

Public Hearing of Council

Agenda Item: 7.2.10

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LOC2024-0269 / CPC2025-0144 Land Use Amendment

April 8, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 08 2025

ITEM: 7.2.10 CPC2025-0144
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 54D2025** 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-COR1f2.5h16) District **to** Mixed Use - General (MU-1f4.5h23) District.





LEGEND

600m buffer from LRT station

LRT Stations

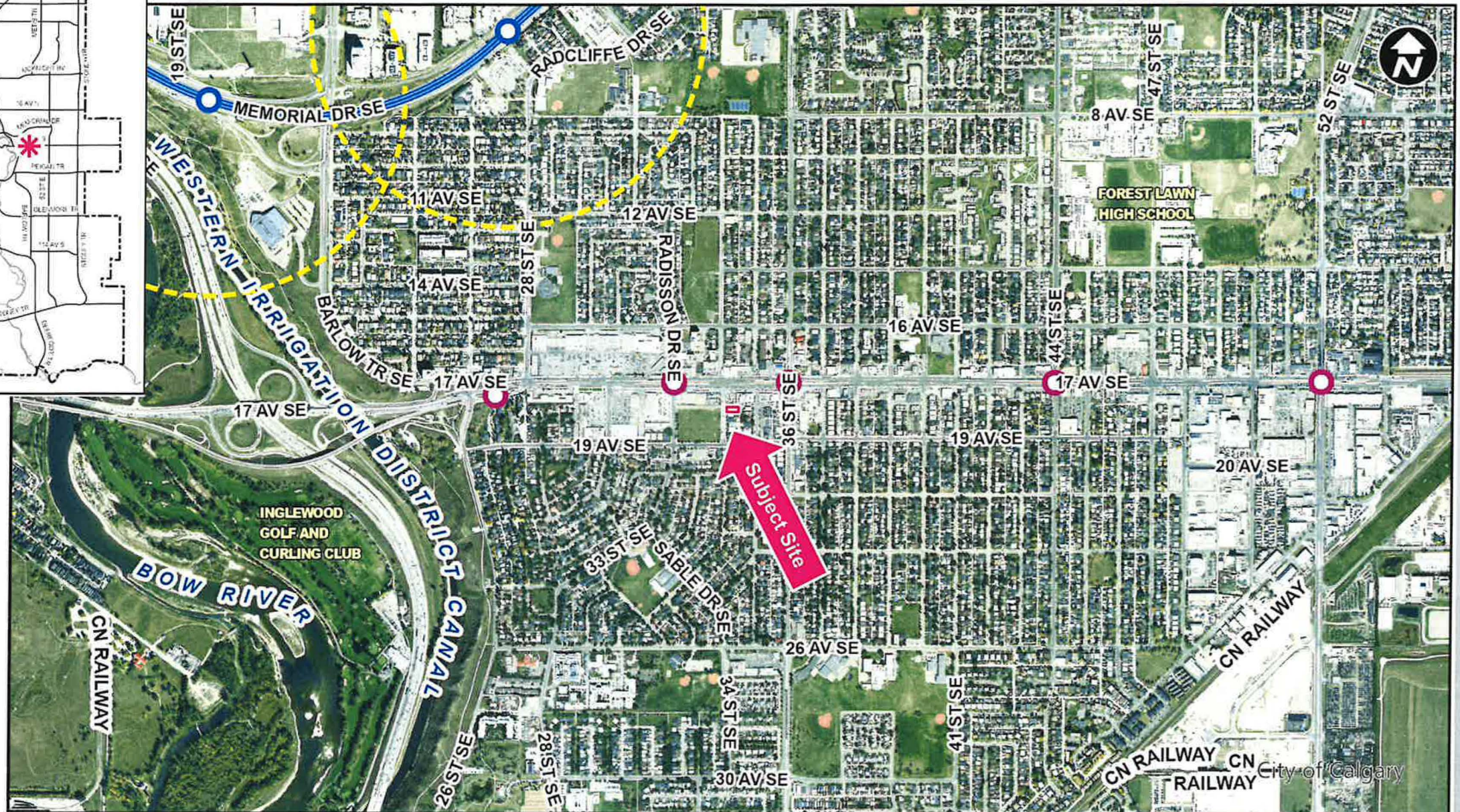
Blue
Downtown
Red
Green (Future)

LRT Line

Blue
Blue/Red
Red

Max BRT Stops

Orange
Purple
Teal
Yellow





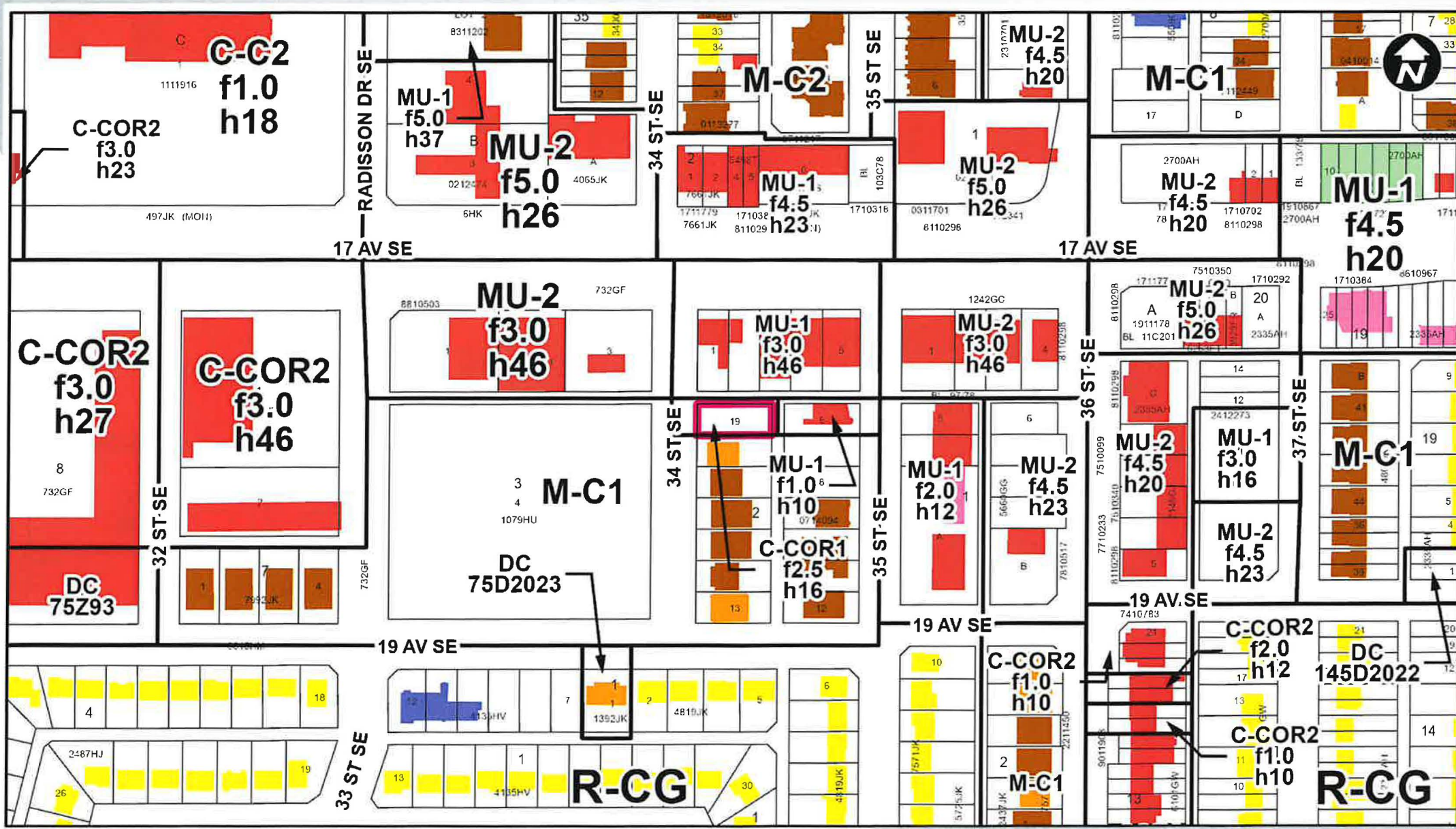
LEGEND

○ Bus Stop

Parcel Size:

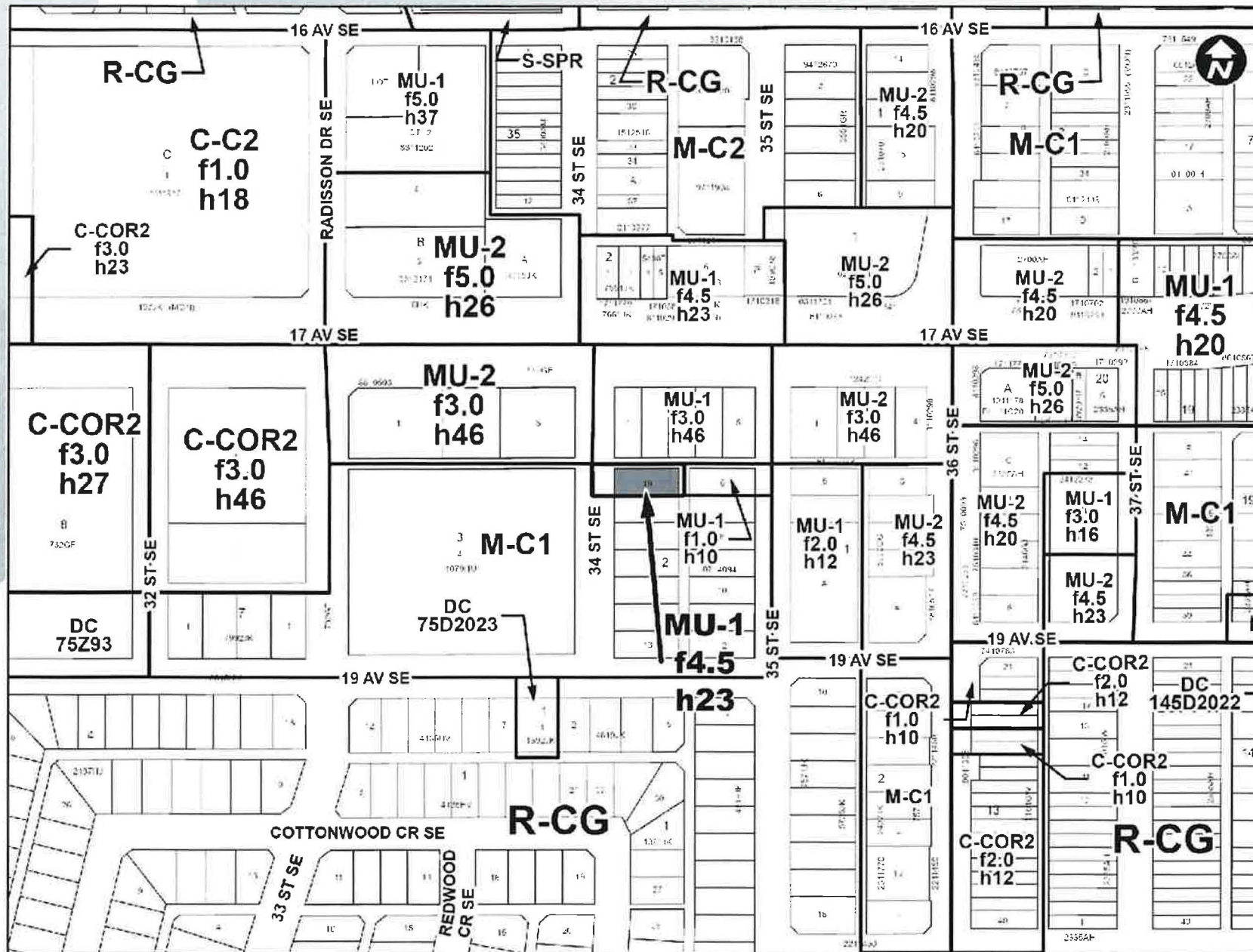
0.06 ha
15m x 36m

- 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 Land Use Map

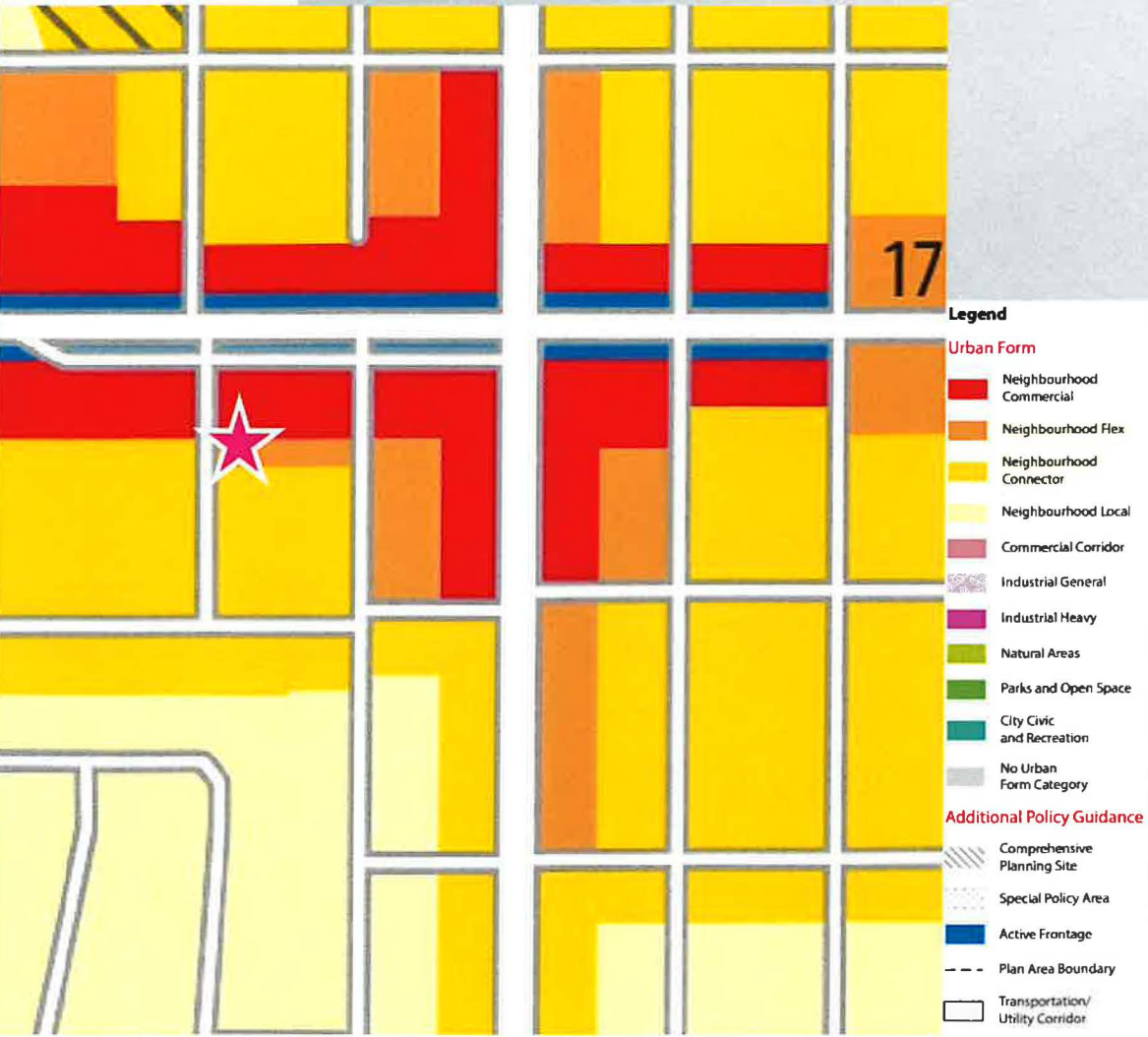
6



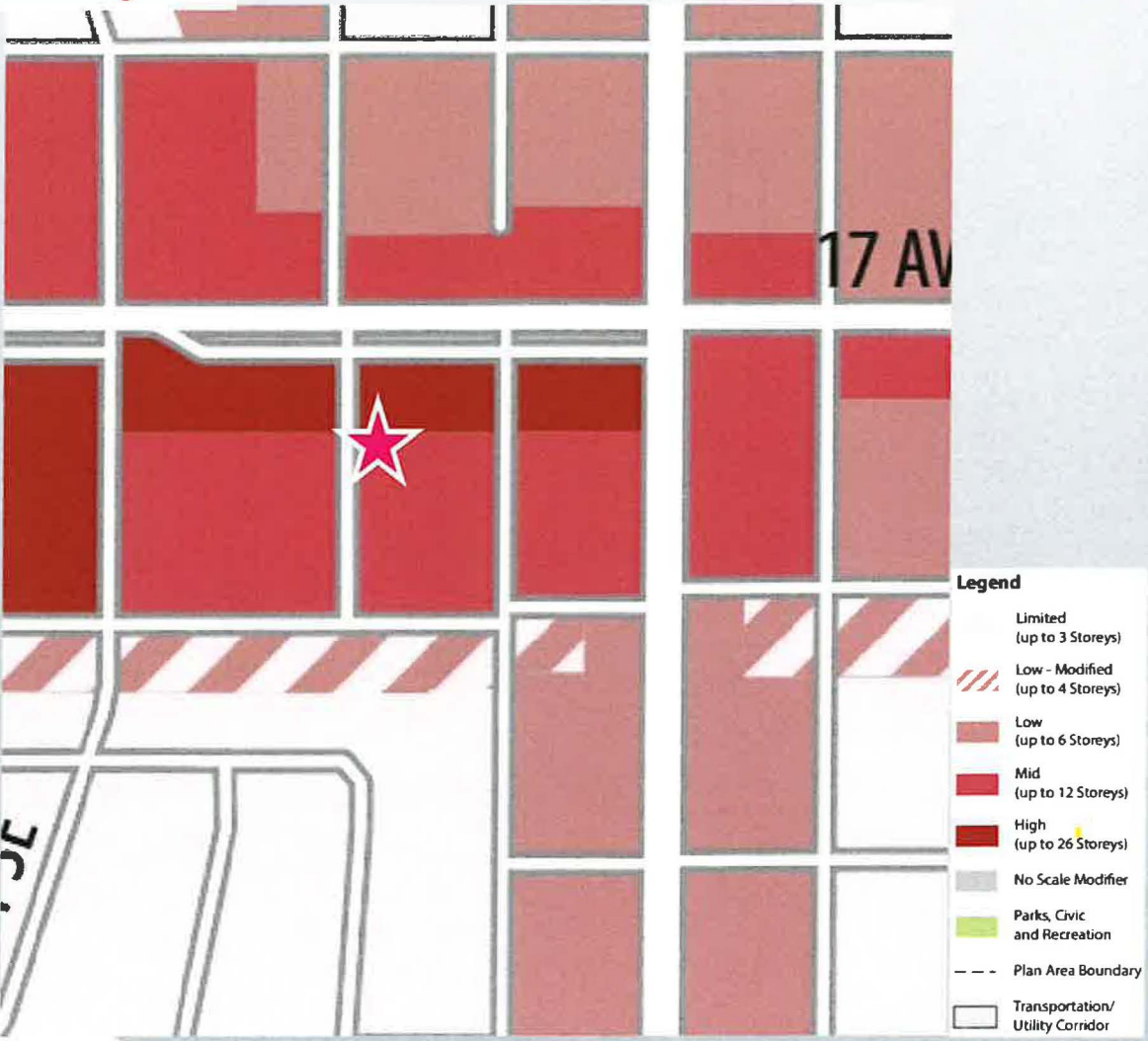
Proposed Mixed Use – General (MU-1f4.5h23) District:

- both residential and commercial uses are supported at grade
- maximum floor area ratio (FAR) of 4.5
- maximum building height of 23 metres (approximately 6 storeys)

Map 3:
Urban Form



Map 4:
Building Scale



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Supplementary Slides

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1 Urban Structure

