

Calgary



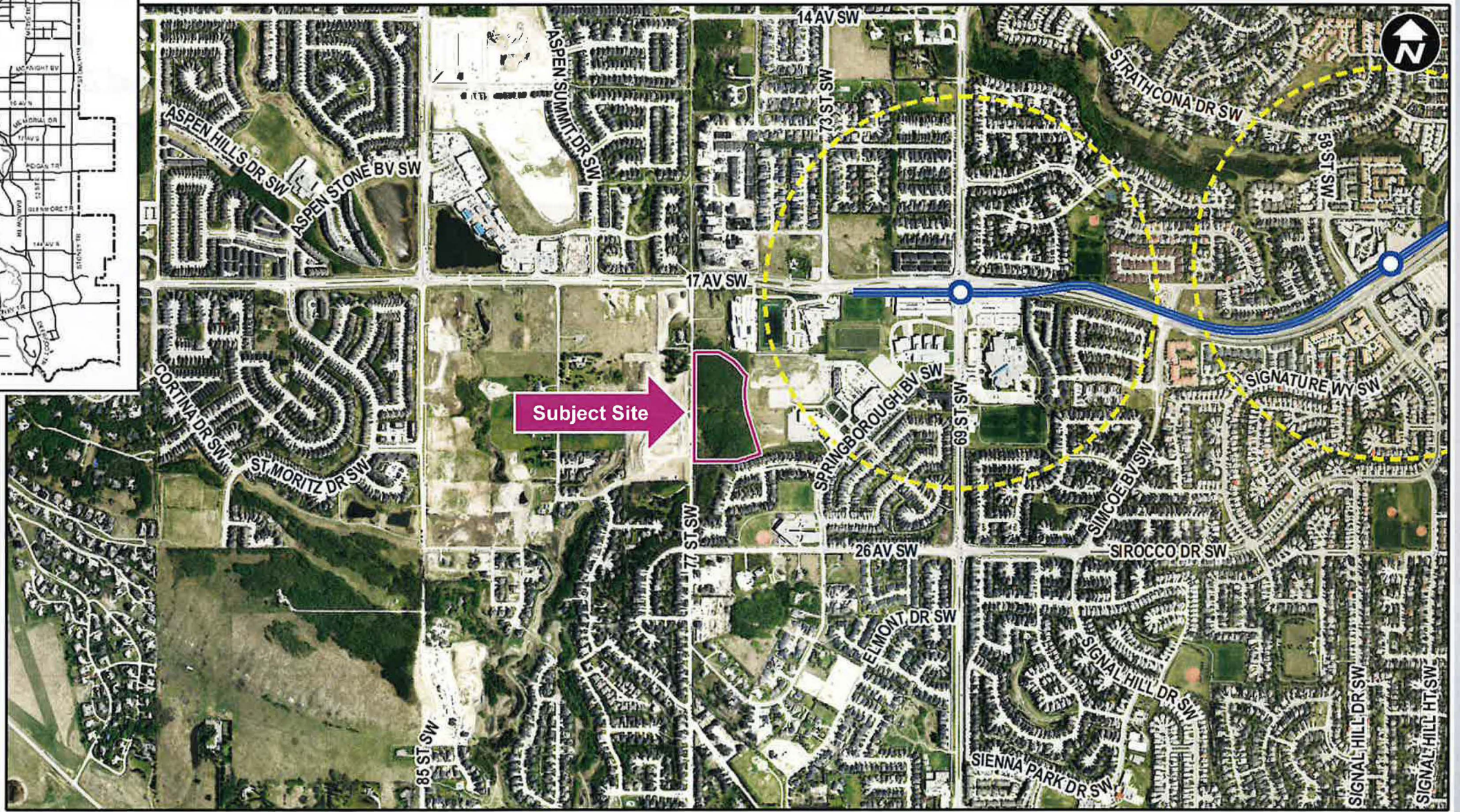
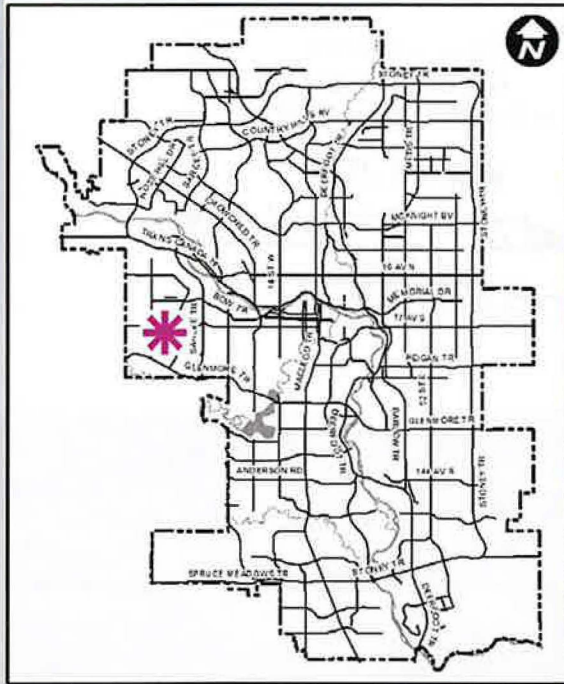
# Calgary Planning Commission

## Agenda Item: 7.2.1



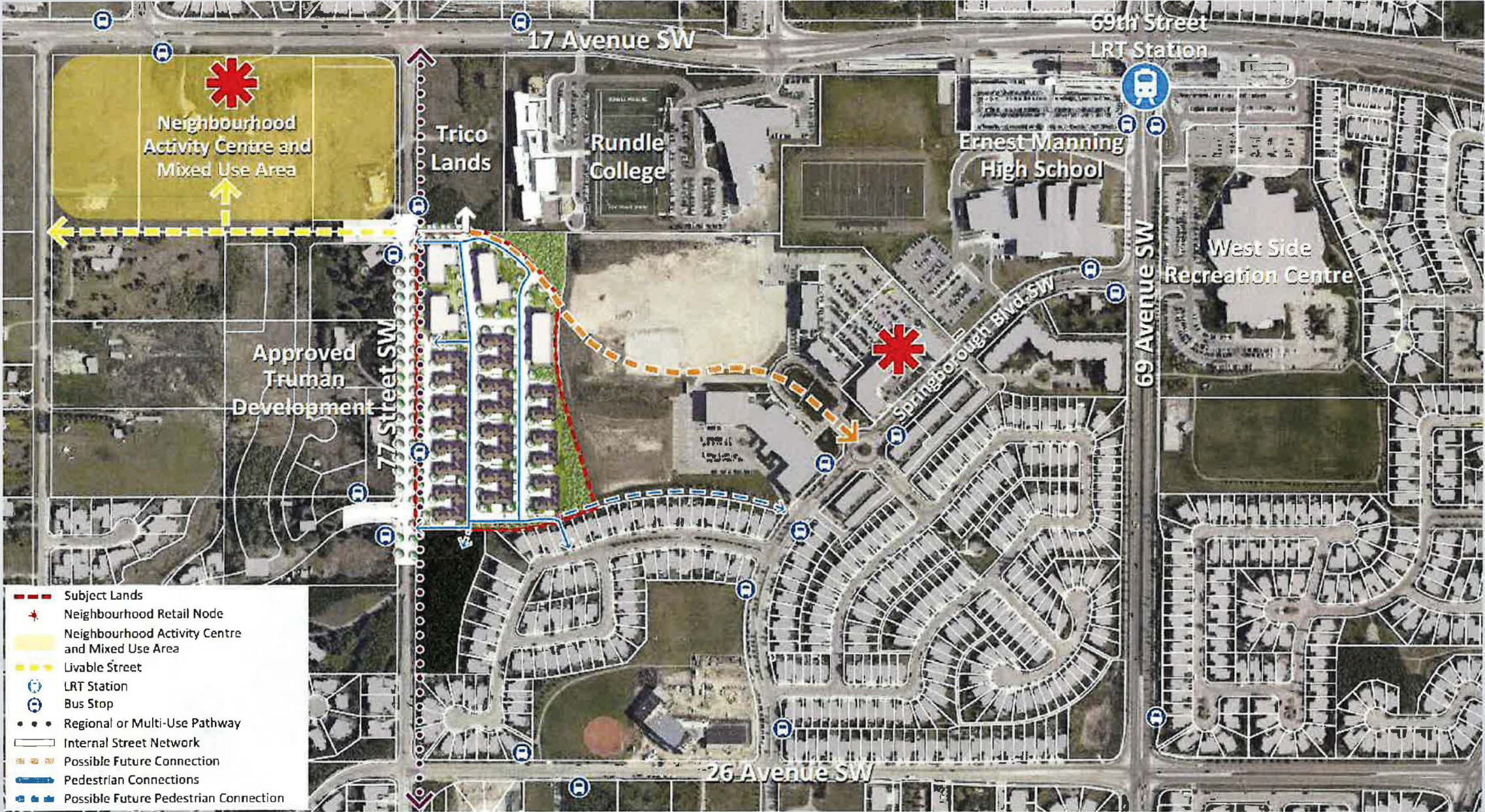
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**LOC2019-0162**  
**Land Use Amendment**  
**March 18, 2021**

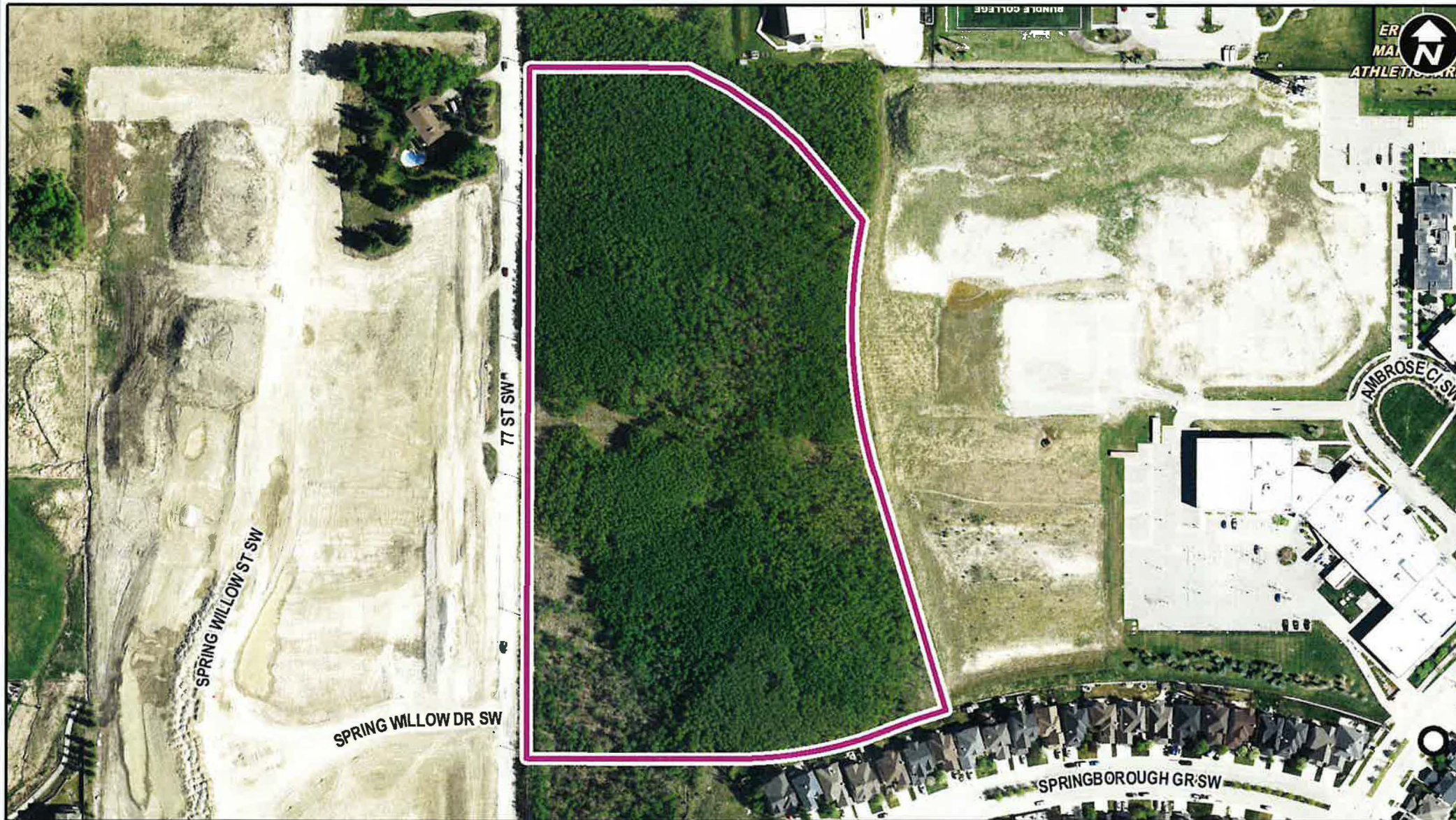


**LEGEND**

- 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



- - - Subject Lands
- ★ Neighbourhood Retail Node
- Neighbourhood Activity Centre and Mixed Use Area
- - - Livable Street
- Ⓛ LRT Station
- Ⓛ Bus Stop
- Regional or Multi-Use Pathway
- Internal Street Network
- - - Possible Future Connection
- ▶ Pedestrian Connections
- - - Possible Future Pedestrian Connection



- 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:**

**5.39 ha**  
**170m x 335m**



77 Street SW – Looking South



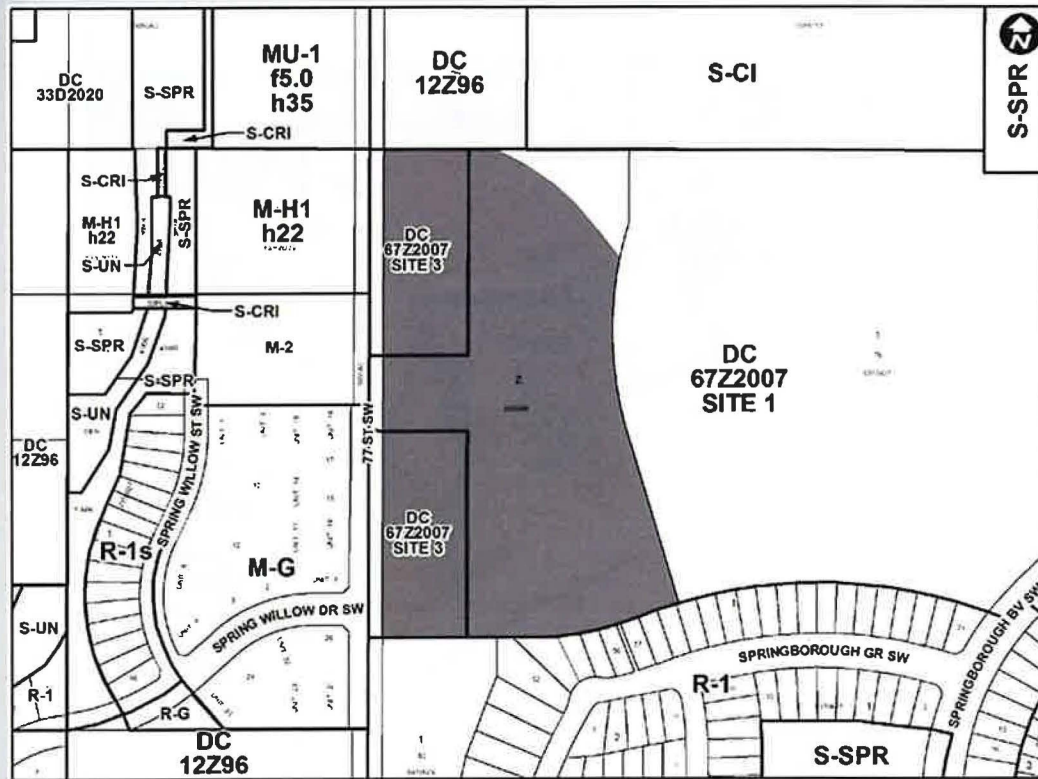
East Edge of Subject Site  
(Ambrose University lands)



Existing Pathway Connection to Springborough Green SW

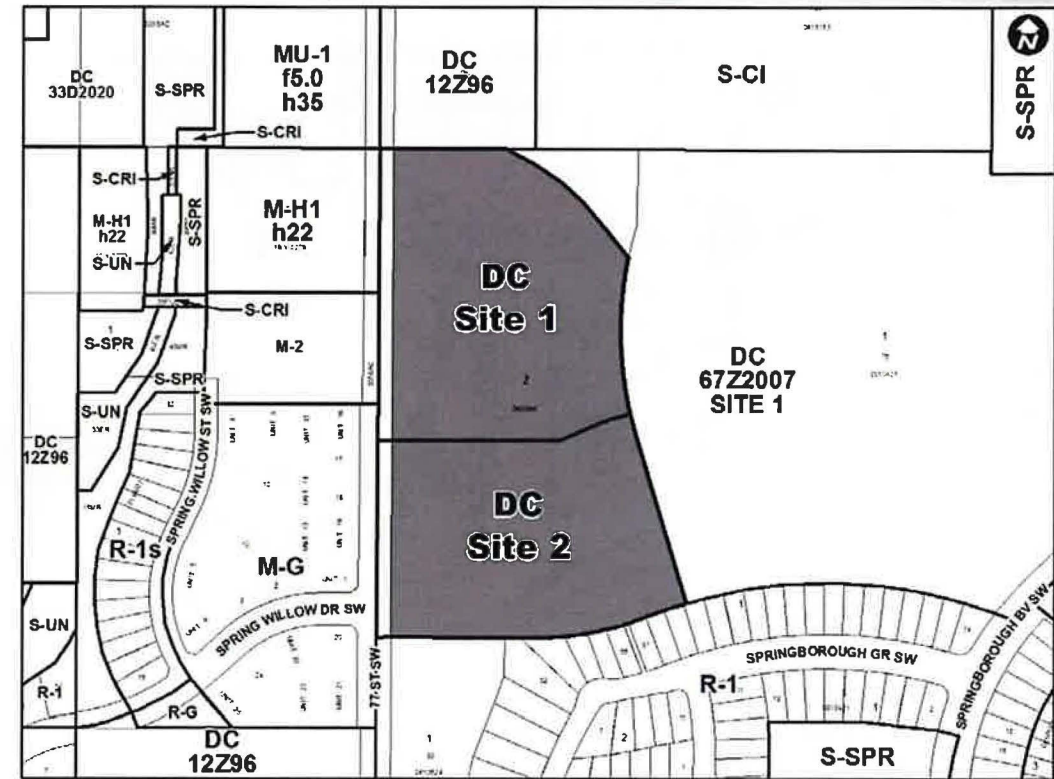
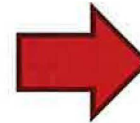


Edge Condition: South Property Line (Looking West)



**Existing DC District:**

- Accommodates University Campus, Commercial and Rural Residential (subject site) land uses
- Site 3: accommodates rural residential development
  - buildings up to 11 metres in height.

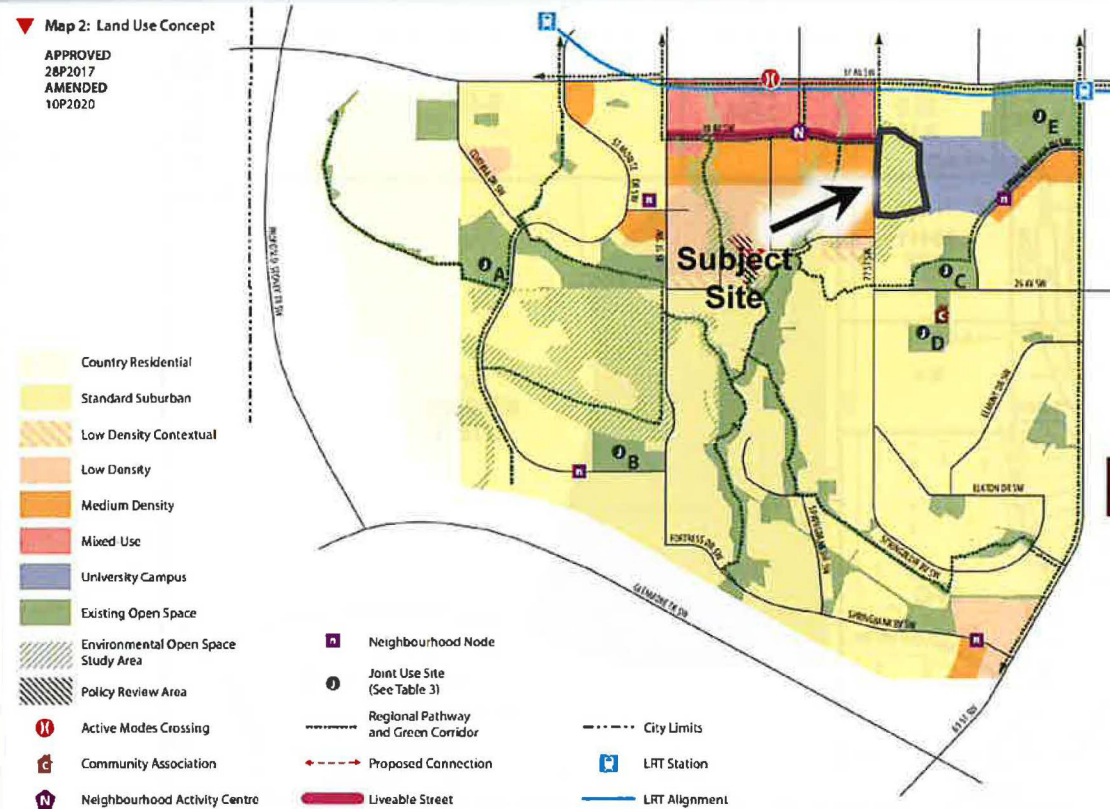


**Proposed DC District:**

- Establishes 2 Sites (M-2 vs. M-G based Districts)
- Allows for building heights up to 24 metres
- Increases in height for townhomes (up to 24 metres) for portions of buildings on sloping grades.

Map 2: Land Use Concept

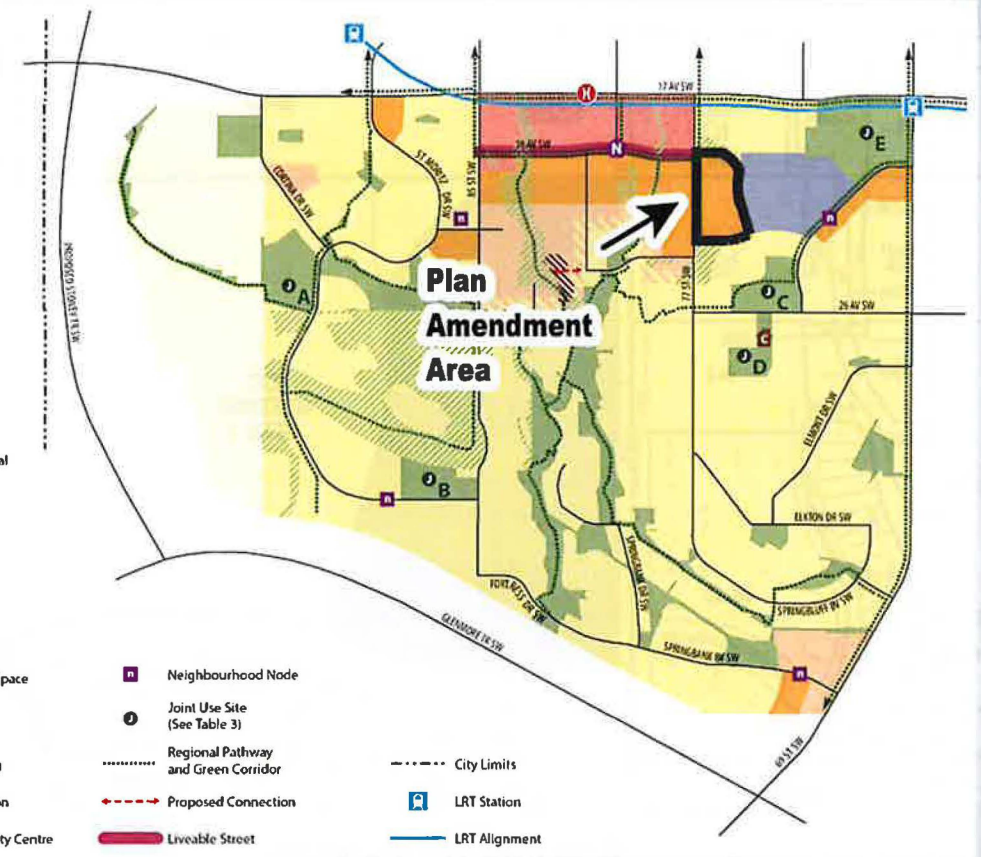
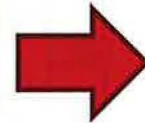
APPROVED  
28P2017  
AMENDED  
10P2020



Note: Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Lands that do not qualify as Environmental Reserve may be developed provided no other limitations exist.

Applicable Policies (Current):

- **Environmental Open Space (EOS) Study Area**
  - Areas to be evaluated further at the land use and outline plan stages
- **Standard Suburban**
  - single & semi-detached housing (7-17 uph)
  - Institutional and recreational uses



Proposed Amendment:

- **Redesignation to "Medium Density"**
- Accommodate residential buildings – medium height and medium density (38-148 uph)
- 6 – Storey Apartment & 3 Storey Townhomes & Rowhouses



## 3.1.6 Medium Density (38-148 uph)

Medium Density areas accommodate a greater concentration of units to increase housing choices within the Plan Area.

### Policies

1. Densities should range between 38 to 148 units per gross developable hectare. However, moderate increases in residential density may be considered for residential areas in close proximity to 19 Avenue SW west of 81 Street SW. **10P2020**
2. Developments should be predominantly multi-residential.



### Building design

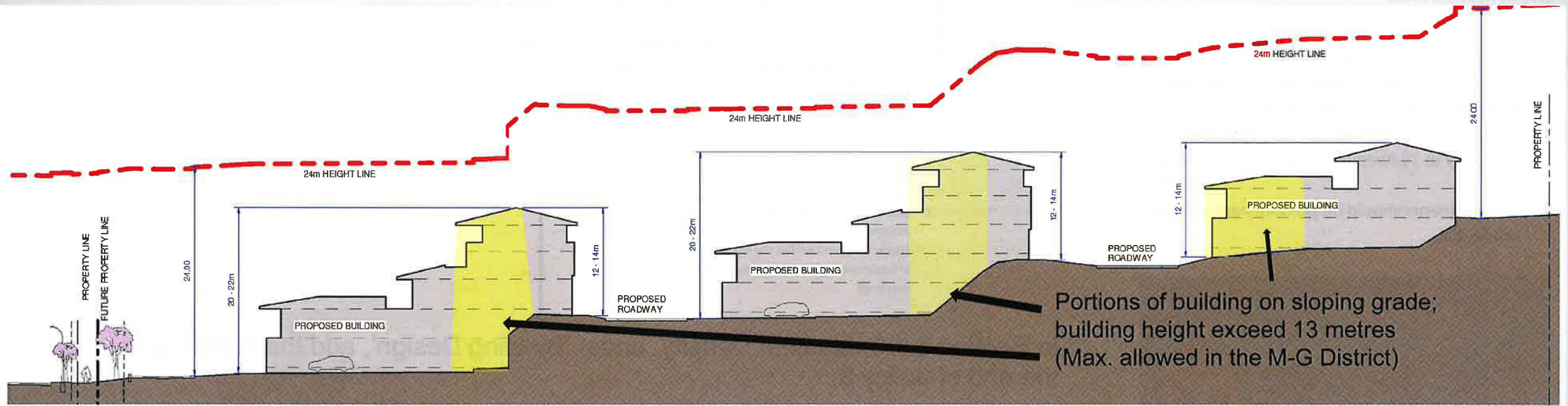
3. The maximum height of a building should be six storeys. Increased height may be considered based on topographic conditions and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority (e.g. shadow impact, privacy concerns).
4. Building massing should minimize shadowing and optimize sunlight exposure for all units within the development.
5. At-grade units should have individual and direct access to the street, where practical.
6. Individual buildings should front onto streets where possible.
7. Building facades should be designed to incorporate elements, proportions and character found within the community (e.g. articulation, building materials, building massing).

### Site design

8. Comprehensive sites with multiple buildings should provide a strong emphasis on differentiating the building colour, materials, textures, and frontage treatment.
9. Developments should contribute to a sense of privacy through a variety of design measures (e.g. screening, fencing and landscaping).
10. All development sites should provide short, direct and convenient multi-modal connections to local neighbourhood services and amenities.

In Section 3.1.6, Medium Density, under 'Building Design', add the following to the end of policy 3:

“For sites located east of 77 Street SW between 17 Avenue SW and 26 Avenue SW, grade-oriented townhouse and rowhouse buildings should not exceed three storeys. Increased height may be considered for portions of buildings where the building can satisfy Slope Adaptive Design policies in Section 7.6, and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority.”



**Maximum Building Height: 24 Metres**



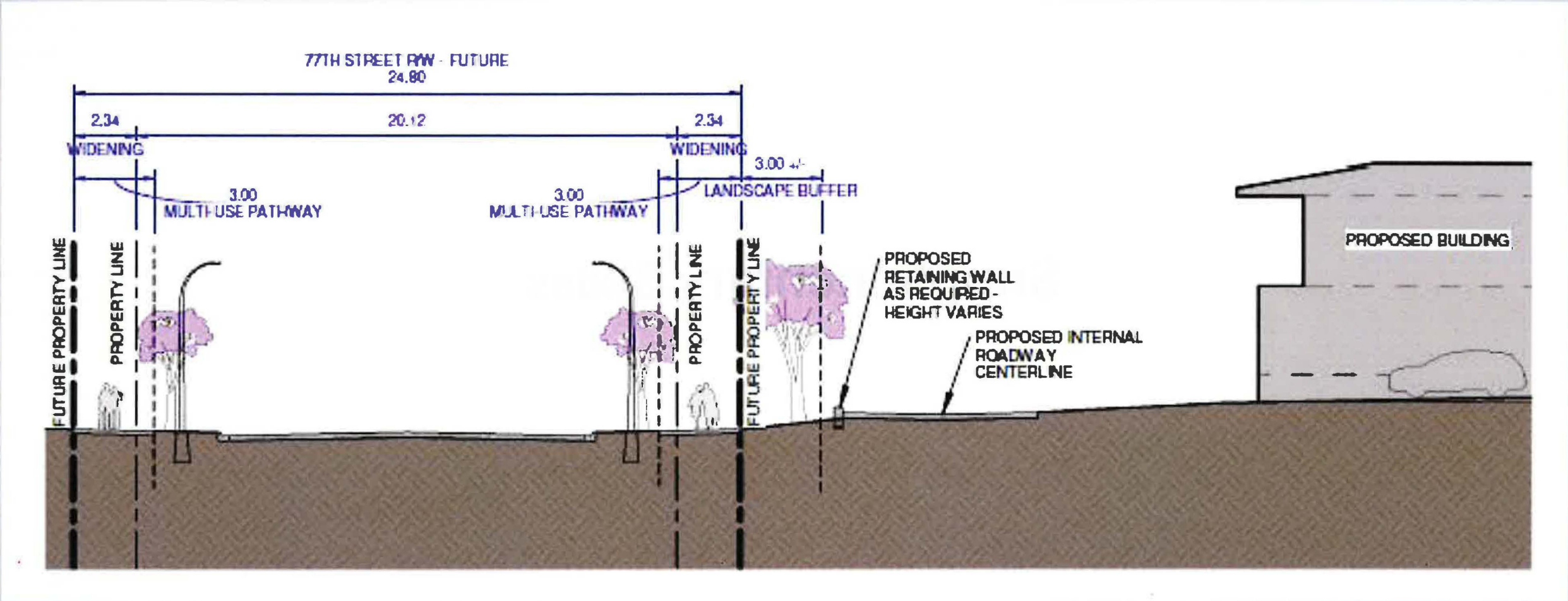
## RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares  $\pm$  (31.31 acres  $\pm$ ) located at 7440 – 26 Avenue SW (Portion of Plan 2420AK, Block Z) from Direct Control (DC) District to Direct Control (DC) District accommodating comprehensively planned medium density multi-residential development with guidelines (Attachment 3).

## Supplementary Slides

Cross-Section @ 77 Street SW: Future Modified Collector Street 14



- (24) **"building height"** means the height of a **building**, excluding **ancillary structures**, determined:
- (a) by applying the provisions of sections 360 and 361 for a **parcel** containing a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
  - (b) *deleted*
  - (c) by measuring from **grade** in a **multi-residential district** where the **use** is not a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
  - (d) by measuring from **grade** in the **S-CI** District where provision 1057 (1) through (4) applies; and
  - (e) in all other cases by measuring from **grade** at any point adjacent to a **building**.

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## 69 Grade

The elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.