



Public Hearing of Council

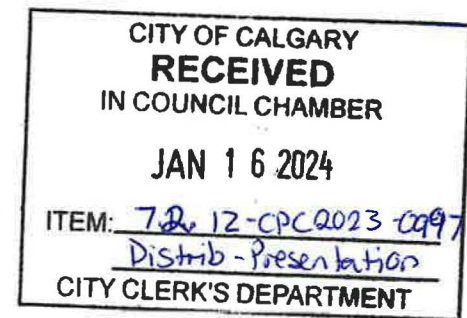
Agenda Item: 7.2.12



LOC2022-0210 / CPC2023-0997

Land Use Amendment

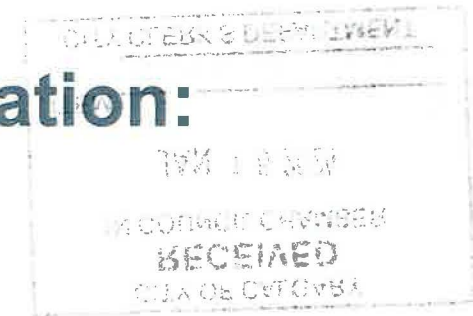
January 16, 2024

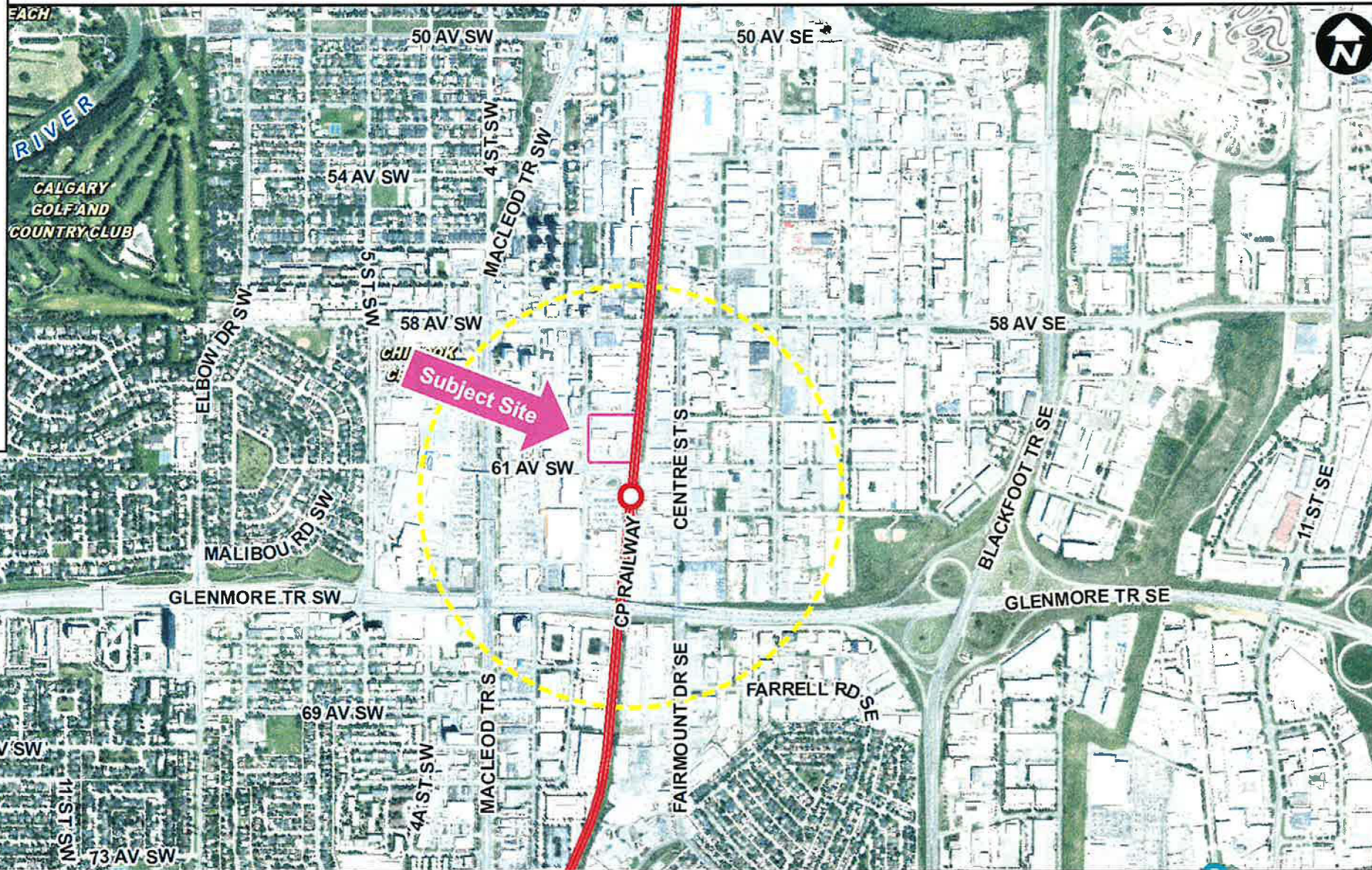
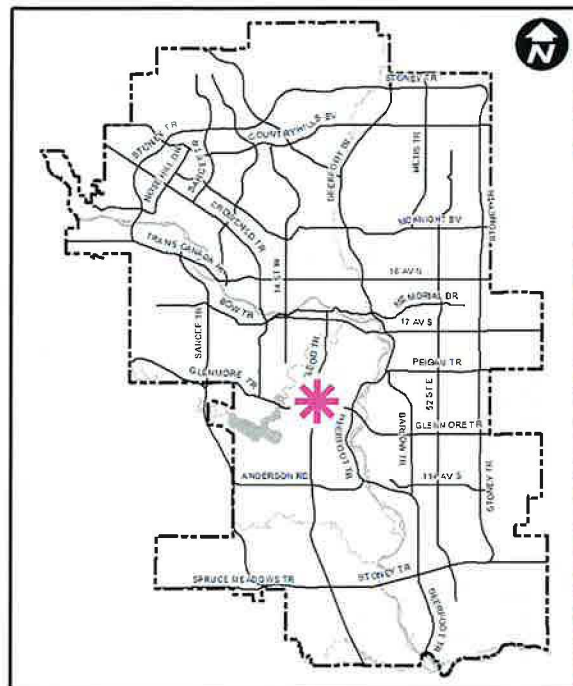


Calgary Planning Commission's Recommendation:

That Council:

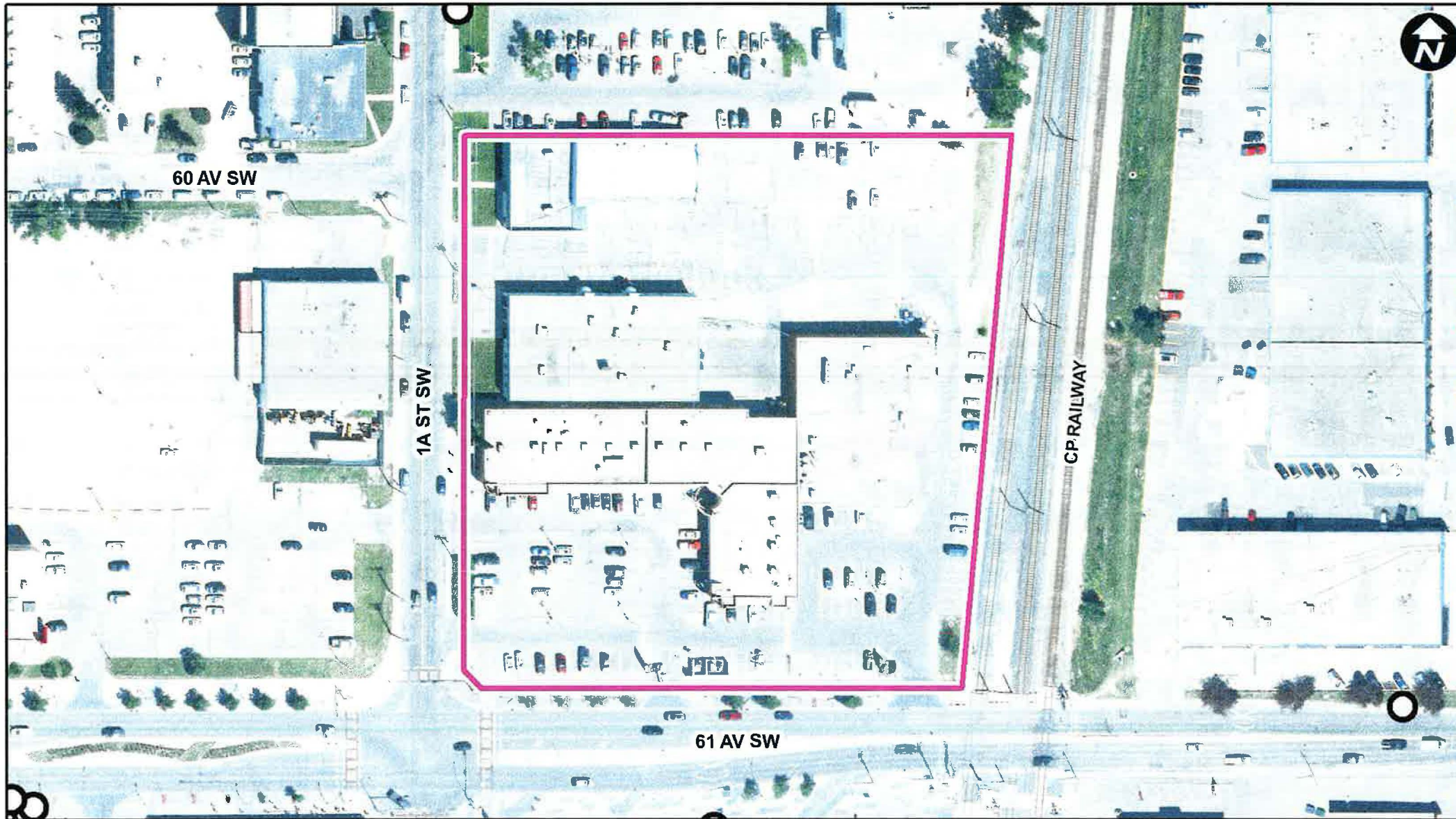
Give three readings to **Proposed Bylaw 16D2024** for the redesignation of 1.68 hectares \pm (4.16 acres \pm) located at 210 – 61 Avenue SW and 6110, 6120 and 6130 – 1A Street SW (Plan 8811604, Lots 3 to 5; Plan 7995HD, Parcel 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development.





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

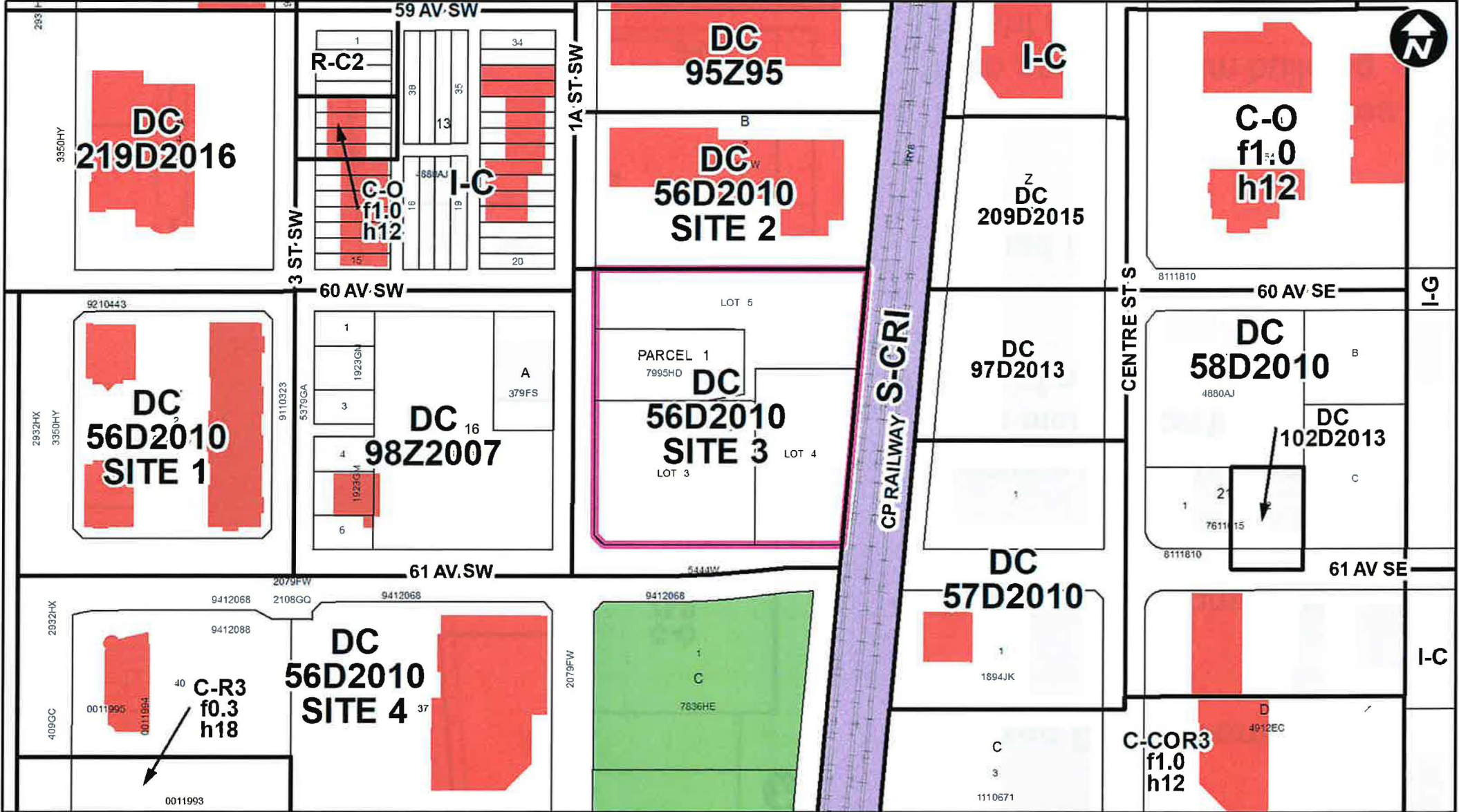
Parcel Size:

1.68 ha

131m x 133m

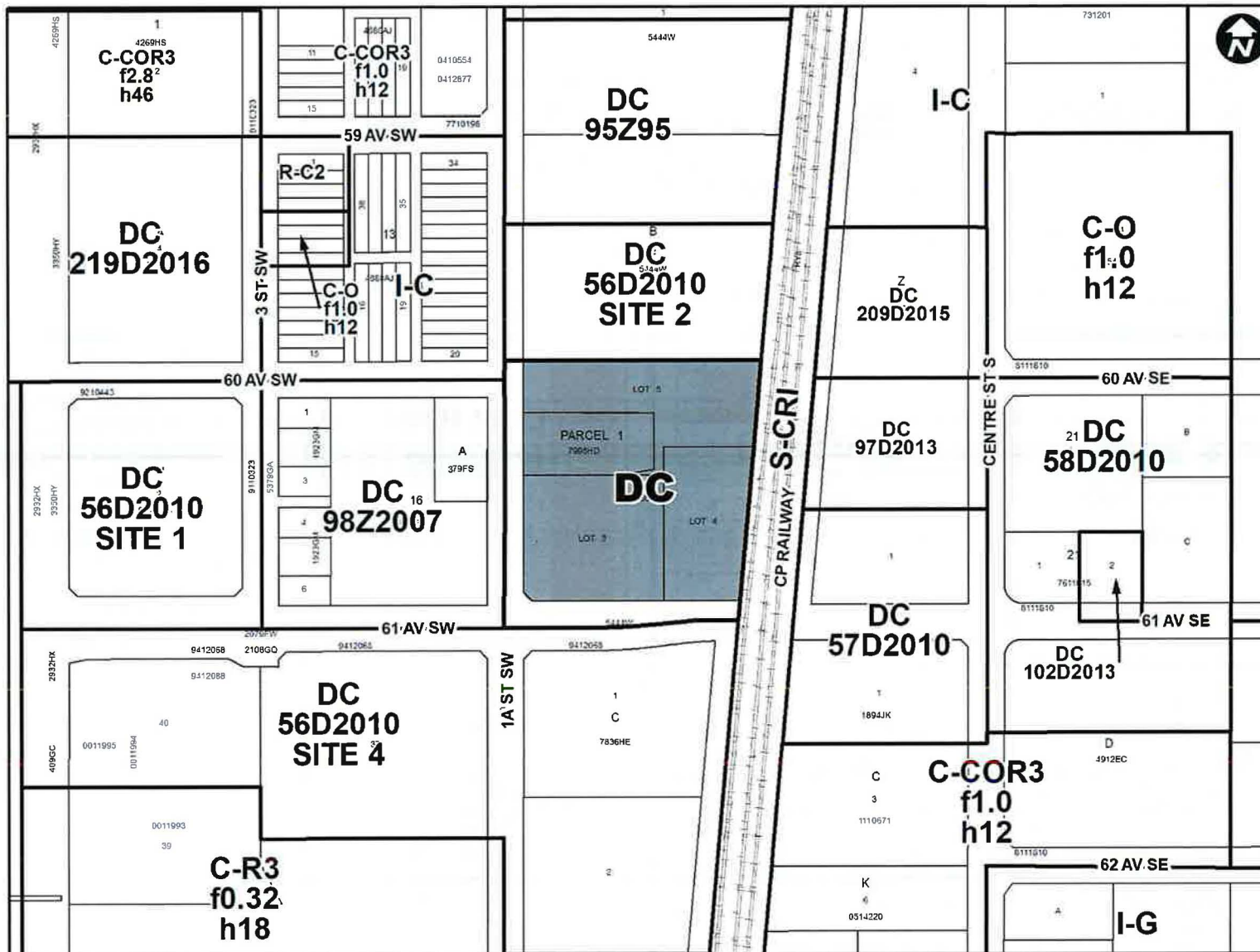
Surrounding Land Use

- 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 Land Use Map

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Proposed Direct Control (DC) District:

- Based on the Commercial – Corridor 1 (C-COR1) District
- Remove the restrictions on the uses allowed on the ground floor of existing buildings
- Remove uses no longer defined in Land Use Bylaw 1P2007
- Remove minimum floor area ratio and minimum building height restrictions

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 16D2024** for the redesignation of 1.68 hectares \pm (4.16 acres \pm) located at 210 – 61 Avenue SW and 6110, 6120 and 6130 – 1A Street SW (Plan 8811604, Lots 3 to 5; Plan 7995HD, Parcel 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development.

Supplementary Slides

Existing Land Use Map

