



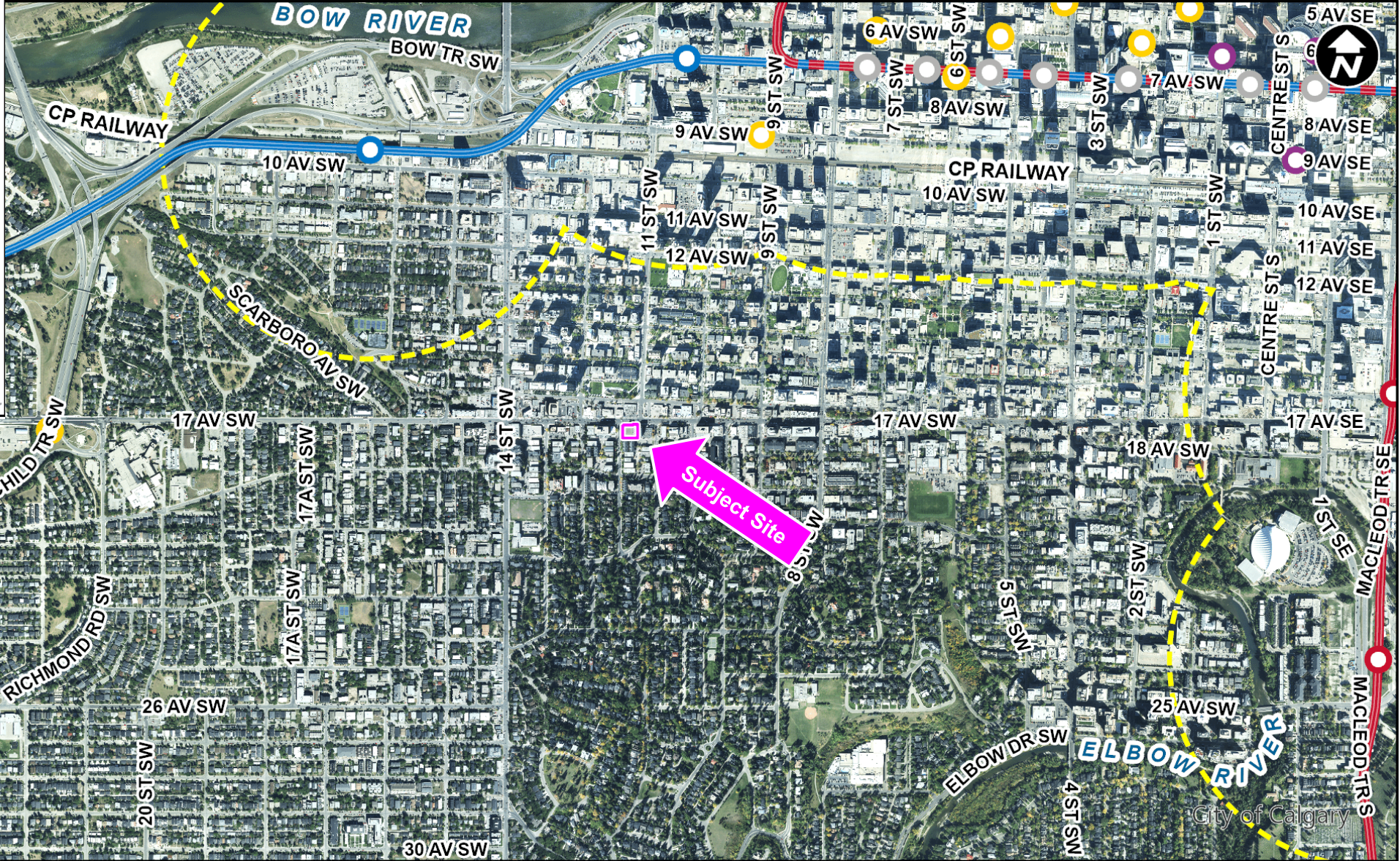
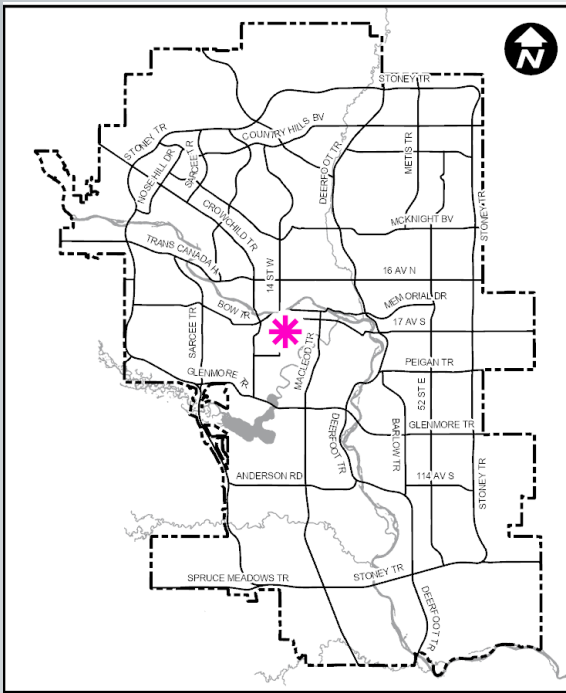
LOC2024-0124 / CPC2024-1044 Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 280D2024** 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

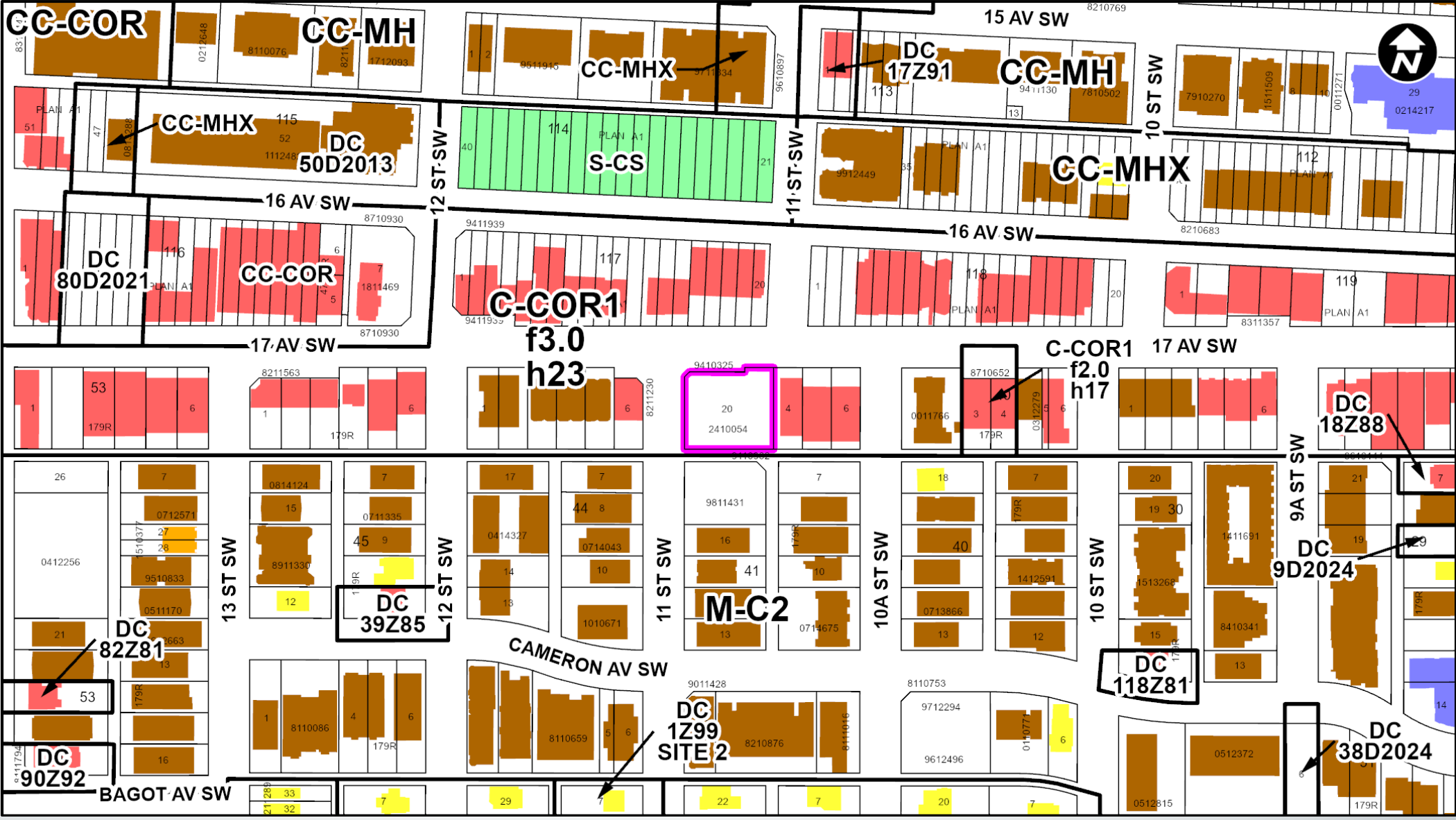
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



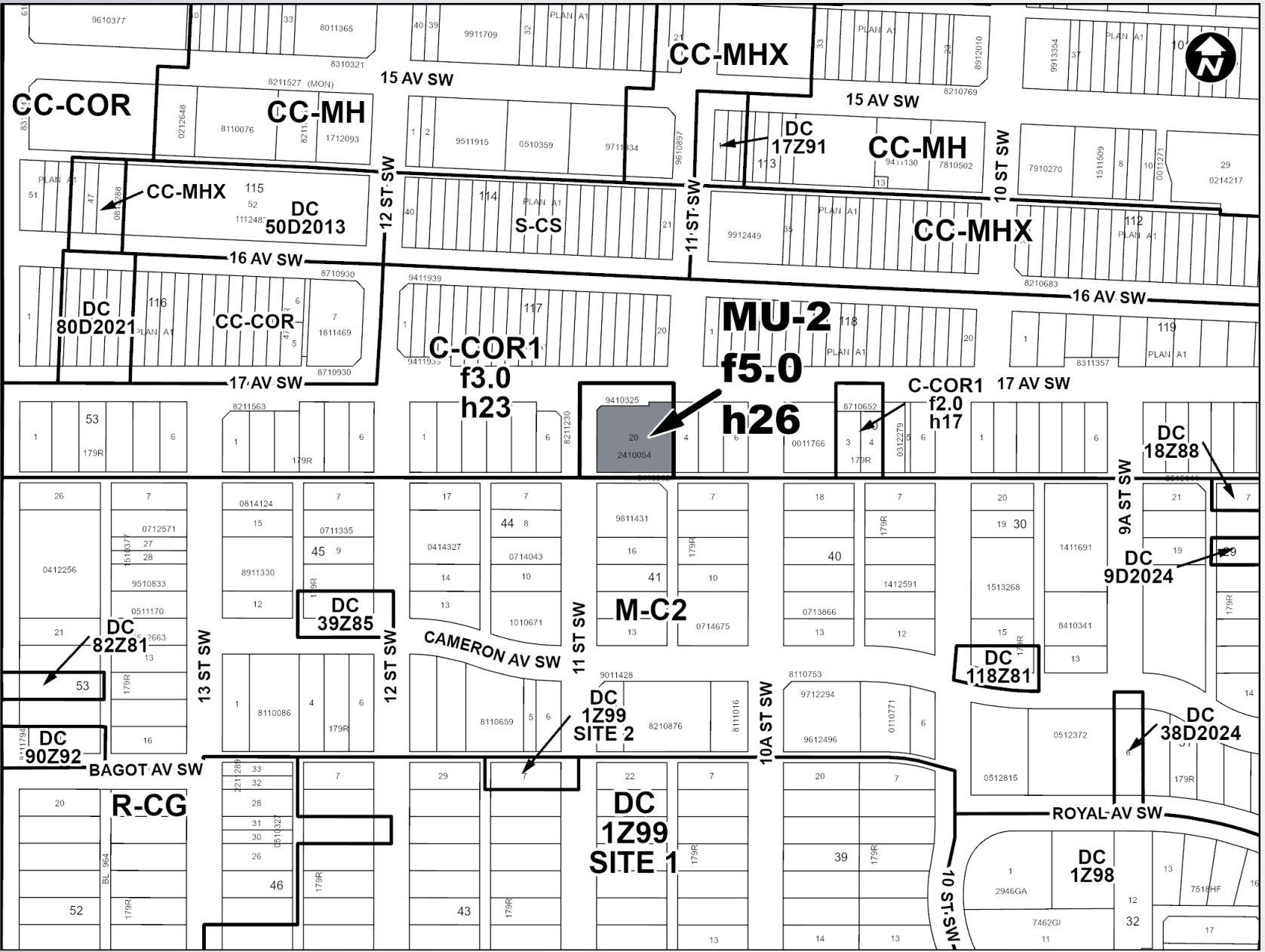
○ Bus Stop

Parcel Size:

0.17 ha
37m x 43m



- 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 = 5.0
- Maximum building height = 26 metres

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Supplementary Slides





