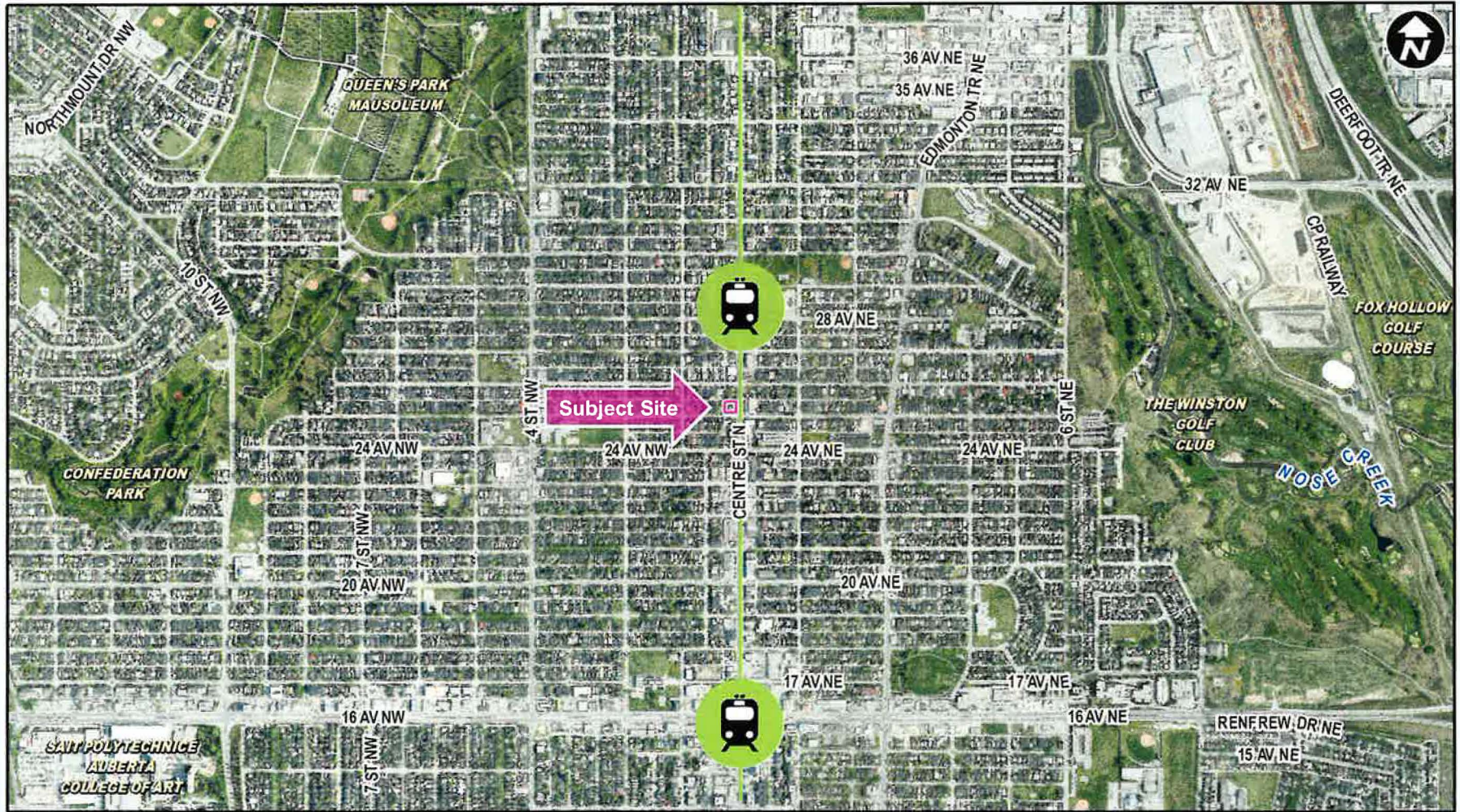


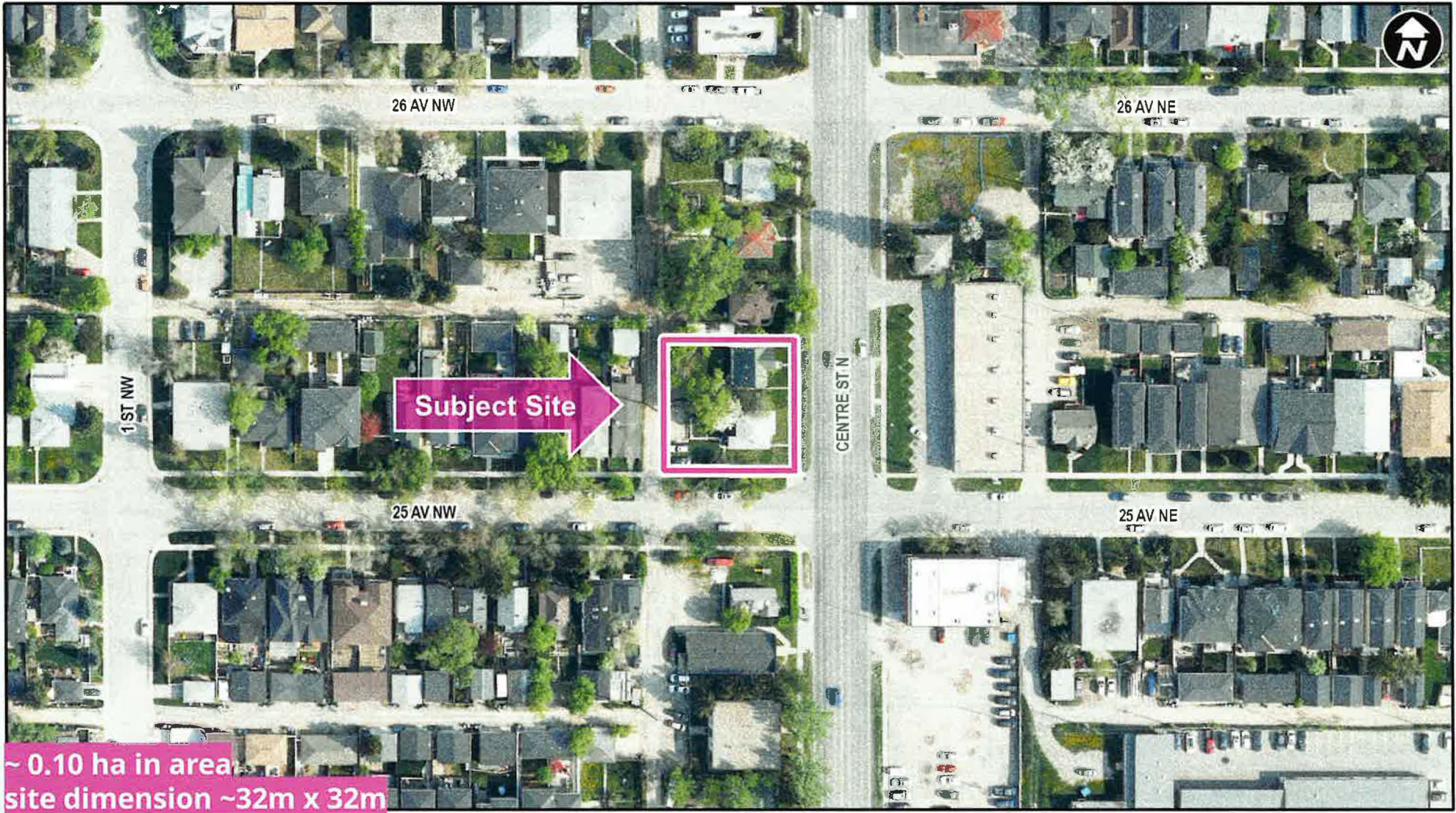


Public Hearing of Council  
Agenda Item: 8.1.6

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 27 2020  
ITEM: #8.1.6 CPC2020-05/7  
Public  
CITY CLERK'S DEPARTMENT

LOC2019-0153  
Policy and Land Use  
Amendment  
M-C1 to MU-2f4.0h26





~ 0.10 ha in area  
site dimension ~32m x 32m

July 27, 2020

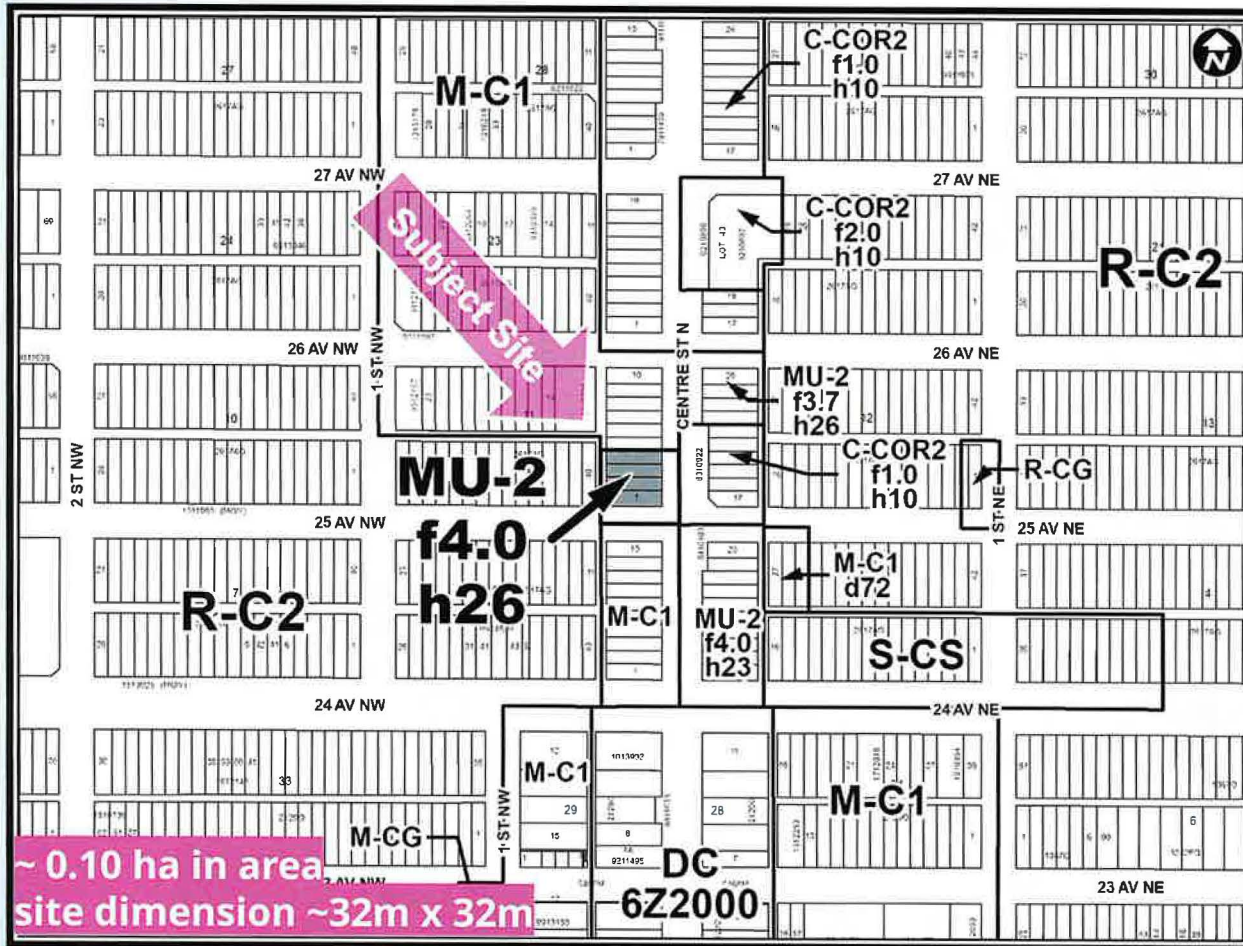
LOC2019-0153

PLAN View

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Multi-Residential –  
Contextual Low Profile (M-  
C1) District and a DC Direct  
Control District  
(Based on 2P80)

to

Mixed Use – Active  
Frontage  
(MU-2f4.0h26)

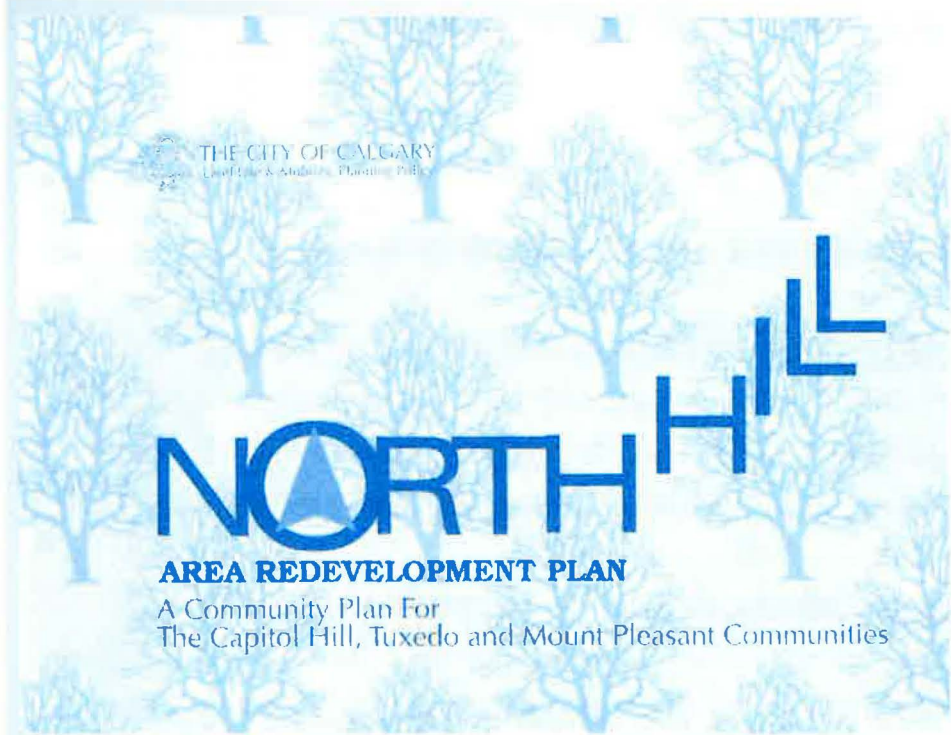
- Allows up to 4.0 FAR.
- Maximum height of 26 metres.
- Allows for residential and commercial development required at grade.



Subject Site

Centre Street N

25 Avenue NW



North Hill Area Redevelopment Plan



North Hill Local Area Plan

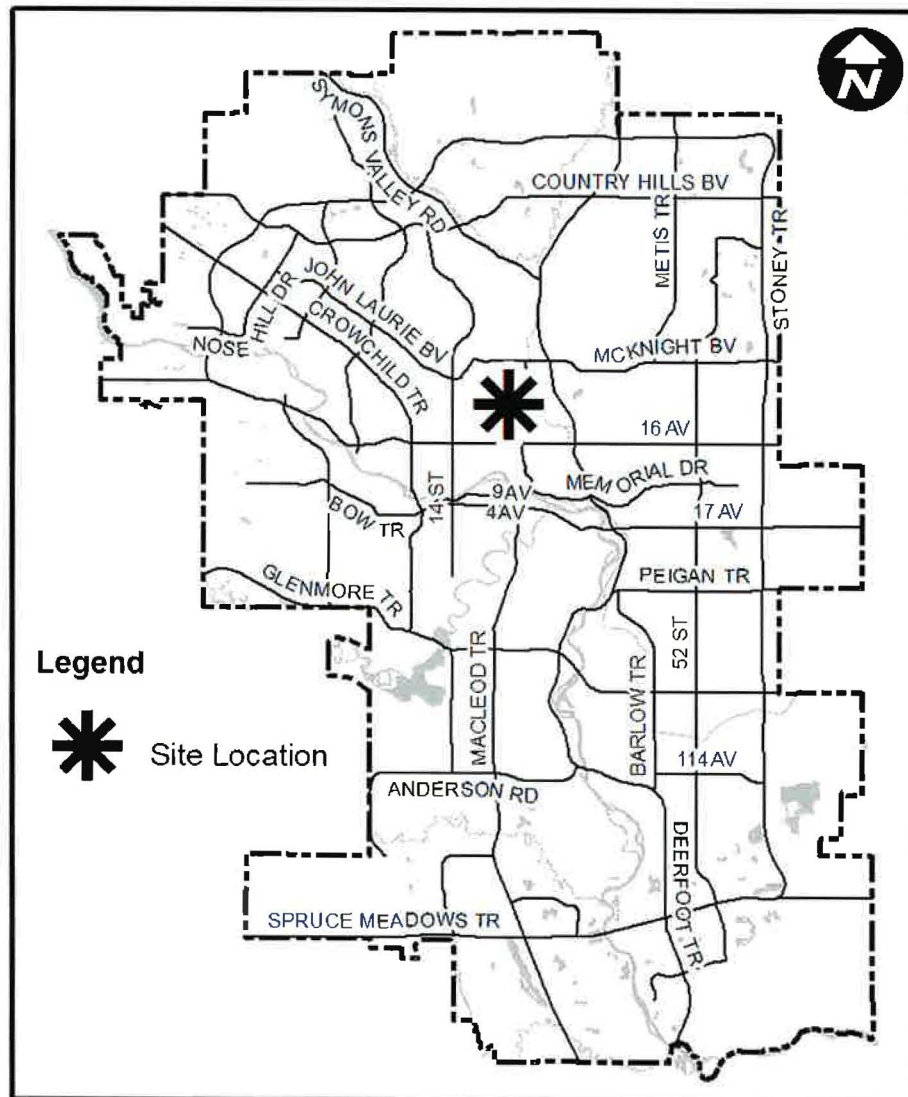
**North Hill Communities**  
**LOCAL AREA PLAN**

## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw XP2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 2601 and 2607 Centre Street NW (Plan 2617AG, Block 11, Lots 1 to 4) from Multi-Residential - Contextual Low Profile (M-C1) District and DC Direct Control District **to** Mixed Use - Active Frontage (MU-2f4.0h26) District; and
4. Give three readings to the **Proposed Bylaw XD2020**.





Legend

**\*** Site Location