



Public Hearing of Council

Agenda Item: 8.1.3

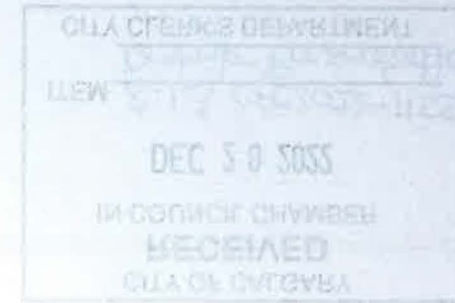


LOC2022-0126 / CPC2022-1155

Land Use Amendment

December 20, 2022

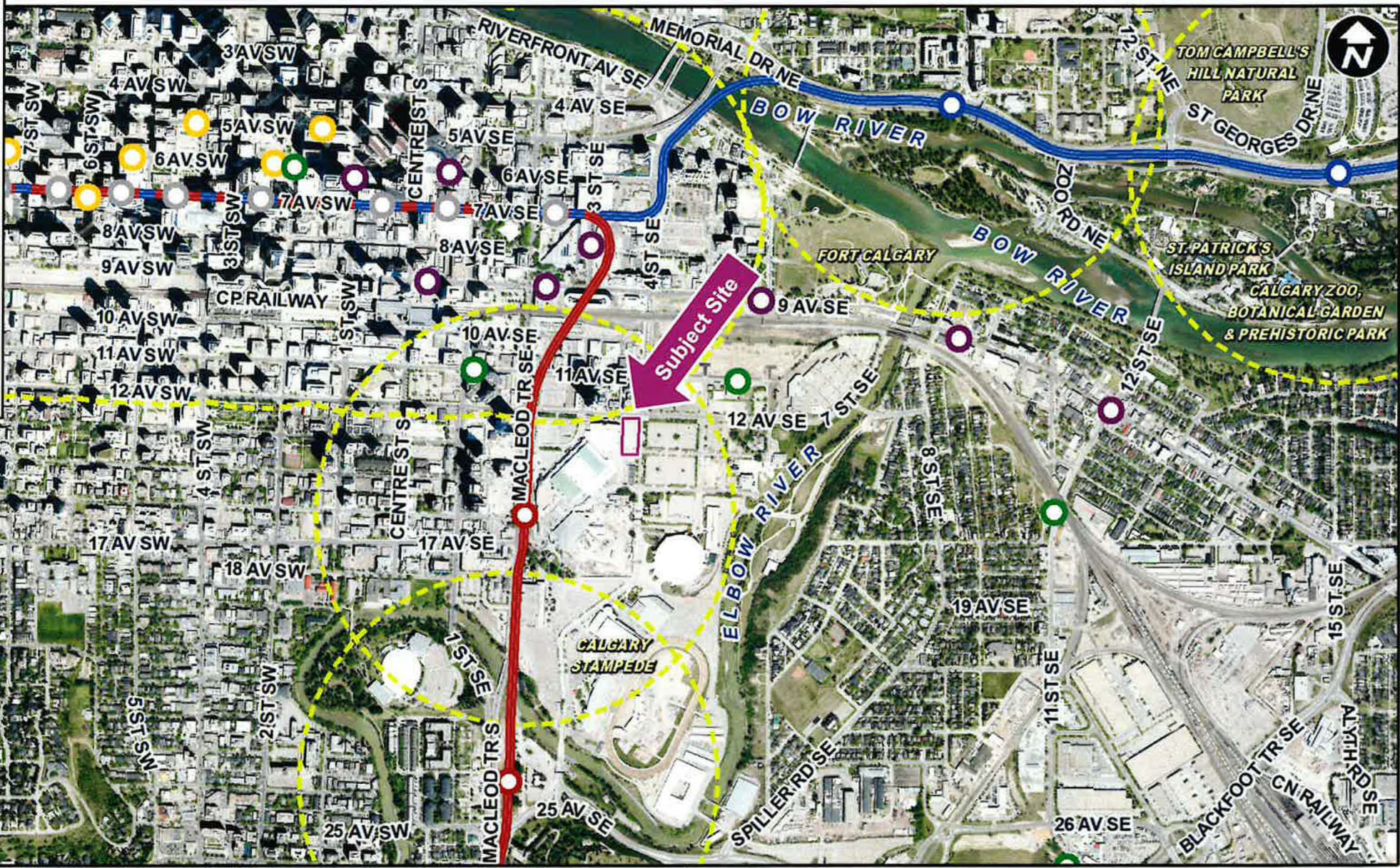
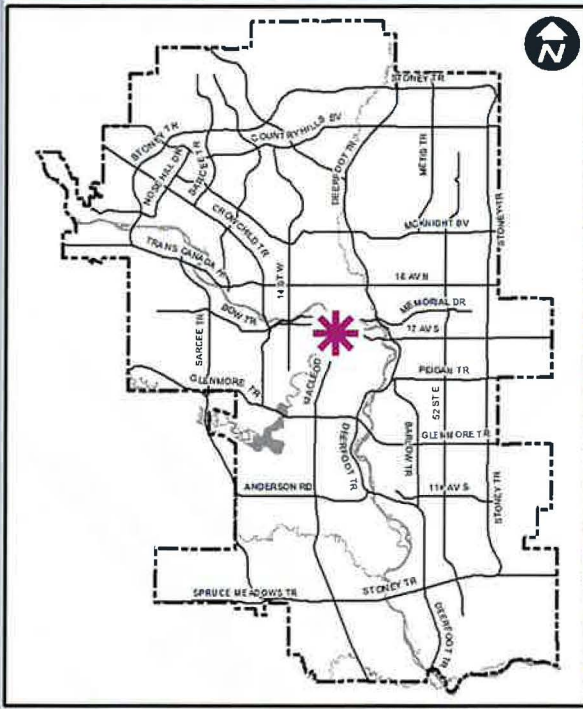
CITY OF CALGARY
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DEC 20 2022
ITEM: 8.1.3 CPC2022-1155
Distrib Presentation
CITY CLERK'S DEPARTMENT



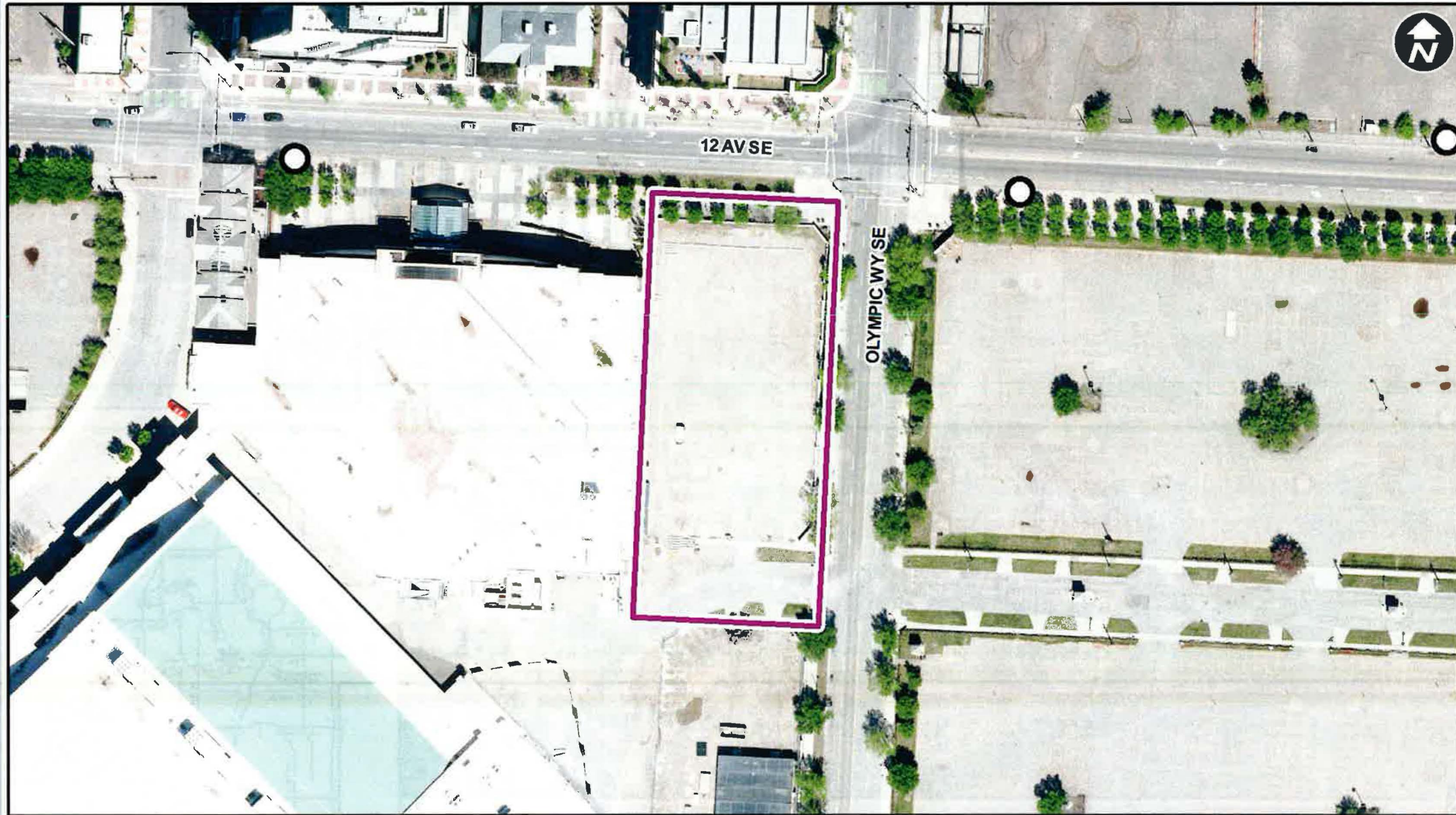
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 184D2022** 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.



- 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

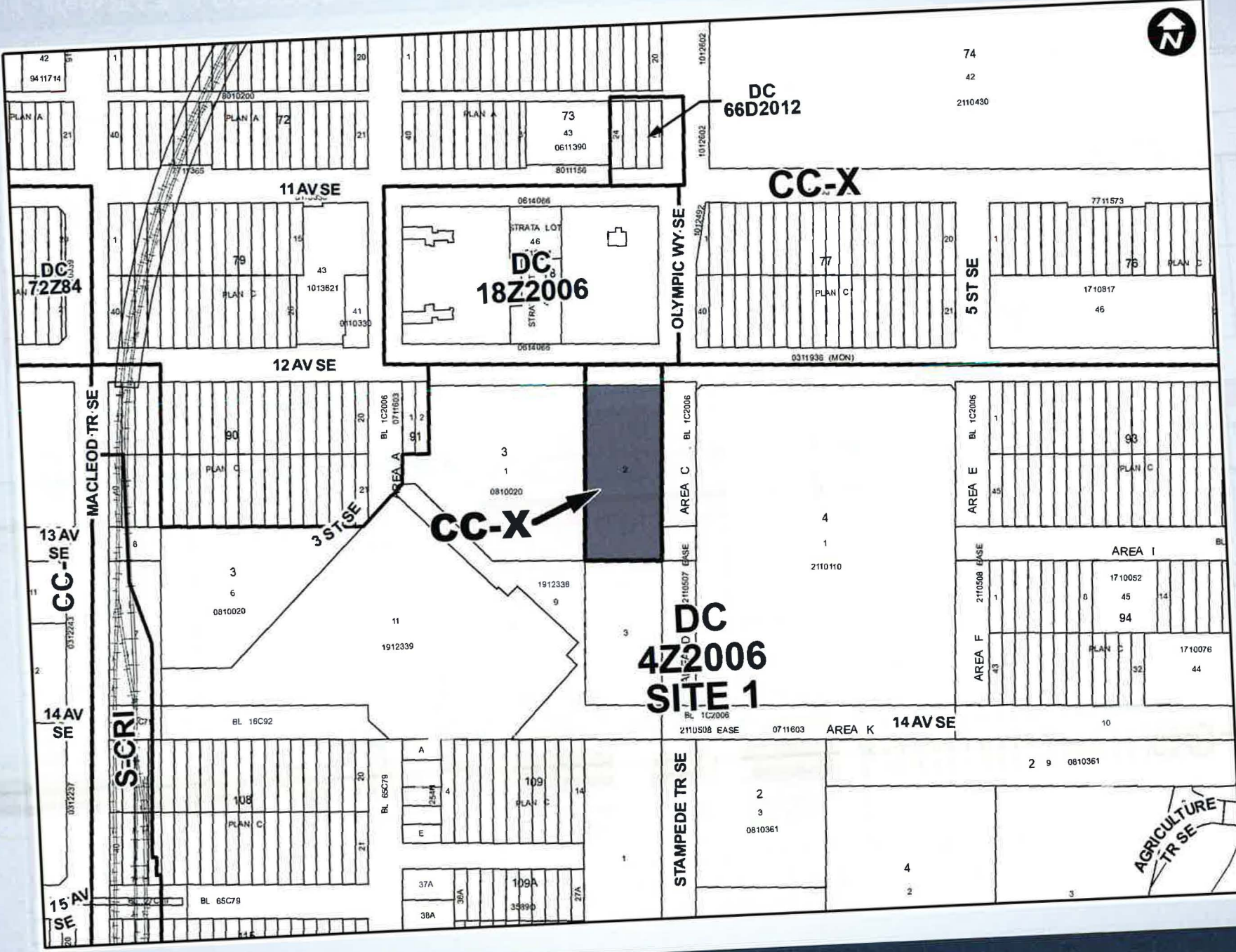
Parcel Size:

.47 ha
25m x 103m



- LEGEND**
- 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



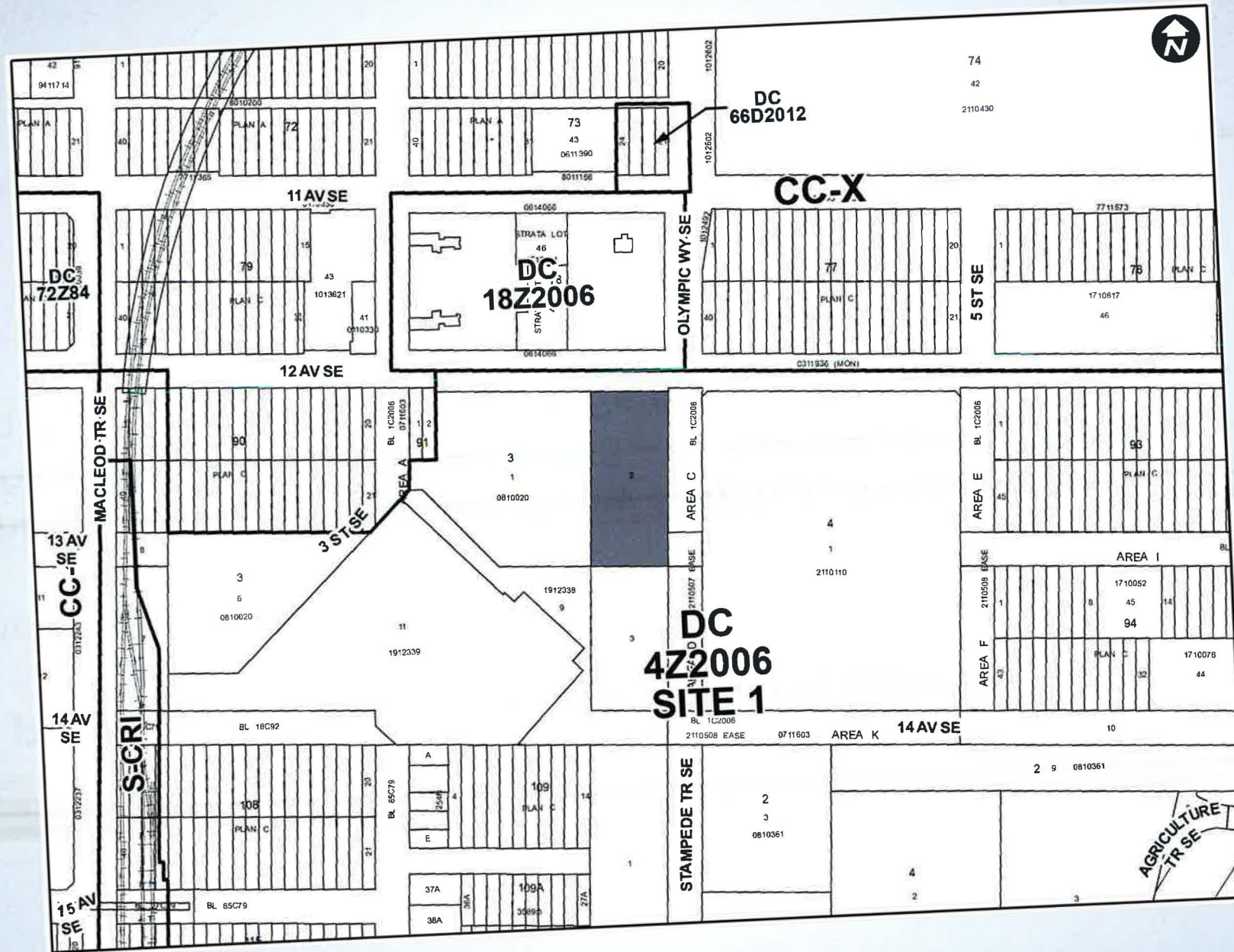


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Map 4 Land Use Concept



Map 6 Density Areas

