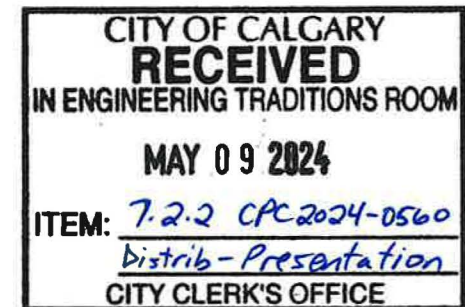




LOC2023-0198 / CPC2024-0560 Land Use Amendment

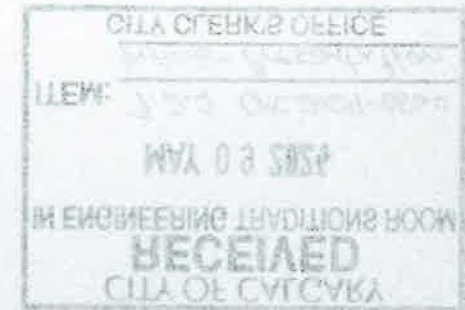
May 9, 2024

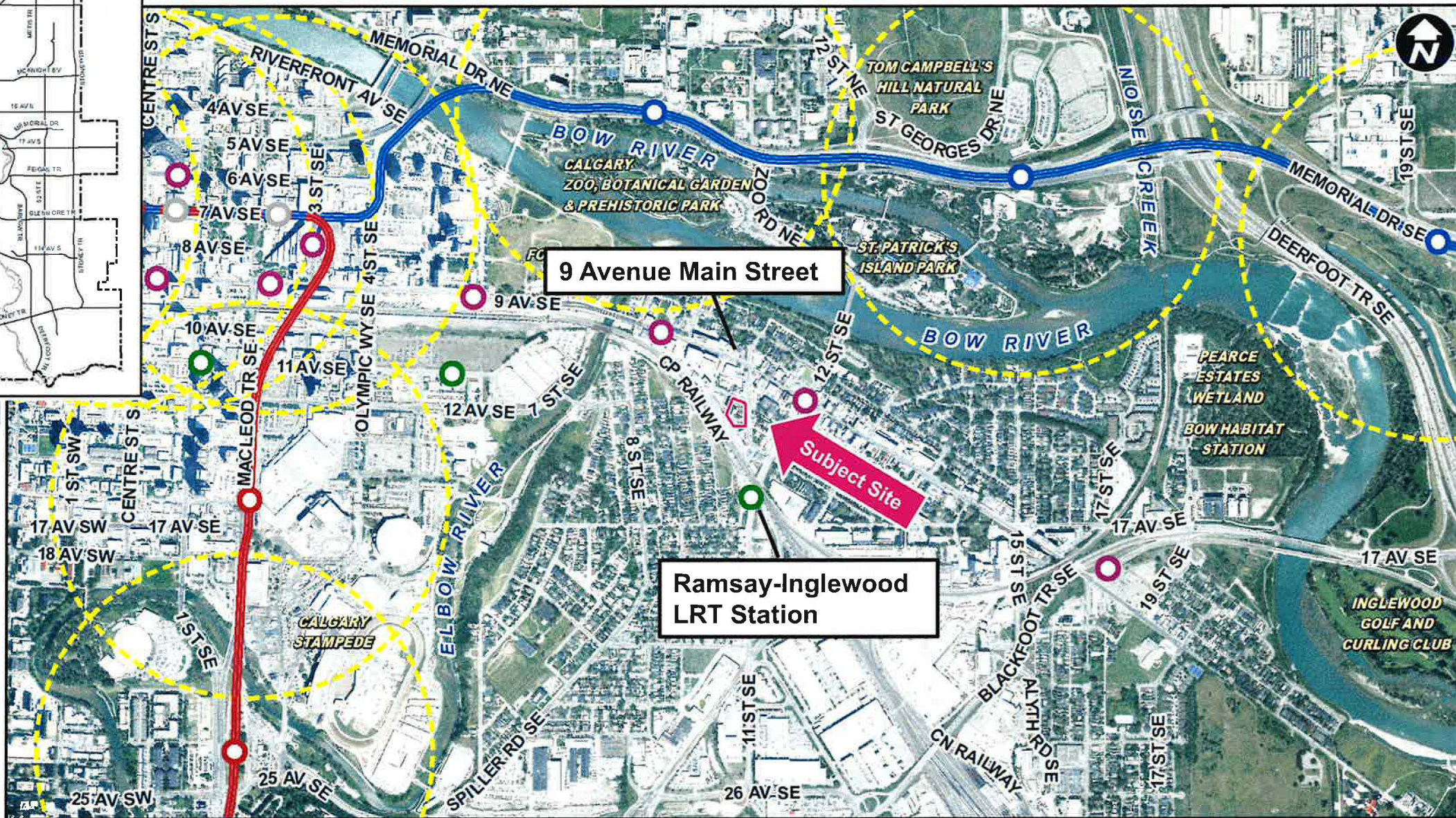
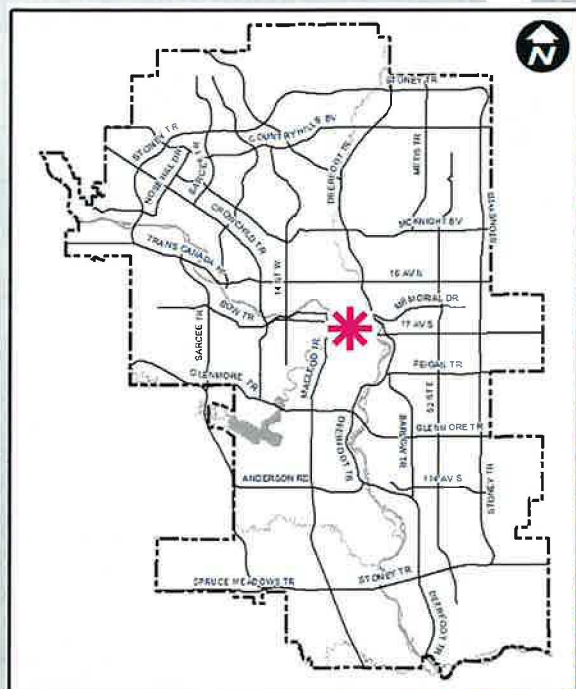


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

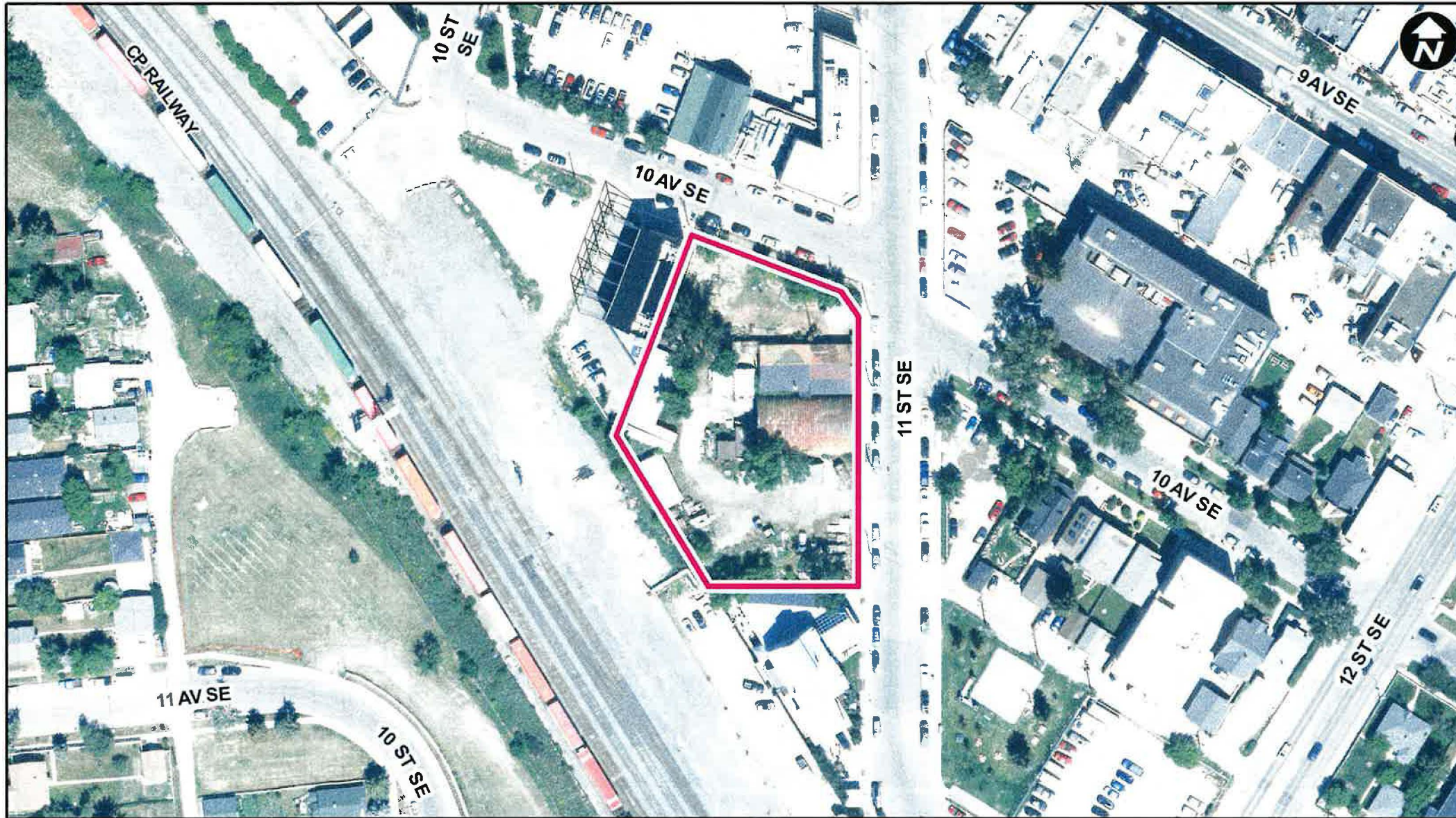
Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 1003, 1005, 1007, 1009 & 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) District.





LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

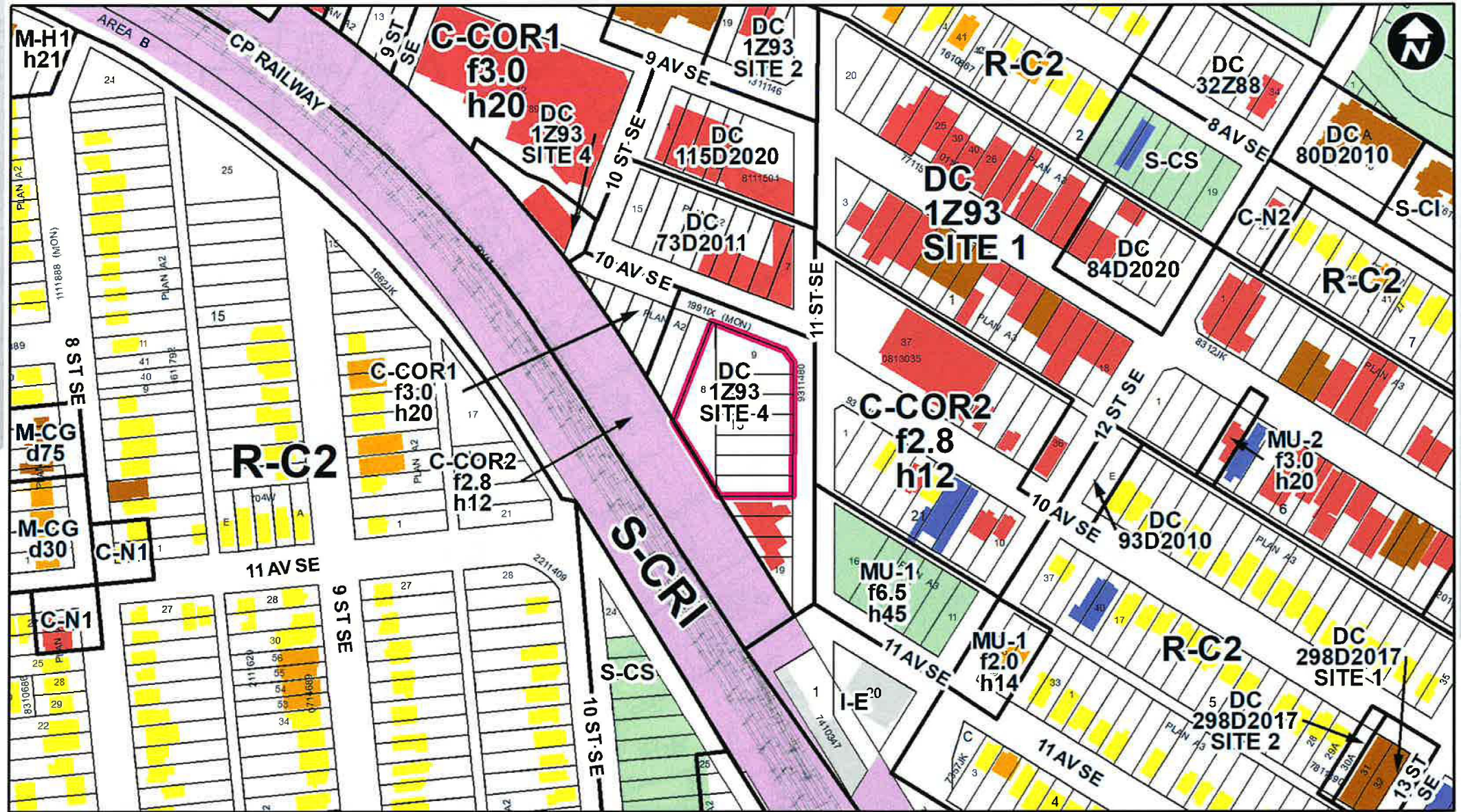
0.39 ha
77m x 58m

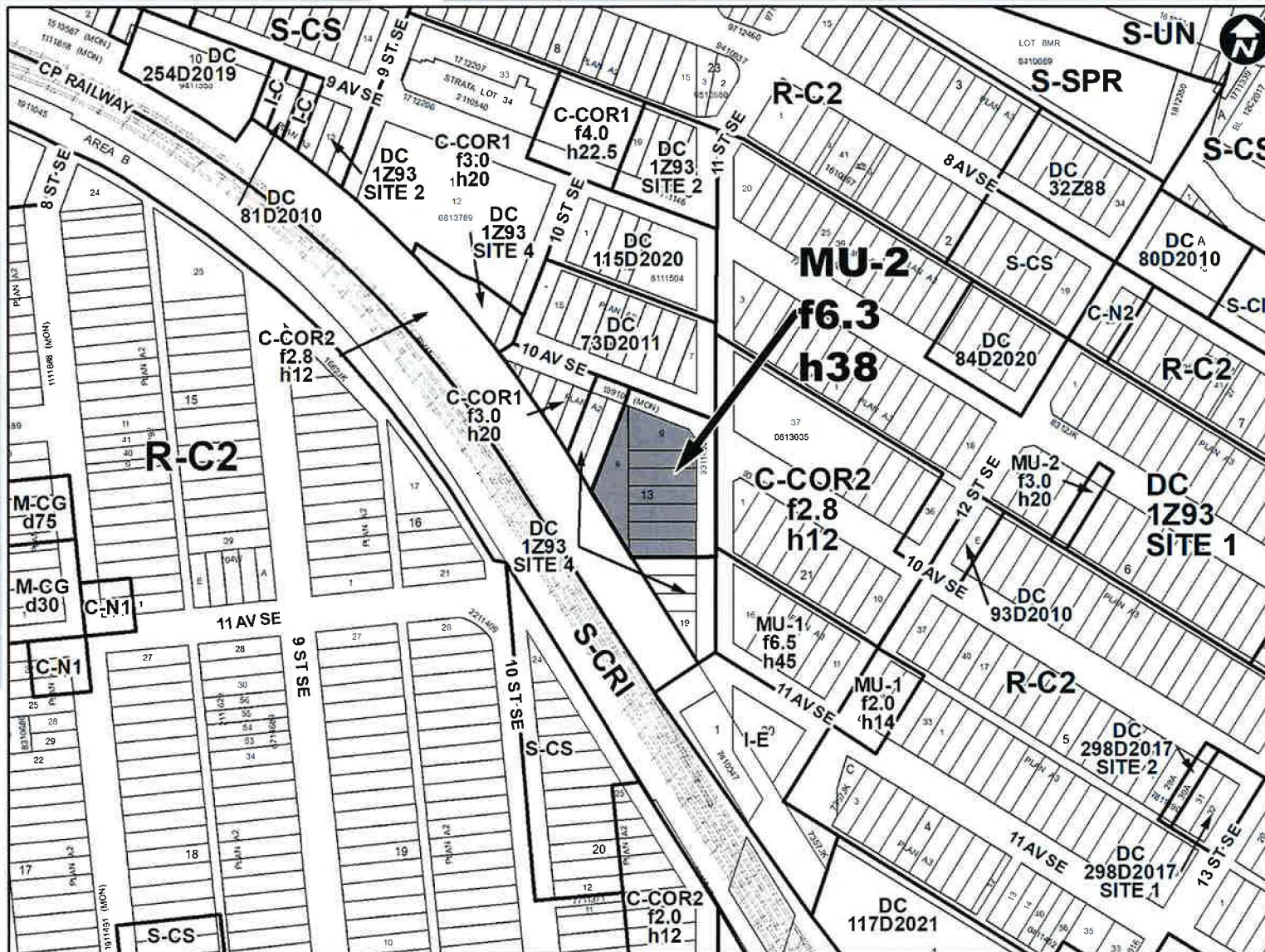




LEGEND

- 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 Mixed Use – Active Frontage (MU-2f6.3h38) District:

- Street-oriented mixed-use development with commercial uses requires at grade
- Maximum floor area ratio of 6.3
- Maximum building height of 38 metres (approximately 11 storeys)

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

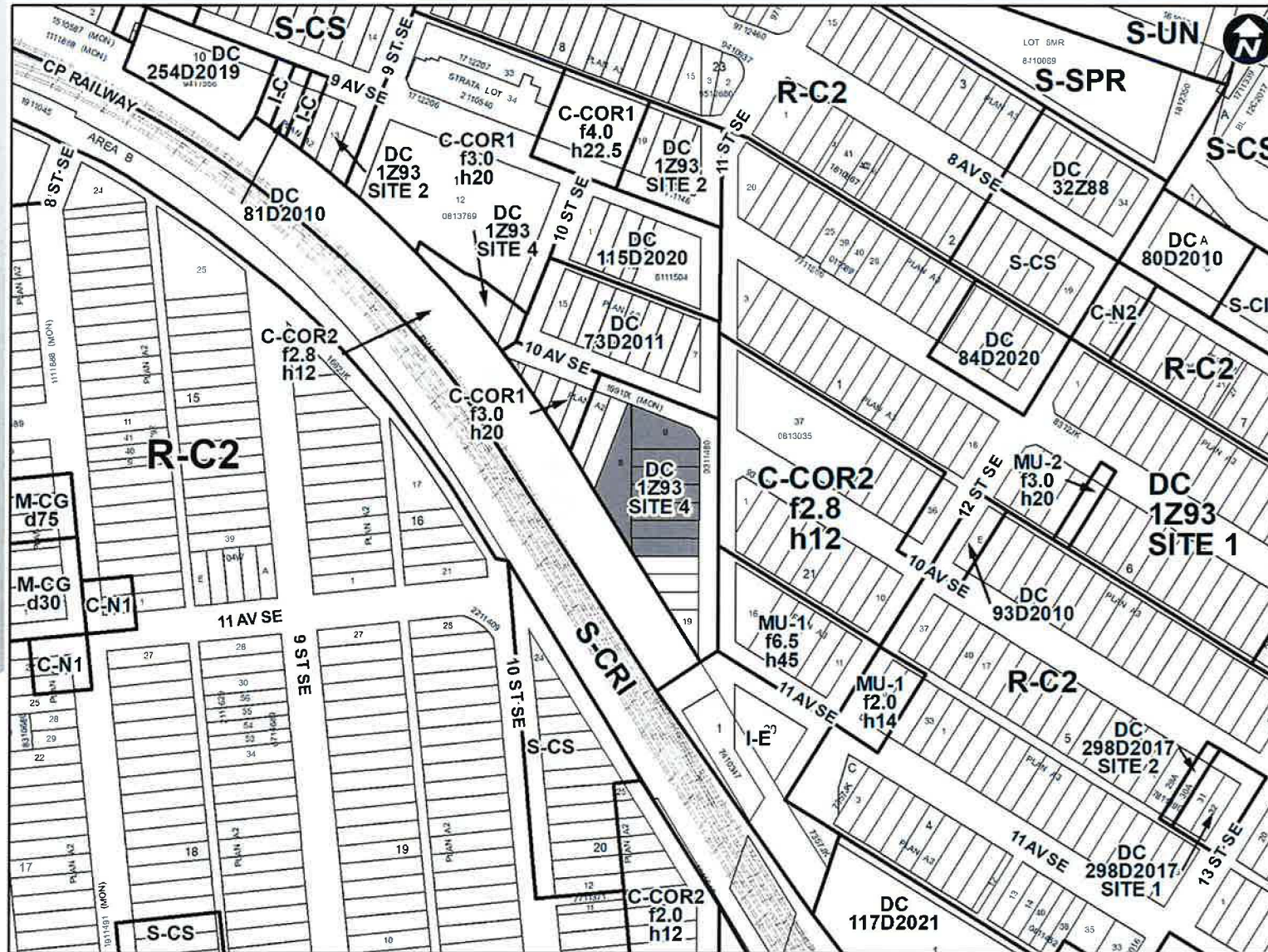
Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 1003, 1005, 1007, 1009 & 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) District.

Supplementary Slides

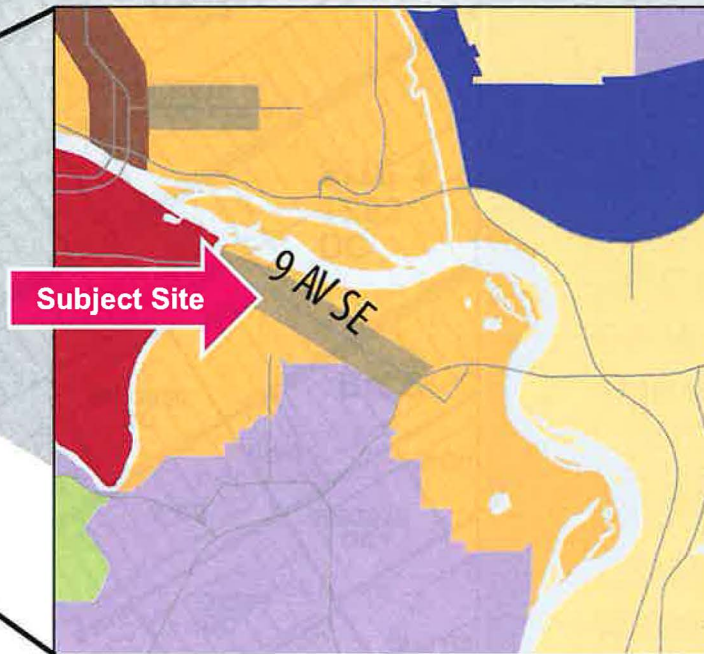
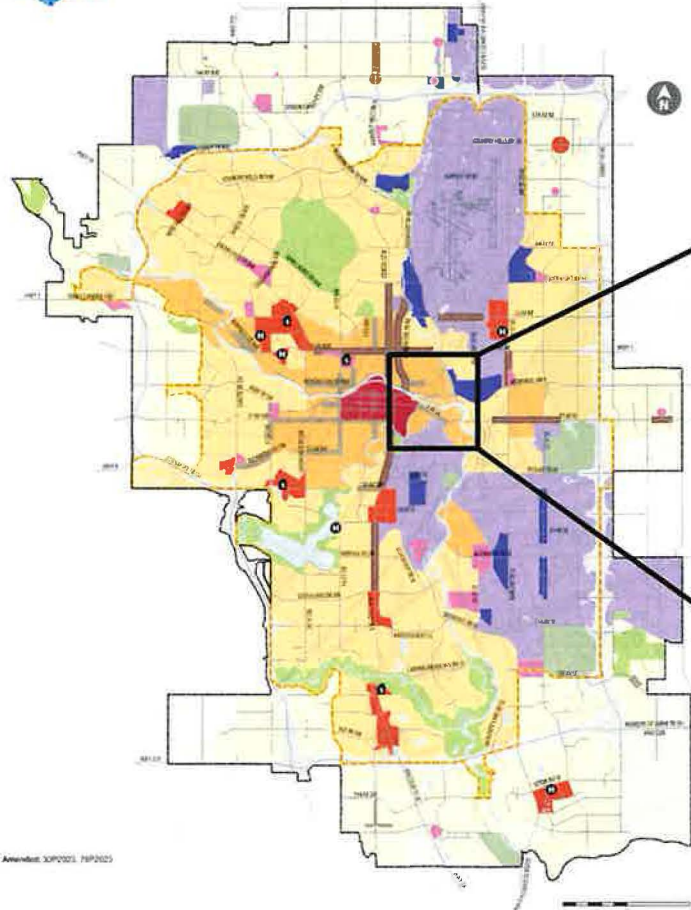
Existing Land Use Map 11



Existing Direct Control District:

- Based on the C-2(20) General Commercial District of Land Use Bylaw 2P80
- Allows a wide variety of commercial uses including dwelling units
- Maximum gross floor area of 2 times the site area
- Maximum building height of 20 metres (approximately 6 storey)



1 Urban Structure



Main Streets	
	Urban Main Street
	Neighbourhood Main Street

Ramsay-Inglewood Public Realm Improvements 13

