



Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0185 / CPC2023-1222 Land Use Amendment

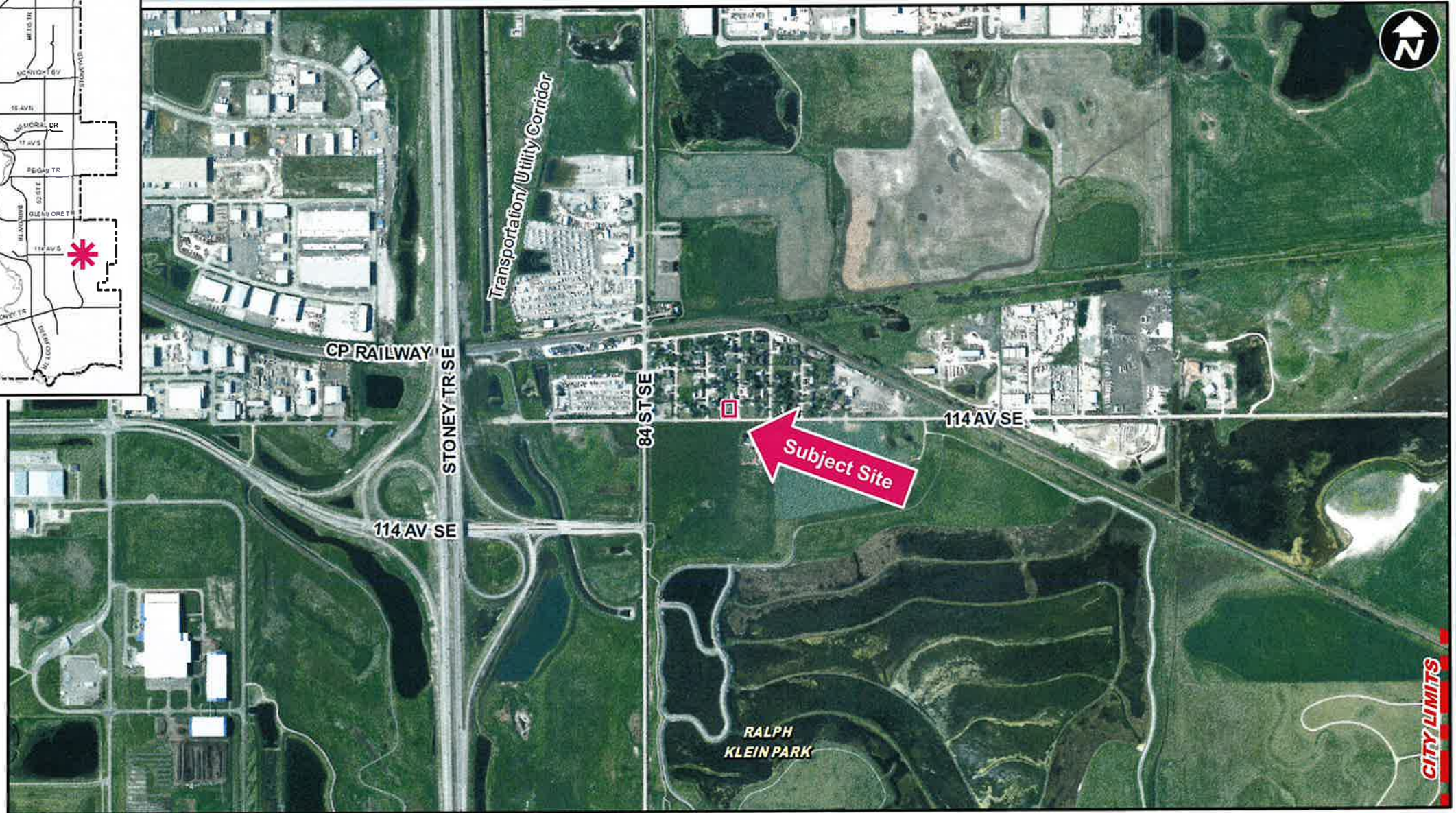
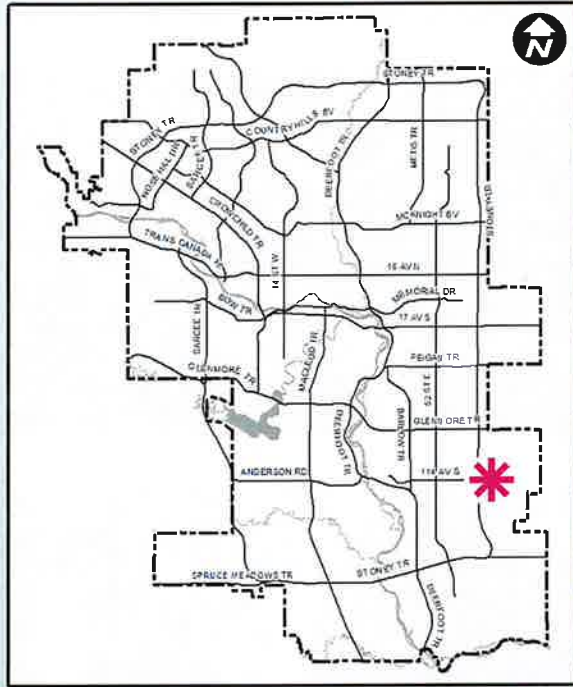
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.19 - CPC2023-1222
Distrib - Presentation
CITY CLERK'S DEPARTMENT

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



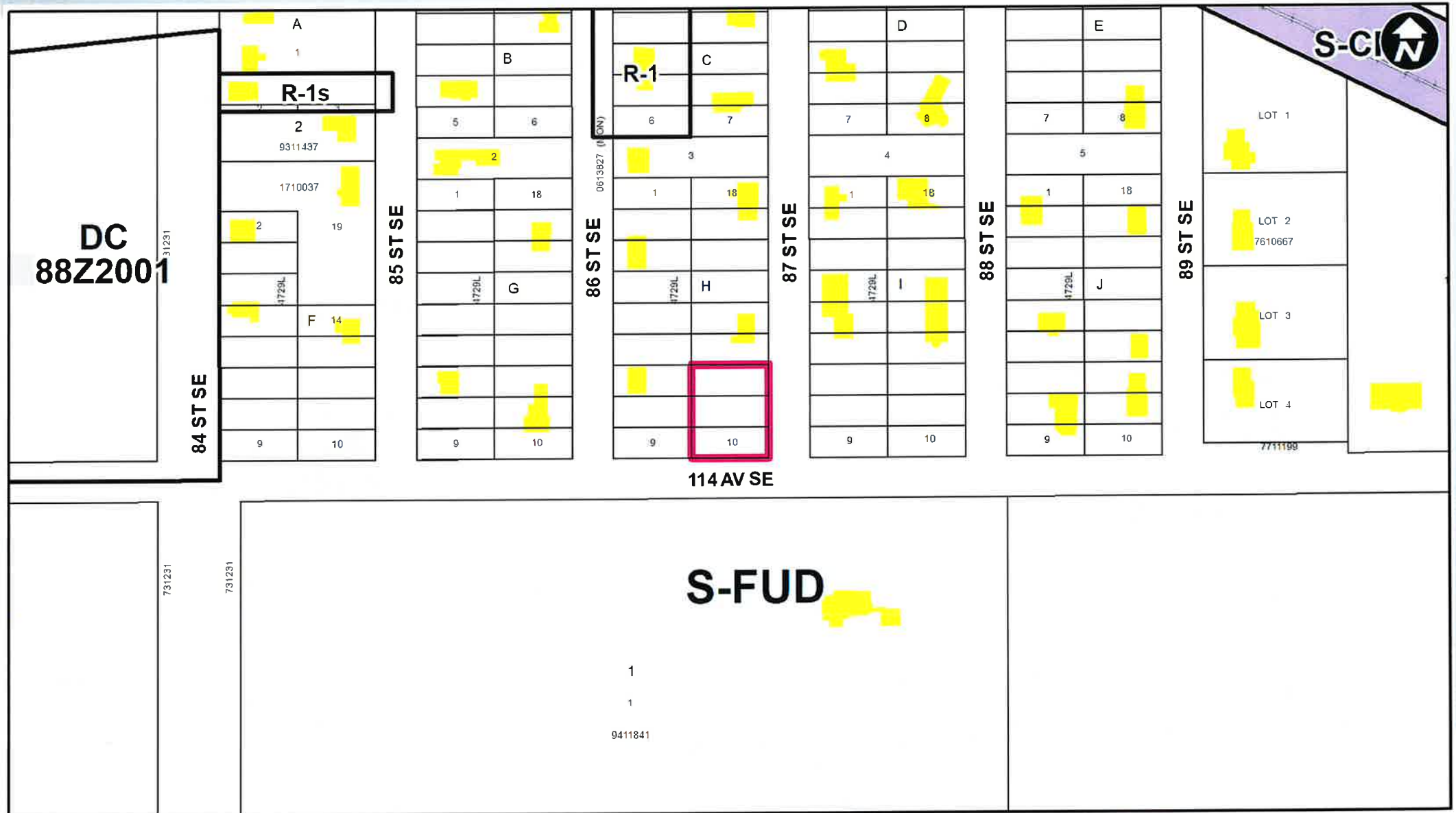
Parcel Size:

0.17 ha

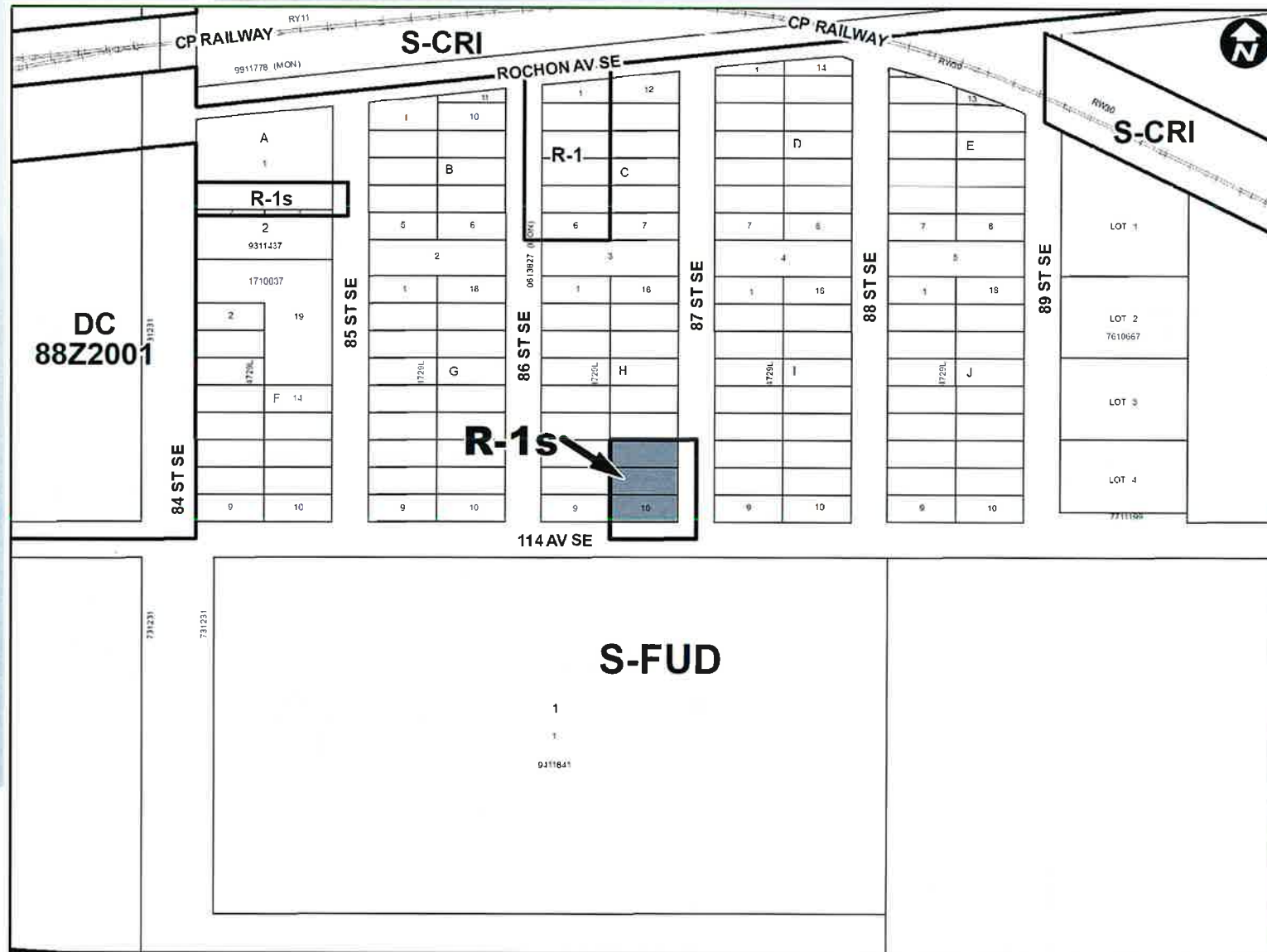
38m x 46m

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



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)

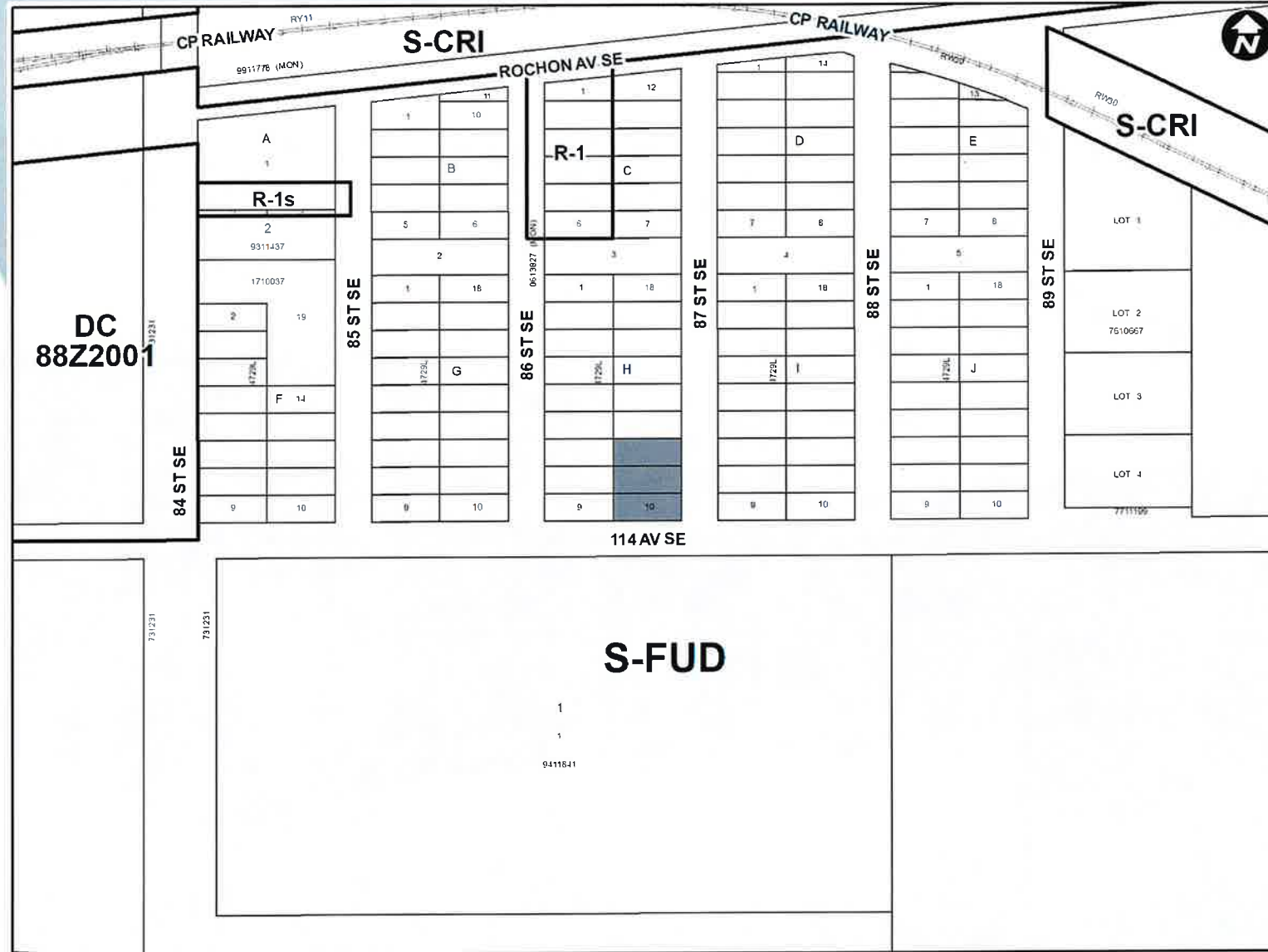
Calgary Planning Commission's Recommendation:

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.

Supplementary Slides

Existing Land Use Map





View from 87 Street SE



View from 114 Avenue SE



View from 87 Street SE