

CITY OF CALGARY
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DISTRIB- PRESENTATION
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Application Context

Kensington – 201 10 STREET NW

A land use application to enable the development of a mixed-use building with commercial at-grade and residential above. A public plaza is proposed to satisfy density bonusing however, other elements are planned for the Development Permit and also include a mural and seating that can also serve as public art.

Proposed Land Use Redesignation

- DC based on MU-2
- FAR of 9.0 (with bonusing)
- Maximum height of 50 m
- Density Bonusing amount equivalent to previous approved applications (\$20.76 per m2 for FAR 2.8 to 5.0, \$99.25 per m2 for FAR 5.0 to 9.0)

Bonusing in Exchange for a Public Plaza

