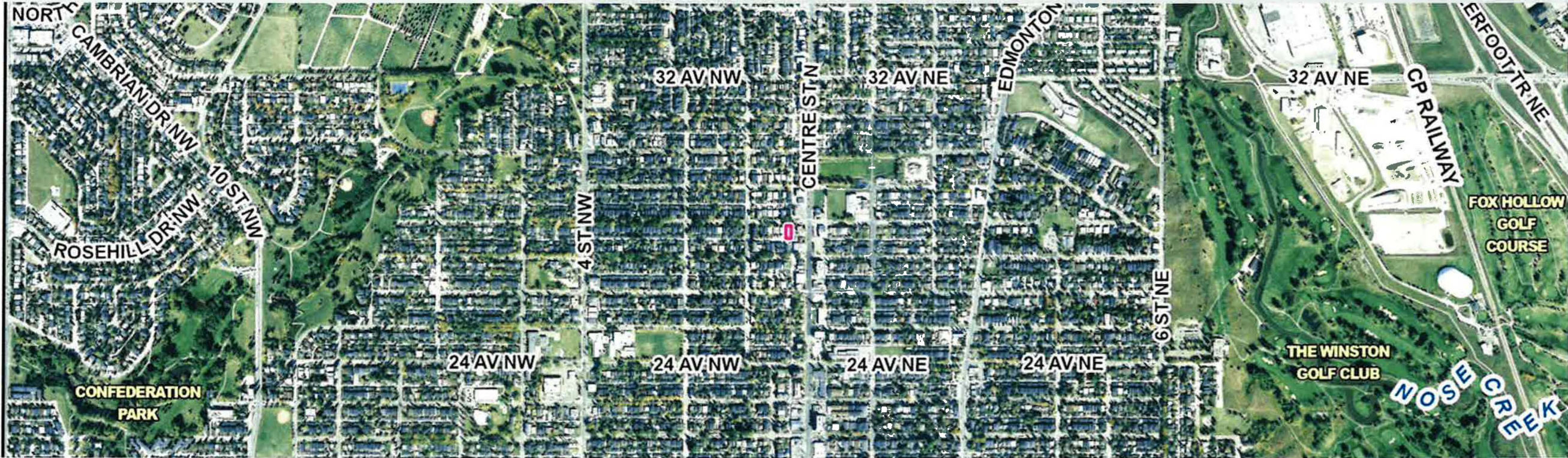




Public Hearing of Council

Agenda Item: 7.2.7



LOC2024-0109 / CPC2024-1136

Land Use Amendment

December 3, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

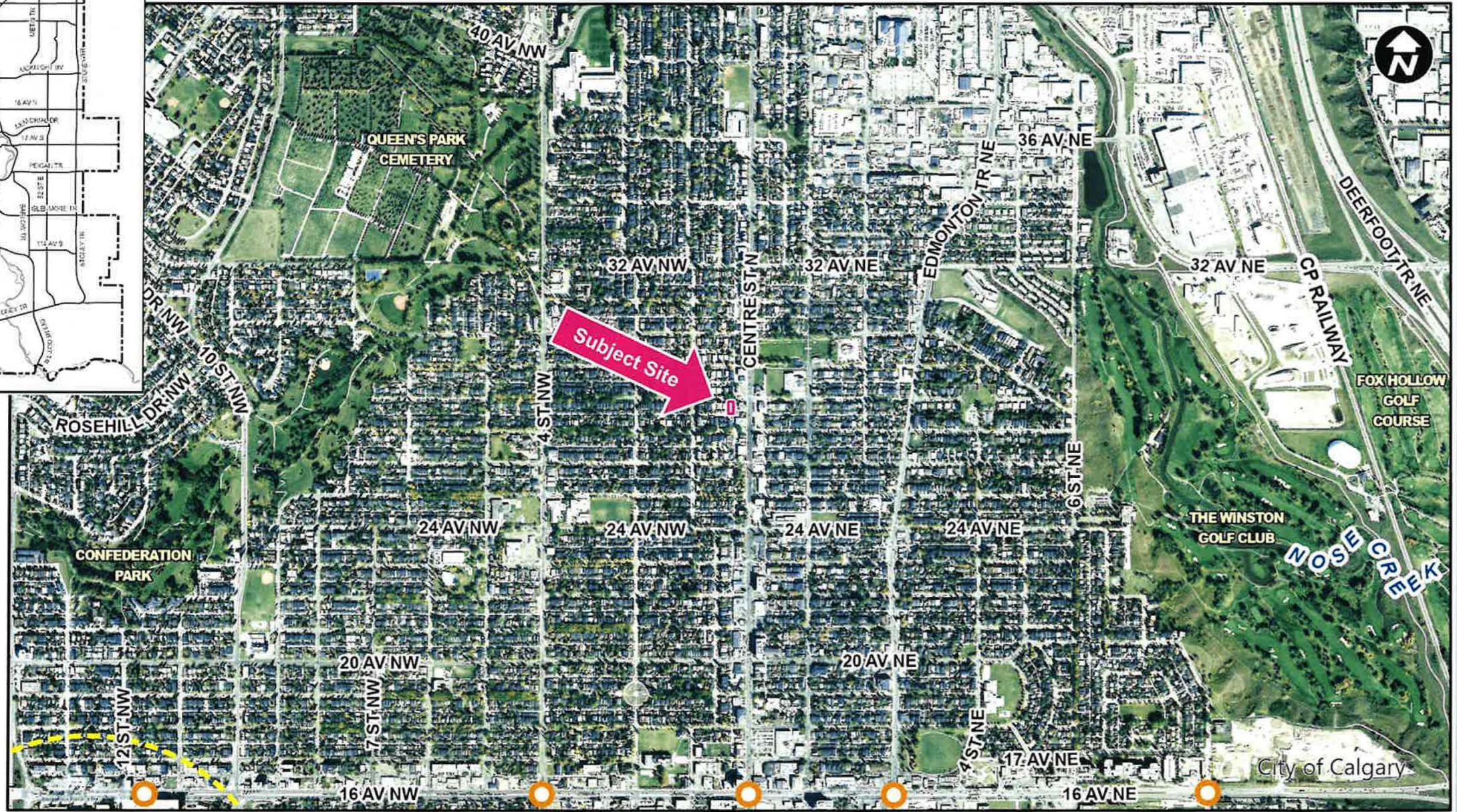
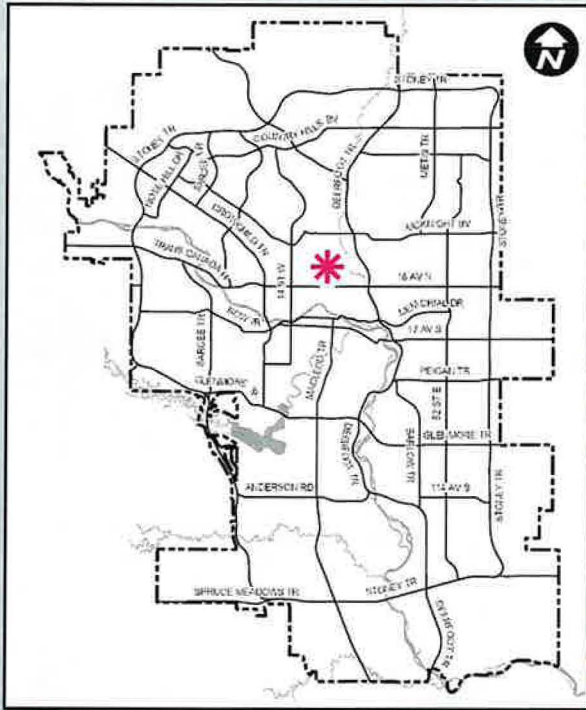
DEC 05 2024
ITEM: 7.2.7 CPC2024-1136
Distrib Presentation
CITY CLERK'S DEPARTMENT

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

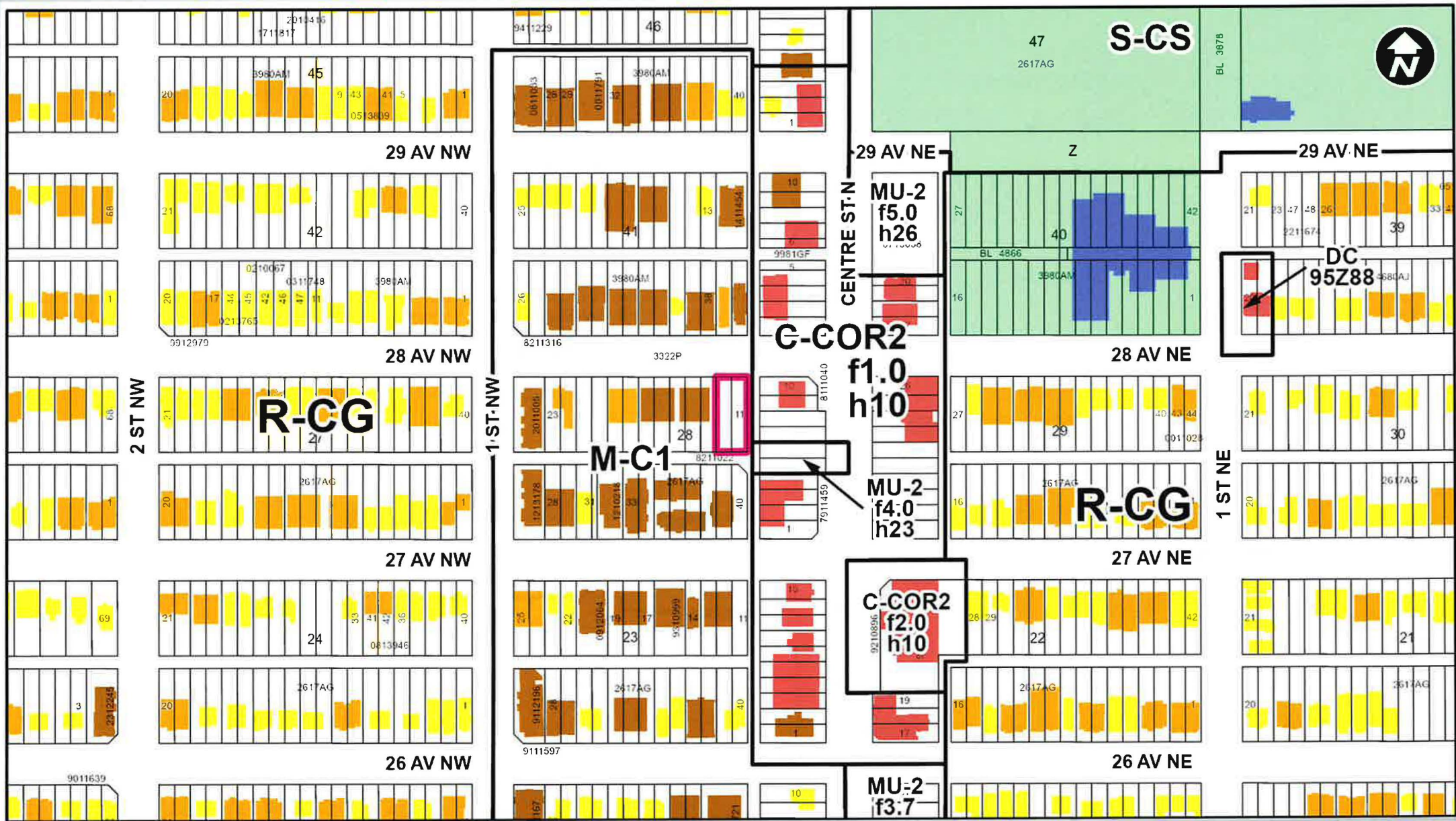
Parcel Size:

0.06 ha
15m x 36m

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 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:

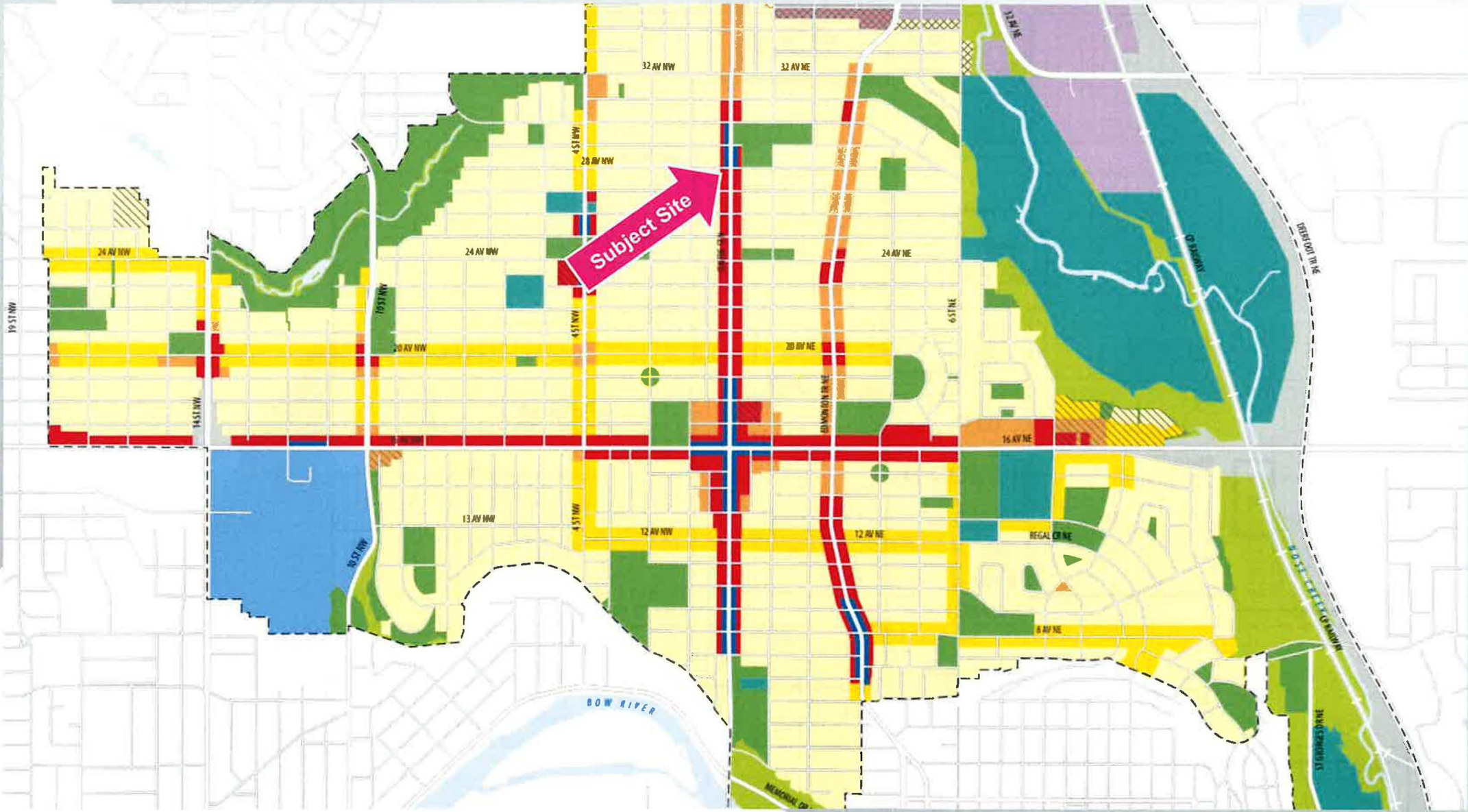
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Supplementary Slides







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: 67P2021

