

Calgary Planning Commission

Agenda Item: 7.2.1

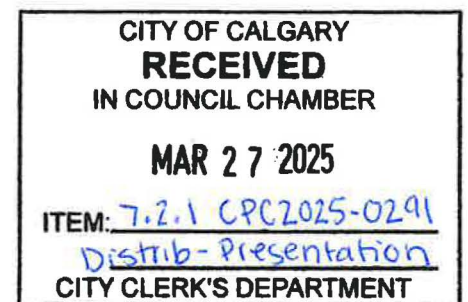


LOC2024-0307 / CPC2025-0291

Land Use Amendment

March 27, 2025

ISC: Unrestricted



RECOMMENDATION:

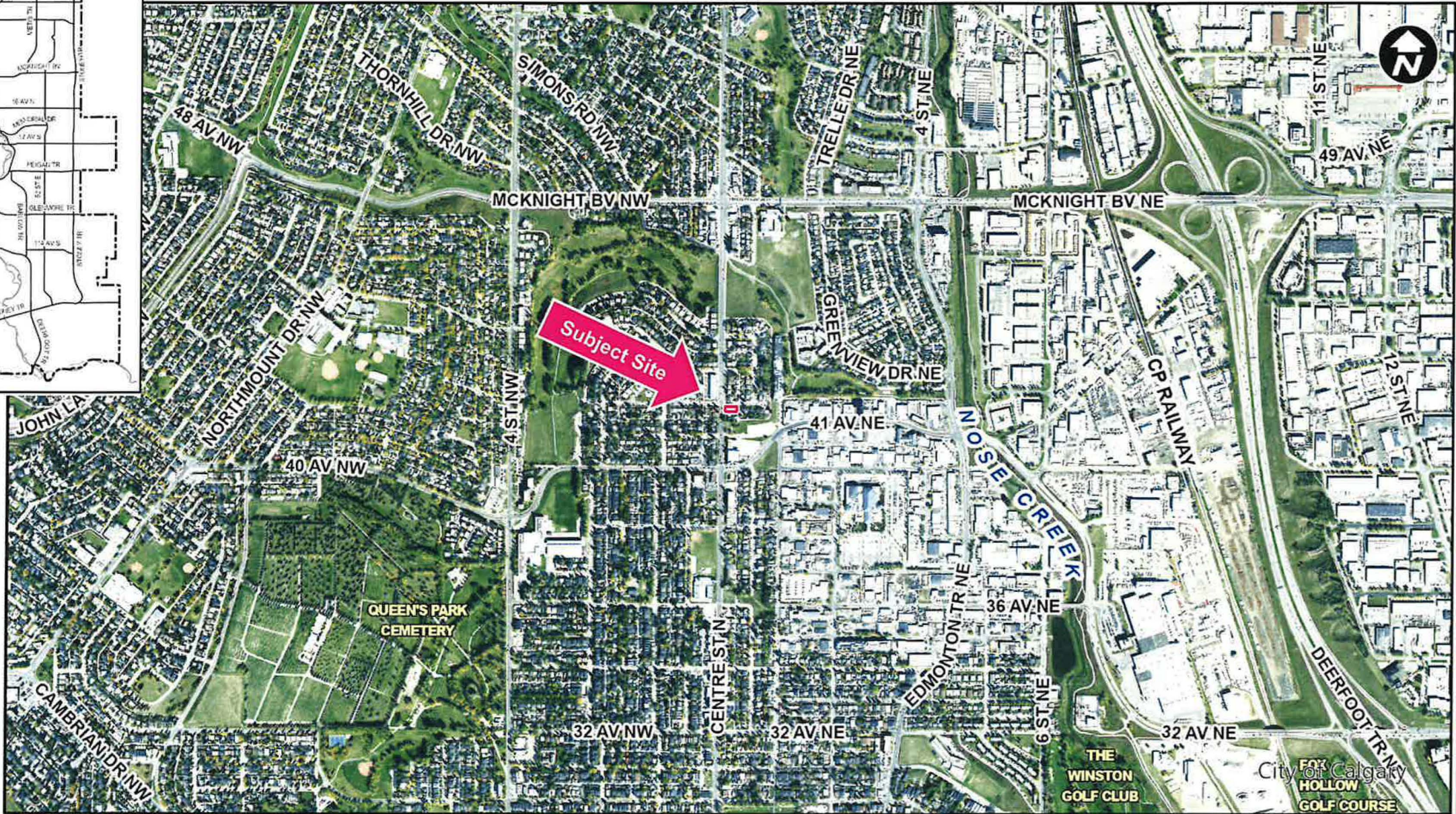
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares $\pm$ (0.12 acres $\pm$) located at 4220 Centre Street NE (Plan 6482GN, Block 10, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District **to** Mixed Use – General (MU-1f4.0h21) 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





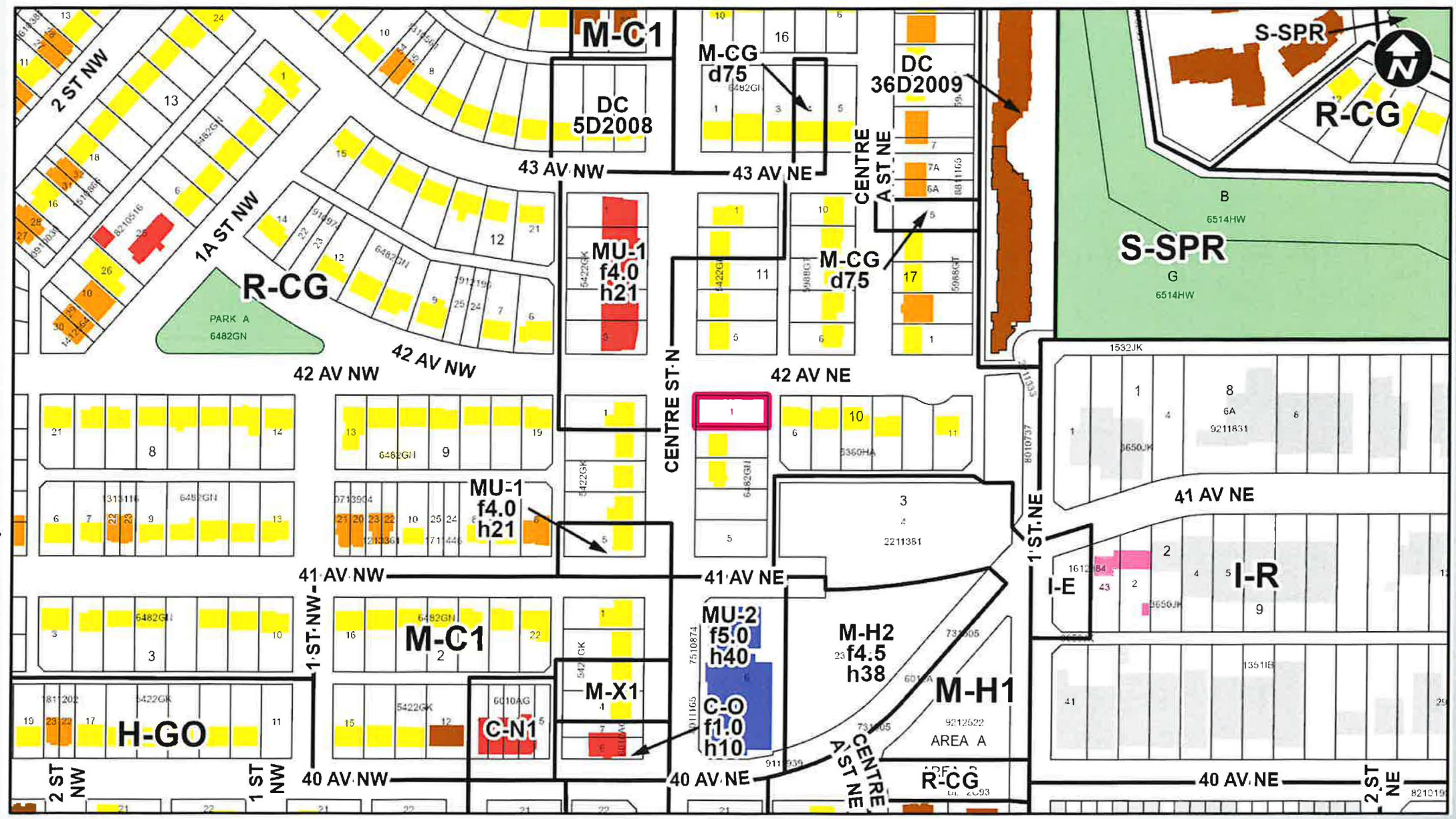
Legend
○ Bus Stop

Parcel Size:
0.05 ha
15 m x 36 m





- 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

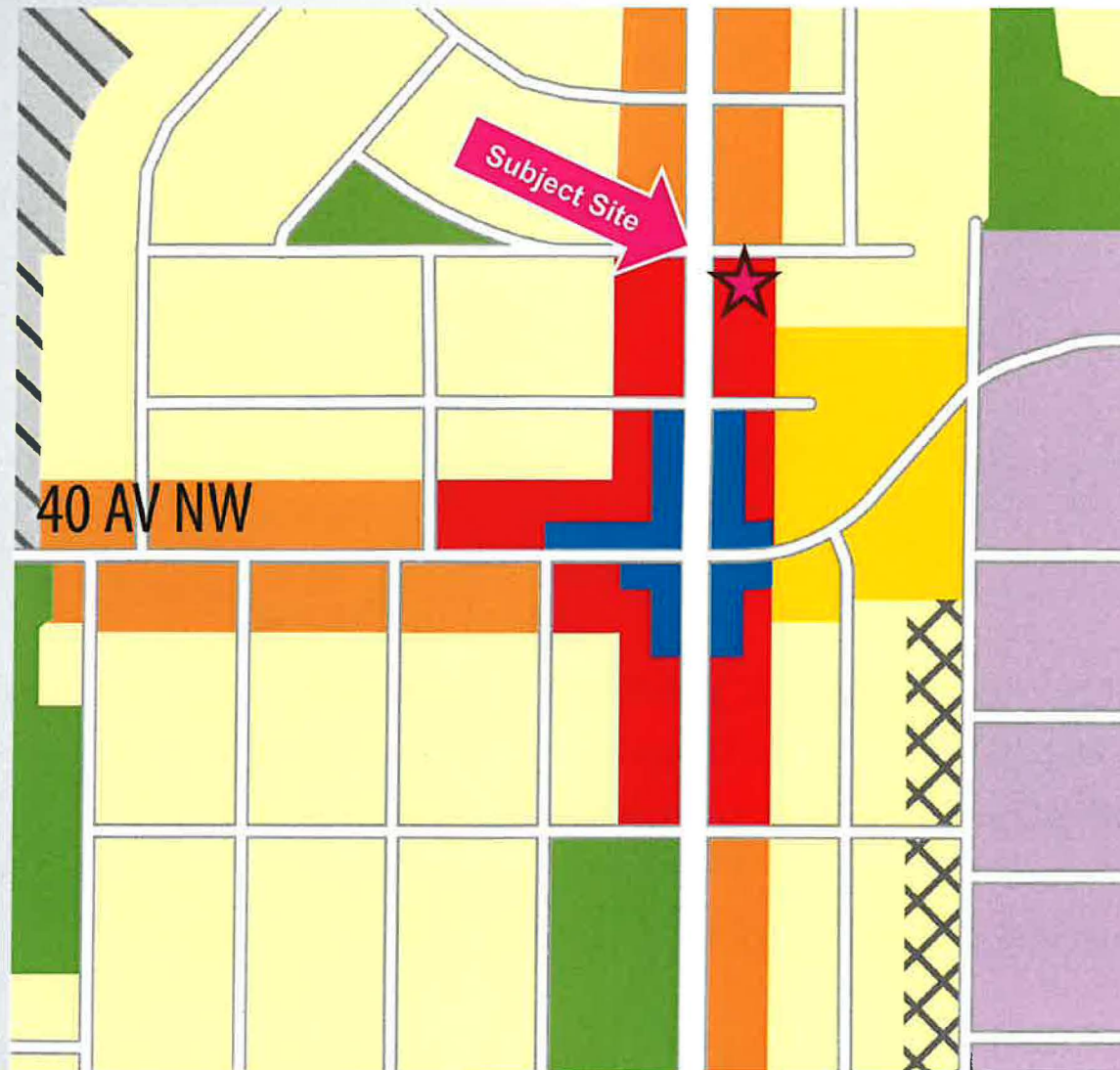
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Proposed Mixed Use – General (MU-1f4.0h21) District:

- Allows for commercial and residential uses on the ground floor facing the commercial street
- Maximum floor area ratio of 4.0
- Maximum building height of 21 metres

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

Approved: 18P2020
Amended: 67P2022

Neighbourhood Commercial:

- Street-oriented buildings
- Ground floor commercial uses facing higher-activity street
- Range of uses integrated behind or above
- Frequent entrances and windows to support pedestrian activity

RECOMMENDATION:

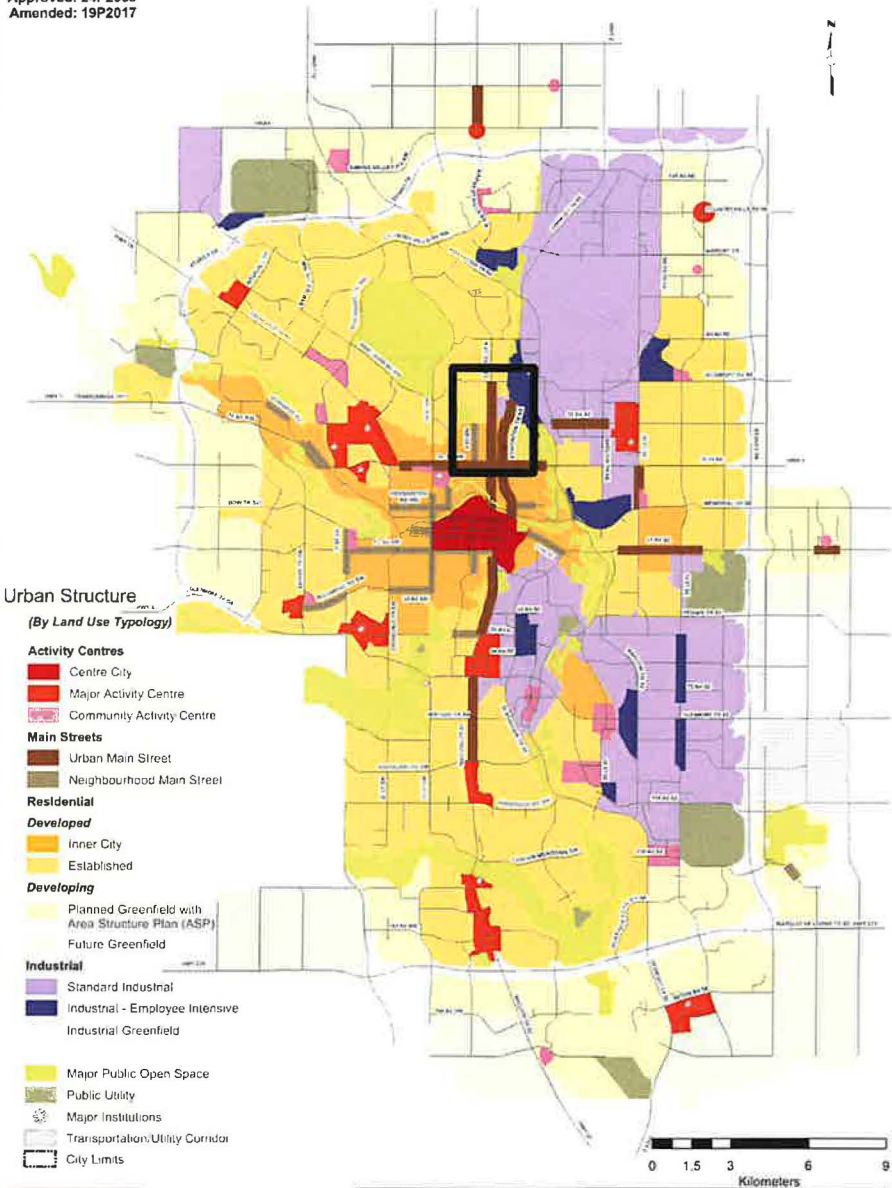
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Supplementary Slides

Existing Land Use Map 12

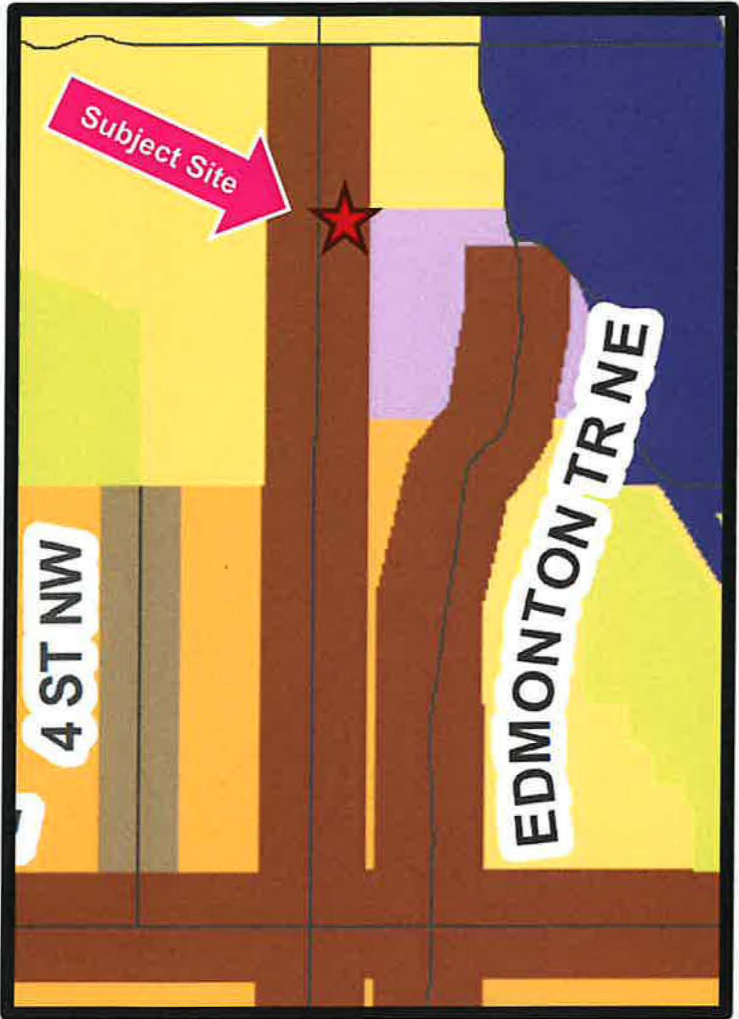




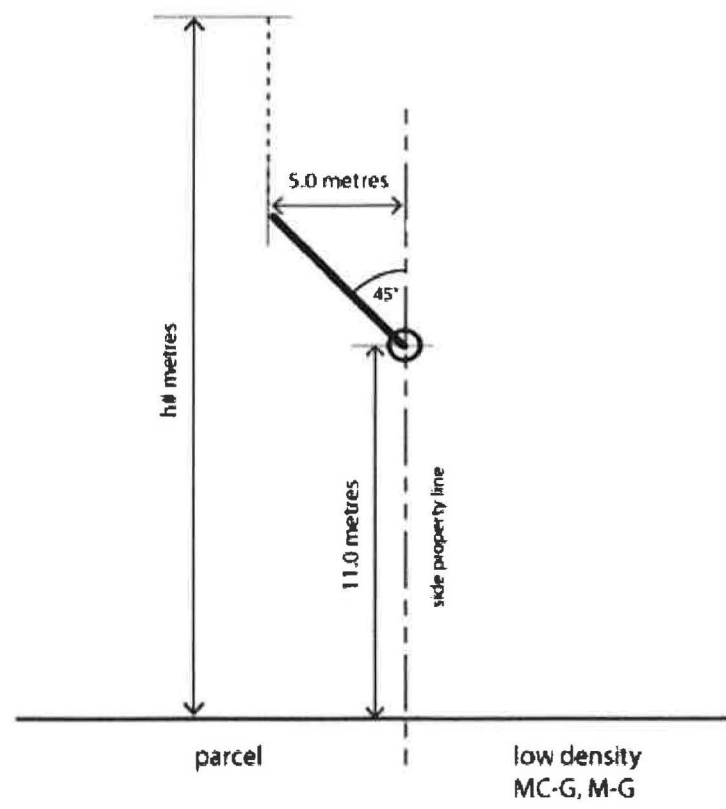
Urban Structure

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This map represents a conceptual land use structure and transportation network for the city as a whole. No representation is made herein that a particular site use or City investment, as reported on this map, will be made. Site specific assessments, including environmental contamination, as well as the future financial capacities of the City of Calgary must be considered before any land use or City investment decisions are made.



1371 (2) Building Height



1371 (4) Building Height

