

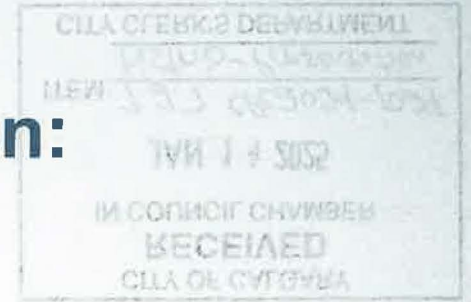


LOC2024-0162 / CPC2024-1024 Land Use Amendment

January 14, 2025

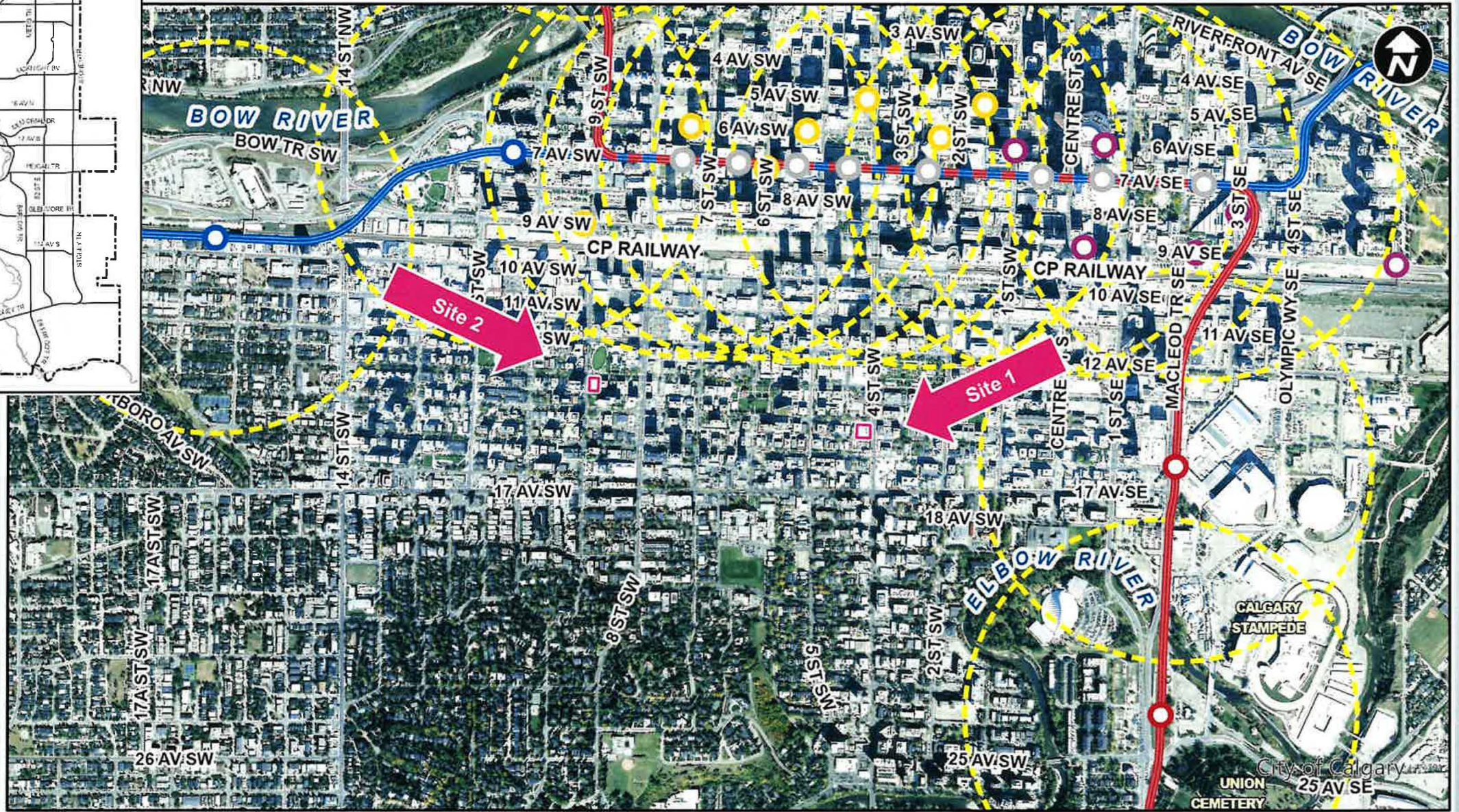
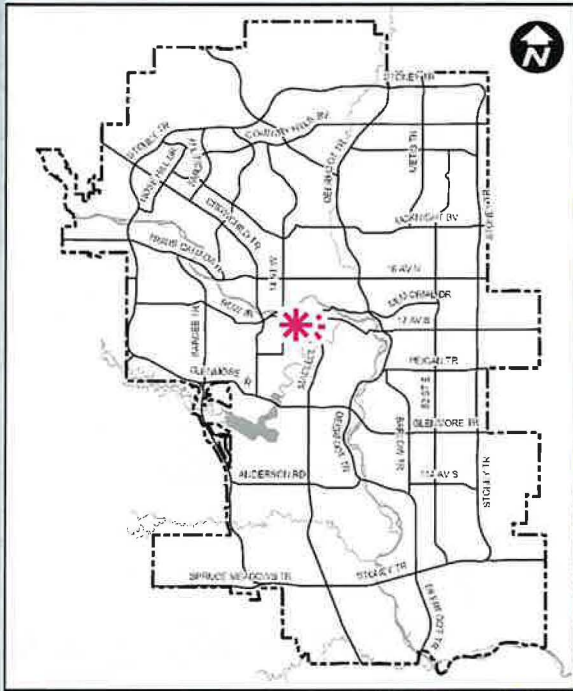
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: *7.2.7 CPC2024-1024*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



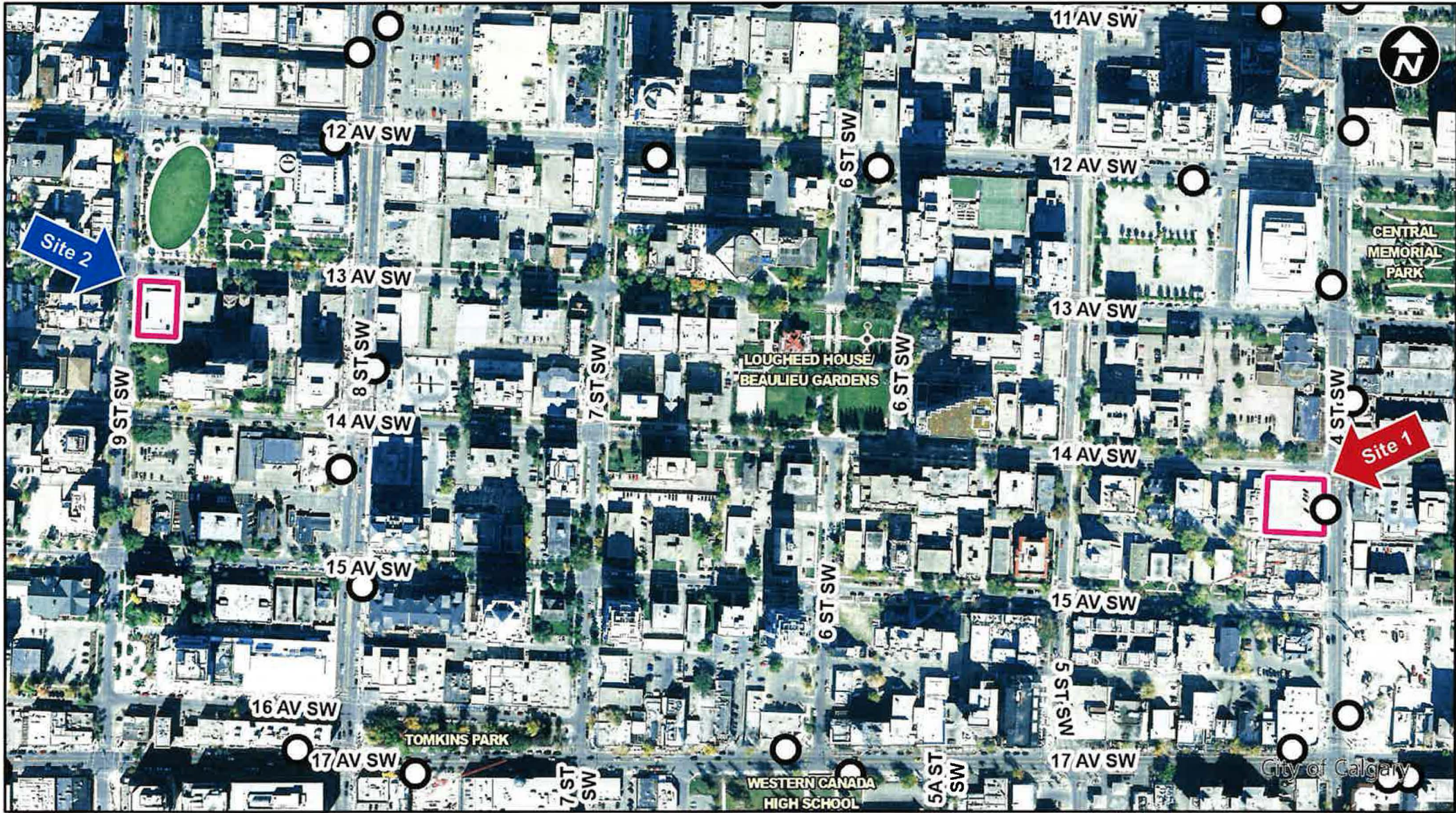
That Council:

Give three readings to **Proposed Bylaw 1D2025** for the redesignation of 0.28 hectares ± (0.69 acres ±) 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

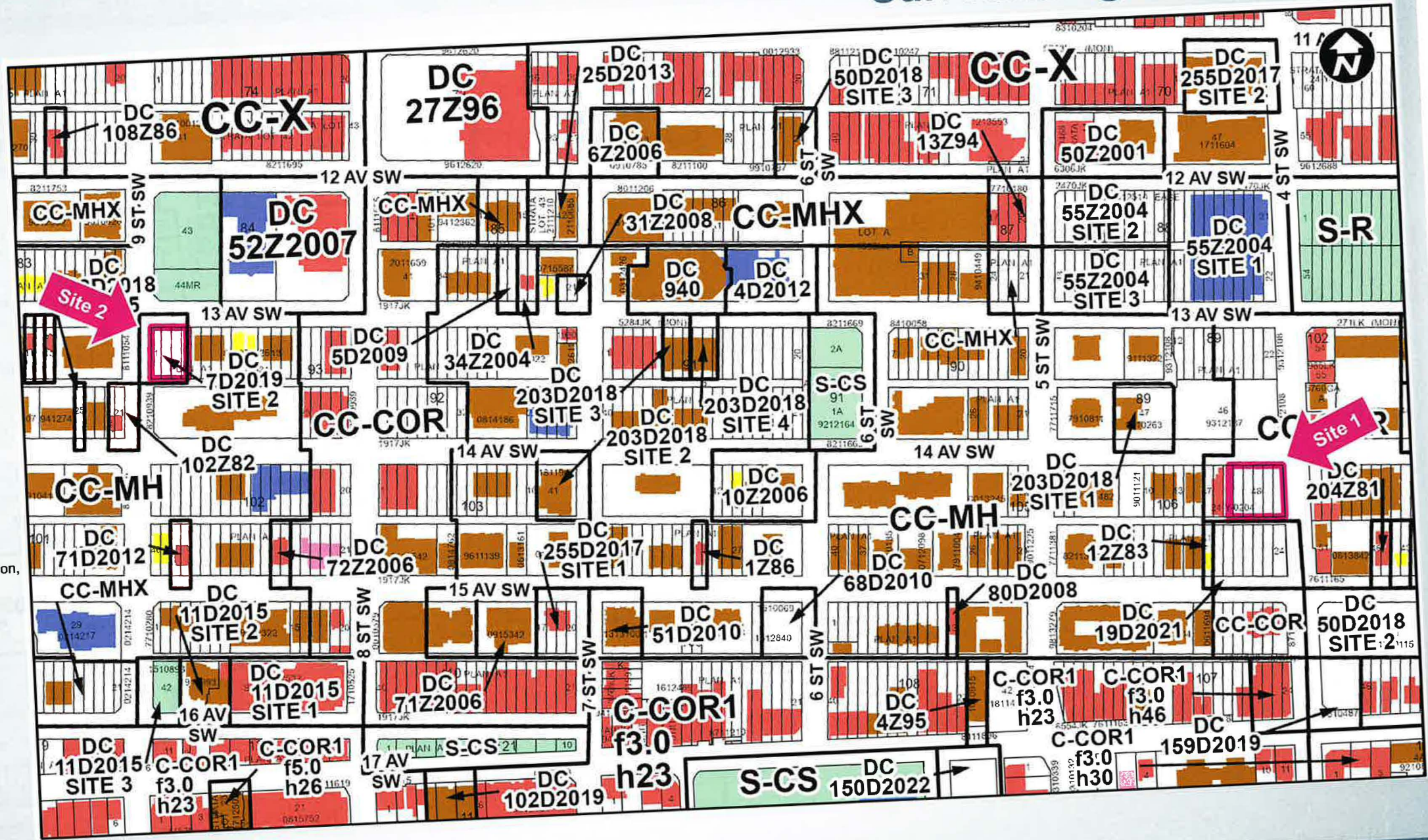




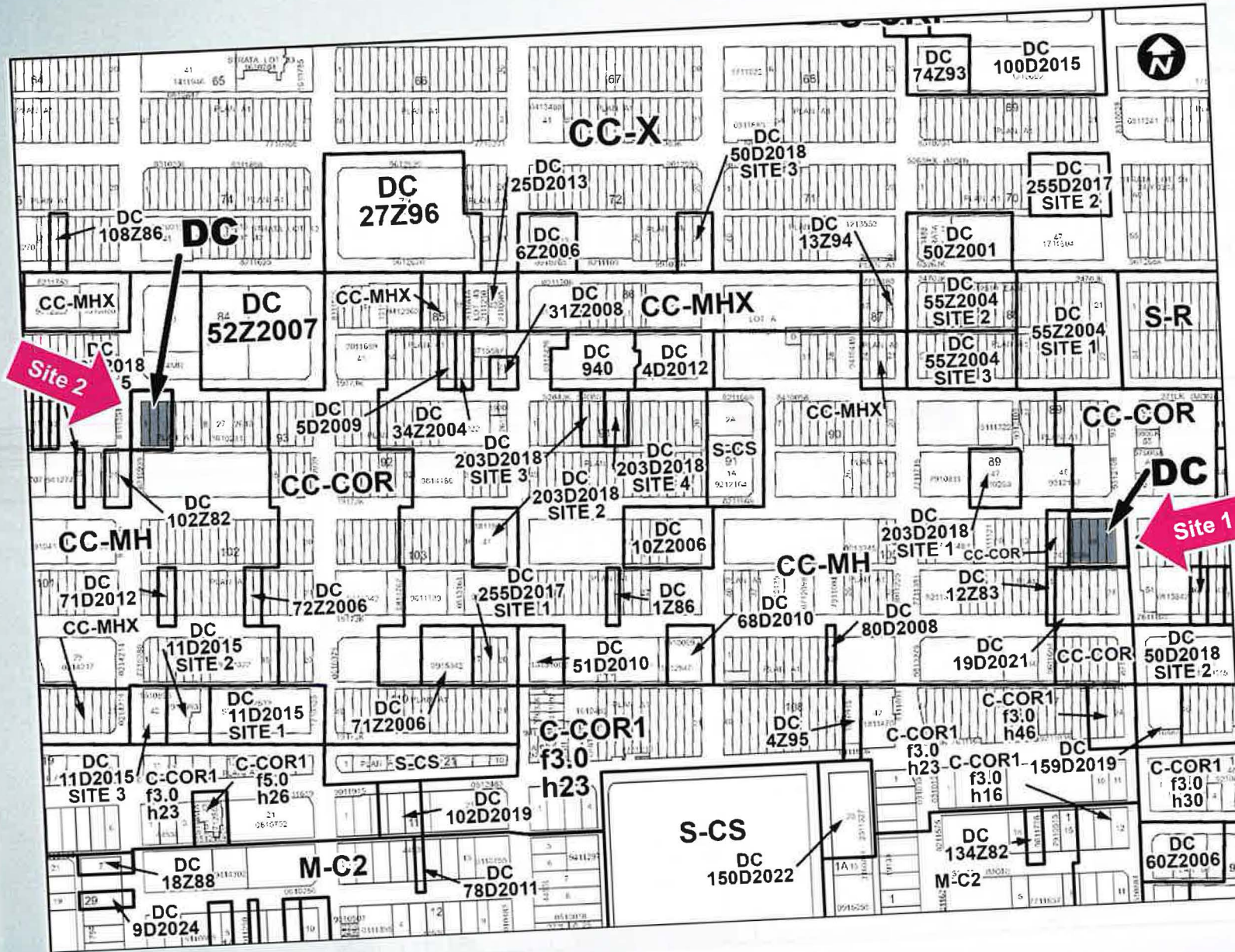
Surrounding Land Use

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



January 14, 2025



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.

Existing Land Use Map 14

