



# Public Hearing of Council

Agenda Item: 7.2.9



## LOC2024-0069 / CPC2024-0657 Land Use Amendment

July 16, 2024

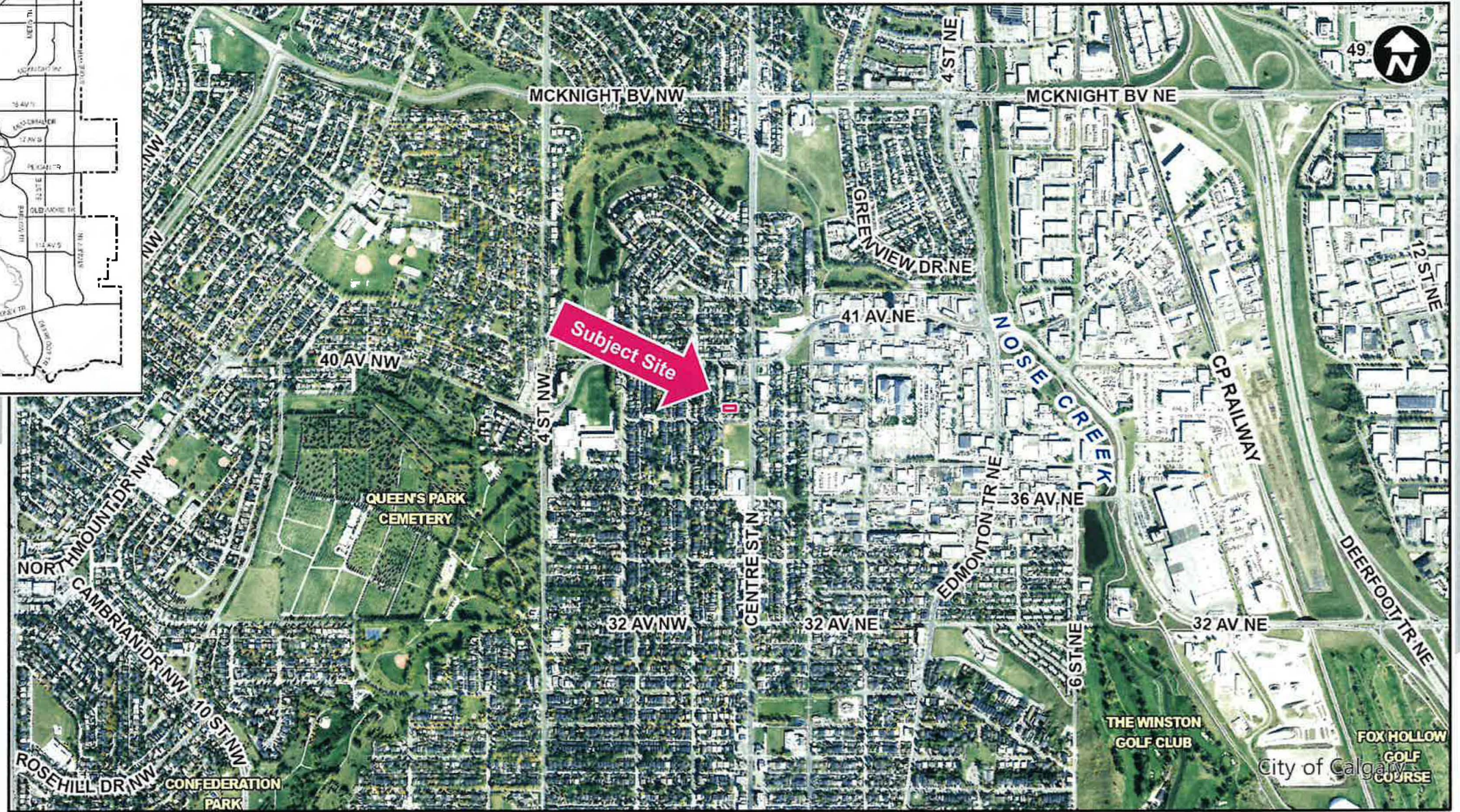
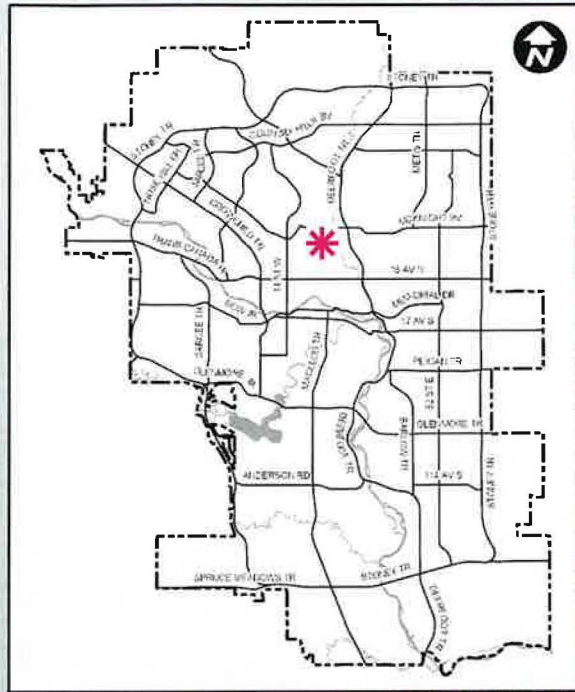
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 16 2024  
ITEM: 7.2.9 CPC2024-0657  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

# Calgary Planning Commission's Recommendation:













That Council:

Give three readings to **Proposed Bylaw 214D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3910 Centre B Street NW (Plan 3674S, Block 27, Lots 4 and 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





**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**
- 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
  - Bus Stop

Parcel Size:

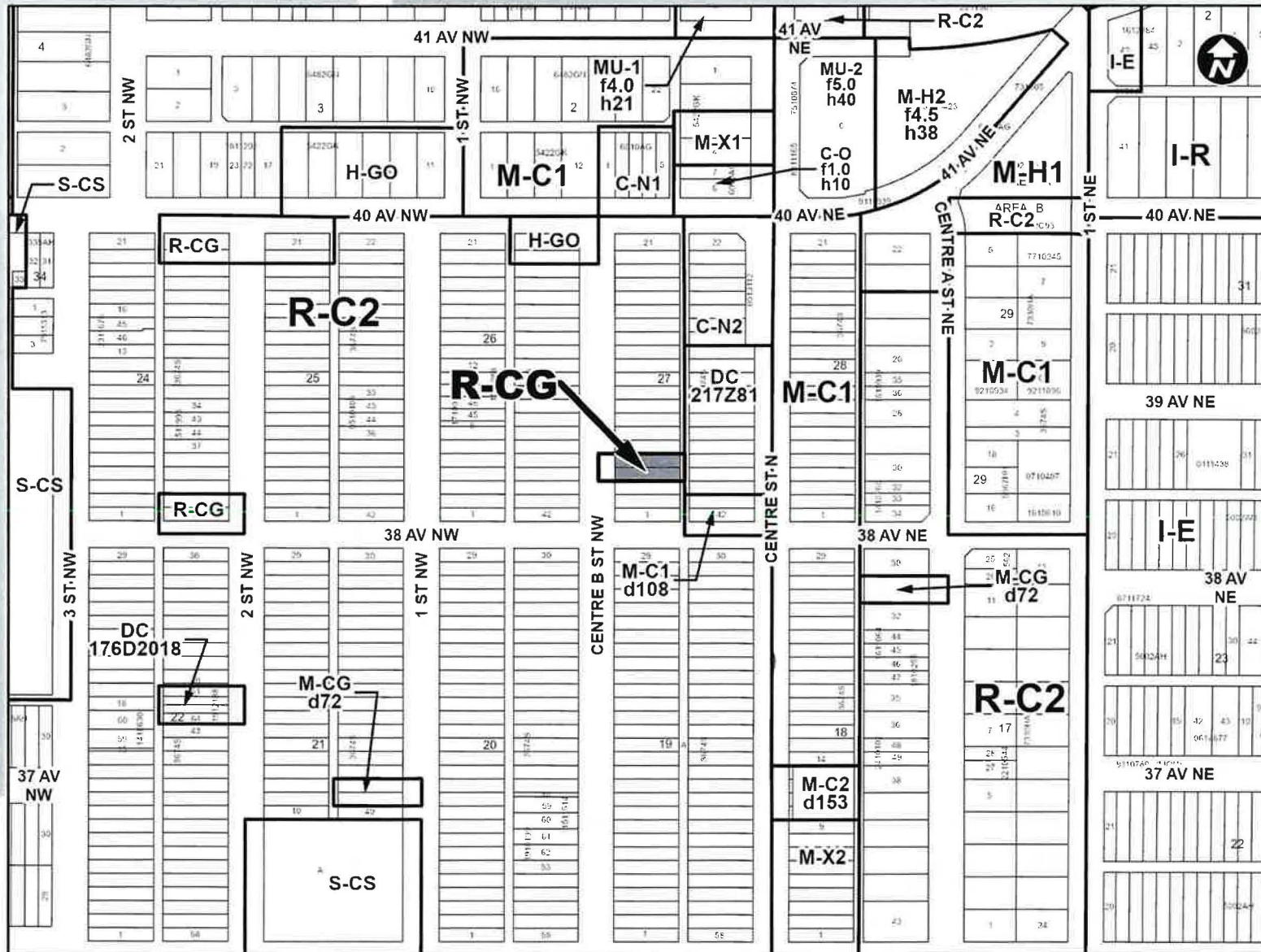
0.06 ha  
15m x 36m

**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



# Proposed Land Use Map



## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Allows rowhouses and townhouses
- Maximum density of 75 dwelling units per hectare (up to 4 units)
- Maximum building height of 11 metres

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# Supplementary Slides



# Existing Land Use Map

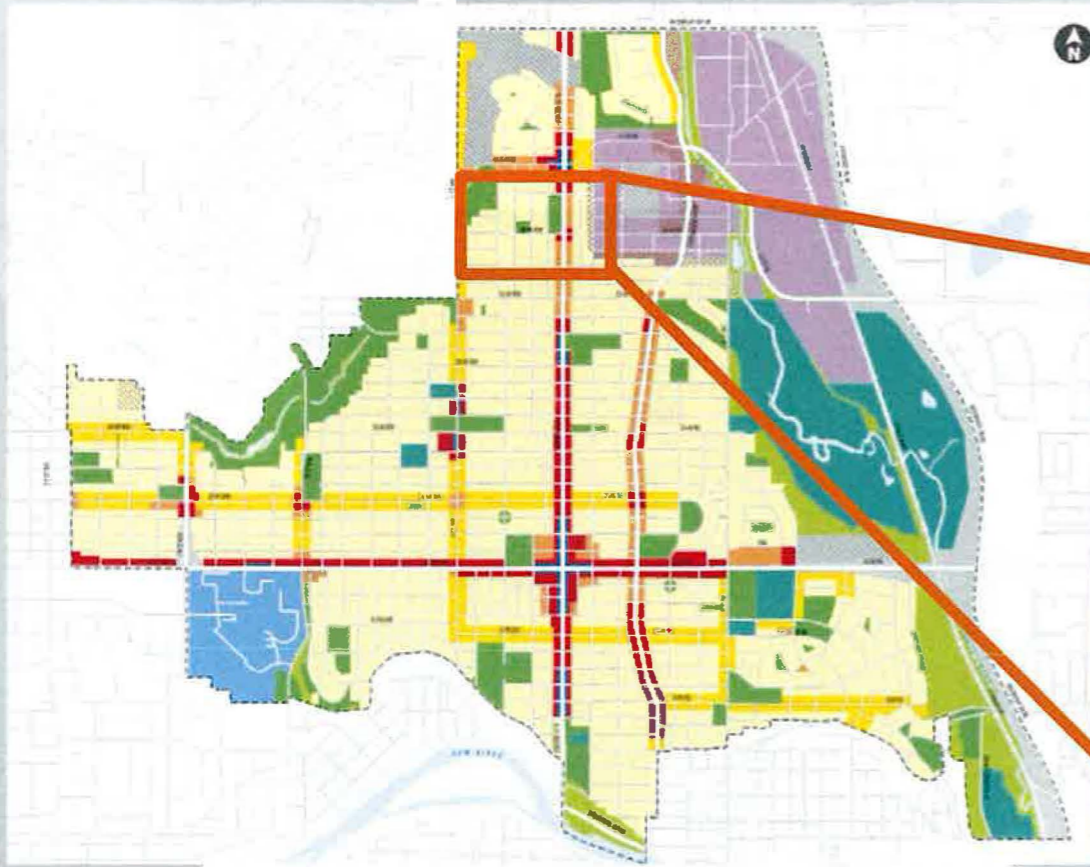




View looking East from Centre B Street NW



View looking West from Lane



### Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local