



# Public Hearing of Council

## Agenda Item: 7.2.1



# LOC2023-0259 / CPC2024-0918

## Land Use Amendment

October 8, 2024

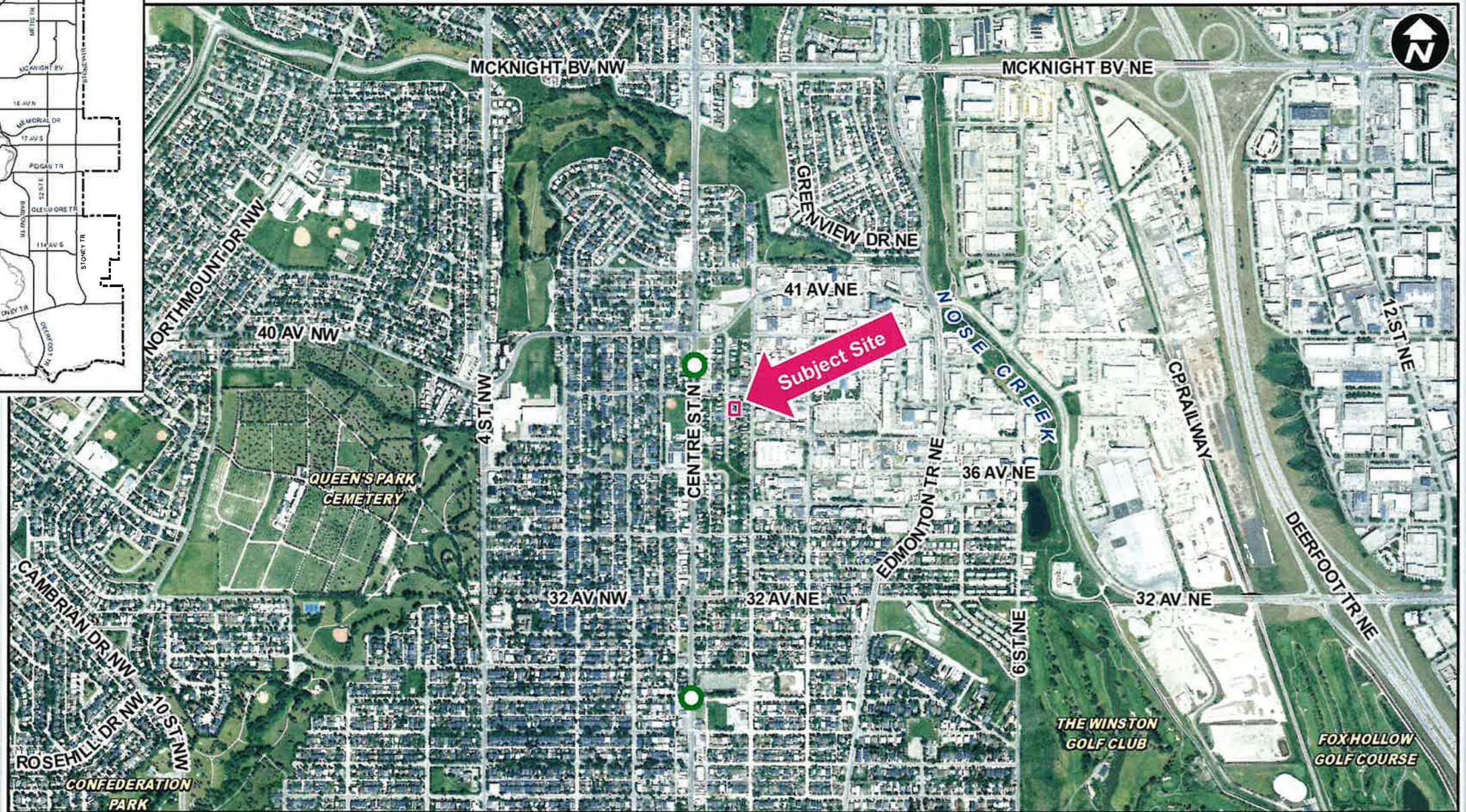
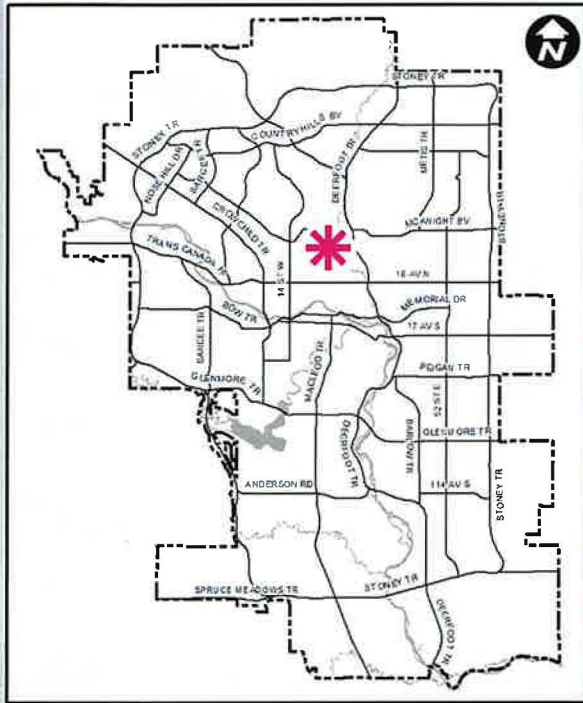
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
OCT 08 2024  
ITEM: 7.21 CPC2024-0918  
Distrib - Presentation 1  
CITY CLERK'S DEPARTMENT















# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 259D2024** for the redesignation of 0.11 hectares ± (0.27 acres ±) 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

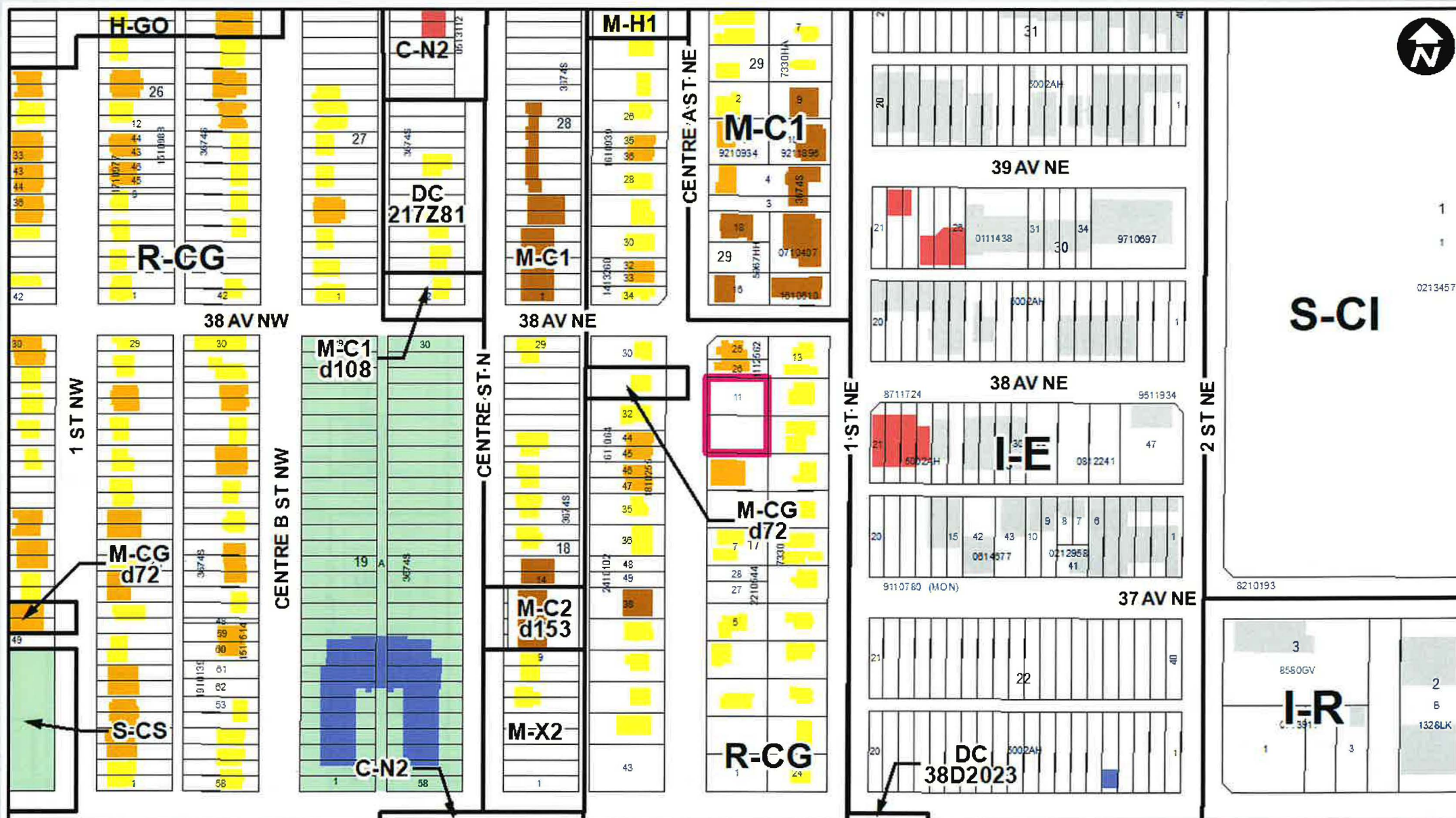
○ Bus Stop

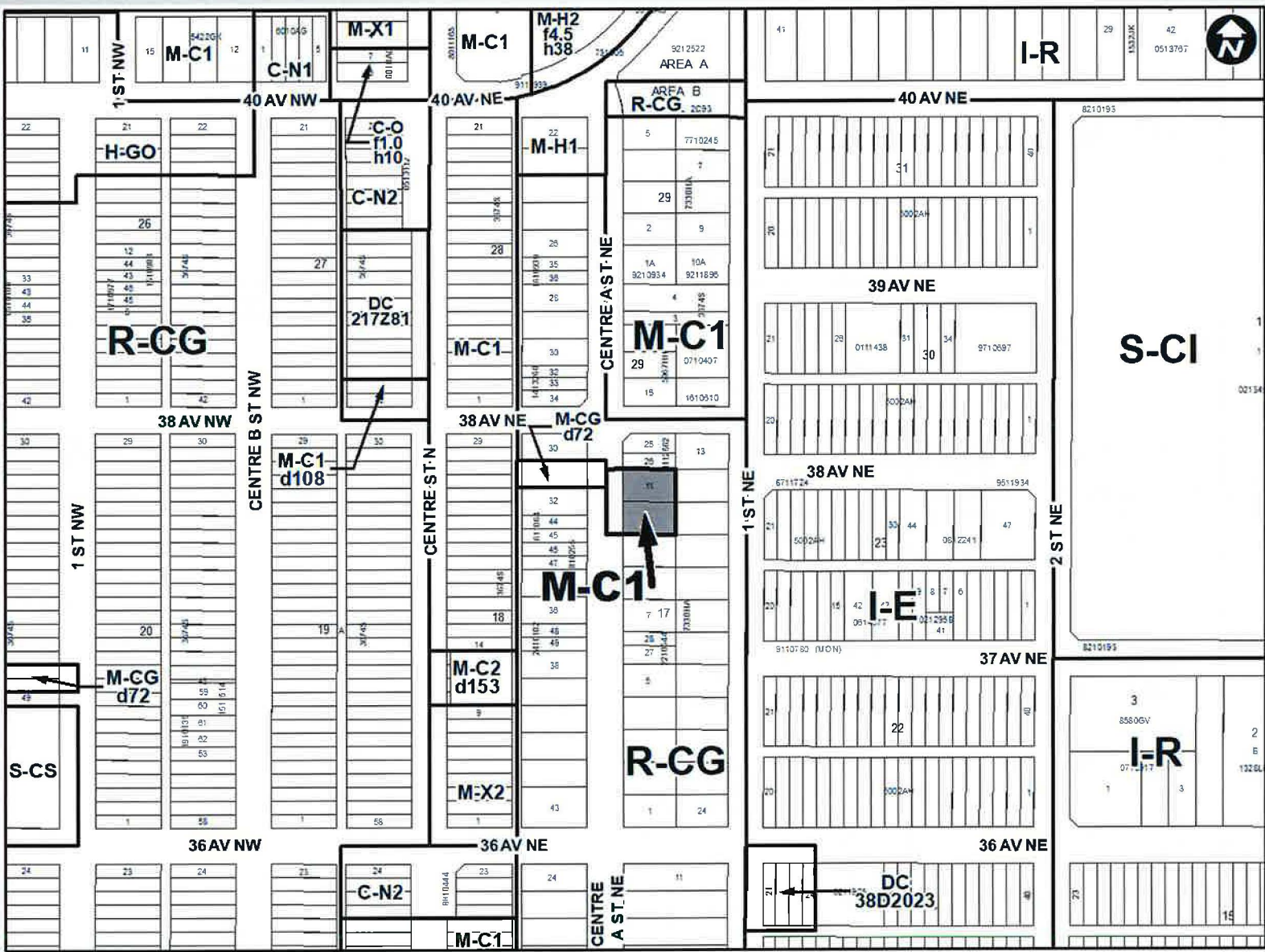
Parcel Size:

0.11 ha  
37m x 30m

### 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

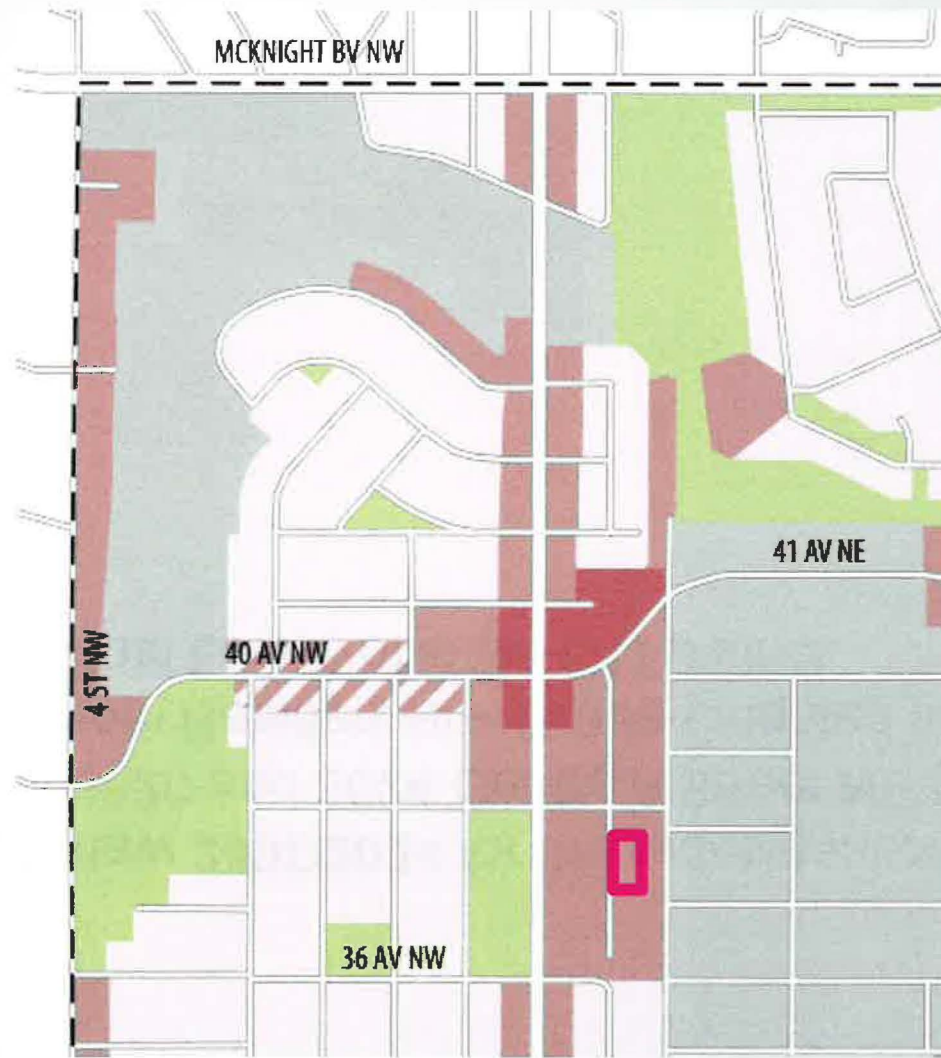
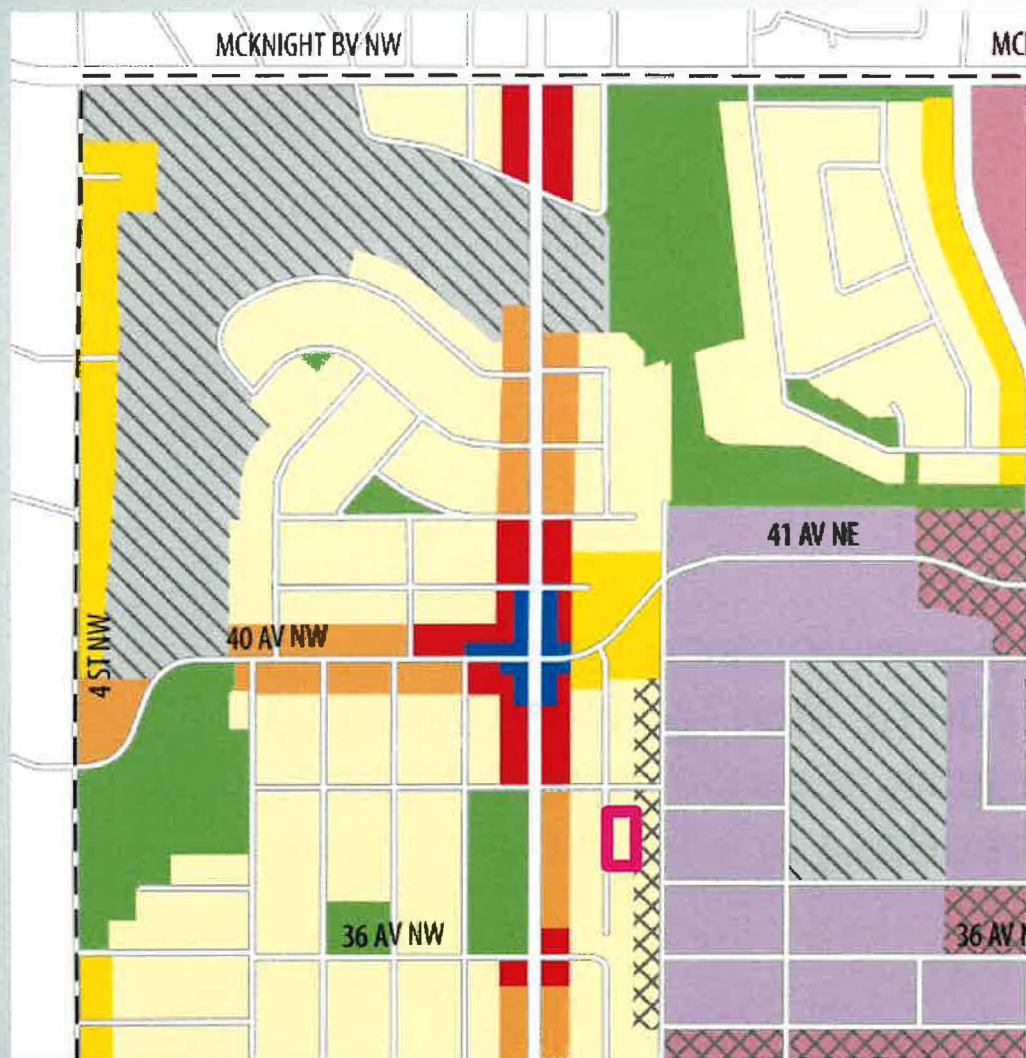




**Proposed Multi-Residential – Contextual Low Profile (M-C1) District:**

- 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







