



# Public Hearing of Council

Agenda Item: 7.2.22



## LOC2023-0002 / CPC203-0808

### Land Use Amendment

October 3, 2023

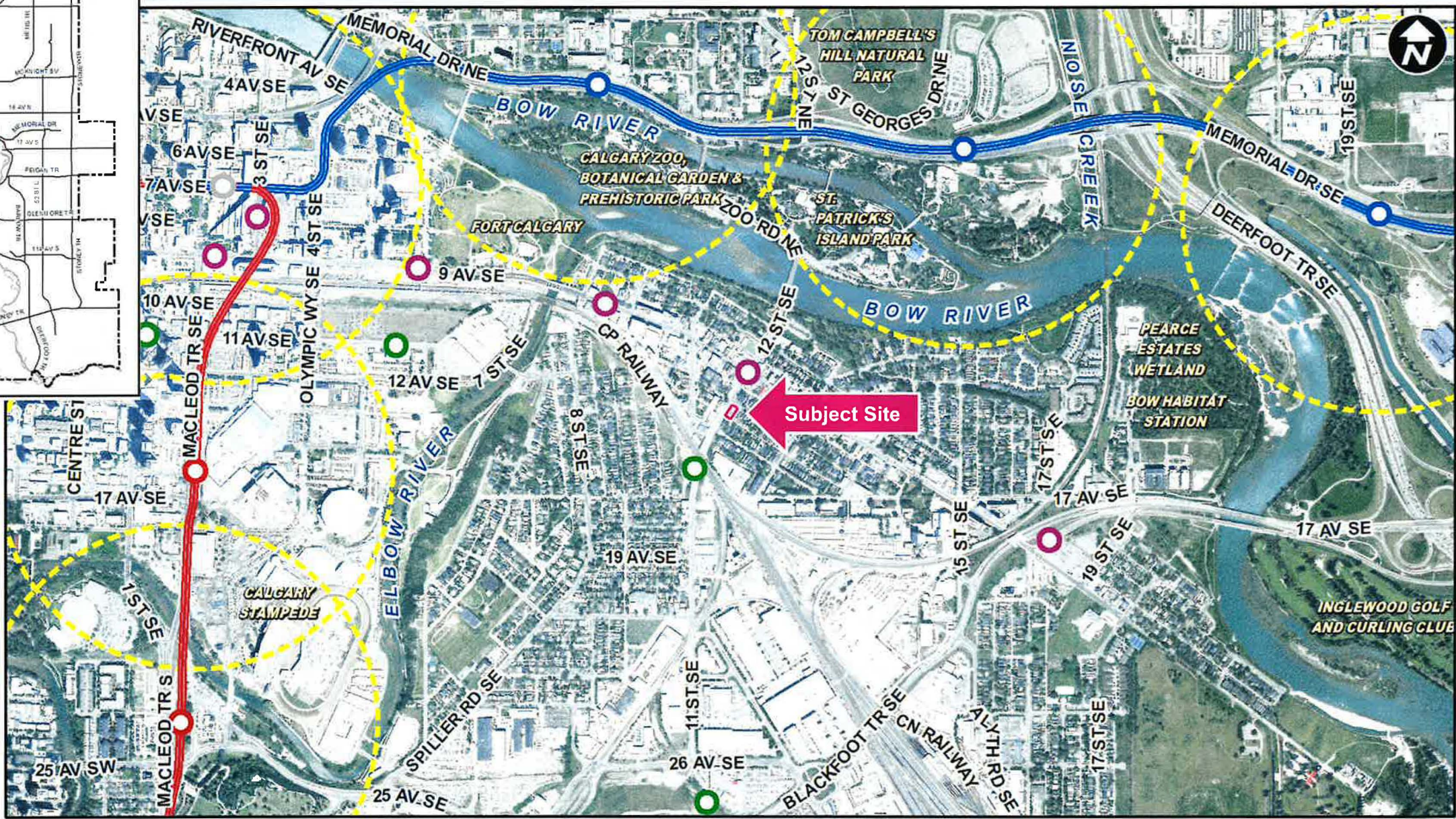
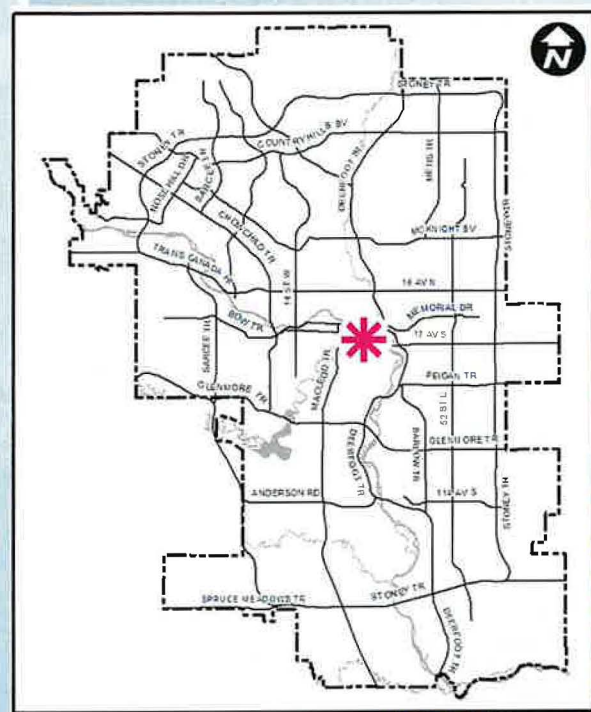
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 03 2023  
ITEM: 7.2.22 CPC2023-0808  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

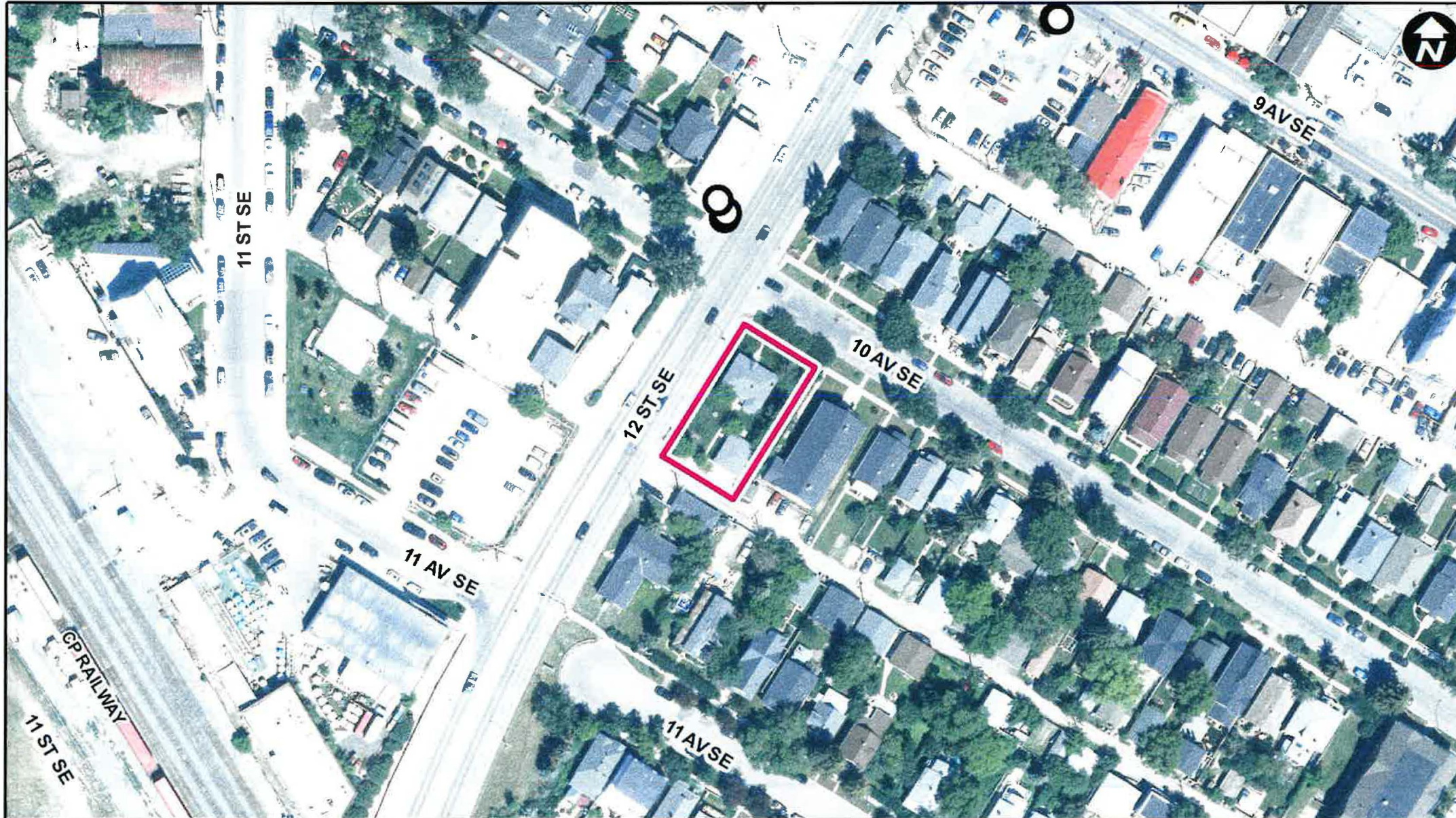
That Council:

Give three readings to **Proposed Bylaw 168D2023** for the redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 1301 – 10 Avenue SE (Plan A3, Block 5, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU1f2.0h14) District.





- LEGEND**
- ⬭ 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



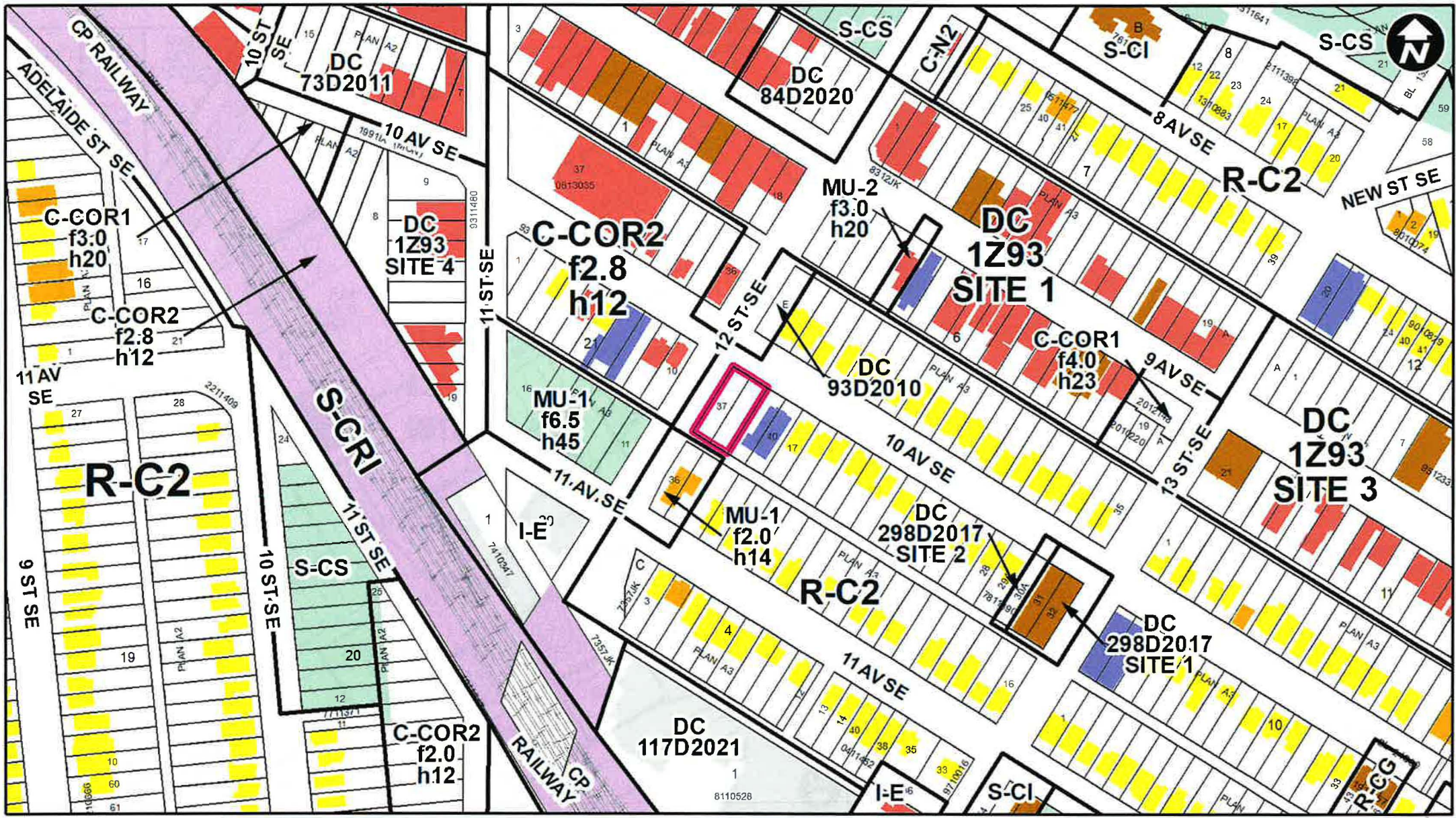
○ Bus Stop

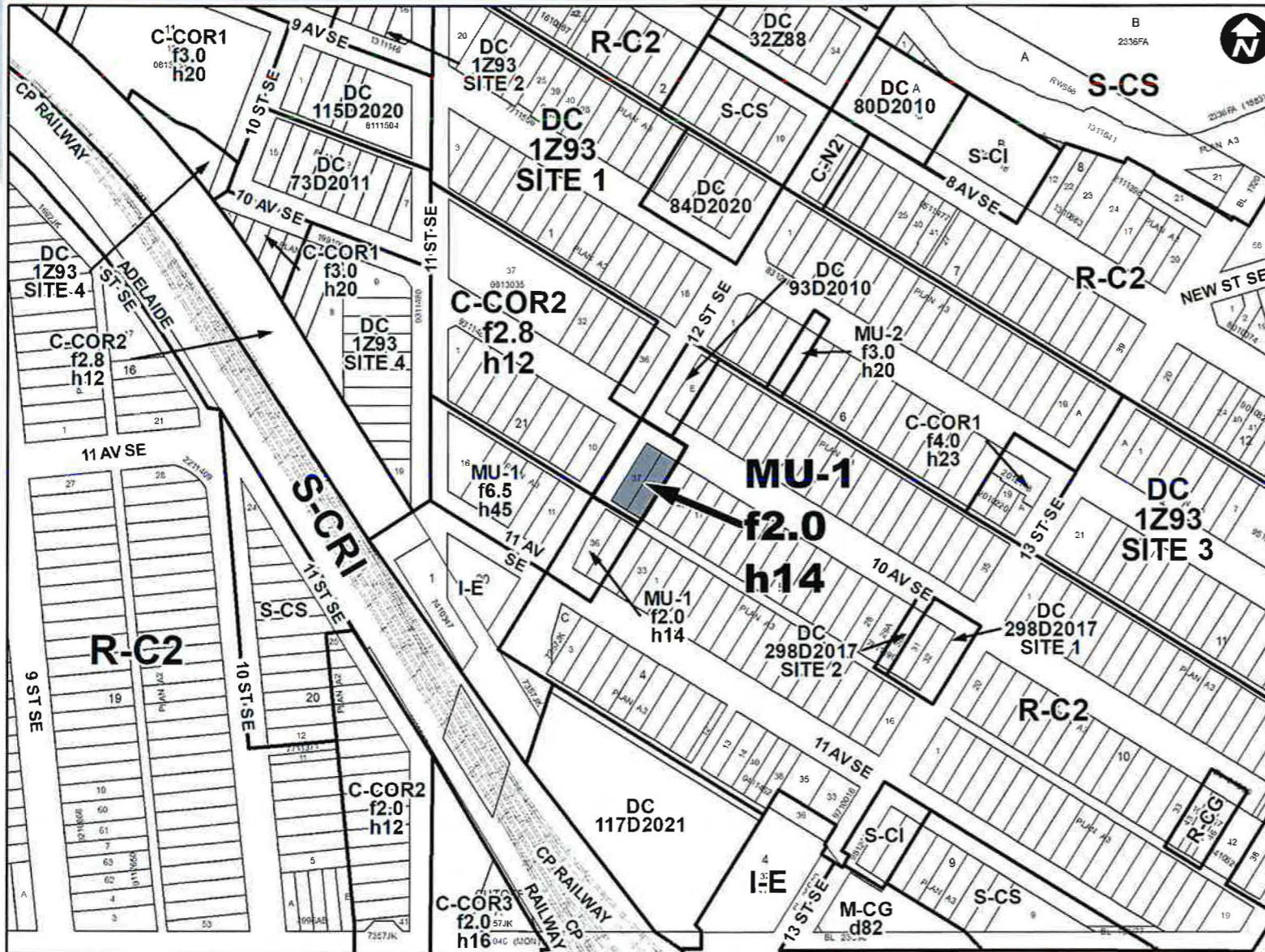
Parcel Size:

0.08 ha  
37m x 20m

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 Mixed Use – General (MU-1f2.0h14) District:

- Mix of residential & commercial uses, both supported at-grade
- Maximum 2.0 Floor Area Ratio (FAR)
- Maximum 14 metre building height

## Calgary Planning Commission's Recommendation:

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Northwest corner of the subject parcel, adjacent to 12 Street SE





Southwest corner of the subject parcel, adjacent to 12 Street SE

## Existing Residential – Contextual One / Two Dwelling (R-C2) District:

- Existing residential development and contextually sensitive redevelopment in the form of single and semi-detached dwellings
- Maximum 10 metre building height

