



LOC2023-0168 / CPC2024-0092

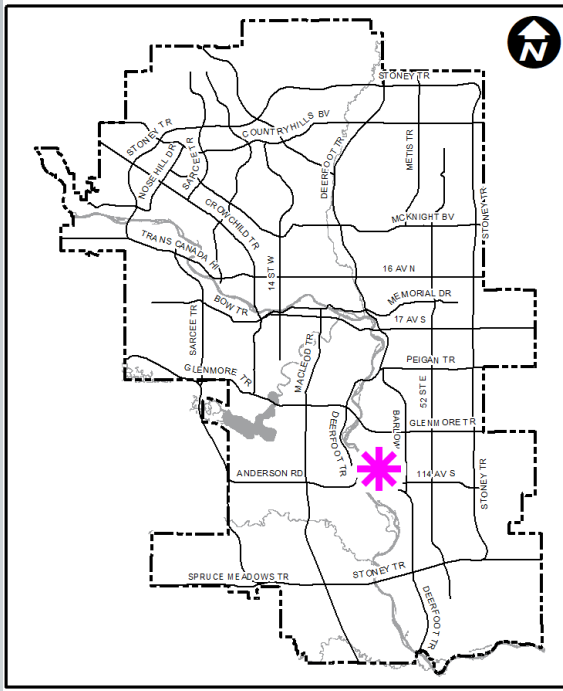
Outline, Policy and Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

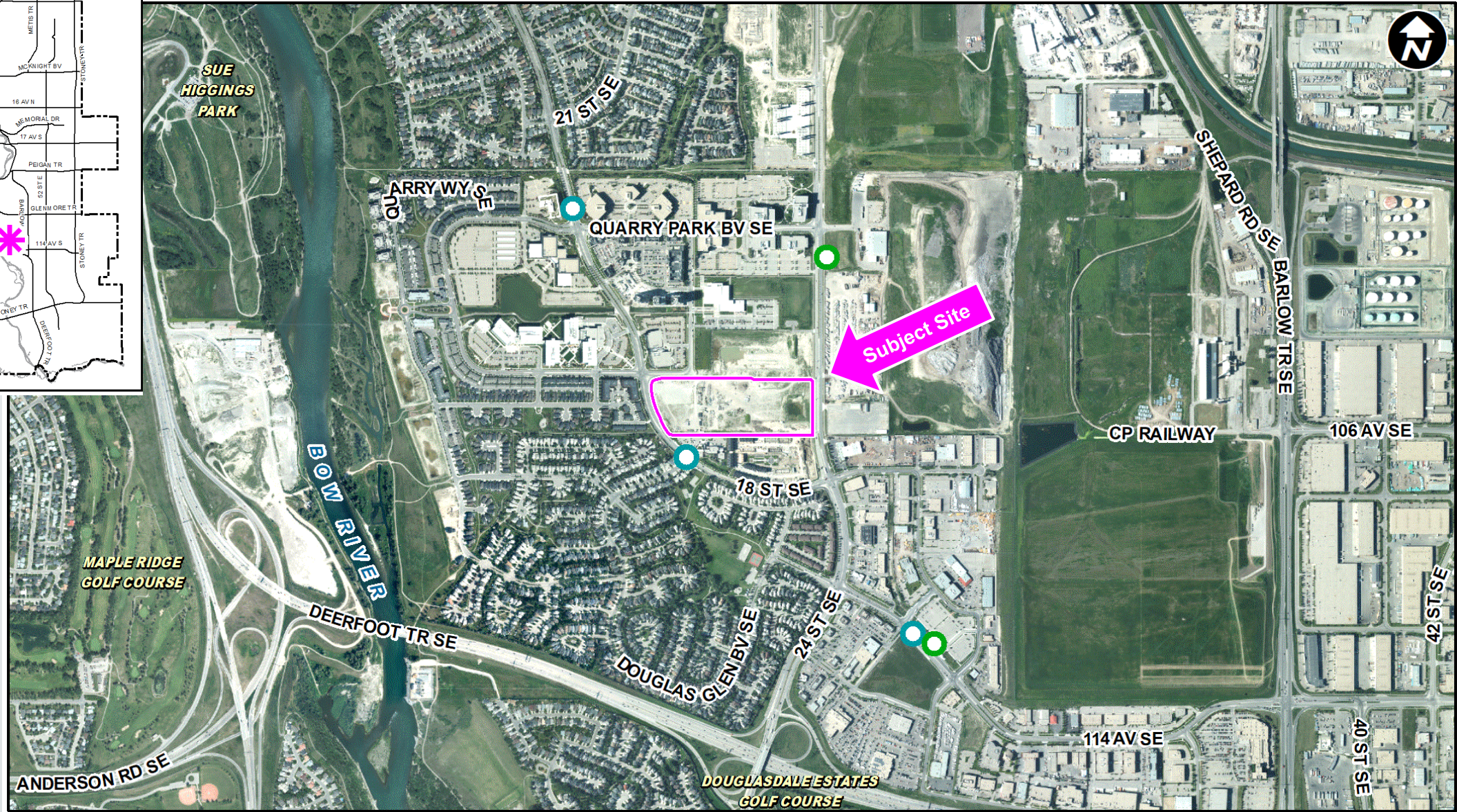
That Council:

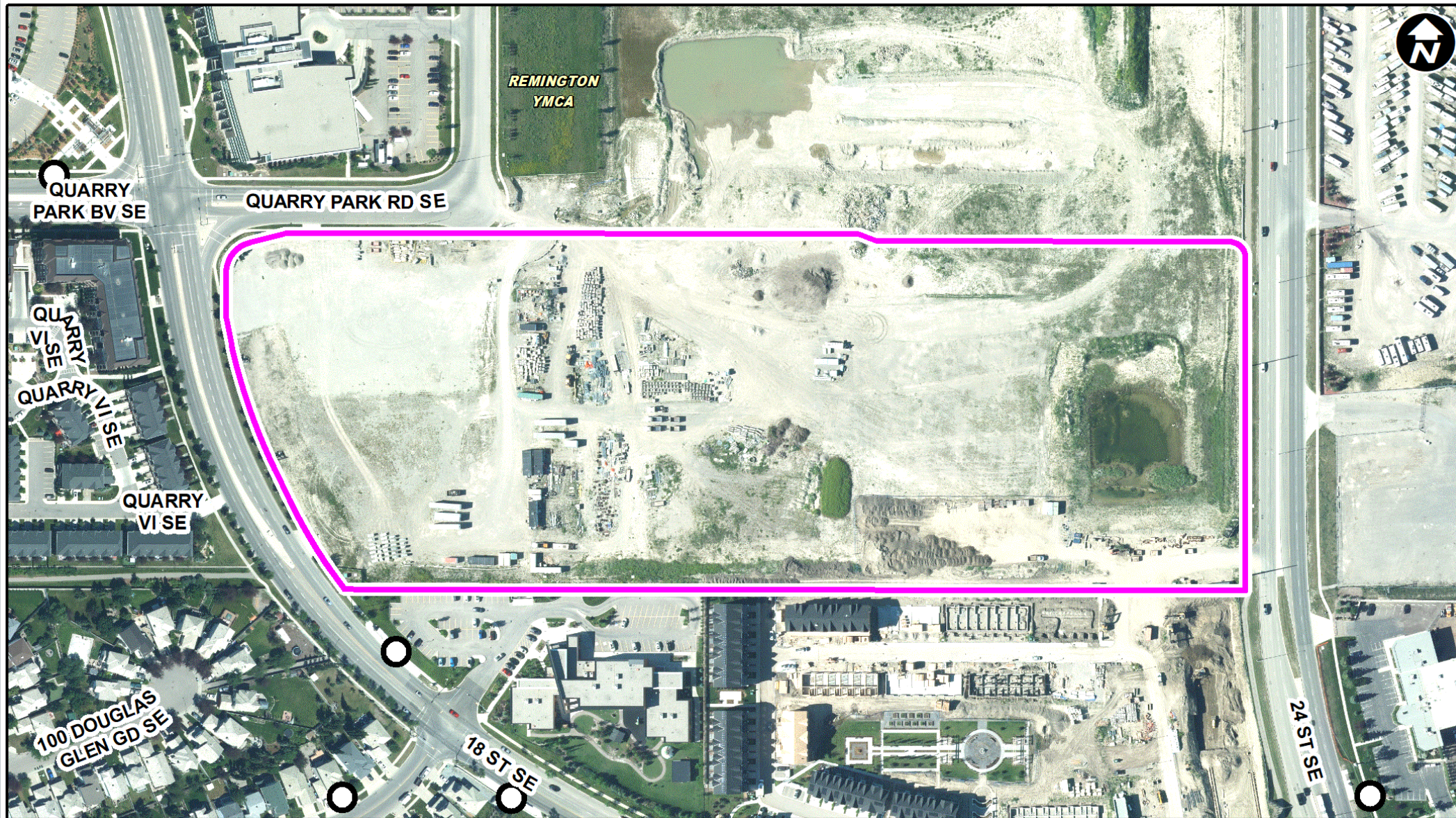
1. Give three readings to **Proposed Bylaw 33P2024** for the amendments to the Barlow Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 149D2024** for the redesignation of 8.13 hectares \pm (20.09 acres \pm) located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) from Industrial – Business (I-Bf1.0h24) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1f3.0h50) District.

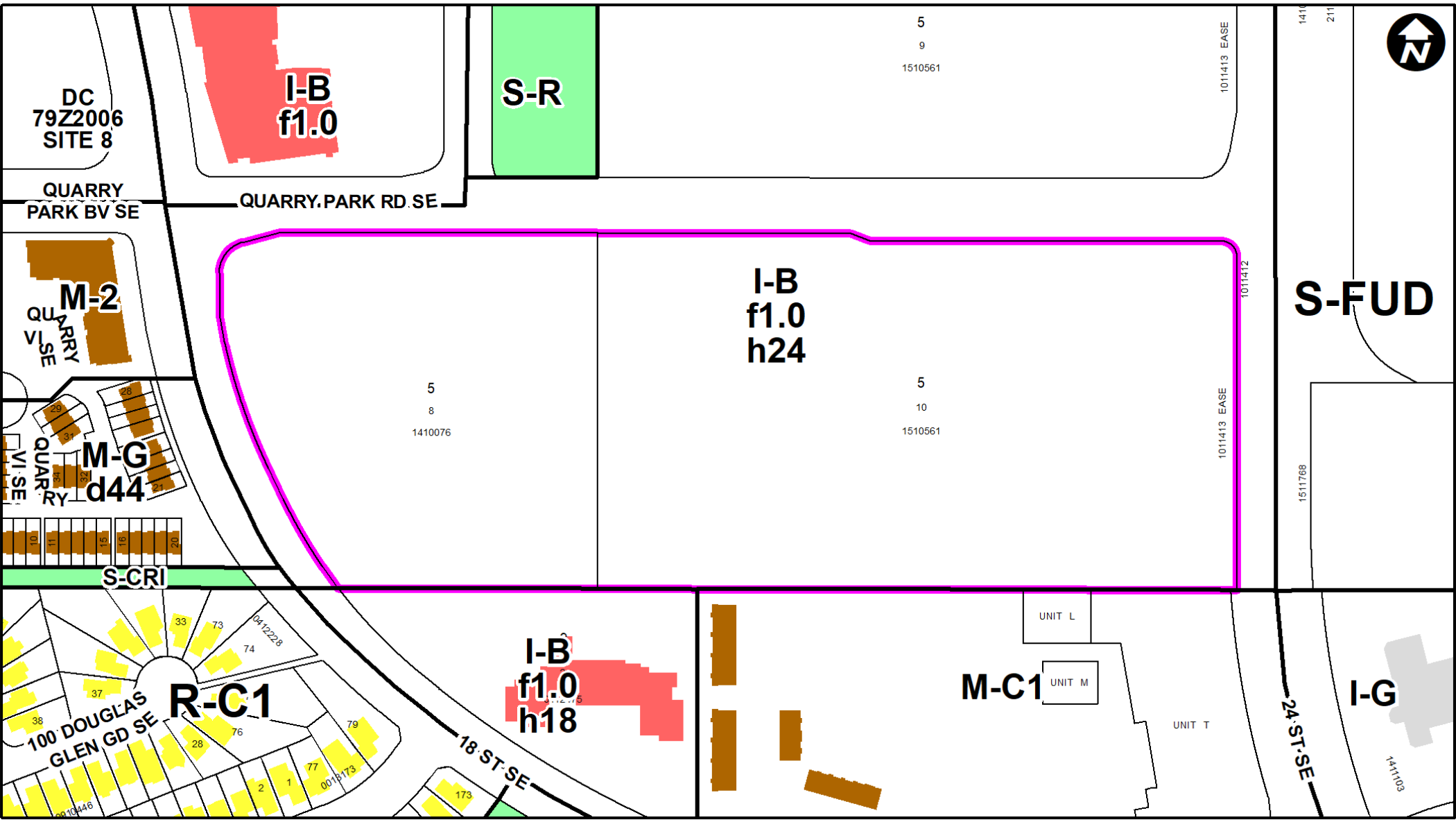


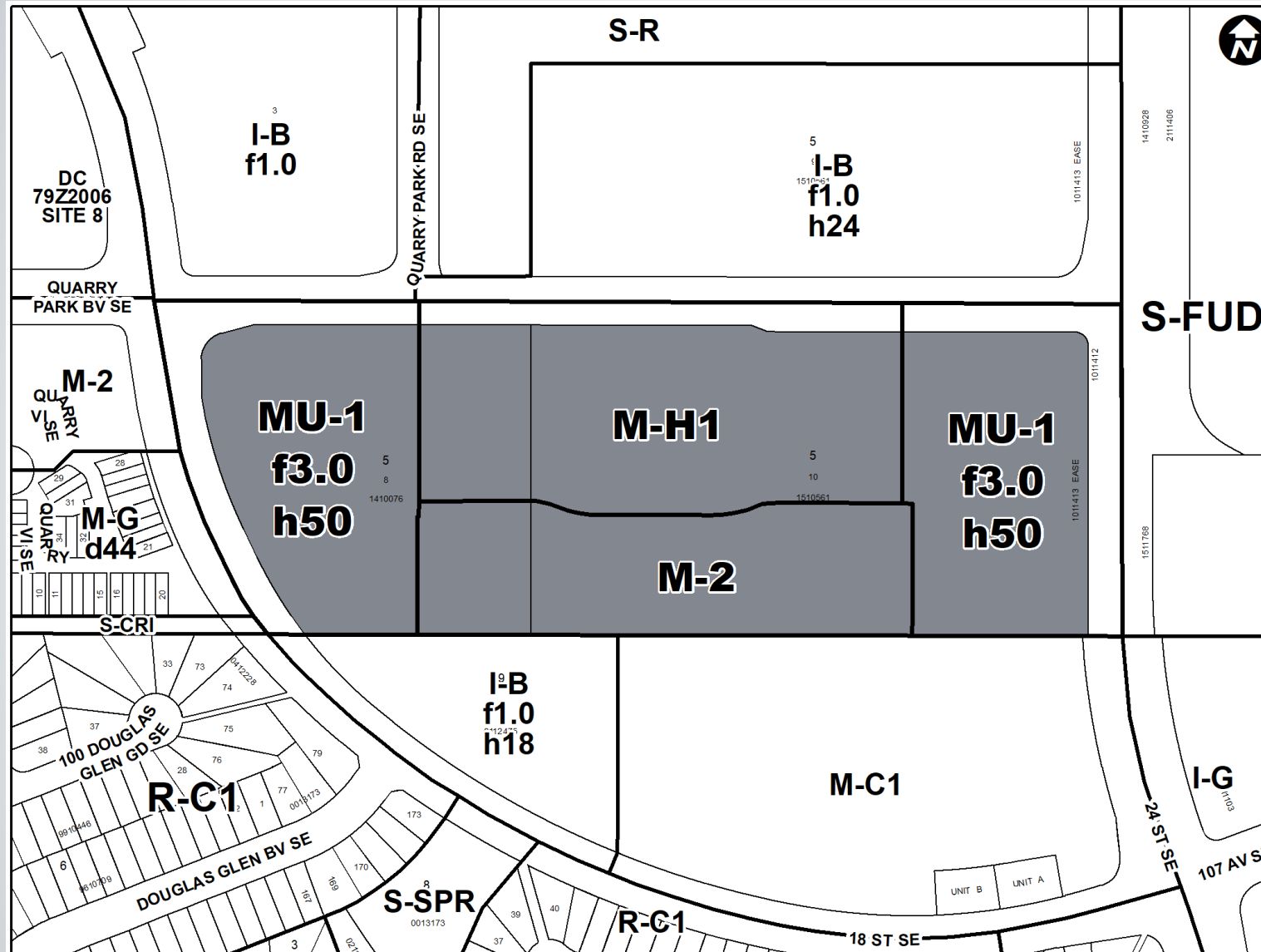
LEGEND

- 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

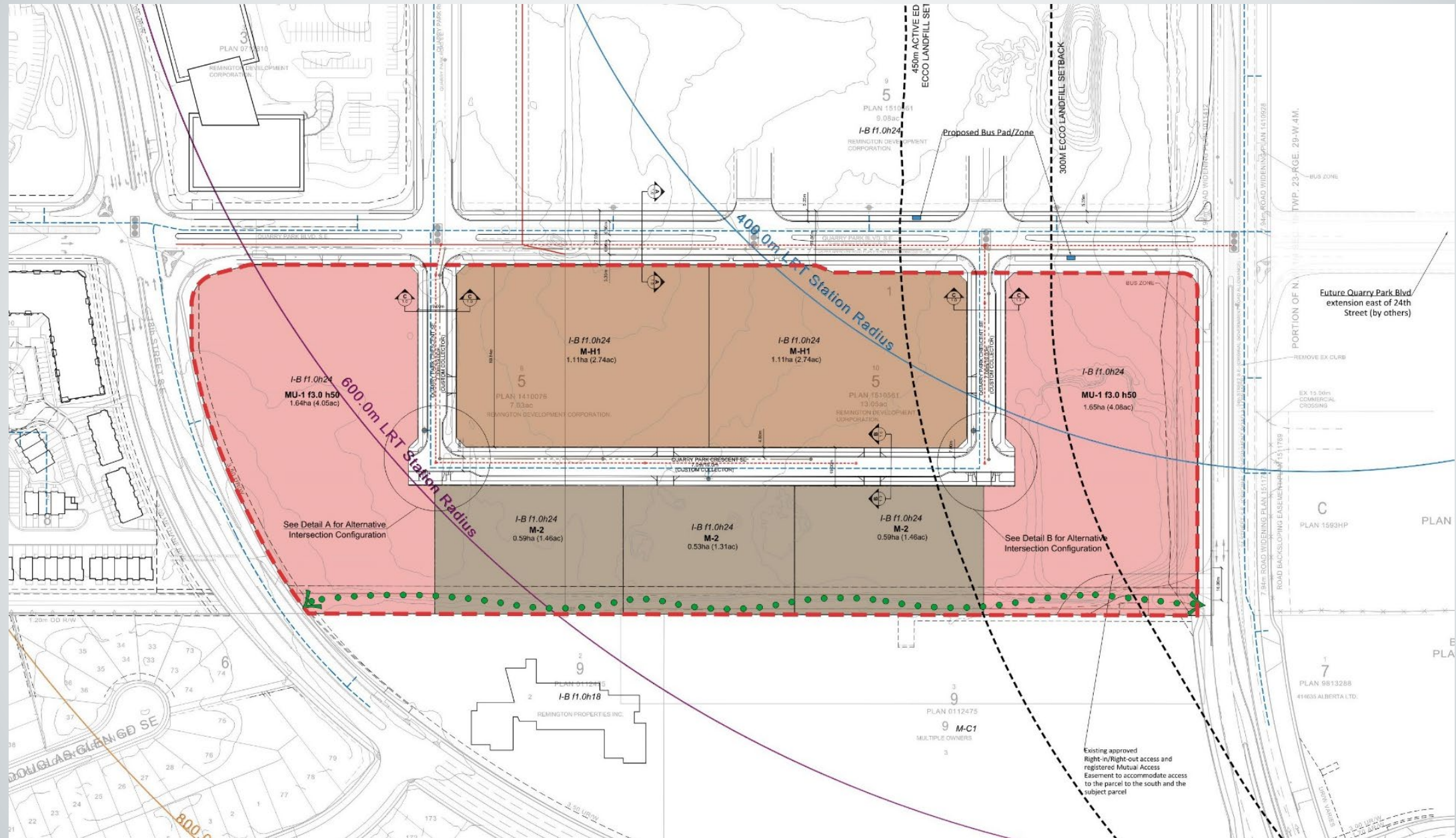


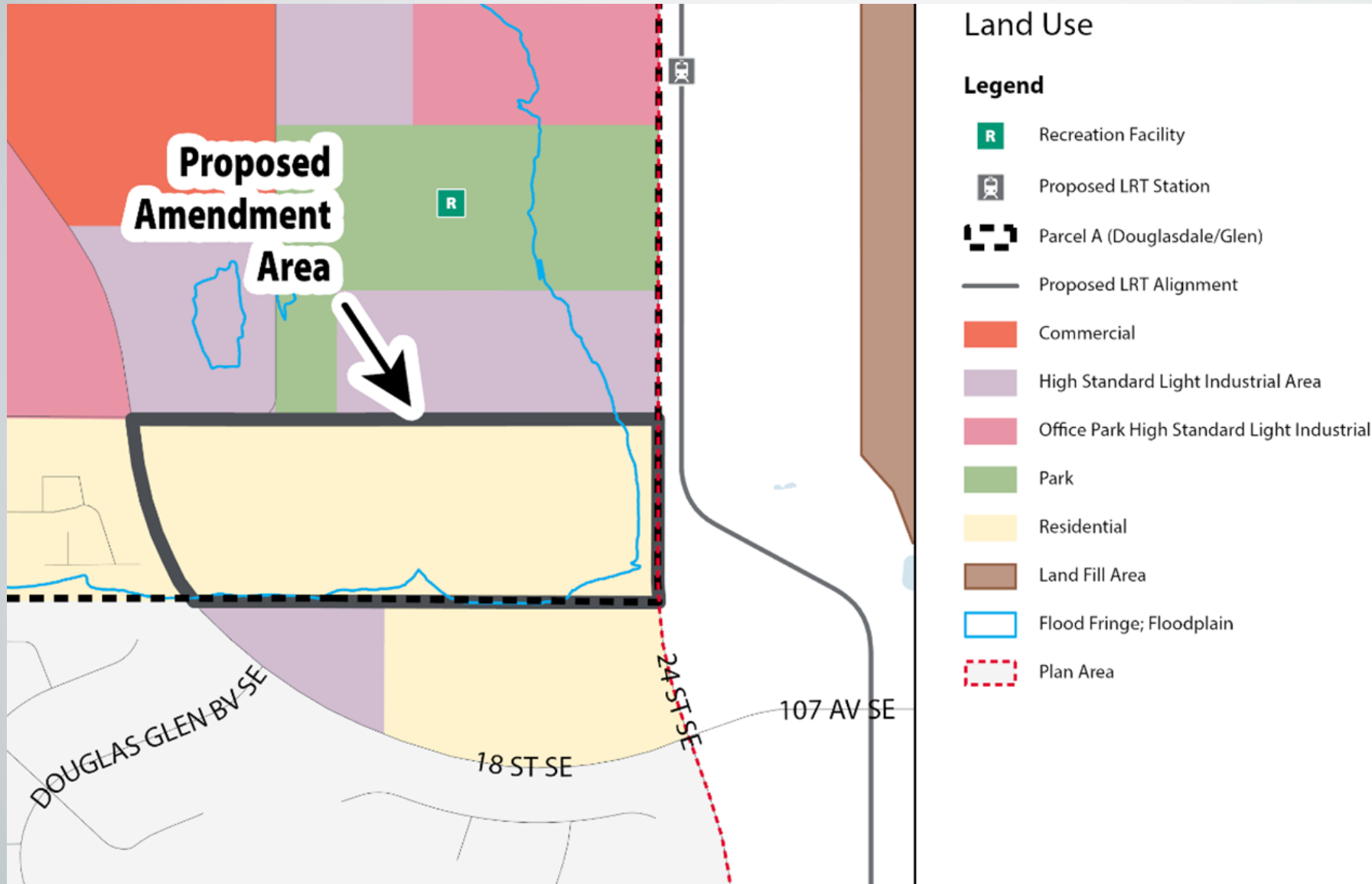






- Proposed Mixed Use – General (MU-1f3.0h50) District.
 - Max FAR: 3.0
 - Max Height: 50 metres (13-16 storeys)
- Proposed Multi-Residential – High Density Low Rise (M-H1) District
 - Max FAR: 4.0
 - Max Height: 26 metres (6-8 storeys)
- Proposed Multi-Residential – Medium Profile (M-2) District
 - Max FAR: 3.0
 - Max Height: 16 metres (4-5 storeys)





Map 2: Land Use

- From: High Standard Light Industrial Area
- To: Residential

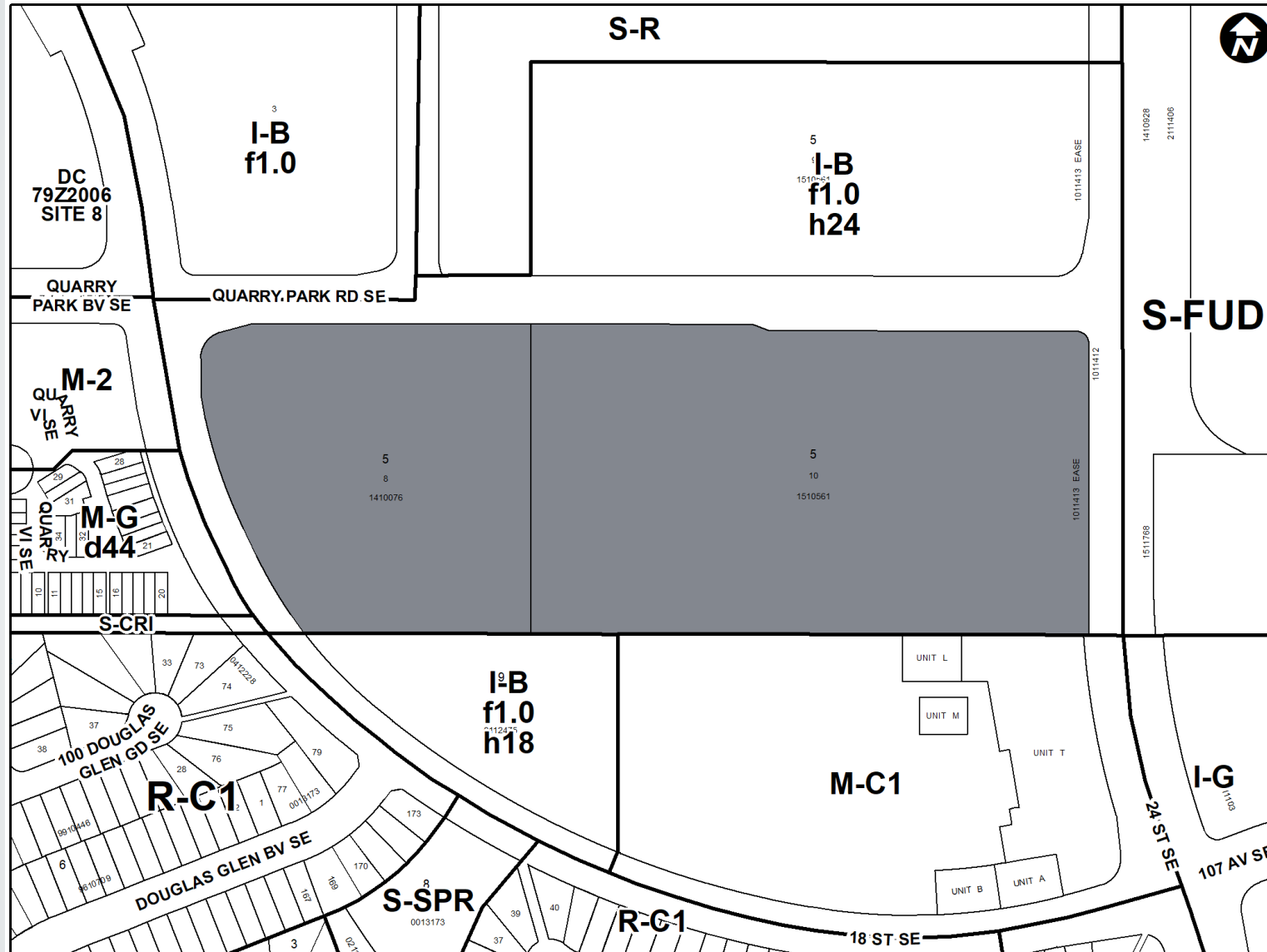
Text amendment to Section 2.6 Industrial Land Use

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides

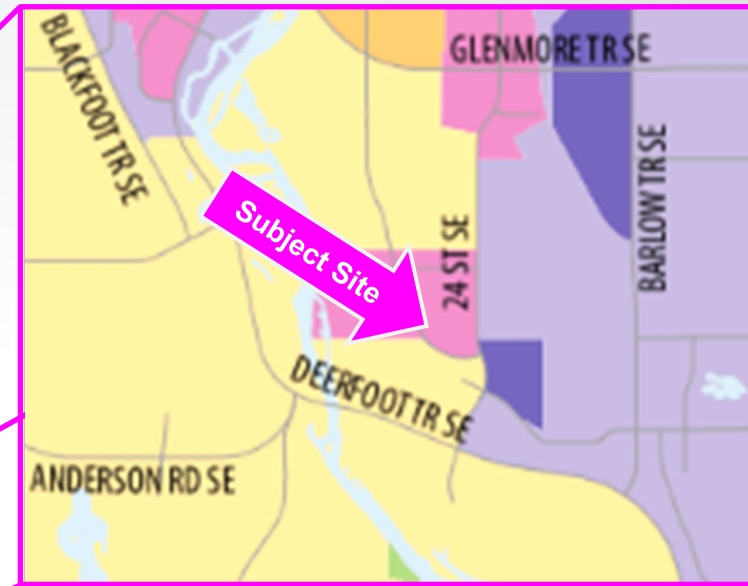
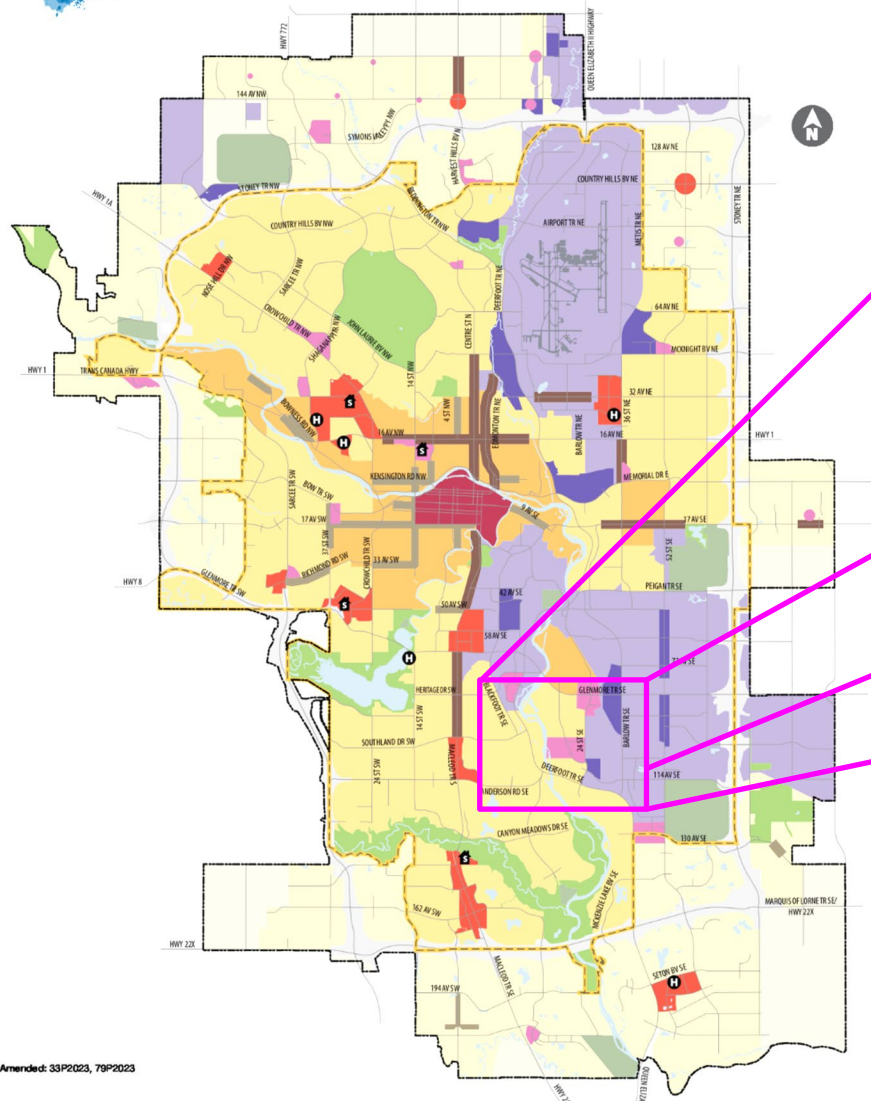








Urban Structure



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

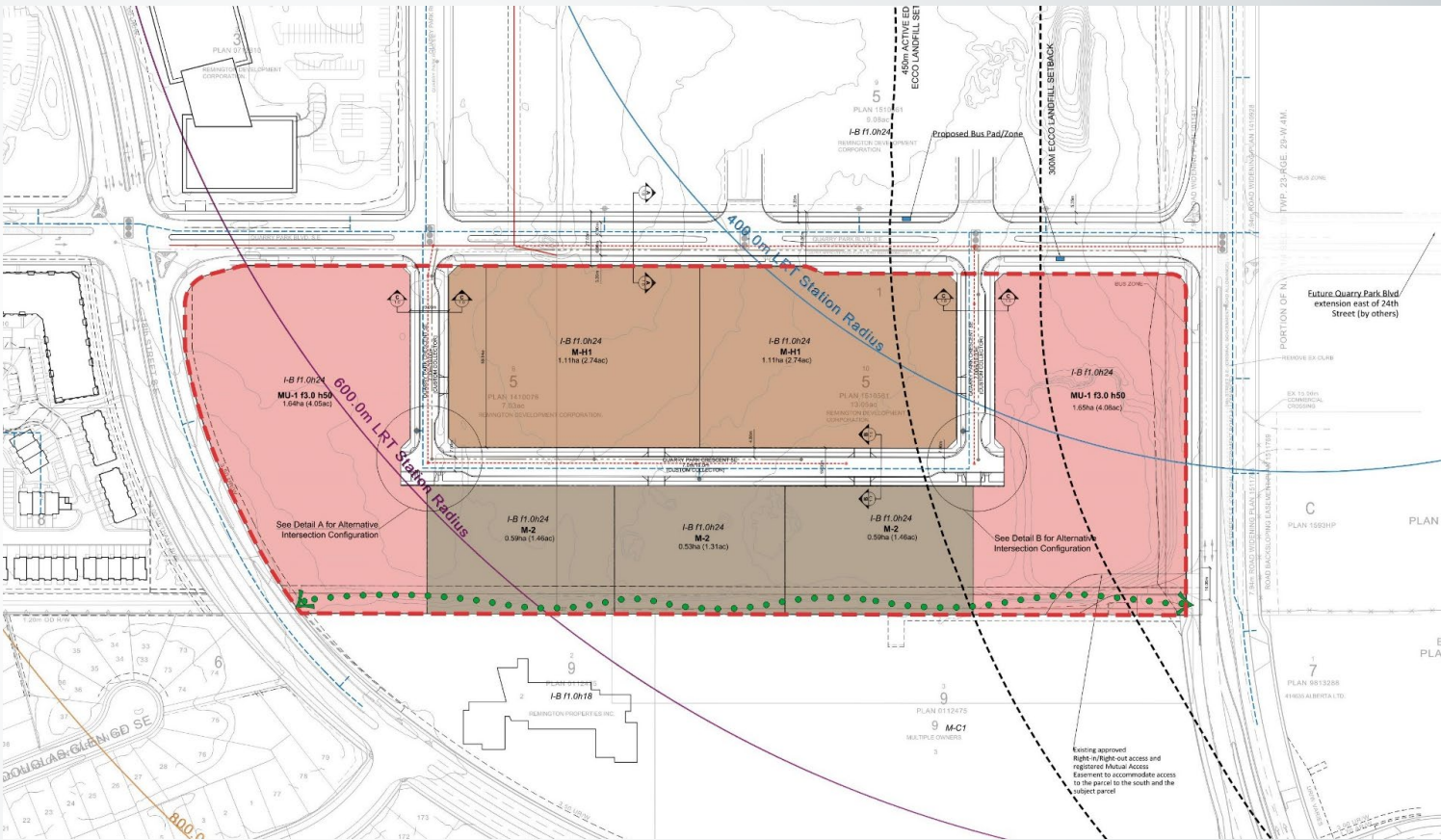
Industrial

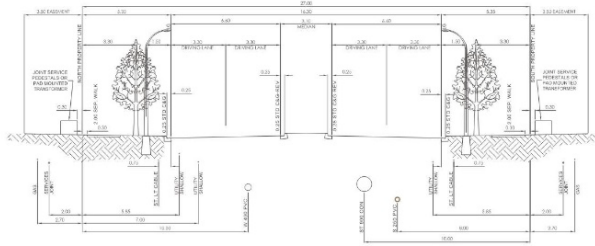
- Industrial - Employee Intensive
- Standard Industrial

Major Public Open Space

- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

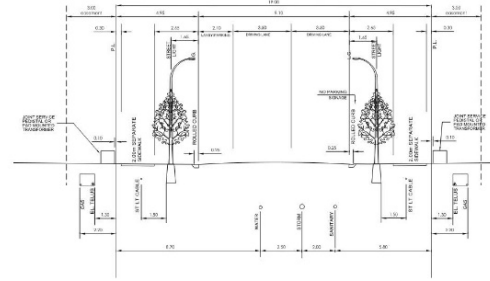
Legal Topo Base Areas :				CLIENT																																					
Lot 8 Block 5 Plan 1410076 ± 2.845 ha ± 7.03 ac 35.0%				Remington Development Corporation																																					
Lot 10 Block 5 Plan 1510561 ± 5.281 ha ± 13.05 ac 65.0%				Suite 300, 200 Quarry Park Blvd SE Calgary, AB T2C 5E3																																					
Gross Area ± 8.13 ha ± 20.08 ac 100%				COPYRIGHT																																					
Outline Plan Statistics:				This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by the author is prohibited. While the drawings shall have precedence over verbal dimensions, dimensions shall not be used to replace the drawings and conditions are the job, and shall not be inferred of any variance from the dimensions and conditions shown on the drawing. (Stop drawings) used to authorize the use for general contractors before proceeding with the job.																																					
Gross Area: ± 8.13 ha ± 20.08 ac				Arcadis Professional Services (Canada) Inc.																																					
Less ER: NA NA				REVISIONS																																					
Total Net Developable: ± 8.13 ha ± 20.08 ac 100%				<table><tr><th>No.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>LU/OP Submission ver. 1</td><td>2023-03-20</td></tr><tr><td>2</td><td>DTR1 Response</td><td>2023-10-10</td></tr><tr><td>3</td><td>Road RW and Plan Update</td><td>2023-10-30</td></tr><tr><td>4</td><td>Truck radius and Plan Update</td><td>2023-12-01</td></tr><tr><td>5</td><td>DTR2 Revisions</td><td>2024-01-23</td></tr><tr><td>6</td><td>Road cross sections update</td><td>2024-02-01</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	DESCRIPTION	DATE	1	LU/OP Submission ver. 1	2023-03-20	2	DTR1 Response	2023-10-10	3	Road RW and Plan Update	2023-10-30	4	Truck radius and Plan Update	2023-12-01	5	DTR2 Revisions	2024-01-23	6	Road cross sections update	2024-02-01															
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Residential				LEGEND																																					
M-U1 f3.0h50 ± 3.29 ha ± 8.13 ac 40.5%				■■■■ SITE BOUNDARY																																					
M-H1 ± 2.22 ha ± 5.49 ac 27.3%				●●●● PROPOSED PATHWAY																																					
M-2 ± 1.71 ha ± 4.22 ac 21.0%				----- PROPOSED PROPERTY LINE																																					
Roads ± 0.91 ha ± 2.24 ac 11.2%				----- PROPOSED SIDEWALK																																					
Total ± 8.13 ha ± 20.08 ac 100%				----- CONTOUR LINES																																					
Residential Density/Intensity Projections:				----- PROPOSED SANITARY SEWER																																					
M-U1 f3.0h50				----- PROPOSED STORM SEWER																																					
M-H1				----- PROPOSED WATER LINE																																					
M-2				----- EXISTING SANITARY SEWER																																					
OVERALL				----- EXISTING STORM SEWER																																					
Land Use				----- EXISTING WATER LINE																																					
Area				○ PROPOSED HYDRANT																																					
Anticipated Units				I-B f1.0h24 EXISTING LANDUSE																																					
Occupancy Rate				M-H1 PROPOSED LANDUSE																																					
Anticipated People				■ PROPOSED BUS PAD/ZONE																																					
M-U1 f3.0h50(Res.) ± 1.65 ha 330 1.85 610																																									
M-U1 f3.0h50(Hotel) ± 2.22 ha 446 1.85 825																																									
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M-2 ± 1.71 ha 216 1.85 400																																									
Total 1221 2179																																									
Anticipated Residential Intensity																																									
2179																																									
± 8.13 ha (± 20.08 ac) = 268 ppha (108 ppa)																																									
Job Intensity Projections:																																									
Land Use																																									
Area																																									
Proposed Gross Floor Area																																									
Intensity Assumption /Employee																																									
Jobs																																									
(ha) (ac) (m²) (ft²) (pp)																																									
M-U1 f3.0h50(Retail) ± 3.29 ha ± 8.13 ac 4130 44,455 93 1000 26																																									
M-U1 f3.0h50(Hotel) ± 3.29 ha ± 8.13 ac 3275 35,250 46.5 500 70																																									
Total 7405 79,705 159																																									
Anticipated Combined Intensity																																									
2179+159																																									
± 8.13 ha (± 20.08 ac) = 287 ppl+jpha (116 jpa)																																									
Land Use Statistics:																																									
Lands to be Redesignated																																									
I-B f1.0 h24 to MU-1 f3.0 h50 ± 3.51 ha ± 8.66 ac																																									
I-B f1.0 h24 to M-H1 ± 2.65 ha ± 6.55 ac																																									
I-B f1.0 h24 to M-2 ± 1.97 ha ± 4.87 ac																																									
Total ± 8.13 ha ±20.08 ac																																									





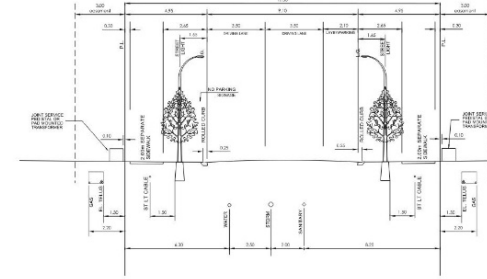
A-A

CUSTOM DIVIDED COLLECTOR ROAD SECTION
(Proposed Quarry Park Blvd.)
SCALE : 1:150



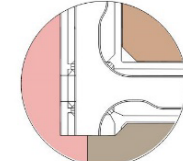
B-B

CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent)
SCALE : 1:150

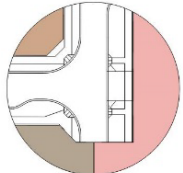


C-C

CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent)
SCALE : 1:150

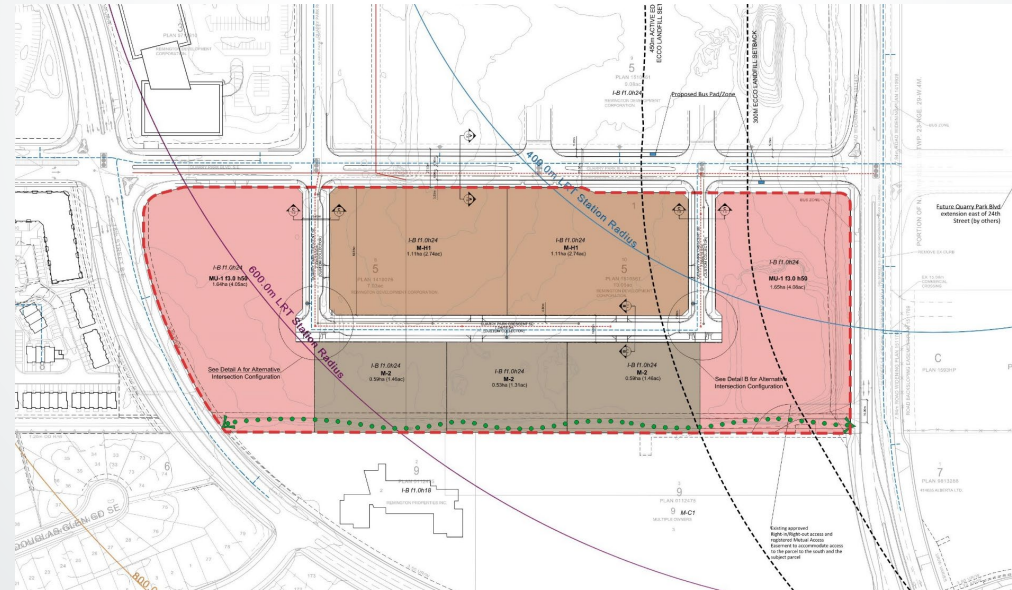


Detail A : Alternate Configuration



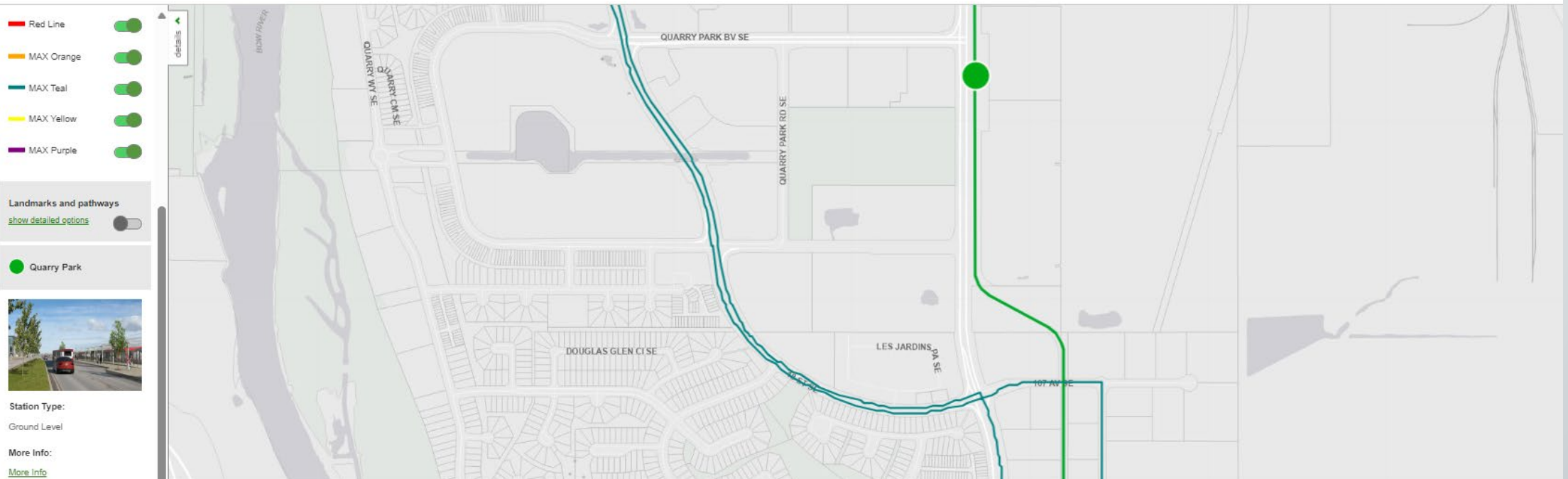
Detail B : Alternate Configuration

Legal Topo Base Areas :			
Lot 8 Block 5 Plan 1410076	± 2.845 ha	± 7.03 ac	
Lot 10 Block 5 Plan 1410076	± 5.281 ha	± 13.05 ac	



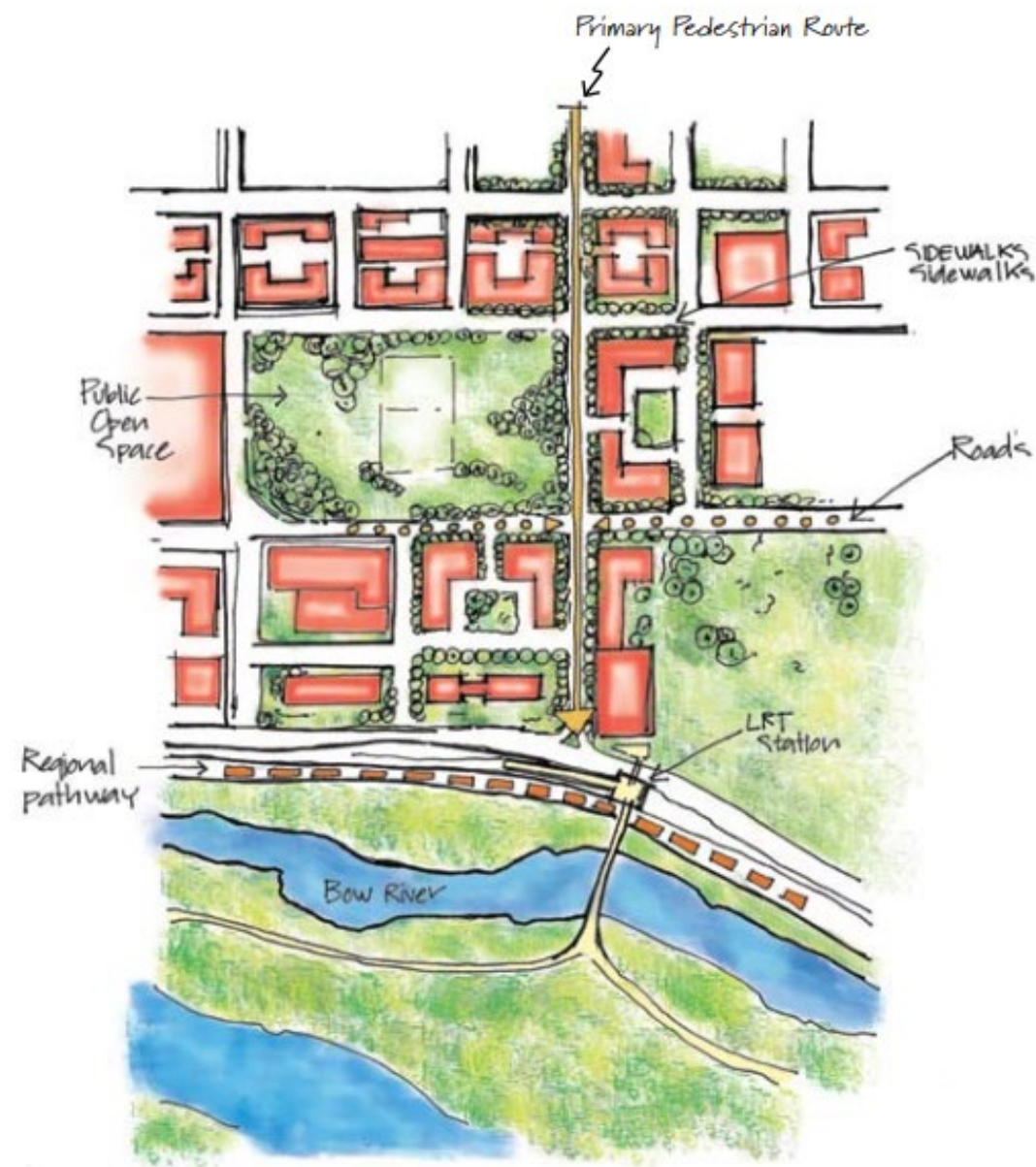
Green Line map

Click and drag the map to navigate station locations and connections to the Blue and Red Lines and BRT. Expand the sidebar legend and use the toggle options to view nearby transit connections and community facilities.



TOD Policy Guidelines

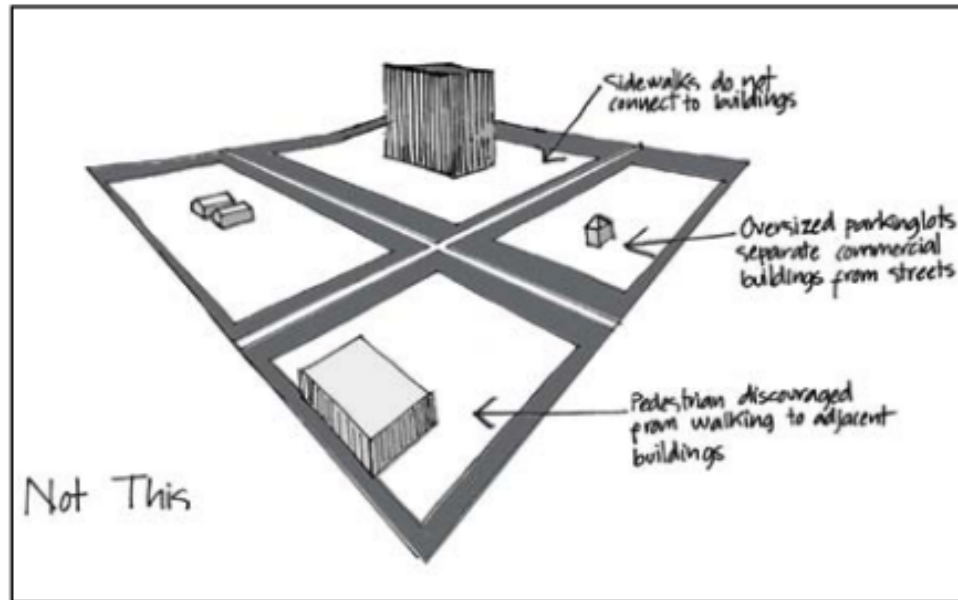
1. Ensure transit-supportive land uses
2. Increase density around Transit Stations
3. Create pedestrian-oriented design
4. Make each station area a “place”
5. Manage parking, bus, and vehicular traffic
6. Plan in context with the local communities



*An integrated public system is essential for TOD.
The Bridges development, Calgary, AB.*

6.2 TOD Guideline – Provide a compact development form

- Buildings should be grouped together to allow for easy pedestrian access between buildings and to frame the pedestrian spaces, which makes for easily legible routes



Development patterns in TOD station areas should be compact.

