

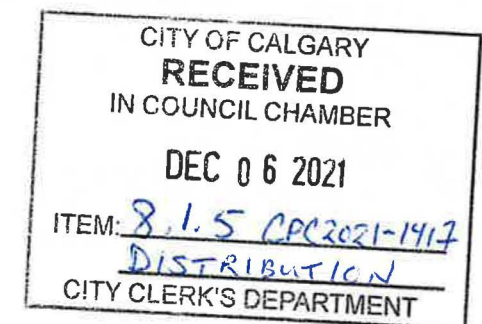


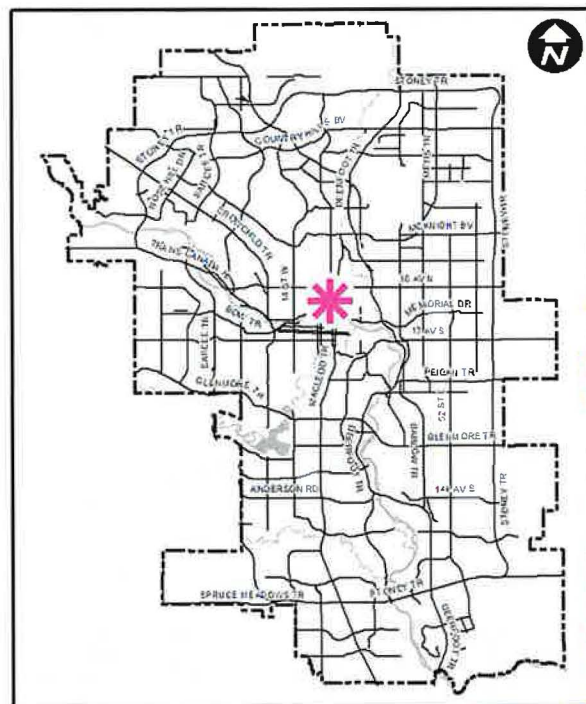
Public Hearing of Council

Agenda Item: 8.1.5

1

LOC2020-0203
Land Use Amendment
December 6, 2021





LEGEND

600m buffer from LRT station

LRT Stations

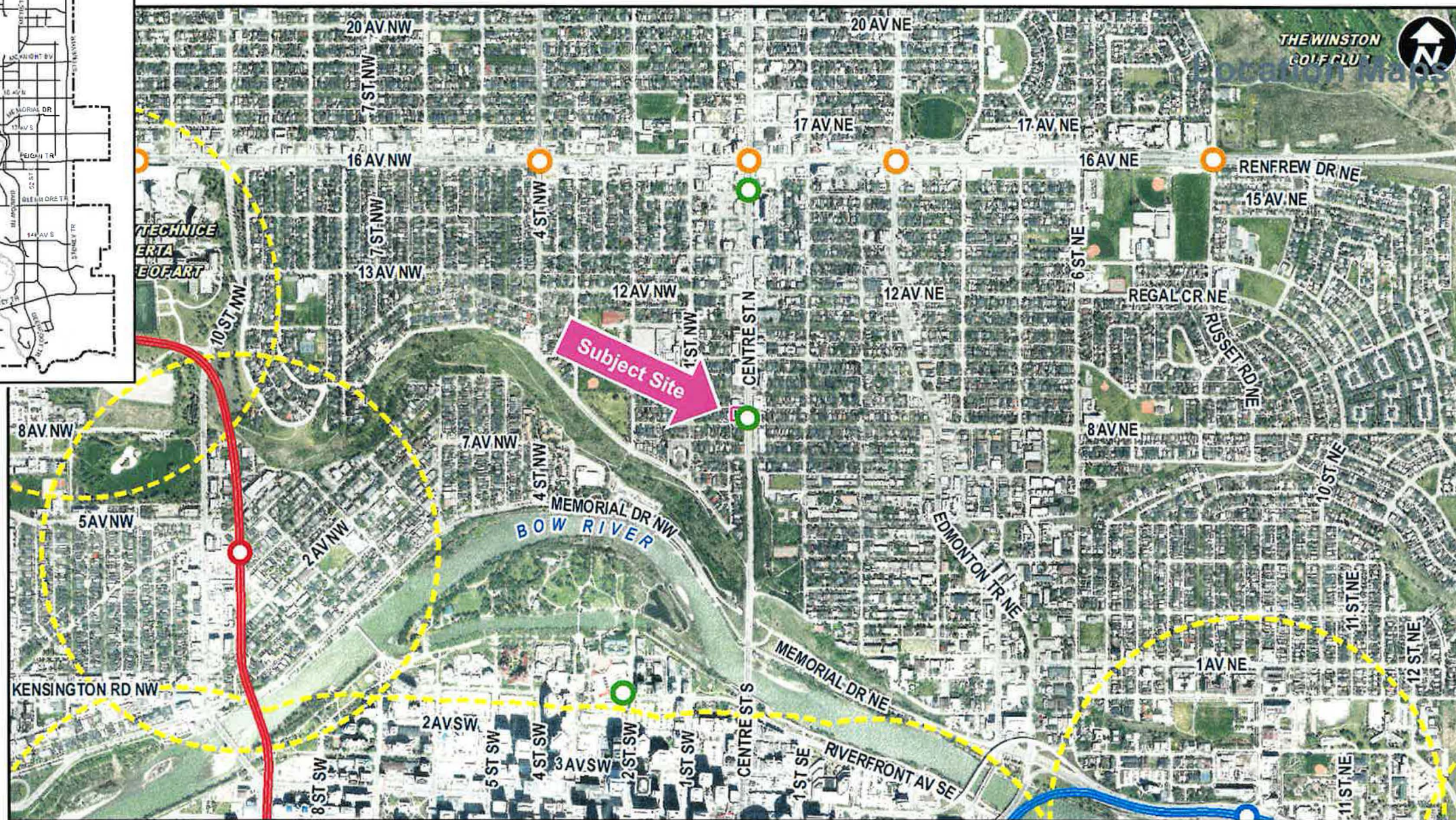
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





Parcel Size:

0.15 ha
38m x 38m

- 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



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 182D2021** for the redesignation of 0.15 hectares $\pm$ (0.36 acres $\pm$) located at 901 Centre Street NW (Plan 3946N, Block 26, Lots 20 to 24 inclusive) from Commercial – Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Mixed Use – Active Frontage (MU-2f4.0h21) District.

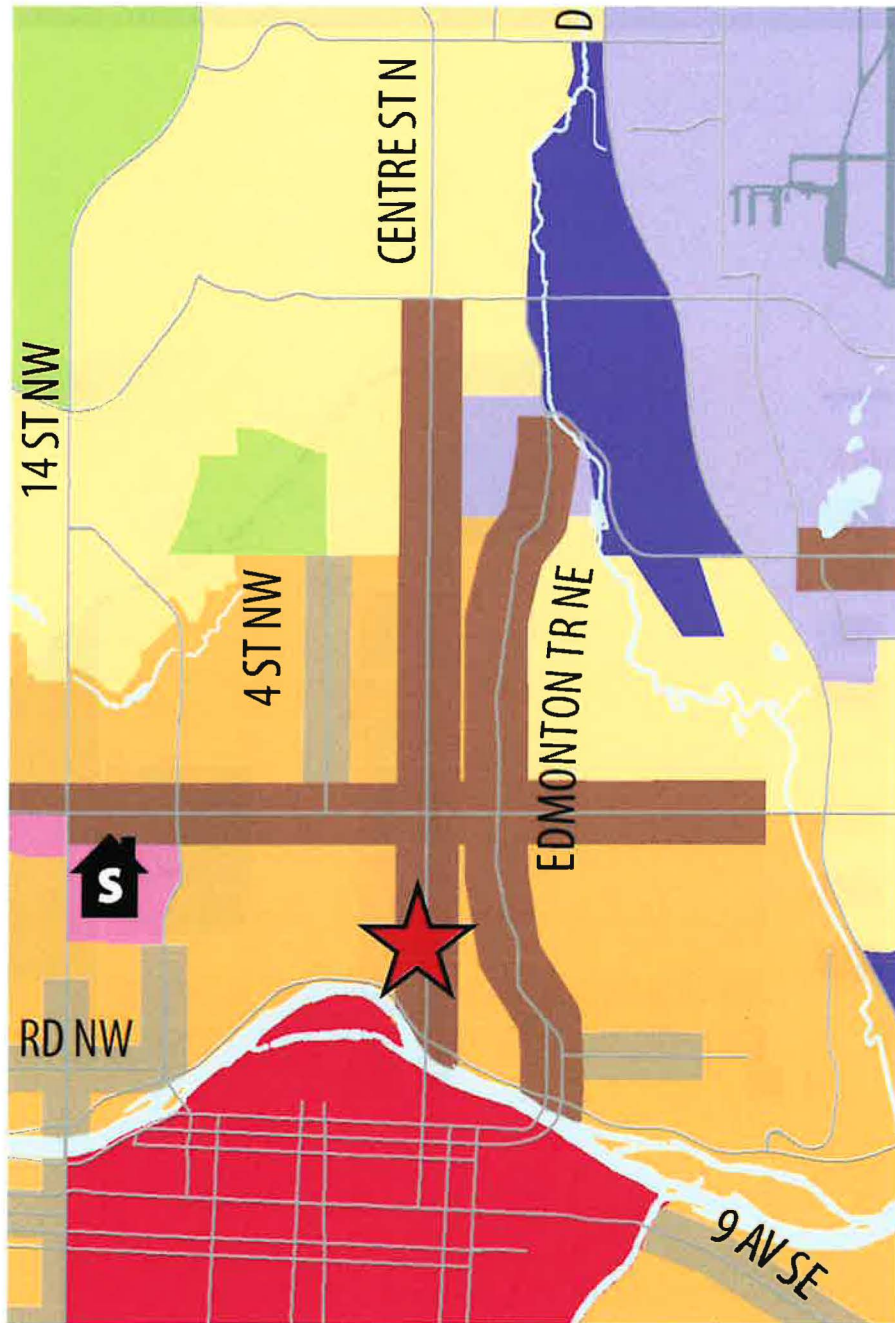
Supplementary Slides



View of the site from 8 Ave / Centre St corner

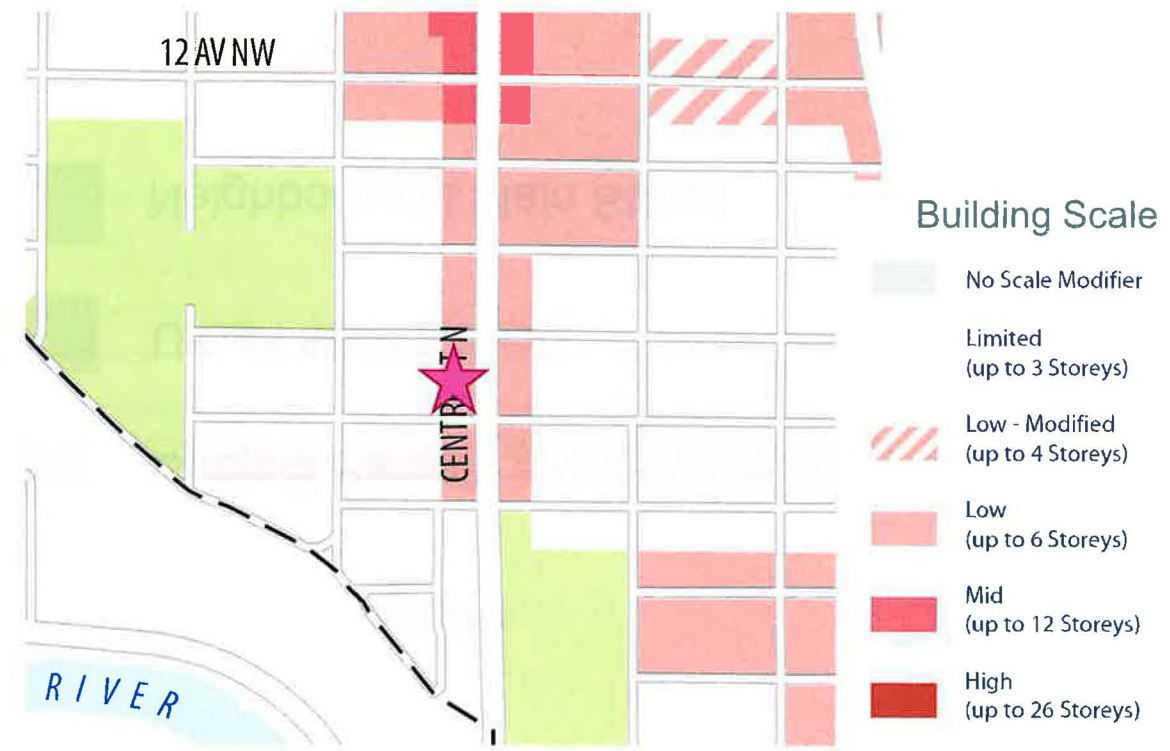


View of the lane from 8 Ave NW

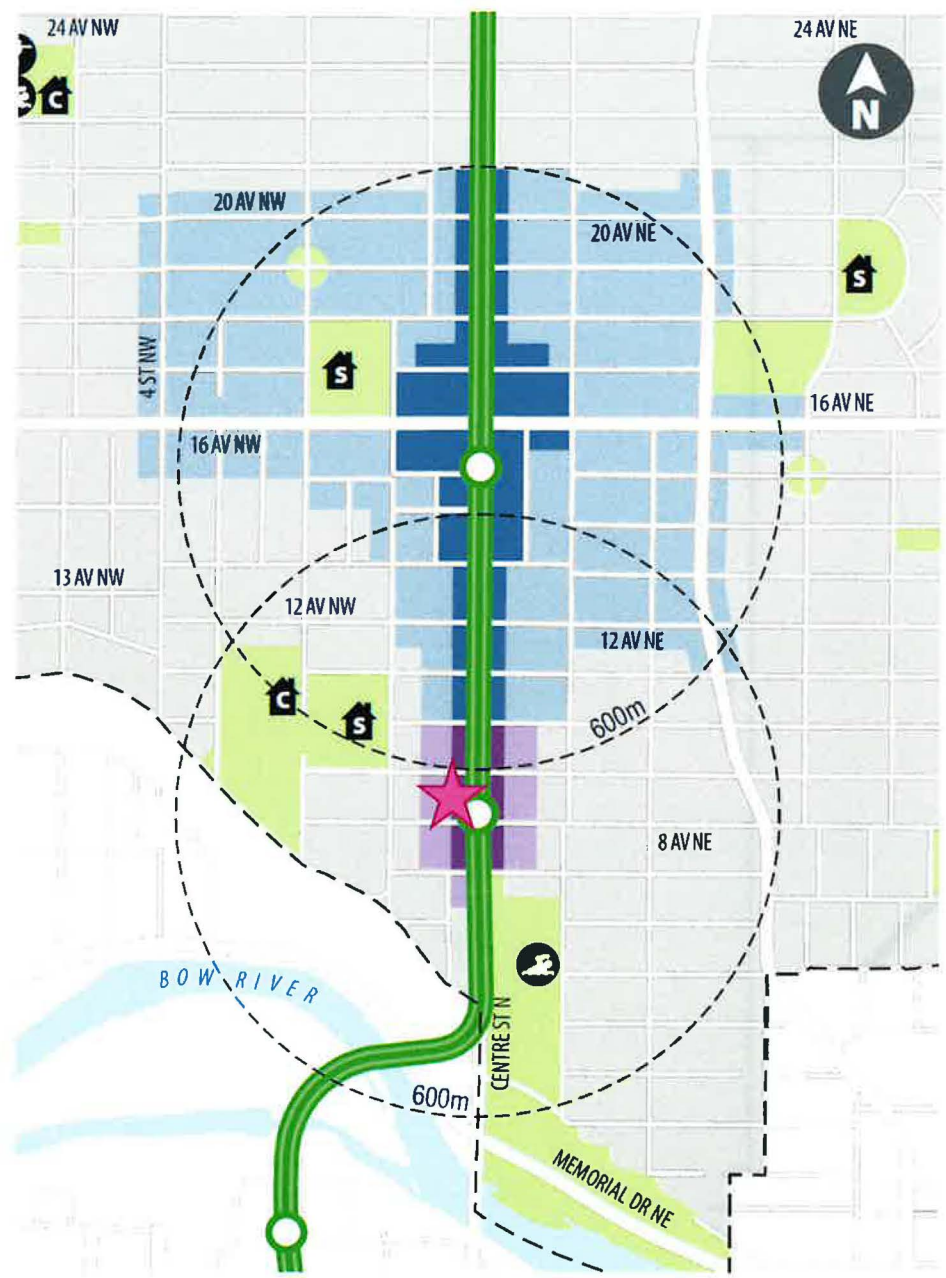


Map 1 – Urban Structure

-  Subject Parcel
-  Urban Main Street
-  Neighborhood Main Street



★ Subject Parcel

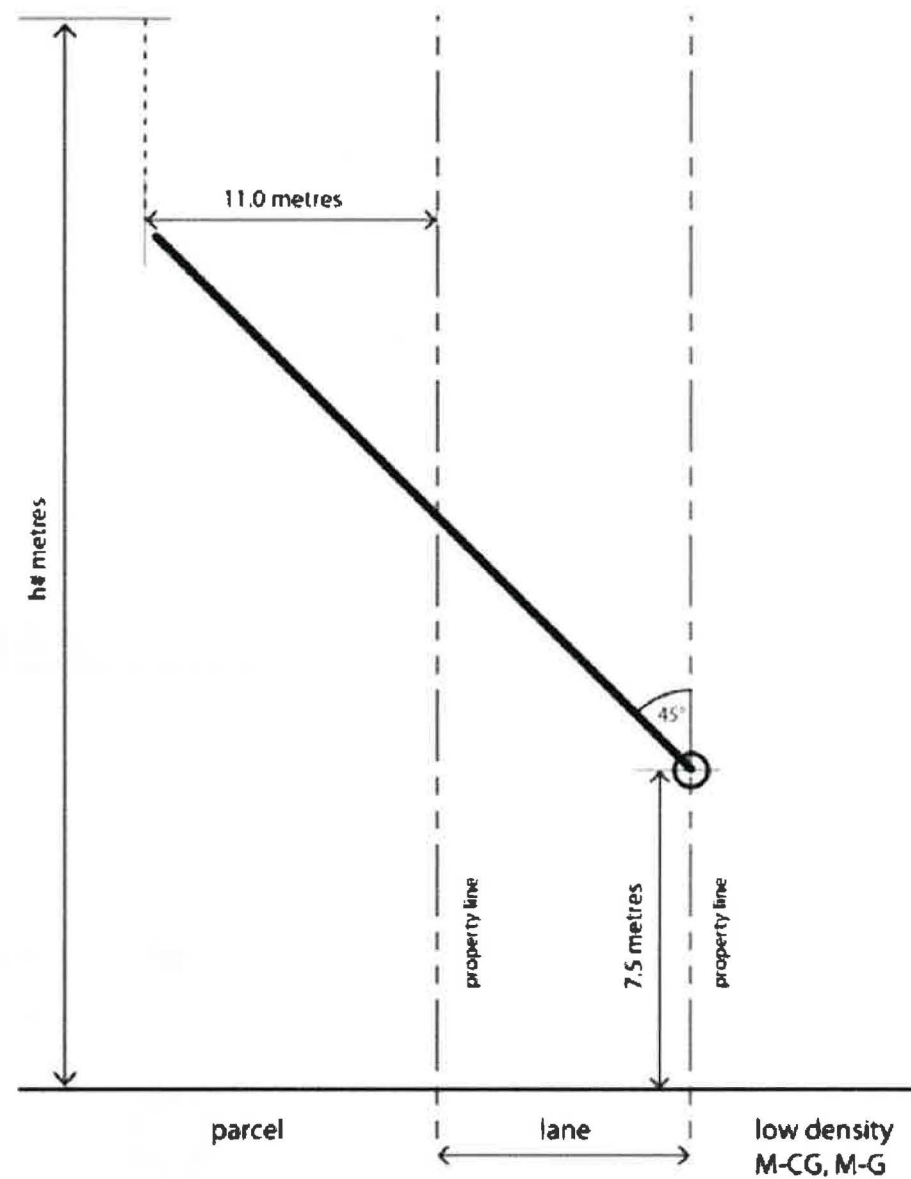


Transit Station Areas

- 16 Avenue N Core Zone
- 16 Avenue N Transition Zone
- 9 Avenue N Core Zone
- 9 Avenue N Transition Zone

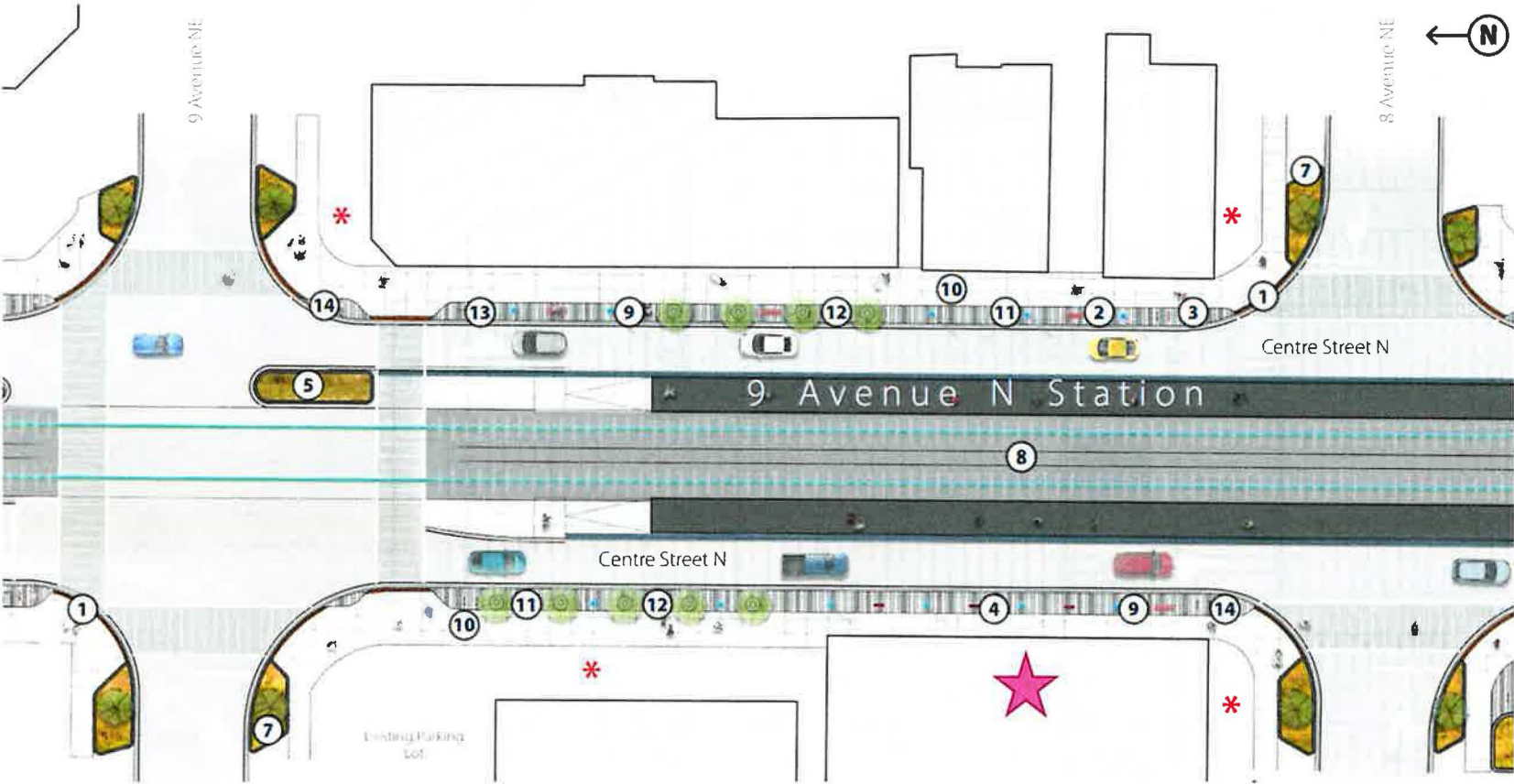
★ Subject Parcel

1371 (4) Building Height





Streetscape Concept | 8 Avenue N to 9 Avenue N



* Opportunities for additional public area improvements to be explored with adjacent land owners

LEGEND

- | | | | | | | |
|---|---------------------------|--------------------------------------|----------------------|-----------------------|---------------------|---------------------------|
| 1 Accessible/ Universal Design Elements | 3 Bike & Scooter Parking | 5 Community Placemaking & Public Art | 7 Landscape Planters | 9 Pedestrian Lighting | 11 Paving Materials | 13 Transit Kiosks |
| 2 Benches | 4 Bollard & Leaning Rails | 6 Enhanced Crosswalks | 8 LRT Infrastructure | 10 Pedestrian Zone | 12 Street Trees | 14 Waste & Recycling Bins |

 Subject Parcel