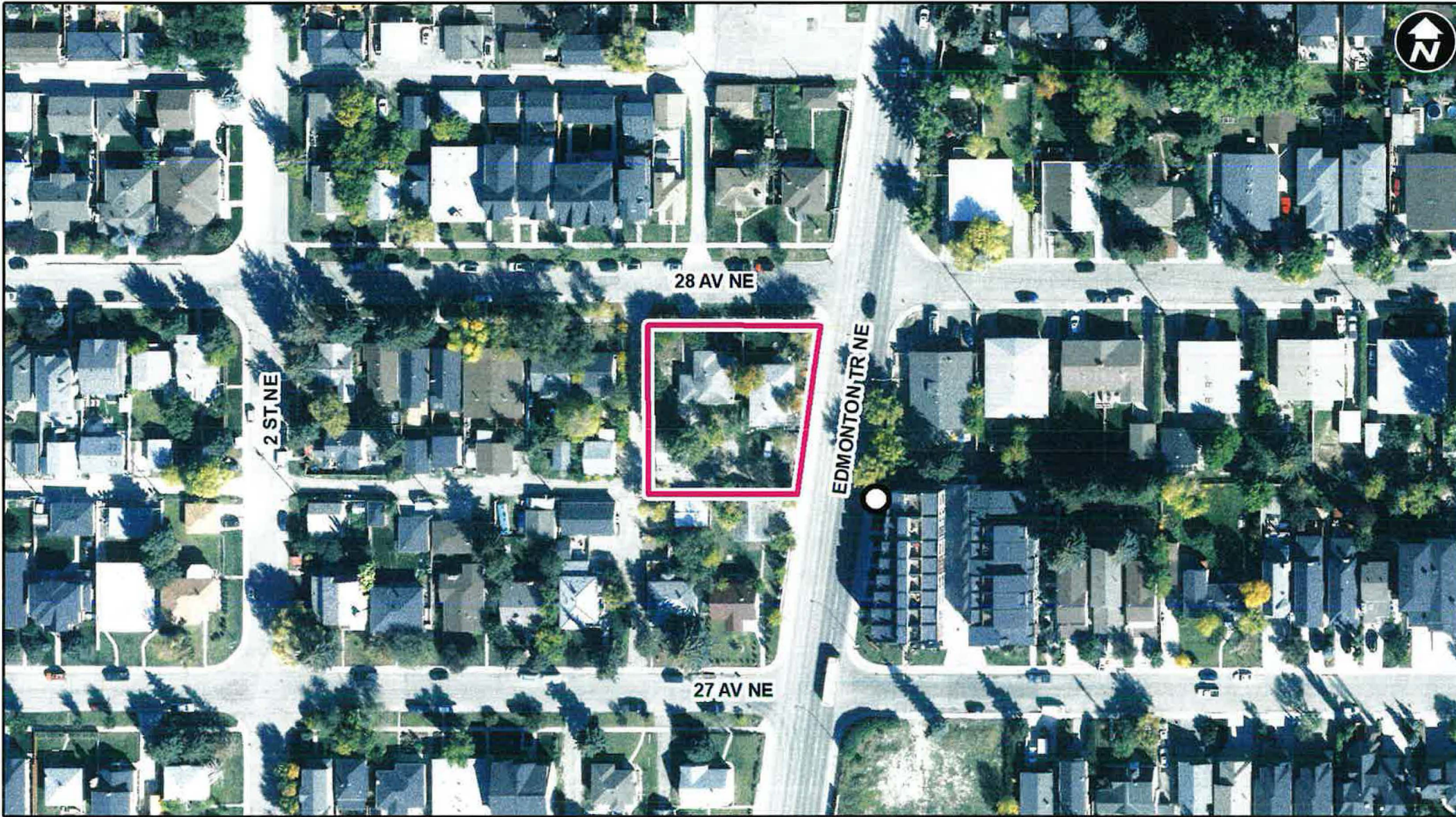
Give three readings to **Proposed Bylaw 236D2024** for the redesignation of 0.16 hectares \pm (0.39 acres \pm) located at 2817 Edmonton Trail NE and 327 – 28 Avenue NE (Plan 2617AG, Block 31, Lots 6 to 10) from Residential – Grade-Oriented Infill (R-CG) District **to** Mixed Use – General (MU-1f3.5h22) 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

○ Bus Stop

Parcel Size:

0.16 ha
41m x 41m

Surrounding Land Use

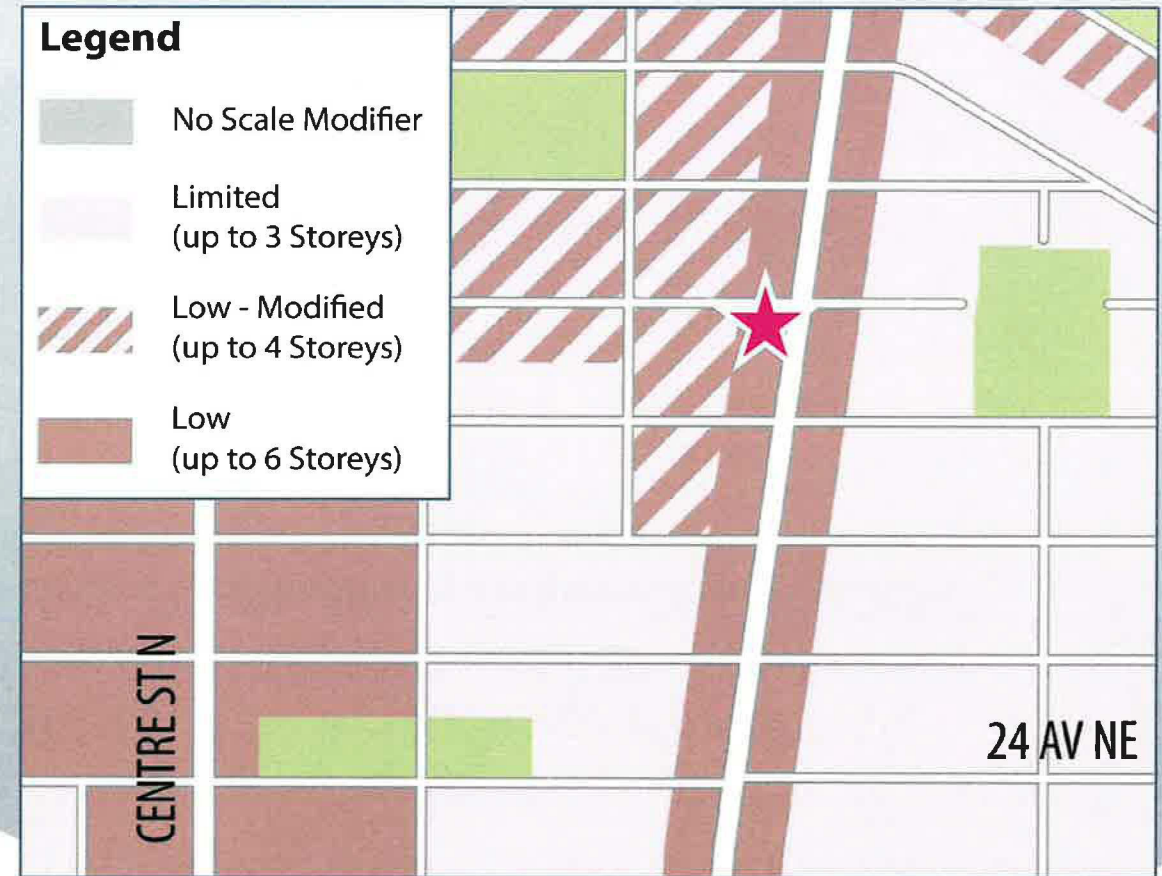
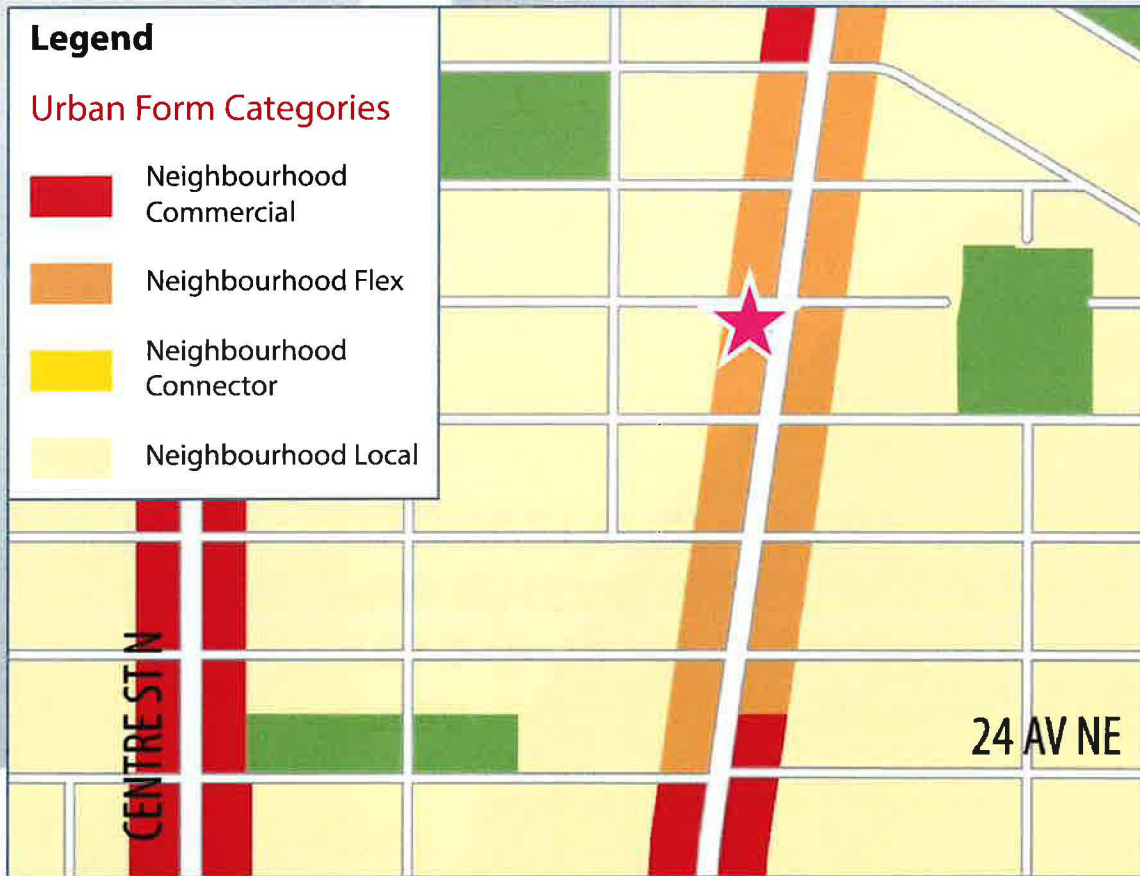
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed Mixed Use – General (MU-1f3.5h22) District:

- Accommodates commercial and residential uses at grade
- Maximum floor area ratio (FAR) of 3.5
- Maximum building height of 22 metres



★ Subject Site

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Supplementary Slides

Existing Land Use Map 10

