



Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0026 / CPC2024-0659

Land Use Amendment

October 8, 2024

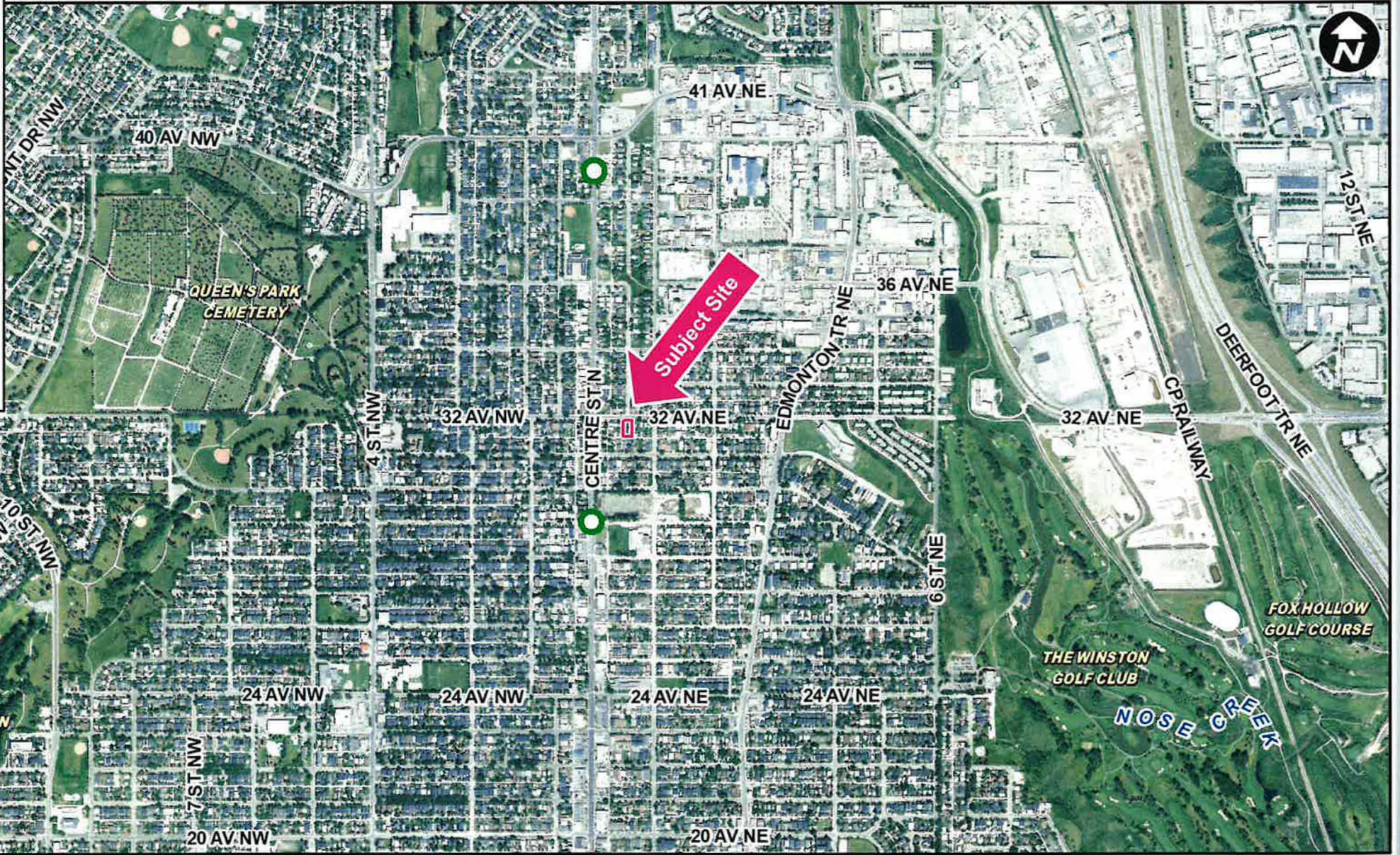
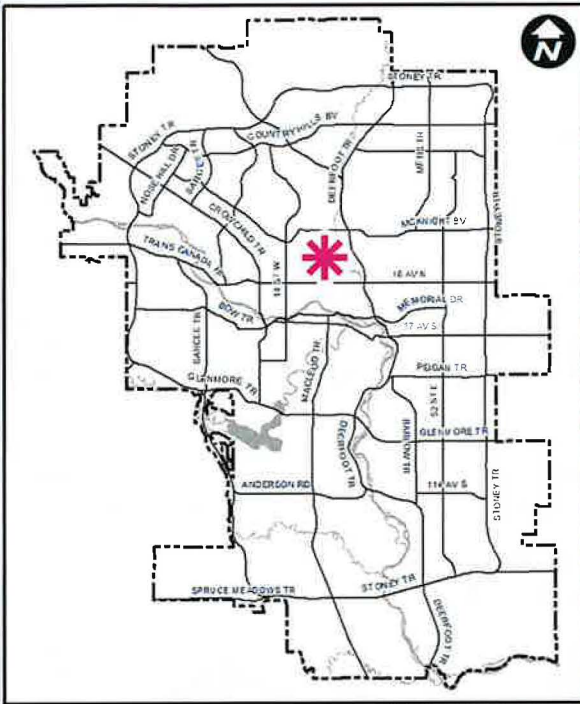
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.2 CPC2024-0659
Disgnb - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 260D2024** for the redesignation of 0.13 hectares ± (0.32 acres ±) 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

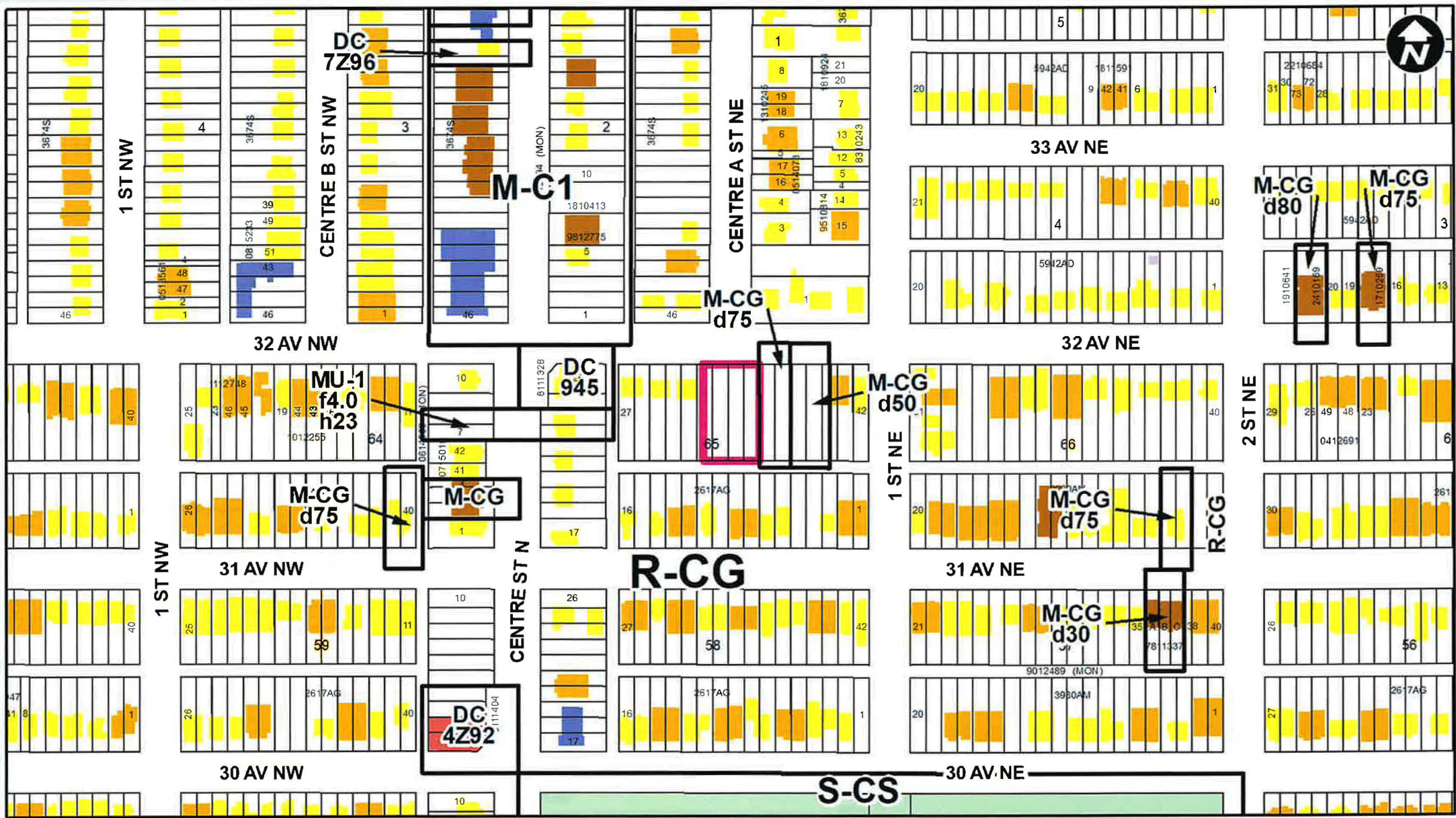
Parcel Size:

0.13 ha
27m x 47m

Surrounding Land Use

LEGEND

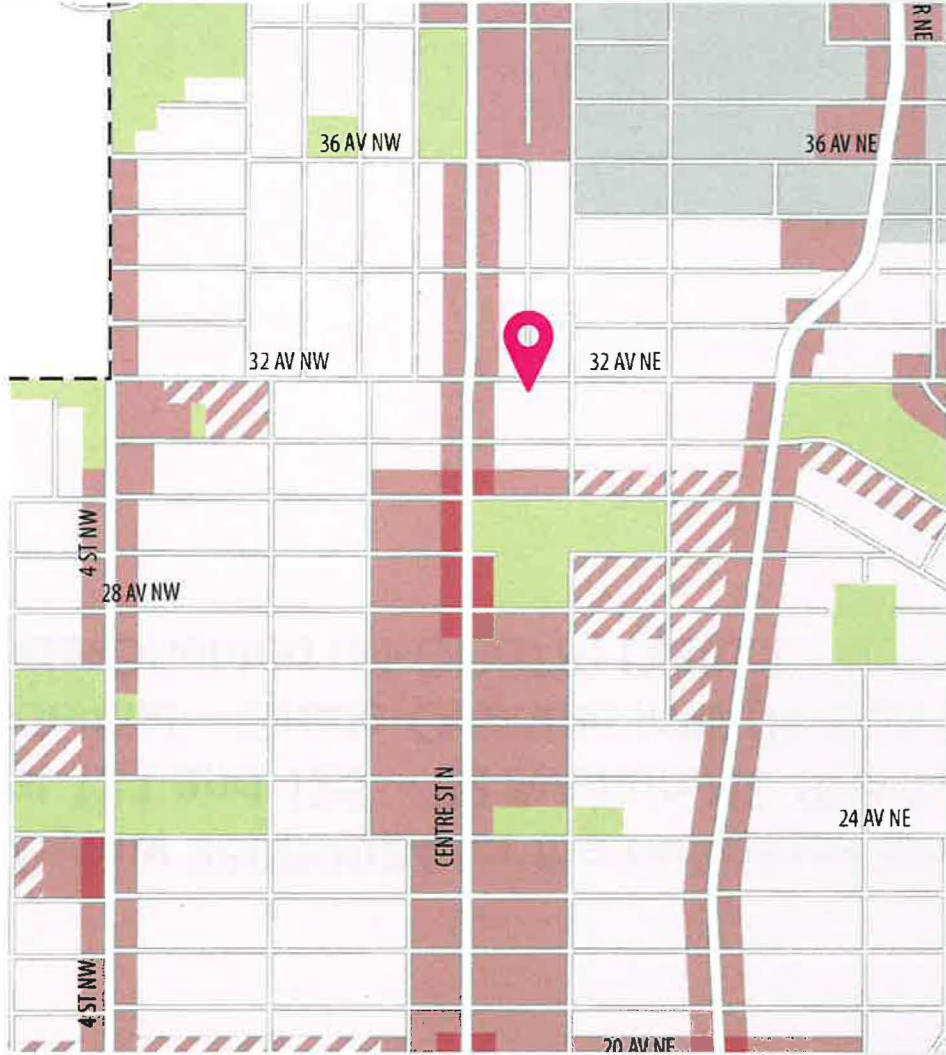
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed 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)

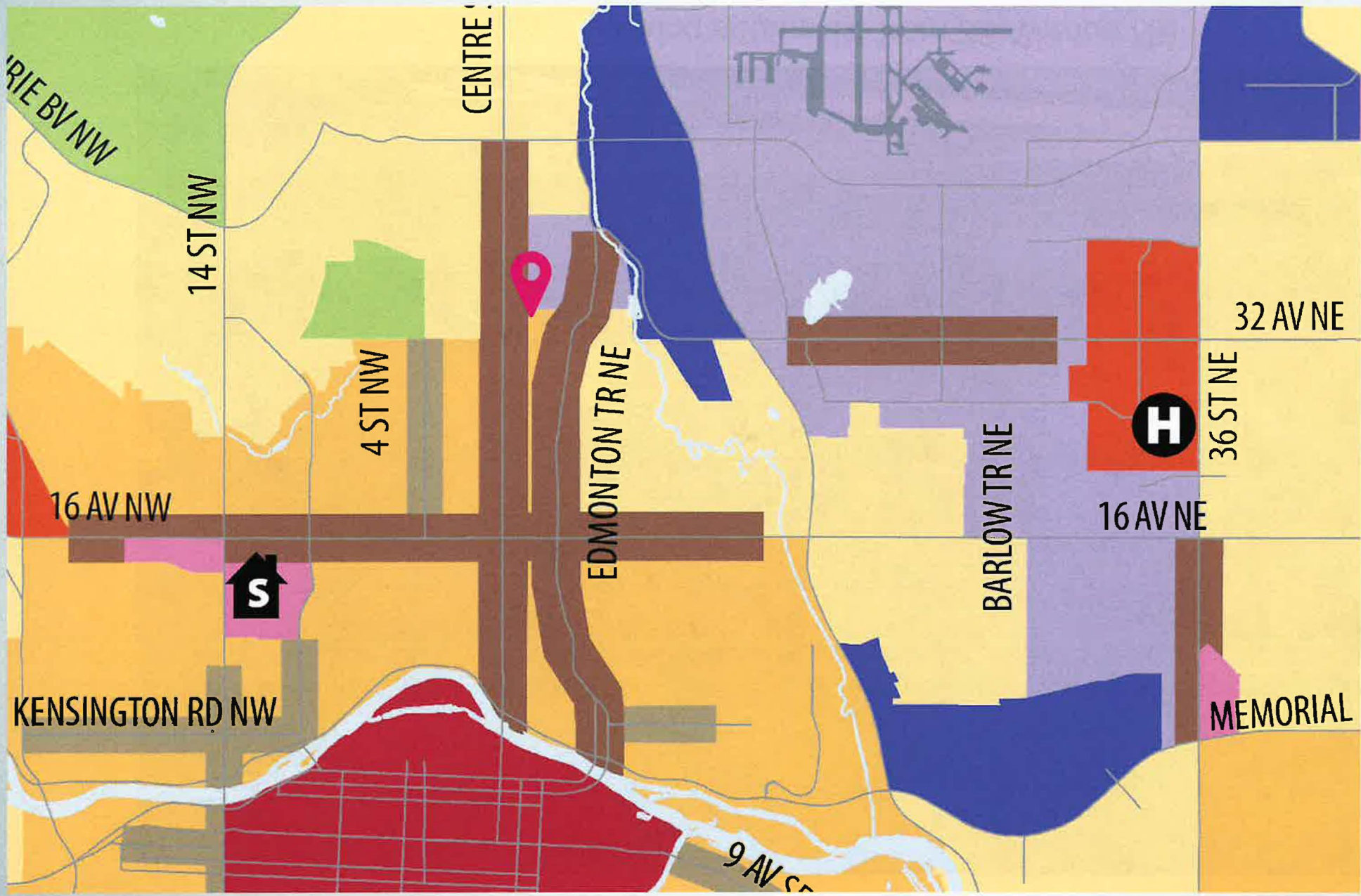
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Supplementary Slides





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

Other Features

- Major Public Open Space
- Hospital (H icon)
- University (S icon)
- Subject Site (Pin icon)



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	<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 checked="" type="checkbox"/>
Adjacent to or across from an existing or planned open space, park or community amenity	<input 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"/>