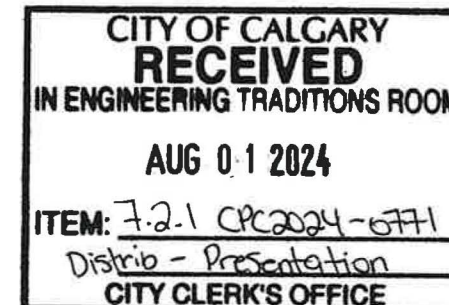




# LOC2024-0100 / CPC2024-0771 Land Use Amendment

August 1, 2024

ISC: Unrestricted







# RECOMMENDATIONS:

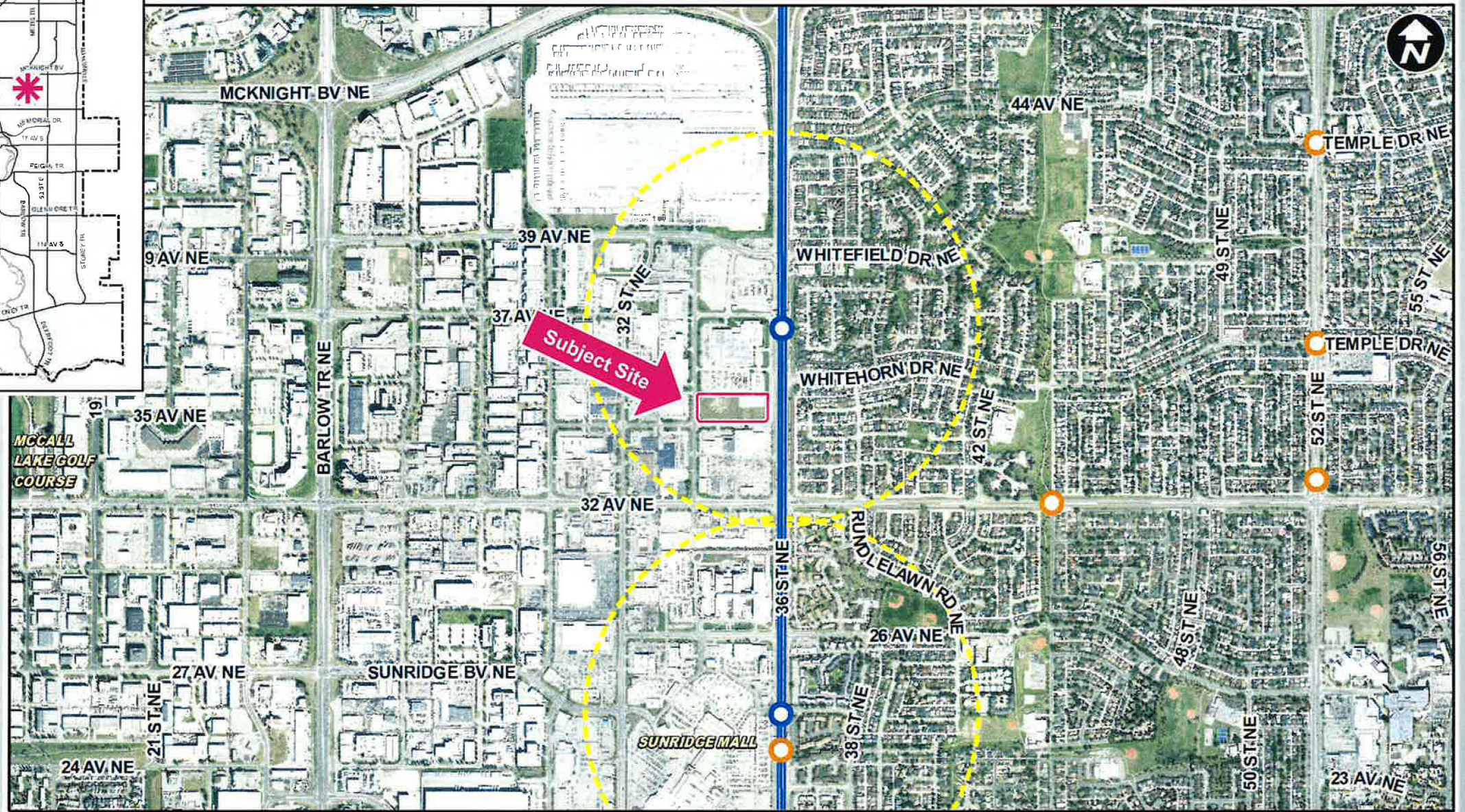
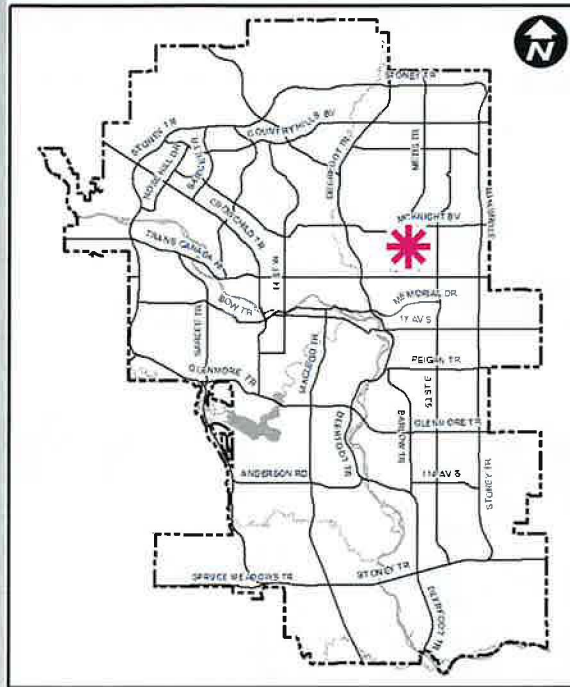
That Calgary Planning Commission:

1. Forward this report (CPC2024-0771) to the 2024 September 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.85 hectares ± (4.57 acres ±) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.

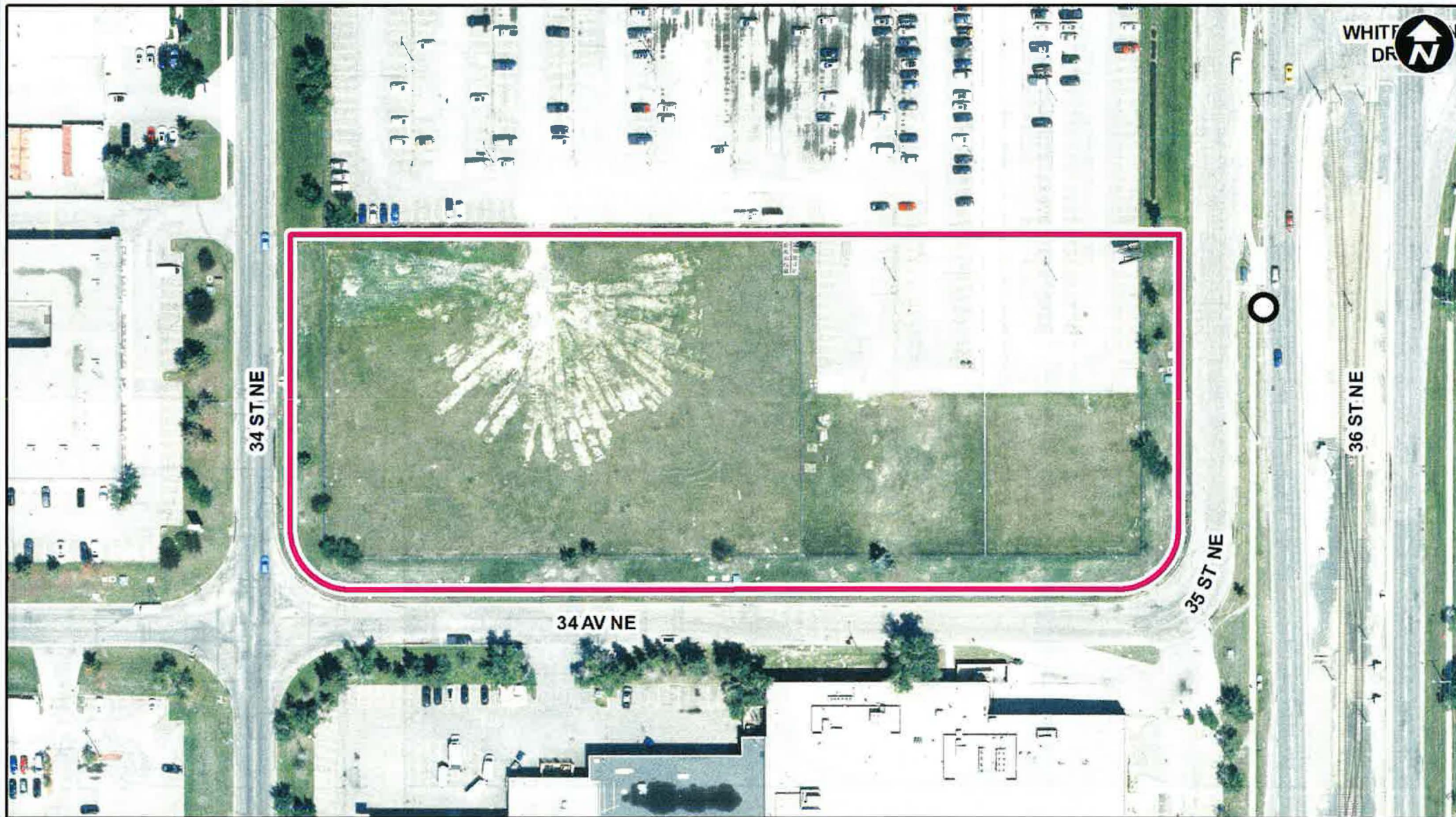




**LEGEND**

- 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





○ Bus Stop

Parcel Size:

1.85 ha  
215m x 86m





Looking west from 35 Street





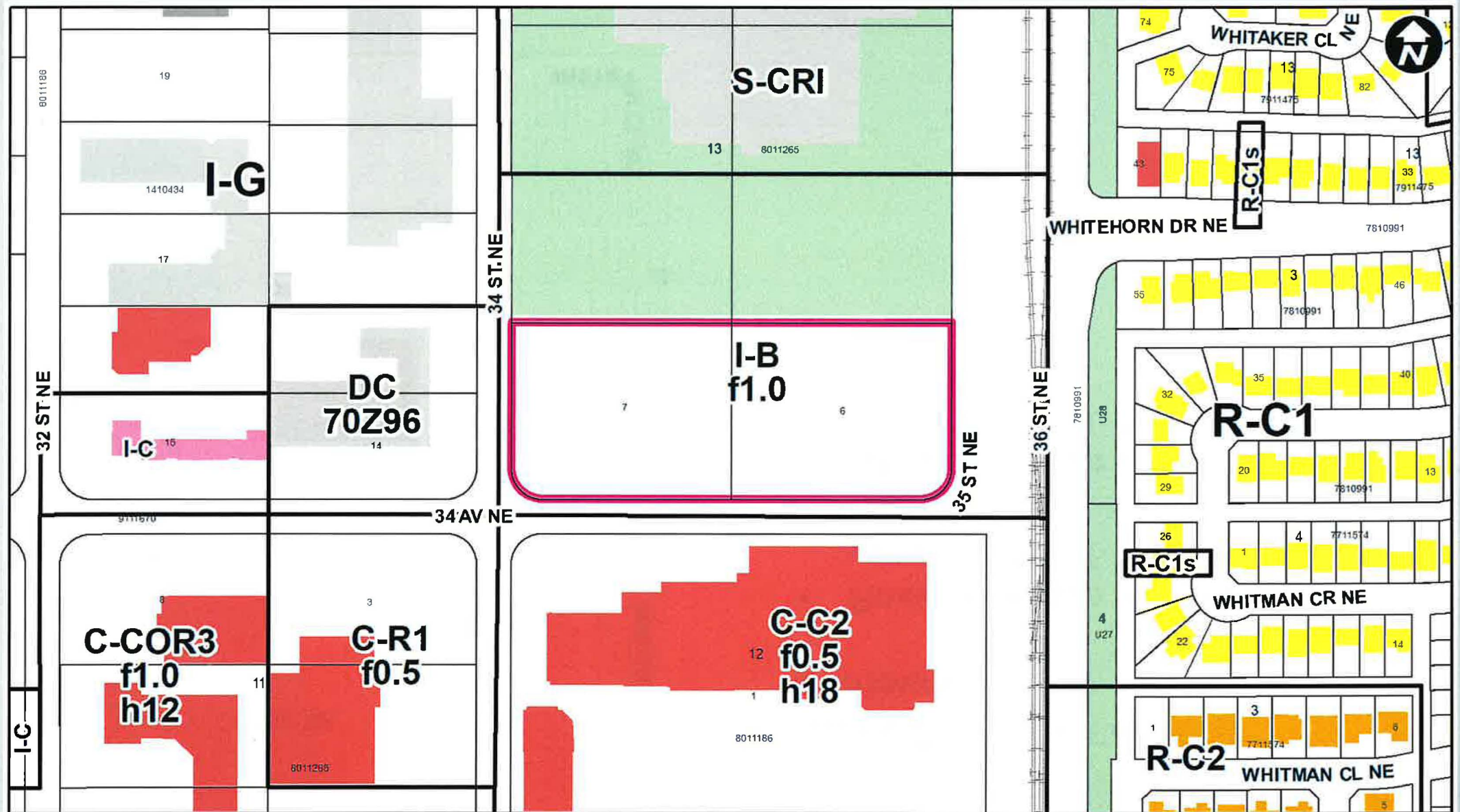
Interface with 36 Street and LRT Station

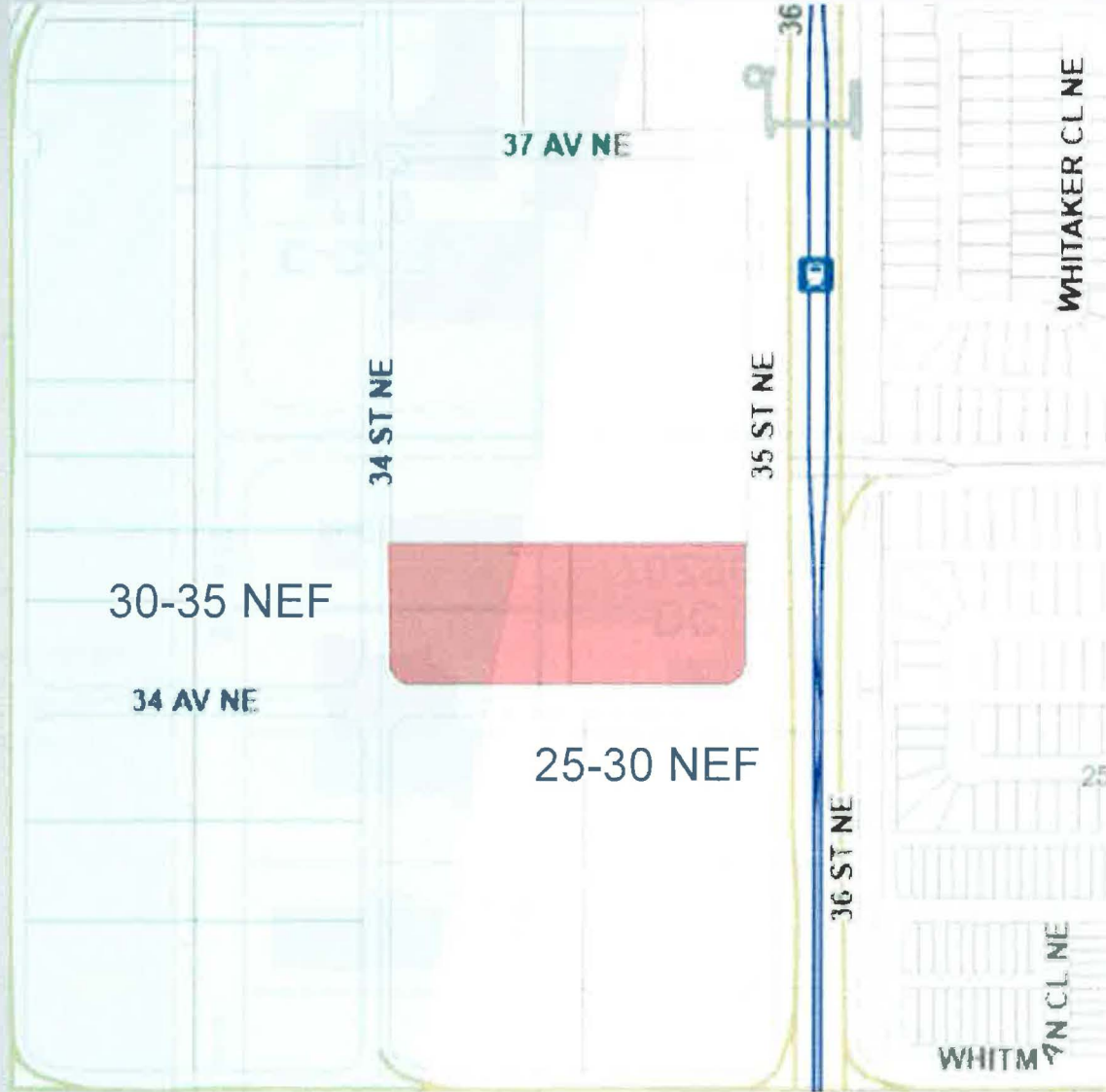


# Surrounding Land Use

### 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



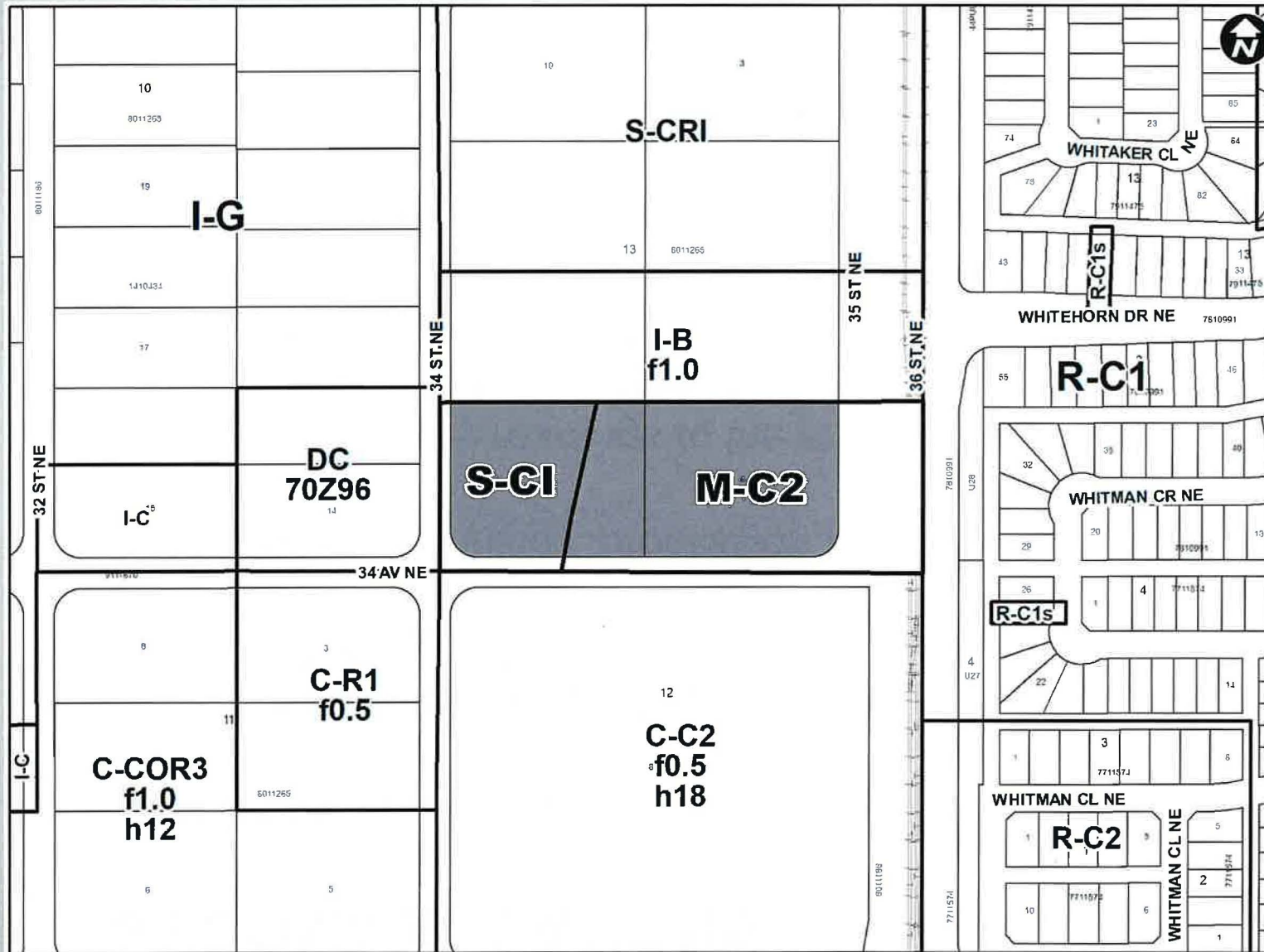


## Noise Exposure Forecast contours:

- Residences **are not** permitted within the 30-35 NEF contour
- Residences **are** permitted within the 25-30 NEF countour



# Proposed Land Use Map



## Proposed S-CI District:

- Culture, worship, education, health and treatment facilities
- Maximum building height of 16 metres

## Proposed M-C2 District:

- Multi-residential development of medium height and density, located at transportation corridors and nodes
- Maximum building height of 16 metres
- Maximum FAR of 2.5



## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0771) to the 2024 September 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.85 hectares  $\pm$  (4.57 acres  $\pm$ ) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.



# Supplementary Slides



