



# LOC2024-0162 / CPC2024-1024 Land Use Amendment

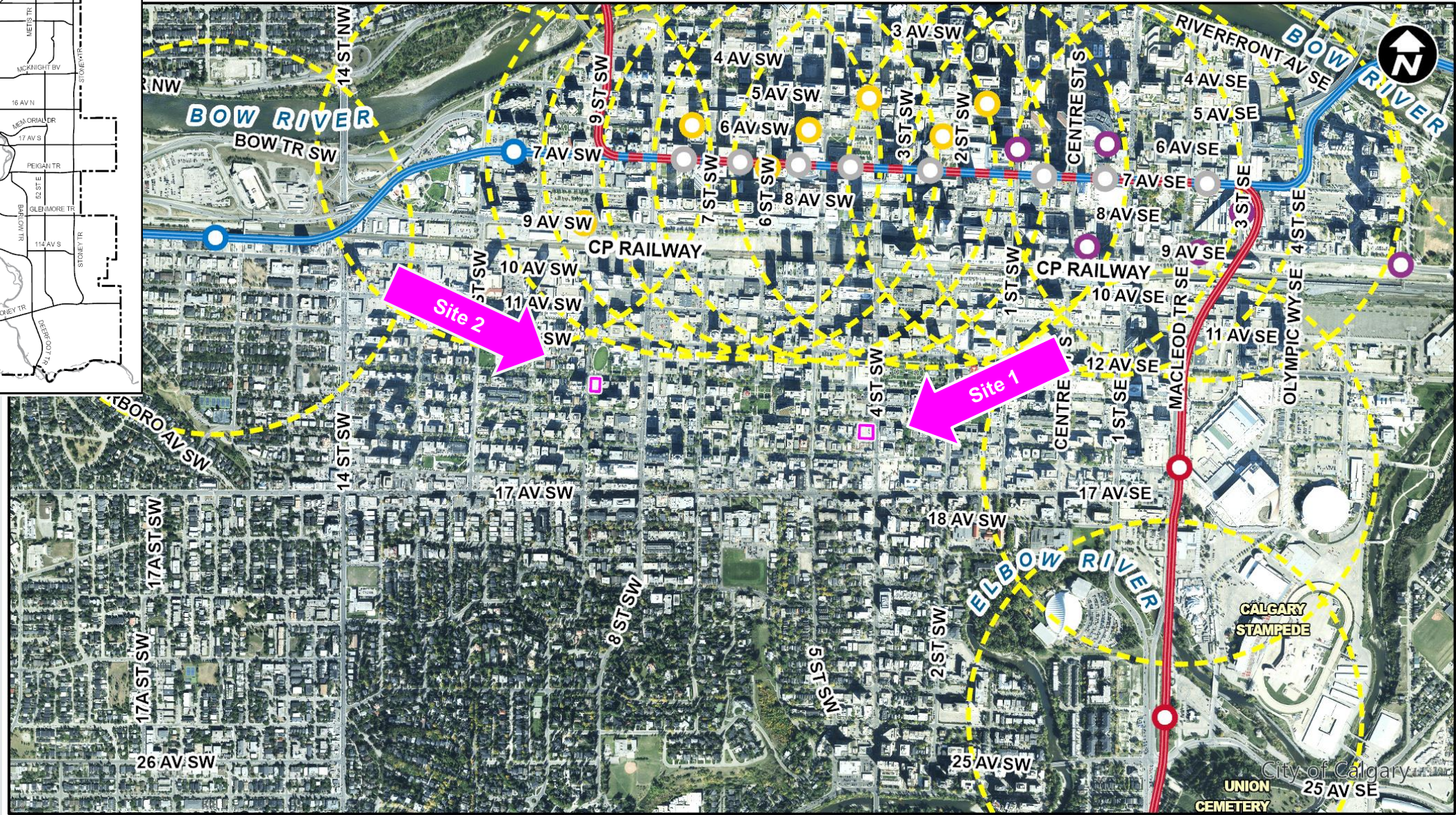
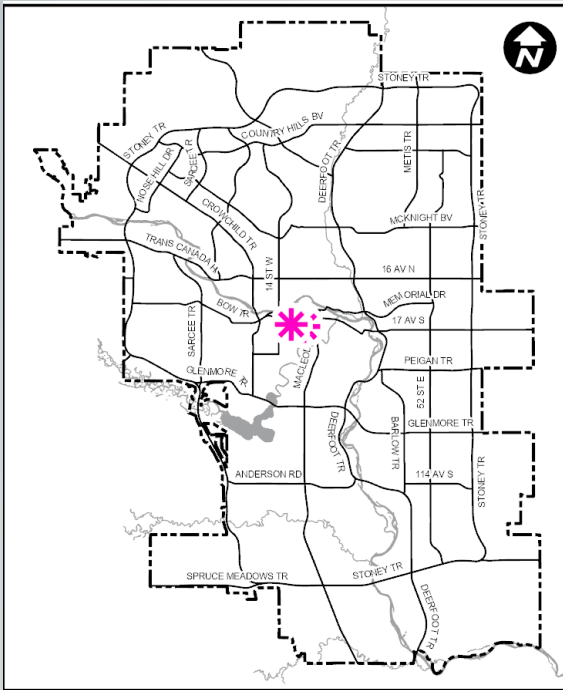
January 14, 2025

## Calgary Planning Commission's Recommendation:

That Council:

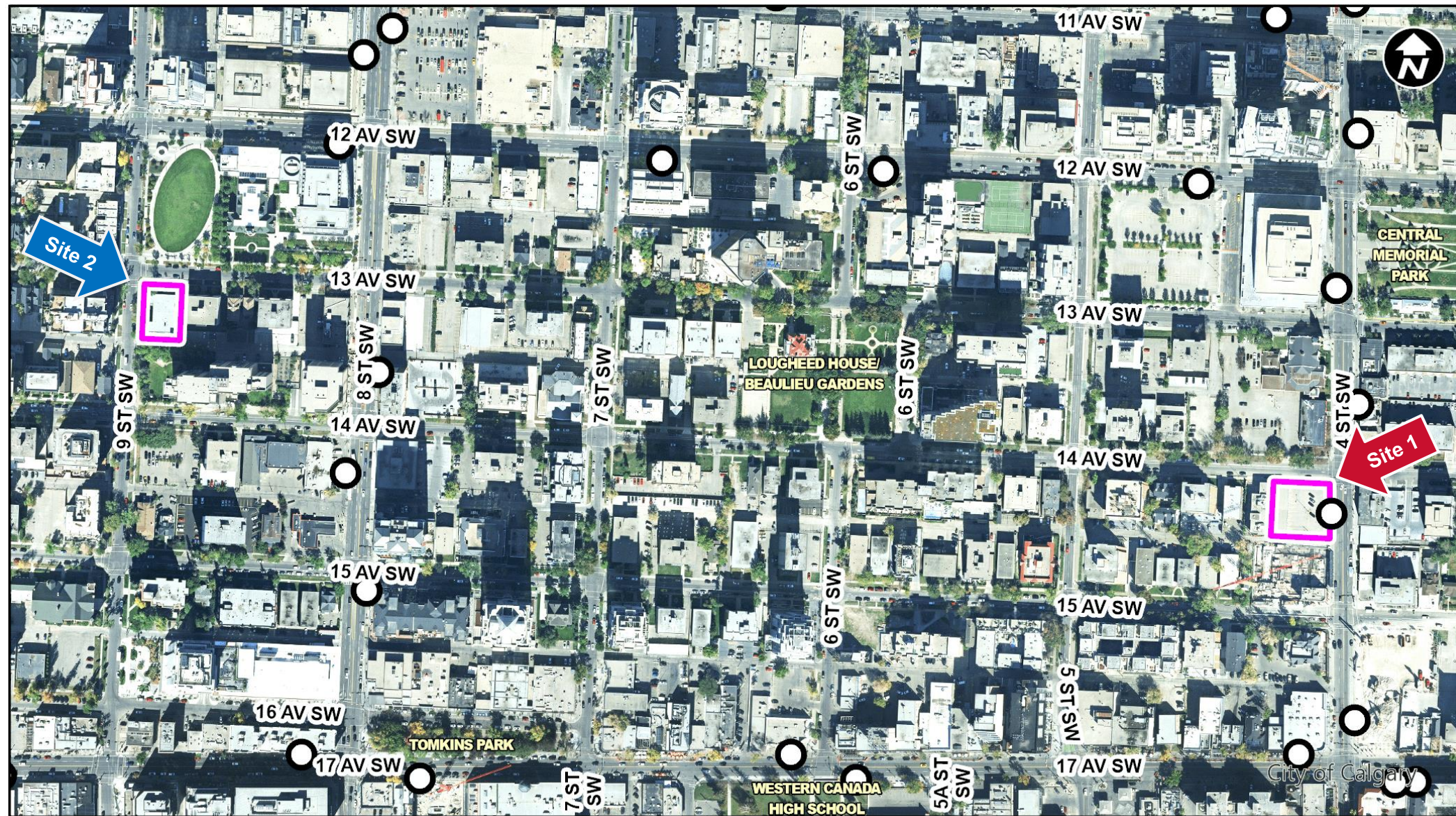
Give three readings to **Proposed Bylaw 1D2025** for the redesignation of 0.28 hectares  $\pm$  (0.69 acres  $\pm$ ) located at 1310 – 9 Street SW and 1405 – 4 Street SW (Plan A1, Block 93, Lots 1 to 3 and a portion of Lot 4; Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18) from Direct 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 (east)**

0.17 ha  
40m x 41m

**Site 2 (west)**

0.11 ha  
30m x 40m

City of Calgary

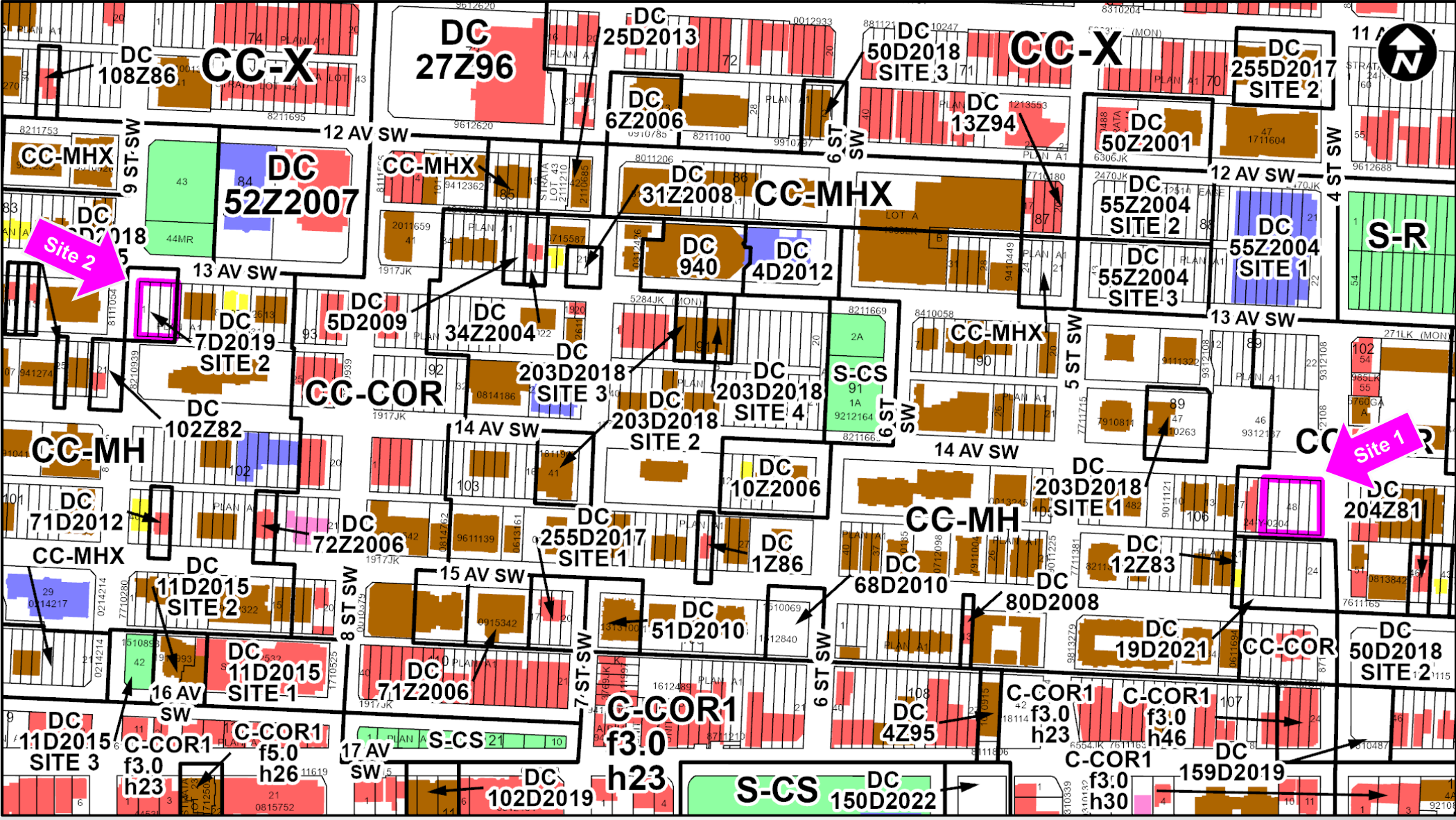




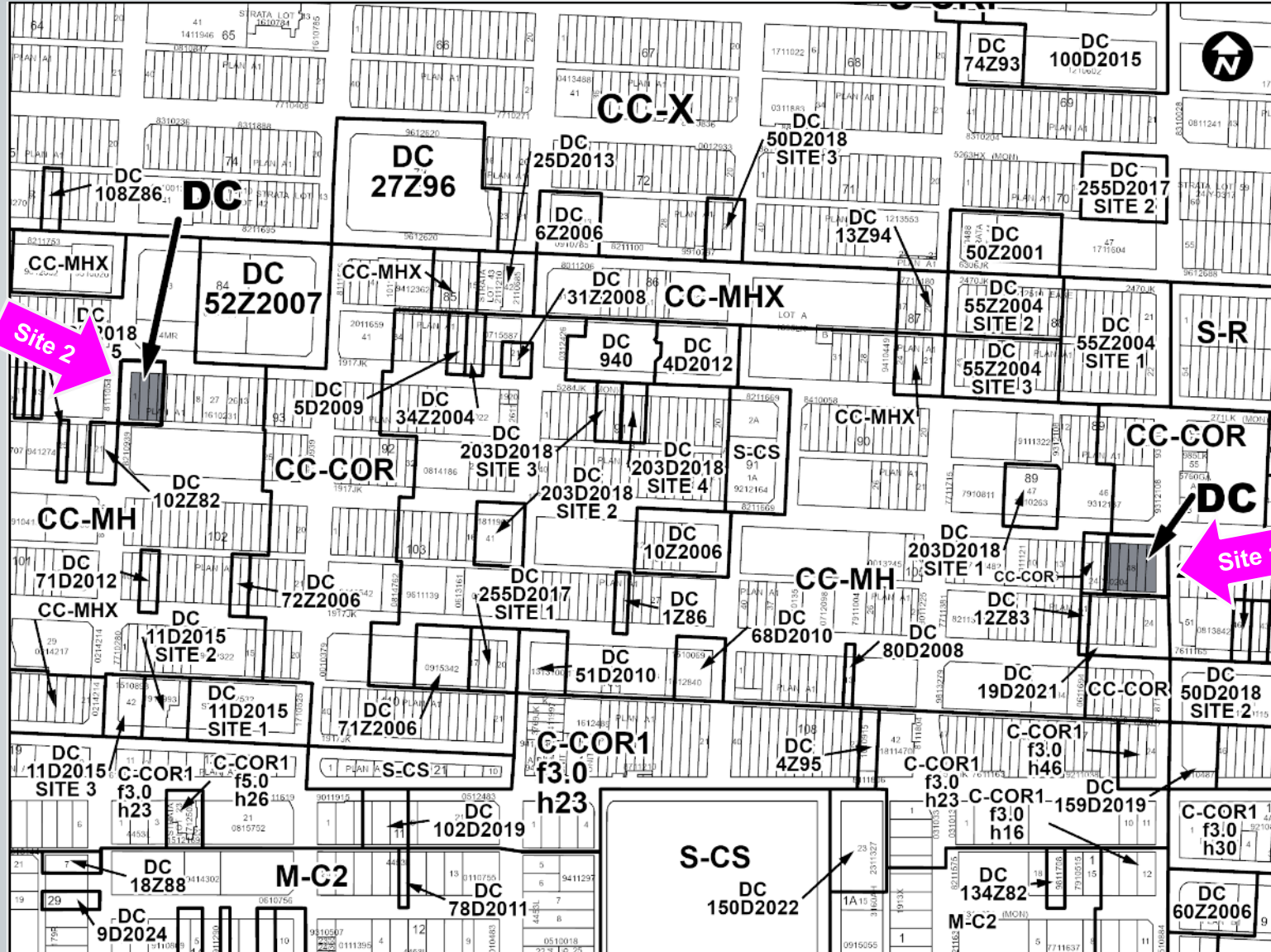








- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



## Proposed Direct Control District:

- DC based on existing 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
- Accounts for a previous density transfer from the sending site and limits the remaining FAR



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## 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.



