



# LOC2023-0408

# Policy and Land Use Amendment

2024 March 07

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 07 2024**  
ITEM: #7.2.3 CP2024-0279  
*Disinfo presentation*  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

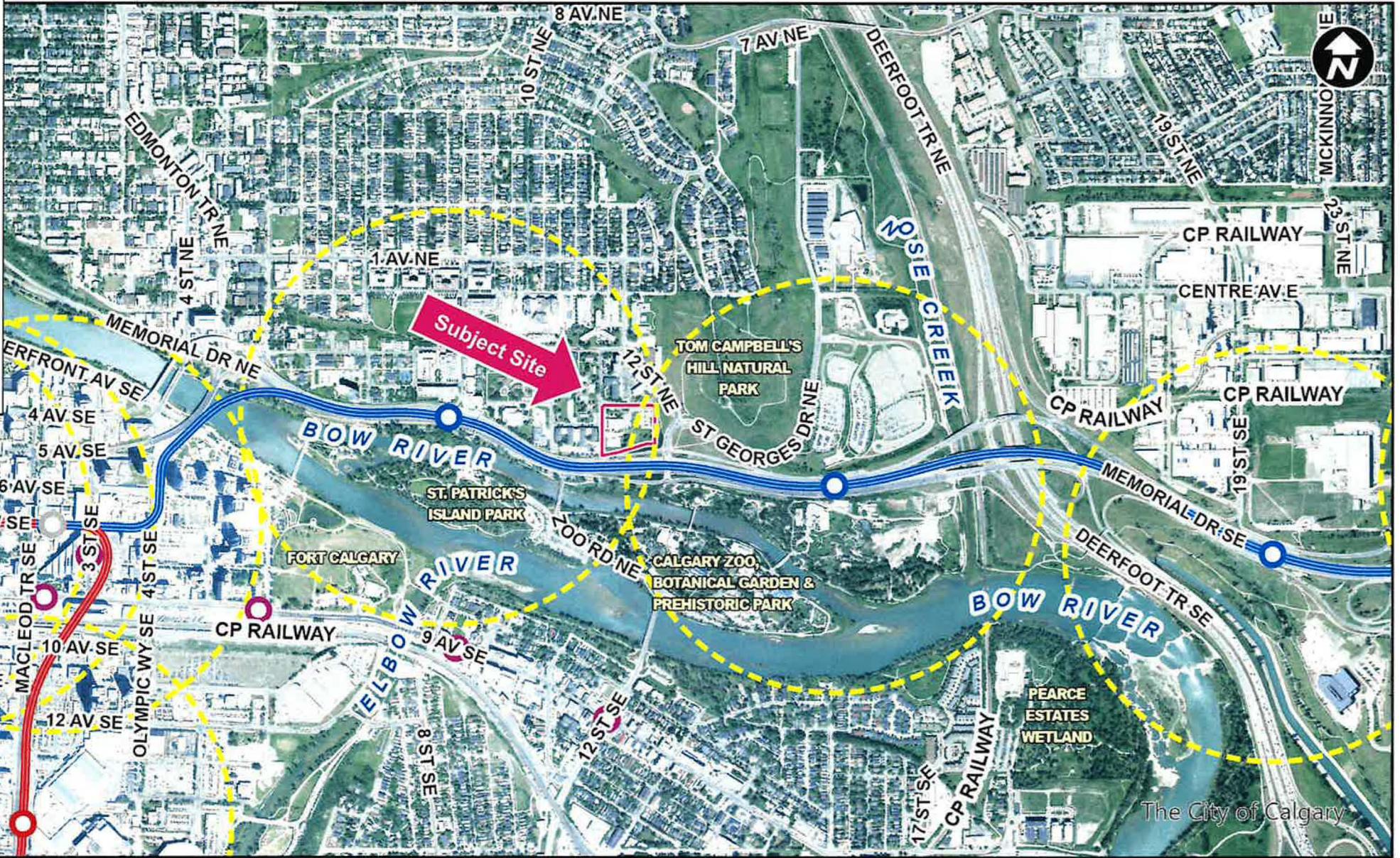
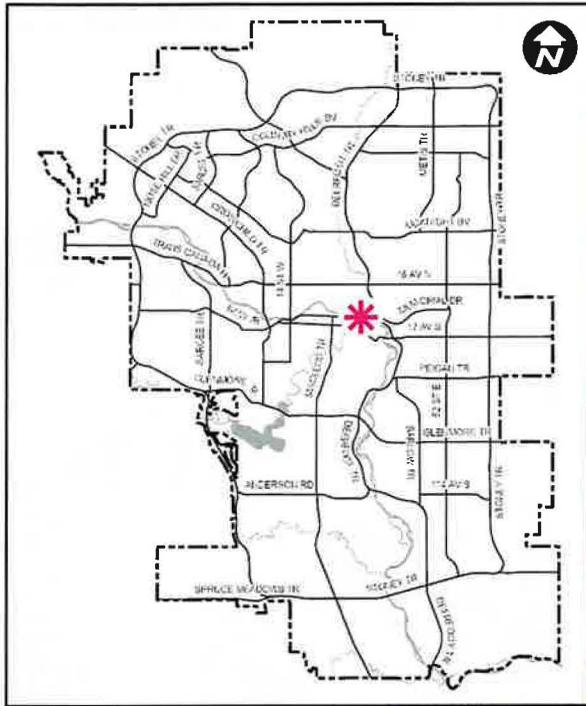


That Calgary Planning Commission:

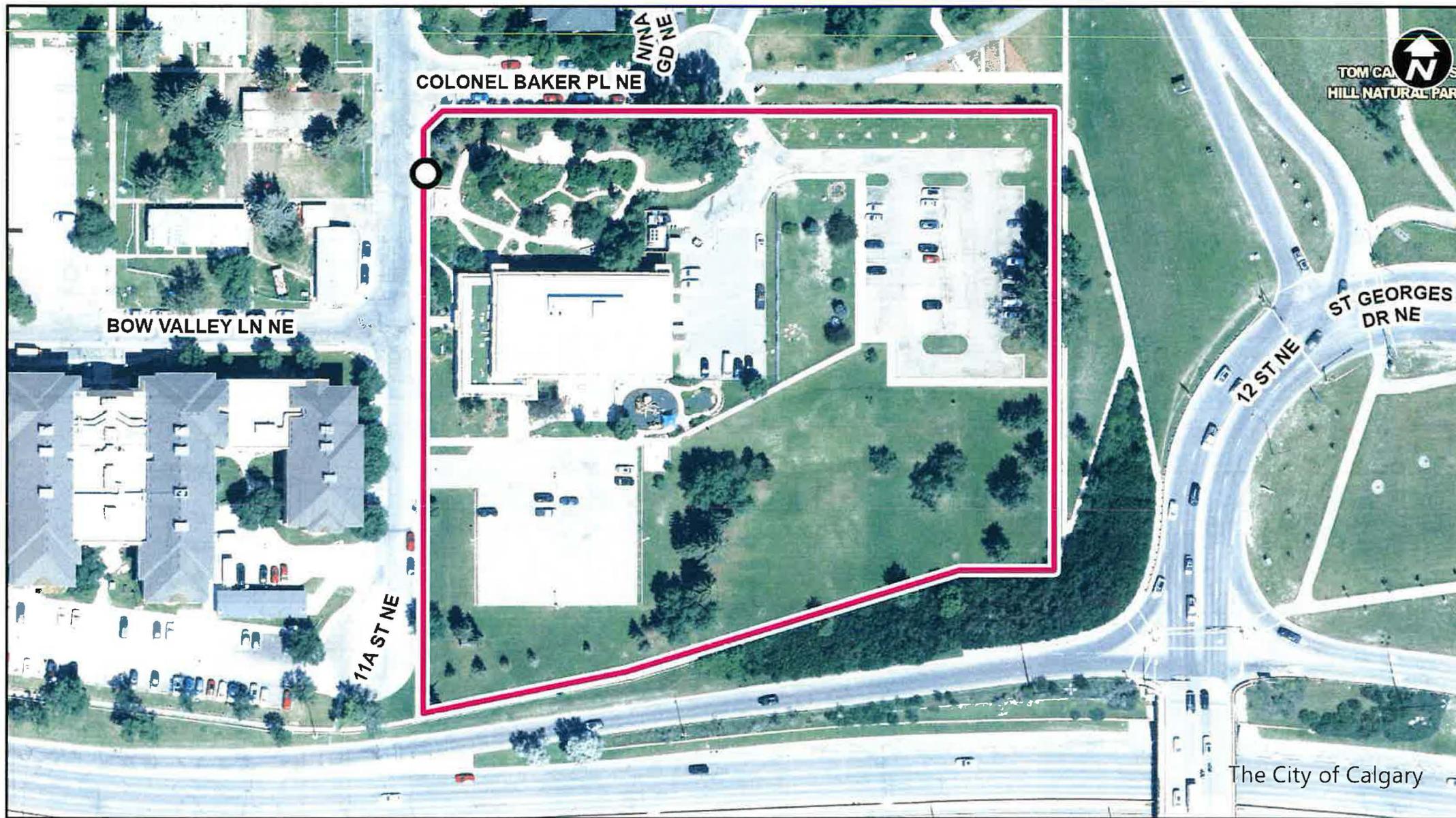
1. Forward this report (CPC2024-0279) to the 2024 April 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 1.93 hectares  $\pm$  (4.77 acres  $\pm$ ) located at 10 – 11A Street NE (Plan 766JK, Lot 2) from Special Purpose – Community Institution (S-CI) District **to** Mixed Use – General (MU1f4.5h40) District, Mixed Use – General (MU-1f4.5h55) District, Mixed Use – General (MU-1f4.5h86) District, and Special Purpose – Community Service (S-CS) District.



- 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



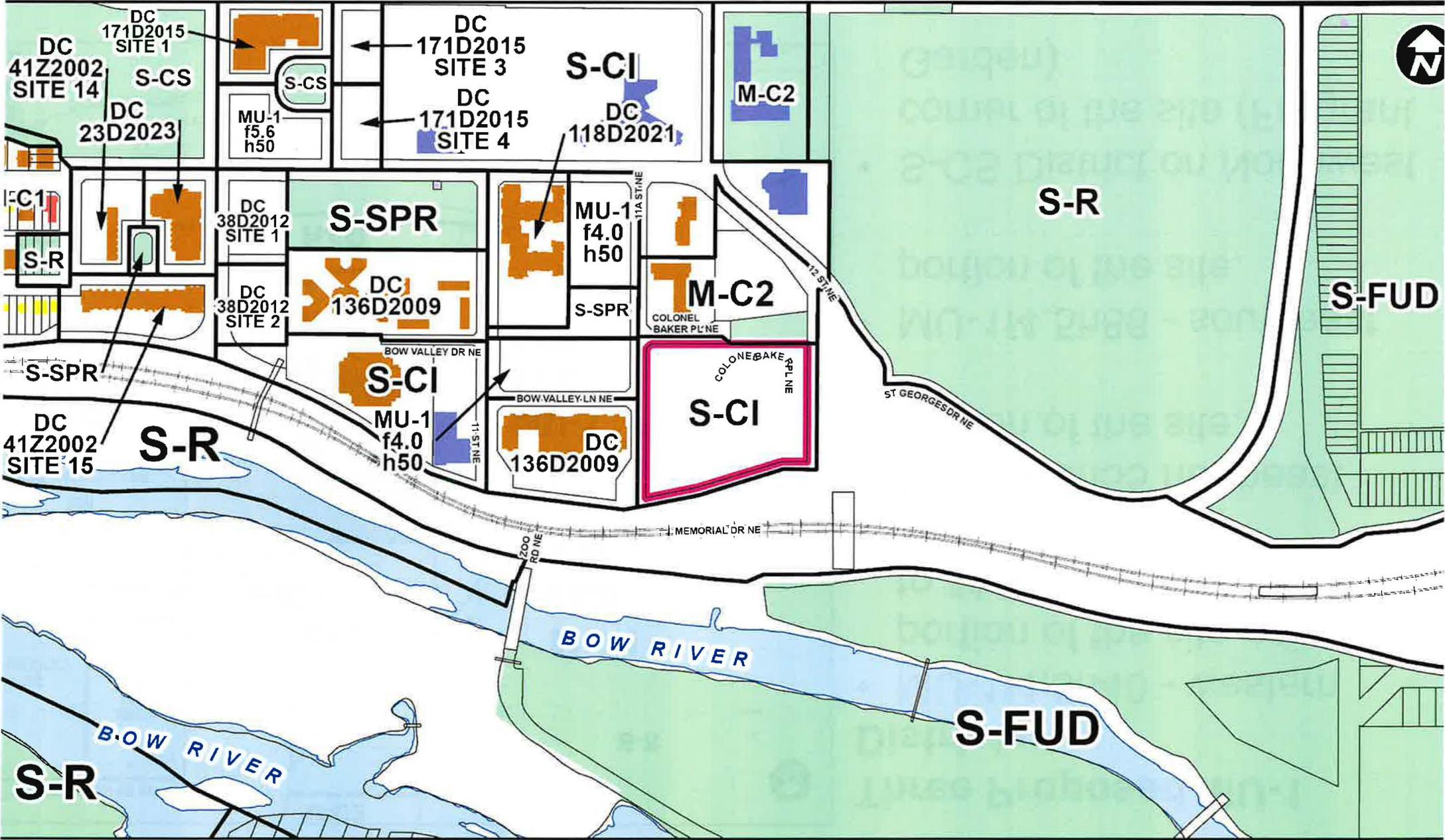
Parcel Size:  
1.93 ha

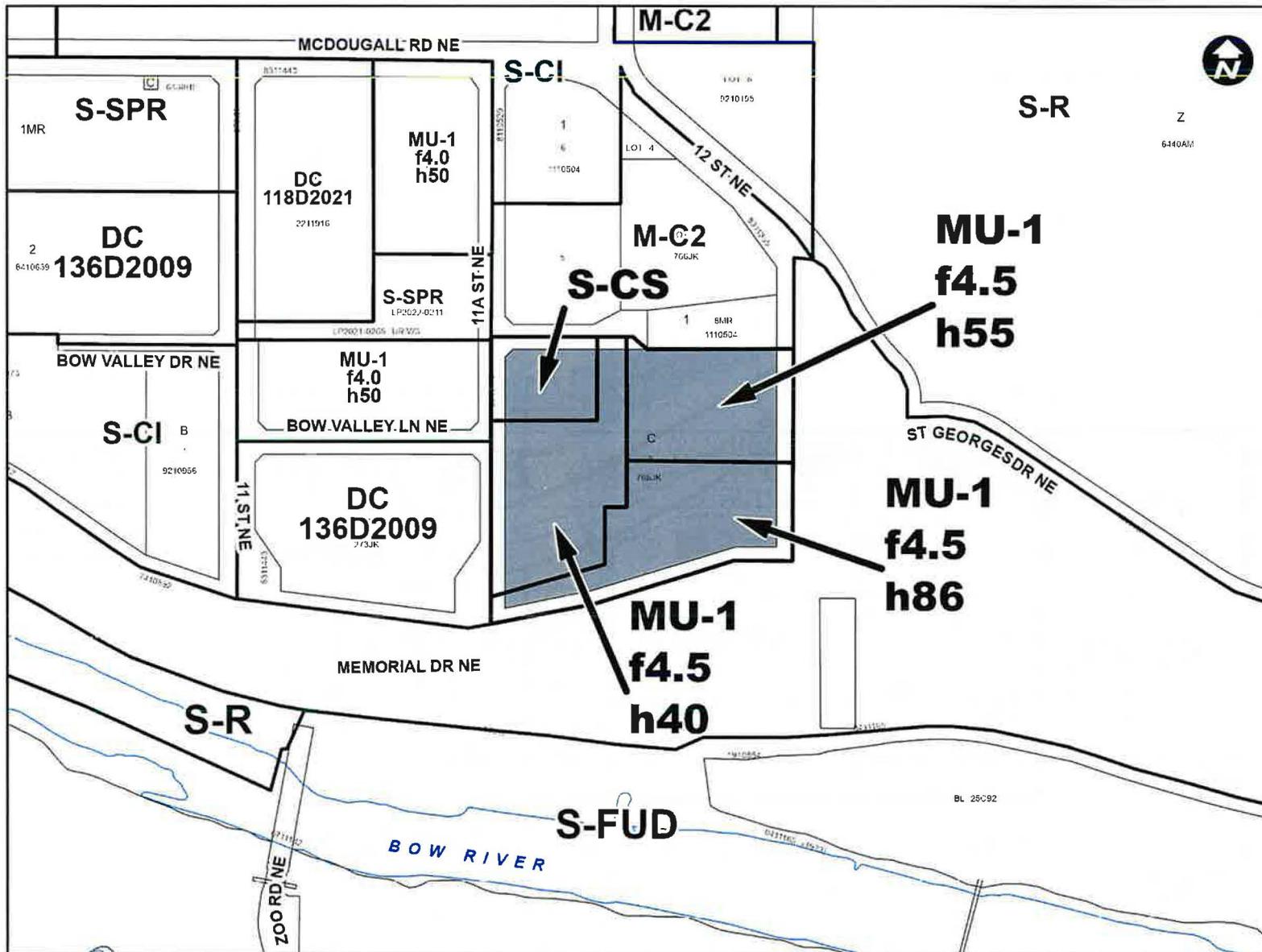


# Site Photo – View Looking West



- 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



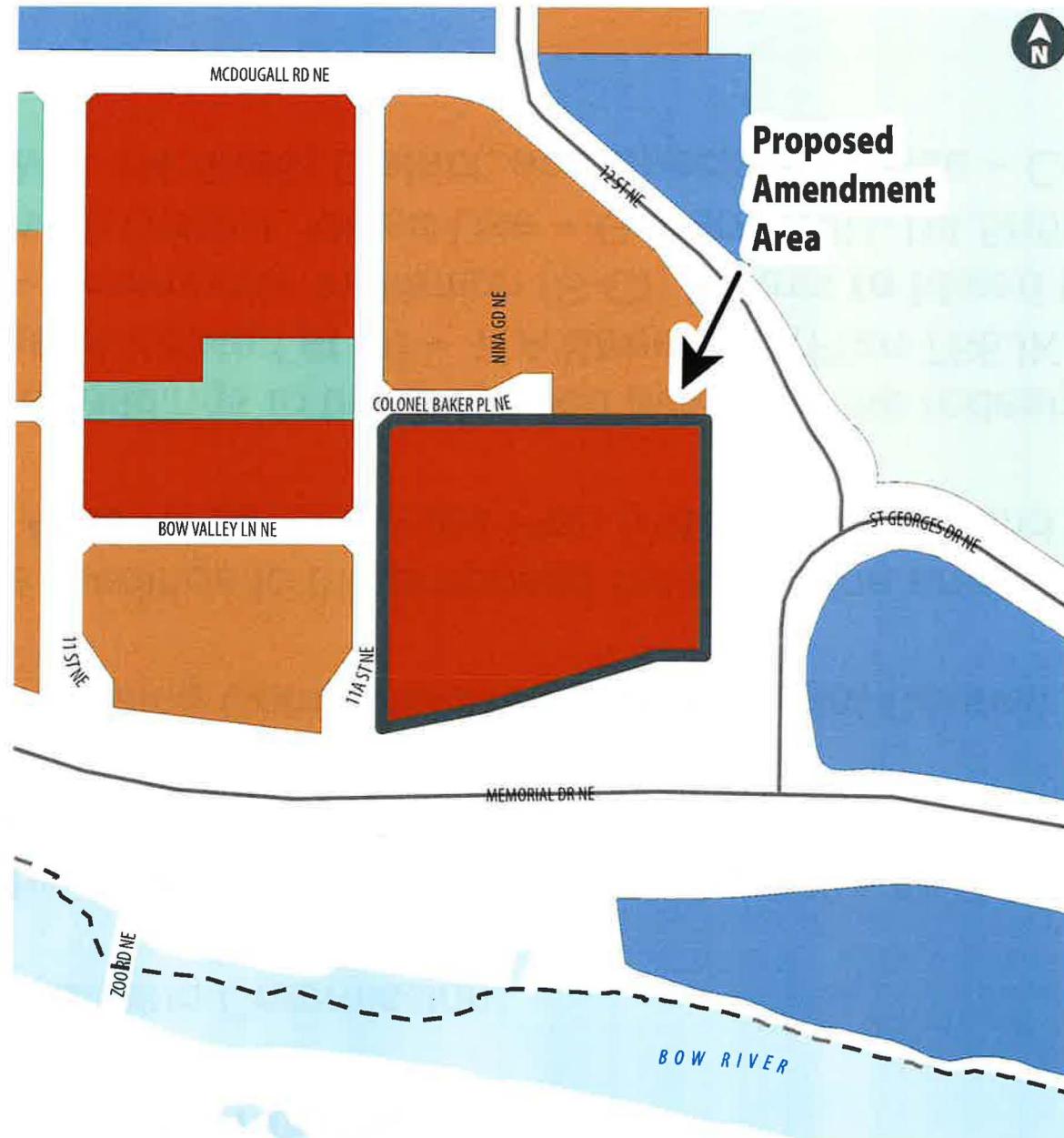


Three Proposed MU-1 Districts:

- MU-1f4.5h40 - western portion of the site adjacent to 11A Street NE.
- MU-1f4.5h55 northeast portion of the site.
- MU-1f4.5h86 - southeast portion of the site.
- S-CS District on Northwest corner of the site (Fragrant Garden)

# Policy Amendments

Figure 3  
Generalized Land Use



## Proposed Amendments (Attachment 2):

- Map Amendment to classify the site as Urban Neighbourhood
- Site, Landscaping, and Building design clauses added for the site.

## RECOMMENDATIONS:

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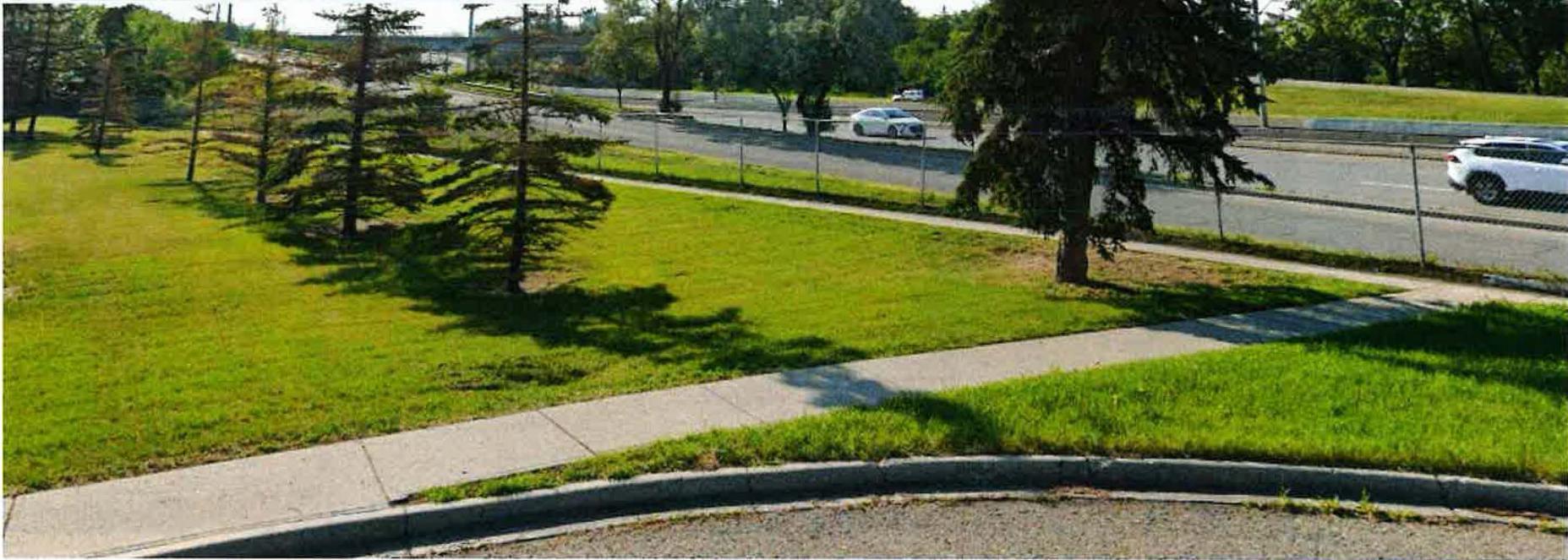
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## Supplementary Slides



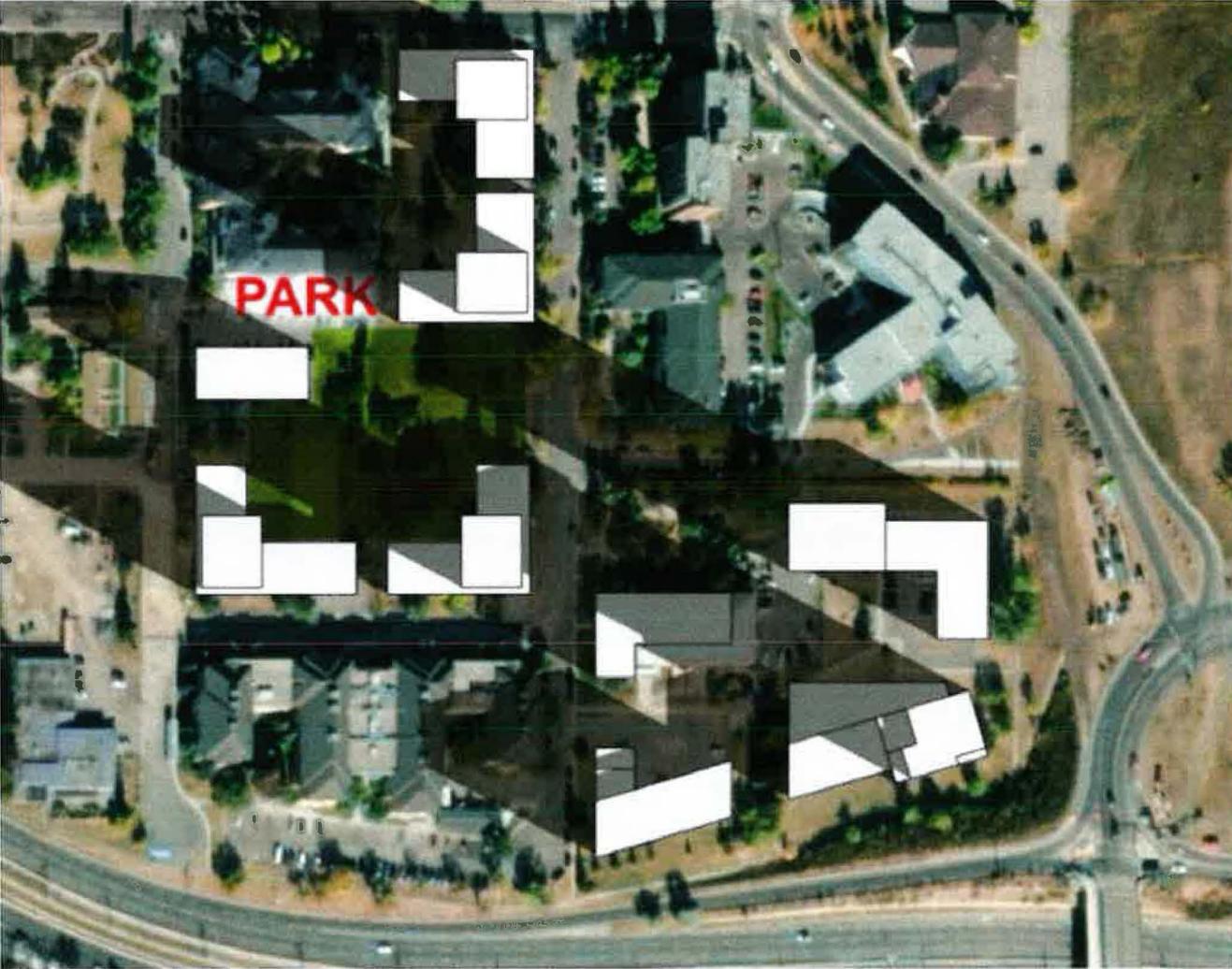


Site Photo – South Side of Property 14



# Shadow Analysis - Tom Campbell's Hill March 21 15





8:00am March 21



8:40am March 21

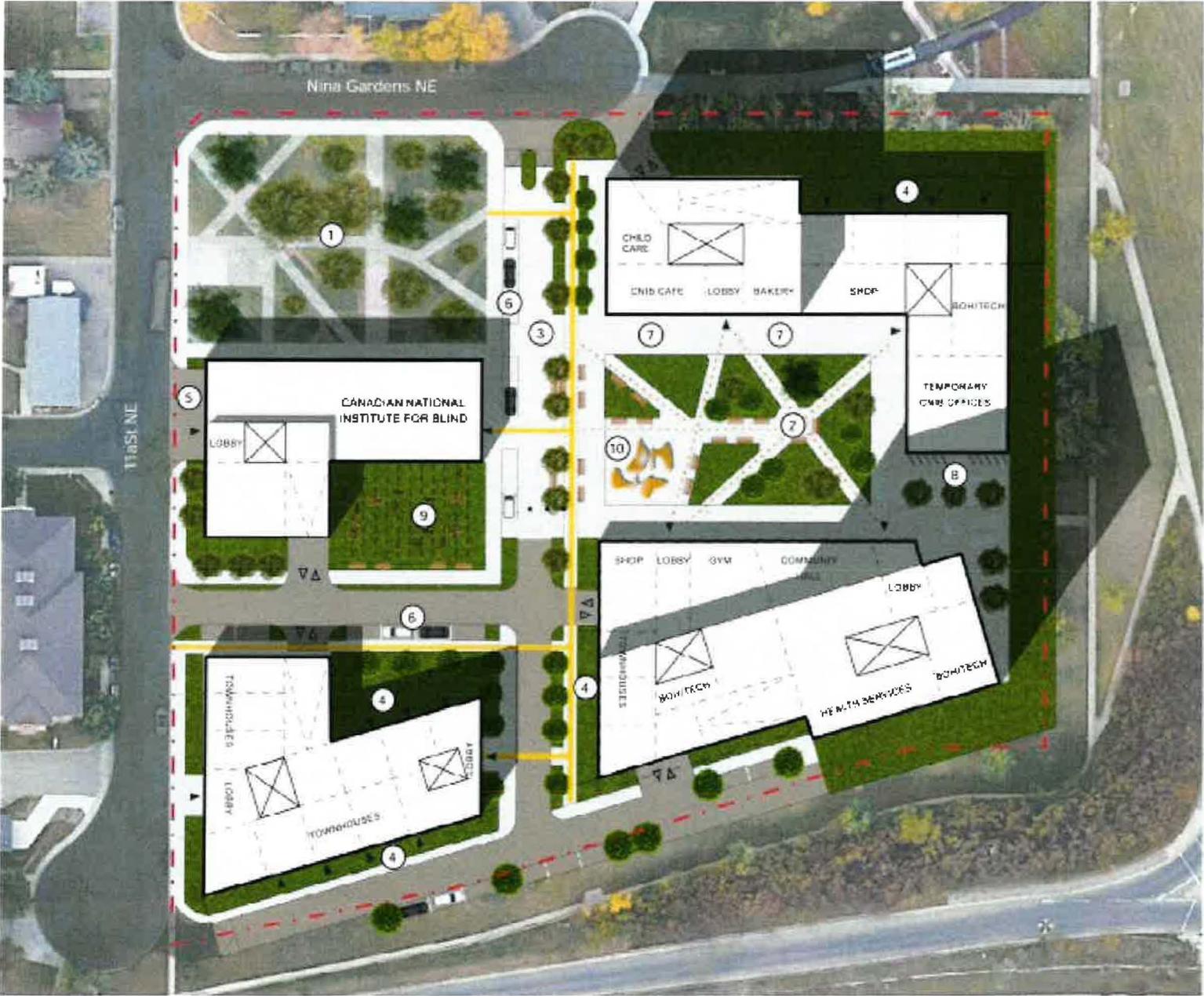
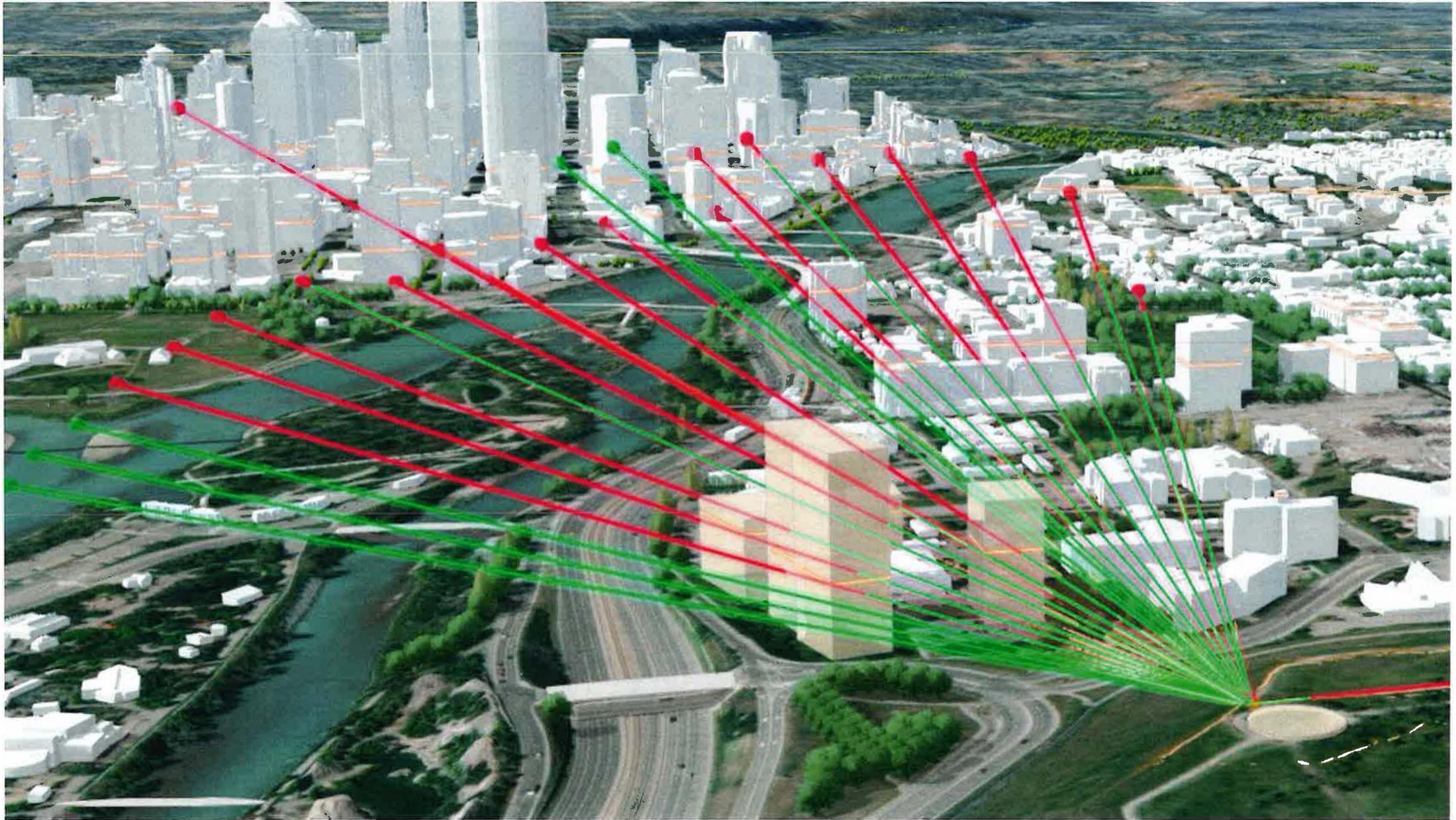
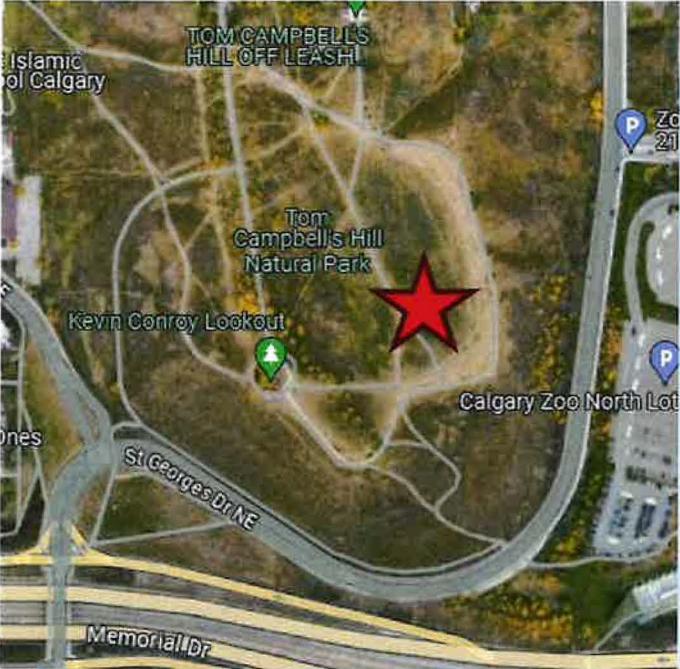


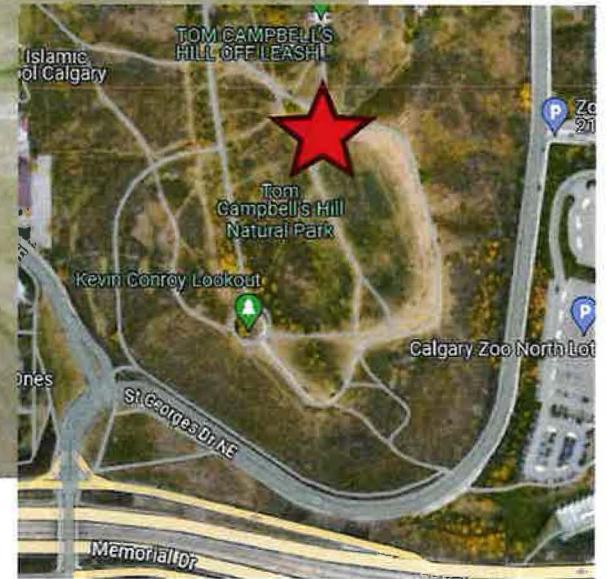
Figure 1: Potential Improvements Associated with CNIB Redevelopment



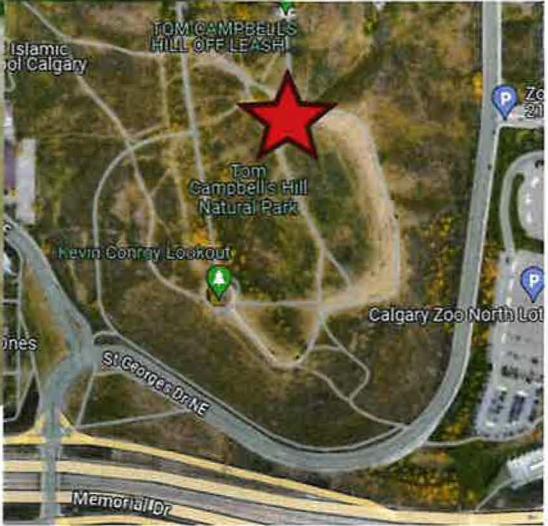


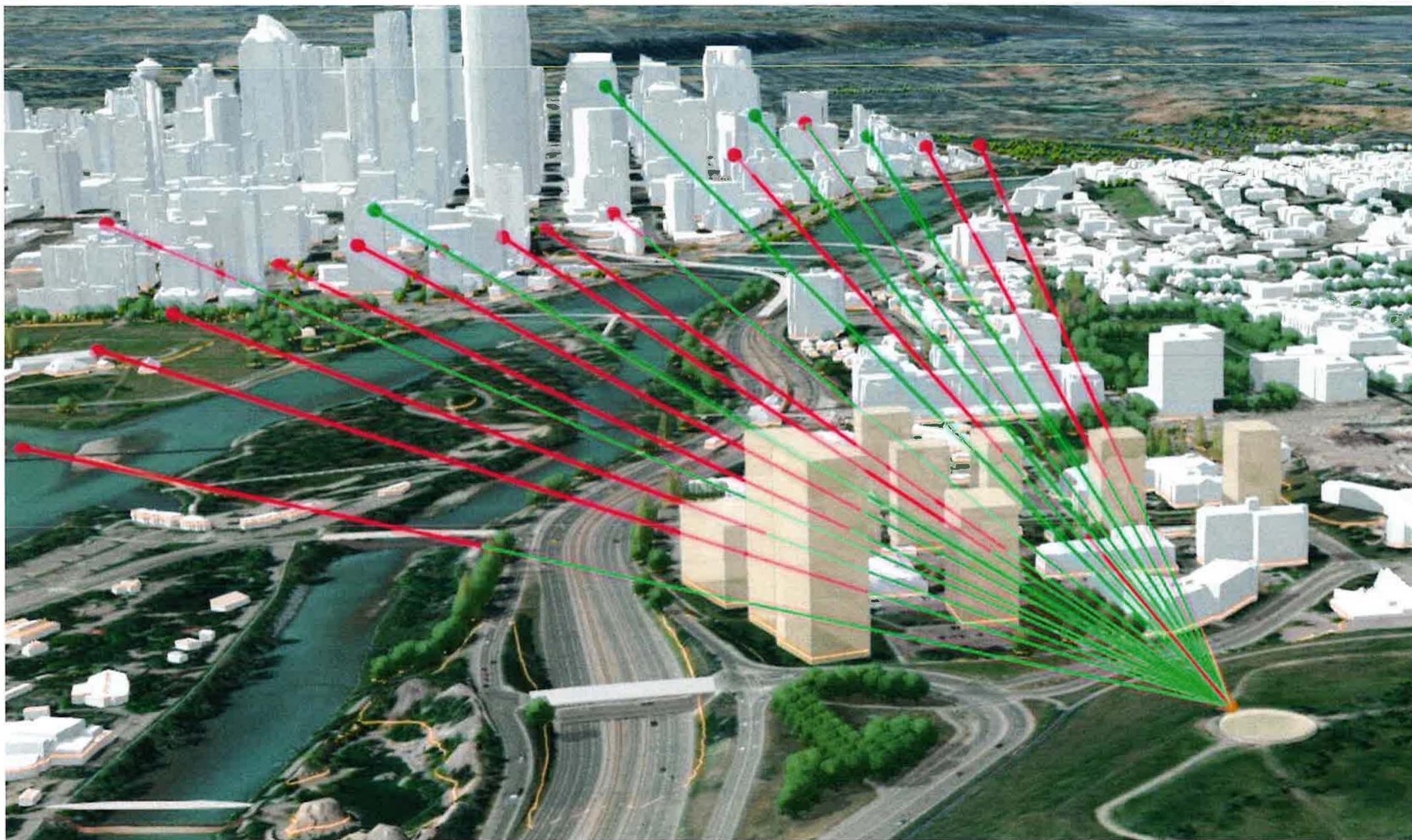






# Building and View Analysis – East Riverside







# Development Impact Shadow Studies 21<sup>st</sup> March



# Development Impact Shadow Studies 21<sup>st</sup> June



# Development Impact Shadow Studies 21<sup>st</sup> September



