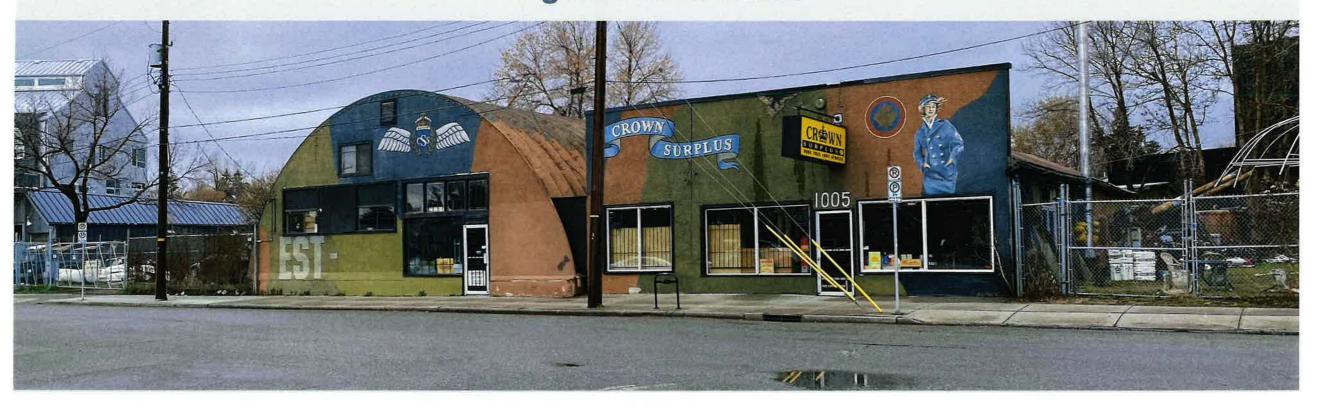
Calgary Planning Commission Agenda Item: 7.2.2



LOC2023-0198 / CPC2024-0560 Land Use Amendment

May 9, 2024



9

Calgary

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.96 acres ±) 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.



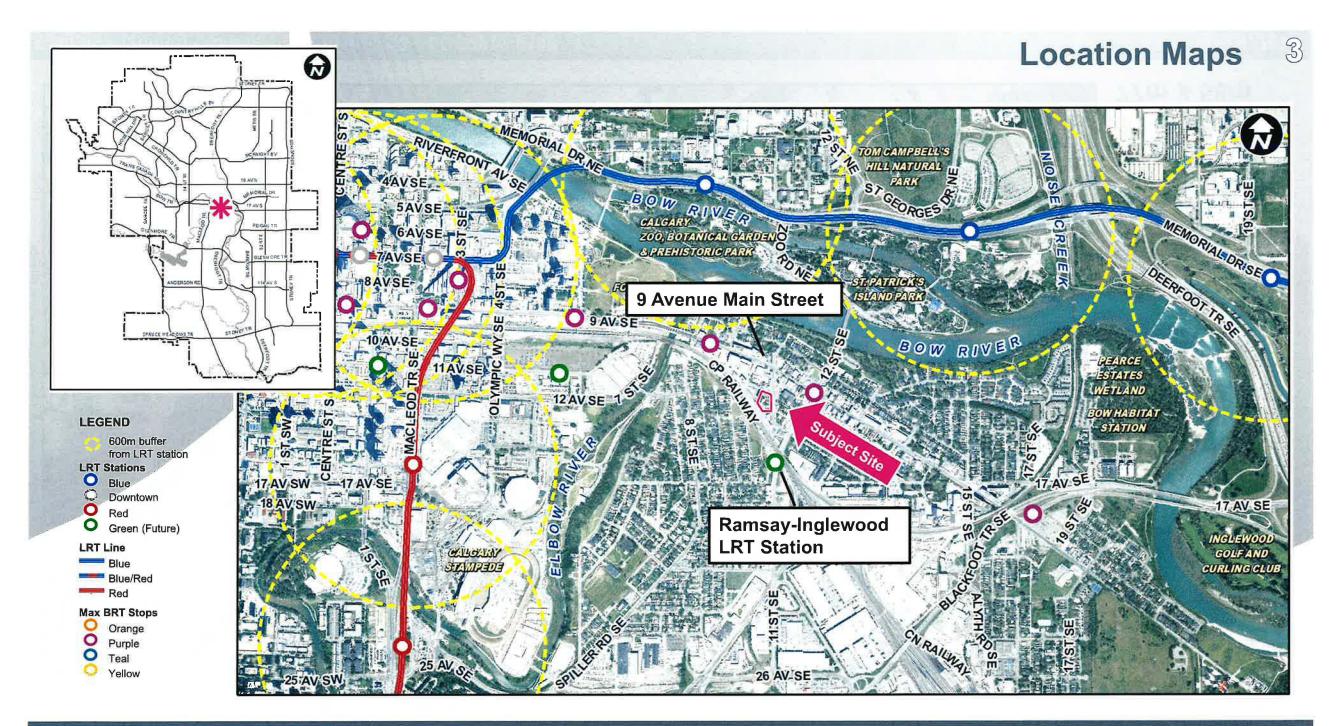
CHTY CLERK'S DEFICE

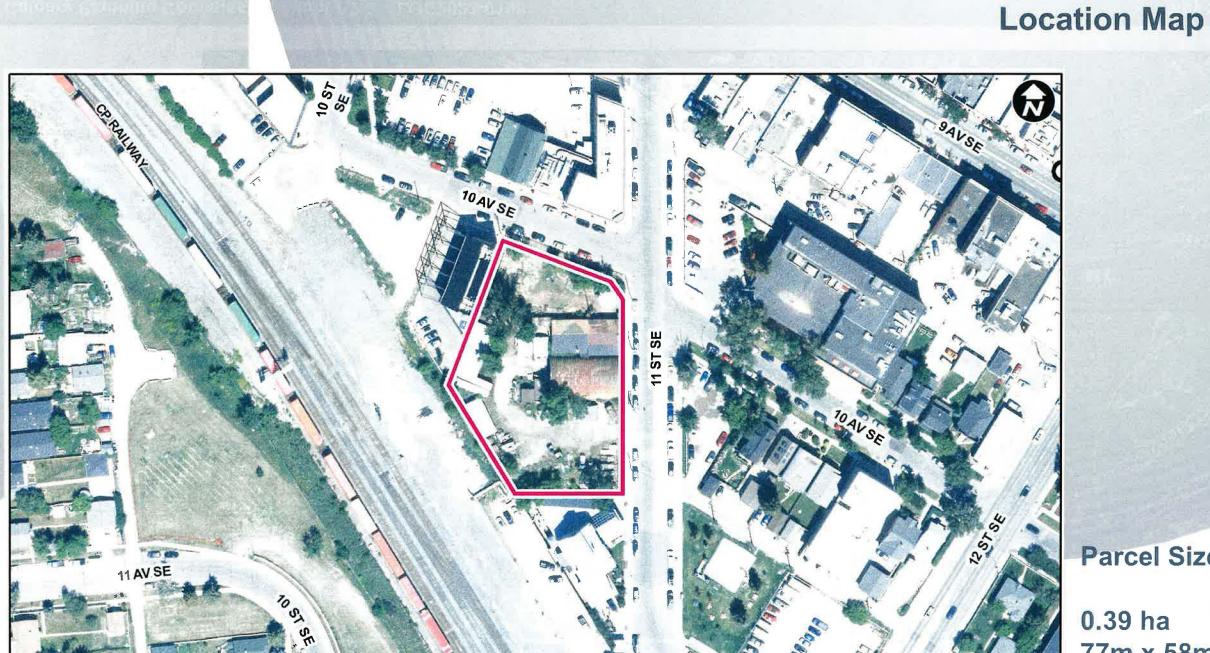
MAYY 0 9 2026

IN ENGINEERING TRADITIONS ROOM

CITY OF CALGARY

LERK A BARA CALENDER





Parcel Size:

0.39 ha 77m x 58m

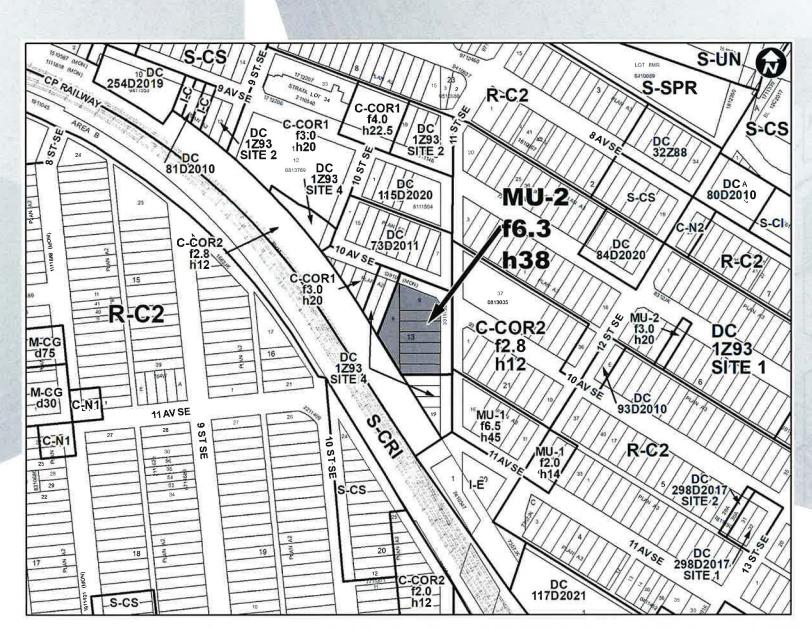
Calgary Planning Commission - Item 7.2.2 – LOC2023-0198

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77 **Surrounding Land Use** AREA C-COR1 f3.0 DC 1Z93 CP RAILWAY ~ 00 M-H1 N "9AVSE **** R-C2 /DC/ 32Z88 h21 SITE 2 20 h20 DC 1Z93 SITE 4 "BAUSEI ST.SE DCA DC 80D2010 115D2020 S-CS 25 DC 20 NA 1Z93 S-Cla ā. C-N2 / ,DC / /73D201 (NOM) SITE DC TO AV SET 2 ST-SE-84D2020 R-C2 LEGEND 1111888 NA Single detached dwelling 19910x Semi-detached / duplex 15 detached dwelling 8 11 Rowhouse / multi-residential S 41 16035 C-COR DC STSE 10 40 Commercial S 1Z93 -f3:0 C-COR2 Heavy Industrial SITE-4 -h20 Light Industrial M-CG 2 f2.8 MU-2 -Parks and Openspace R-C2 d75 3 C-COR2 f3.0 h12 Public Service f2.8 h20 d Service Station h12-21 10 AV SE 93D2010 Vacant -M-CG S Transportation, Communication, -,d30 CP and Utility C-N1 11 AV SE "MU-1 Rivers, Lakes Land Use Site Boundary 27 f6.5 G 28 S 27 h45 C-N 4 R-C2 298D2017 SE MU-TAVSE 30 56 f2.0 62 25 S-CS SITE 1 -'h14 28 I-E²⁰ 5/DC 29 10 298D2017 34 ST.S 22 C AN TAVSE m 5 5



Proposed Land Use Map

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)

8

RECOMMENDATION:

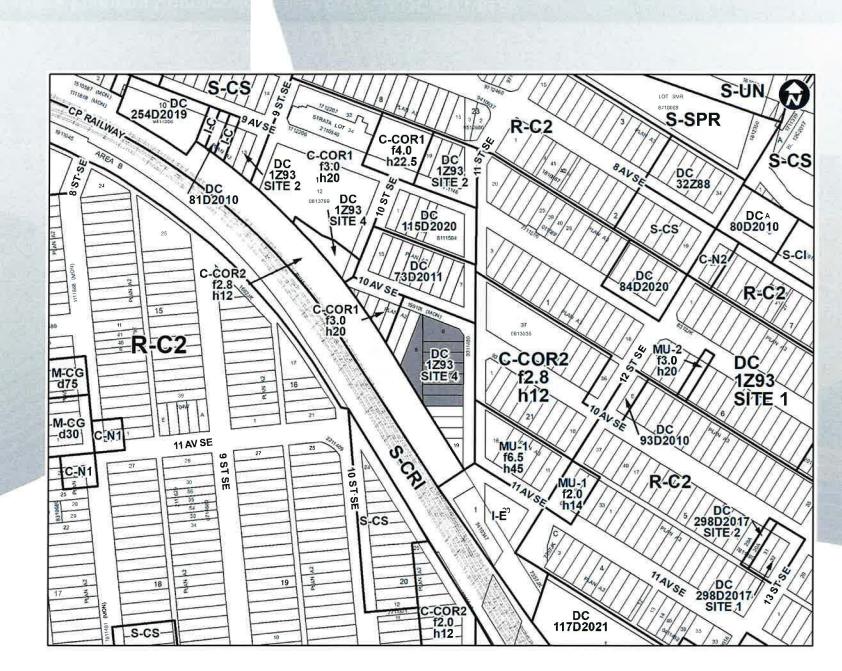
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares ± (0.96 acres ±) 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.

(9)

Supplementary Slides

10

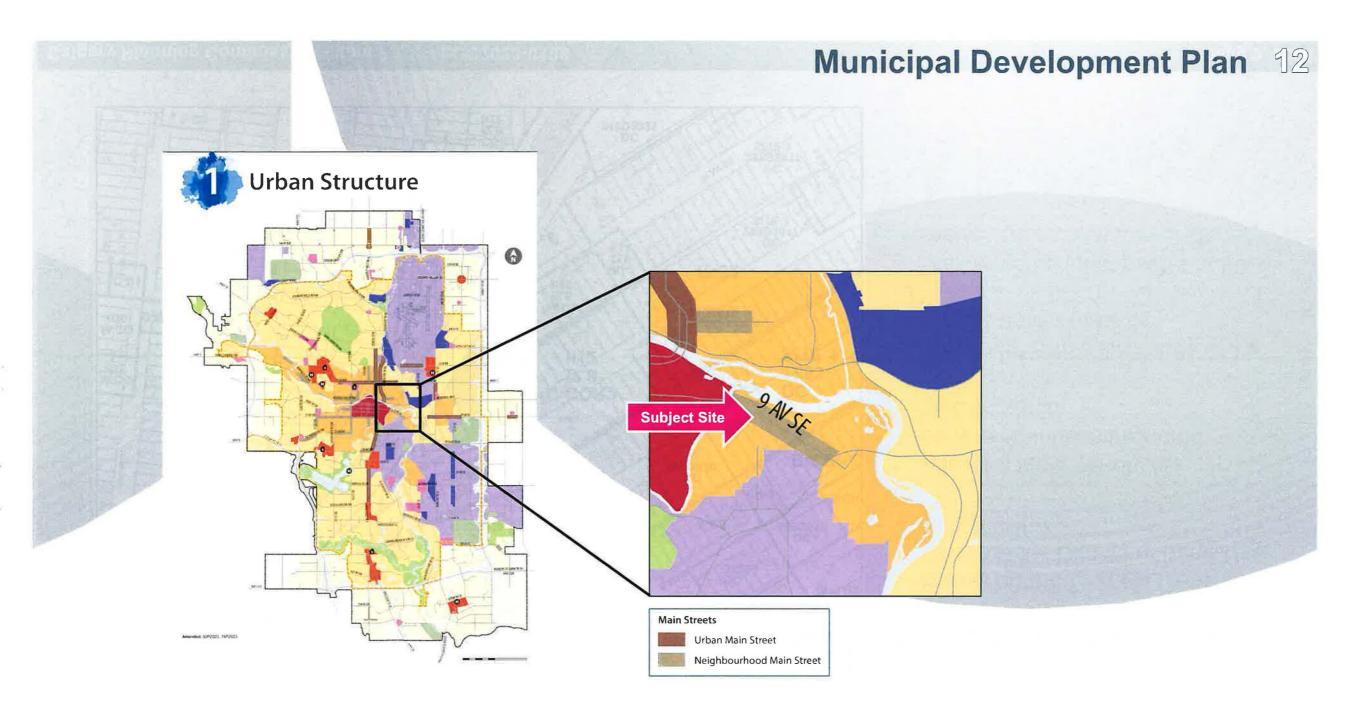


Existing Land Use Map



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)



Ramsay-Inglewood Public Realm Improvements 13

