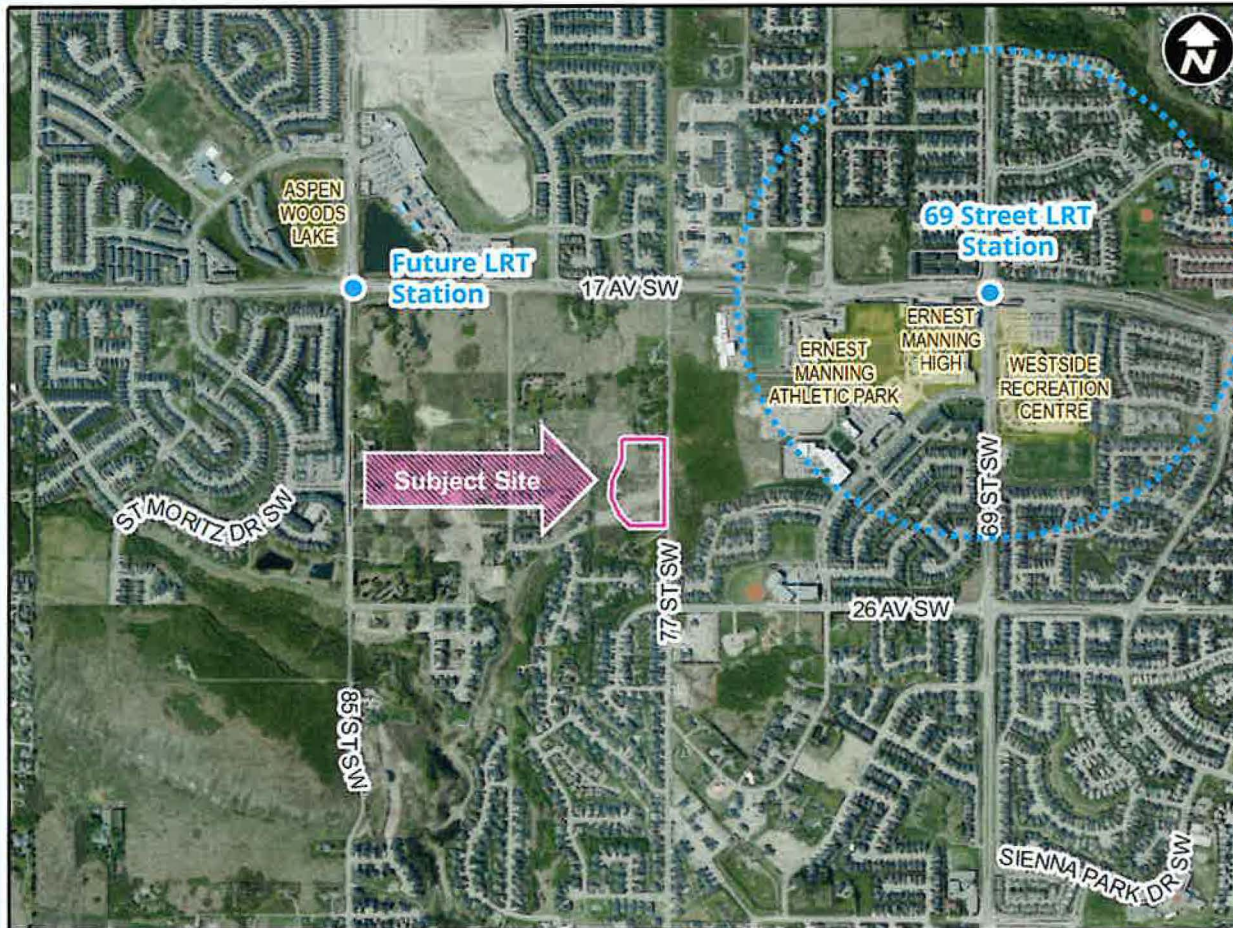




Public Hearing of Council
Agenda Item: 8.1.1

LOC2019-0155
Land Use Amendment
R-G to M-G





- Developing Community of Springbank Hill
- 77 Street SW - east
- 17 Avenue SW - north (~250m)
- 69 LRT Station - northeast (~900m)



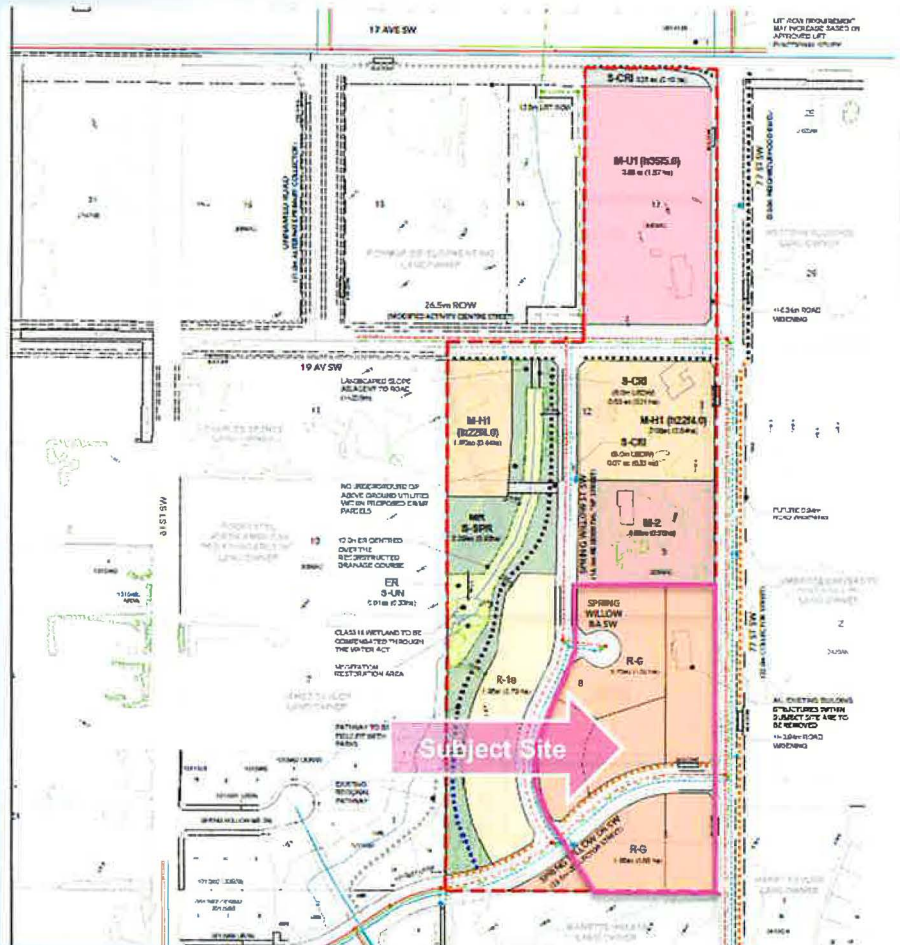
- Directly adjacent to 77 St SW
- Area: 2.17 ha / 5.36 ac
- Dimensions: 220m x 120m
- Stripped and graded
- Access from 77 Street SW and (to be constructed) Spring Willow Drive SW
- A new Bus stop to provide connection to 69 St LRT Station

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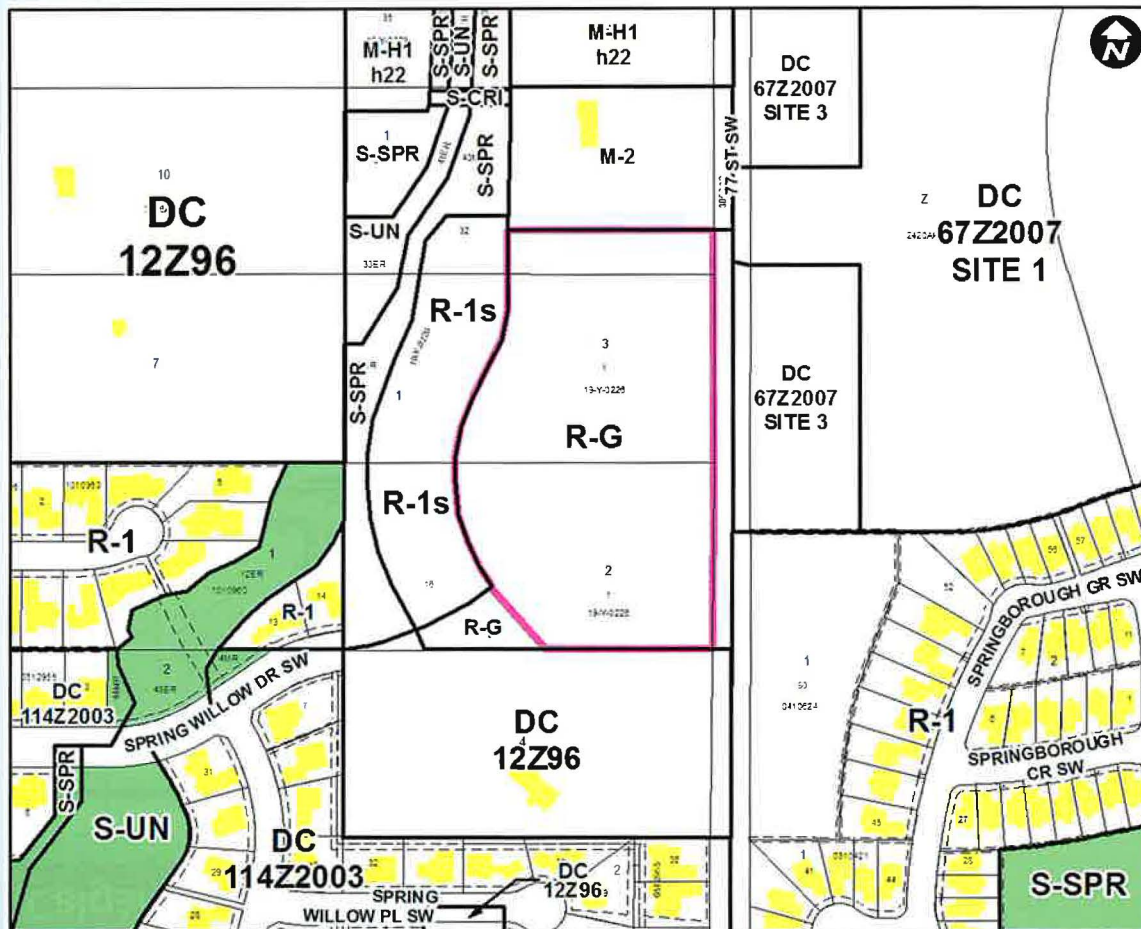


Looking north toward 17 Avenue SW



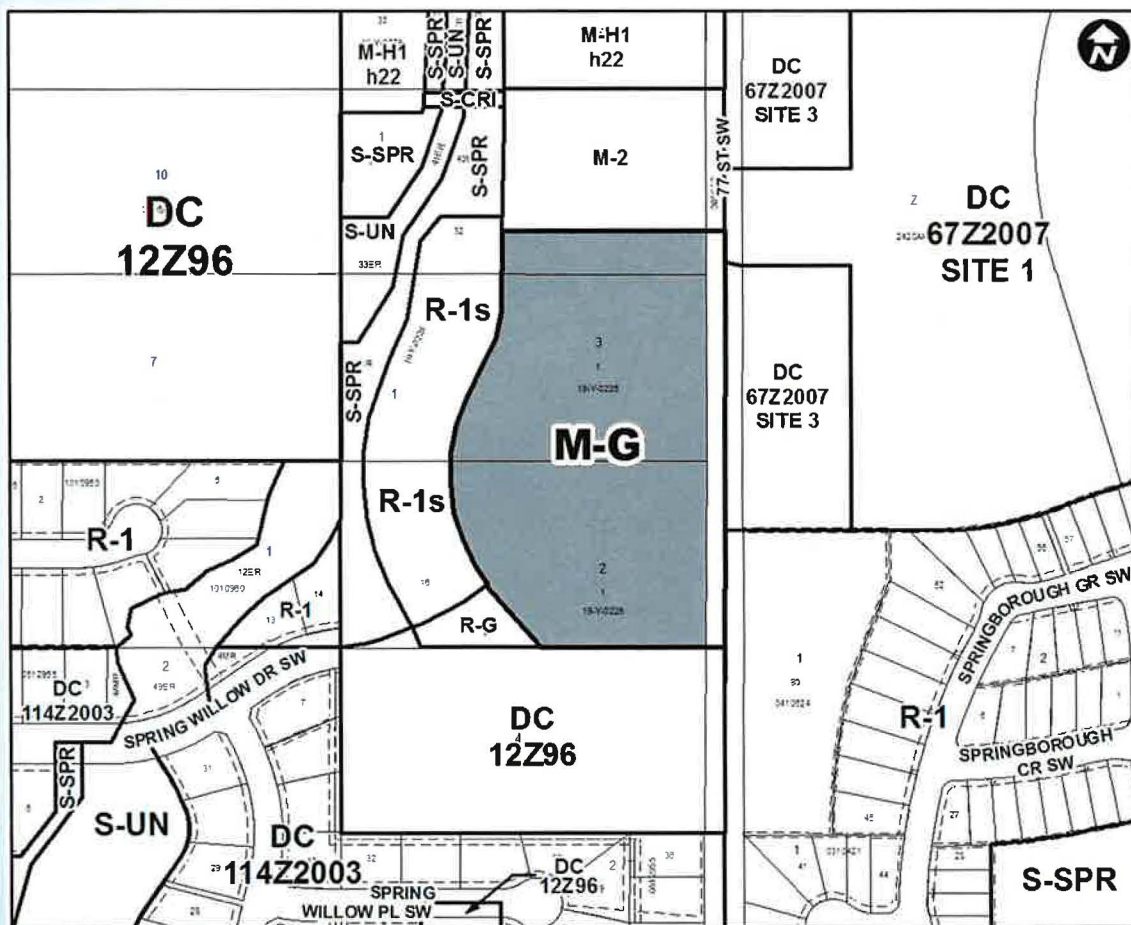


- The **subject lands** were a part of a comprehensive LU/OP approved by Council July of 2019
- Original concept: laneless single and semi-detached homes
- Vehicular access and site grading challenges rendered intended R-G development not feasible
- New concept: comprehensive rowhouse development
- The rest the 2019-approved plan remains unchanged



LEGEND

-  Residential Low Density
-  Parks and Openspace
-  Vacant
-  Land Use Site Boundary



- M-G District
- A range of “ground oriented” residential building forms (rowhouse, townhouse)
- Max building height of 13m (~3 storeys)
- Max residential density of 80uph (170 units on this site)
- Complies with density policies of the Springbank Area Structure Plan (ASP) and the Municipal Development Plan (MDP)



- Status: Under review
- 87-unit multi-residential development (40uph)
- 26 rowhouse buildings
- 28 phases
- ~3 storeys in height
- Access from (future) Spring Willow Drive SW



The proposal:

1. represents a sound adjustment to the previously approved plan;
2. is compatible with adjacent land uses; and
3. aligns with the applicable policies of the Springbank Hill Area Structure Plan (ASP) and the Municipal Development Plan (MDP).



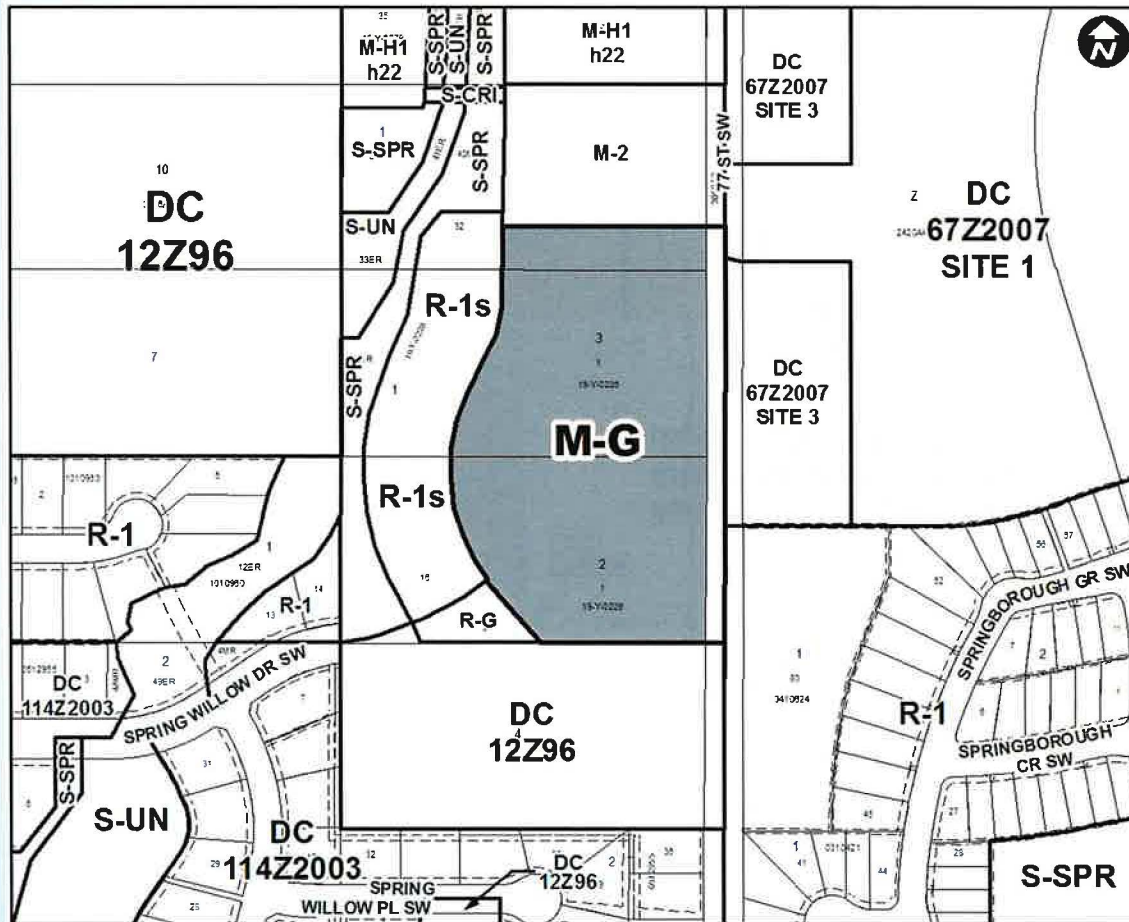
Public Hearing of Council Agenda Item: 8.1.1

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Calgary Planning Commission Recommendation:

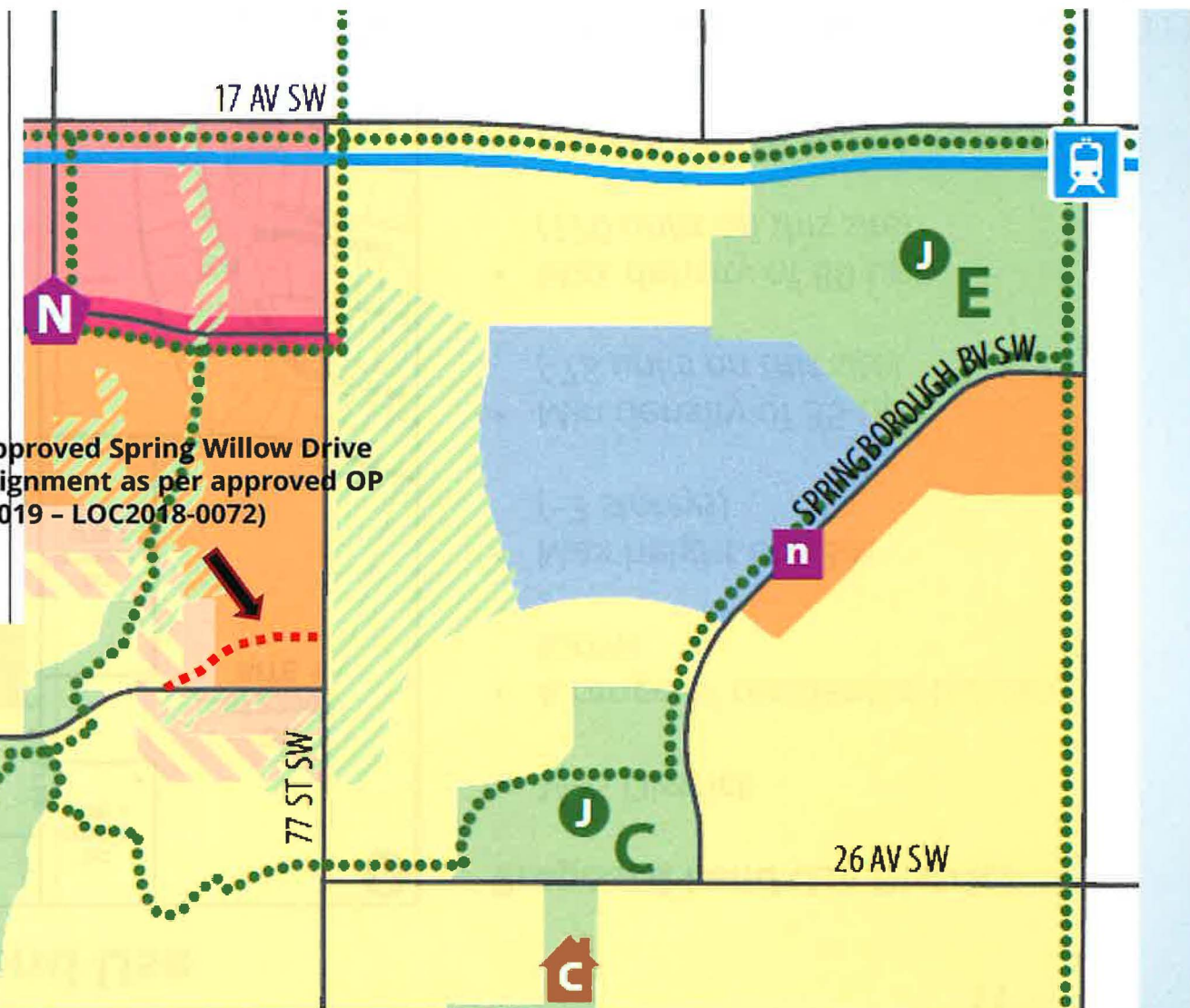
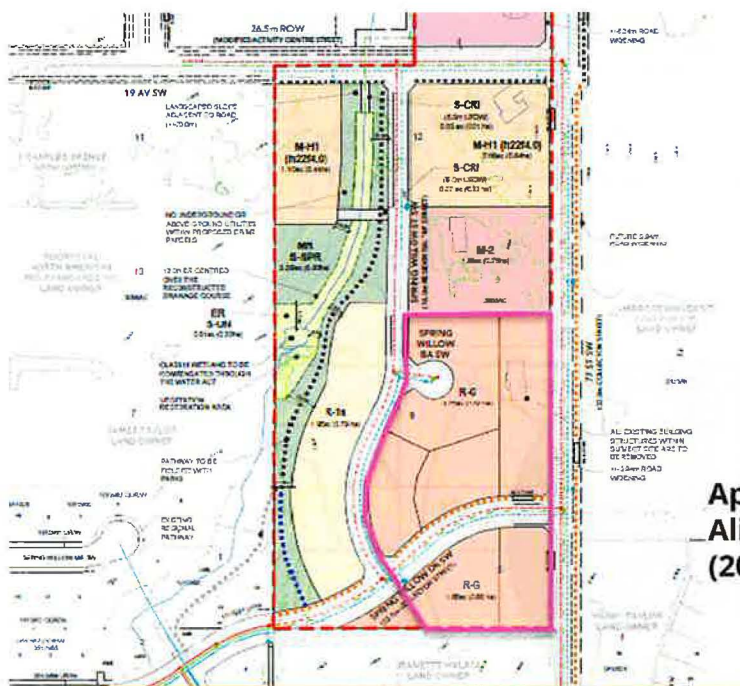
That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 2.17 hectares \pm (5.36 acres \pm) located at 2127, 2229, and 2331 – 77 Street SW (Plan 3056AC, Blocks 5, 8, and 9) from Residential – Low Density Mixed Housing (R-G) District **to** Multi-Residential – At Grade Housing (M-G) District; and
2. Give three readings to the **Proposed Bylaw 49D2020**.



Proposed Land Use District

- M-G District
- A range of residential building forms
- Max height of 13m (~3 storeys)
- Min density of 35 uph (75 units on this site)
- Max density of 80 uph (170 units on this site)
- Complies with applicable ASP and MDP policies



**Approved Spring Willow Drive
 Alignment as per approved OP
 (2019 - LOC2018-0072)**