

Calgary Planning Commission

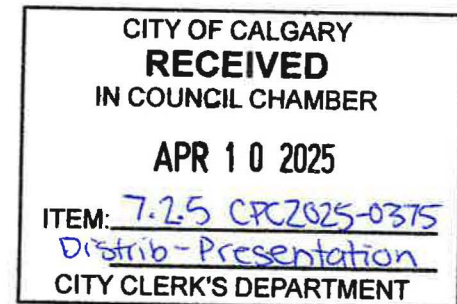
Agenda Item: 7.2.5



LOC2024-0181 / CPC2025-0375

Land Use Amendment

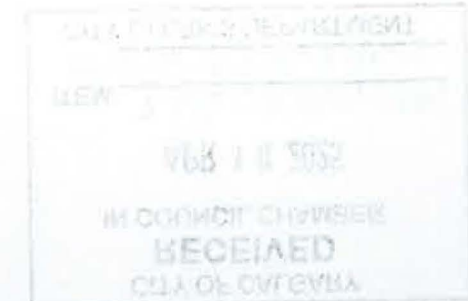
April 10, 2025

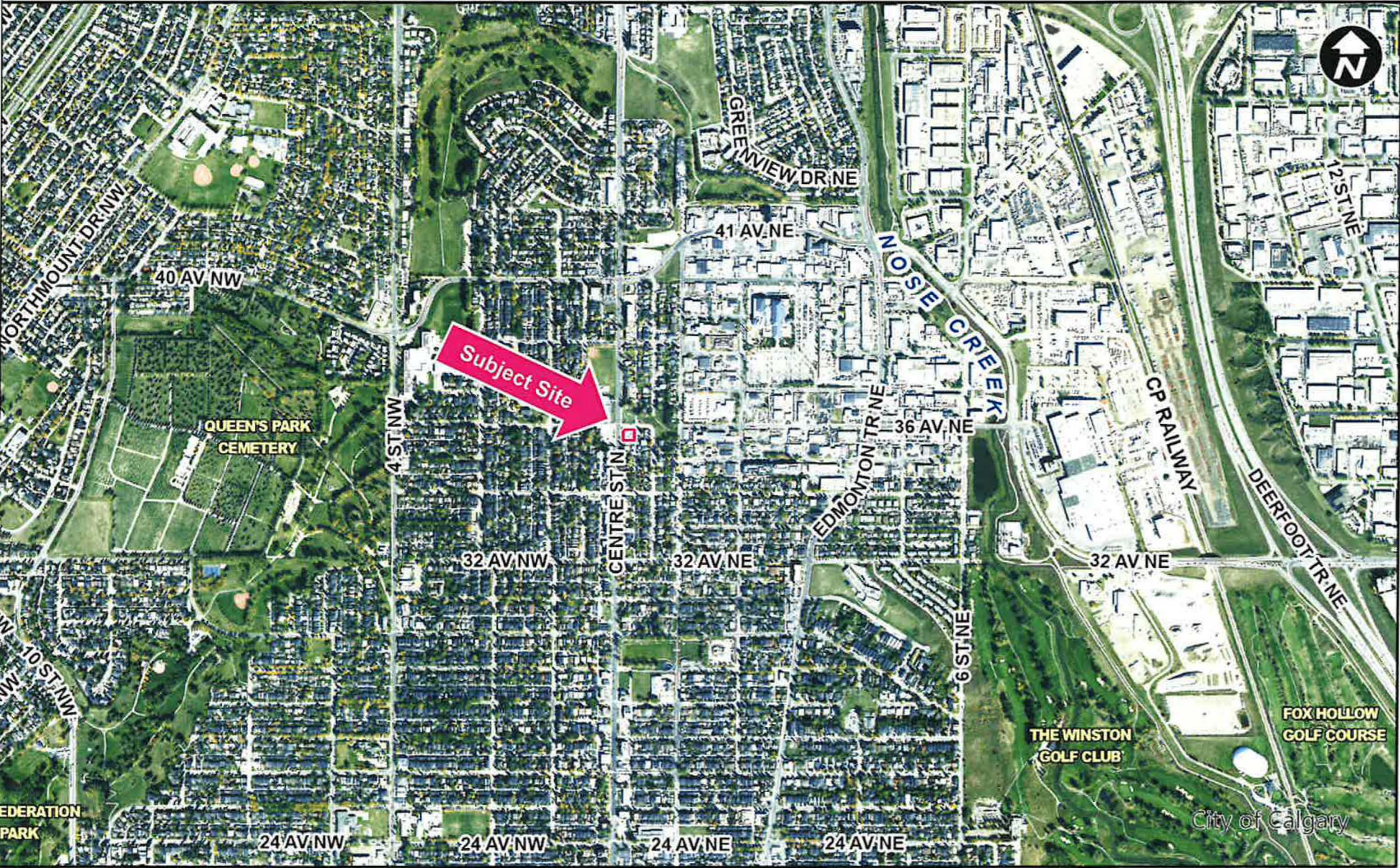
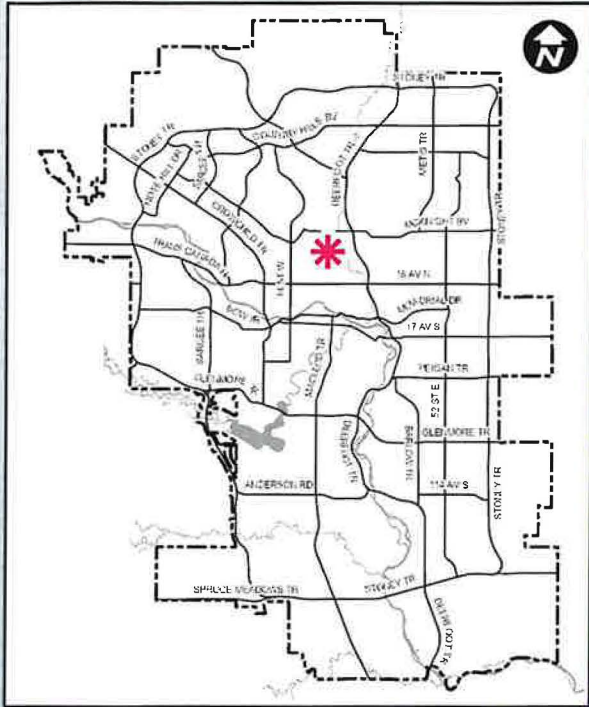


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares $\pm$ (0.23 acres $\pm$) located at 115 – 36 Avenue NE (Plan 36745, Block 15, Lots 20 to 23) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use - General (MU-1f4.0h20) 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



LEGEND

○ Bus Stop

Parcel Size:

0.09 ha
30m x 27m



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



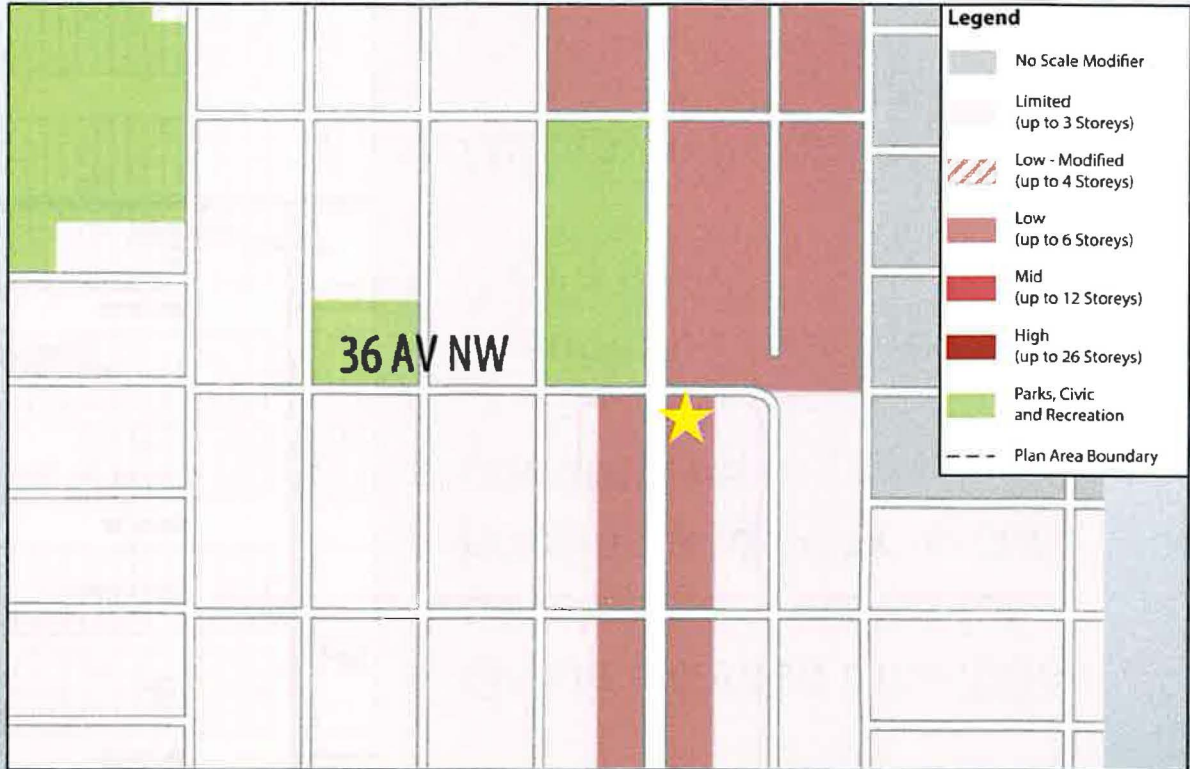


Proposed Mixed Use – General (MU-1f4.0h20) District:

- Grade oriented mixed-use development allows for housing and commercial opportunities.
- Maximum Floor Area Ratio (FAR) of 4.0.
- Maximum height of 20 metres.



Urban Form



Building Scale

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Supplementary Slides



