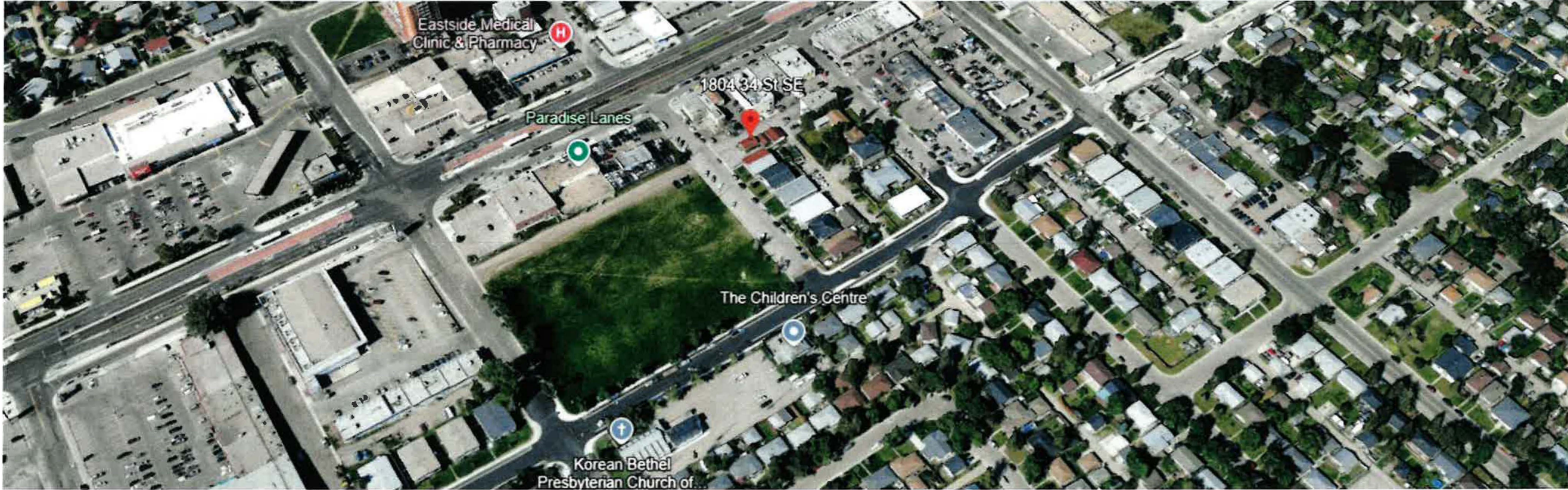




Calgary Planning Commission

Agenda Item: 7.2.3



LOC2024-0269 / CPC2025-0144

Land Use Amendment

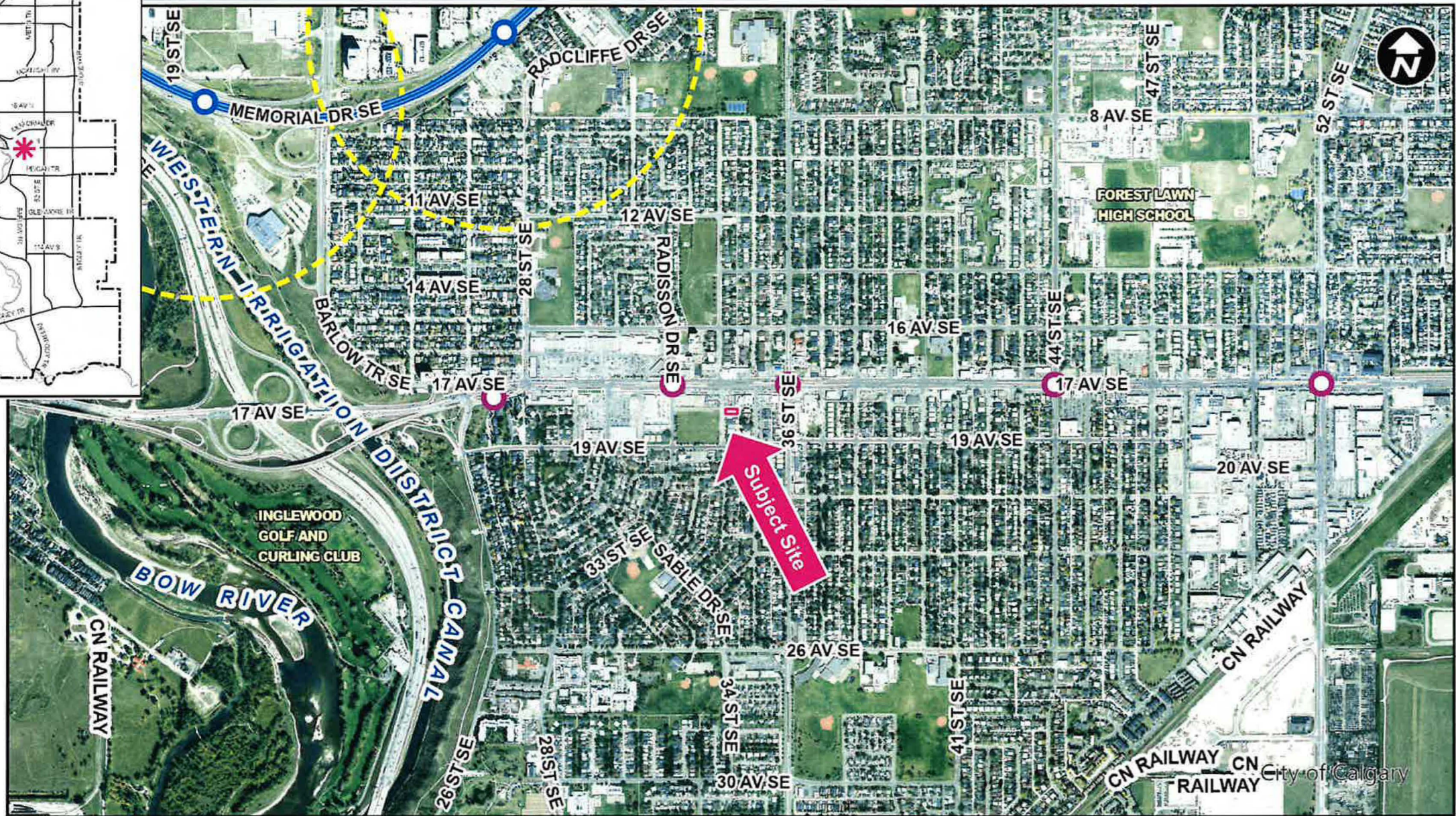
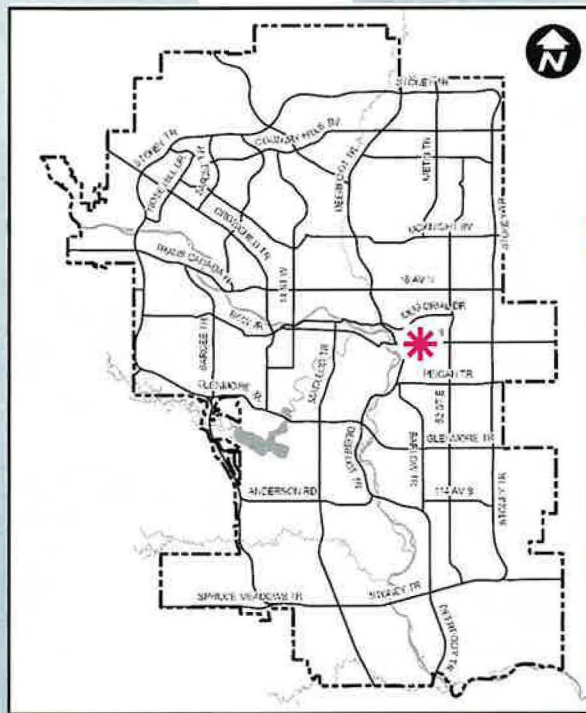
2025 February 13

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 13 2025
ITEM: 7.2.3 CPC2025-0144
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from Commercial Corridor 1 (C-COR1 f2.5h16) District to Mixed Use - General (MU-1f4.5h23) 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:

0.06 ha

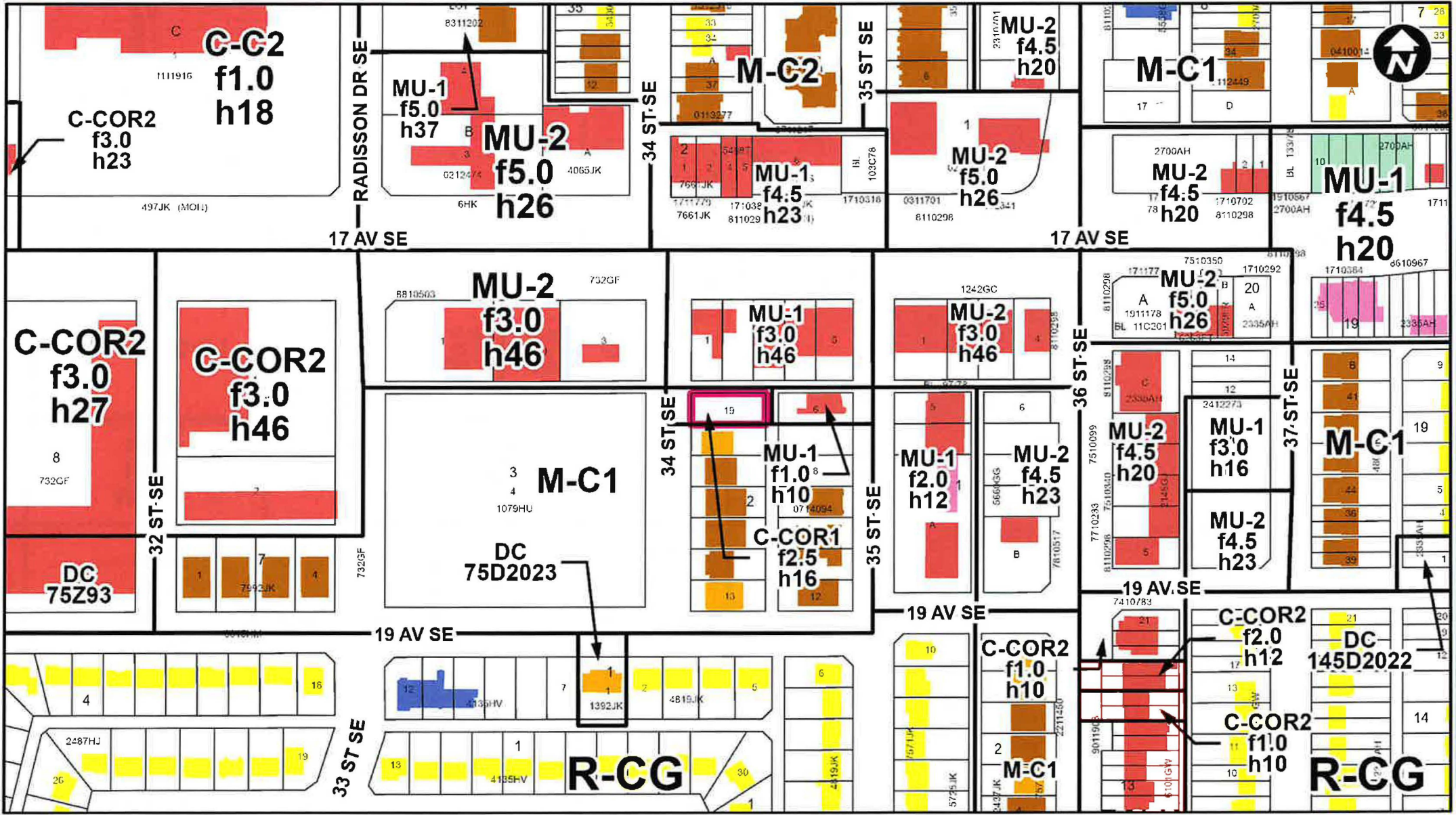
15m x 36m

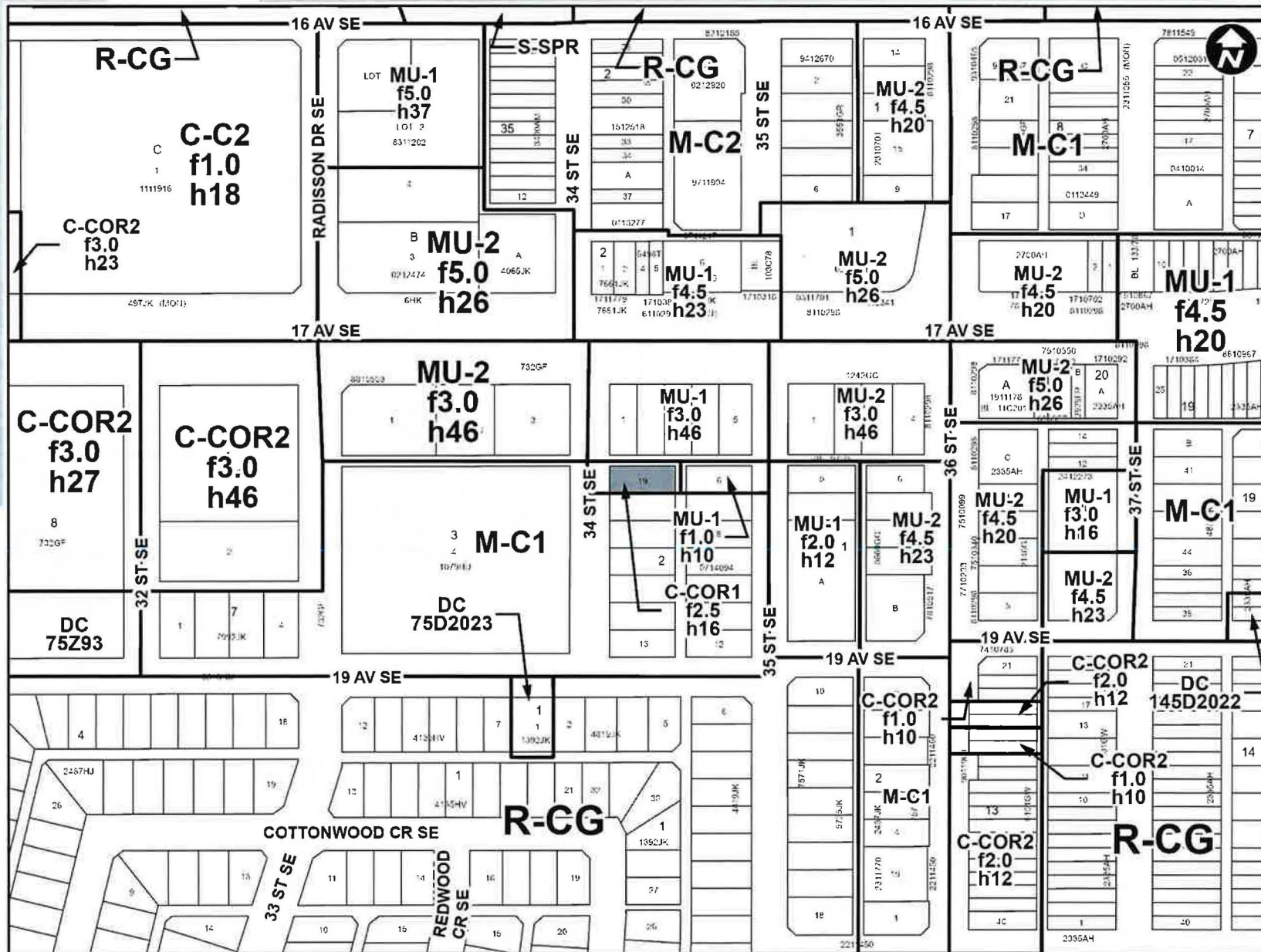




Surrounding Land Use

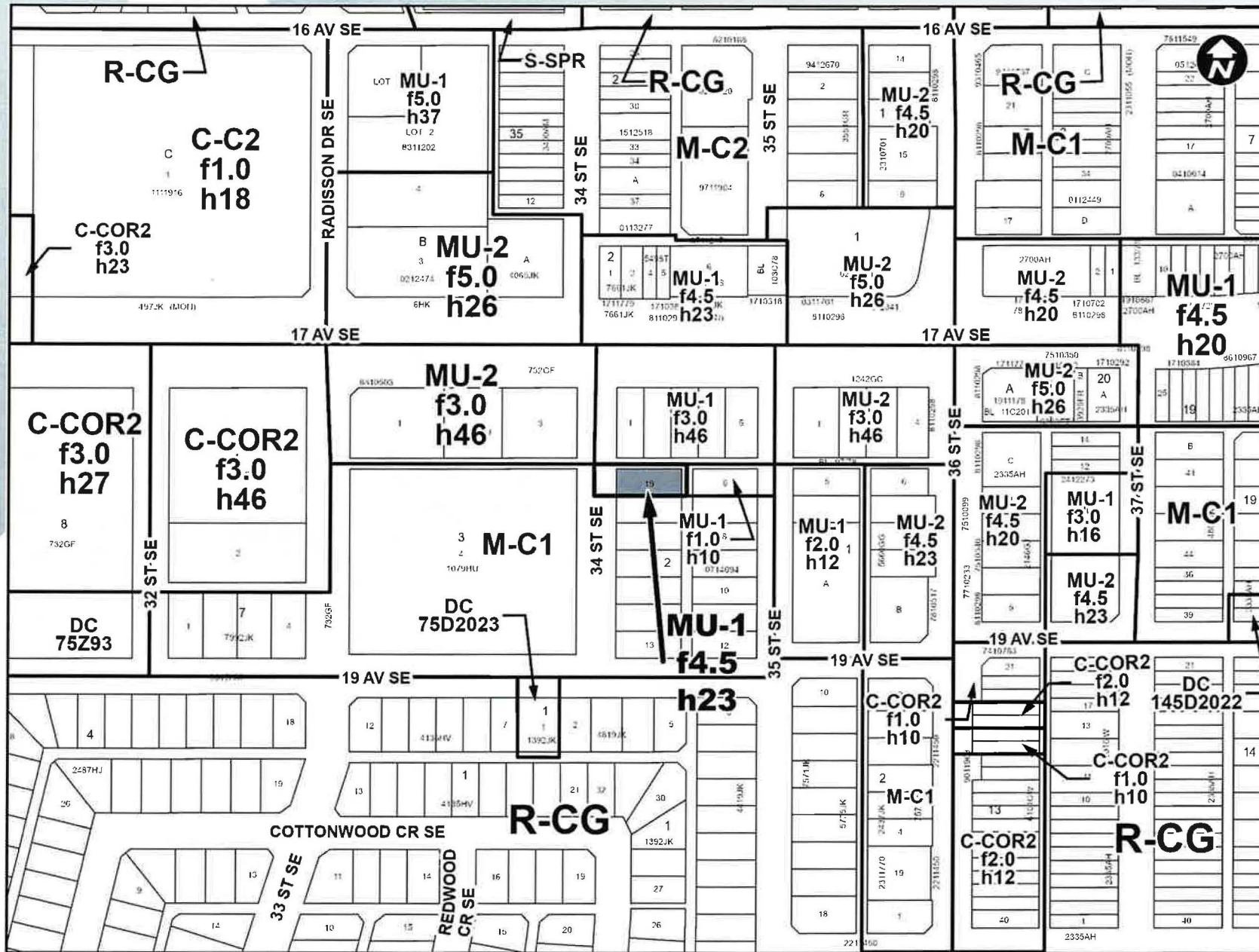
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Existing Commercial – Corridor 1 (C-COR1 f2.5h16) District:

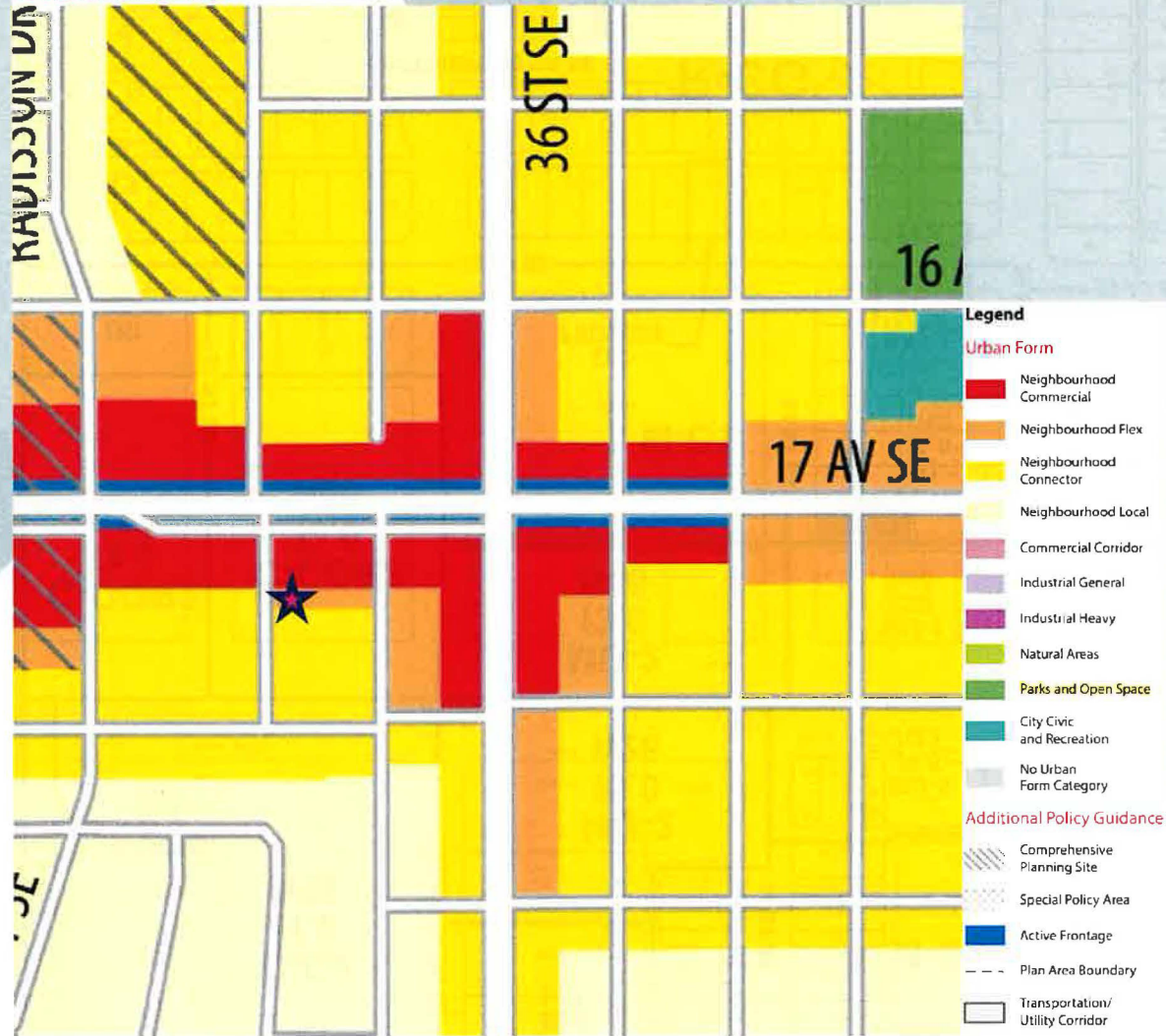
- Storefronts along a continuous block face
- Requires a min of 20.0 percent of the gross floor area to be commercial uses
- max floor area ratio (FAR): 2.5
- max building height: 16 metres (approximately 4 storeys)



Proposed Mixed Use – General (MU-1f4.5h23) District:

- both residential and commercial uses are supported at grade
- allow commercial use as an option
- max floor area ratio (FAR): 4.5
- max building height: 23 metres (approximately 6 storeys)

Map 3:
Urban Form



Map 4:
Building Scale



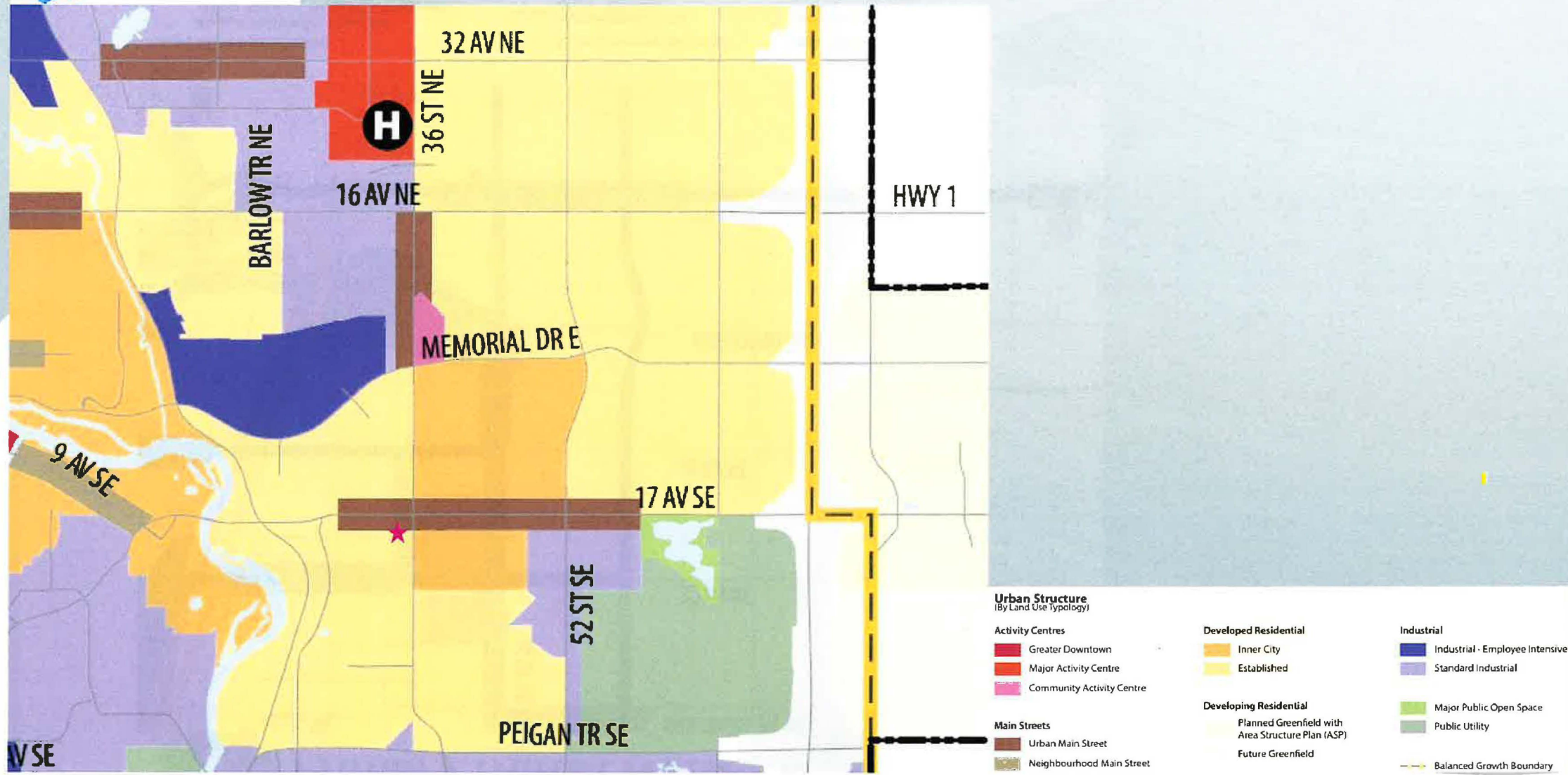
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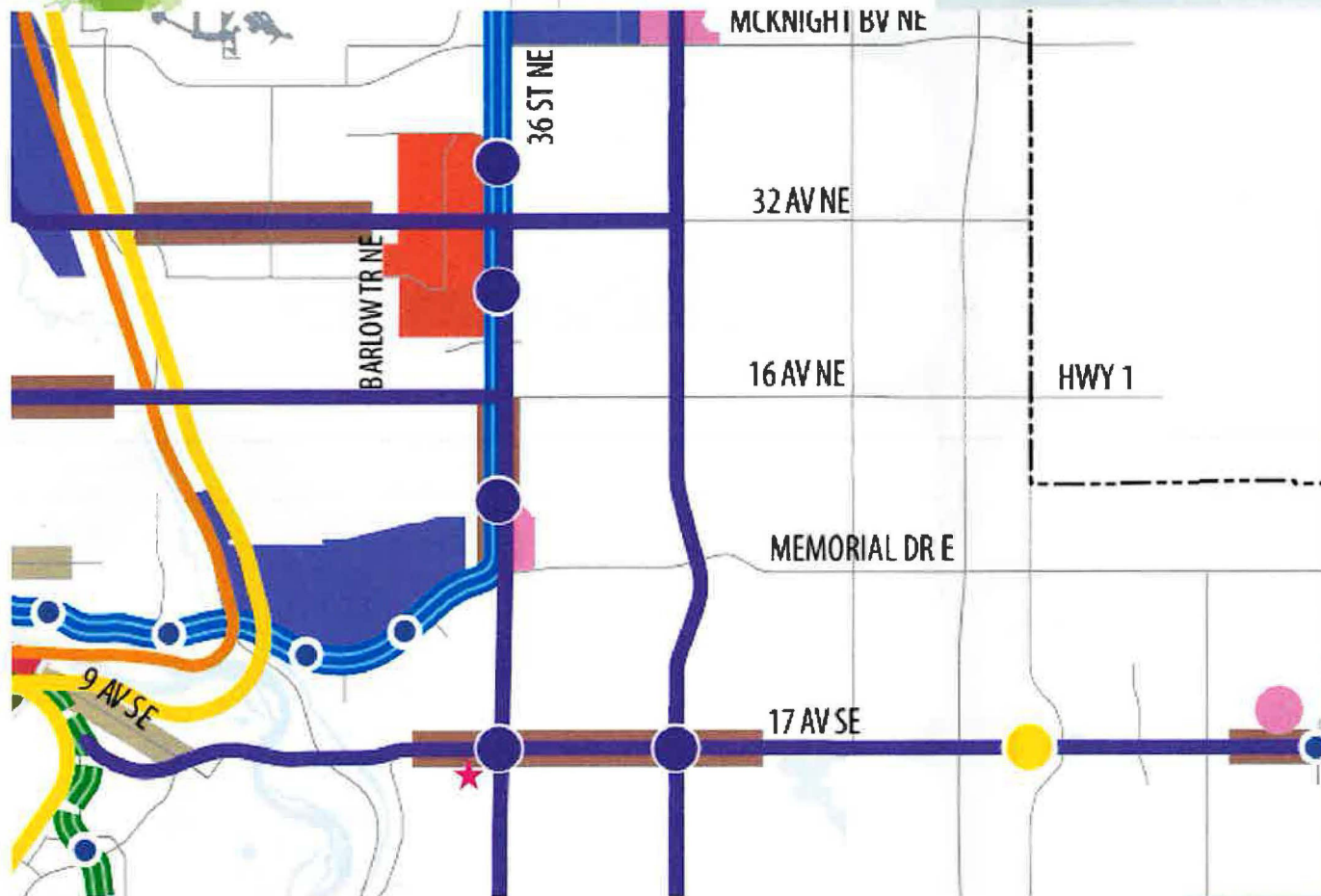
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Supplementary Slides

1 Urban Structure



2 Primary Transit Network



Legend

Primary Transit Network LEGEND

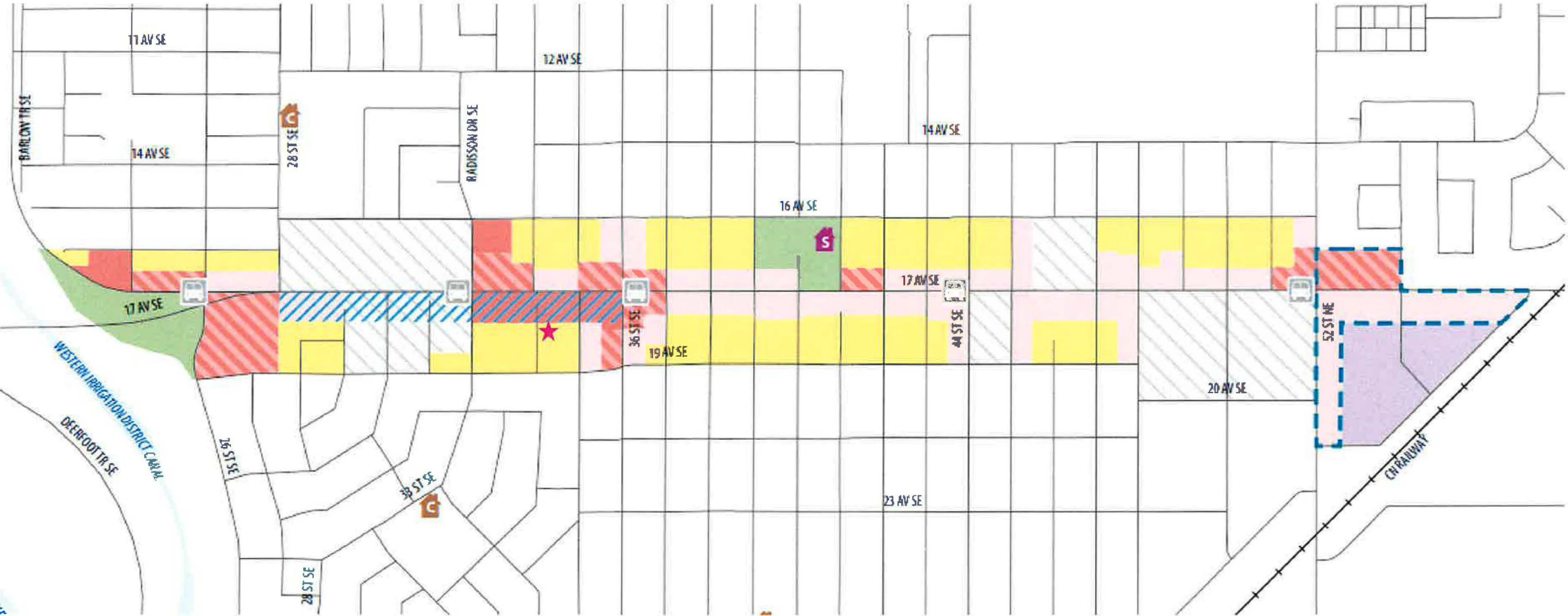
- (Frequent, Fast, Reliable, Connected)
<10 min. Frequency, 15 hours/day, 7 days/week>
- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)
- Connection to Route in Region

- Regional Commuter Rail Corridor
- High Speed Rail Corridor
Calgary - Edmonton
- Primary Transit Hub
- Regional/ Inter City Gateway Hub
- Transit Centres
- Red Line LRT

- Blue Line LRT
- Blue/Red Line LRT
- Green Line LRT
- Transportation/Utility Corridor
- City Limits

International Avenue Area Redevelopment Plan

Map 4 | Building height



- | | | | |
|--|---|---------------------------|------------------------|
| Neighbourhood - Low-Rise (Max 4 Stories) | Community - High-Density (Above 10 Stories) | Future Comprehensive Area | Community Centre |
| Community - Mid-Rise (Max 6 Stories) | Employment - Industrial (Max 3 Stories) | Active Frontage | School |
| Community - Centre (6-10 Stories) | Open Space | Special Area | Rapid Transit Bus Stop |