

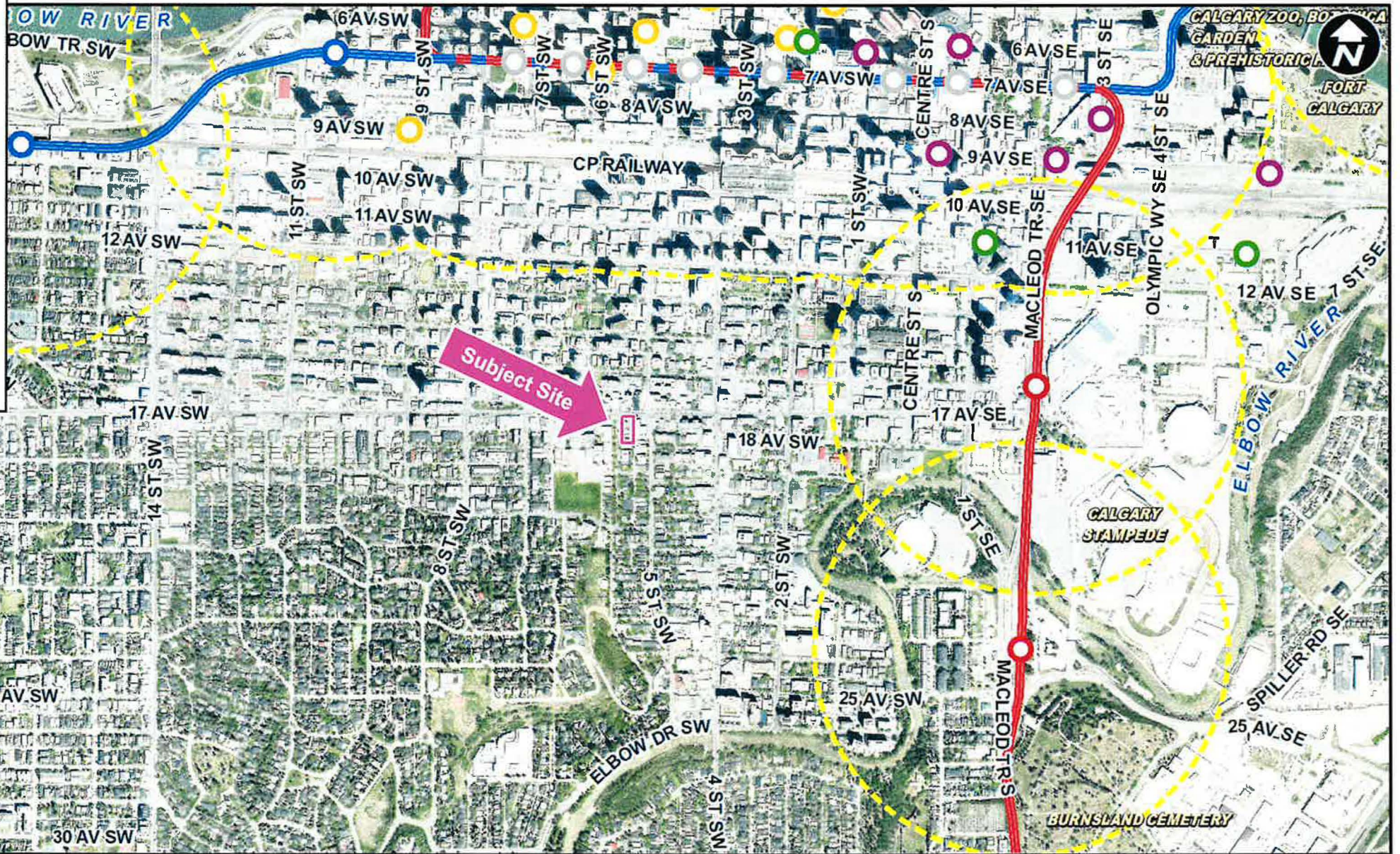
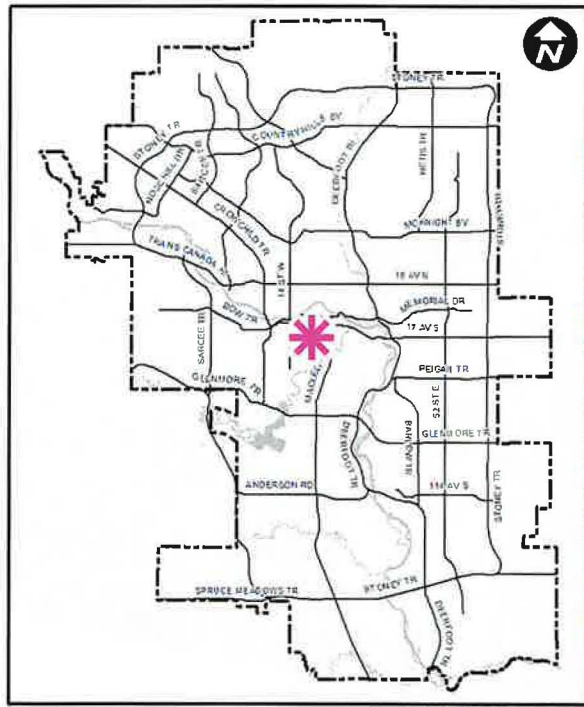
# Public Hearing of Council

## Agenda Item: 8.1.3



**LOC2018-0250 / CPC2022-0966**  
**Policy Amendment, Road Closure &**  
**Land Use Amendment**  
October 4, 2022

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
OCT 04 2022  
ITEM: \*8.1.3 CPC2022-0966  
*Distribution*  
CITY CLERK'S DEPARTMENT



- 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

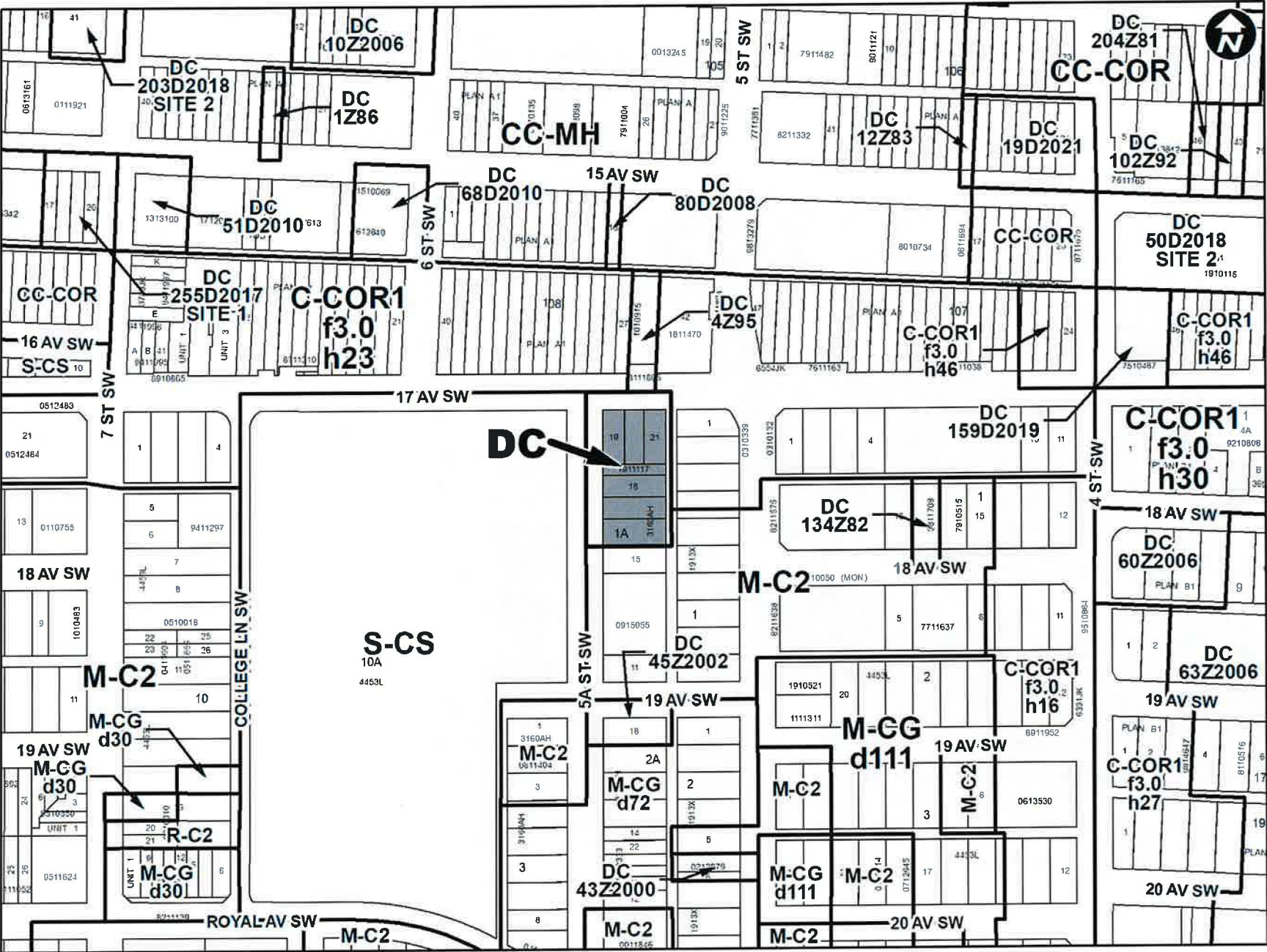


○ Bus Stop

Parcel Size:  
0.28 ha  
35 m x 76 m

- 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

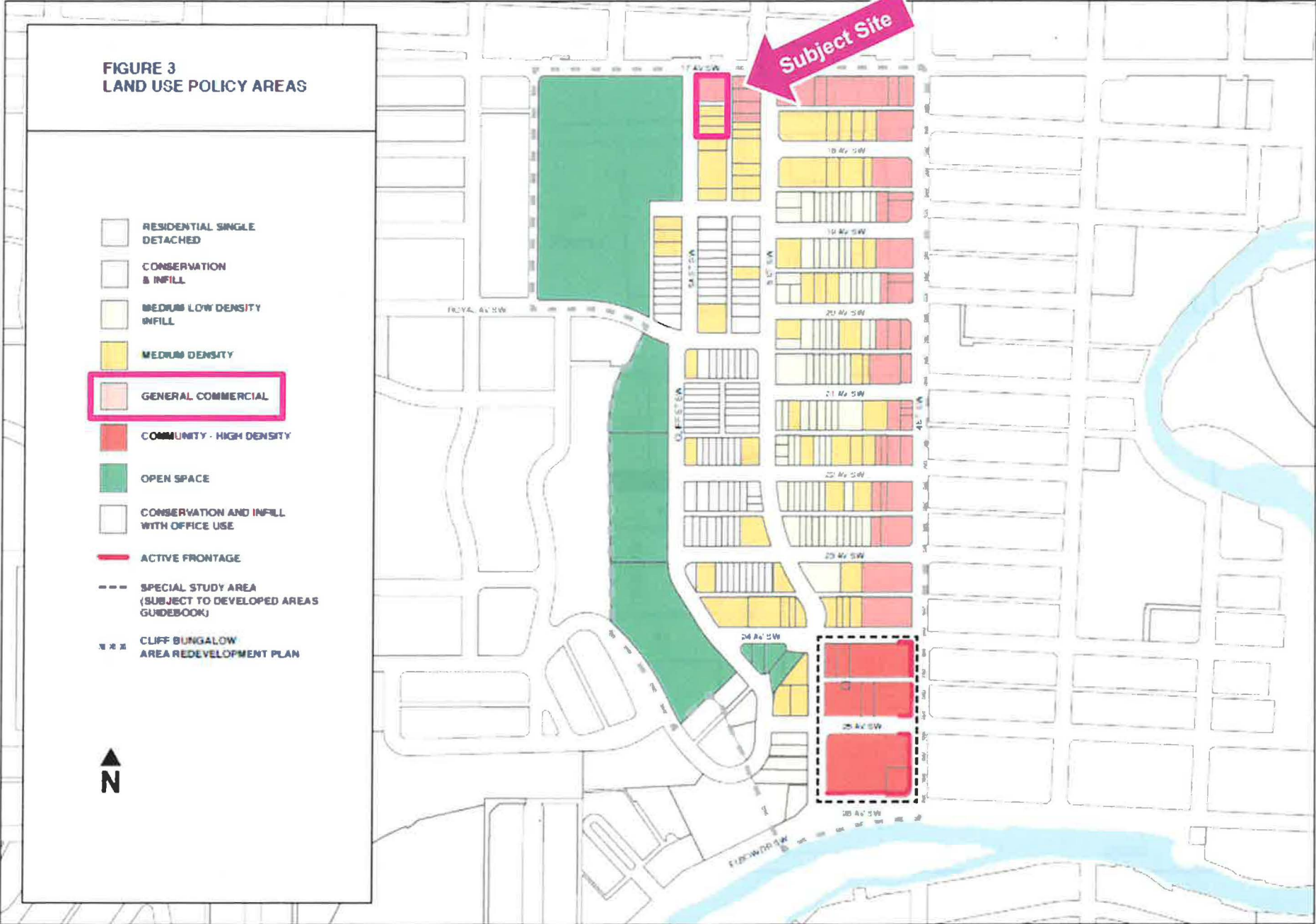






### Proposed Amendment:

- Text and map amendments align with proposed DC district
- Text amendment provides guidance for future redevelopment
- Map amendment reclassifies the site as 'General Commercial'







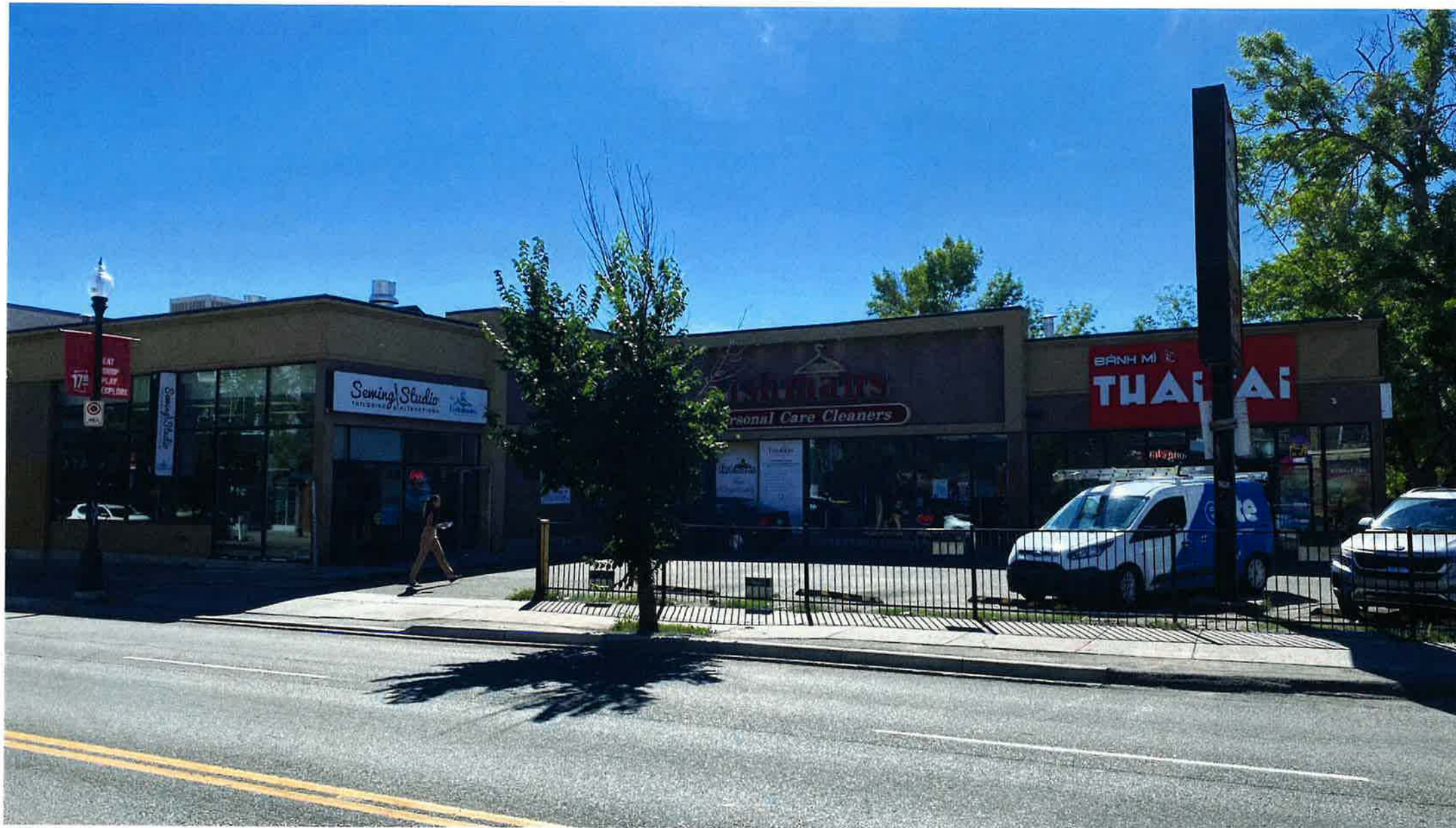
## Calgary Planning Commission's Recommendation:

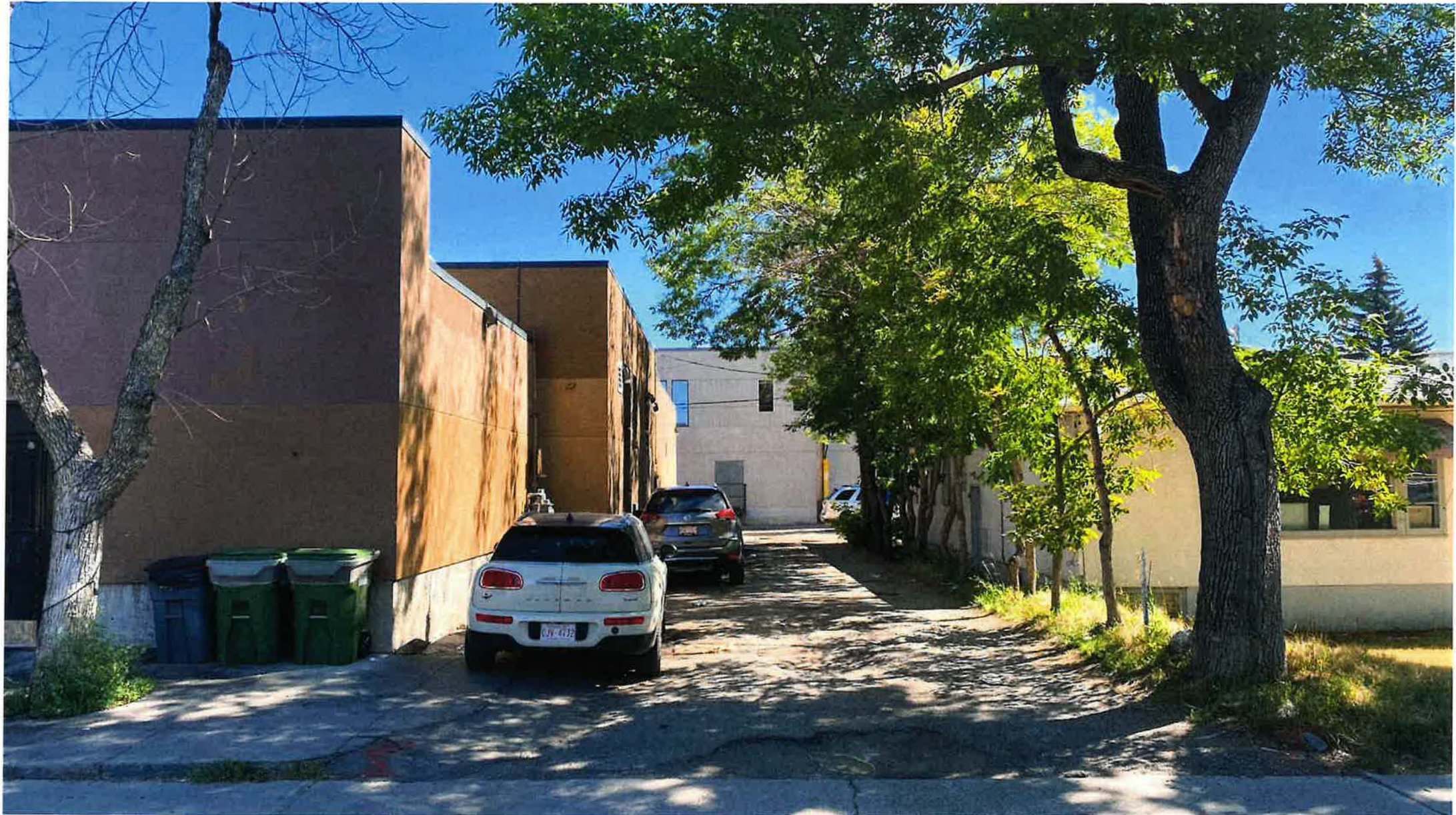
That Council:

1. Give three readings to **Proposed Bylaw 55P2022** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 8C2022** for closure of 0.02 hectares  $\pm$  (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
3. Give three readings to **Proposed Bylaw 150D2022** for the redesignation of 0.26 hectares  $\pm$  (0.64 acres  $\pm$ ) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (C-COR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

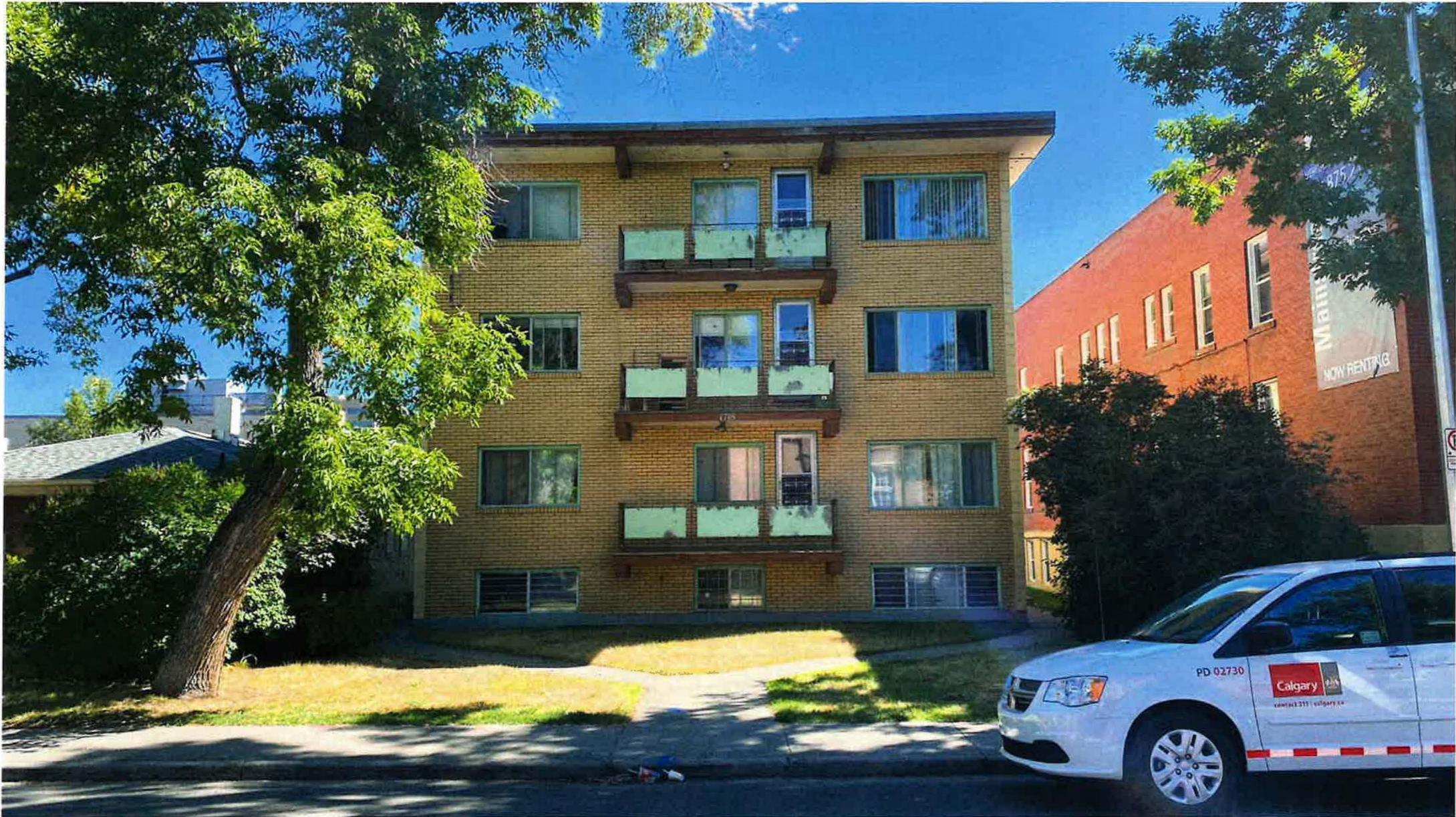
## Supplementary Slides









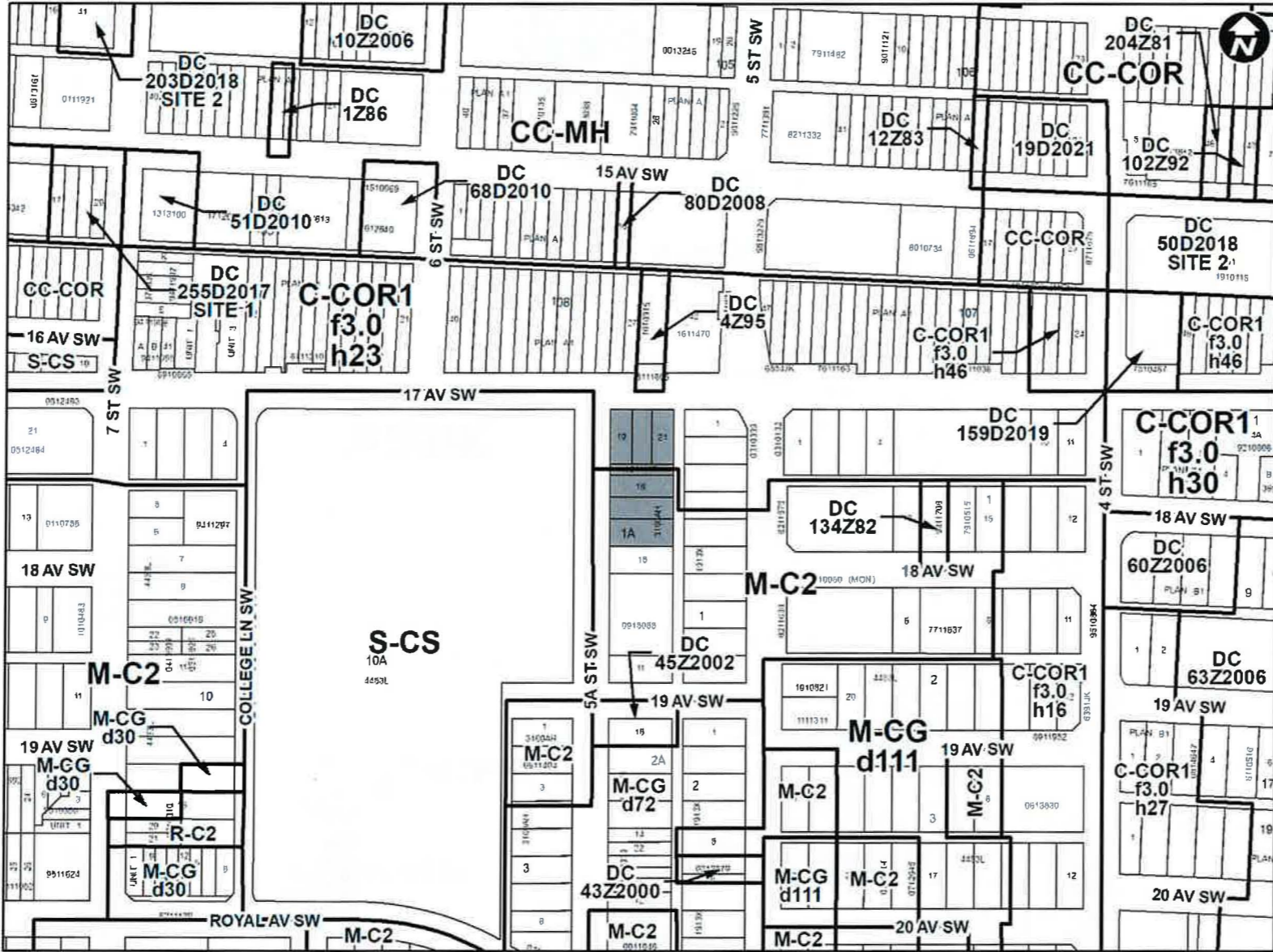














**Parcel Size:**  
0.021 ha  
8.1 m x 25m