

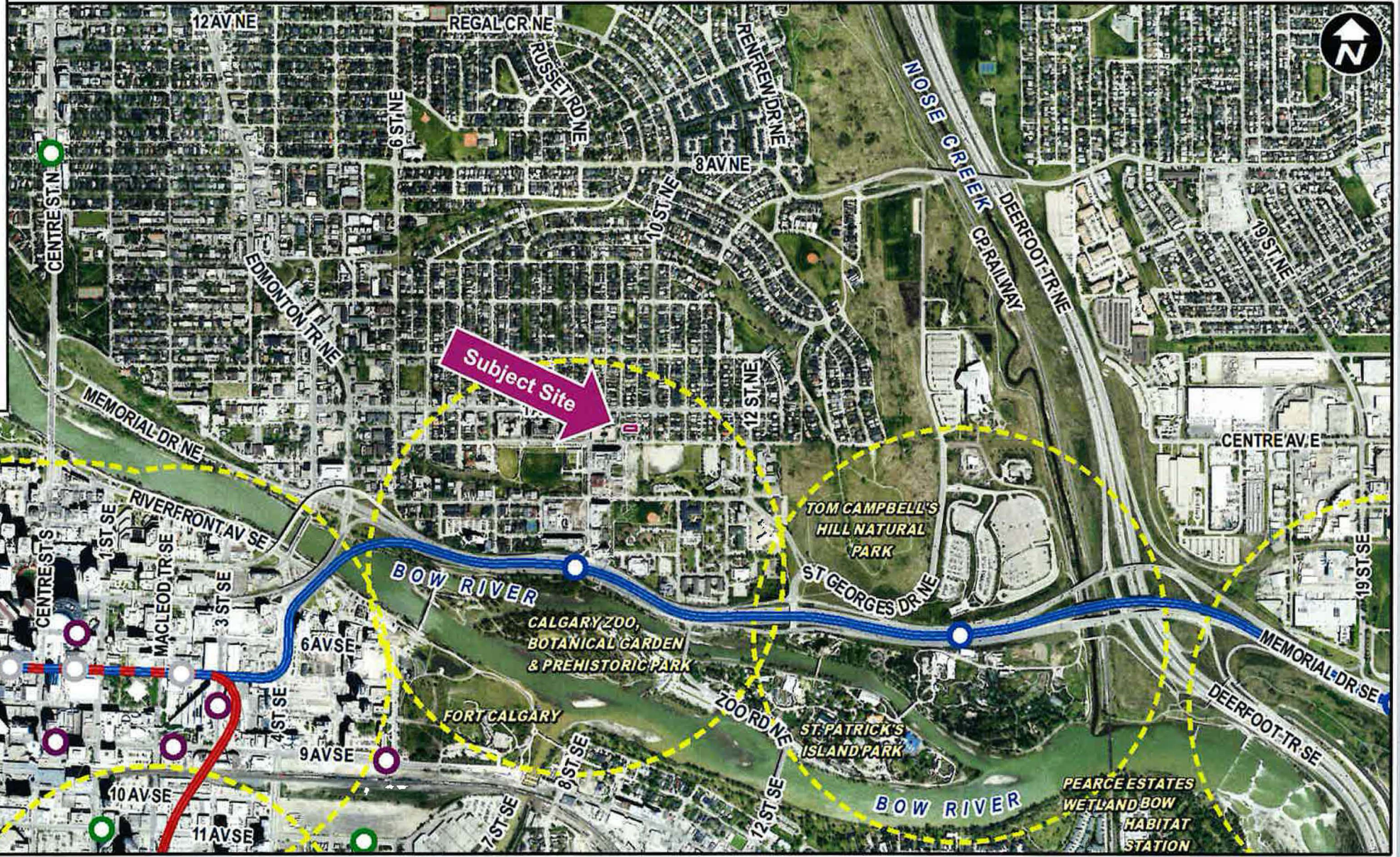
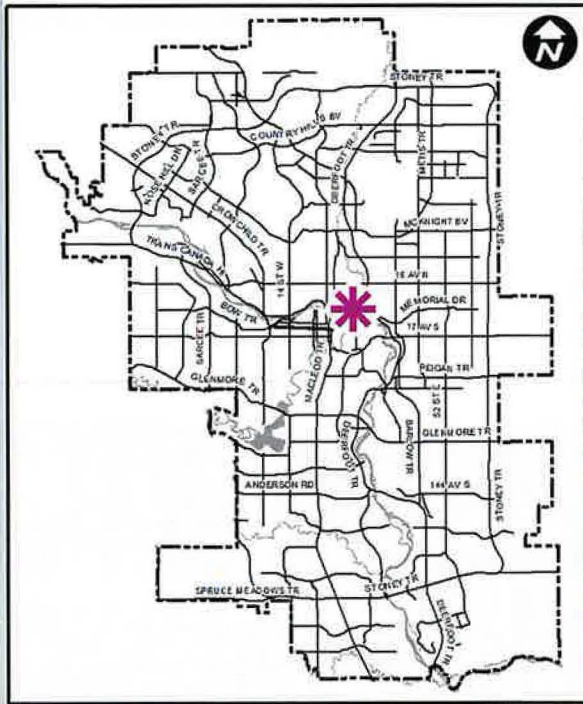


# Public Hearing of Council

## Agenda Item: 8.1.16

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 11 2022  
ITEM: 8.1.16 - CPC2021-1340  
Distribution  
CITY CLERK'S DEPARTMENT

**LOC2021-0014**  
**Land Use Amendment**  
**January 11, 2022**



- 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



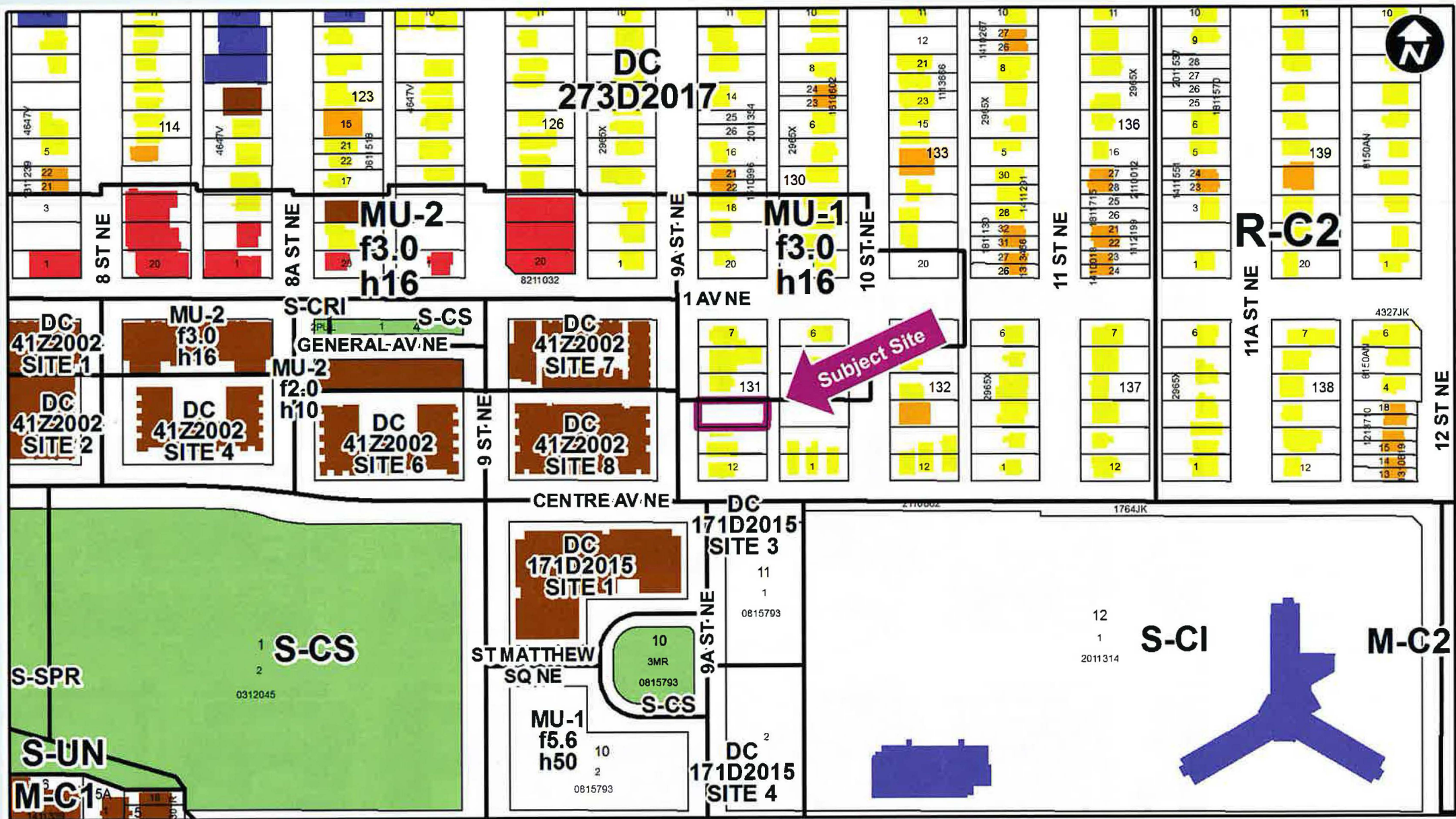
LEGEND

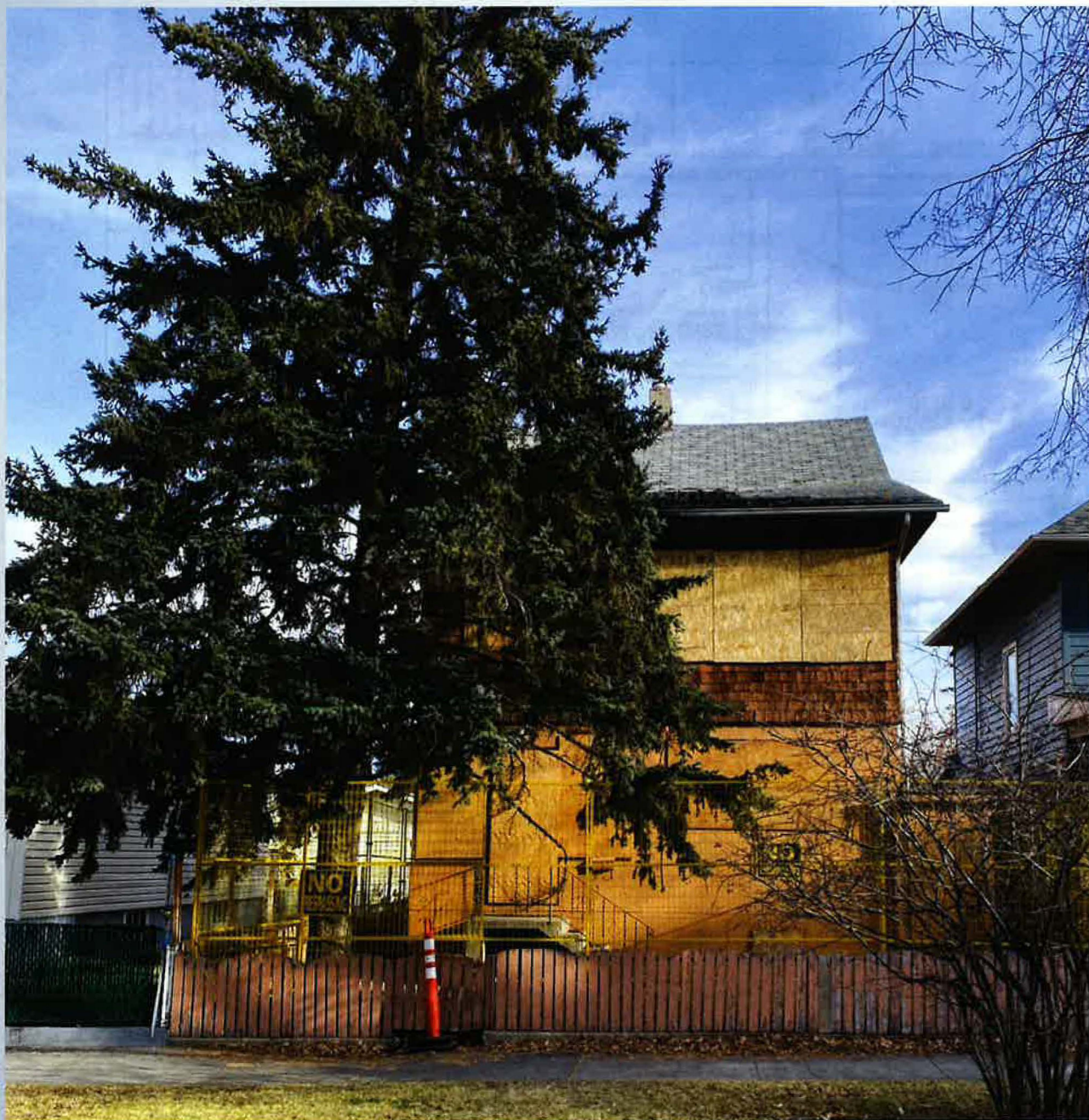
● Bus Stop

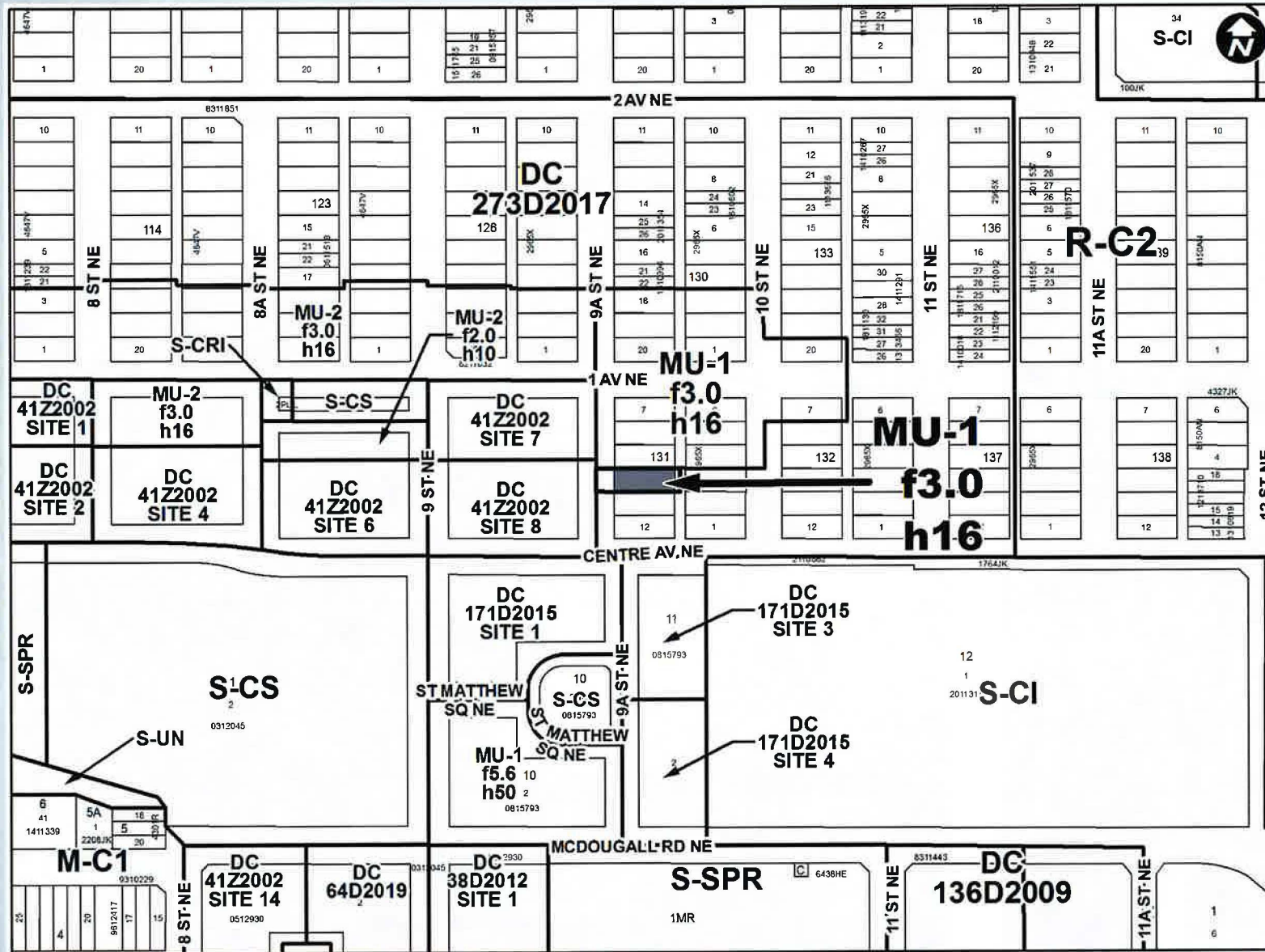
Parcel Size:

.03 ha  
10m x 33m

- 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

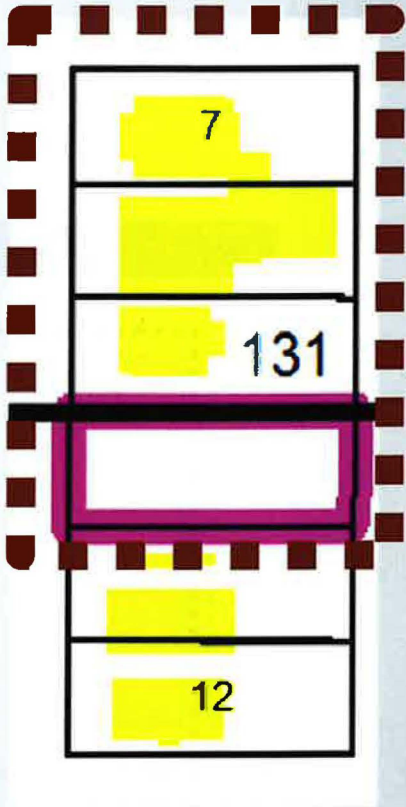


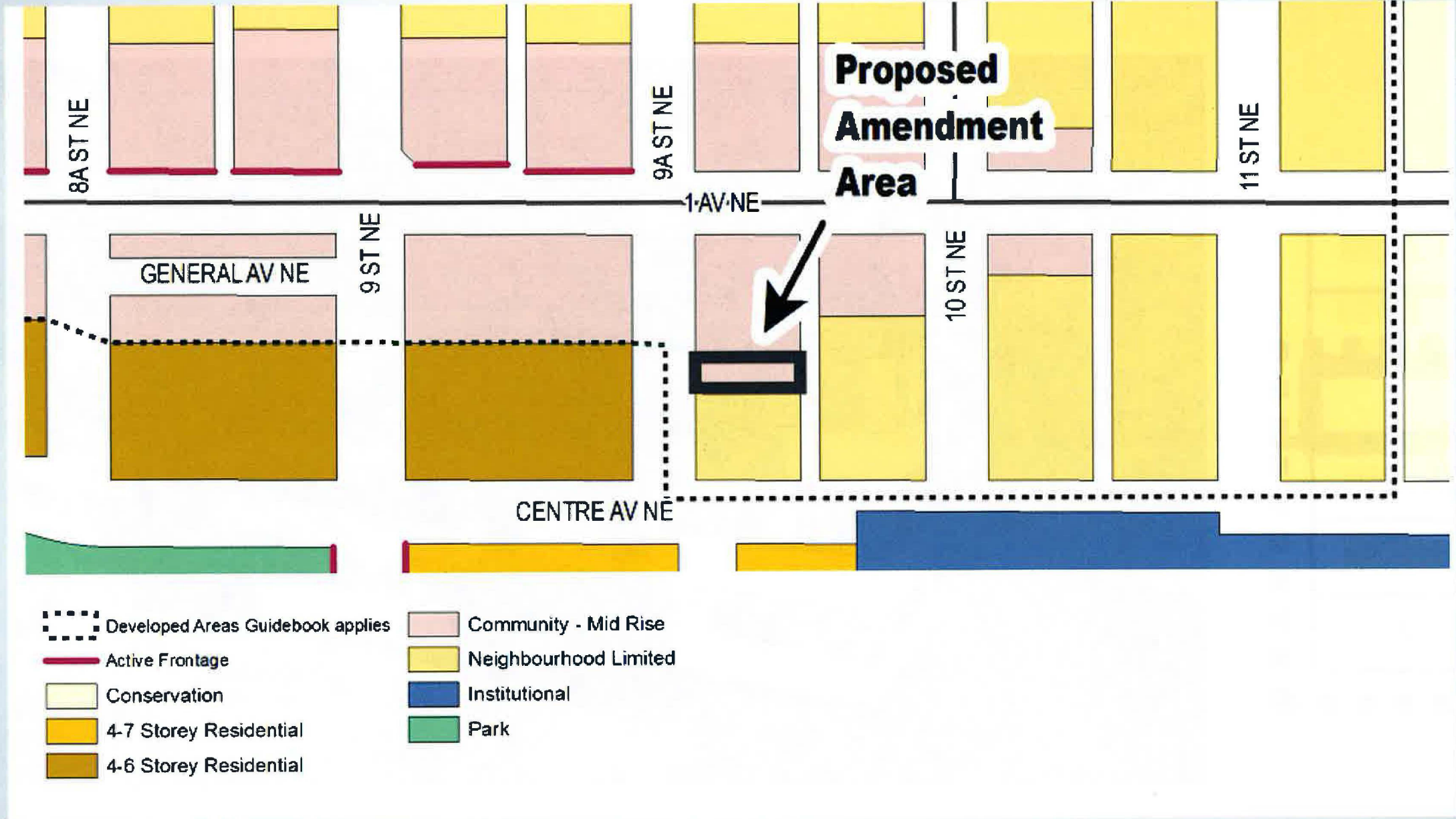




**Proposed MU-1 District:**

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





- Developed Areas Guidebook applies
- Active Frontage
- 4-7 Storey Residential
- 4-6 Storey Residential
- Community - Mid Rise
- Neighbourhood Limited
- Institutional
- Park
- Conservation



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 4P2022** for an amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 13D2022** 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

