



Calgary Planning Commission

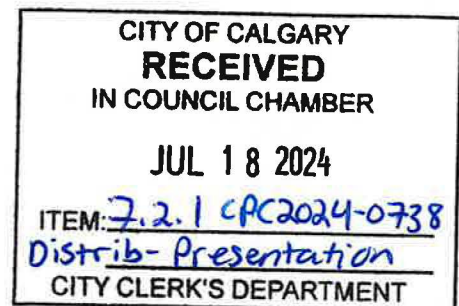
Agenda Item: 7.2.1

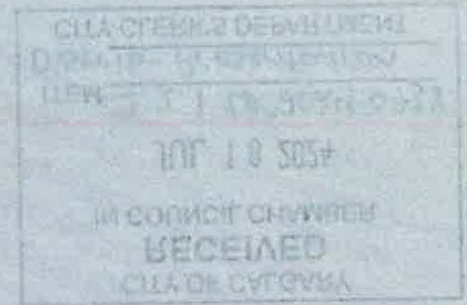


LOC2024-0074

Land Use Amendment

2024 July 18

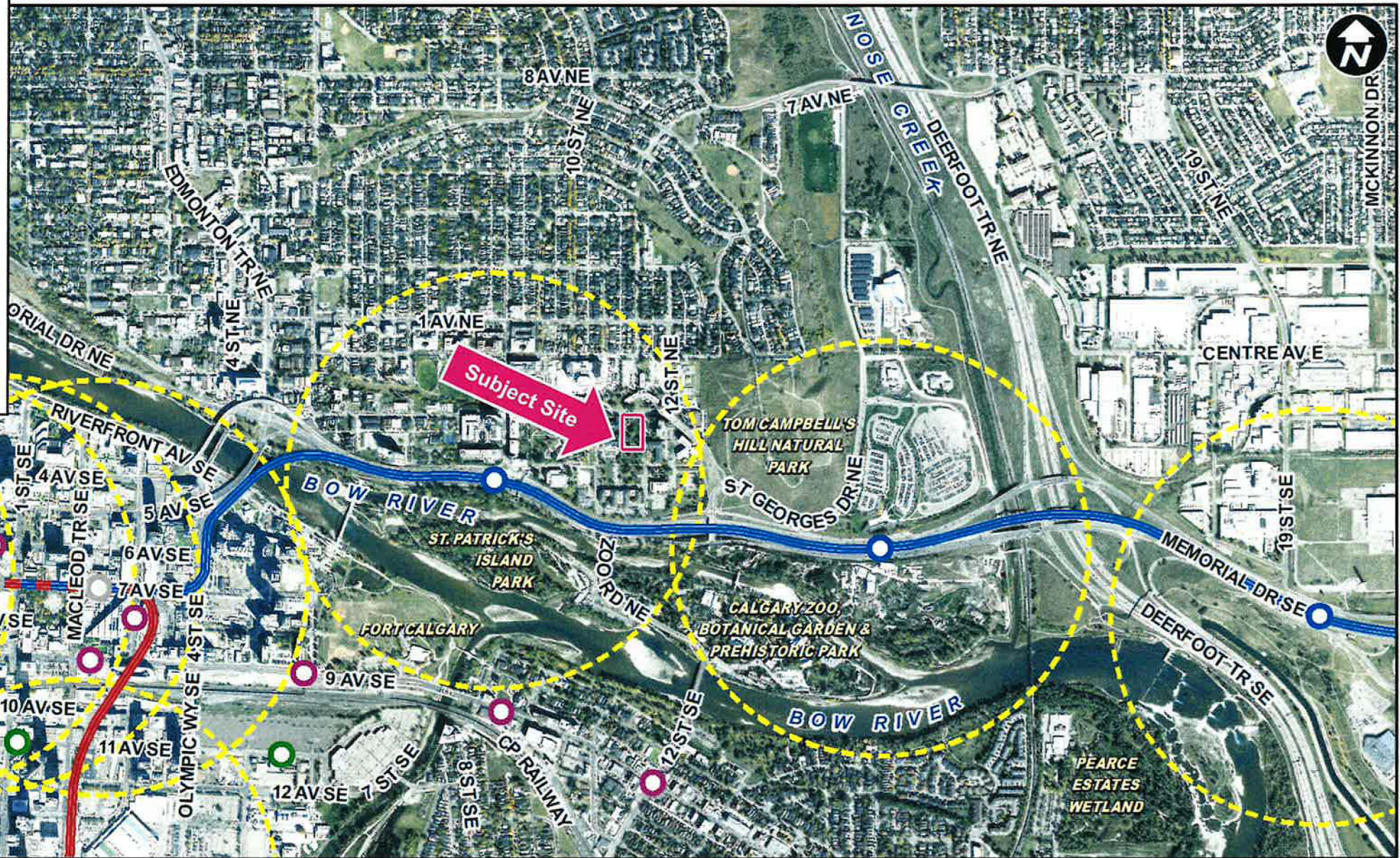
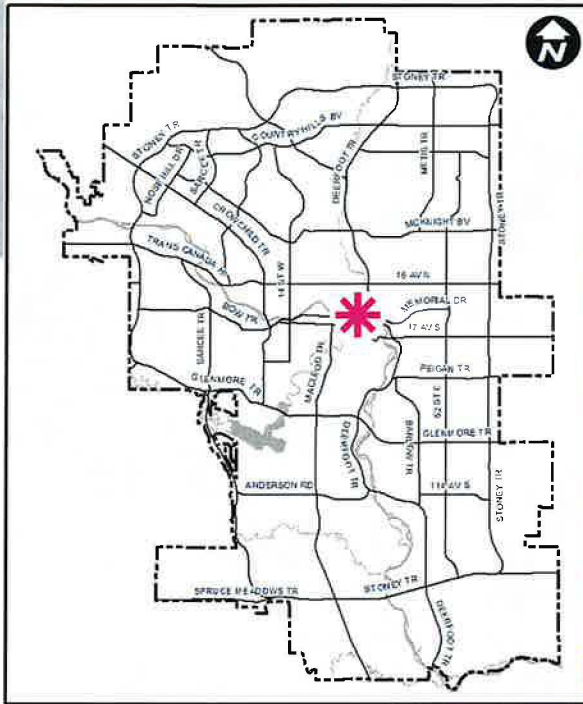




RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.4 acres $\pm$) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use - General (MU-1f4.0h50) District **to** Mixed Use – General (MU-1f4.6h52) District.



LEGEND

600m buffer from LRT station

LRT Stations

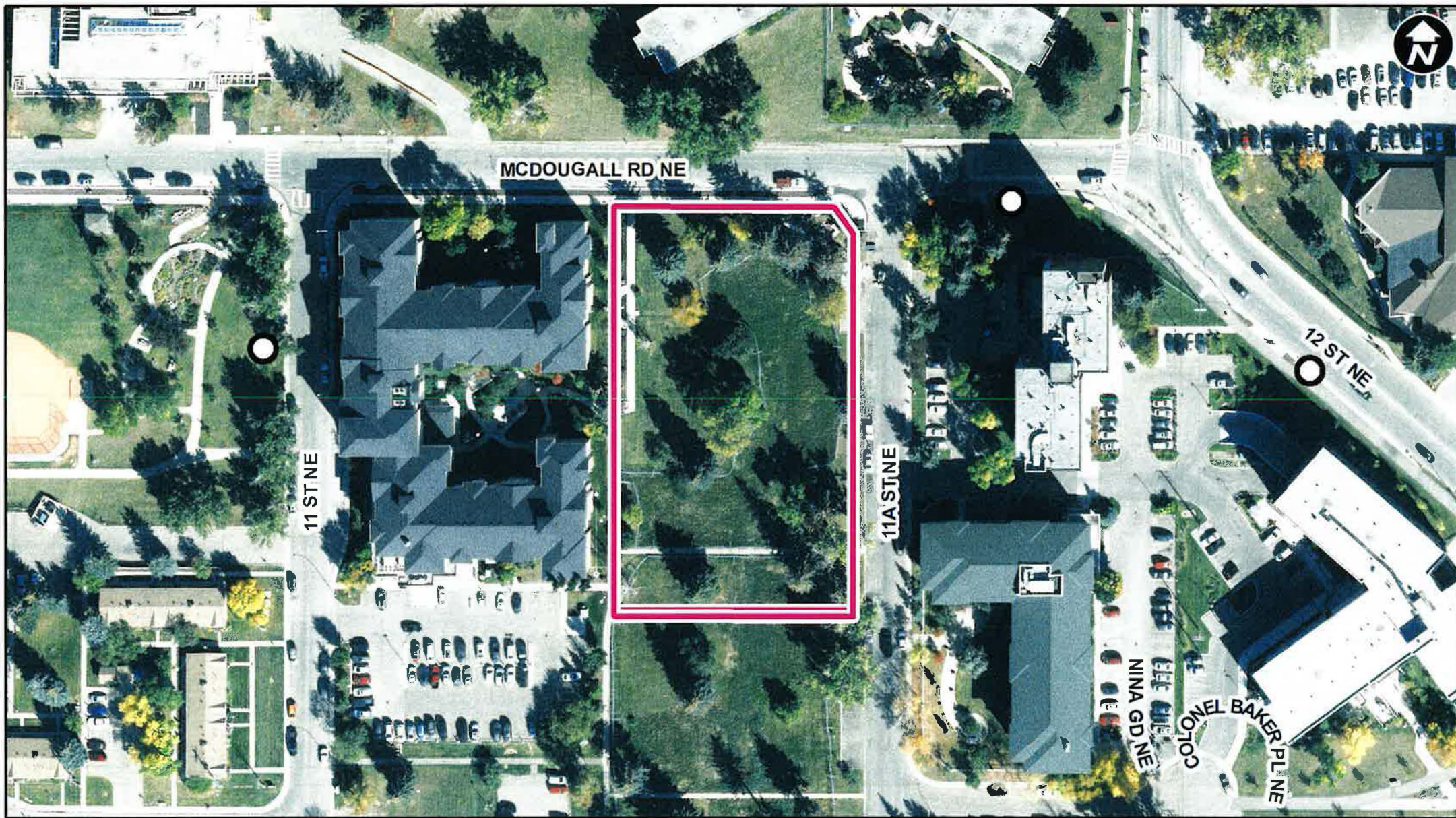
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



LEGEND
 ○ Bus Stop

Parcel Size:

0.57 ha
 58m x 98m



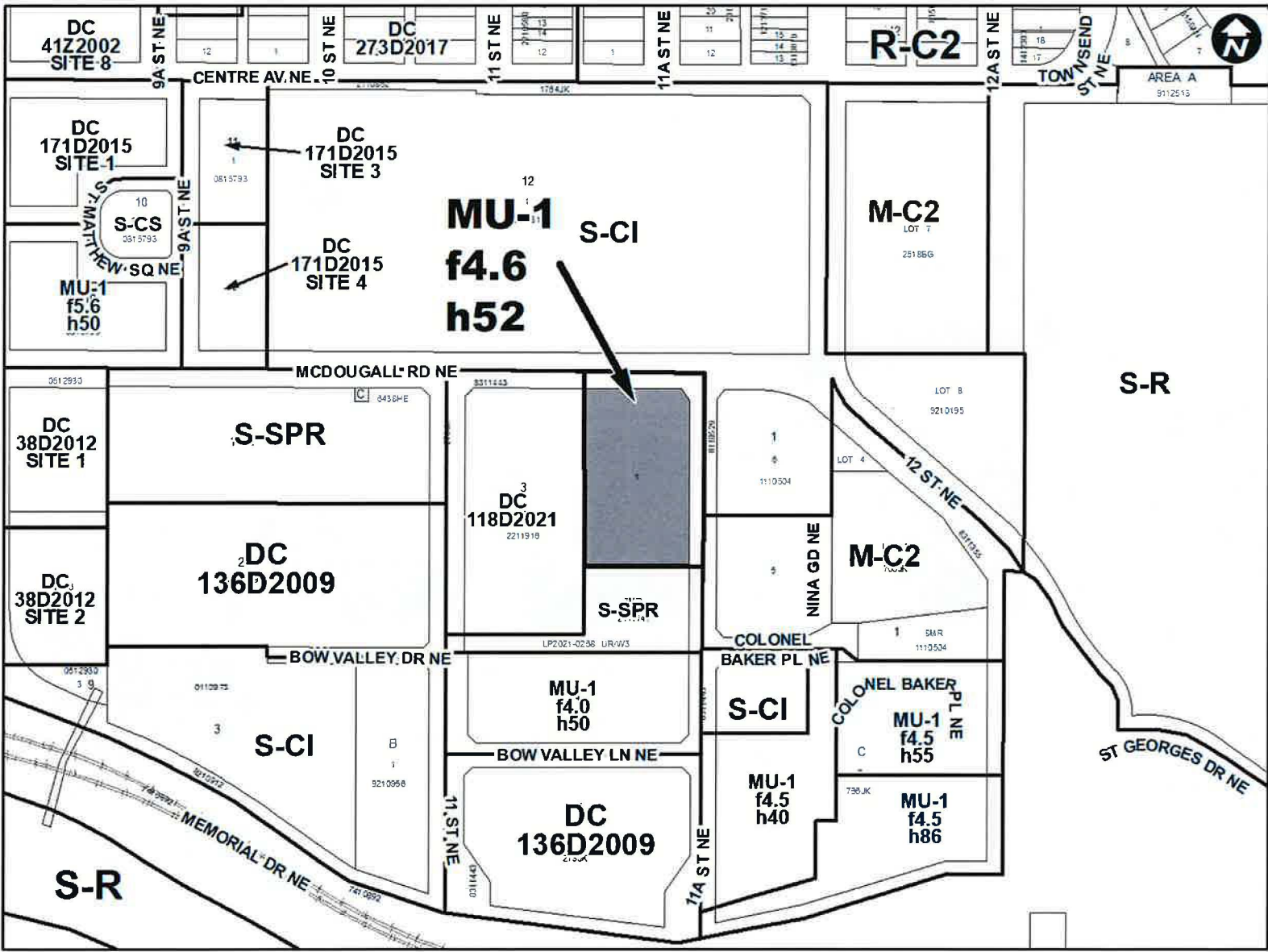
LOOKING EAST ALONG MCDOUGALL RD NE



LOOKING SOUTHWEST TOWARDS SITE



LOOKING NORTHWEST FROM SITE

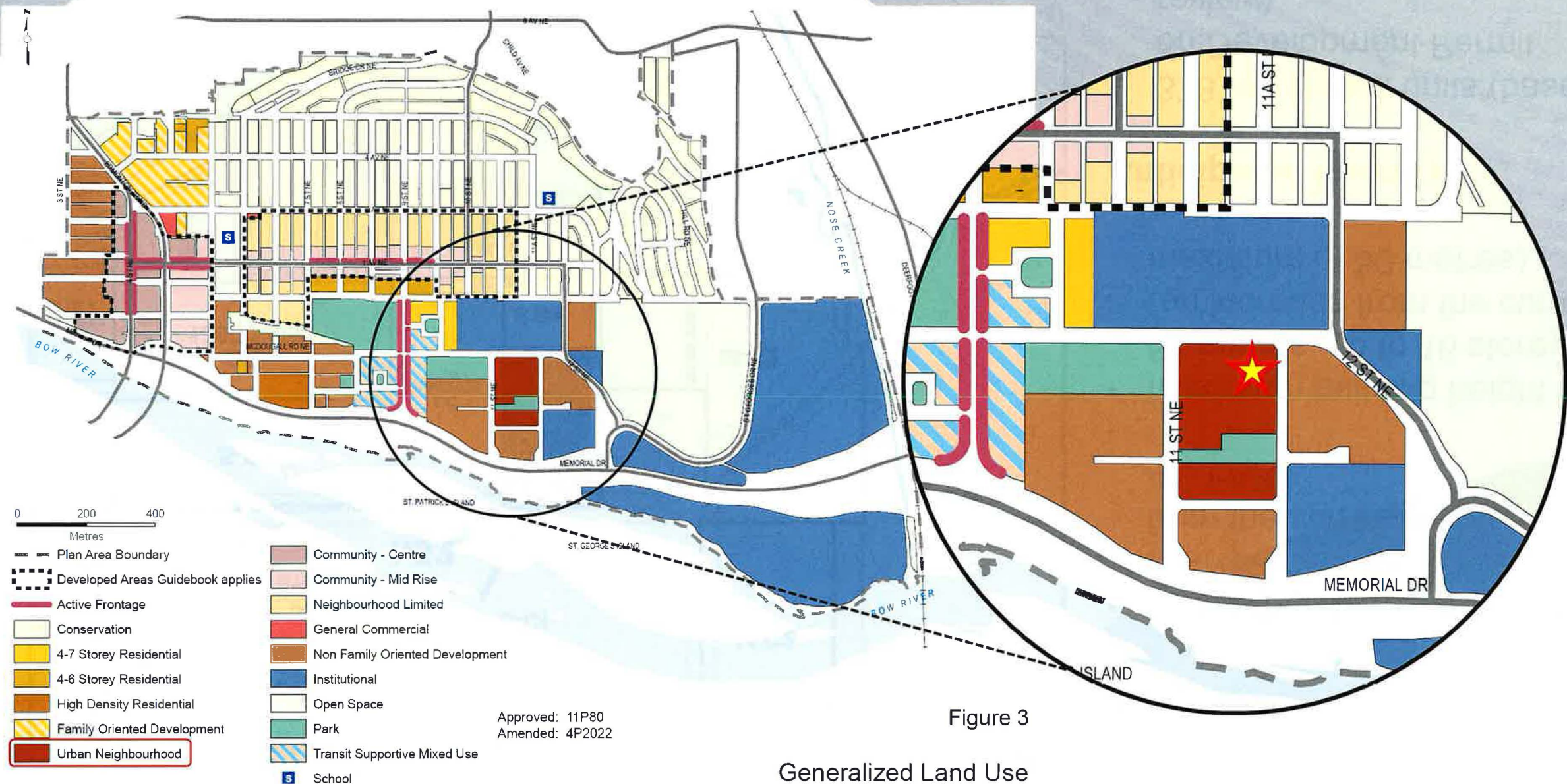


Proposed MU-1 District:

- Maximum Floor Area Ratio (FAR) of 4.6 (an increase from the current maximum of 4.0 FAR)
- Maximum building height of 52 metres, up to 16 storeys (an increase from the current maximum of 50 metres)

Anticipated Density:

- 378 residential units (based on Development Permit review)



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.4 acres $\pm$) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use - General (MU-1f4.0h50) District to Mixed Use – General (MU-1f4.6h52) District.

Supplementary Slides



LOOKING NORTH ALONG WEST INTERFACE



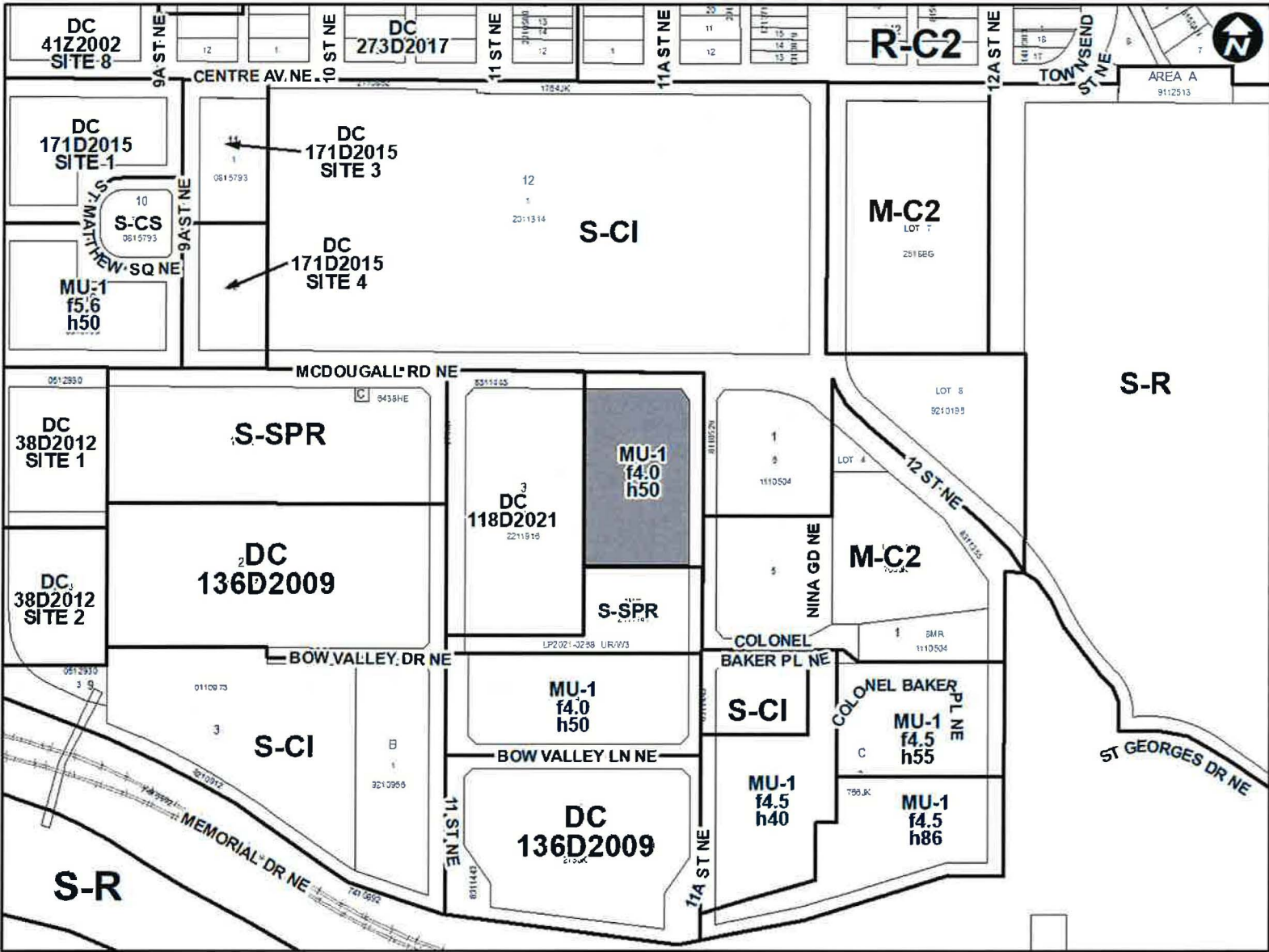
LOOKING EAST TOWARD COLUMBUS MANOR

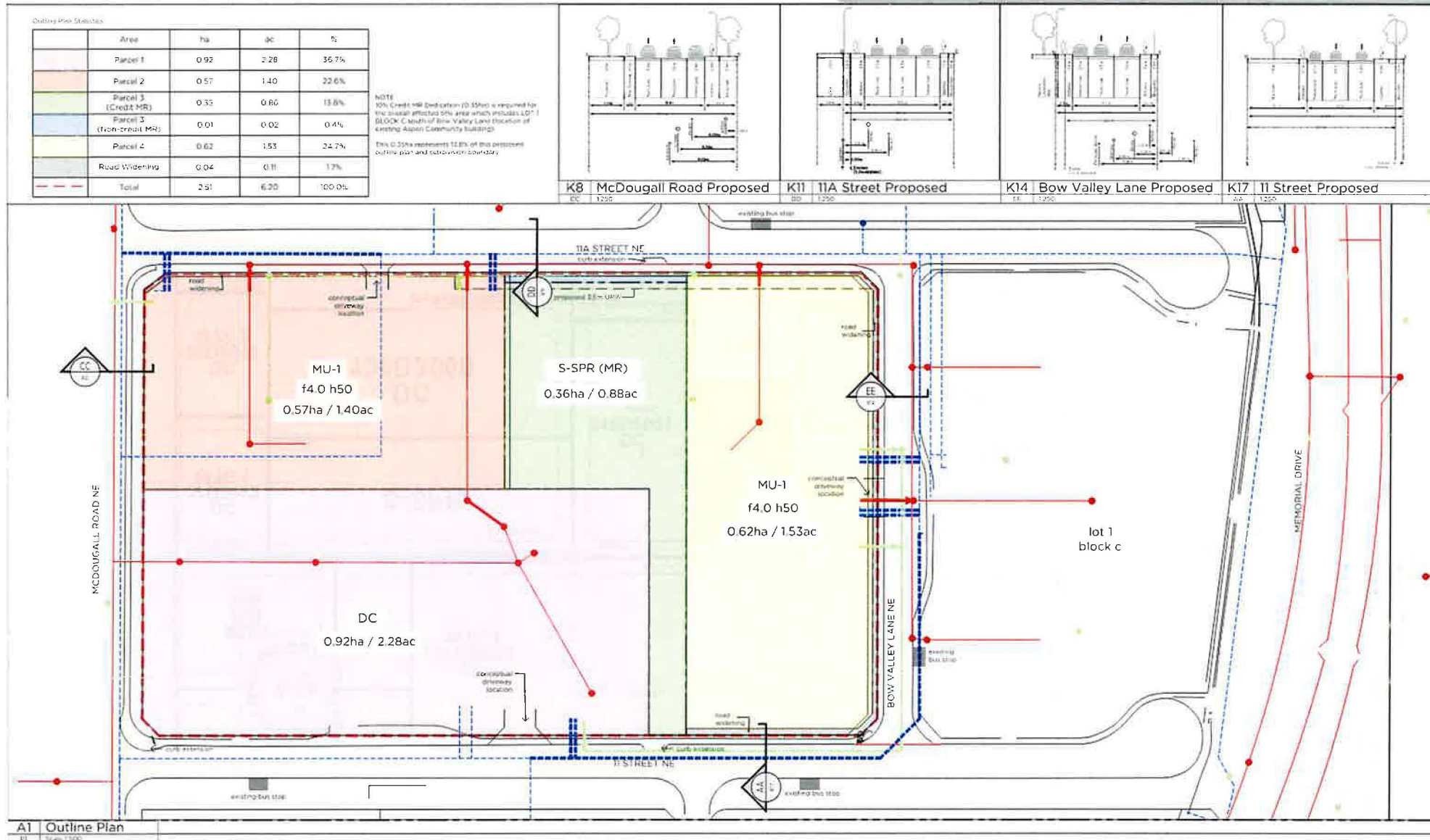


3D VISUALIZATION OF EAST RIVERSIDE MASSING MODEL (AERIAL)

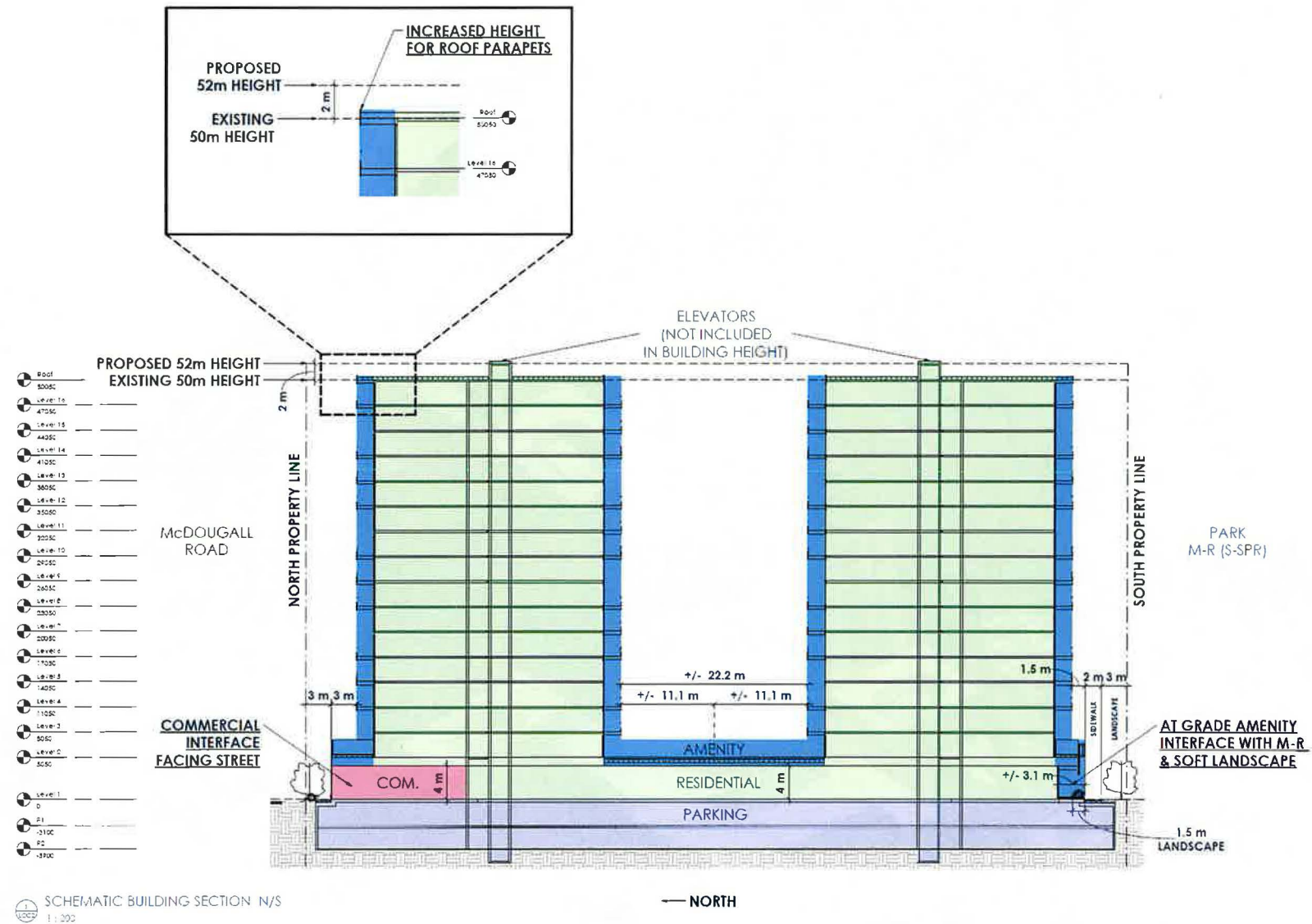


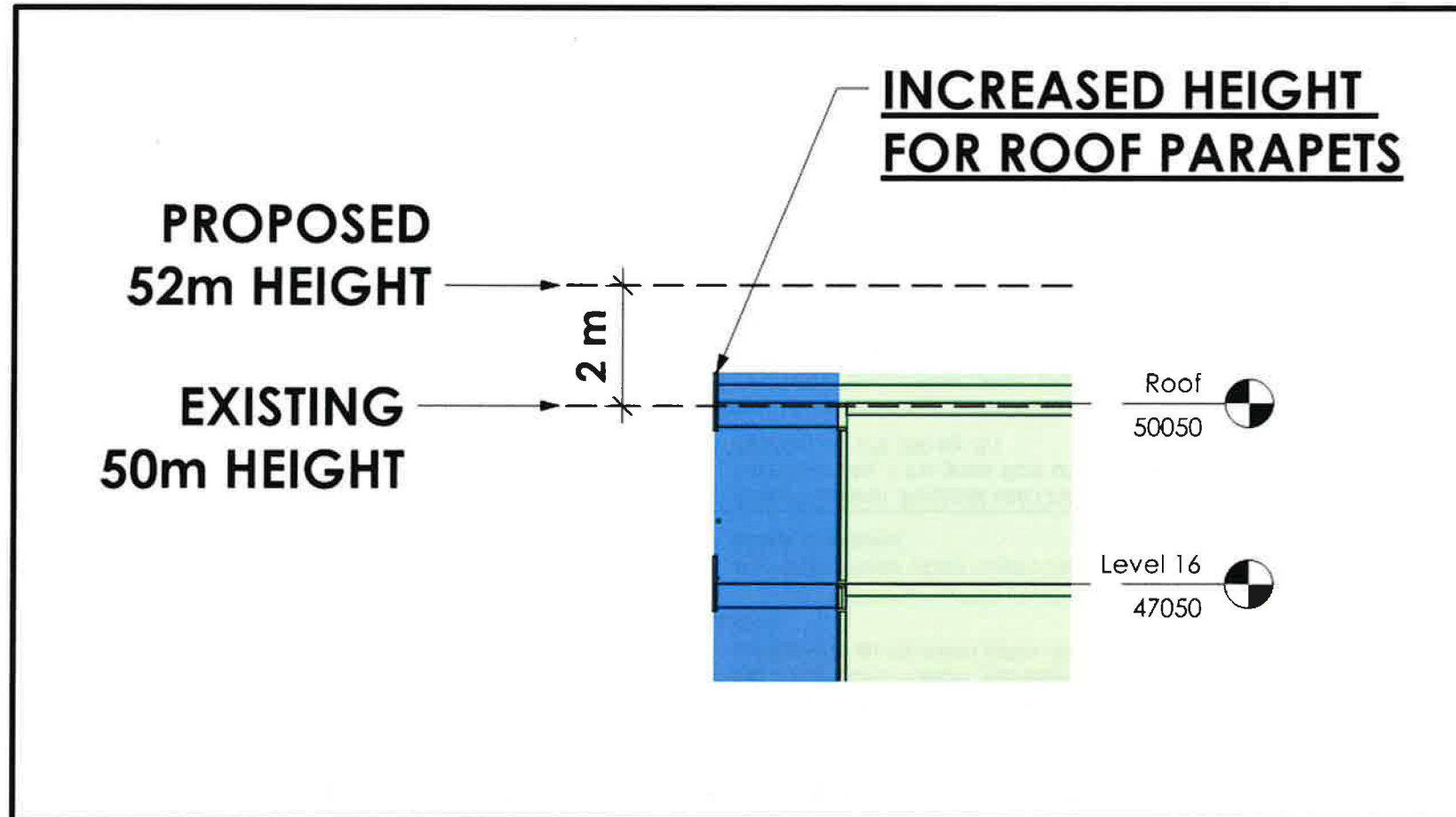
EAST RIVERSIDE MASSING MODEL (VIEW FROM TOM CAMPBELL'S HILL)











DEVELOPMENT PERMIT APPLICATIONS TO BE REFERRED FOR DECISION		
1. DEVELOPMENT	A.	All developments recommended for decision by the Development Officer which in the opinion of the Development Officer, represents a significant conflict with an approved policy document for the area.
	B.	All developments which require the use of bonus provisions.
DEVELOPMENT <i>(continued)</i>	C.	Super Regional, Regional and Community Retail Centres, if the gross floor area is over 7000 sq. m. (75,350 sq. ft.).
	D.	DC Direct Control Sites where specific Council guidelines require Planning Commission approval.
	E.	All proposed Place(s) of Worship – Large.
	F.	Addiction Treatment and Custodial Care developments in excess of ten (10) residents.
	G.	Prominent sites in entrance ways or gateways as defined in the MDP.