

**LOC2024-0026 / CPC2024-0659**

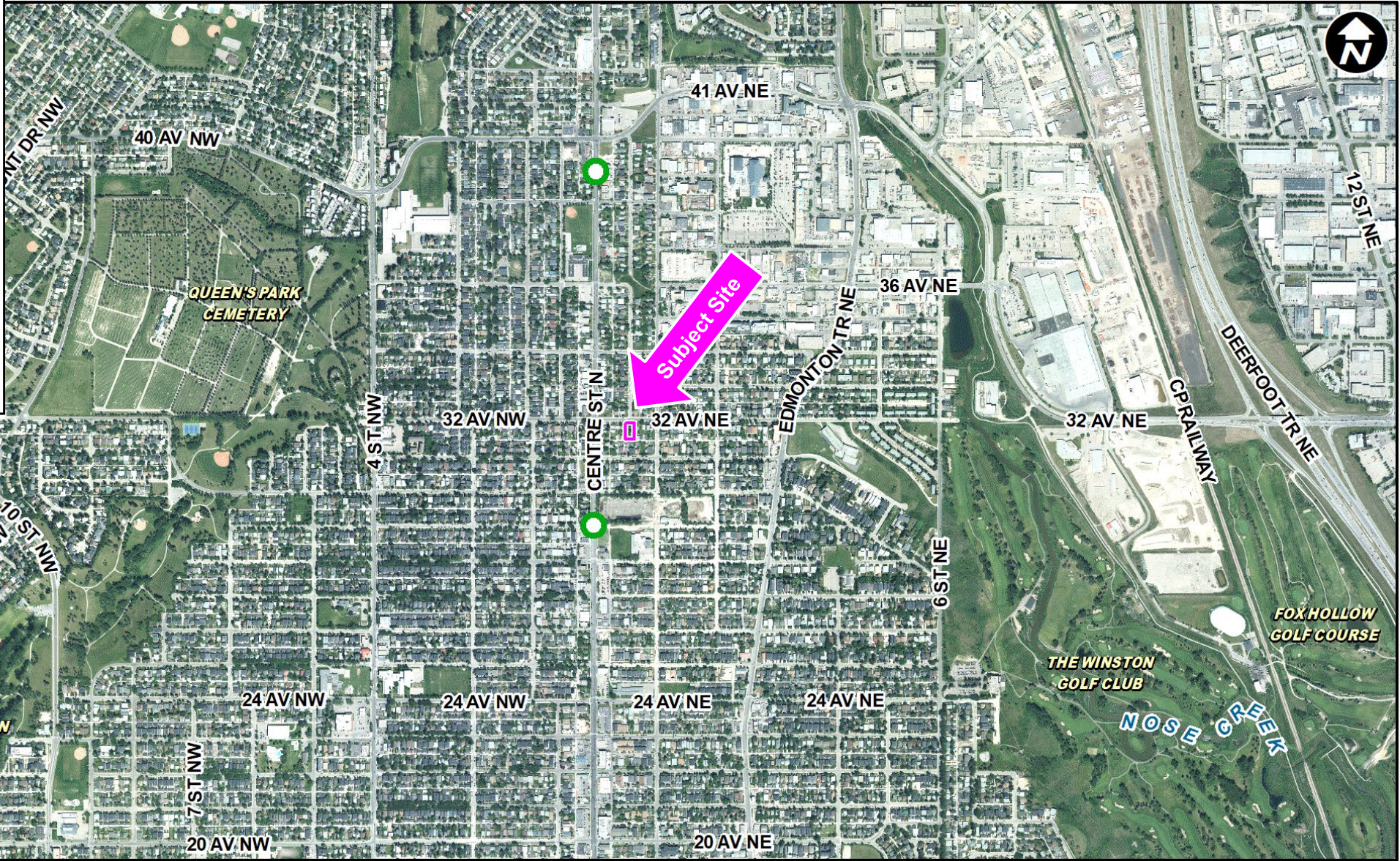
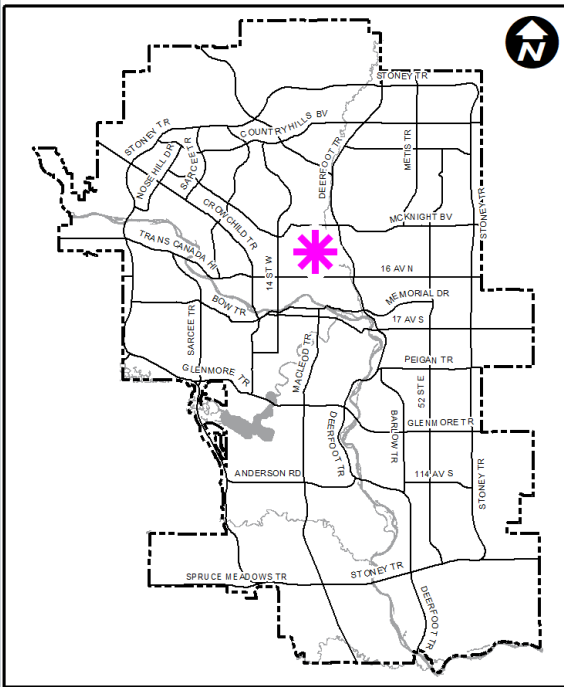
**Land Use Amendment**

October 8, 2024

## Calgary Planning Commission's Recommendation:

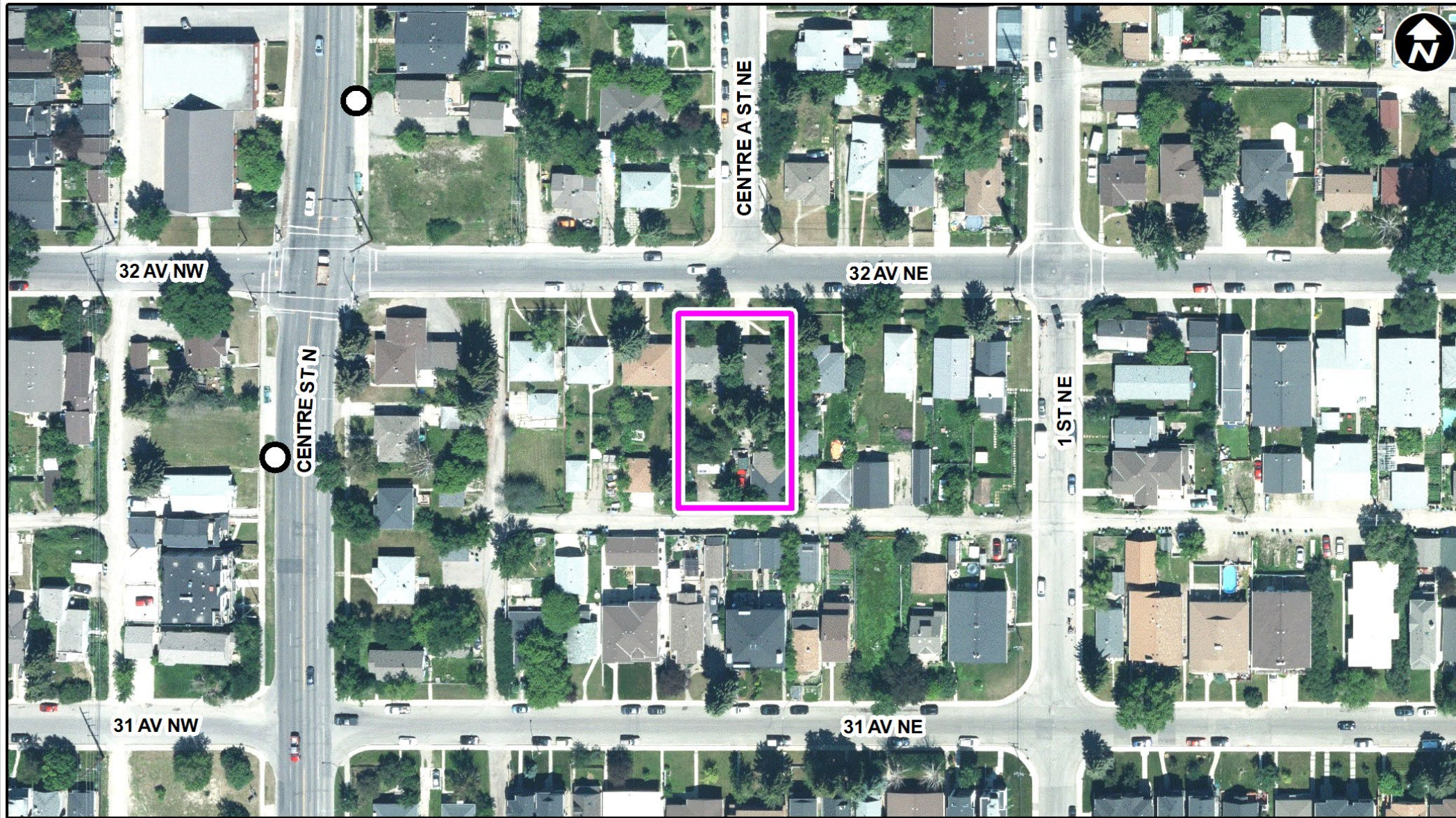
That Council:

Give three readings to **Proposed Bylaw 260D2024** for the redesignation of 0.13 hectares  $\pm$  (0.32 acres  $\pm$ ) located at 121 and 125 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 32 to 35) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) 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

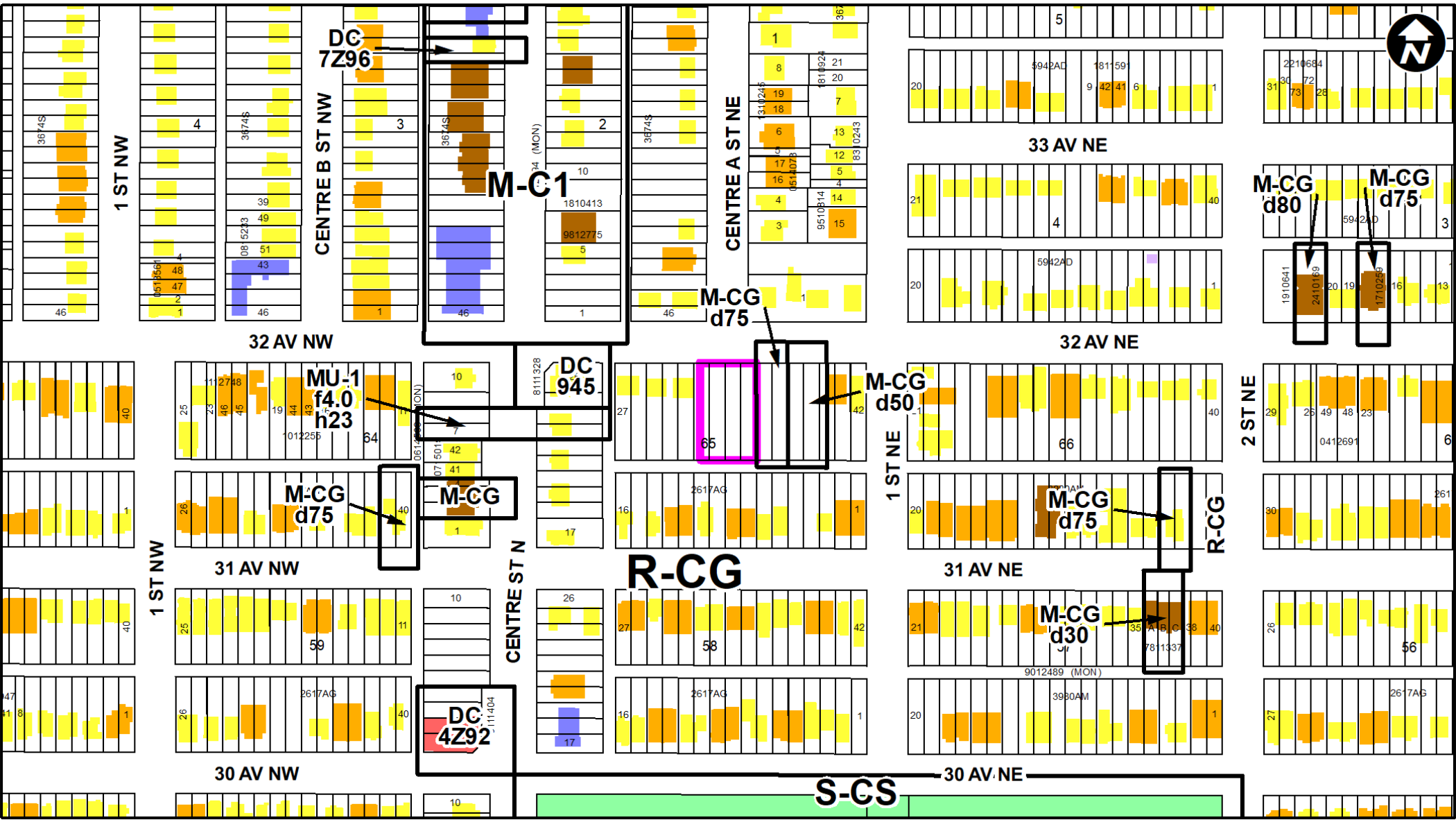


LEGEND

○ Bus Stop

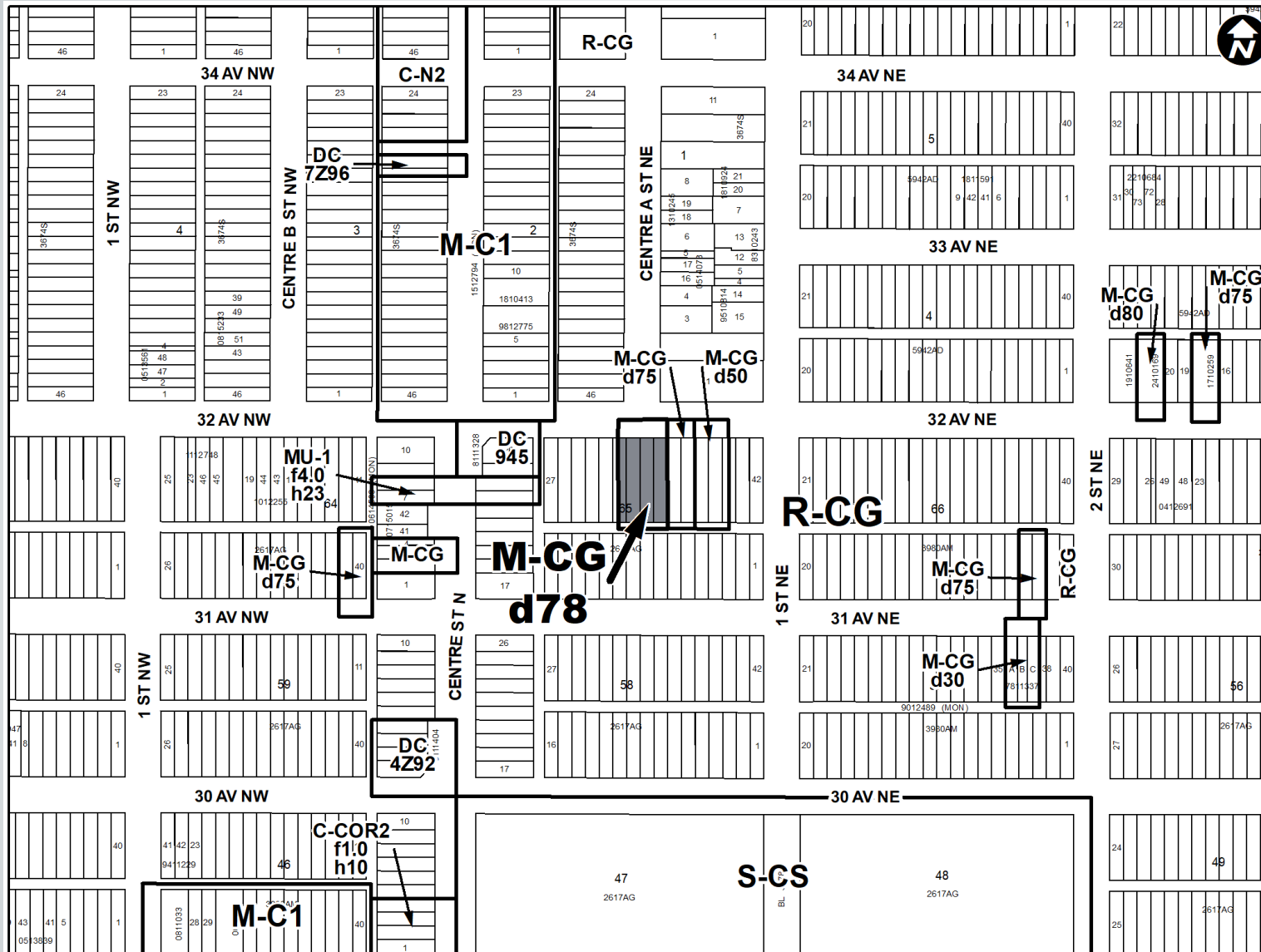
Parcel Size:

0.13 ha  
27m x 47m



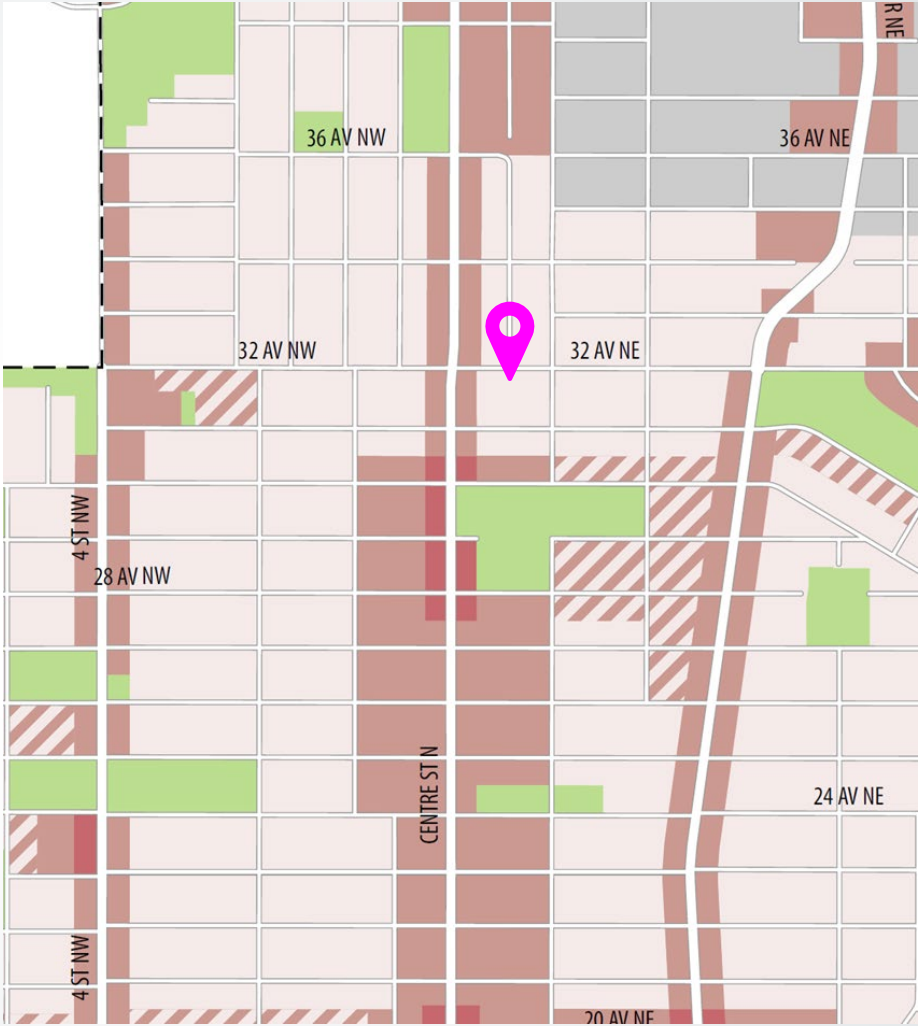
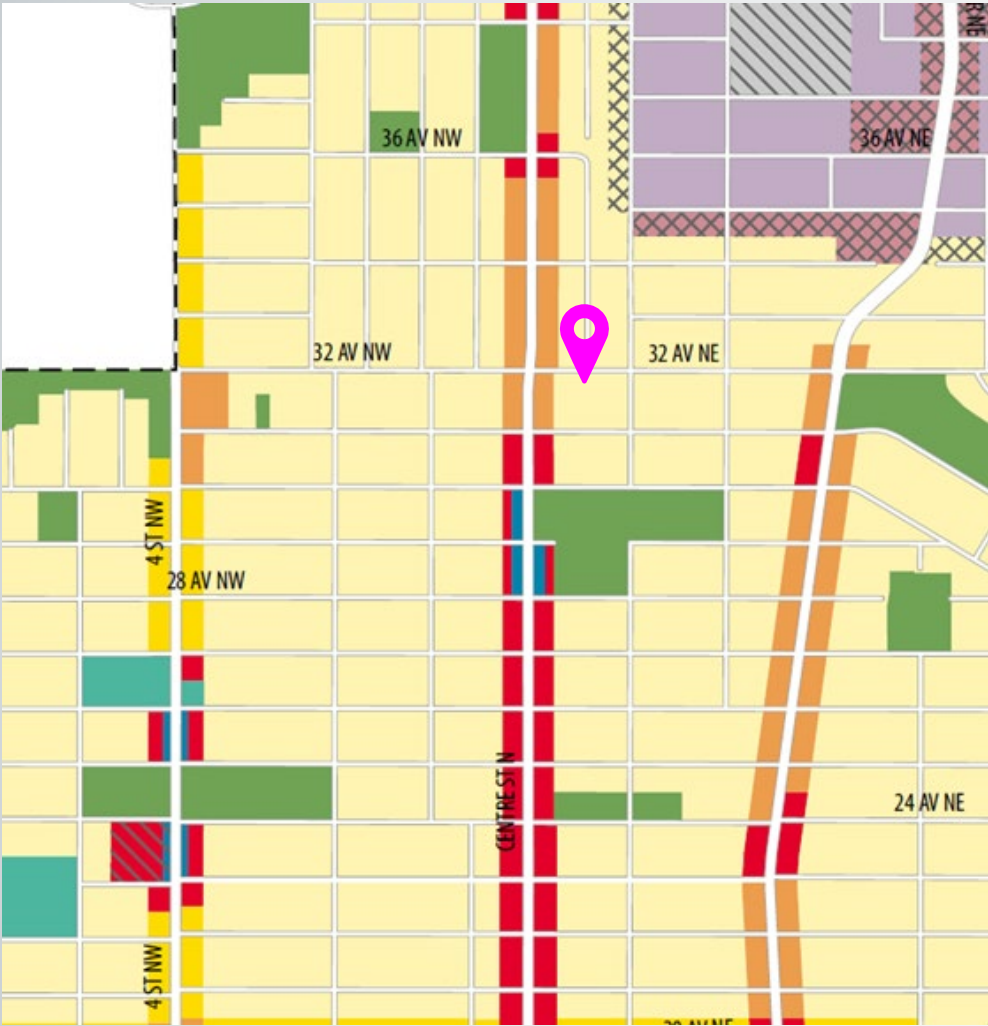
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





## Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd78) District:

- Maximum density = 78 units per hectare (10 units)
- Maximum height = 12.0 metres (3 storeys)



### Legend

#### Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local

### Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

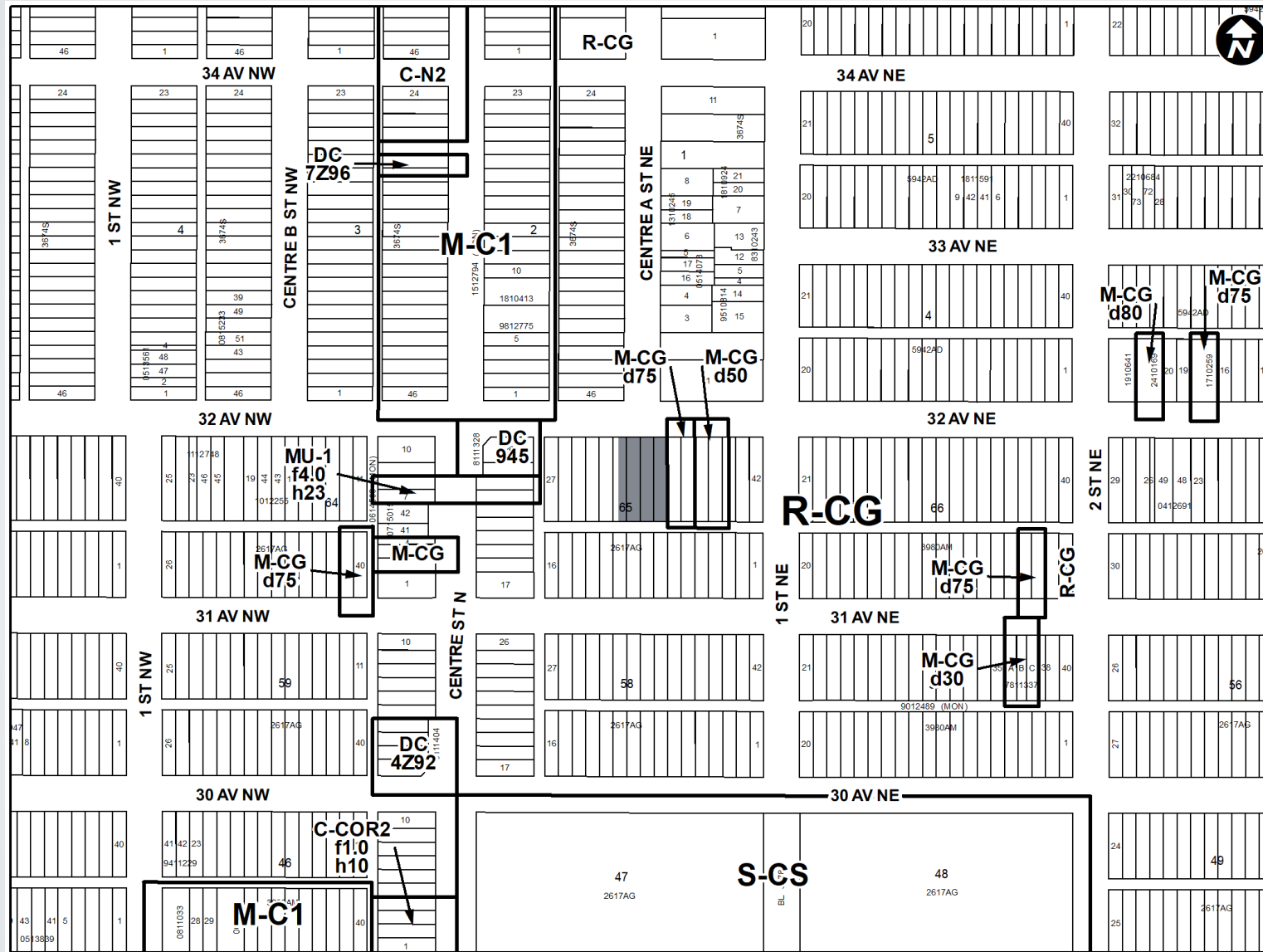
# Calgary Planning Commission's Recommendation:

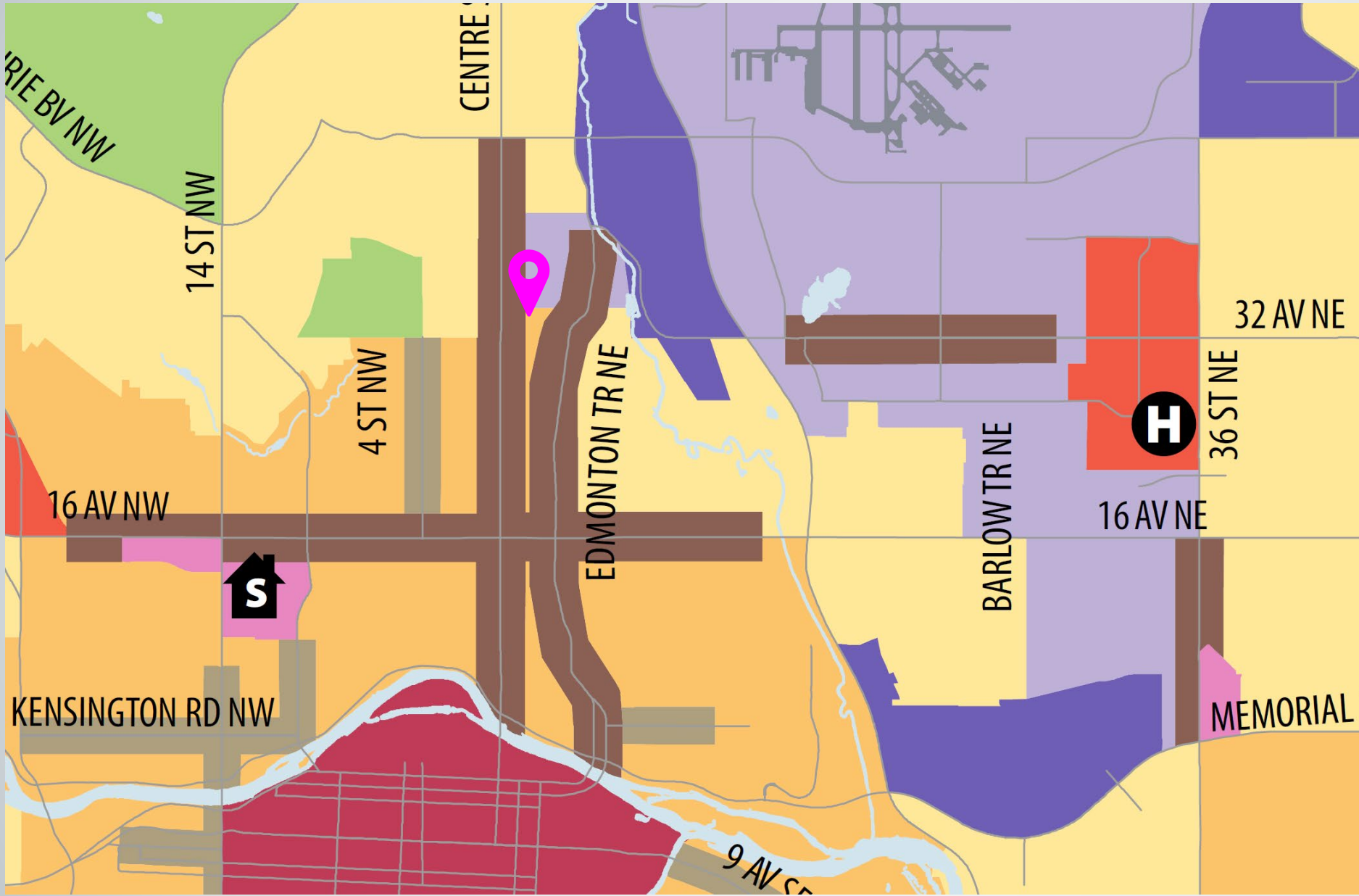
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## Supplementary Slides





## 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

### Industrial

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space

- H Hospital
- S University
- P Subject Site



Looking southwest from 32 Avenue NE










Looking southeast from 32 Street NE



Looking northeast to 121 32 Avenue NE from lane



Looking northwest to 125 32 Avenue NE from lane

Location Criteria	Subject Site
On a corner parcel	
Within 400 metres of a transit stop	
Within 600 metres of an existing or planned primary transit stop	
On a collector or higher standard roadway on at least one frontage	
Adjacent to existing or planned non-residential development or multi-unit development	
Adjacent to or across from an existing or planned open space, park or community amenity	
Along or in close proximity to an existing or planned corridor or activity centre	
Direct lane access	