



Public Hearing of Council

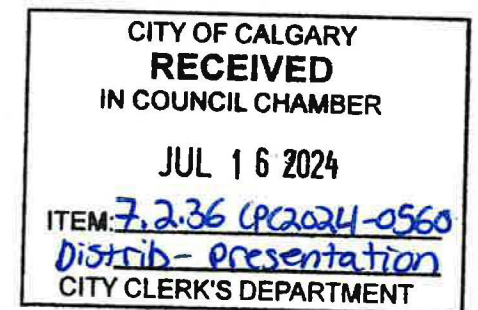
Agenda Item: 7.2.36



LOC2023-0198 / CPC2024-0560

Land Use Amendment

July 16, 2024

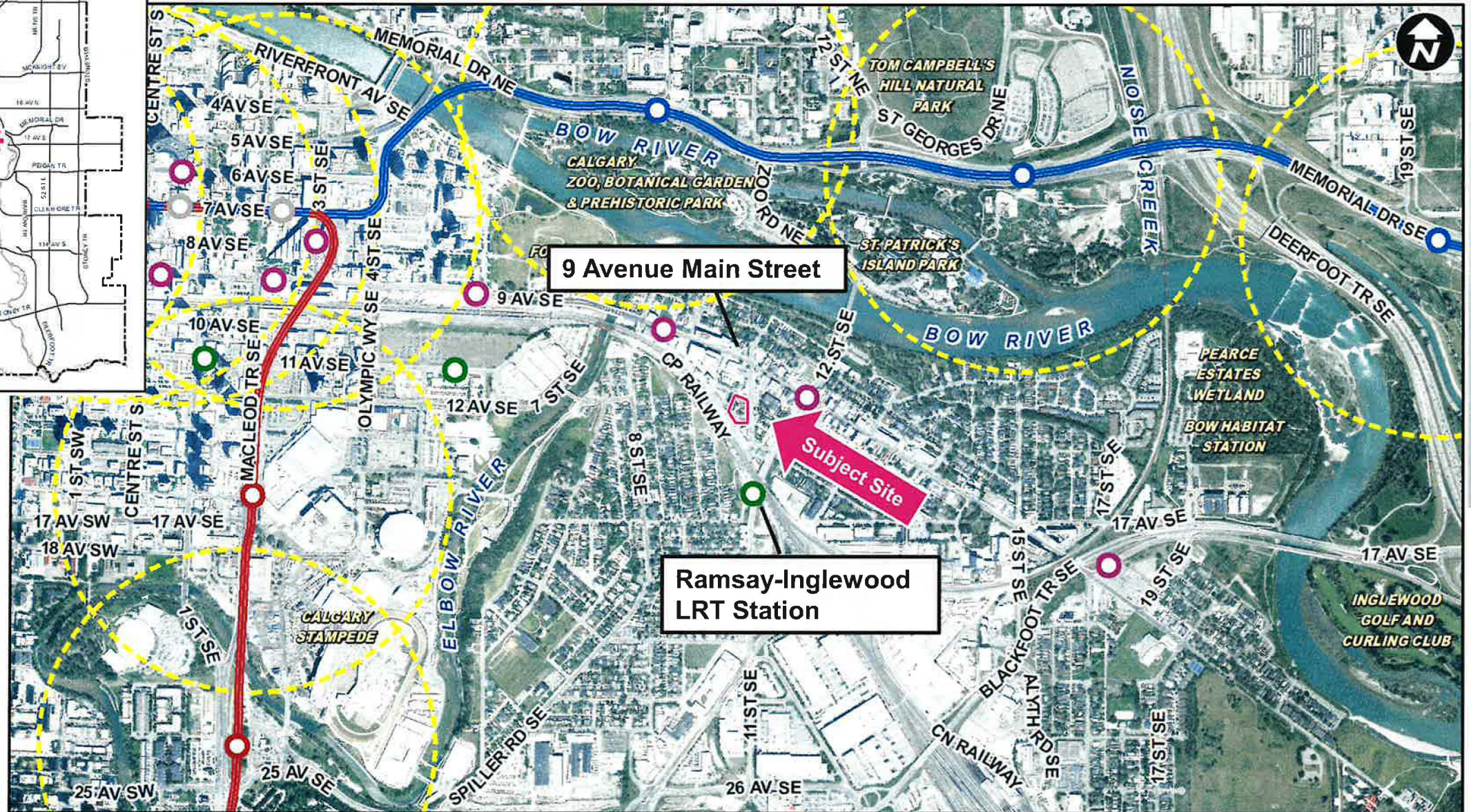
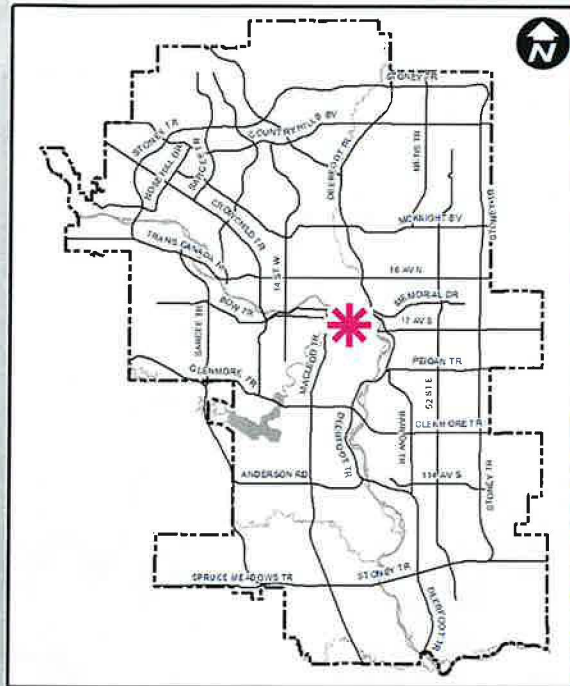


Calgary Planning Commission's Recommendation:

That Council:

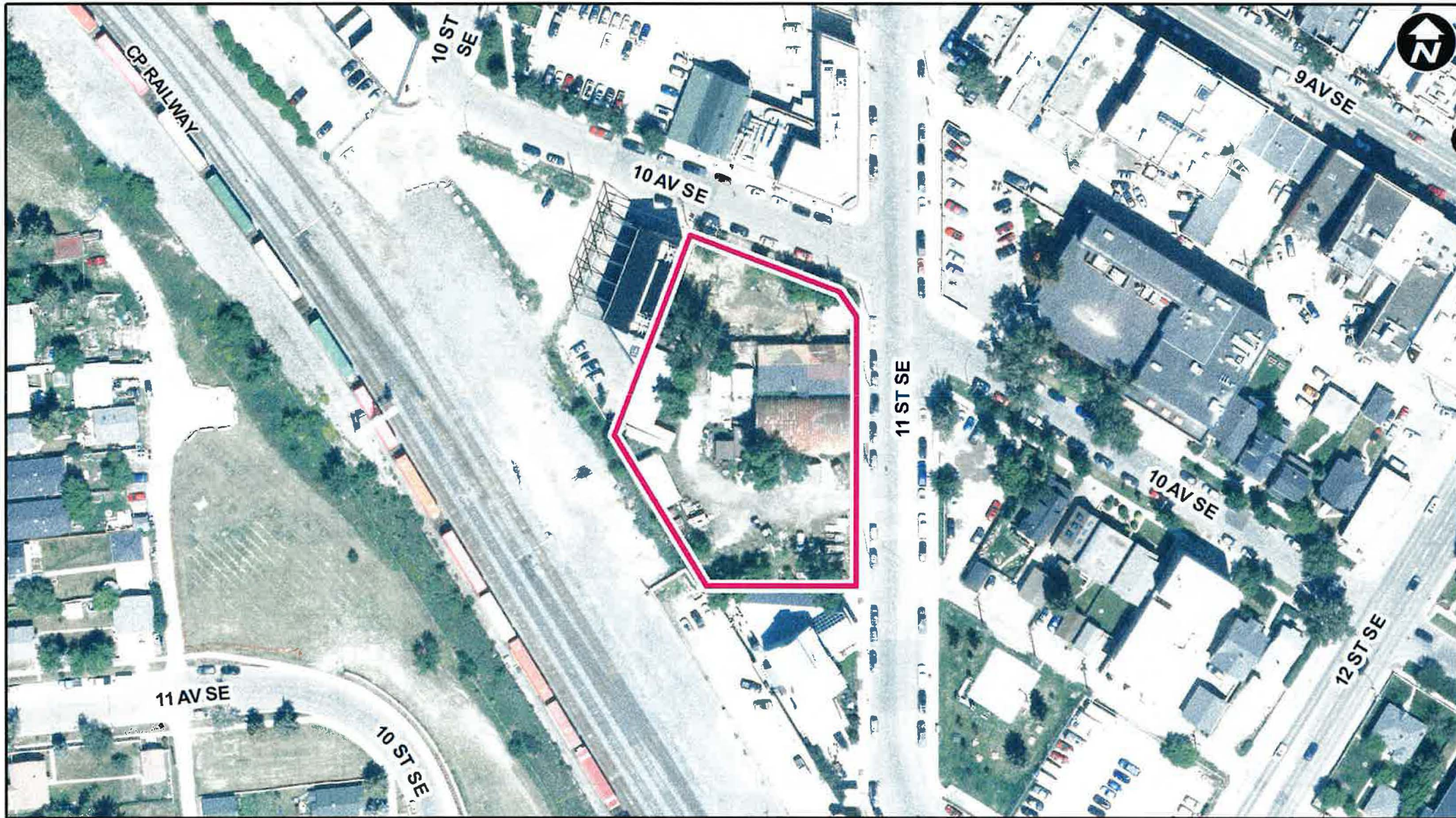
Give three readings to **Proposed Bylaw 188D2024** for the redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) District.





LEGEND

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

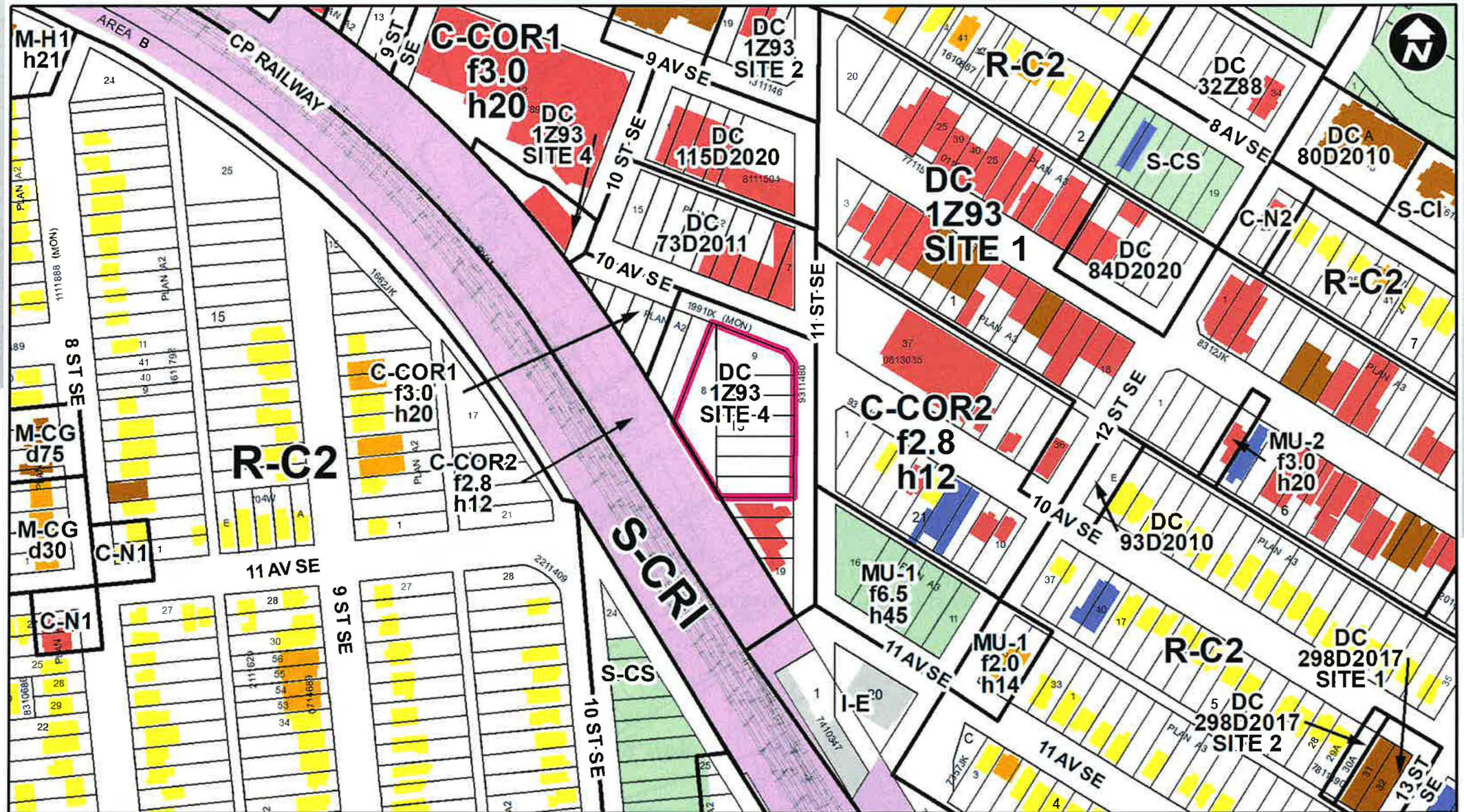


Parcel Size:

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



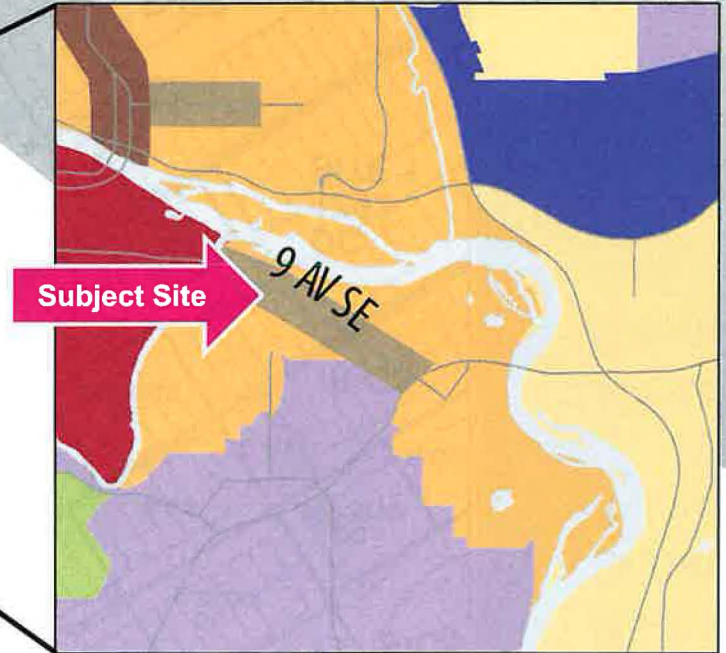
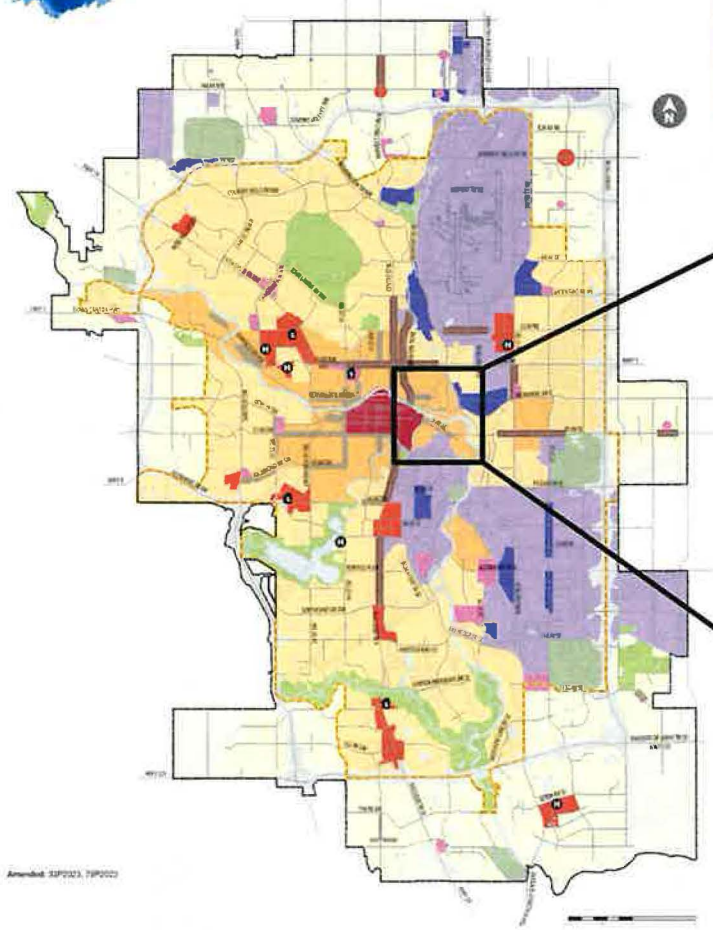
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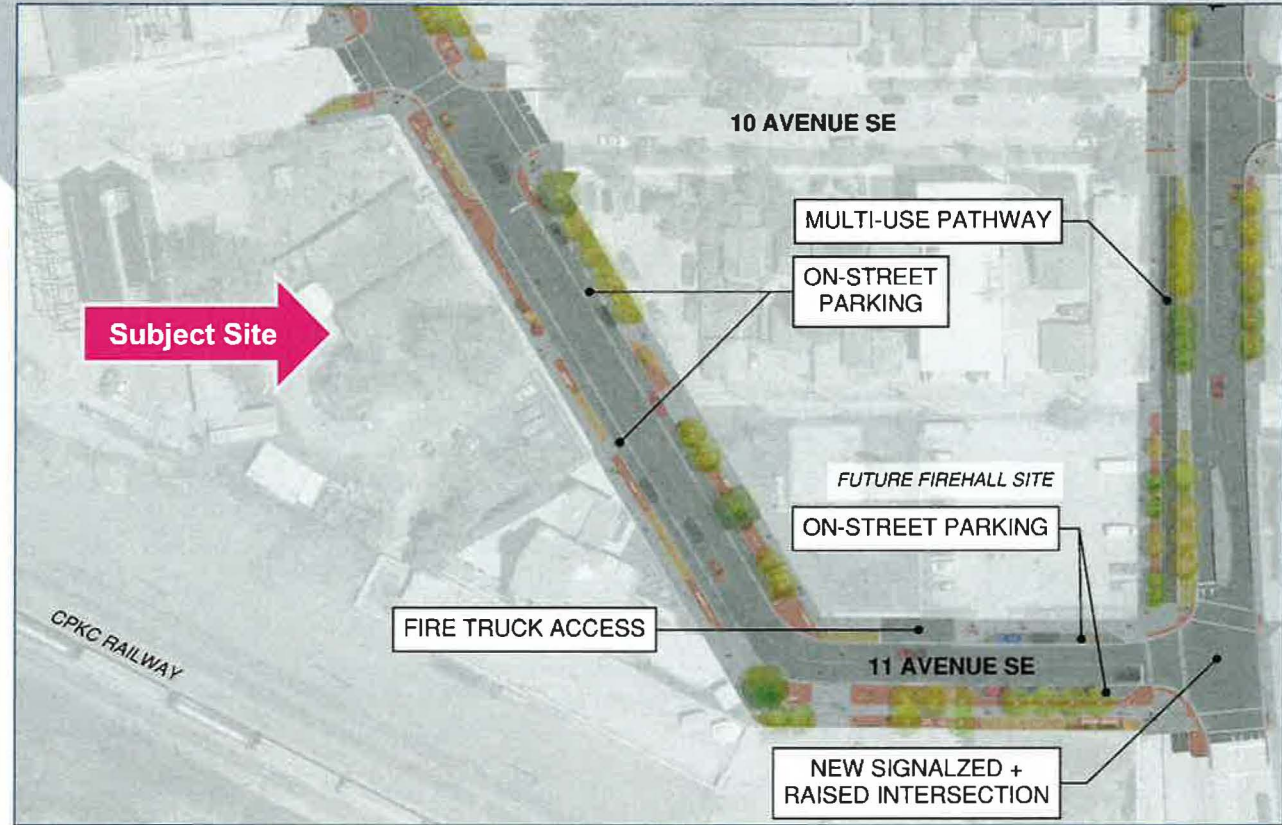
Supplementary Slides

1 Urban Structure



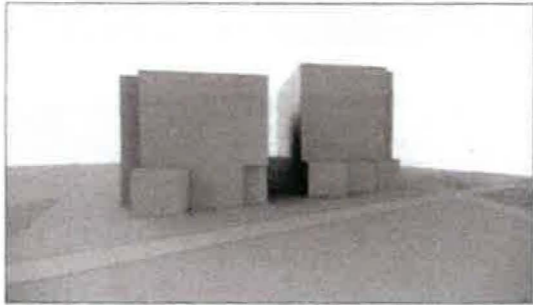
Main Streets	
	Urban Main Street
	Neighbourhood Main Street

Ramsay-Inglewood Public Realm Improvements 11



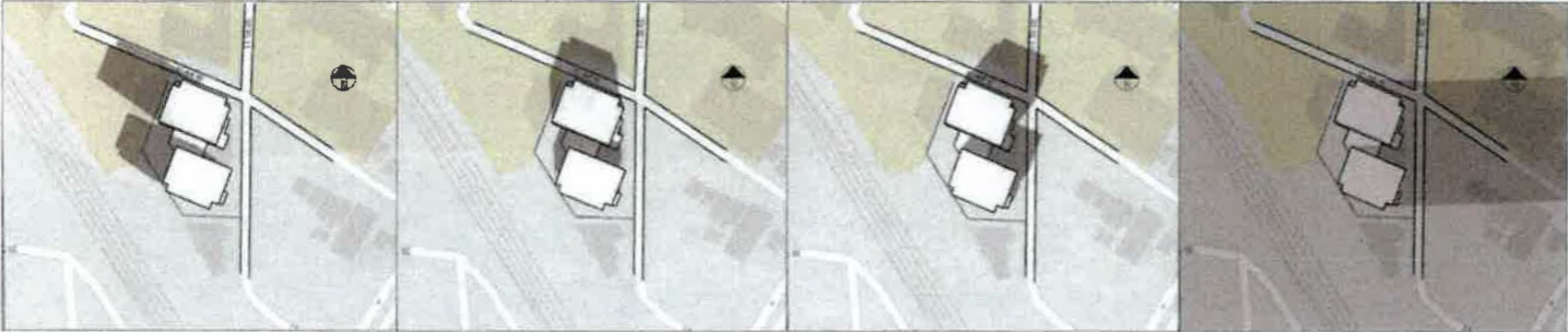


Possible Shadow Impact – Concept 1 14



3D PERSPECTIVE - OPTION 1. 2 BUILDINGS. 8 & 11 STORIES

MARCH 20

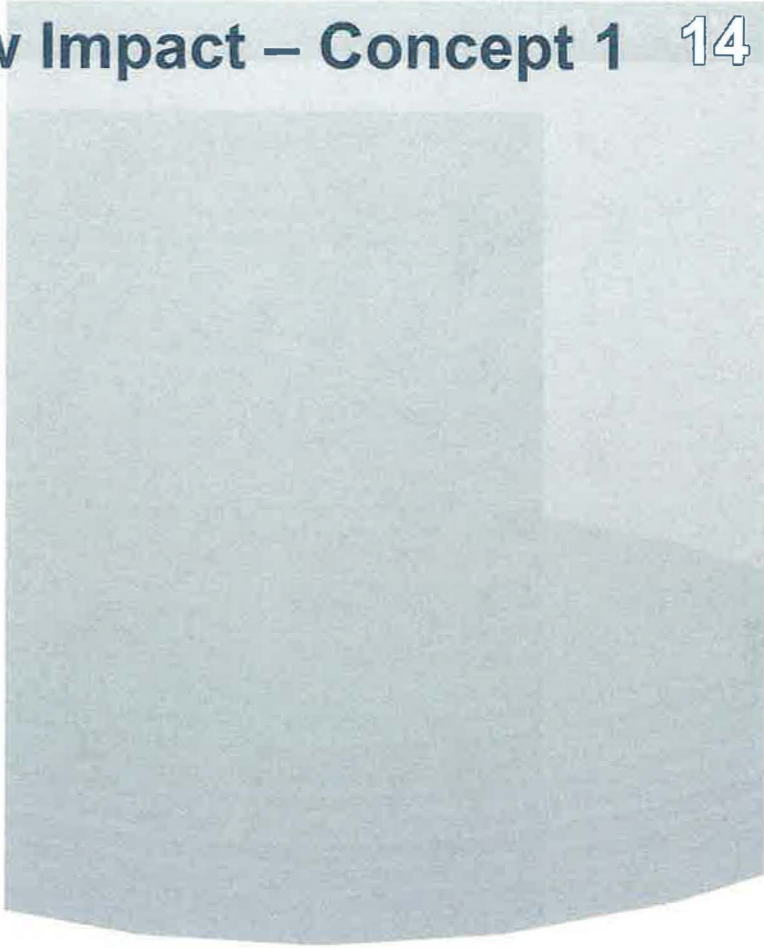


9 AM 12 PM 3 PM 6 PM

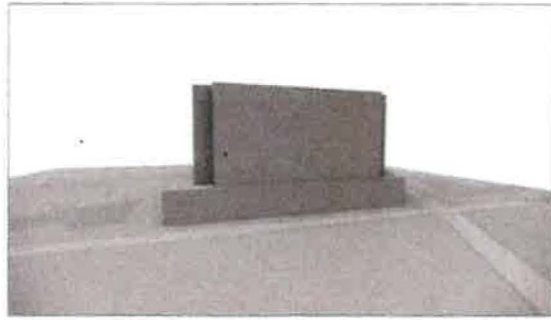
SEPTEMBER 20



9 AM 12 PM 3 PM 6 PM

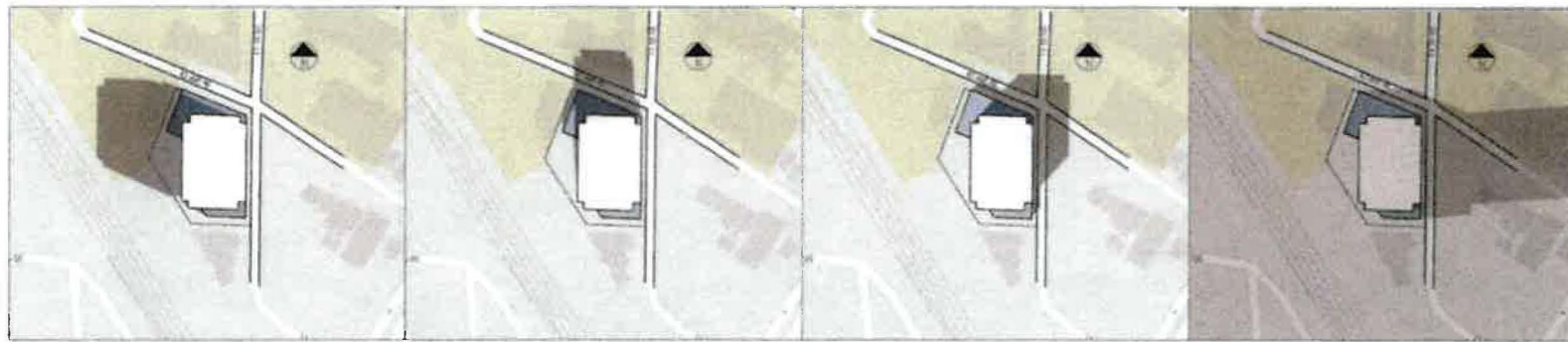


Possible Shadow Impact – Concept 2 15



3D PERSPECTIVE - OPTION 2. SINGLE 9 STORY BUILDING

MARCH 20



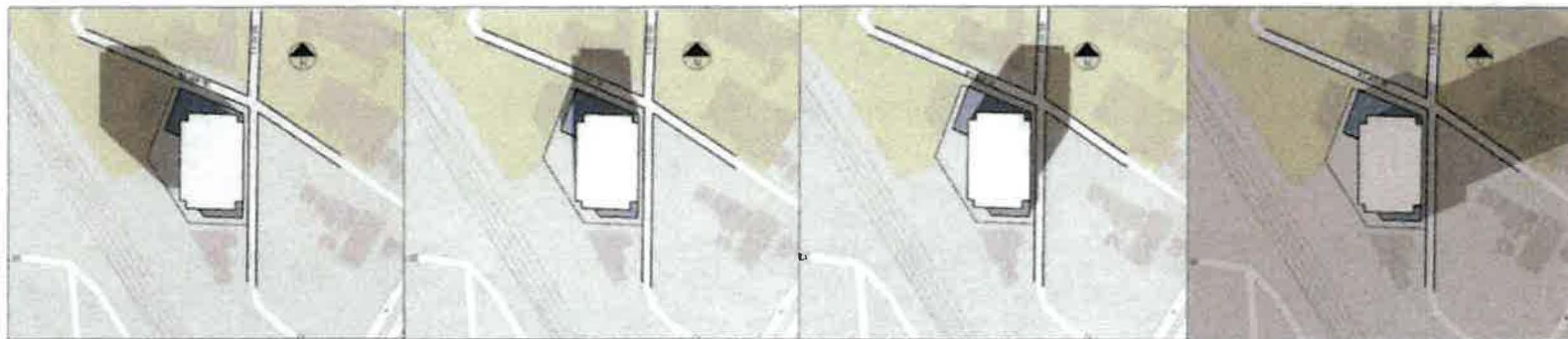
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SEPTEMBER 20



9 AM

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