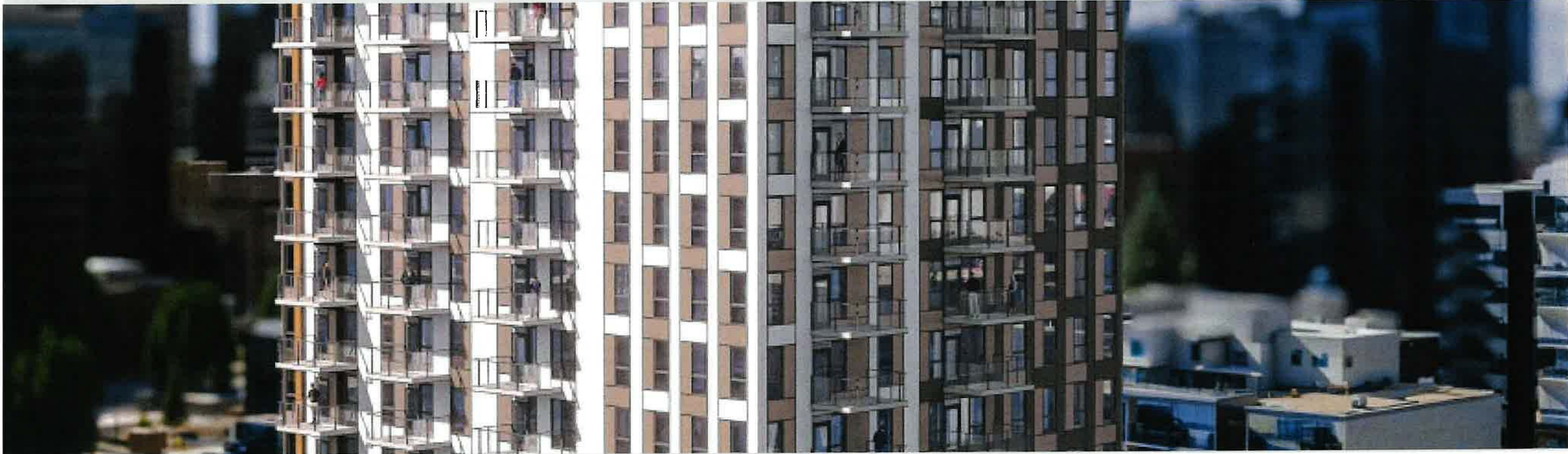




Calgary Planning Commission

Agenda Item: 7.2.1



LOC2024-0162

Land Use Amendment

October 3, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2024
ITEM: 7.2.1 CPC2024-1624
Distrib- Presentation
CITY CLERK'S DEPARTMENT

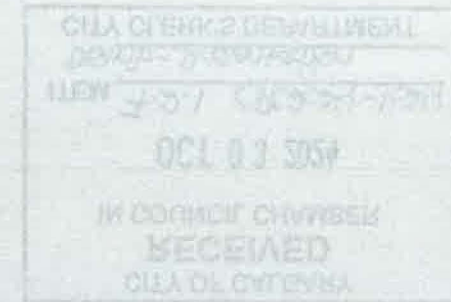
RECOMMENDATIONS:

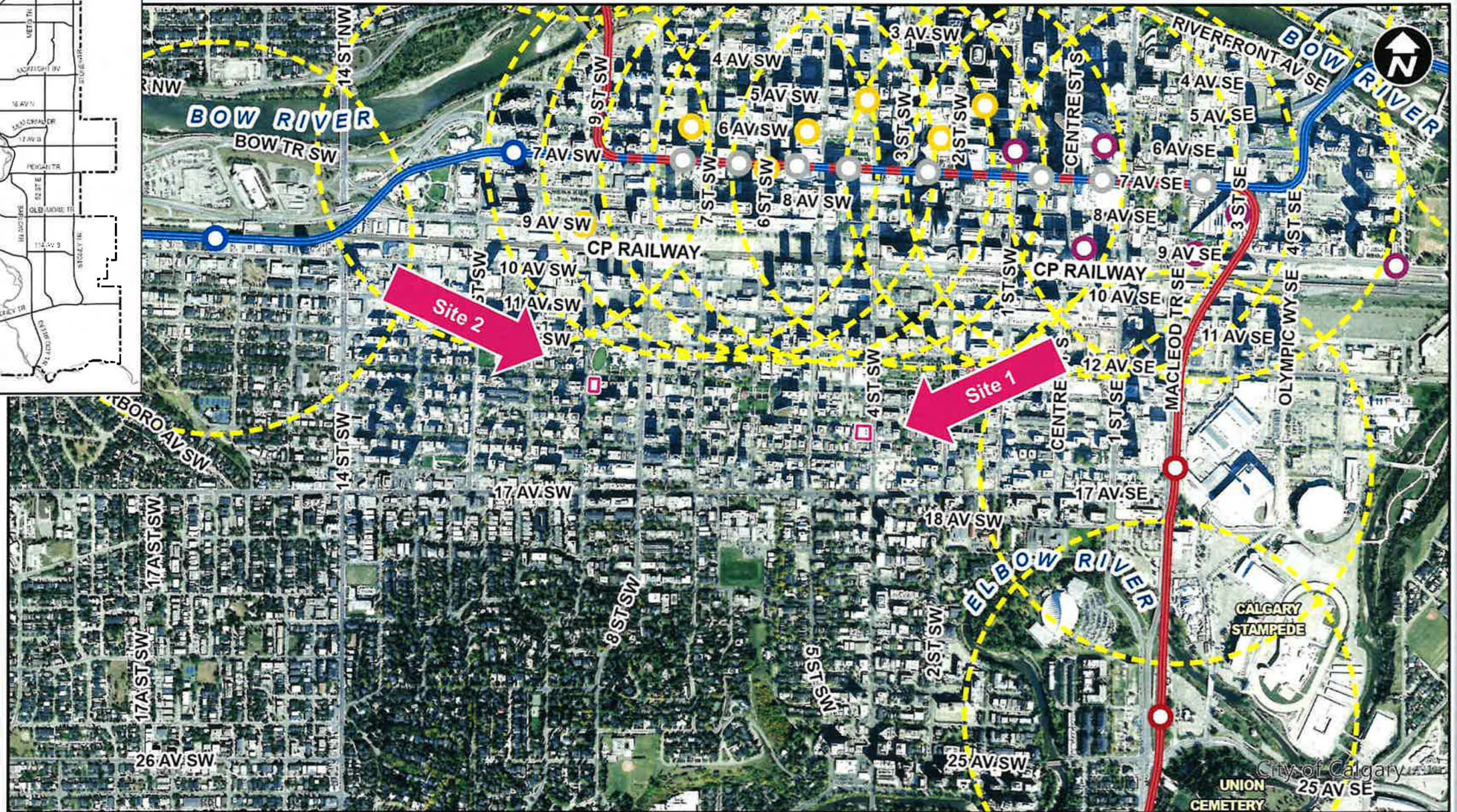
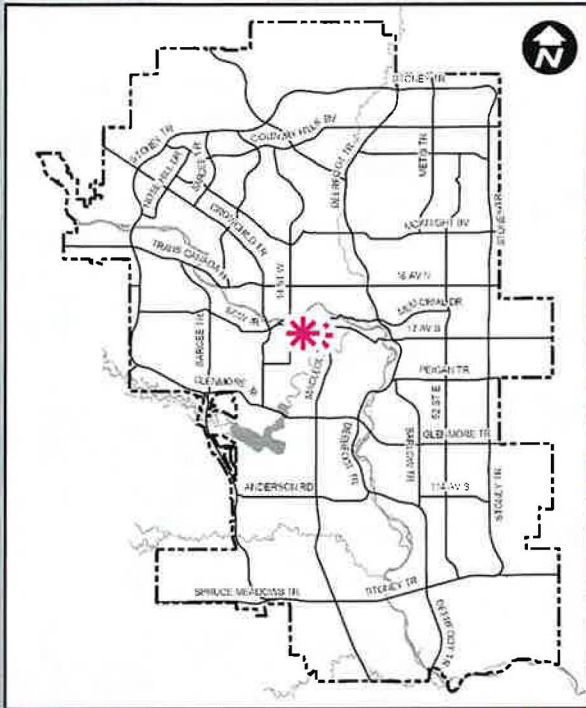
That Calgary Planning Commission:

1. Forward this report (CPC2024-1024) to the 2025 January Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

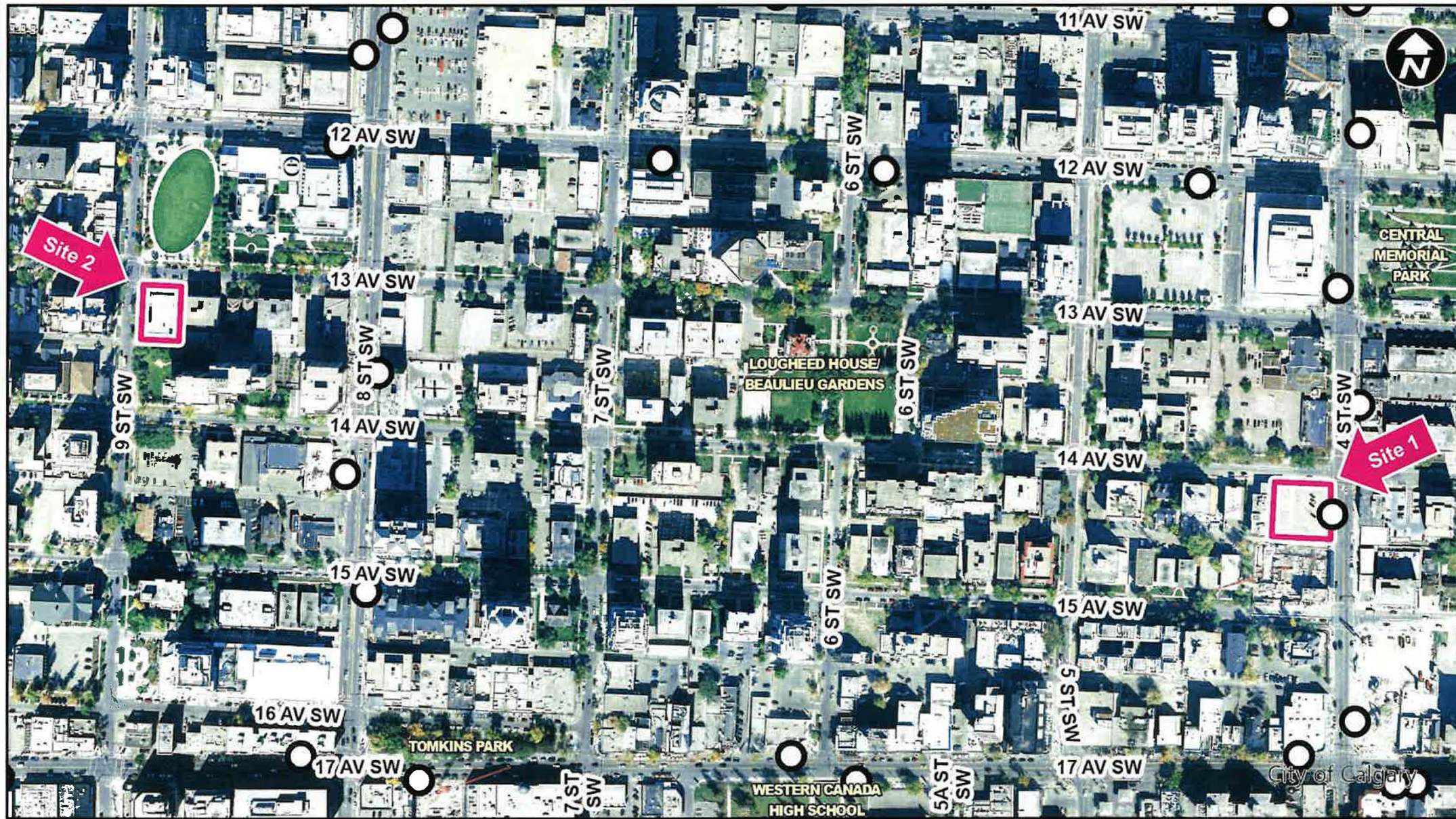
1. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, 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

○ Bus Stop

Site 1 Parcel Size:

0.17 ha
40m x 41m

Site 2 Parcel Size:

0.11 ha
30m x 40m

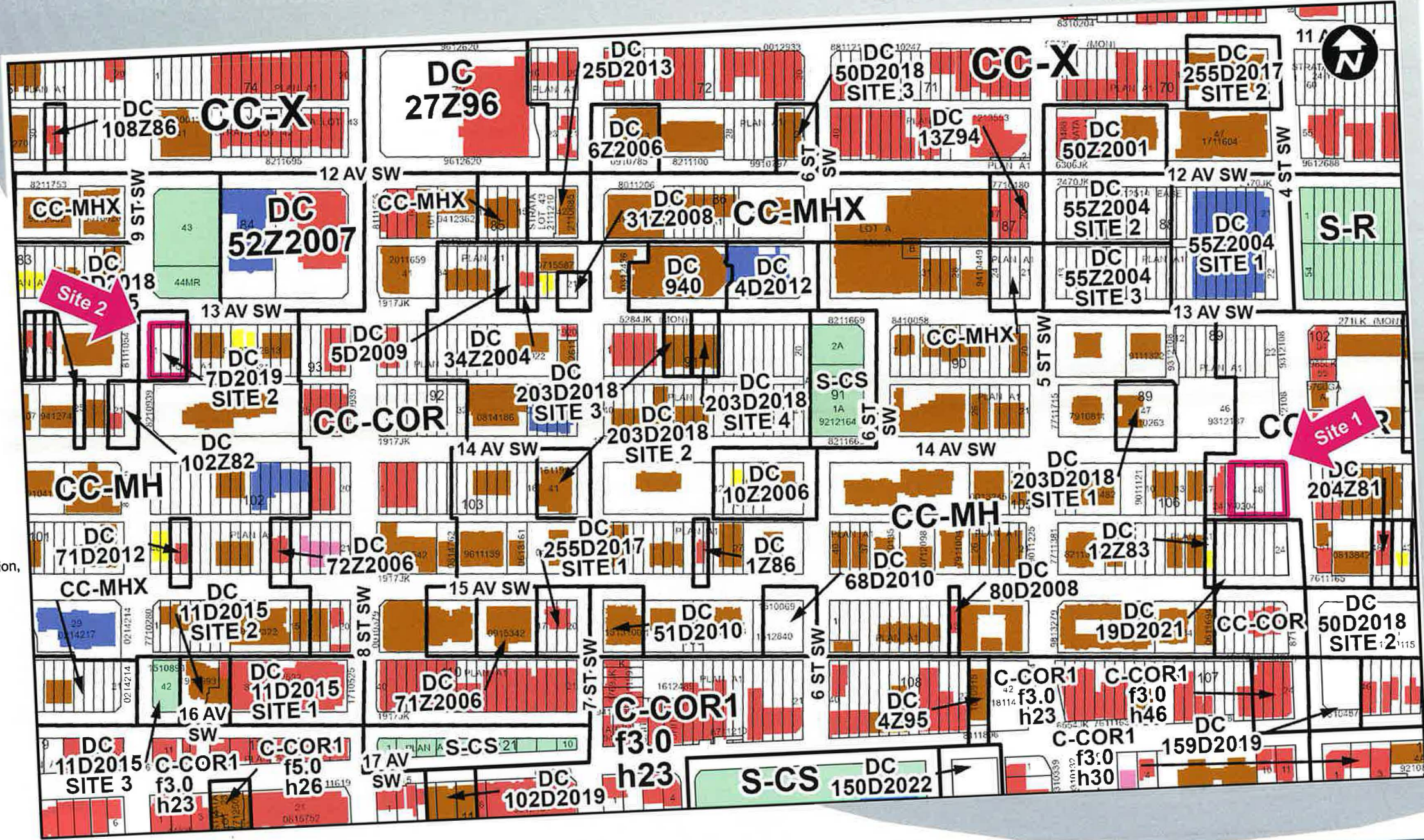






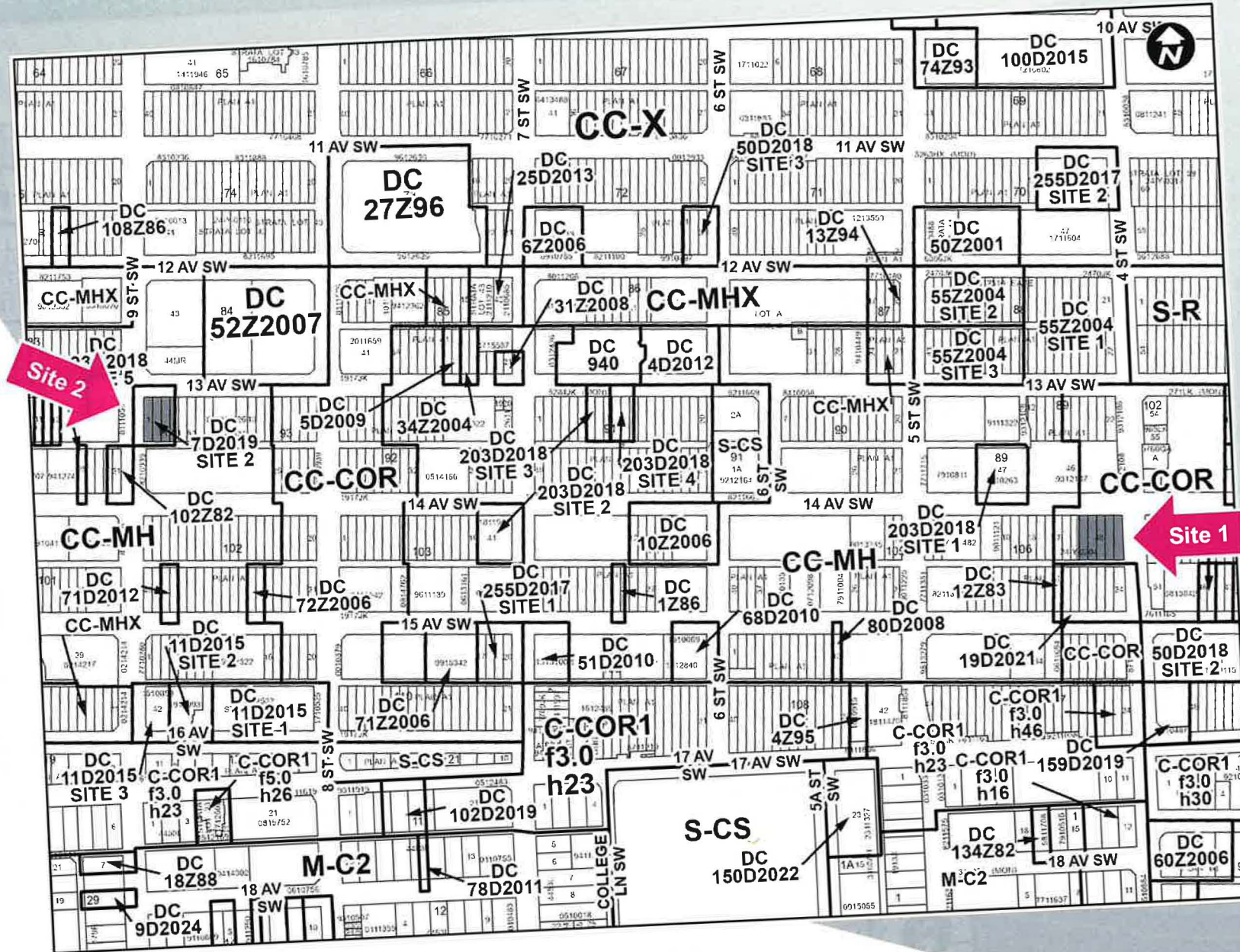
Surrounding Land Use

- 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

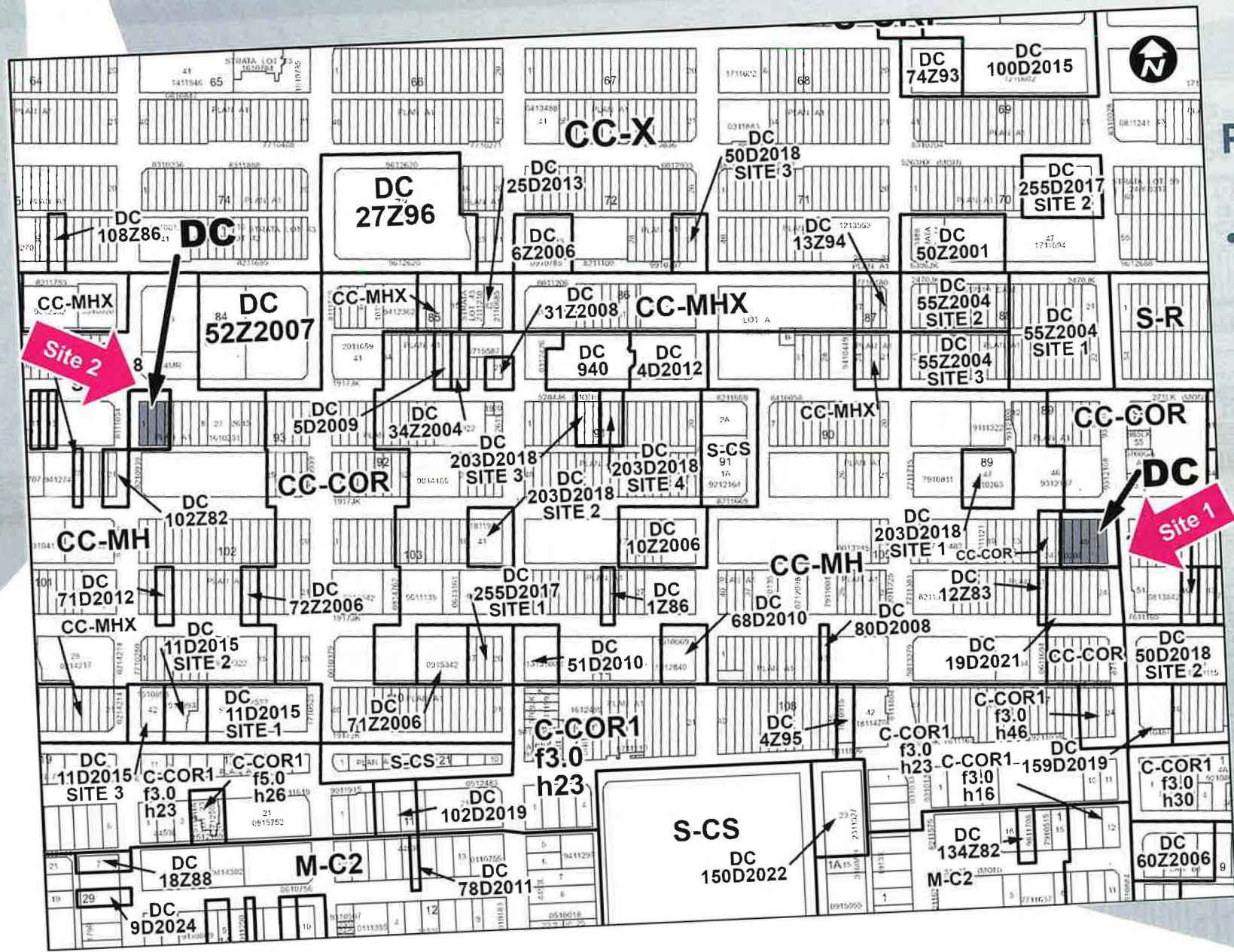


October 2, 2024

Existing Land Use Map



October 2, 2024



Proposed Direct Control District:

- DC based on CC-COR District (Site 1) and CC-MH District (Site 2)
- FAR rules identified for both Site 1 and 2 accounting for heritage density transfer

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1024) to the 2025 January Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct Control (DC) District and Centre City Commercial Corridor District (CC-COR) to Direct Control (DC) District to accommodate a heritage density transfer, with guidelines (Attachment 2).

Supplementary Slides



5.2

Requirements:

A heritage density transfer must include:

- (a) a transfer agreement that is registered on the Certificate of Title of the *parcel(s)* from which the density has been transferred;
- (b) a land use redesignation of the *parcel* from which the density has been transferred to a Direct Control District in which the allowable maximum *floor area ratio* remaining after the transfer is regulated;
- (c) a land use redesignation of the *receiving parcel* to a Direct Control District in which the allowable maximum *floor area ratio* achieved through the transfer is regulated;
- (d) transfers only to receiving *parcels* located within the bonus area boundaries indicated on Map 9;
- (e) transfers only from *parcels* where legal protection through designation as a Municipal Historic Resource has been completed; and
- (f) only a one-time transfer from the *parcel* from which the density has been transferred to the receiving *parcel* with no further transfer possibility.