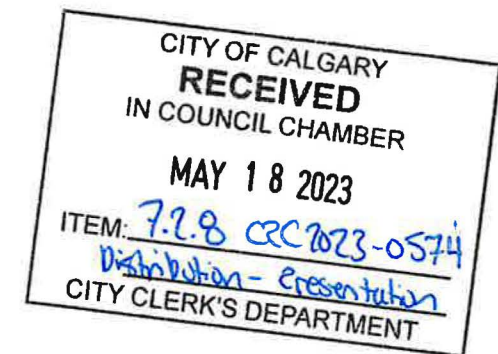


LOC2023-0055

Policy & Land Use Amendment

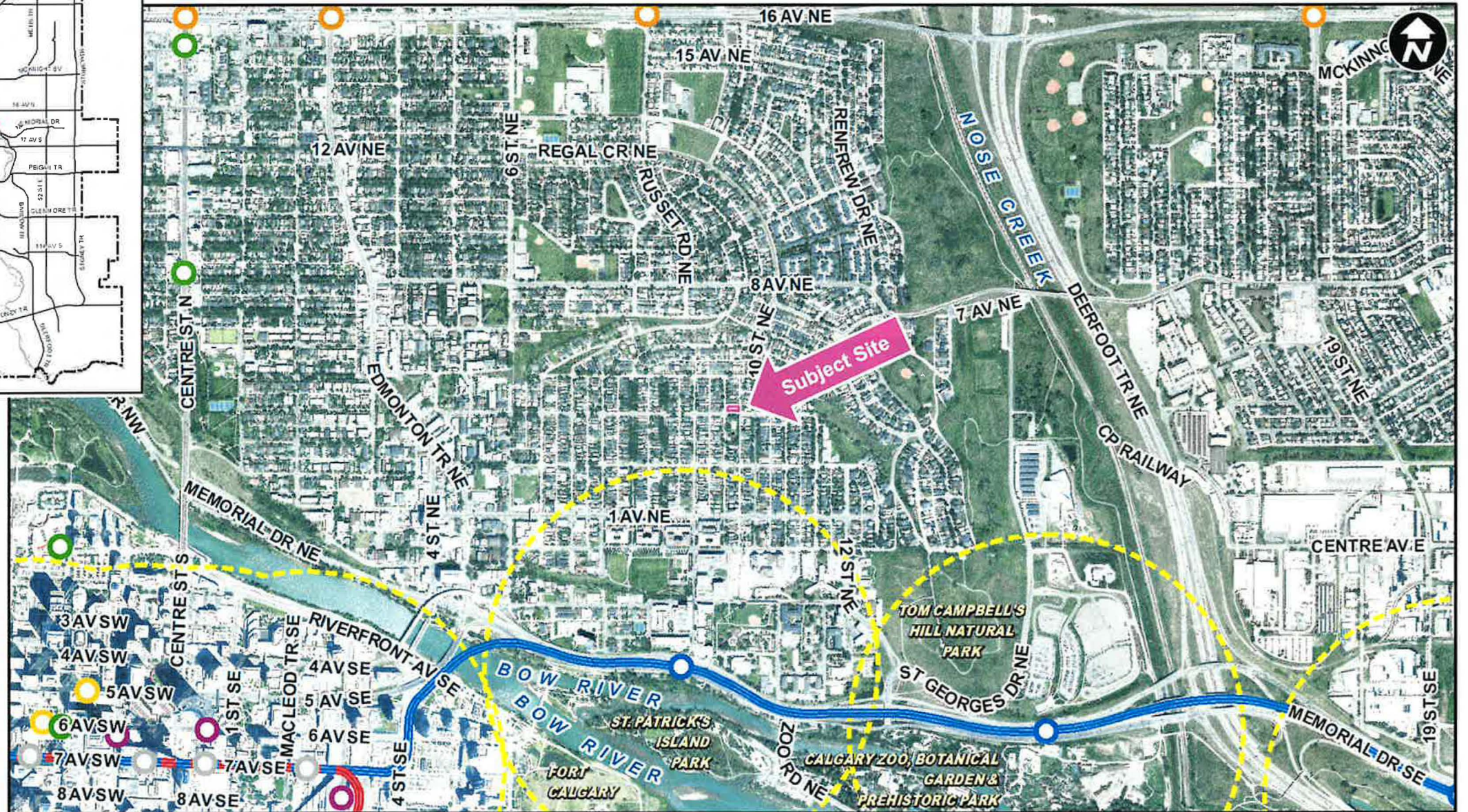
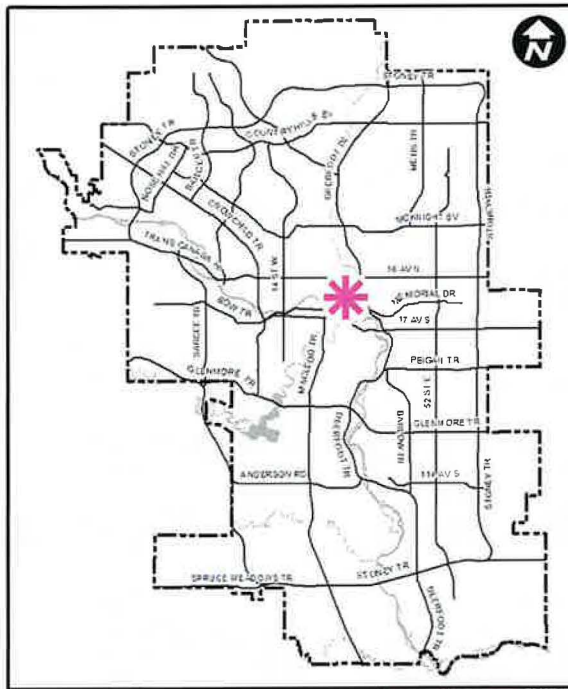
May 18, 2023



RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 502 – 9A Street NE (Plan 8150AN, Block 145, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO).



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



Parcel Size:

**0.04 ha
12.19m x
33.53m**



Looking NE from 4 AV / 9A ST NE



Looking NW from 4 AV

Existing Land Use

6

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 Housing – Grade-Oriented (H-GO) District:

- accommodates **grade-oriented development** in a range of housing forms
- form and scale that is **consistent with low density residential districts**
- maximum height of **12.0 metres**
- maximum Floor Area Ratio (FAR) of **1.5**

The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:

(a) In Part 2, Section 3 Residential, subsection Implementation, delete bullet 2 and replace it with the following:

“2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of lands located at 438 – 8 Street NE, 523 – 8 Street NE, 525 – 9 Street NE, and 502 – 9A Street NE which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses.”

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 502 – 9A Street NE (Plan 8150AN, Block 145, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO).

Supplementary Slides



±170 METRES

LEGEND (CALGARY MDP)

- Residential Developed Inner City
- Urban Main Street
- Neighbourhood Main Street
- Land Use Site Boundary

Bridgeland-Riverside ARP Figure 3 – Generalized Land Use 12

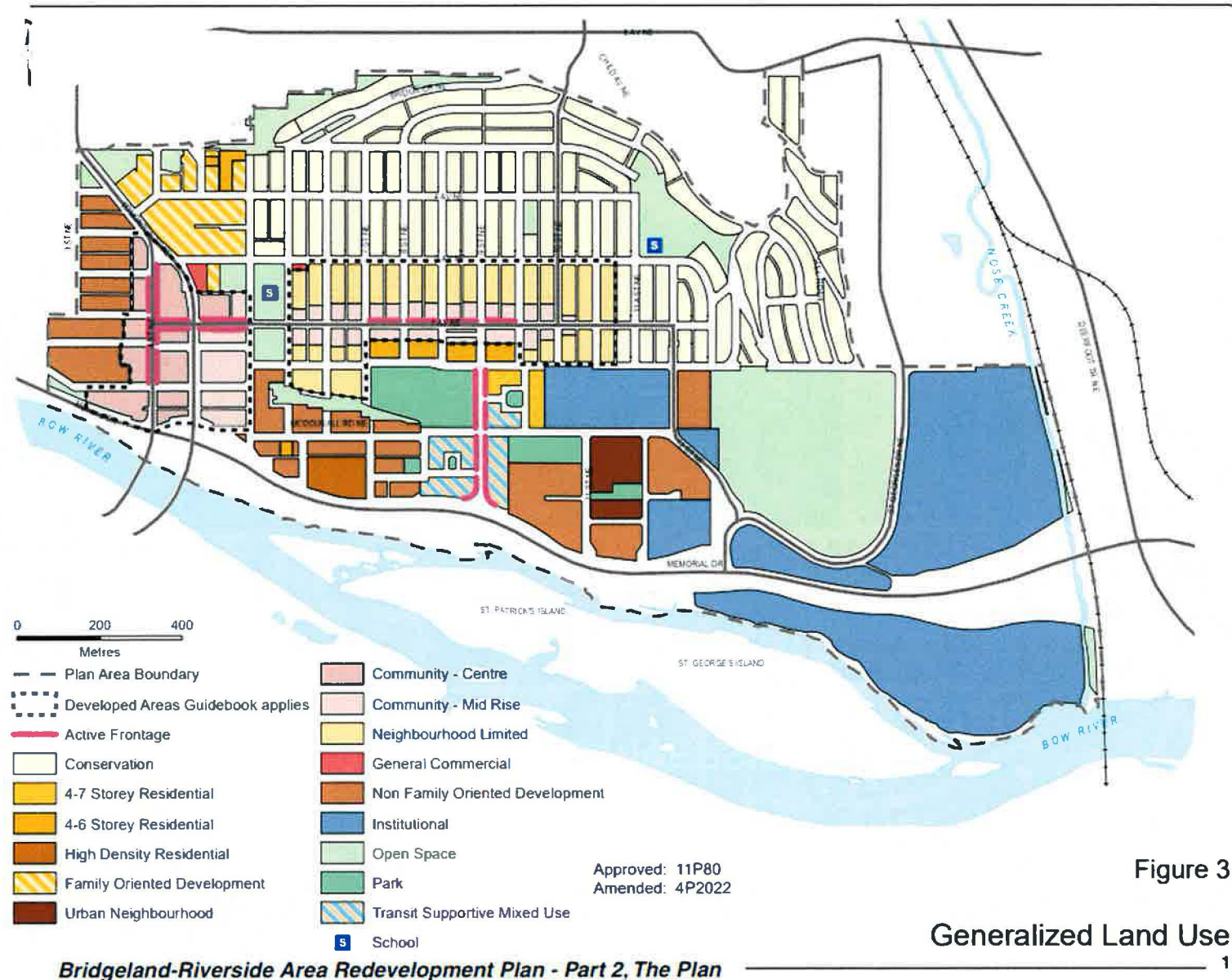


Figure 3

Generalized Land Use

11

