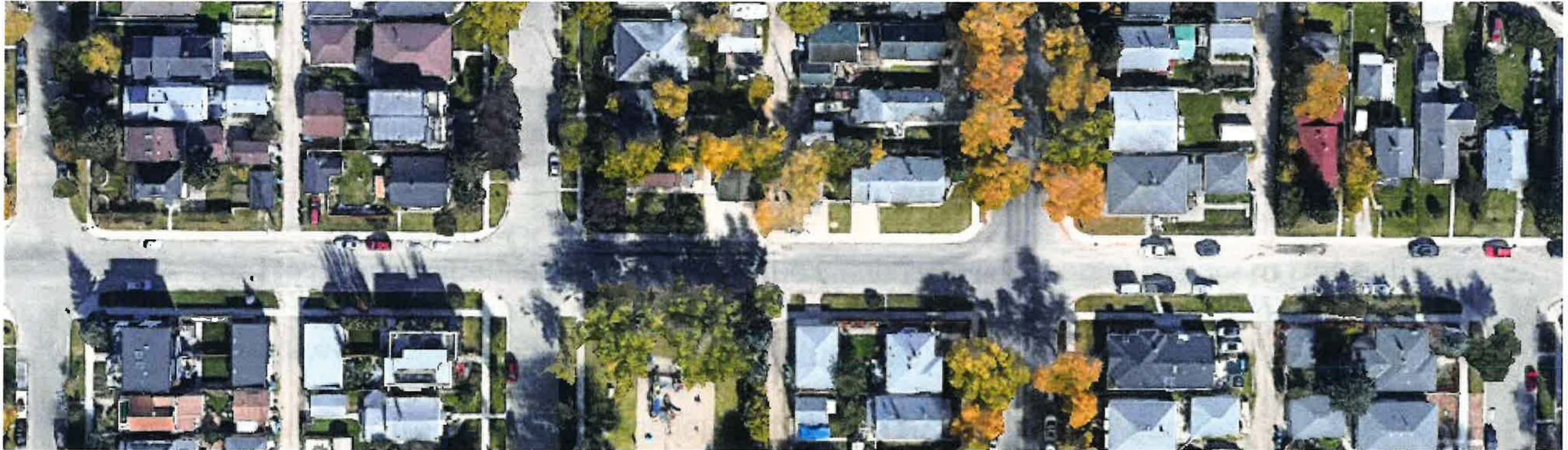




Public Hearing of Council

Agenda Item: 7.2.23



LOC2023-0055 / CPC2023-0574 Policy & Land Use Amendment

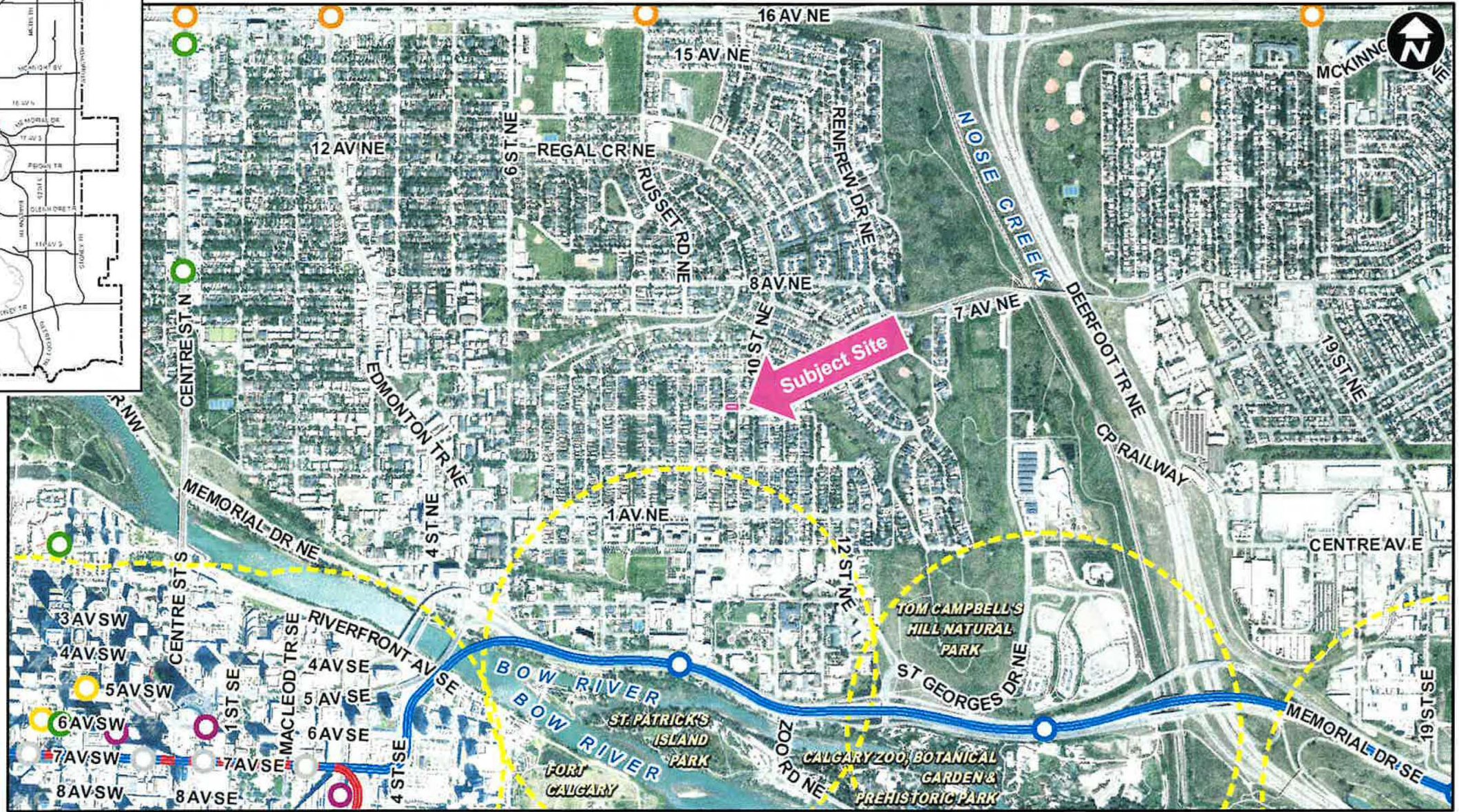
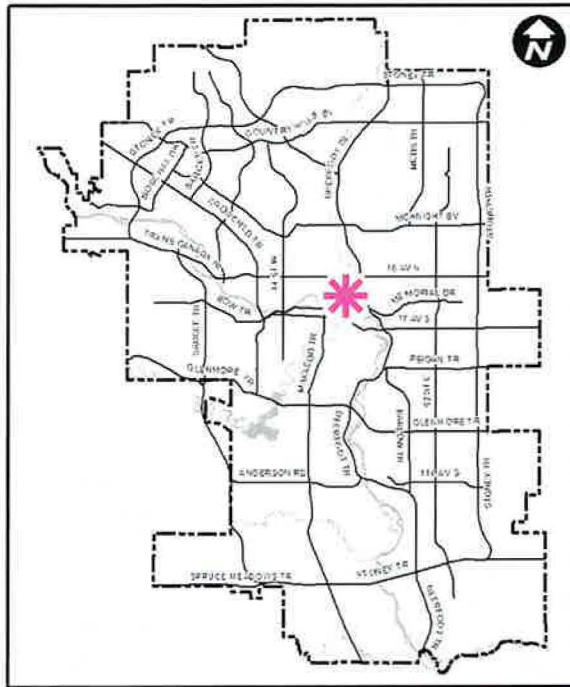
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.23 CPC2023-0574
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 36P2023** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 100D2023** 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

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.”

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 36P2023** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 100D2023** 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



Parcel Size:

0.04 ha
12.19m x
33.53m



Looking NE from 4 AV / 9A ST NE







Looking NW from 4 AV



±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

