



# Public Hearing of Council

Agenda Item: 7.2.24



## LOC2025-0062 / CPC2025-0712

### Land Use Amendment

September 9, 2025

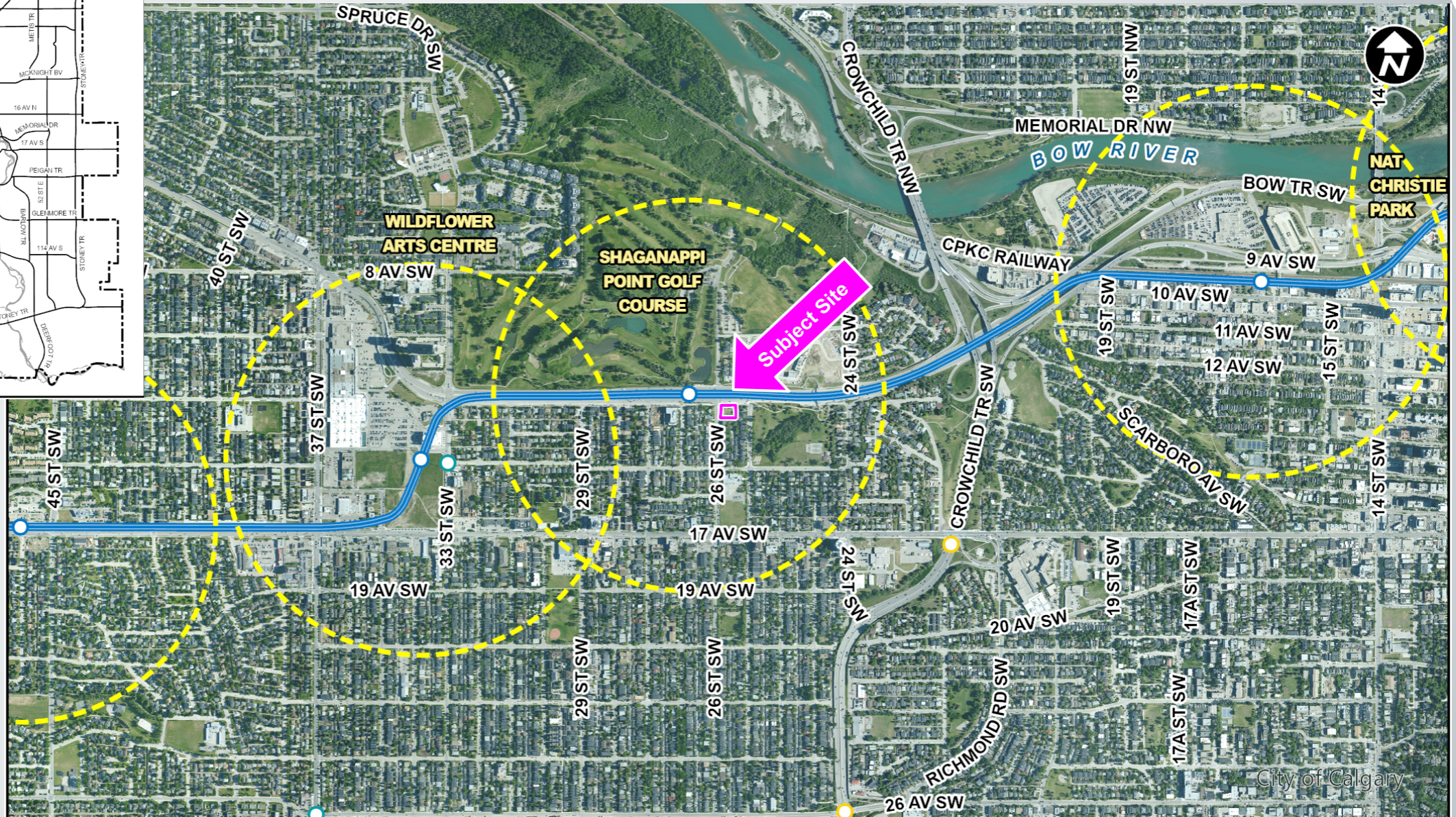
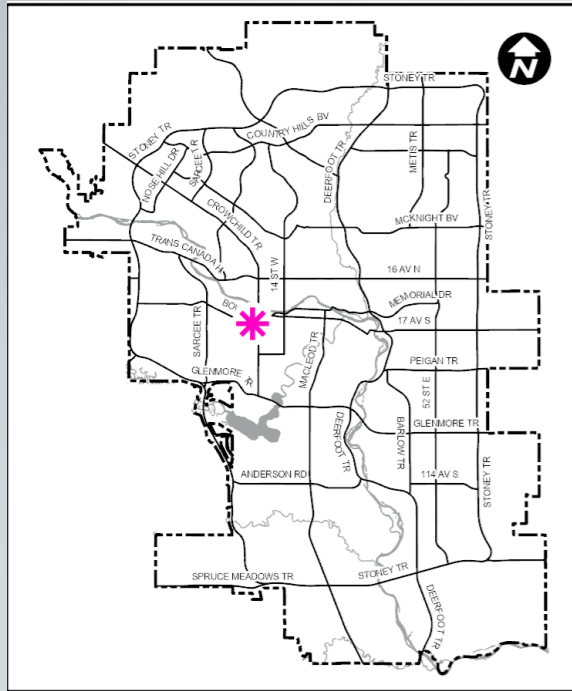
ISC: Unrestricted

<p>CITY OF CALGARY  <b>RECEIVED</b>          IN COUNCIL CHAMBER</p> <p>SEP 09 2025</p> <p>ITEM: 7.2.24 CPC2025-0712  <i>Bistro - Presentation</i></p> <p>CITY CLERK'S DEPARTMENT</p>
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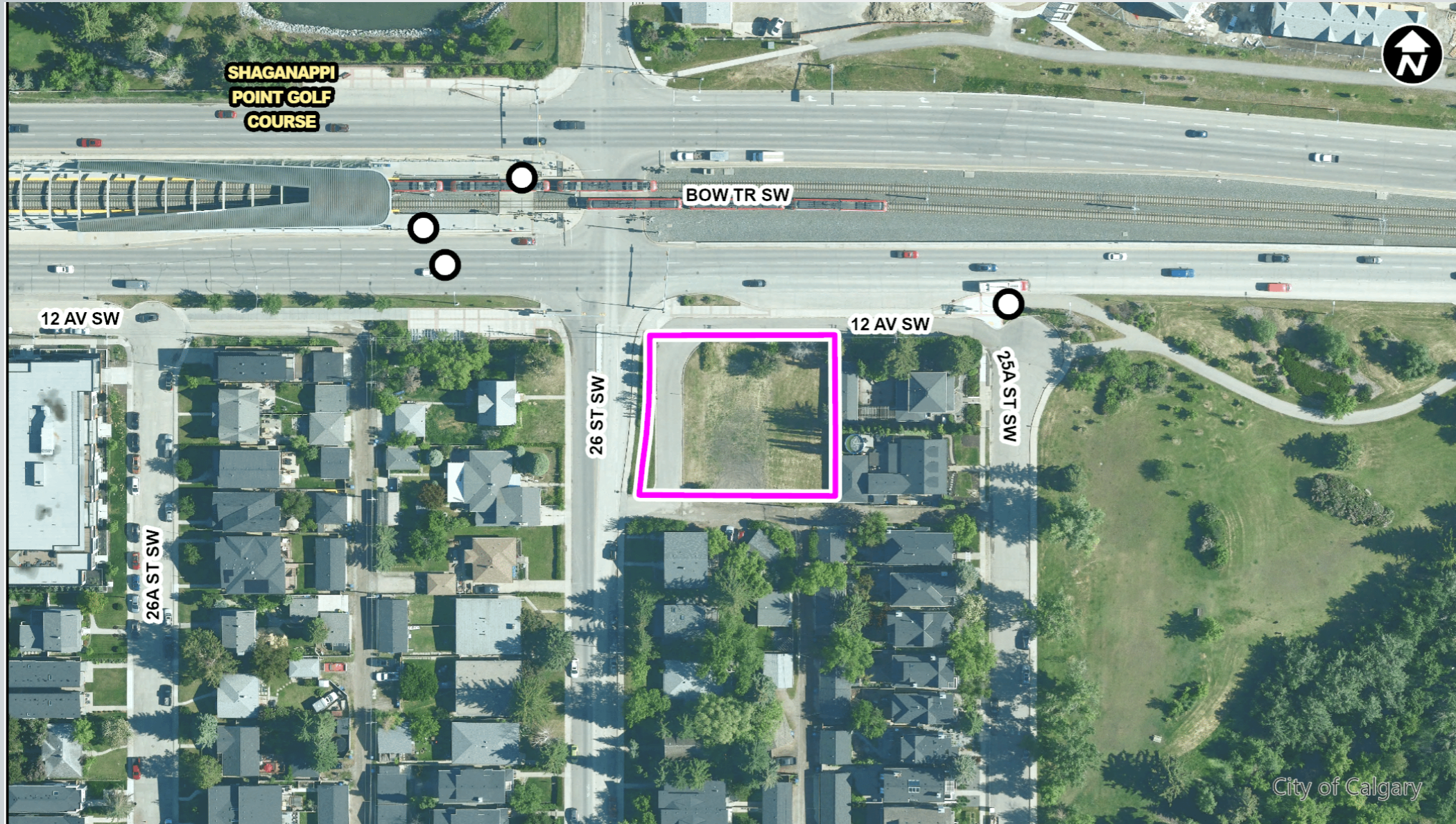
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 148D2025** for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1406 – 26 Street SW (Plan 2311009, Block 5, Lot 55) from Multi-Residential — Medium Profile Support Commercial (M-X2) District **to** Direct Control (DC) District to accommodate mixed use development, with guidelines.



- 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



○ Bus Stop

Parcel Size:

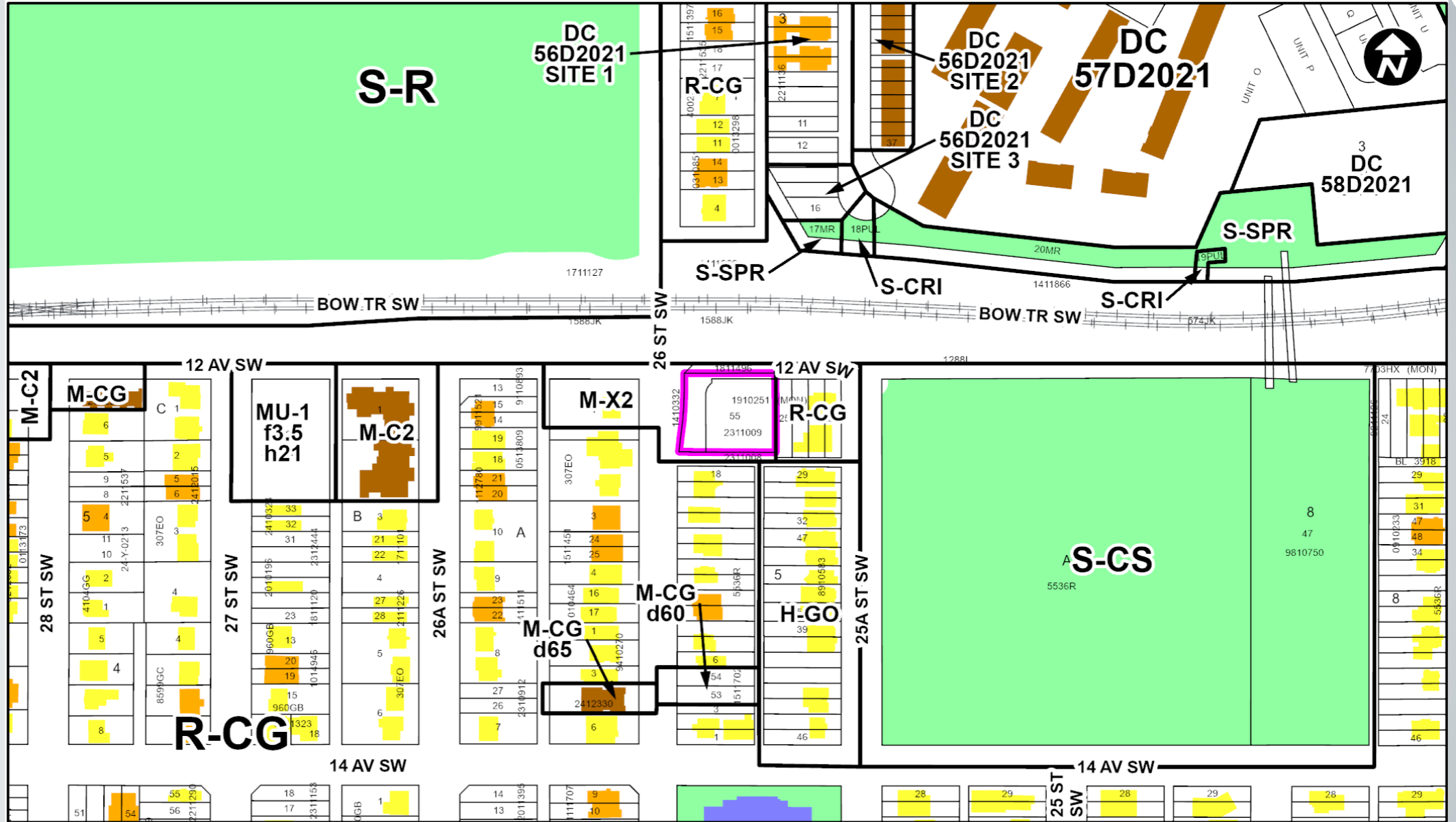
0.18 ha

City of Calgary

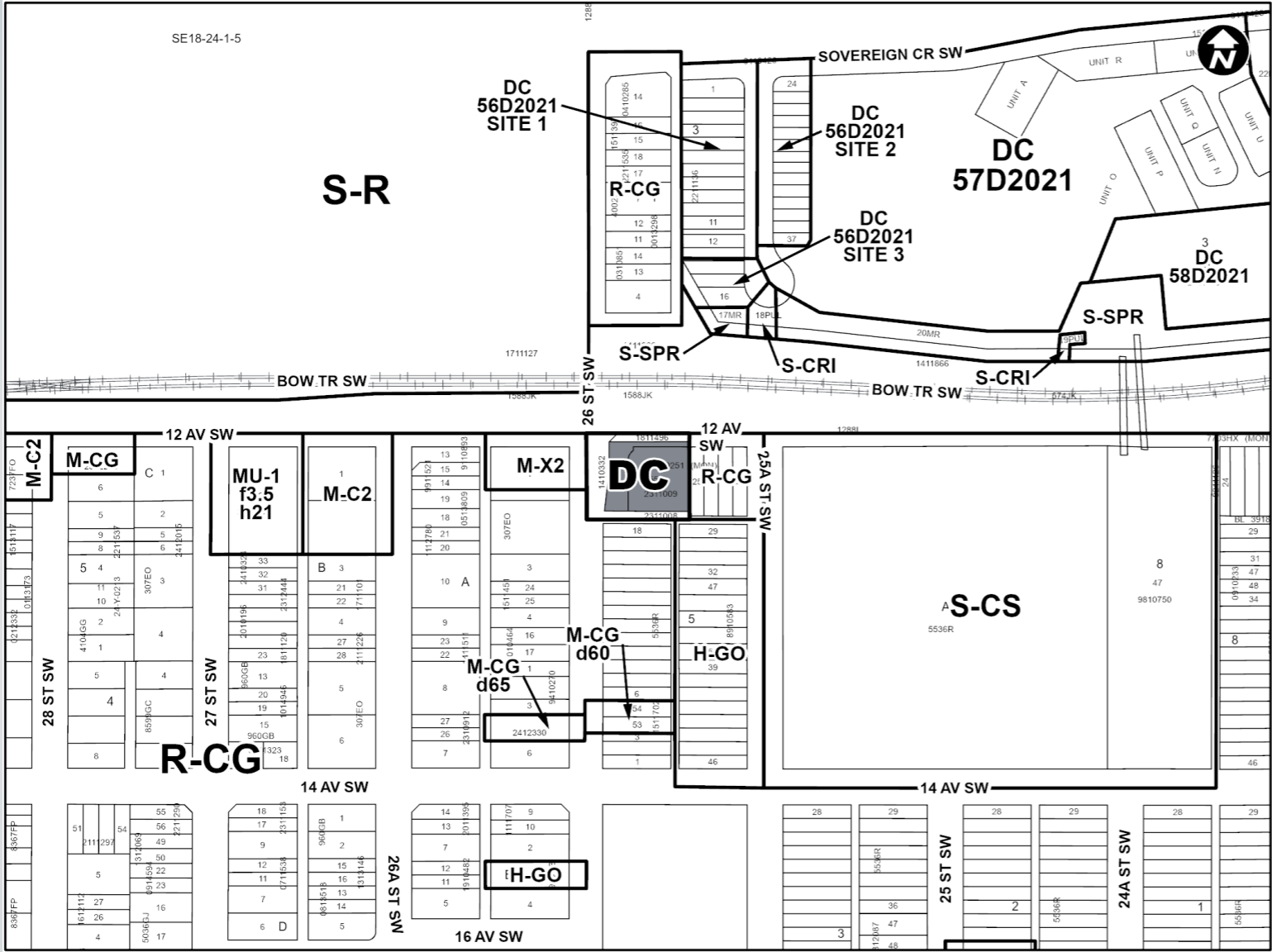
# Surrounding Land Use

## LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary

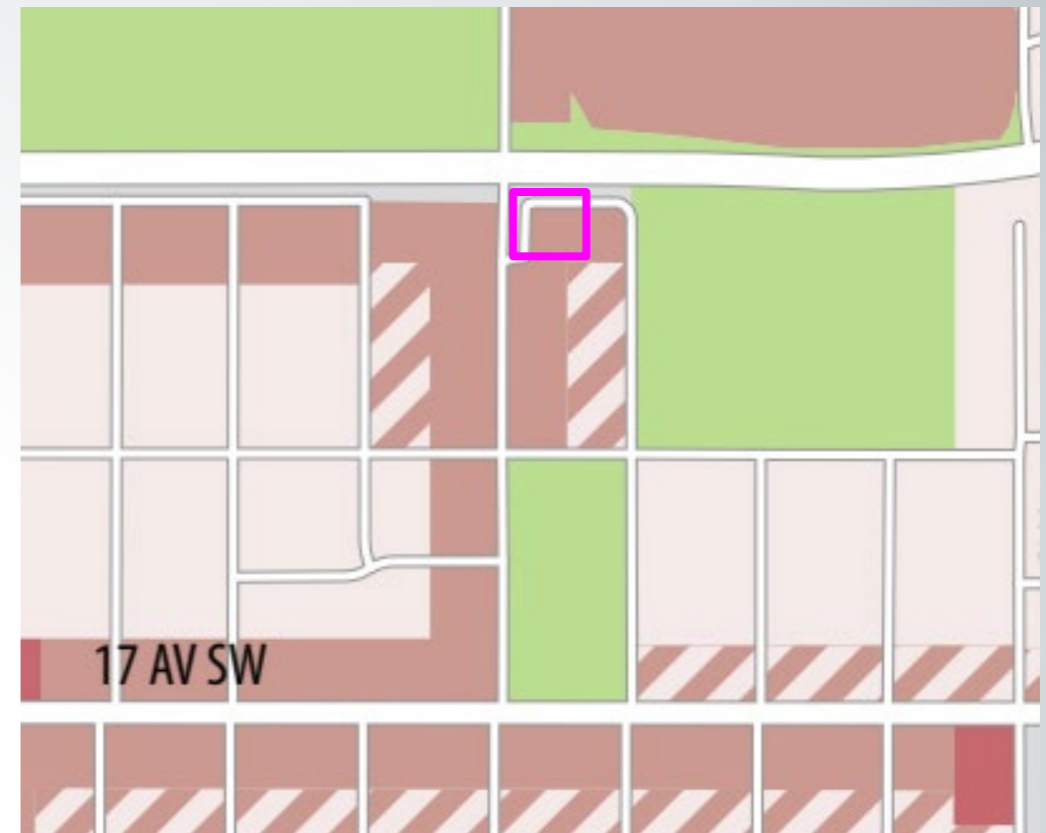
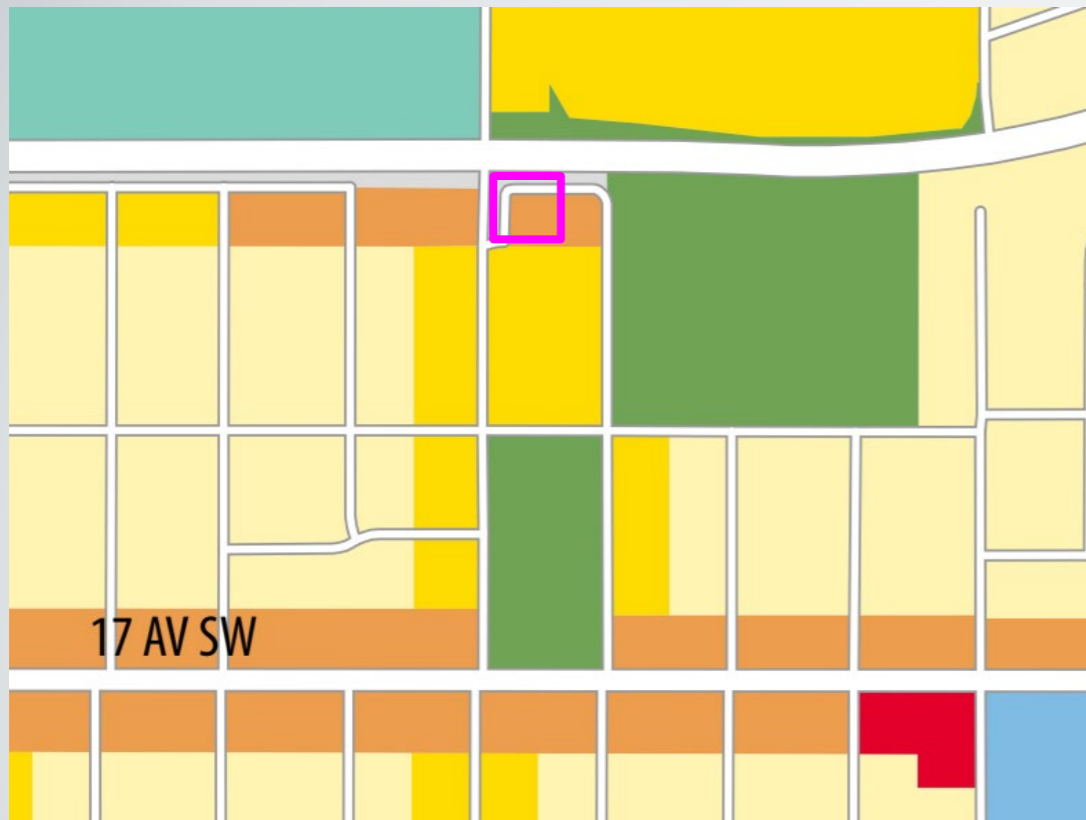


# Proposed Land Use Map



## Proposed Direct Control (DC) District:

- Based on Mixed Use — General (MU-1) District
- Floor area ratio - 3.0
- Maximum height - 20 metres
- Site Specific regulations
- Reduced parking rates in exchange for increasing cycling facilities.



**Map 3:**  
Urban Form

- Legend**
- |                          |                     |                           |
|--------------------------|---------------------|---------------------------|
| <b>Urban Form</b>        | Neighbourhood Local | Parks and Open Space      |
| Neighbourhood Commercial | Commercial Centre   | City Civic and Recreation |
| Neighbourhood Flex       | Commercial Corridor | Regional Campus           |
| Neighbourhood Connector  | Natural Areas       | No Urban Form Category    |

**Map 4:**  
Building Scale

- Legend**
- |                                  |                             |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys)        | High (up to 26 Storeys)     |
| Low - Modified (up to 4 Storeys) | No Scale Modifier           |
| Low (up to 6 Storeys)            | Parks, Civic and Open Space |
| Mid (up to 12 Storeys)           | Plan Area Boundary          |



**Legend**

- Shaganappi Point Core Zone
- Shaganappi Point Transition Zone

**Figure 12: Shaganappi Point Transit Station Area**

## Calgary Planning Commission's Recommendation:

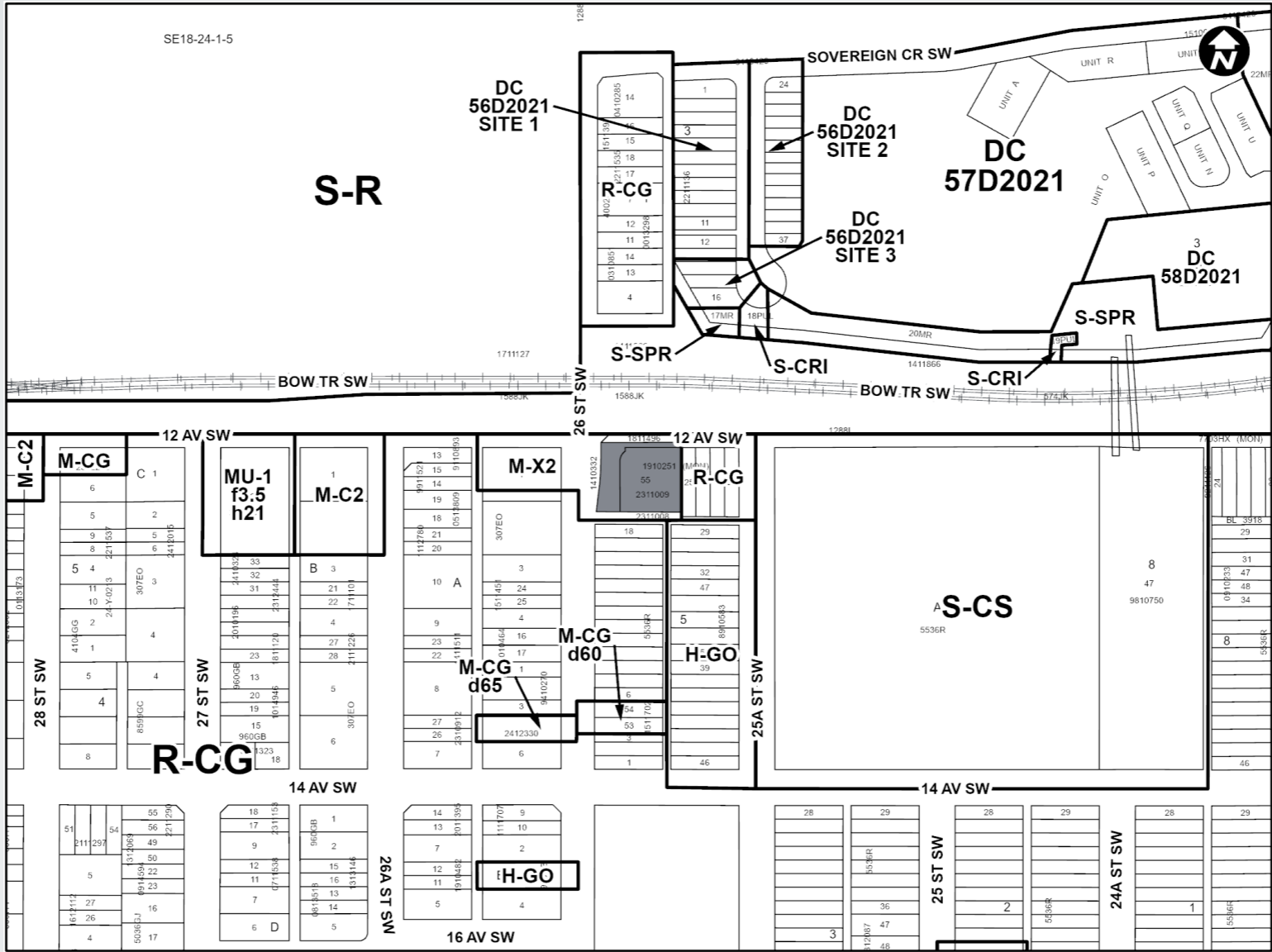
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## Supplementary Slides









Total Site area – 0.18 Ha

 Registered Easement Boundary