

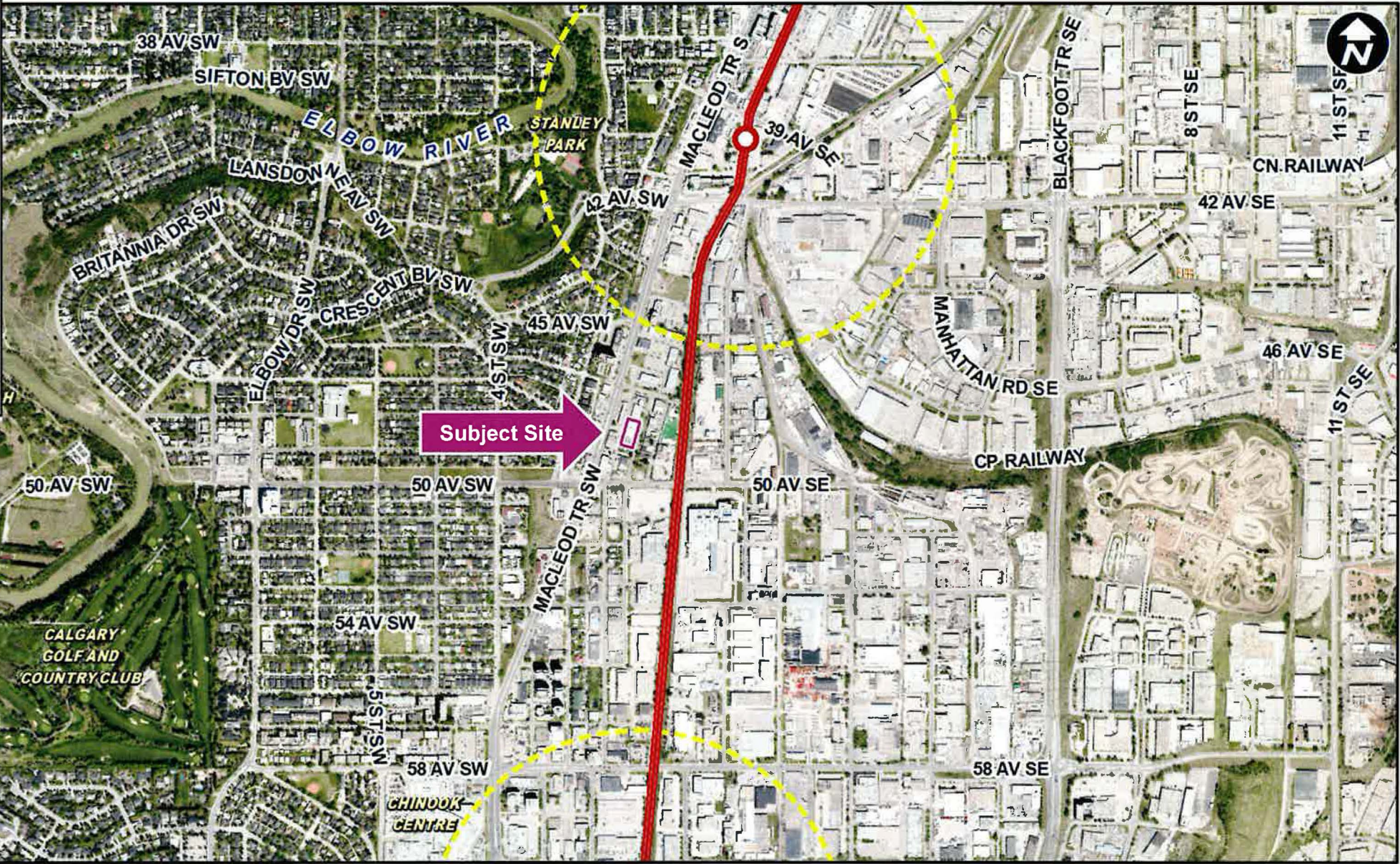
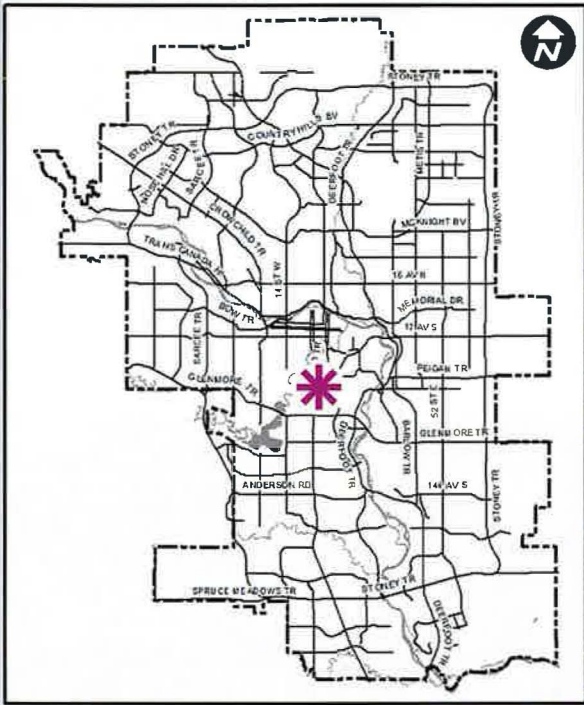


Calgary Planning Commission

Agenda Item: 7.2.3



LOC2022-0020
Land Use Amendment
September 1, 2022



- 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



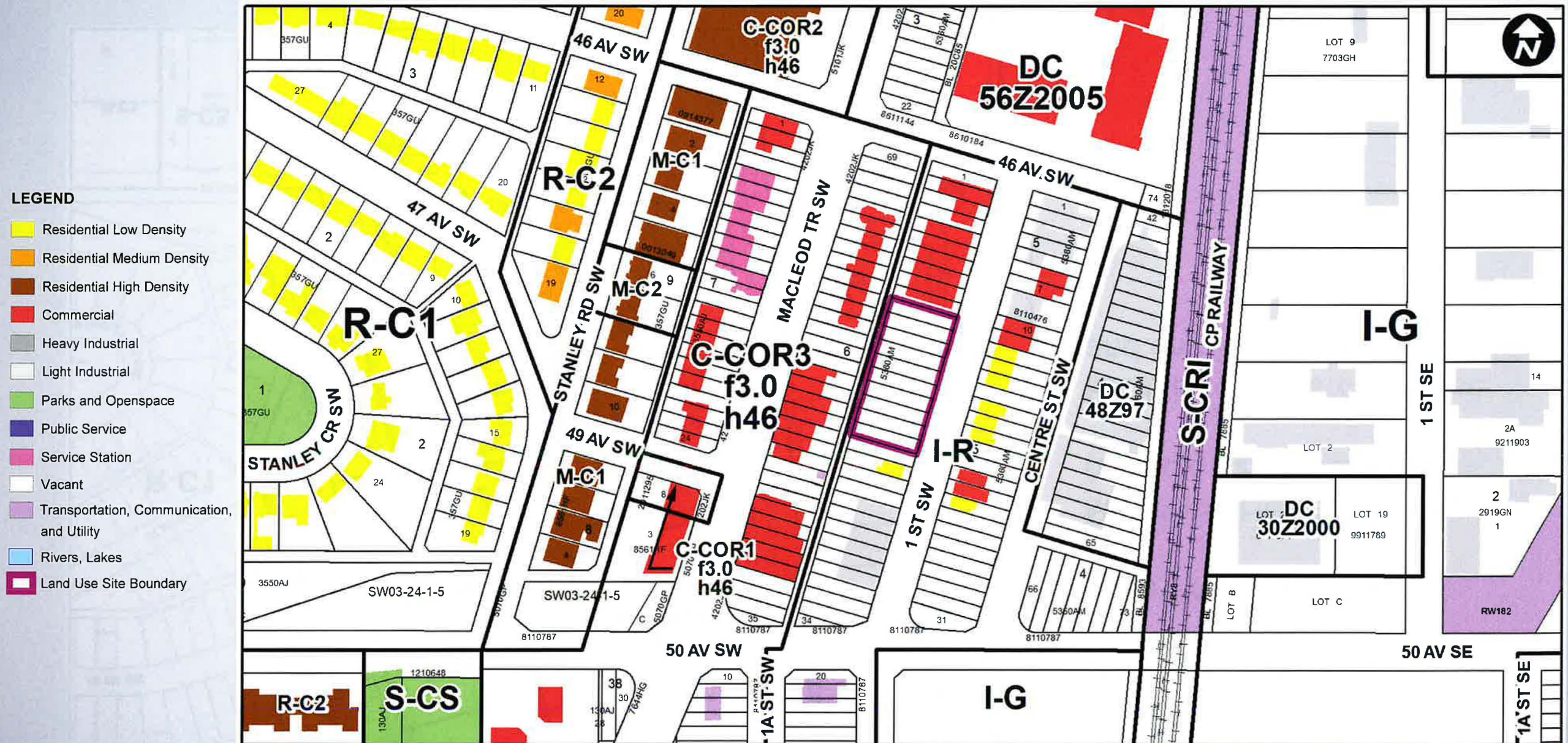
Parcel Size:
0.28 ha
76m x 37m

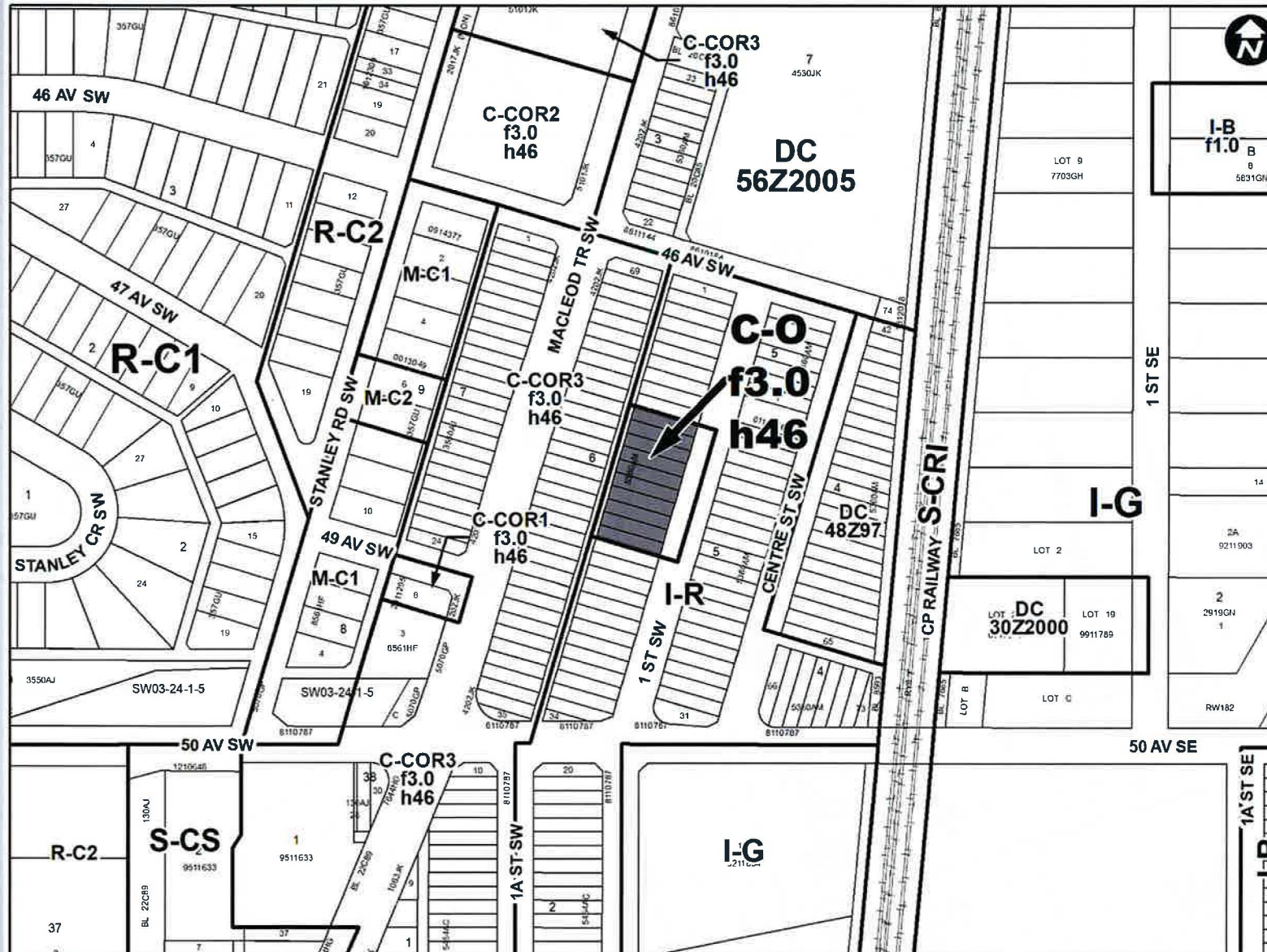


1st St SW



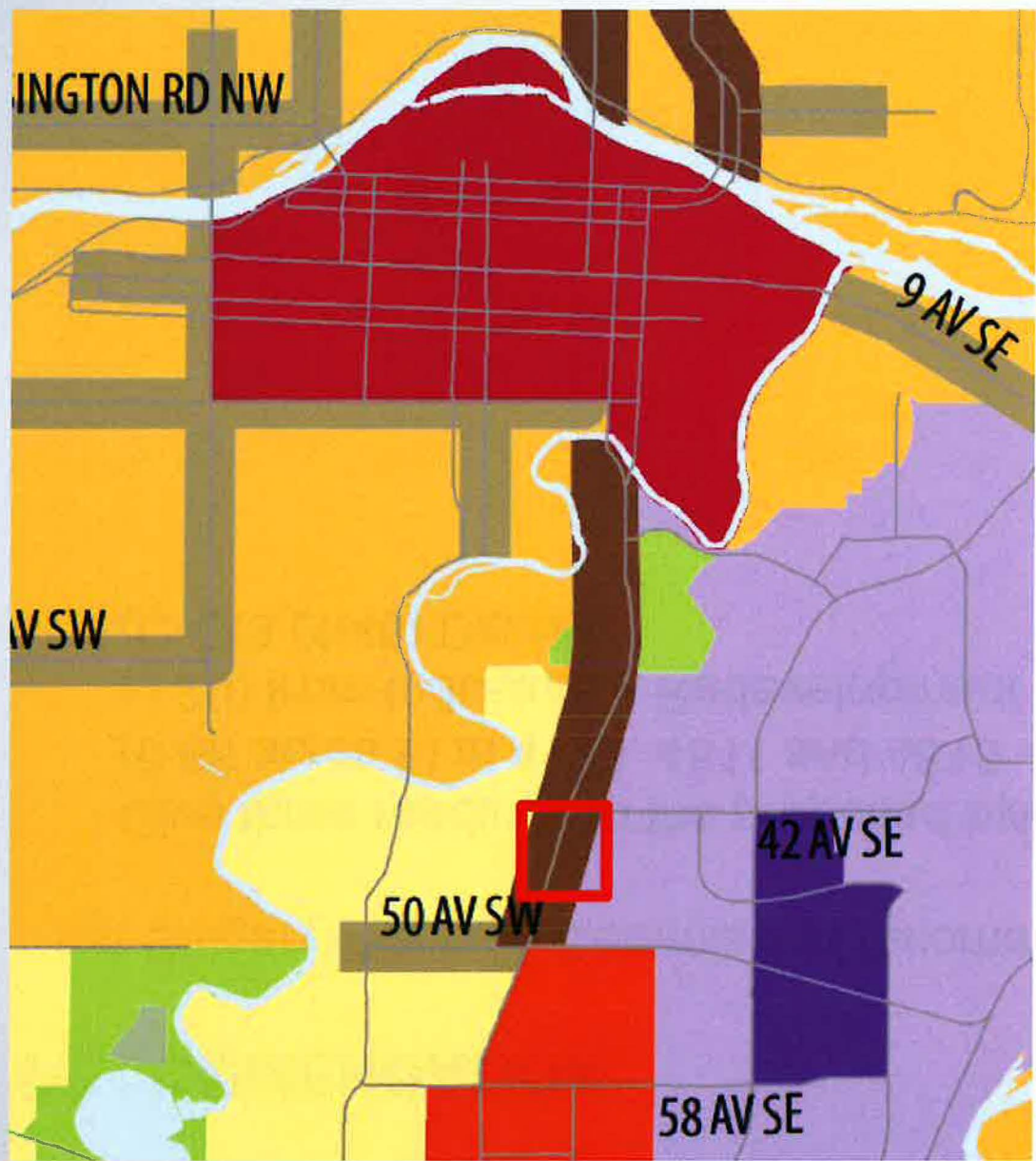
Macleod Trail SW





C-O f3.0 h46 District:

- Floor Area Ratio: 3.0
- Maximum Height: 46 metres (approx. 12 - 13 storeys)
- Enables commercial, office, and employment opportunities



Main Streets



Urban Main Street

Map 1: Urban Structure

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares $\pm$ (0.68 acres $\pm$) at 4723, 4811 and 4815 – 1 Street SW (Plan 5630AM, Block 6, Lots 11 to 20) from Industrial – Redevelopment (I-R) District to Commercial – Office (C-Of3.0h46) District.

Supplementary Slides

Division 9: Commercial – Office f#h# (C-O f#h#) District

Purpose

828 The Commercial — Office District is intended to be characterized by:

- (a) buildings containing select uses that contribute to locations of high employment;
- (b) a limited number of other uses that support Offices;
- (c) locations along or near major roads and transit facilities;
- (d) pedestrian connections;
- (e) varying building density established through maximum floor area ratios for individual parcels; and
- (f) varying building height established through maximum building height for individual parcels.

