

LOC2024-0109 / CPC2024-1136

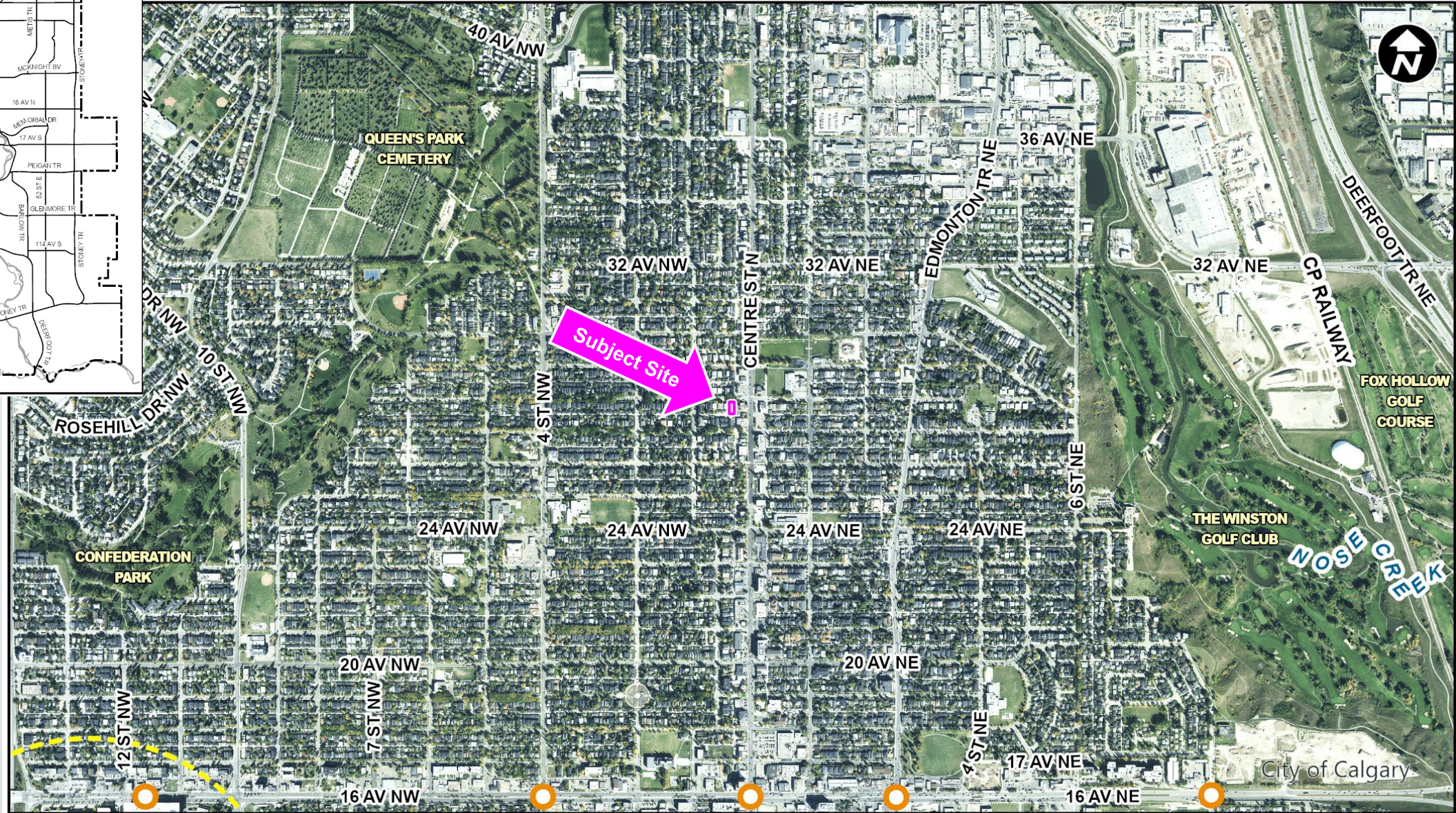
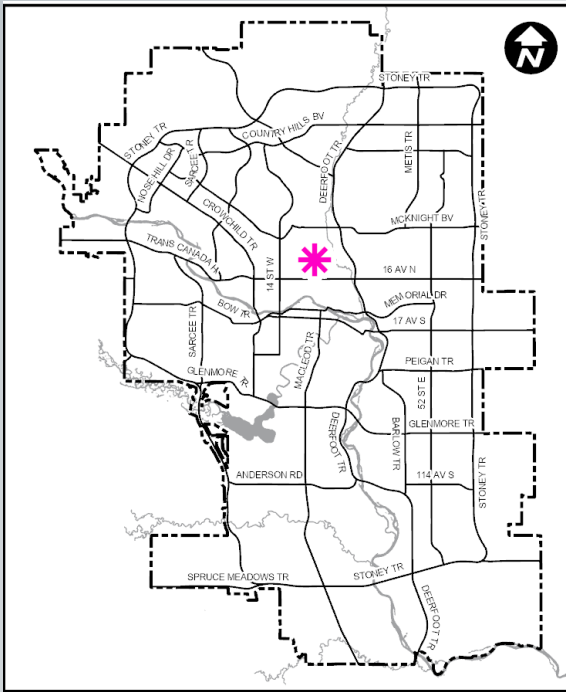
Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

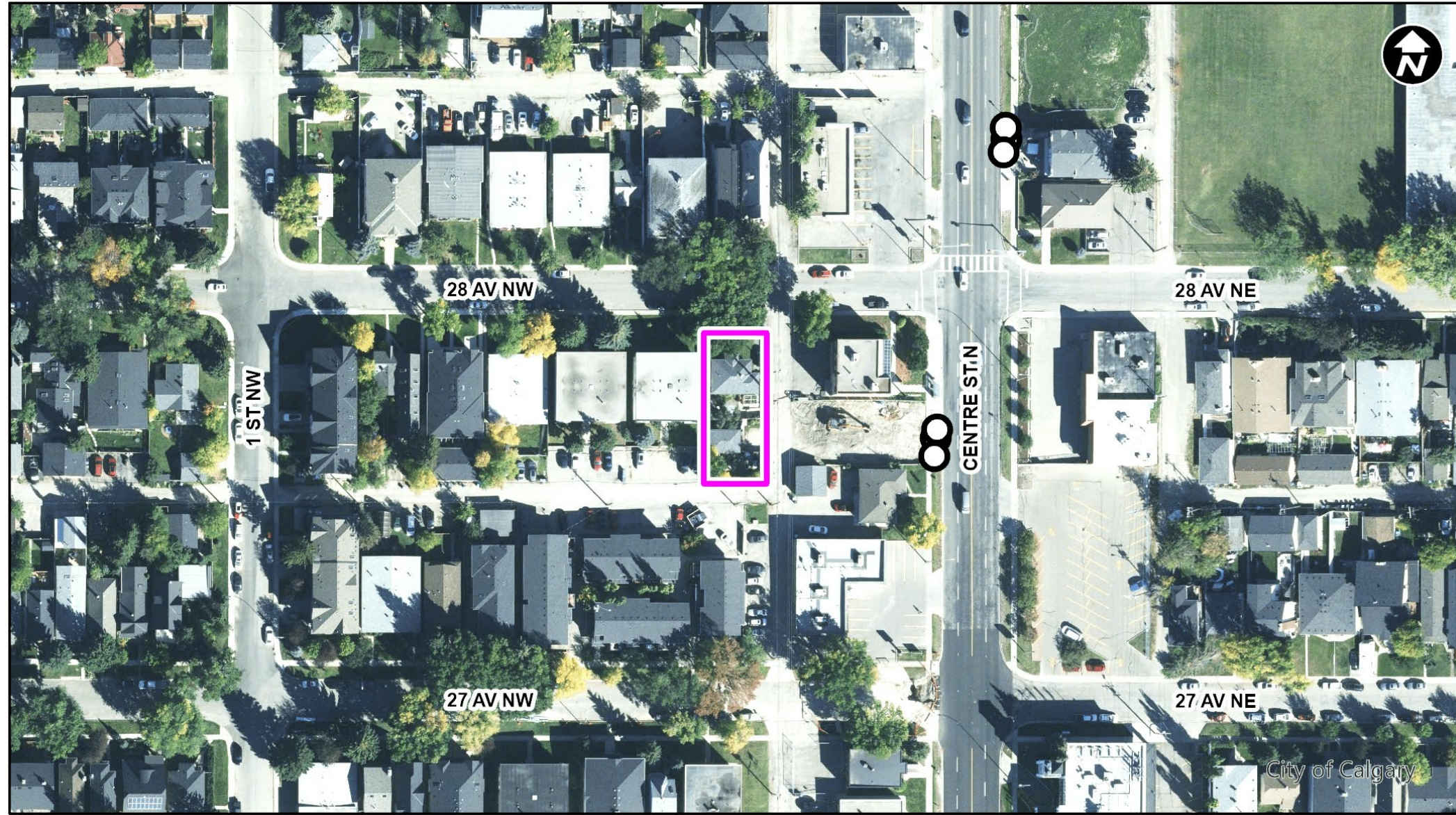
That Council:

Give three readings to **Proposed Bylaw 296D2024** 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

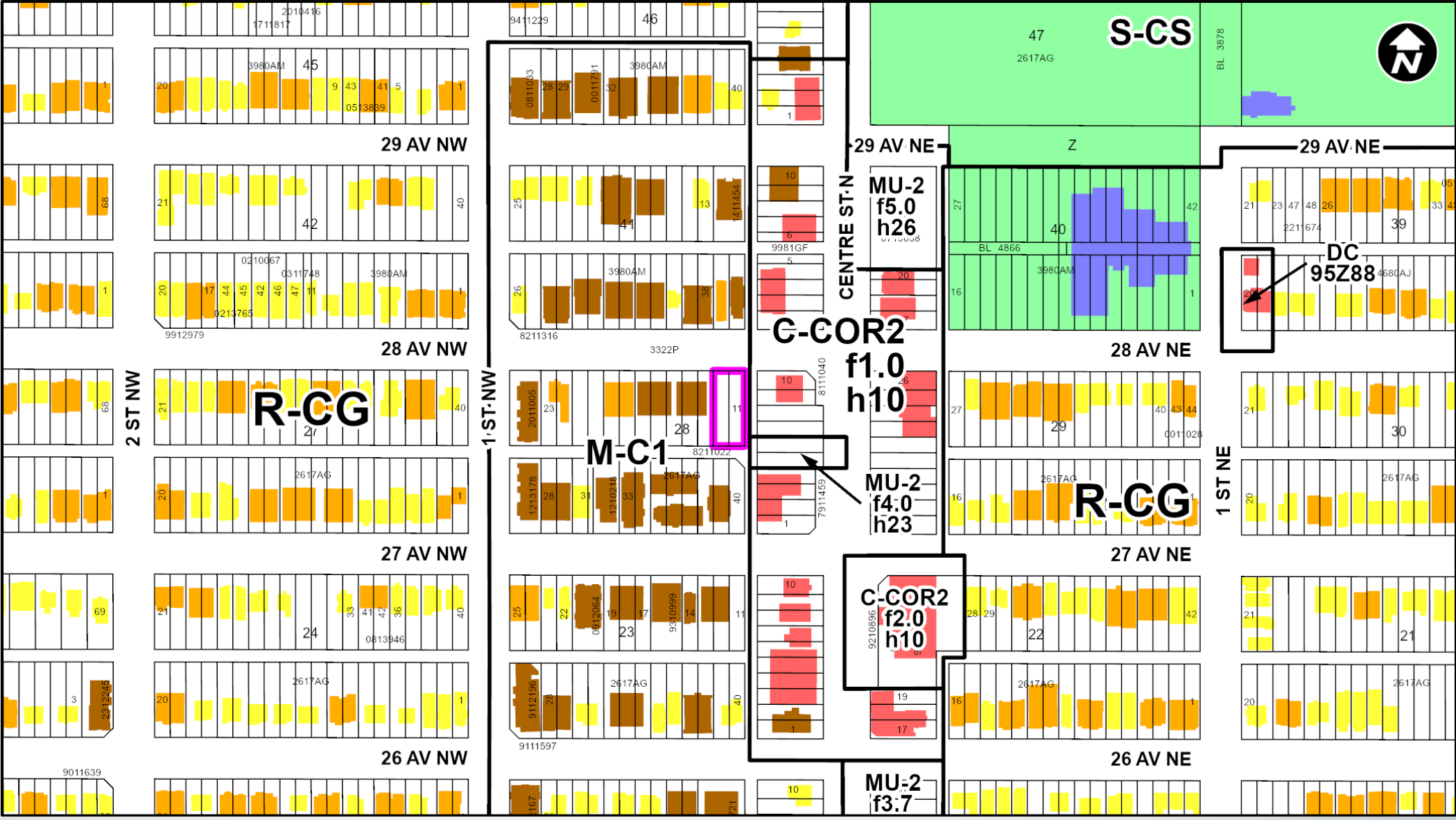
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

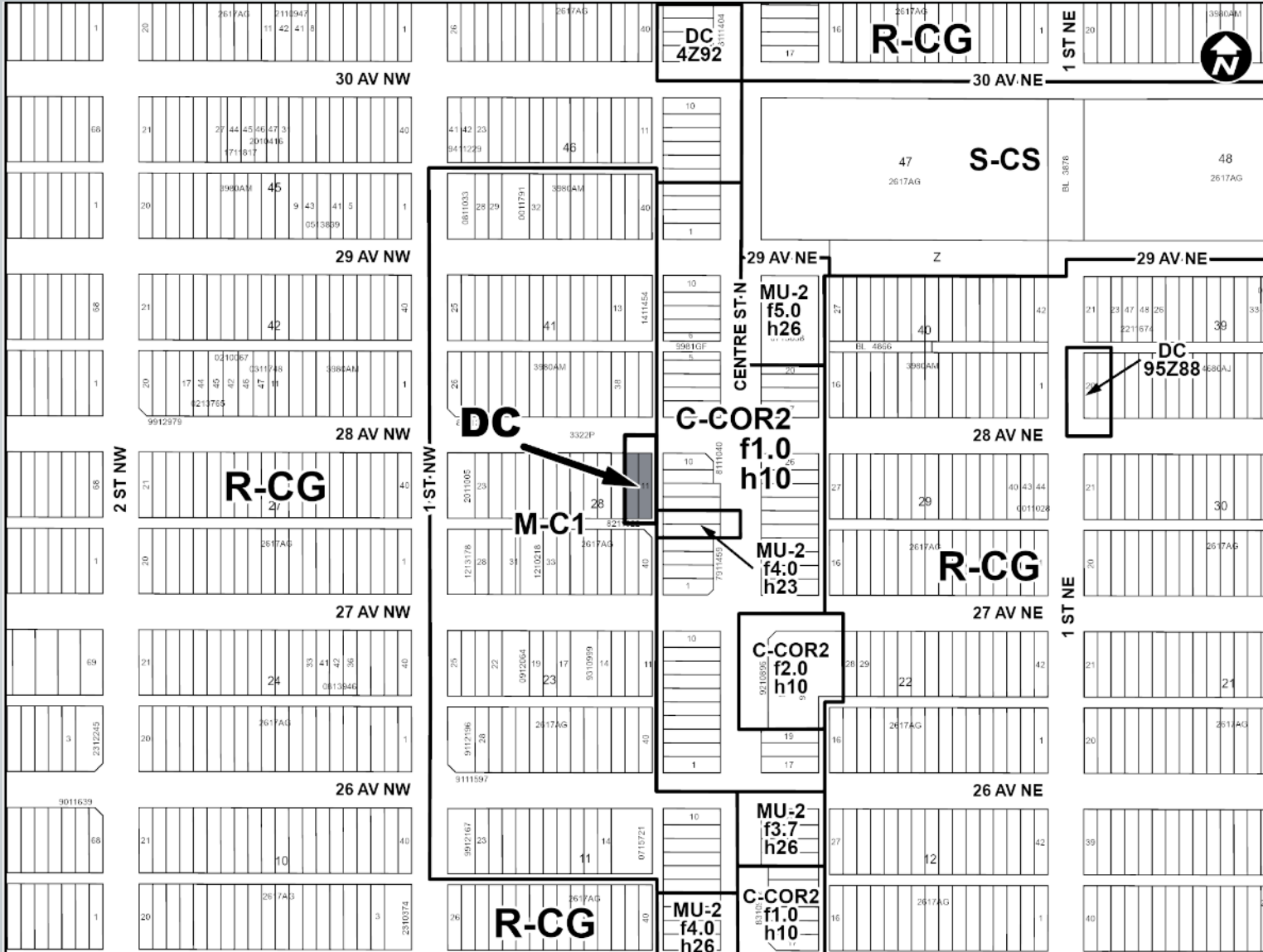


○ Bus Stop

Parcel Size:

0.06 ha
15m x 36m





Proposed Direct Control (DC) District:

- Based on existing Multi-Residential – Contextual Low Profile (M-C1) District
- Includes additional discretionary use of Office.

Calgary Planning Commission's Recommendation:

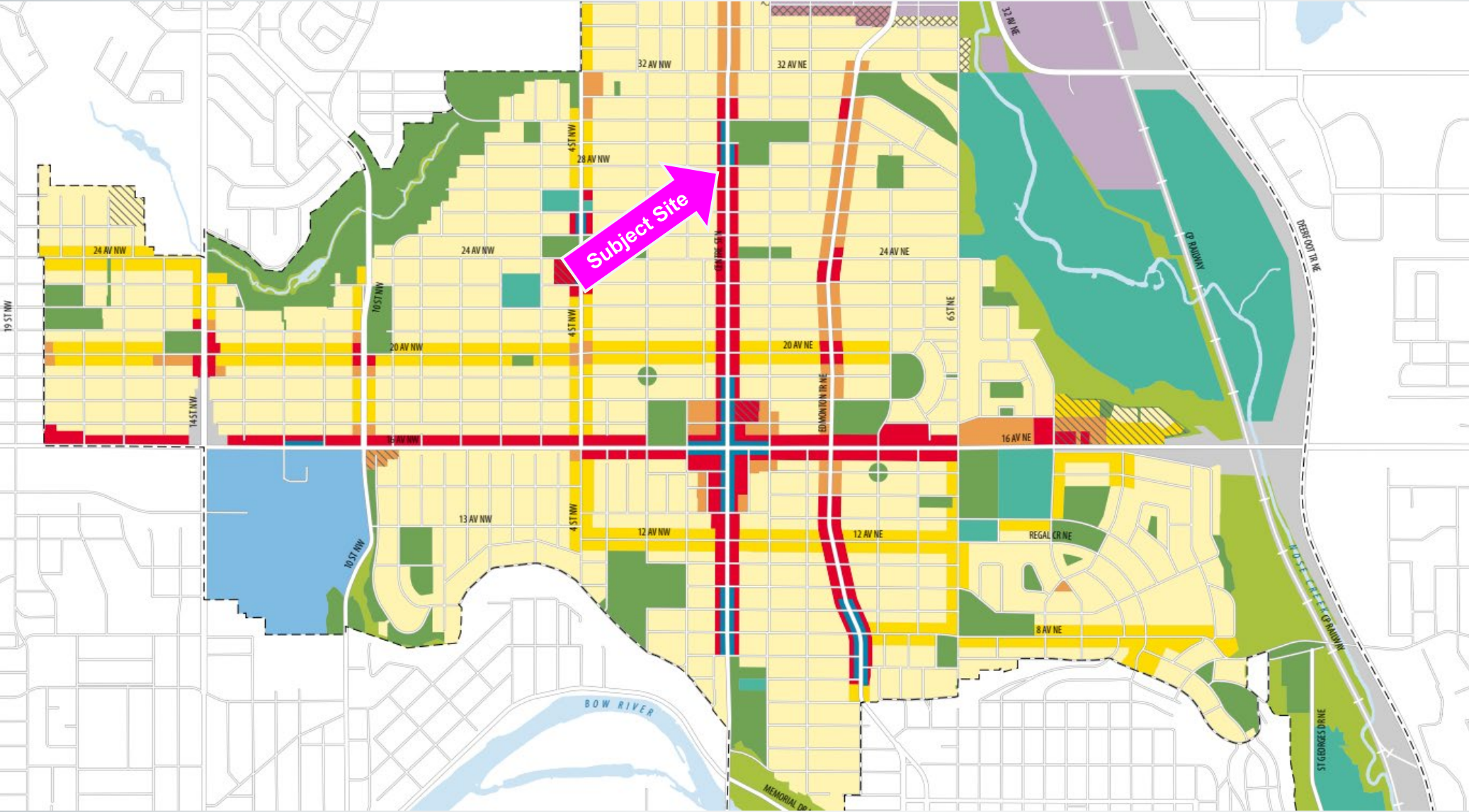
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Supplementary Slides







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
- 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

