



# Public Hearing of Council

## Agenda Item: 6.1.10



## LOC2022-0178 / CPC023-0066

### Land Use Amendment

March 7, 2023

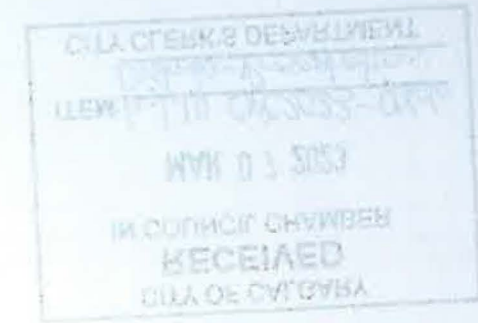




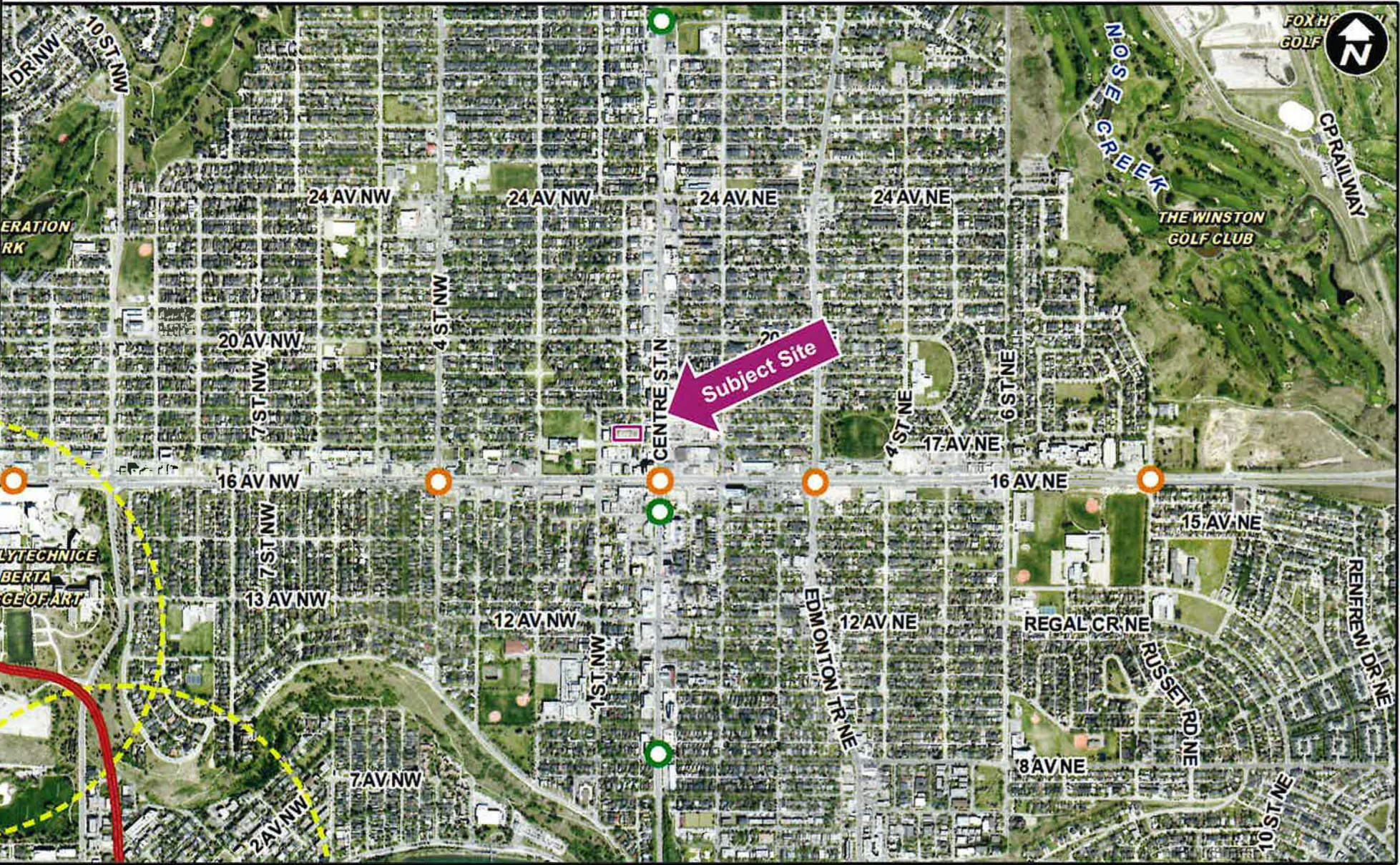
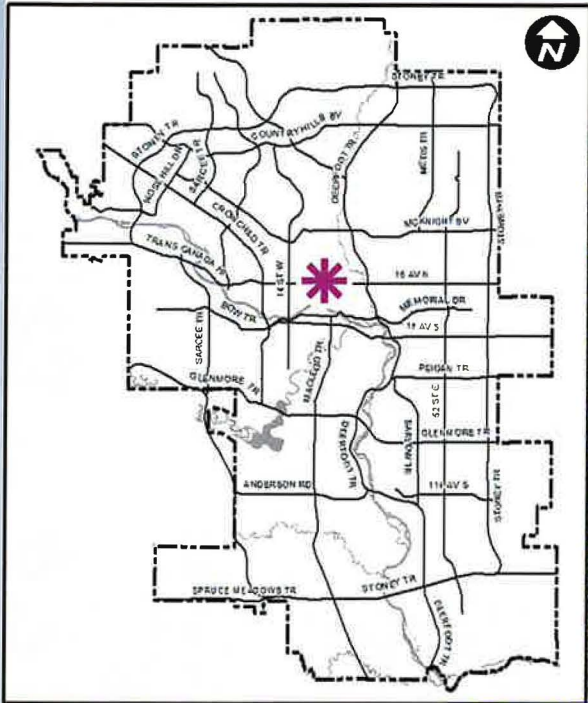
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 32D2023** 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.







- 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





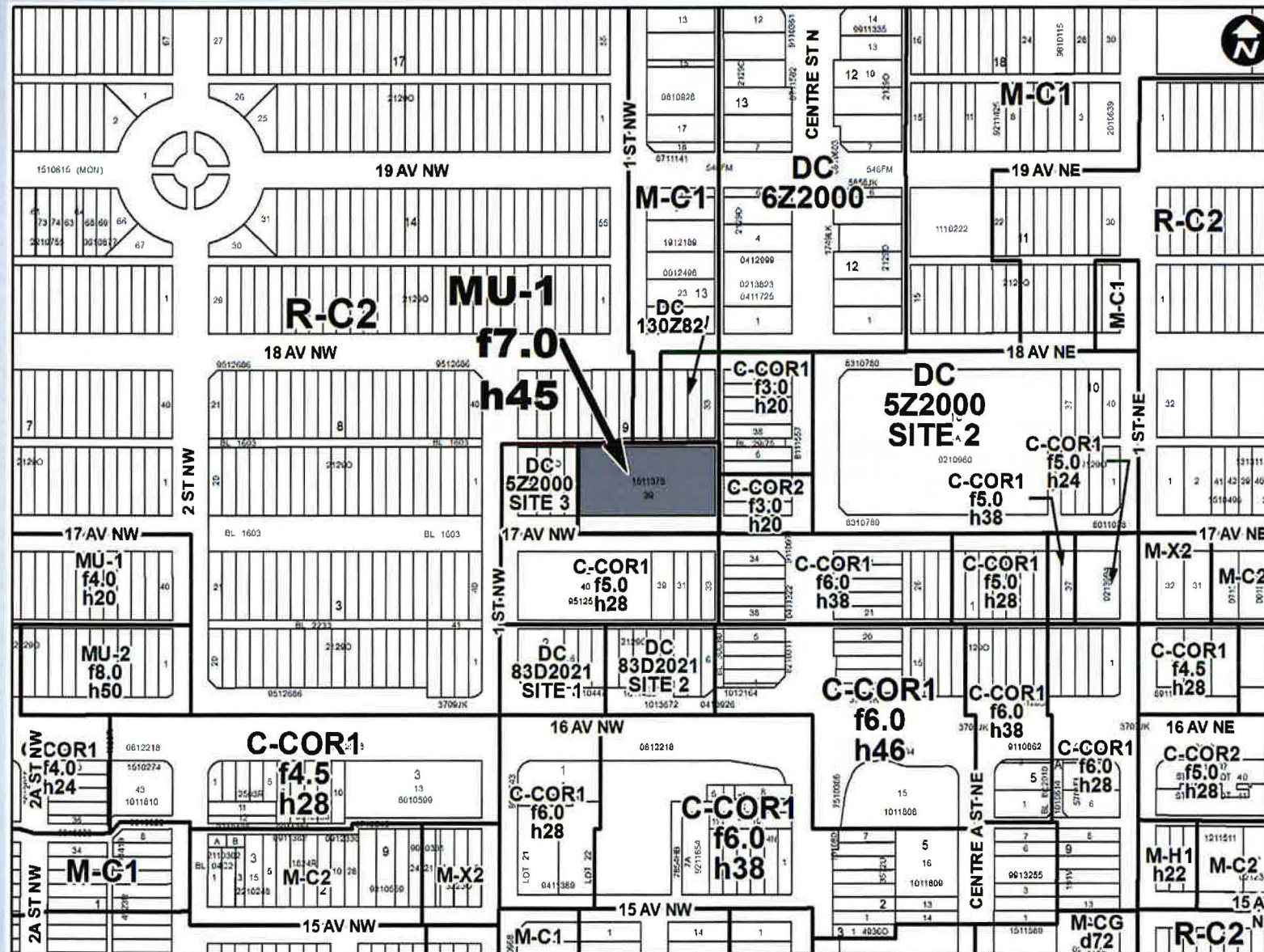
**Parcel Size:**

**0.29 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

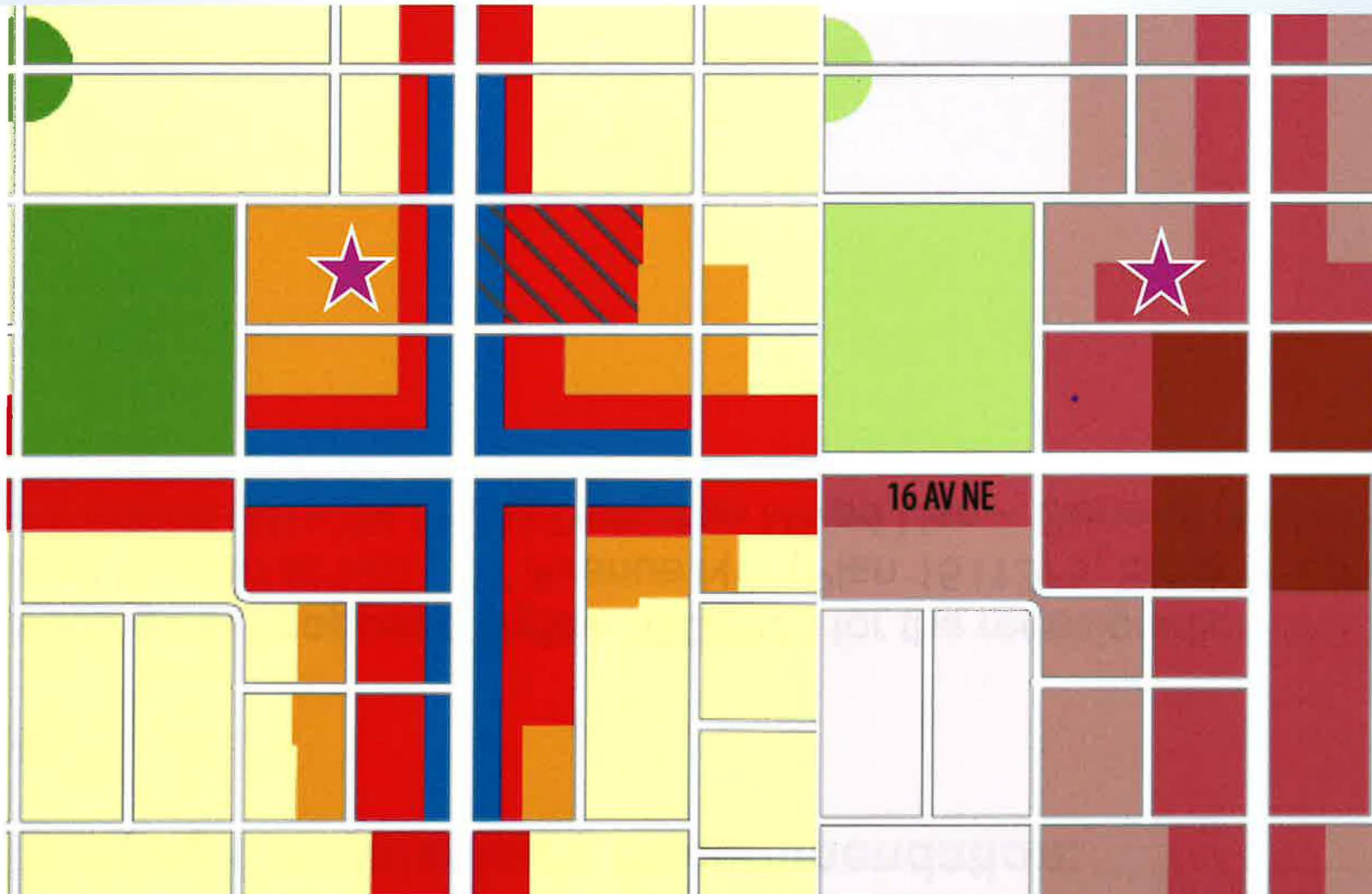


## Map 3: Urban Form

### 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



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## **Supplementary Slides**



