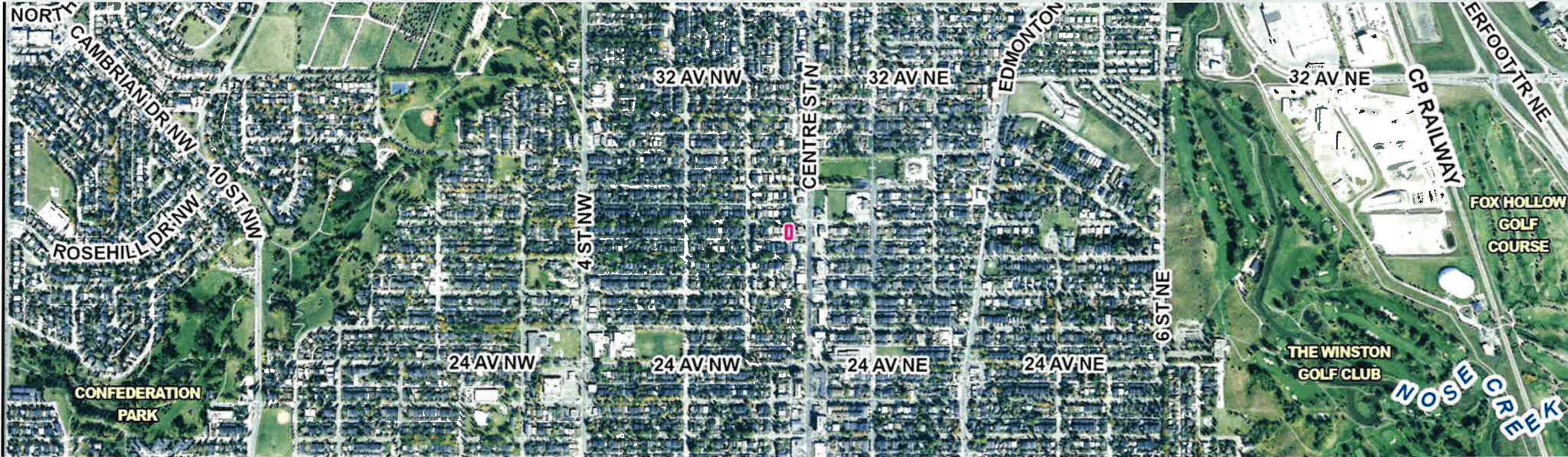




# Calgary Planning Commission

Agenda Item: 7.2.11



## LOC2024-0109 / CPC2024-1136 Land Use Amendment

2024 October 17

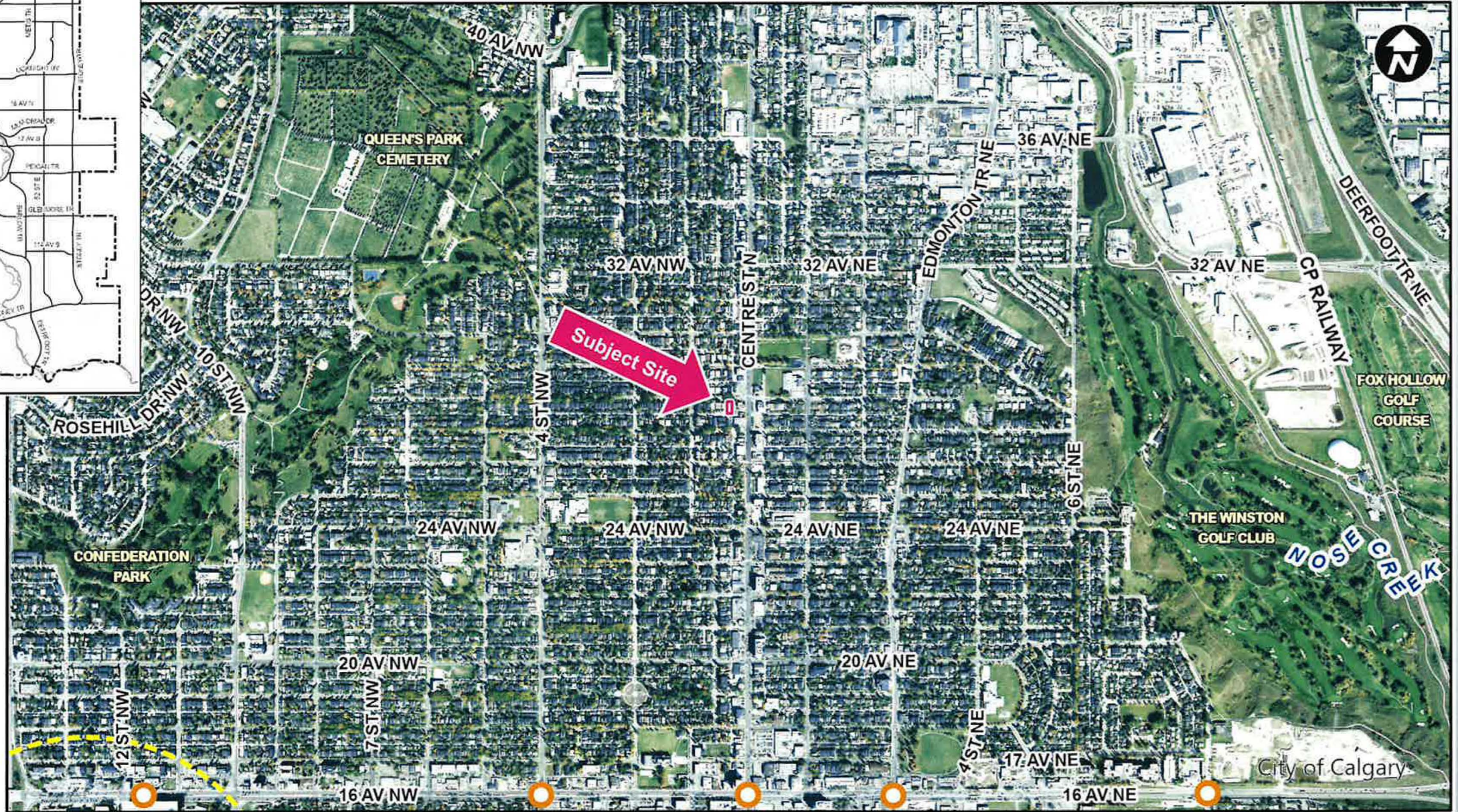
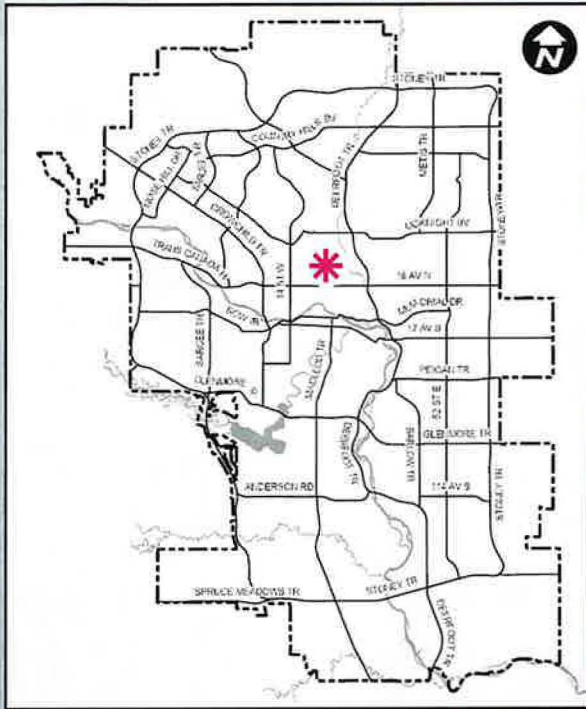
CITY OF CALGARY
<b>RECEIVED</b>
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: 7.2.11 CPC2024-1136
Distrib- Presentation
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:













That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 111 – 28 Avenue NW (Plan 2617AG, Block 28, Lots 11 and 12) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate an Office, with guidelines (Attachment 2).





**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



○ Bus Stop

Parcel Size:

0.06 ha  
15m x 36m

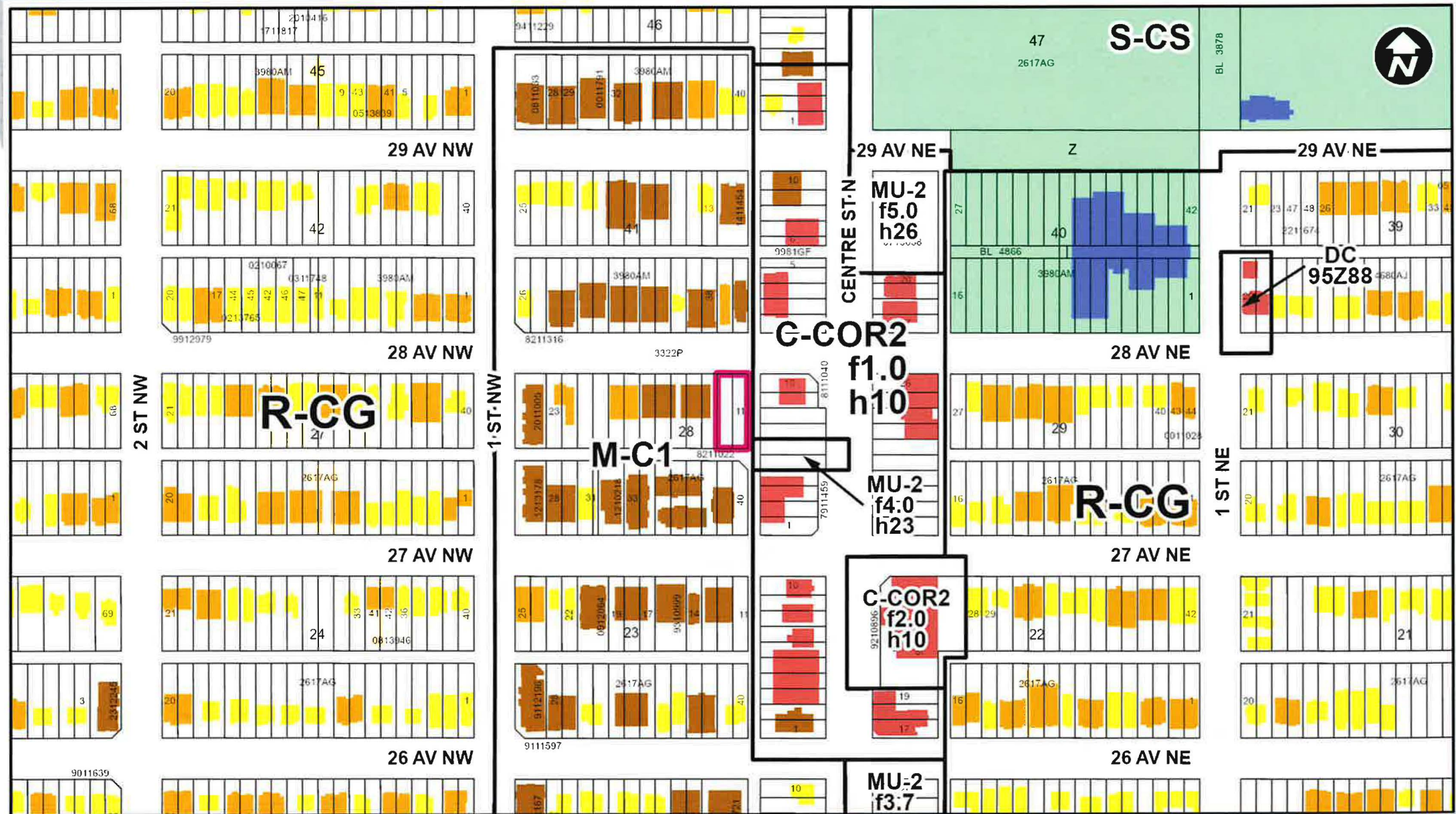




# Surrounding Land Use

## 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



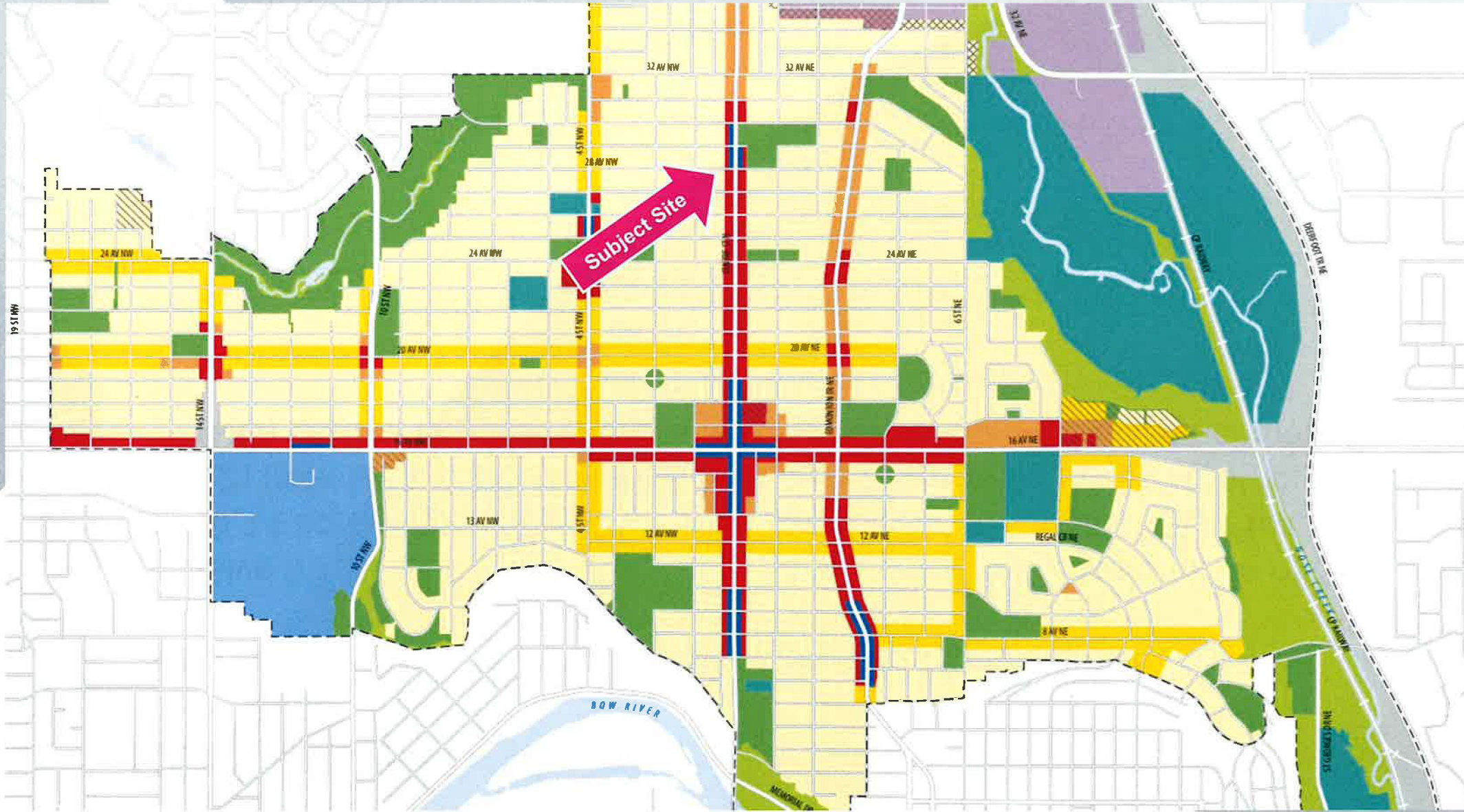


**Proposed Direct Control (DC) District:**

- Based on existing M-C1 District
- Includes additional discretionary use of Office.



# North Hill Communities Local Area Plan



### Map 3: Urban Form

#### Legend

##### Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

##### Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

Approved: 18P2020  
Amended: 67P2022

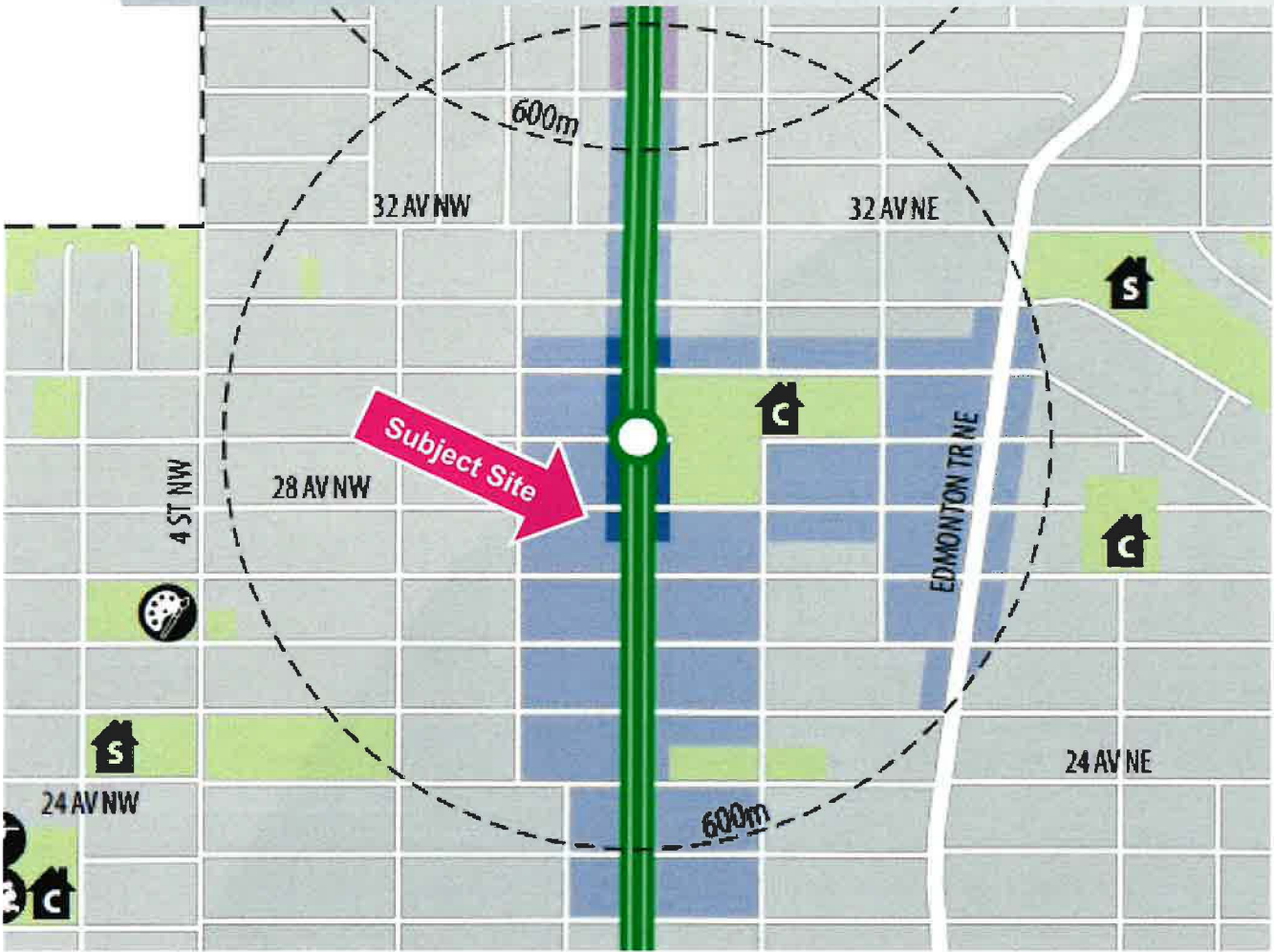
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# Supplementary Slides





**28 Avenue N Station Area:**

- envisioned to be a mixed-use activity node of moderate activity and density.

Figure 14: 28 Avenue N and 40 Avenue N Transit Station Areas

