



# Public Hearing of Council

## Agenda Item: 7.2.24



# LOC2022-0180 / CPC2023-0617

## Land Use Amendment

September 19, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: 7.2.24 - CPC2023-0617  
*Distribution - Presentation 1*  
CITY CLERK'S DEPARTMENT

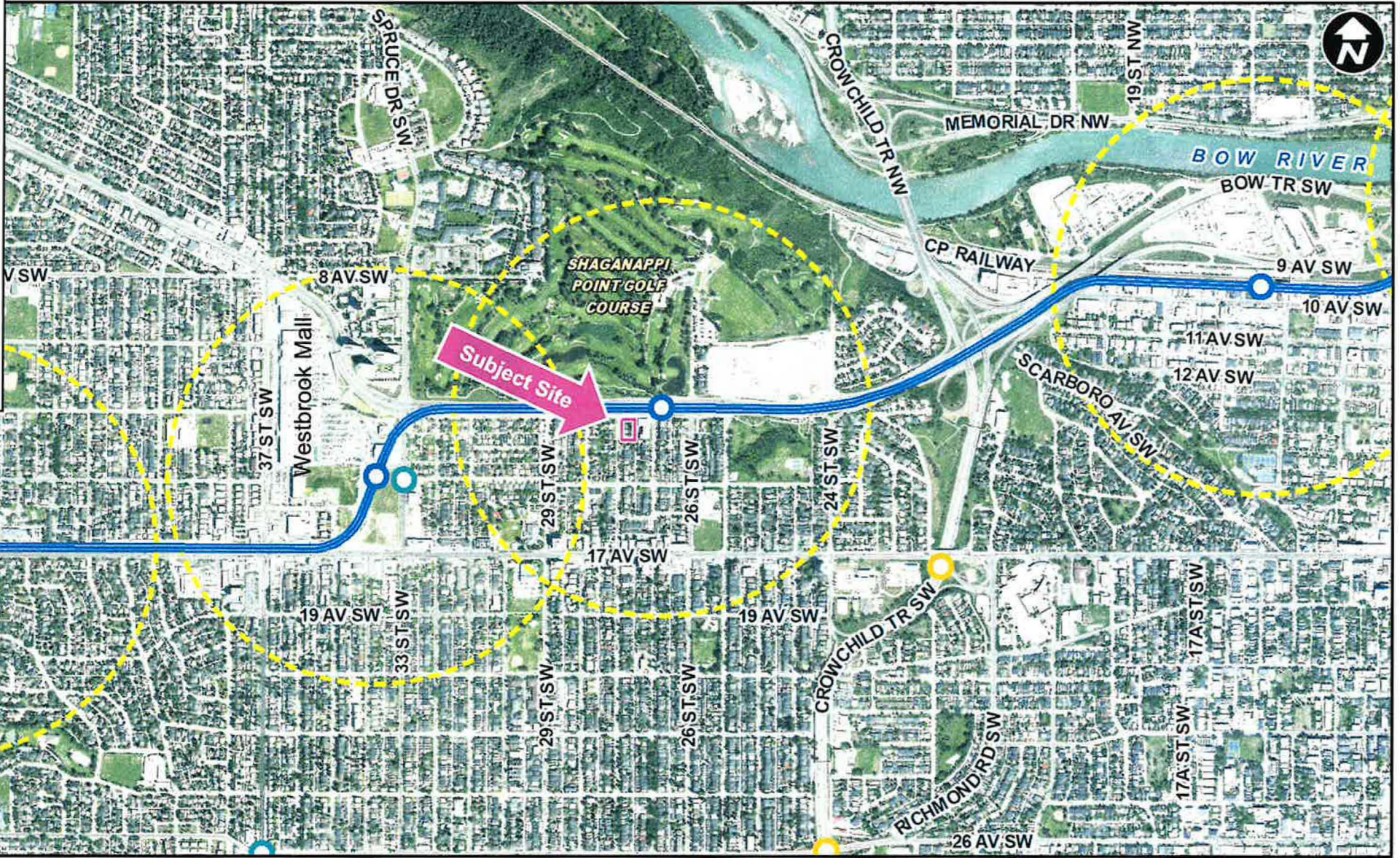
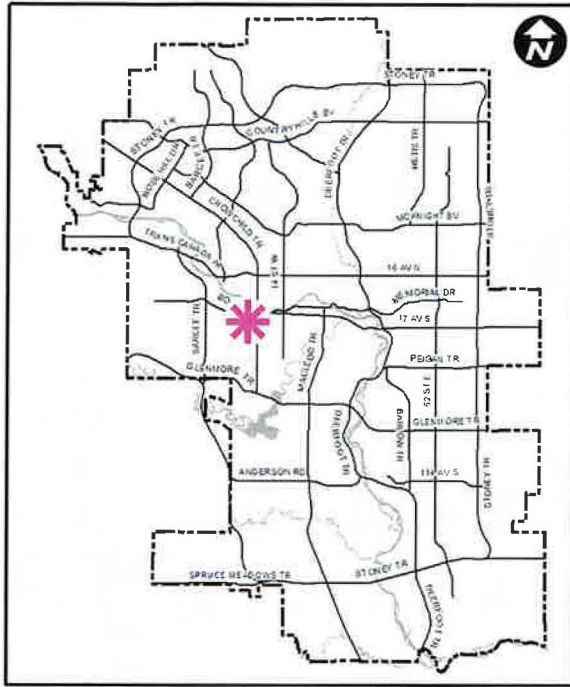


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 152D2023** for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 1408 – 27 Street SW (Plan 2311550, Block B, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Mixed Use – General (MU1f3.5h21) 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





- LEGEND**
- LRT Stations
    - Blue
  - LRT Line
    - Blue
  - Bus Stop

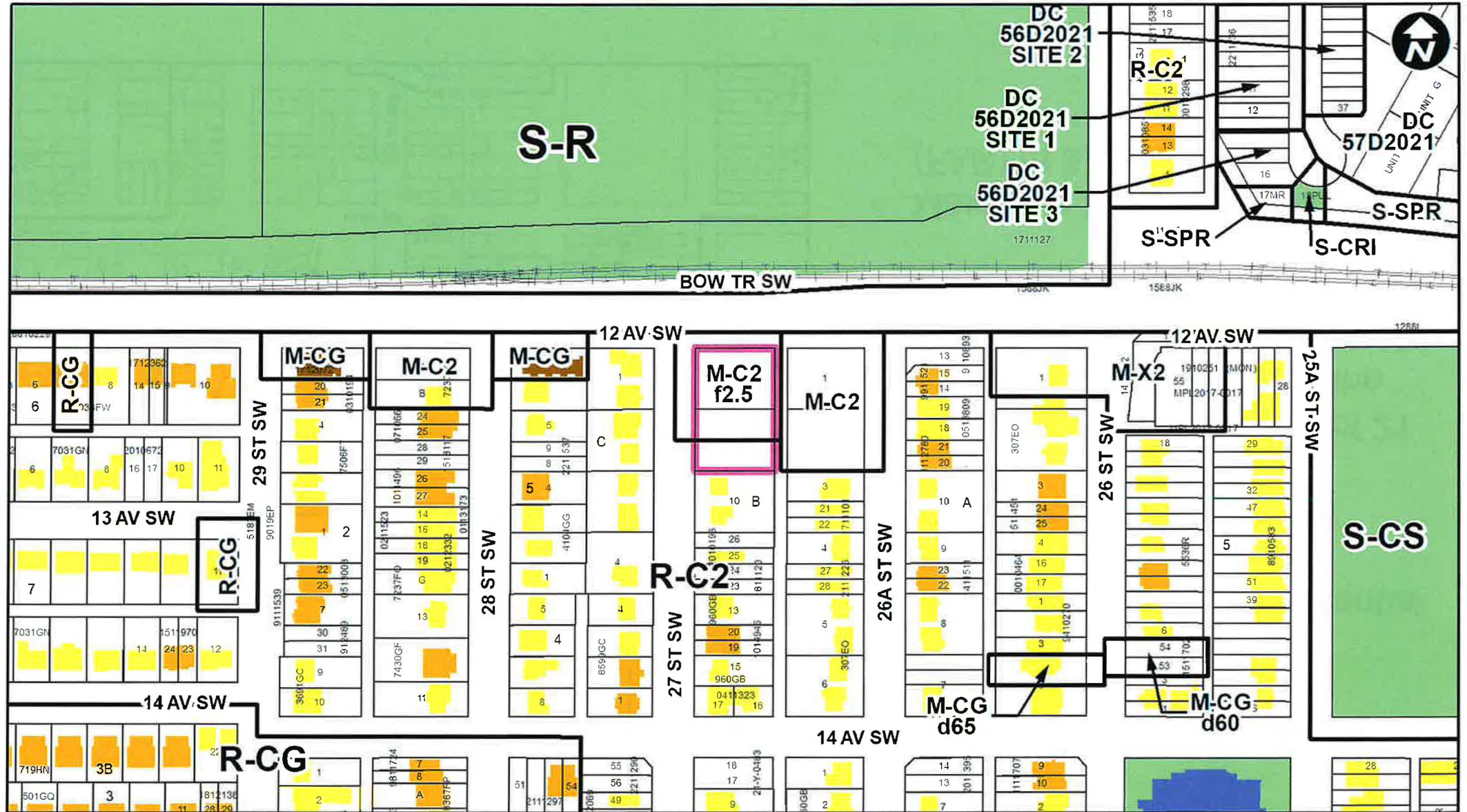
**Parcel Size:**  
0.23 ha  
38.4m x 60m



# Existing Land Use

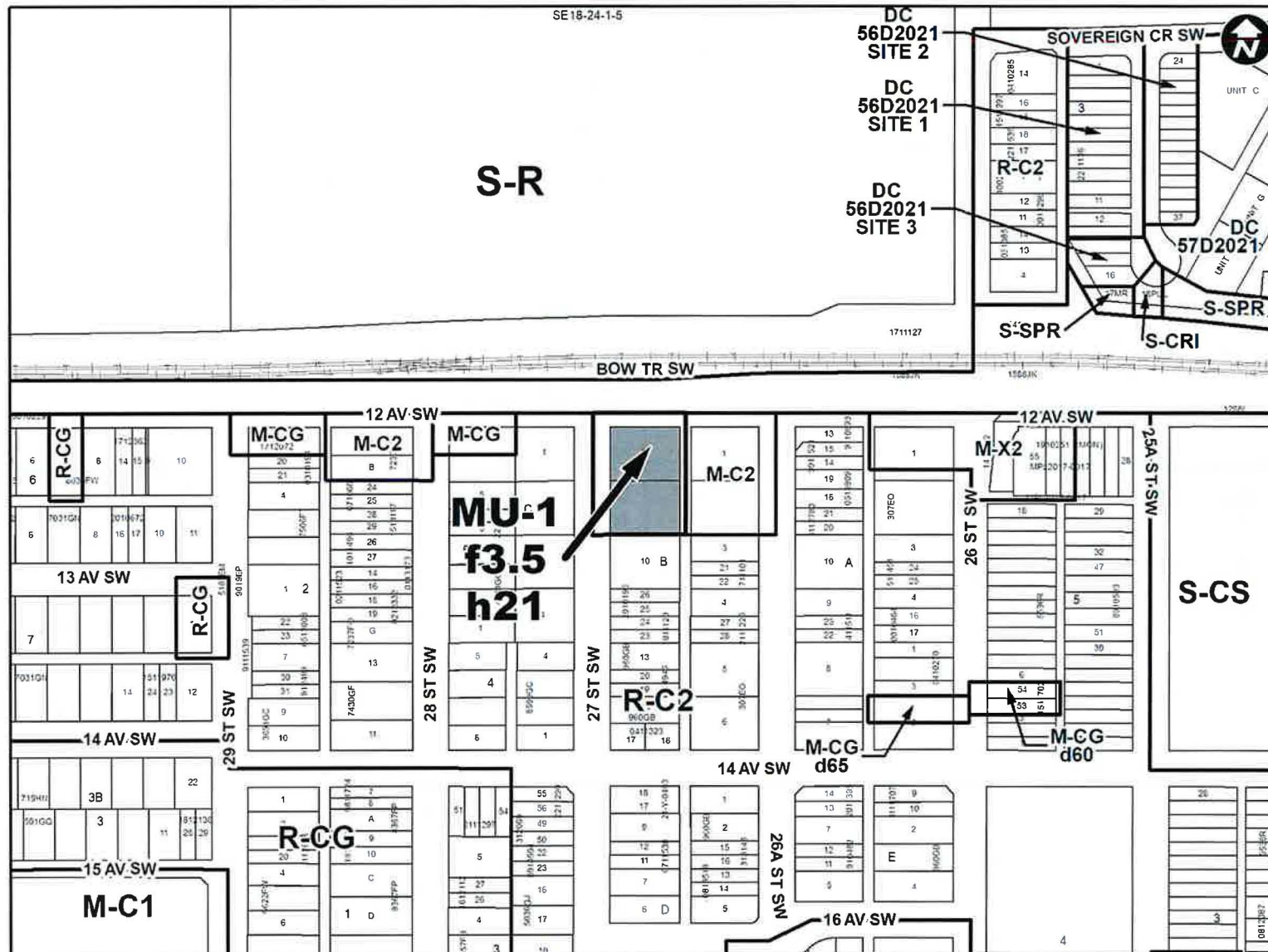
### LEGEND

- 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





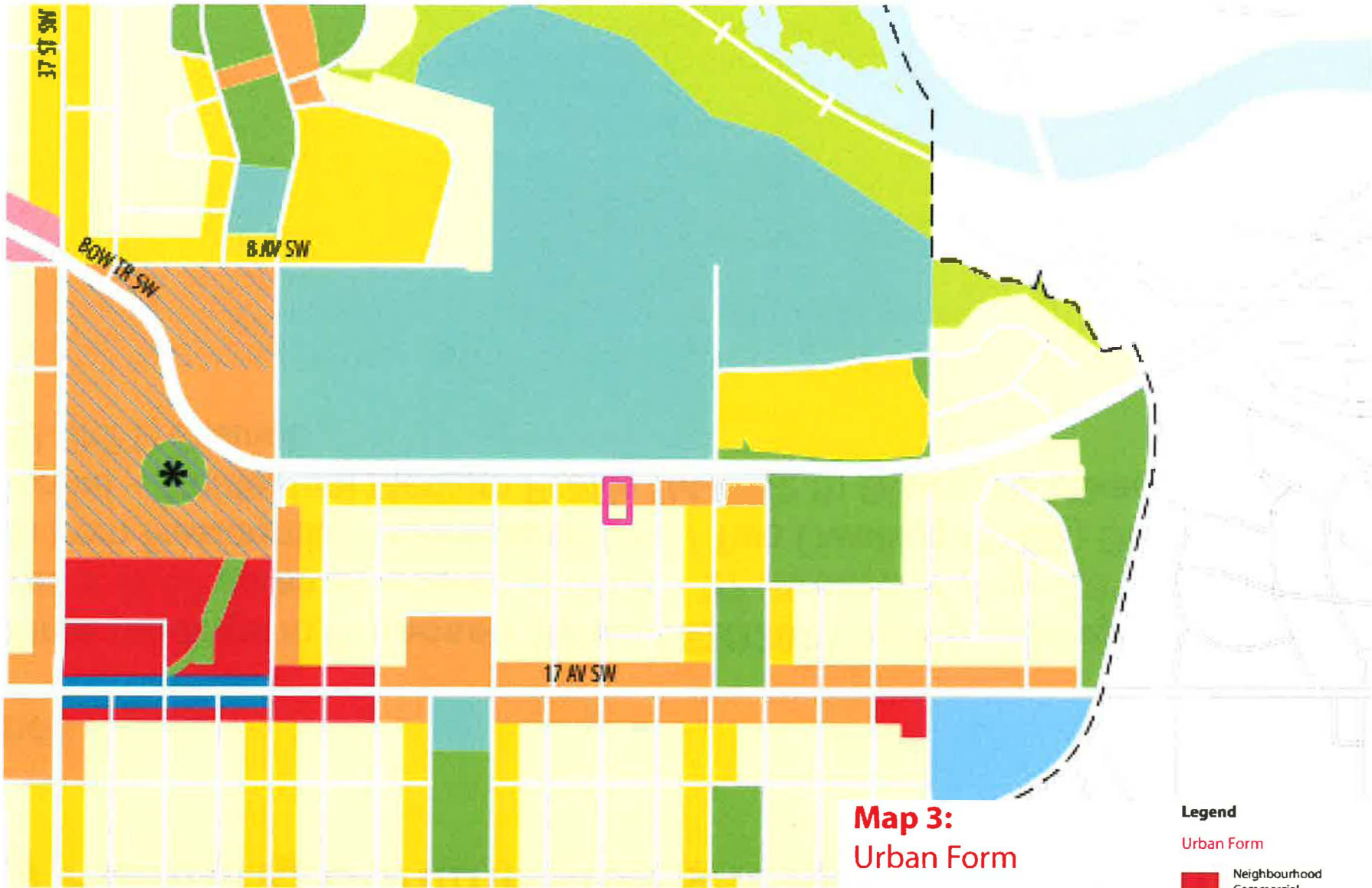
# Proposed Land Use Map



## Proposed Mixed Use – General (MU-1) District:

- Street oriented multi-residential building that may have commercial uses at grade
- Maximum building height of 21 metres (an increase from the current maximum of 10 and 16 metres)
- Maximum Floor Area Ratio (FAR) of 3.5





**Map 3:**  
Urban Form

- Legend**
- Urban Form
- Neighbourhood Commercial
  - Neighbourhood Flex
  - Neighbourhood Connector



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 152D2023** for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 1408 – 27 Street SW (Plan 2311550, Block B, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Medium Profile (M-C2f2.5) District to Mixed Use – General (MU1f3.5h21) District.



## **Supplementary Slides**

















26a Street - Bulb







26a Street - Bulb



12 Avenue







