



Correction for Attachment 1: Page 1

Background and Site Context

The subject site is located in the community of Bridgeland – Riverside. The site is approximately 0.03 hectares in size and is approximately 10 metres wide by 33 metres long. The site is currently developed with a single detached dwelling **with access from the rear lane.**

Correction for Report: Page 1

Discussion

This application was submitted on 2021 January 29 by B&A Planning Group on behalf of the landowners, Camargue Properties Inc.

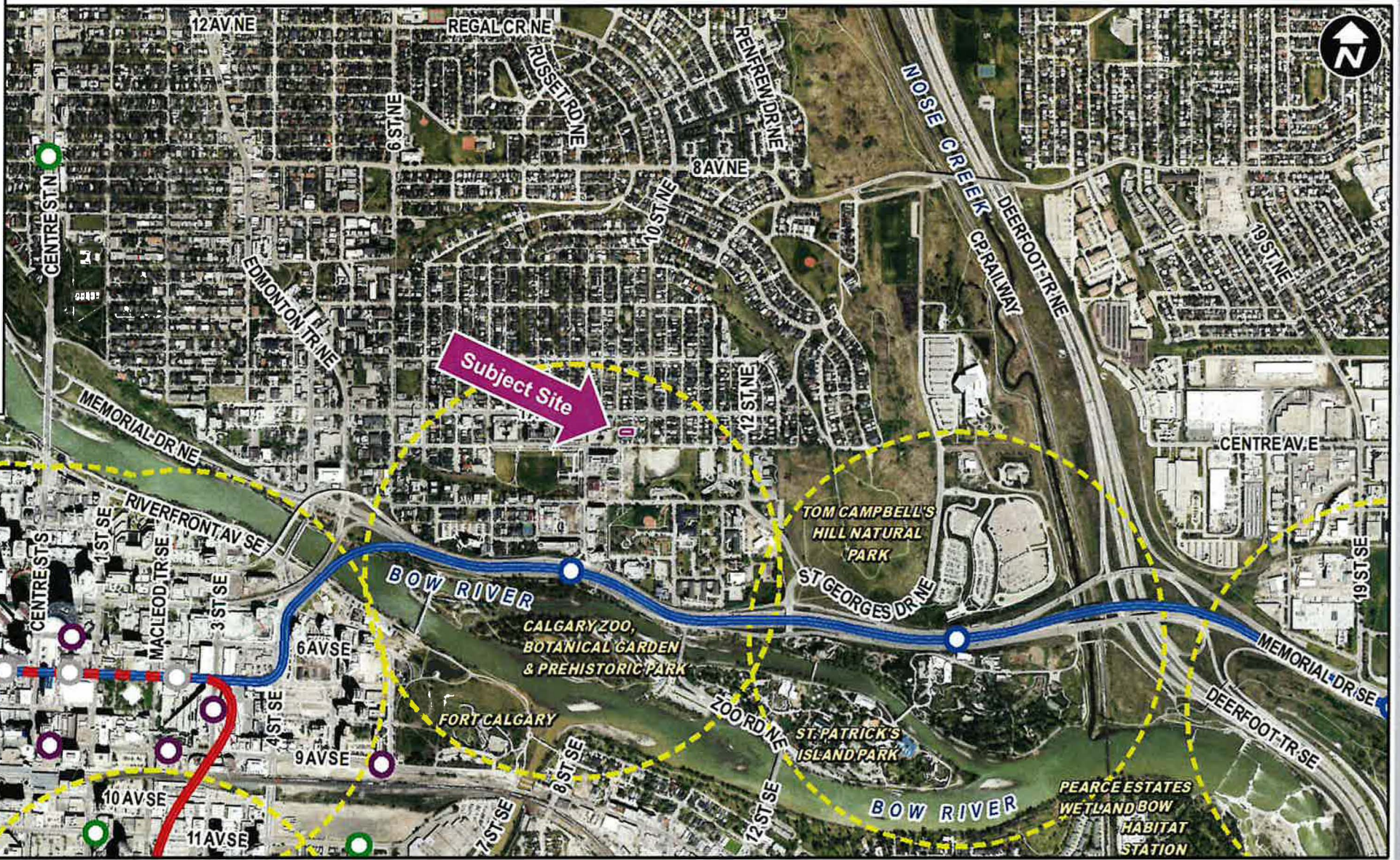
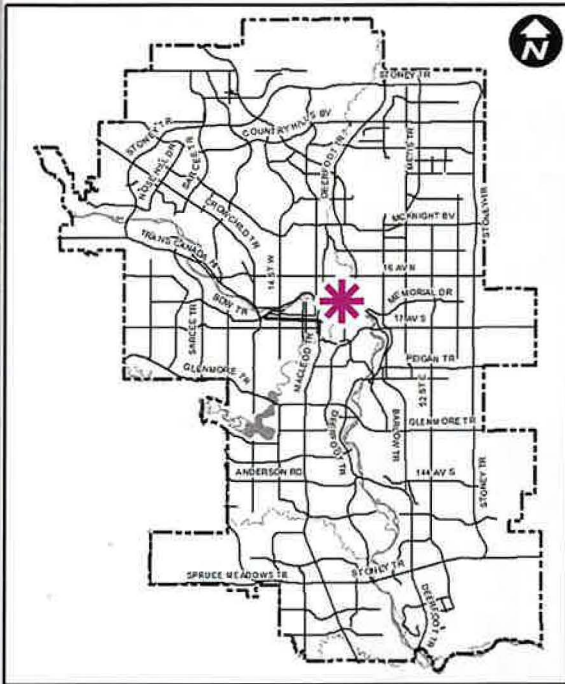
The subject site, consisting of one parcel, is located in the community of Bridgeland-Riverside, at the southeast intersection of 1 Avenue NE and 9A Street NE. The site is currently developed with a single detached dwelling **with access from the rear lane.**



Calgary Planning Commission

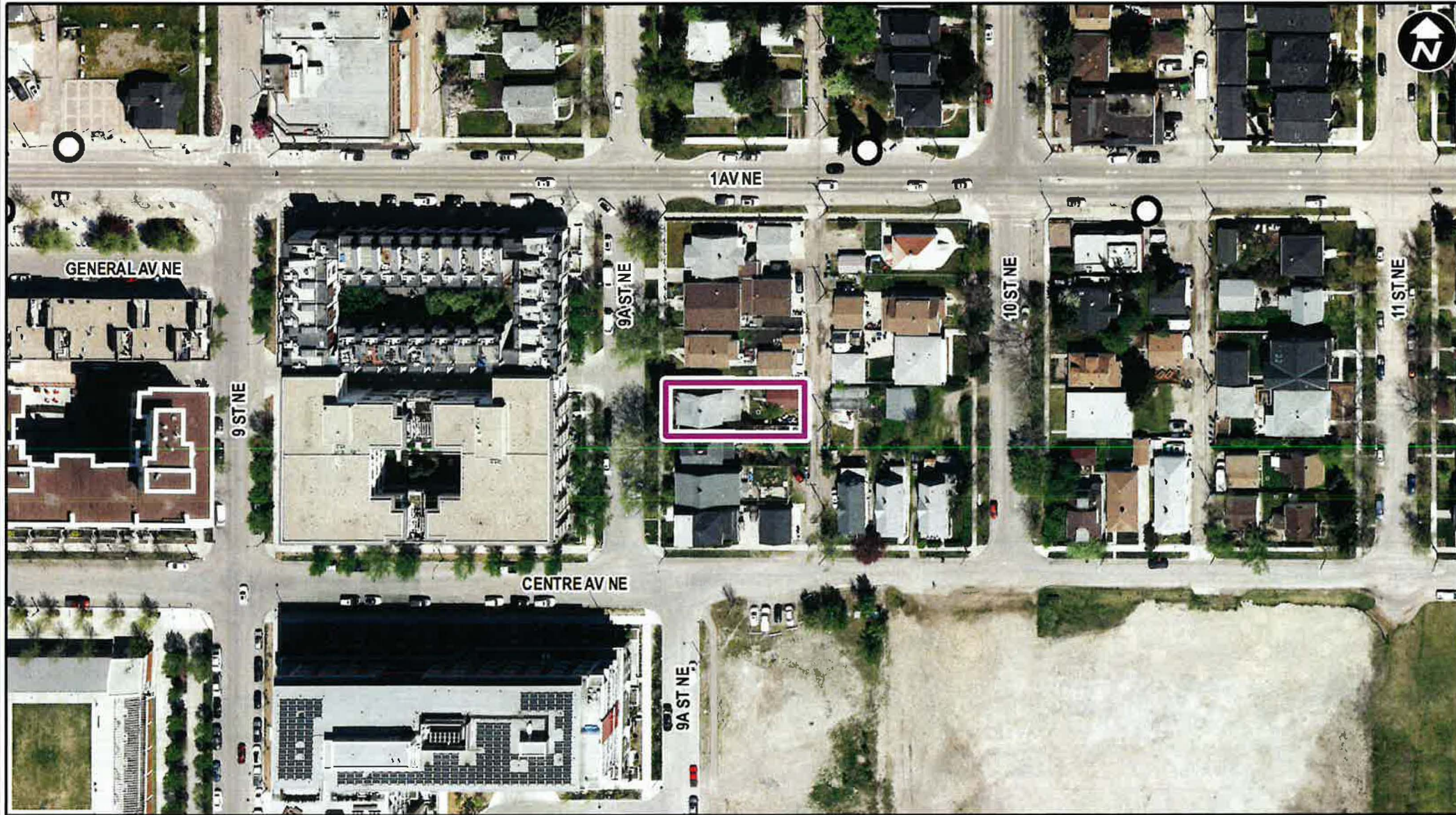
Agenda Item: 7.2.7

LOC2021-0014
Land Use Amendment
November 18, 2021



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

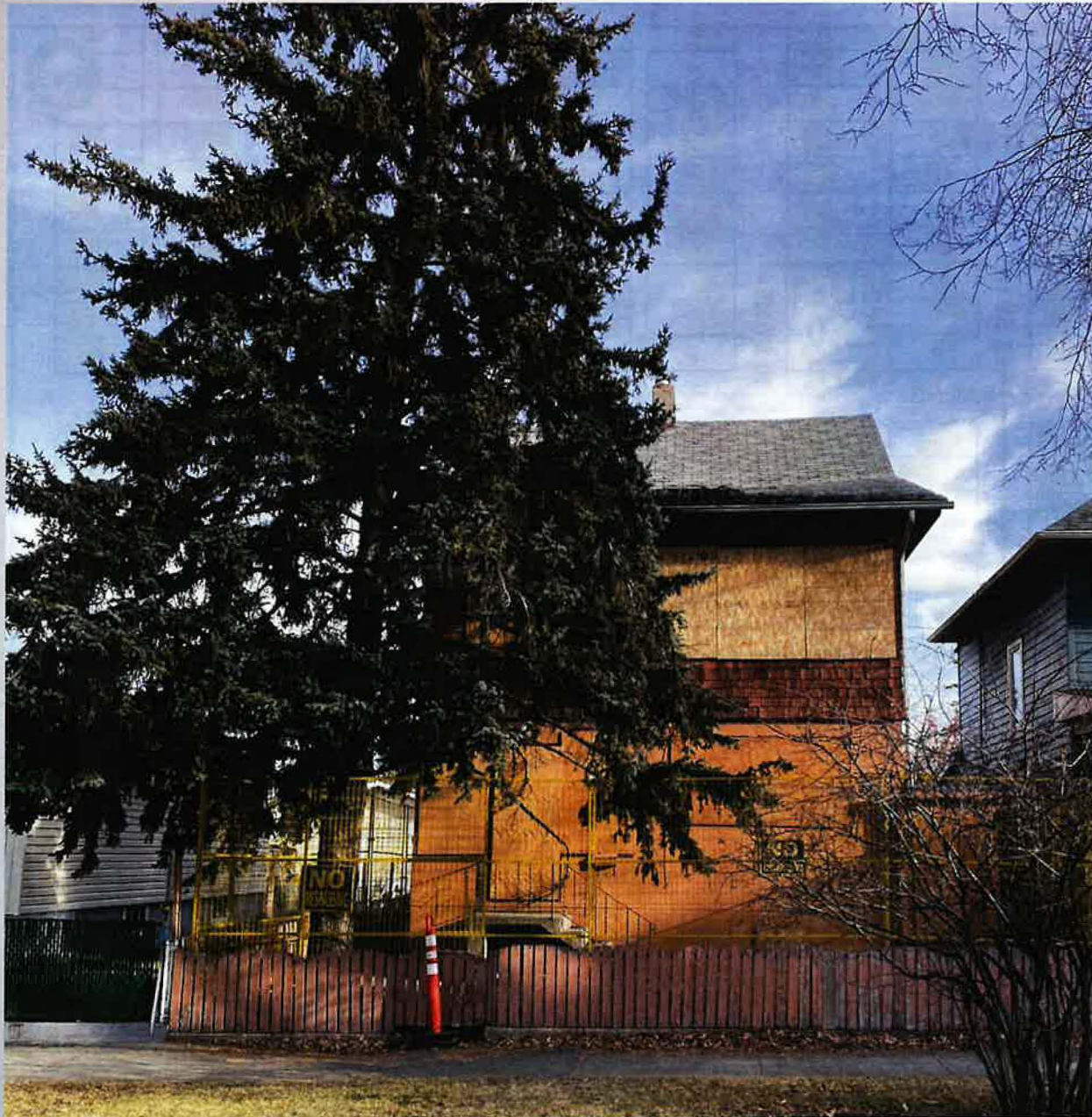


LEGEND

○ Bus Stop

Parcel Size:

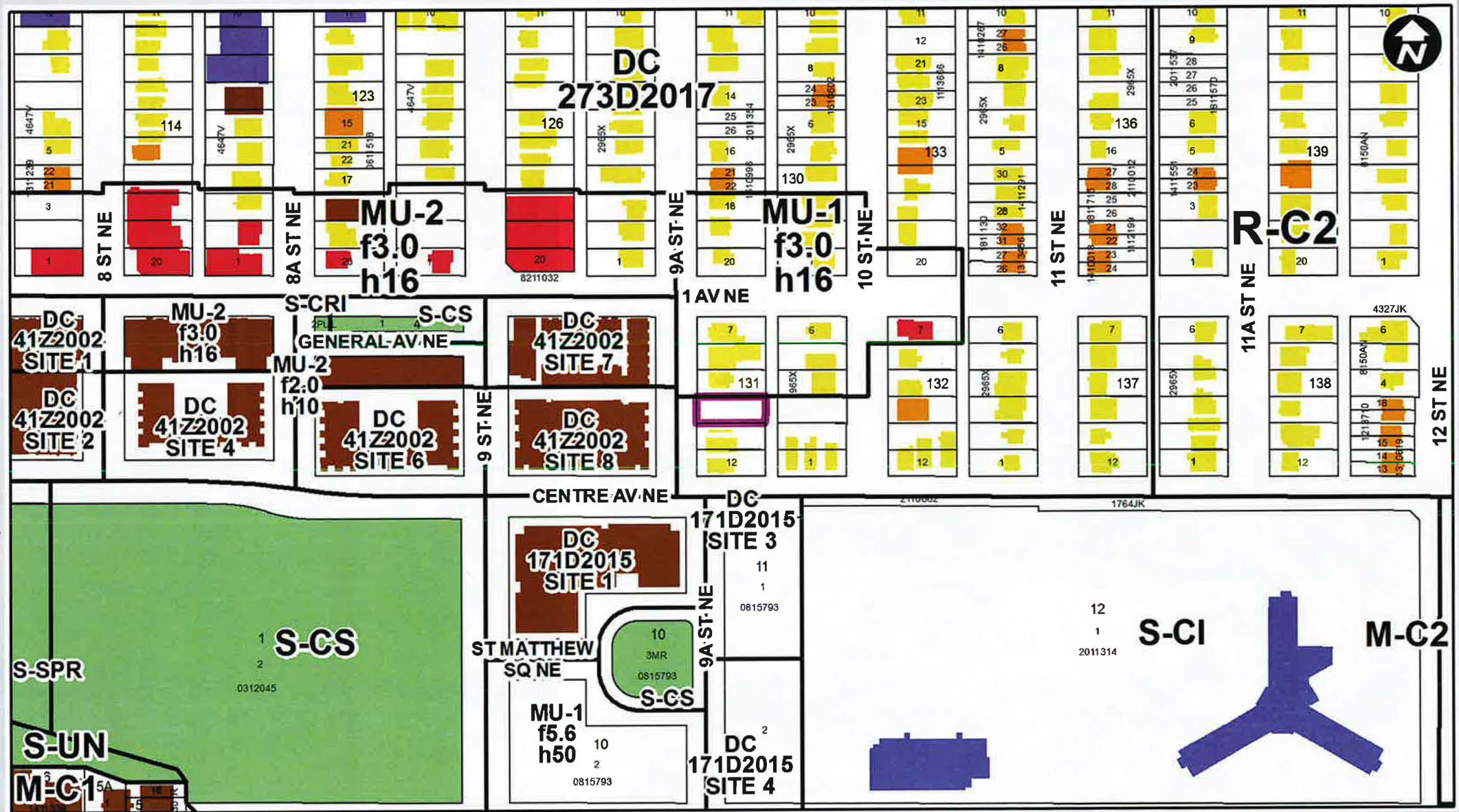
.03 ha
10m x 33m

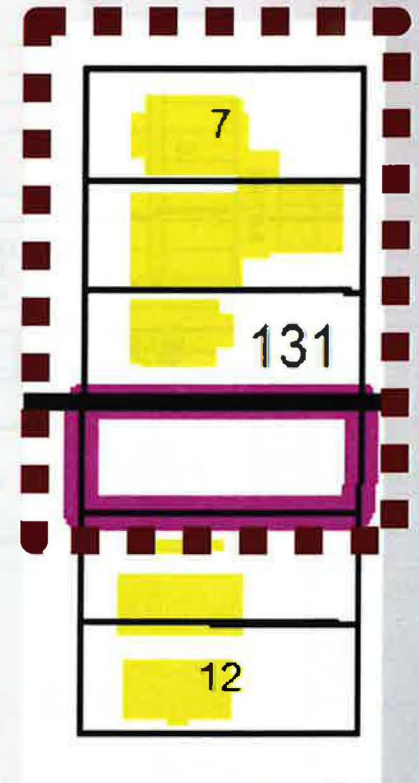


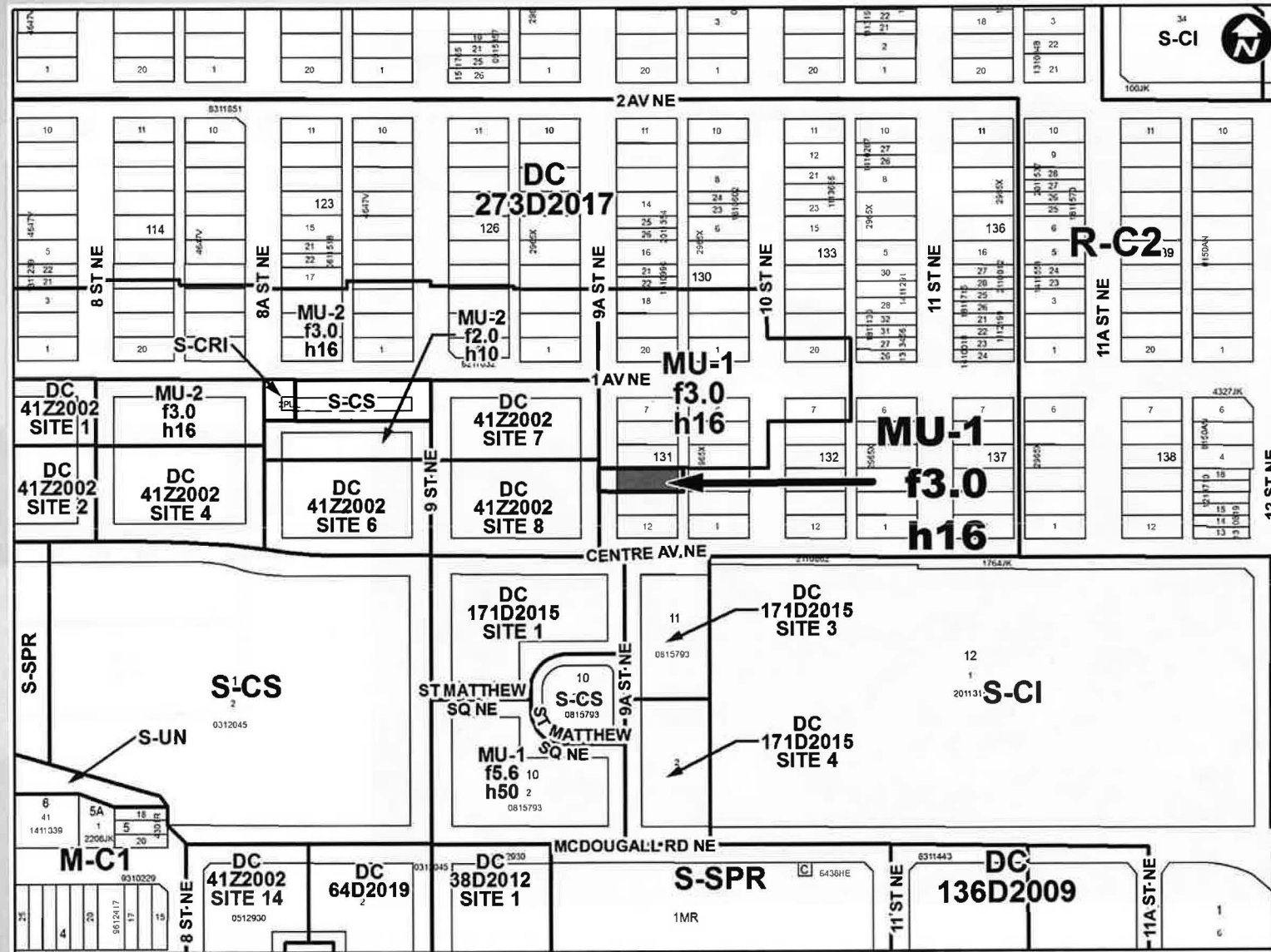
Surrounding Land Use

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary







Proposed MU-1 District:

- FAR 3.0
- Height 16 meters
- Mixed use residential with opportunities for commercial at grade.

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 108 – 9A Street NE (Plan 2965X, Block 131, Portion of Lot 10) from Direct Control (DC) District **to** Mixed Use - General (MU-1f3.0h16) District.

Supplementary Slides

