



LOC2023-0087 Land Use Amendment

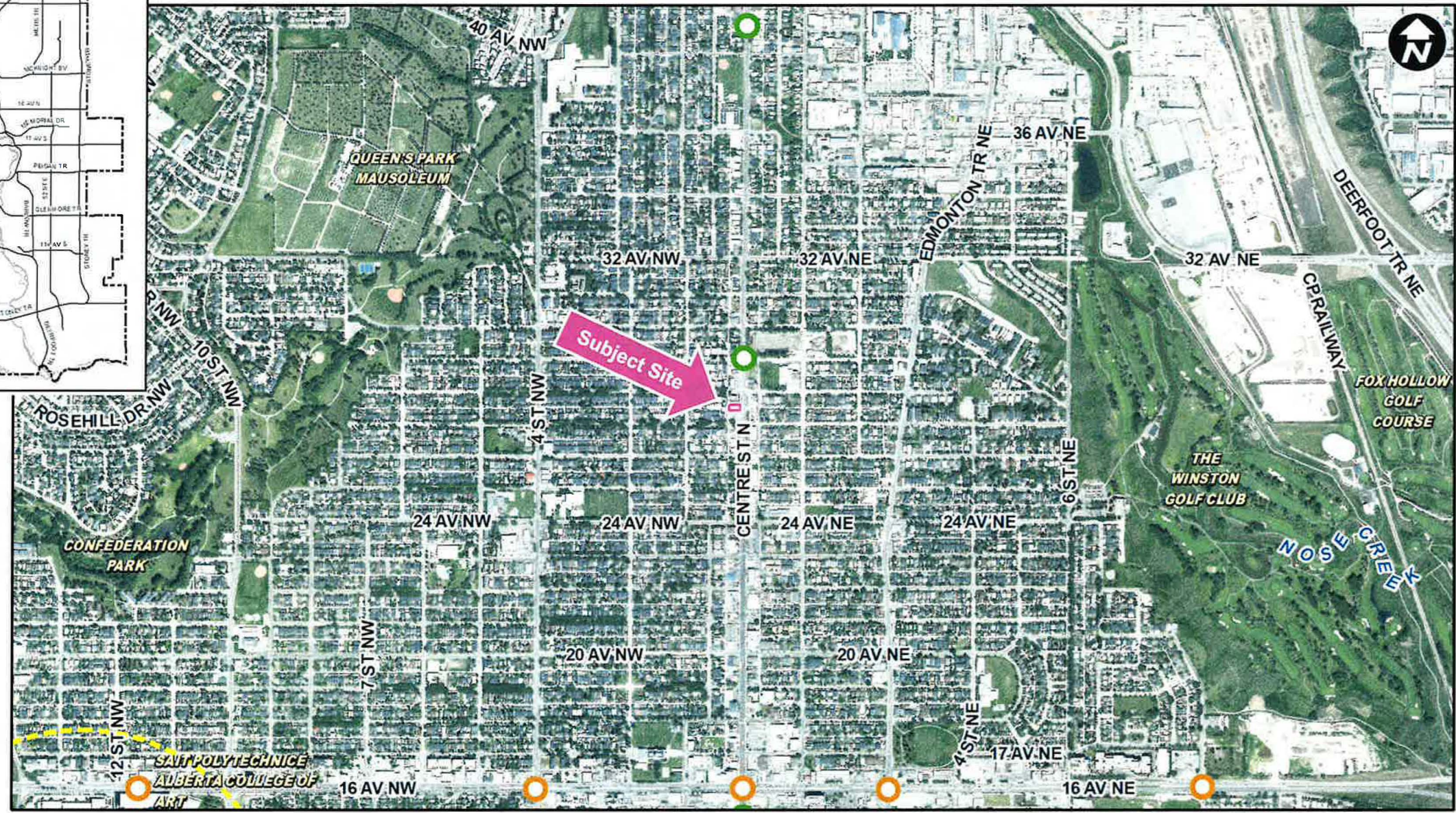
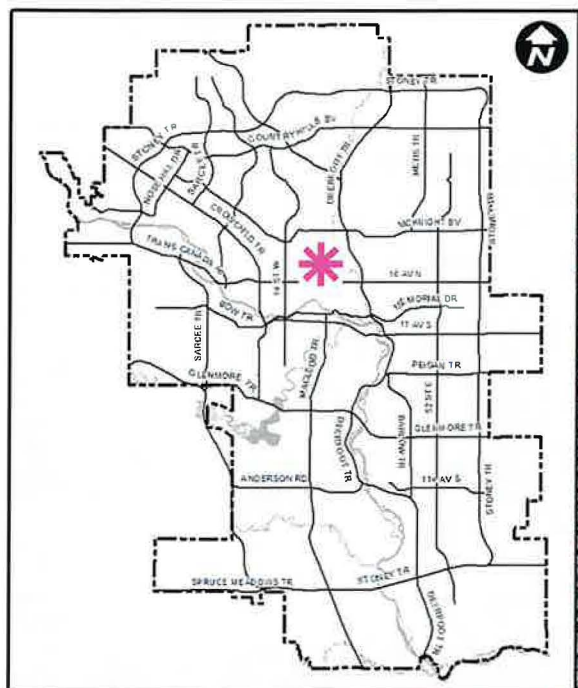
2023-09-21

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 21 2023
ITEM: 7.2.6 - C2023-0087
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

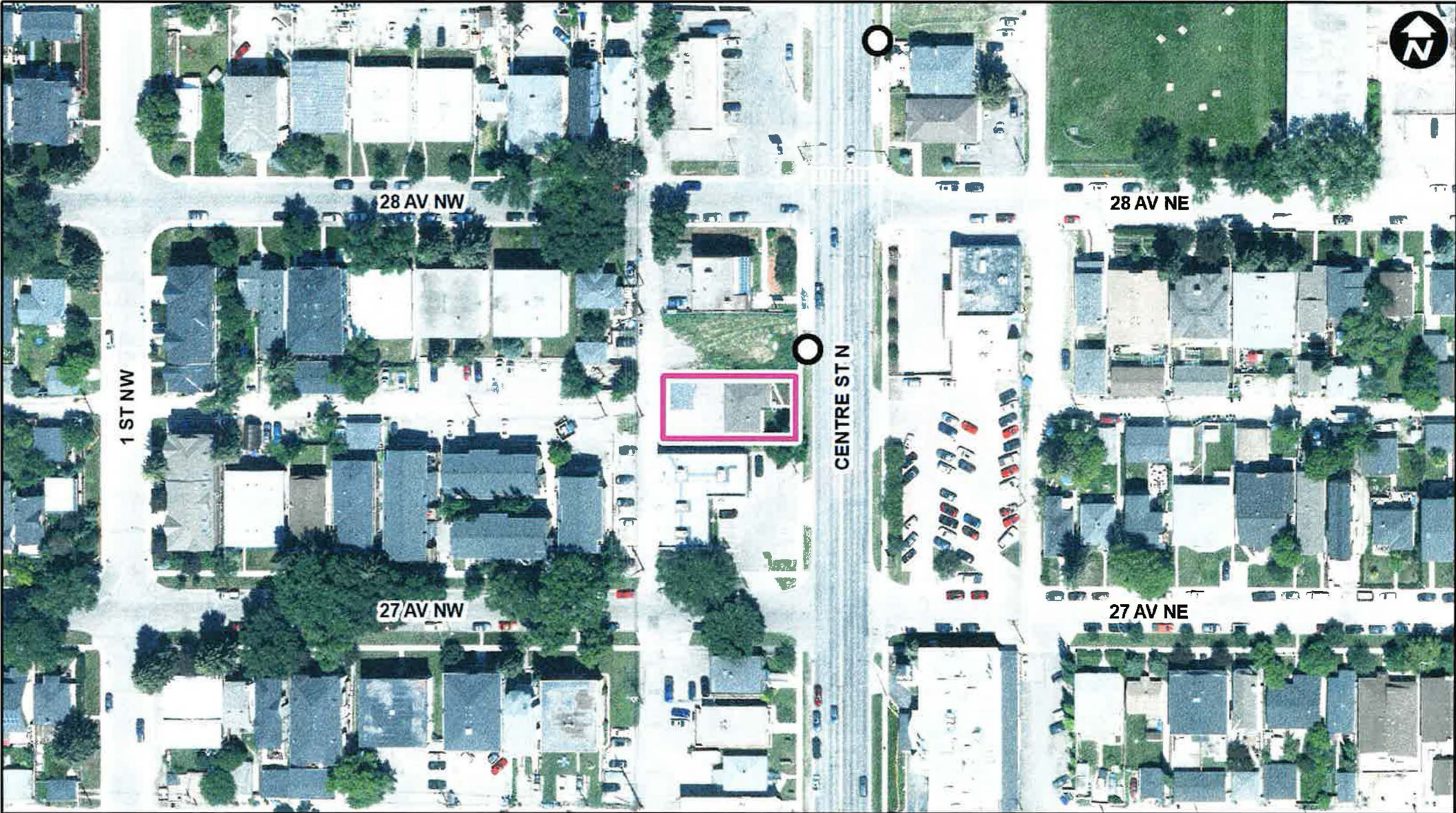
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2811 Centre Street NW (Plan 2617 AG, Block 28, Lots 5 and 6) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2f4.0h23) District.



LEGEND

-  600m buffer from LRT station
- LRT Stations**
-  Green (Future)
- Max BRT Stops**
-  Orange



LEGEND

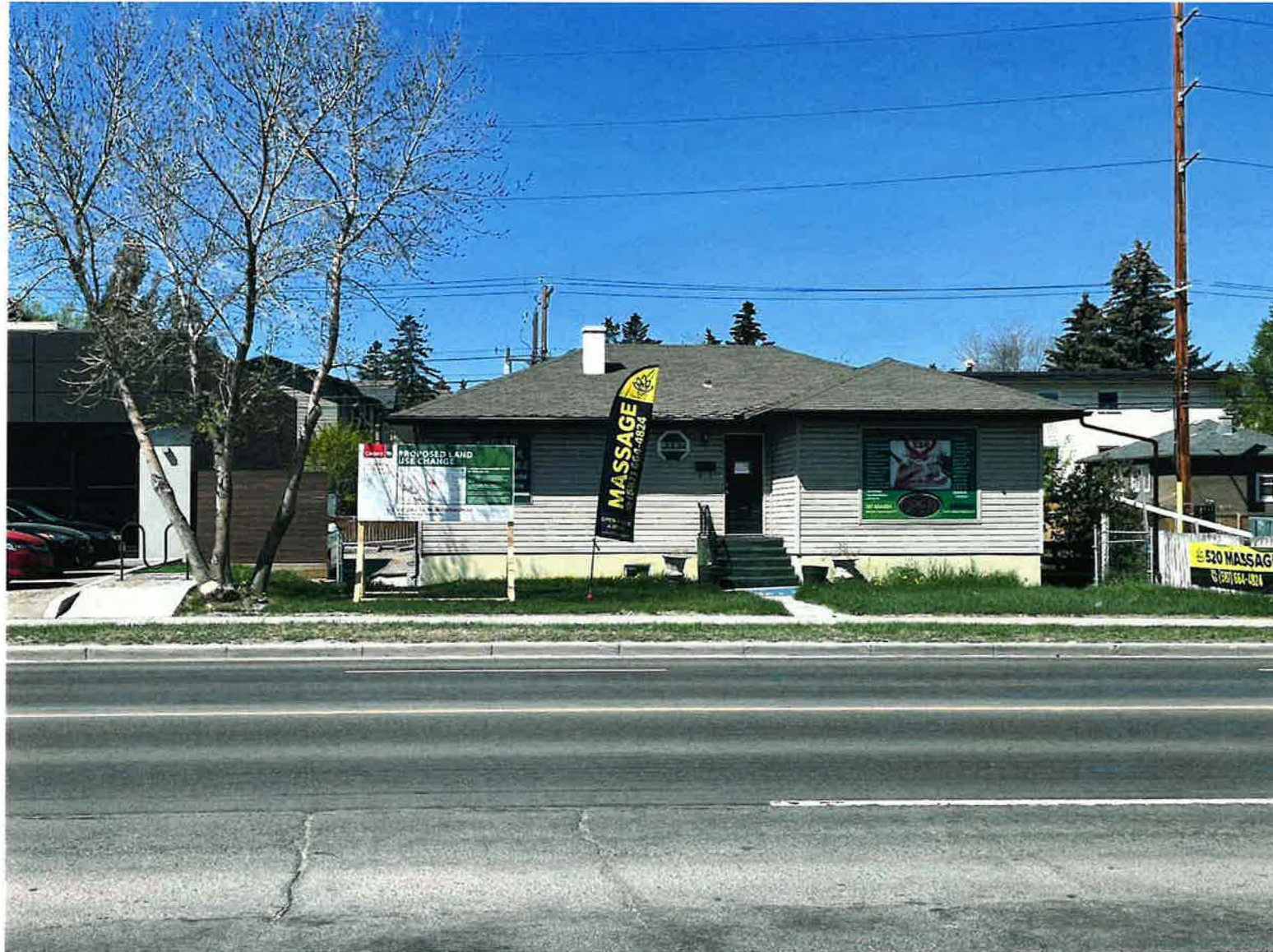
○ Bus Stop

■ Land Use Site Boundary

Parcel Size:

0.05 ha

15m x 30m

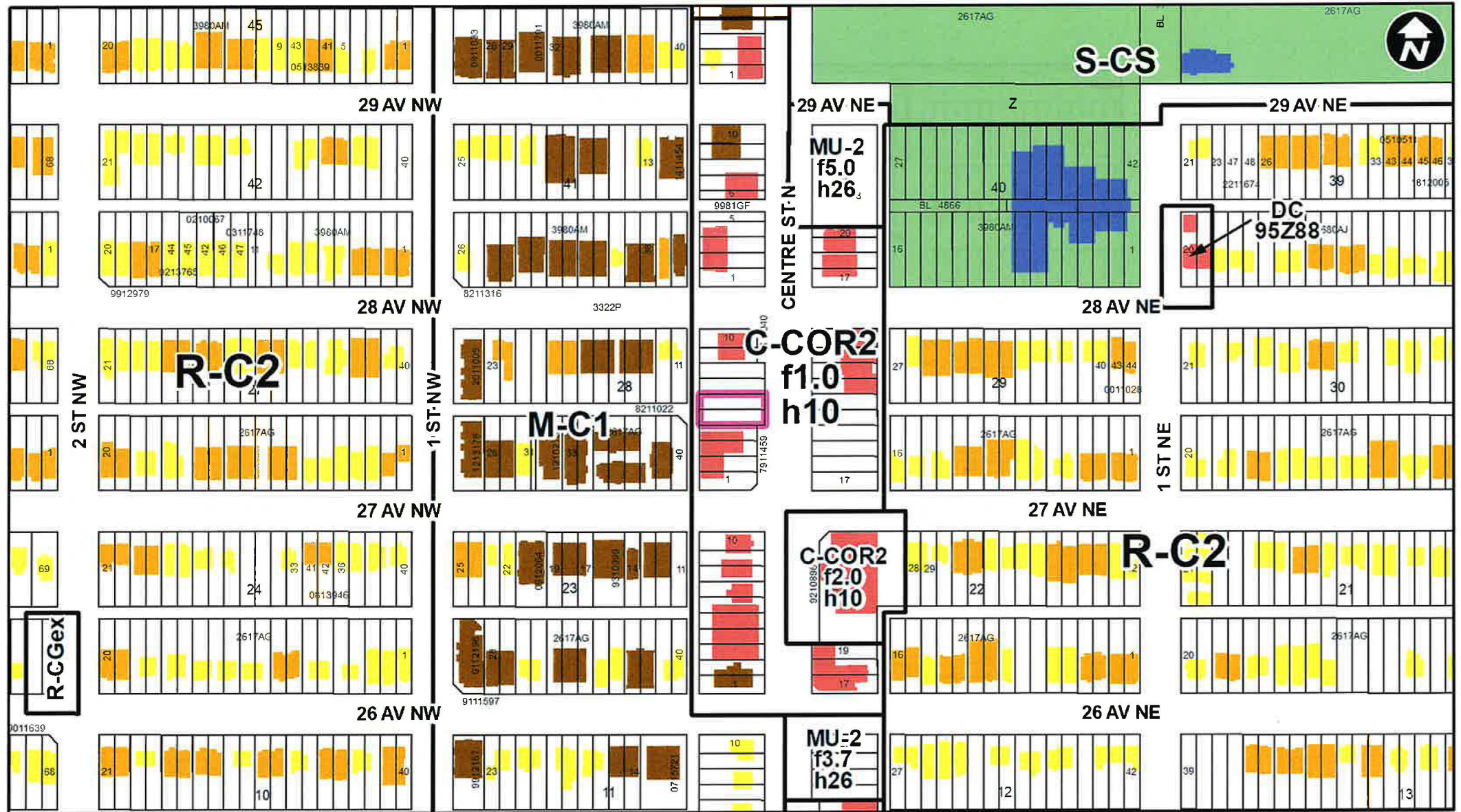




Surrounding Land Use

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



Existing Land Use Map



Proposed Land Use Map



Proposed Mixed Use – Active Frontage (MU-2f4.0h23) District:

- allows for street-oriented mixed-use development with active commercial uses at grade
- accommodate a mix of commercial and residential uses in the same building
- max floor area ratio: 4
- max building height: 23m (approximately 6 storeys)

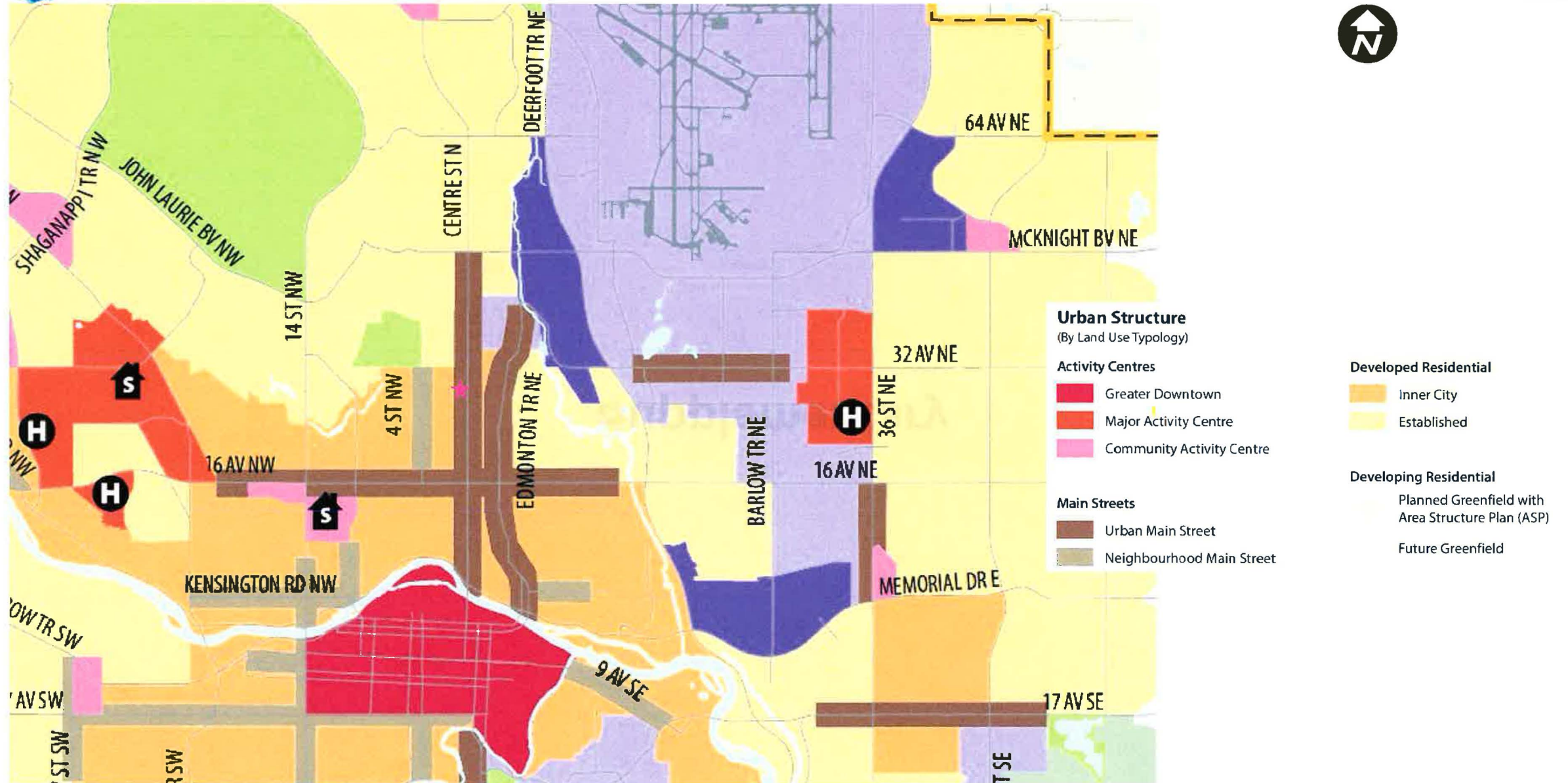
RECOMMENDATION:

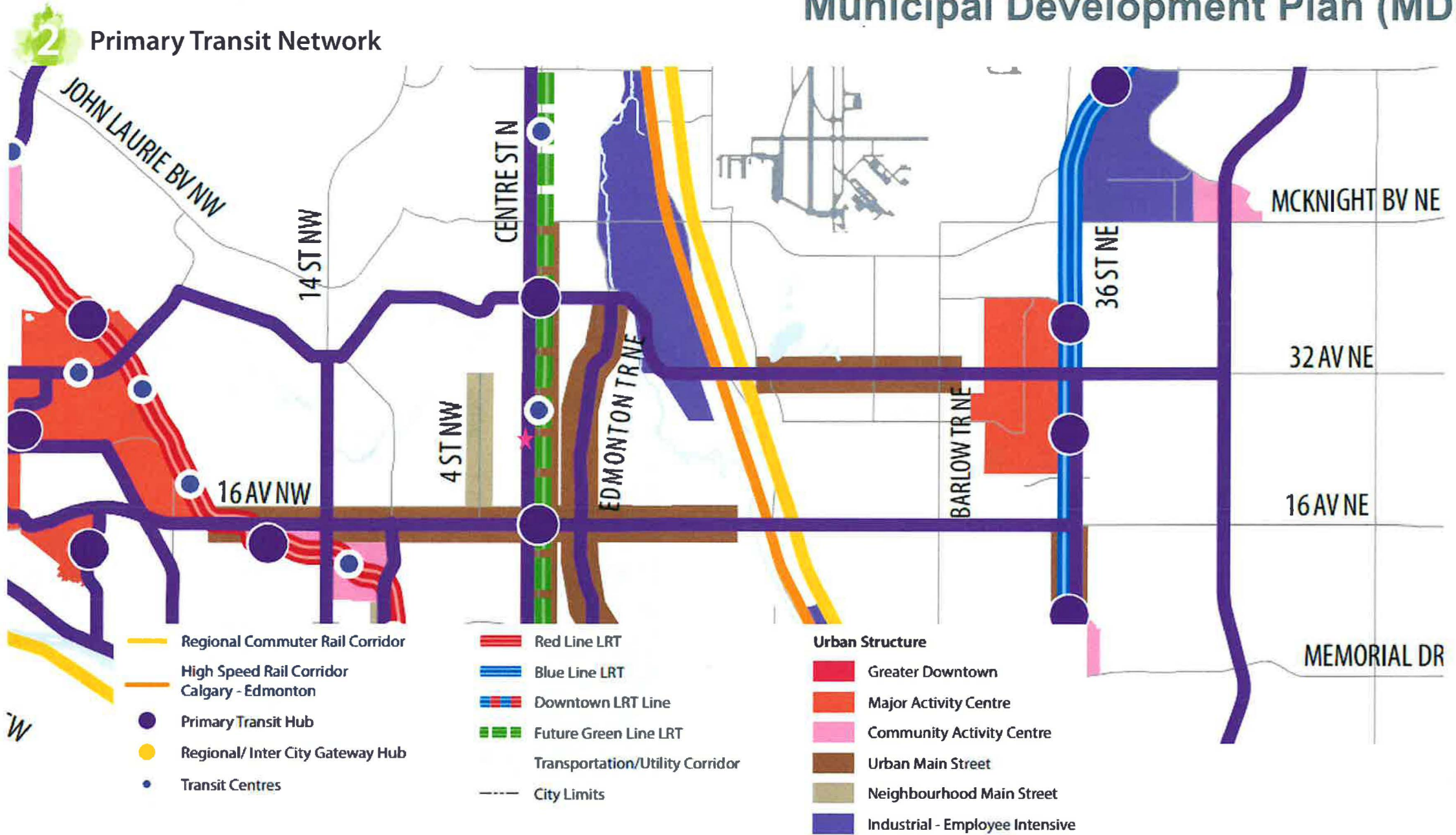
That Calgary Planning Commission recommend that Council:

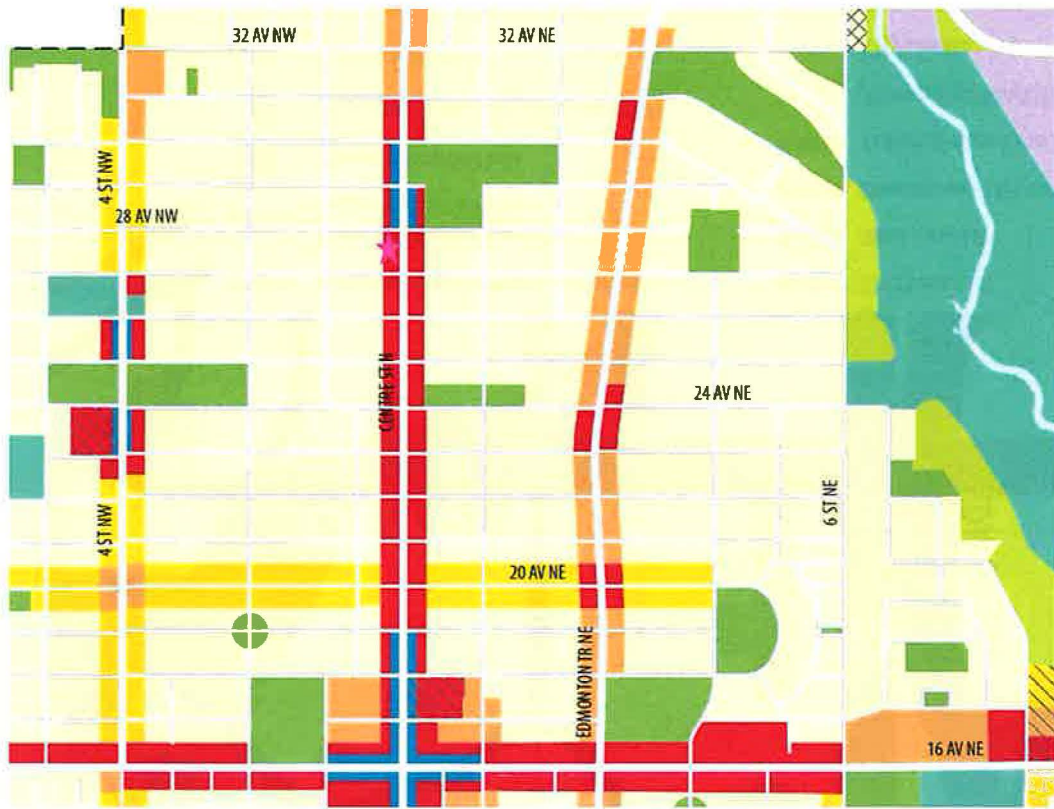
Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2811 Centre Street NW (Plan 2617 AG, Block 28, Lots 5 and 6) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2f4.0h23) District.

Supplementary

1 Urban Structure

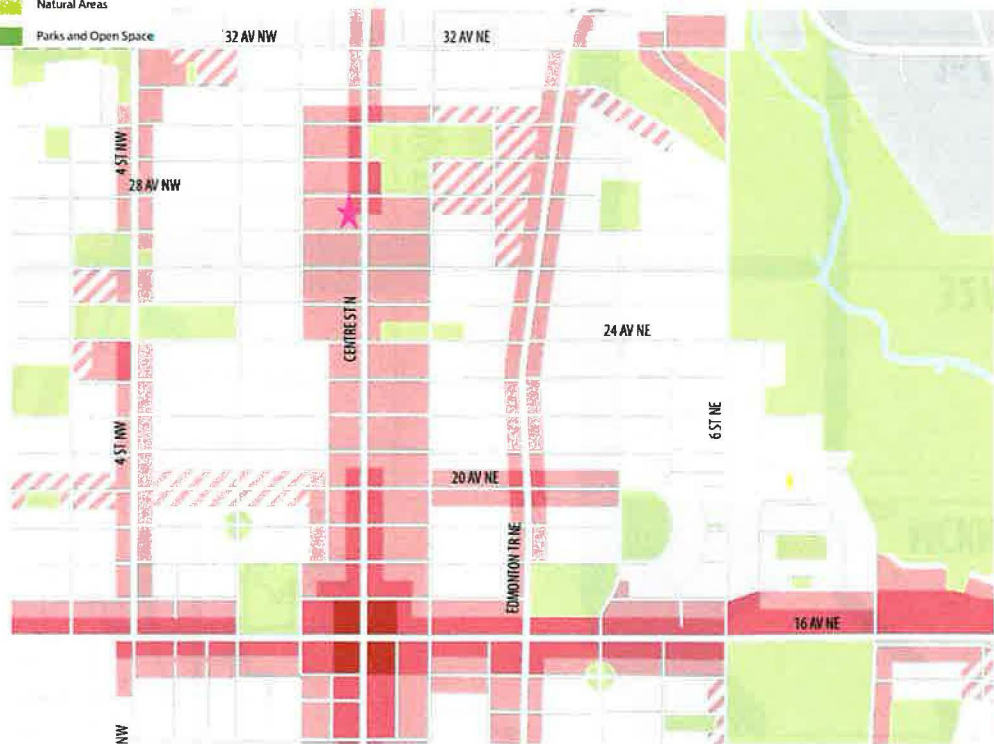






Map 3:
Urban Form

- Legend**
- Urban Form Categories
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space



Map 4:
Building Scale

- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)



