



# Public Hearing of Council

## Agenda Item: 7.2.22



# LOC2024-0074 / CPC2024-0738

## Land Use Amendment

September 10, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 10 2024  
ITEM: 7.2.22 LOC2024-0738  
Distb - Presentation  
CITY CLERK'S DEPARTMENT

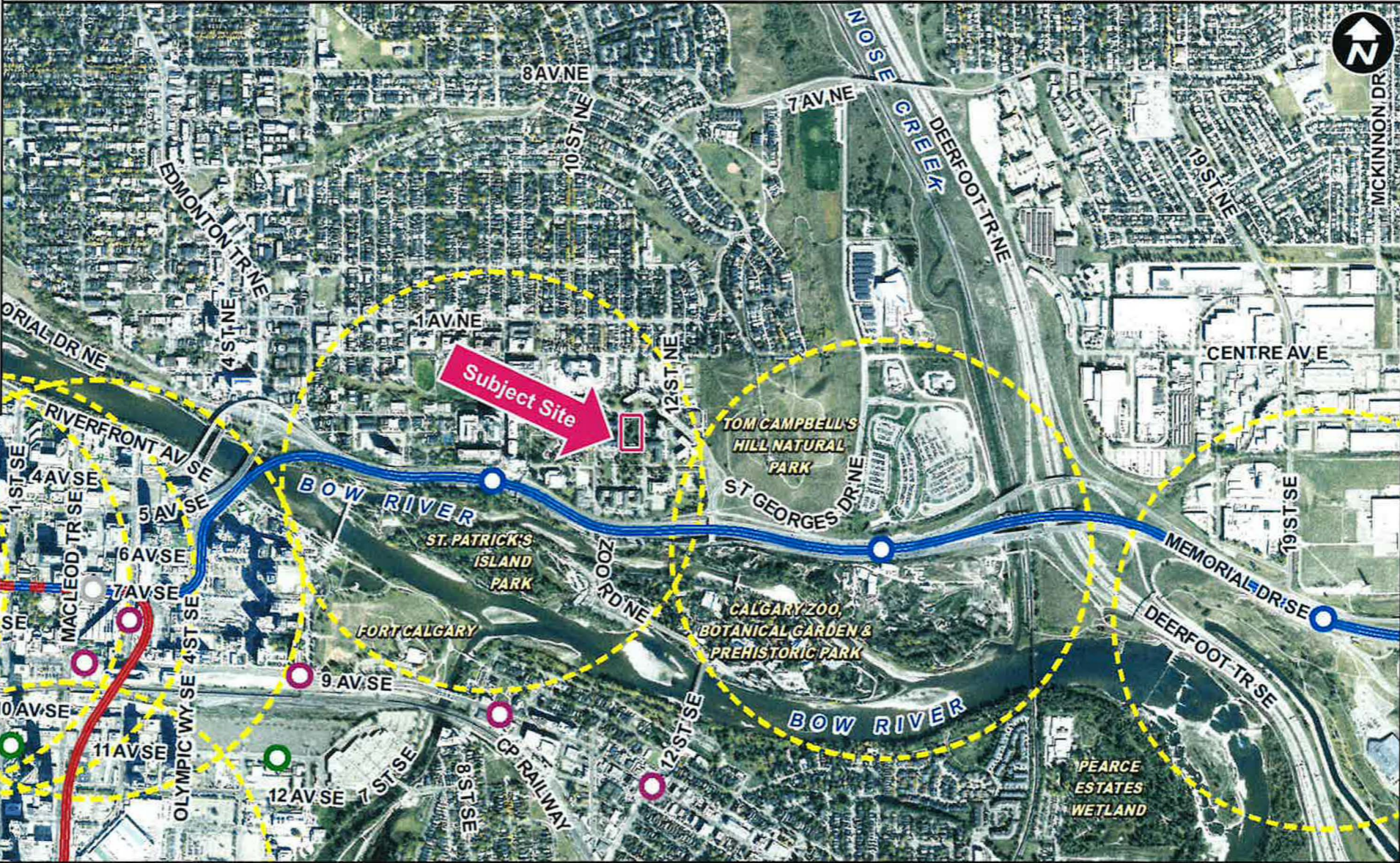
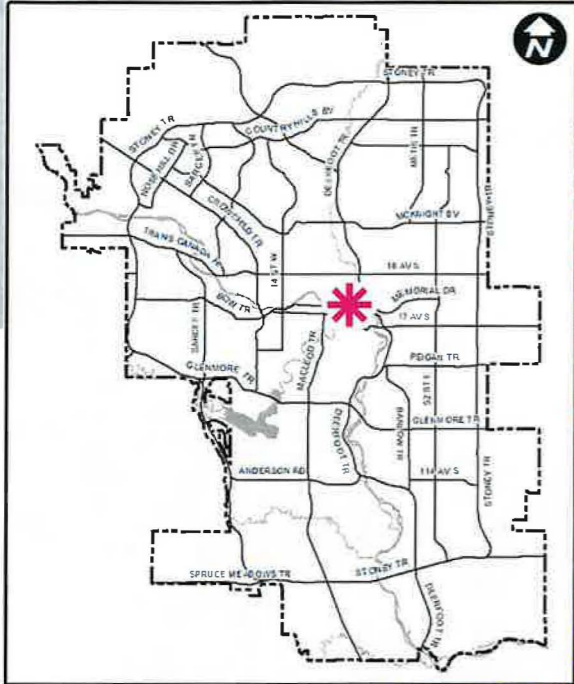


## Calgary Planning Commission's Recommendation:

That Council:

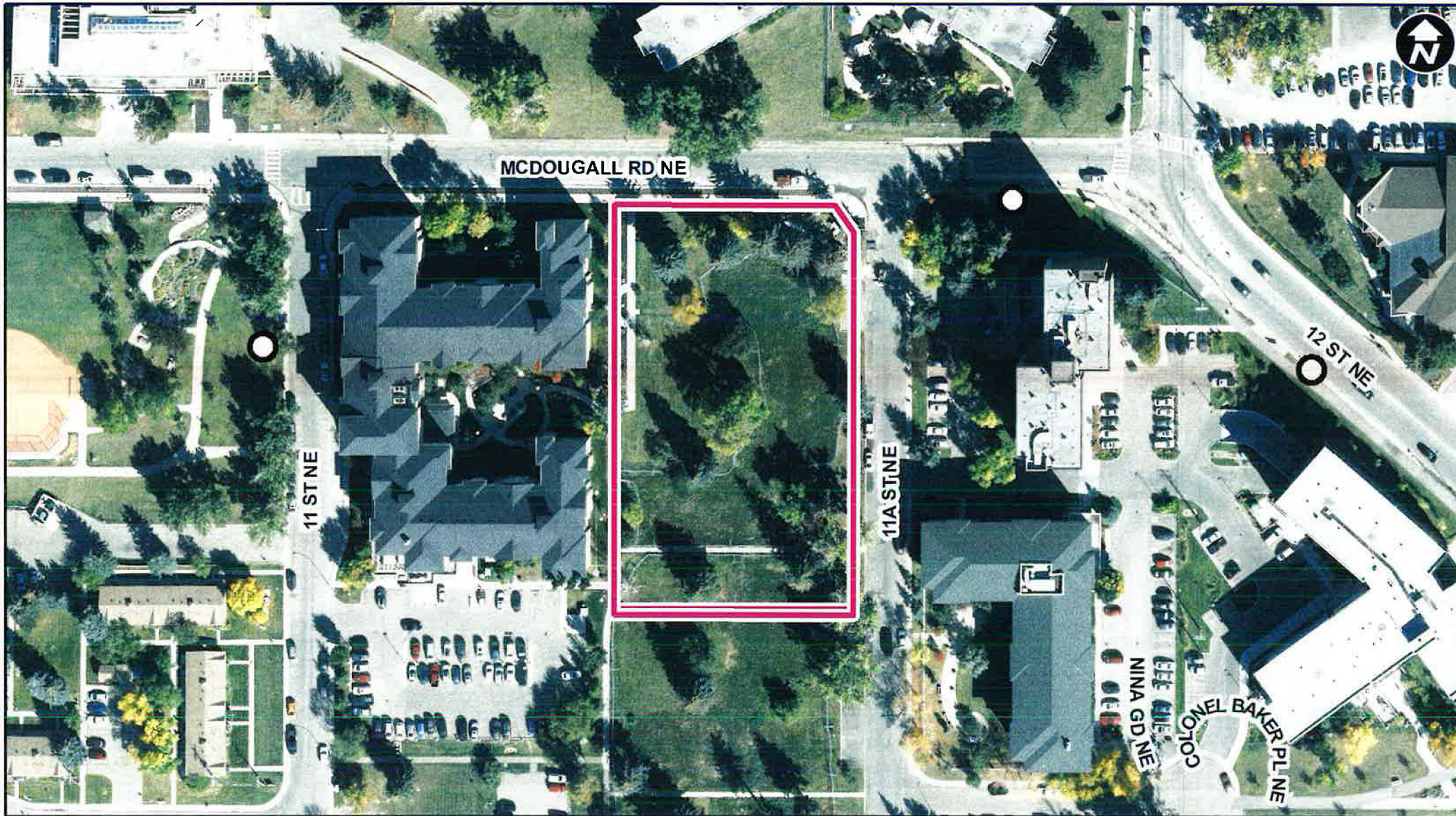
Give three readings to **Proposed Bylaw 243D2024** for the redesignation of 0.57 hectares  $\pm$  (1.4 acres  $\pm$ ) located at 35 – 11A Street NE (Plan 2411141, Block 3, Lot 1) from Mixed Use – General (MU-1f4.0h50) District to Mixed Use – General (MU-1f4.6h52) District.





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





LEGEND

○ Bus Stop

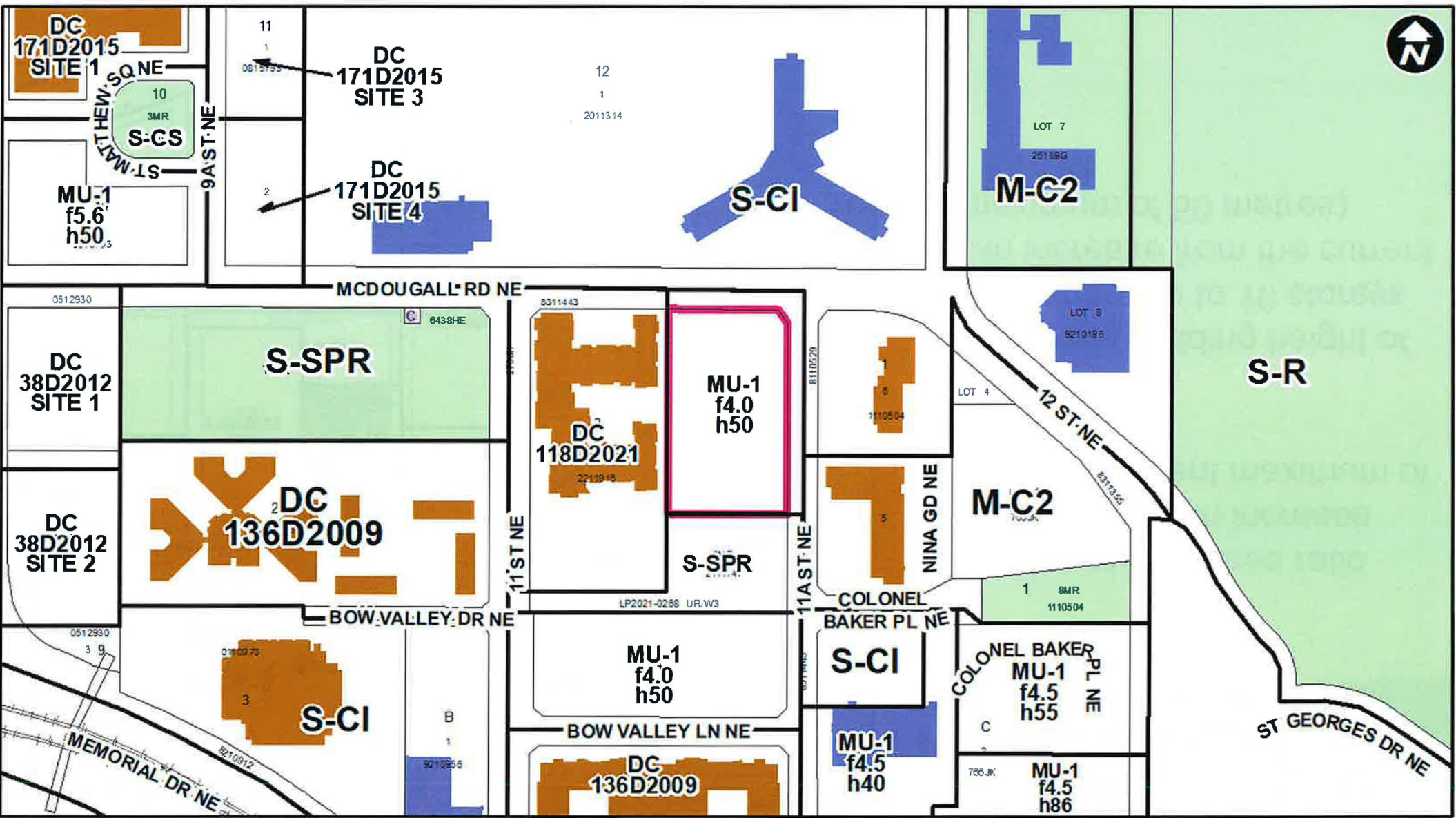
Parcel Size:

0.57 ha

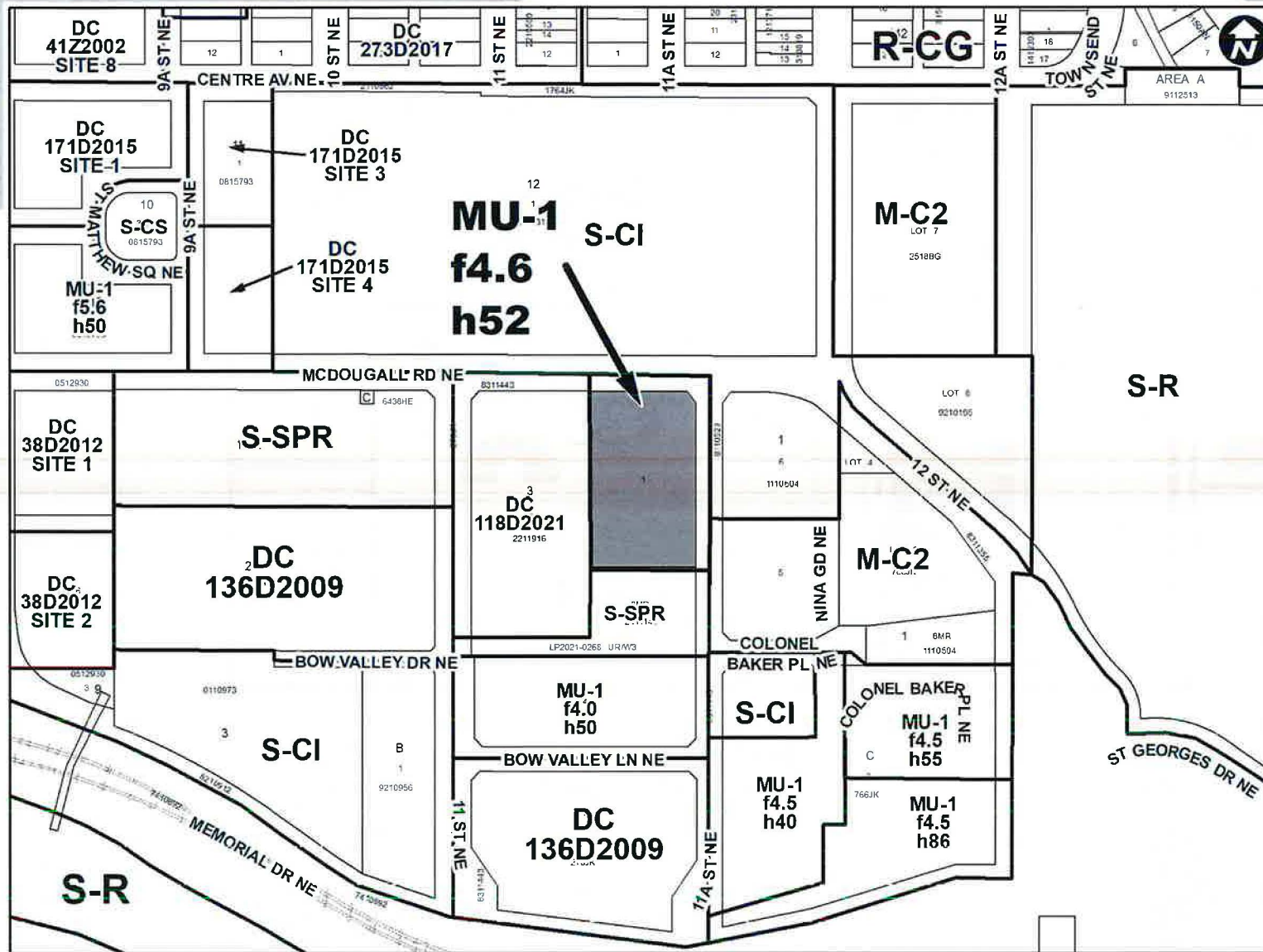
58m x 98m



- 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 Mixed Use – General (MU-14.0h50) 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)



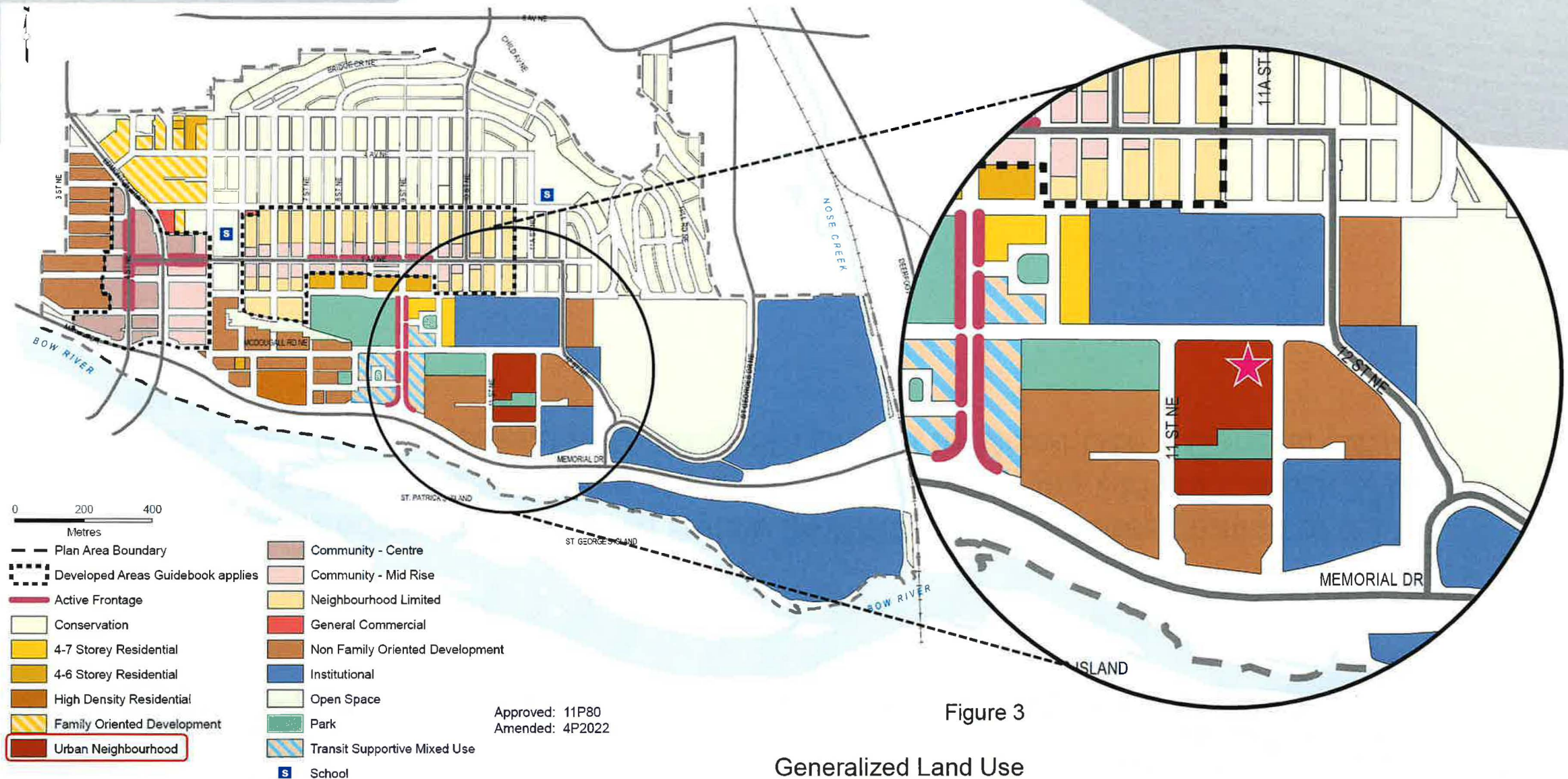


Figure 3

Generalized Land Use



## Calgary Planning Commission's Recommendation:

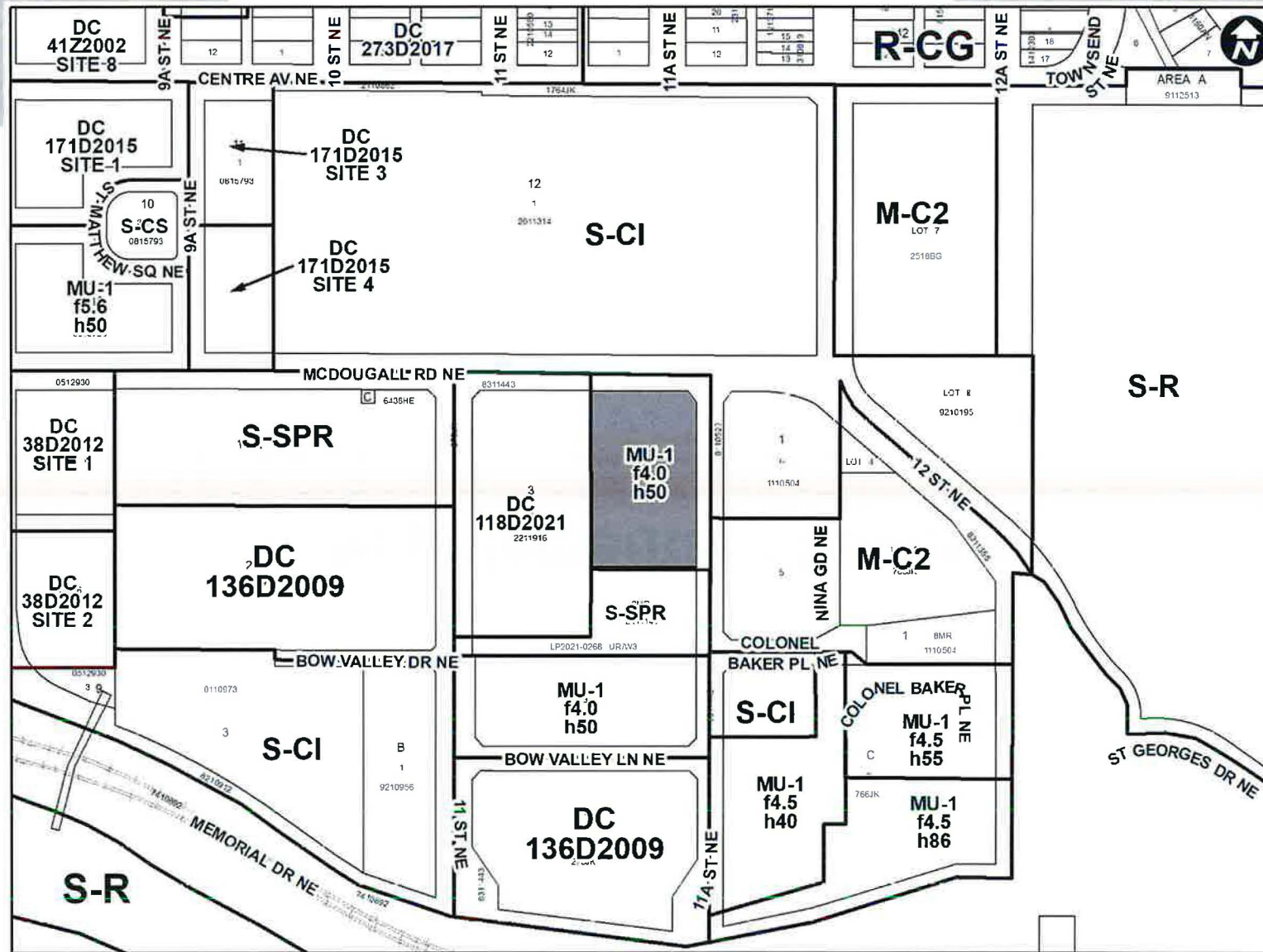
That Council:

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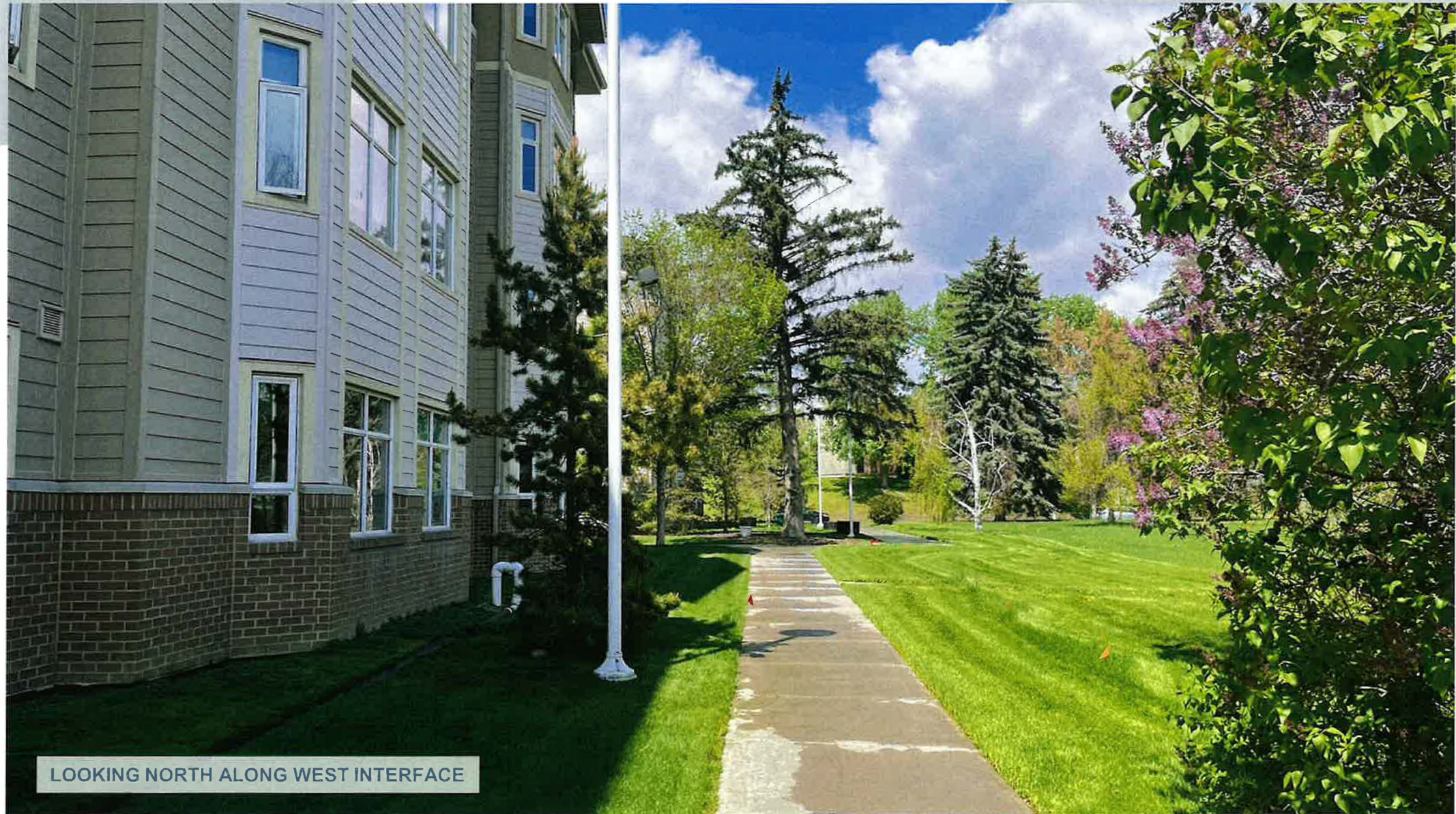


## Supplementary Slides



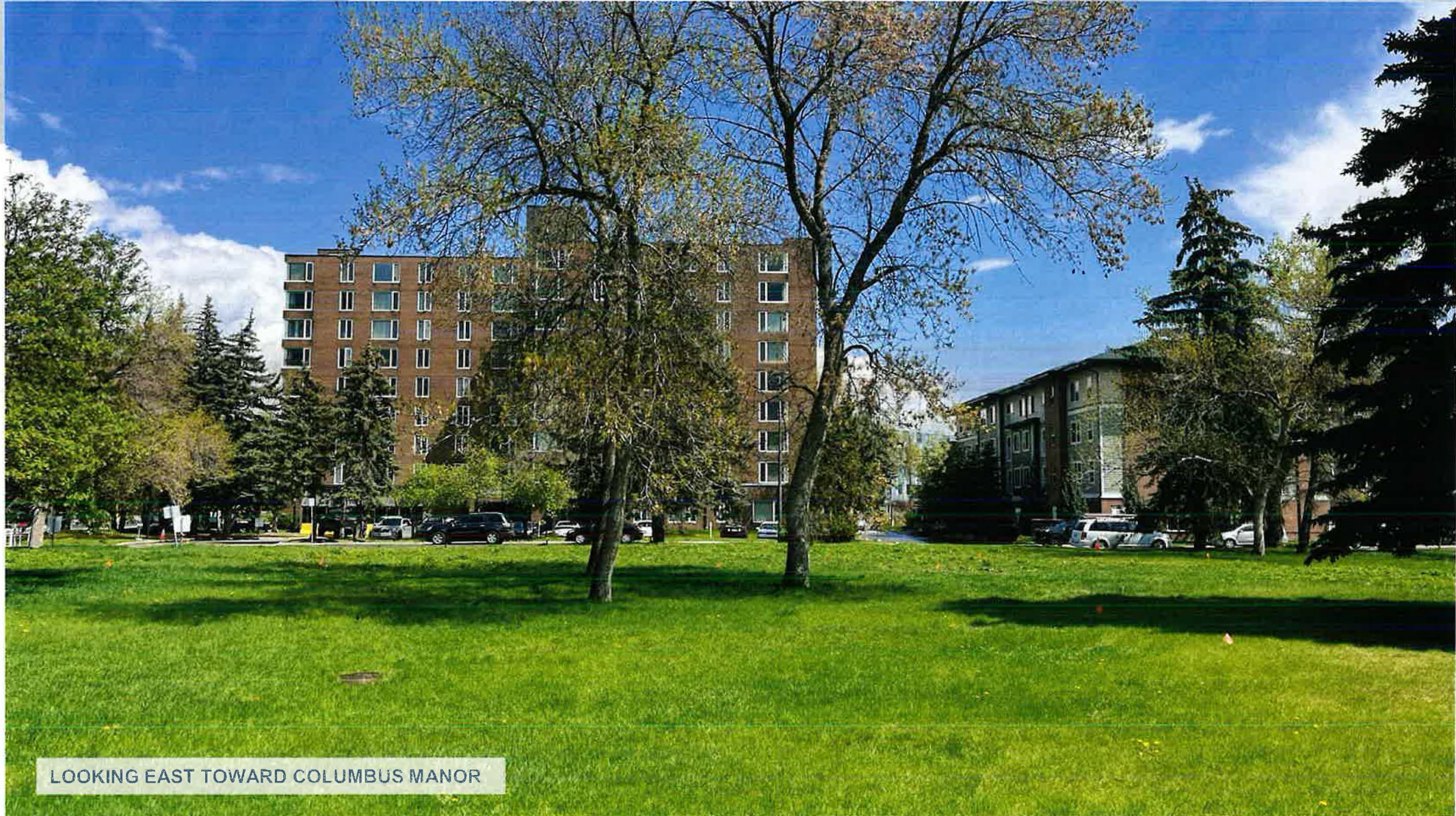






LOOKING NORTH ALONG WEST INTERFACE





LOOKING EAST TOWARD COLUMBUS MANOR





3D VISUALIZATION OF EAST RIVERSIDE MASSING MODEL (AERIAL)





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





LOOKING EAST ALONG MCDUGALL RD NE





LOOKING SOUTHWEST TOWARDS SITE





LOOKING NORTHWEST FROM SITE



