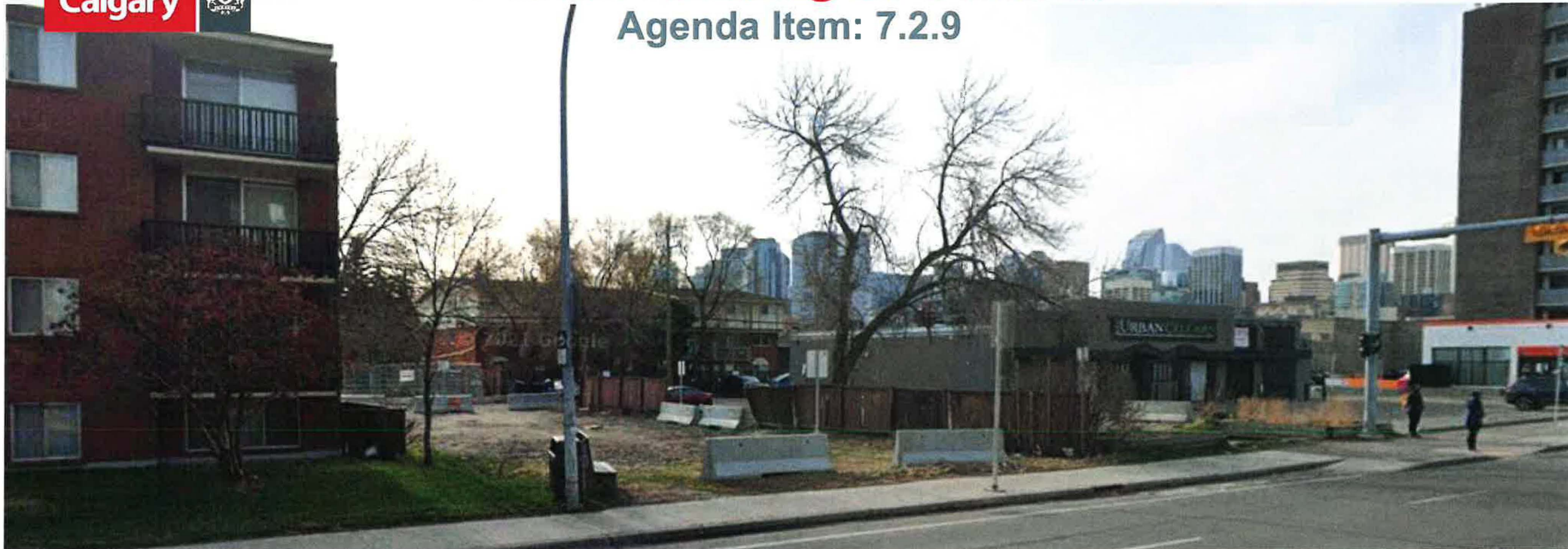




Public Hearing of Council

Agenda Item: 7.2.9



LOC2022-0037 / CPC2023-0361

Land Use Amendment

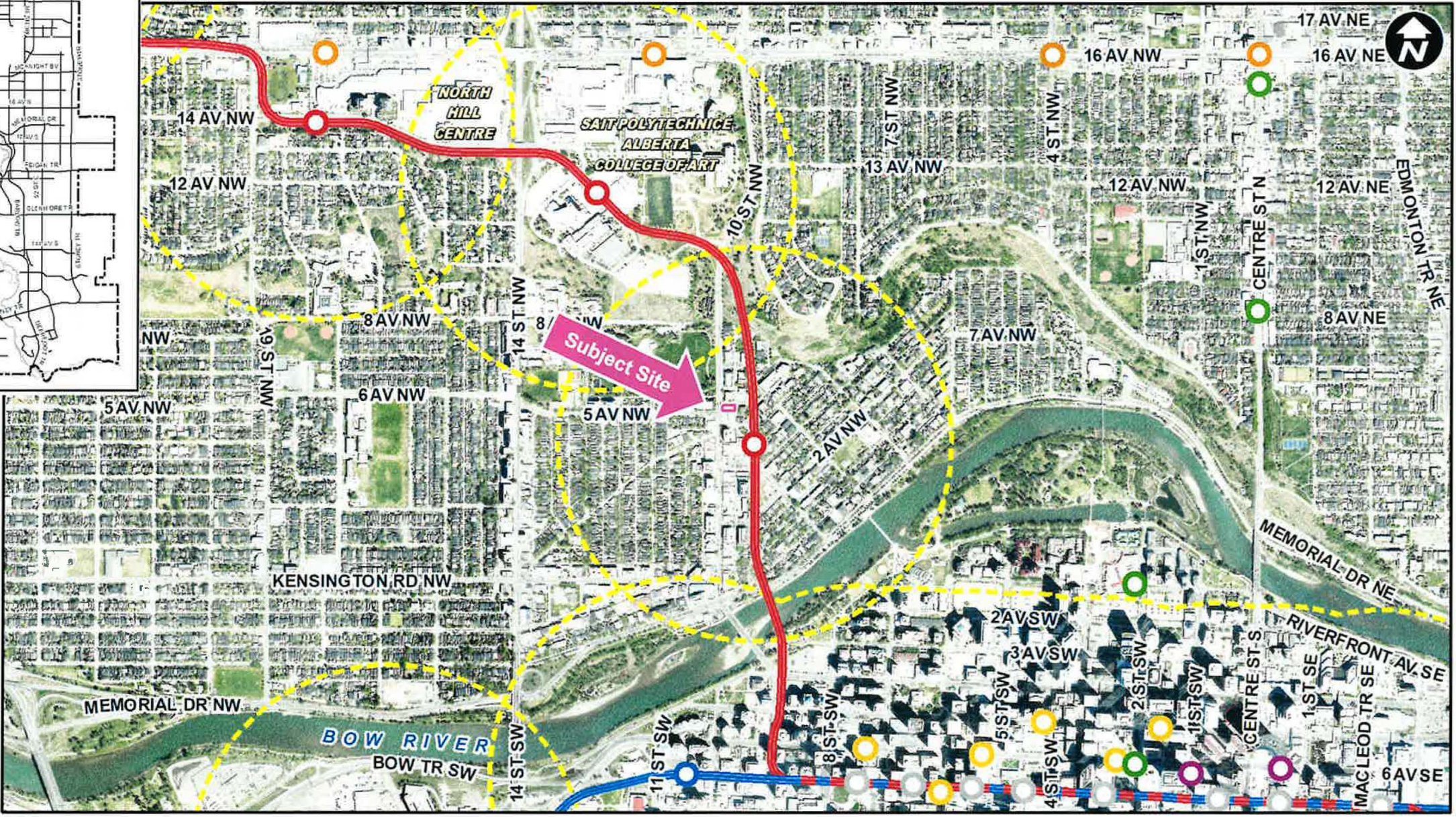
June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: *7.2.9 CPC2023-0361*
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

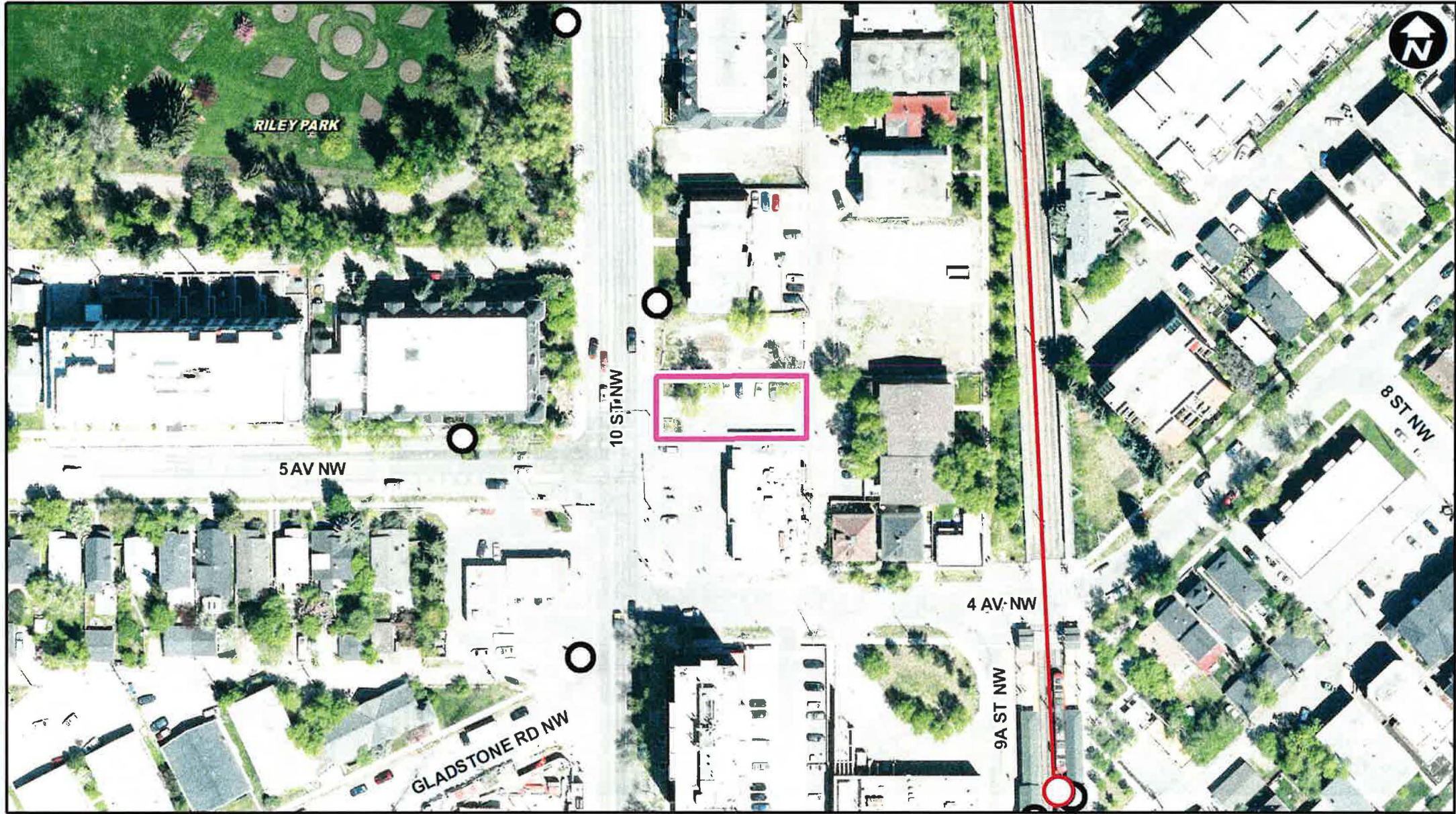
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 79D2023** 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

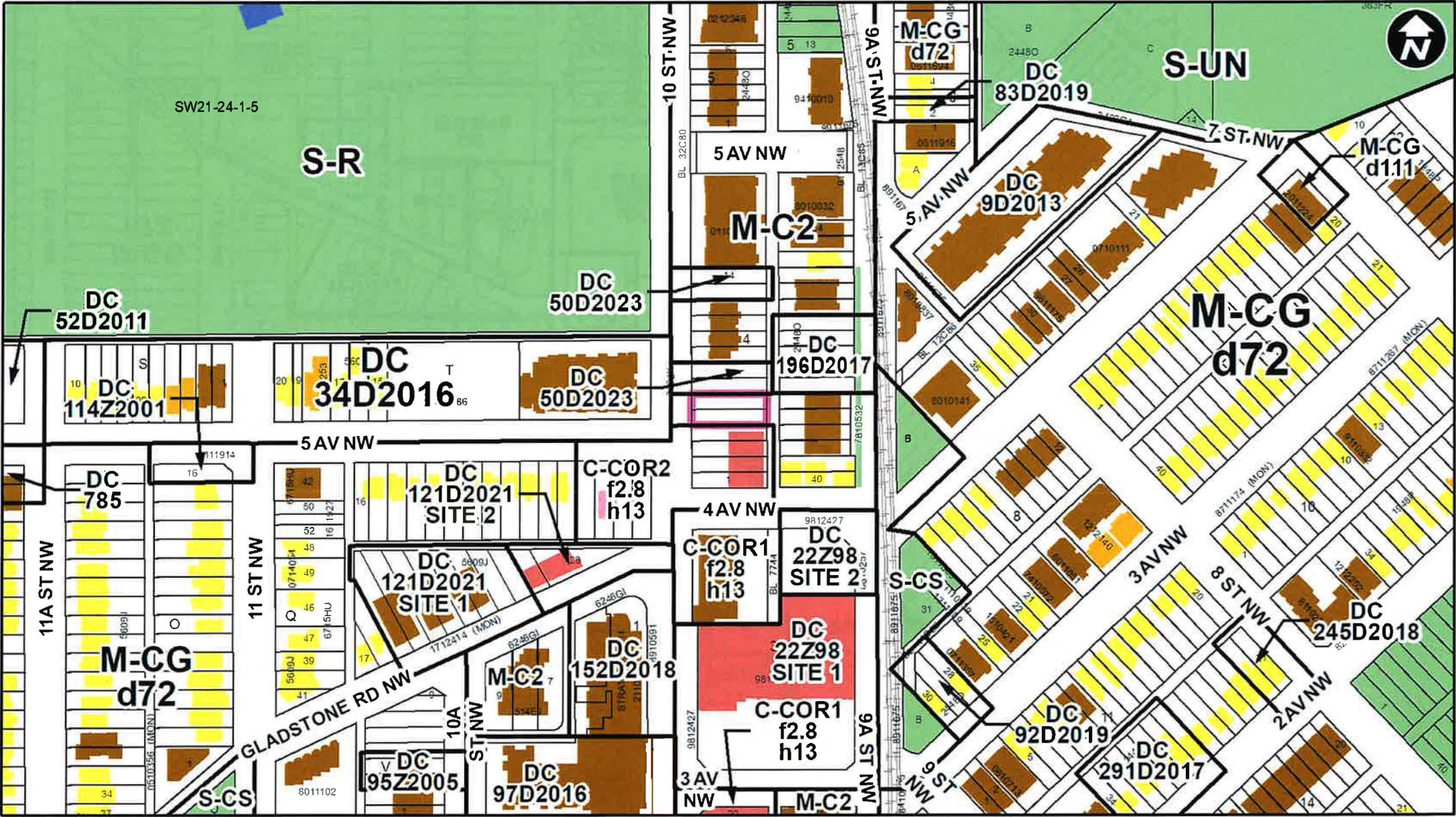
— Red

○ Bus Stop

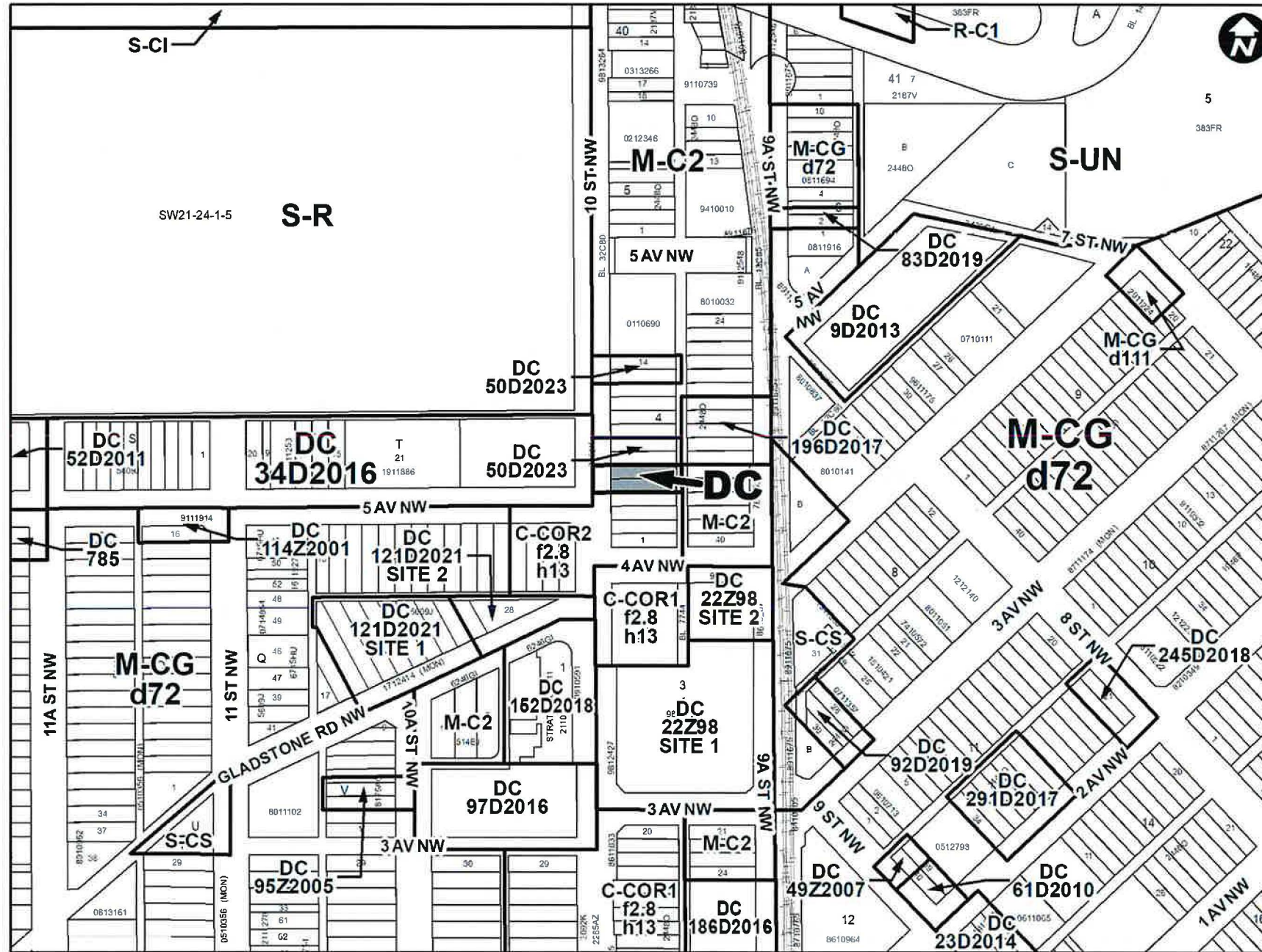
Parcel Size:

0.06 ha

15m x 36m



- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



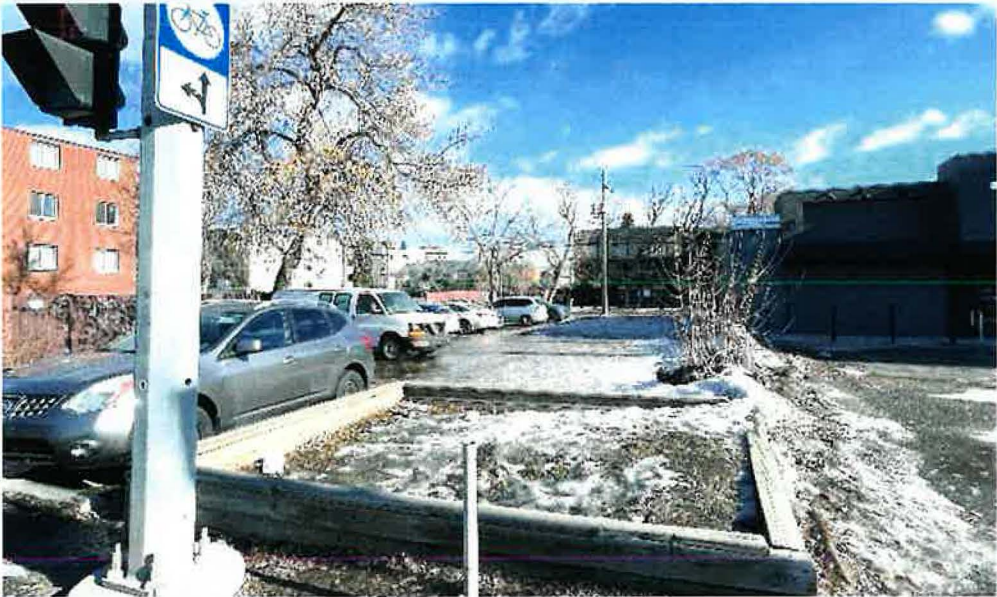
Calgary Planning Commission's Recommendation:

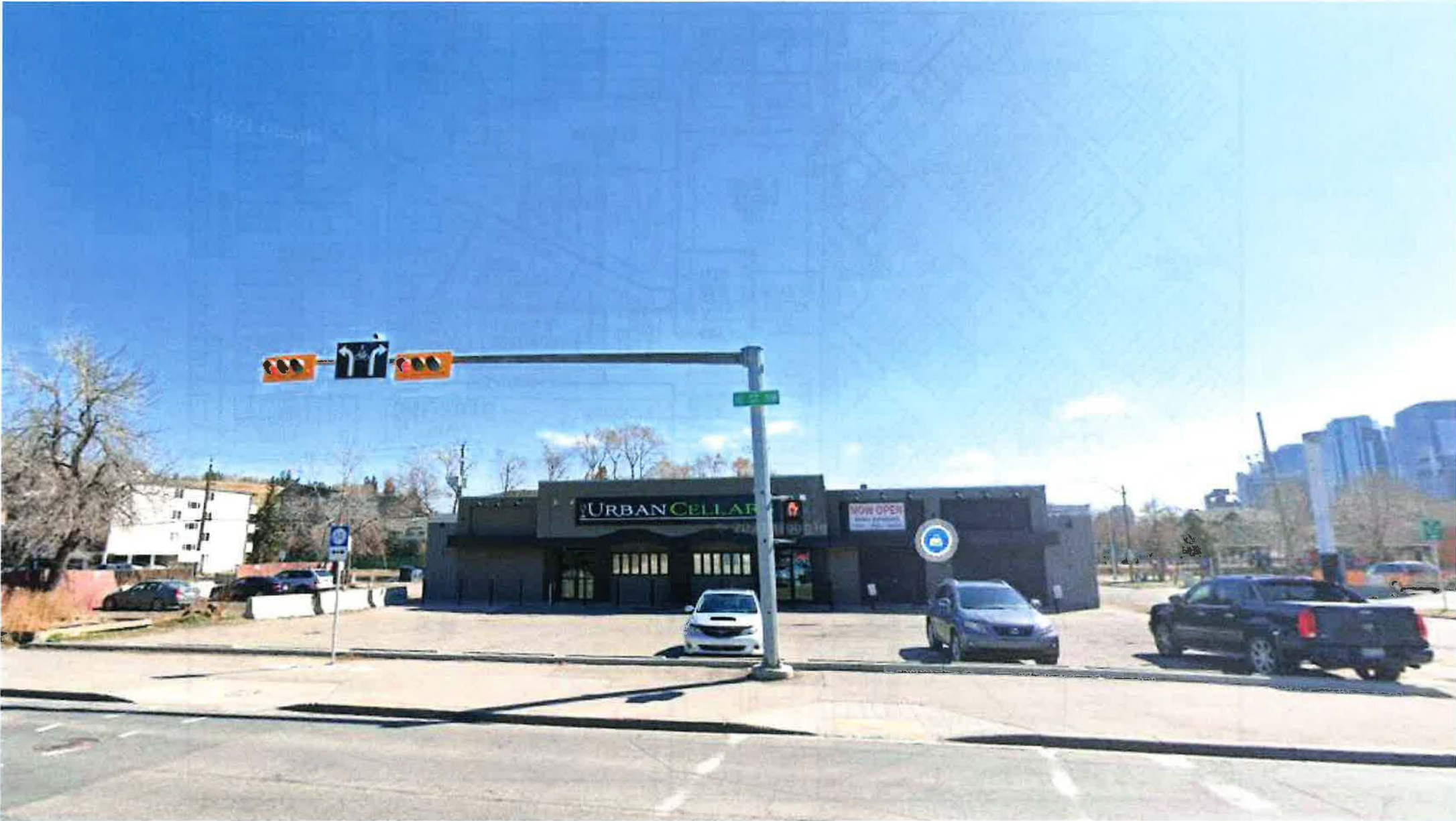
That Council:

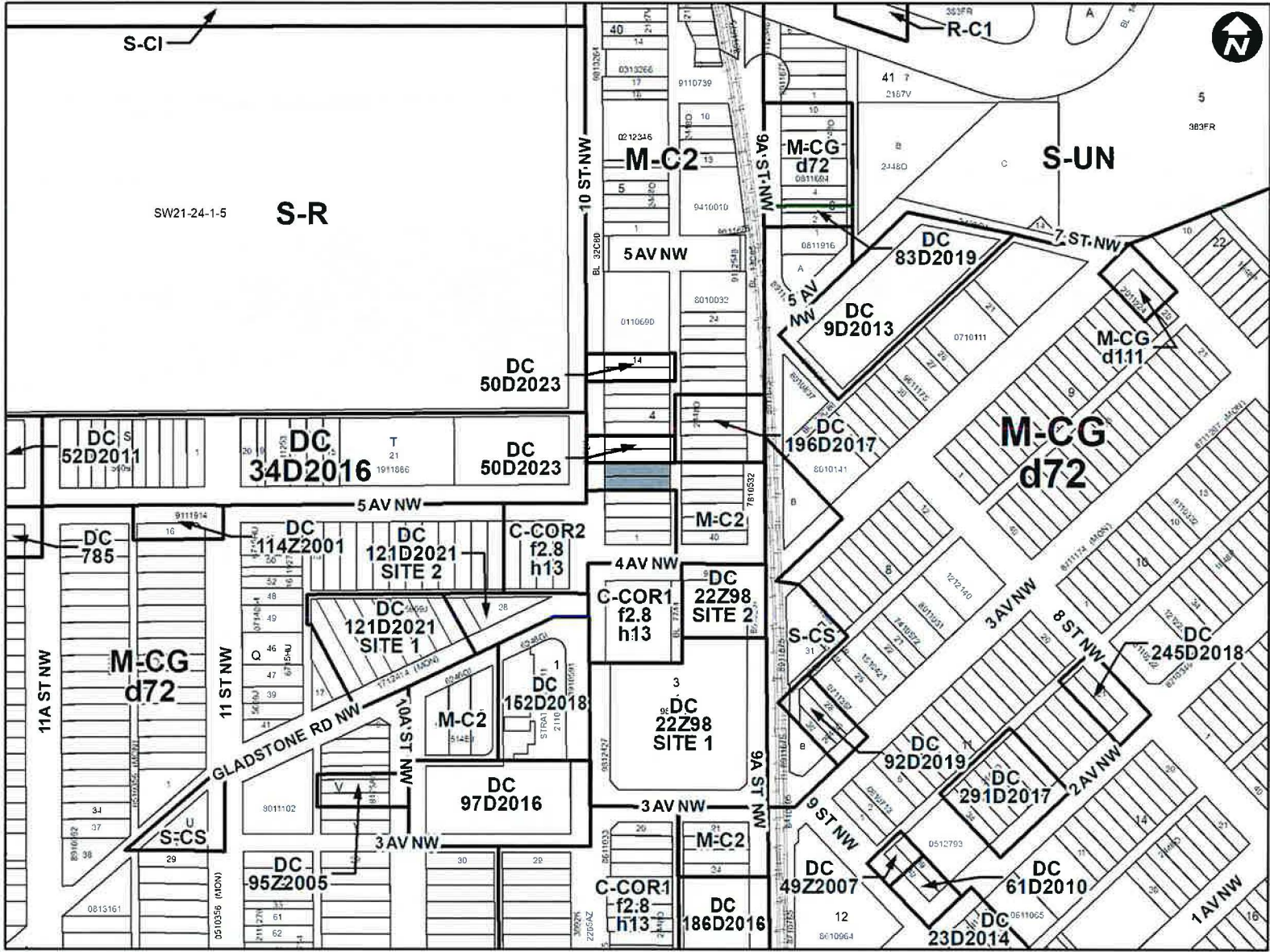
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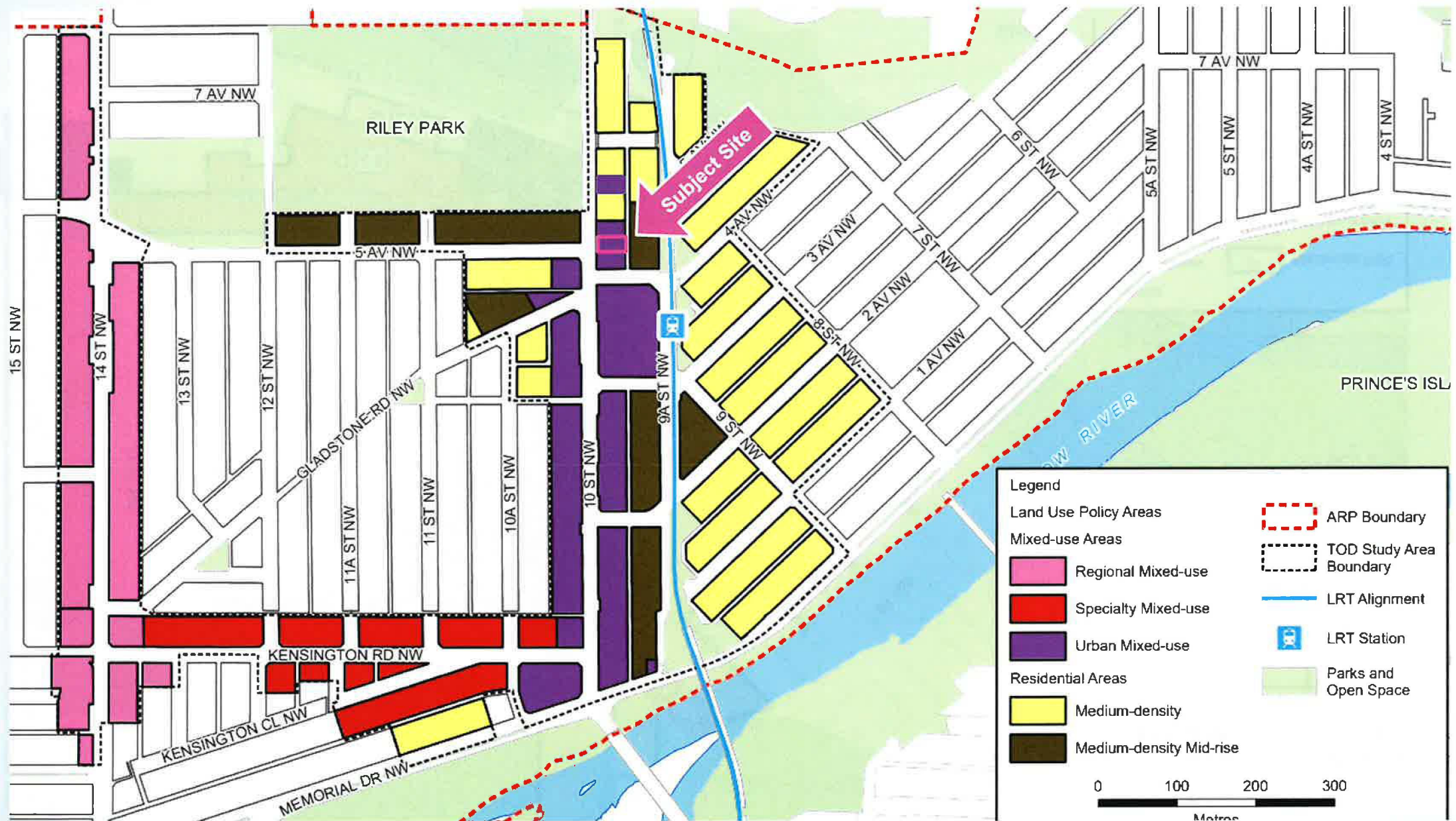
Supplementary Slides











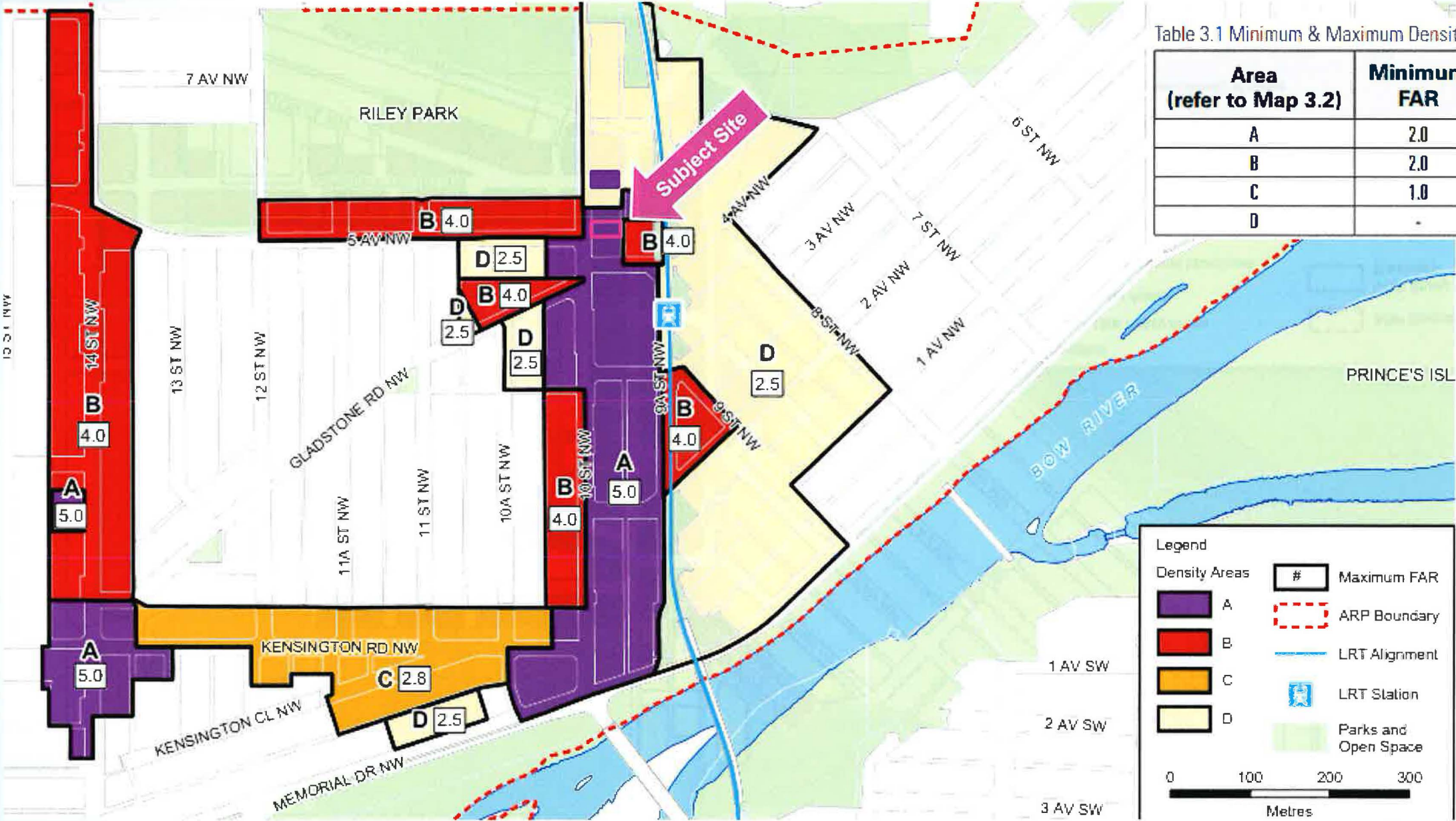


Table 3.1 Minimum & Maximum Densities

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)
- # (in box) Maximum FAR
- ARP Boundary
- LRT Alignment
- 🚏 LRT Station
- 🌳 Parks and Open Space

0 100 200 300
Metres

