



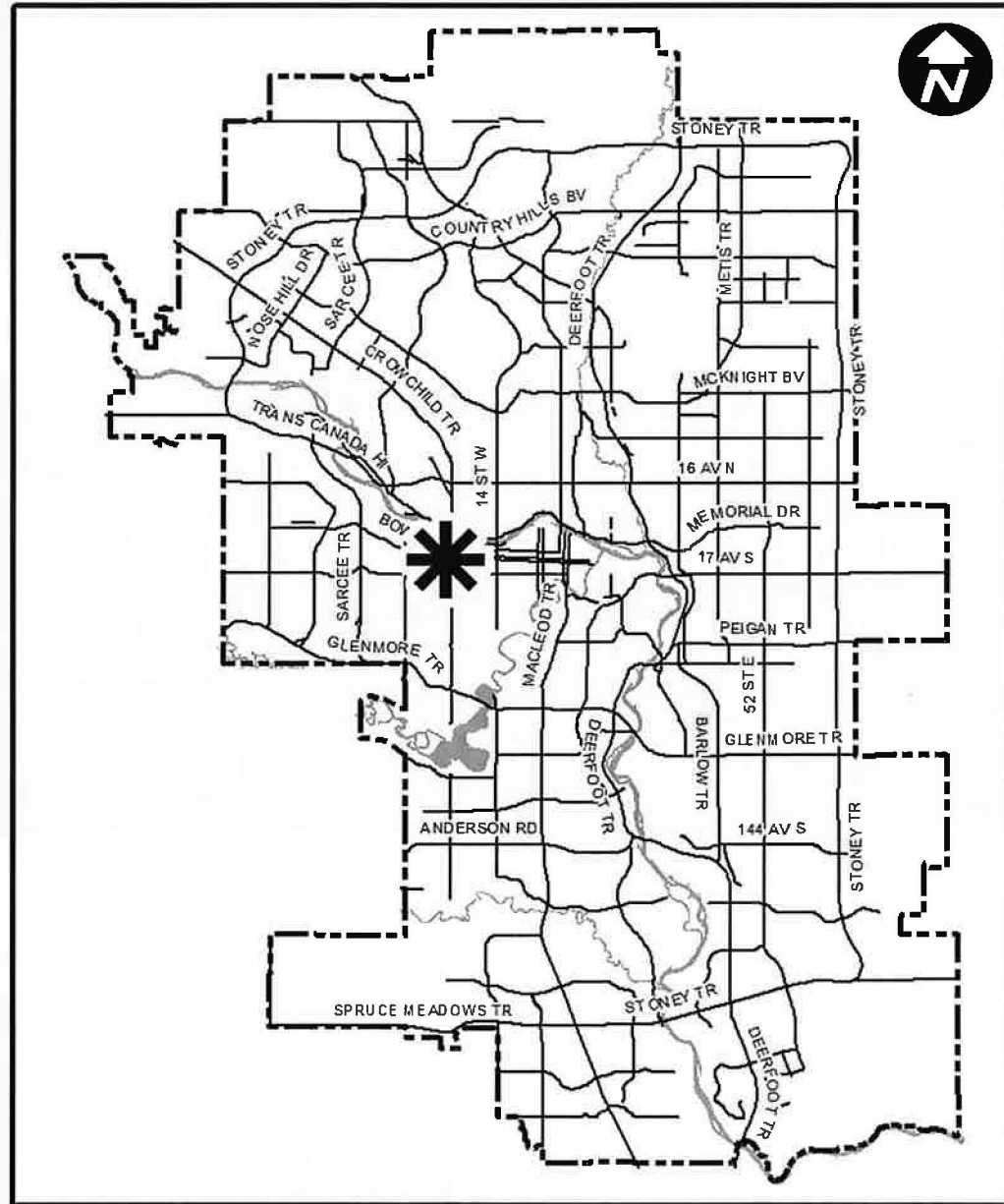
# Calgary Planning Commission

## Agenda Item: 7.2.2

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 18 2021  
ITEM # 7.2.2 SPC2021-011  
Public  
CITY CLERK'S DEPARTMENT

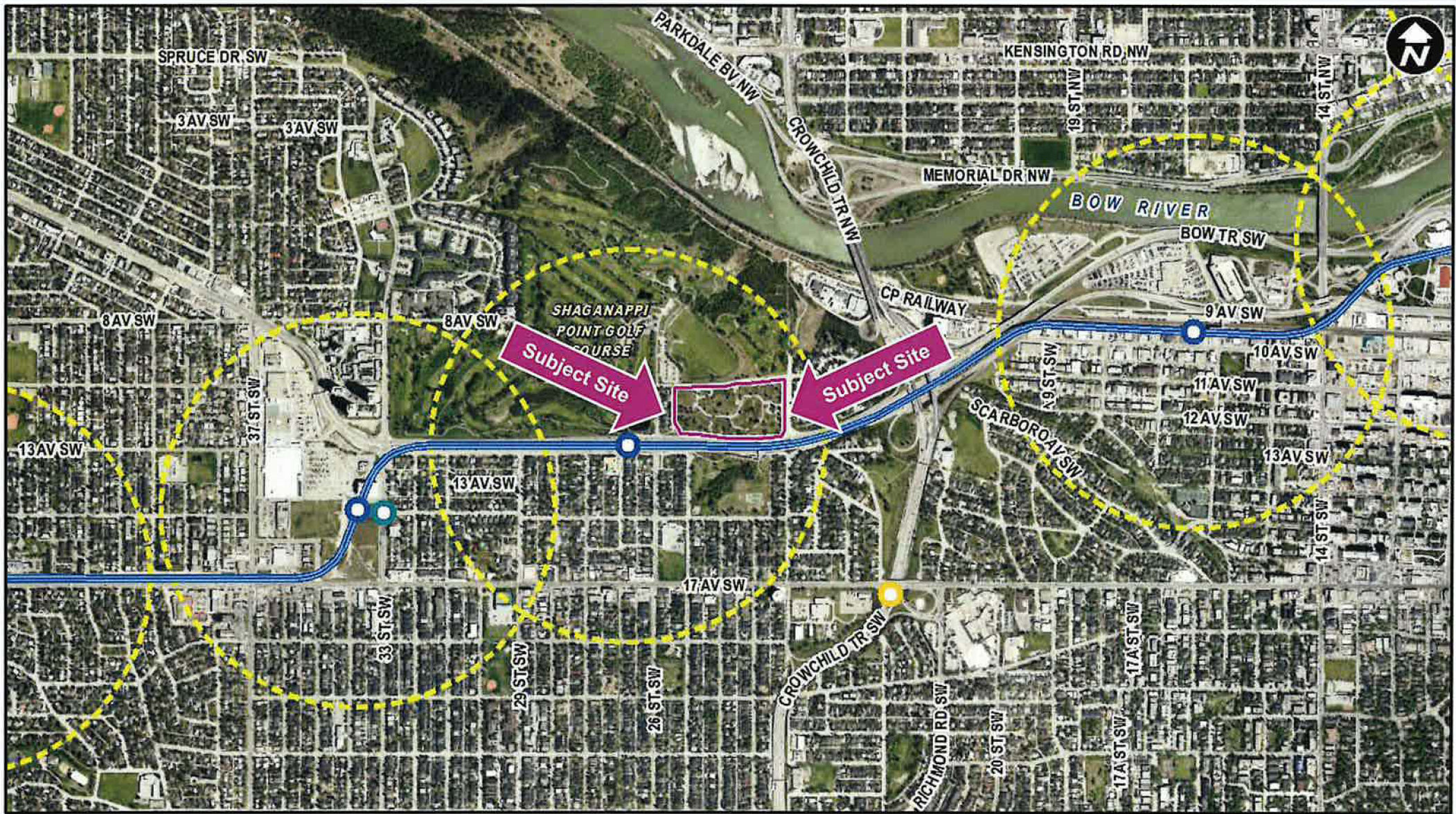
# LOC2020-0106

## Policy Amendment, Land Use Amendment & Outline Plan



W344P 18/3051  
 MARCH 18 2021  
 MONTREAL QUEBEC  
 KCCWABU  
 CALVIN DUBOIS

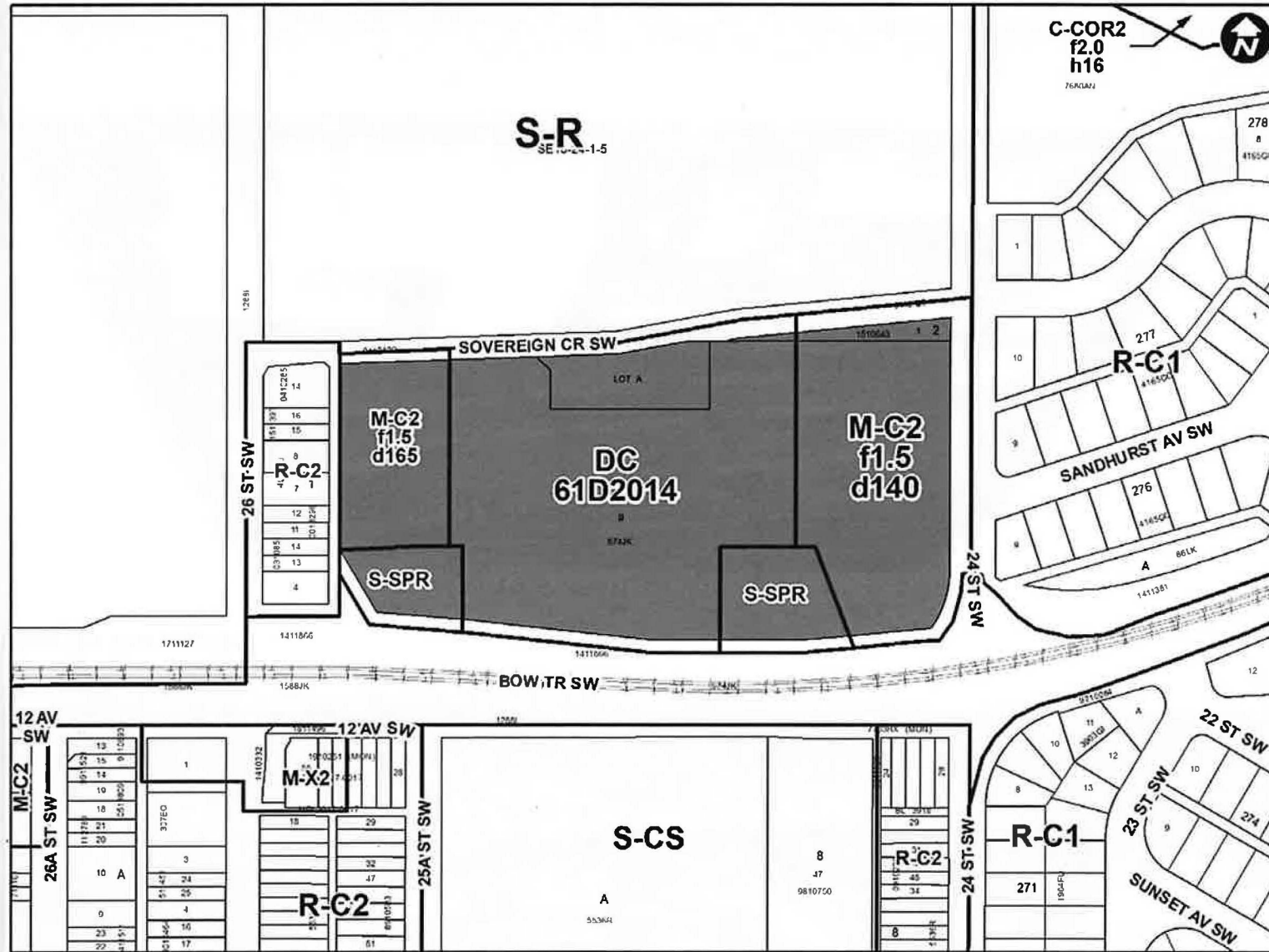


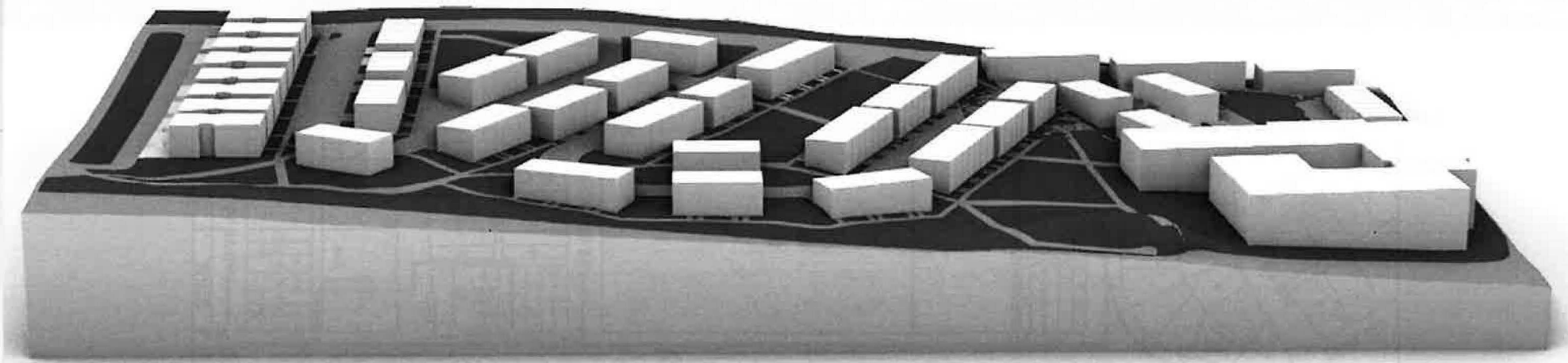




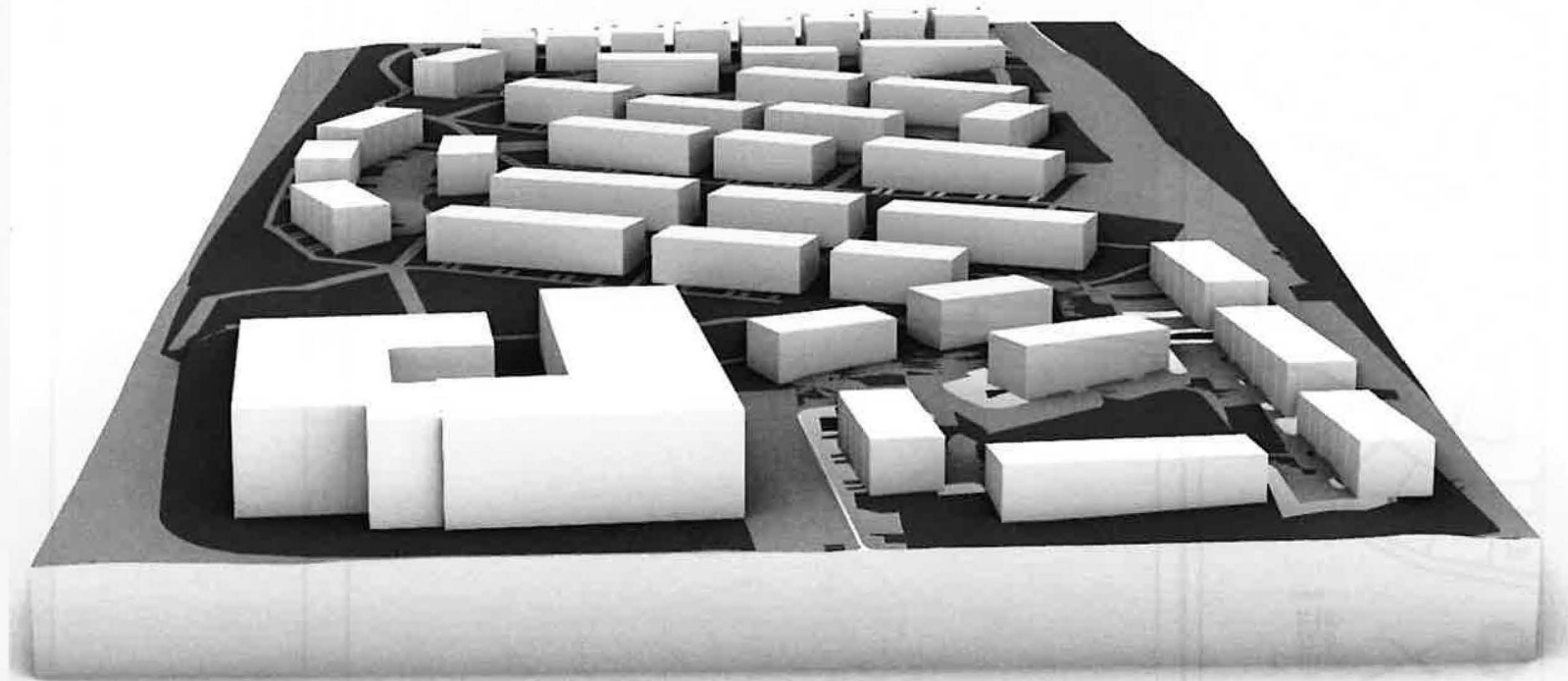








conceptual view to the north

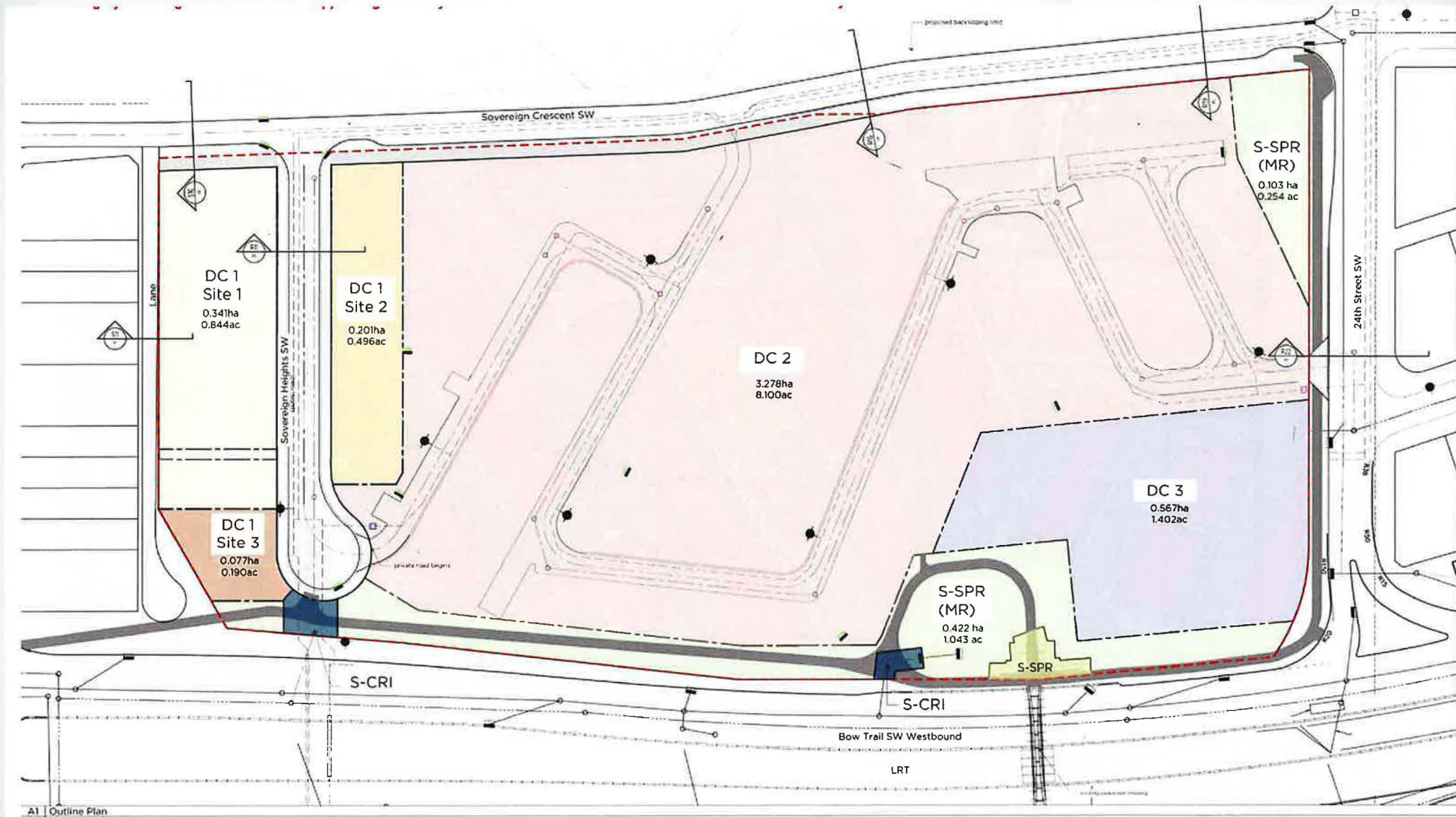


conceptual view to the west







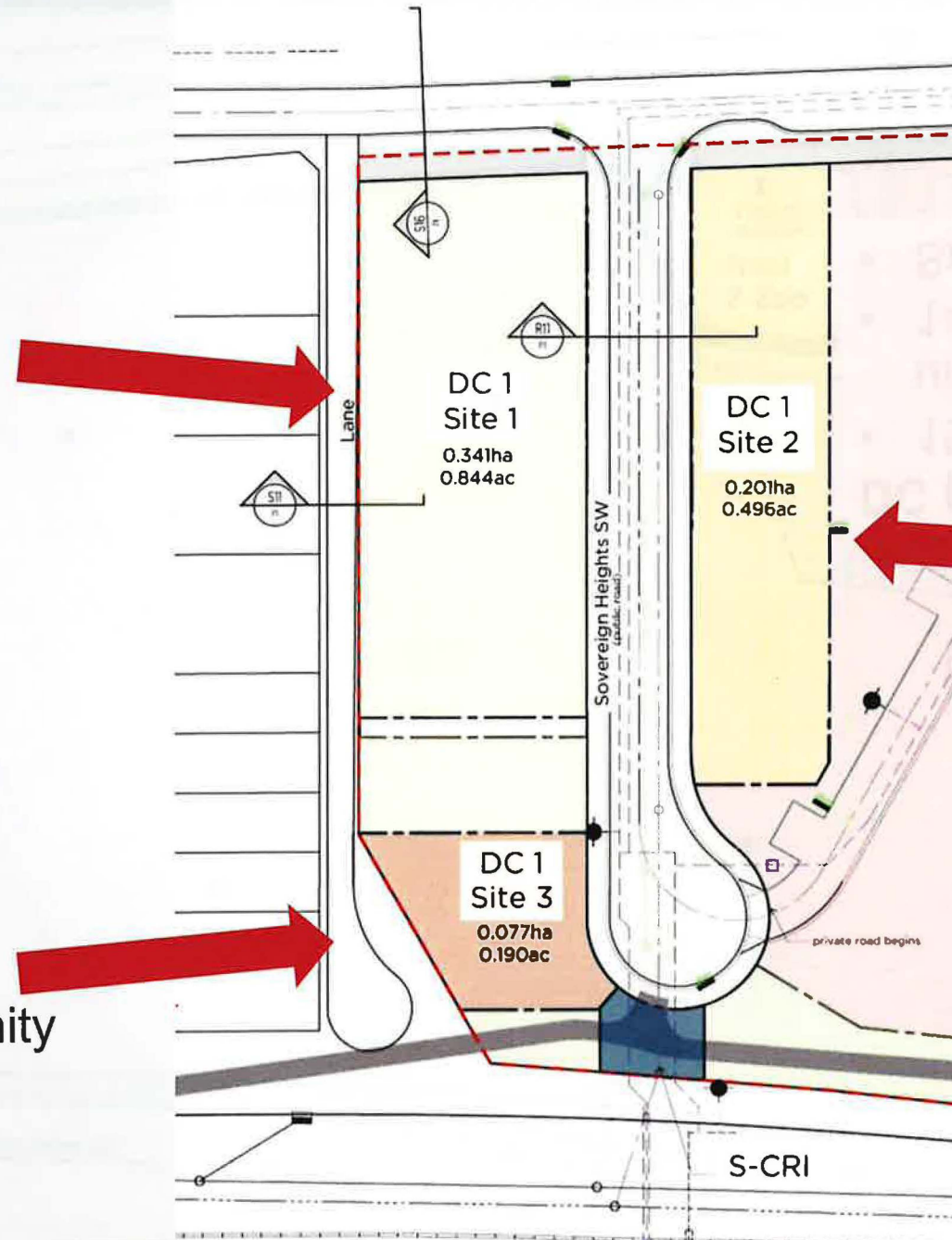


**DC (R-2)**

- 1 Single
- 14 Semis
- 12 m height
- Rooftop balconies

**DC (R-G)**

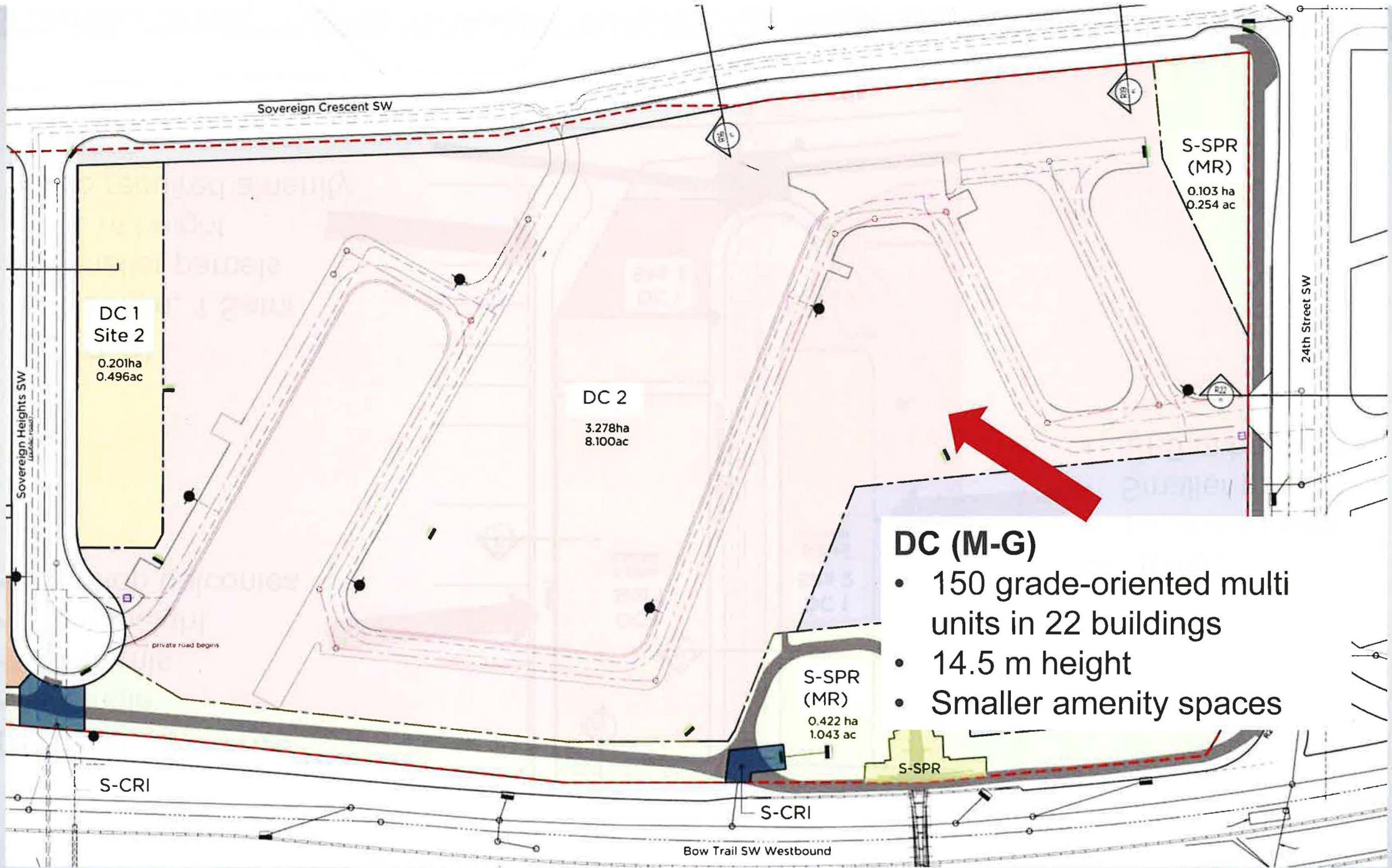
- 1 Single, 1 Semi
- Smaller parcels
- 14 m height
- No required amenity space



**DC (R-G)**

- 15 Rowhouses
- Smaller parcels
- 14.5 m height

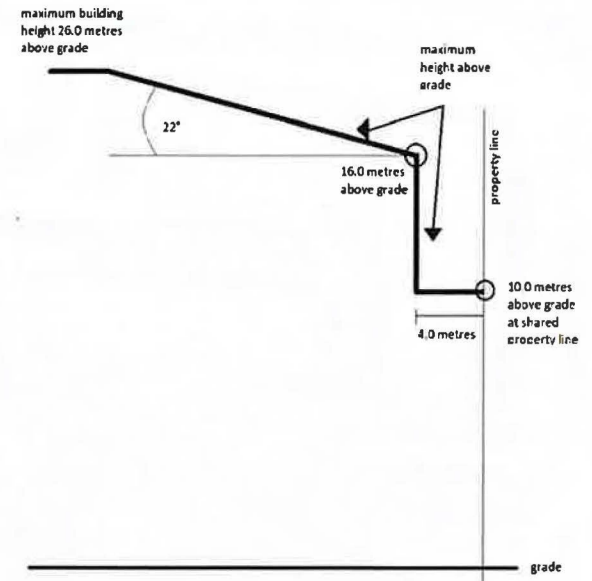
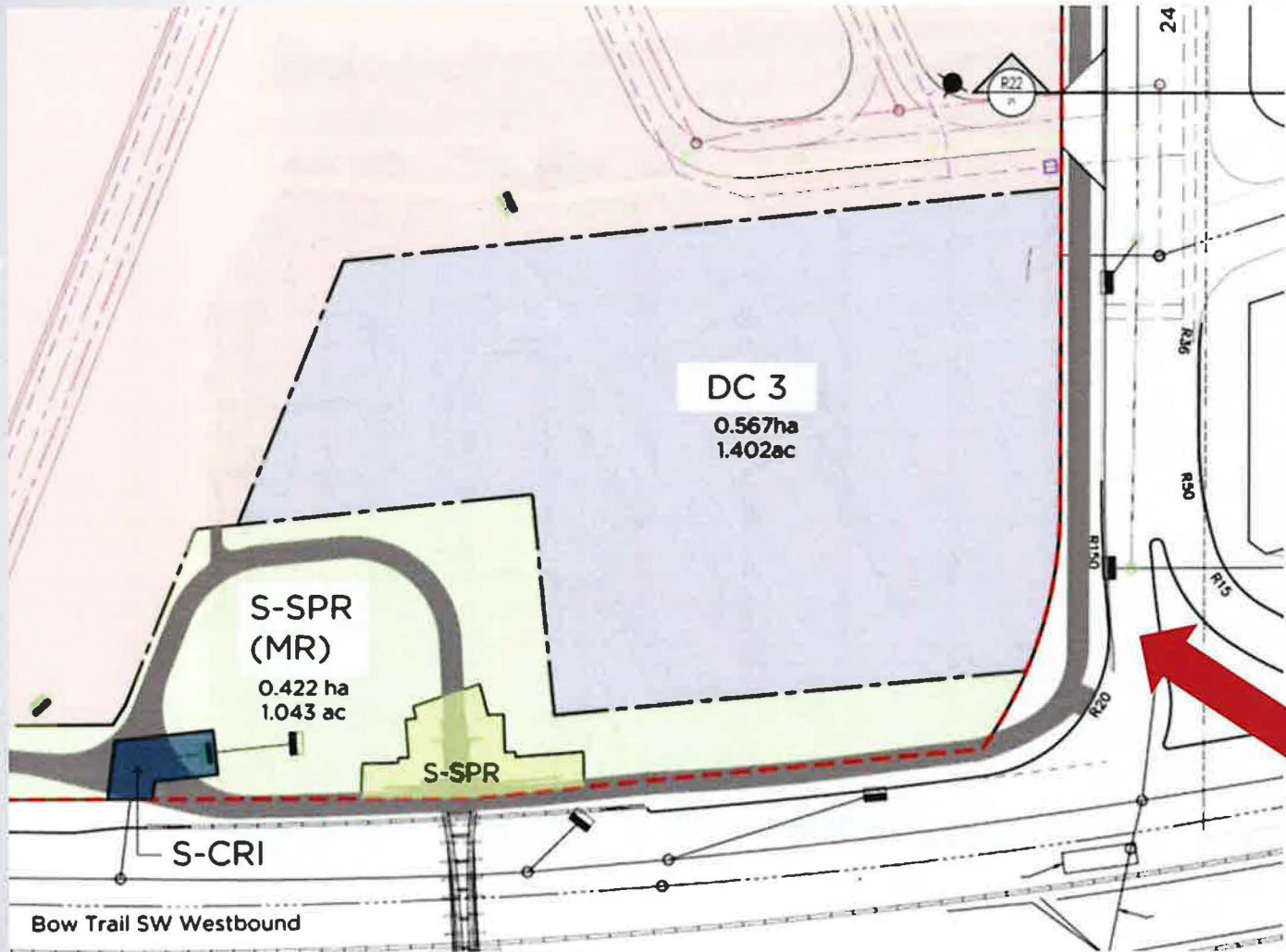




**DC (M-G)**

- 150 grade-oriented multi units in 22 buildings
- 14.5 m height
- Smaller amenity spaces





- DC (M-H1)**
- 2.5 FAR
  - 10 / 16 / 26 m height













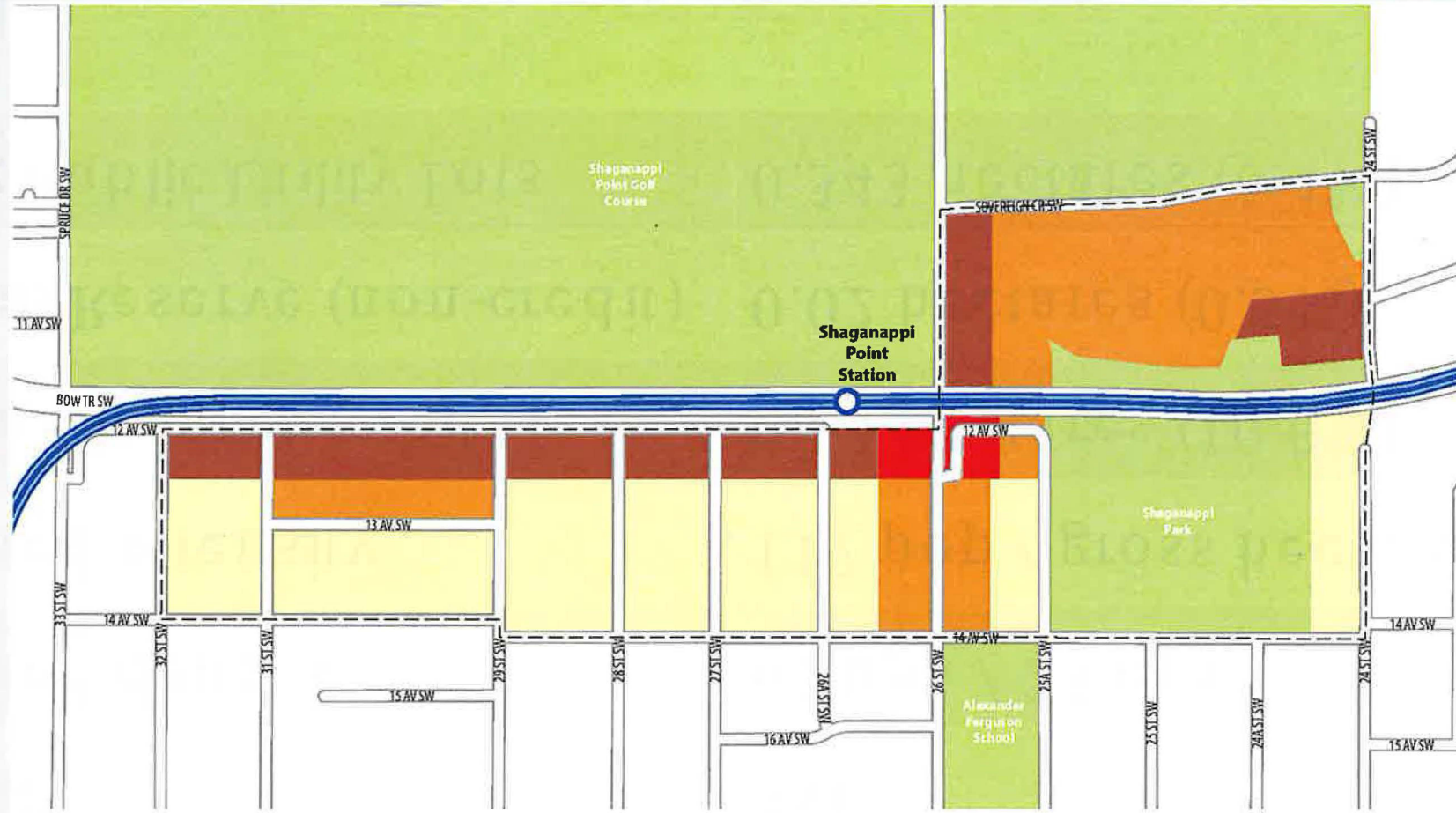
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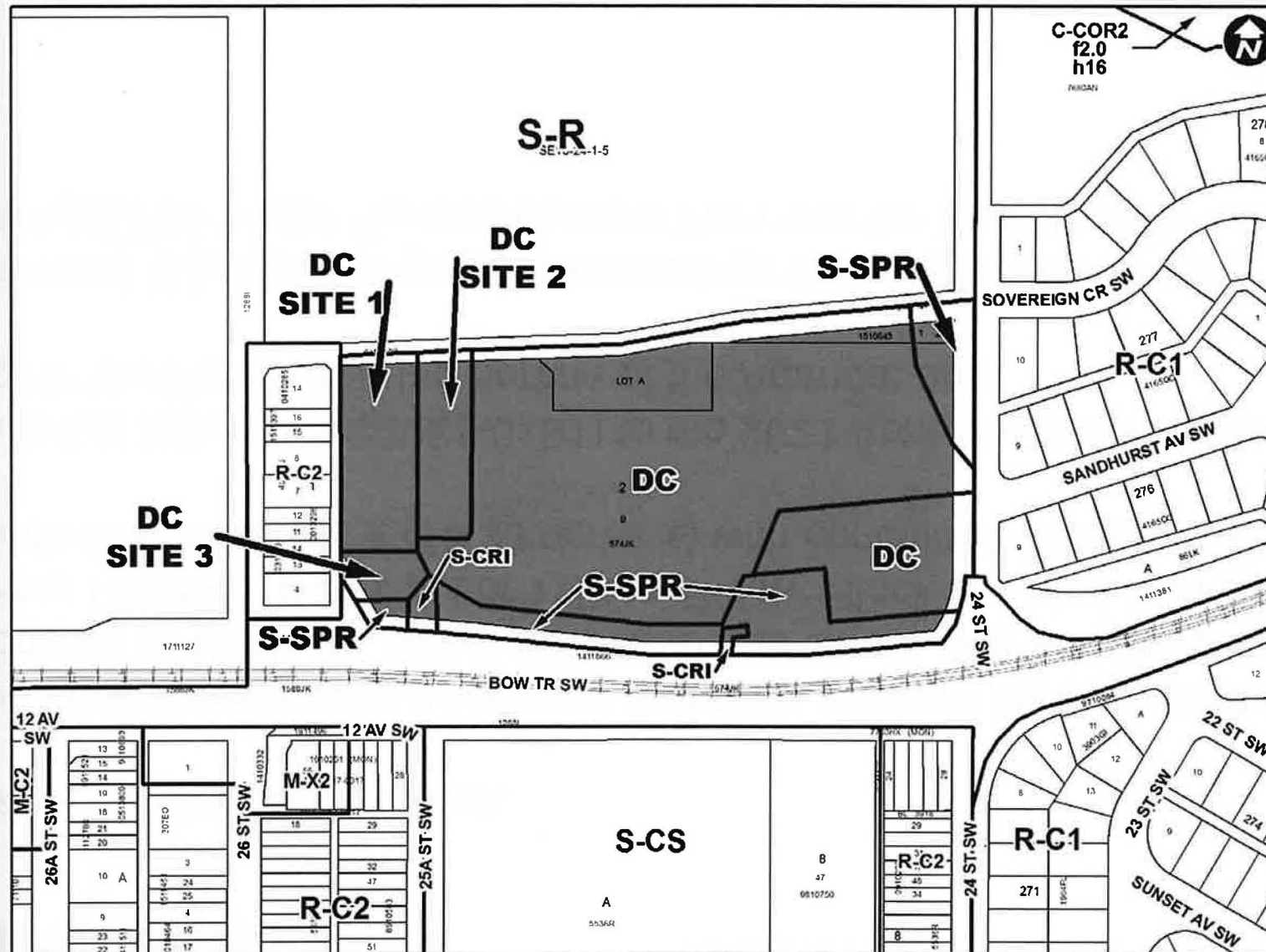
Aerial Photo



Total Developable Area	5.36 hectares / 13.24 ac
Total units	331
Anticipated density	62 uph / 25 upa
Anticipated intensity	117 pop / gross hectare
Municipal Reserve (credit)	0.53 hectares (10.0%)
Municipal Reserve (non-credit)	0.02 hectares (0.5%)
Roads & Public Utility Lots	0.343 hectares (6.4%)



- Low Density Residential
- Medium Density Residential
- Low Density Multi-Residential
- Residential Commercial
- Park/ Open Space
- LRT Blue Line
- Plan Area Boundary





## Recommendation

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Plan 574JK, Block 2, Lots A and B) to subdivide 5.36 hectares  $\pm$  (13.23 acres  $\pm$ ) with conditions (Attachment 12); and
2. Forward this report (CPC2021-0191) to the 2021 April 12 Combined Meeting of Council to the Public Hearing portion of the Agenda; and
3. Recommend City Council give three readings to the bylaws amending the Shaganappi Point Area Redevelopment Plan and the Land Use Bylaw.





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Site Photo - Southeast corner









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Site Photo – 24 Street SW





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Site Photo – northeast corner













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Site Photo – 26 Street SW









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