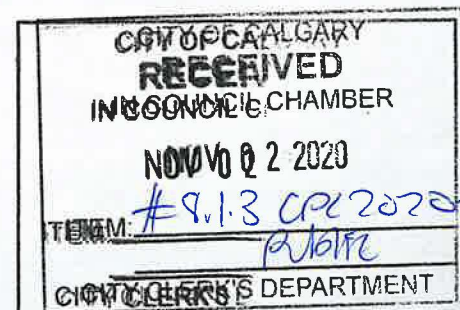


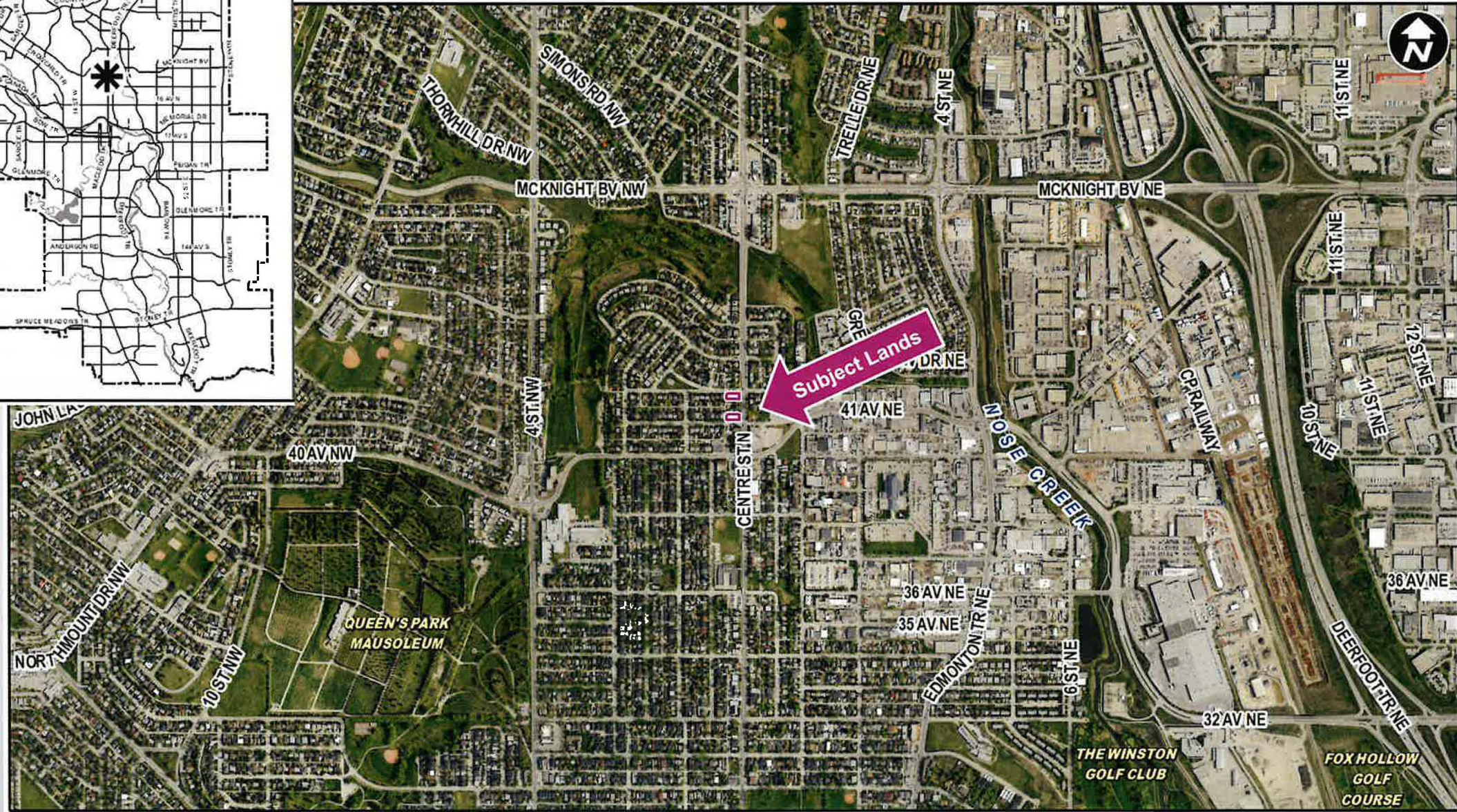
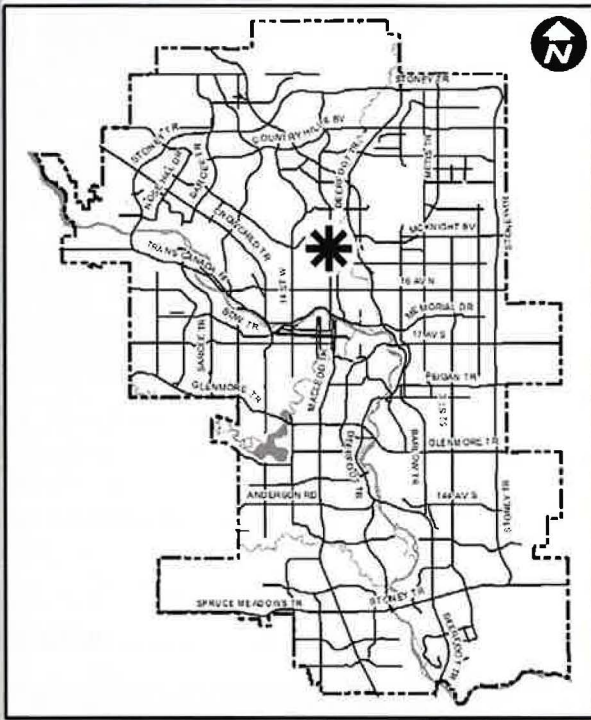


Public Hearing of Council
Agenda Item: 8.1.3

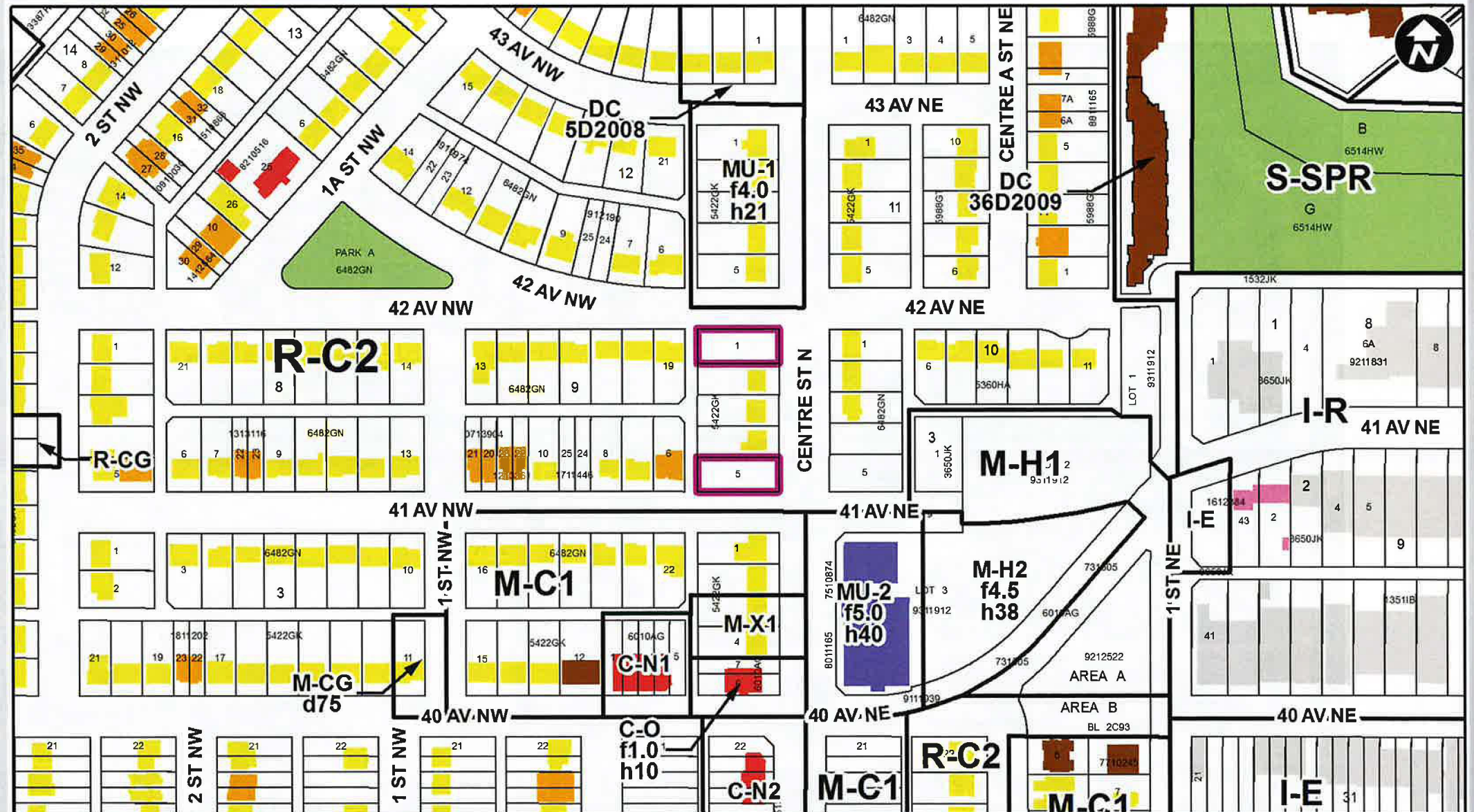
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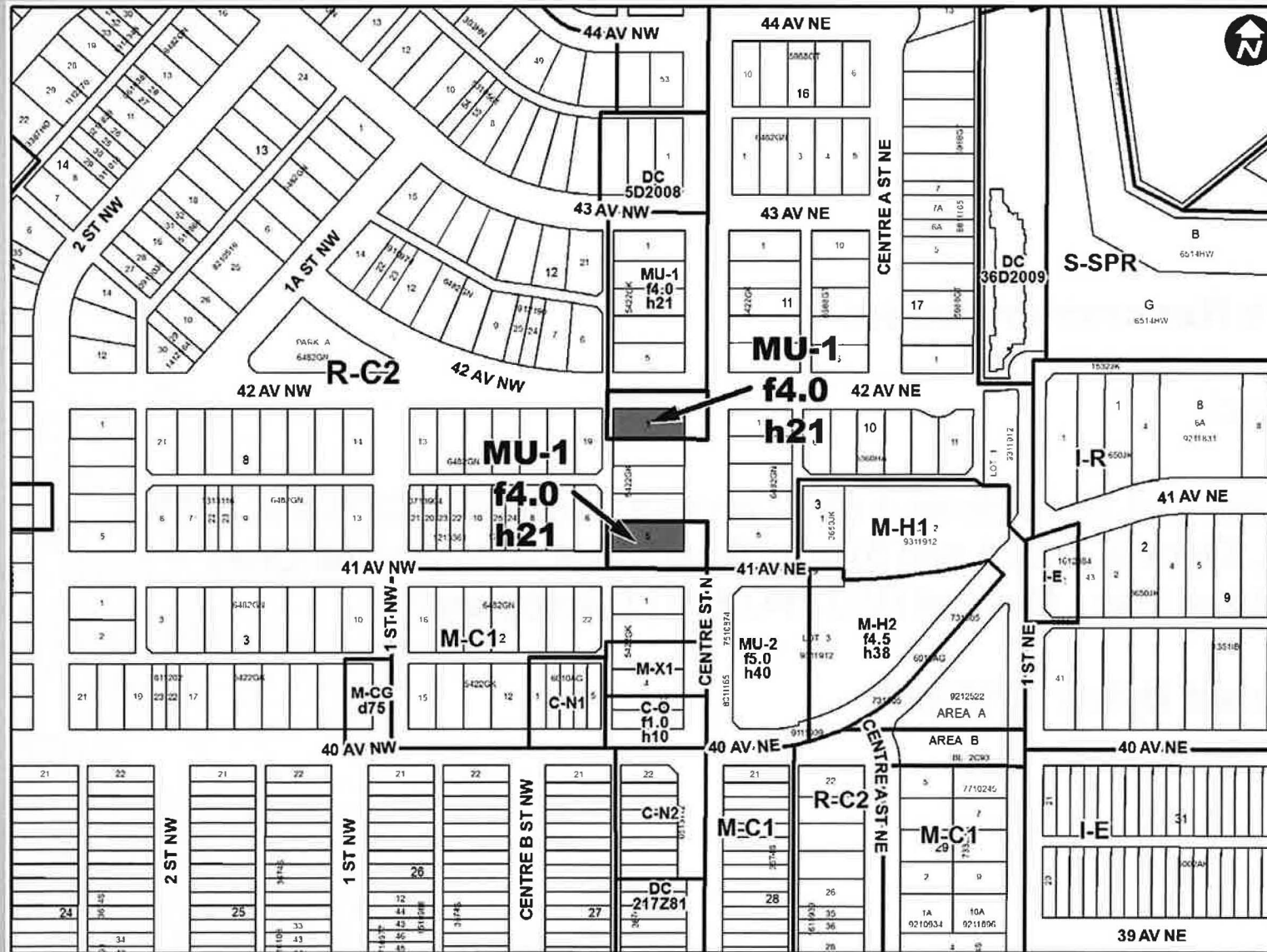
LOC2018-0108
Land Use Amendment
(R-C2 to MU-1f4.0h21)











Proposed land use MU-1 f4.0 h21

- Max. FAR of 4.0
- Max. building height of 21 m
- Standalone or mix of commercial and residential uses
- Street-oriented buildings
- Either commercial or residential uses at street level
- No development permit at this time
- Proposal aligns with MDP policies and TOD guidelines

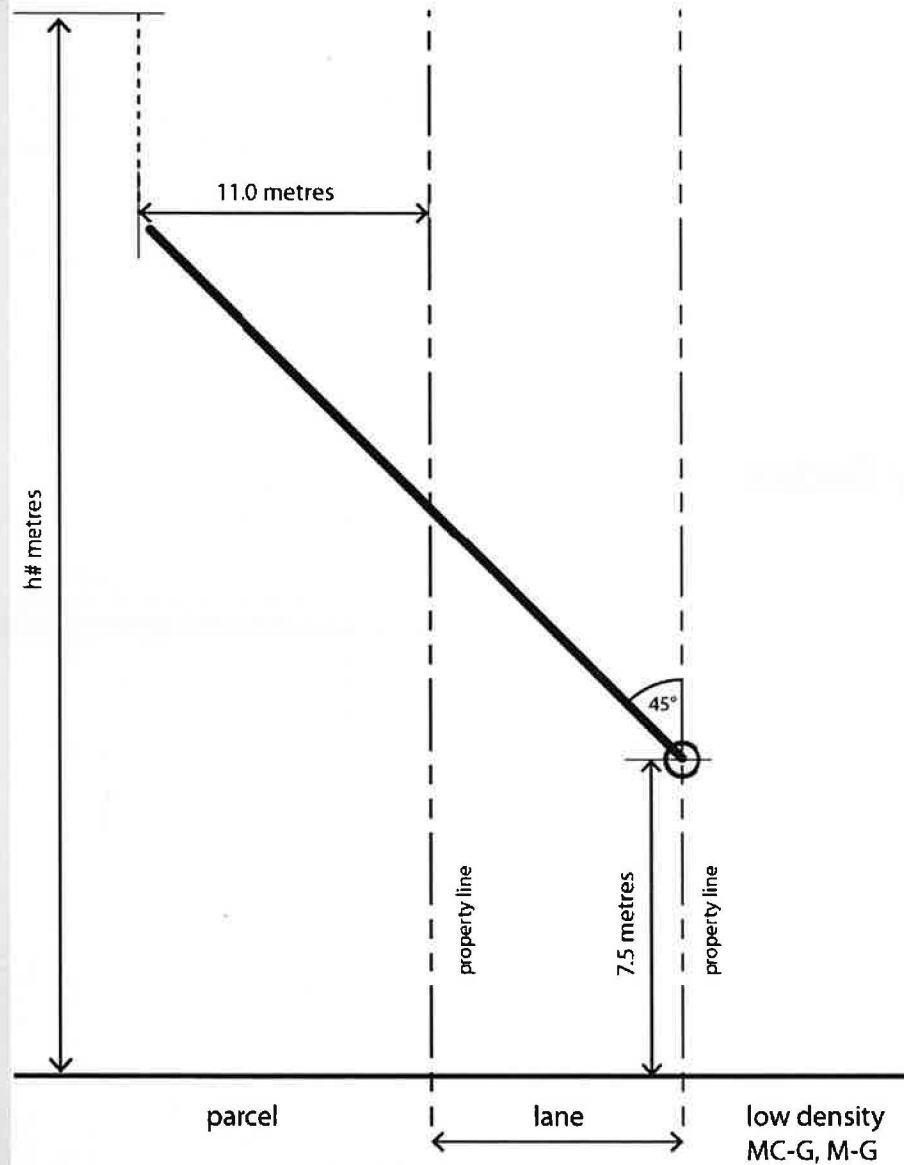
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

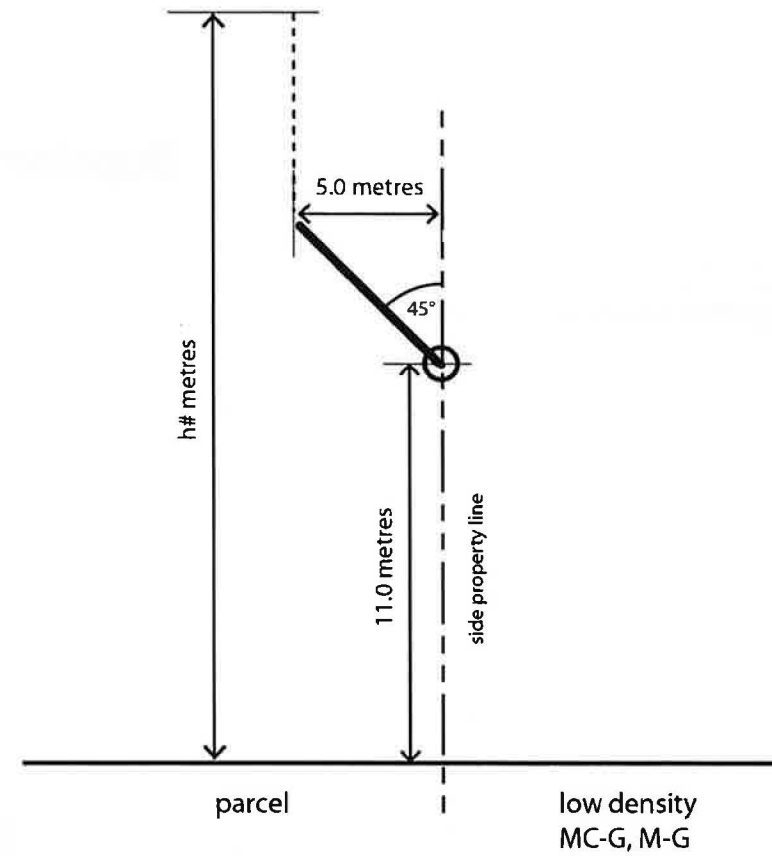
1. **ADOPT** the proposed redesignation of 0.13 hectares $\pm$ (0.33 acres $\pm$) located at 4203 and 4219 Centre Street NW (Plan 5422GK, Block 9, Lots 1 and 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District; and
2. Give three readings to the **Proposed Bylaw 141D2020**.

Supplementary Slides

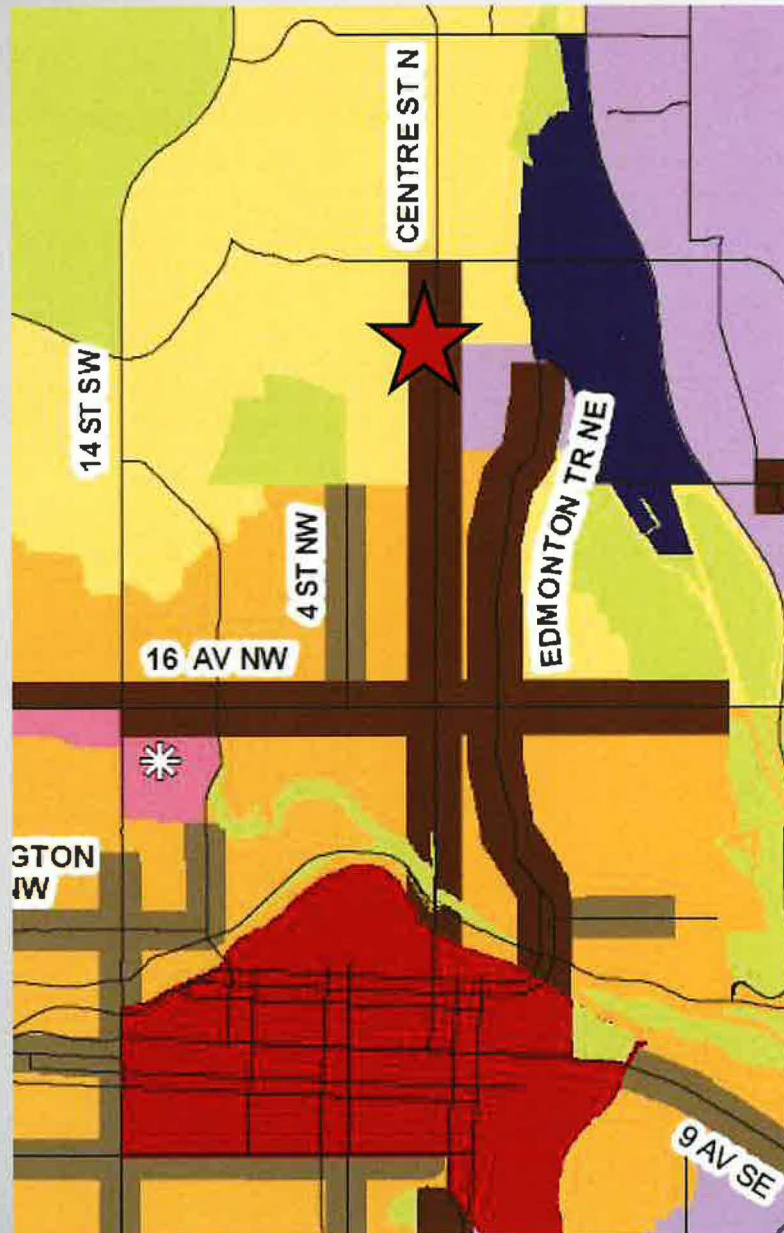
1371 (4) Building Height



1371 (2) Building Height



Municipal Development Plan Map 1 – Urban Structure



Subject Parcel



Urban Main Street



Neighborhood Main Street

Public Response:

- Community Association provided a letter of support
- One letter in support and one letter in opposition from public









