



# Public Hearing of Council

## Agenda Item: 8.1.13



# LOC2022-0020 / CPC2022-0788

## Land Use Amendment

November 1, 2022

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
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ITEM: 8.1.13 CPC2022-0788  
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CITY CLERK'S DEPARTMENT



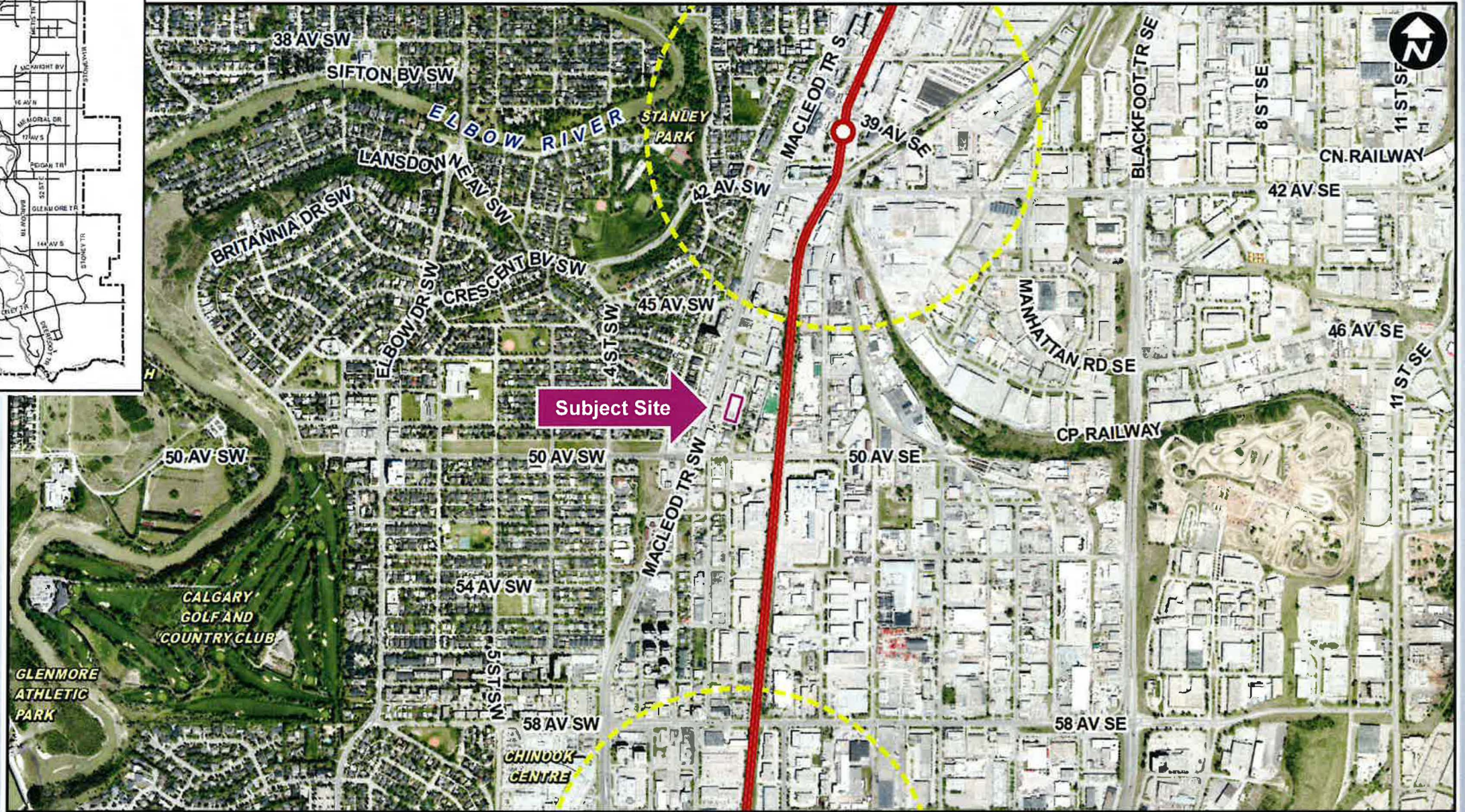
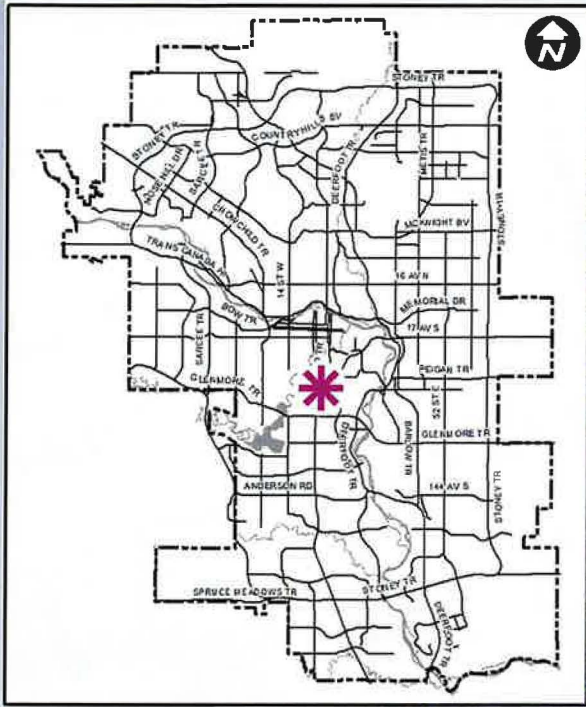


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 154D2022** 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.

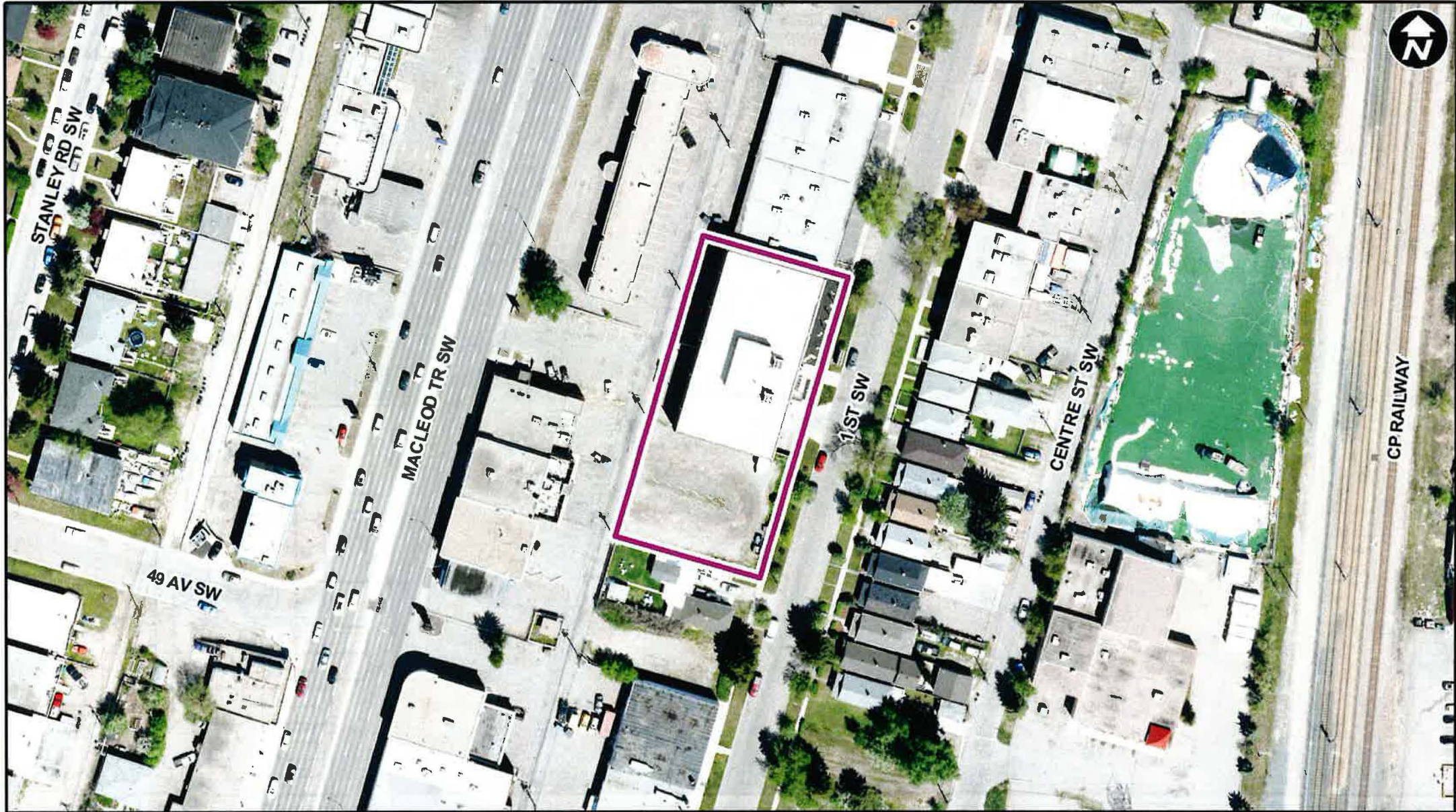




**LEGEND**

- 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



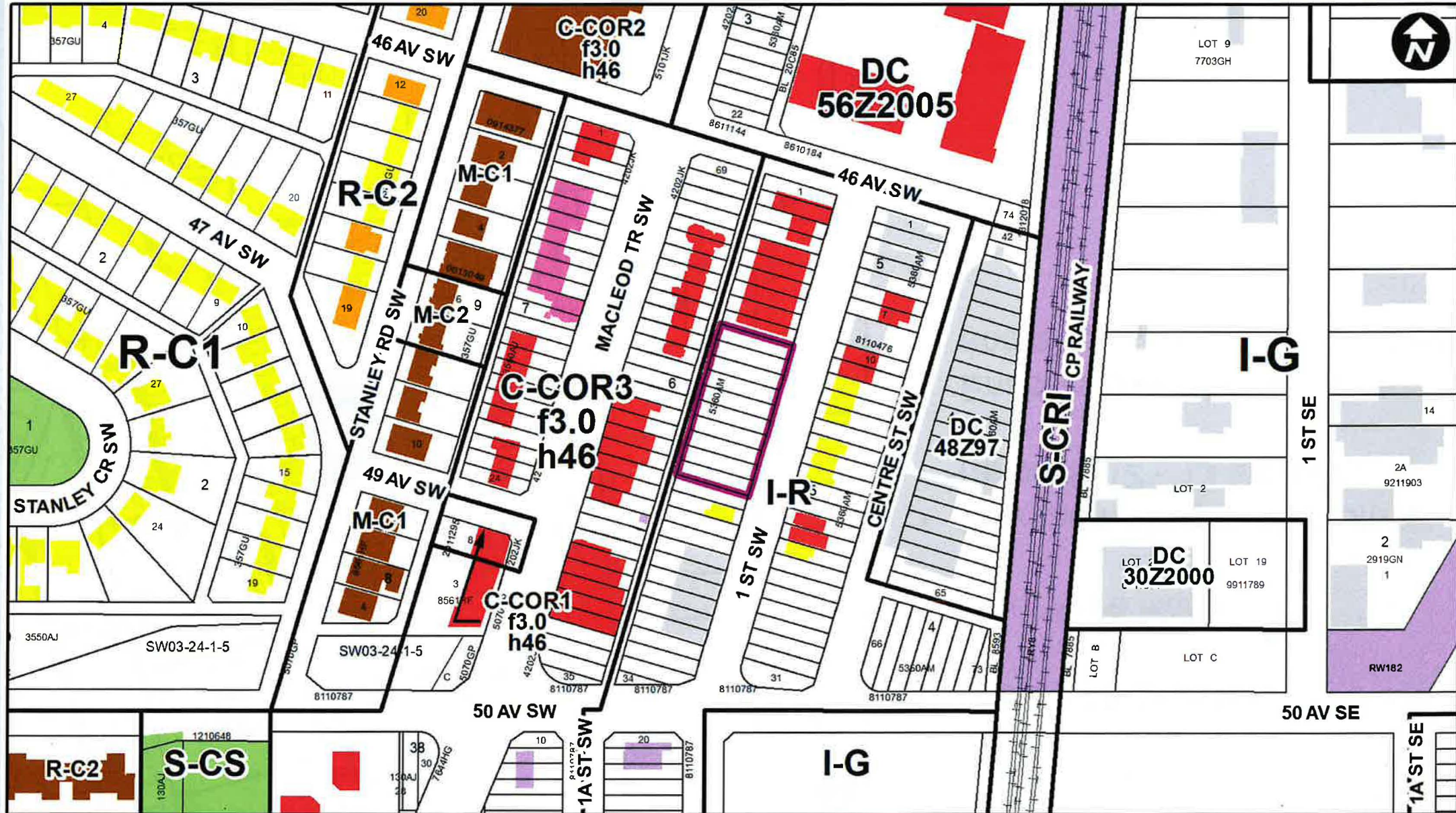


Parcel Size:

0.28 ha  
76m x 37m



- 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







**C-Of3.0 h46 District:**

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

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