

Public Hearing of Council

Agenda Item: 7.2.1



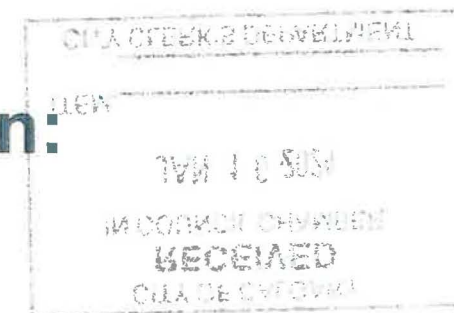
LOC2023-0099 / CPC2023-1051

Land Use Amendment

January 16, 2024

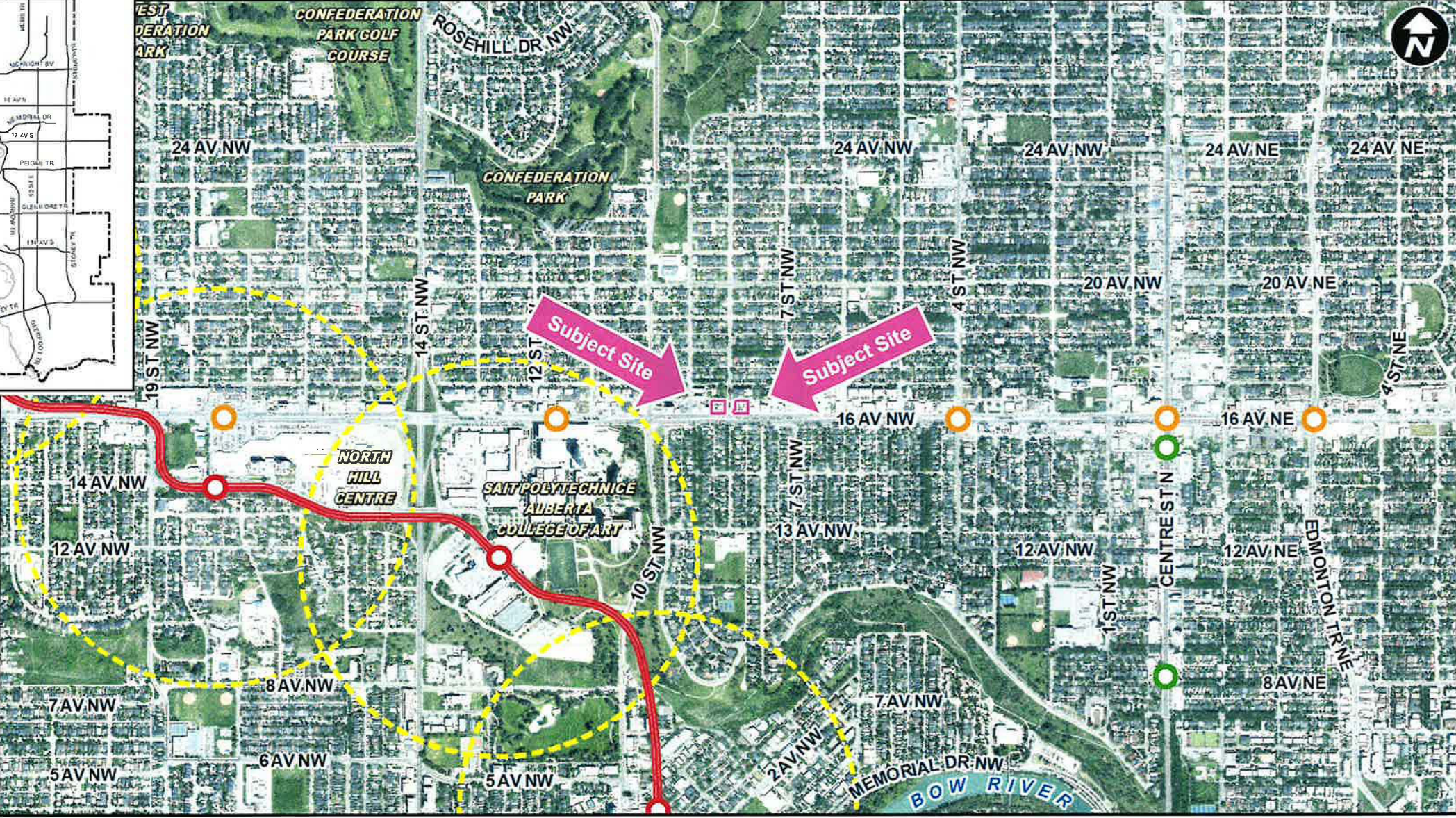
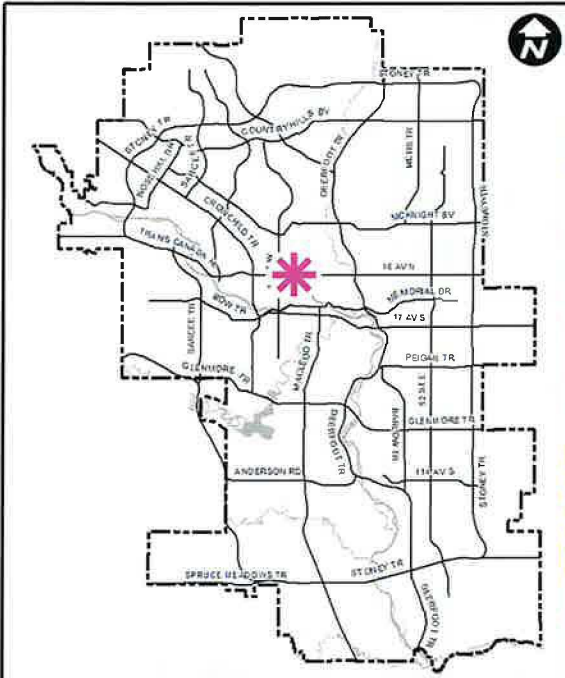
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 16 2024
ITEM: 7.2.1- CPC2023-1051
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

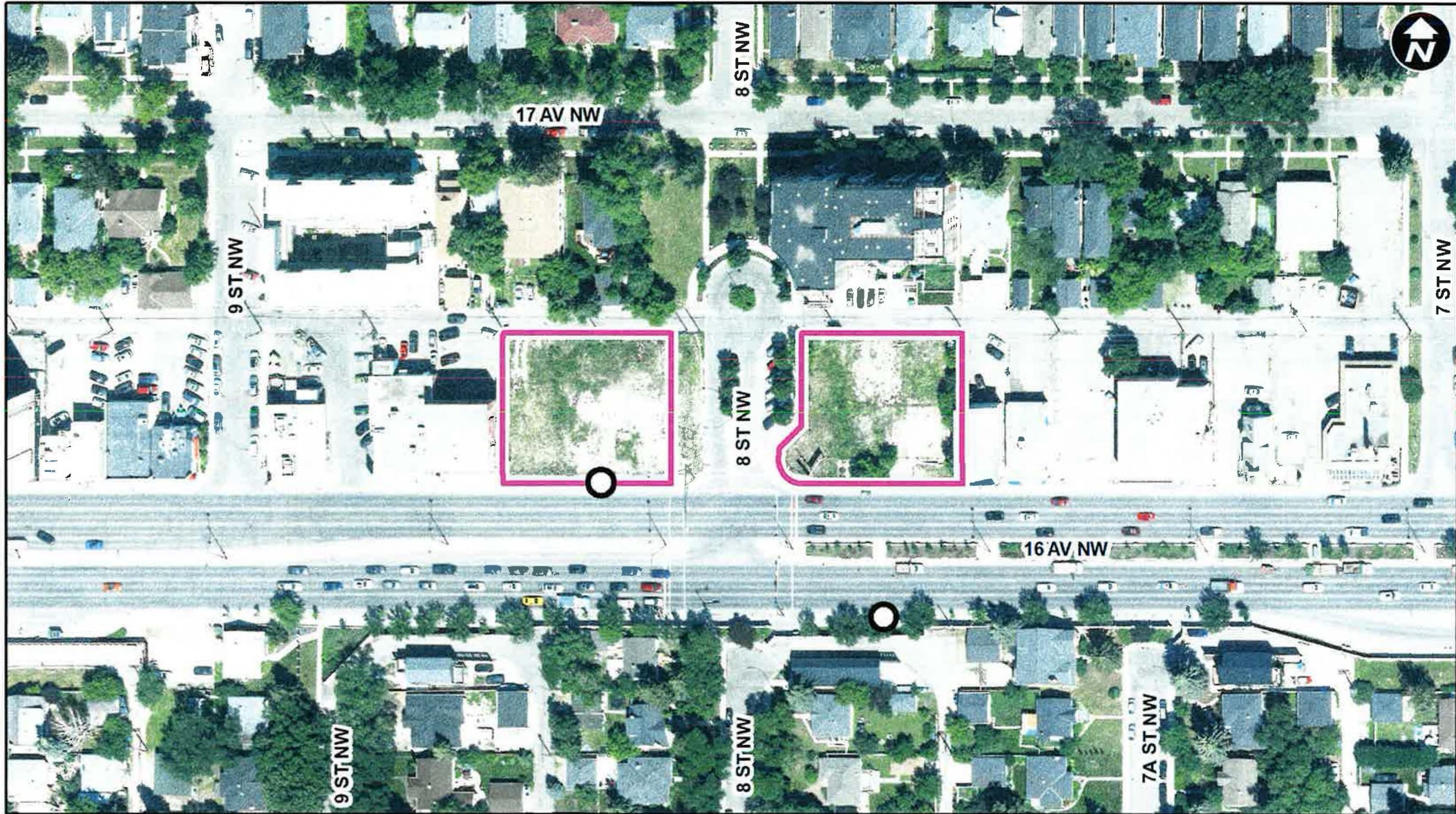


That Council:

Give three readings to **Proposed Bylaw 21D2024** for the redesignation of 0.30 hectares \pm (0.74 acres \pm) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 5, Lot 27) from Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District to Mixed Use – Active Frontage (MU-2f7.0h44) District.

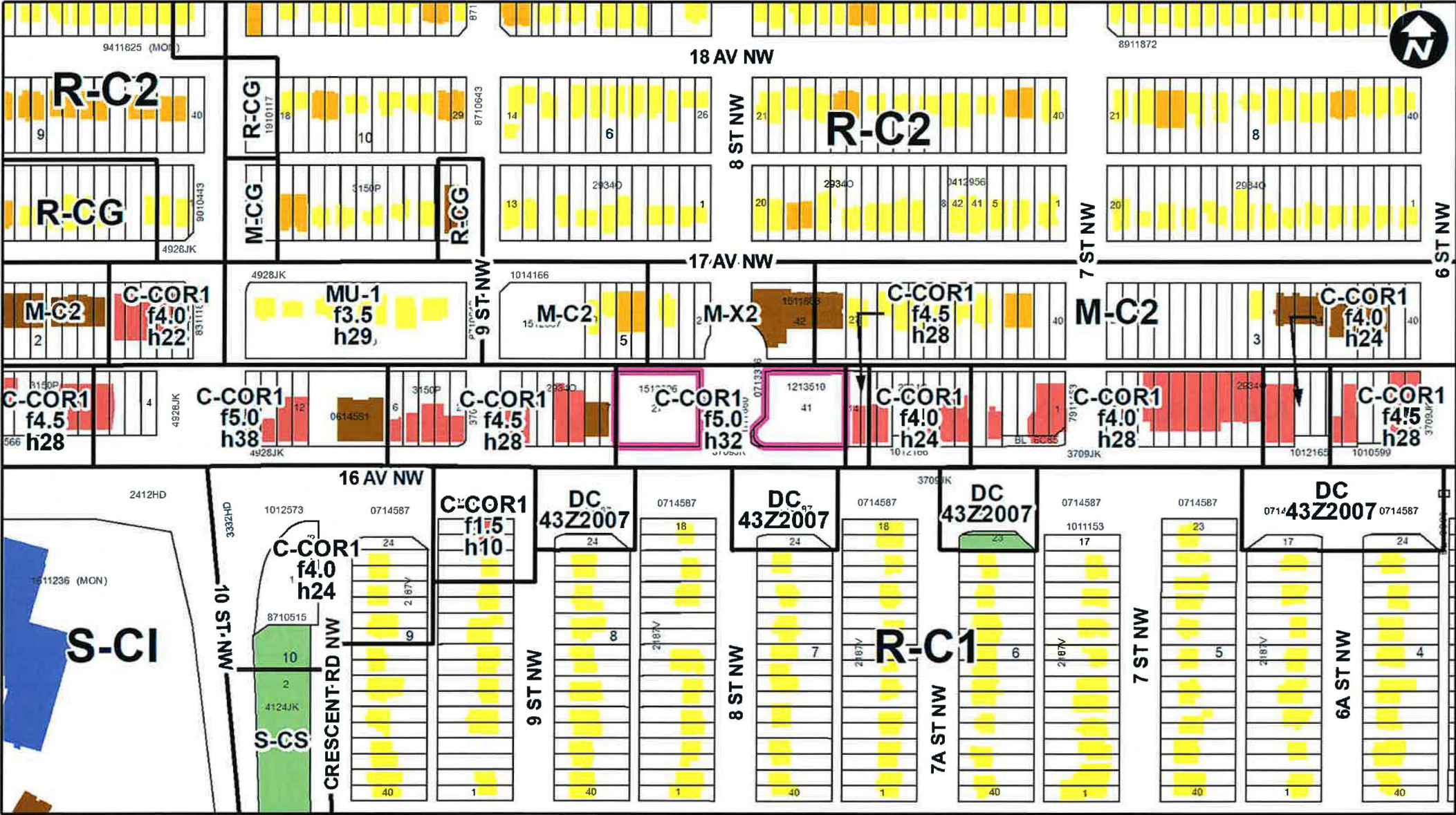


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



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














Proposed Mixed Use – Active Frontage (MU-2f7.0h44) District:

- Intended to accommodate street oriented mixed-use developments
- Active commercial uses be located at grade to promote street level activity
- Maximum floor area ratio of 7.0
- Maximum height of 44 metres

Map 3:
Urban Form

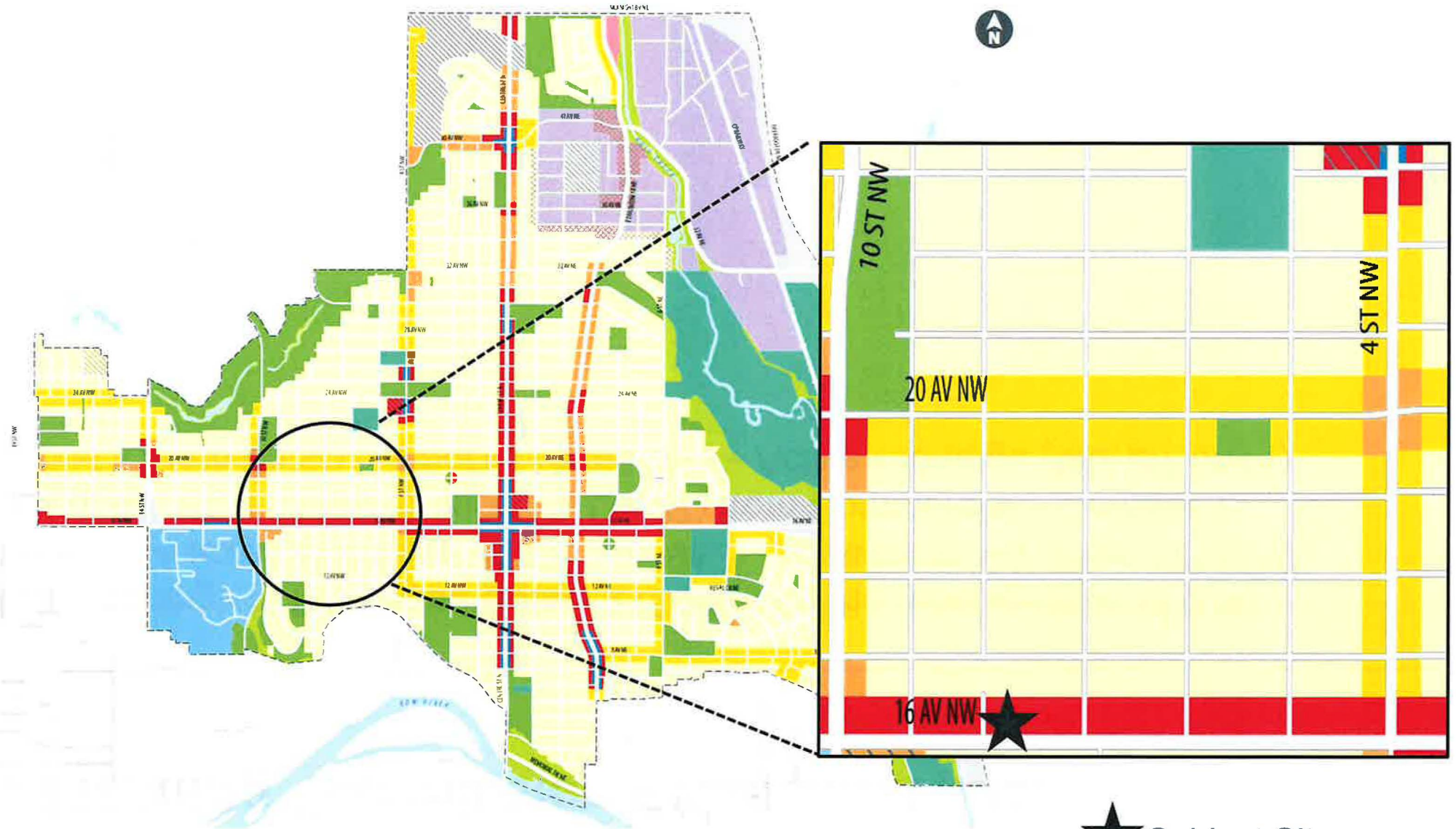
Legend

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



 Subject Site

Calgary Planning Commission's Recommendation:

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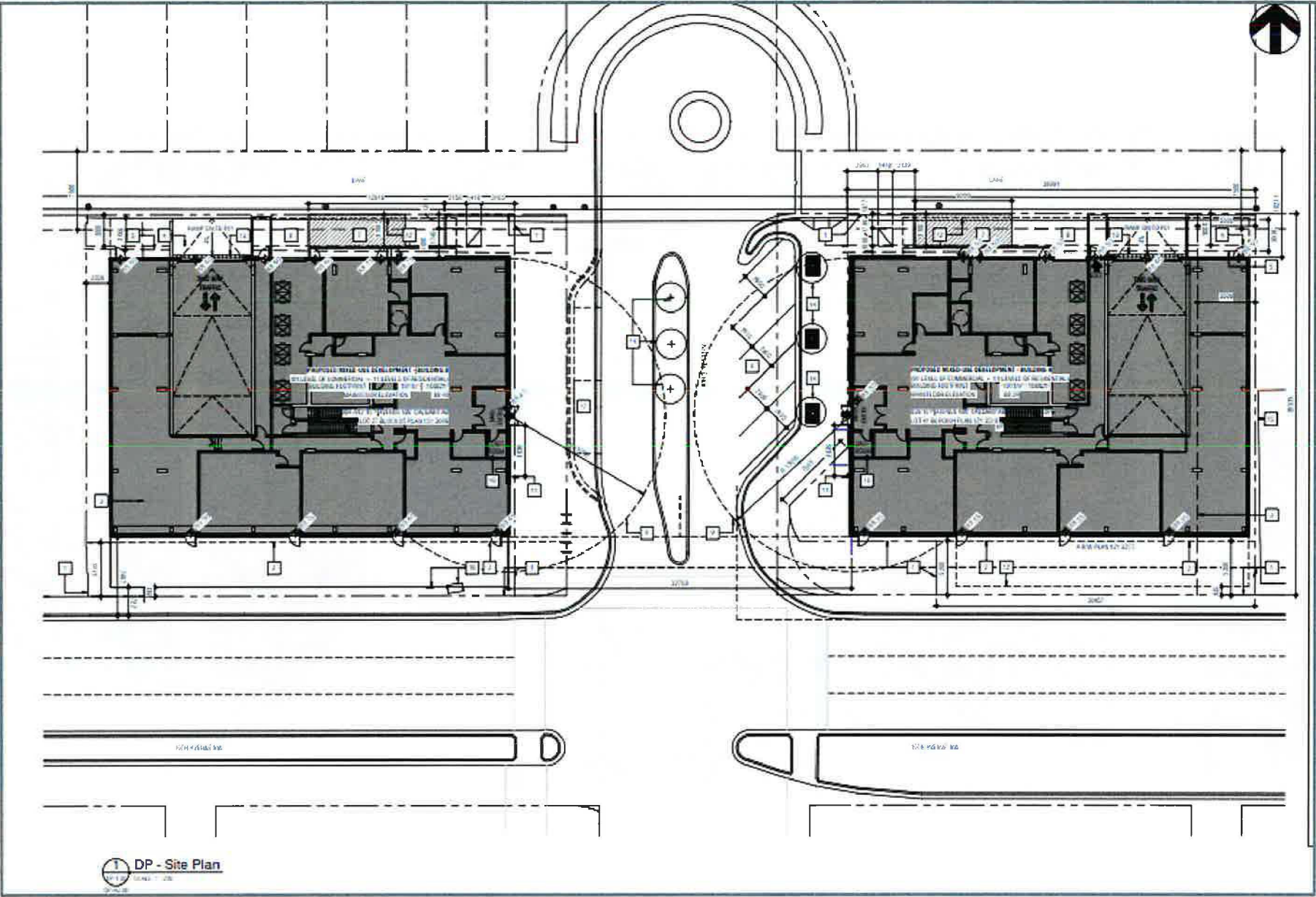
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Supplementary Slides







Map 4: Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

Approved: 18P2020
Amended: 67P2022

