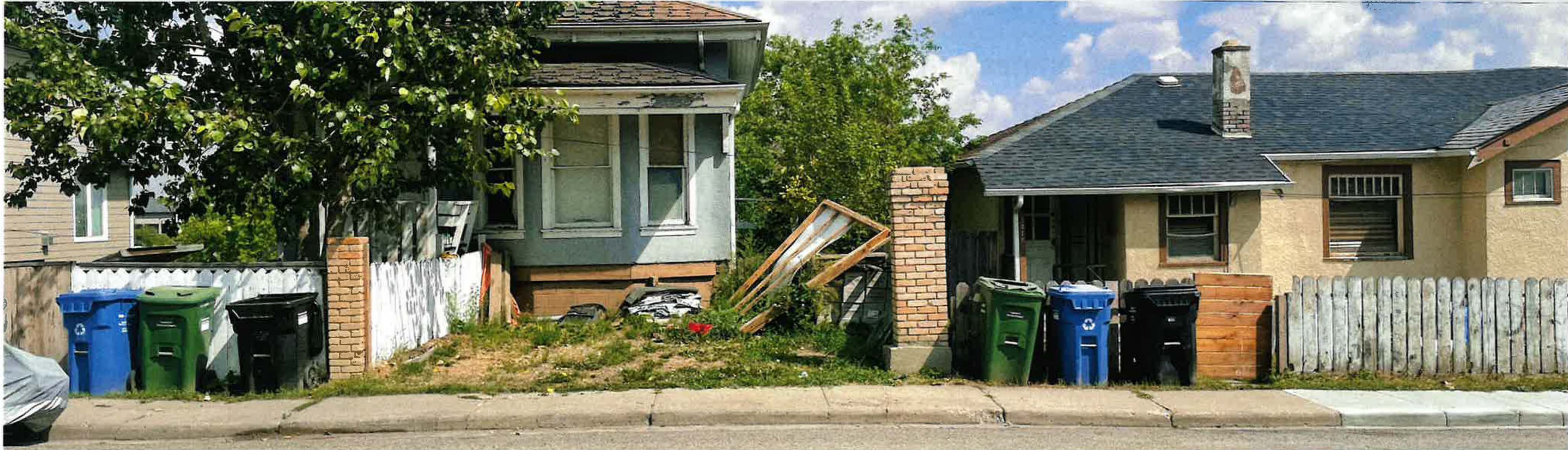




Calgary Planning Commission

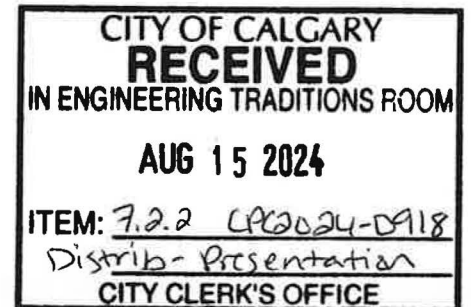
Agenda Item: 7.2.2



LOC2023-0259 / CPC2024-0918

Land Use Amendment

August 15, 2024

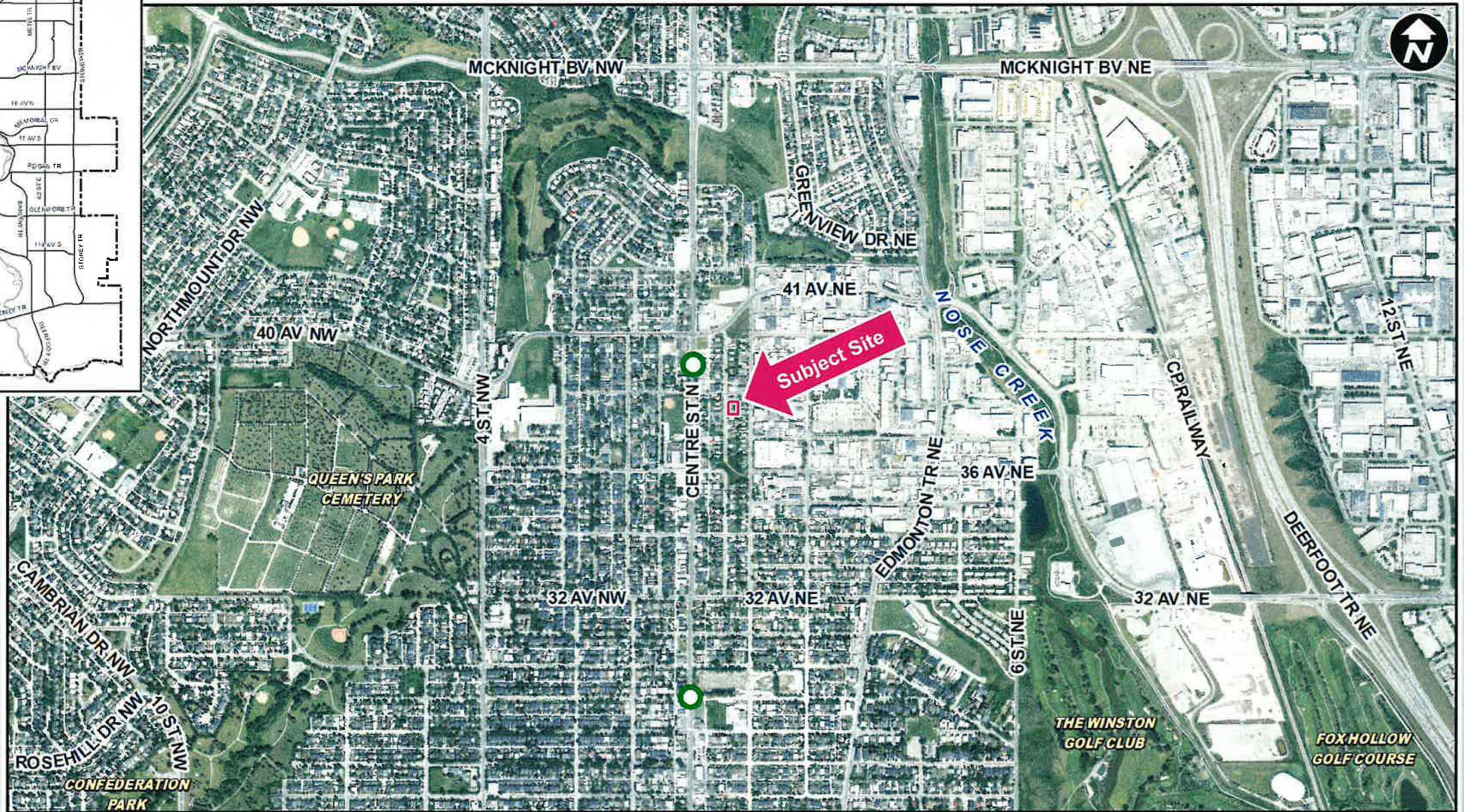
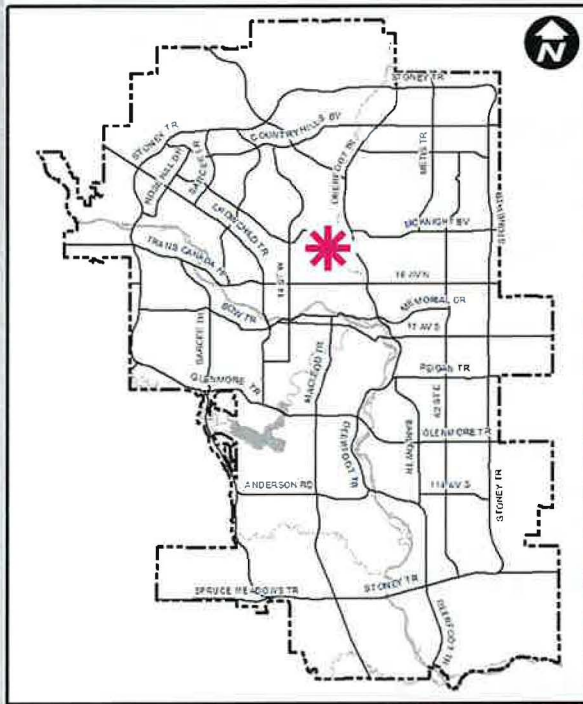


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

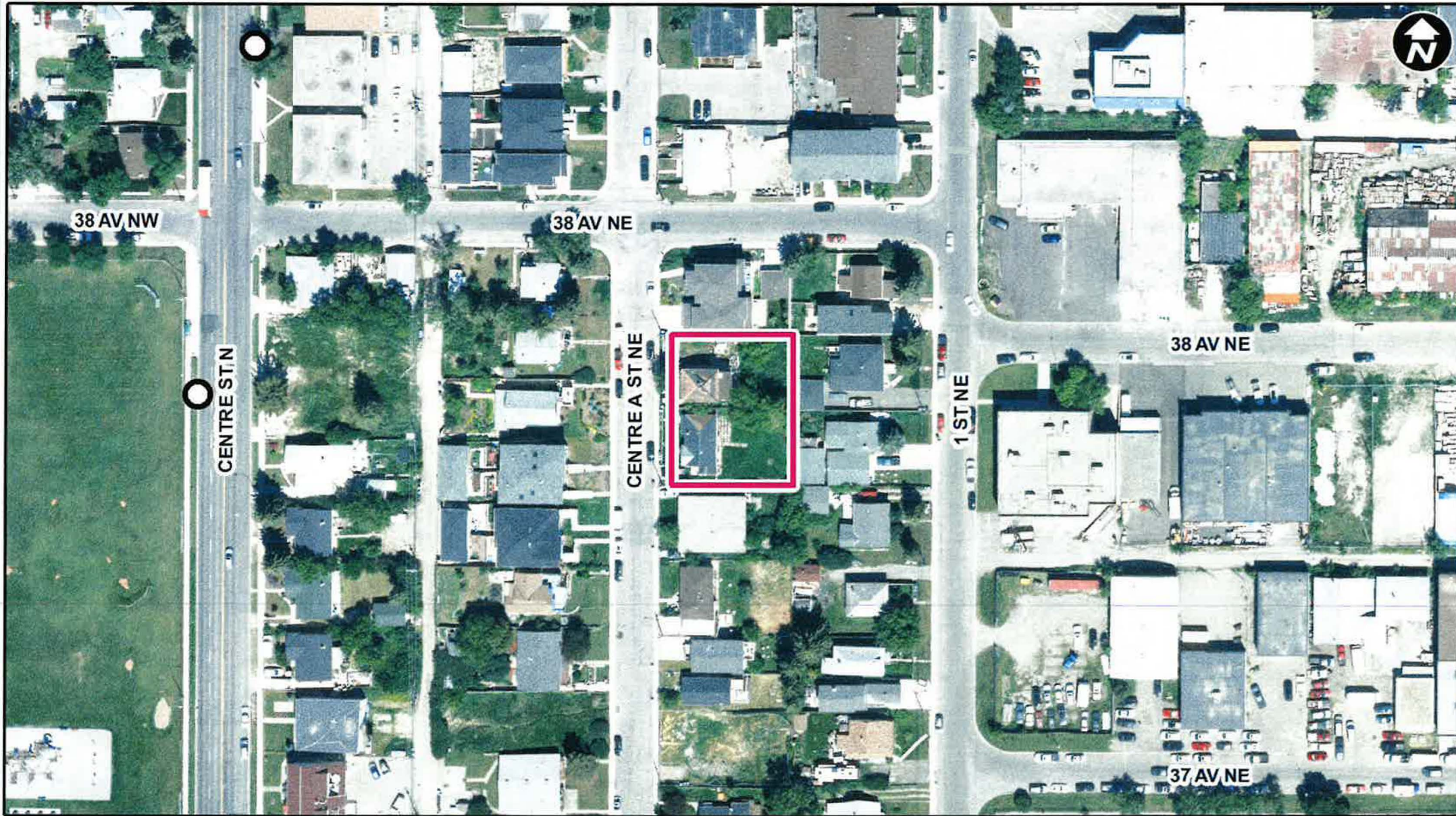
Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3820 and 3824 Centre A Street NE (Plan 7330HA, Block 17, Lots 10 and 11) from Residential – Grade-Oriented (R-CG) District **to** Multi-Residential – Contextual Low Profile (M-C1) District.





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

○ Bus Stop

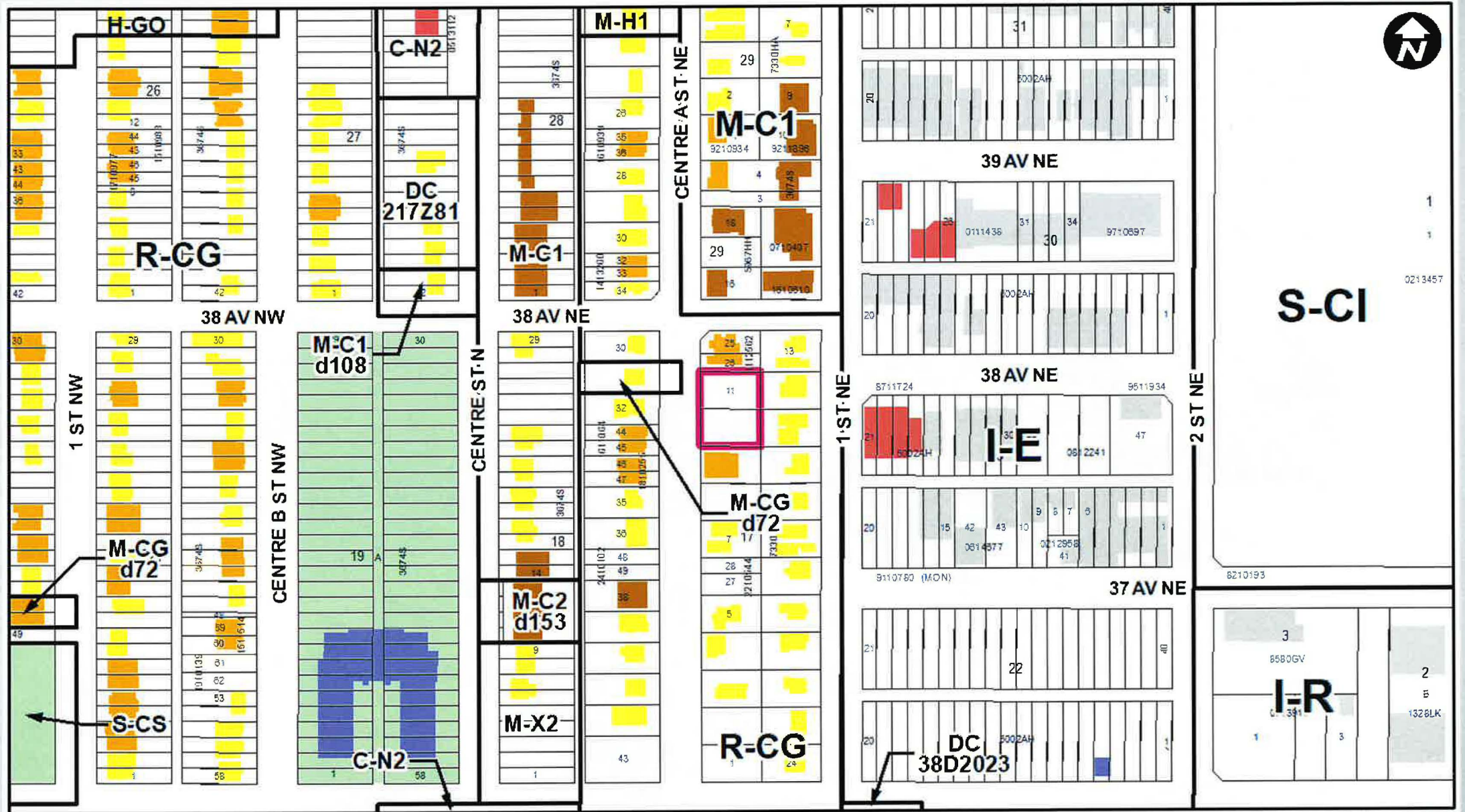
Parcel Size:

0.11 ha
37m 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





Legend

Urban Form Categories

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

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)



Proposed M-C1 District:

- Allows for multi-residential development in a variety of forms
- Maximum density of 148 units per hectare (up to 15 units)
- Maximum building height of 14 metres

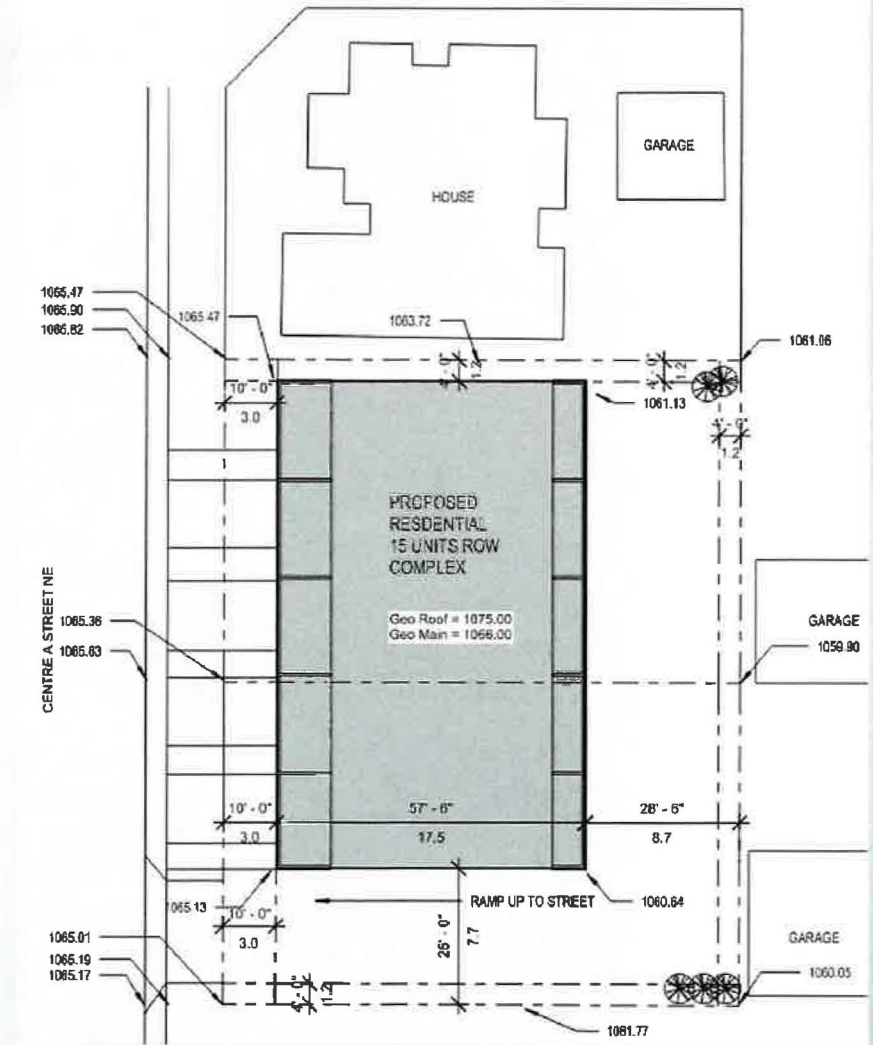
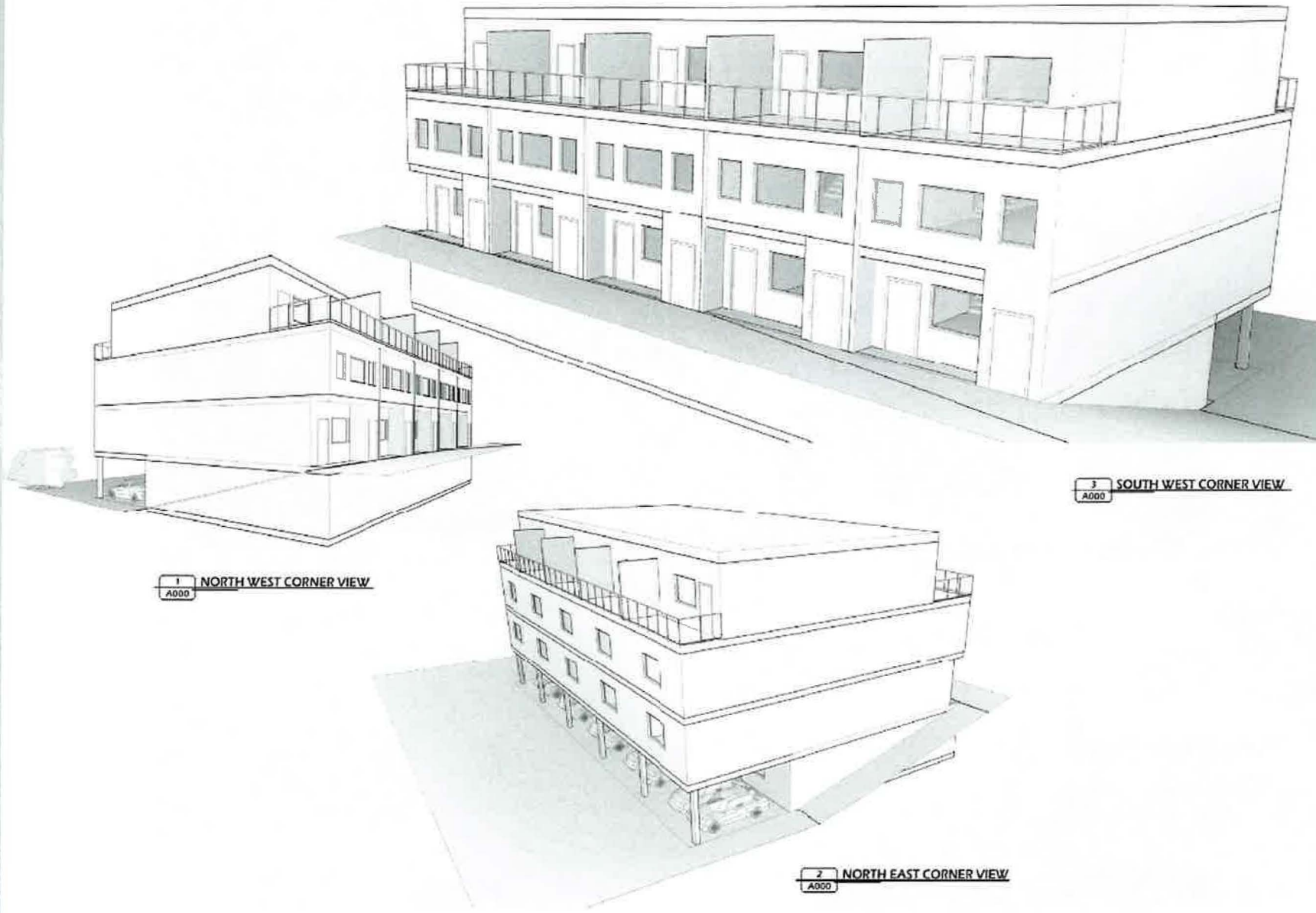
RECOMMENDATION:

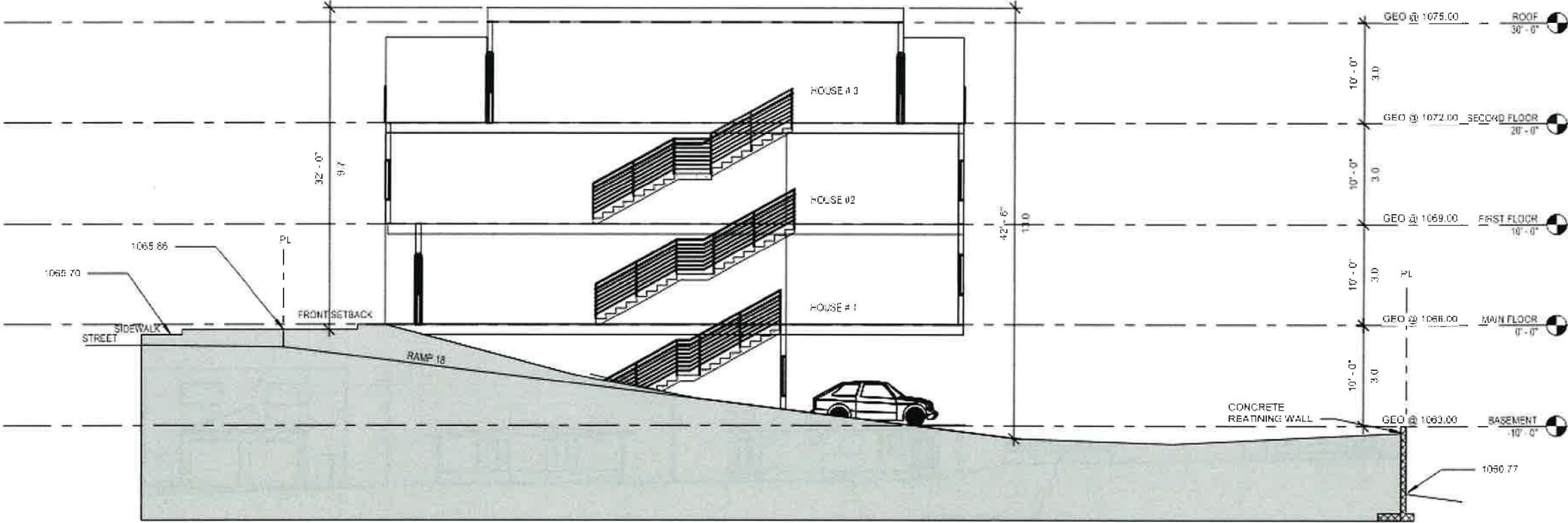
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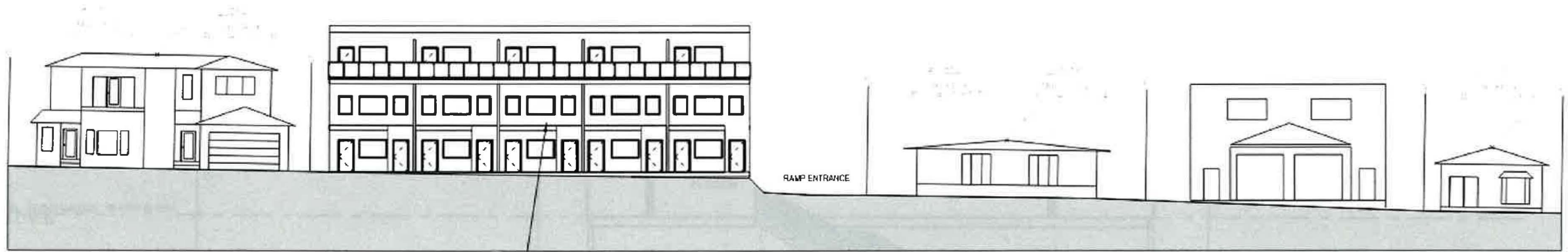
Supplementary Slides







1 EAST WEST SECTION
A300 1/8" = 1'-0"



PROPOSED ROW HOUSES

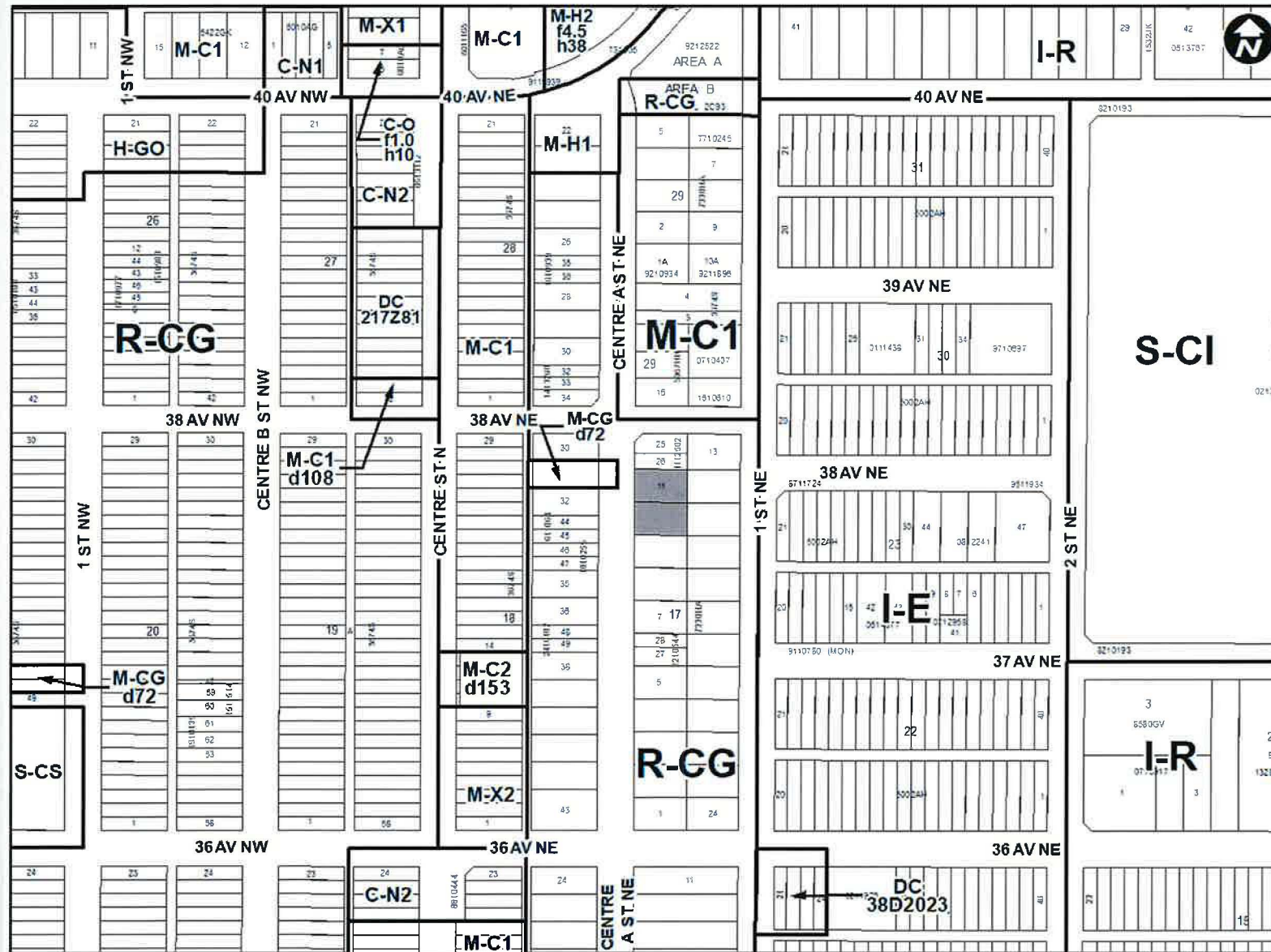
PROPOSED



EXISTING HOUSES TO BE DEMOLISHED

EXISTING

2 West - STREETScape
A300 1" = 15'-0"



The image shows a large, faint grid or map, likely a zoning or planning map. It features a grid of rectangular cells. Some cells contain text labels, including '10-3' and '10-4'. The grid is overlaid on a light background, and the overall image is very faded, making most details difficult to discern.