



**LOC2023-0259 / CPC2024-0918**

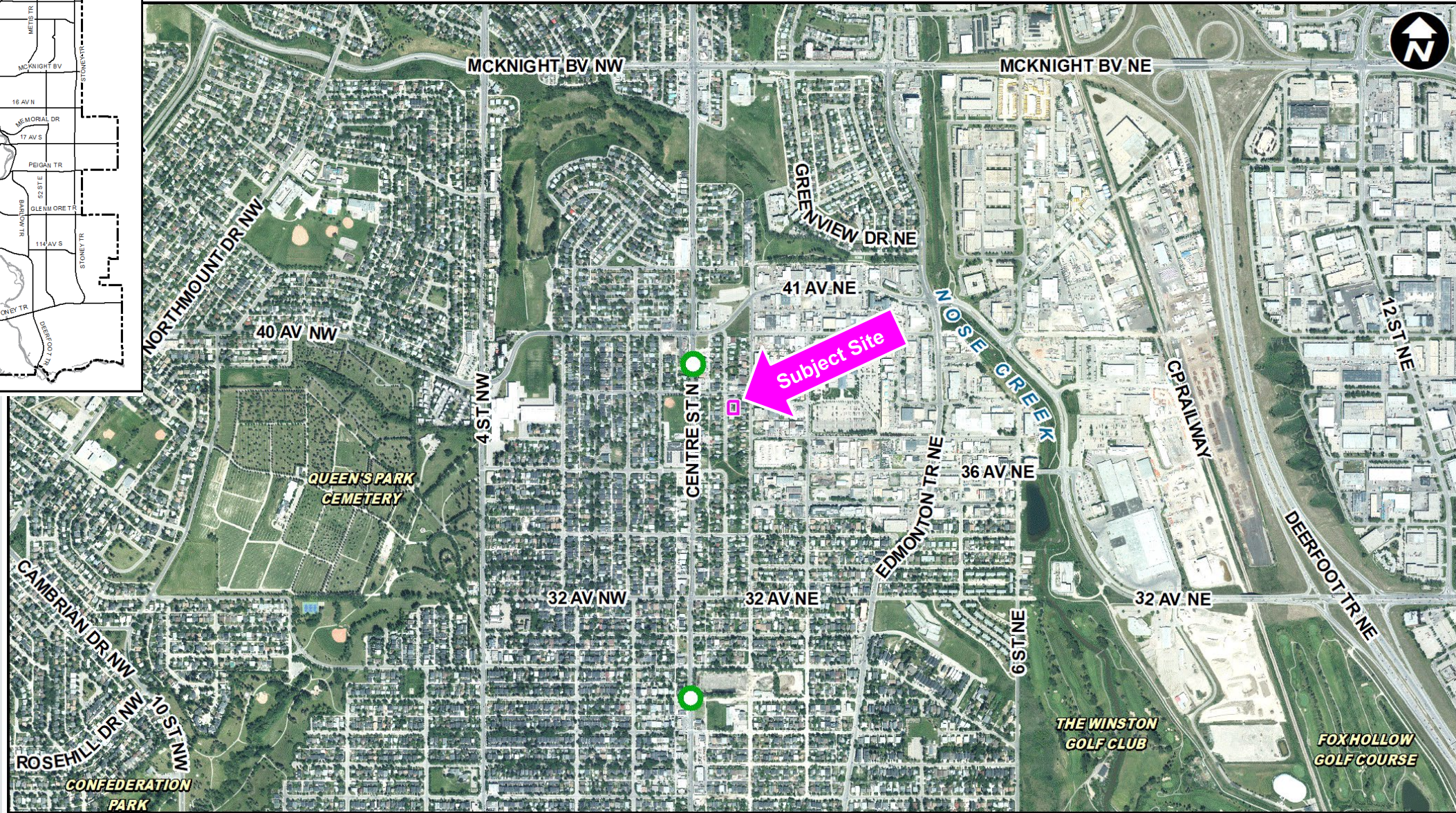
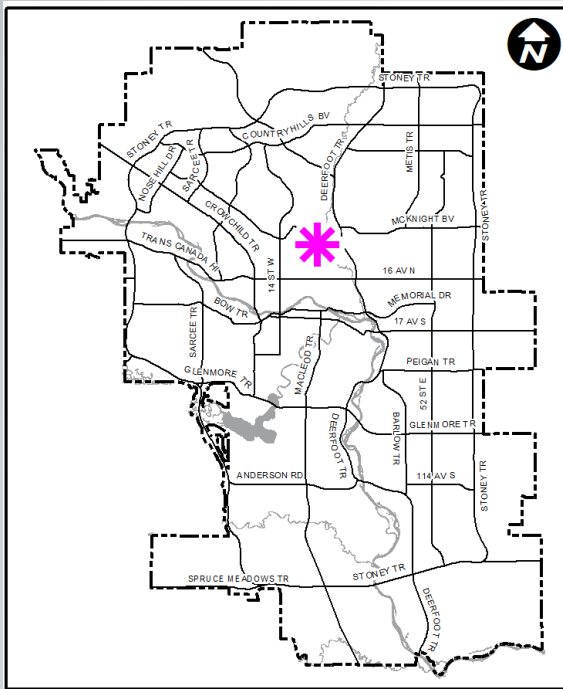
**Land Use Amendment**

October 8, 2024

## Calgary Planning Commission's Recommendation:

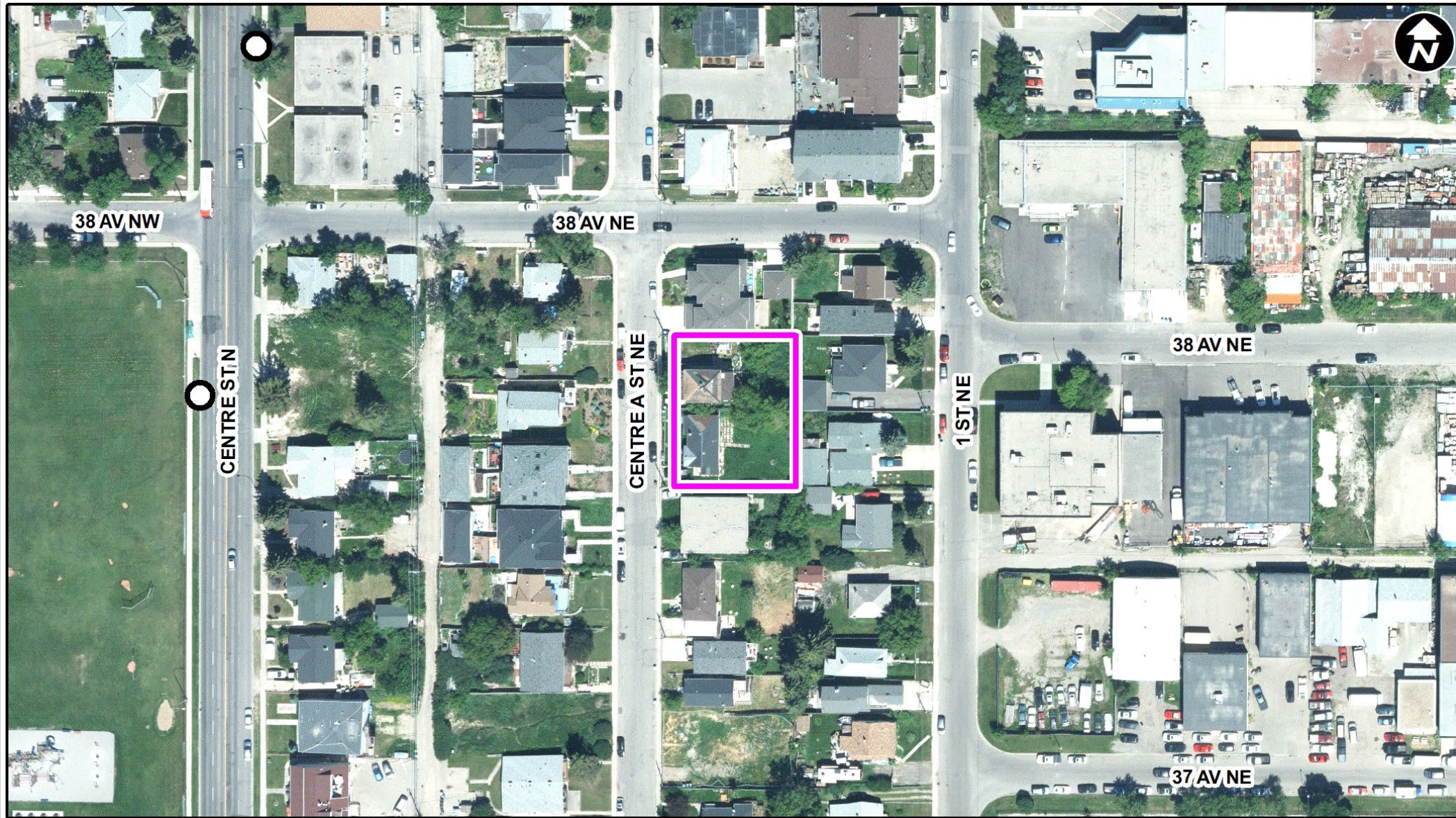
That Council:

Give three readings to **Proposed Bylaw 259D2024** 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 Infill (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



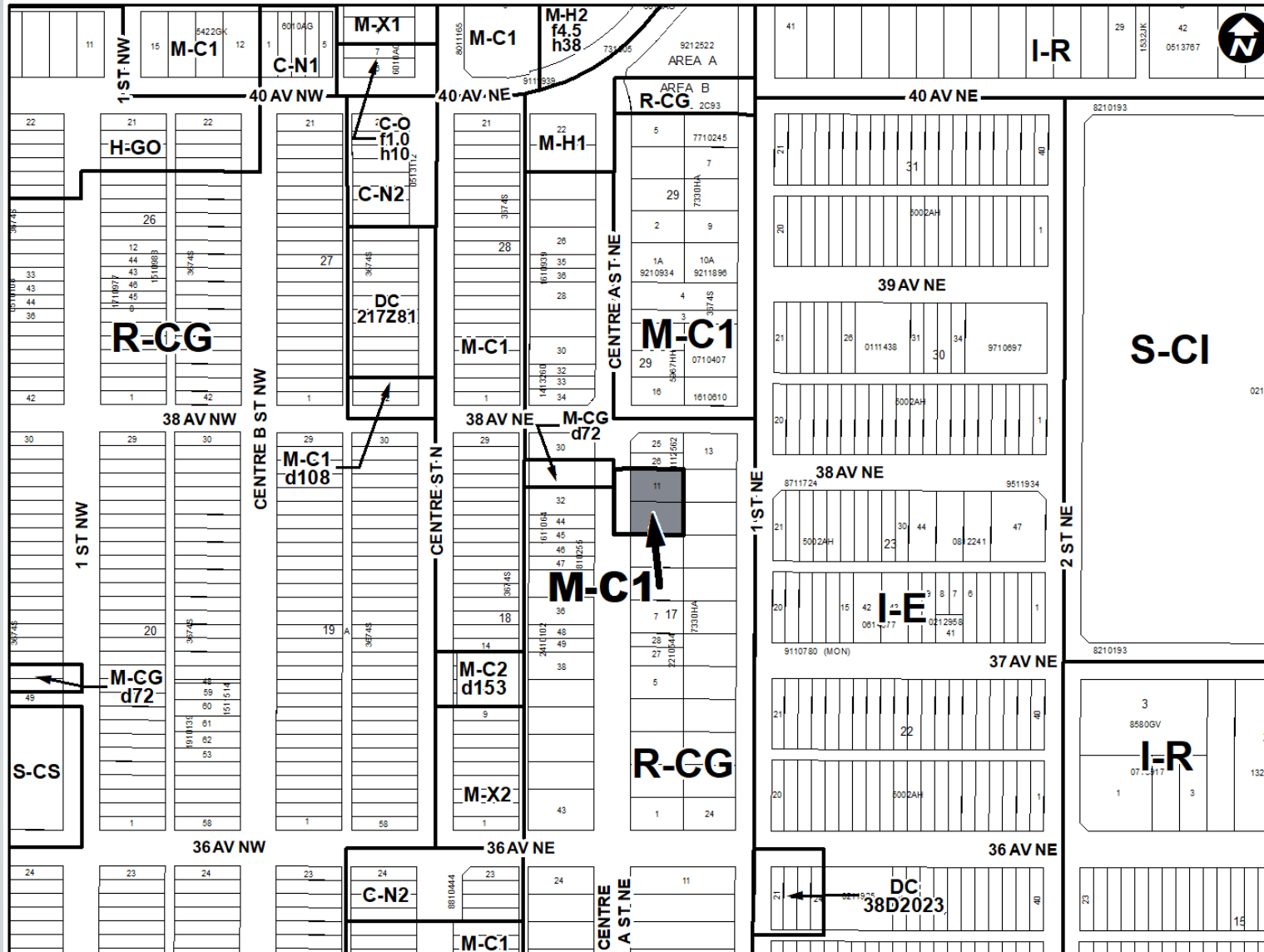
Legend

○ Bus Stop

Parcel Size:

0.11 ha  
37m x 30m

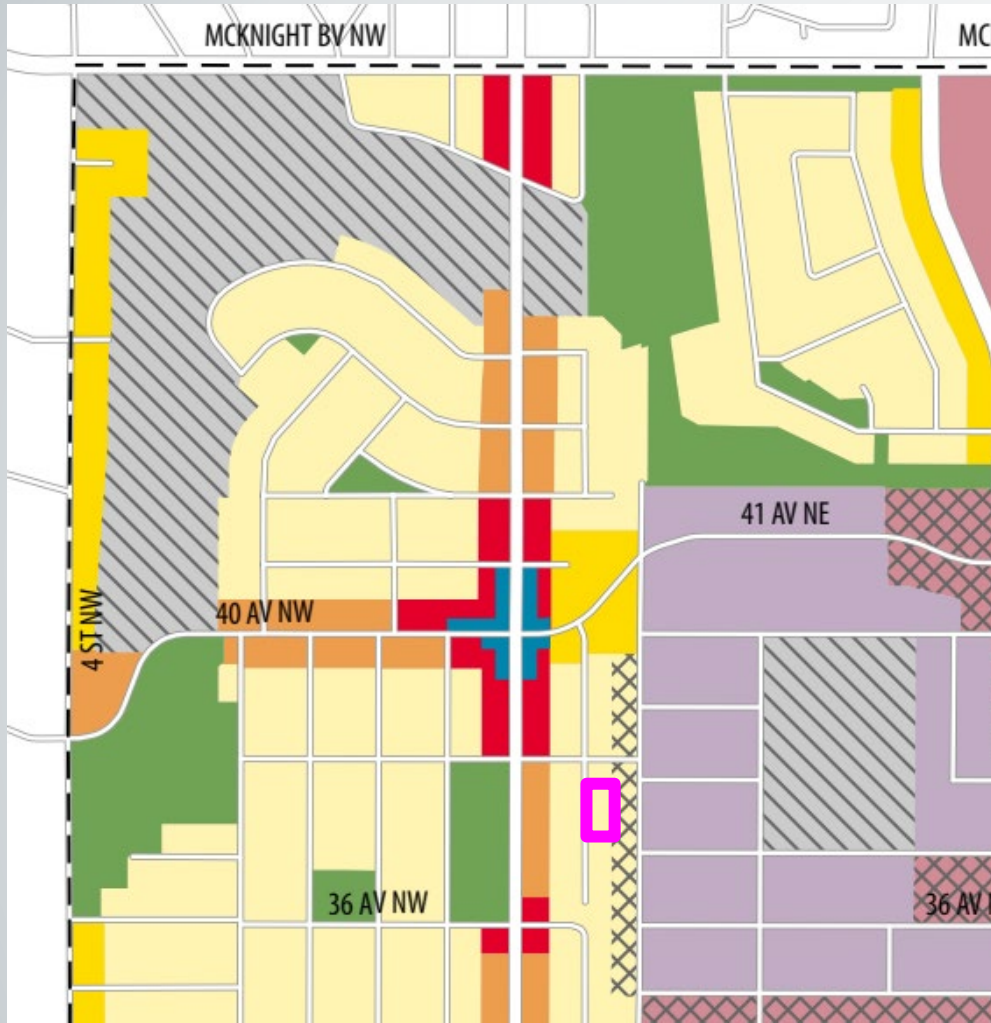




## Proposed Multi-Residential – Contextual Low Profile (M-C1) District:

- 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 (4 storeys)

# North Hill Communities Local Area Plan 7



## 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)

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## Supplementary Slides

