

# Calgary Planning Commission

Agenda Item: 7.2.3

**LOC2023-0197**

**Land Use and Policy Amendment**

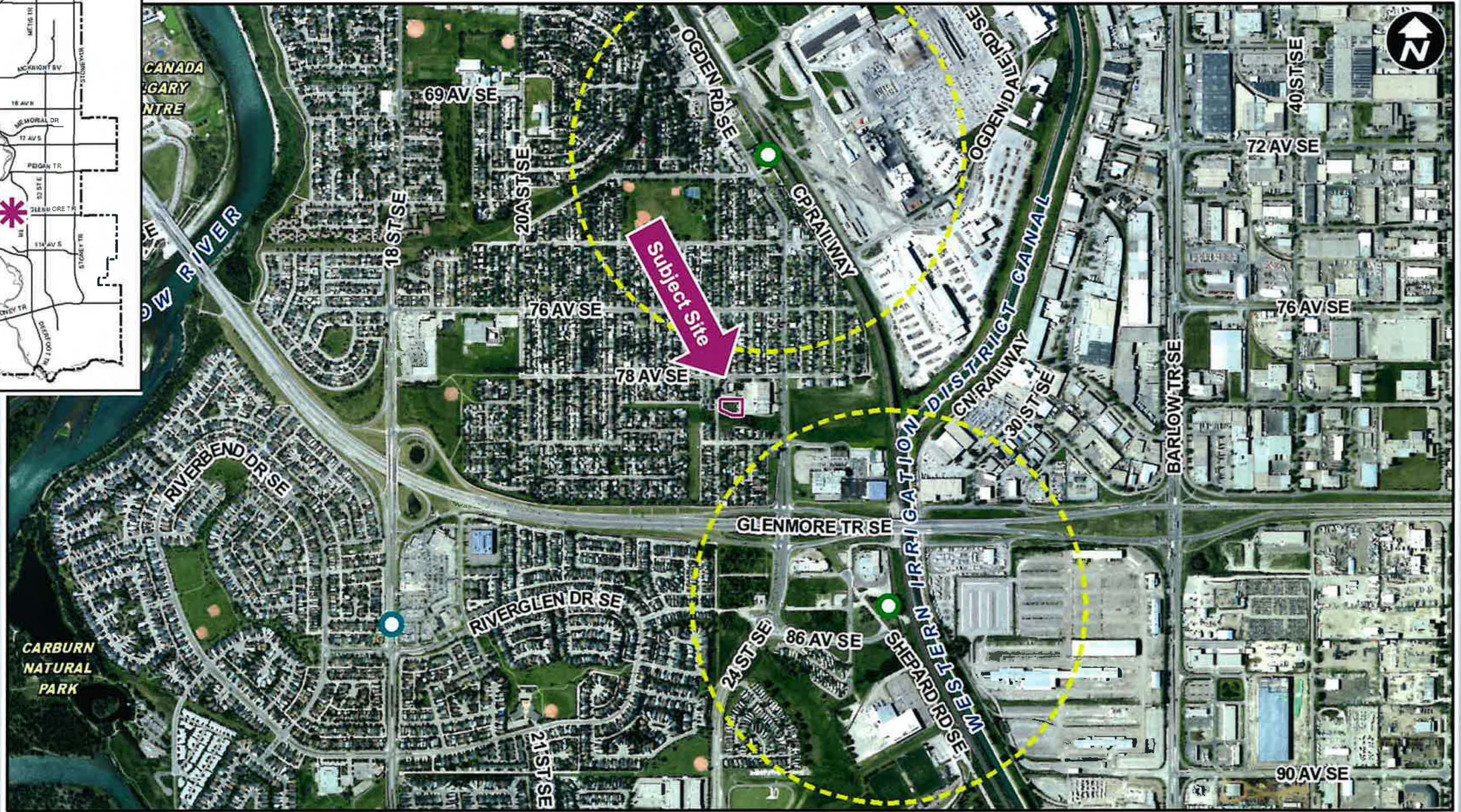
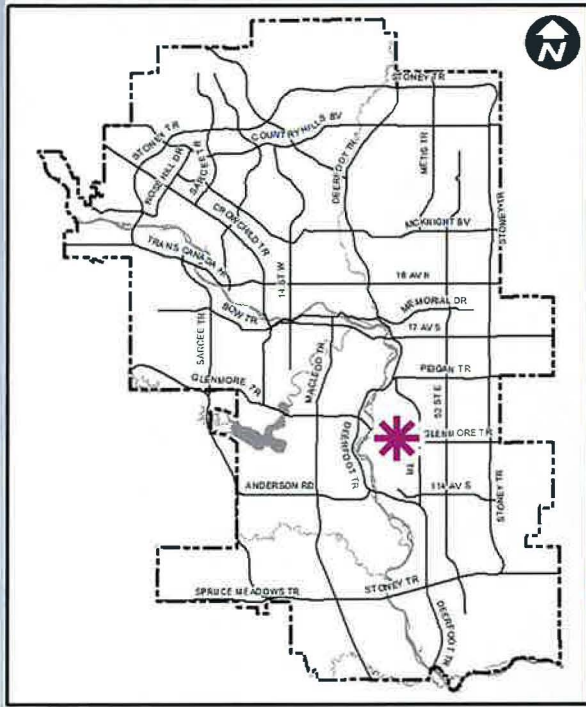
December 7, 2023

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.70 acres  $\pm$ ) located at 7820 – 24 Street SE (Plan 0110196, Block 29) from Direct Control (DC) District **to** Multi-Residential – High Density Low Rise (M-H1) 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

- 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
- Bus Stop

**Parcel Size:**

**0.3 ha  
70m x 40m**



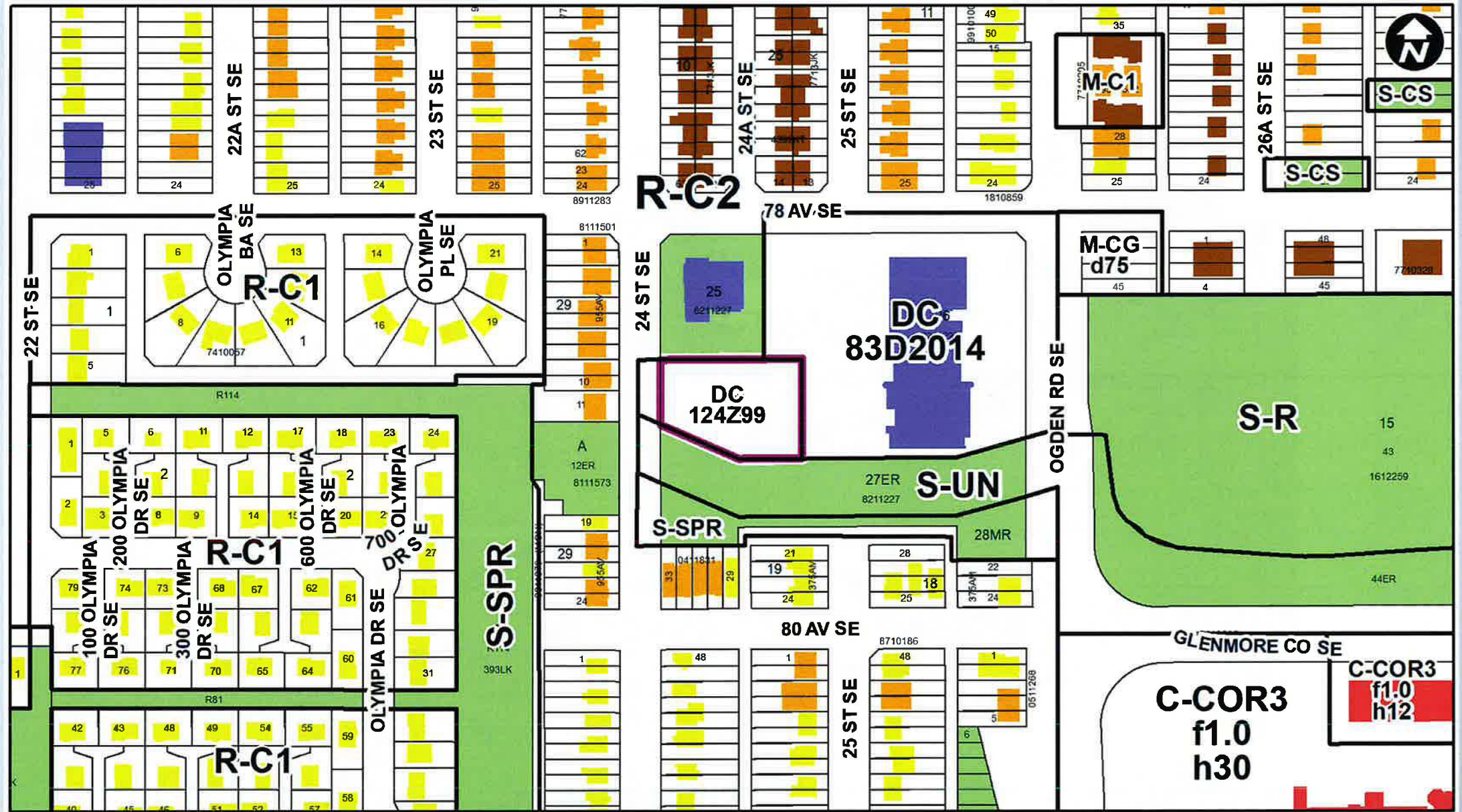




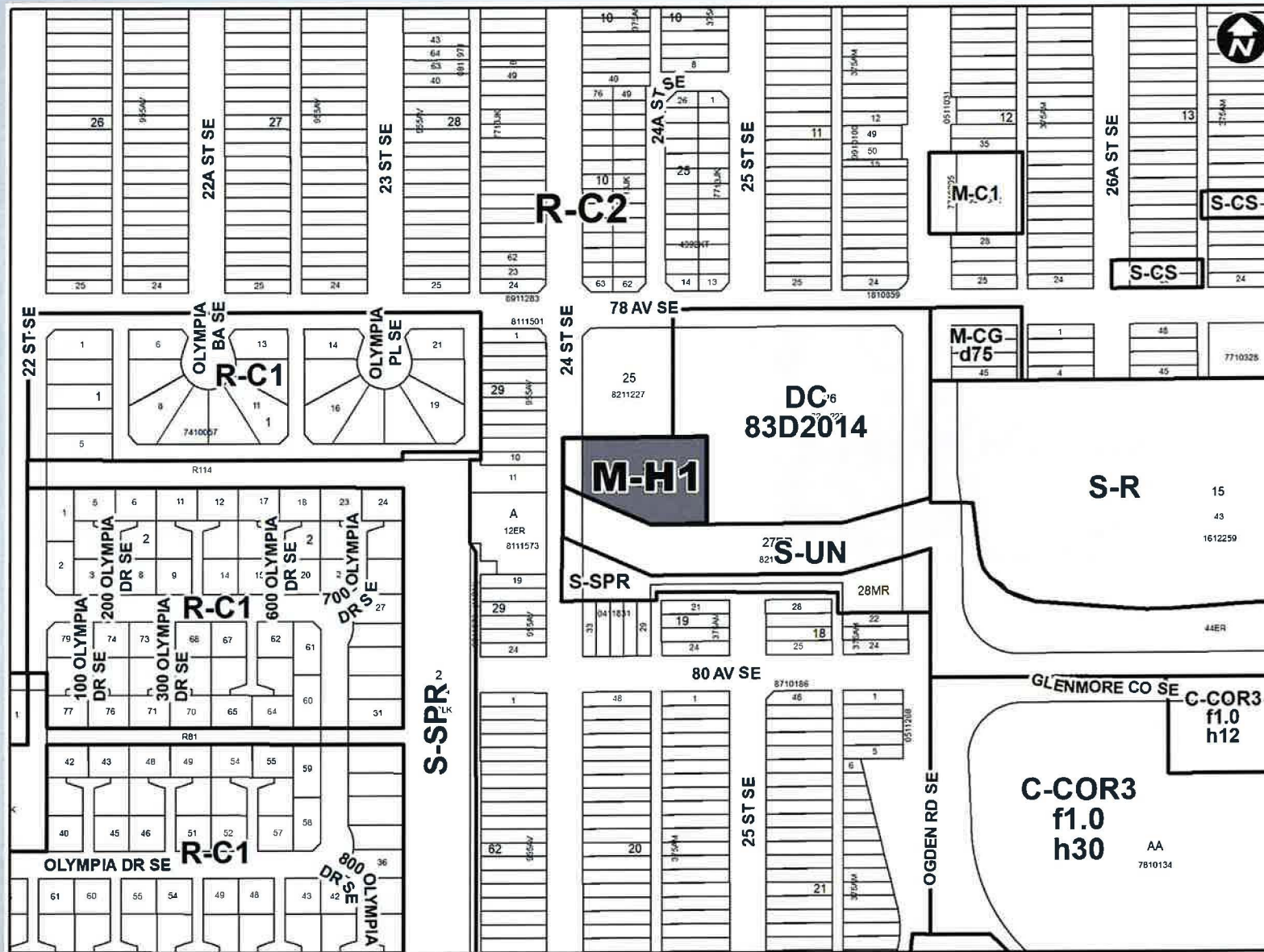
# Surrounding Land Use

## 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

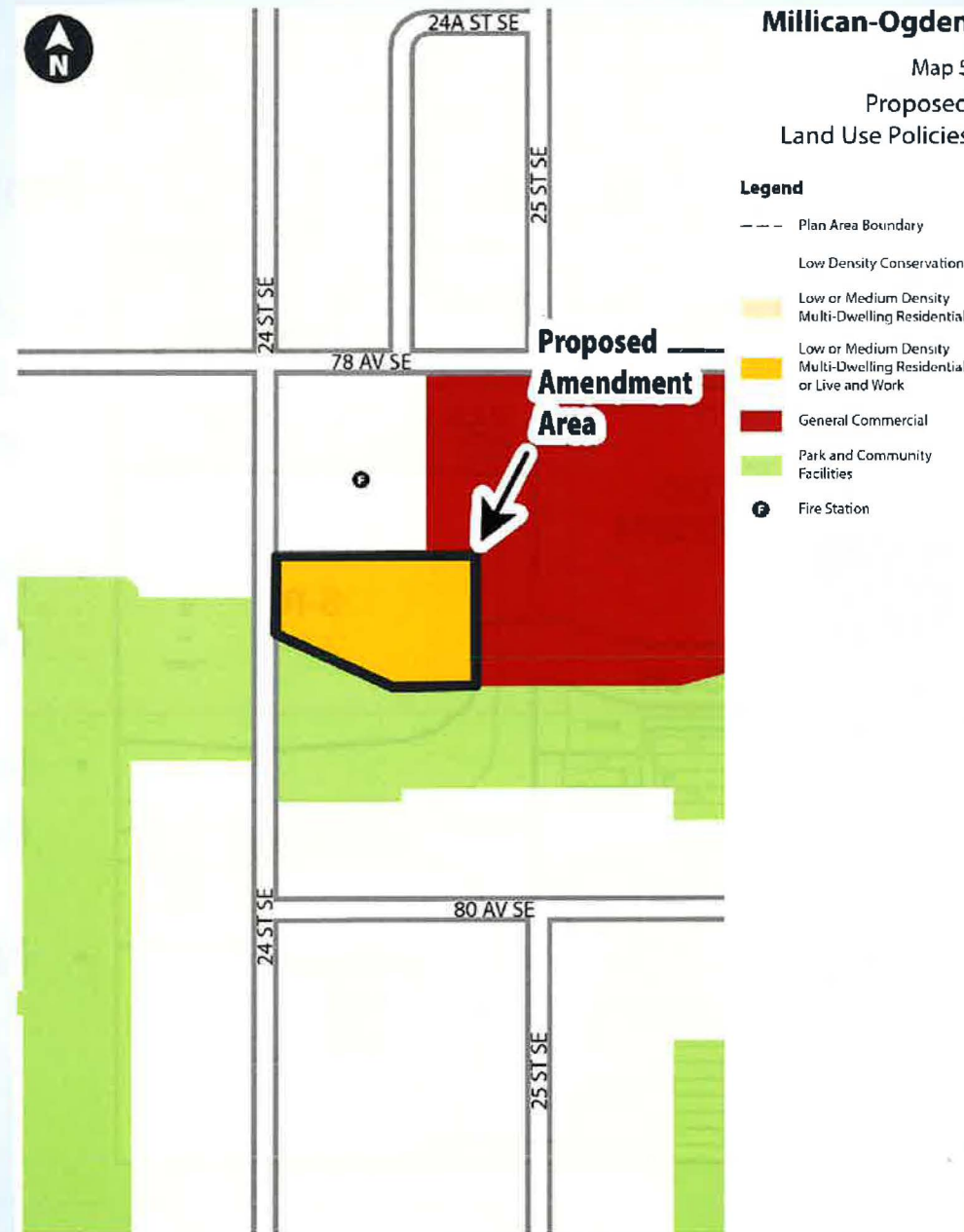






## Proposed M-H1 District:

- Max Floor Area Ratio: 4  
(Approximately 12,000 square metres)
- Max Height: 26.0m  
(Approximately 6-8 storeys)
- Min Density: 150 units per hectare (45 units)
- No Max Density



## Proposed Amendment:

- Map Amendment to change subject site to “Low or Medium Density Multi-Dwelling Residential or Live and Work”
- Text Amendment to recognize the density allotted through the M-H1 District as well as commercial uses at grade

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## Supplementary Slides

# Existing Land Use Map 13



