

Public Hearing of Council

Agenda Item: 7.2.13

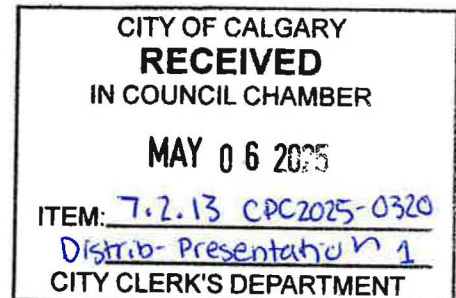


LOC2024-0126 / CPC2025-0320

Land Use Amendment

May 6, 2025

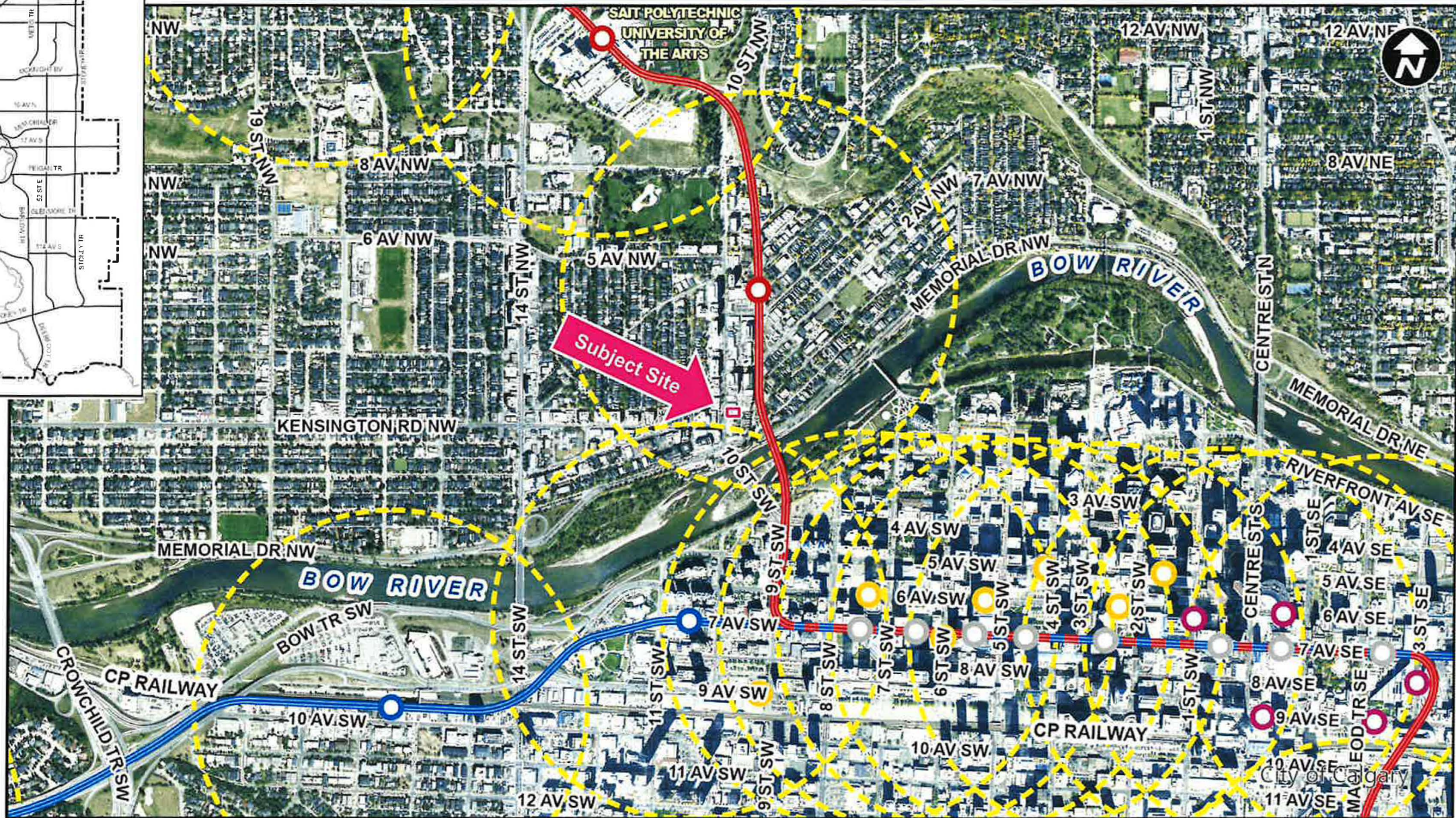
ISC: Unrestricted



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 76D2025** 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 f2.8h13 (C-COR1f2.8h13) District to Mixed Use – Active Frontage (MU-2f7.0h40) District.



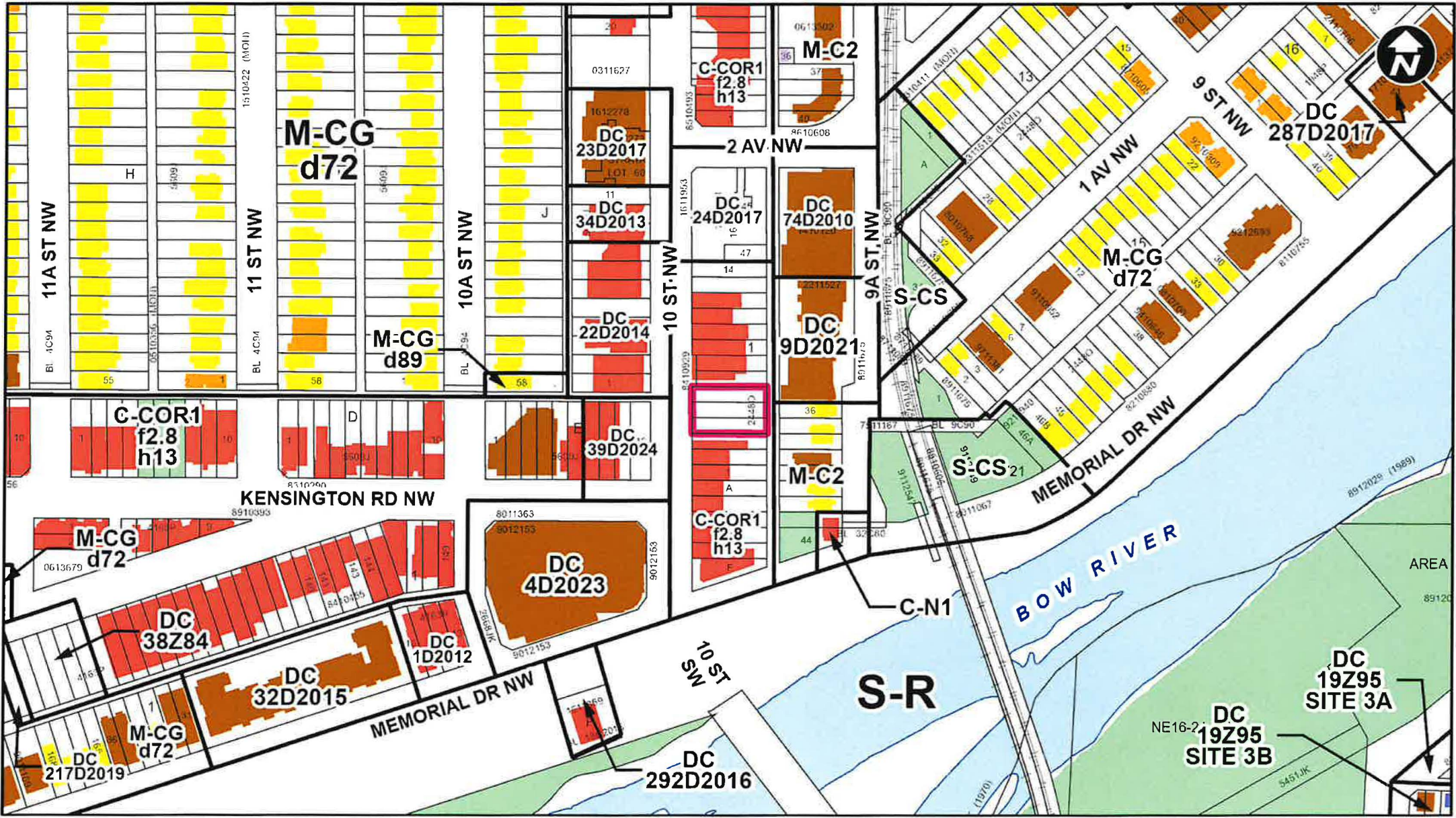


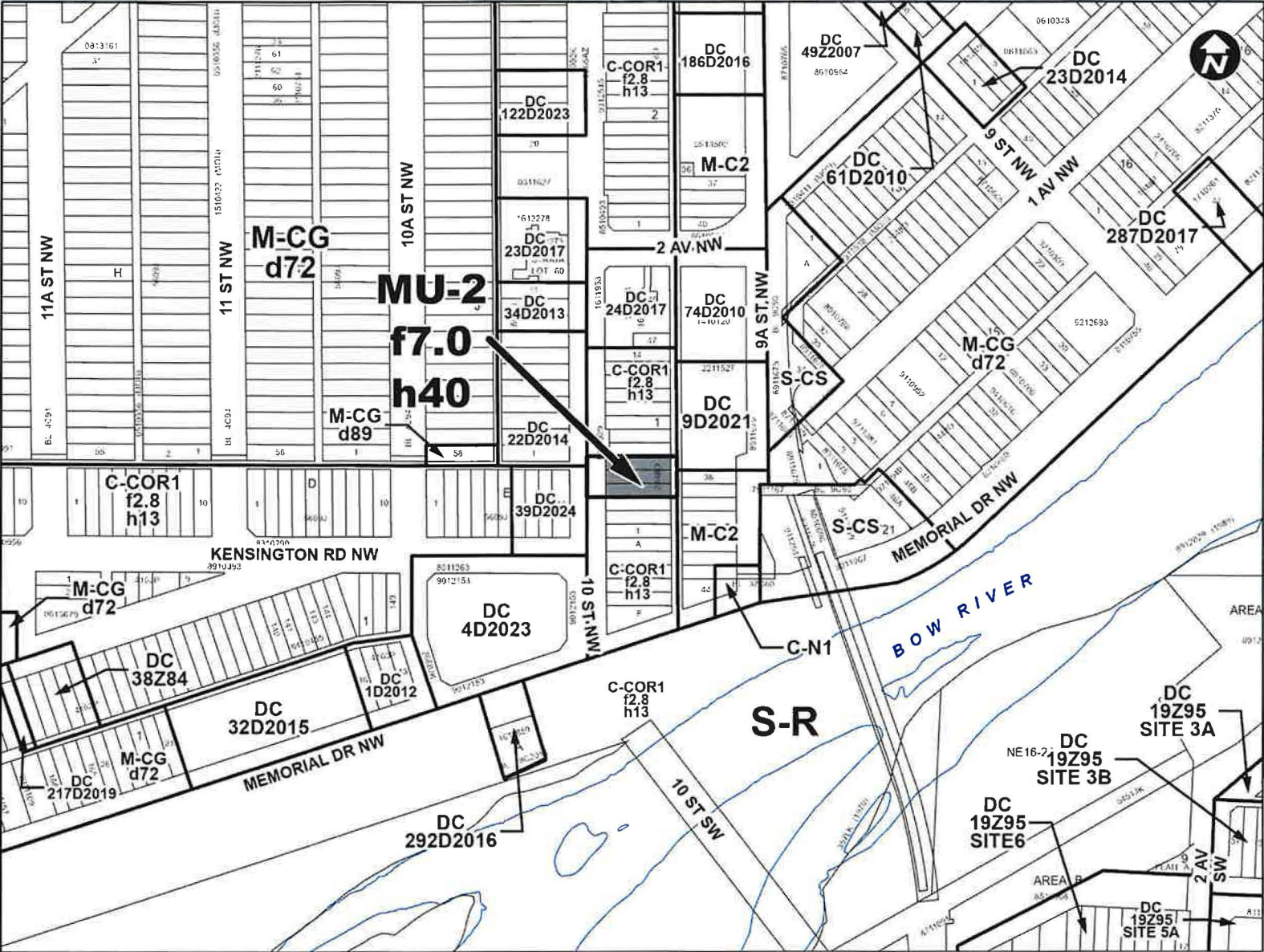
Add legend here

Parcel Size:

0.080 ha
23m x 36m

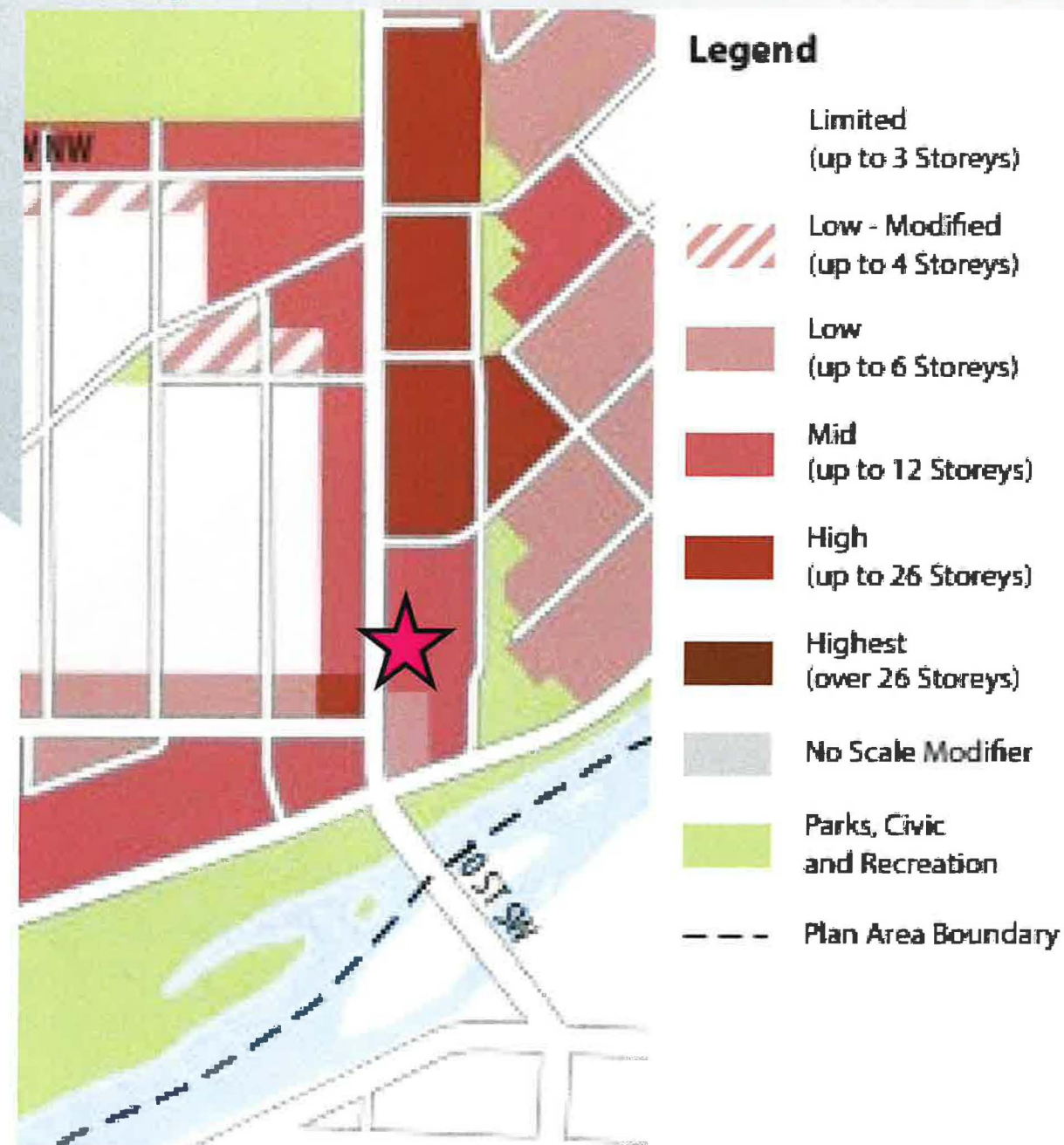
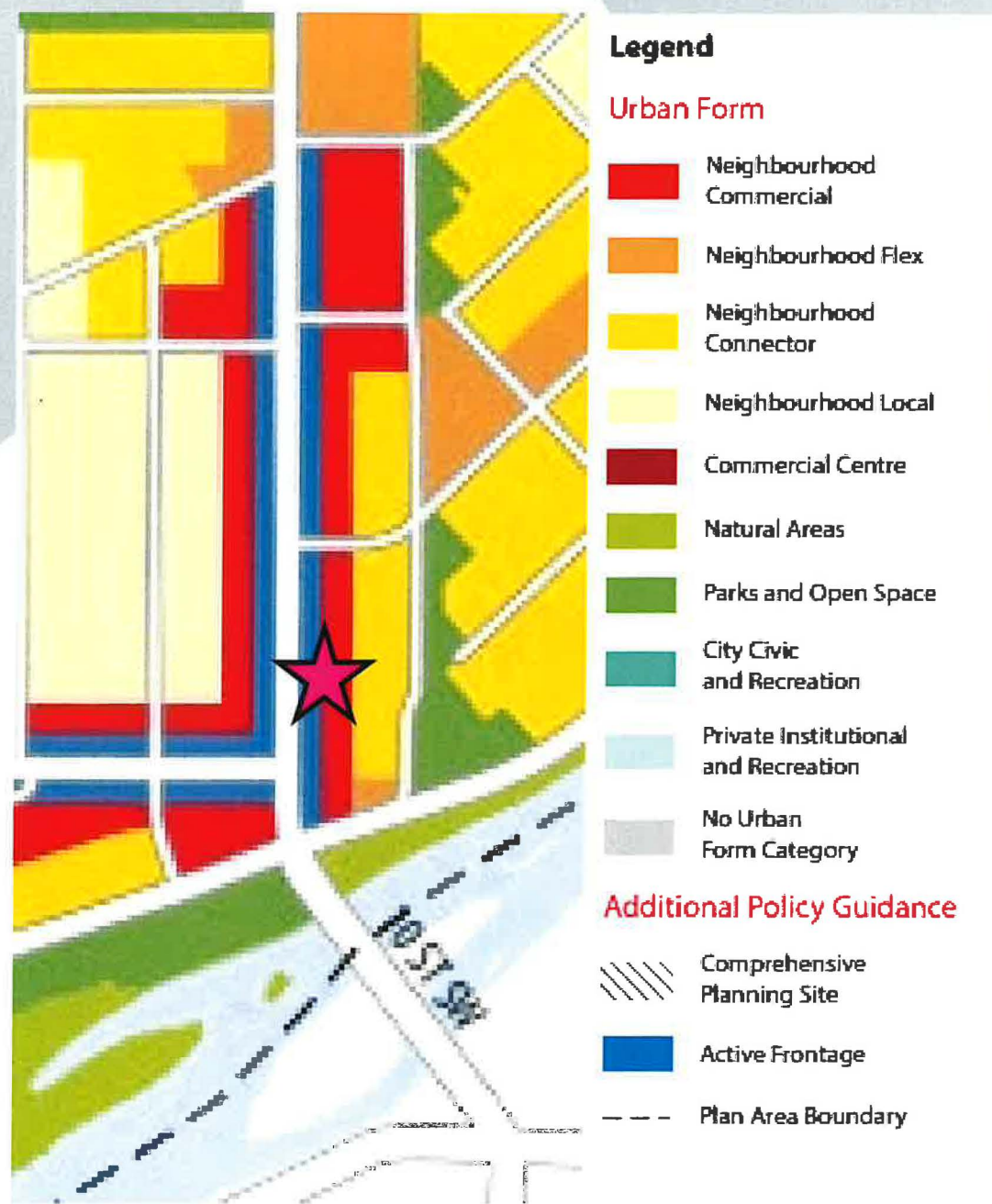
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





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

- Maximum height = 40 metres (12 storeys)
- Maximum floor area ratio (FAR) = 7.0
- Active street frontage (commercial)



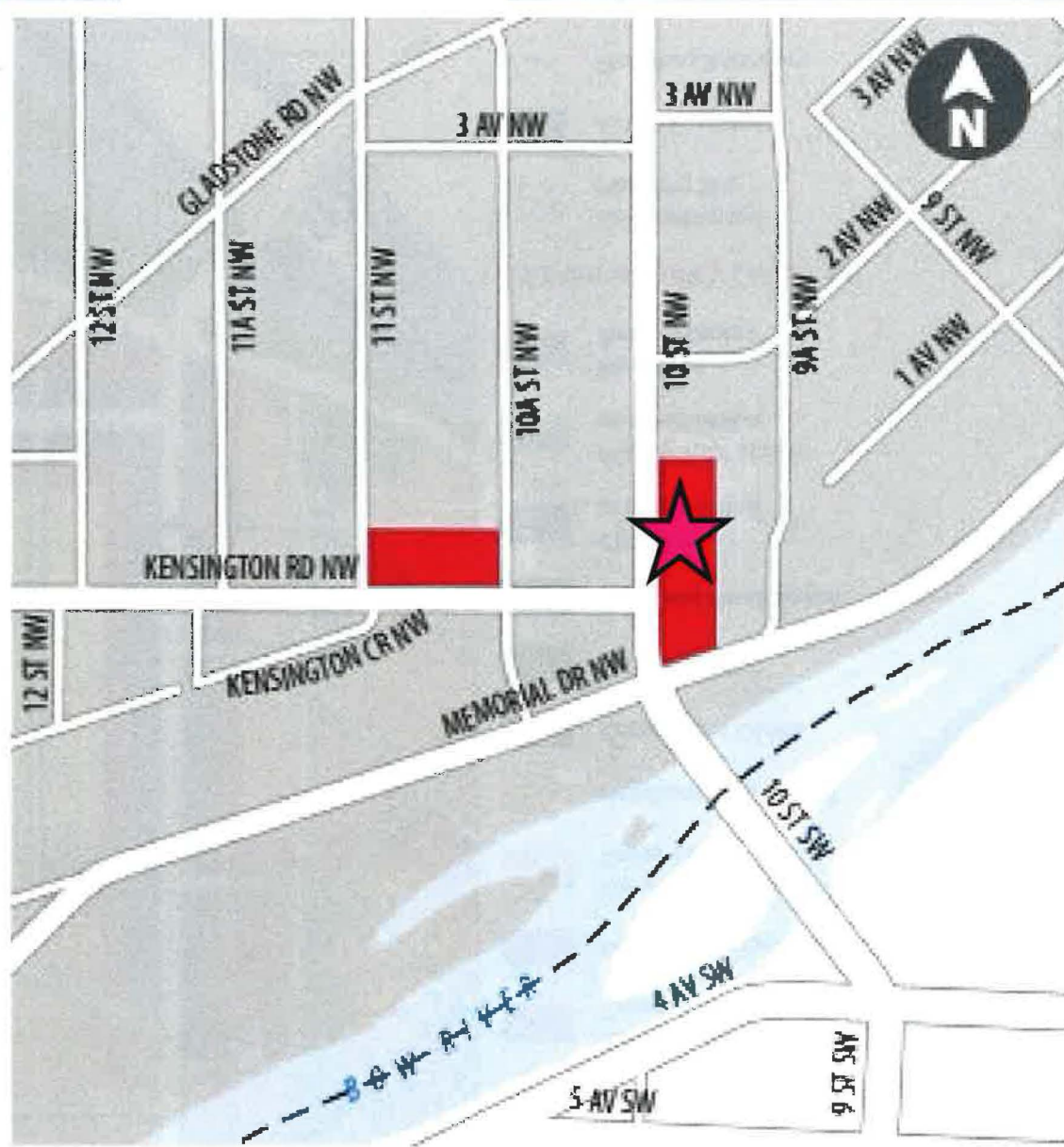


Figure 9: Concentration of Commercial Heritage Assets

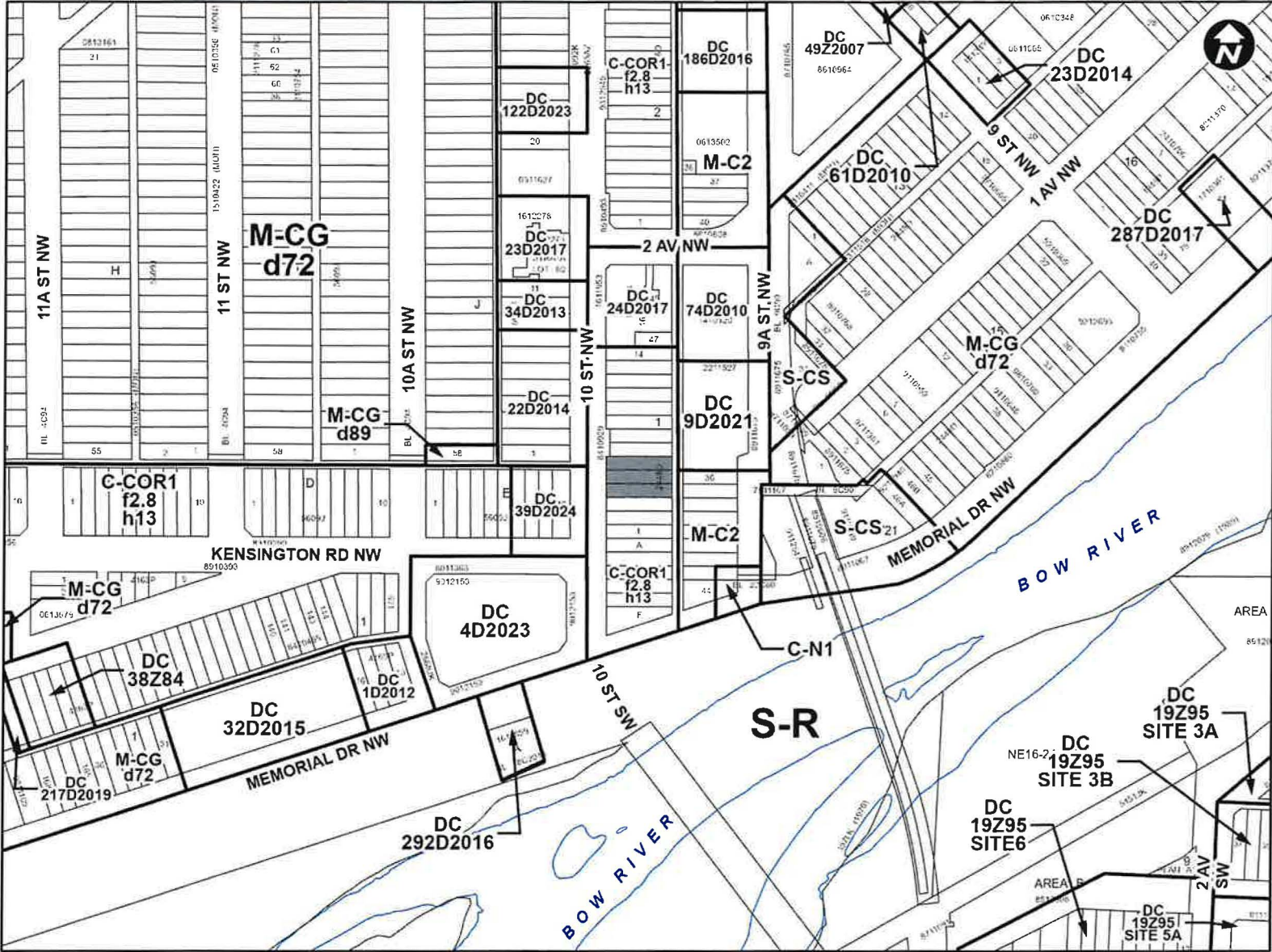
- Development in these areas to draw design reference from adjacent and nearby heritage assets
- Details reviewed at the Development Permit stage

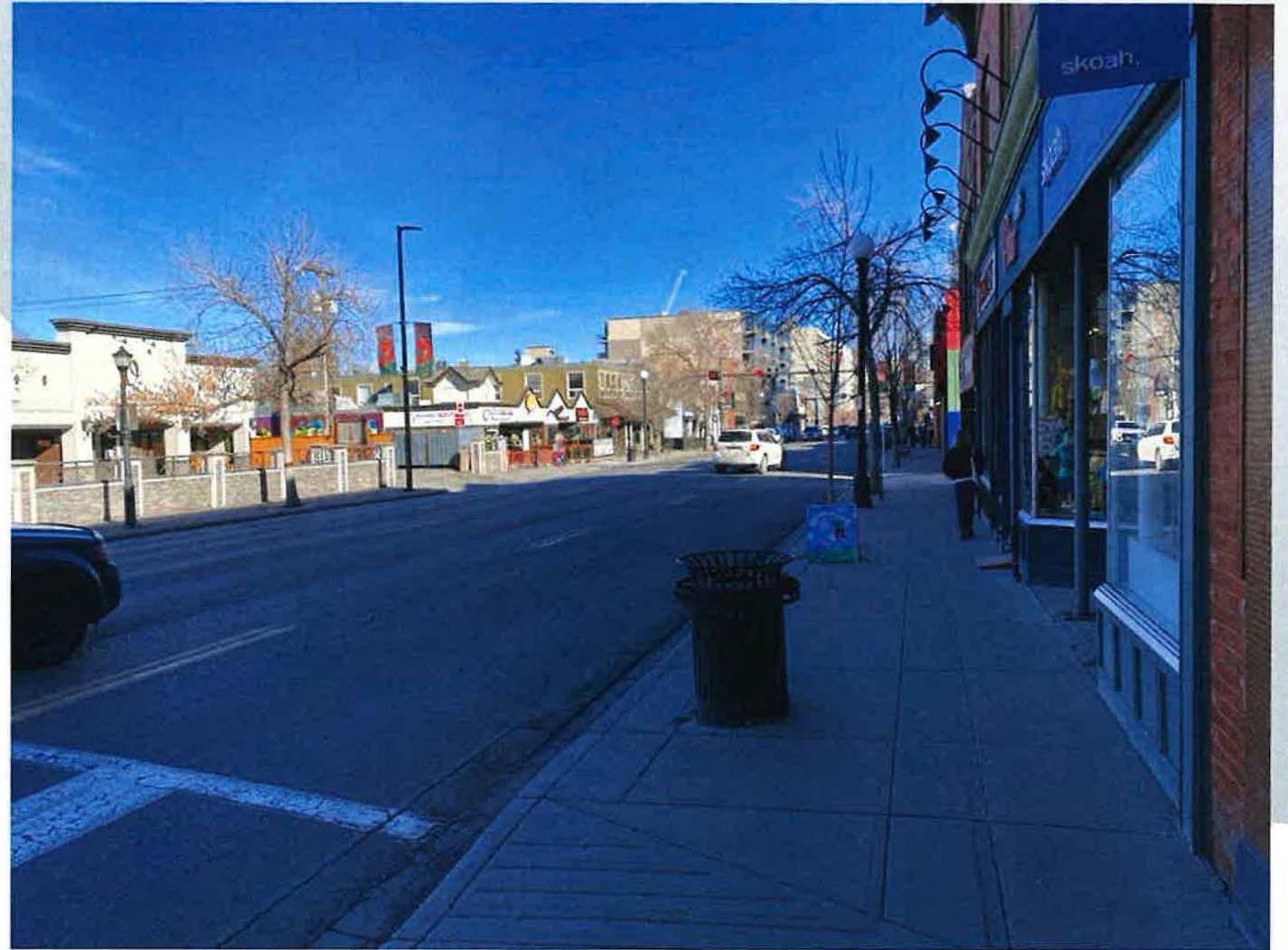
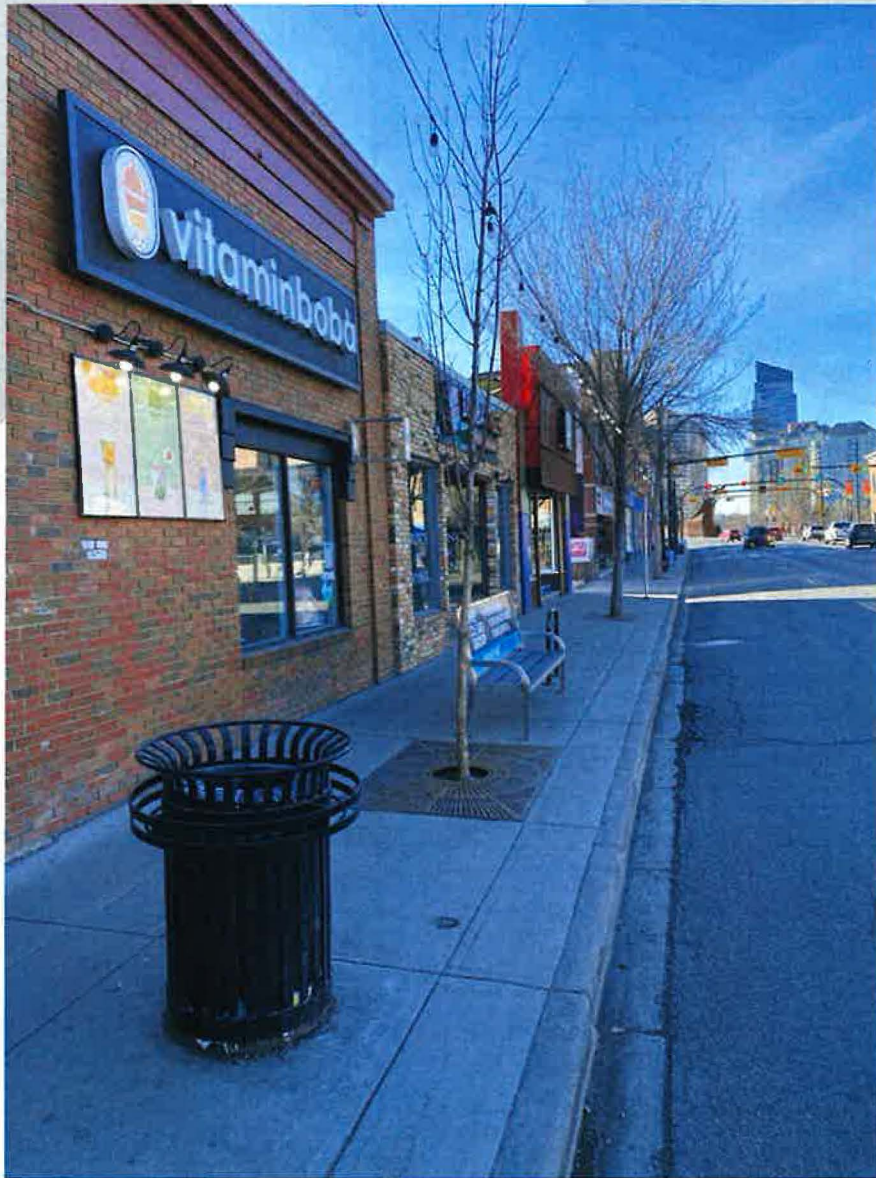
Calgary Planning Commission's Recommendation:

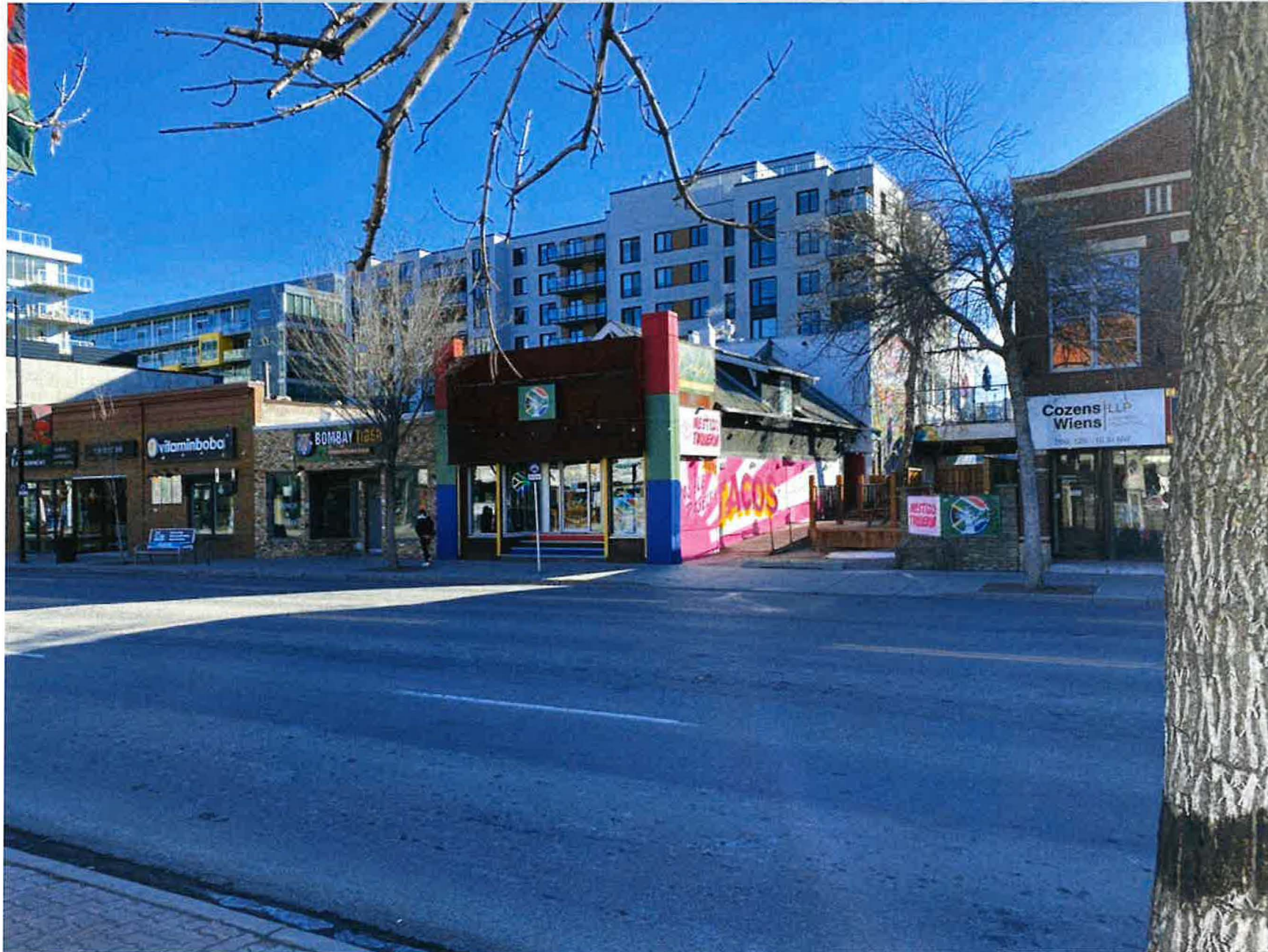
That Council:

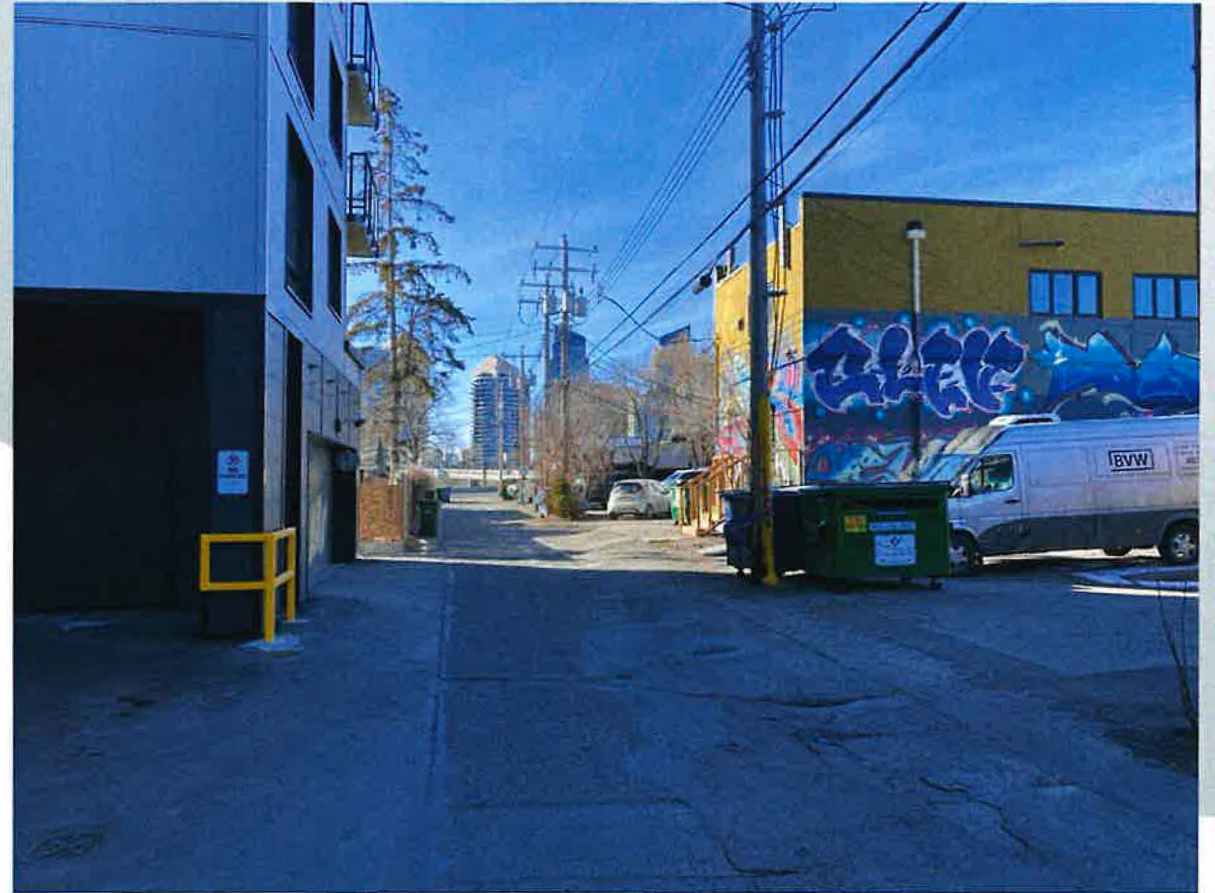
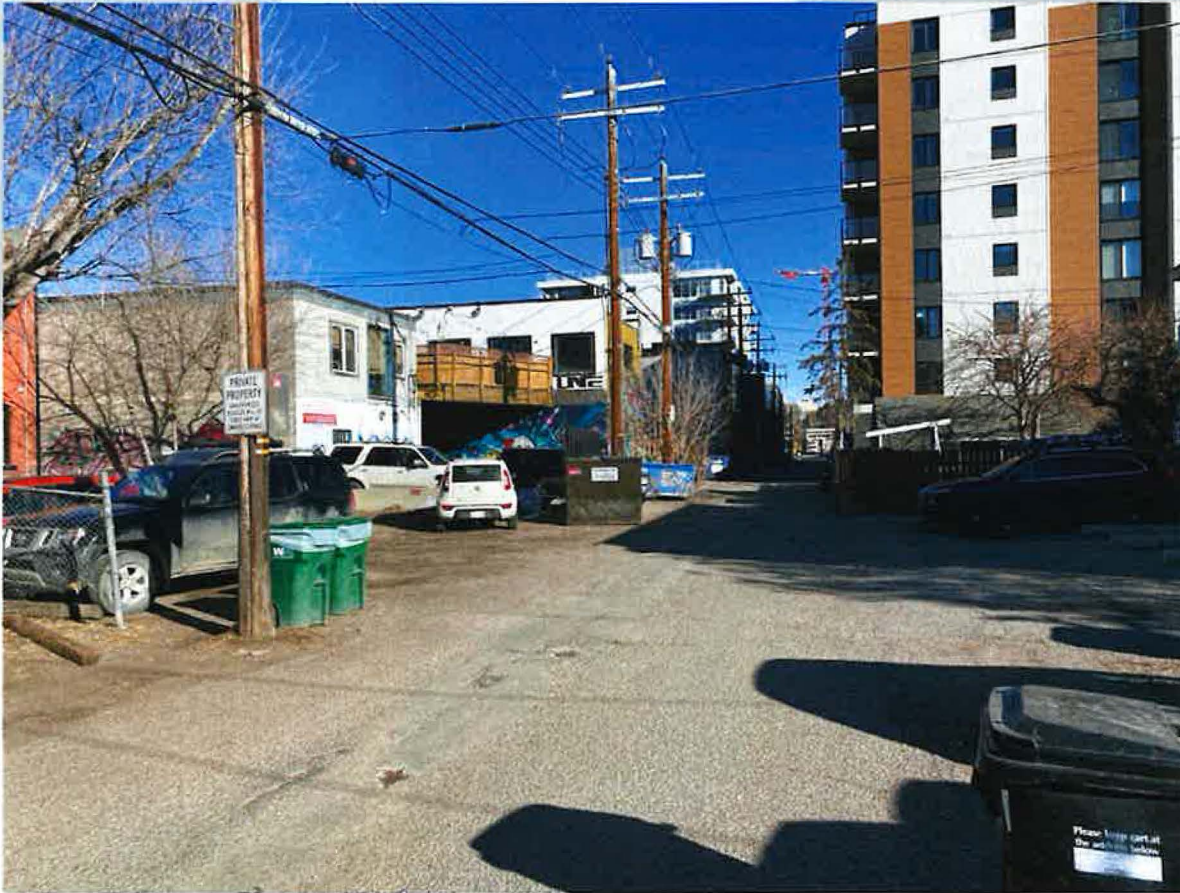
Give three readings to **Proposed Bylaw 76D2025** for the redesignation of 0.080 hectares \pm (0.2 acres \pm) located at 122, 124 and 126 – 10 Street NW (Plan 2448O, Block 1, Lots 4, 5 and 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** Mixed Use – Active Frontage (MU-2f7.0h40) District.

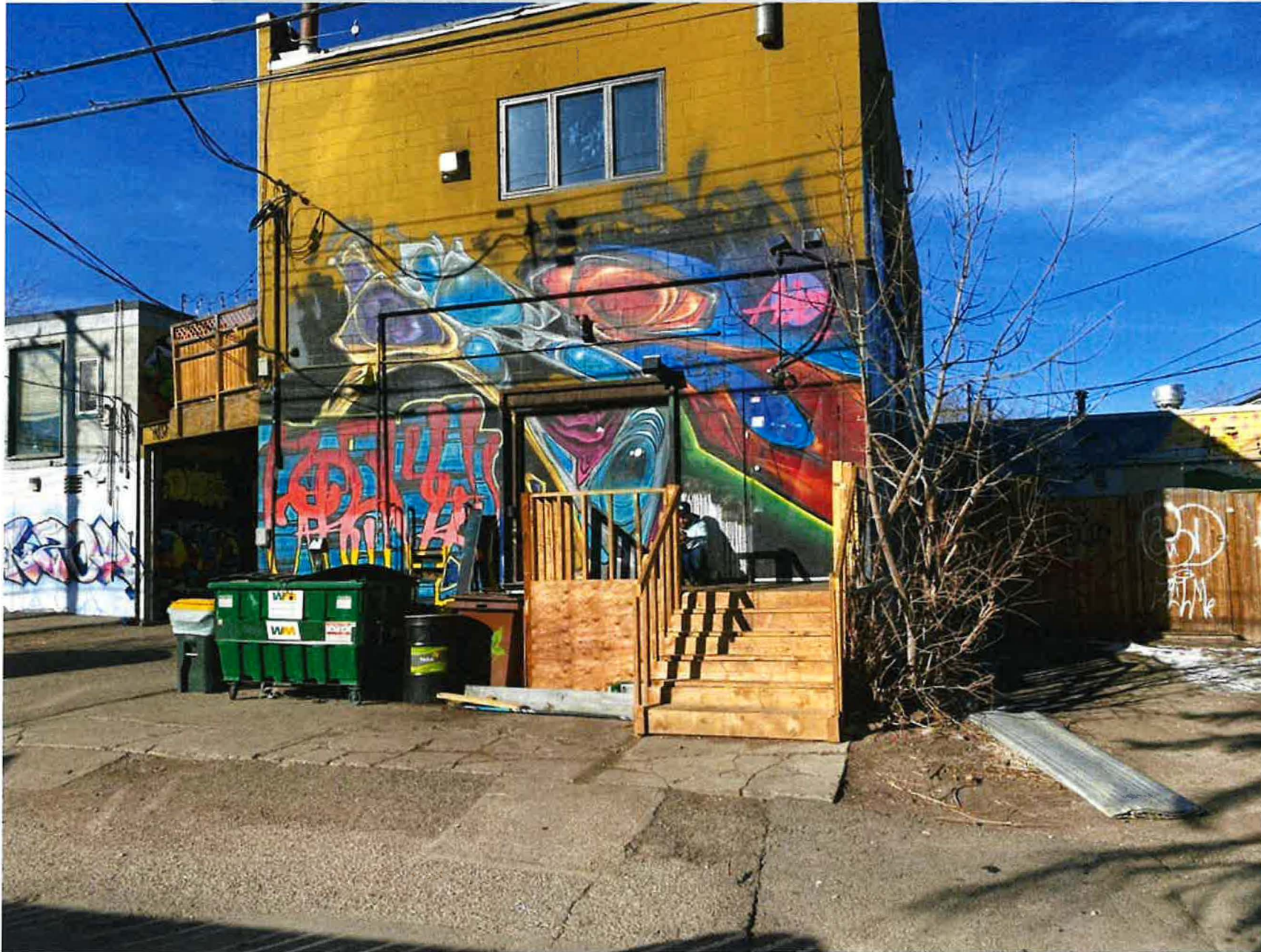
Supplementary Slides











LAP Map 2: Community Characteristics 16



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

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.

- 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.