



Public Hearing of Council

Agenda Item: 7.2.5



LOC2024-0183 / CPC2024-1211 Land Use Amendment

January 14, 2025

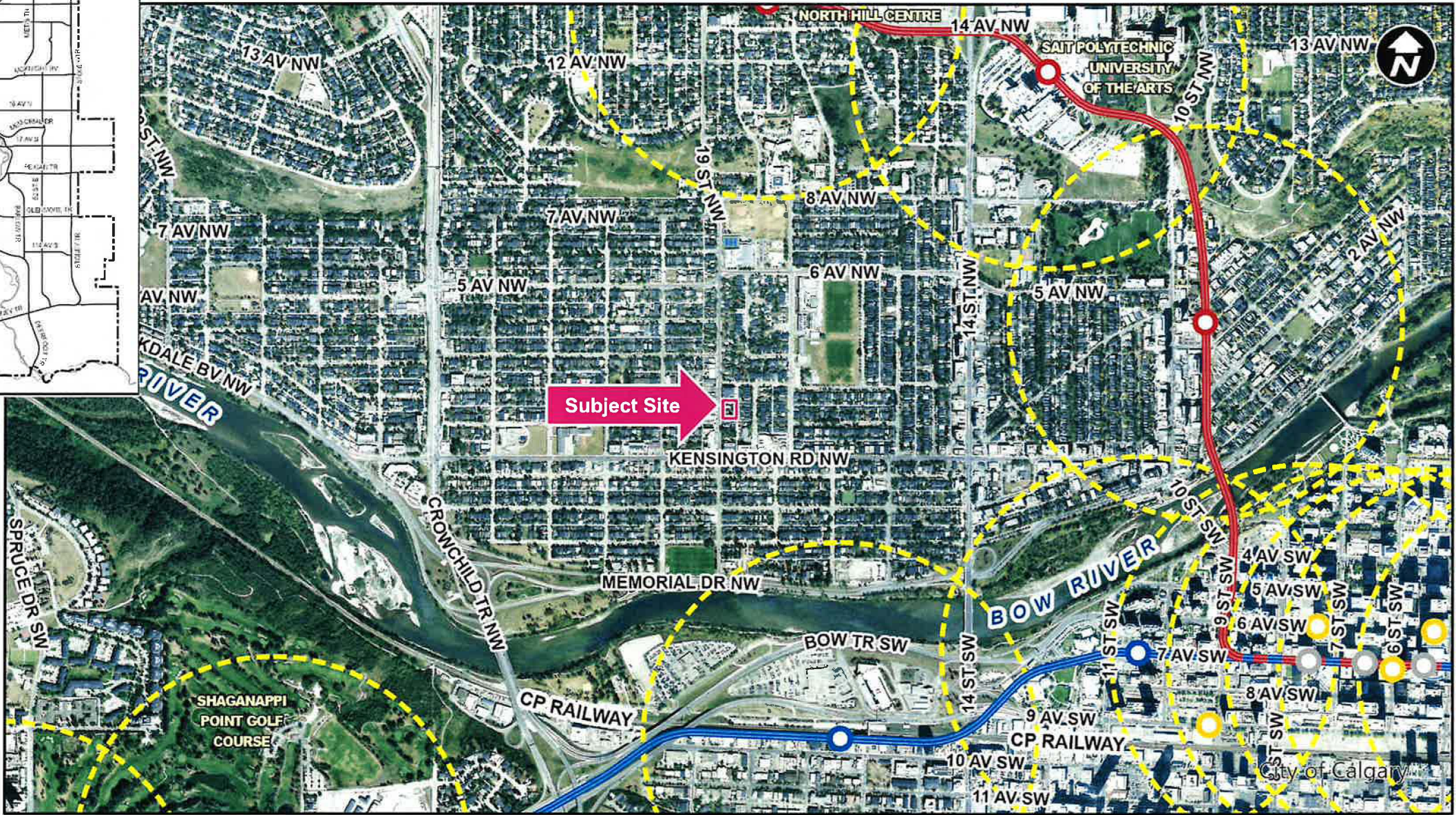
CITY OF CALGARY
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IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.5 CPC2024-1211
Distrib - Presentation!
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 14D2024** for the redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 206, 210, 214 and 218 – 19 Street NW (Plan 8942GB, Block 19, Lots 4 to 7) from Mixed Use – General (MU-1f3.3h19) District to Mixed Use – General (MU-1f3.9h24) 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

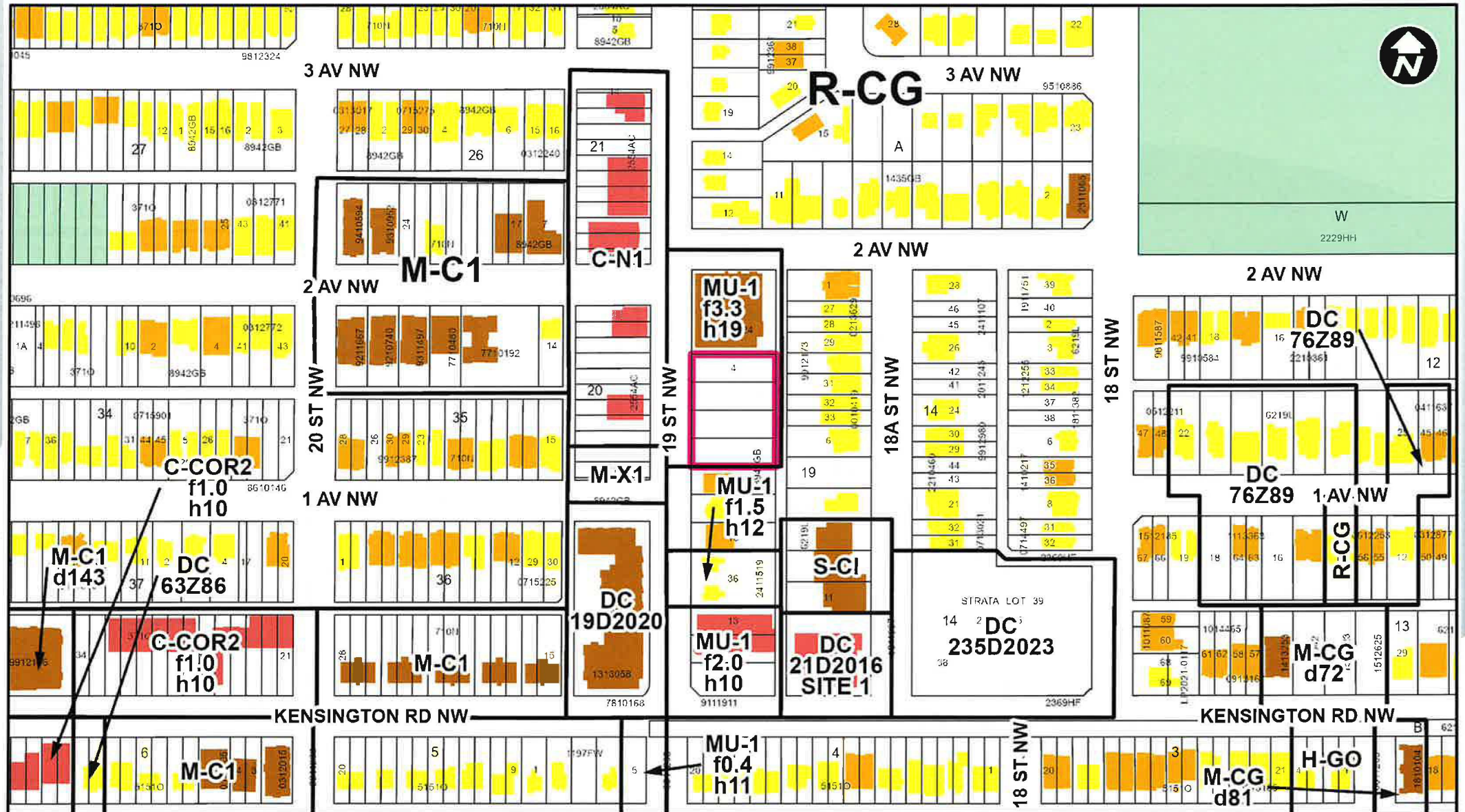
Parcel Size:

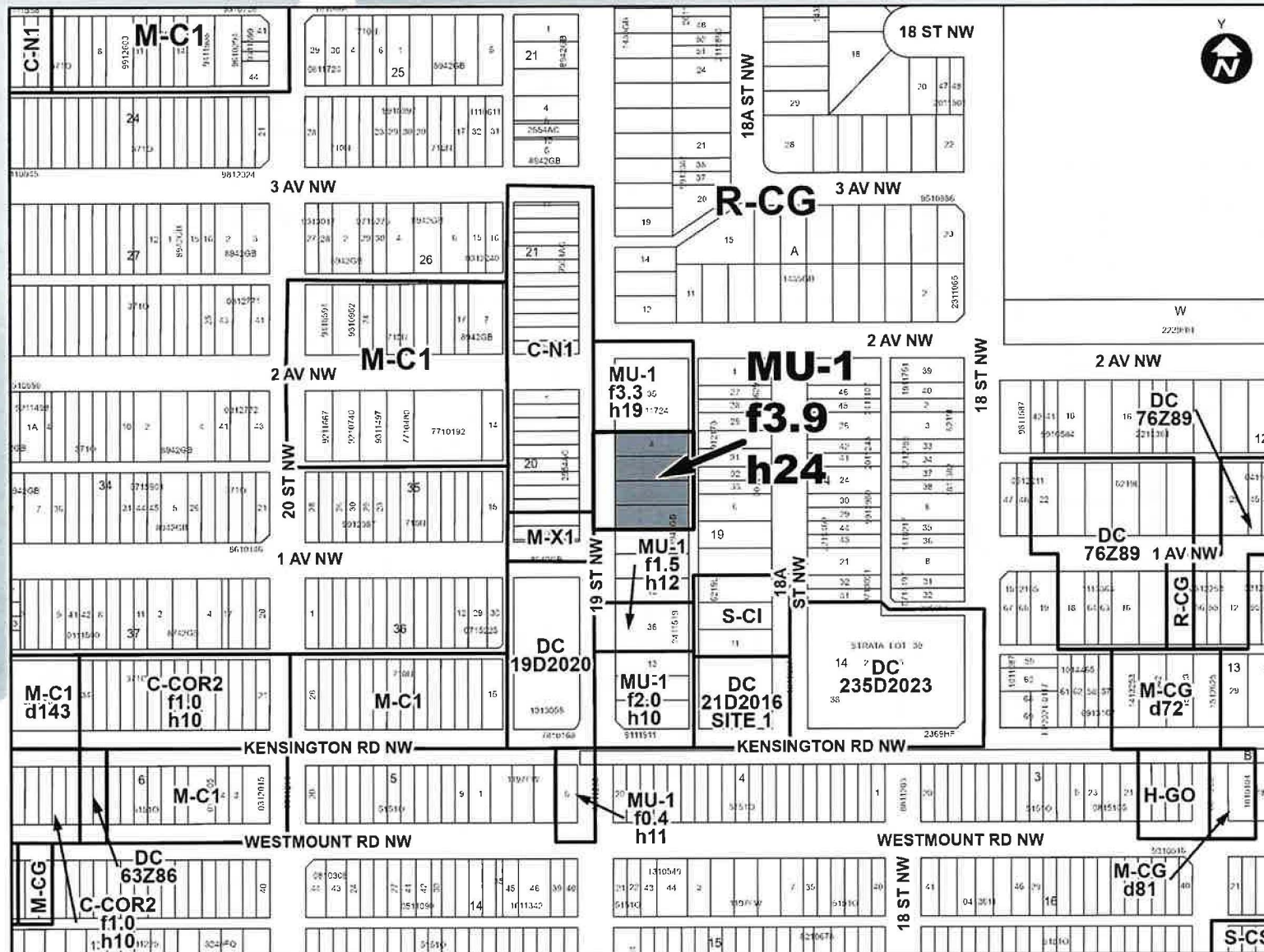
0.23 ha
55m x 41m

Surrounding Land Use

LEGEND

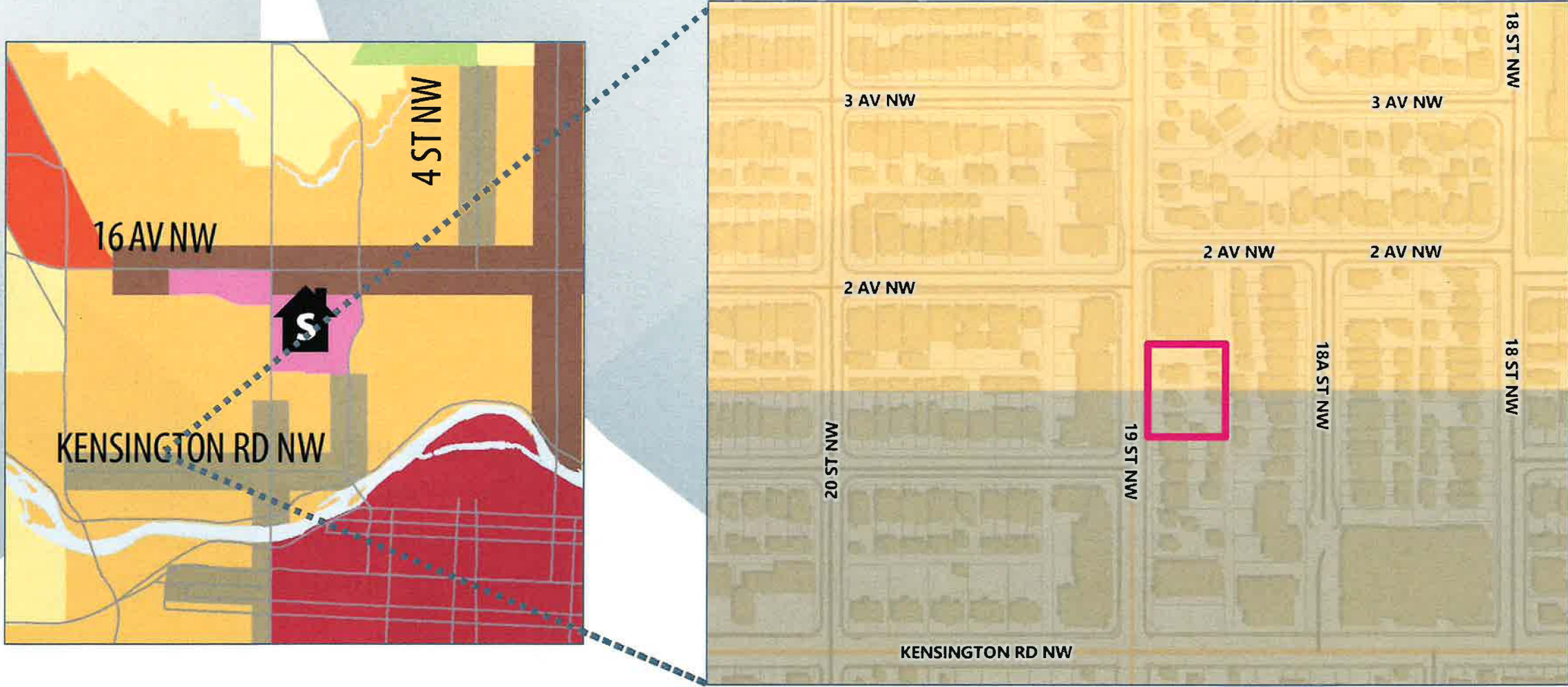
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed Mixed Use – General (MU-1f3.9h24) District:

- Maximum floor area ratio (FAR) of 3.9 (increase from 3.3)
- Maximum building height of 24 metres (increase from 19 metres)



- | Main Streets | | Developed Residential | |
|---|---------------------------|---|-------------|
|  | Urban Main Street |  | Inner City |
|  | Neighbourhood Main Street |  | Established |

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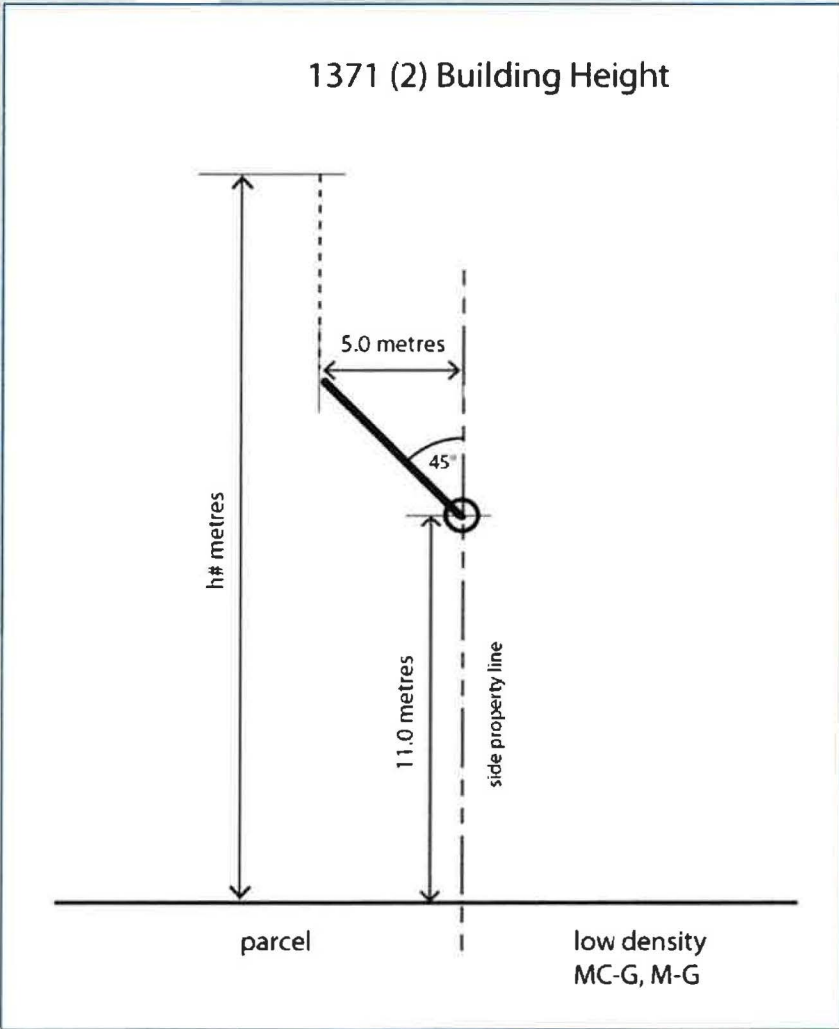
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Supplementary Slides

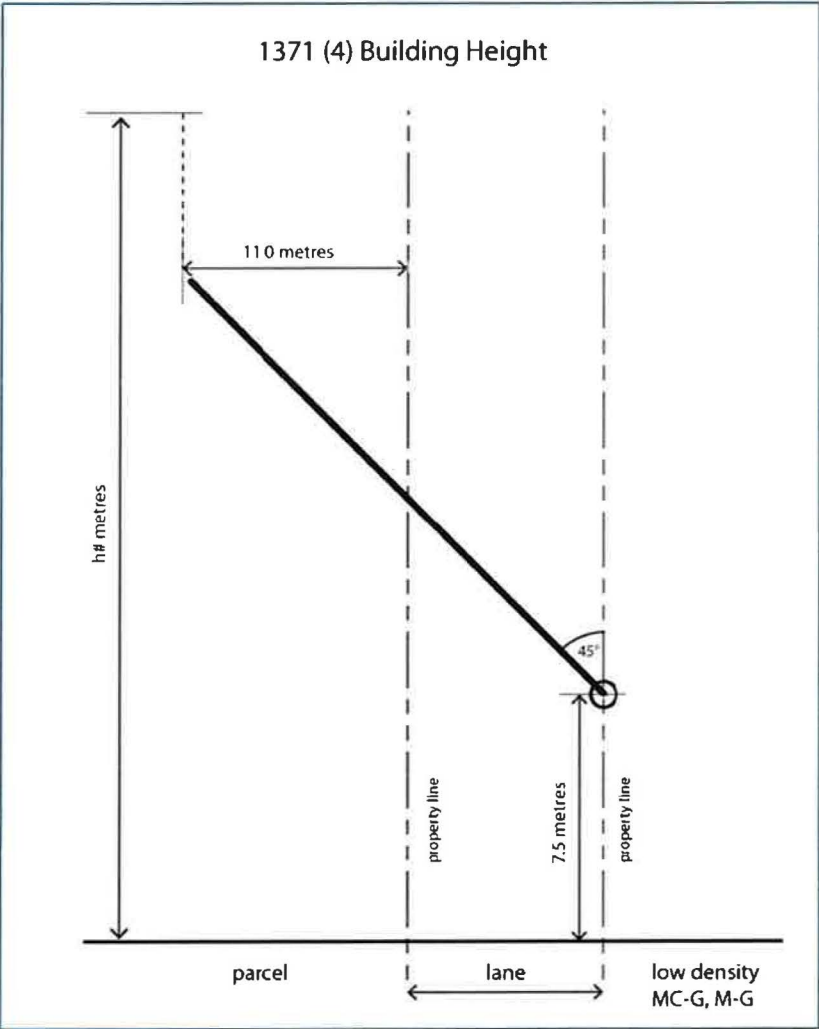








South Elevation



East Elevation