

## 950 McPherson Square NE Open House

# Welcome!



Take a look at the display boards and talk with City of Calgary staff who are on hand to answer any questions you may have.



Provide your input tonight or online at:  
**[engage.calgary.ca/mcphersonsquare](https://engage.calgary.ca/mcphersonsquare)**



Visit **[engage.calgary.ca/mcphersonsquare](https://engage.calgary.ca/mcphersonsquare)** to sign up for email updates and to view the display boards.



Have more questions about this project? Contact:

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Development & Planning Advisor, Real Estate & Development Services  
403-268-5710

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Senior Planner, Planning & Development  
403-268-5724

## 950 McPherson Square NE Open House

# Project Timeline



Note: Calgary Planning Commission (CPC) and Public Hearing dates may be subject to change.

There will be opportunities for public input at the open house, through the online feedback form, and at the Public Hearing.



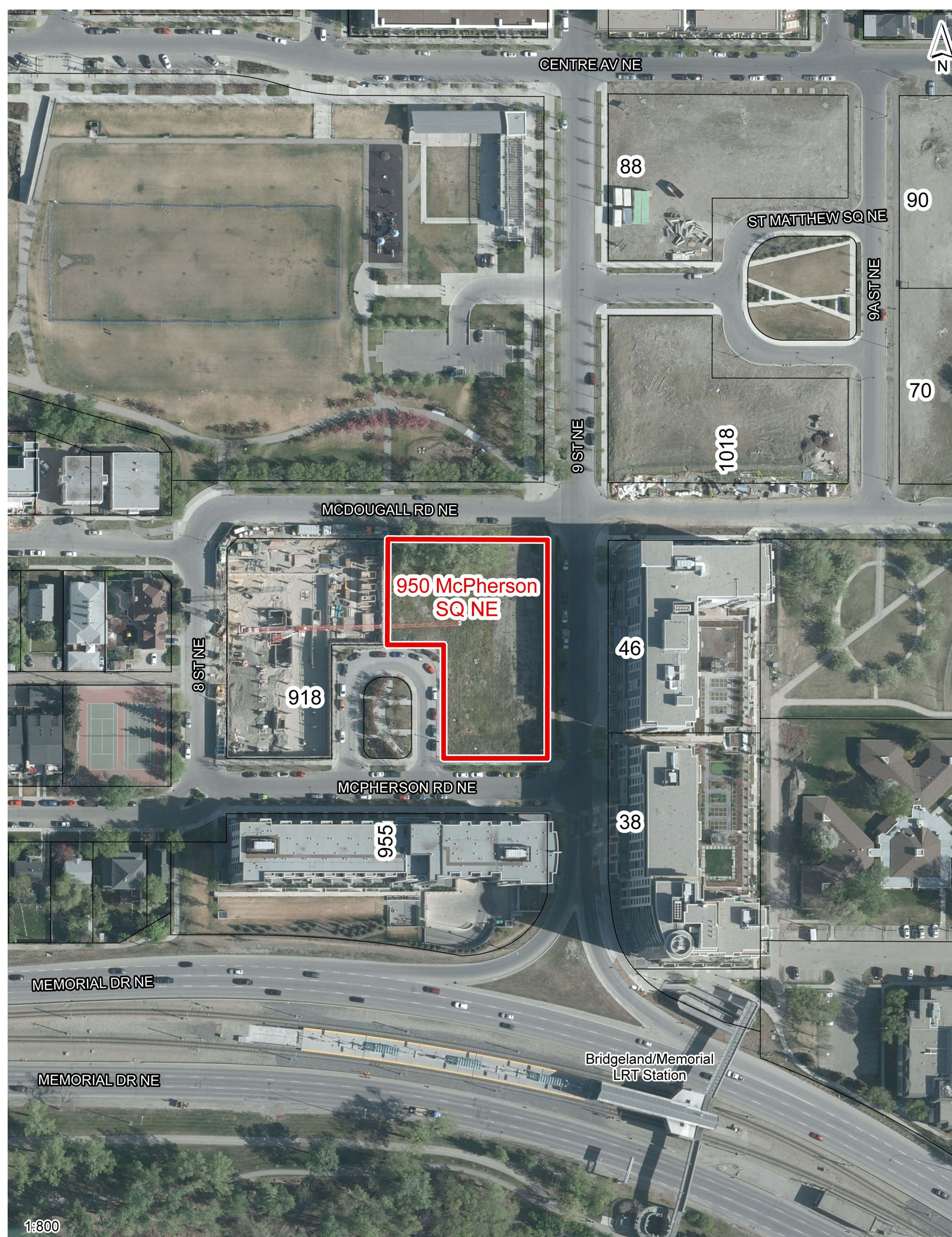
## 950 McPherson Square NE Open House

# Project Background

To provide more flexibility for future development and accommodate the needs of Bridgeland-Riverside, The City's Real Estate & Development Services has applied for a land use redesignation of City-owned property 950 McPherson SQ NE.

950 McPherson Square NE is part of The Bridges neighbourhood, a city-developed transit oriented development project. The property is approximately 150 metres north of the Bridgeland/Memorial LRT Station.

The proposal is to redesignate the land from the current Direct Control District 41Z2002 Site 13 (based on the previous Land Use Bylaw 2P80) to Multi-Residential – High Density Medium Rise (M-H2) District.





## 950 McPherson Square NE Open House

# Development Comparison

Address	Land Use	Height – Max metres / storeys	Floor Area Ratio (FAR)	Min # of Units (New DC)	Max # of Units (Old DC41Z2002)	Commercial
950 McPherson SQ NE (Old DC41Z2002)	41Z2002	26 / 8 (Old DC)	-	-	120	-
950 McPherson SQ NE (New DC)	-	34 / 10 (New DC)	5.5	56	-	Proposed
88 9 ST NE	171D2015	23 / 7	5.3	82	132	-
1018 McDougall RD NE	171D2015	23 / 7	5.3	83	133	-
90 9A ST NE	171D2015	23 / 7	4.5	53	185	-
70 9A ST NE	171D2015	23 / 7	5.0	54	186	-
46 9 ST NE	38D2012	26 / 8	5.0	-	122	-
918 McPherson SQ NE	41Z2002	26 / 8	-	-	121	-
955 McPherson RD NE	41Z2002	26 / 8	-	-	193	-
38 9 ST NE	38D2012	34 / 10	5.2	-	147	Medical (Dental & Optometry) = 262.98 m <sup>2</sup> / 2820 ft <sup>2</sup>



## 950 McPherson Square NE Open House

# Shadow Study



8 Storeys / 26m / 5.5 FAR  
March @ 10 a.m.



8 Storeys / 26m / 5.5 FAR  
March @ 4 p.m.



10 Storeys / 34m / 5.5 FAR  
March @ 10 a.m.



10 Storeys / 34m / 5.5 FAR  
March @ 4a.m.

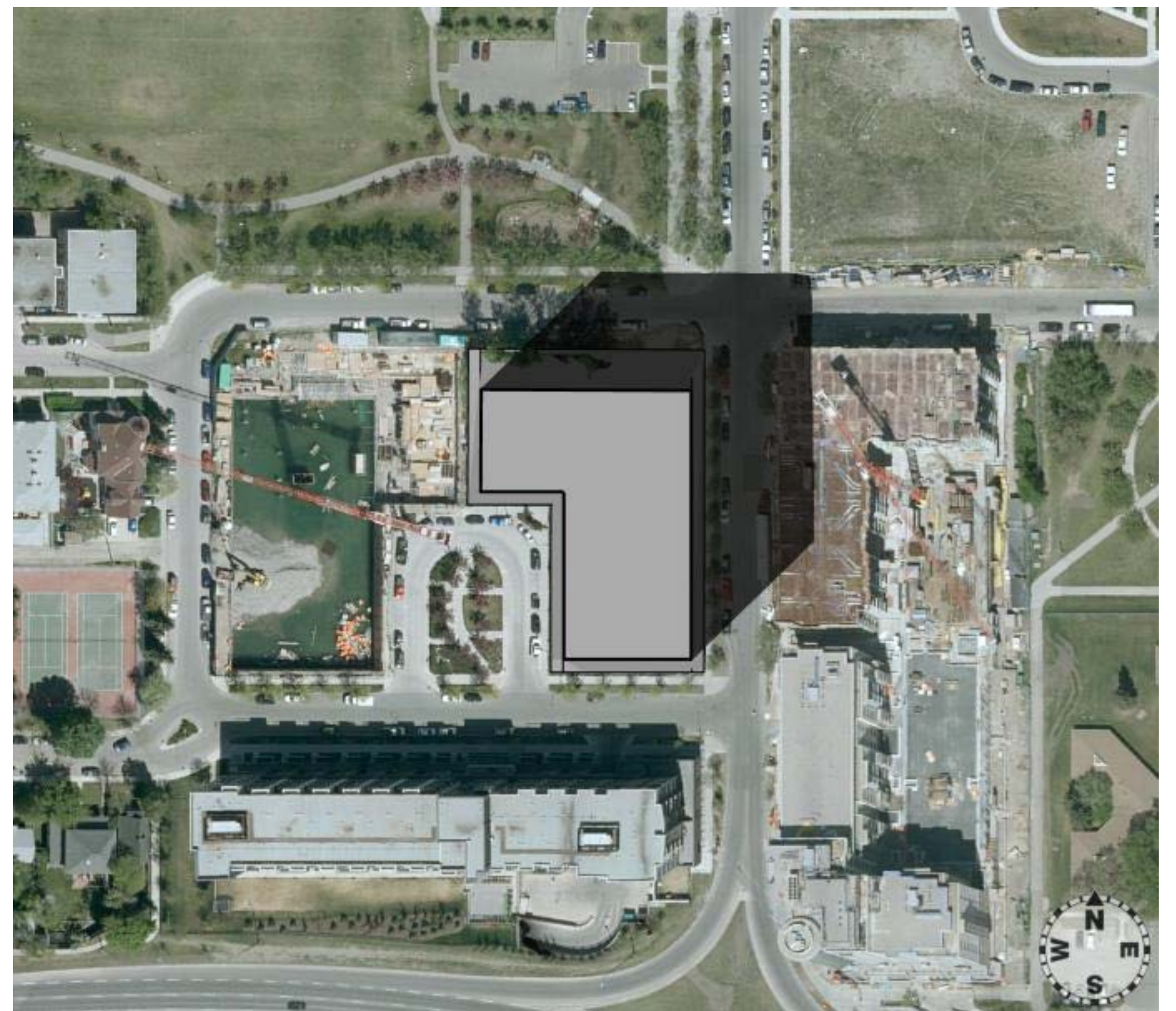


## 950 McPherson Square NE Open House

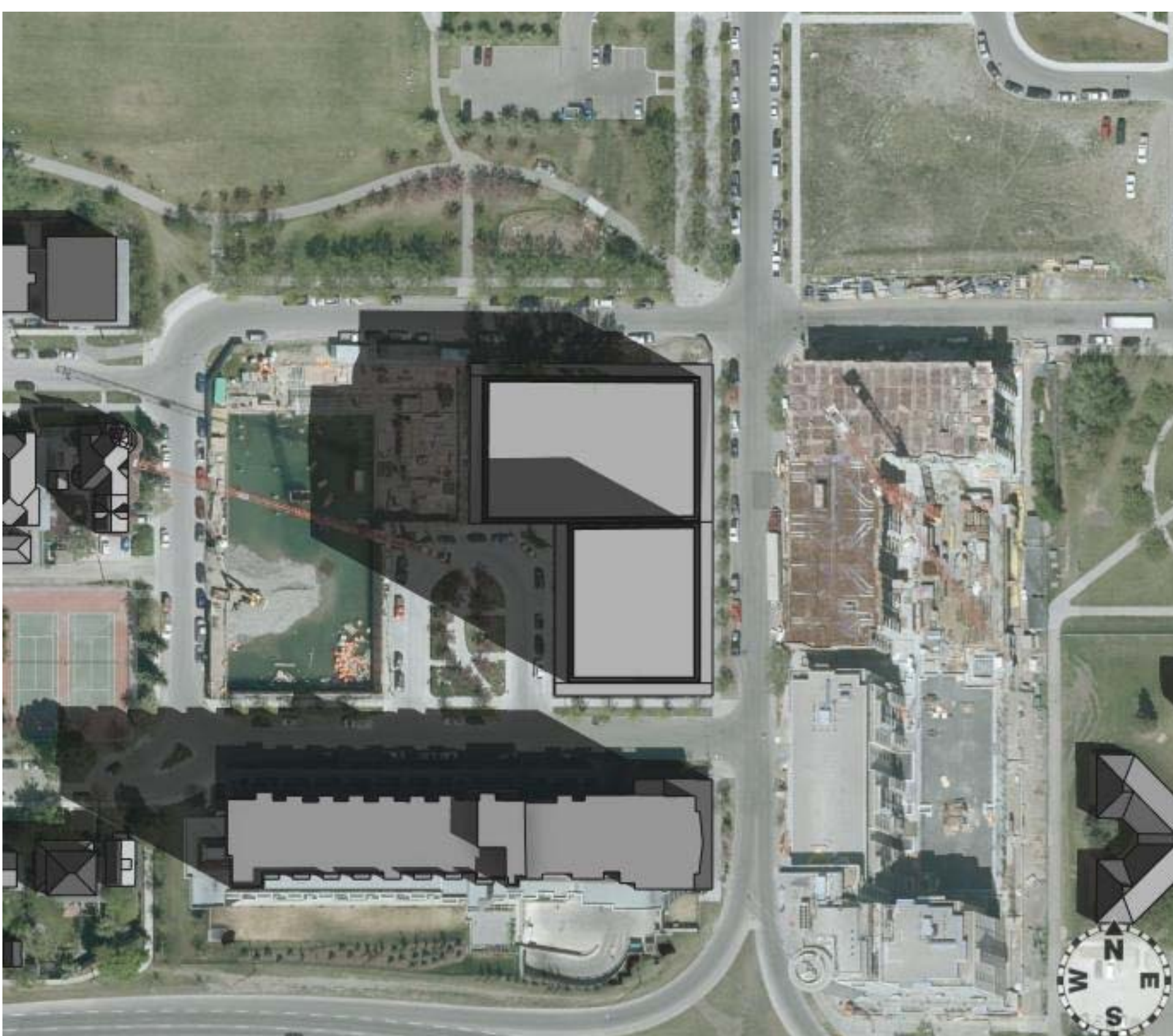
# Shadow Study



8 Storeys / 26m / 5.5 FAR  
September @ 10 a.m.



8 Storeys / 26m / 5.5 FAR  
September @ 4 p.m.



10 Storeys / 34m / 5.5 FAR  
September @ 10 a.m.



10 Storeys / 34m / 5.5 FAR  
September @ 4 p.m.



## 950 McPherson Square NE Open House

# Bird's Eye View



8 Storeys / 26m / 5.5 FAR

Looking northwest



10 Storeys / 34m / 5.5 FAR

Looking northwest

## 950 McPherson Square NE Open House

# Pedestrian View



8 Storeys / 26m / 5.5 FAR



10 Storeys / 34m / 5.5 FAR





# **Provide your input!** (use the Post-it Notes provided)

**What do you value most in the Bridgeland-Riverside community?**

**What concerns do you have about this project?**



Provide your input! (use the Post-it Notes provided)

What services would you like to see at 950 McPherson Square NE?

Supermarket	Specialist food store	Restaurant	Financial Institution
Other (please specify)			

What building height would you prefer on this site?

26m (8 storeys)	34m (10 storeys)	No preference
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Other (please specify)		
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