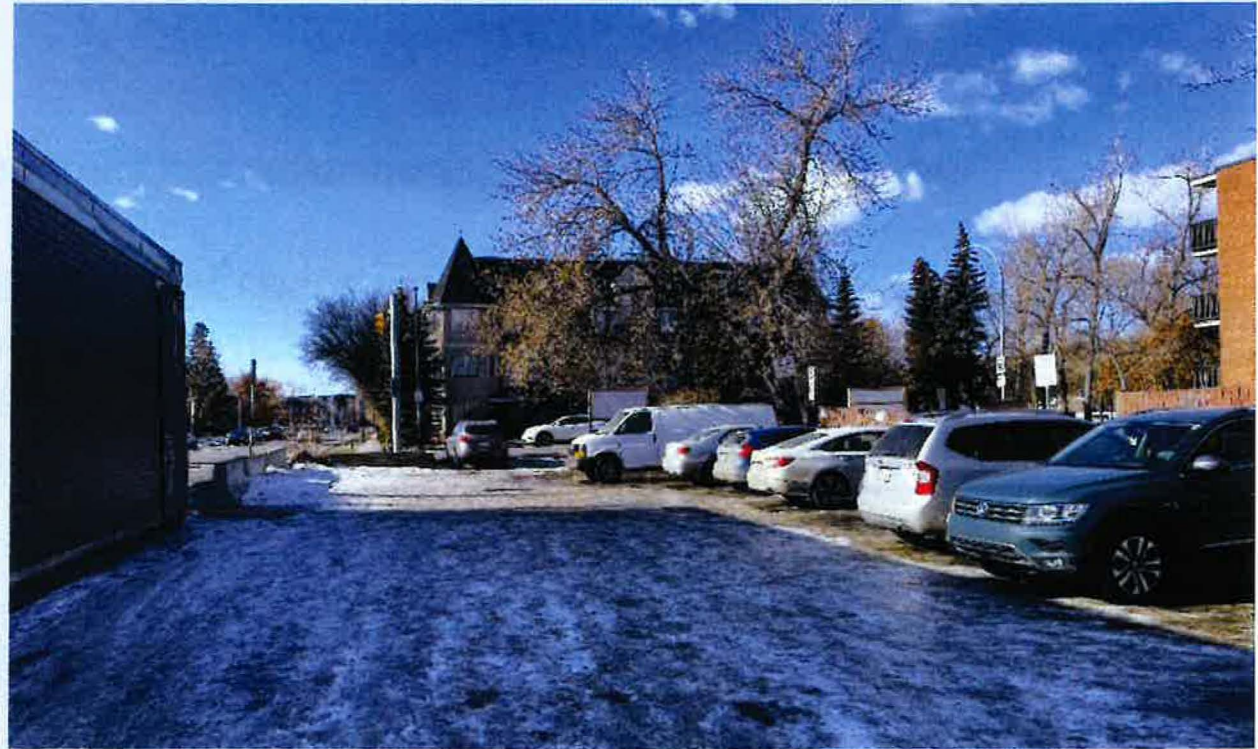




Calgary Planning Commission

Agenda Item: 7.2.6



LOC2022-0037 Land Use Amendment

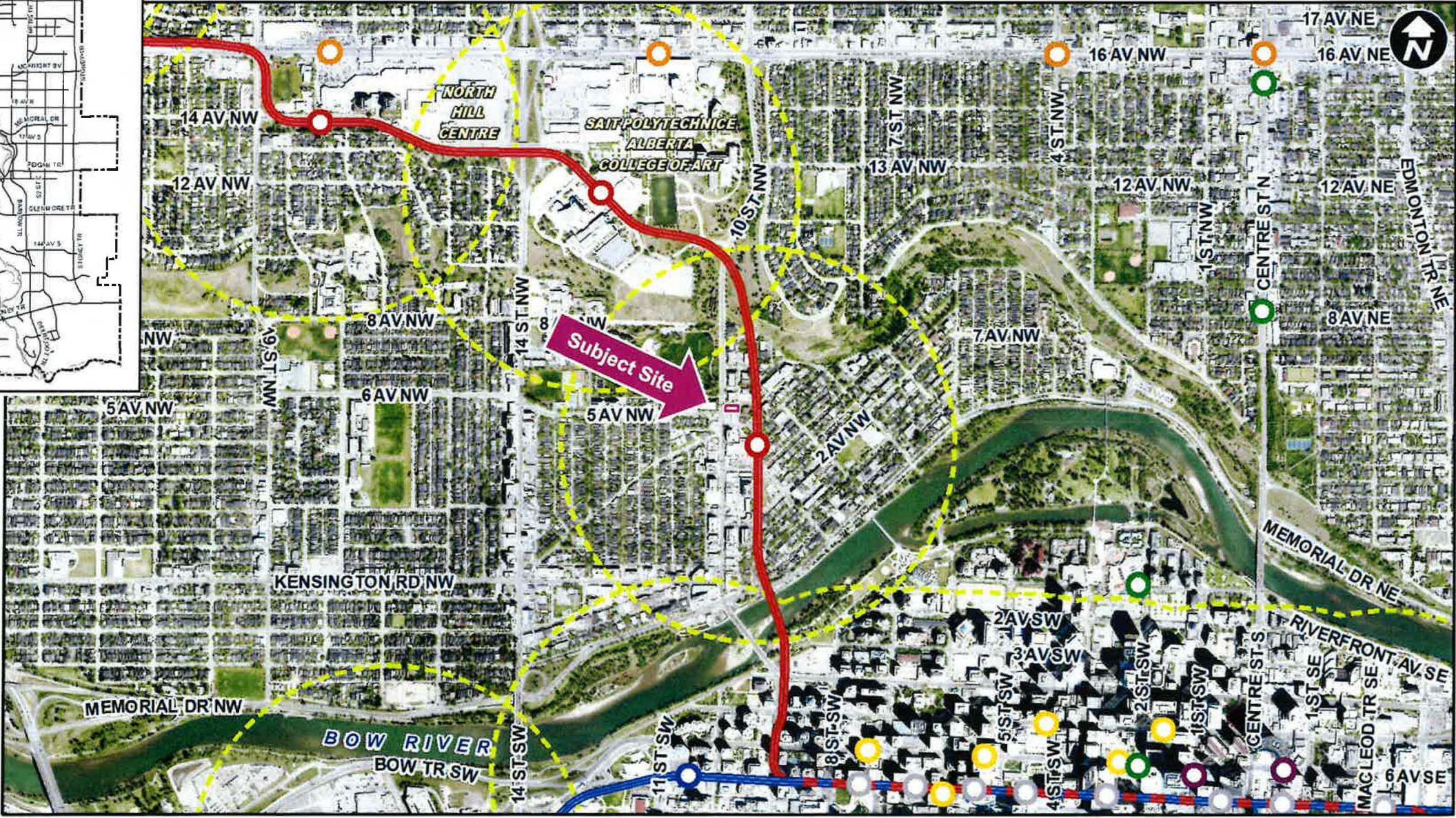
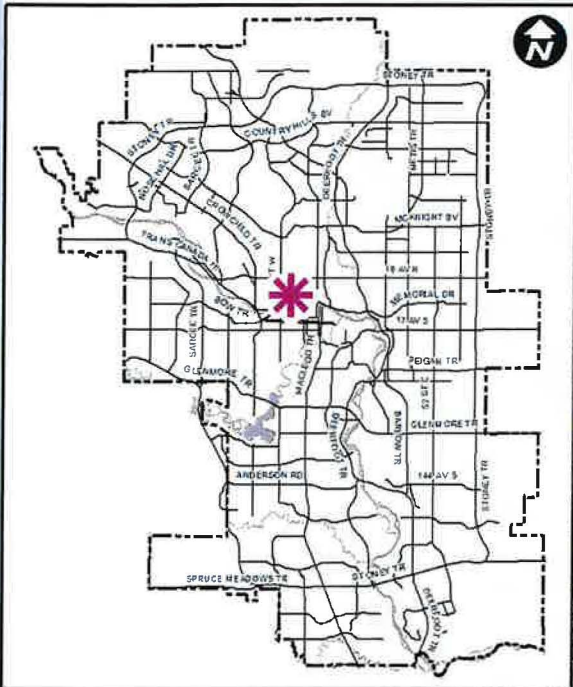
April 20, 2023

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 APR 20 2023
 ITEM: #7.2.6 CPG 2023-0361
D. H. Miller - Presentation
 CITY CLERK'S DEPARTMENT

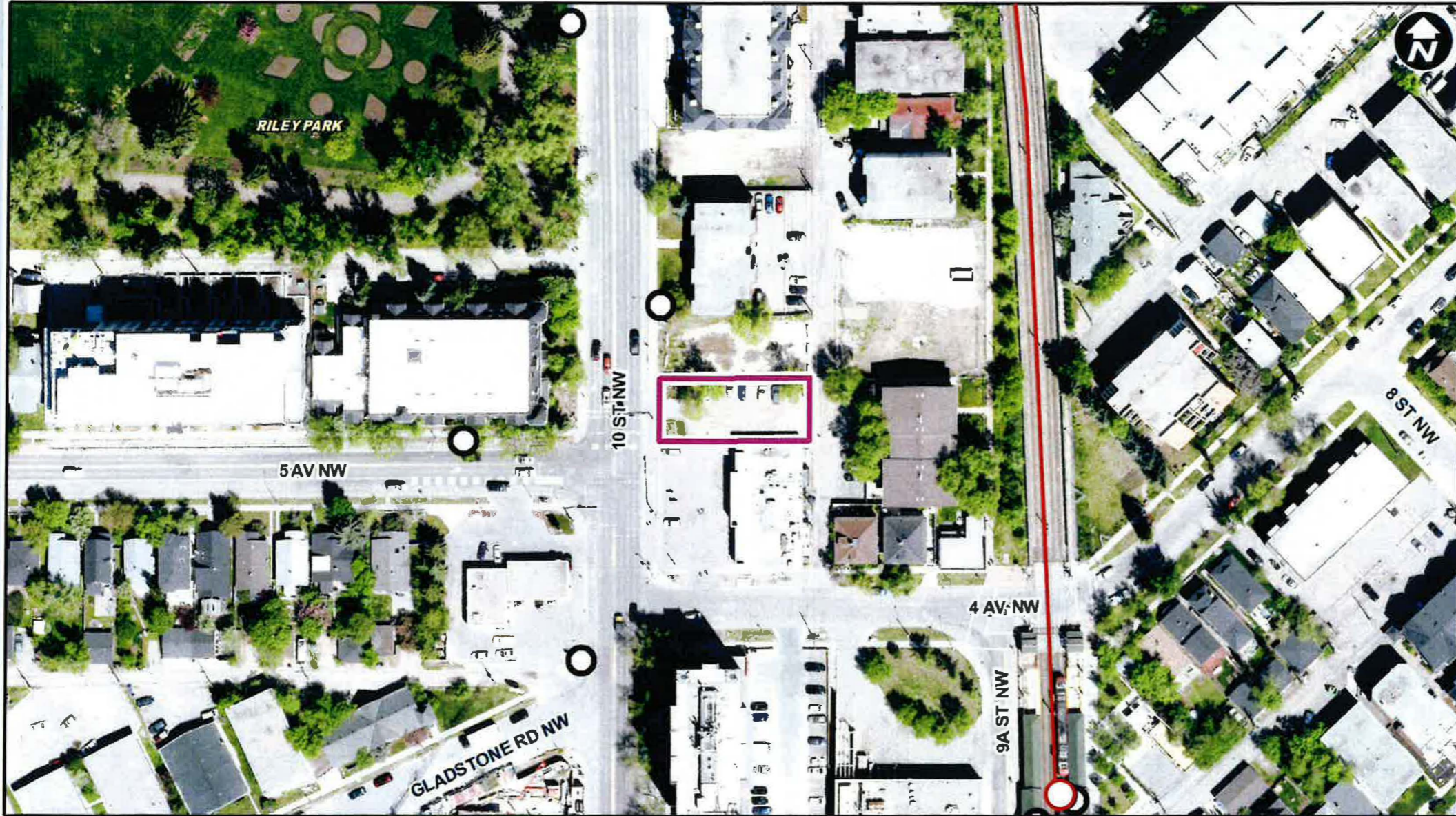
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 510 – 10 Street NW (Plan 2448O, Block 4, Lots 5 and 6) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).



- 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



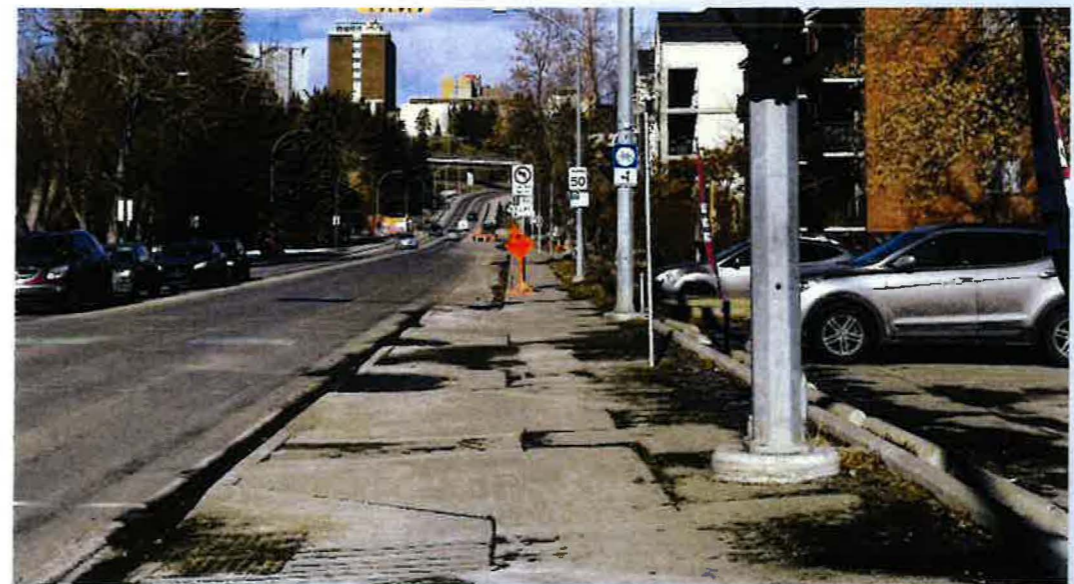
LEGEND

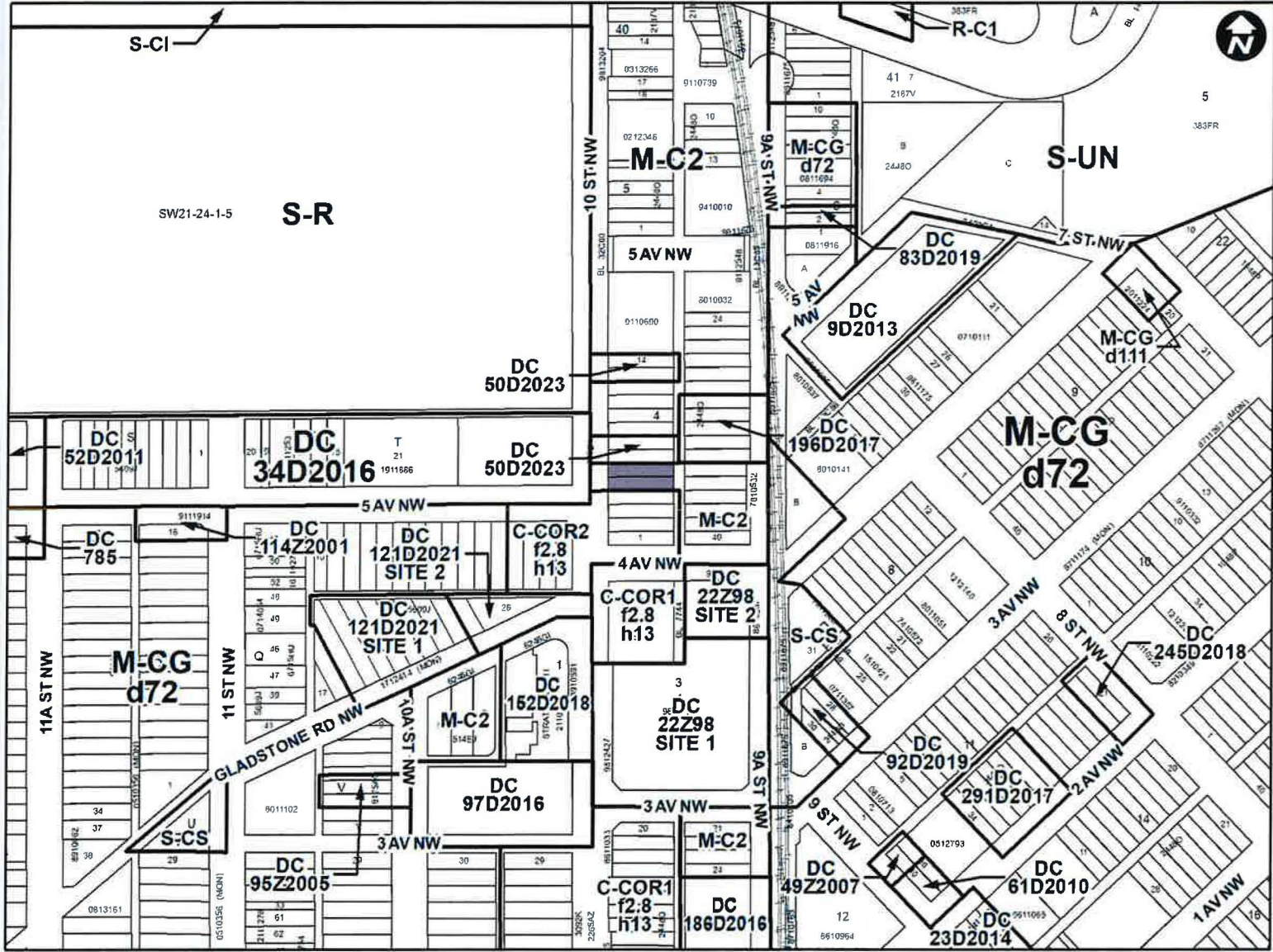
- LRT Stations
○ Red
- LRT Line
— Red
- Bus Stop

Parcel Size:

0.06 ha
15m x 36m

510 – 10 Street NW





RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

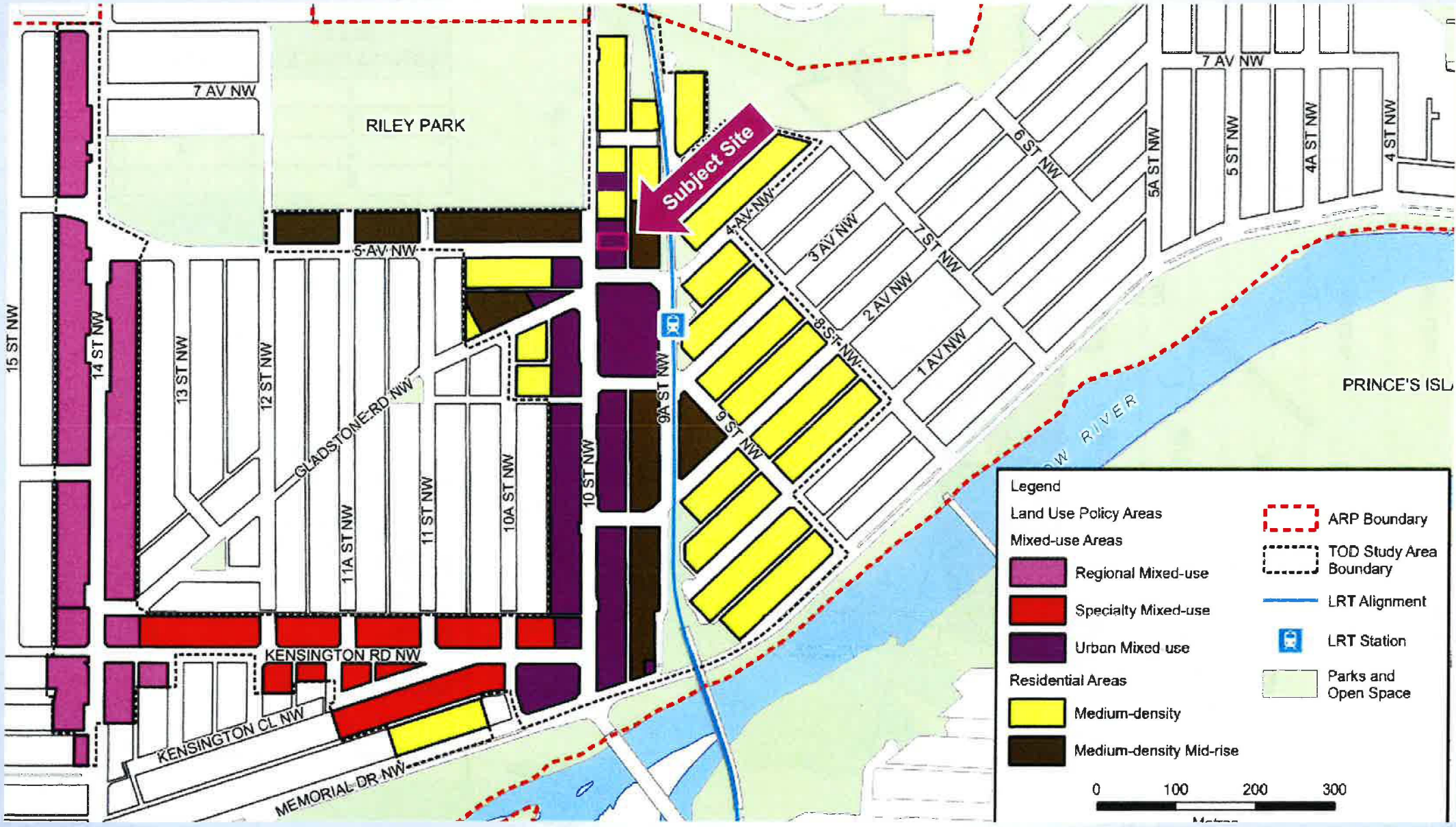
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 510 – 10 Street NW (Plan 2448O, Block 4, Lots 5 and 6) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

Supplementary Slides





Hillhurst/Sunnyside ARP – Land Use Policy Areas



Legend

Regional Mixed-use	ARP Boundary
Specialty Mixed-use	TOD Study Area Boundary
Urban Mixed use	LRT Alignment
Medium-density	LRT Station
Medium-density Mid-rise	Parks and Open Space

0 100 200 300
Metres

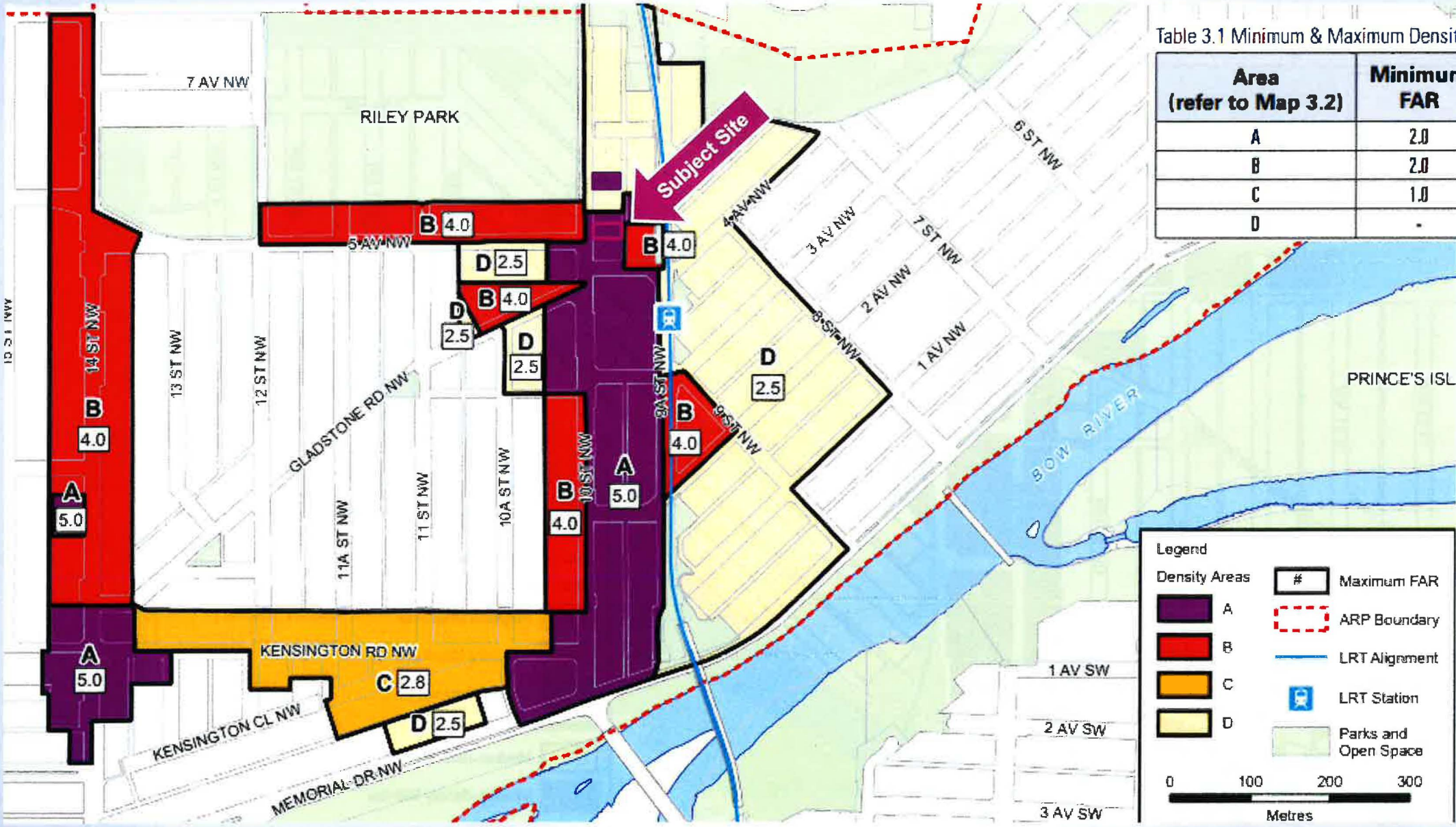


Table 3.1 Minimum & Maximum Densities

Area (refer to Map 3.2)	Minimum FAR	Maximum FAR
A	2.0	5.0
B	2.0	4.0
C	1.0	2.8
D	-	2.5

Legend

- Density Areas:
 - A (Purple)
 - B (Red)
 - C (Orange)
 - D (Yellow)
- # (Number in box): Maximum FAR
- Red dashed line: ARP Boundary
- Blue line: LRT Alignment
- Blue train icon: LRT Station
- Green area: Parks and Open Space

0 100 200 300 Metres

