

LOC2024-0126 / CPC2025-0320 Land Use Amendment

March 27, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

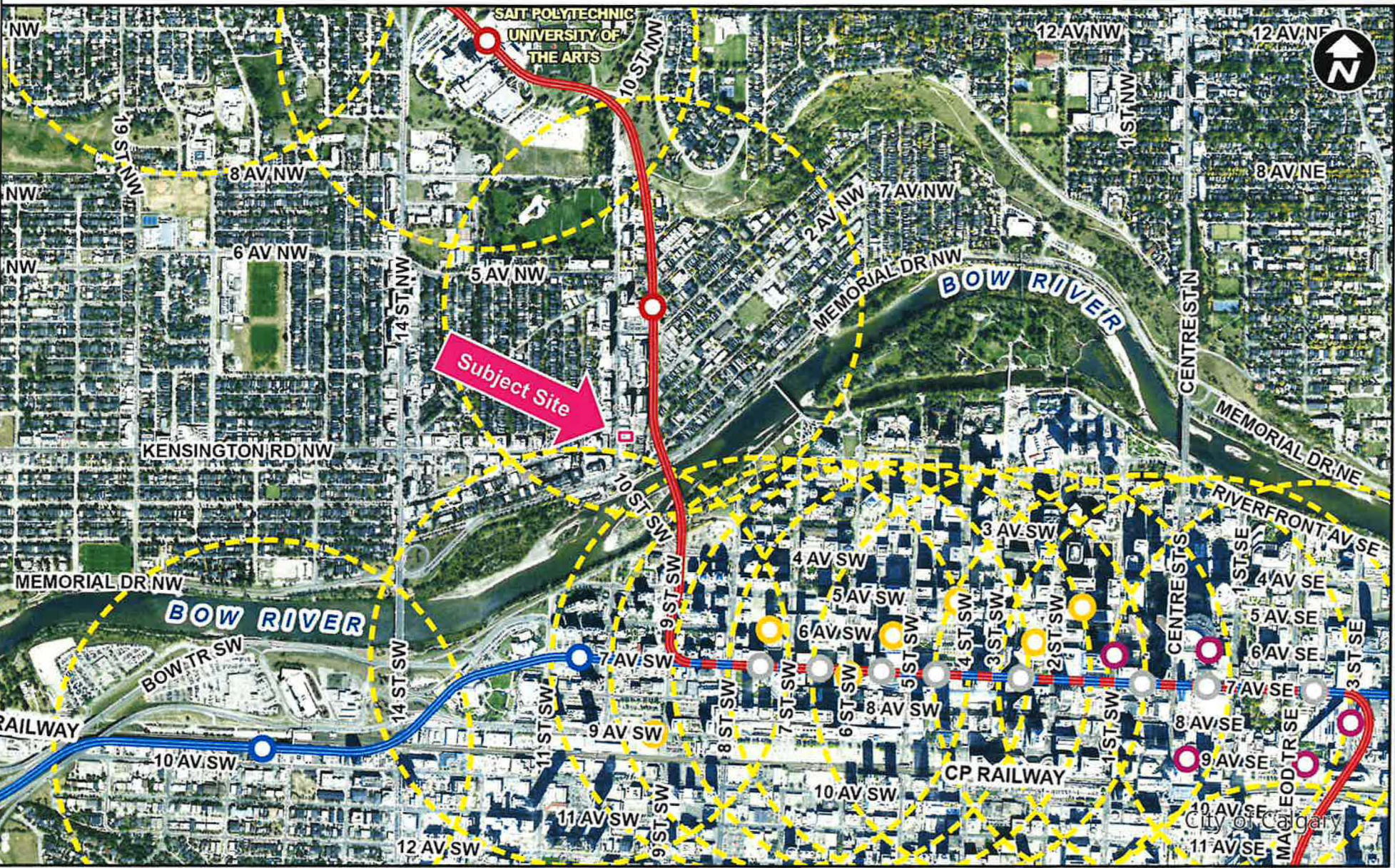
MAR 27 2025

ITEM: 7.2.4 CPC2025-0320
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.080 hectares \pm (0.2 acres \pm) located at 122, 124 and 126 10 Street NW(Plan 2448O, Block 1, Lots 4, 5 and 6) from Commercial – Corridor 1 (C-COR1f2.8h13) District **to** Mixed Use – Active Frontage (MU-2f7.0h40) District.



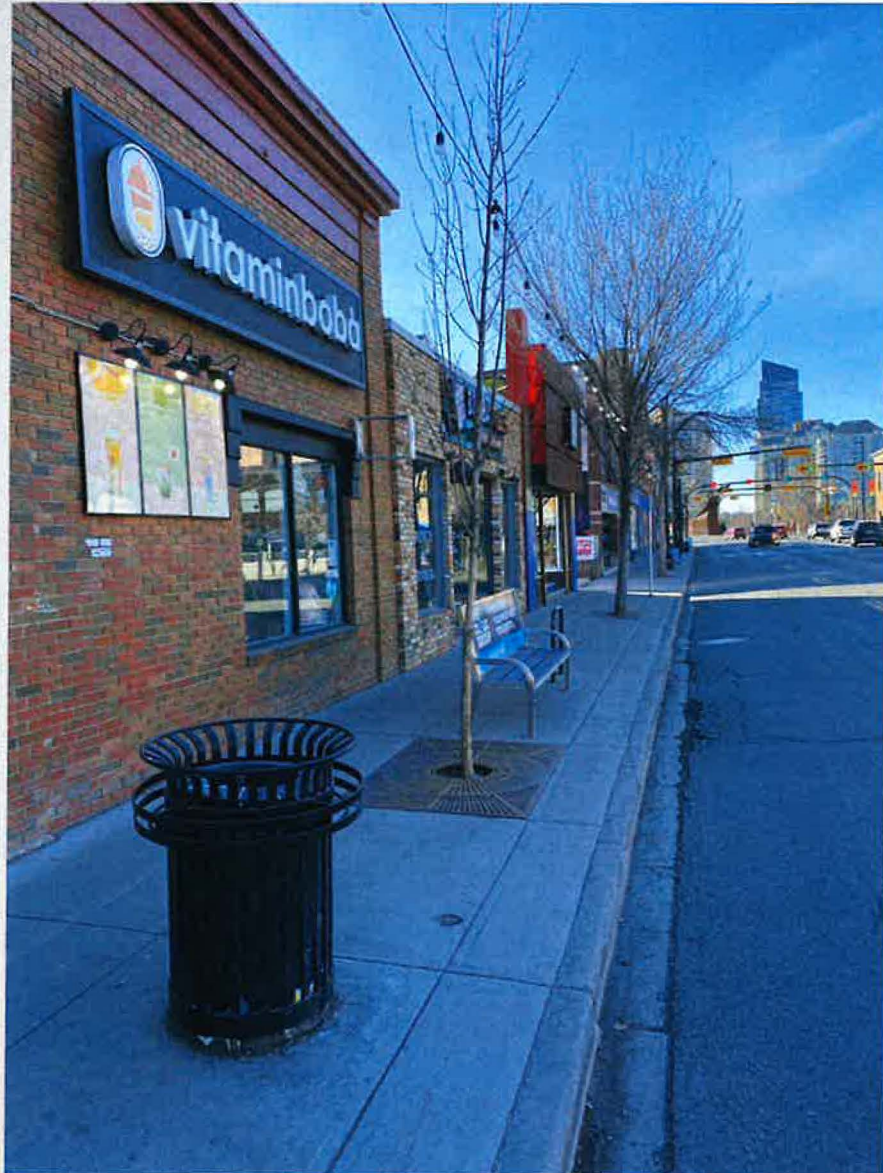
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



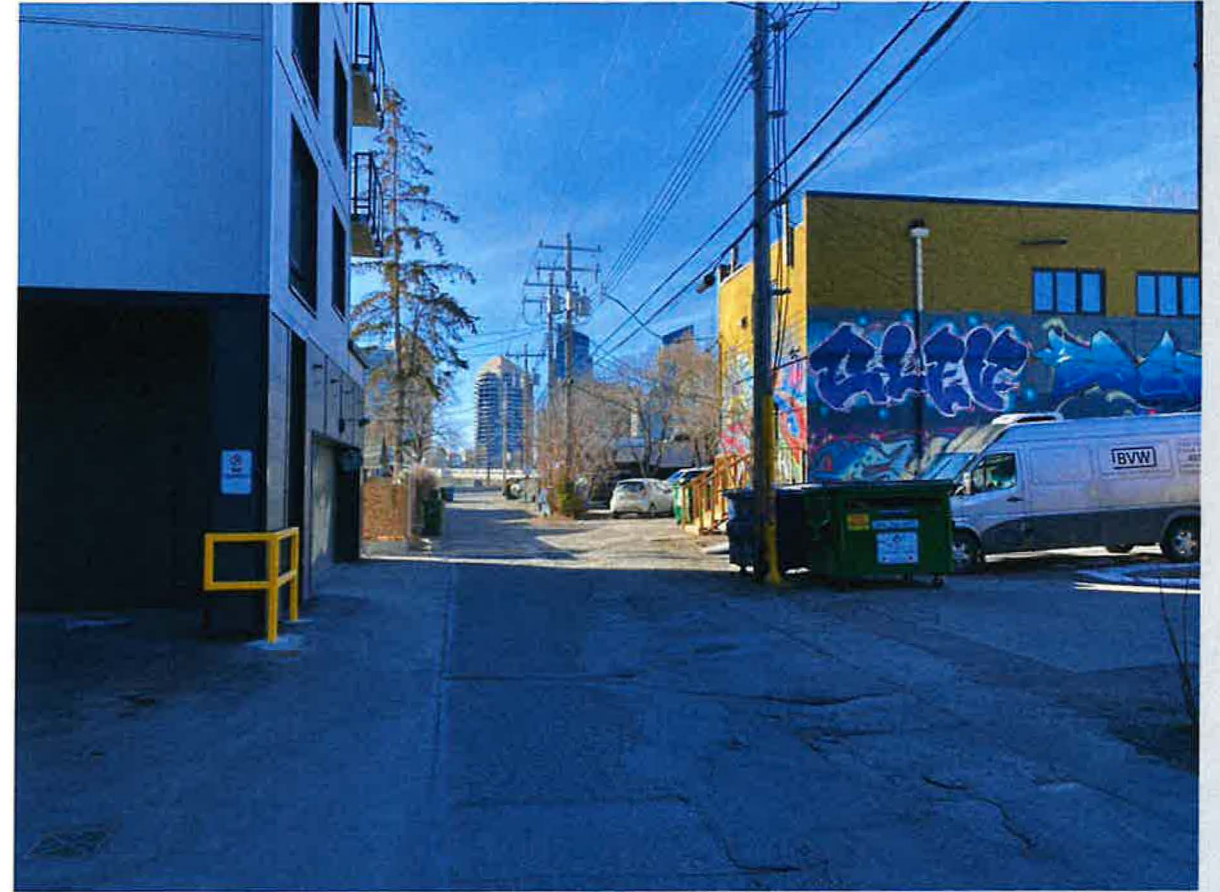
Add legend
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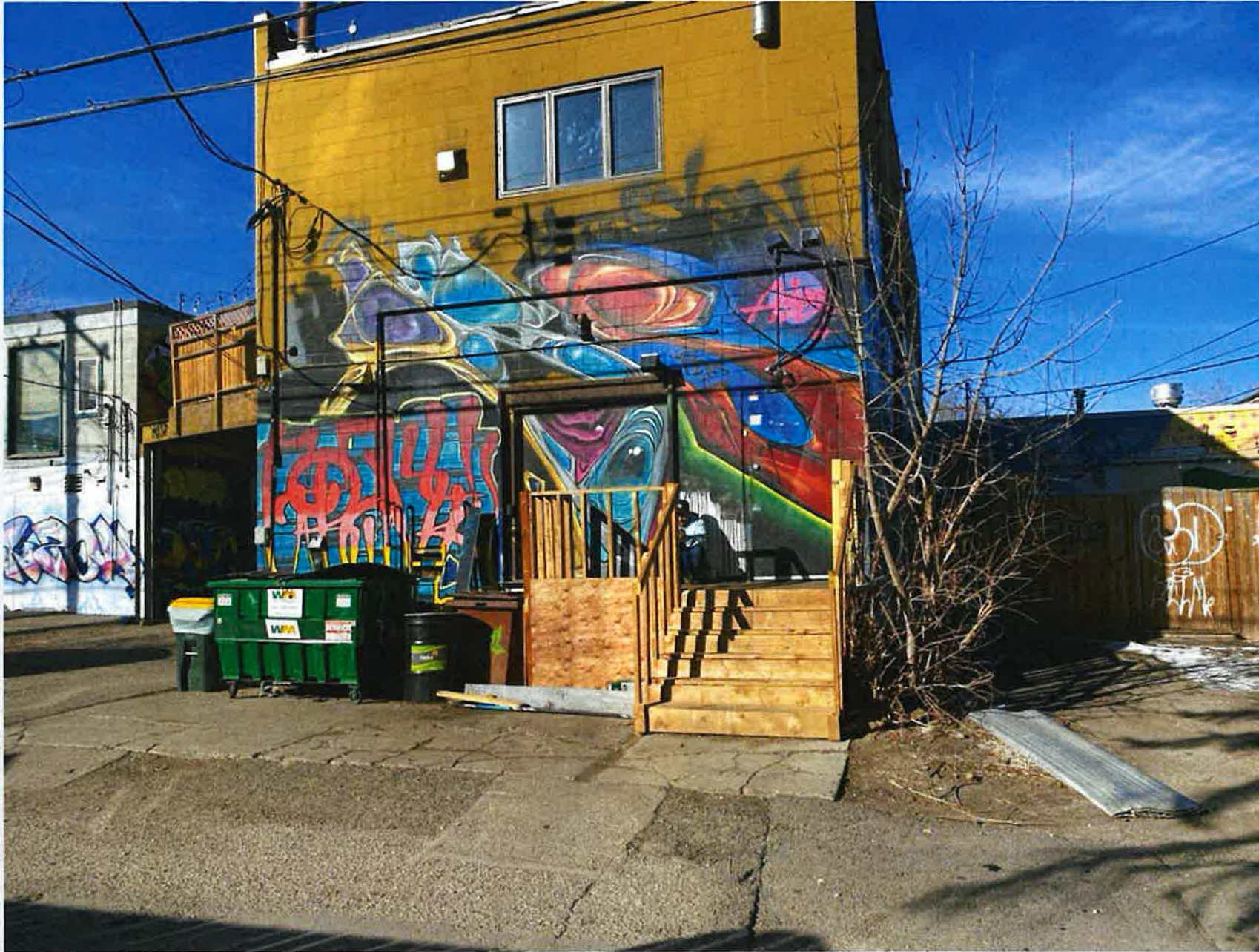
Parcel Size:

0.080 ha
23m x 36m

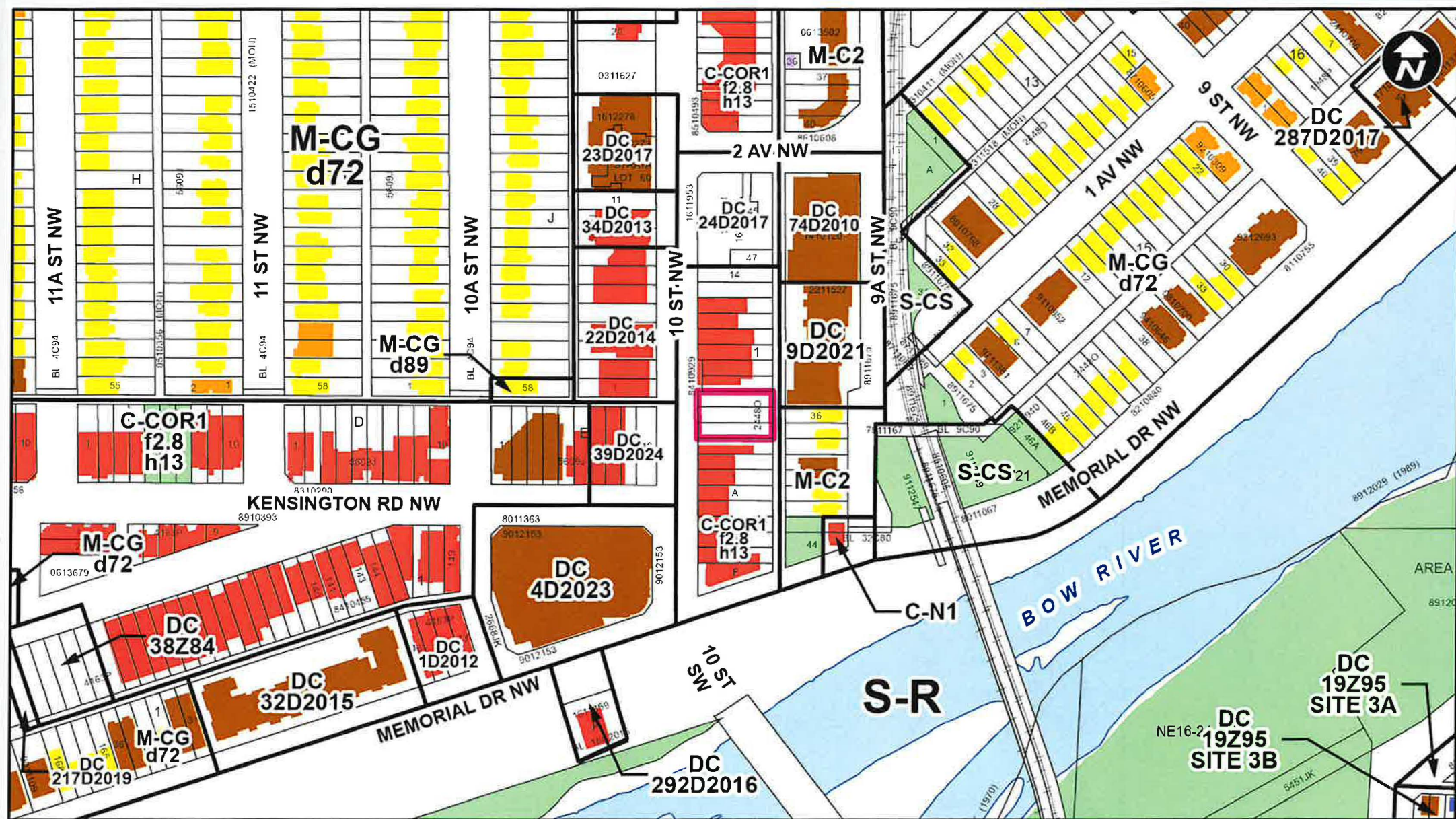




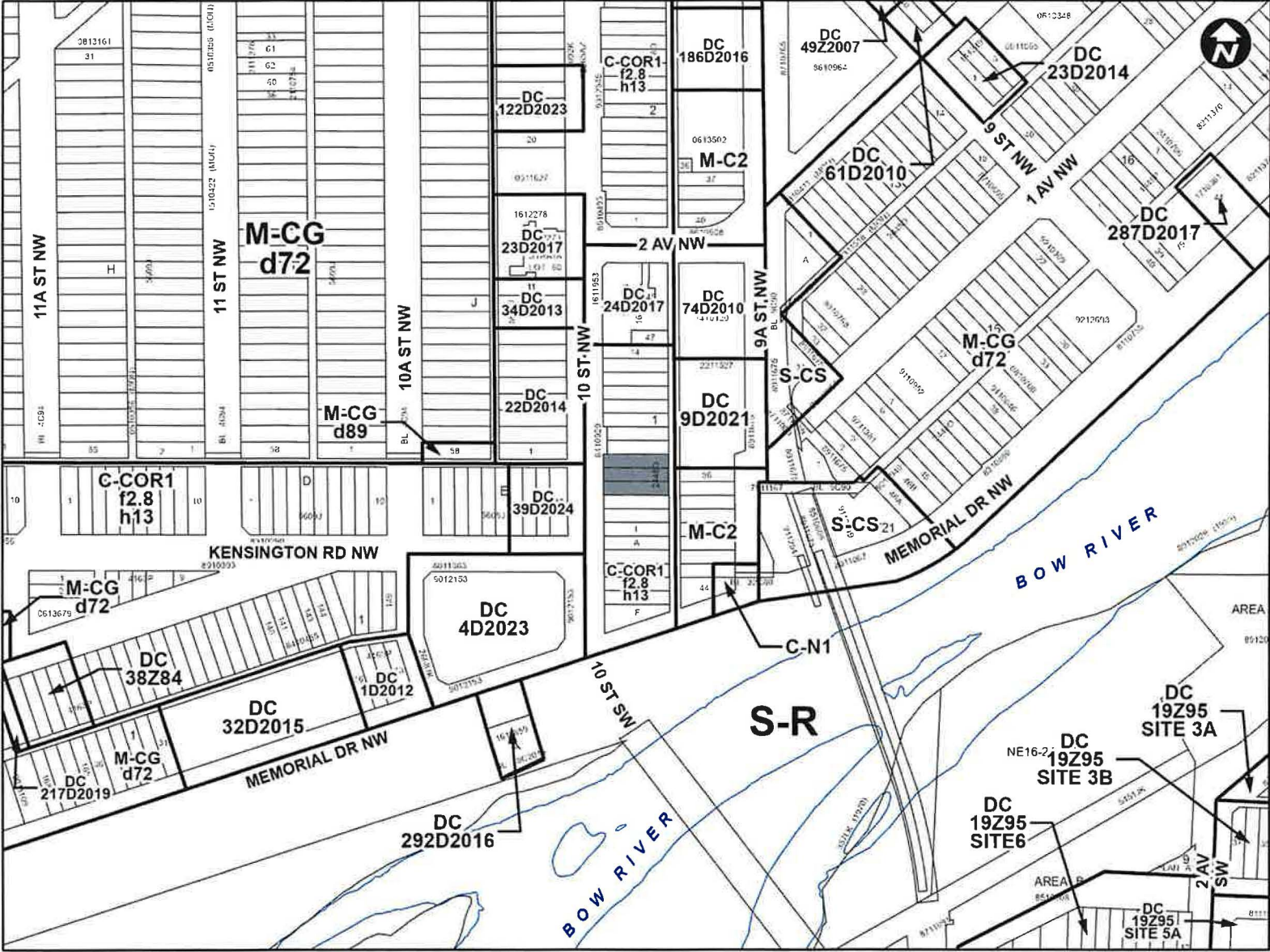


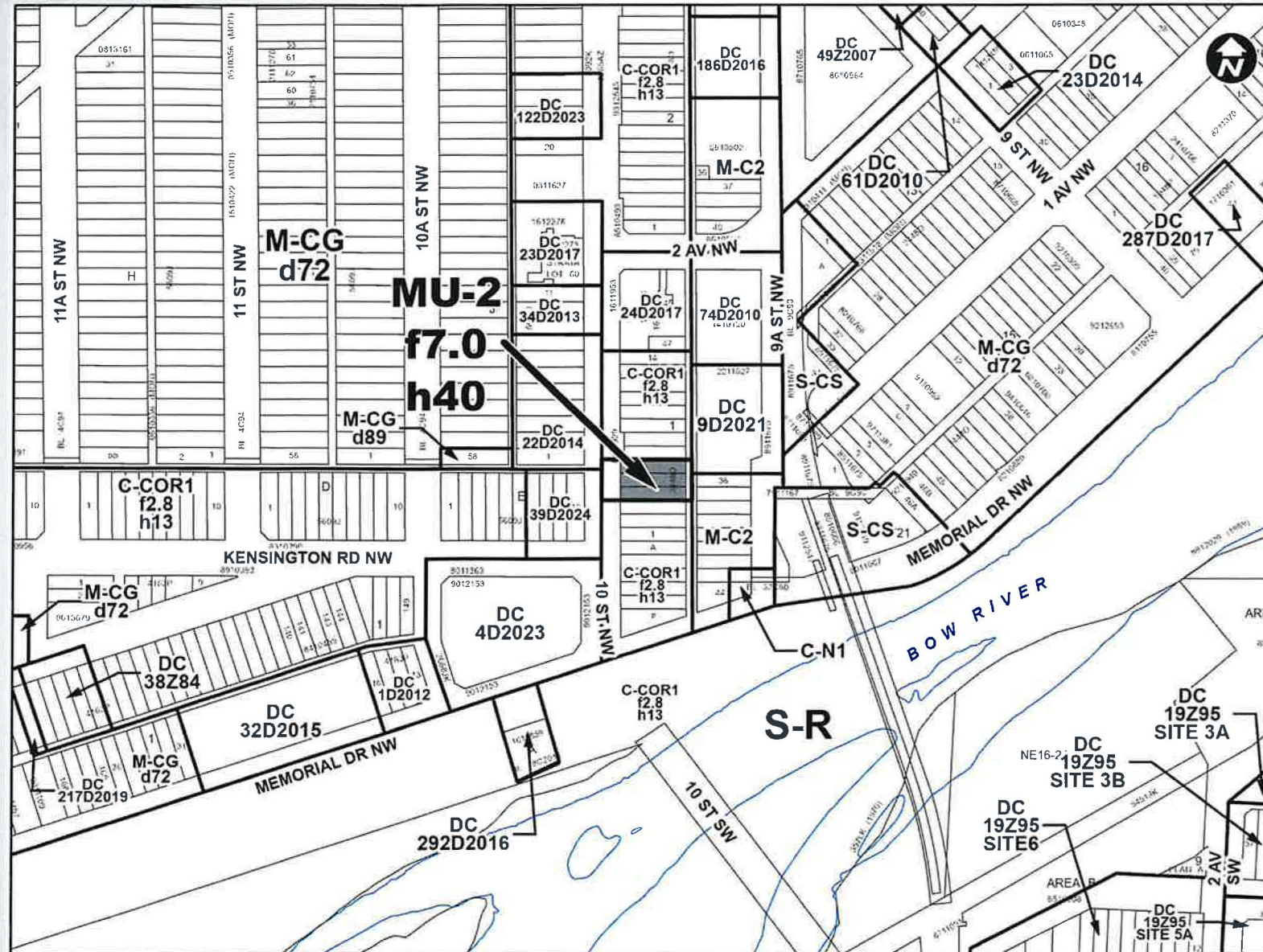


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



10





Proposed Mixed Use – Active Frontage (MU-2f7.0h40) District:

- Building height = 12 storeys
- Maximum GFA = 5,600 sq m
- Active street frontage (commercial)
- 1st floor and above = residential/office

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QUESTIONS

Supplementary Slides

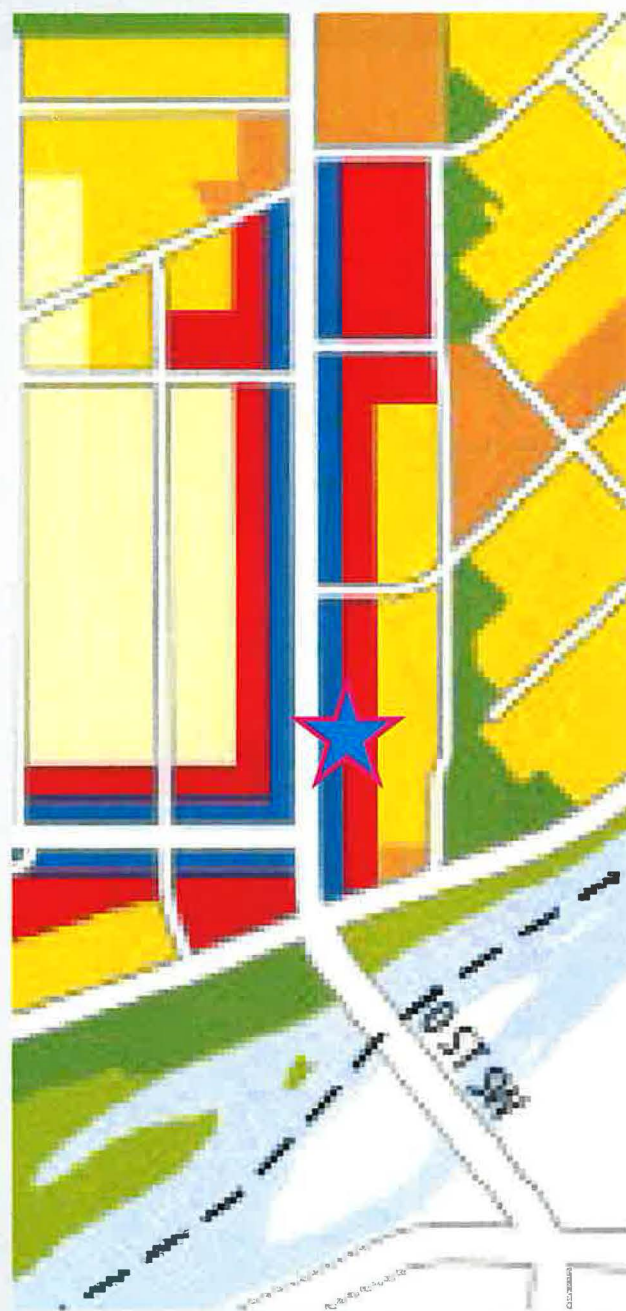
LAP Map 2: Community Characteristics 15



Legend

-  Arena
-  Community Centre
-  Library
-  School
-  Red Line LRT
-  Multi Line LRT
-  MAX Orange
-  Distance from Station
-  Freight Rail Corridor
-  Heritage Boulevard
-  Community Corridor
-  Neighbourhood Activity Centre
-  Community Activity Centre
-  Urban Main Street
-  Neighbourhood Main Street
-  Parks, Civic and Recreation
-  Plan Area Boundary

LAP Map 3: Urban Form

**Legend****Urban Form**

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- No Urban Form Category

Additional Policy Guidance

- Comprehensive Planning Site
- Active Frontage
- Plan Area Boundary

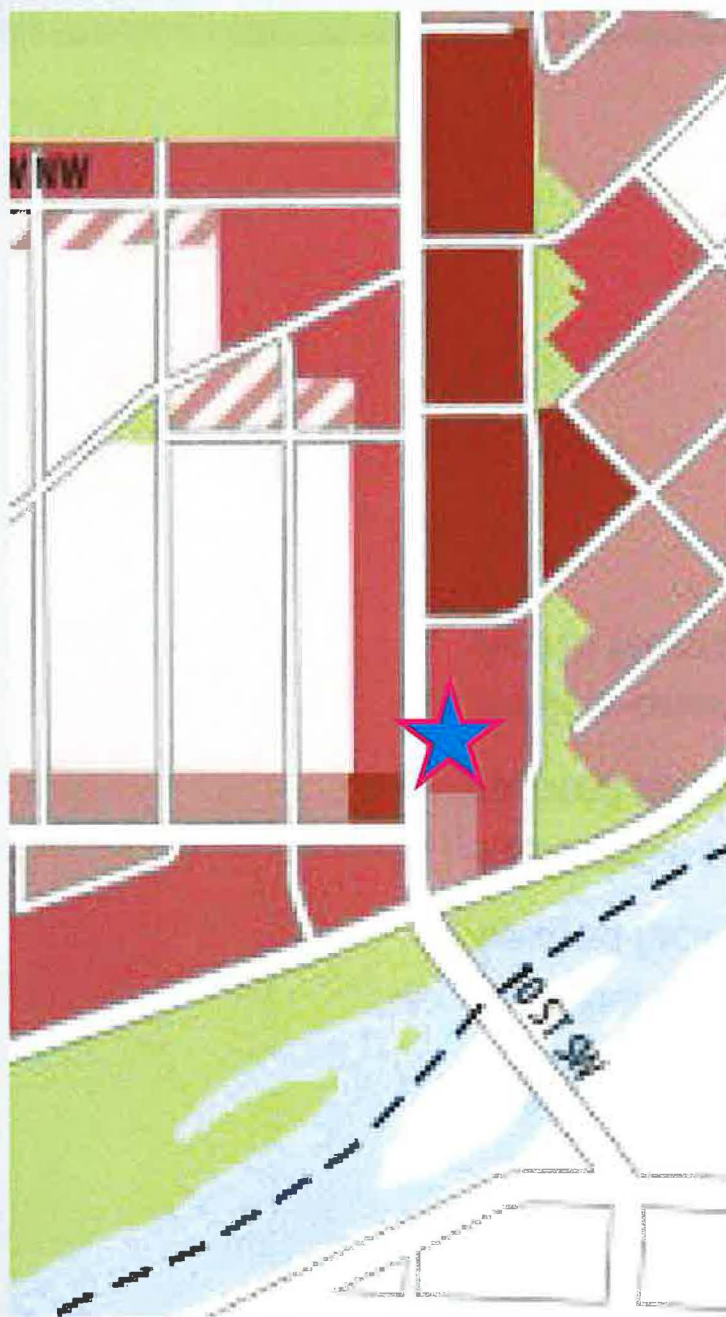
2.2.1.2 Neighbourhood Commercial

Policy

Land Use

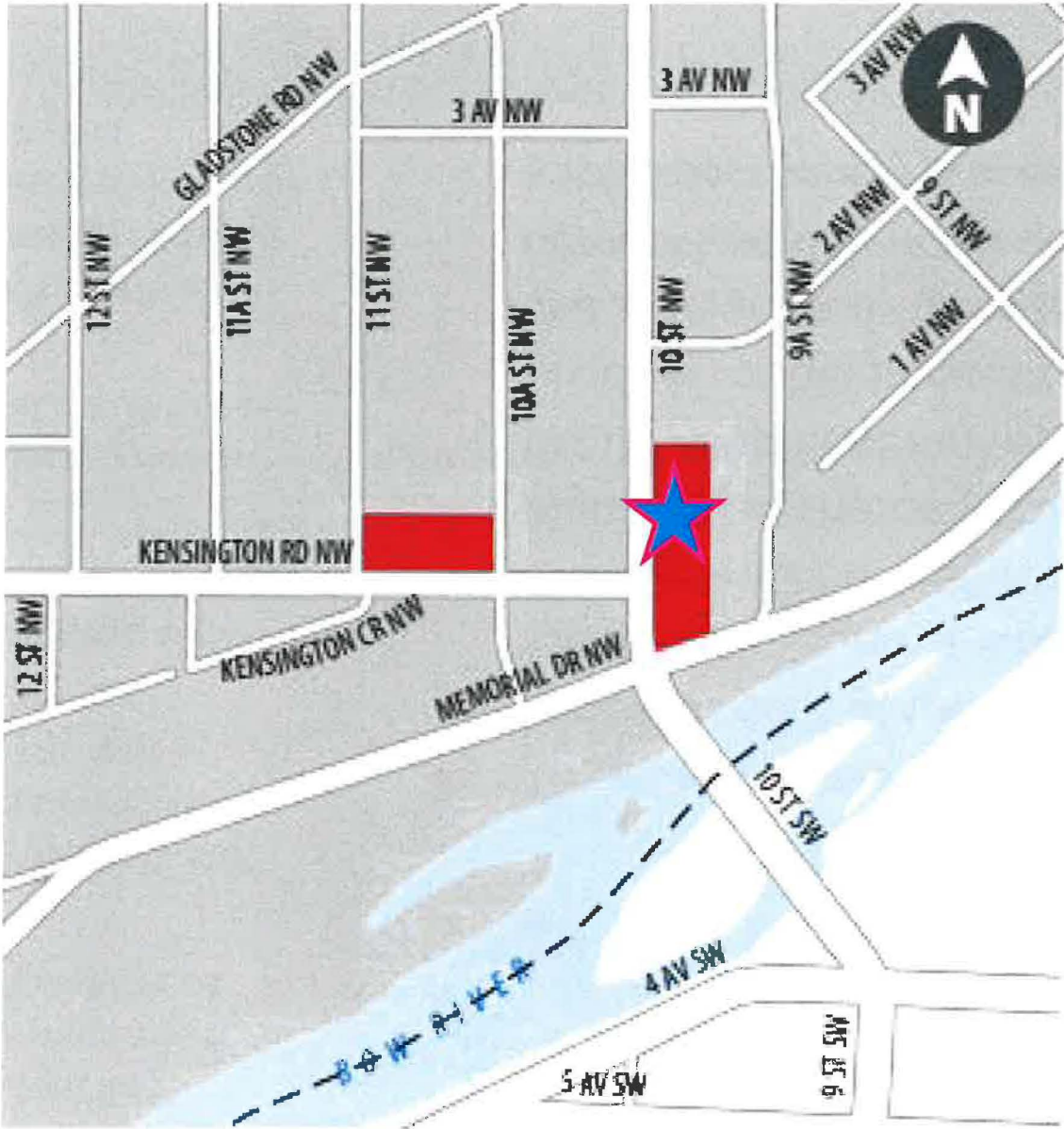
- a.** Commercial uses on the ground floor should be located facing the higher activity street.
- b.** Residential uses on the ground floor should be located facing lower activity streets or lanes.
- c.** Vehicle-oriented uses should not be located in Active Frontage areas.

LAP Map 4: Building Scale



Legend

-  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)
-  Highest
(over 26 Storeys)
-  No Scale Modifier
-  Parks, Civic
and Recreation
-  Plan Area Boundary



- j. Development within areas with identified concentrations of commercial **heritage assets** on Kensington Road NW and 10 Street NW, as identified in Figure 9, should:
- i. draw design reference from adjacent and nearby **heritage assets**, and should not overwhelm the form and massing of those assets;
 - ii. be compatible with and complement the building material and forms of the existing **heritage asset**;
 - iii. prioritize the retention and incorporation of the existing **heritage asset** into the new development; and,
 - iv. include design solutions such as setbacks, building articulation, and material variation to provide a sensitive interface between new development and **heritage assets**.
- k. The review of applications within areas with concentrations of commercial **heritage assets**, as identified in Figure 9, would benefit from the input of a relevant consultant specializing in historic buildings and heritage conservation. Additionally, the Development Authority may request a building condition report or materials testing and salvage study (prepared by a consultant with demonstrated heritage experience) during the application review process.