



Calgary Planning Commission

Agenda Item: 7.2.6



LOC2022-0178 / CPC2023-0066

Land Use Amendment

January 26, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.6 CPC2023-0066
Distrib. Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

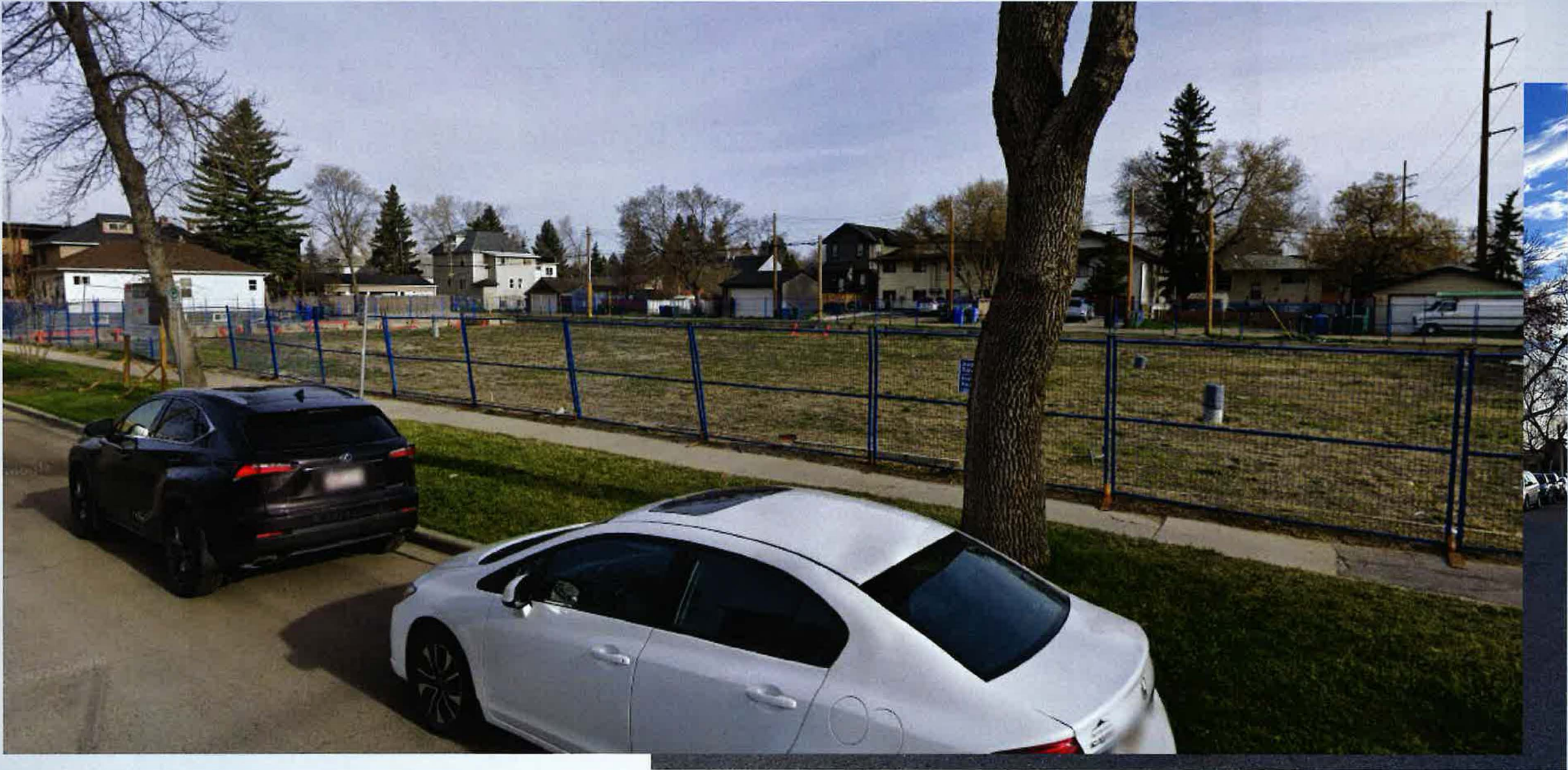
Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.



Parcel Size:

0.29 ha
76m x 38m





Proposed MU-1 District:

- Increase in FAR from 4.5 to 7.0
- Increase in height from 24 to 45 metres (12 storeys)
- Aligned with the North Hill Communities LAP



RECOMMENDATION:

That Calgary Planning Commission recommend that Council

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.

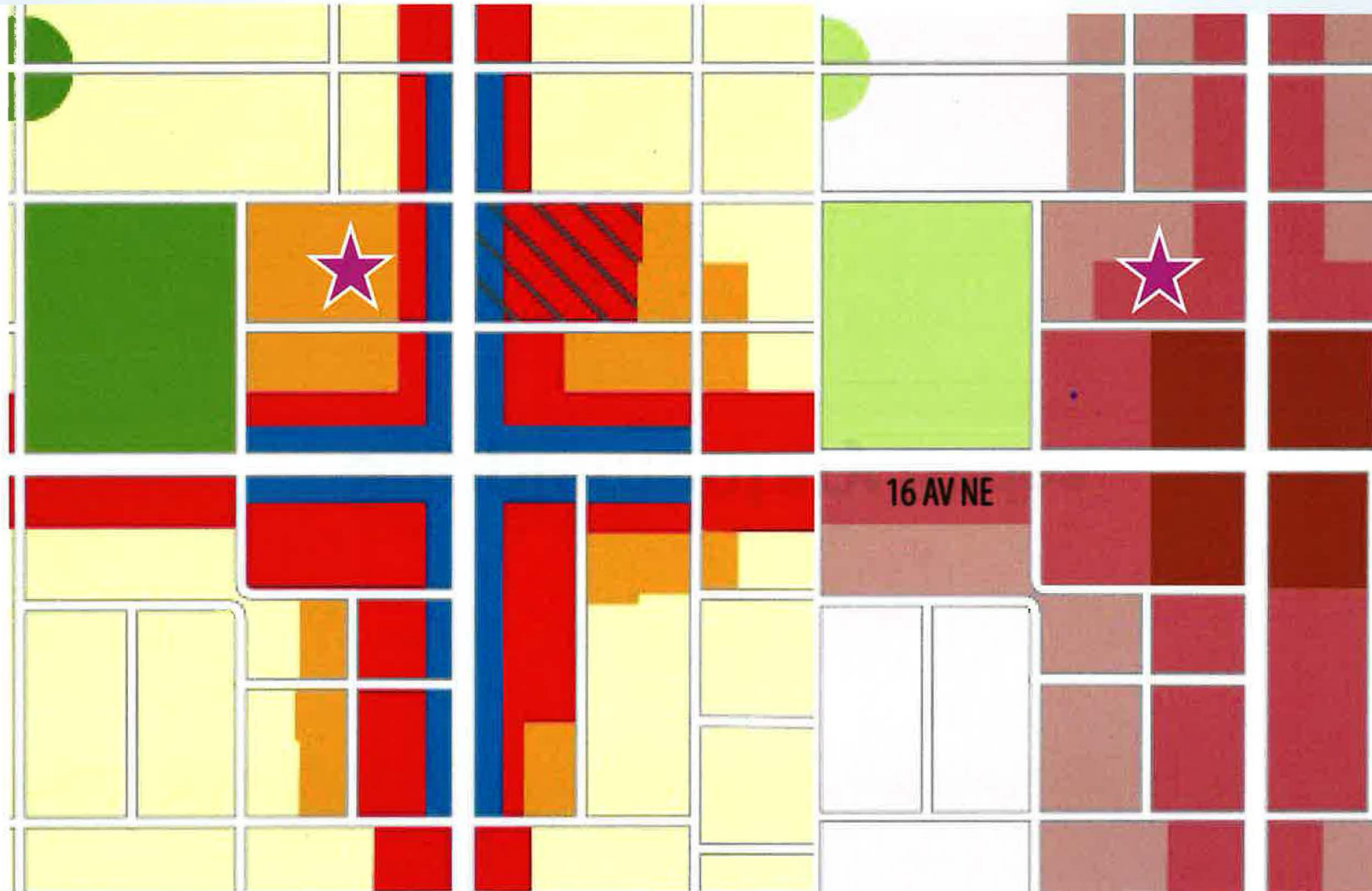
Supplementary Slides

Map 3:
Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



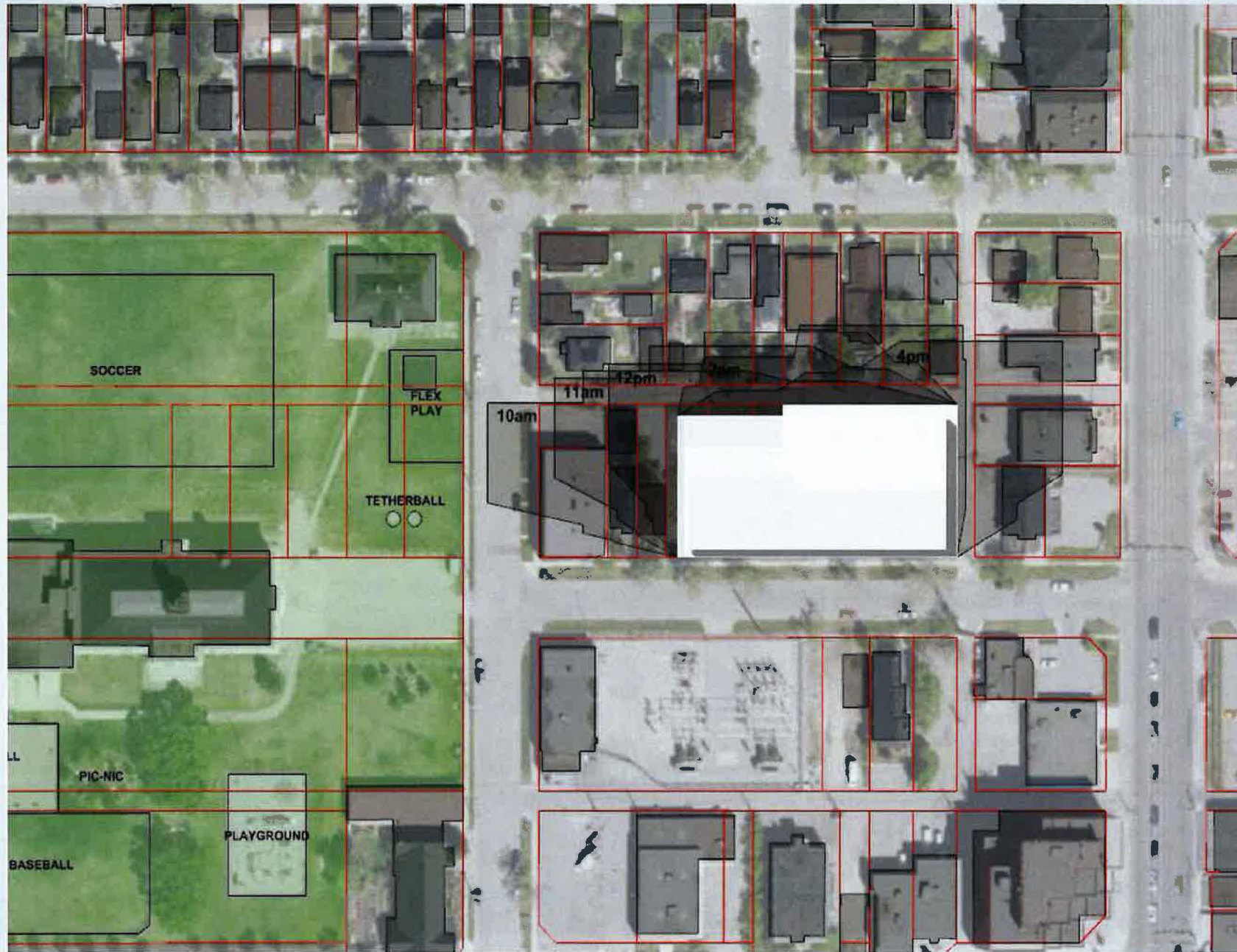
Map 4:
Building Scale

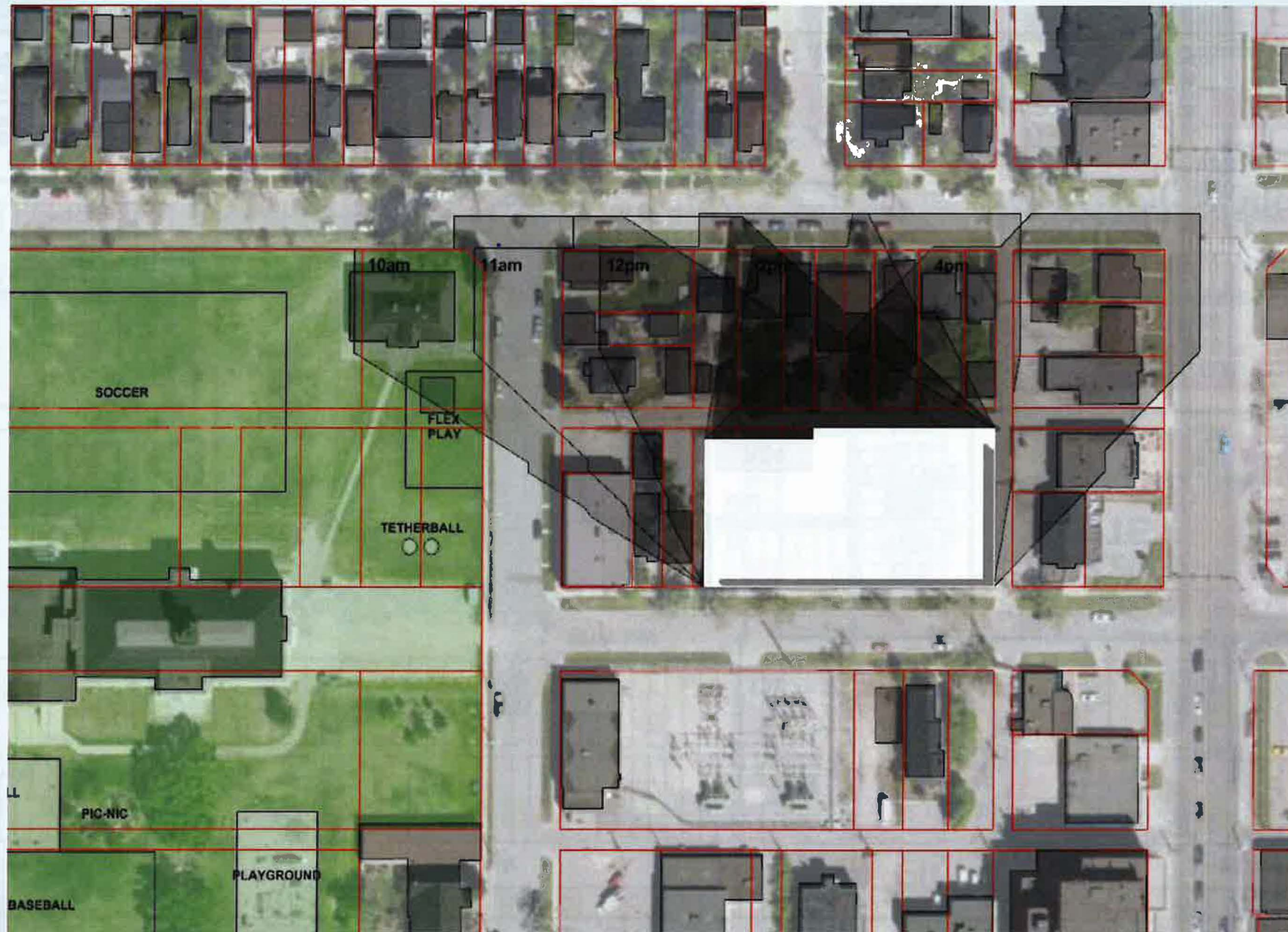
Legend

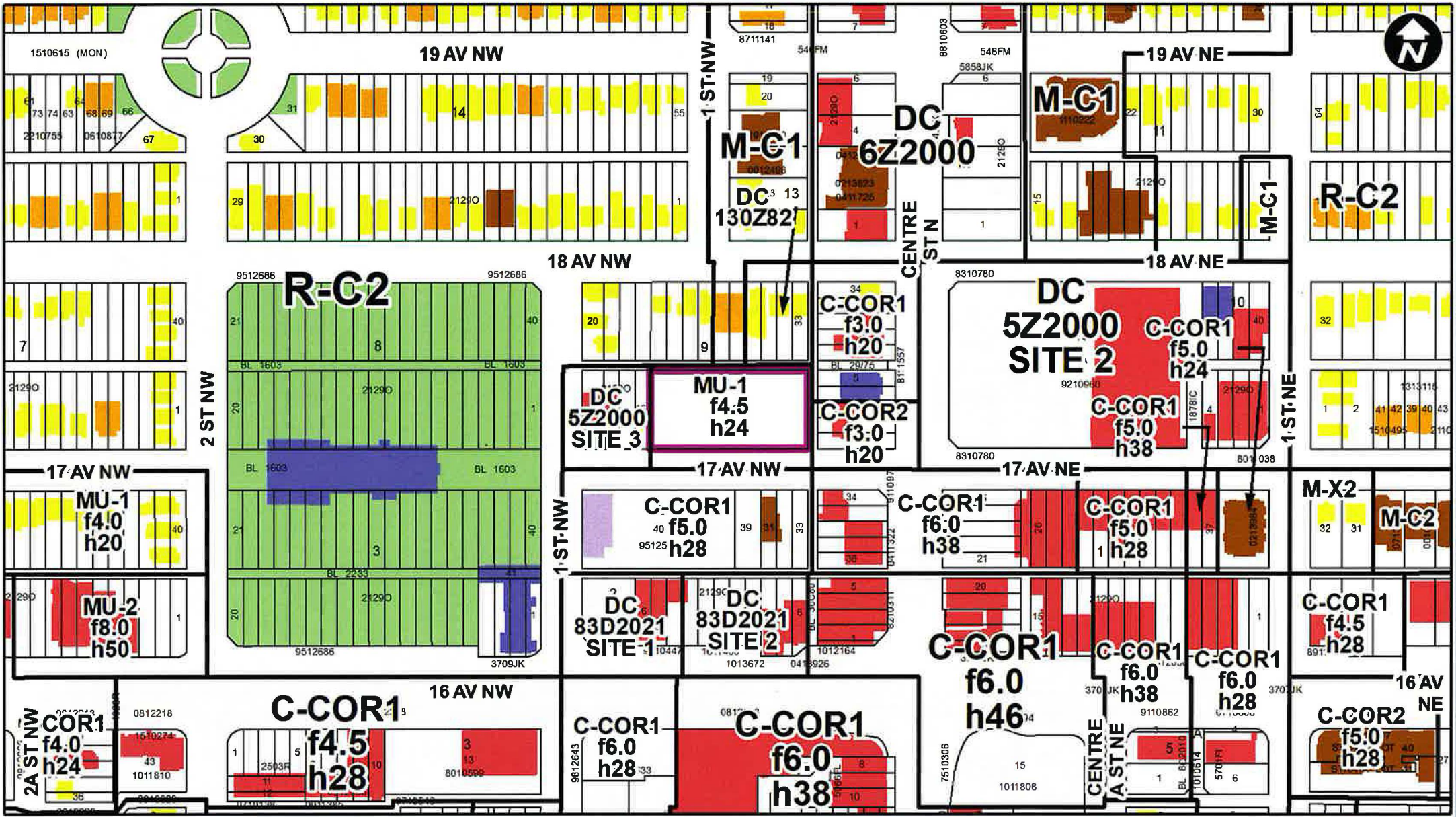
- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

Approved: 18P2020
Amended: 67P2022









- 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

