



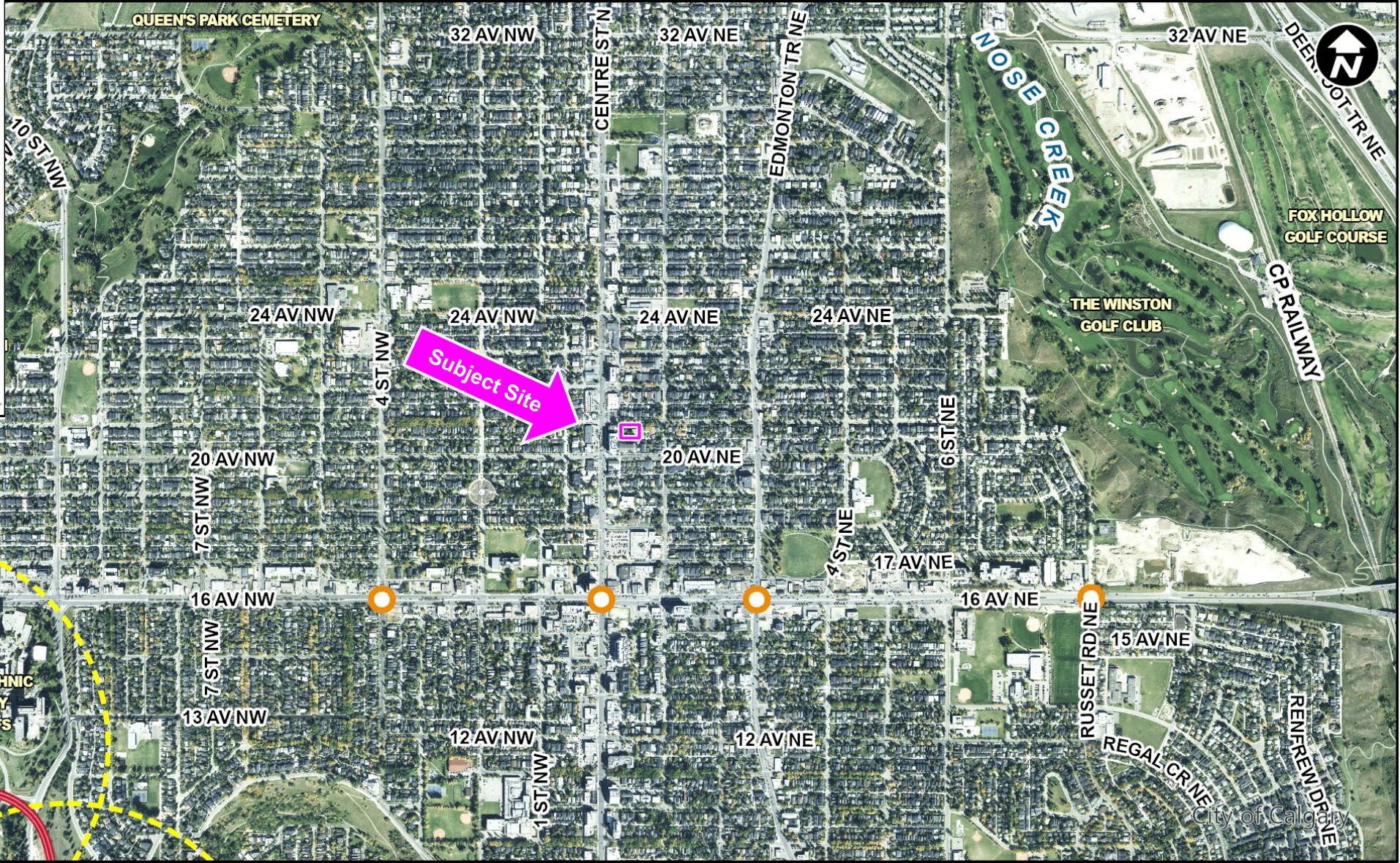
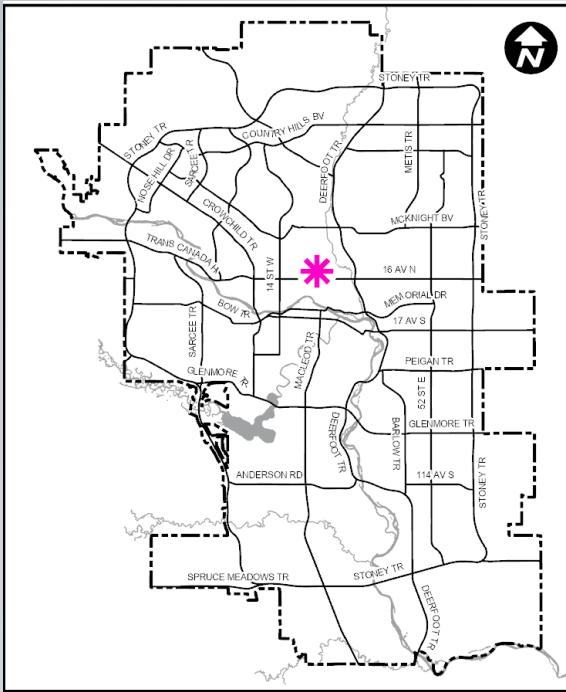
LOC2024-0135 / CPC2024-1101 Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 295D2024** for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 115 and 121 – 21 Avenue NE (Plan 2129O, Block 19, Lots 16 to 22) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2d296) 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

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City of Calgary



○ Bus Stop

Parcel Size:

0.20 ha
53m x 38m

Proposed Multi-Residential – Contextual Medium Profile (M-C2d296) District:

- allows for multi-residential development close or adjacent to lower-density development;
- maximum building height of 16 metres (approximately 4 storeys)
- maximum density of 296 units per hectare (up to 60 units)



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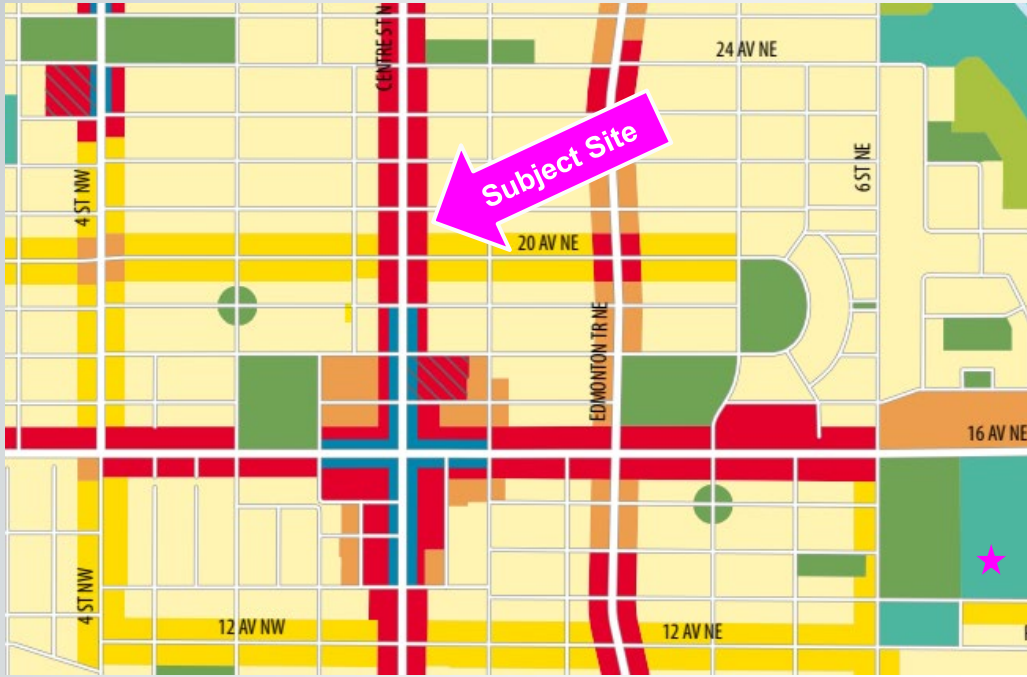
Supplementary Slides





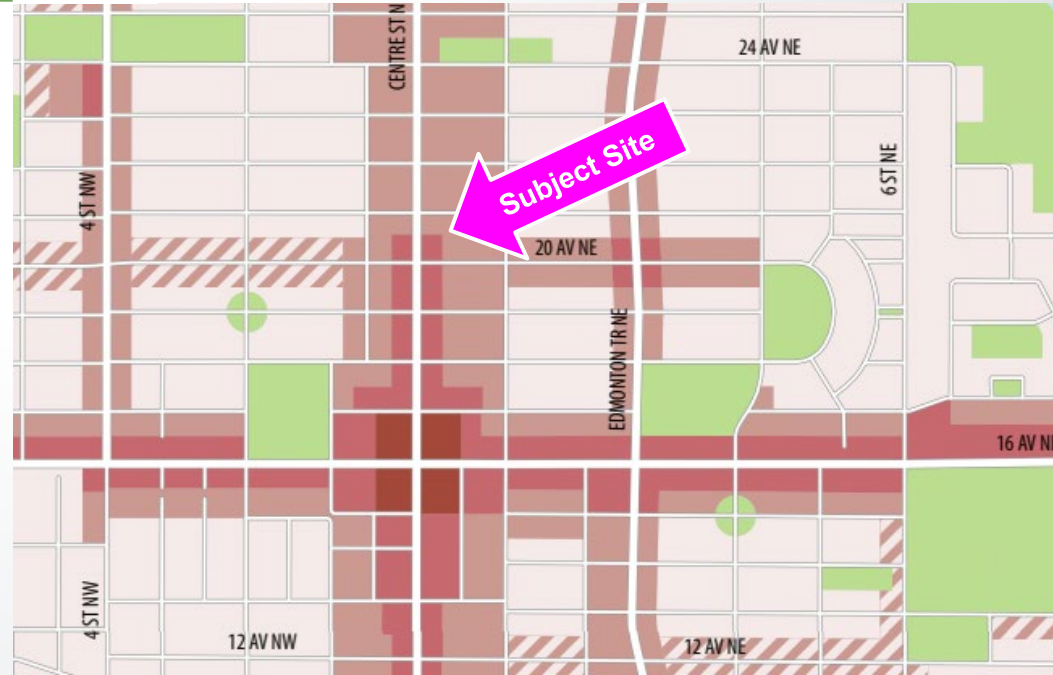






Map 3:
Urban Form

- Legend**
- Urban Form Categories
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space



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

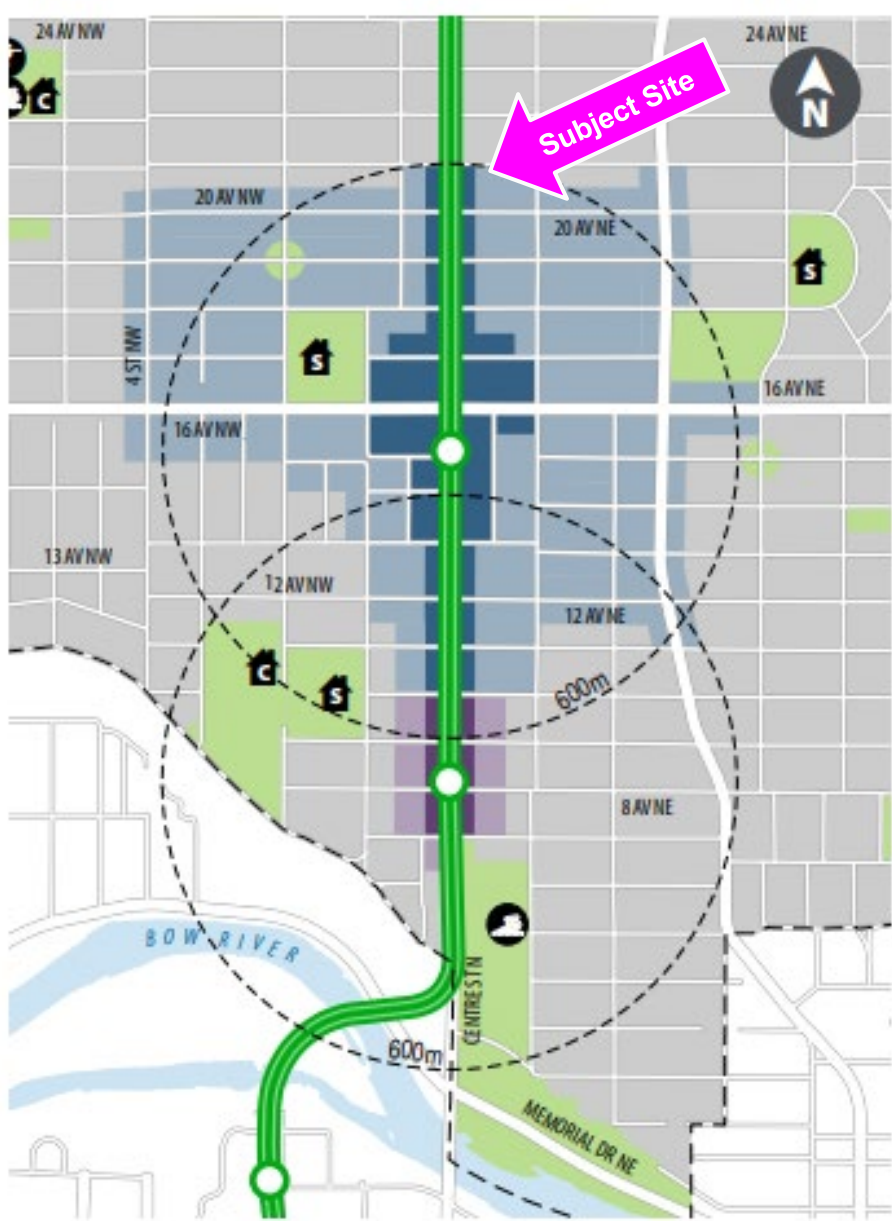


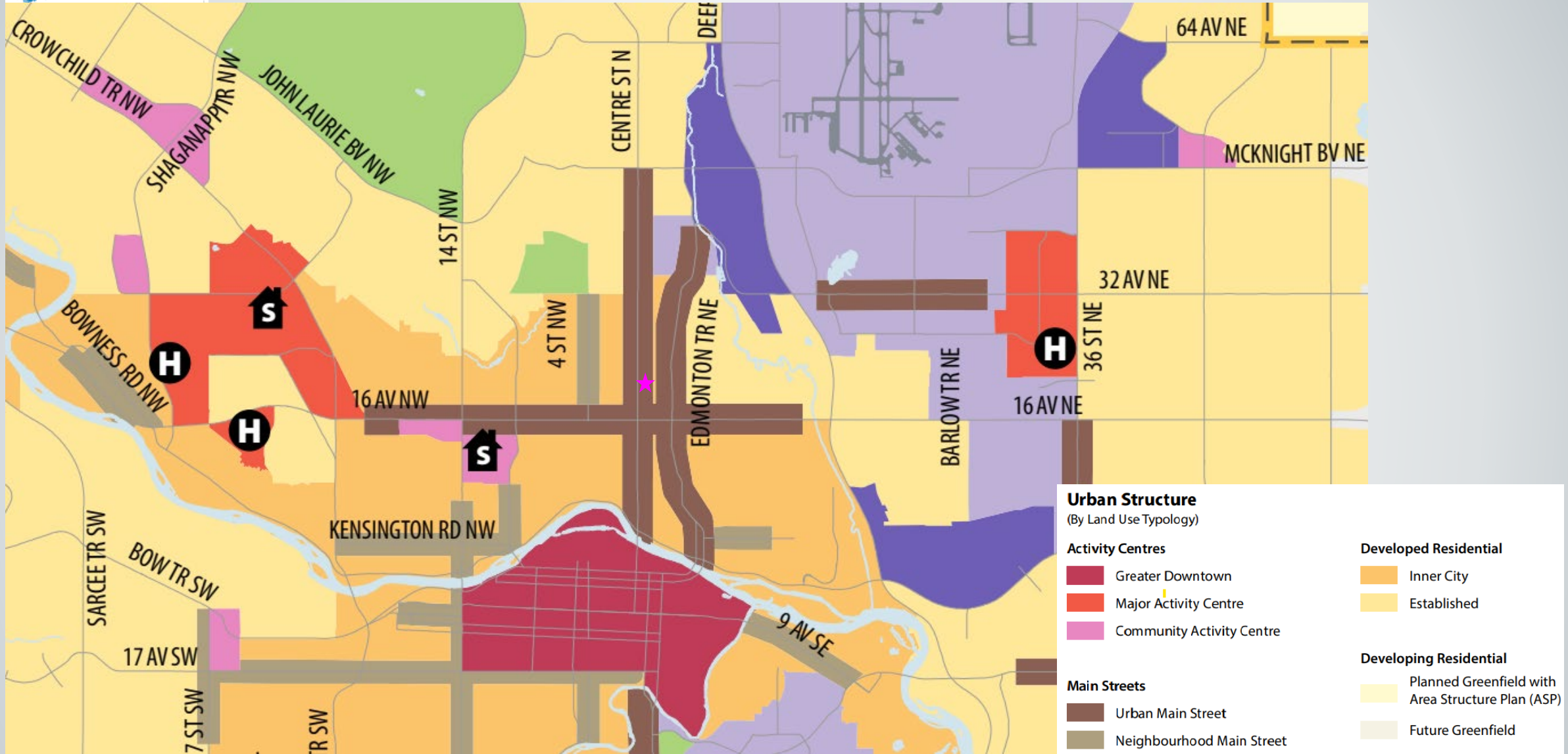
Figure 13: 9 Avenue N and 16 Avenue N Transit Station Areas

Legend

- 16 Avenue N Core Zone
- 16 Avenue N Transition Zone
- 9 Avenue N Core Zone
- 9 Avenue N Transition Zone

Figure 13: 9 Avenue N and 16 Avenue N Transit Station Areas

1 Urban Structure



2 Primary Transit Network

