

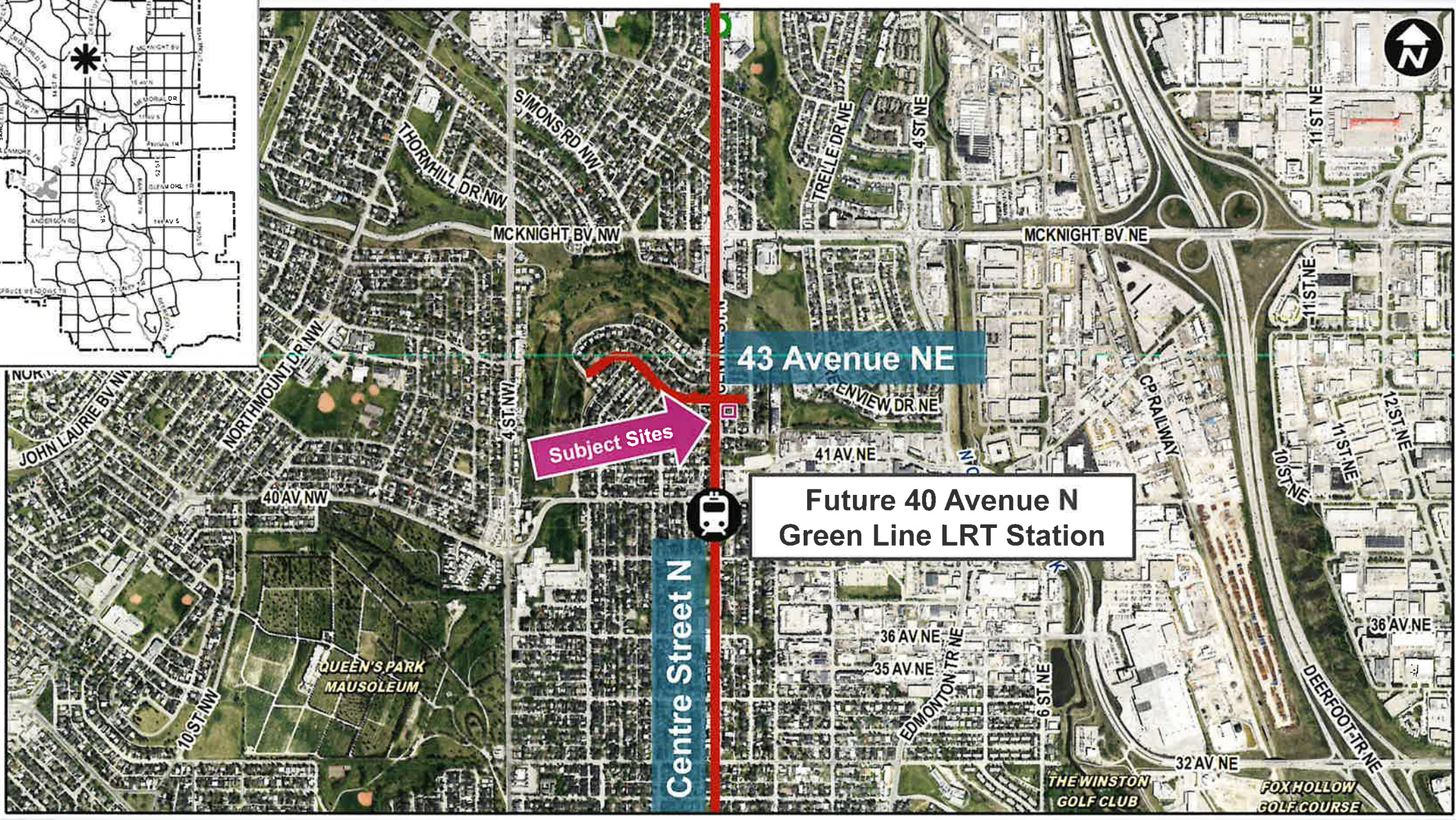
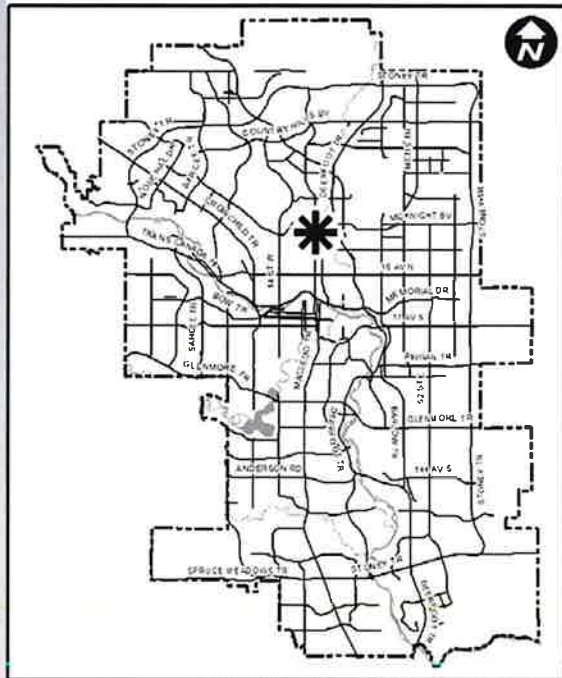


Public Hearing of Council  
Agenda Item: 8.1.5

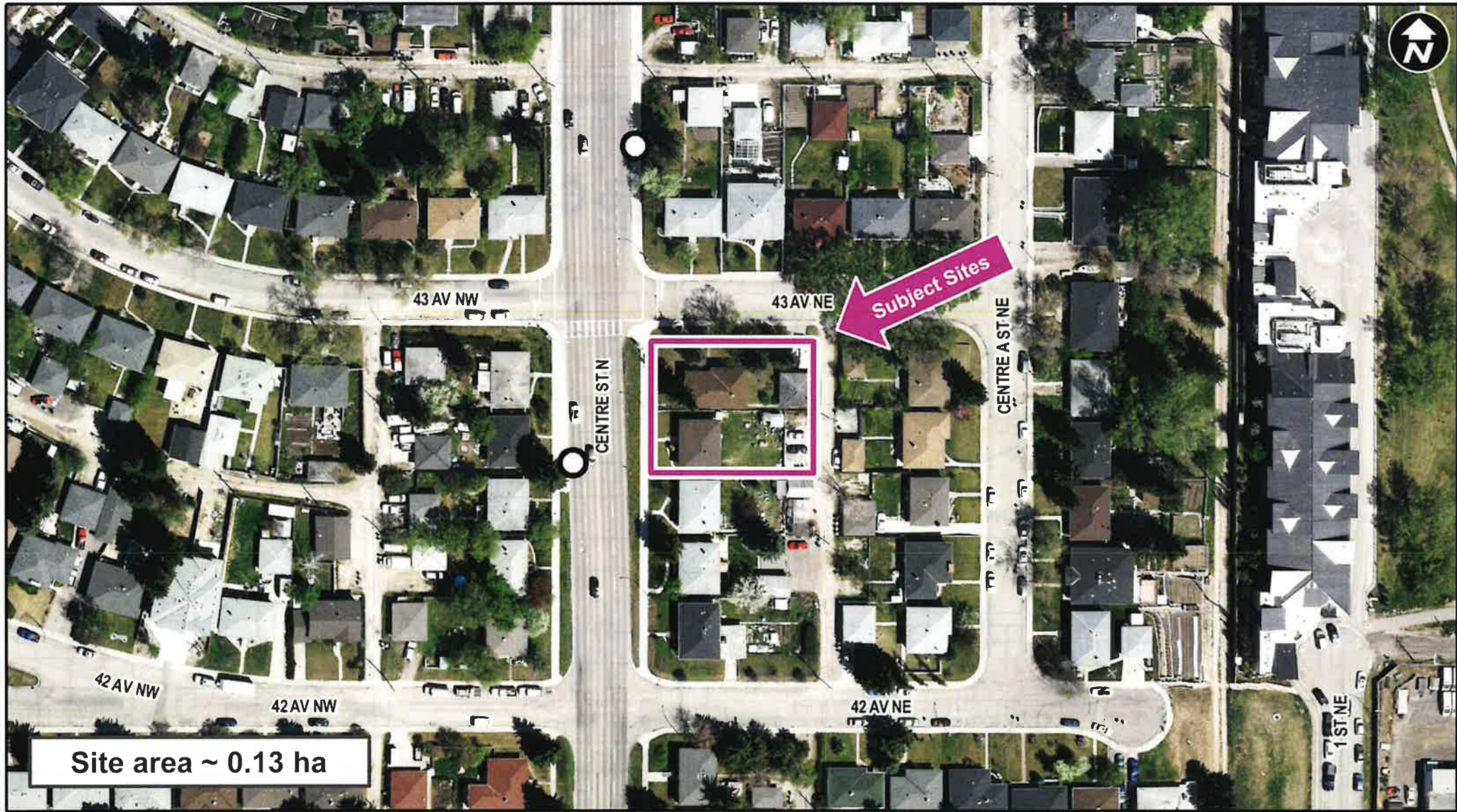
**LOC2020-0196**  
**Land Use Amendment**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 31 2021  
ITEM: #8.1.5 CPC2021-0486  
Public  
CITY CLERK'S DEPARTMENT





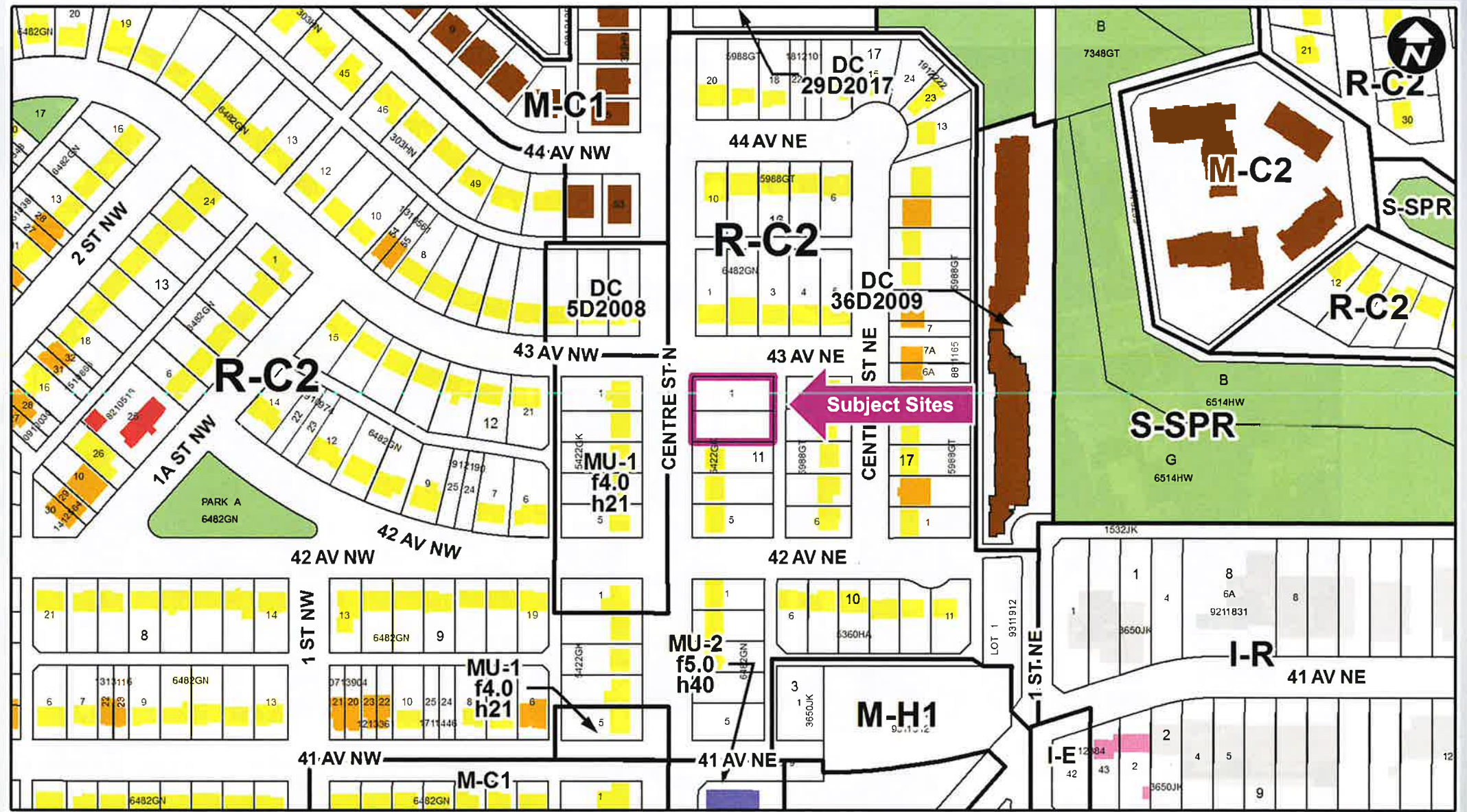


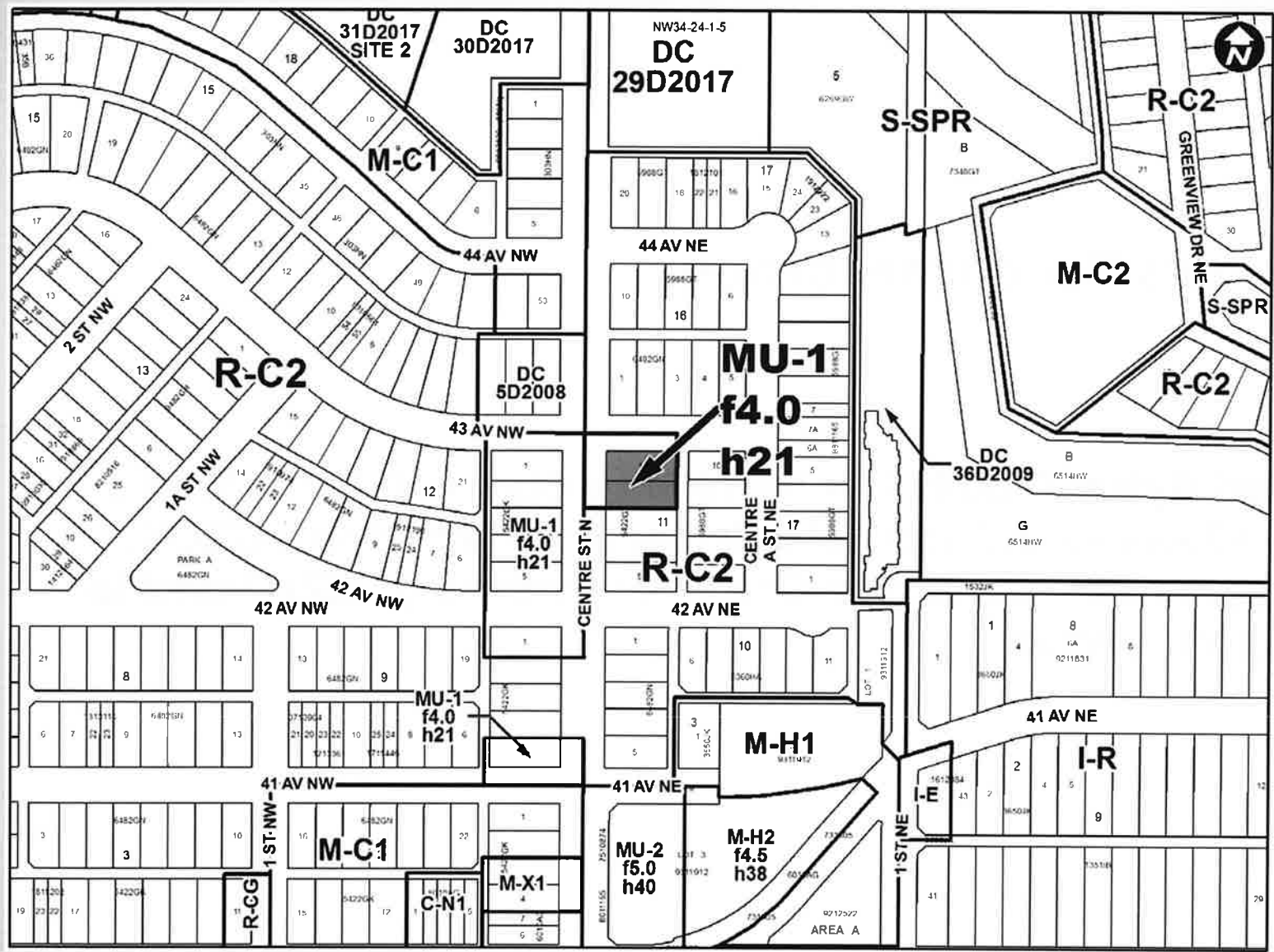


Site area ~ 0.13 ha



- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - 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:**

MU-1 f4.0 h21

- Max. FAR: 4.0
- Max. building height: 21 m
- Mix of commercial and residential uses

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 71D2021** for the redesignation of 0.13 hectares  $\pm$  (0.31 acres  $\pm$ ) located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District.

# Supplementary Slides

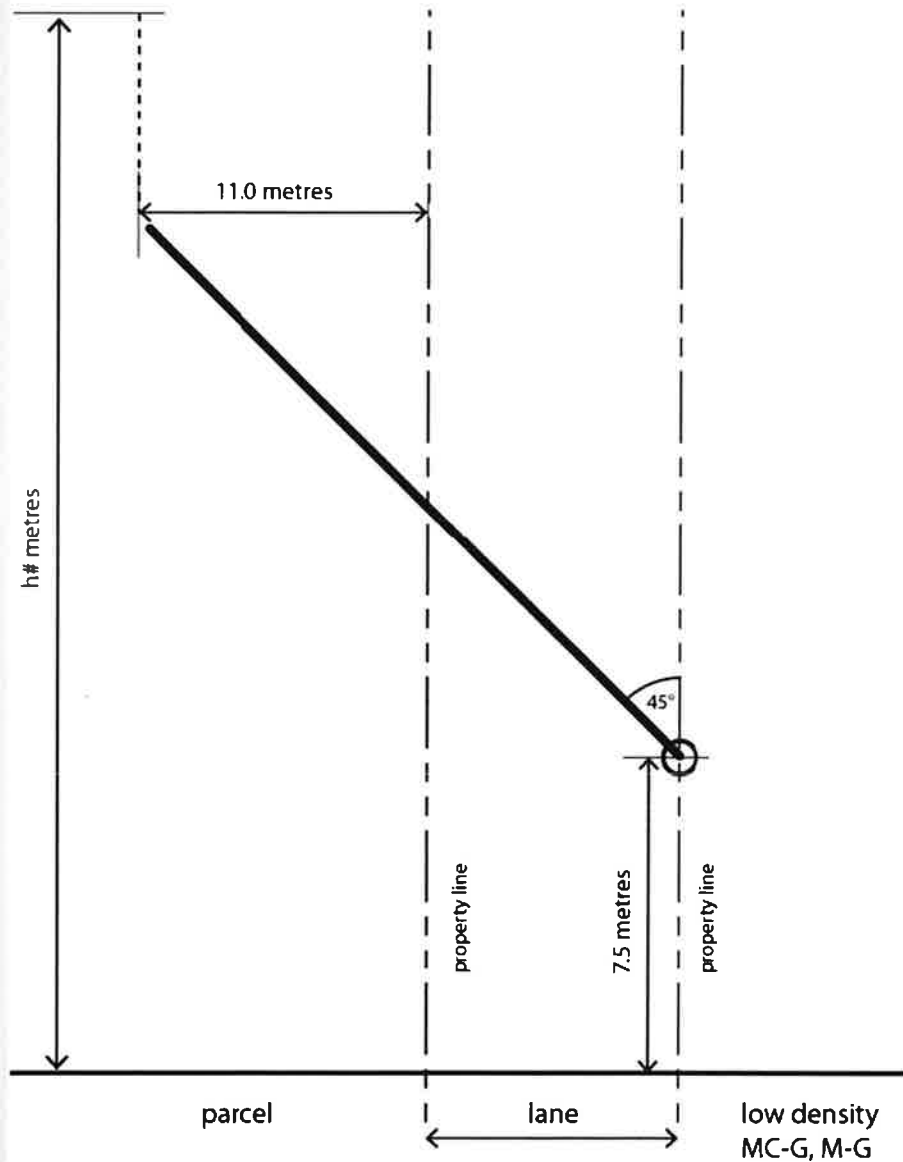






# MU-1 Building Height

## 1371 (4) Building Height



## 1371 (2) Building Height

