



# Public Hearing of Council

## Agenda Item: 7.2.8



# LOC2024-0135 / CPC2024-1101

## Land Use Amendment

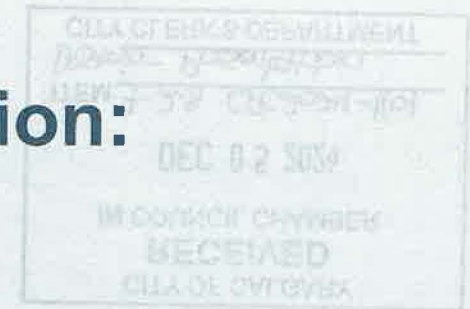
December 3, 2024

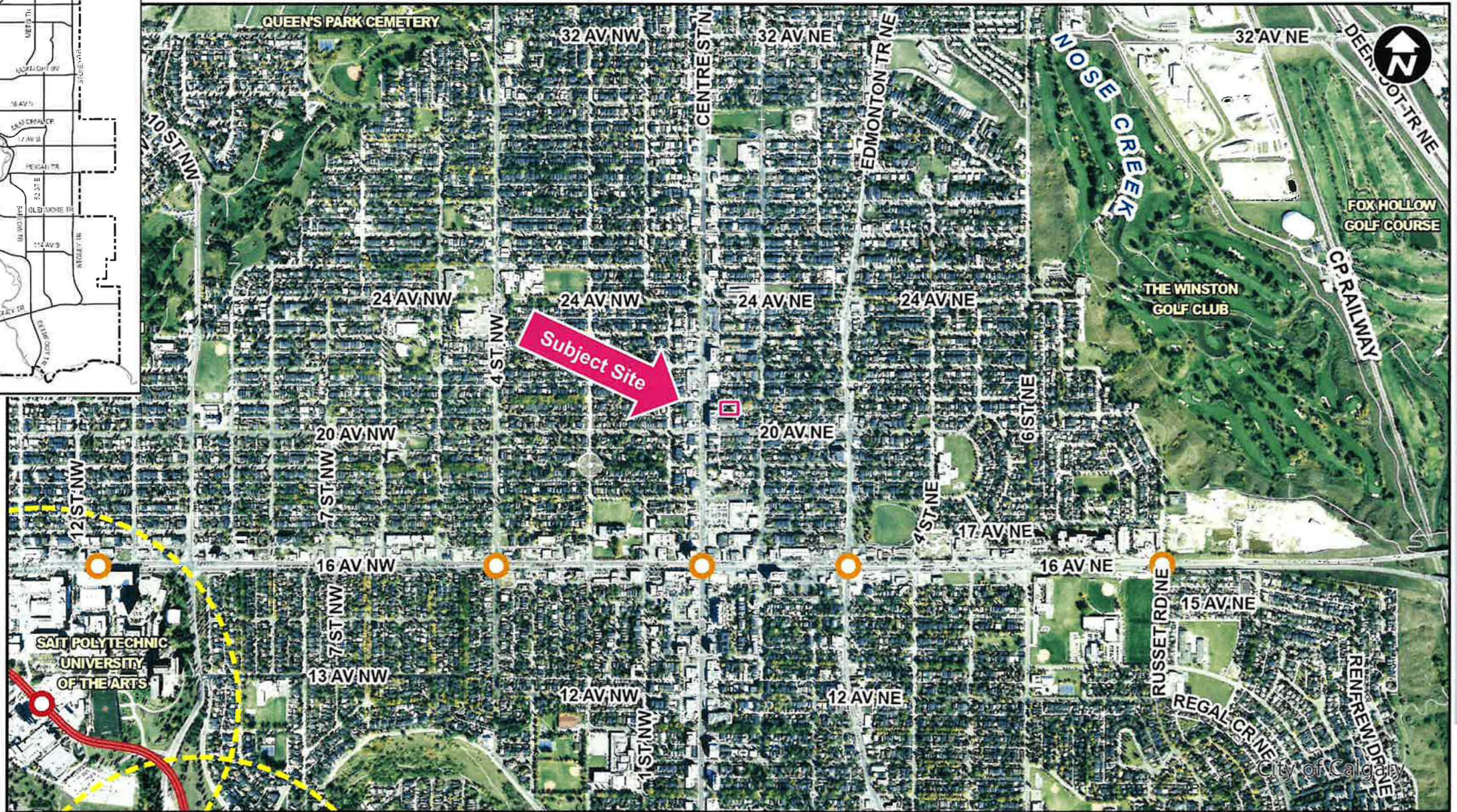
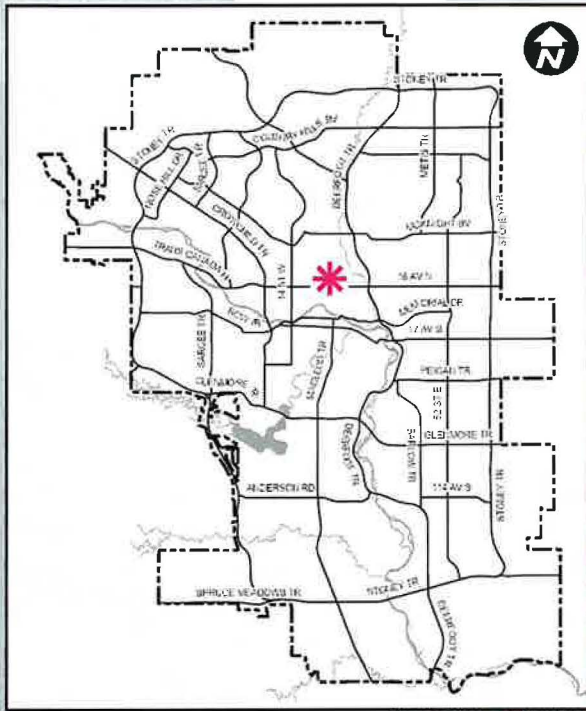
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2024  
ITEM: 7-2-8 CPC2024-1101  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

## 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



○ Bus Stop

Parcel Size:

0.20 ha  
53m x 38m

### 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 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)

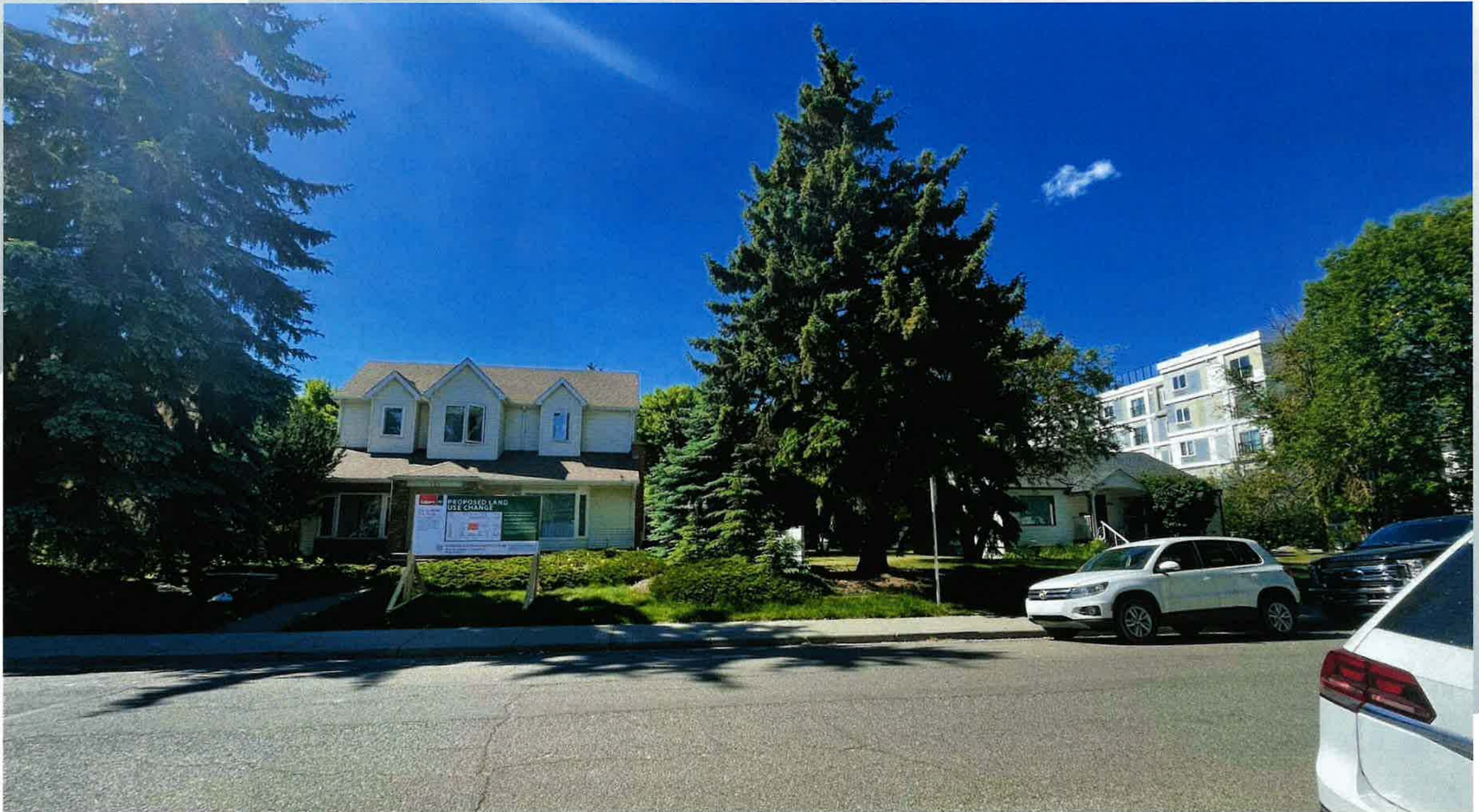
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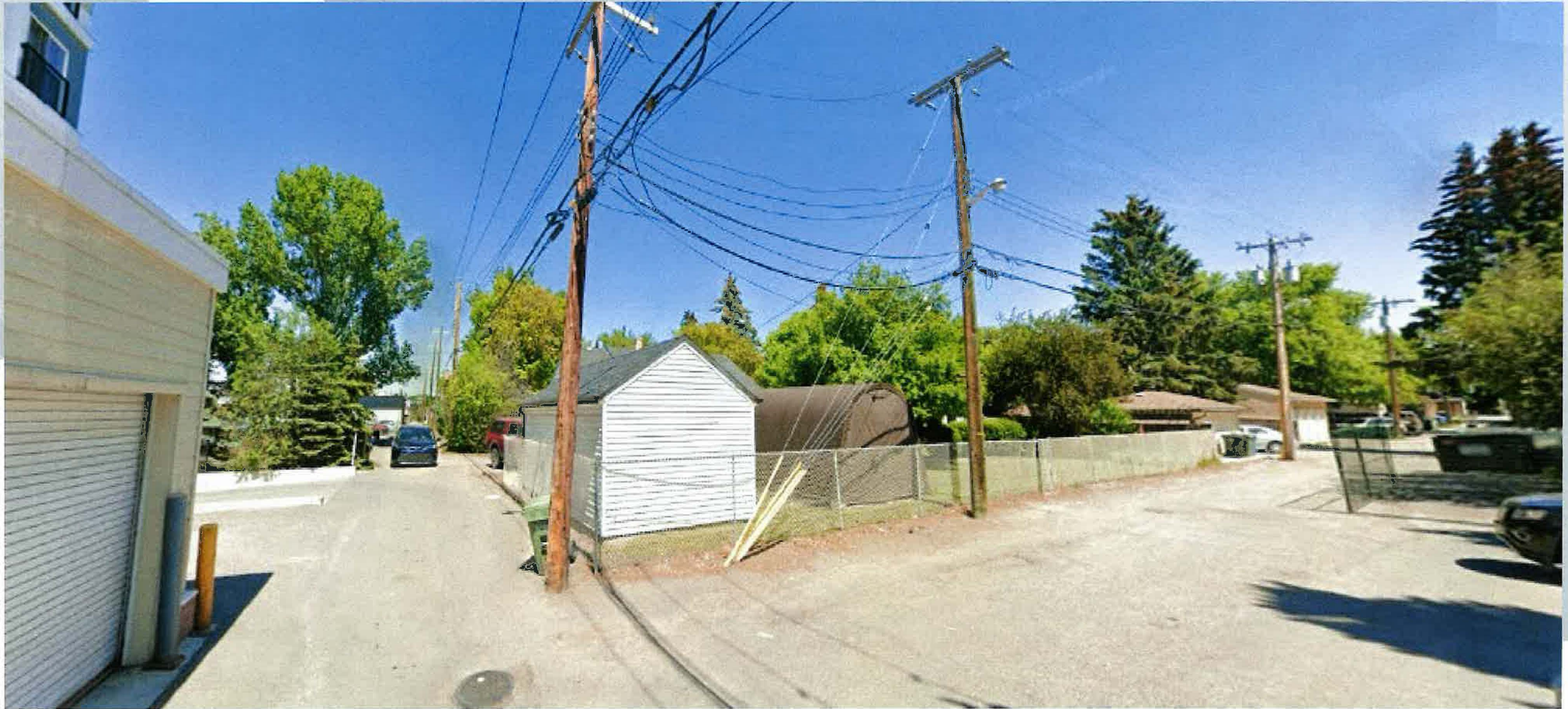
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# Supplementary Slides

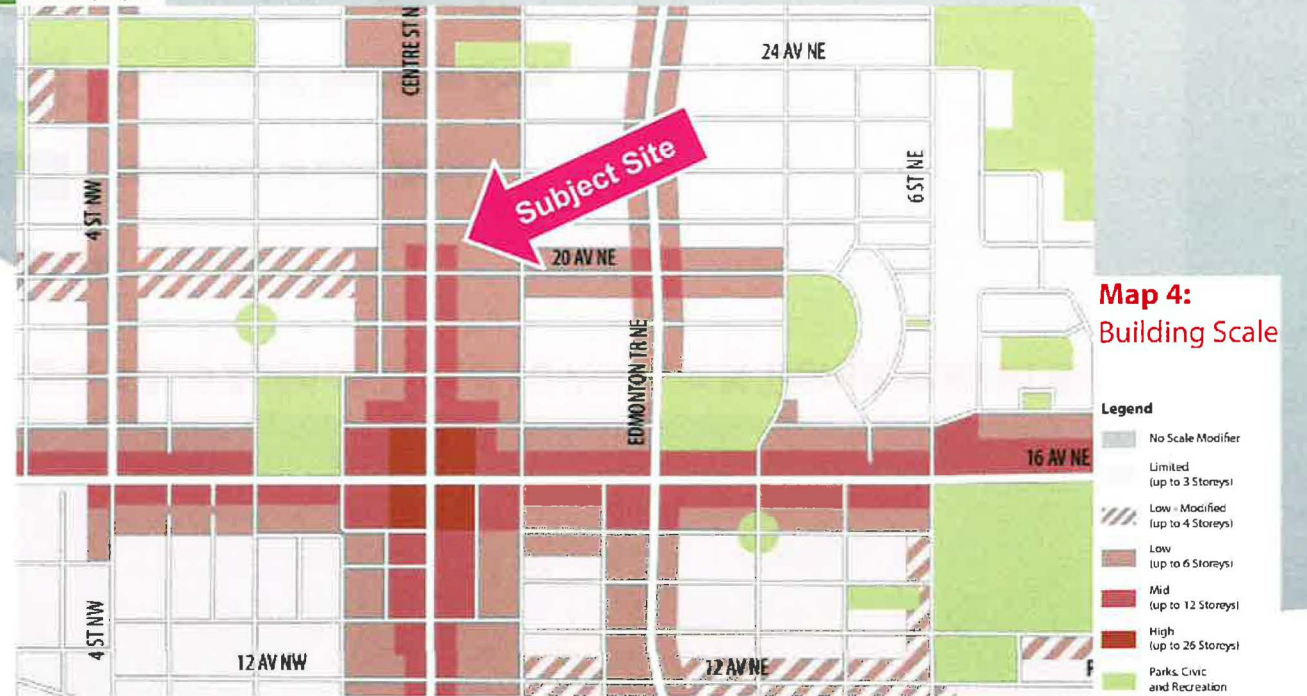
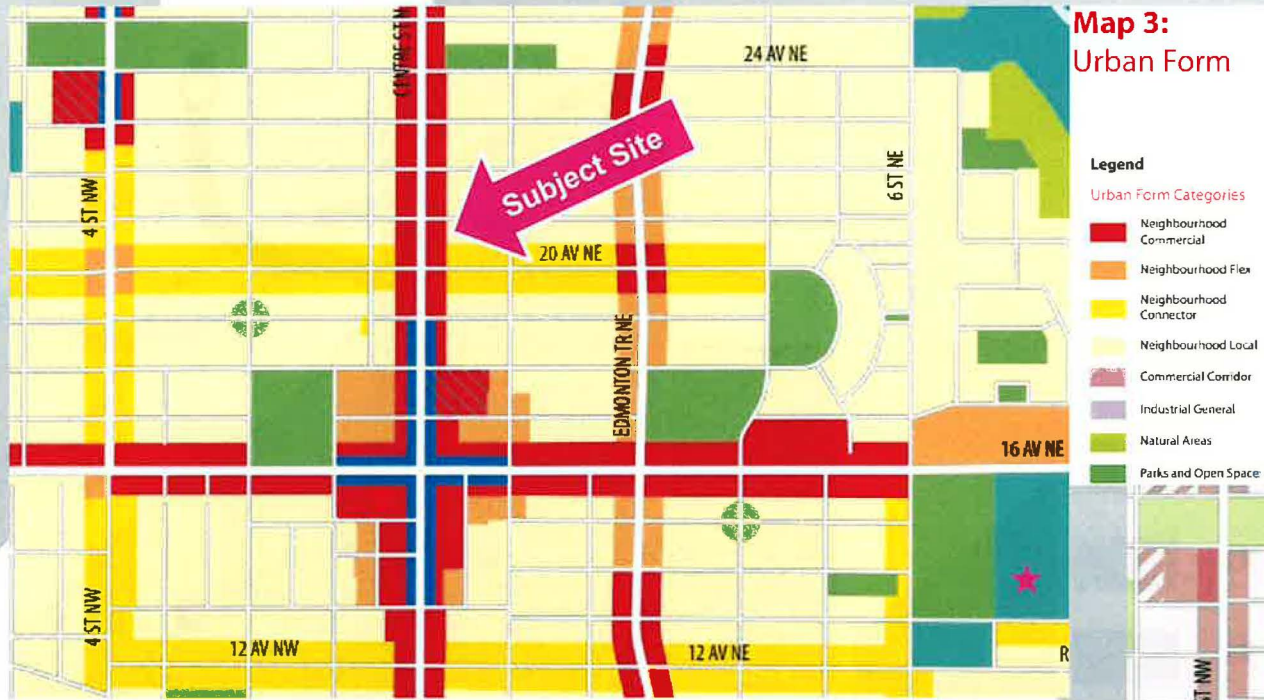












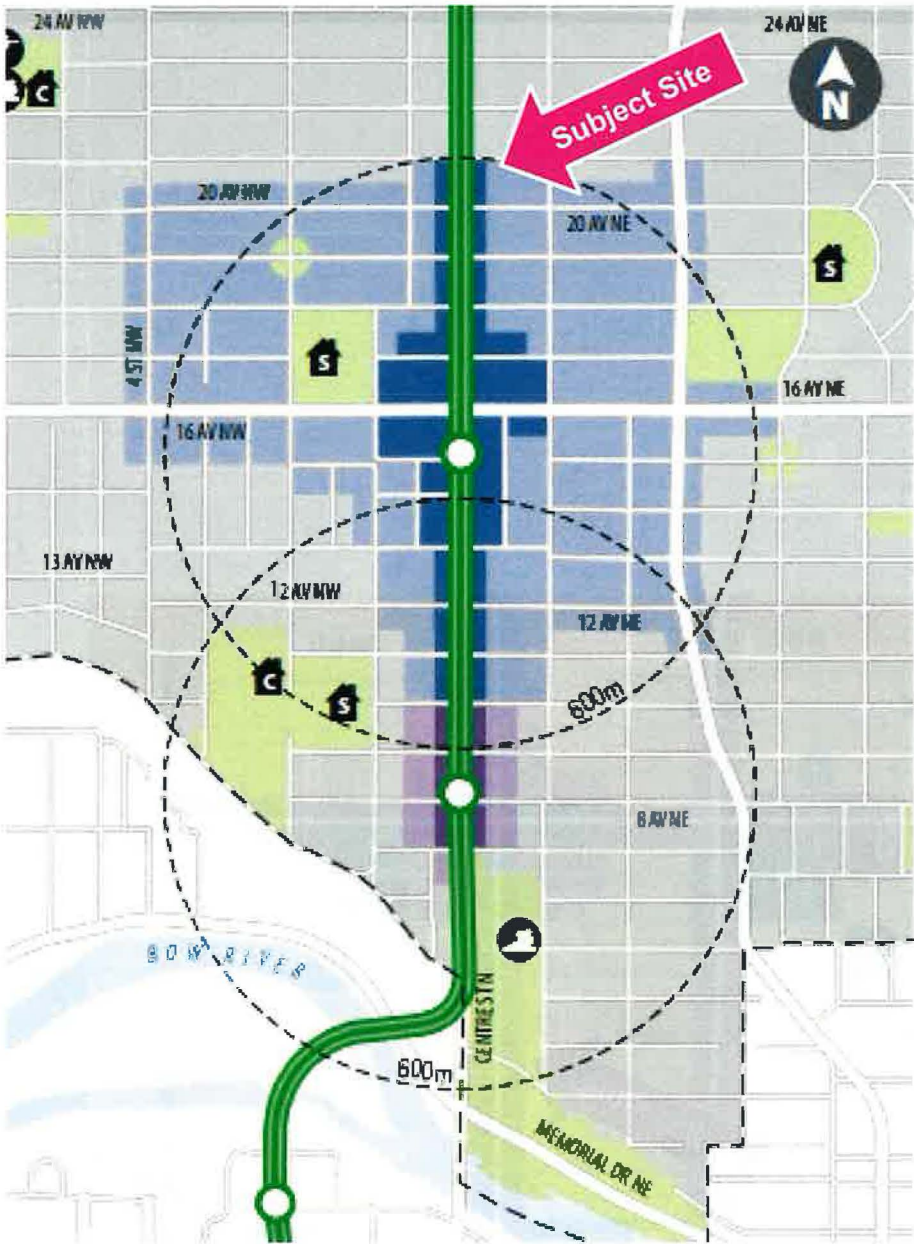


Figure 13: 9 Avenue N and 16 Avenue N Transit Station Areas

**Legend**



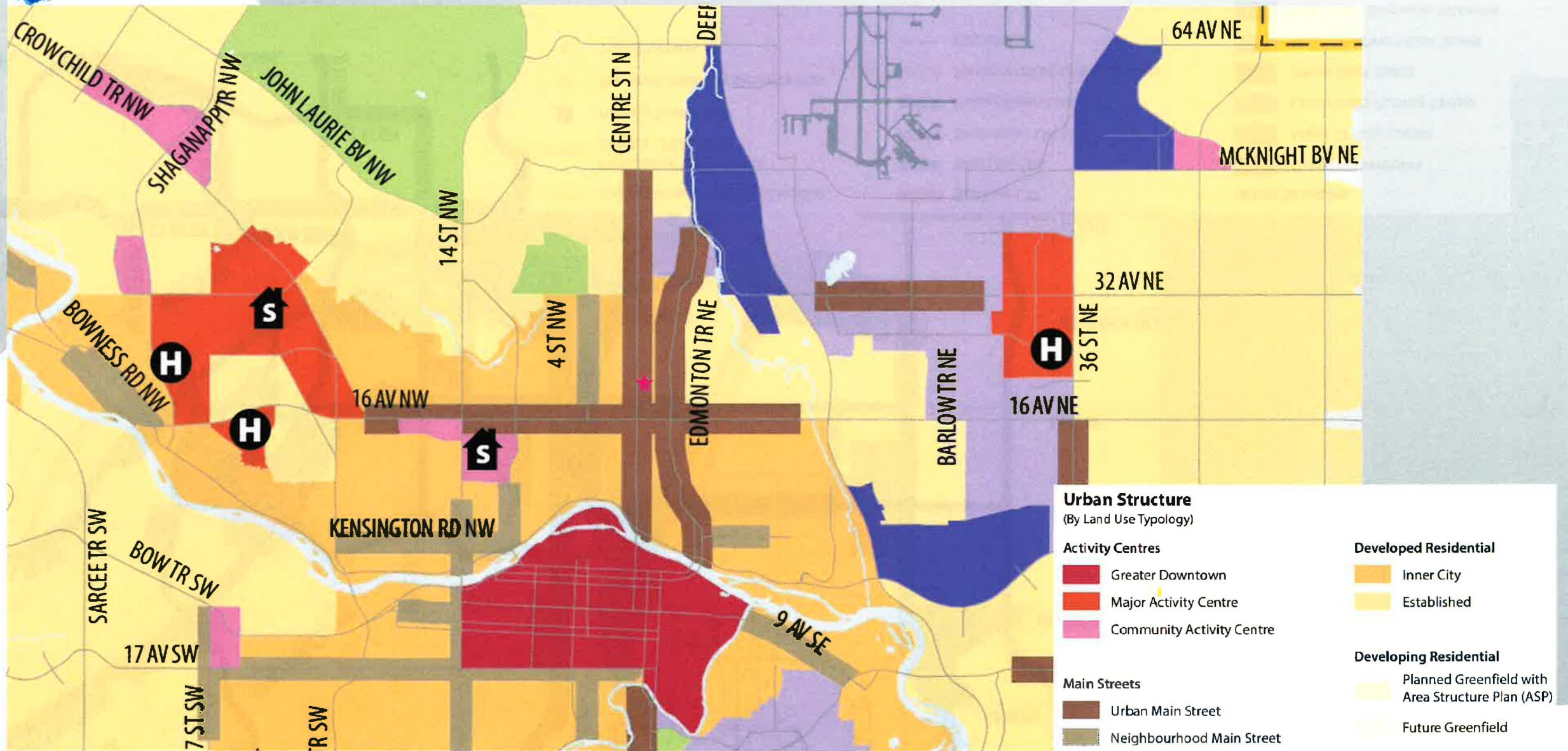
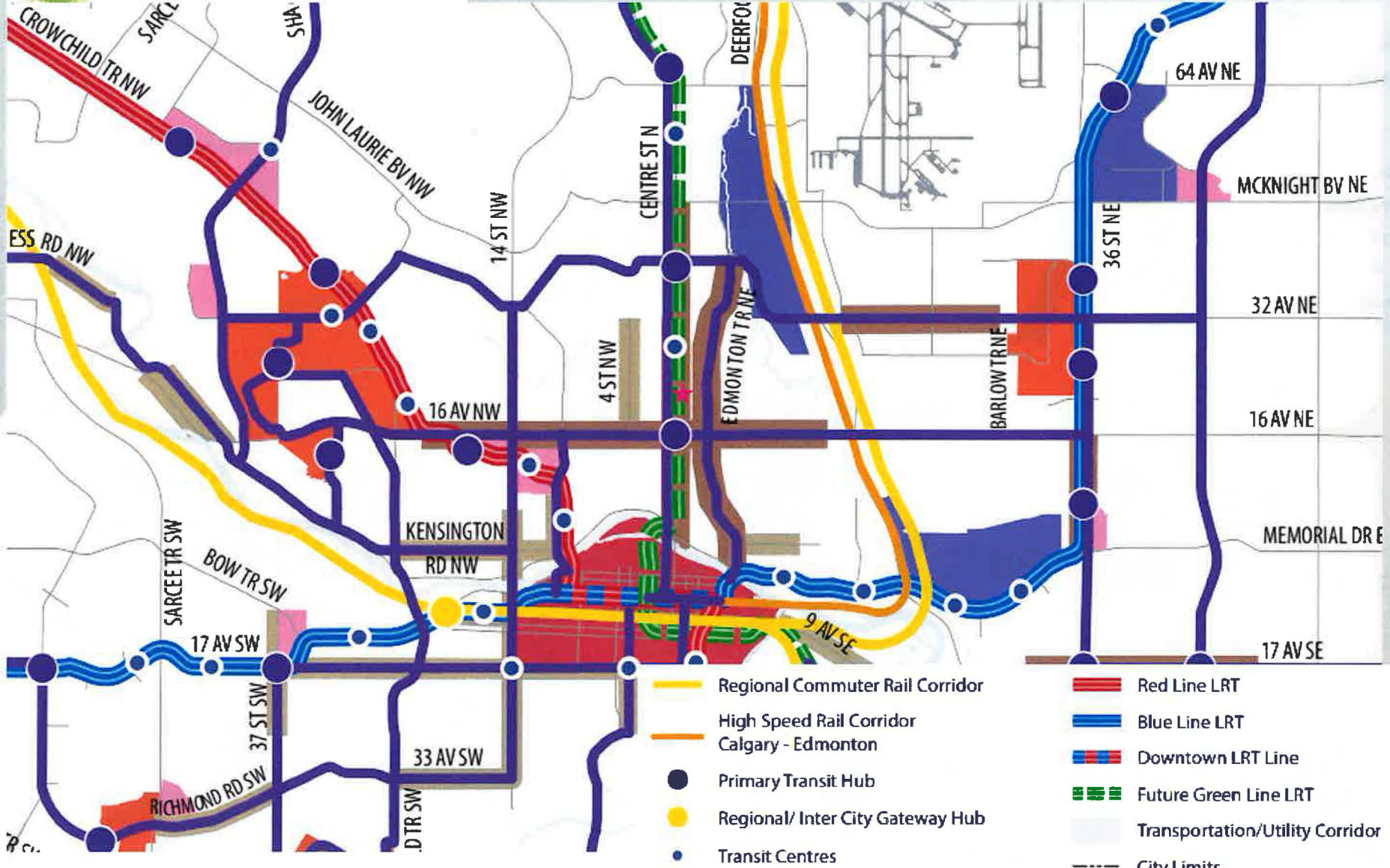
-  16 Avenue N Core Zone
-  16 Avenue N Transition Zone
-  9 Avenue N Core Zone
-  9 Avenue N Transition Zone

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

## 1 Urban Structure



2 Primary Transit Network



- Regional Commuter Rail Corridor
- High Speed Rail Corridor Calgary - Edmonton
- Primary Transit Hub
- Regional/ Inter City Gateway Hub
- Transit Centres

- Red Line LRT
- Blue Line LRT
- Downtown LRT Line
- Future Green Line LRT
- Transportation/Utility Corridor
- City Limits

- Urban Structure**
- Greater Downtown
  - Major Activity Centre
  - Community Activity Centre
  - Urban Main Street
  - Neighbourhood Main Street
  - Industrial - Employee Intensive