



Calgary Planning Commission

Agenda Item: 7.2.2



LOC2024-0124

Land Use Amendment

October 3, 2024

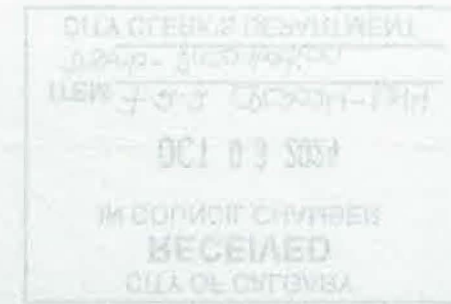
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

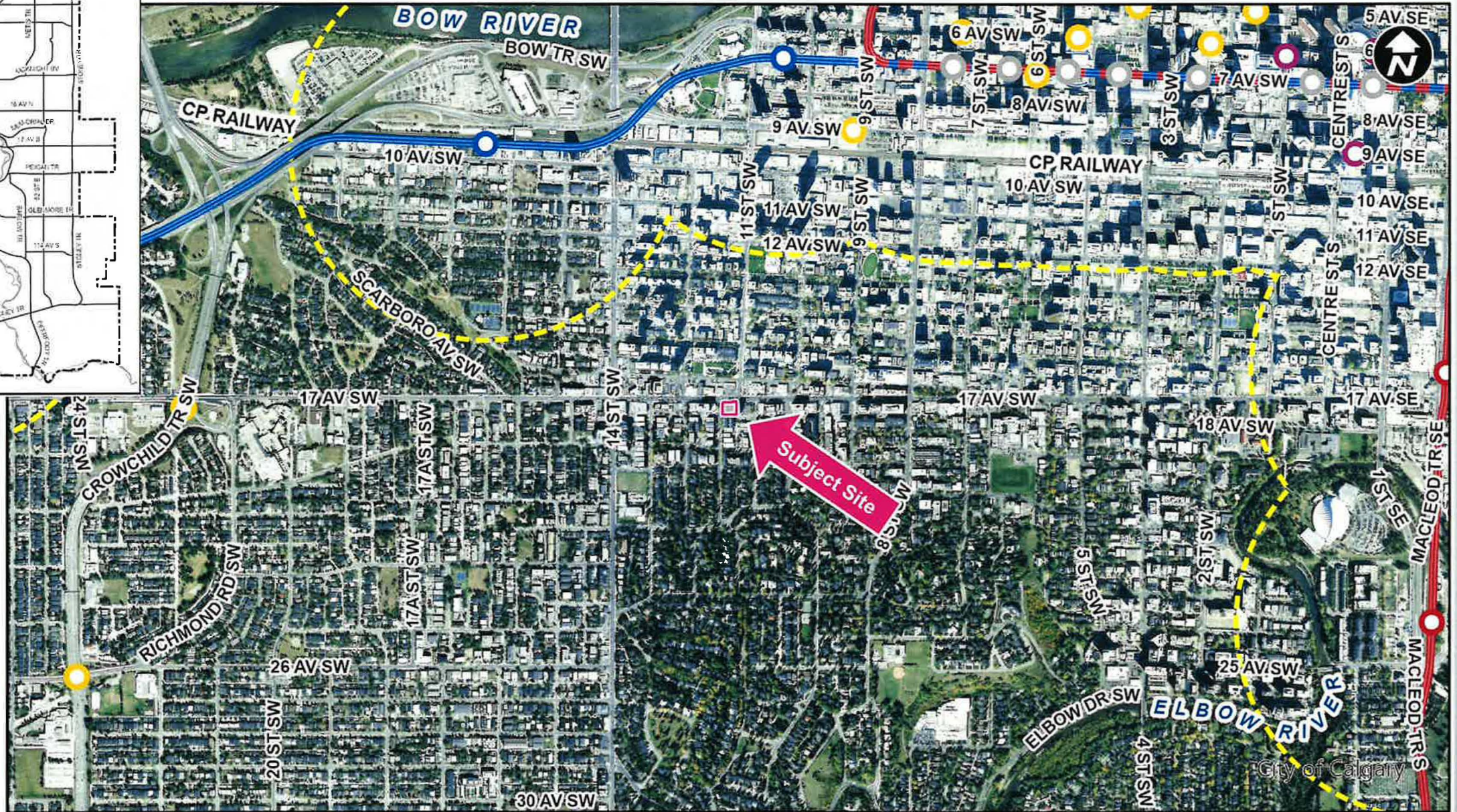
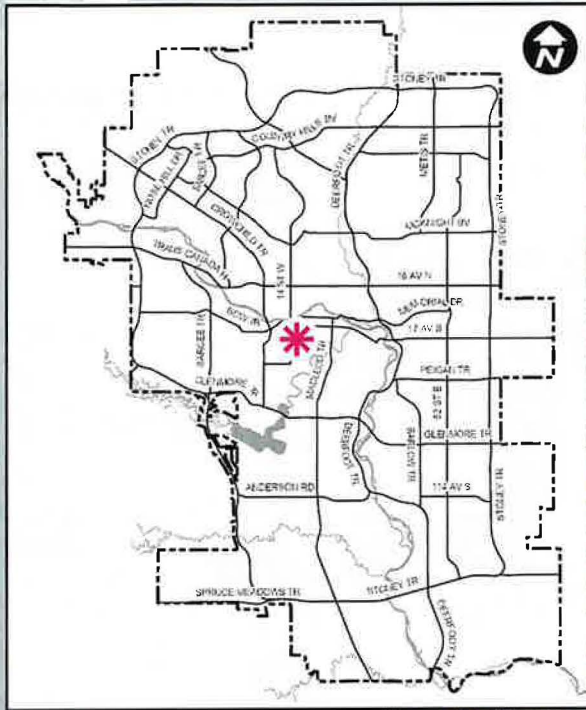
OCT 03 2024
ITEM: 7.2.2 LOC2024-1014
Disb- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) 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



LEGEND

○ Bus Stop

Parcel Size:

**0.17 ha
37m x 43m**



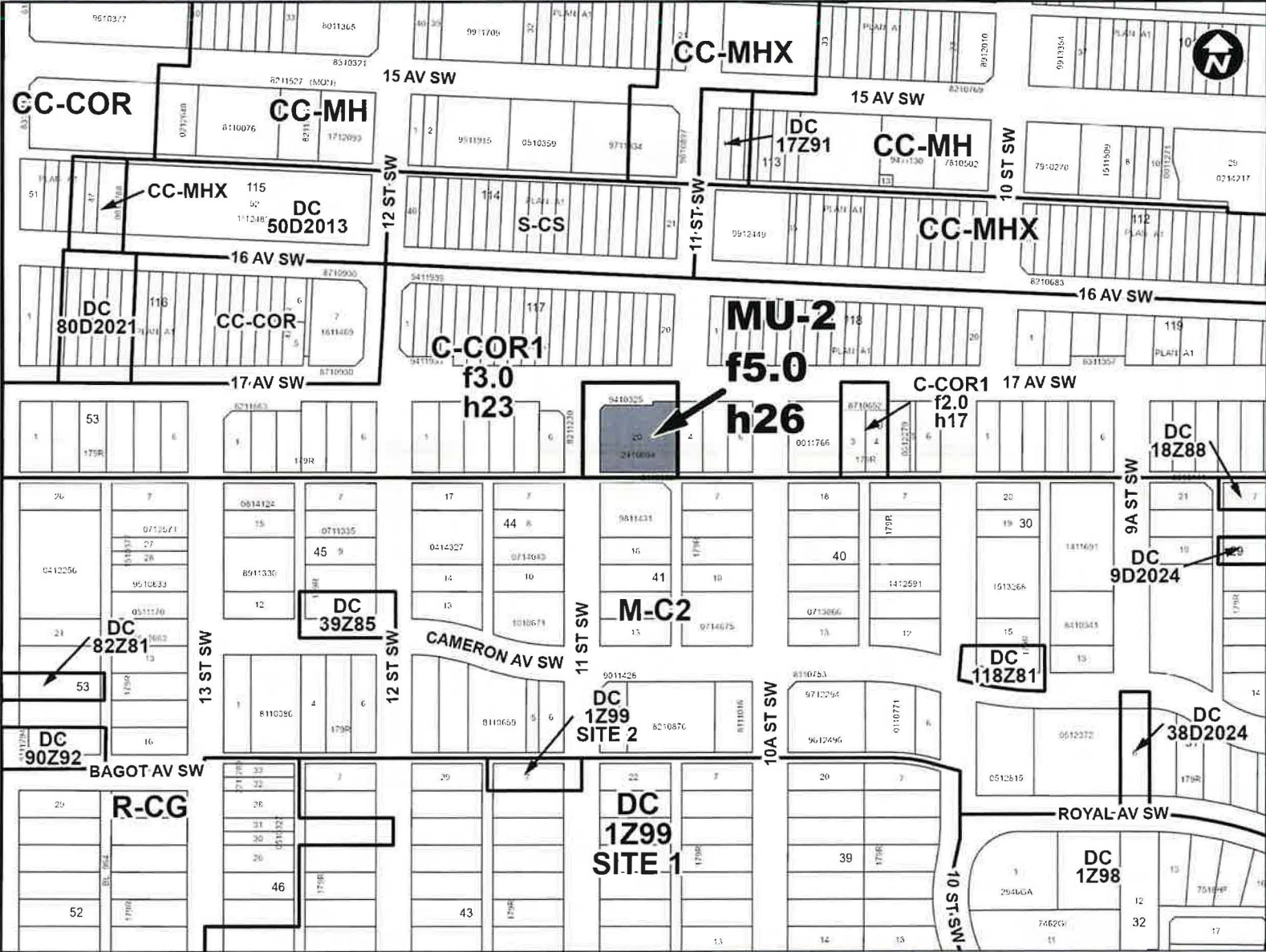


Surrounding Land Use

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 – Active Frontage (MU-2f5.0h26) District:

- Requires commercial uses at grade
- Maximum floor area ratio of 5.0
- Maximum building height of 26 metres

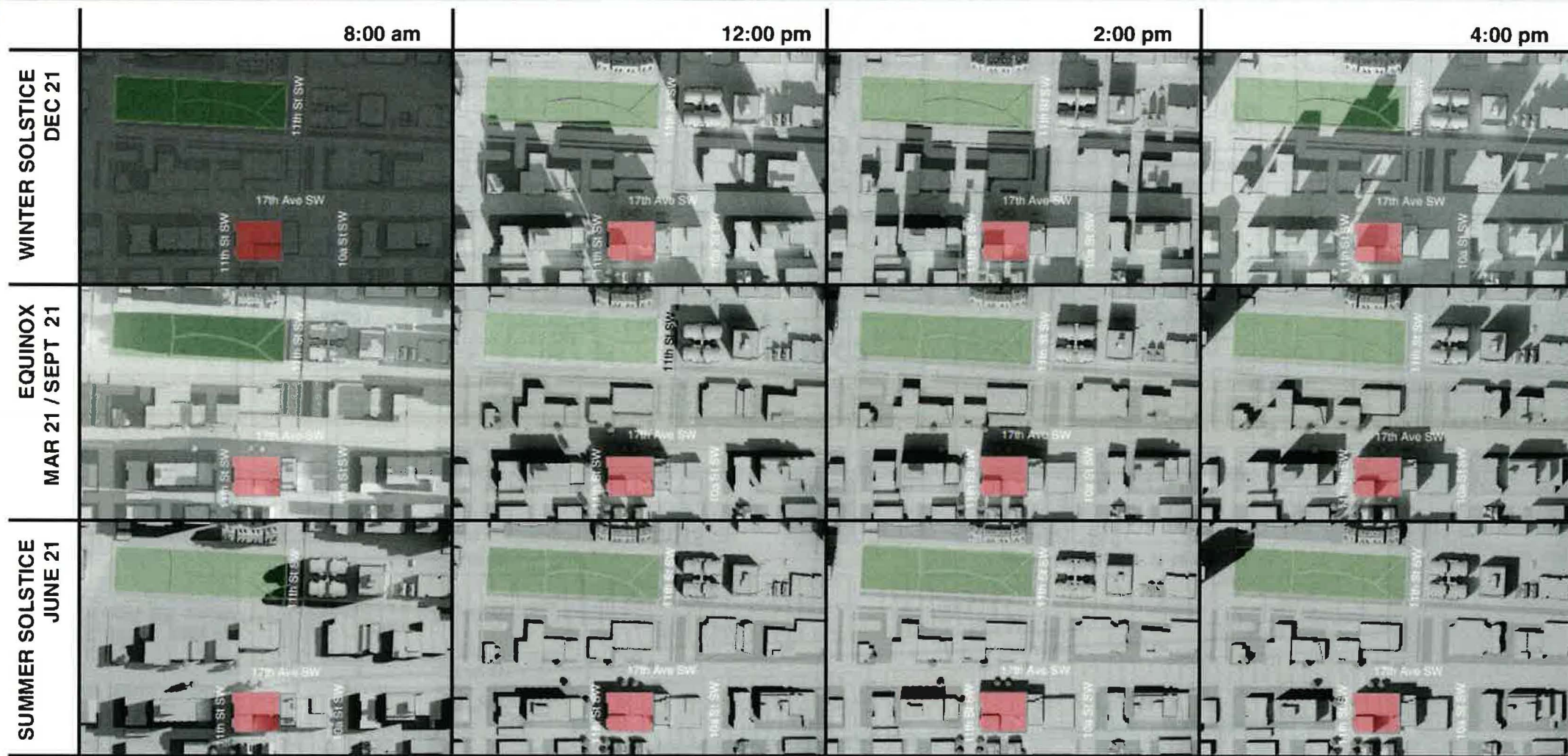
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Supplementary Slides





 **MACRO PROPERTIES**
(PROPOSED - 7 STOREYS, 26 METER HEIGHT)