



# Calgary Planning Commission

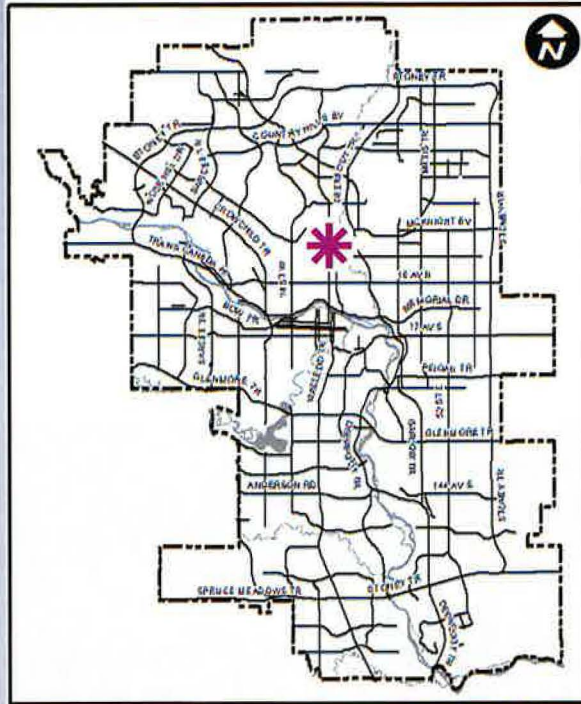
## Agenda Item: 7.2.3

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

OCT 21 2021

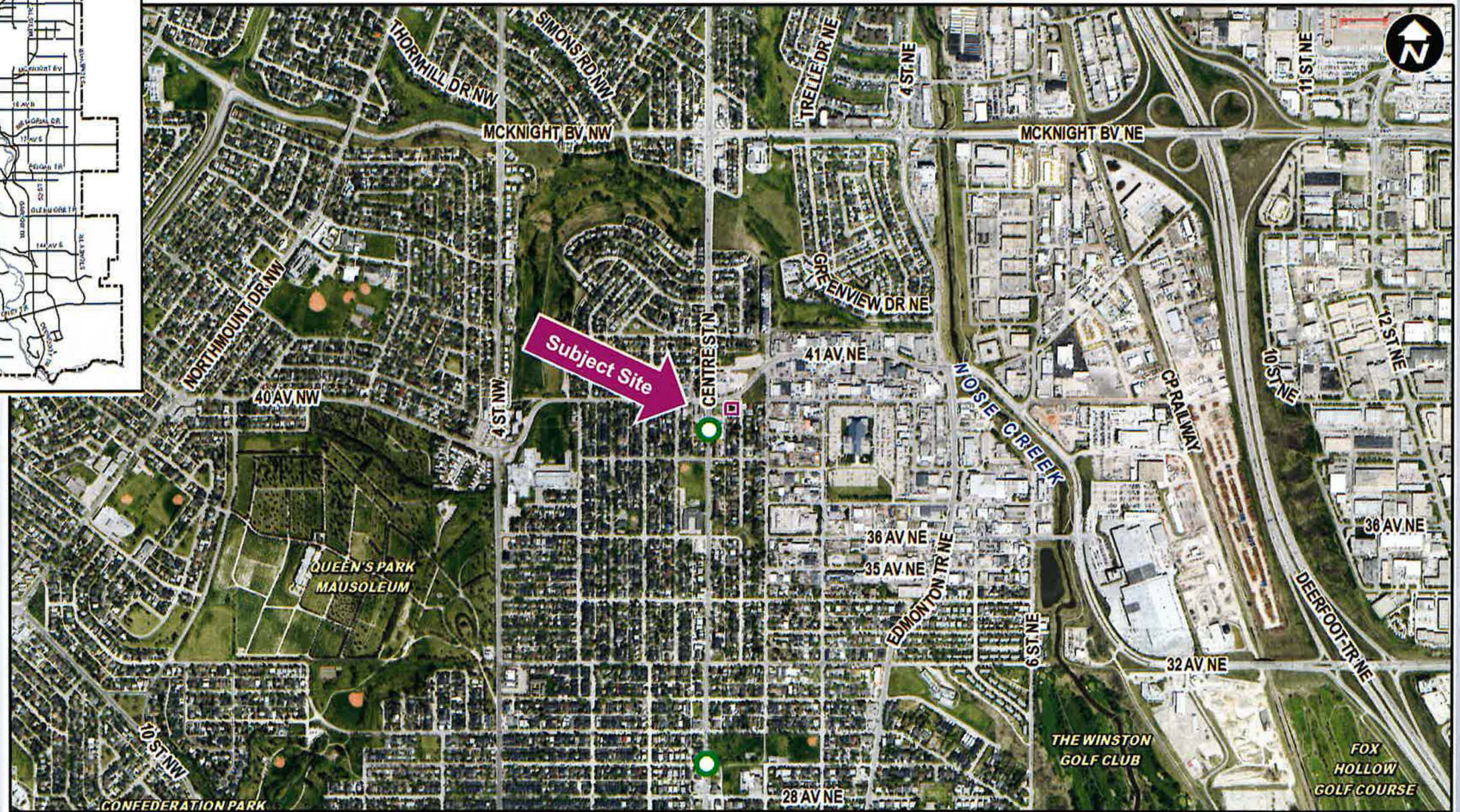
ITEM: 7.2.3 CPC 2021-1244  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

**LOC2021-0088**  
**Land Use Amendment**  
**October 21, 2021**



## 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





Parcel Size:

0.12 ha  
33m x 36m

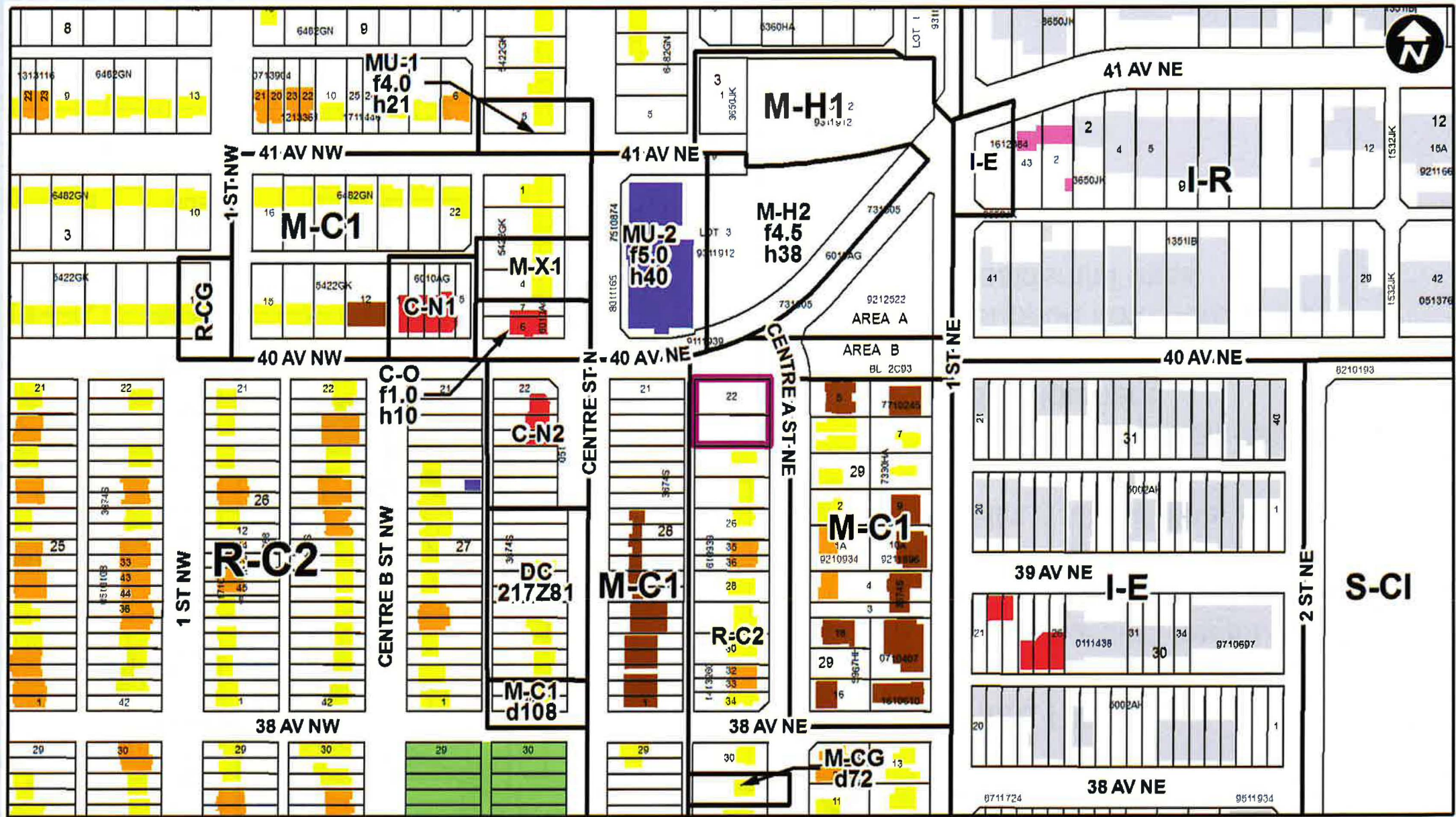


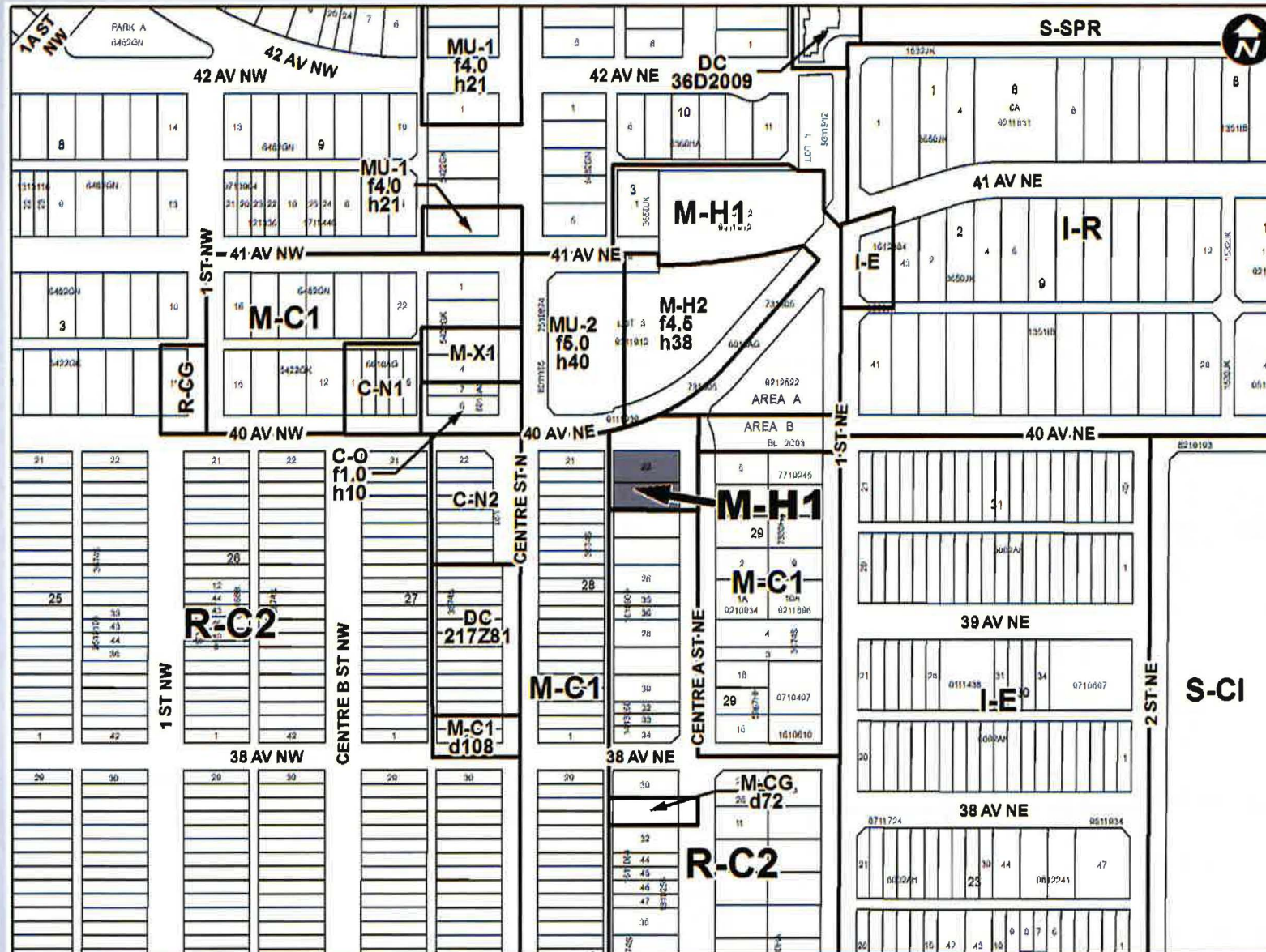
View of the site from 40 Ave NW



View of the lane from 40 Ave NW

- 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





## M-H1

- Max. FAR: 4.0
- Max. building height: 26 m (approx. 6-8 storeys).
- Min. 150 units per hectare
- High-density multi-residential development
- Support commercial multi-residential uses

### City-Led Outreach

- Highland Park Community Association (CA) provided letter of support.
- CA noted concerns about cumulative impacts.
- No public comments.

### Applicant-Led Outreach

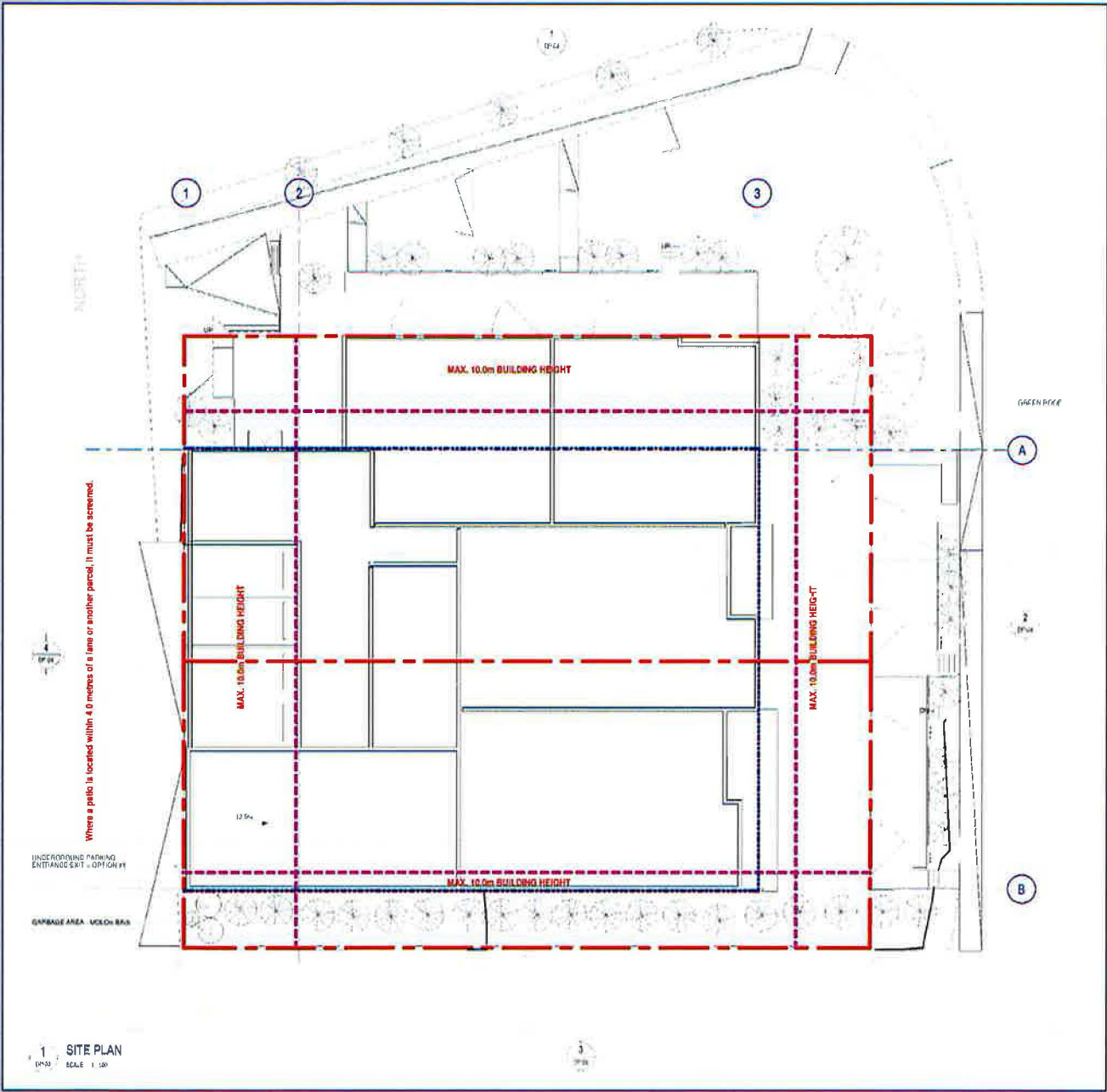
- Project website
- Online info session
- 1200+ postcards
- Engaged CA and Greenview Industrial Business Improvement Area

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

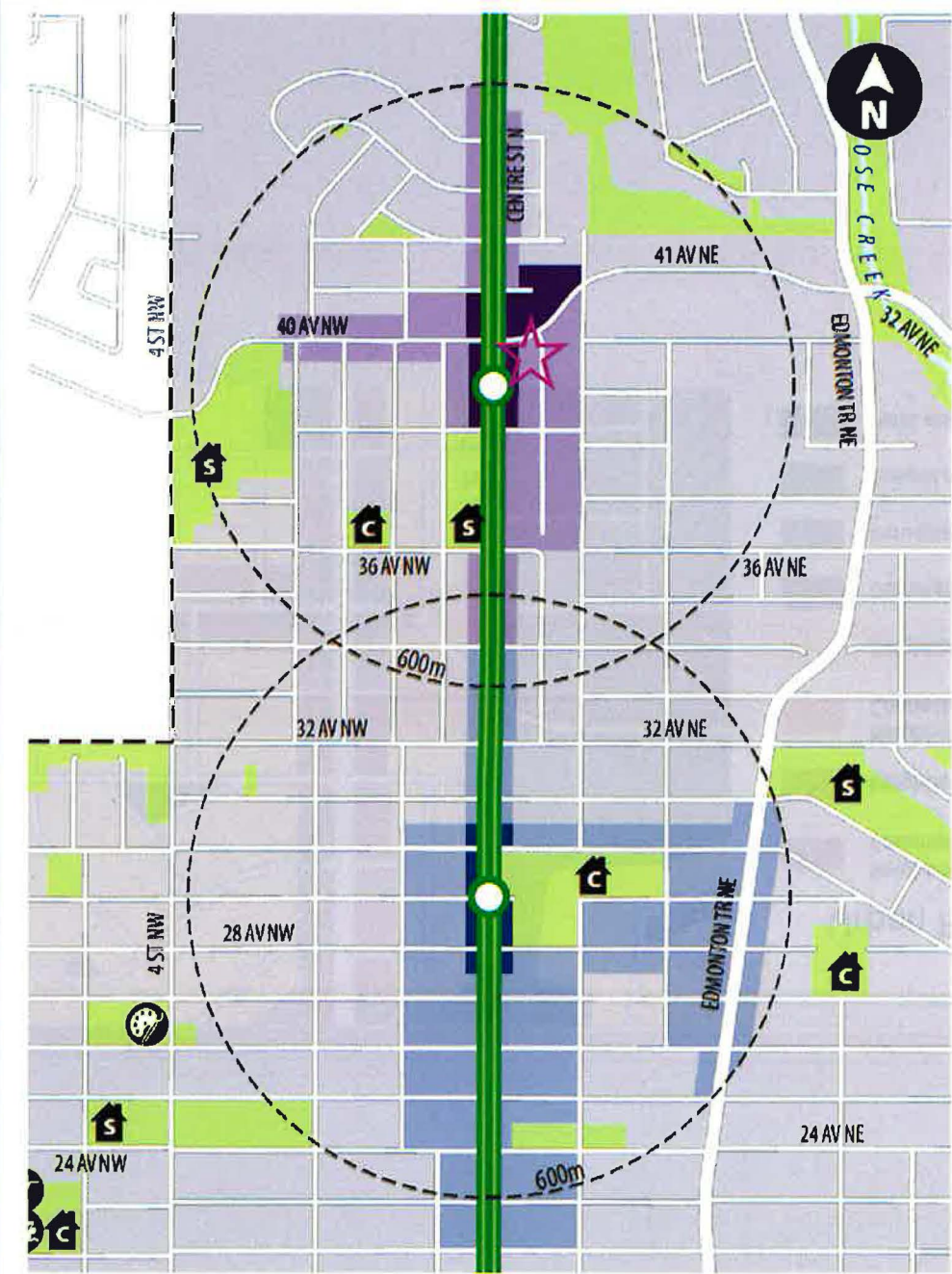
Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 107 – 40 Avenue NE and 4019 Centre A Street NE (Plan 3674S, Block 28, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

## Supplementary Slides





★ Subject Parcel



Transit Station Areas

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

☆ Subject Parcel



Map 1 – Urban Structure



Subject Parcel



Urban Main Street



Neighborhood Main Street

