

# Public Hearing of Council

## Agenda Item: 7.2.11

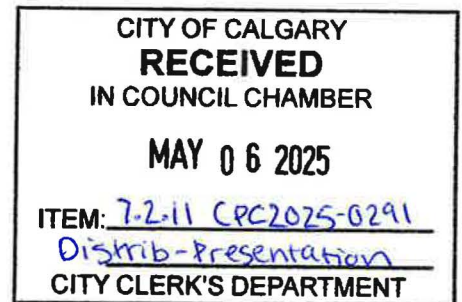


## LOC2024-0307 / CPC2025-0291

### Land Use Amendment

May 6, 2025

ISC: Unrestricted

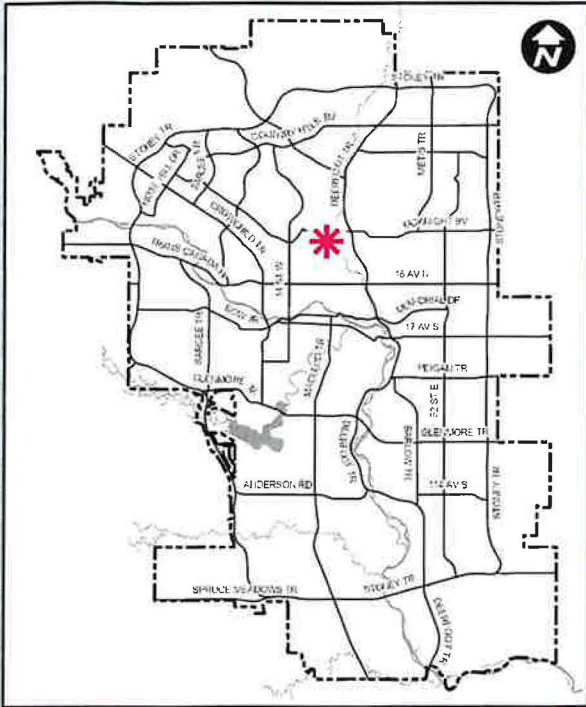


## Calgary Planning Commission's Recommendation:

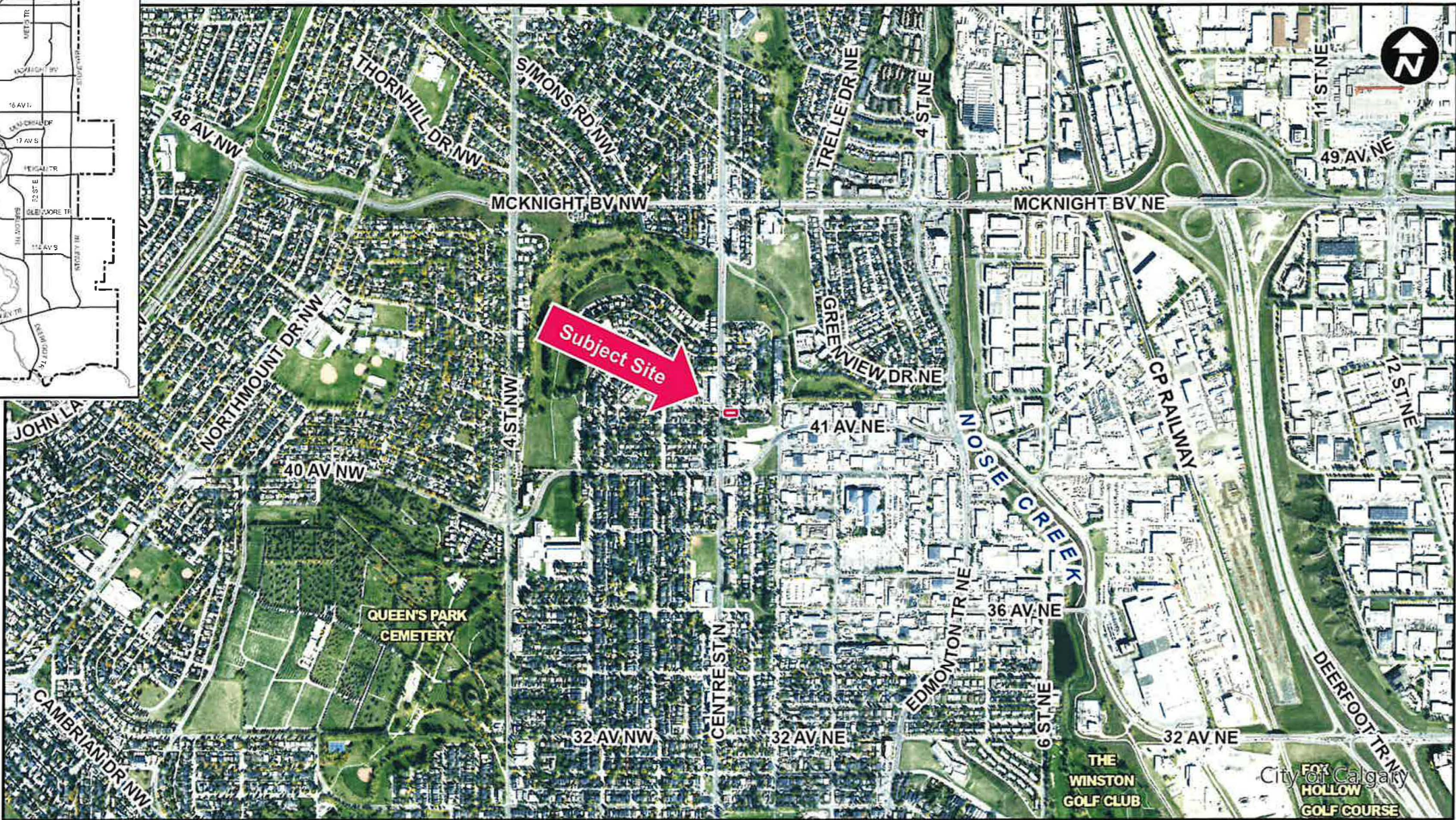
That Council:

Give three readings to **Proposed Bylaw 73D2025** 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





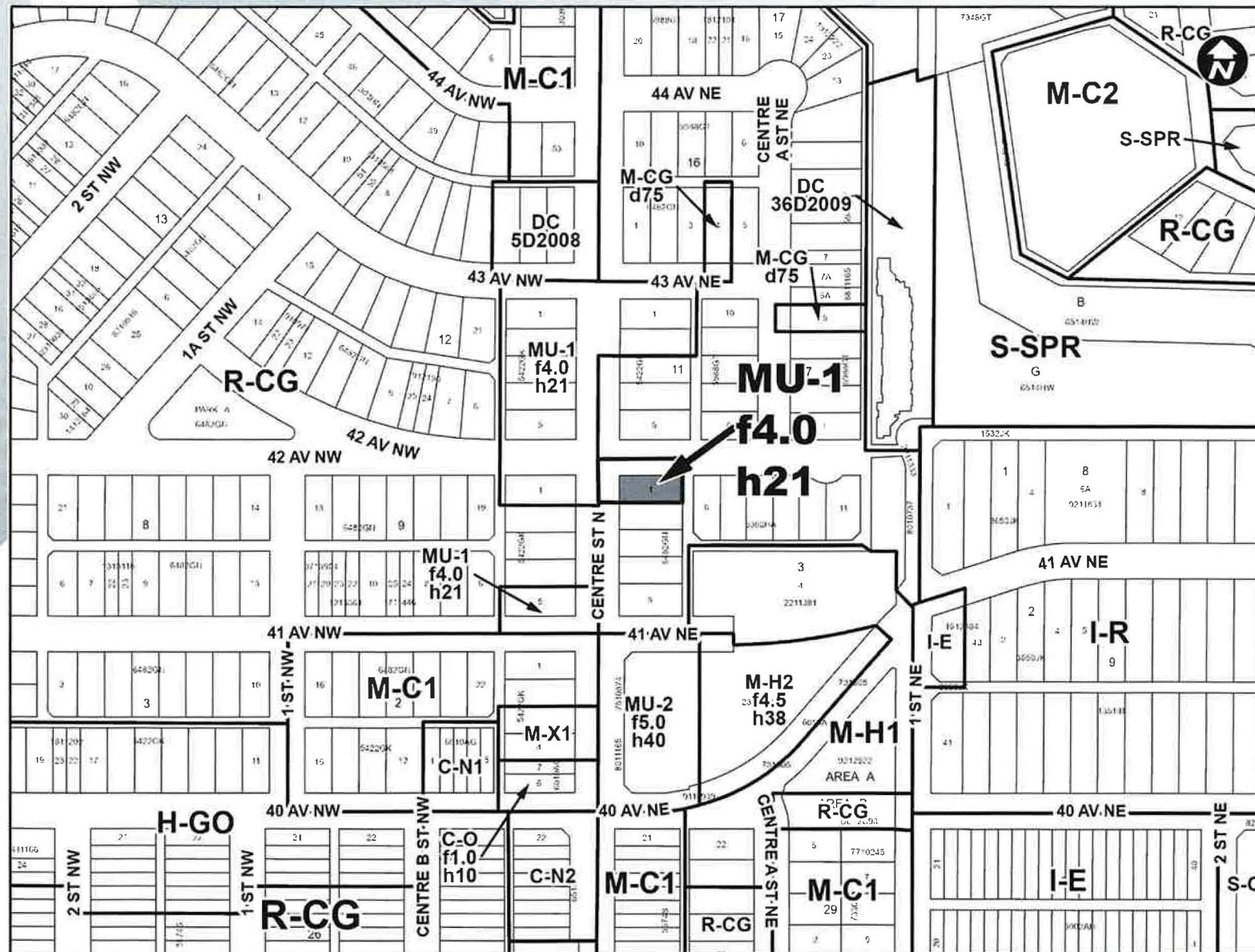
**Legend**

○ Bus Stop

**Parcel Size:**

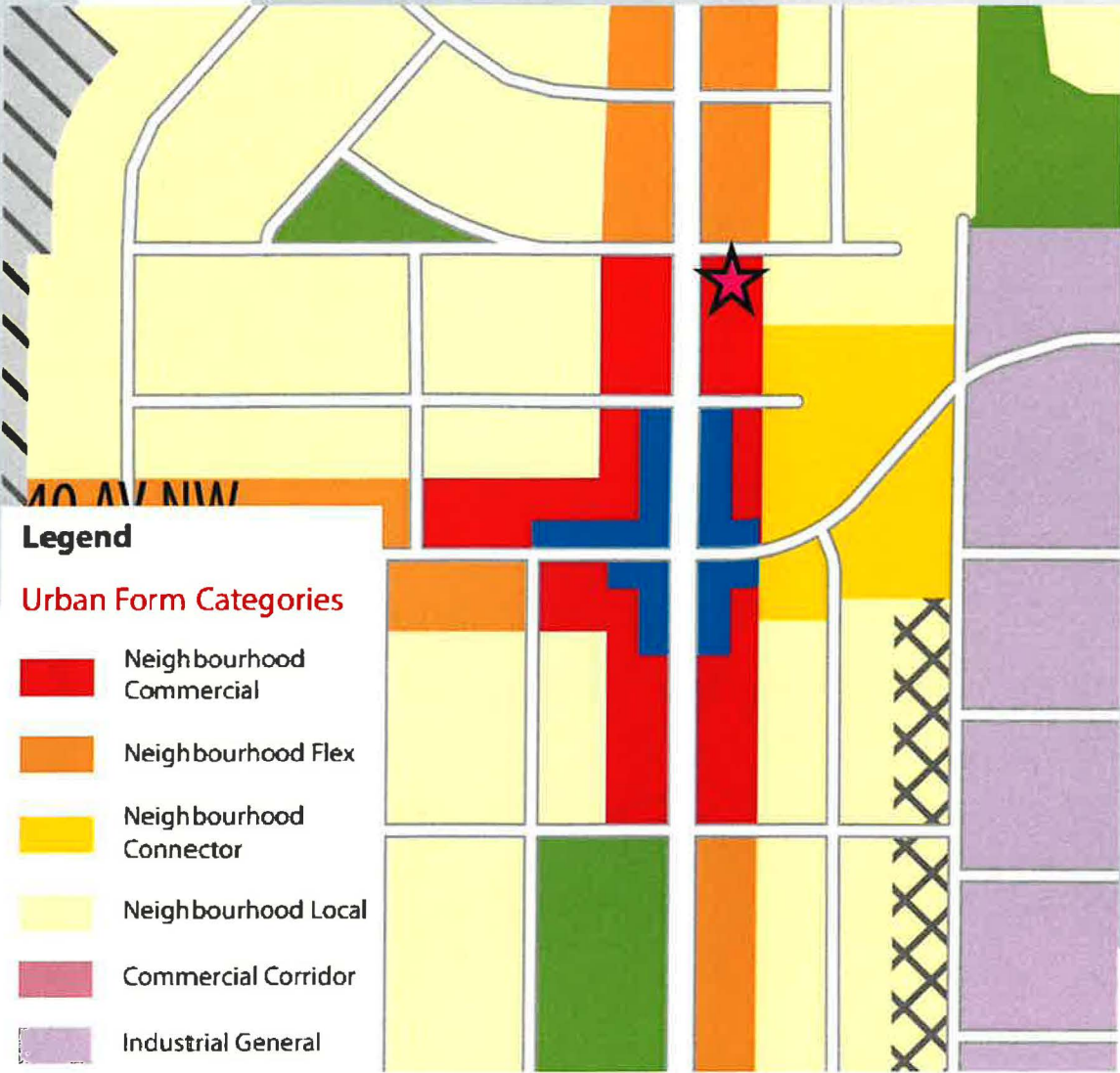
0.05 ha  
15 m x 36 m





## 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



★ Subject Site

## Calgary Planning Commission's Recommendation:

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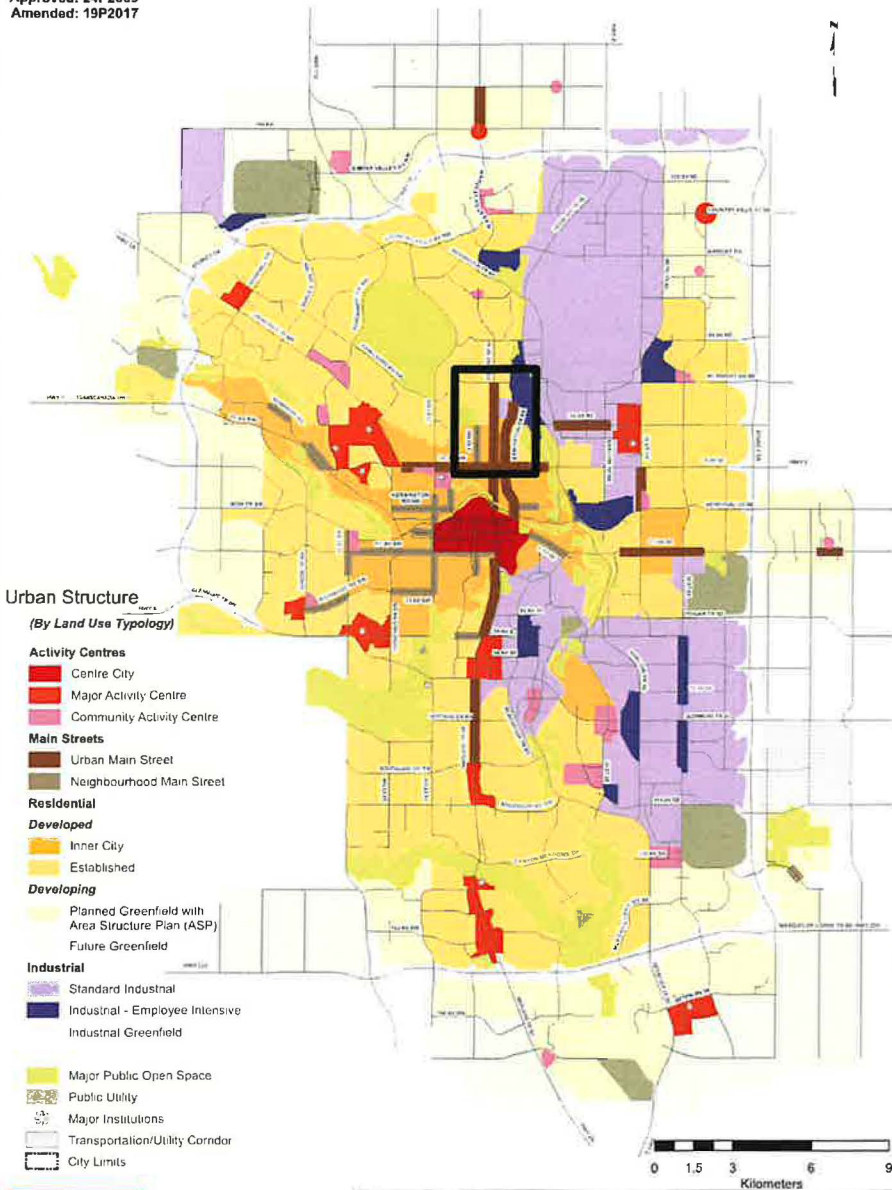
## Supplementary Slides

## 10







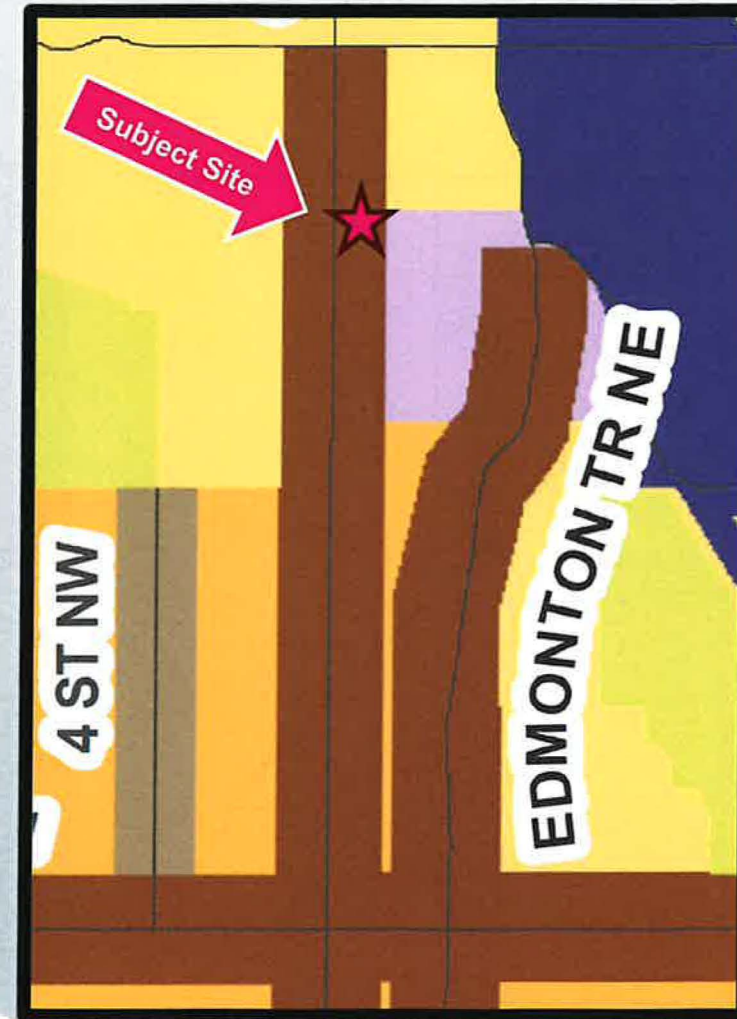


# Urban Structure

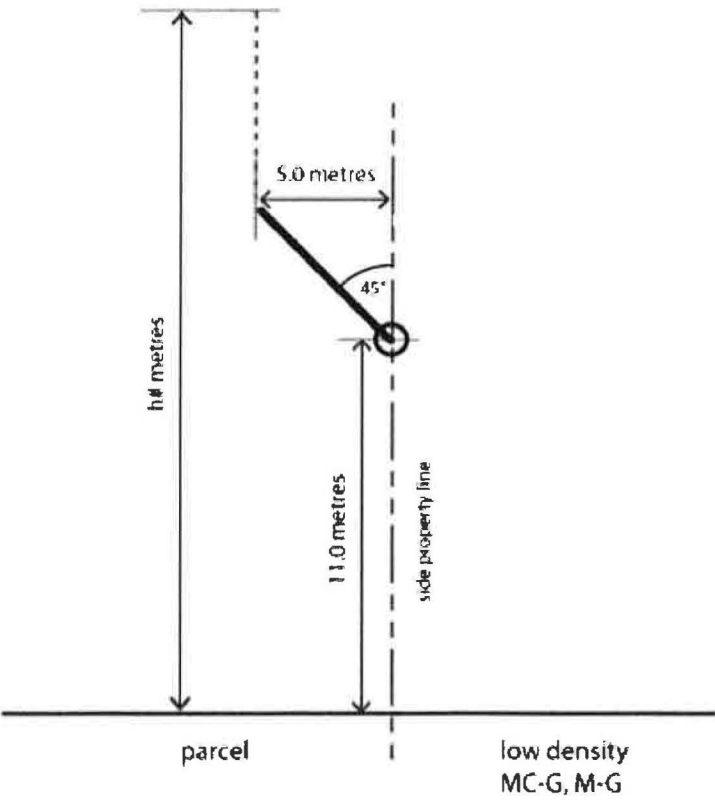
X:\Policy\_Plan\Plan\_11\_Calgary\11\_Maps\_Plan\Document\Maps\MDP\UrbanStructure.mxd

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 represented on this map, will be made. Site specific assessments, including environmental confirmation, 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.

## MDP Urban Structure Map 13



1371 (2) Building Height



1371 (4) Building Height

