



LOC2024-0306

Land Use Amendment

2025 April 10

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

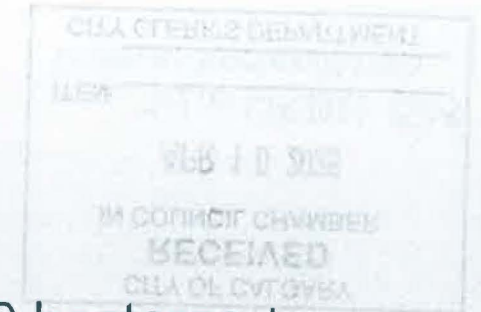
APR 10 2025

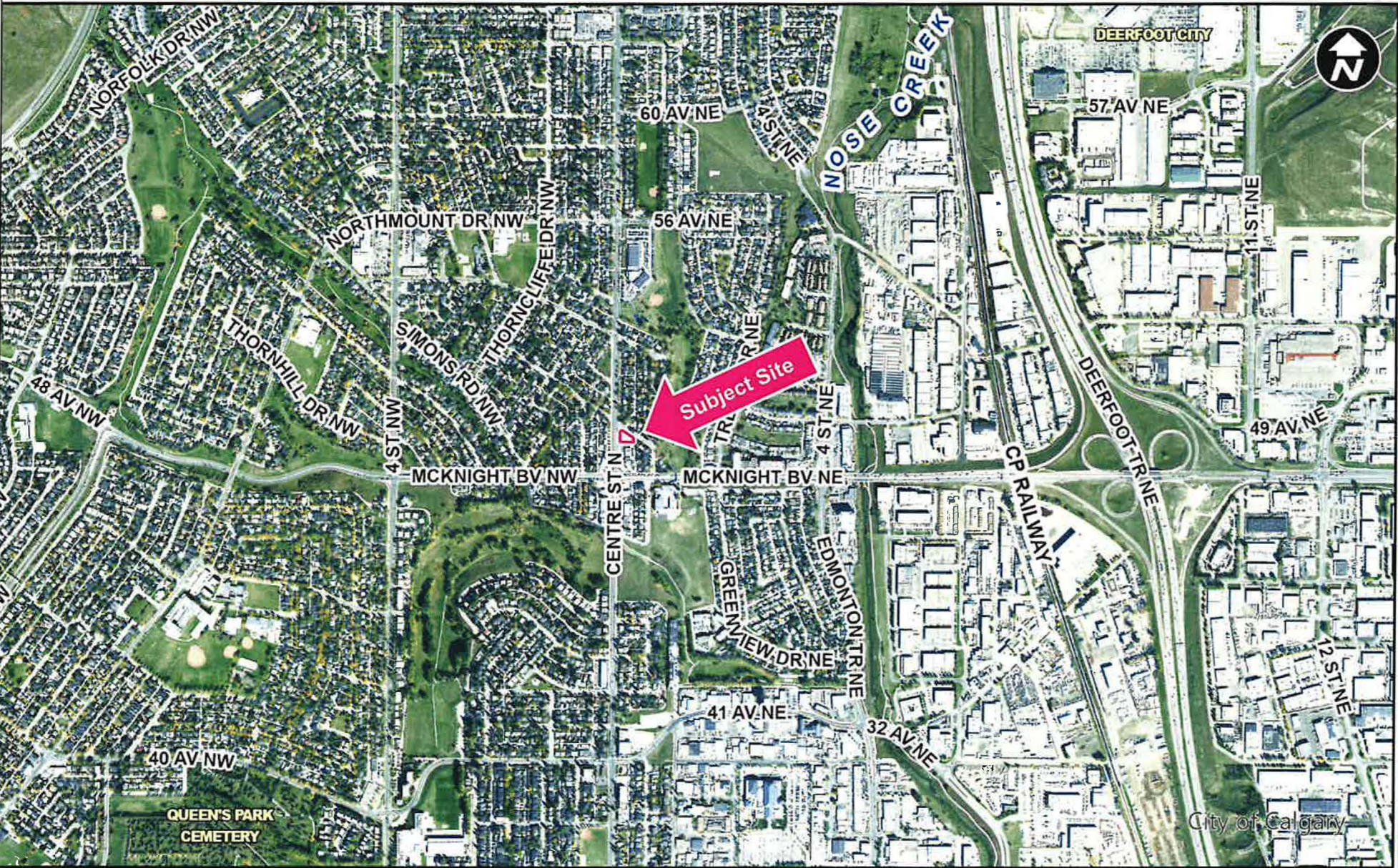
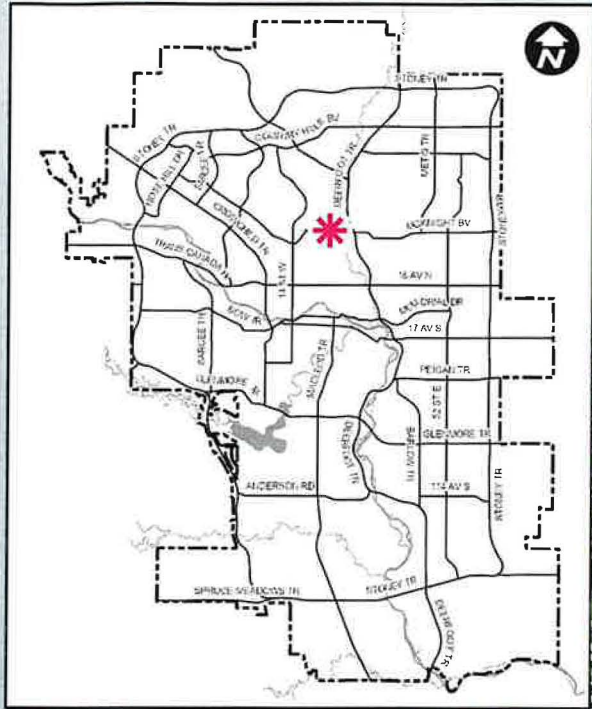
ITEM: 7.2.6 CPC2025-0303
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

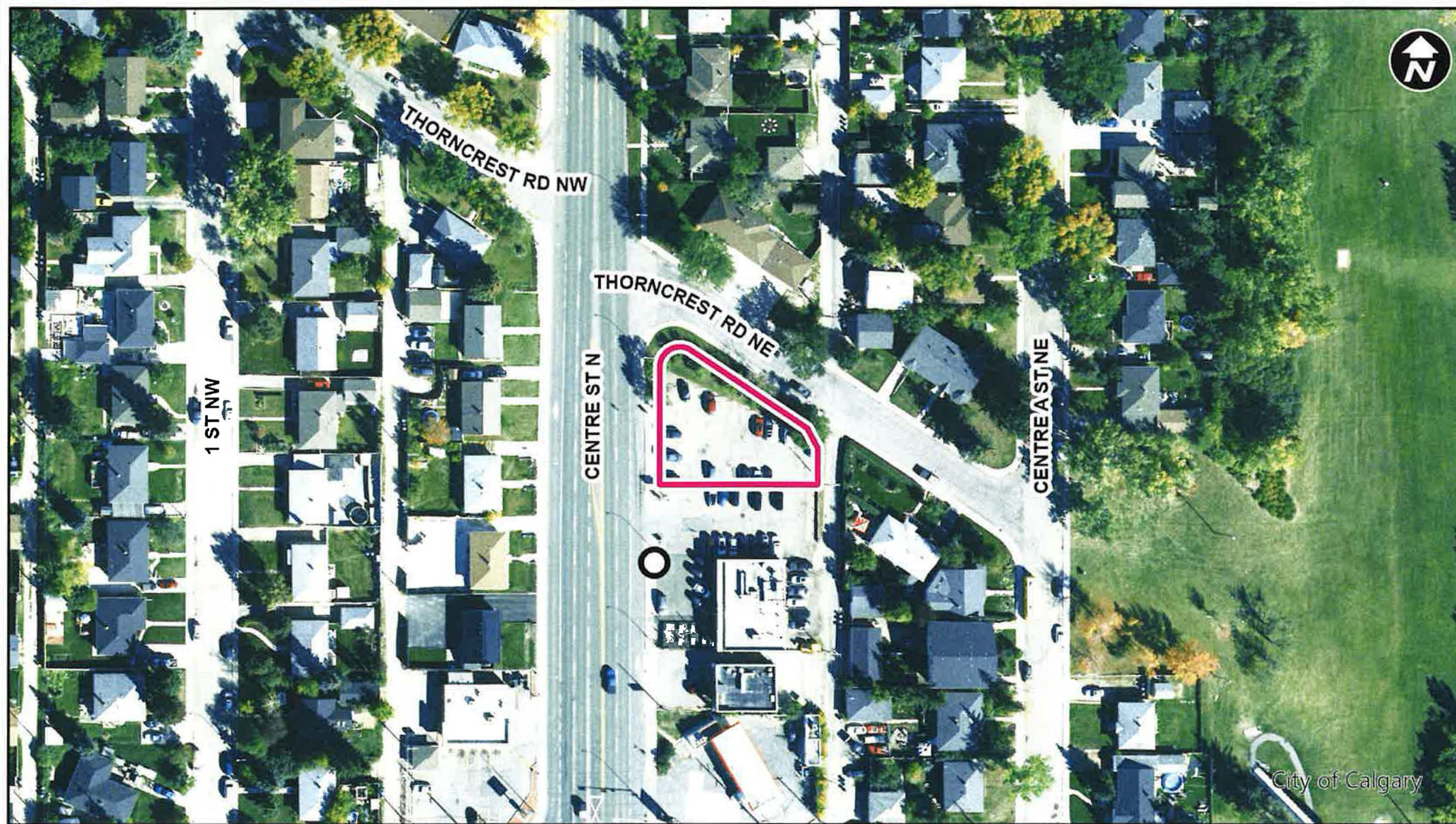
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 5024 Centre Street NE (Plan 6343GT, Block 1, Lot 10) from Commercial – Neighbourhood 2 (C-N2) District **to** Multi-Residential – Medium Profile Support Commercial (M-X2) District.





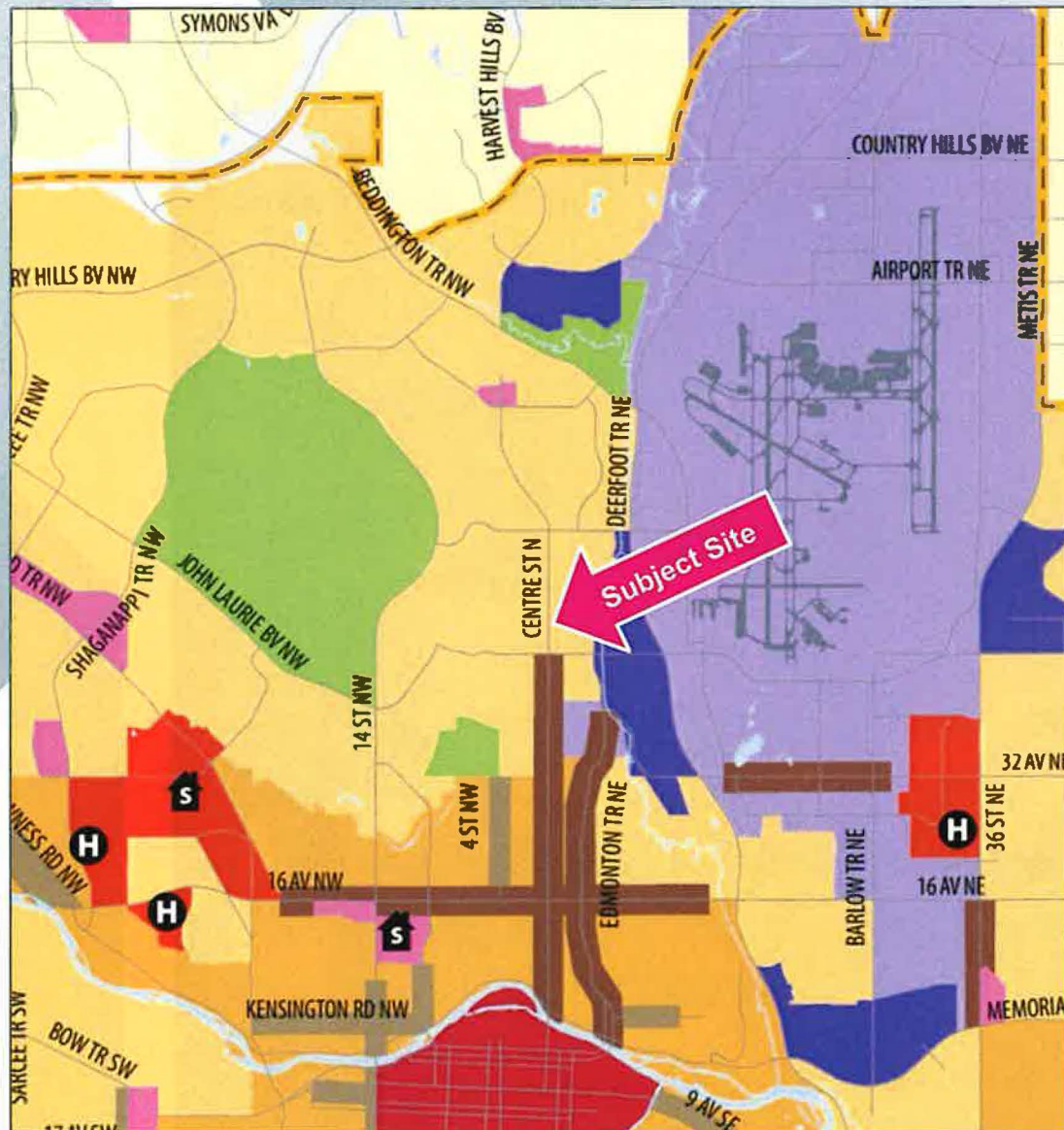
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Add legend
here

Parcel Size:
0.09 ha
32m x 38m



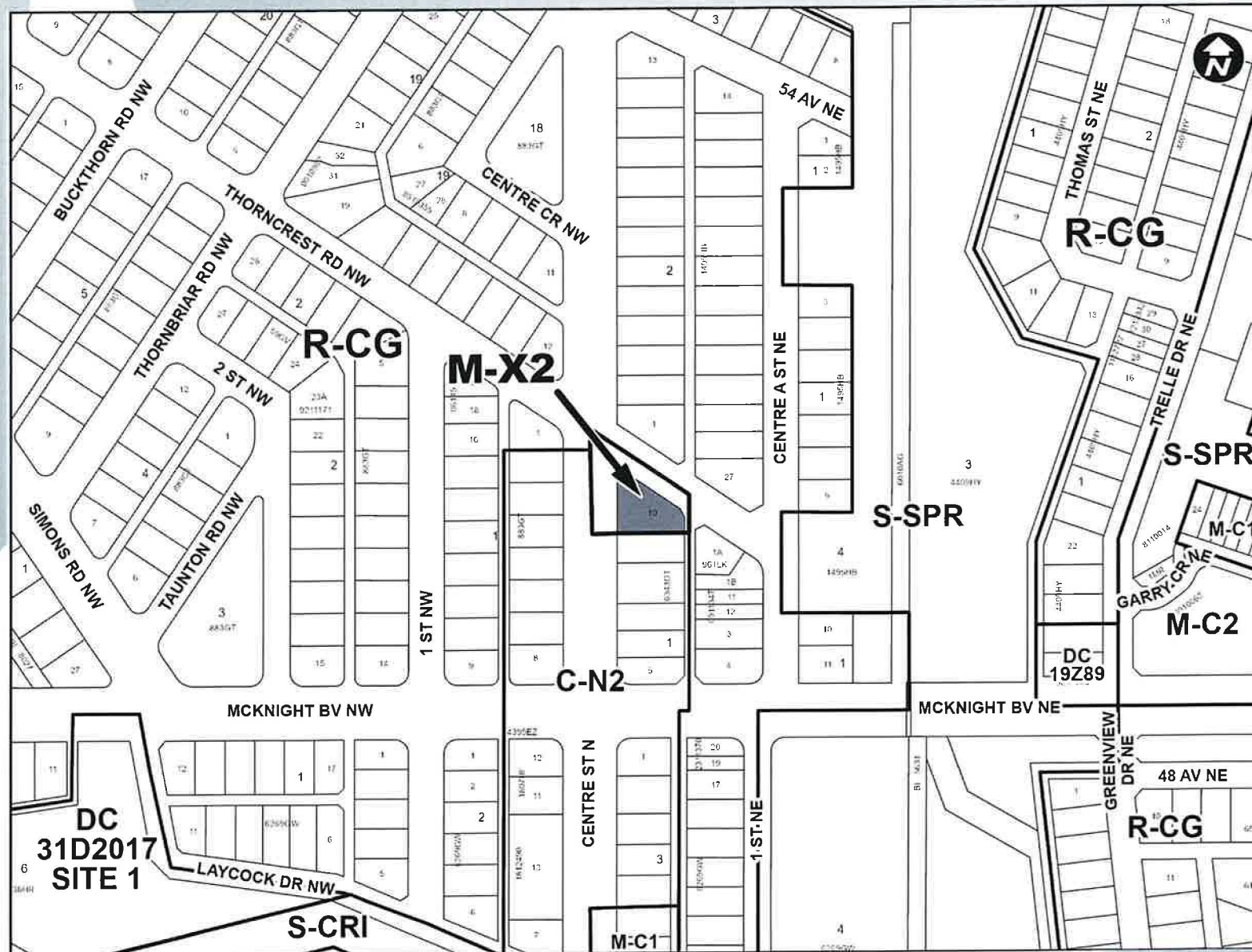


Developed Residential

- Inner City
- Established

Municipal Development Plan:

- Located in Developed Residential – Established area
- Goals include:
 - More compact urban form
 - Direct growth to more efficient use of land
 - Complete communities
 - Greater mobility choices
- Policies:
 - Accommodate modest redevelopment
 - Appropriate densities
 - Mixed uses
 - Pedestrian-friendly
 - Transit supportive



Proposed Multi-Residential – Medium Profile Support Commercial (M-X2) District:

- Four-storey building with ground level commercial and residential above.
- Maximum Floor Area Ratio of 3.0
- Building height up to 16 metres.
- Requires minimum five residential units and 300 sq. m. of commercial space

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 5024 Centre Street NE (Plan 6343GT, Block 1, Lot 10) from Commercial – Neighbourhood 2 (C-N2) District **to** Multi-Residential – Medium Profile Support Commercial (M-X2) District.

Supplementary Slides

- 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

