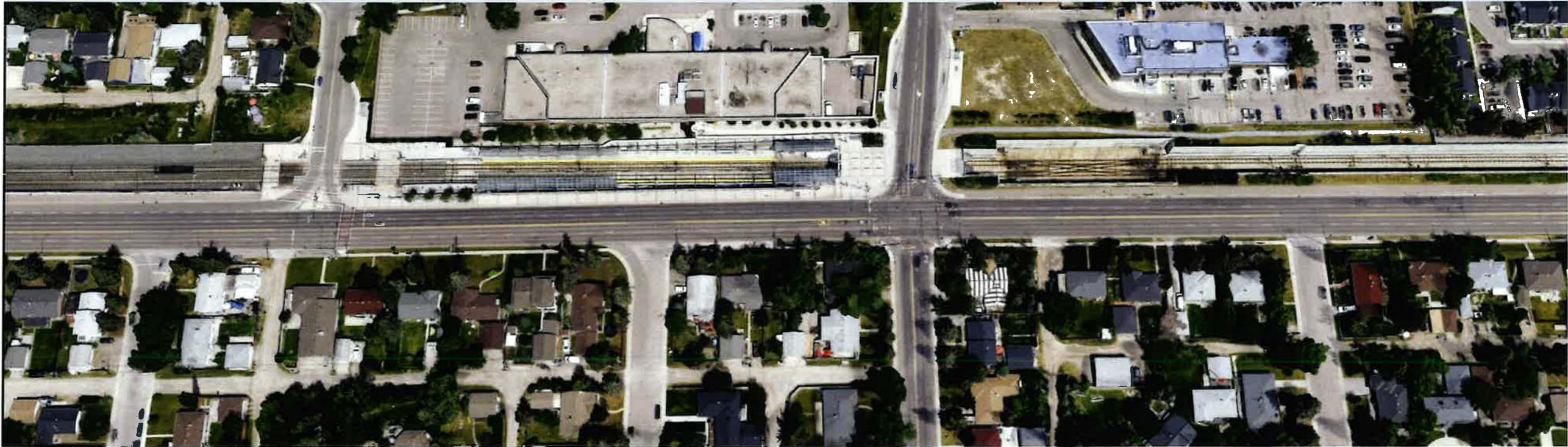




# Public Hearing of Council

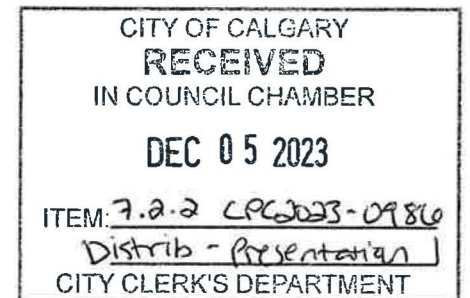
## Agenda Item: 7.2.2



# LOC2023-0081 / CPC2023-0986

## Land Use Amendment

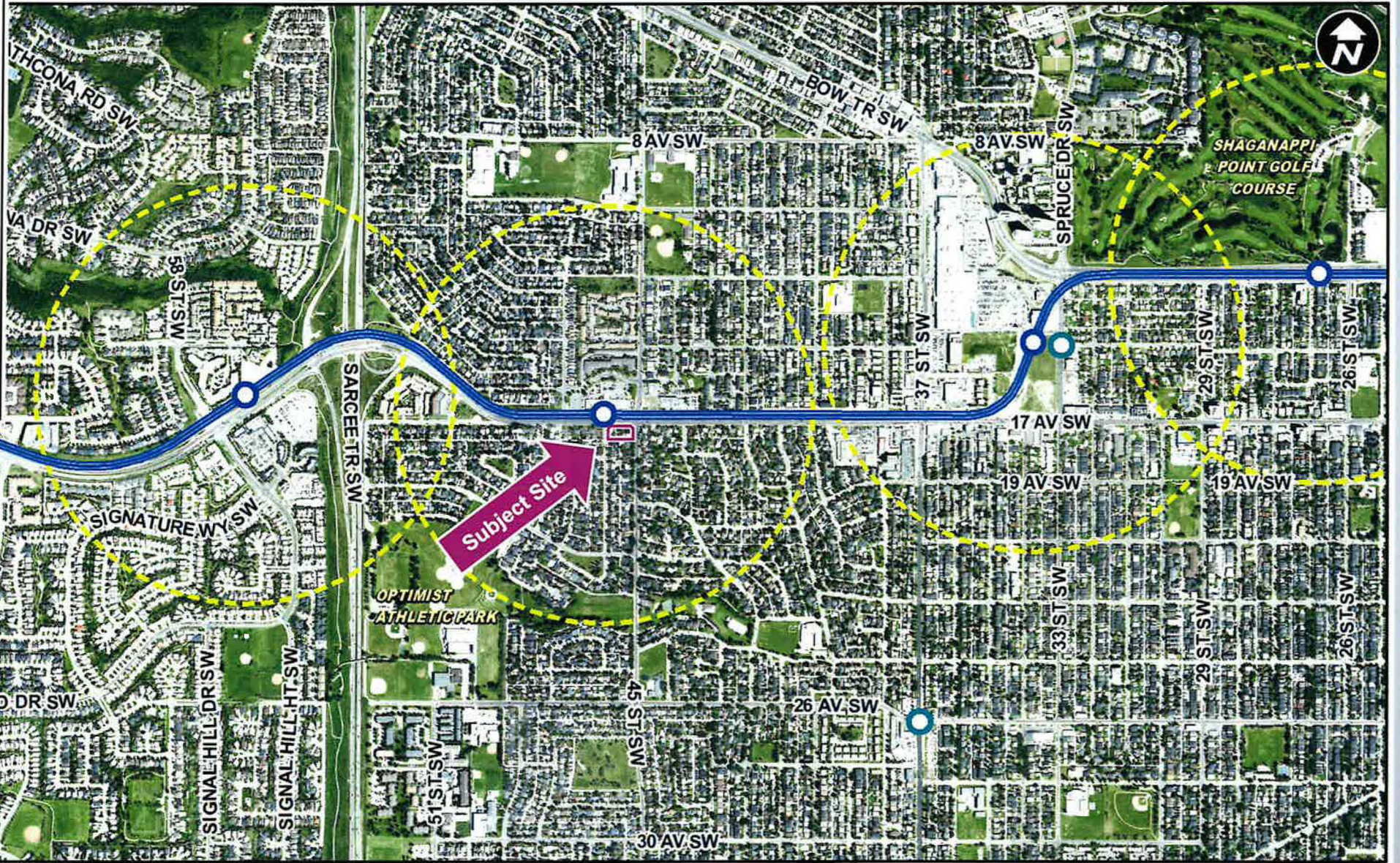
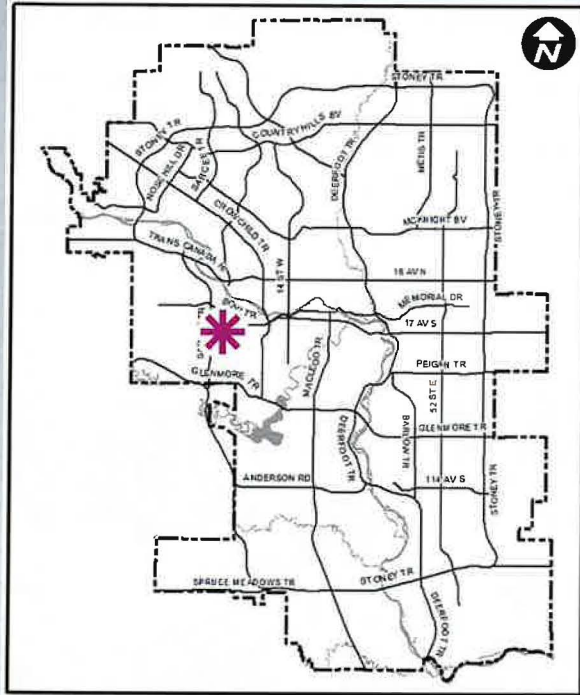
December 5, 2023



## Calgary Planning Commission's Recommendation:

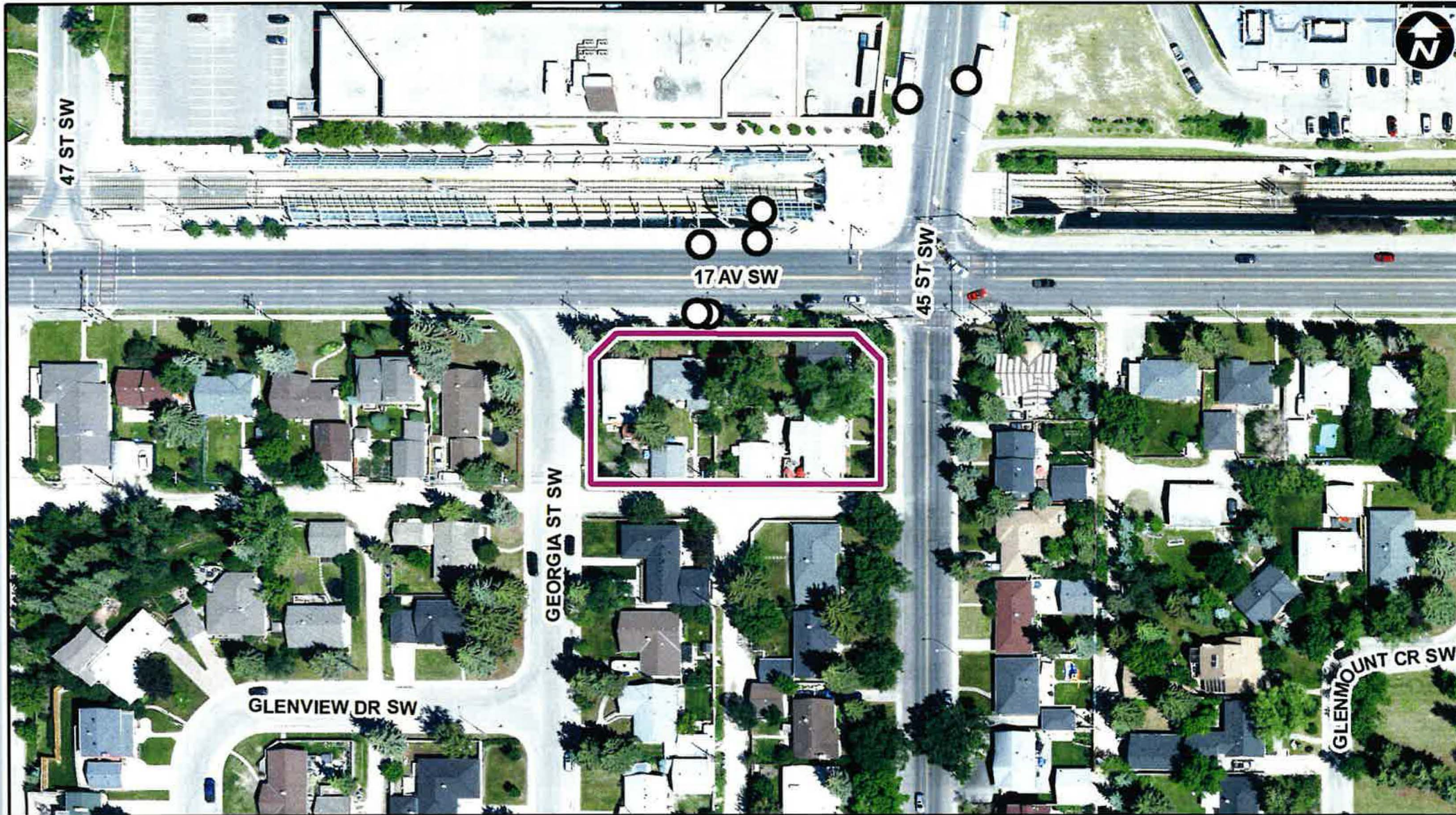
That Council:

Give three readings to **Proposed Bylaw 251D2023** for the redesignation of 0.25 hectares  $\pm$  (0.62 acres  $\pm$ ) located at 1904 Georgia Street SW (Plan 774HI, Block 1, Lots 1 to 3) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f4.0h22) 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



Parcel Size:

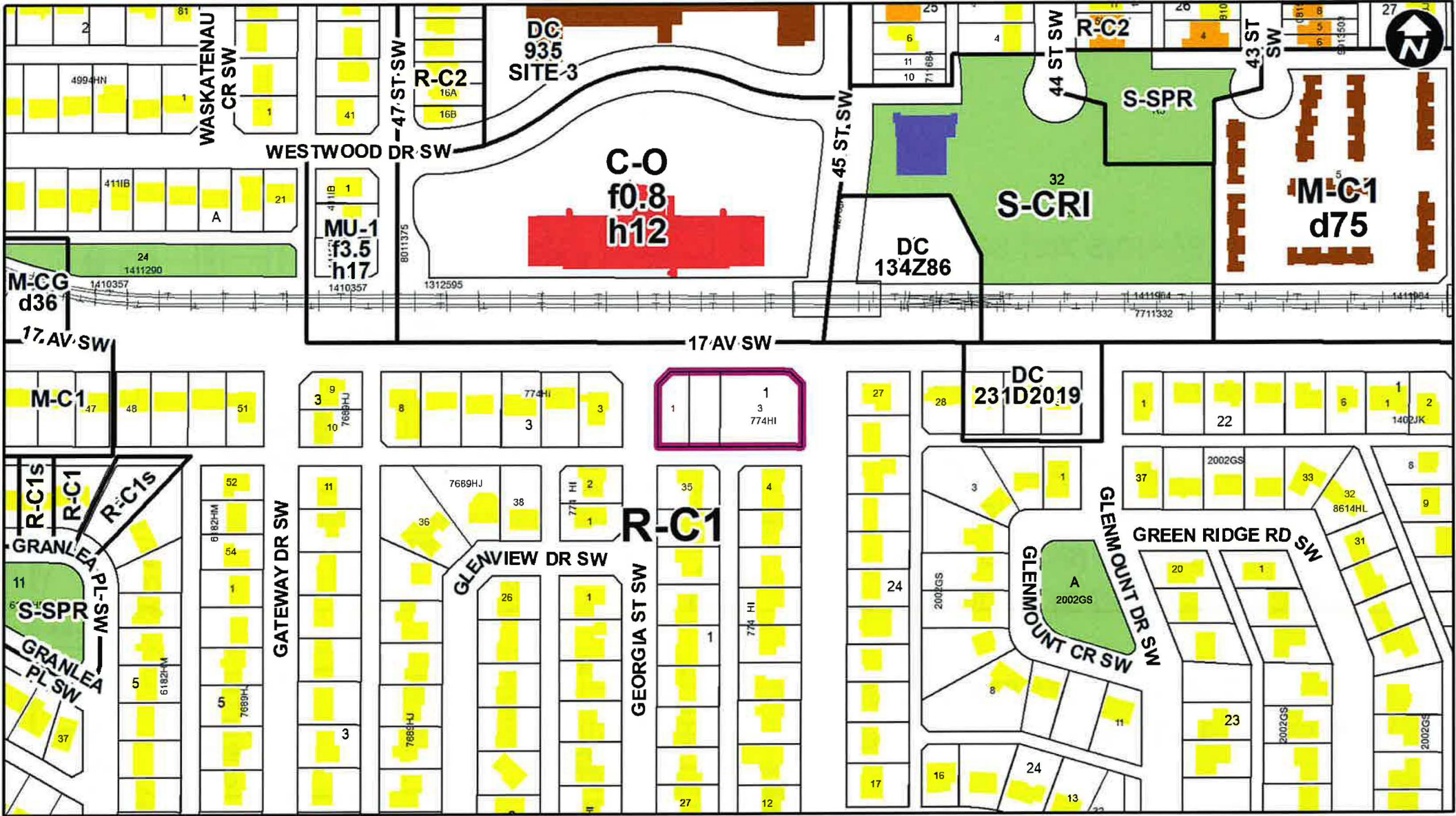
0.25 ha

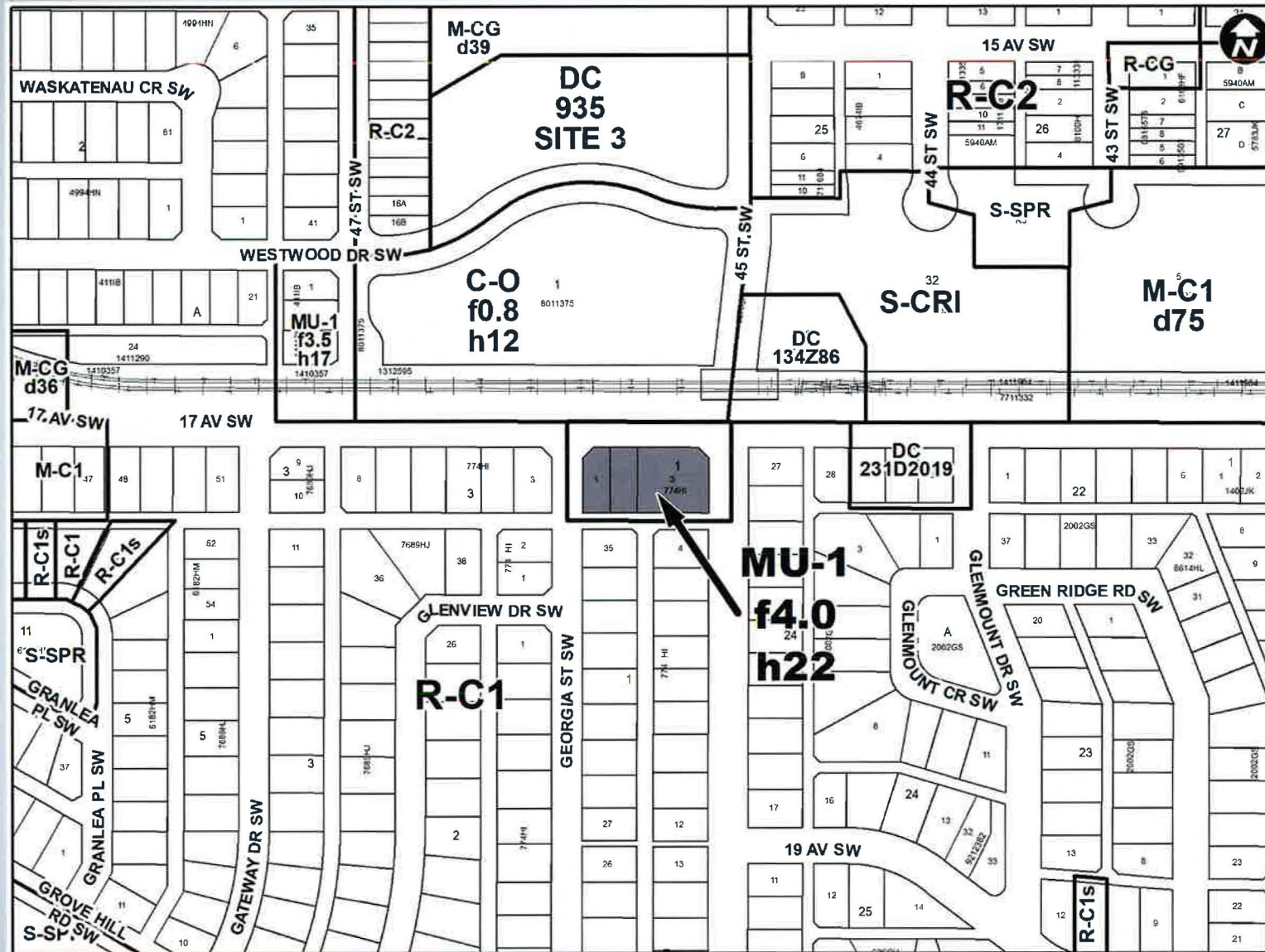
70m x 37m

# Surrounding Land Use

**LEGEND**

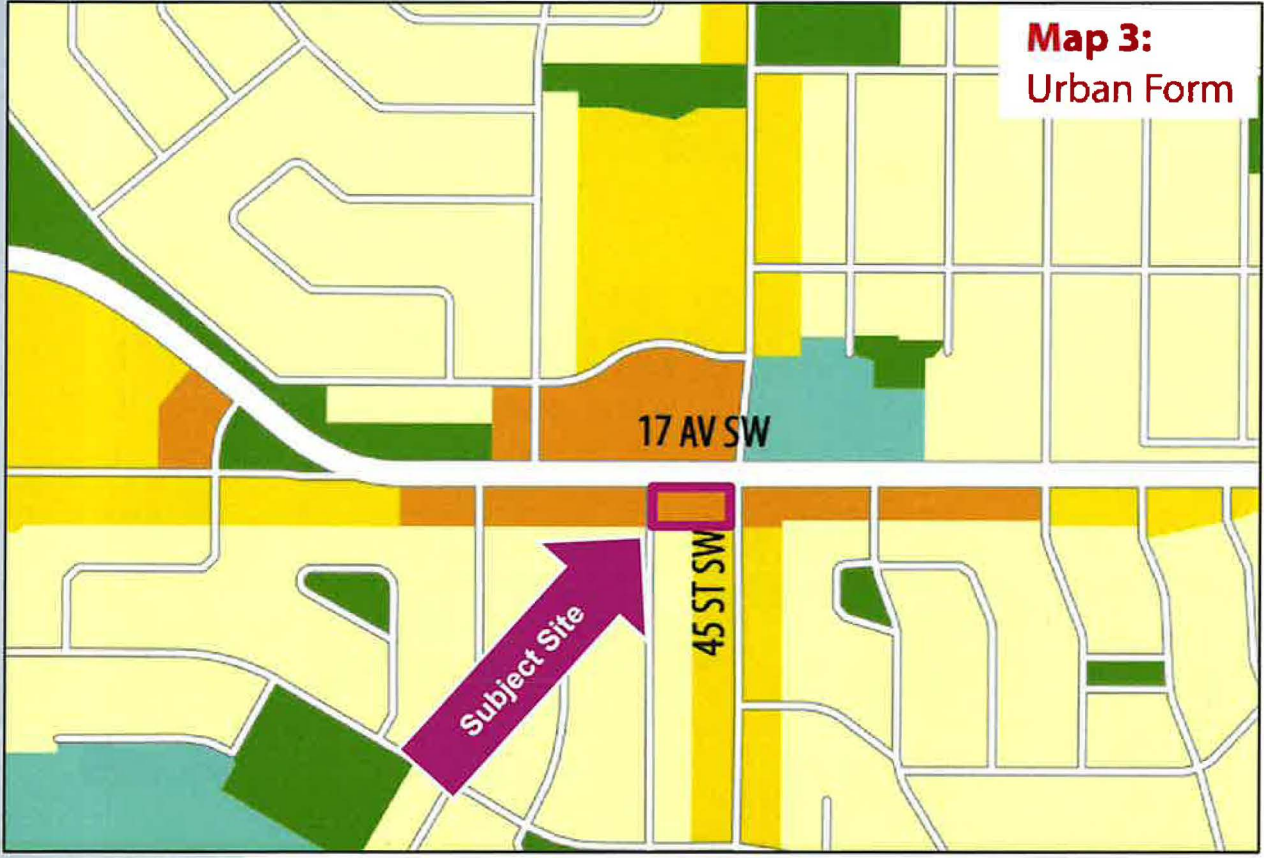
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



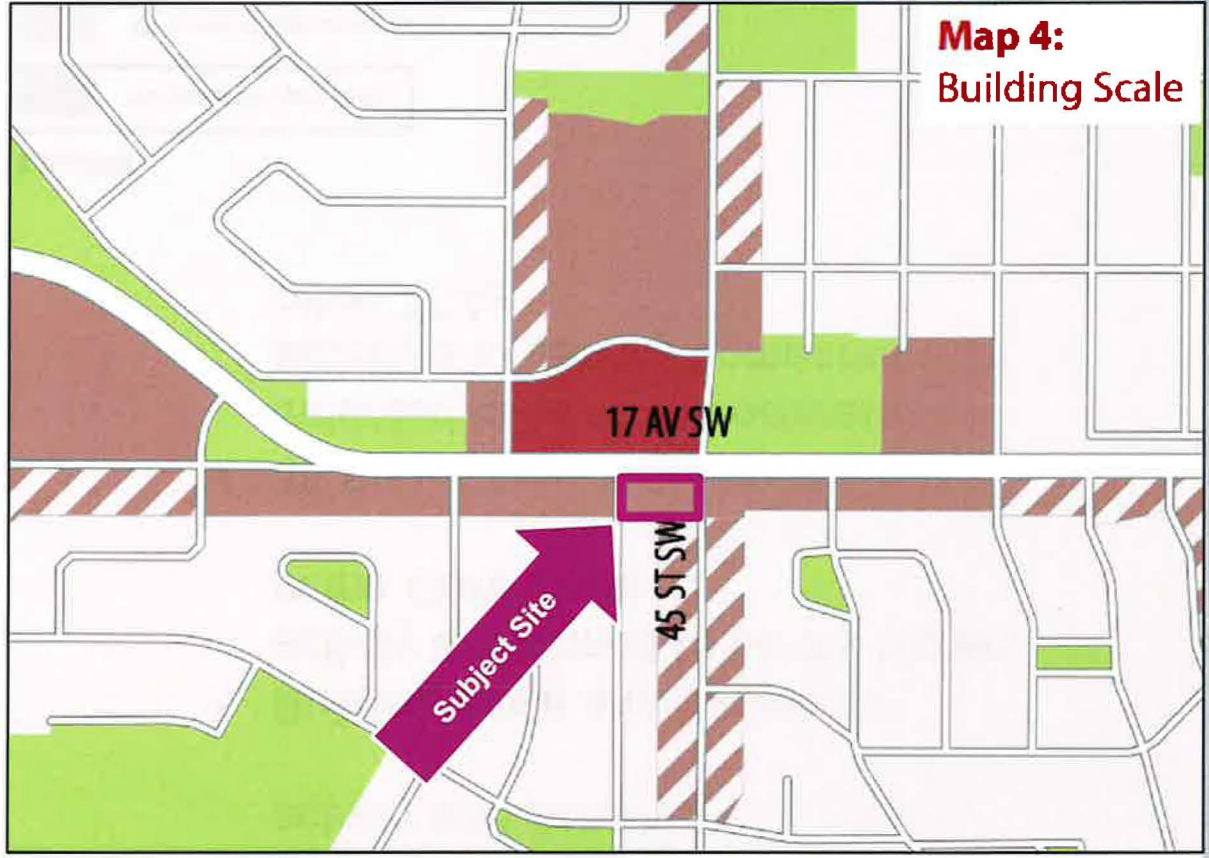


## Proposed Mixed Use – General (MU-1f4.0h22) District:

- Intended to be located along commercial streets where both residential and/or commercial uses are supported at grade
- Maximum FAR of 4.0
- Maximum building height of 22 metres (six storeys)



**Map 3:**  
Urban Form



**Map 4:**  
Building Scale

**Legend**

**Urban Form**

Neighbourhood Commercial	Neighbourhood Local	Parks and Open Space
Neighbourhood Flex	Commercial Centre	City Civic and Recreation
Neighbourhood Connector	Commercial Corridor	Regional Campus
	Natural Areas	No Urban Form Category

**Legend**

Limited (up to 3 Storeys)	High (up to 26 Storeys)
Low - Modified (up to 4 Storeys)	No Scale Modifier
Low (up to 6 Storeys)	Parks, Civic and Open Space
Mid (up to 12 Storeys)	Plan Area Boundary



## 45 Street Transit Station Area (TSA)

- Focal points and gathering areas envisioned to be of *moderate* activity and density
- Building scale and pedestrian activity envisioned to be the highest in the **Core Zone**
- 45 Street Transit Station Area indented to be of a *moderate* activity and density compared with other TSAs

### Legend

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

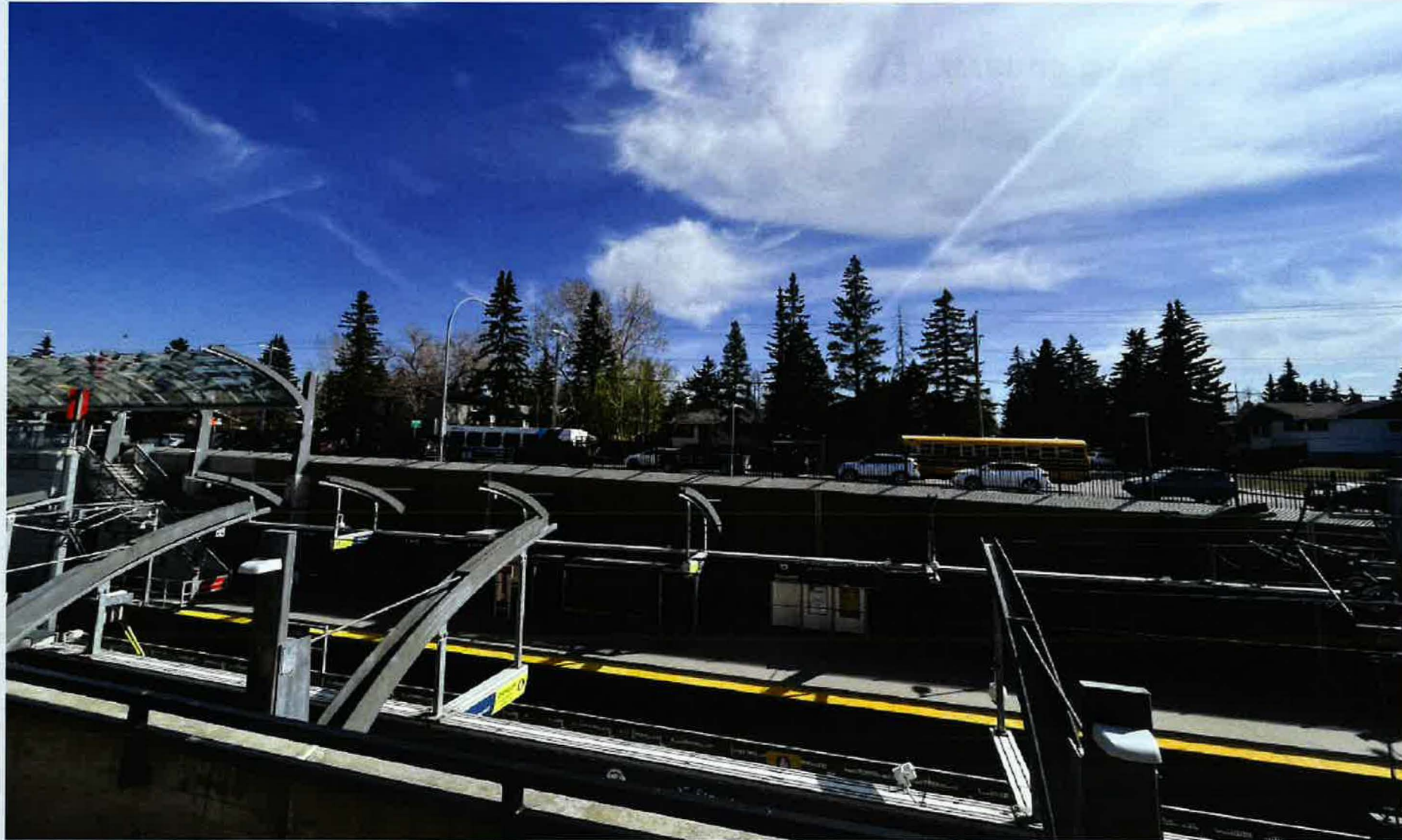


## Calgary Planning Commission's Recommendation:

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## Supplementary Slides



**45 Street LRT station & 17 Avenue – facing SE**



17 Avenue SW & 45 Street SW – facing SW



Rear lane – facing NW