

Public Hearing of Council

Agenda Item: 7.2.9

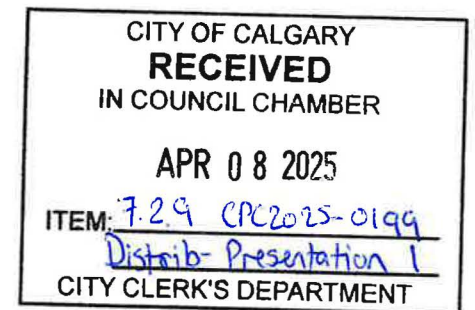


LOC2024-0152 / CPC2025-0199

Land Use Amendment

April 8, 2025

ISC: Unrestricted

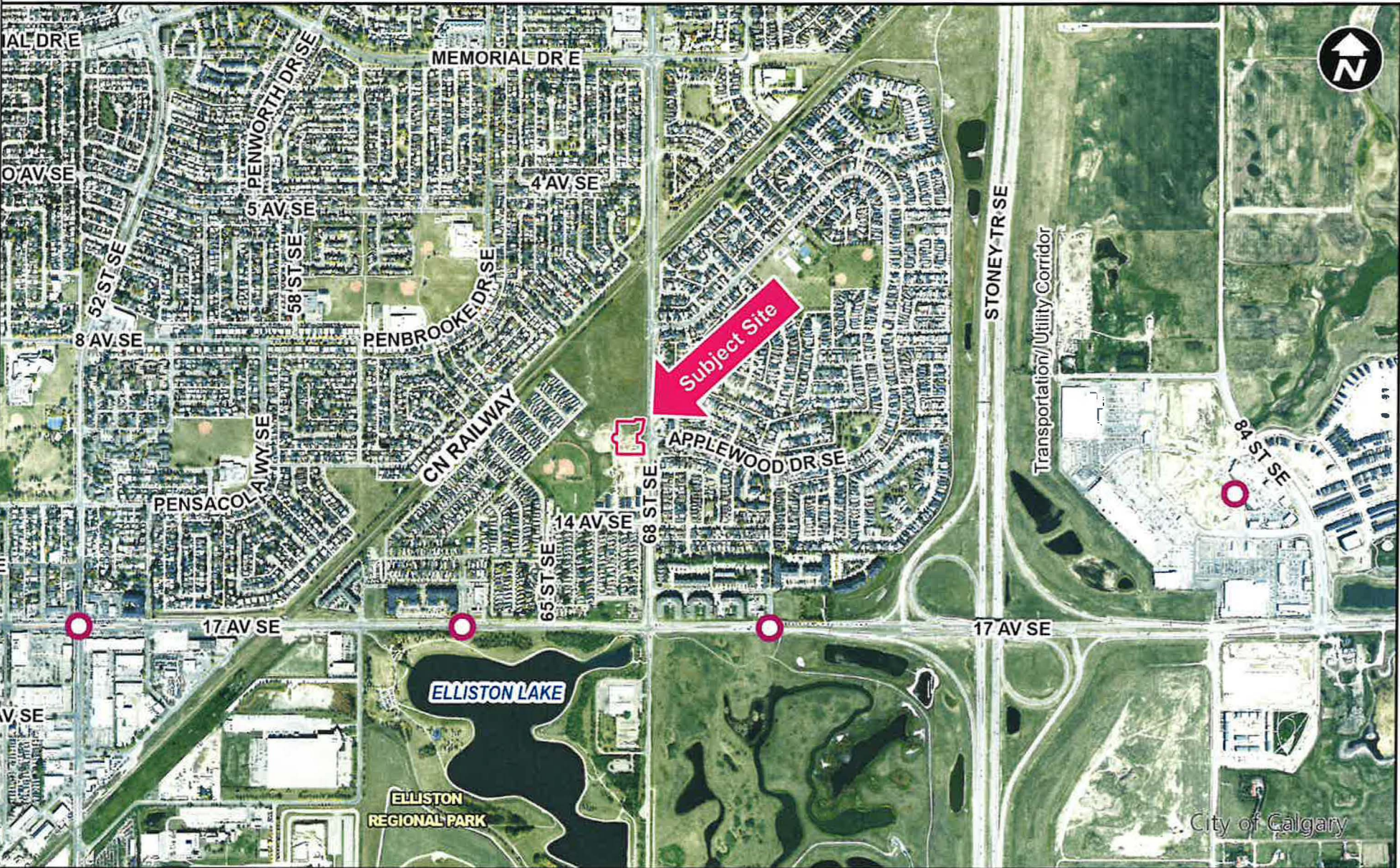


Calgary Planning Commission's Recommendation:

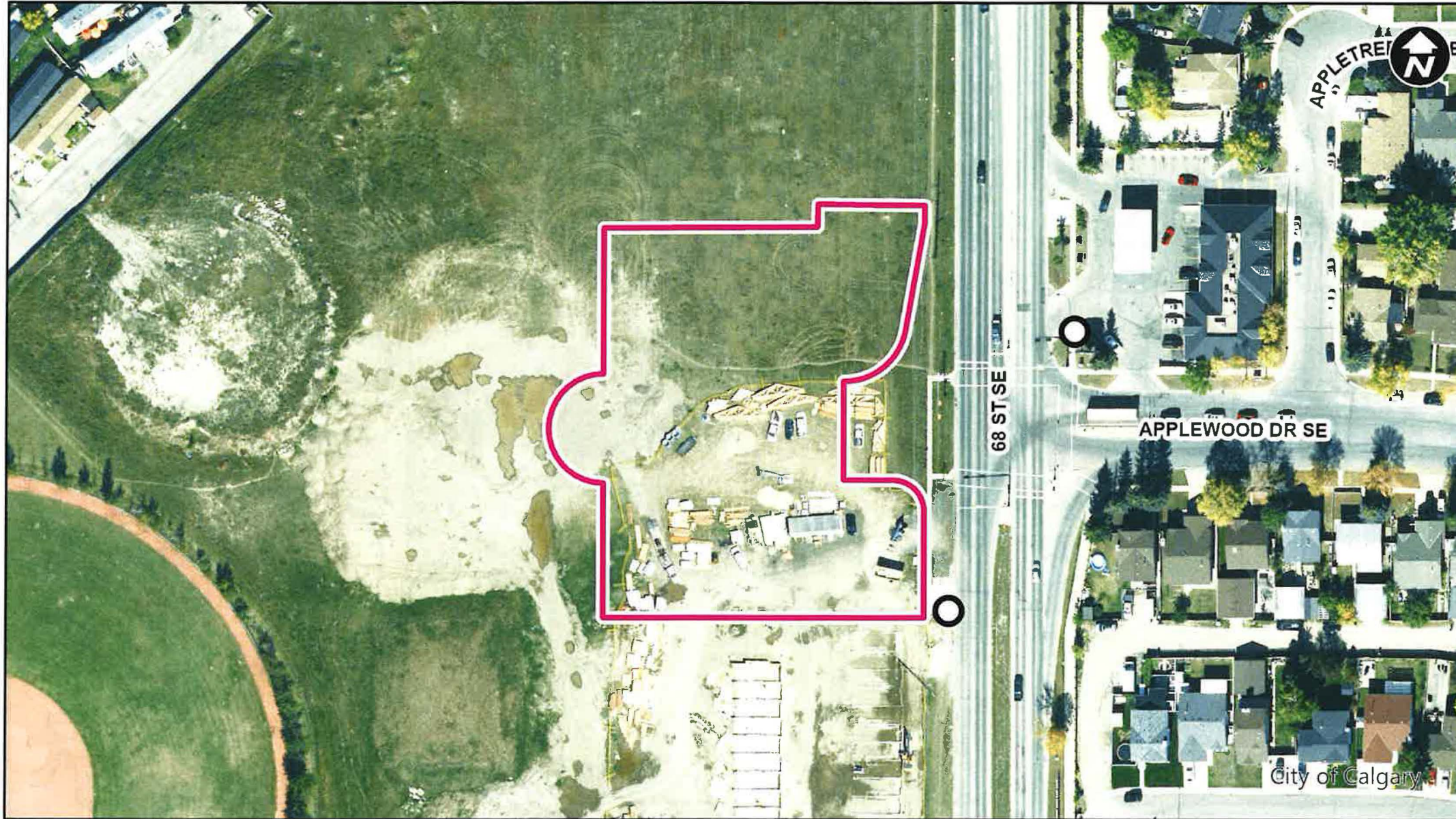
That Council:

Give three readings to **Proposed Bylaw 60D2025** for the redesignation of 0.71 hectares $\pm$ (1.75 acres $\pm$) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Mixed Use – Active Frontage (MU-2f4.0h24) 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

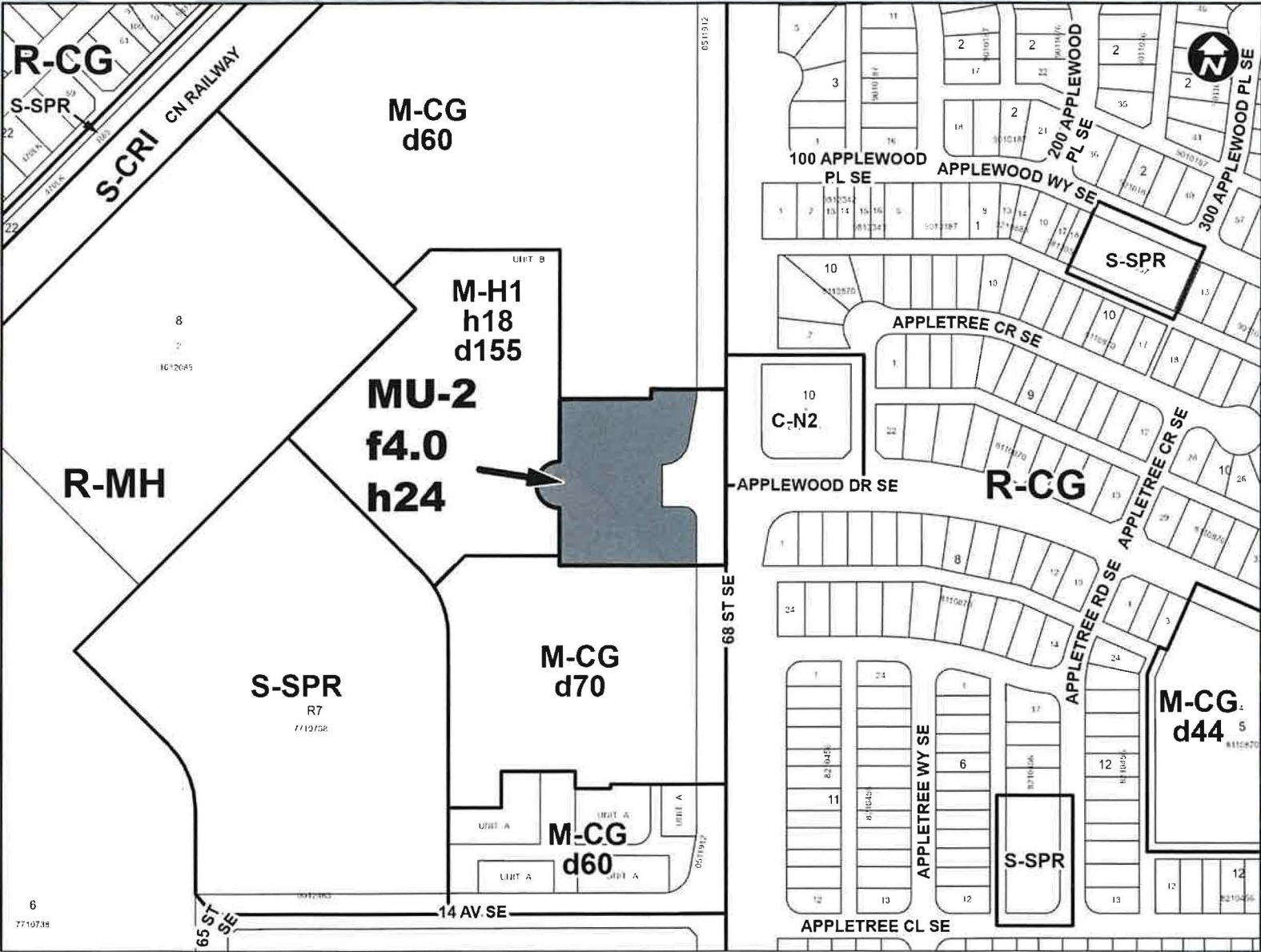


LEGEND

○ Bus Stop

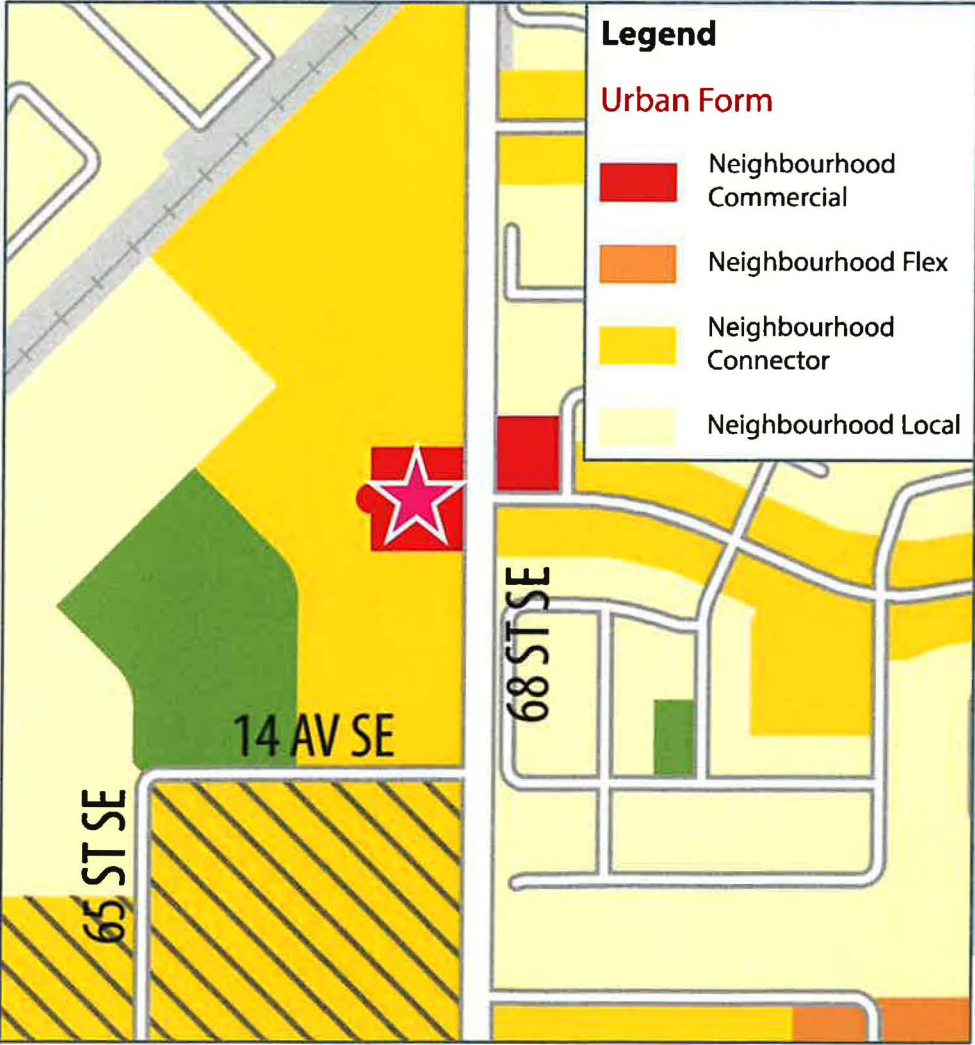
Parcel Size:

0.71 ha
75m x 100m



Proposed Mixed Use – Active Frontage (MU-2f4.0h24) District:

- Requires active commercial uses at grade along the commercial street
- Maximum floor area ratio (FAR) of 4.0
- Maximum height of 24 metres (6 storeys)



★ Subject Site

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 60D2025** for the redesignation of 0.71 hectares $\pm$ (1.75 acres $\pm$) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District and Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

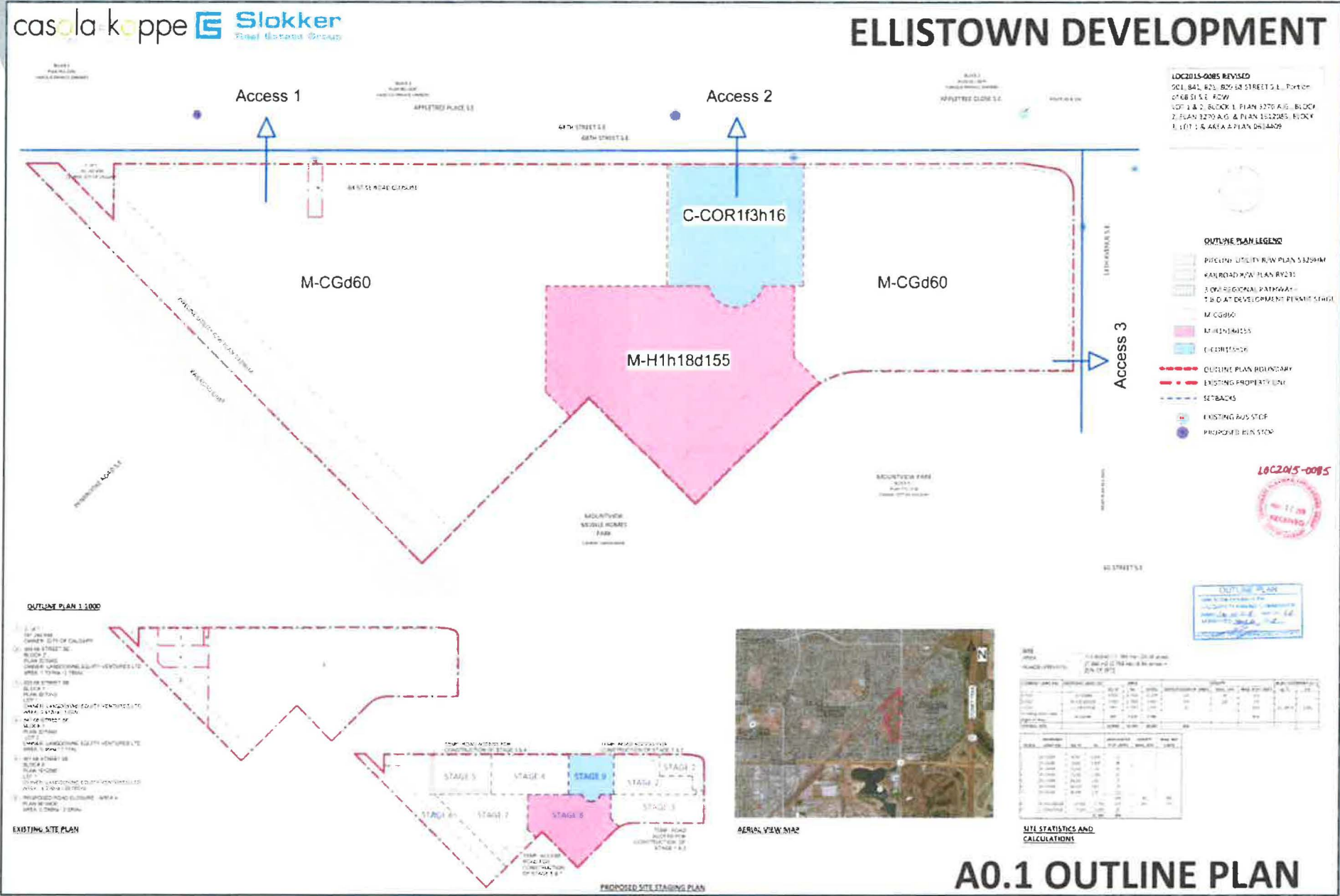
Supplementary Slides

10

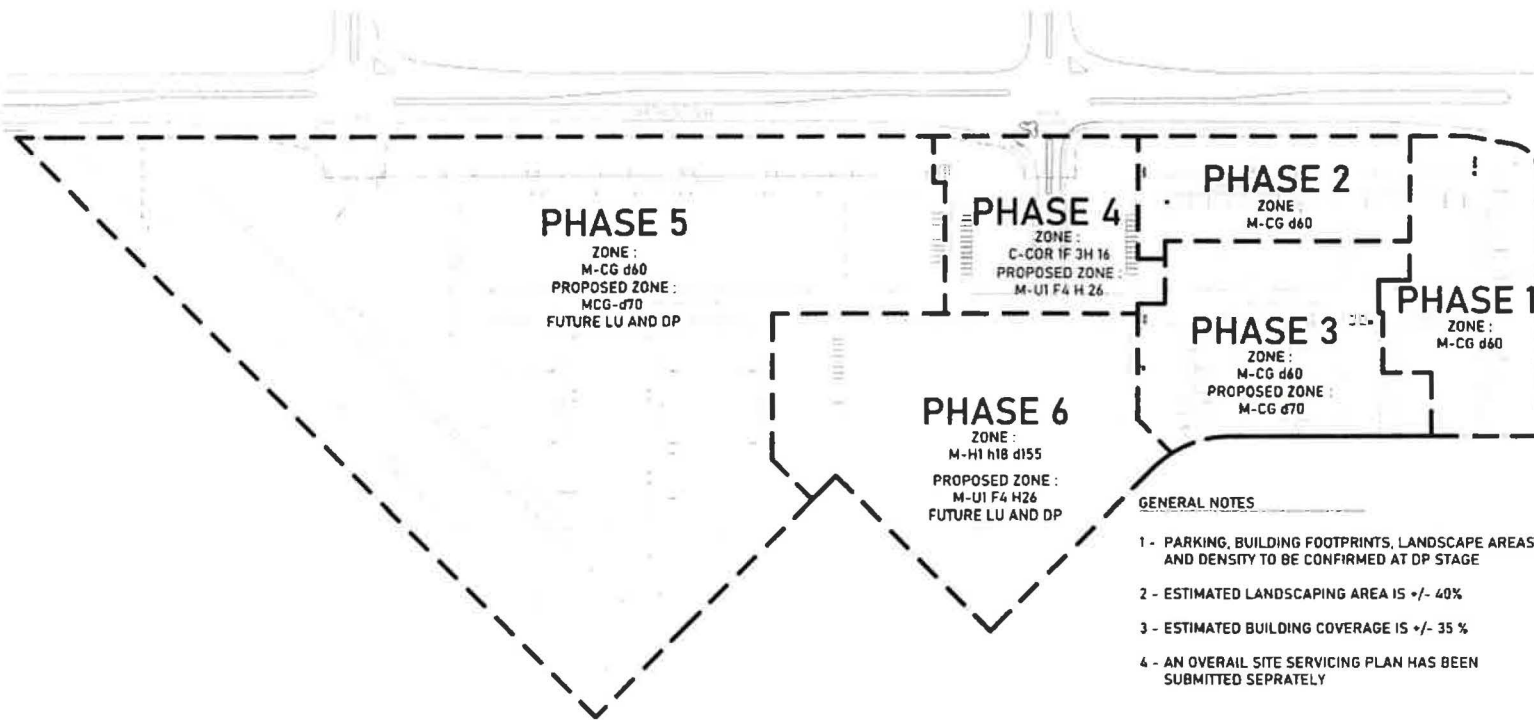








FAMS



RELEASER

[illegible]

901 68 STREET SE

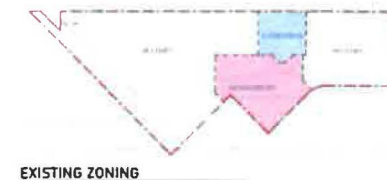
POB 749 OF 68 67 65 8770 187
1 AND 2 BL 68 1 PL 68 12746
POB 2 PL 68 12746 AND
PL 68 12746 1 PL 68 12746
AND 68 1 PL 68 12746

MR	JB
Case No.	LC#2024
6/28/2024	NTS

PHASING AND ZONING

002

Silverado Village Master Plan Statistics Phase 3 & 4 Update												
	Land Use Proposed	Area (sqft)	Area (sqm)	Area (ac)	Area (ha)	Height (m)	Storeys	Density Proposed (sqft)	Max. Units Under Bldg	Units Proposed	No. of Buildings	Status
Phase 1	M-CO-600	92,835.00	8,624.68	2.13	8.89	12.00	3	60/sqft	52	62	8	Completed
Phase 2	M-CO-600	65,738.00	6,107.26	1.51	0.61	12.00	3	60/sqft	93	45	6	Under Construction
Phase 3	M-CG-70	118,806.00	11,037.44	2.73	1.10	12.00	3	70/sqft	77	77	13	DP and LU Review
Phase 4	MU-1F4-20/26	82,259.00	7,642.11	1.89	0.76	26.00	6	4.0 FAR	max.	186	2	DP and LU Review
Phase 5	M-CG-70	667,080.00	61,044.73	15.08	6.10	12.00	3	75/sqft	427	437	48	Future DP and LU
Phase 6	MU-1F4-20/26	206,629.00	19,196.46	4.74	1.92	26.00	6	4.0 FAR	no max.	366	4	Future DP and LU
Total		1,325,347.00	123,613.06	30.98	12.53	N/A	N/A	586	N/A	1,183	81	



EXISTING ZONING