



Public Hearing of Council

Agenda Item: 7.2.26



LOC2023-0408 / CPC2024-0279 Policy and Land Use Amendment

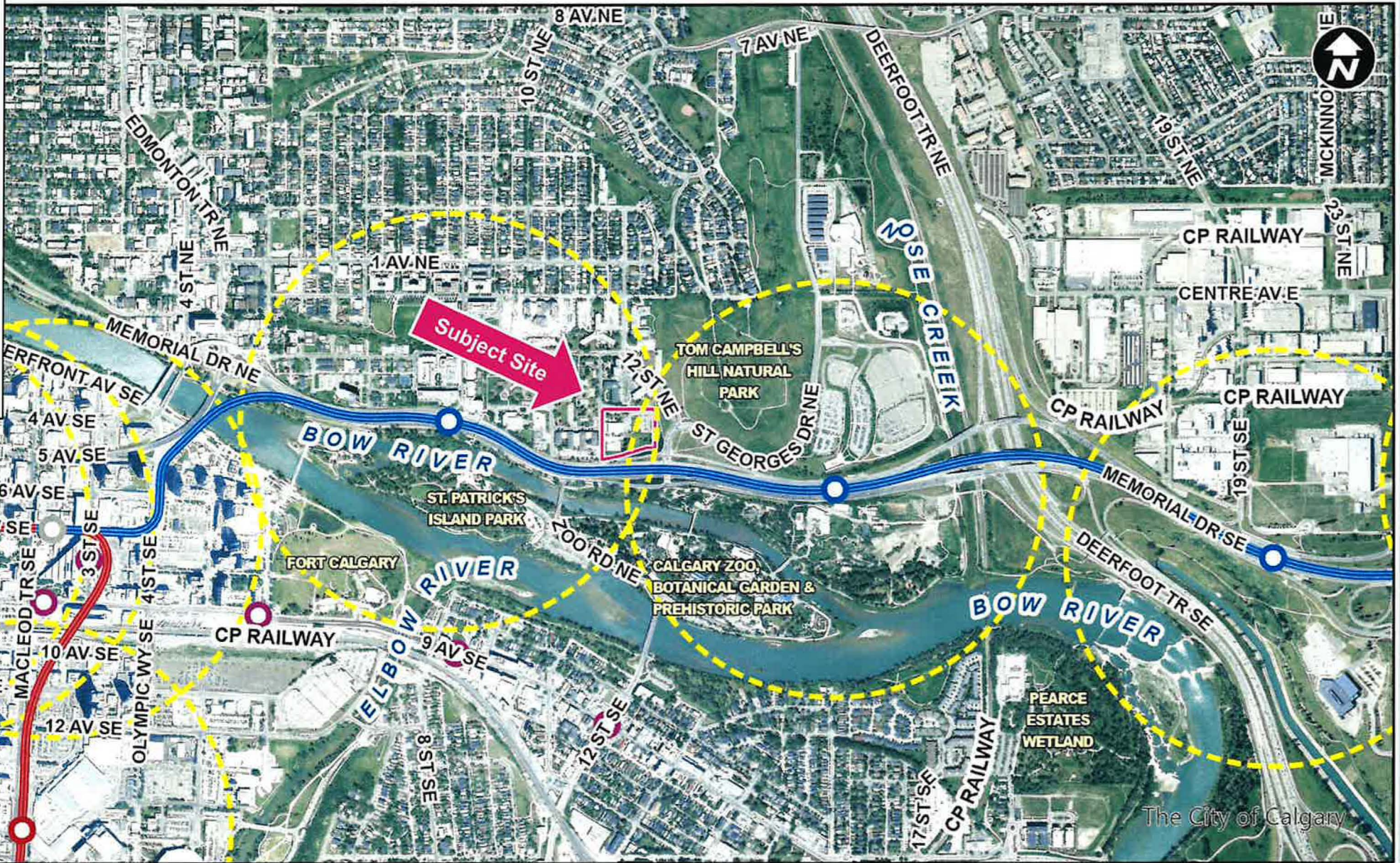
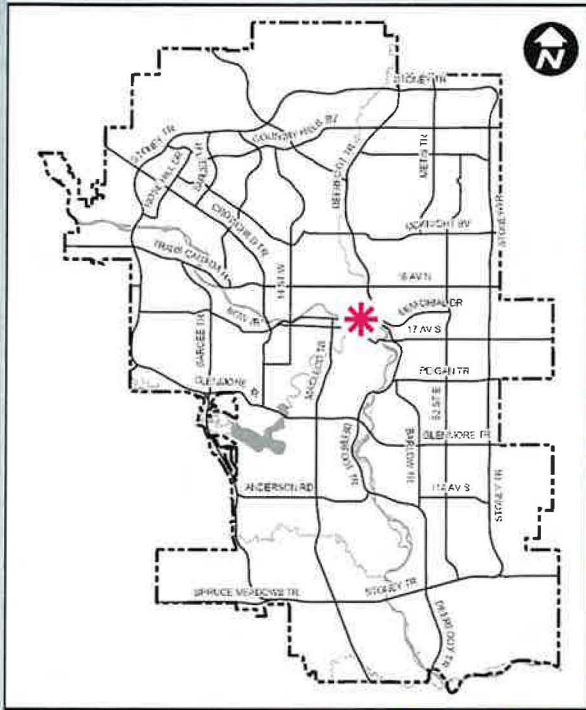
2024 April 09



Calgary Planning Commission's Recommendation:

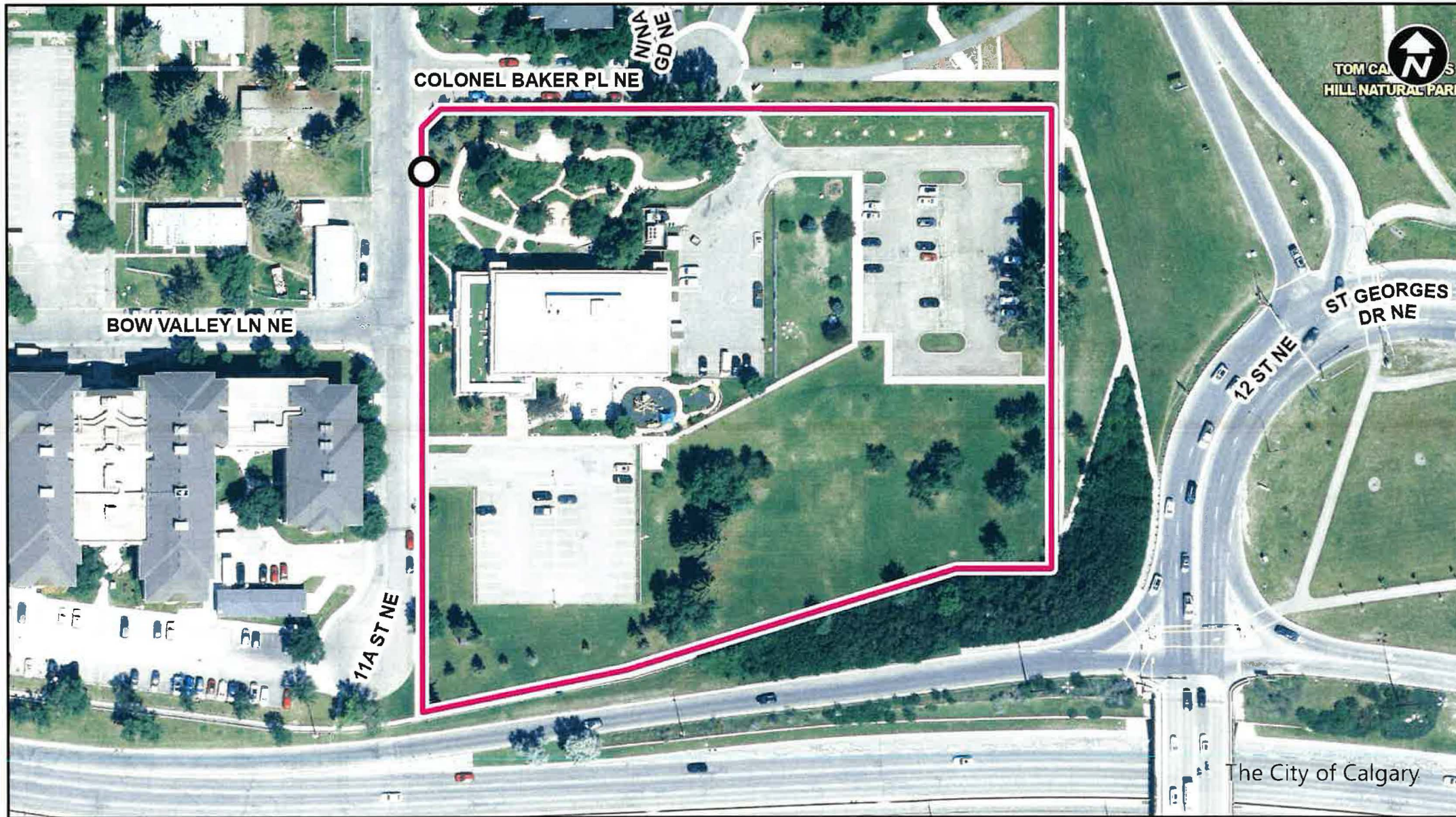
That Council:

1. Give three readings to **Proposed Bylaw 20P2024** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 116D2024** 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; and
3. Have any Major Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.



LEGEND

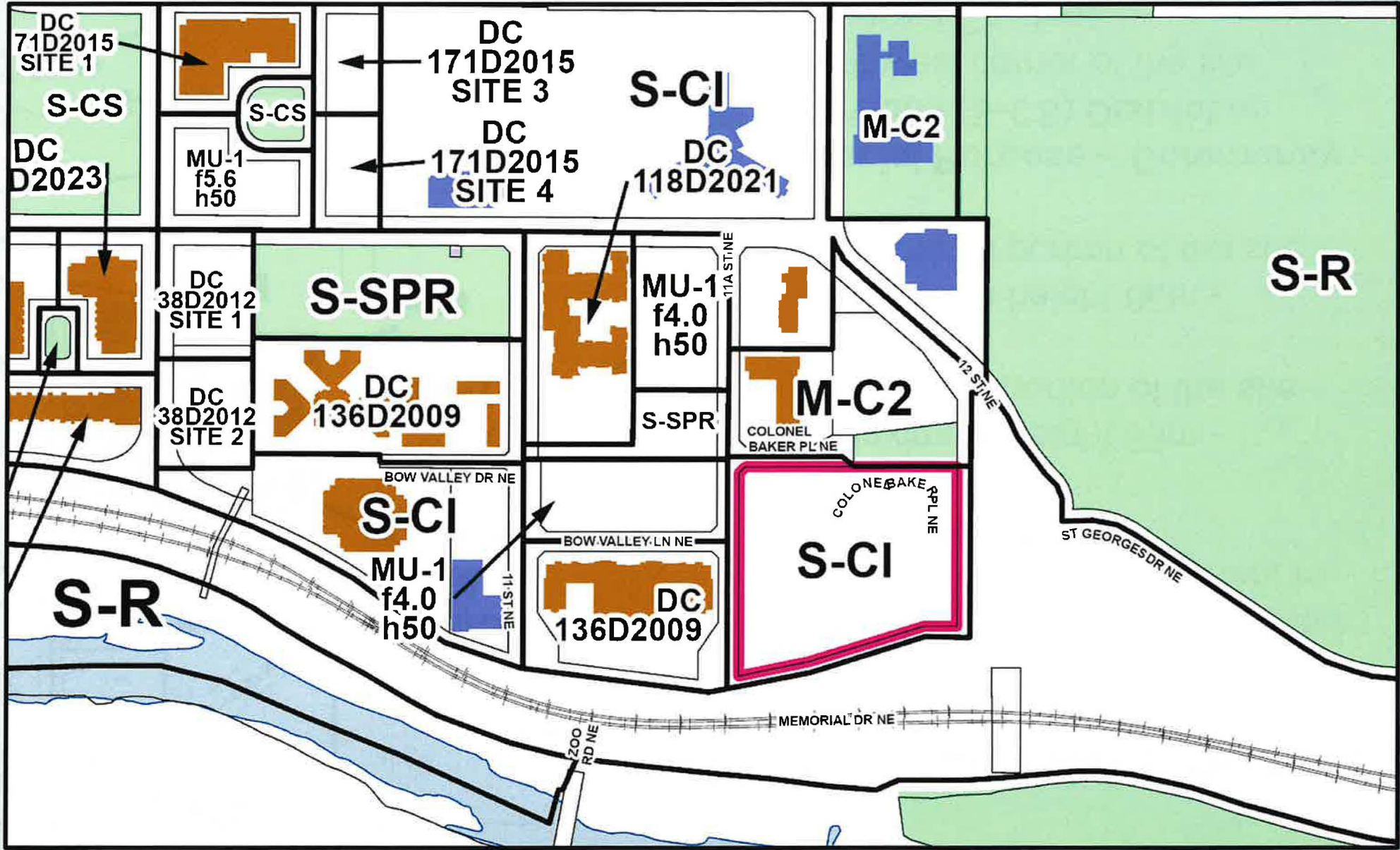
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



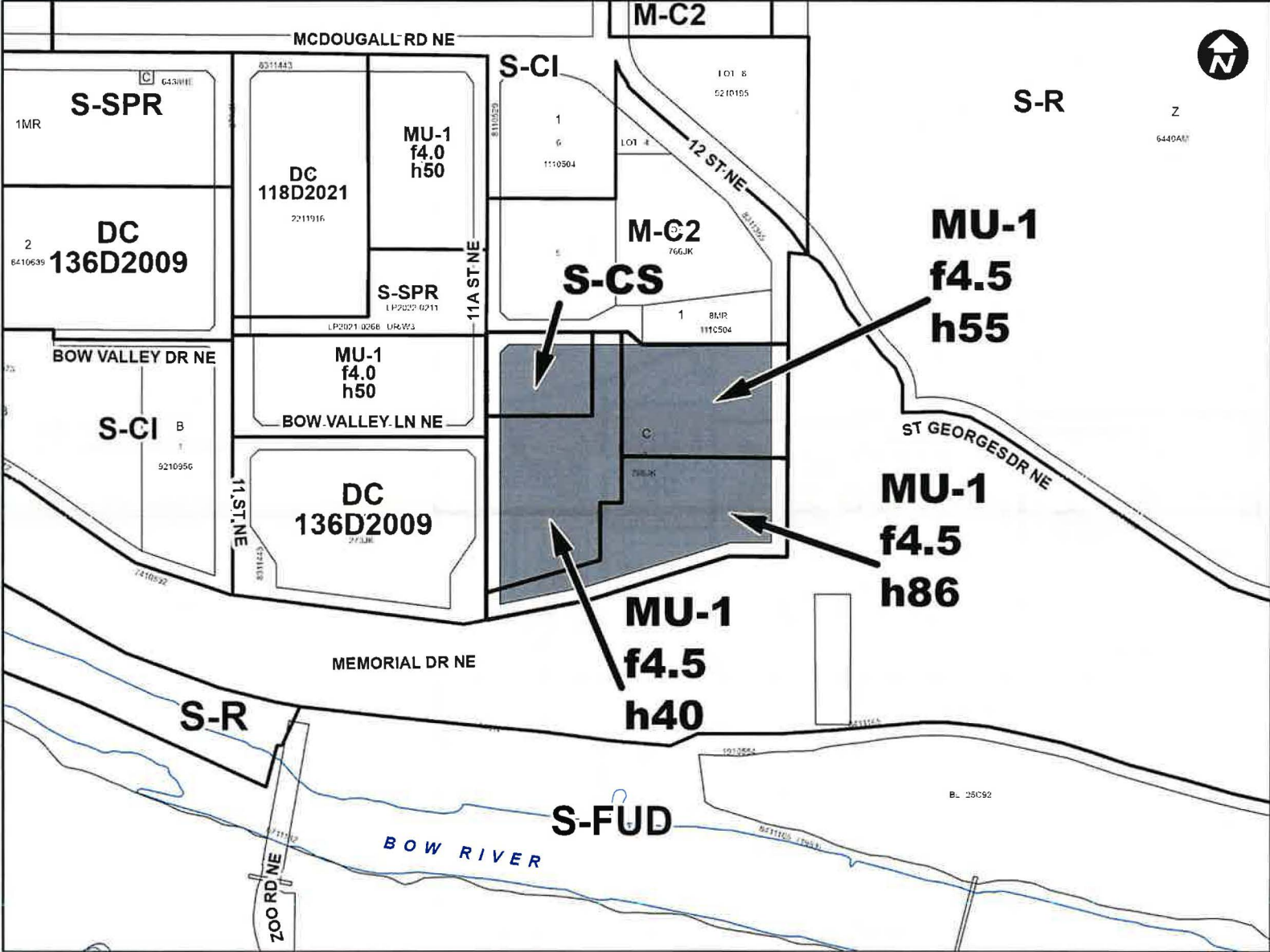
Parcel Size:
1.93 ha

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 Land Use Map



Mixed Use – General (MU-1f4.5) Districts:

- Maximum height 40m - western portion of the site adjacent to 11A Street NE
- Maximum height 55m - northeast portion of the site
- Maximum height 86m - southeast portion of the site

Special Purpose – Community Services (S-CS) District on Northwest corner of the site (Fragrant Garden)

This plan is conceptual only and is not binding on the applicant in any way.

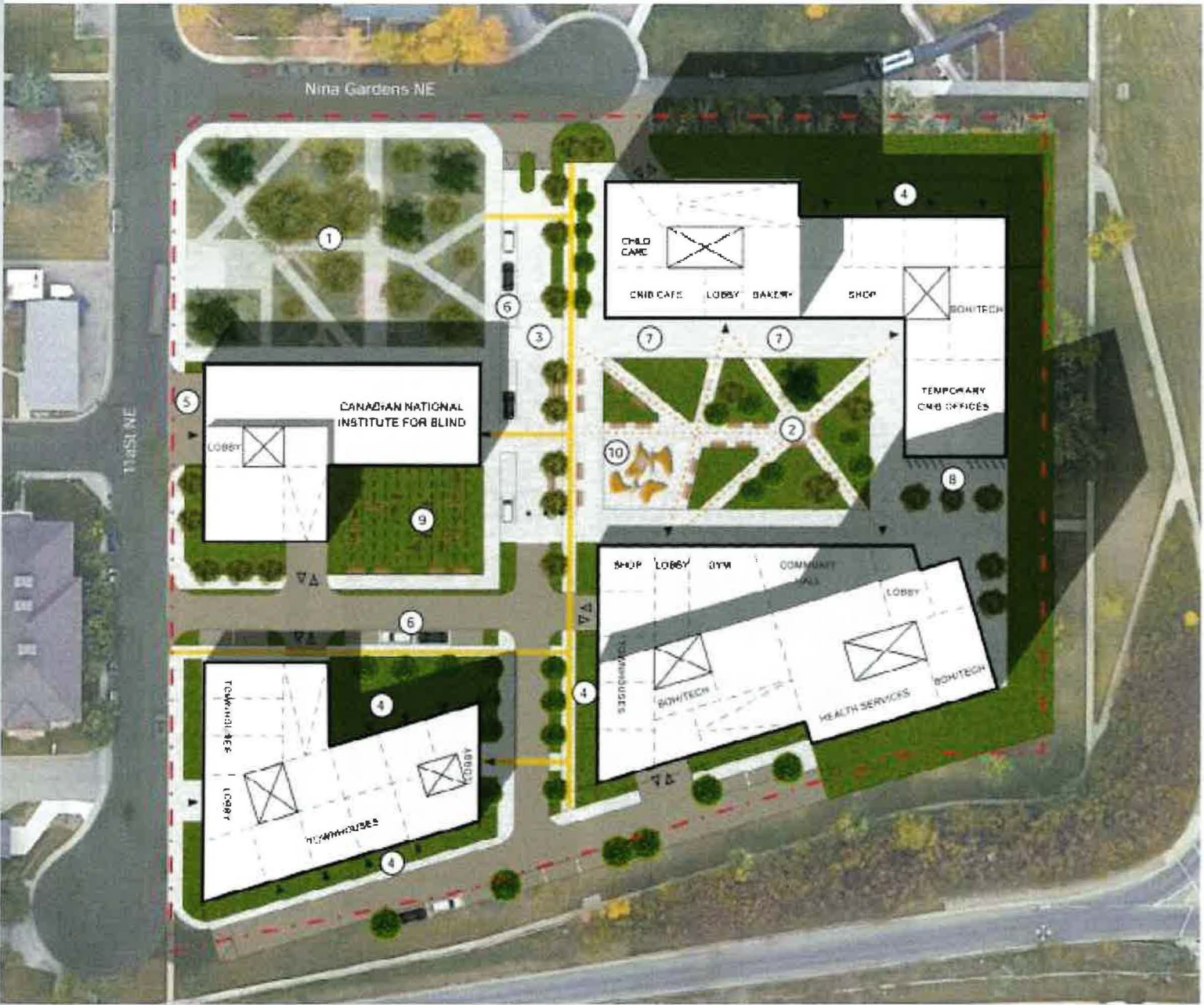


Figure 3
Generalized Land Use

Legend

-  Plan Area Boundary
-  Urban Neighbourhood
-  Non Family Oriented Development
-  Institutional
-  Open Space
-  Park



Proposed Amendments (Attachment 2):

- Map amendment to classify the site as “Urban Neighbourhood”
- New policies added for land use, building height and massing, at-grade interfaces, and mobility connections

Calgary Planning Commission's Recommendation:

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Supplementary Slides







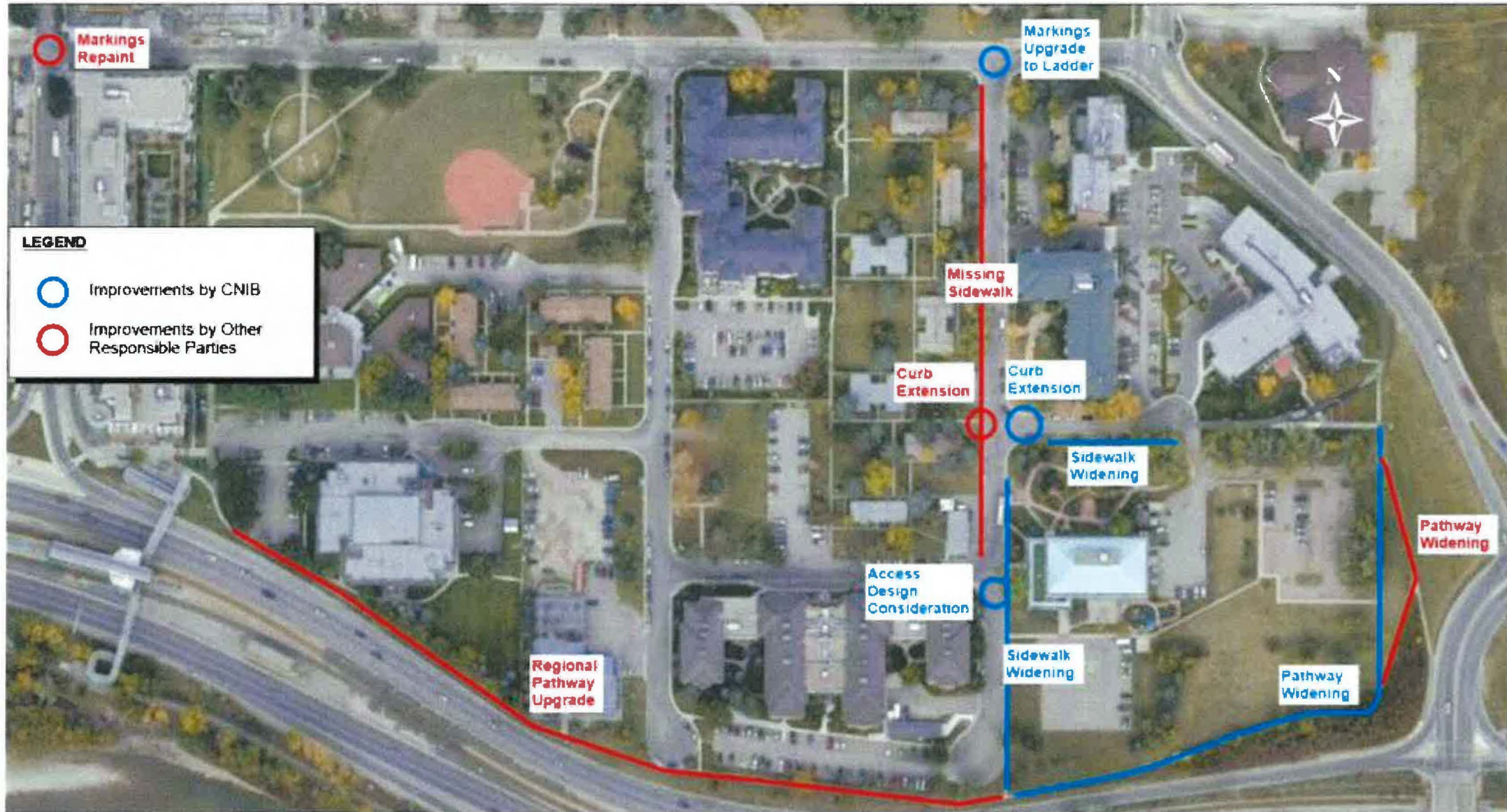


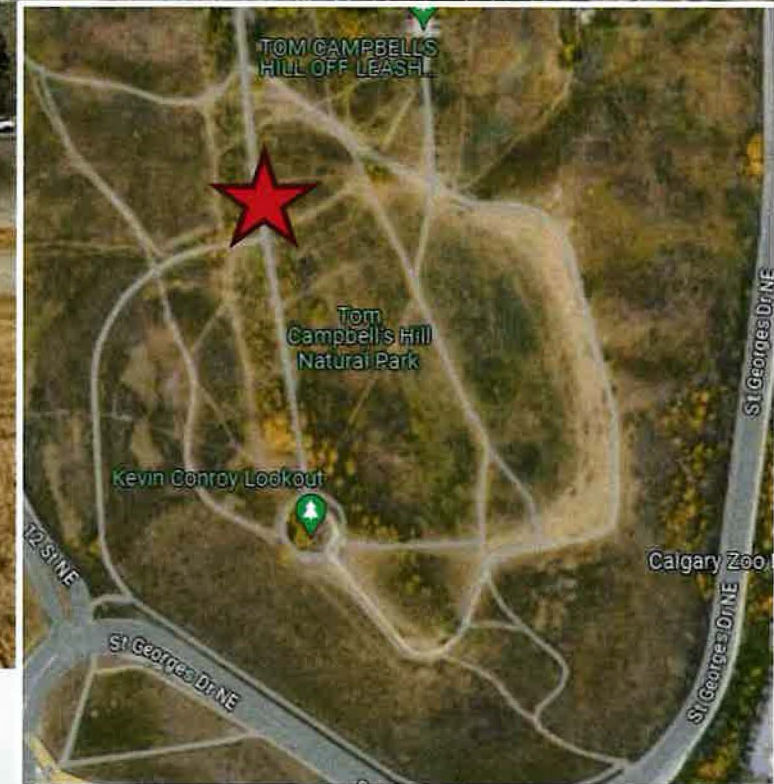
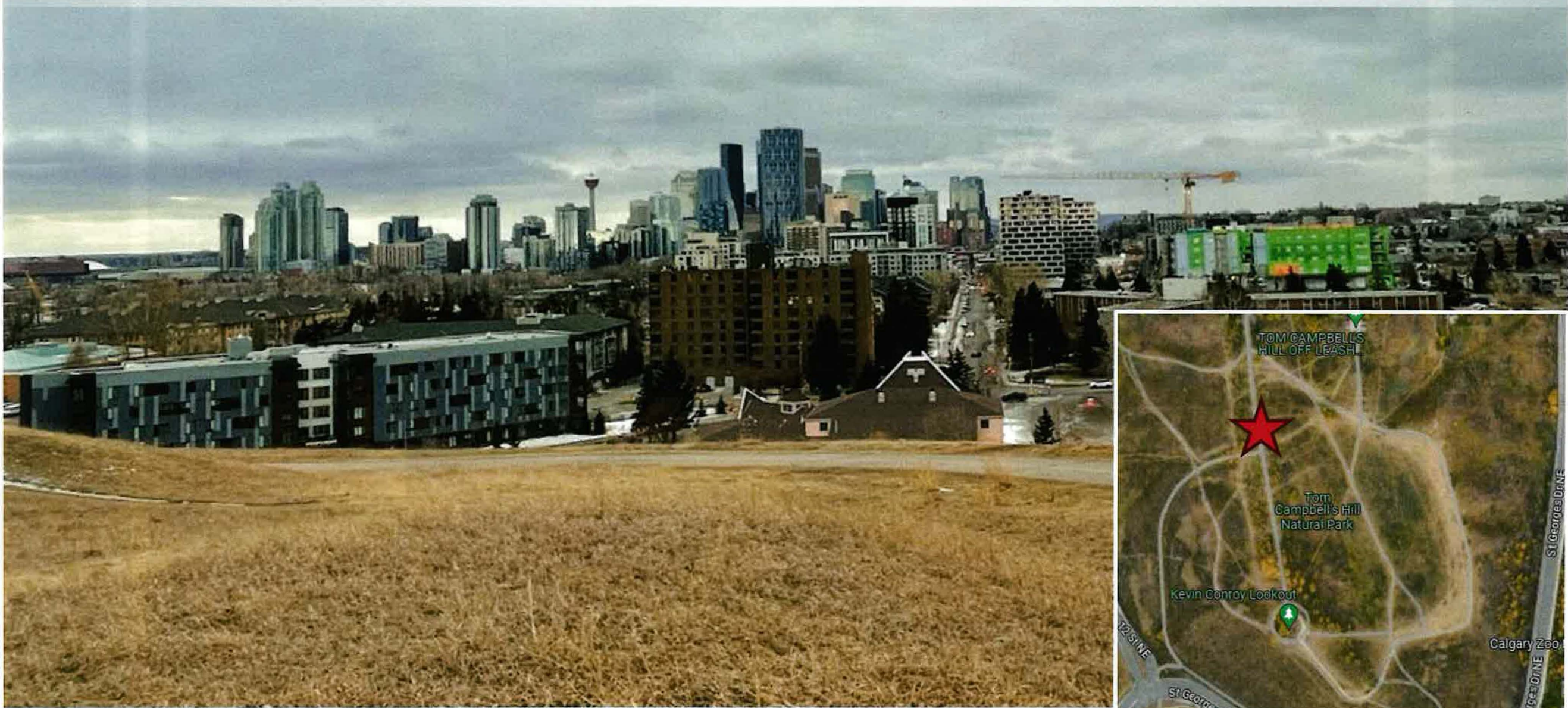


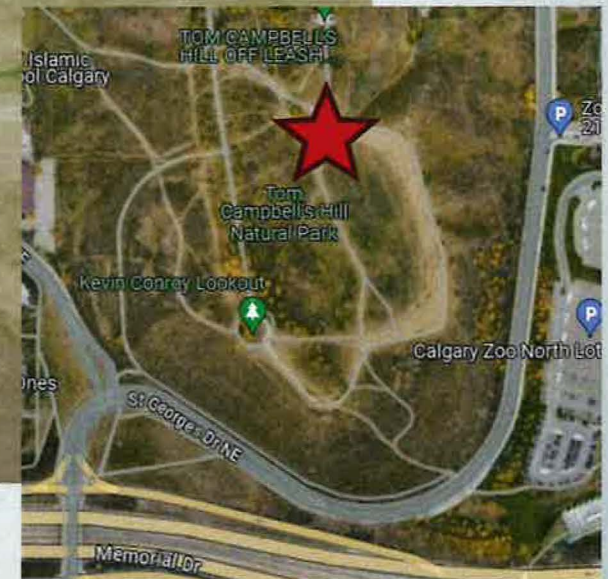
Site Photo – South Side of Property 16

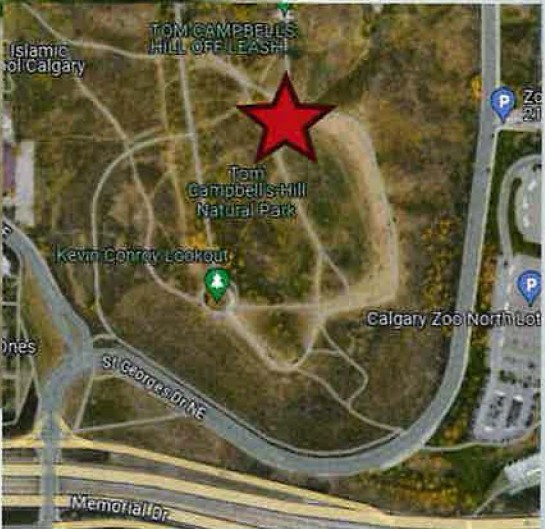


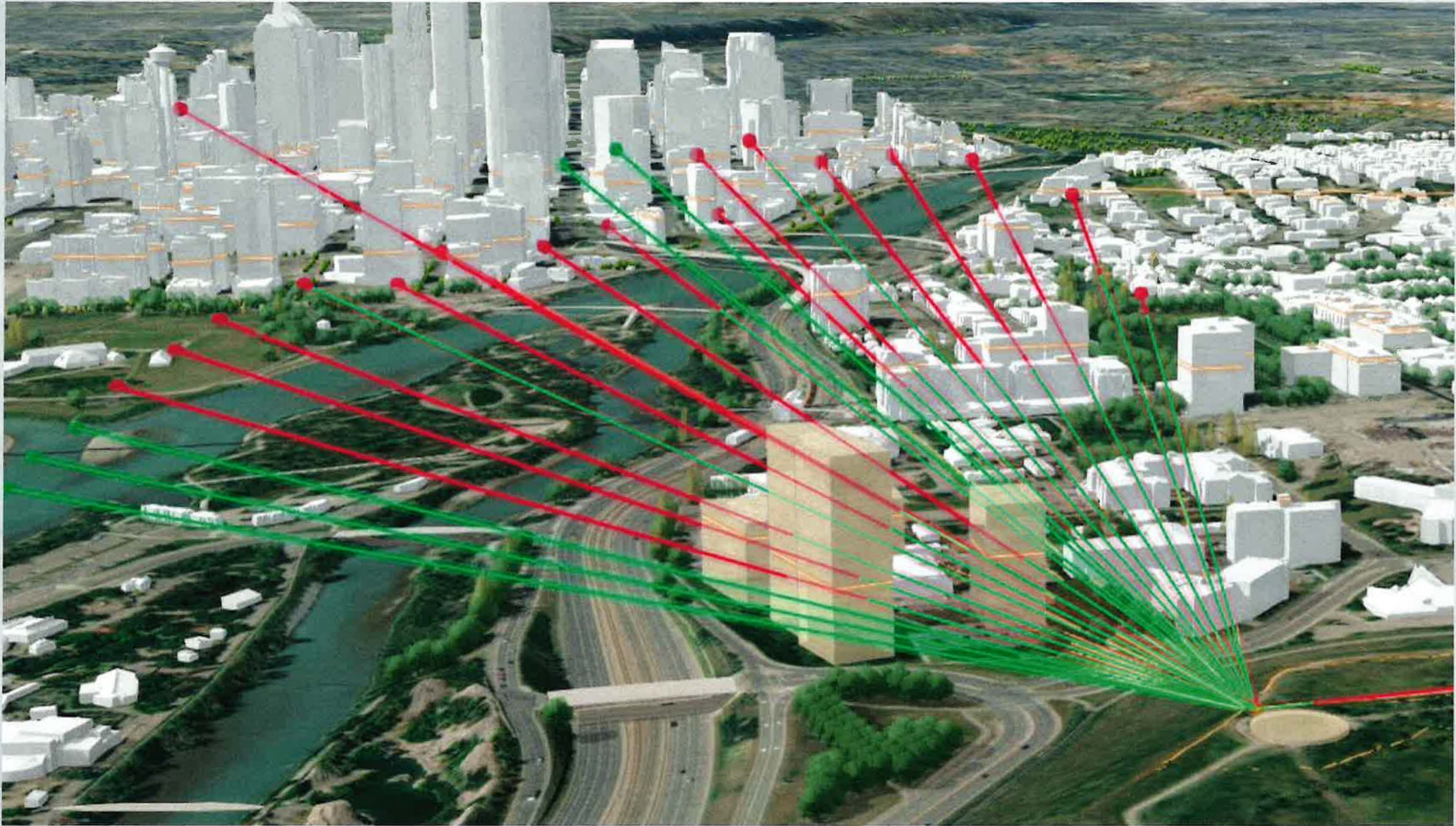
Figure 1: Potential Improvements Associated with CNIB Redevelopment











Development Impact

Shadow Studies 21st March





Development Impact Shadow Studies 21st June



Development Impact

Shadow Studies 21st September

