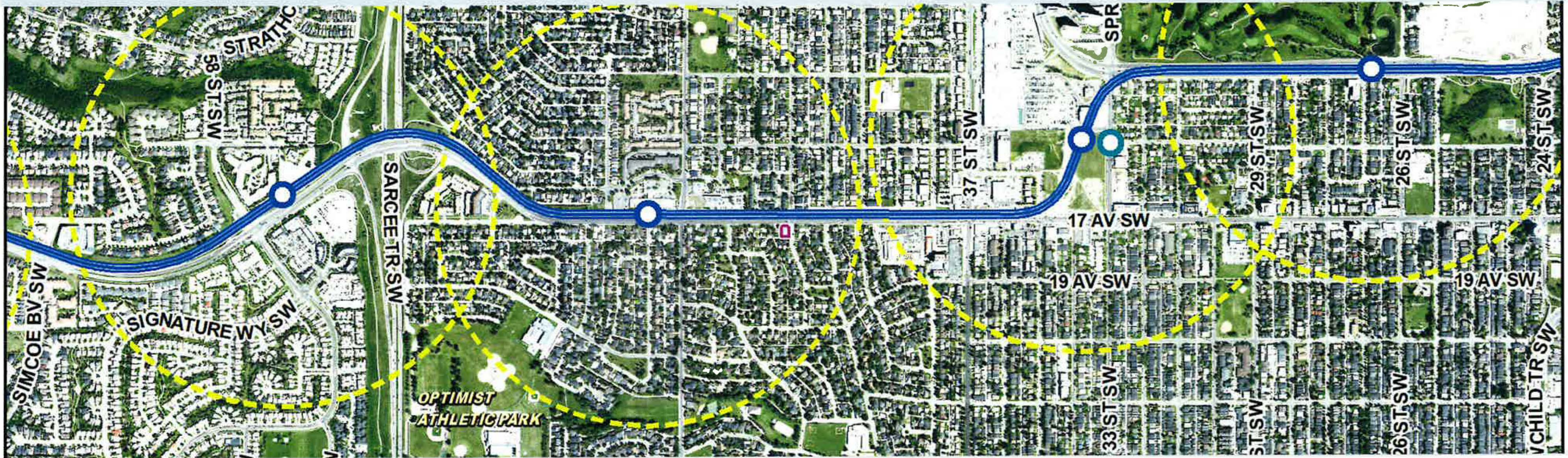




# Public Hearing of Council

## Agenda Item: 7.2.3



# LOC2023-0152 / CPC2023-1049

# Land Use Amendment

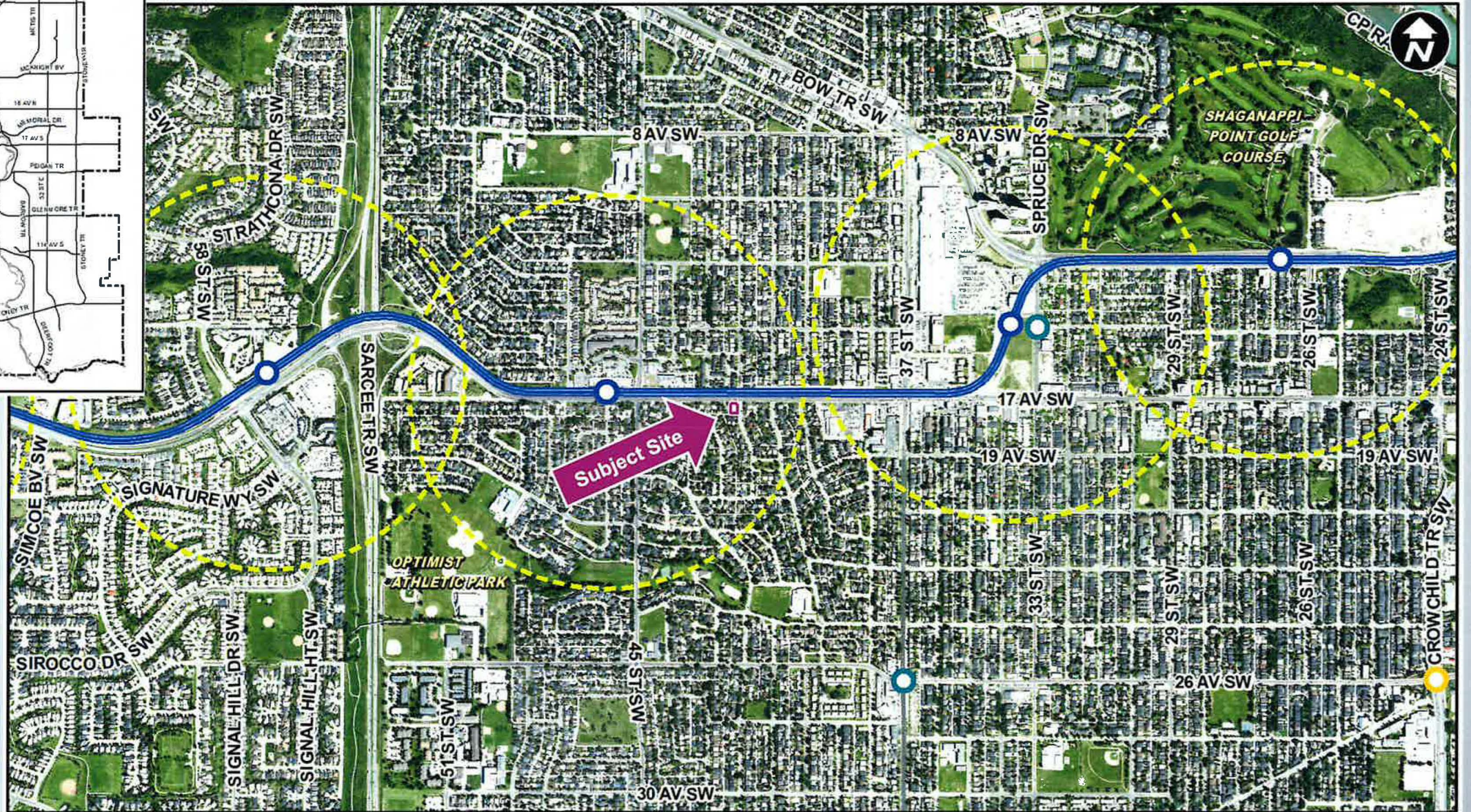
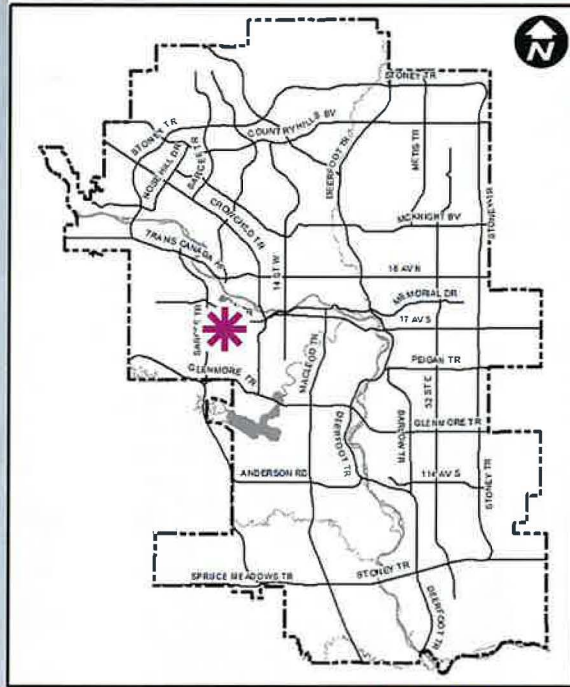
December 05, 2023

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 DEC 05 2023  
 ITEM: 7.2.3 CPC2023-1049  
 Distrib - Presentation  
 CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

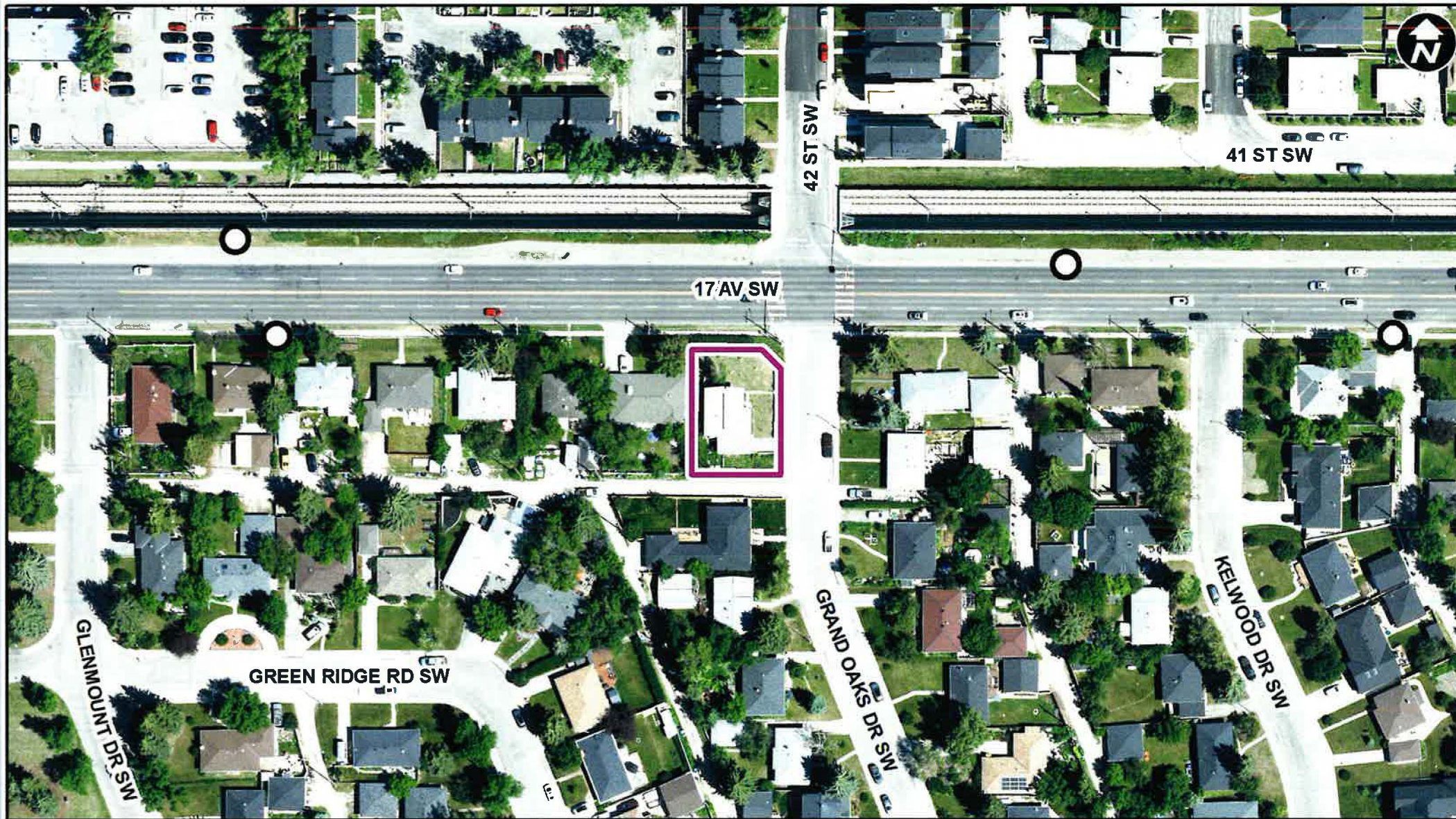
That Council:

Give three readings to **Proposed Bylaw 233D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1903 Grand Oaks Drive SW (Plan 1402JK, Block 1, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f1.7h11) 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



○ Bus Stop

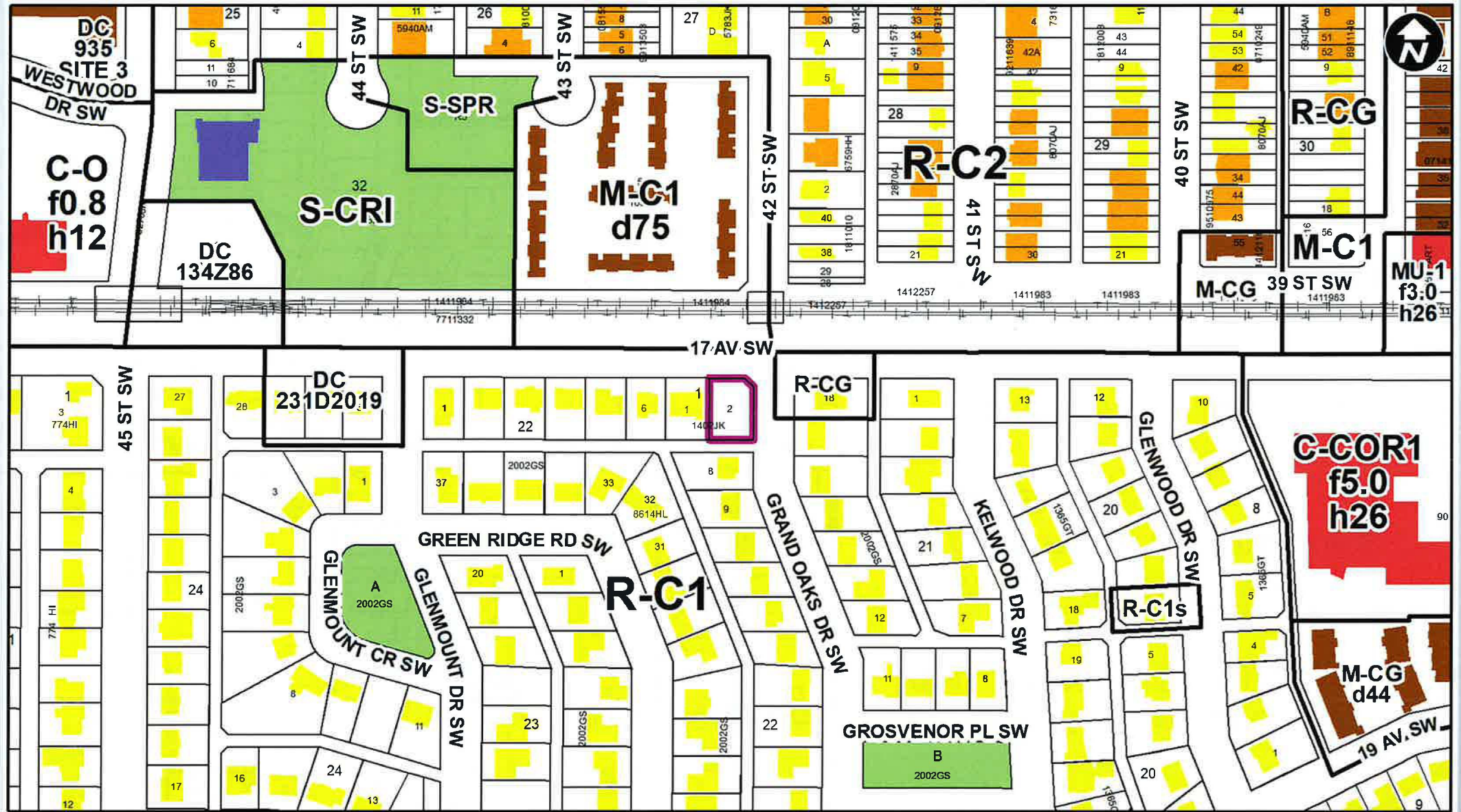
Parcel Size:

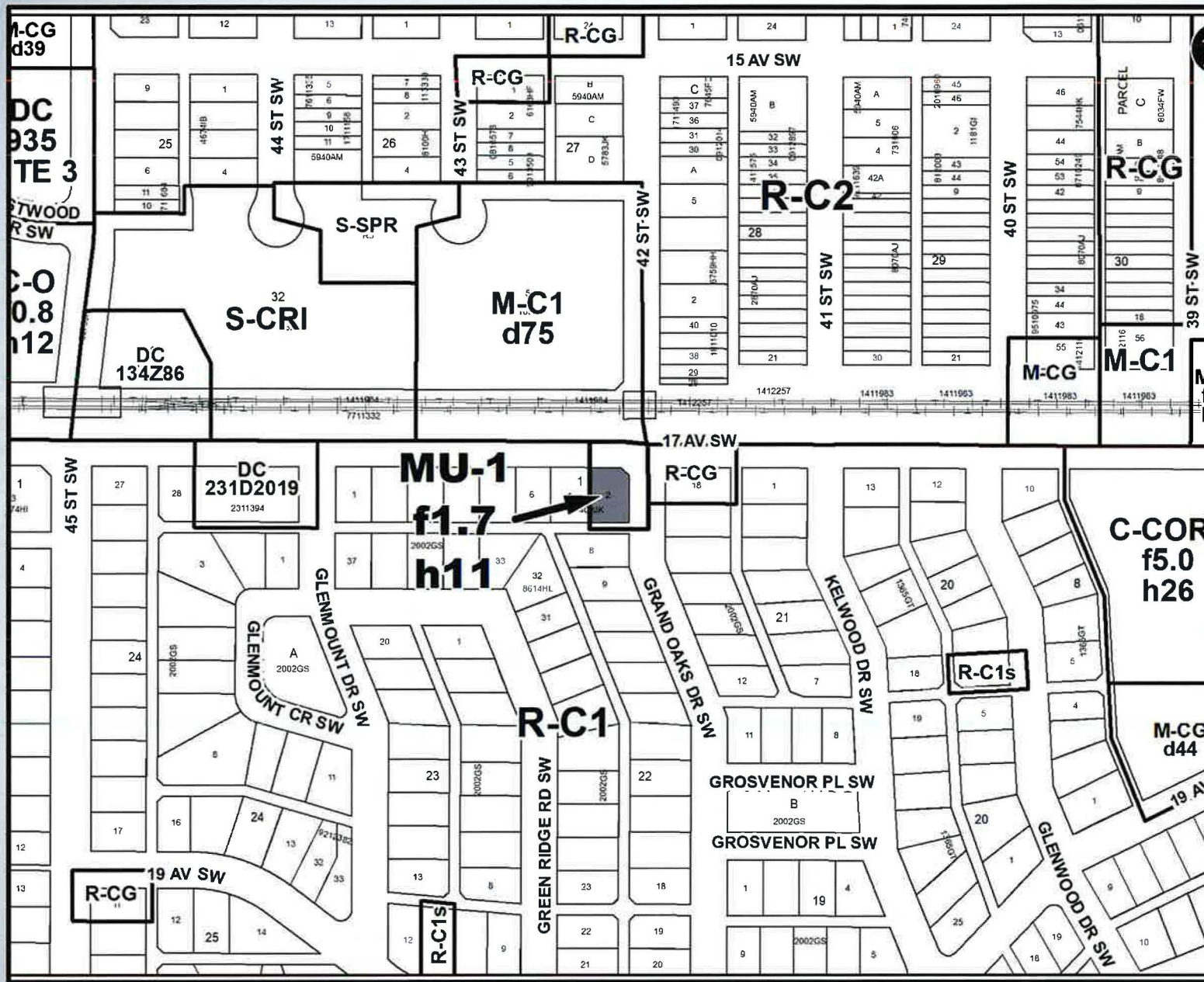
0.06 ha  
31m x 20m

# Surrounding Land Use

## LEGEND

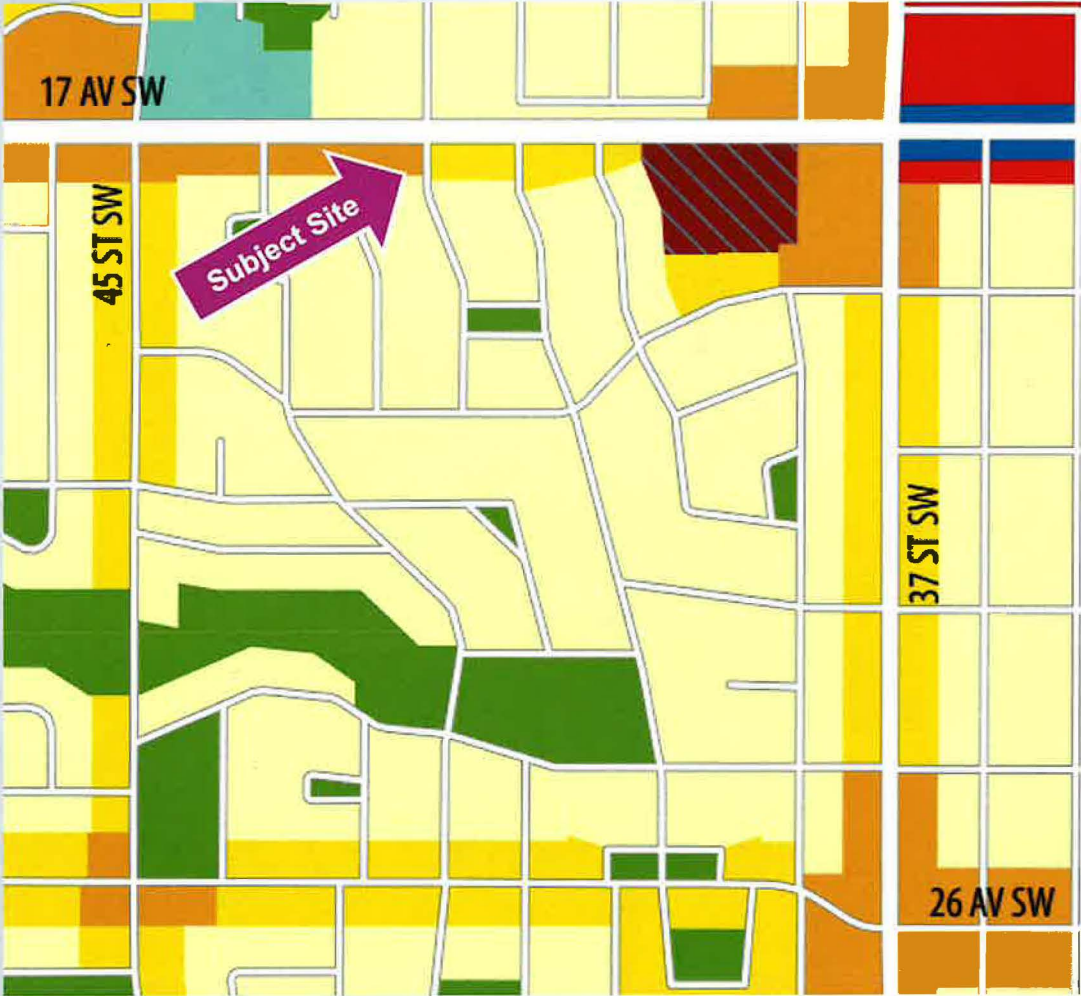
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



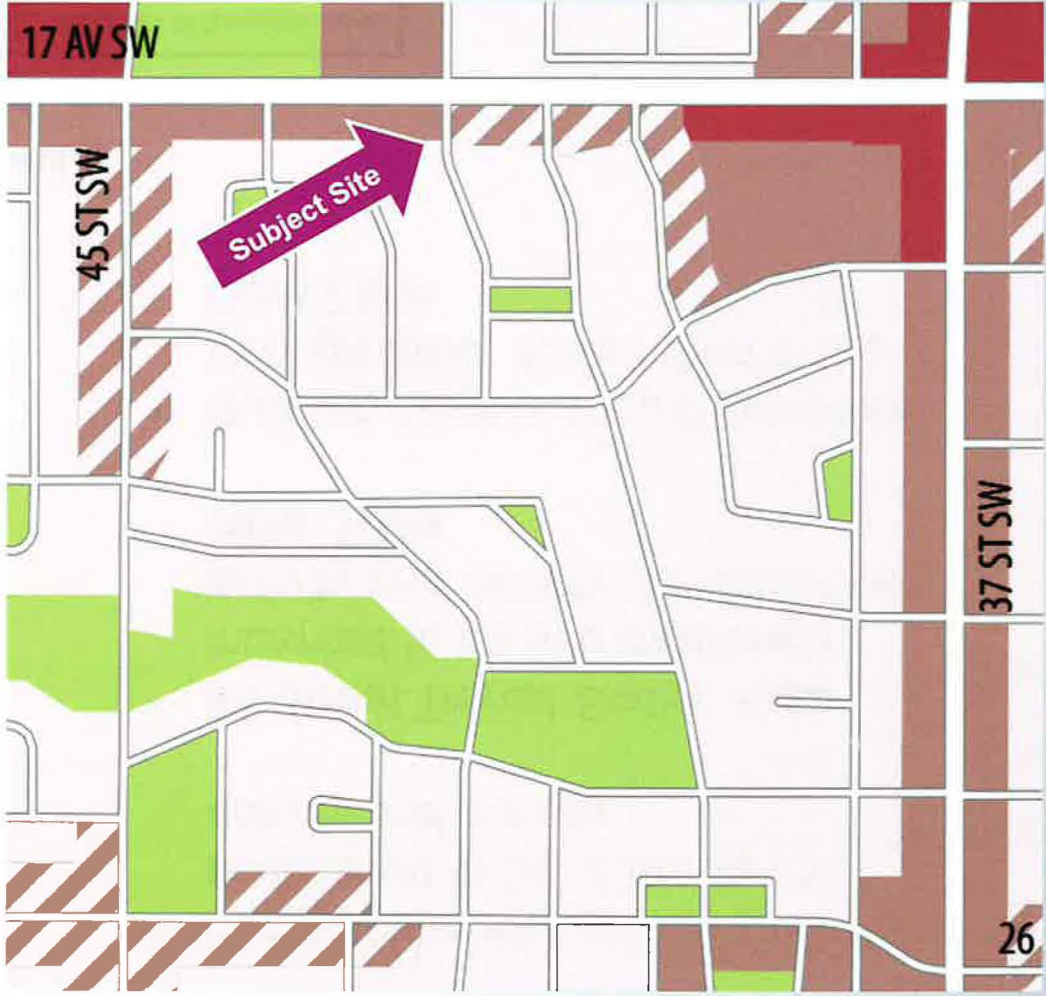


## Proposed Mixed Use – General (MU-1f1.7h11) District:

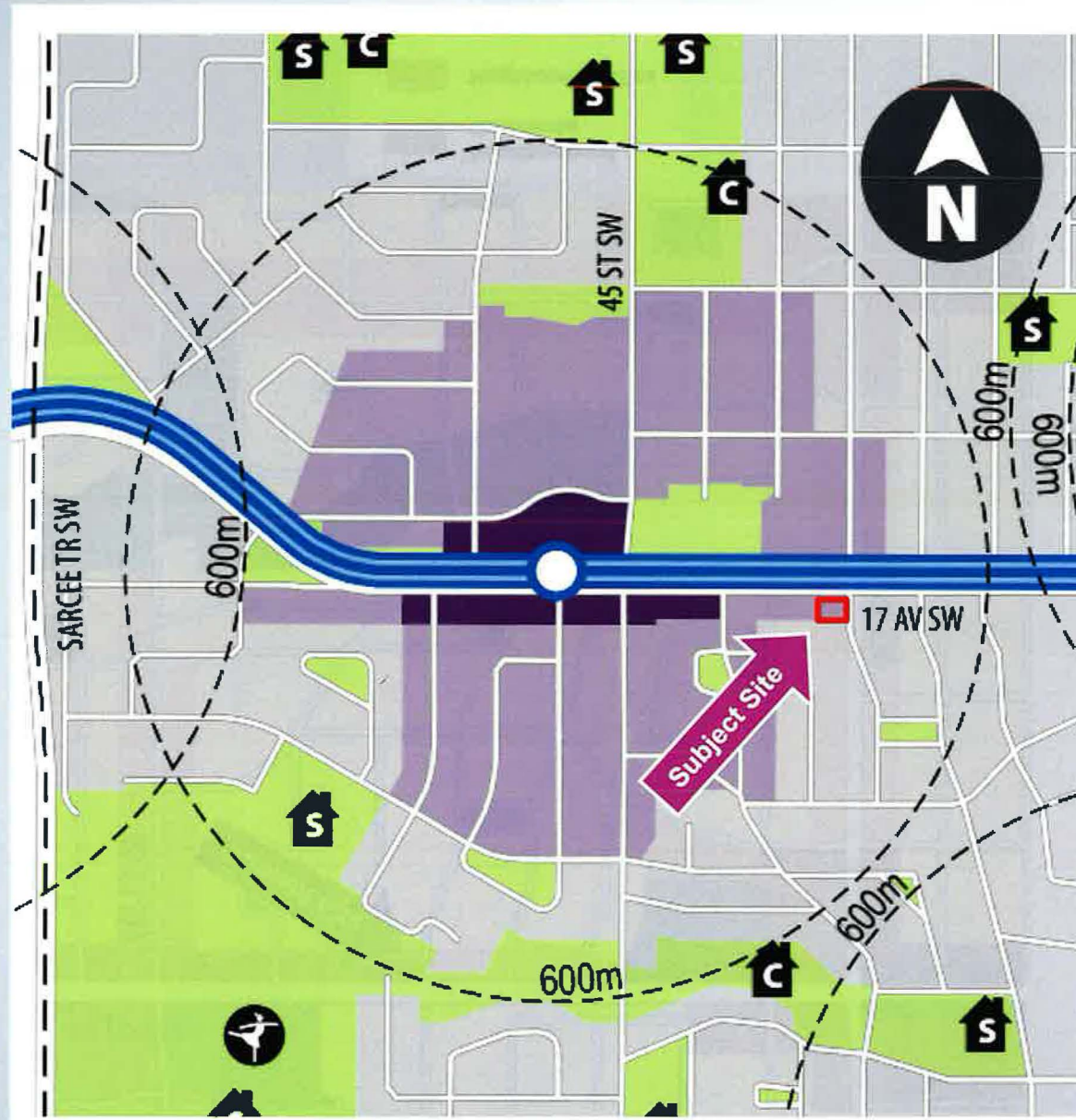
- Mix of residential and commercial uses on busier streets
- Maximum floor area ratio (FAR) of 1.7
- Maximum height of 11 metres



- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector



- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)



## 45 Street Transit Station Area (TSA)

- Focal points and gathering areas envisioned to be of *moderate* activity and density
- 45 Street Transit Station Area intended to be of a *moderate* activity and density compared with other TSAs
- Building heights should decrease through lower scales than in the Core Zone

### Legend

- 45 Street W Core Zone
- 45 Street W Transition Zone



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 233D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1903 Grand Oaks Drive SW (Plan 1402JK, Block 1, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Mixed Use – General (MU-1f1.7h11) District.

## Supplementary Slides



# Existing Land Use Map 12

