Public Hearing of Council

Agenda Item: 7.2.6

LOC2024-0139 / CPC2025-0570
Road Closure & Land Use Amendment

July 15, 2025

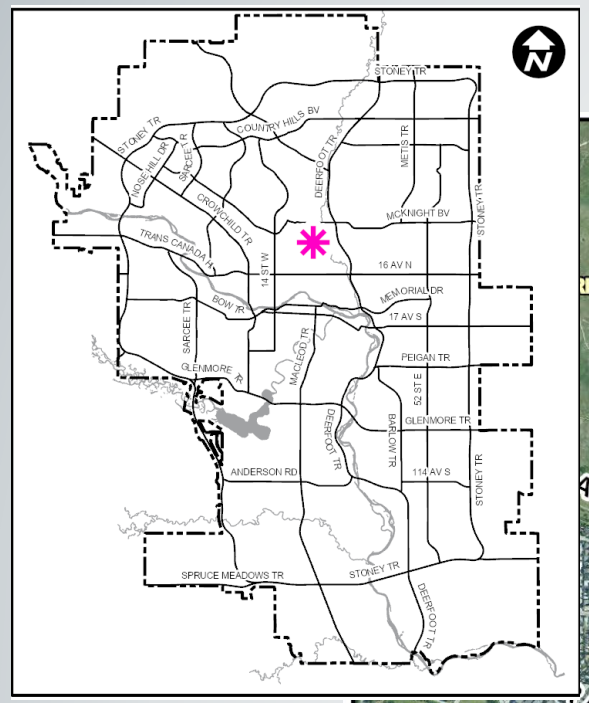
ISC: Unrestricted

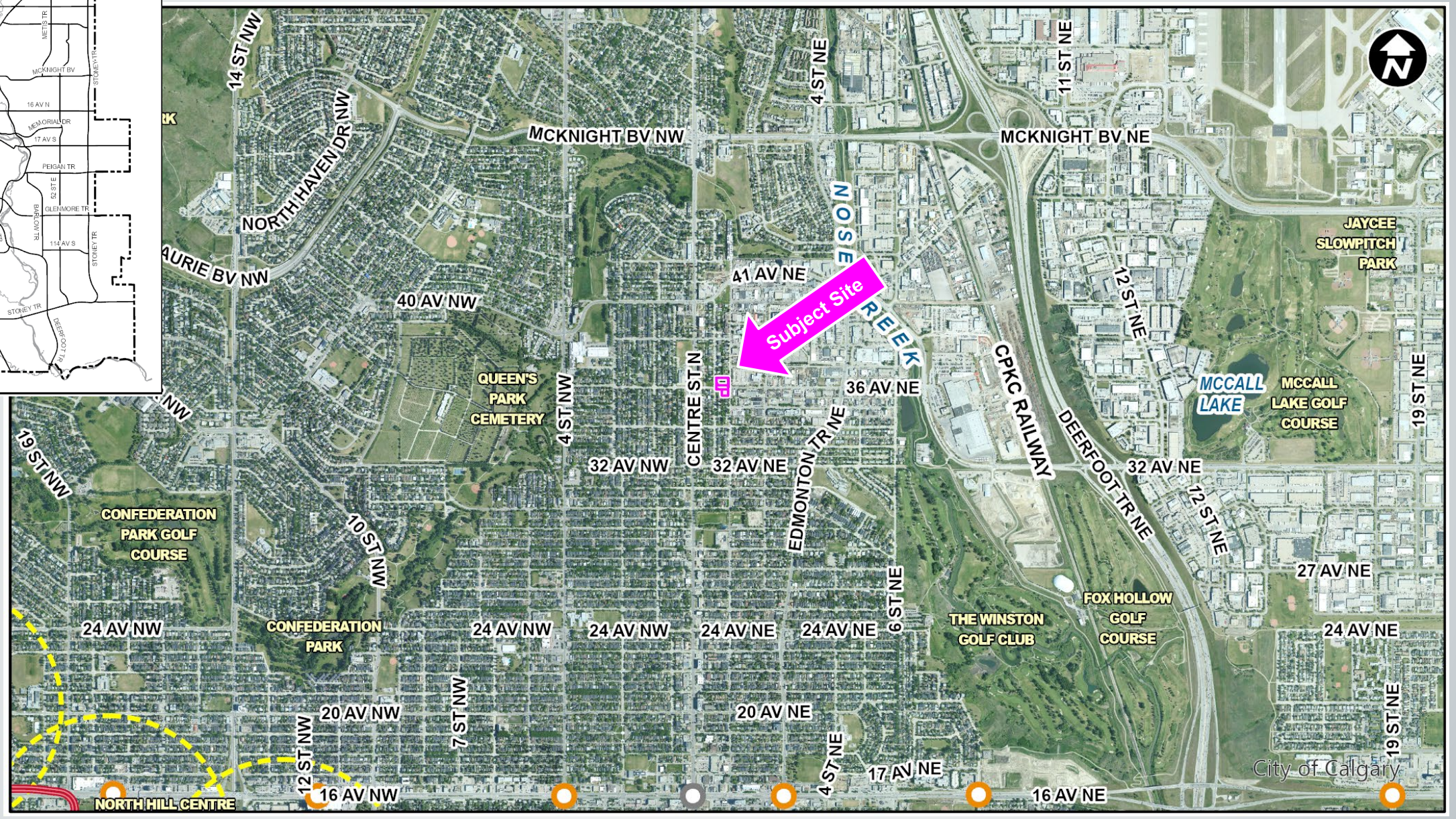
Calgary Planning Commission's Recommendation:

That Council:

1. Refuse and Abandon **Proposed Bylaw 10C2025** for the closure of 0.12 hectares ± (0.29 acres ±) of road (Plan 2510791, Area 'A'), adjacent to 3624 Centre A Street NE and 3703 – 1 Street NE, with conditions (Attachment 2); and

2. Refuse and Abandon **Proposed Bylaw 125D2025** for the redesignation of 0.43 hectares ± (1.06 acres ±) located at 3703 and 3707 – 1 Street NE and 3620, 3624 and 3704 Centre A Street NE (Plan 7330HA, Block 17, Lots 1, 2, 23 and 24, Plan 3674S, Block 16, Lots 10 and 11) and the closed road (Plan 2510791, Area 'A') from Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way **to** Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – High Density Low Rise (M-H1) District.





LEGEND

- 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

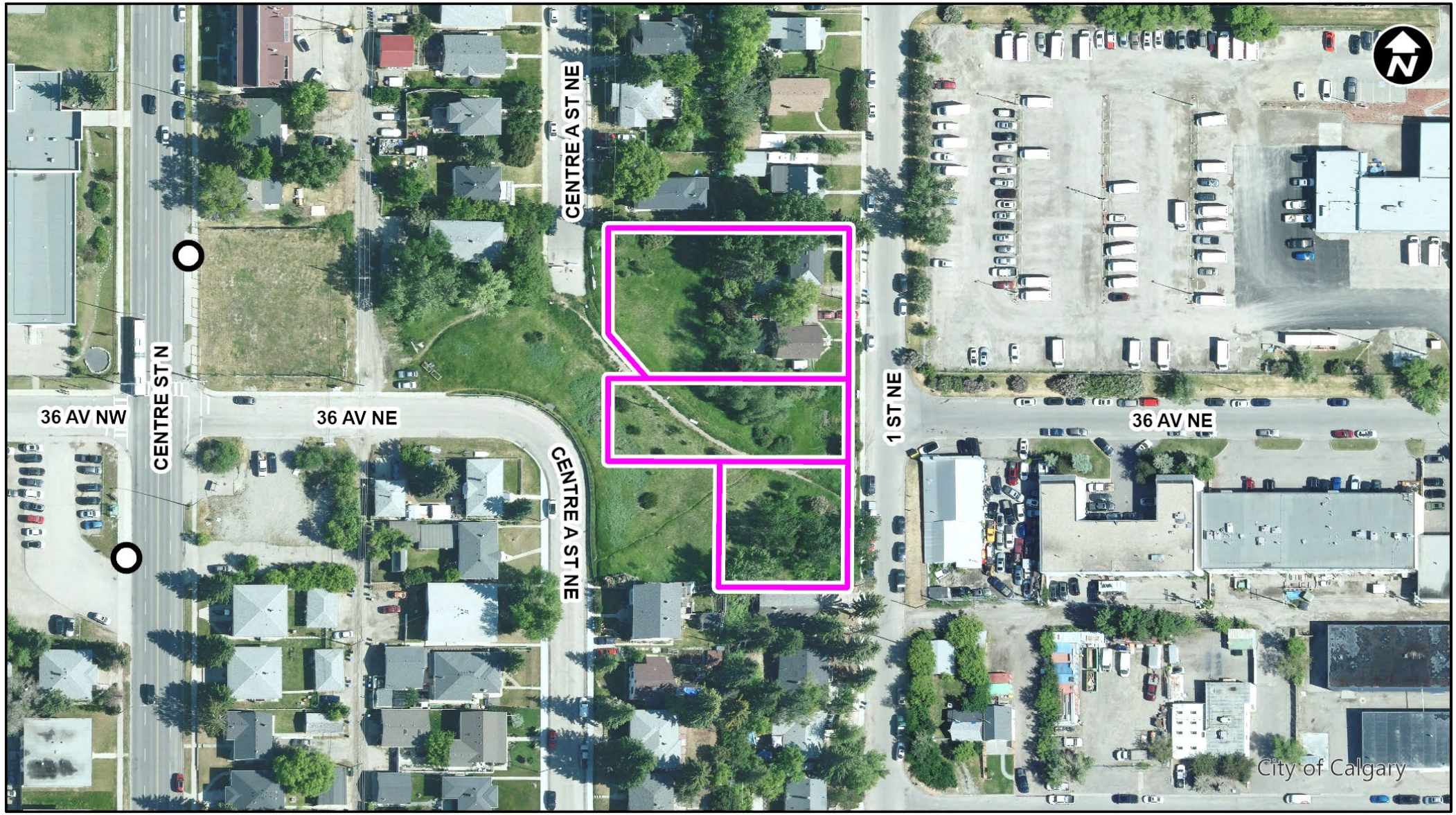
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

Location Map



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Max BRT Stops

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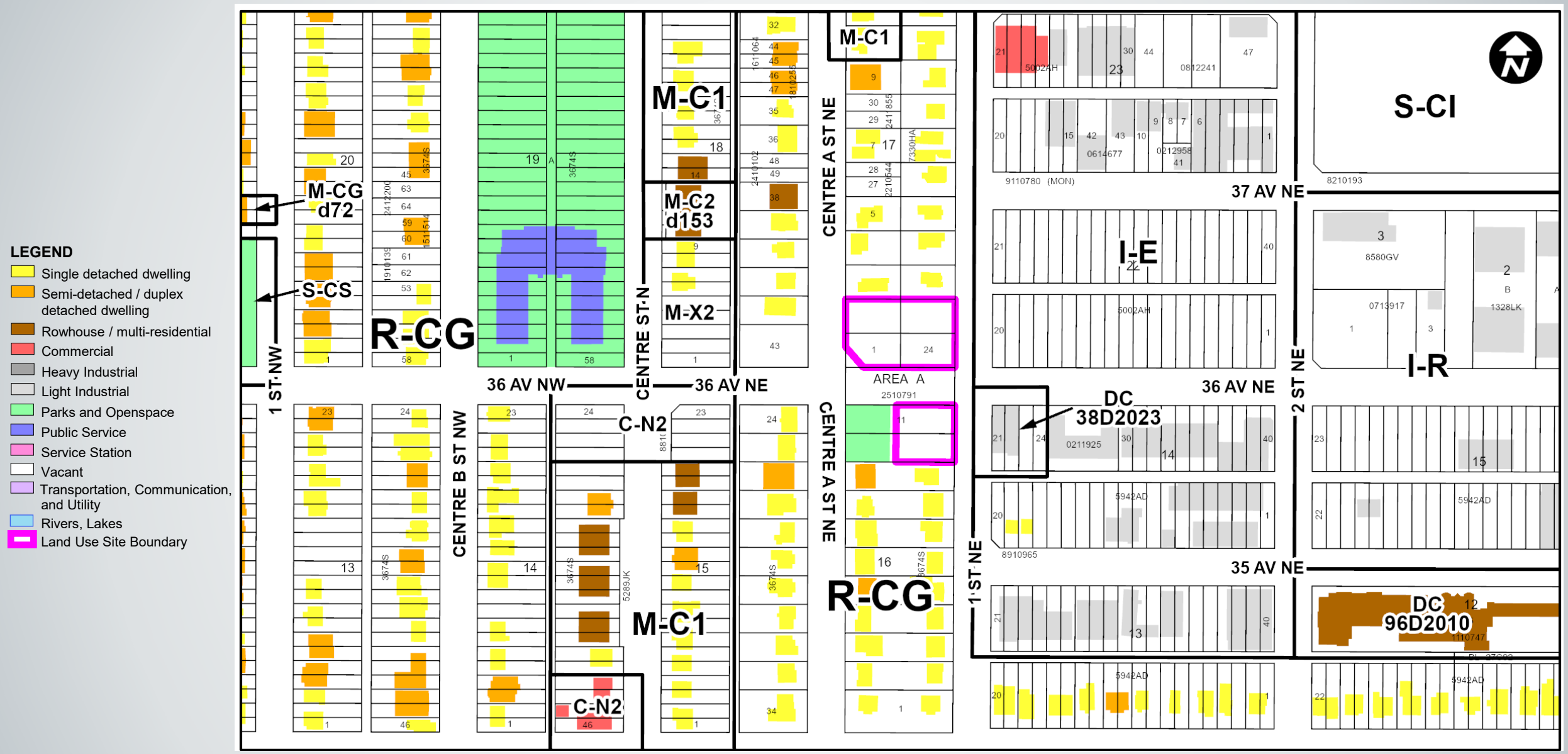
- Bus Stop

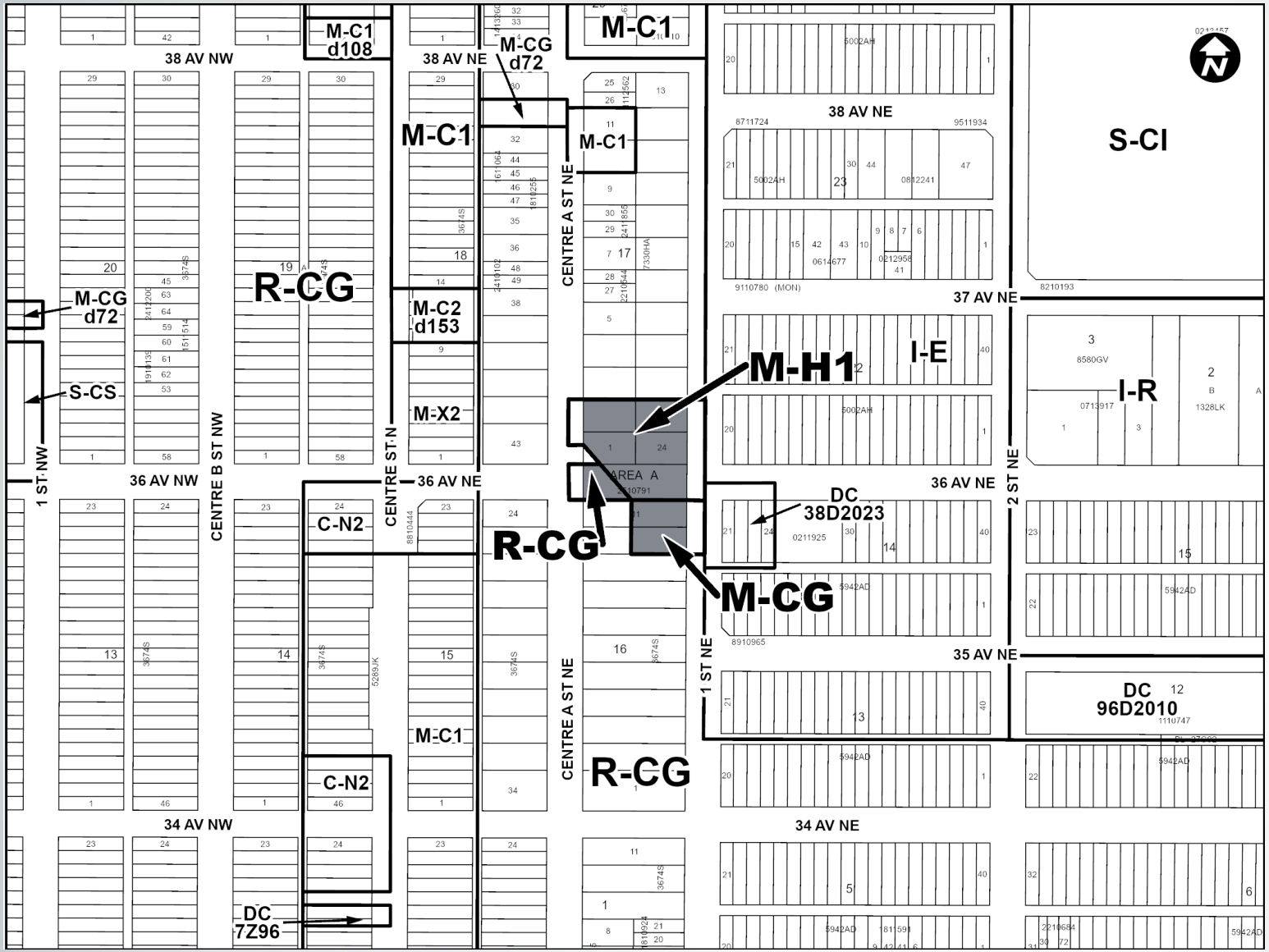
Parcel Size:

0.43 ha
87m x 58m

Surrounding Land Use



Proposed Land Use Map



Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Low Density Designation
- Max Height: 11 metres (2-3 storeys)

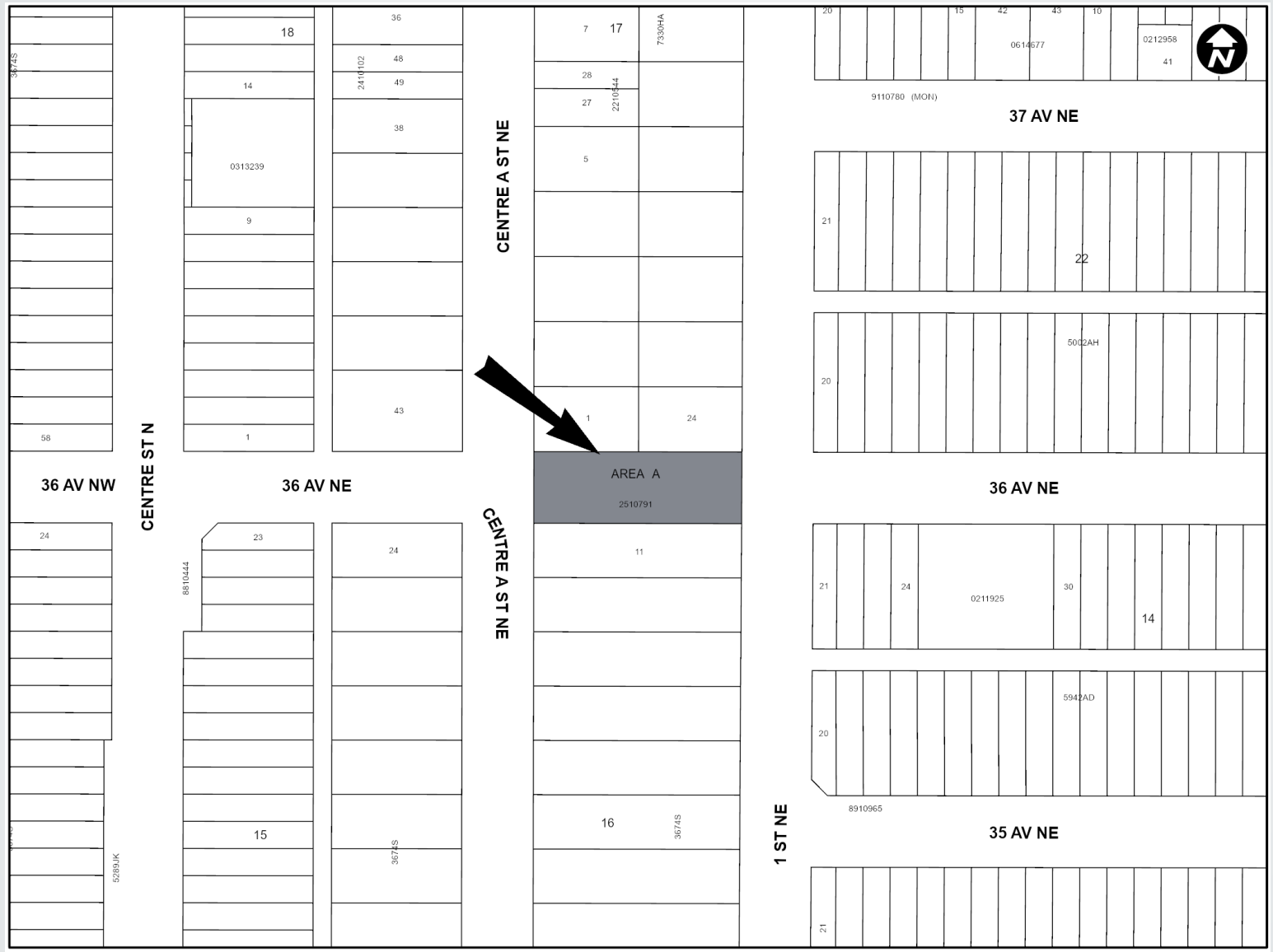
Proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District:

- Multi-Residential Designation
- Max Height: 12 metres (3-4 storeys)

Proposed Multi-Residential – High Density Low Rise (M-H1) District:

- Multi-Residential Designation
- Max Height: 26 metres (max 6 storeys at this location)

Proposed Road Closure Map



North Hill Communities Local Area Plan – Urban Form and Building Scale

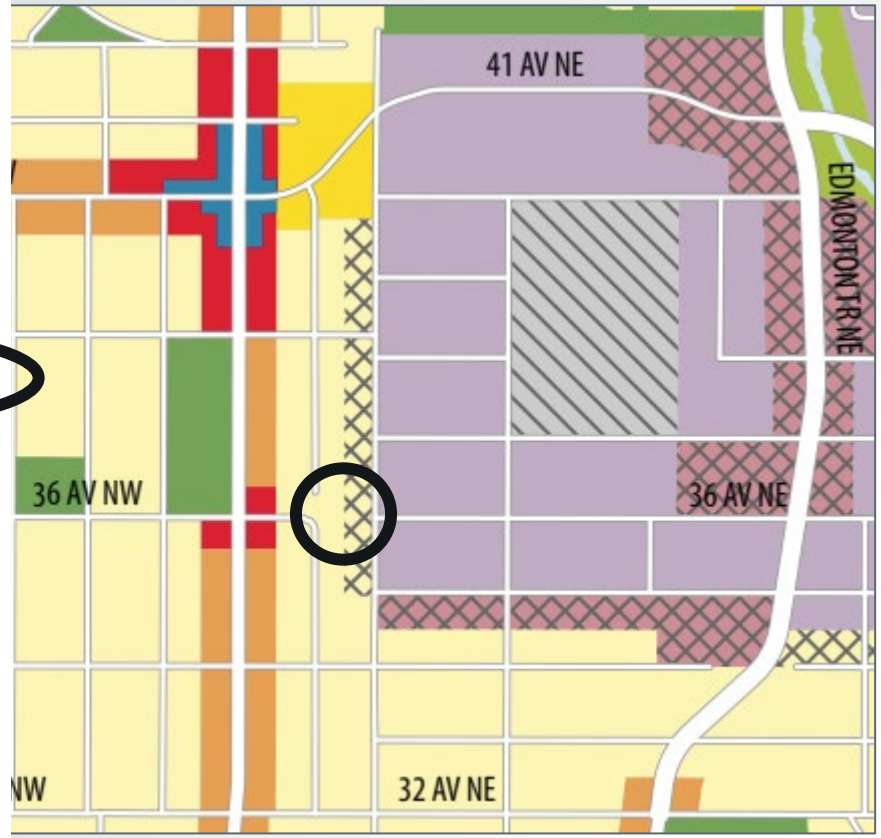
Legend

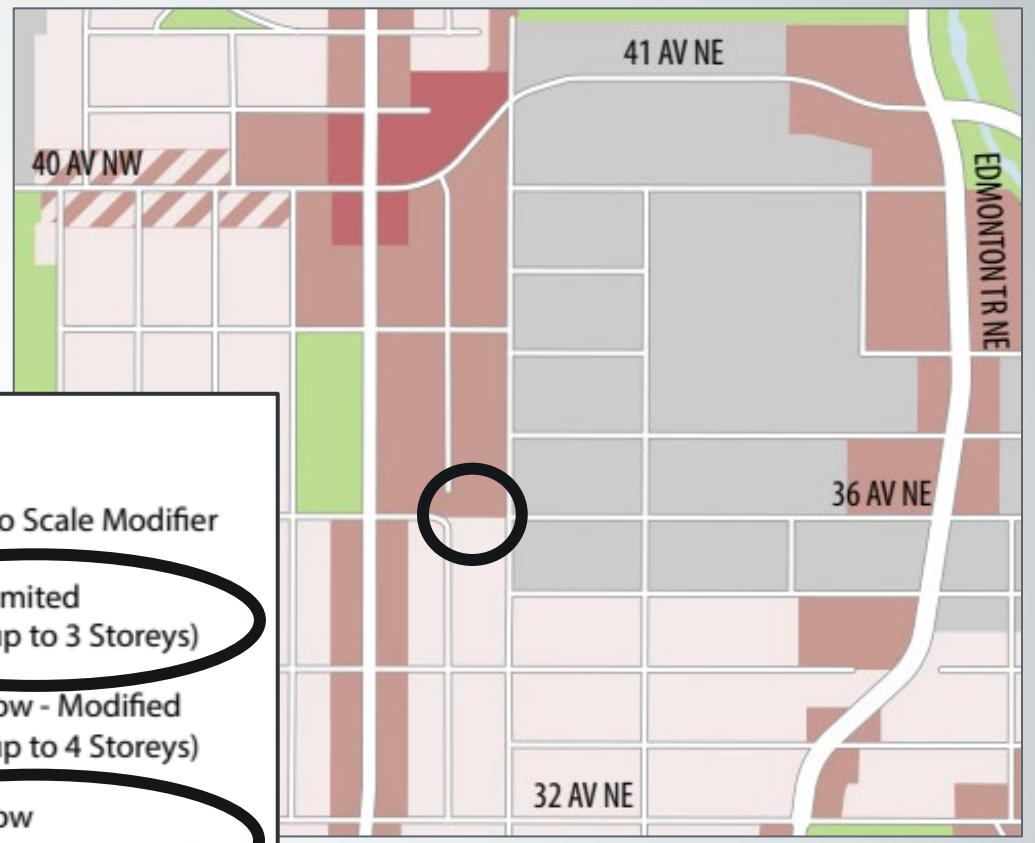
Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary





Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation

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Supplementary Slides

Site Photo Looking West at Road Right-of-Way from 1 Street NE

Site Photo Looking West at Road Right-of-Way from 1 Street NE

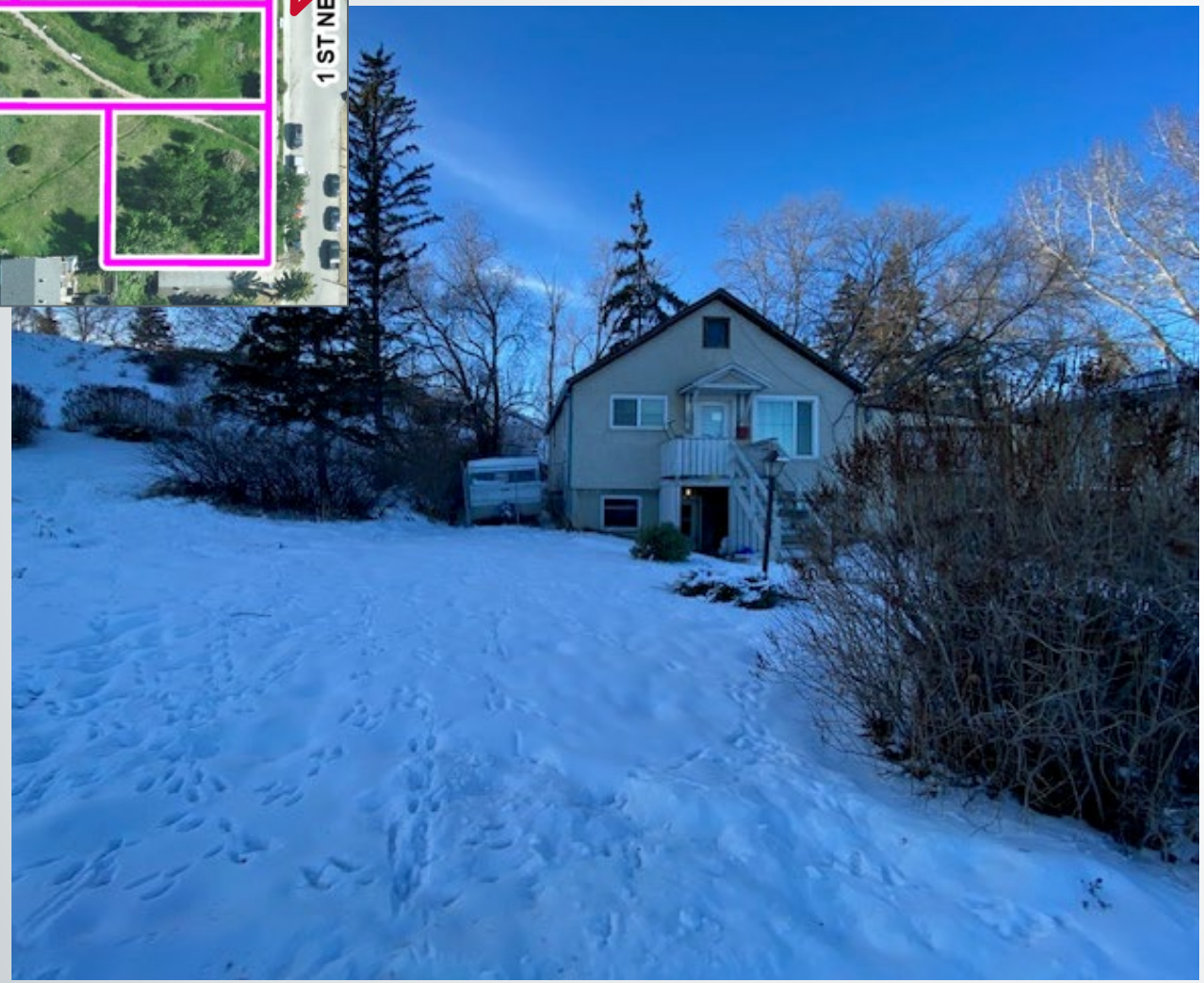
Site Photo Looking Northwest from 1 Street NE

Site Photo Looking East from Centre A Street NE

Site Photo Looking Northeast from Centre A Street NE

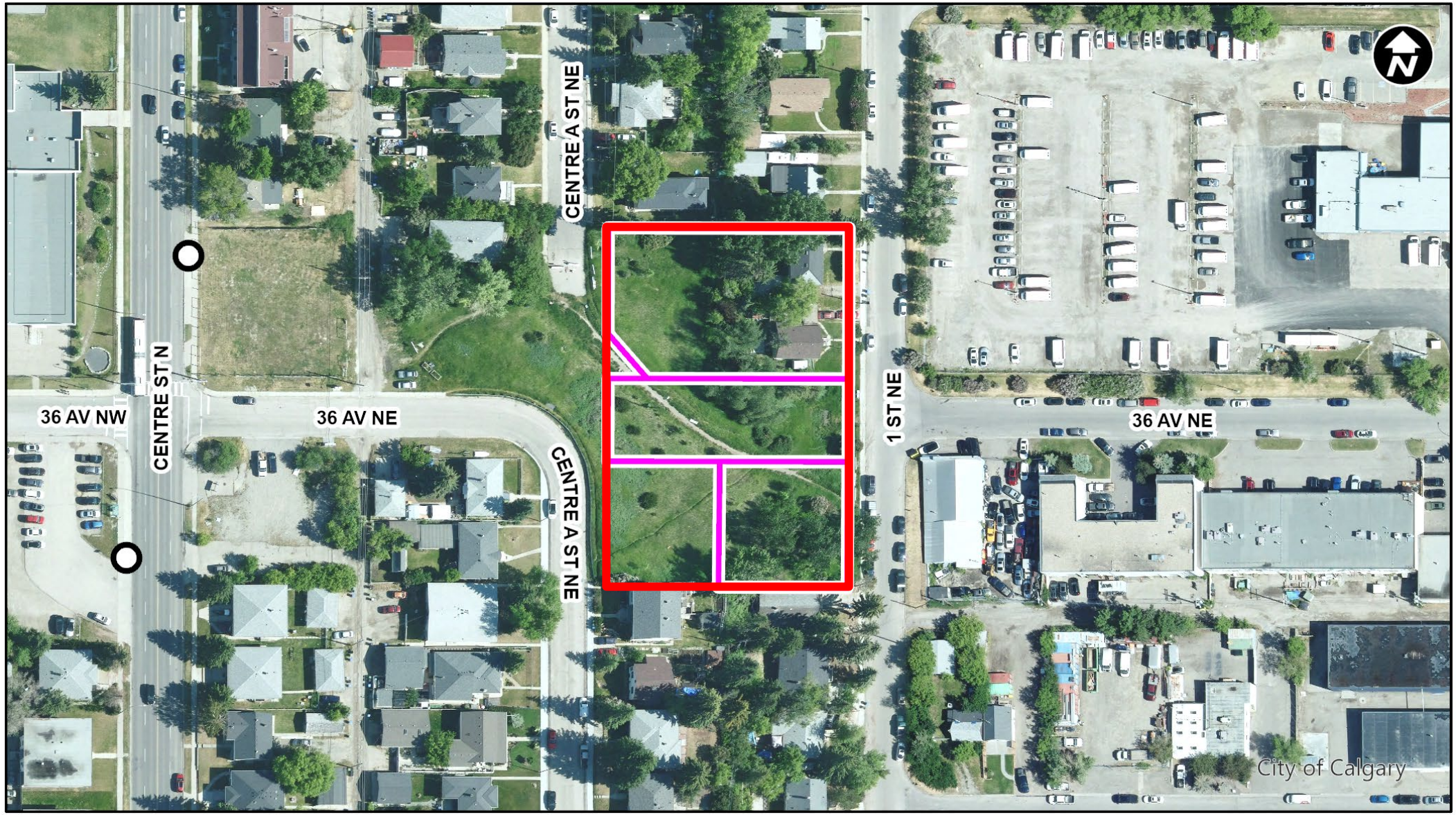
Site Photo Looking Southeast from Centre A Street NE terminus

Site Photos of 3703 1 Street NE



Site Photos of 3707 1 Street NE

Location Map



LEGEND

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Max BRT Stops

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- Purple
- Teal
- Yellow

- Bus Stop

Total Developable Area Size:

0.51 ha
87m x 58m

Location Map

Proposed M-H1 Size:
0.289 ha
57m x 58m

Proposed M-CG Size:
0.103 ha
30m x 33m

Proposed Total R-CG Size:
0.118 ha
60m x 25m

Proposed R-CG: 0.036 ha
Existing R-CG: 0.082 ha

Figure 14: 28 Avenue N and 40 Avenue N Transit Station Areas

Legend

- 28 Avenue N Core Zone
- 28 Avenue N Transition Zone
- 40 Avenue N Core Zone
- 40 Avenue N Transition Zone

Map C2: Cycling Network

Legend

- Existing Pathway
- Recommended Route per 5A network
- Existing Bikeway
- Recommended Cycling Network
- Red Line LRT
- Future Green Line LRT
- MAX Orange
- Skeletal Road
- Parks, Civic and Recreation
- Plan Area Boundary

Existing Land Use Map