



Public Hearing of Council

Agenda Item: 7.2.11



LOC2024-0148 / CPC2024-1205

Land Use Amendment

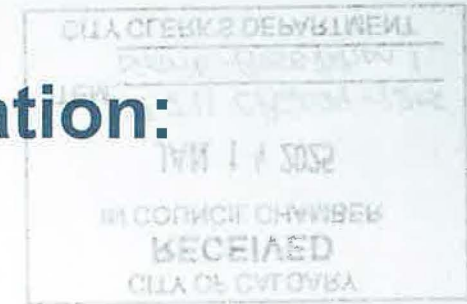
January 14, 2025

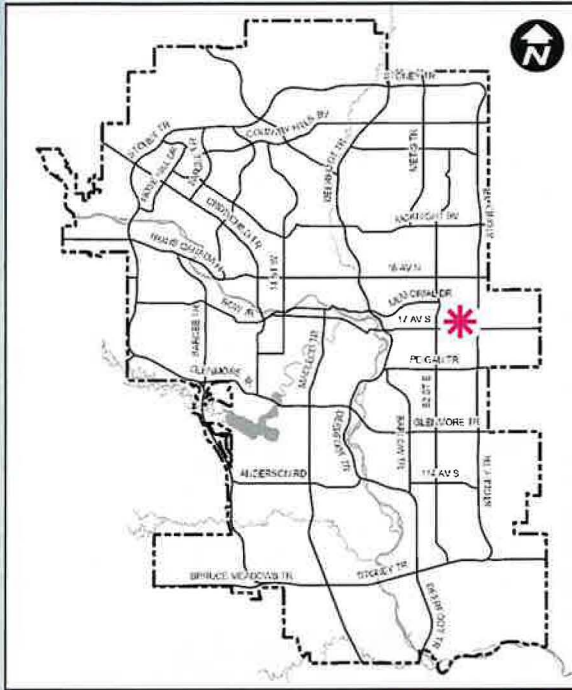
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.11 CPC2024-1205
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 12D2025** for the redesignation of 1.77 hectares \pm (4.37 acres \pm) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd70) 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



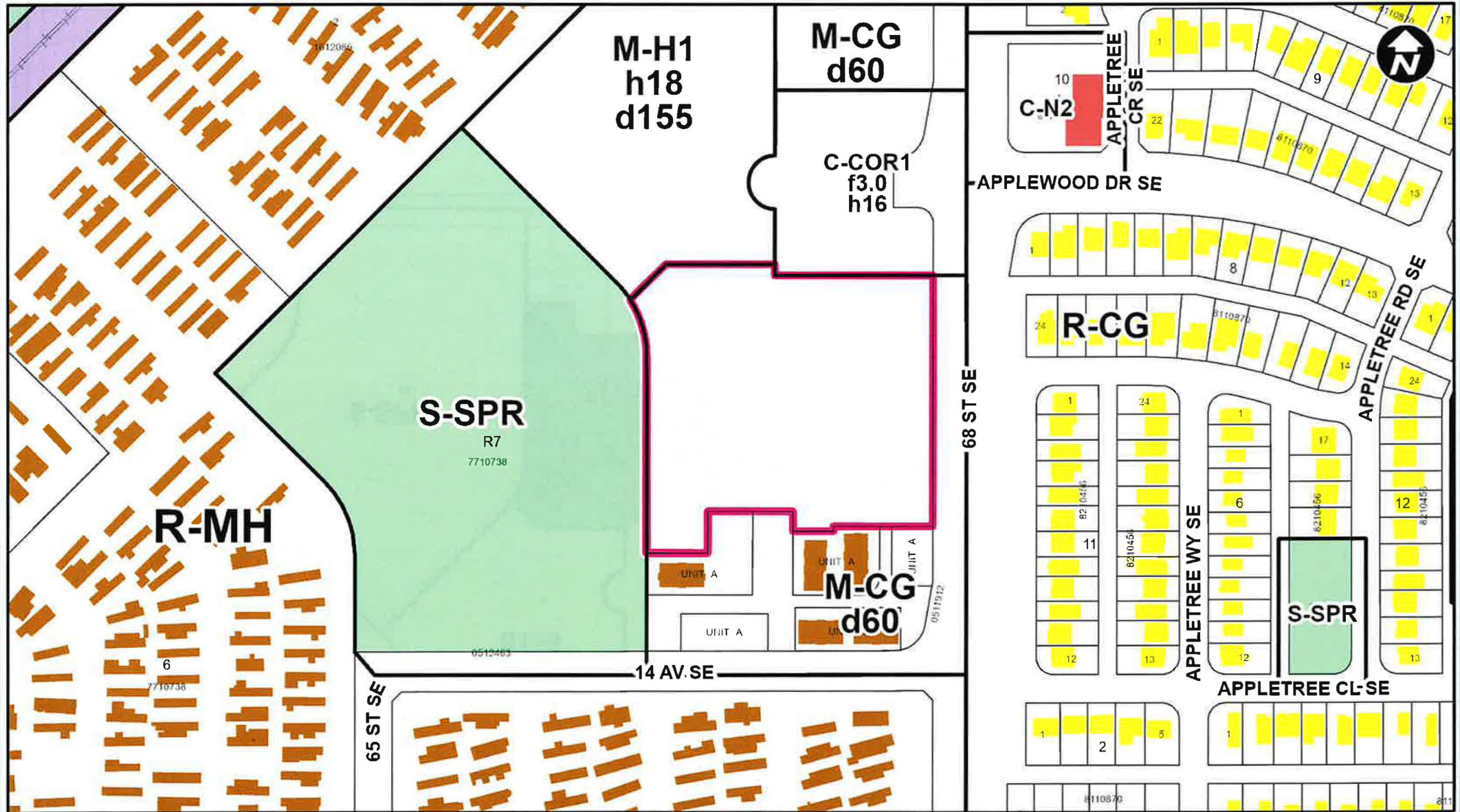
○ Bus Stop

Parcel Size:

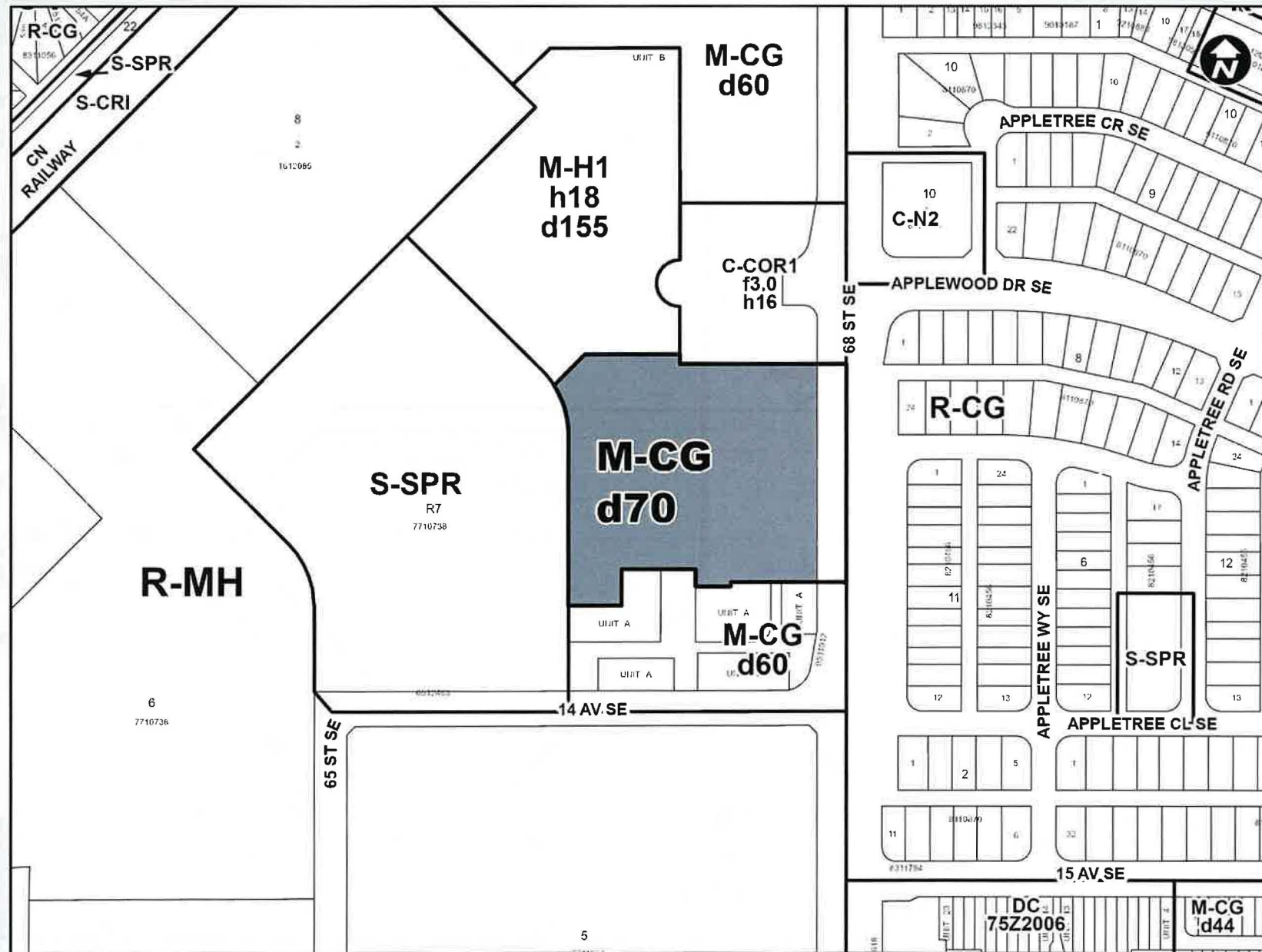
1.77 ha
120m x 150m

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



Calgary Planning Commission's Recommendation:

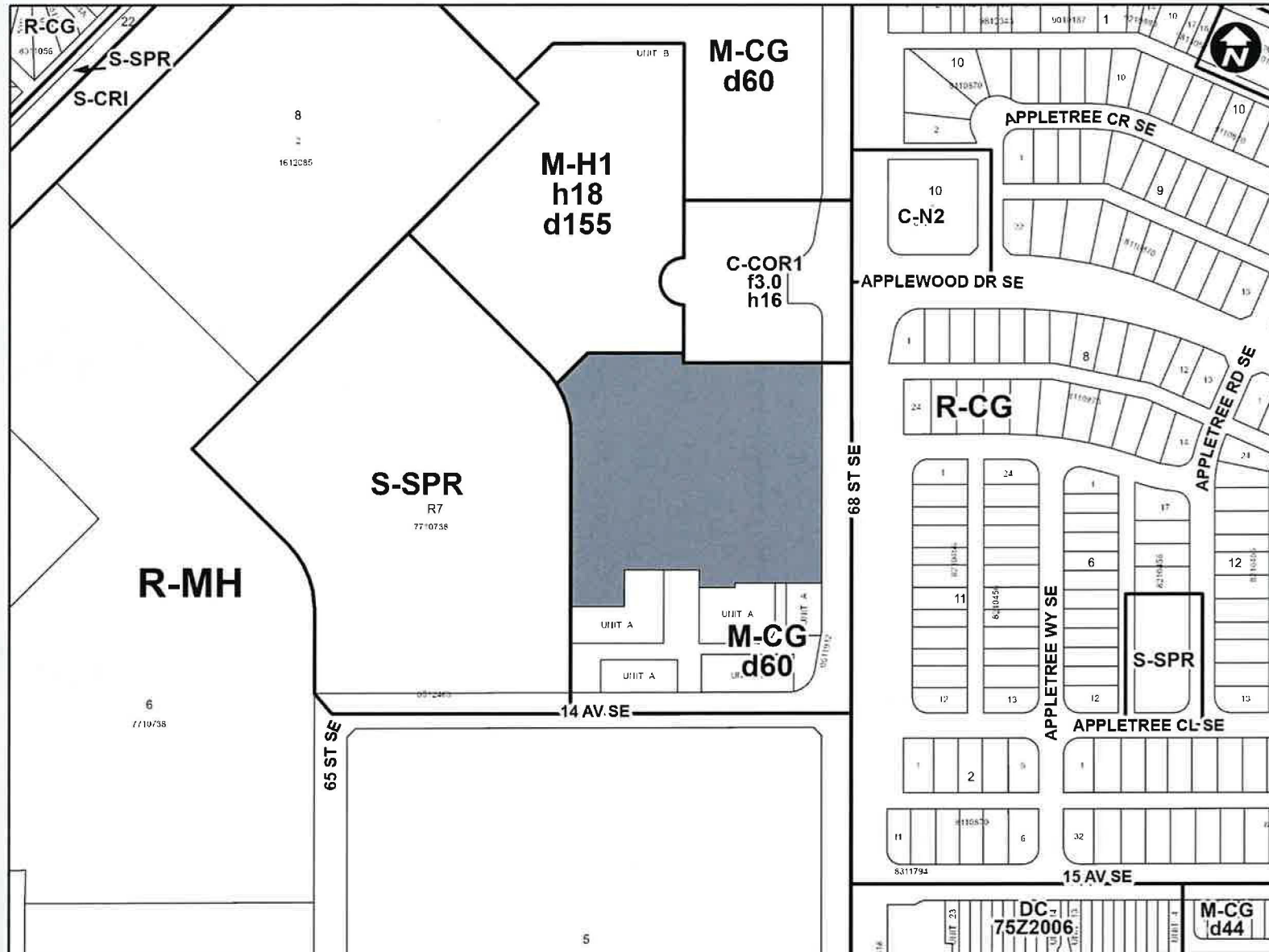
That Council:

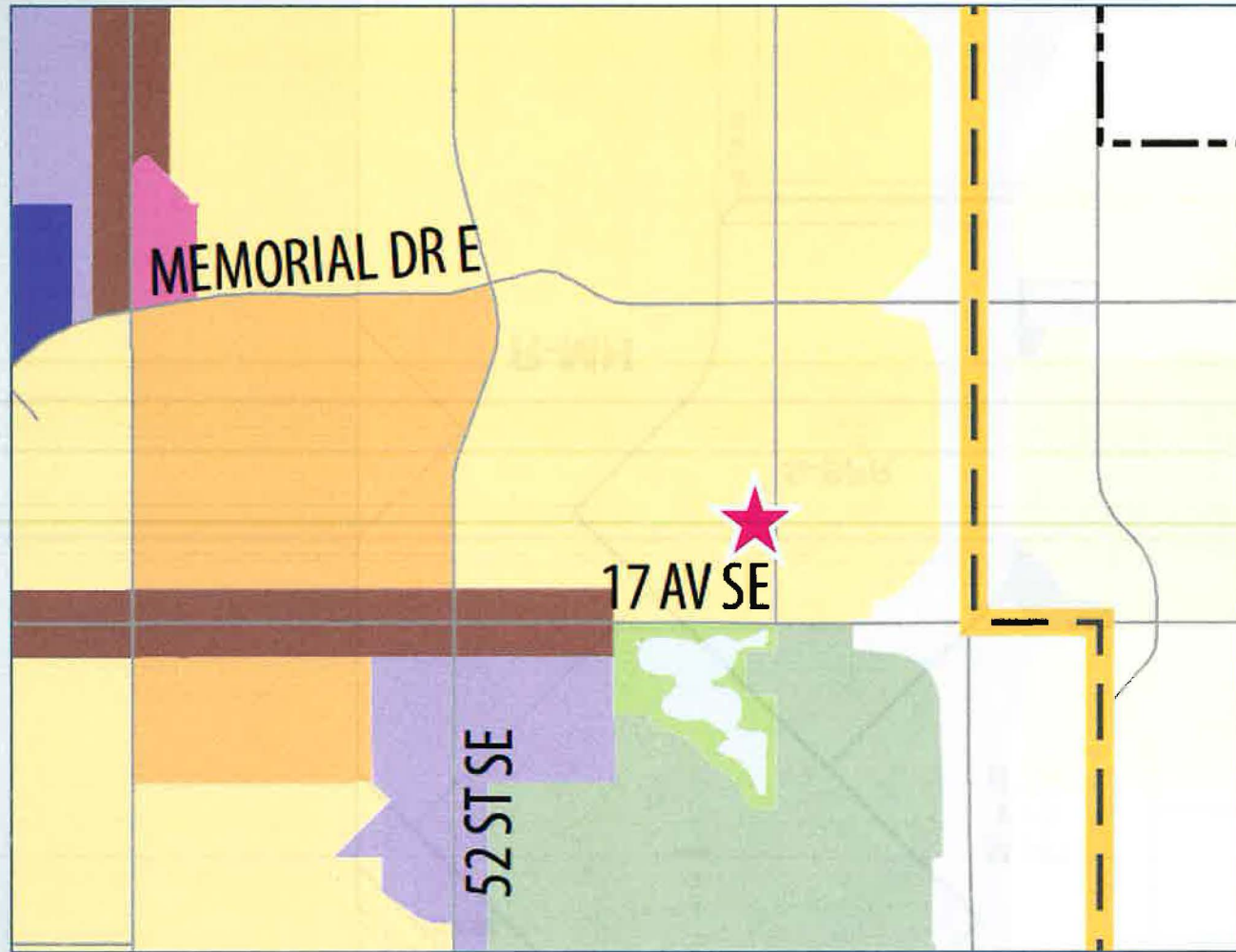
Give three readings to **Proposed Bylaw 12D2025** for the redesignation of 1.77 hectares \pm (4.37 acres \pm) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd70) District.

Supplementary Slides









Urban Structure

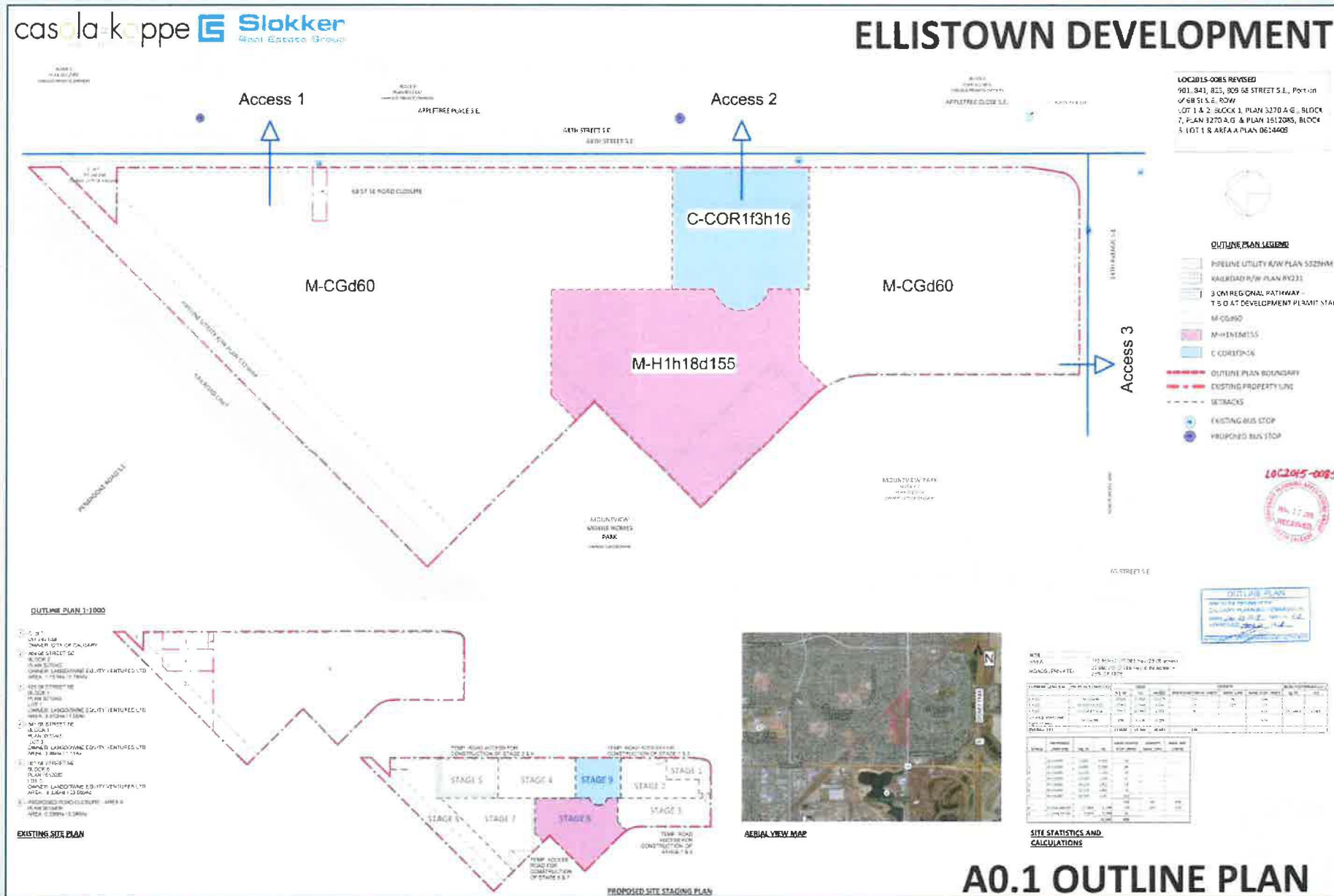
(By Land Use Typology)

Main Streets

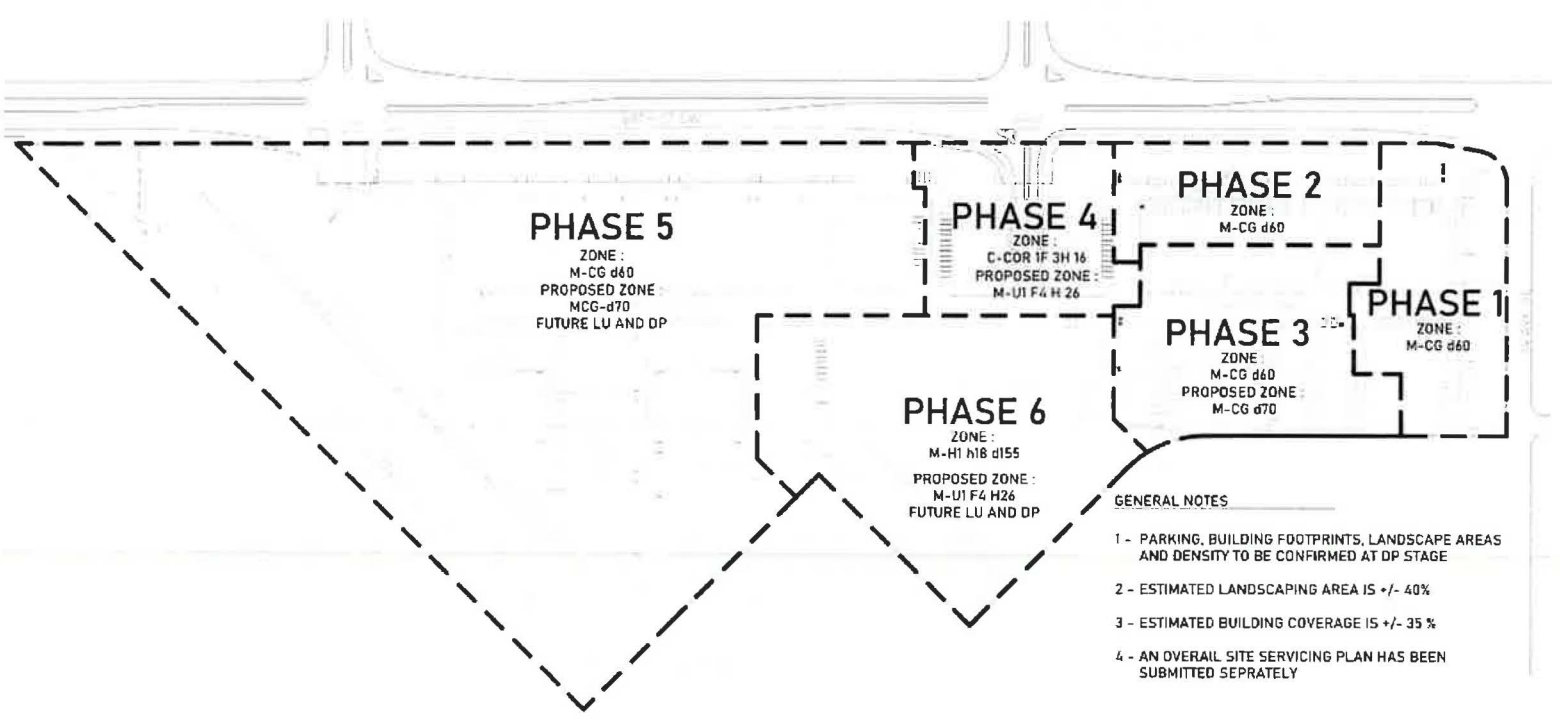
- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established



A0.1 OUTLINE PLAN



GENERAL NOTES

- 1 - PARKING, BUILDING FOOTPRINTS, LANDSCAPE AREAS AND DENSITY TO BE CONFIRMED AT DP STAGE
- 2 - ESTIMATED LANDSCAPING AREA IS +/- 40%
- 3 - ESTIMATED BUILDING COVERAGE IS +/- 35 %
- 4 - AN OVERALL SITE SERVICING PLAN HAS BEEN SUBMITTED SEPARATELY

RELEASES

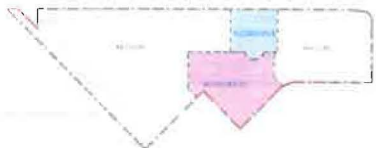
NO.	DATE	DESCRIPTION	BY	CHKD

901 68 STREET SE

DATE PREPARED: 6/28/2024
 DRAWN BY: NTS
 CHECKED BY: JB

PHASING AND ZONING

002



EXISTING ZONING

	Land Use Proposed	Area (sqf)	Area (sqm)	Area (ac)	Area (ha)	Height (m)	Storeys	Density Proposed (uph)	Max. Units Under Bylaw	Units Proposed	No. of Buildings	Status
Phase 1	M-CGd60	92,835.00	8,624.65	2.13	0.86	12.00	3	60uph	52	52	8	Completed
Phase 2	M-CGd60	65,730.00	6,107.28	1.51	0.61	12.00	3	60uph	33	45	6	Under Construction
Phase 3	M-CGd70	118,936.00	11,037.44	2.73	1.10	12.00	3	70uph	77	77	13	DP and LU Review
Phase 4	MU-1F4.0H26	82,259.00	7,642.11	1.80	0.76	26.00	6	4.0 FAR	No max	166	2	DP and LU Review
Phase 5	M-CGd70	657,080.00	61,044.73	15.08	6.10	12.00	3	75uph	427	437	48	Future DP and LU
Phase 6	MU-1F4.0H26	206,029.00	19,196.46	4.74	1.92	26.00	6	4.0 FAR	no max	386	4	Future DP and LU
Total		1,229,347.90	113,862.86	28.98	11.97	NA	NA	NA	NA	1183	93	