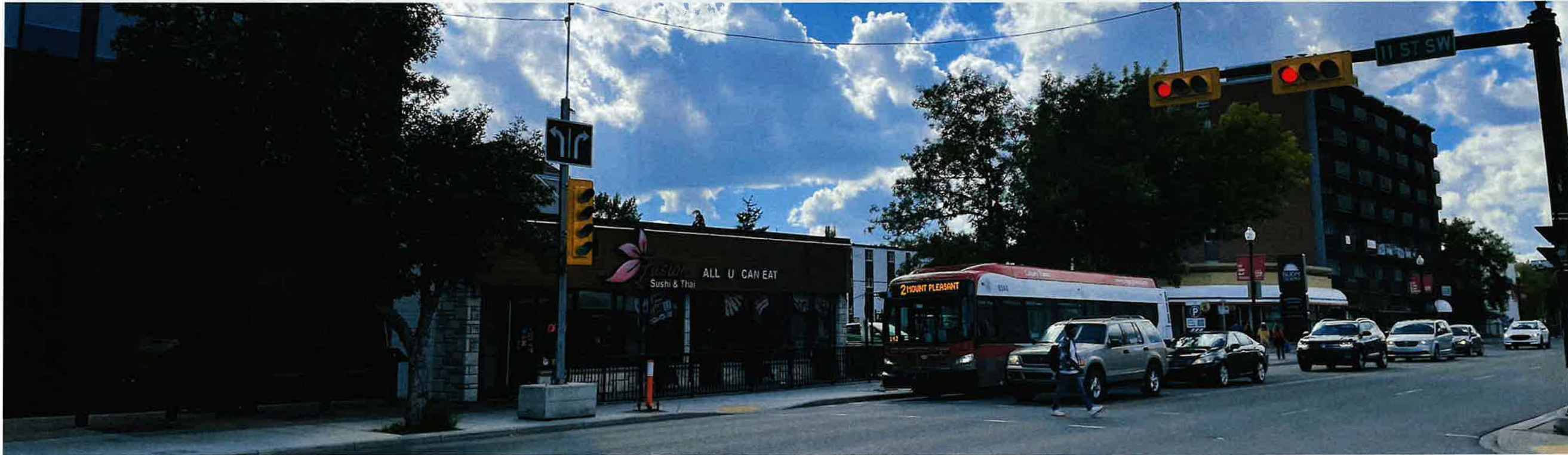




Public Hearing of Council

Agenda Item: 7.2.11



LOC2024-0124 / CPC2024-1044

Land Use Amendment

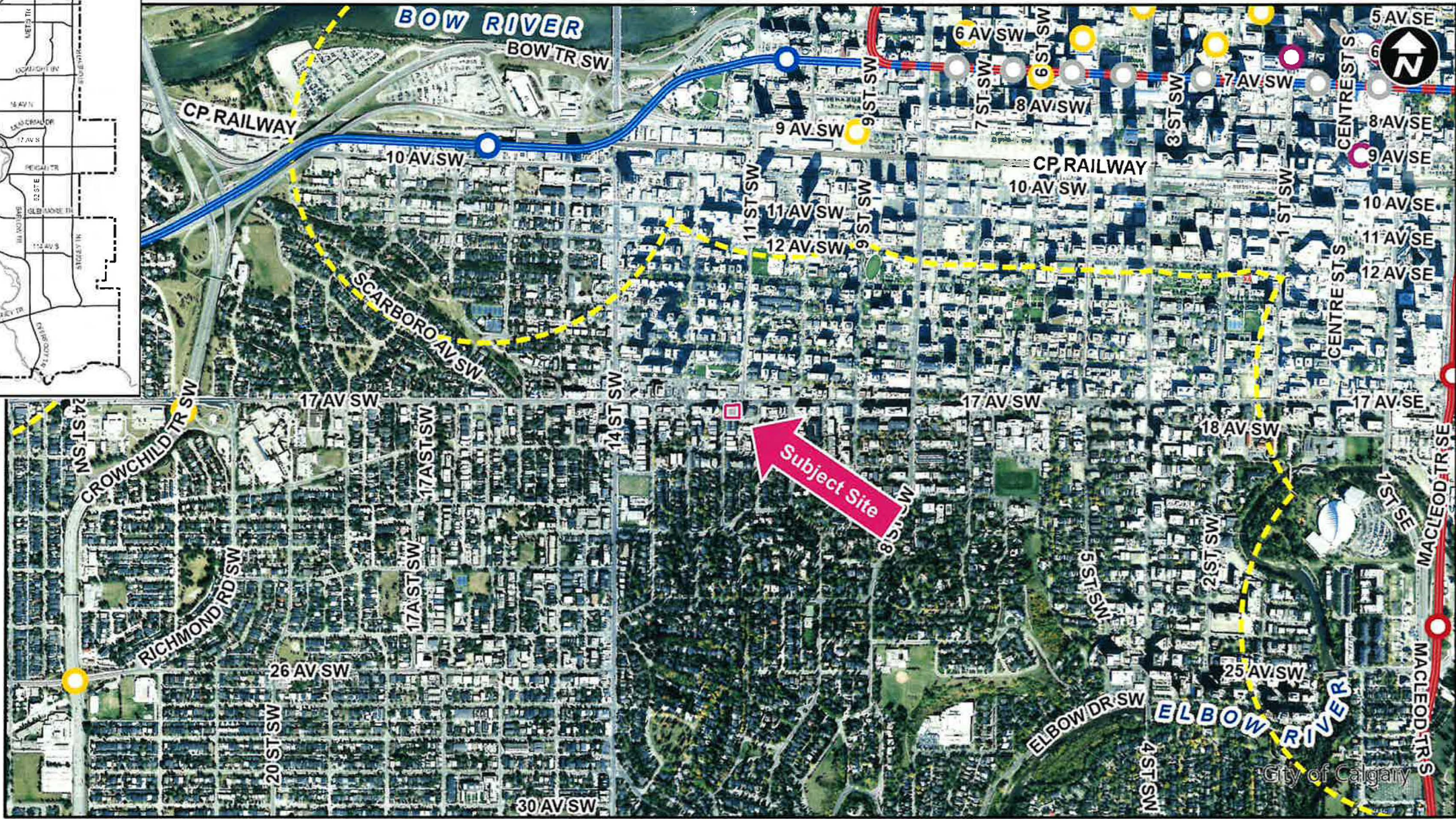
December 3, 2024

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER DEC 05 2024 ITEM: <u>7.2.11 CPC2024-1044</u> <u>Distrib- Presentation 1</u> CITY CLERK'S DEPARTMENT

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



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

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.

Supplementary Slides





Existing Land Use Map 11

