

Public Hearing of Council

Agenda Item: 7.2.14

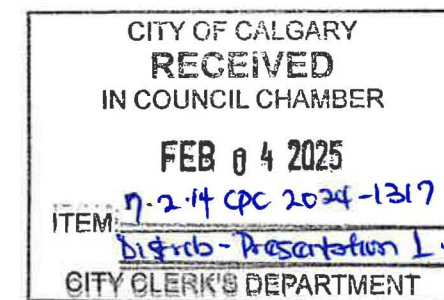
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LOC2024-0064 / CPC2024-1317

Land Use Amendment

February 4, 2025



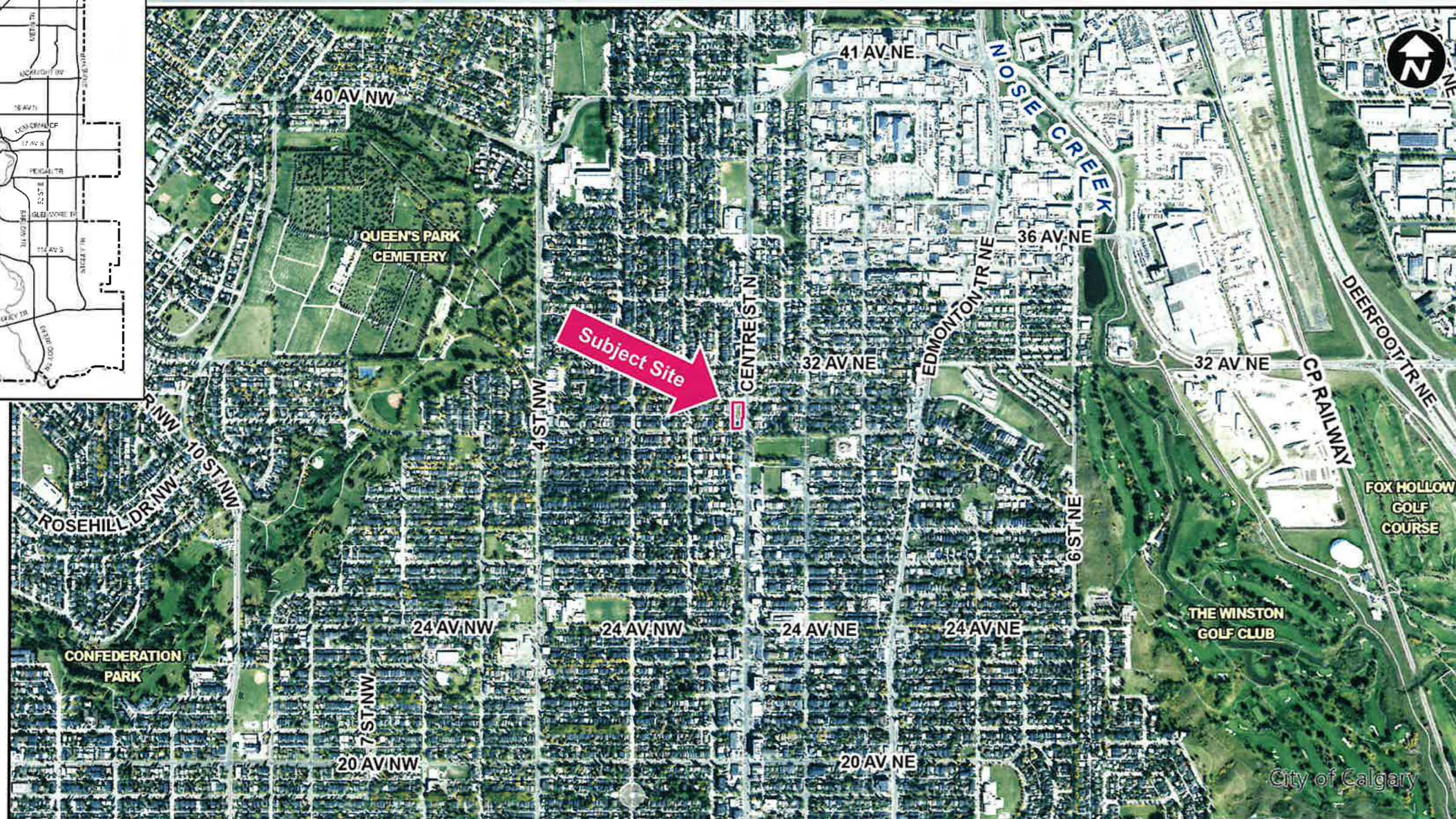
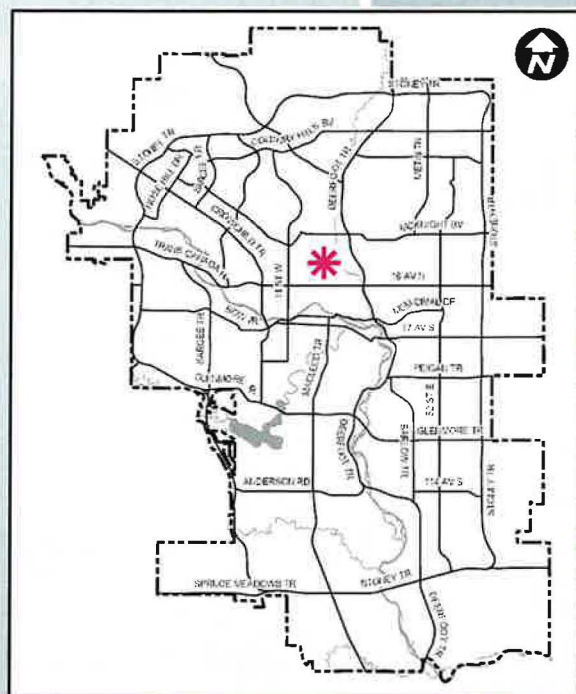
Calgary Planning Commission's Recommendation:

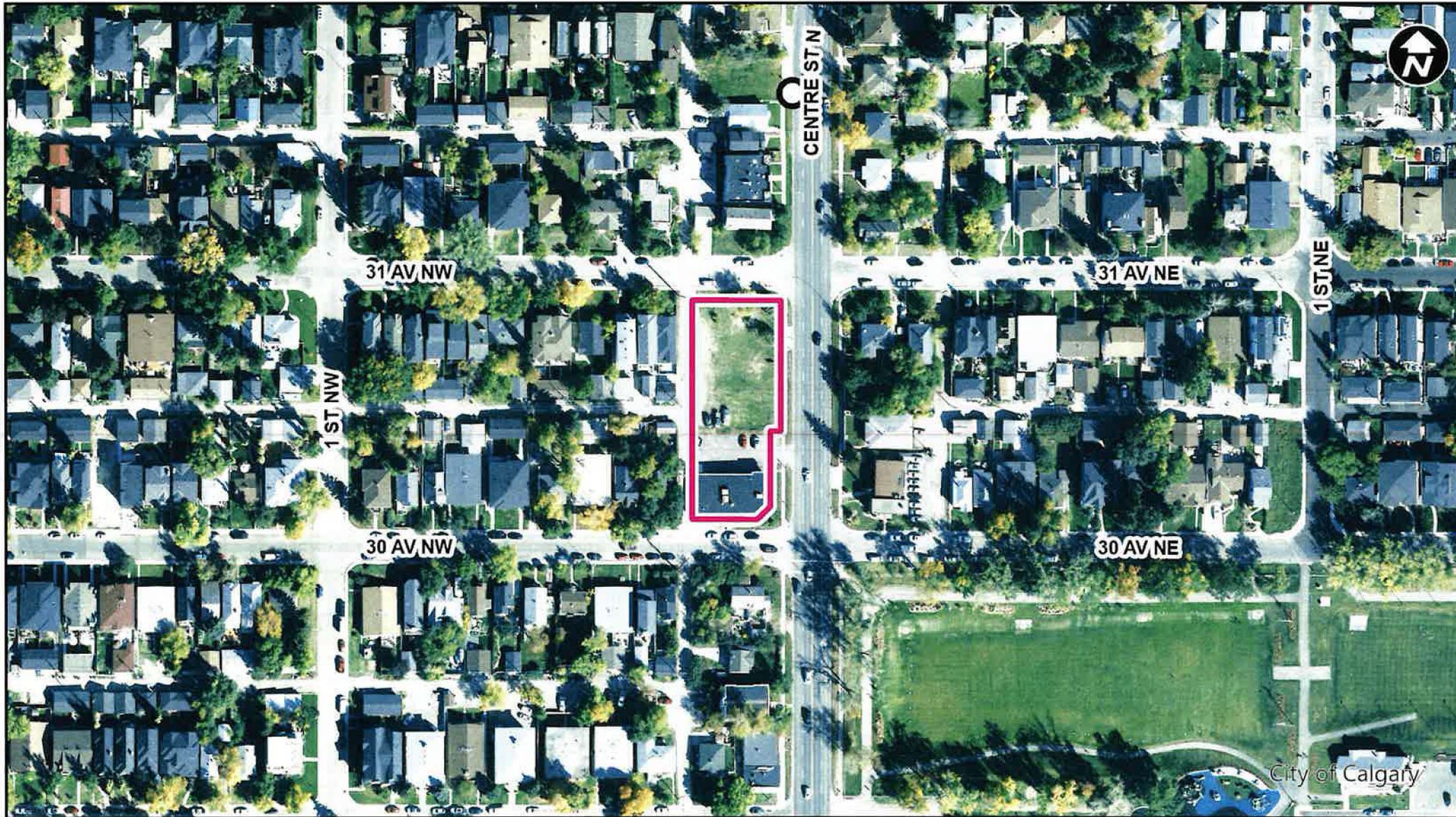
That Council:

Give three readings to **Proposed Bylaw 28D2025** for the redesignation of 0.24 hectares $\pm$ (0.59 acres $\pm$) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District **to** Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

Location Maps

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Parcel Size:

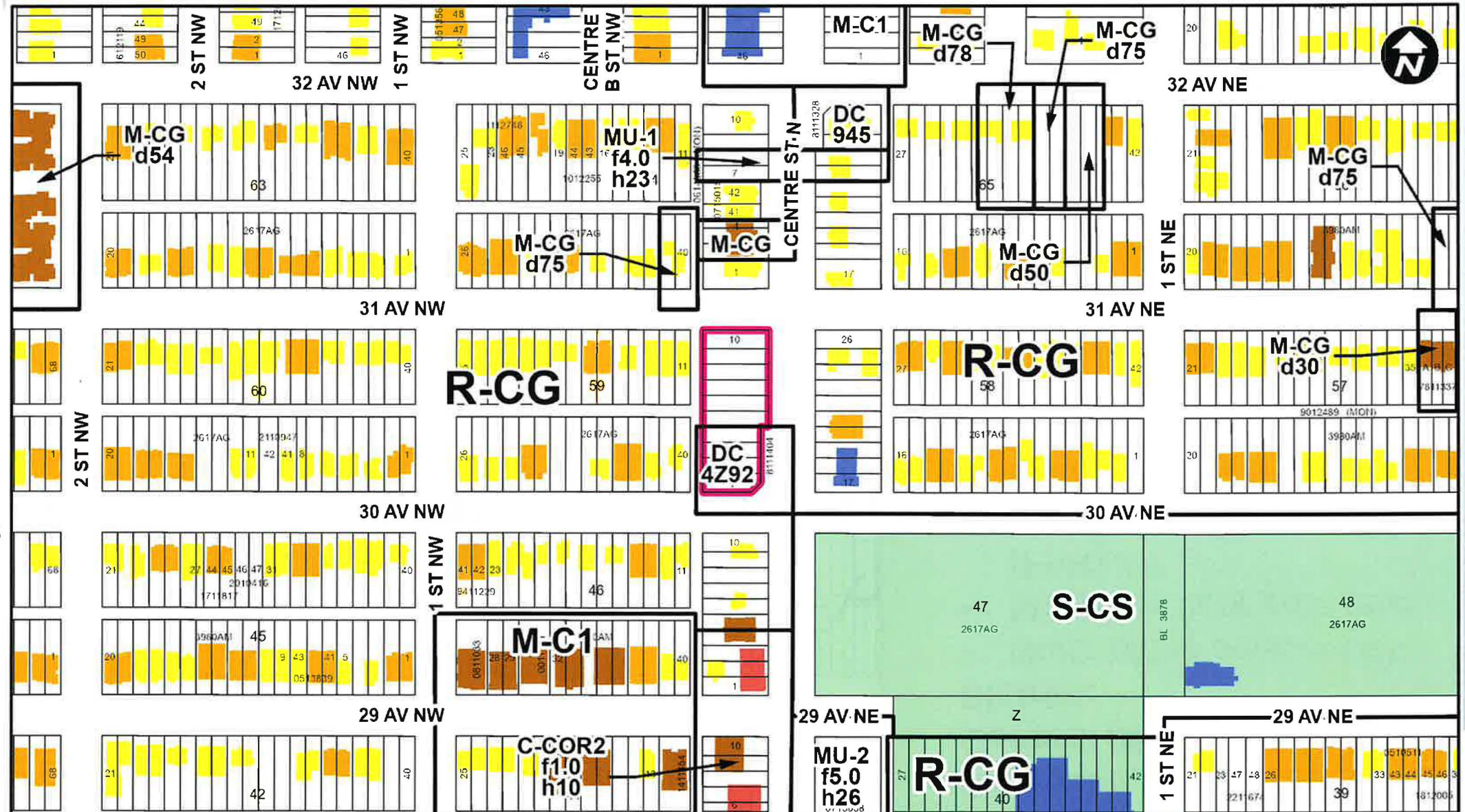
0.24 ha
79 m x 27 m

Surrounding Land Use

5

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 Land Use Map

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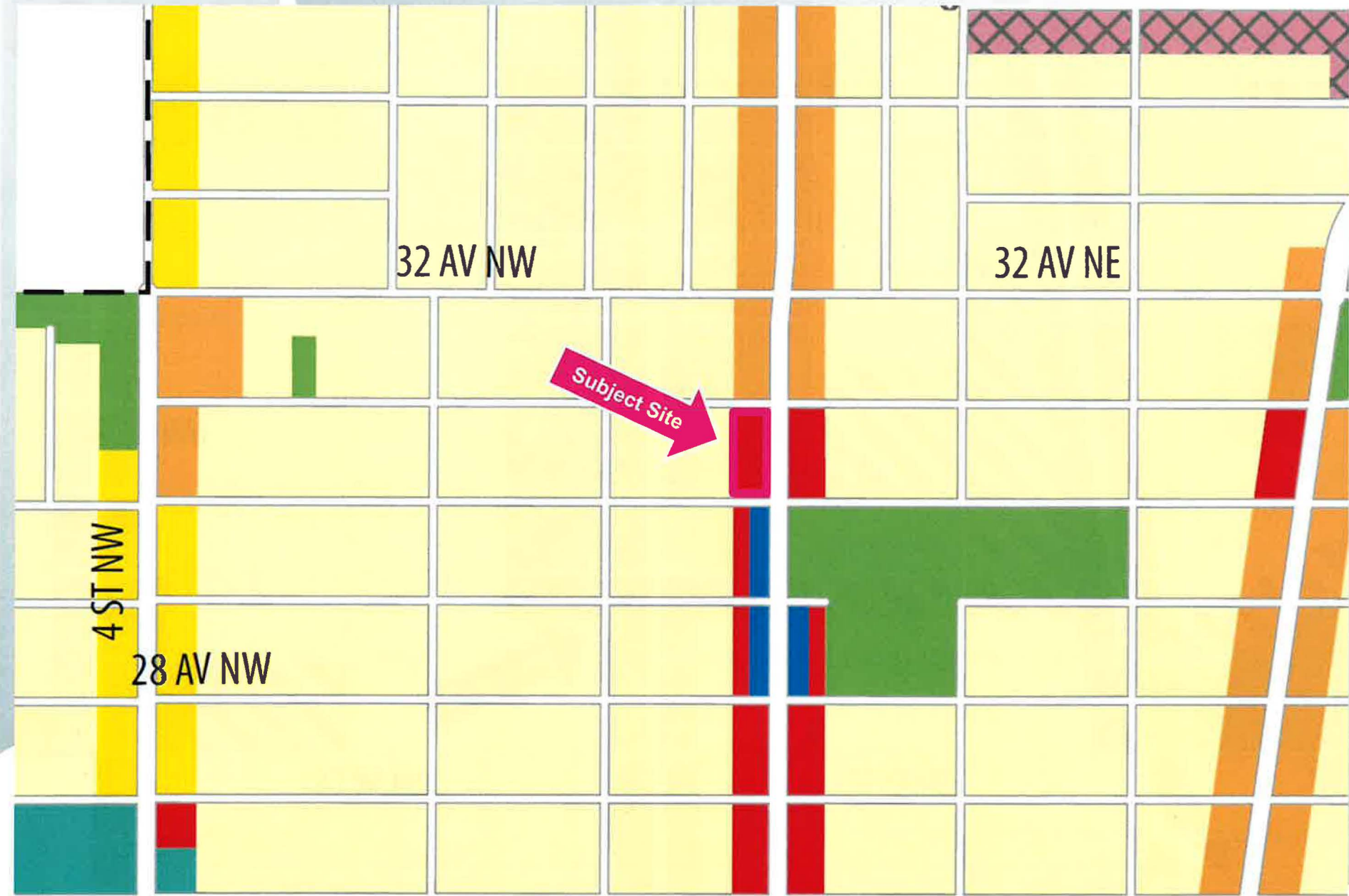
Proposed Mixed Use – General (MU-1f3.7h23) District:

- North of the adjacent lane
- Maximum floor area ratio (FAR) 3.7
- Maximum height 23 metres (about 6 storeys)

Proposed Mixed Use – General (MU-1f3.7h23) District:

- South of the adjacent lane
- Maximum floor area ratio (FAR) 5.5
- maximum height 42 metres (about 12 storeys)

Map 3:
Urban Form



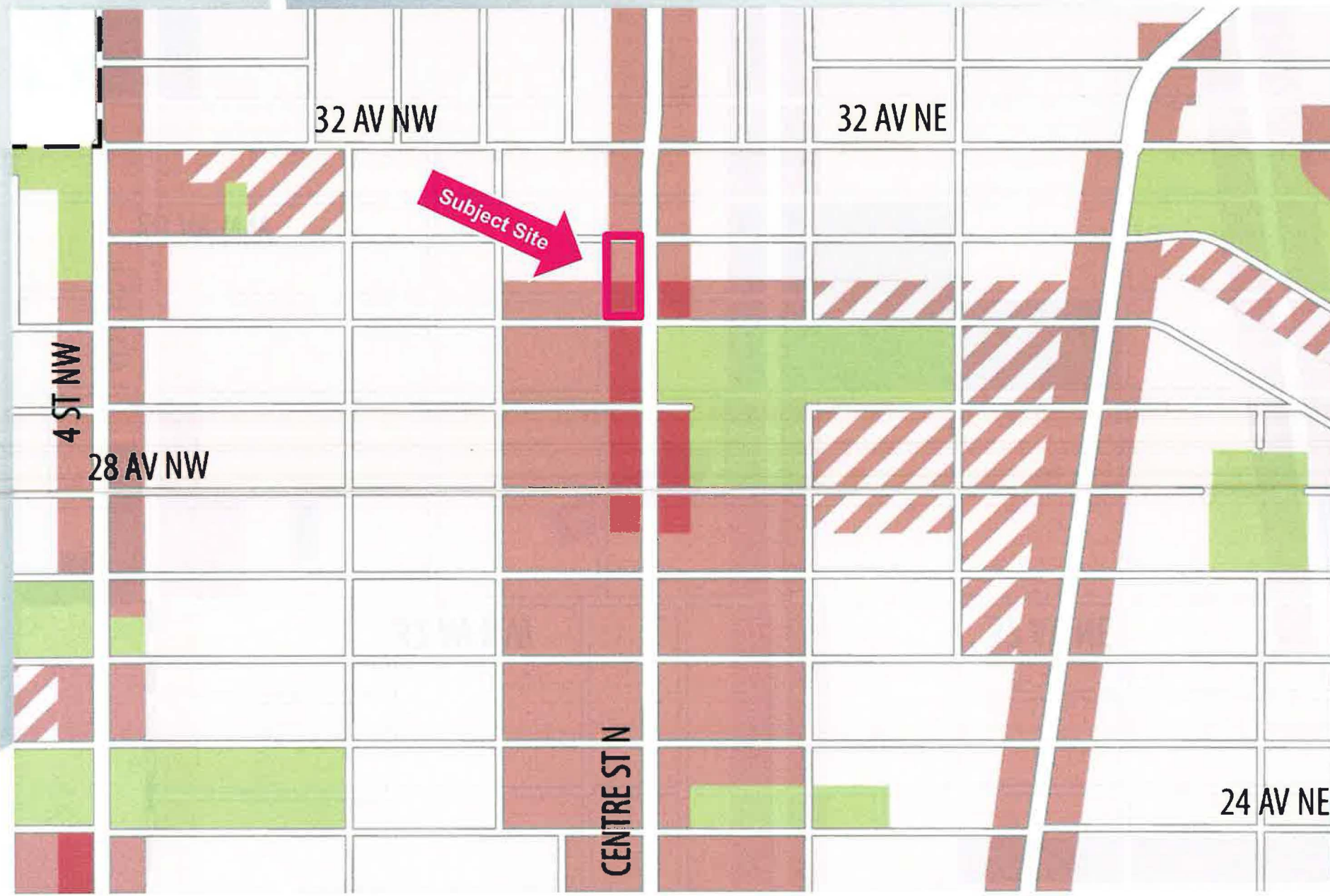
Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary



Map 4:
Building Scale

Legend

- No Scale Modifier
- Limited
(up to 3 Storeys)
- Low - Modified
(up to 4 Storeys)
- Low
(up to 6 Storeys)
- Mid
(up to 12 Storeys)
- High
(up to 26 Storeys)
- Parks, Civic
and Recreation
- Plan Area Boundary

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 28D2025** for the redesignation of 0.24 hectares $\pm$ (0.59 acres $\pm$) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District **to** Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

Supplementary Slides

Existing Land Use Map 11





NE Corner – vacant parcels
looking SW from Centre St N and 31 Avenue NE

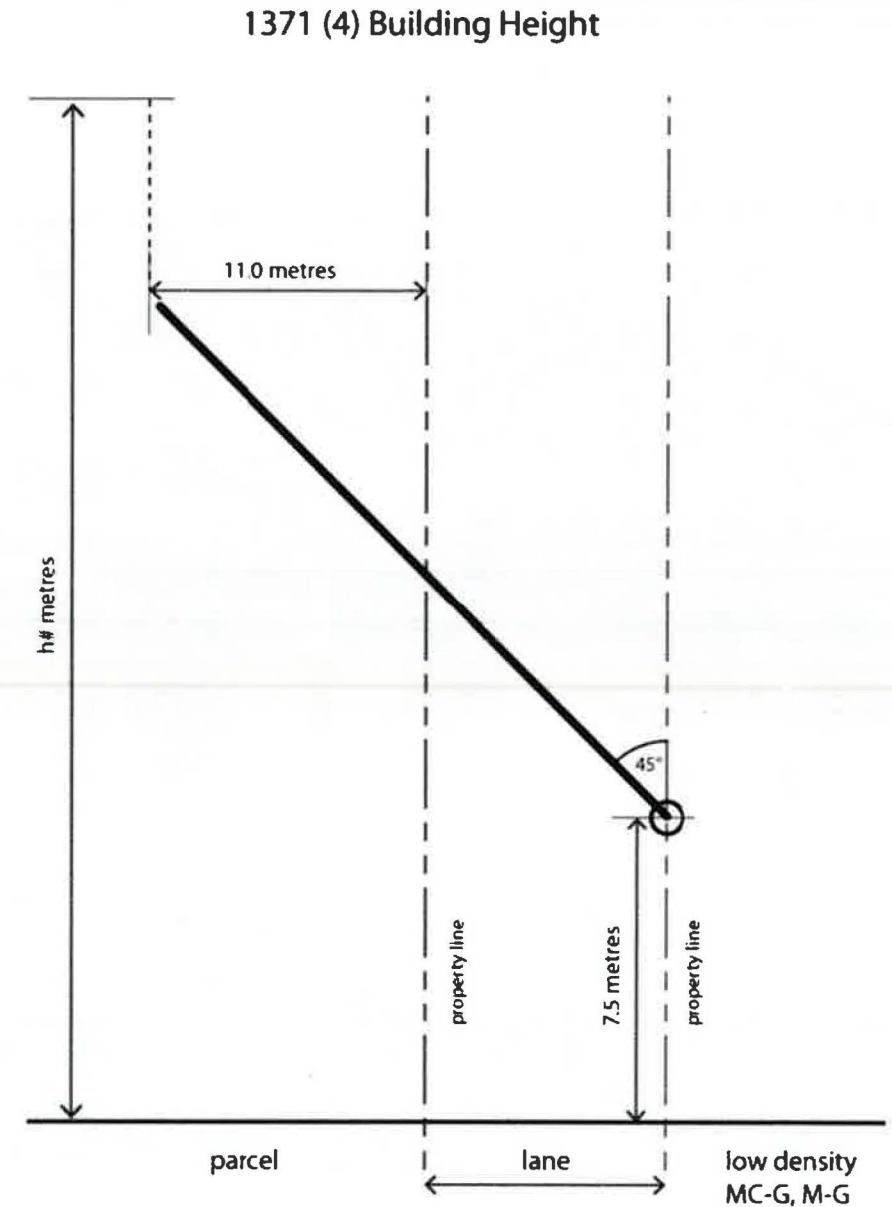


SE Corner – one building located on the southern parcel
looking NW from Centre St N and 30 Avenue NE

Setback Area

- 1374 (1)** Where a parcel shares a property line with a parcel designated as a low-density residential district, H-GO, M-CG or M-G:
- (a) the rear setback area must have a minimum depth of 6.0 metres;
 - (b) the side setback area must have a minimum depth of 3.0 metres;
 - (c) in all other cases there is no requirement for a setback area.
- (2)** Where a parcel shares a property line:
- (a) with a street or LRT corridor there is no requirement for a setback area;
 - (b) with a lane that separates the parcel from a parcel designated as a residential district or mixed use district, the setback area must have a minimum depth of 7.5 metres measured from the property line that the adjacent parcel designated as a residential district or mixed use district shares with the lane; and
 - (c) a lane in all other cases, there is no requirement for a rear setback area.
- (3)** For the storey closest to grade, the maximum building setback from a property line shared with a street is 4.5 metres for 60 per cent of the length of the building façade that faces the street.

Illustration 10:





SE Corner – one building located on the southern parcel looking NW from Centre St N and 30 Avenue NE



NE Corner – vacant parcels looking SW from Centre St N and 31 Avenue NE



SW Corner – one building located on the southern parcel



NW Corner – vacant parcels