

Public Hearing of Council

Agenda Item: 7.2.3



LOC2024-0212 / CPC2025-0081

Land Use Amendment

March 4, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 04 2025

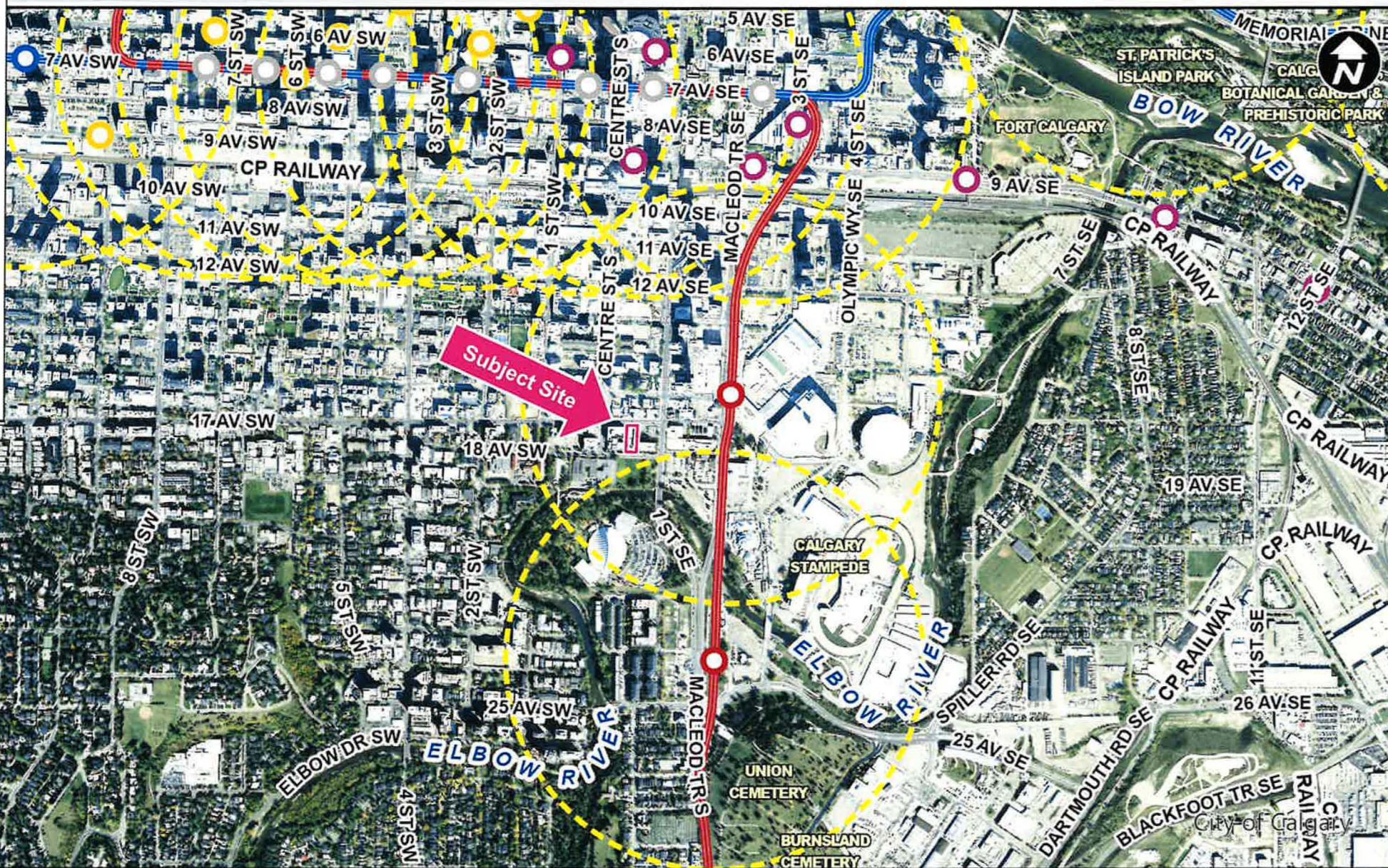
ITEM: 7.2.3 CPC2025-0081
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 49D2025** for the redesignation of 0.23 hectares $\pm$ (0.57 acres $\pm$) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.







LEGEND

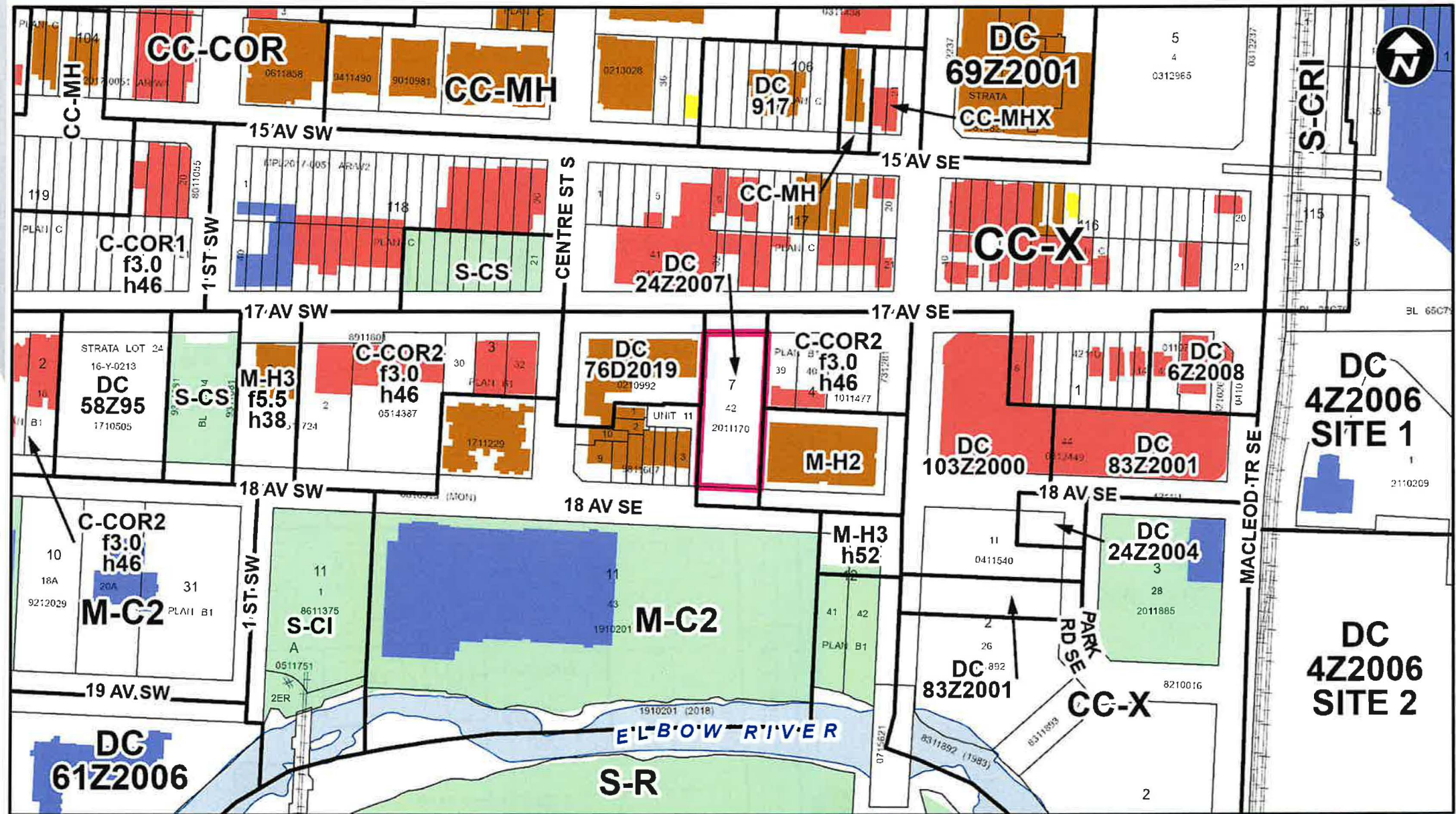
○ Bus Stop

Parcel Size:

0.23 ha
75m x 30m

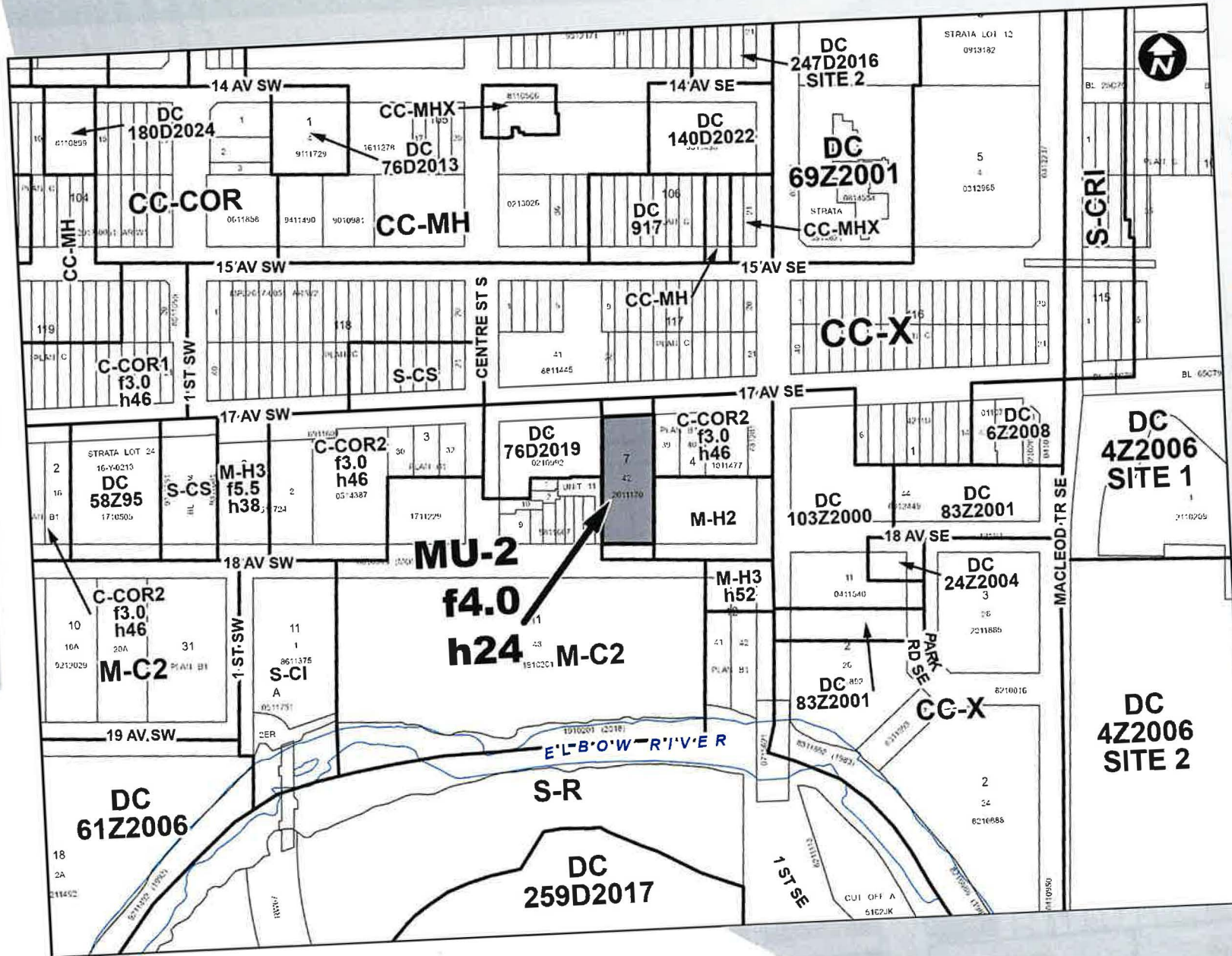
LEGEND

- 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

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

- Requires commercial uses at grade facing 17 Avenue SE
- Maximum floor area ratio of 4.0
- Maximum building height of 24 metres (about 6 storeys)

March 4, 2025

Calgary Planning Commission's Recommendation:

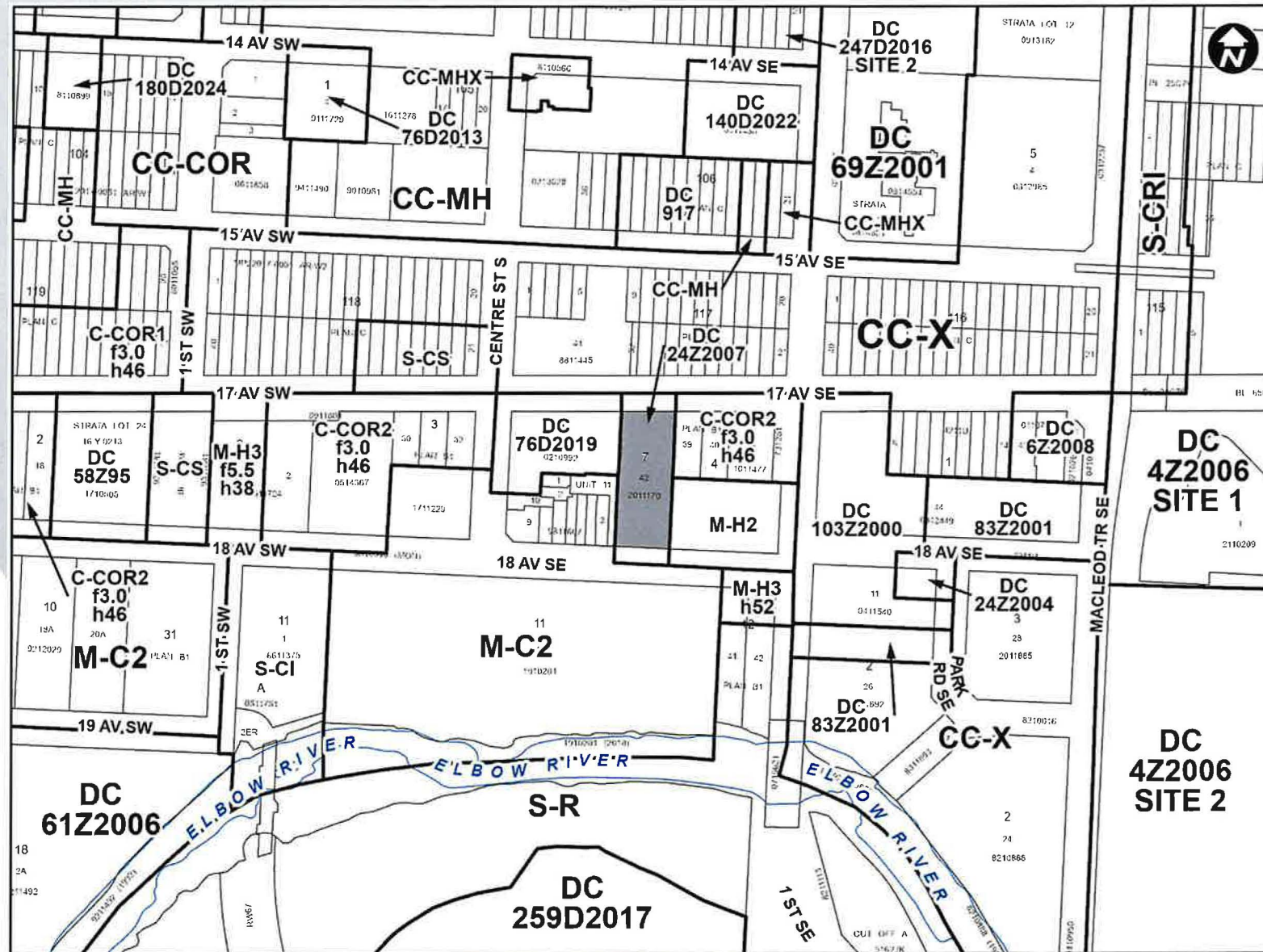
That Council:

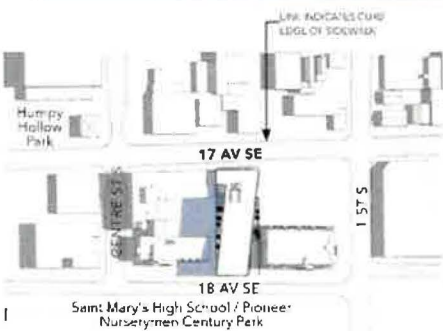
Give three readings to **Proposed Bylaw 49D2025** for the redesignation of 0.23 hectares $\pm$ (0.57 acres $\pm$) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District **to** Mixed Use – Active Frontage (MU-2f4.0h24) District.

Supplementary Slides

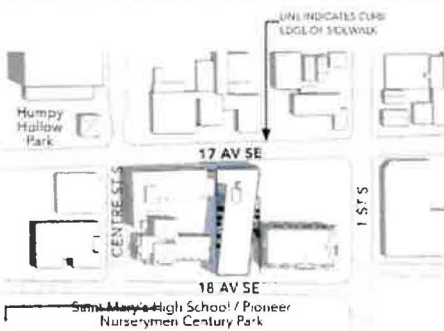
Existing Land Use Map

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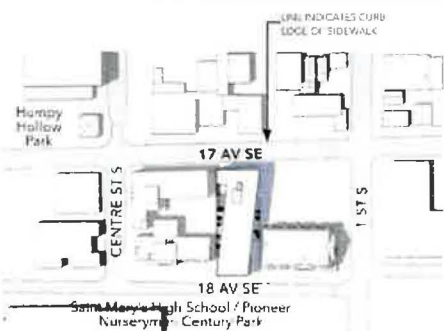
SUMMER SOLSTICE (JUNE 21) 08:00



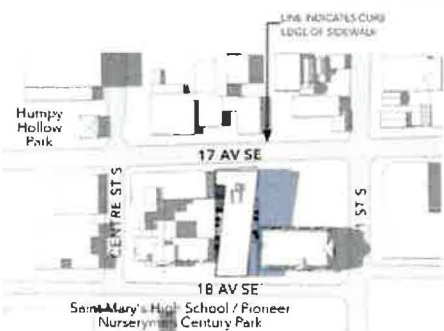
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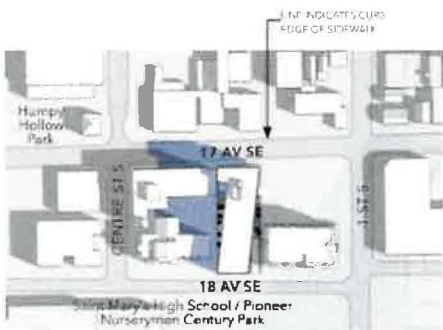
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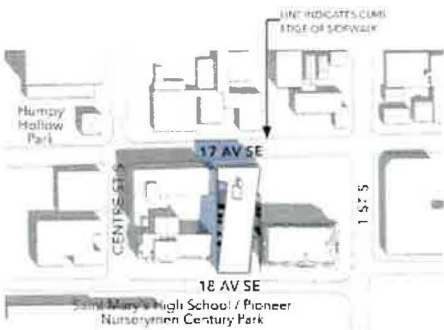
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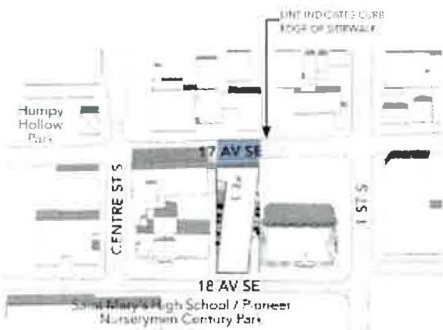
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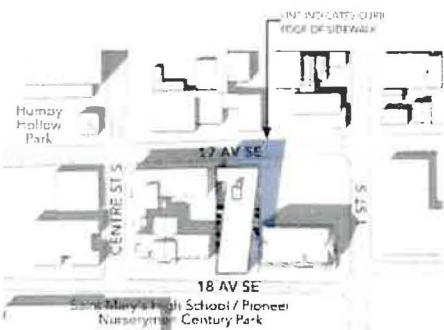
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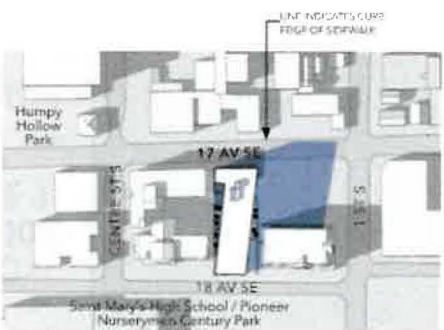
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EQUINOX (MARCH/SEPTEMBER 21) 12:00



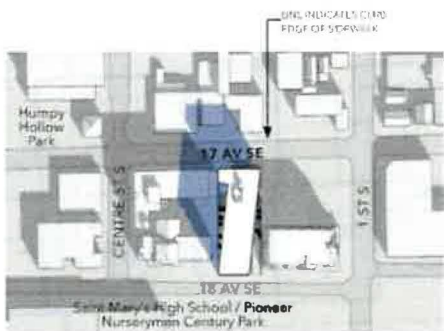
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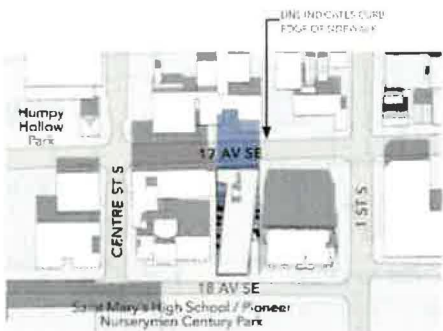
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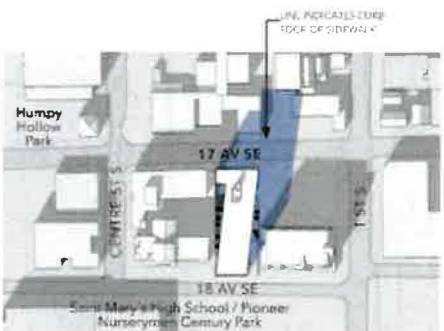
WINTER SOLSTICE (DECEMBER 21) 08:00



WINTER SOLSTICE (DECEMBER 21) 10:00



WINTER SOLSTICE (DECEMBER 21) 12:00



WINTER SOLSTICE (DECEMBER 21) 14:00



WINTER SOLSTICE (DECEMBER 21) 16:00



