



Public Hearing of Council

Agenda Item: 7.2.1



LOC2022-0117 / CPC2023-0878

Land Use Amendment

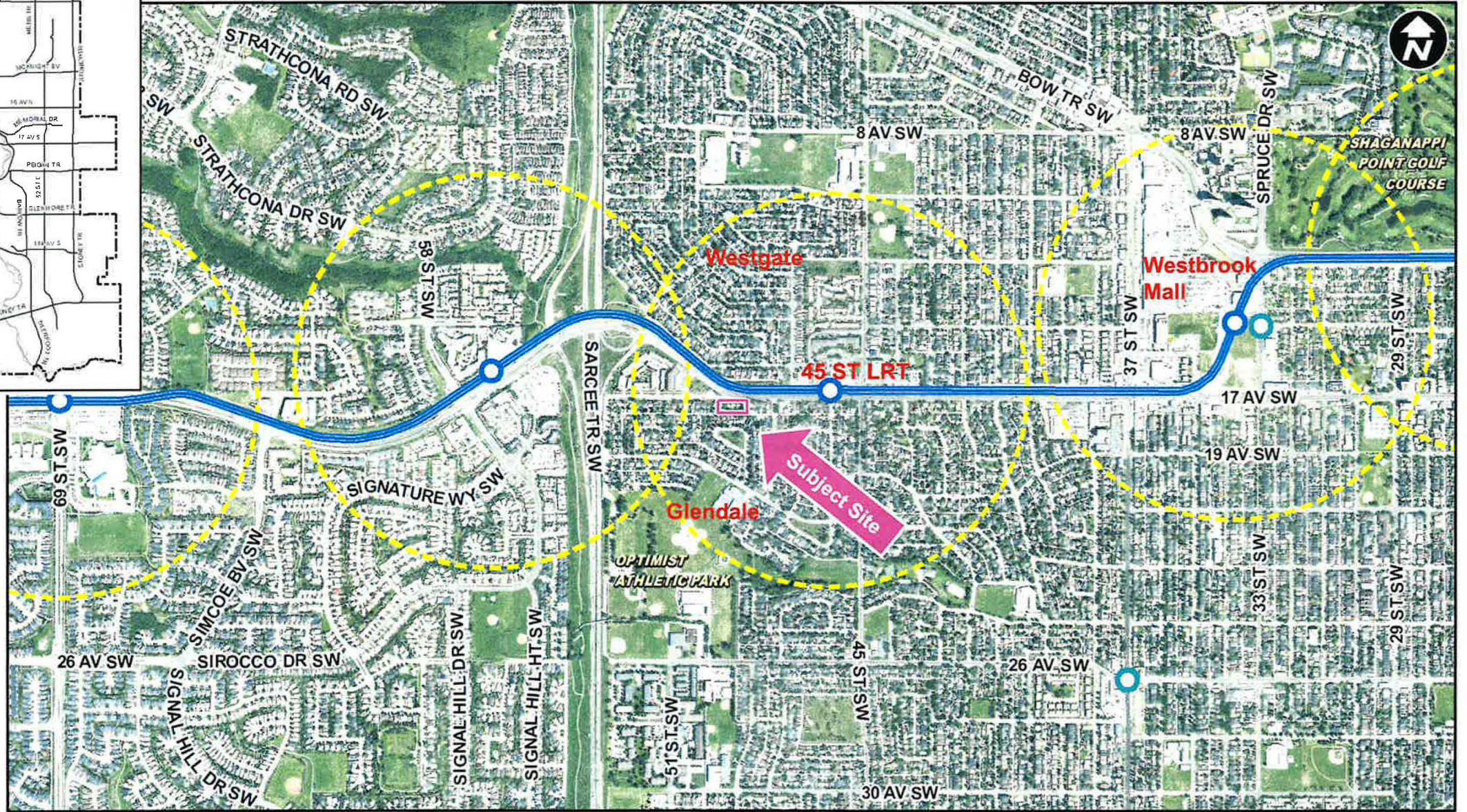
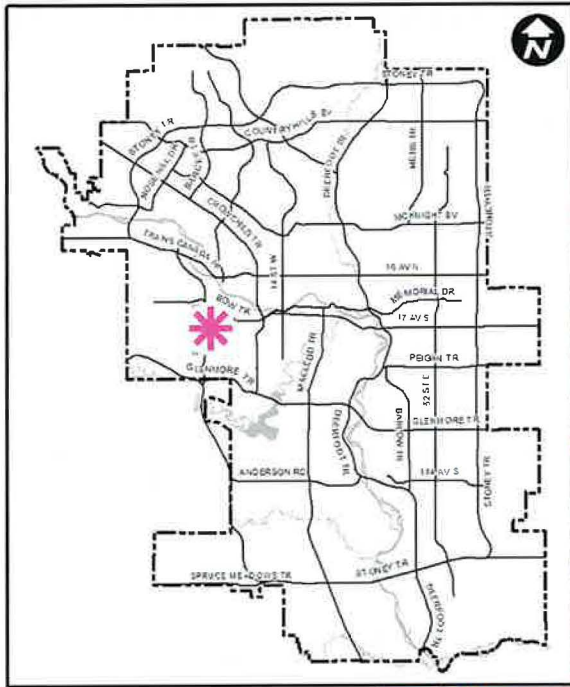
October 3, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 189D2023** for the redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Housing – Grade Oriented (H-GO) District.



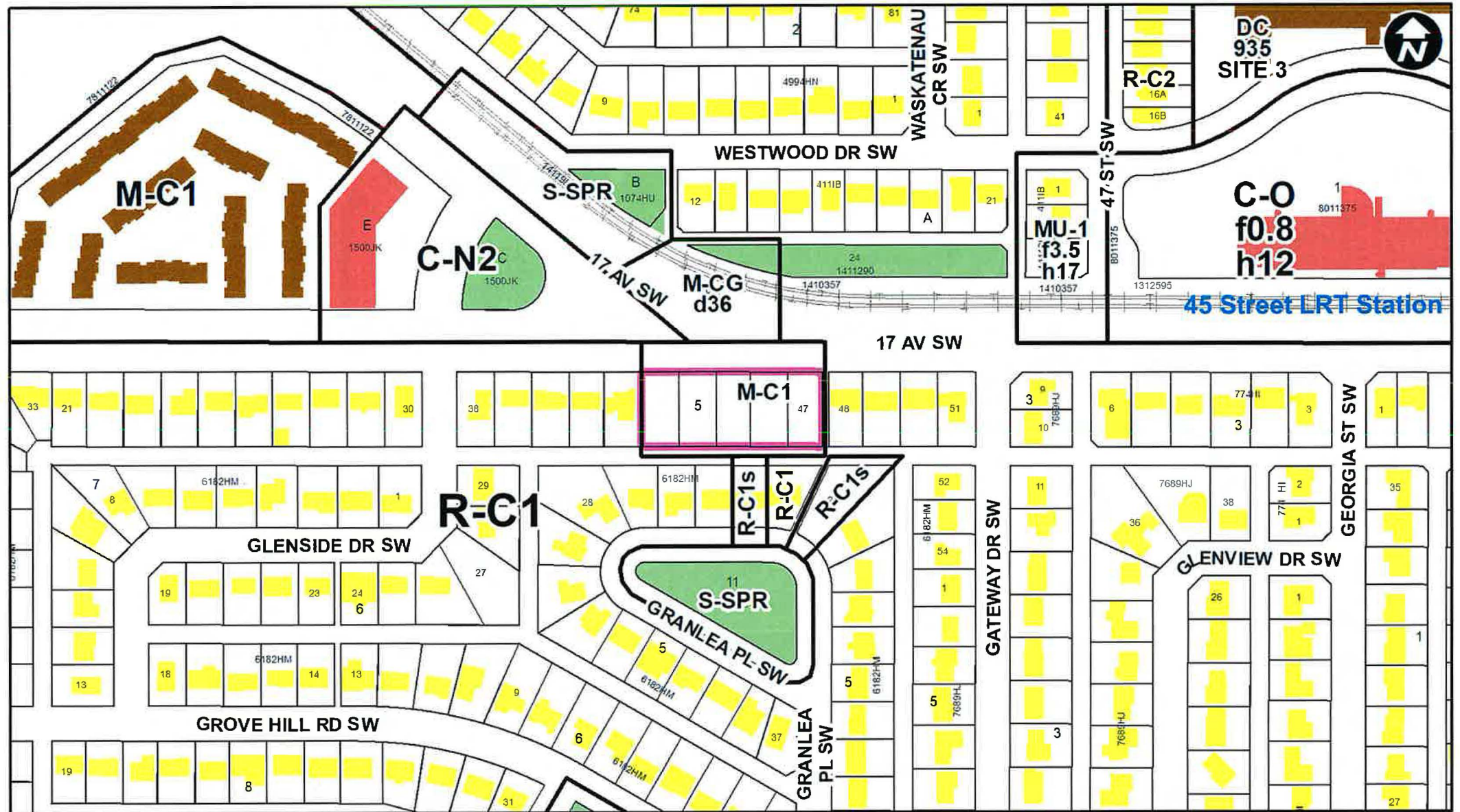
LEGEND

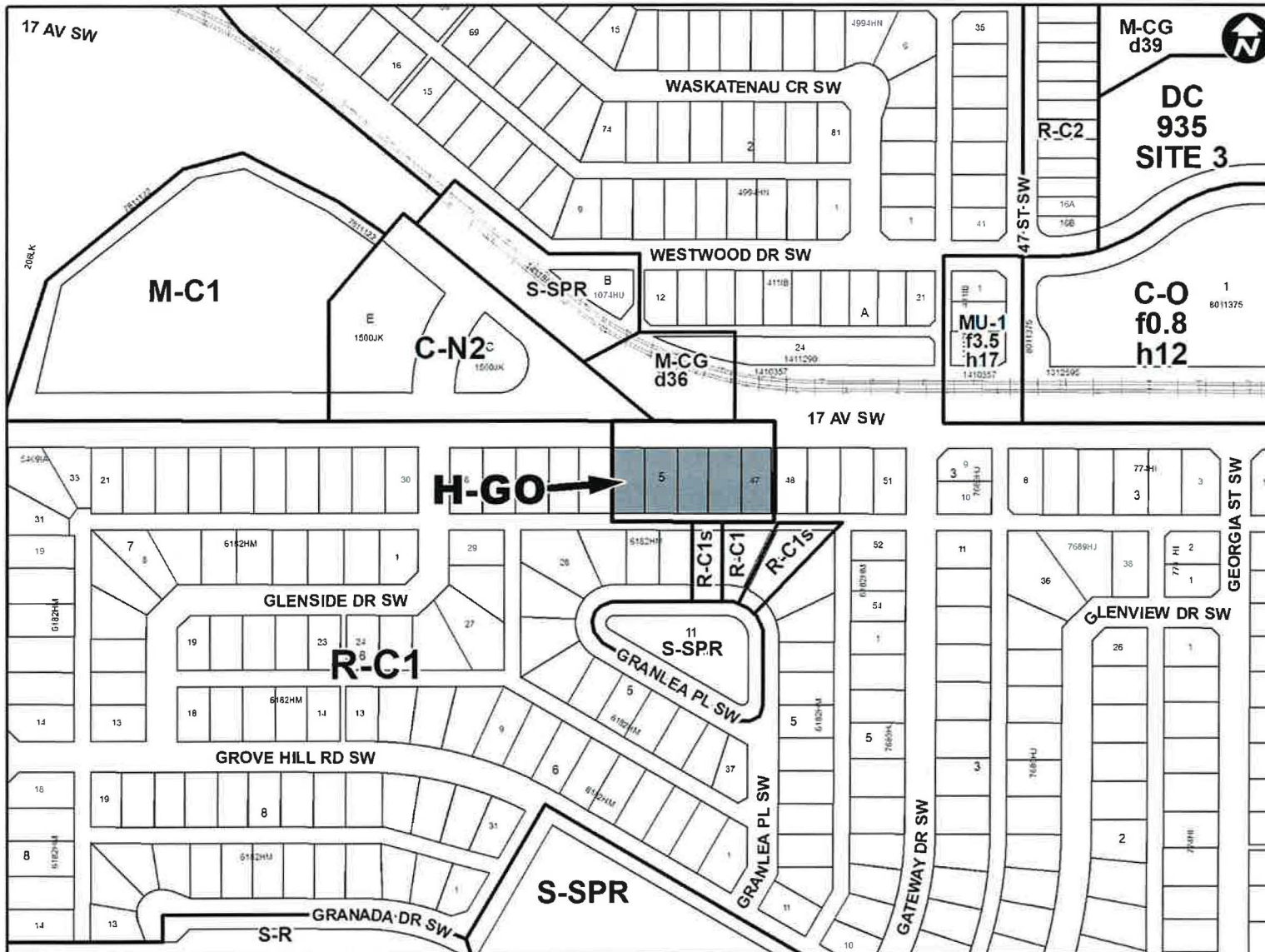
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

Surrounding 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 Housing – Grade Oriented (H-GO) District:

- Maximum building height of 12.0 metres
- Maximum floor area ratio (FAR) of 1.5
- Allows for a variety of attached, stacked or clustered units.

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Supplementary Slides



Looking East on 17 Ave SW





Looking West – walkway indicated in orange

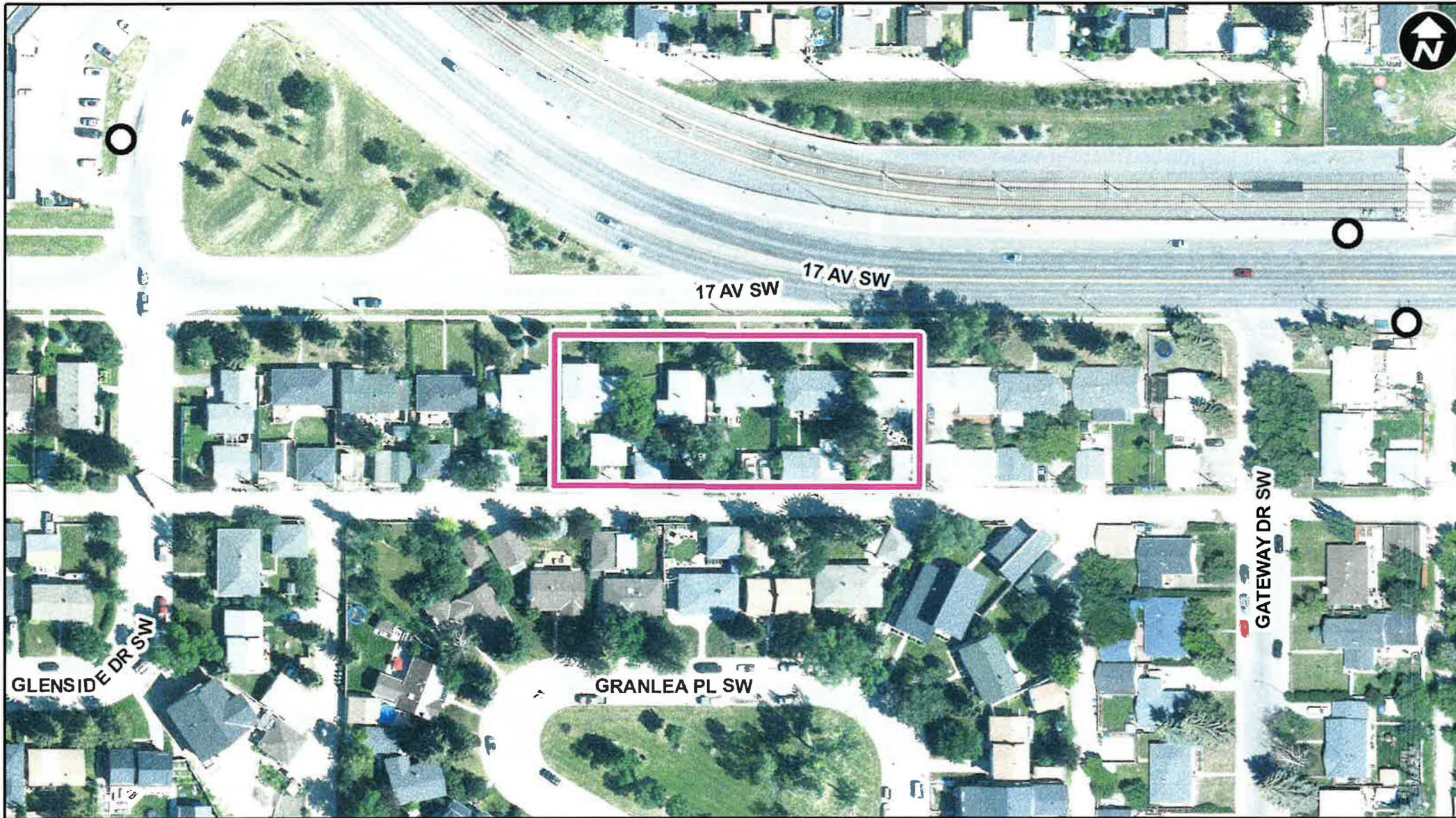




Looking East

Looking West – walkway indicated in orange





○ Bus Stop

Parcel Size:
0.32 ha

88.5m x
36.6m

REVISED LAND ASSEMBLY



PHASE 01: 4931 & 4935 17 AV SW



