



Public Hearing of Council

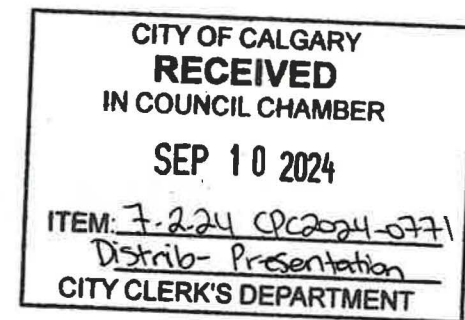
Agenda Item: 7.2.24



LOC2024-0100 / CPC2024-0771

Land Use Amendment

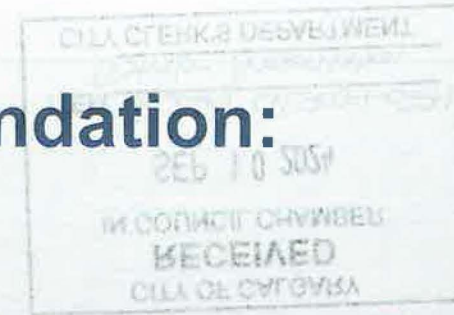
September 10, 2024

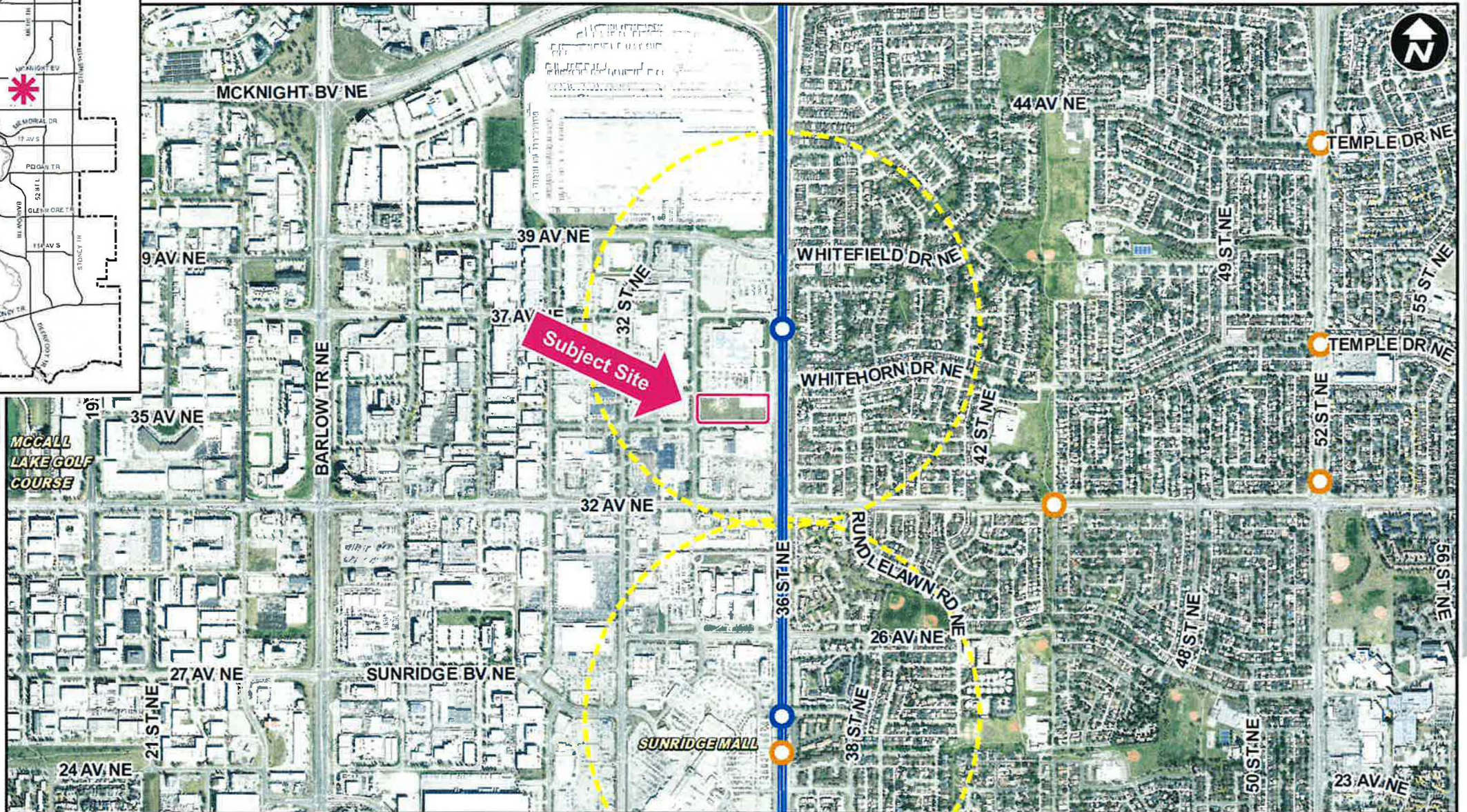
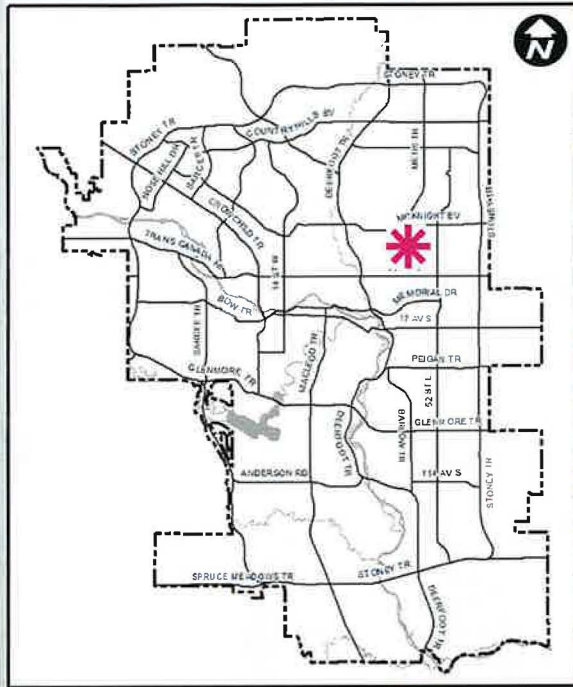


Calgary Planning Commission's Recommendation:

That Council:

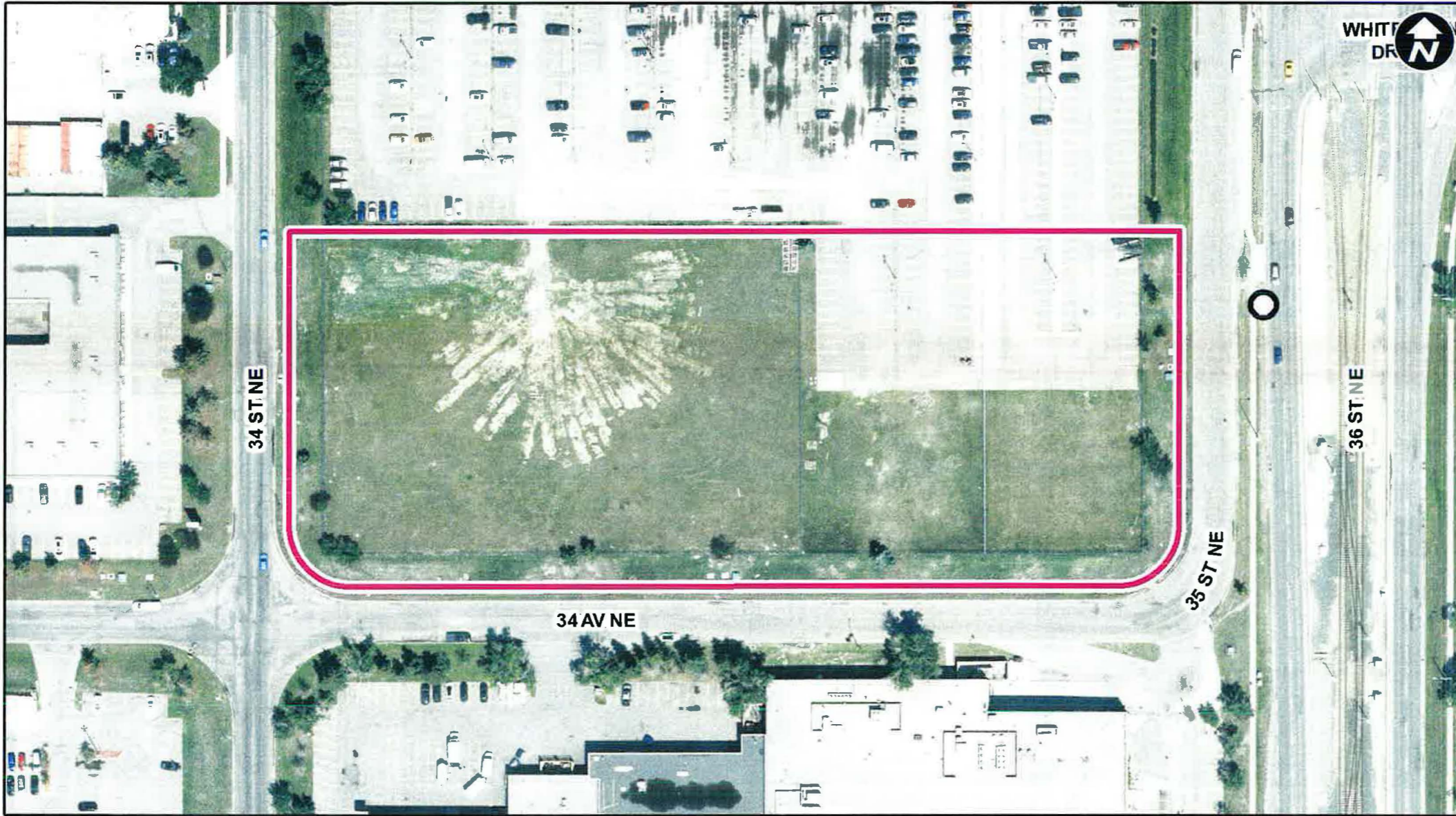
Give three readings to **Proposed Bylaw 248D2024** for the redesignation of 1.85 hectares \pm (4.57 acres \pm) located at 3505 – 35 Street NE and 3510 – 34 Street NE (Plan 8011265, Block 13, Lots 6 and 7) from Industrial – Business f1.0 (I-B f1.0) District to Multi-Residential – Contextual Medium Profile (M-C2) District and Special Purpose – Community Institution (S-CI) District.





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



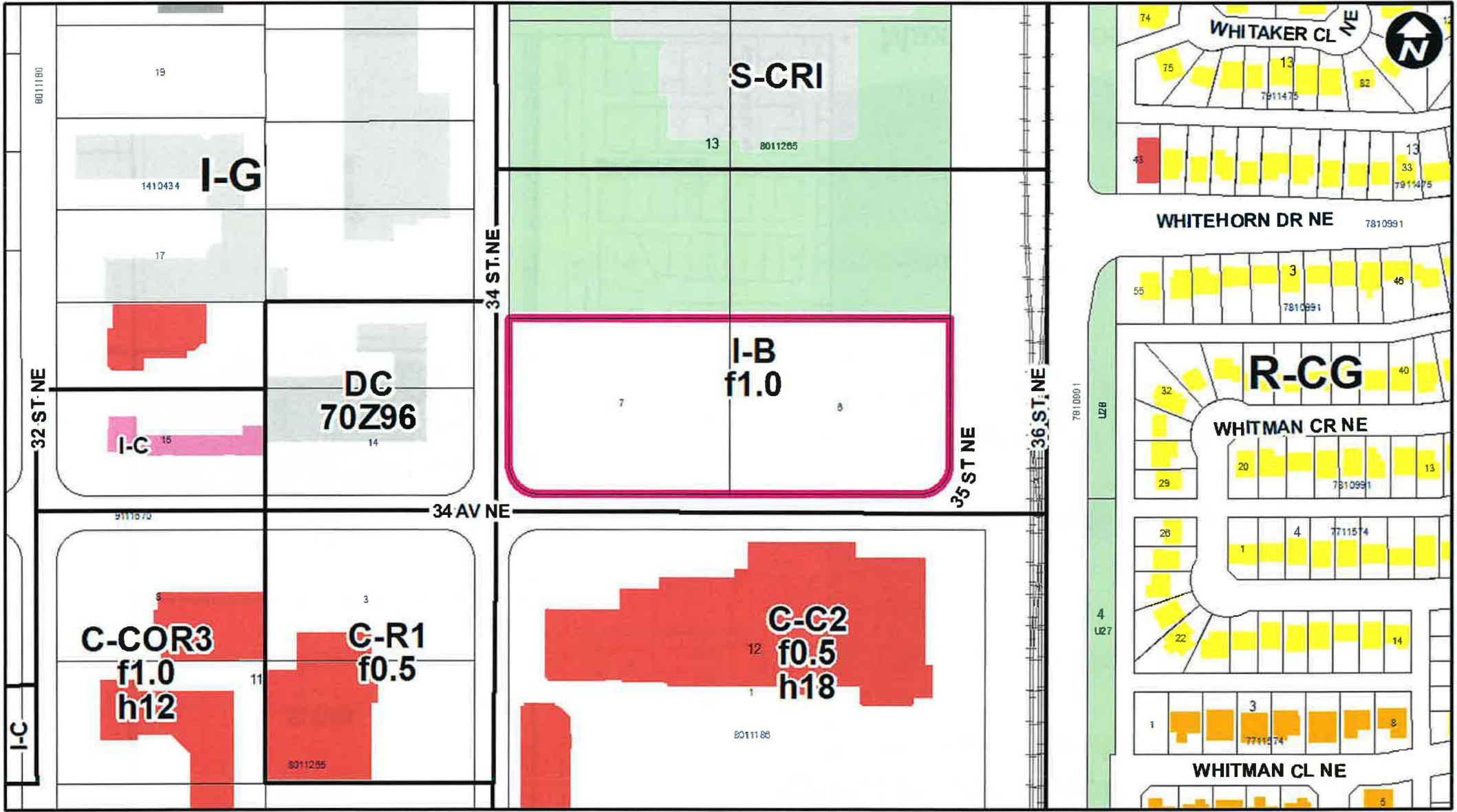
○ Bus Stop

Parcel Size:

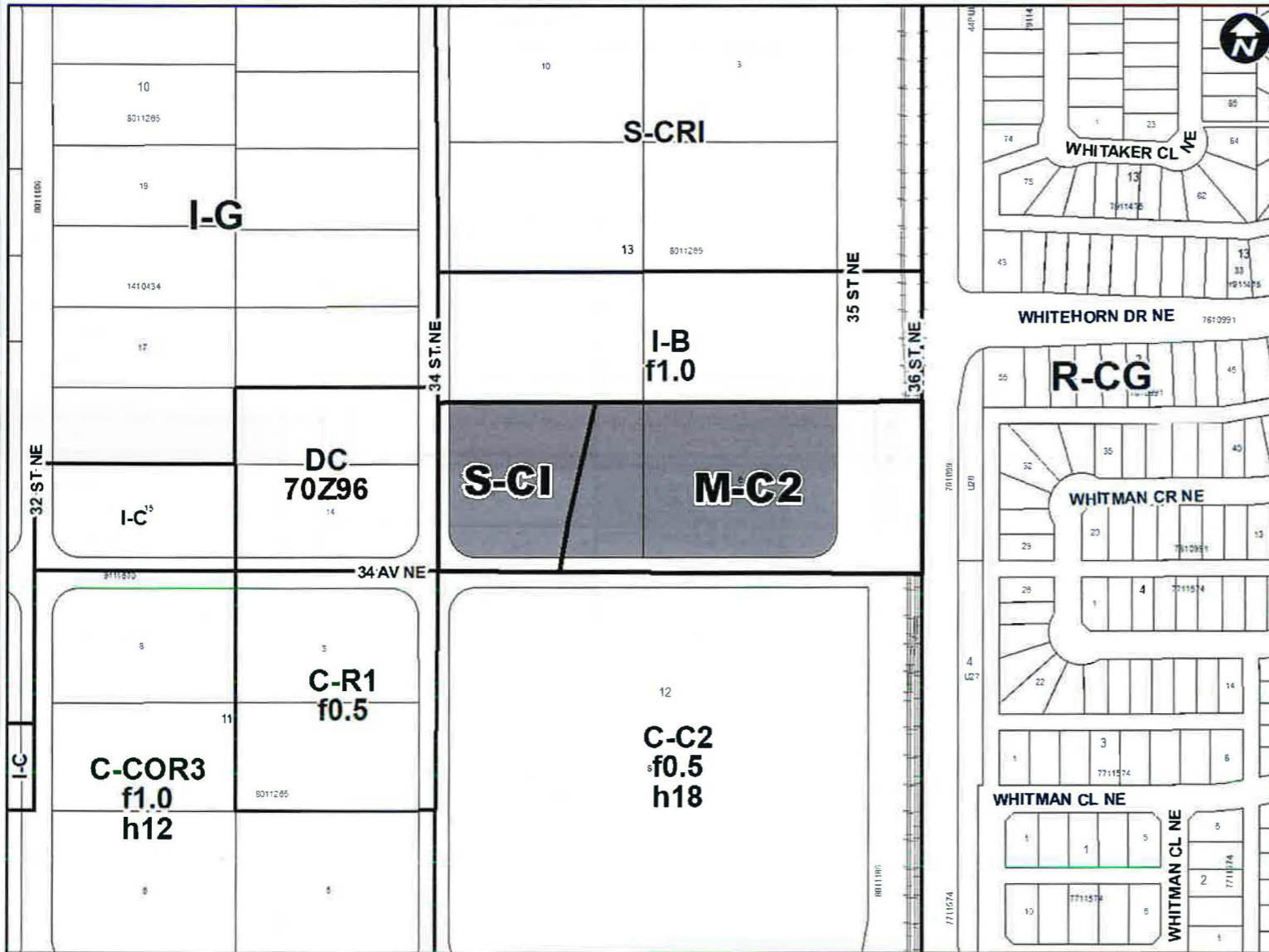
1.85 ha
215m x 86m

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



Proposed Land Use Map



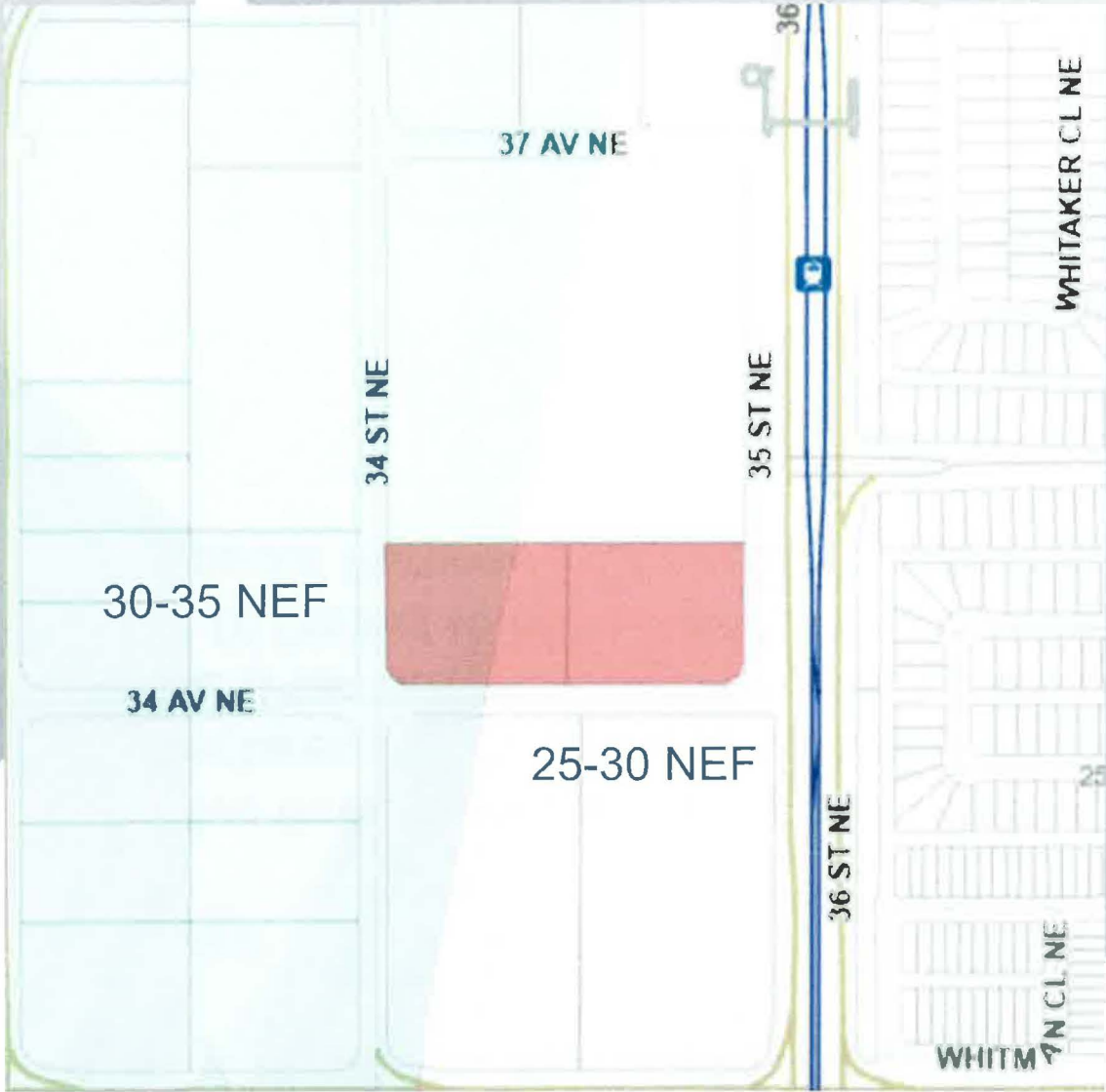
Proposed Special Purpose – Community Institution (S-CI) District:

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

Proposed Multi-Residential – Contextual Medium Profile (M-C2) District:

- Variety of multi-residential building forms
- Maximum building height: 16 metres
- Maximum floor area ratio (FAR): 2.5

Airport Vicinity Protection Area



Noise Exposure Forecast contours:

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

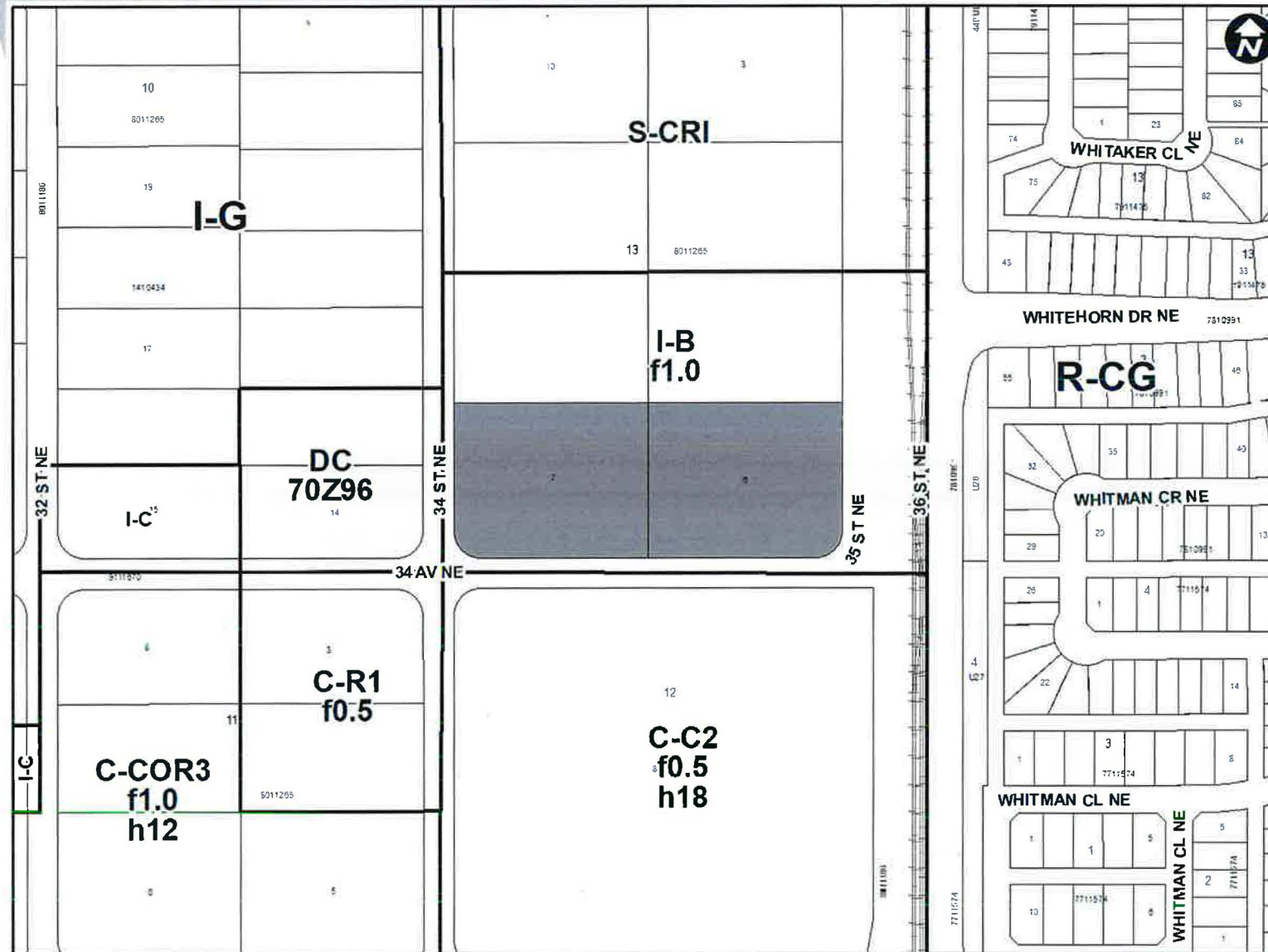
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Supplementary Slides

Existing Land Use Map 10





Interface with 36 Street and LRT Station



Looking west from 35 Street