

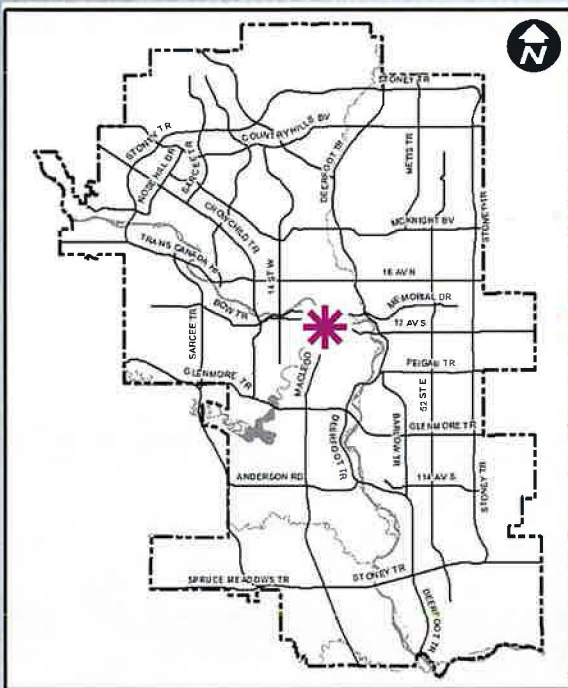


Calgary Planning Commission

Agenda Item: 7.2.4

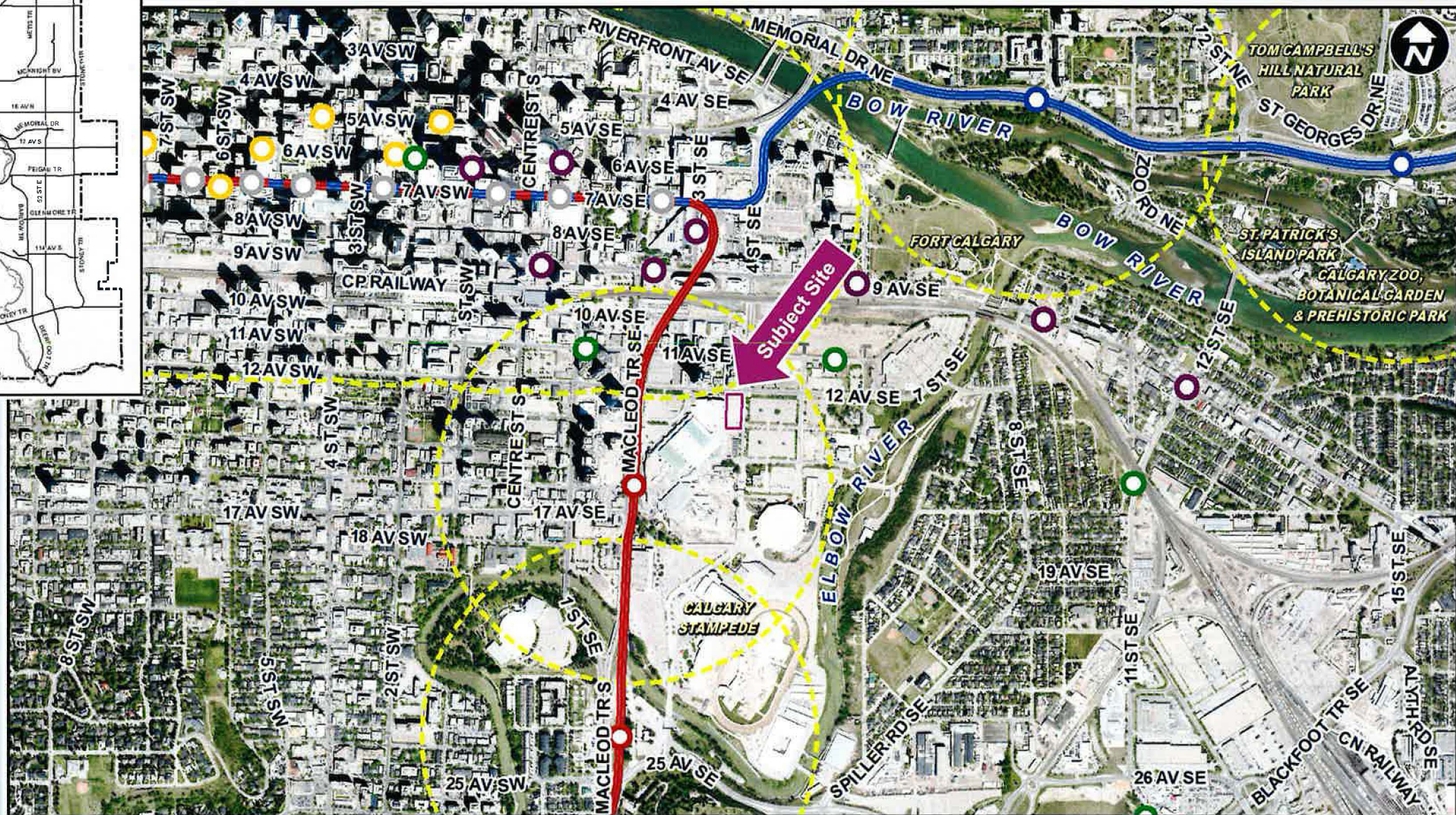


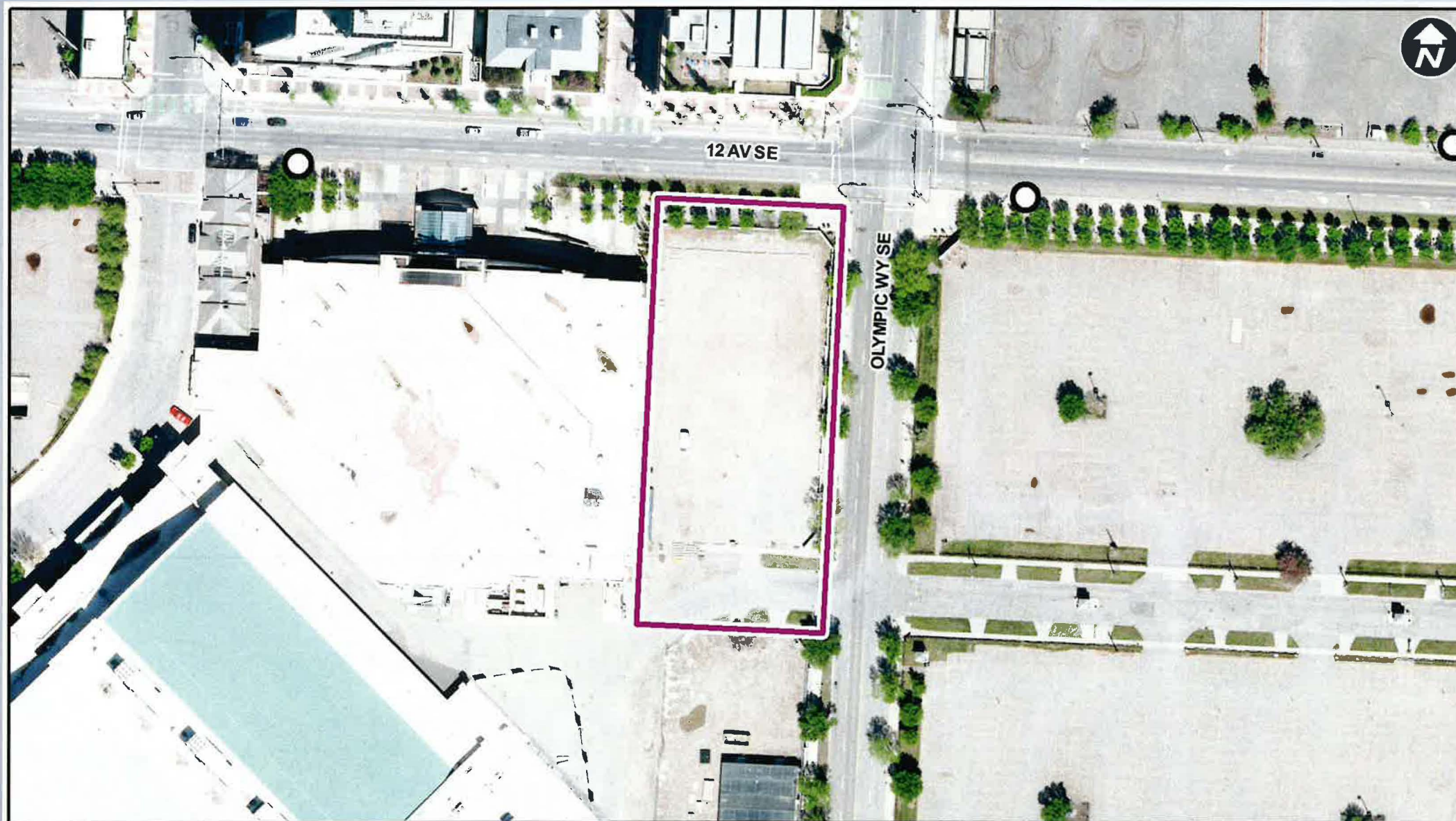
LOC2022-0126
Land Use Amendment
November 3, 2022



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





○ Bus Stop

Parcel Size:

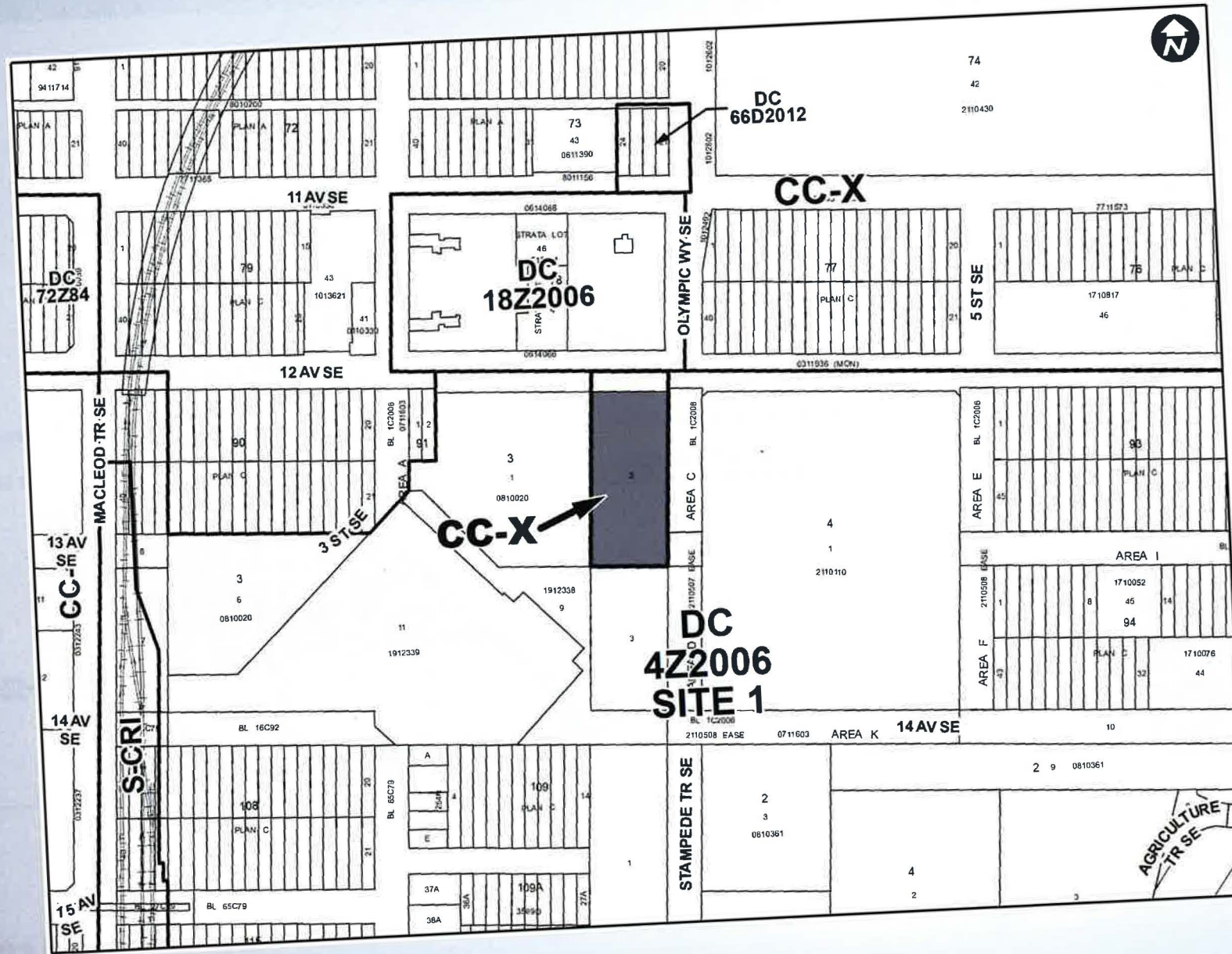
.47 ha
25m x 103m



- 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







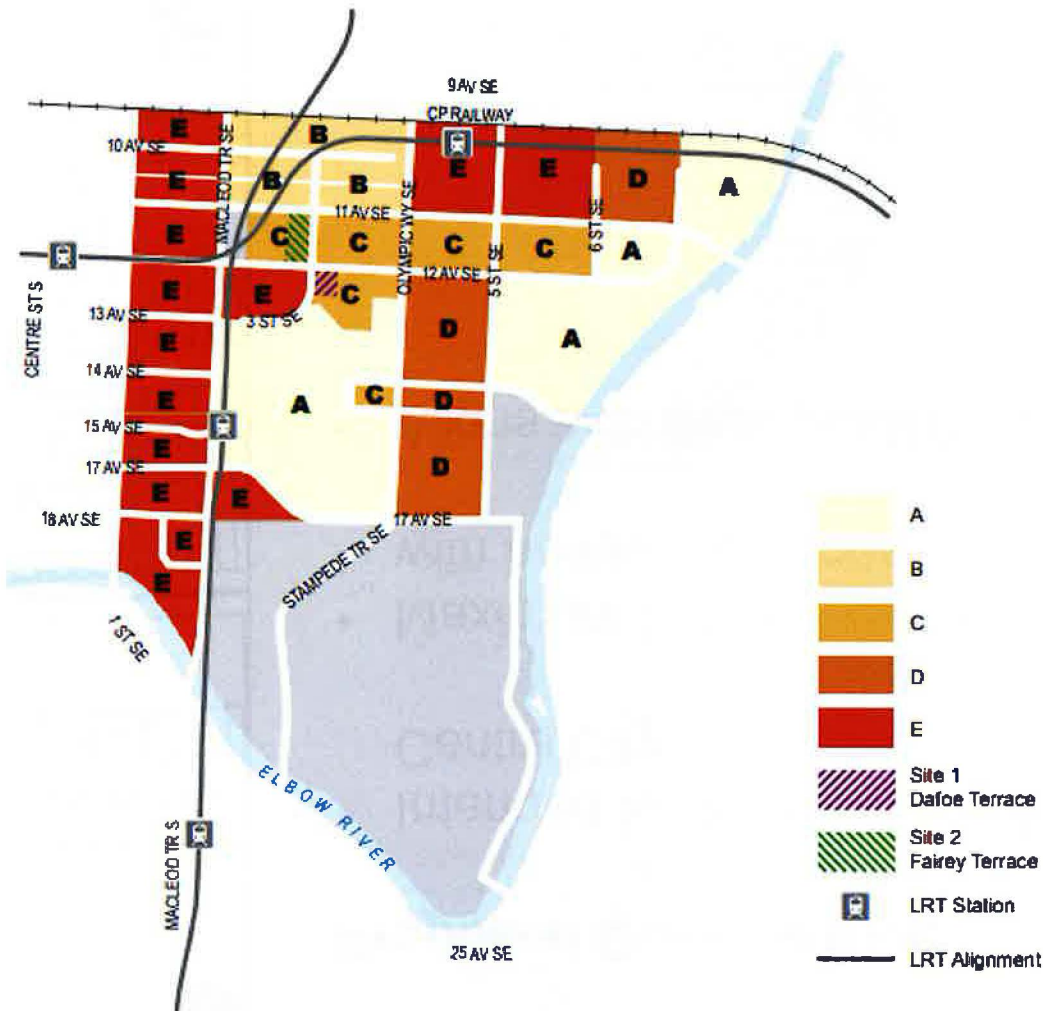
Proposed CC-X District:

- Intended for a mix of uses in Centre City area
- Maximum 5.0 FAR (9.0 FAR with bonus provisions)
- Aligns with Beltline ARP

Map 4 Land Use Concept



Map 6 Density Areas



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.47 hectares $\pm$ (1.15 acres $\pm$) located at 473 – 12 Avenue SE (Plan 0810020, Block 3, Lot 2) from Direct Control (DC) District to Centre City Mixed Use District (CC-X) District.