



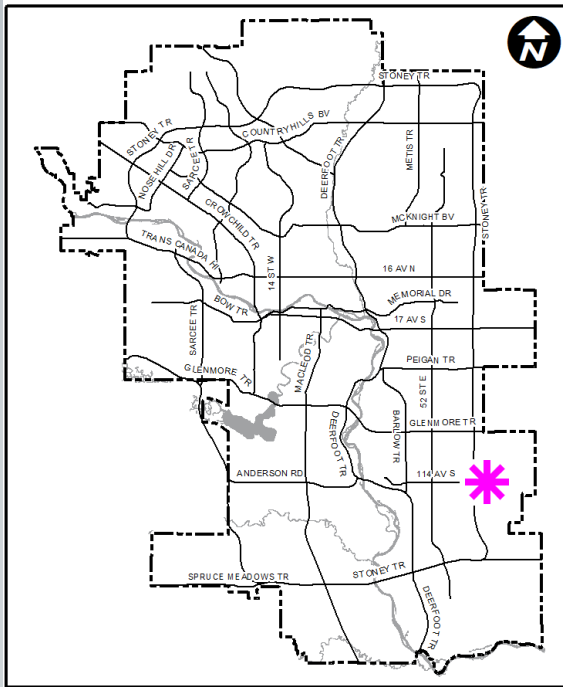
LOC2023-0185 / CPC2023-1222 Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 26D2024** for the redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 11451 – 87 Street SE (Plan 4729L, Block H, Lots 10, 11 and 12) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District.



LEGEND

600m buffer from LRT station

LRT Stations

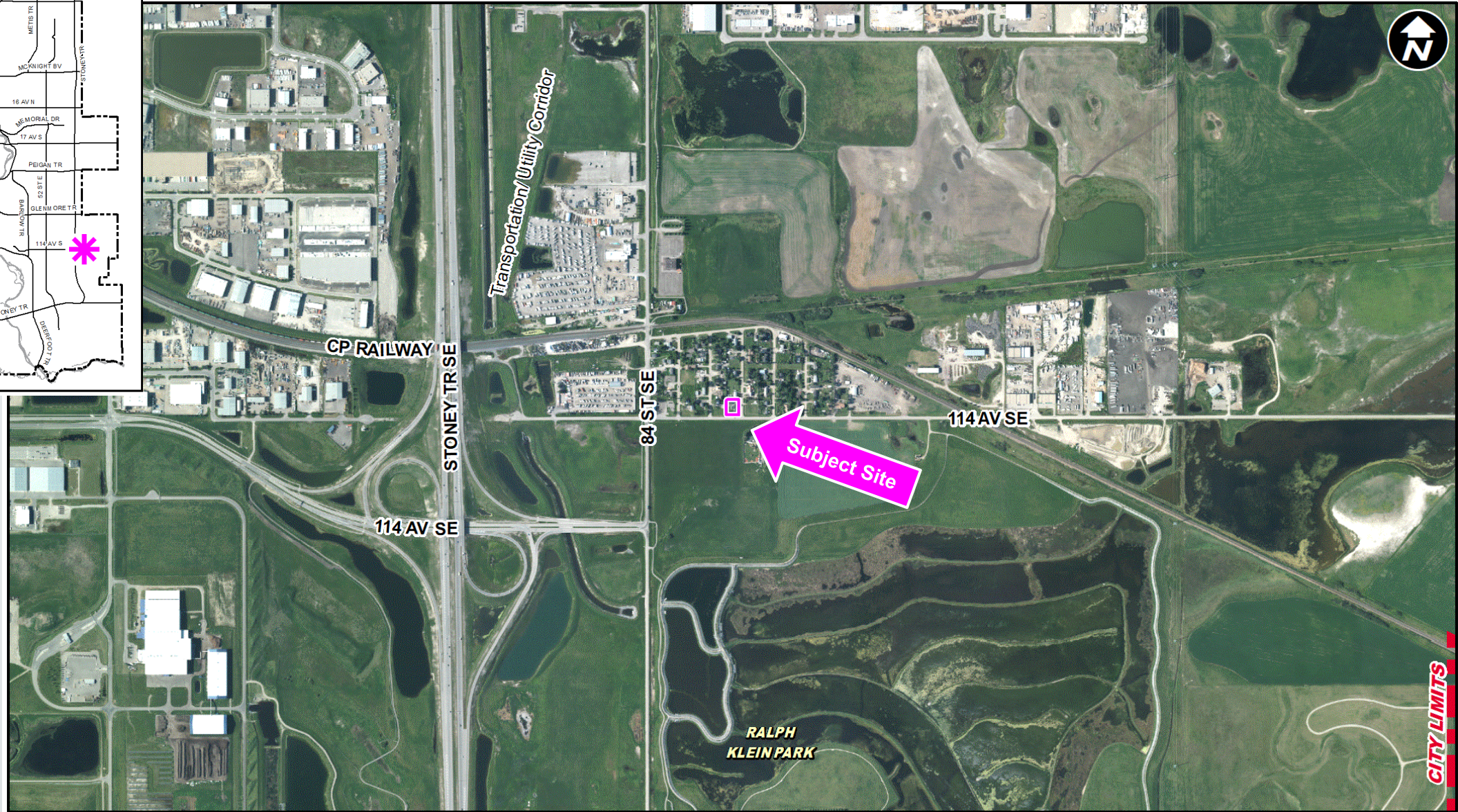
- Blue
- Downtown
- Red
- Green (Future)

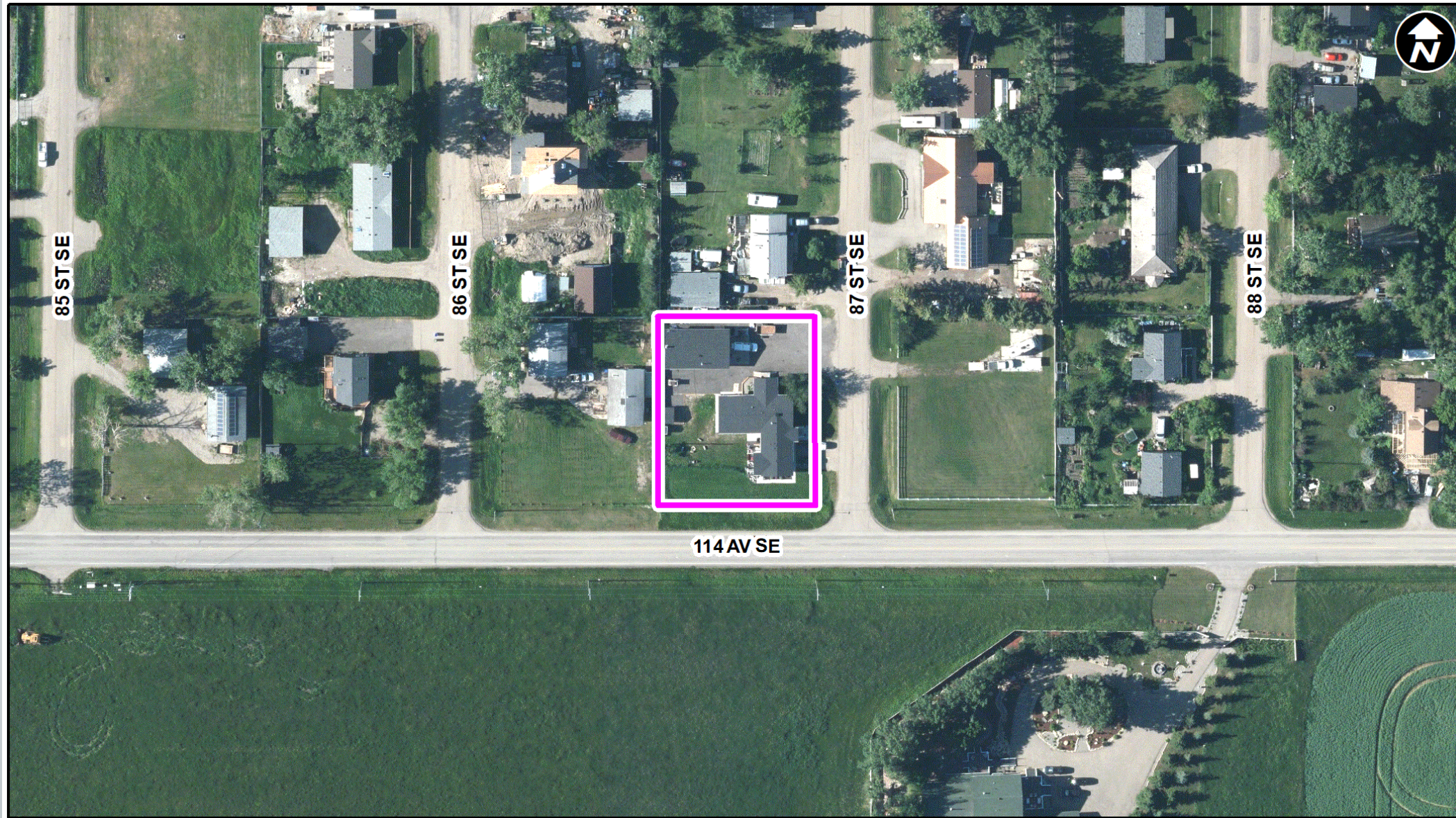
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

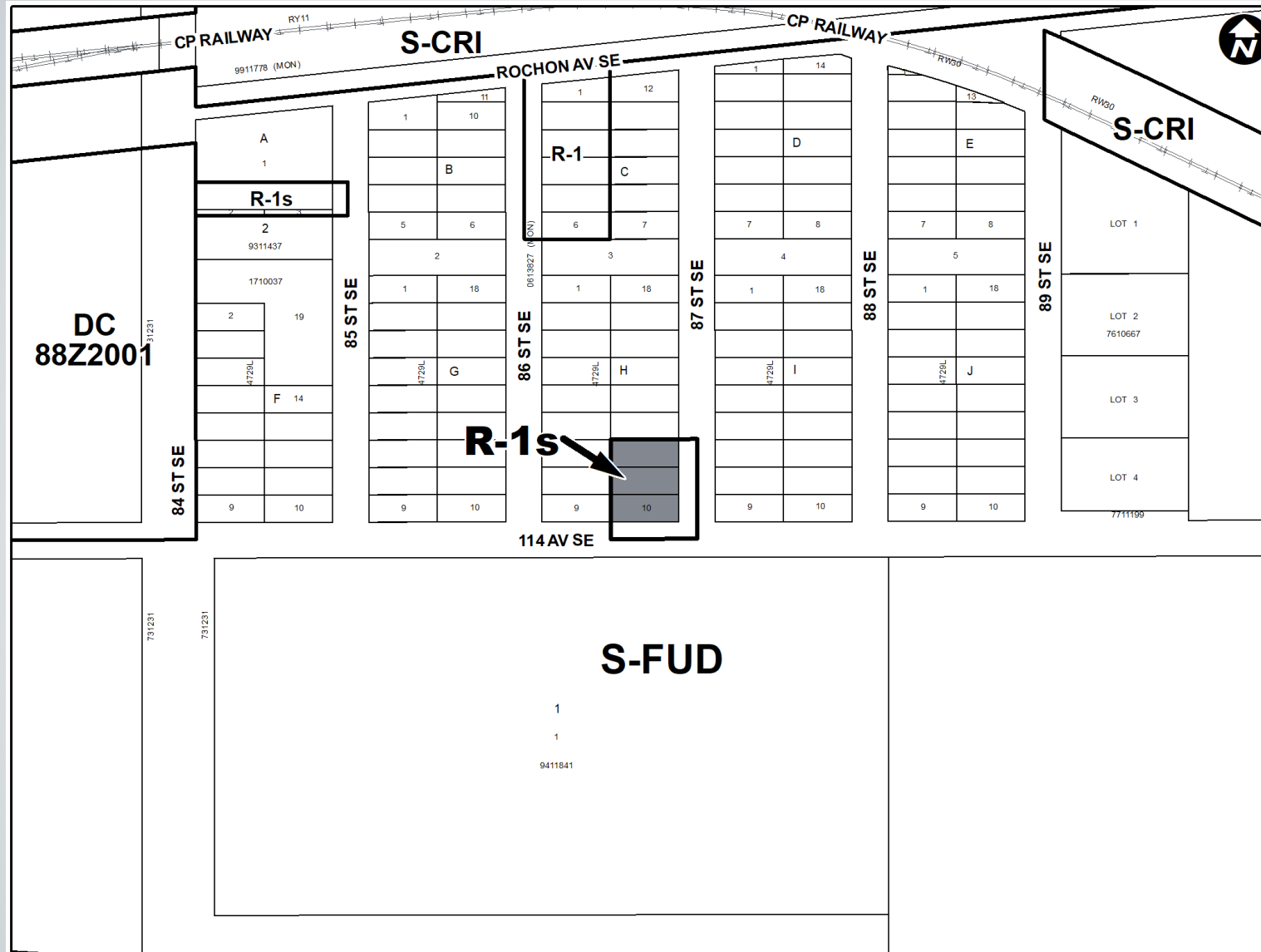
- Orange
- Purple
- Teal
- Yellow





Parcel Size:

0.17 ha
38m x 46m



Proposed Residential – One Dwelling (R-1s) District:

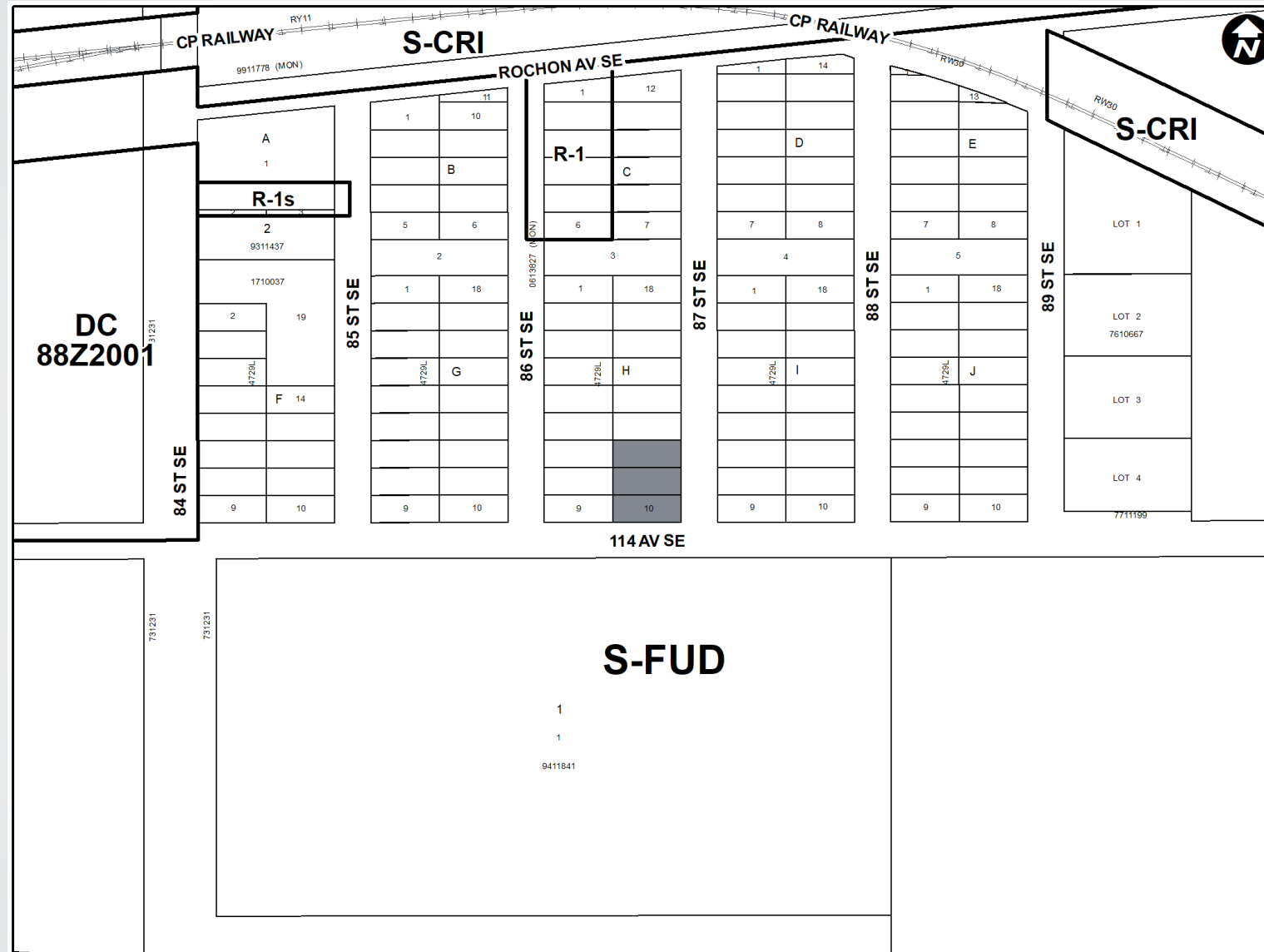
- Maximum of one Dwelling Unit
- Allows for secondary suites
- Maximum building height of 12.0 meters (3 storeys)

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Supplementary Slides





View from 87 Street SE



View from 114 Avenue SE



View from 87 Street SE