

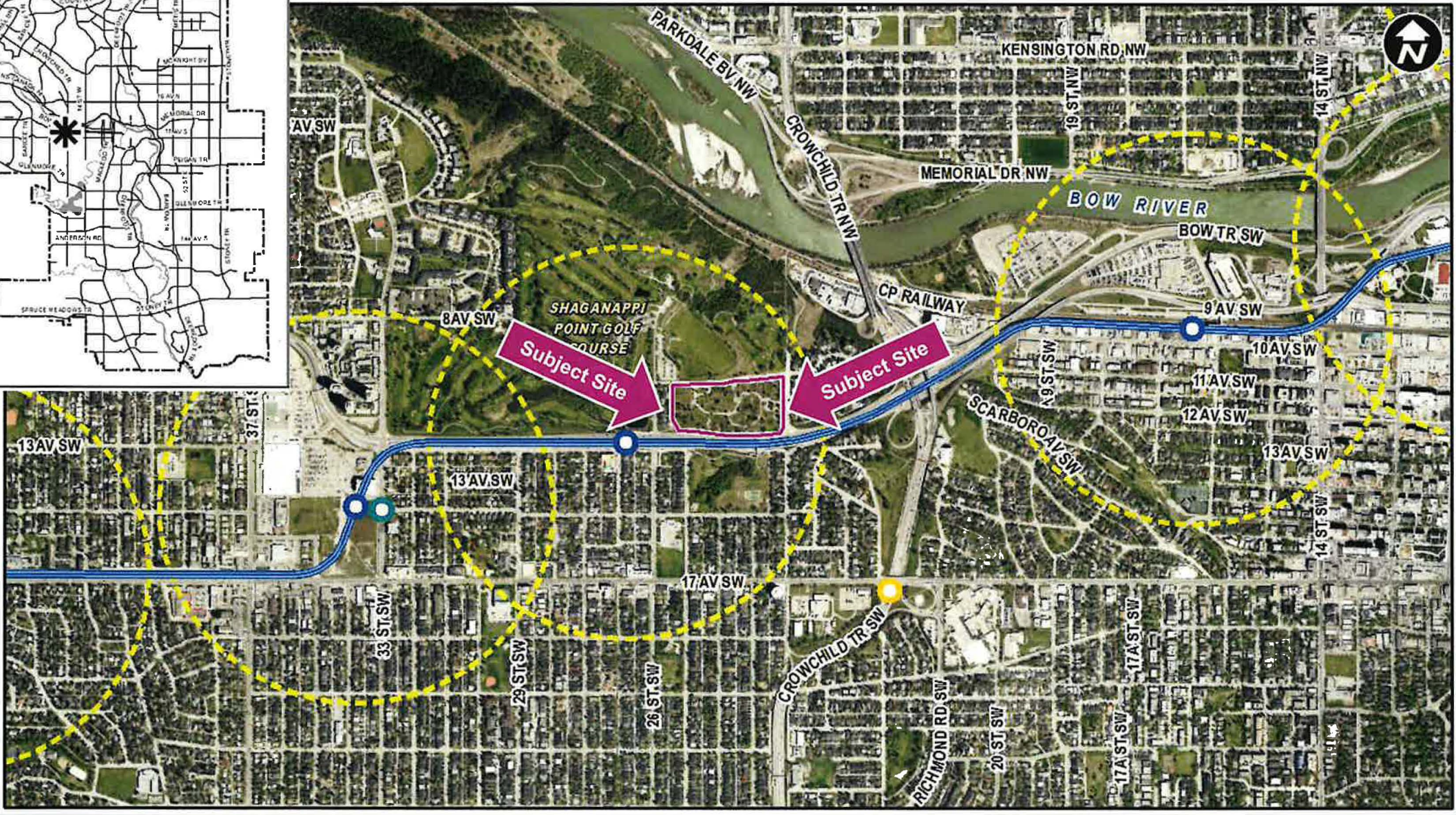
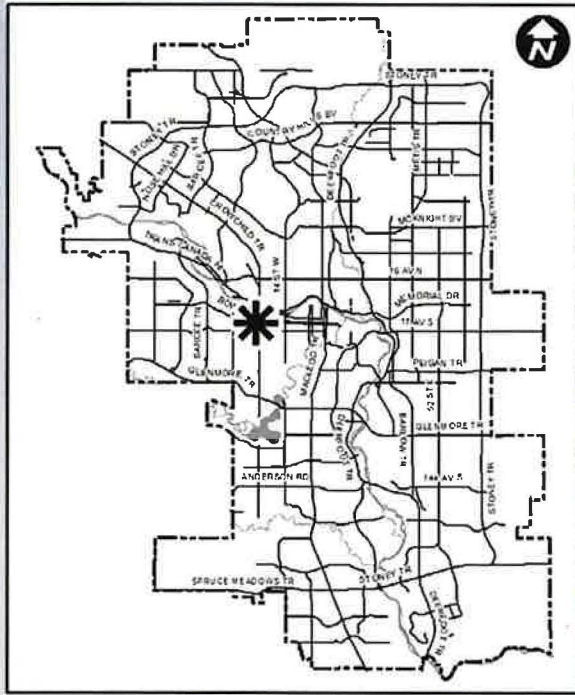


Public Hearing of Council  
Agenda Item: 8.1.13

**LOC2020-0106**  
**Policy Amendment and**  
**Land Use Amendment**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 12 2021  
ITEM: 8.1.13 CPE2021-0191  
*Distribution*  
CITY CLERK'S DEPARTMENT

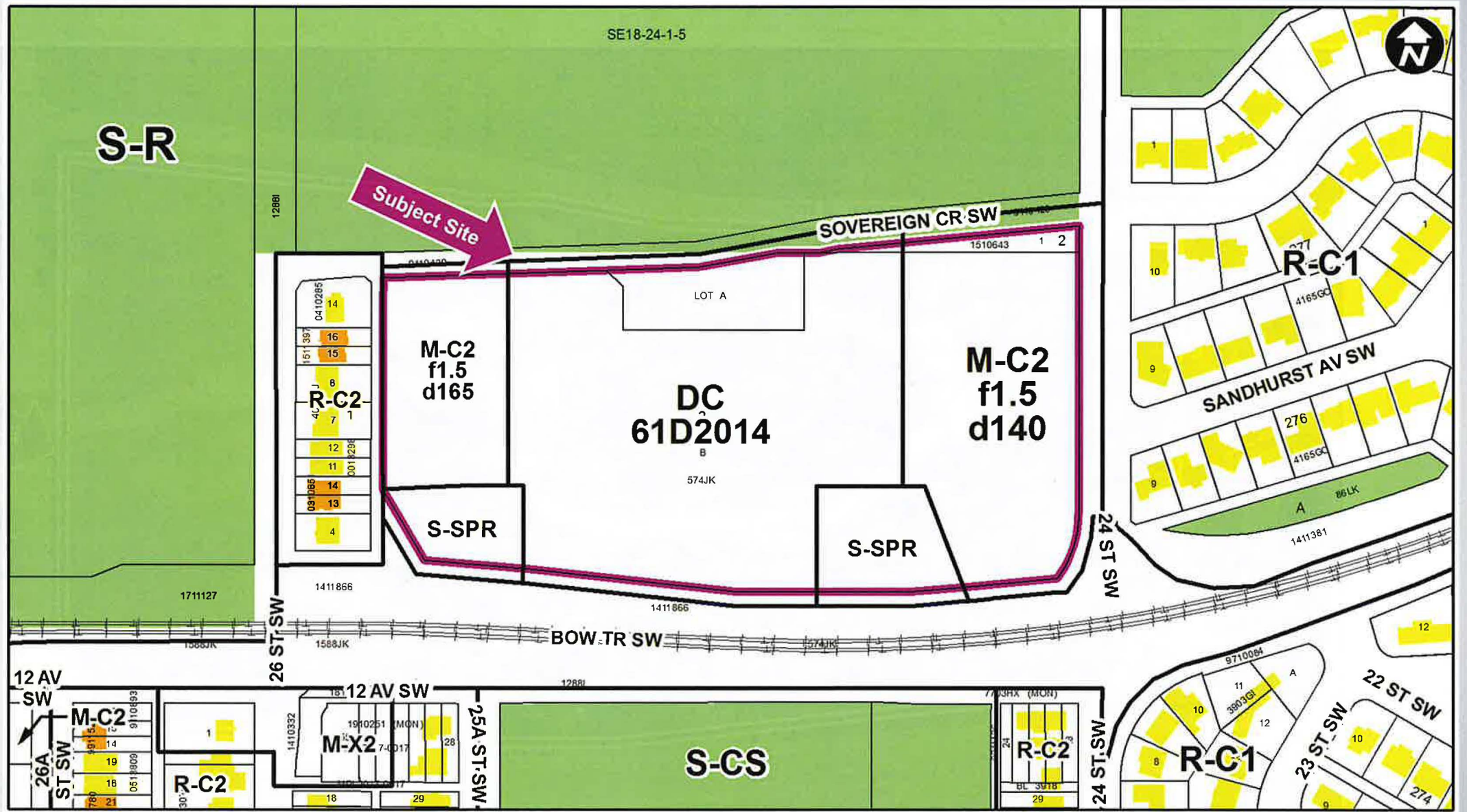












- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary















# Map 2.1: Land Use Policy Areas



### Legend

- Plan Area Boundary
- LRT Station
- Low Density Residential
- Low Density Multi-Residential
- Medium Density Residential
- Residential Commercial
- Seniors Mixed-Use
- Park/ Open Space

This map is conceptual only. No measurements of distances or areas should be taken from this map.

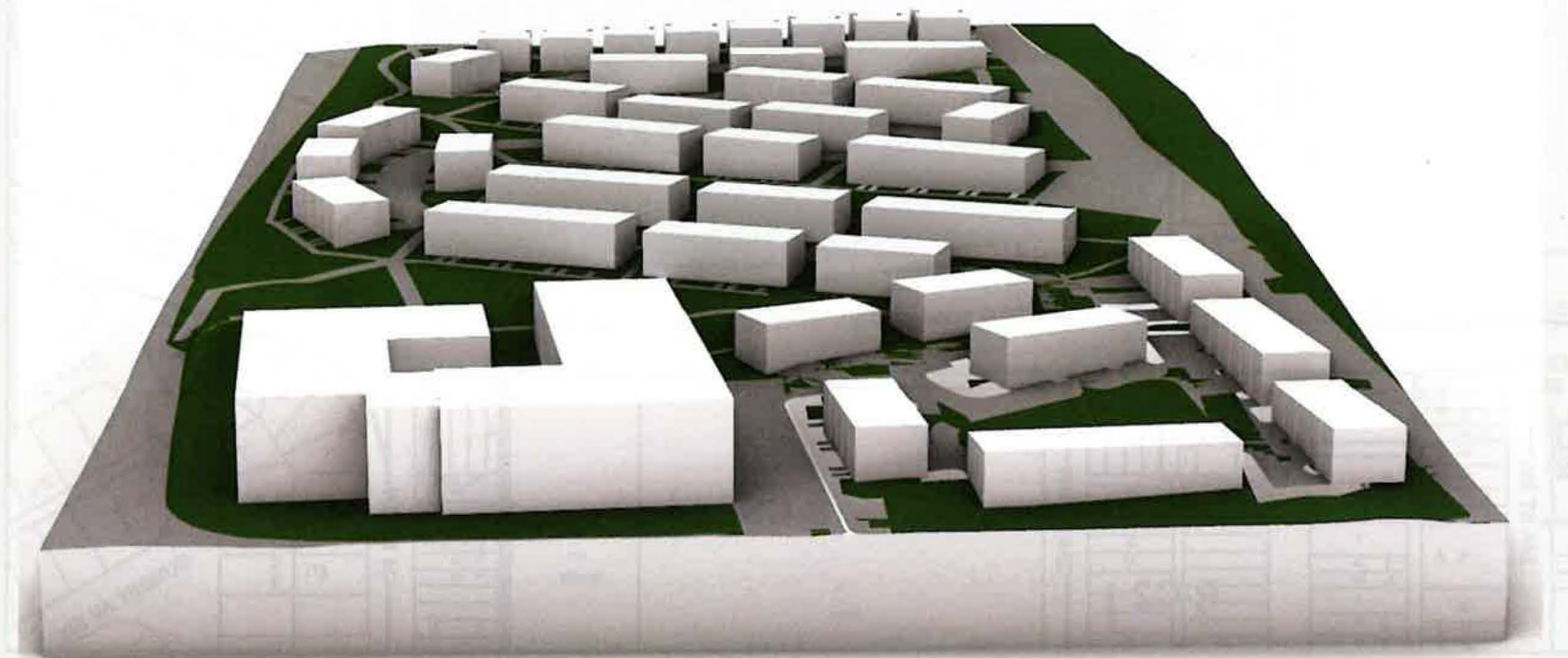






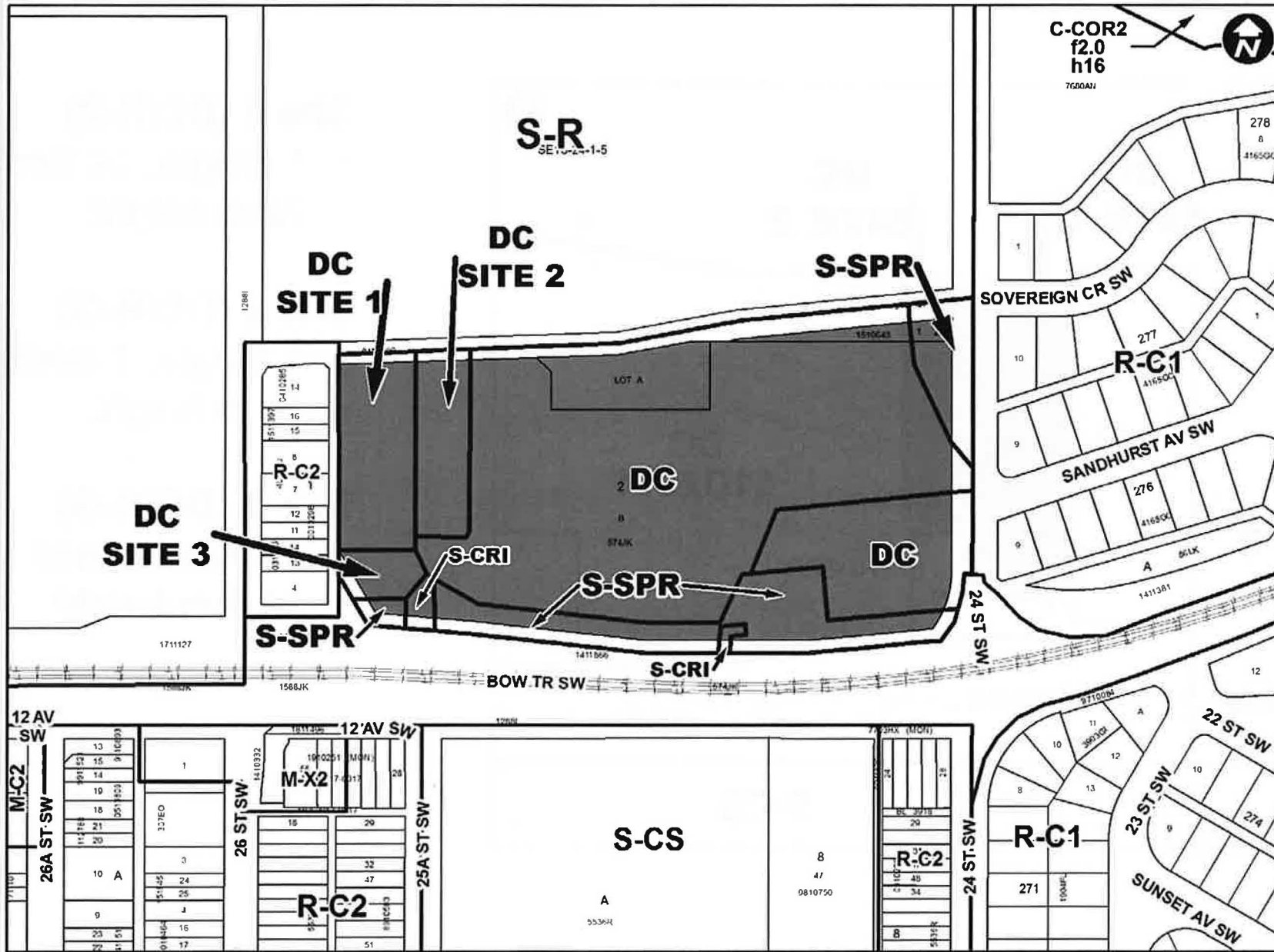


conceptual view to the north

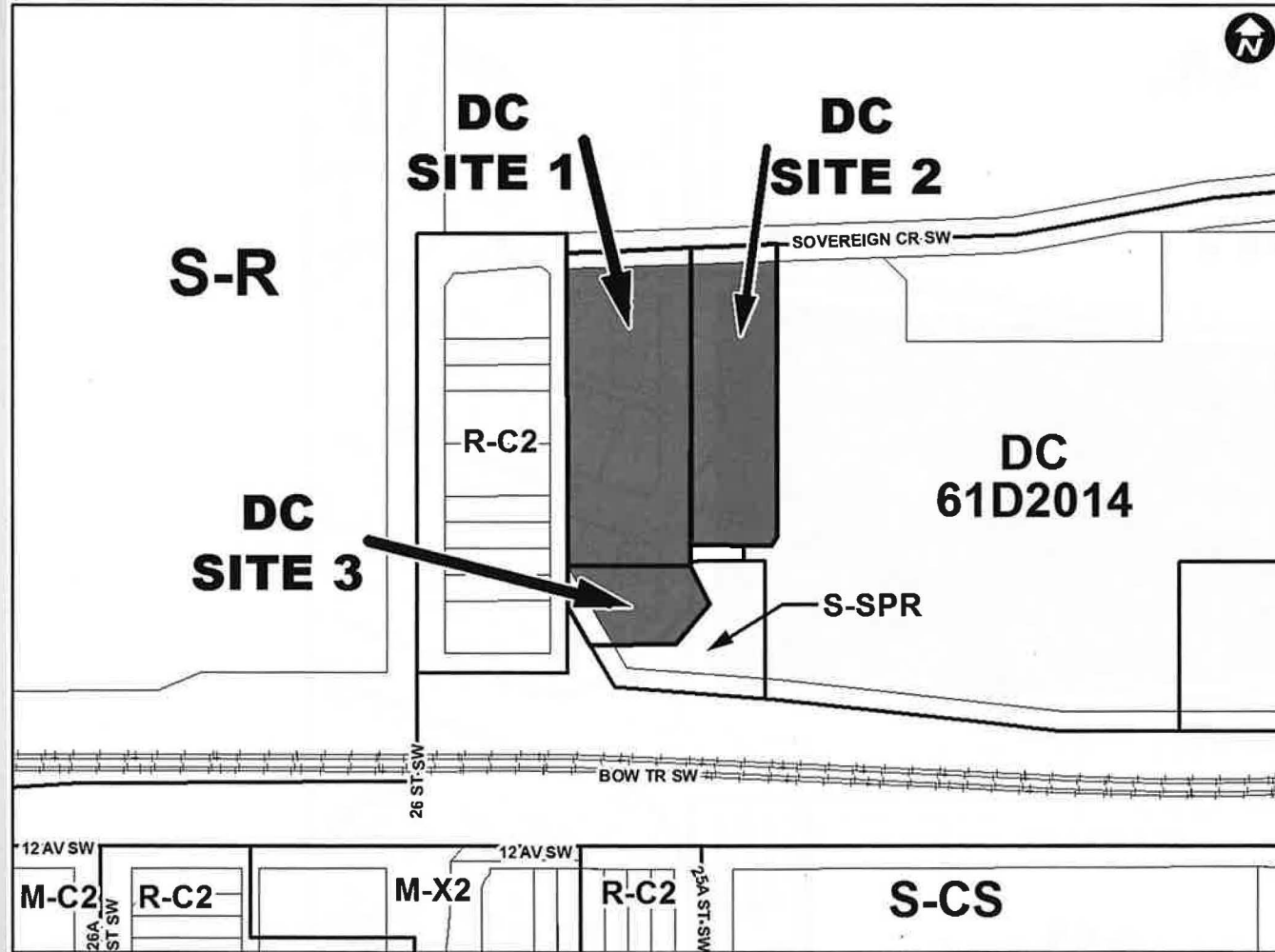


conceptual view to the west









**Site 1 (DC/R-2)**

- 1 Single, 14 Semis
- 12 m height

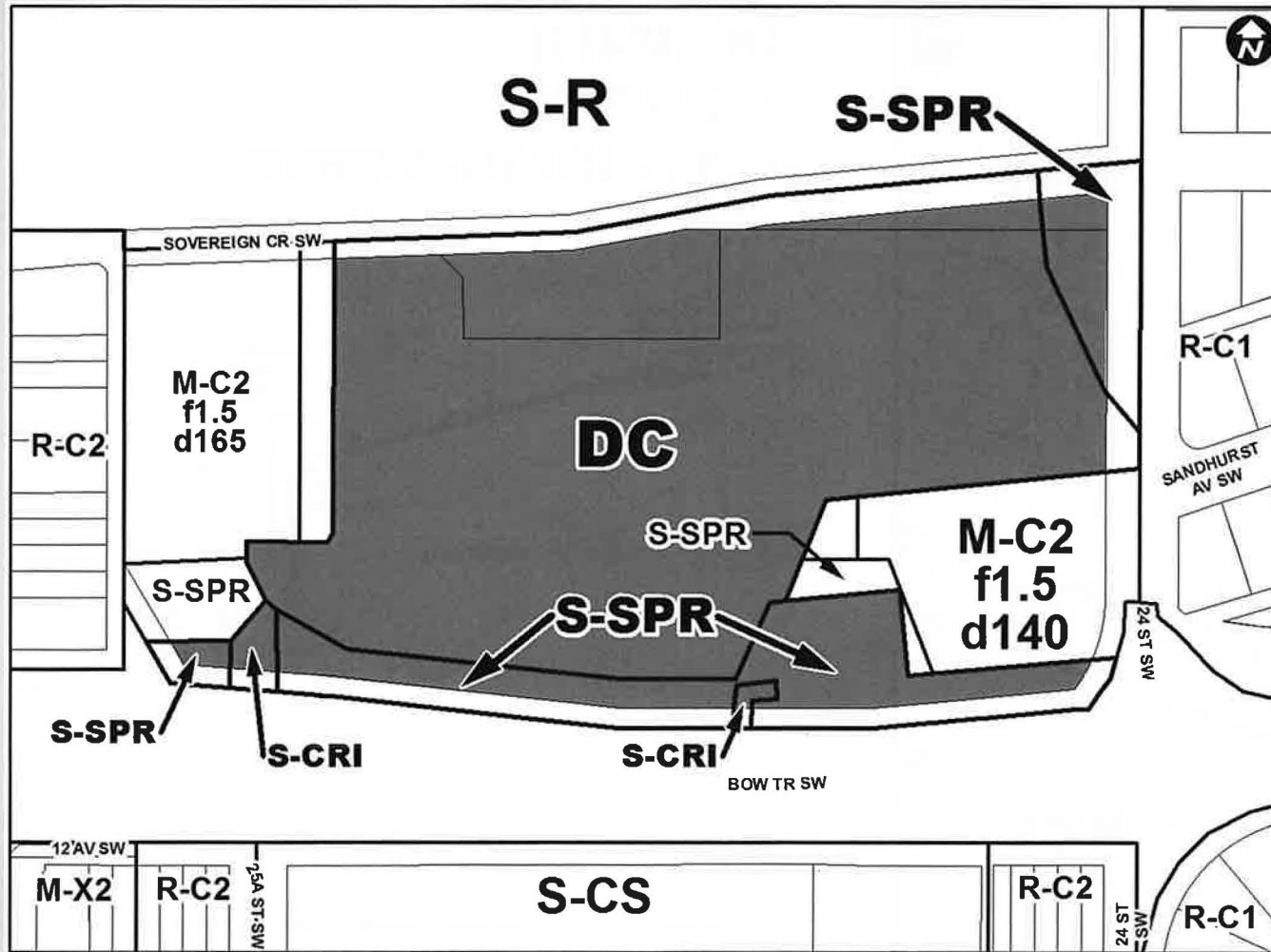
**Site 2 (DC/R-G)**

- 1 Single, 1 Semi
- 14 m height

**Site 3 (DC/R-G)**

- 15 Rowhouses
- 14.5 m height





**DC (M-G)**

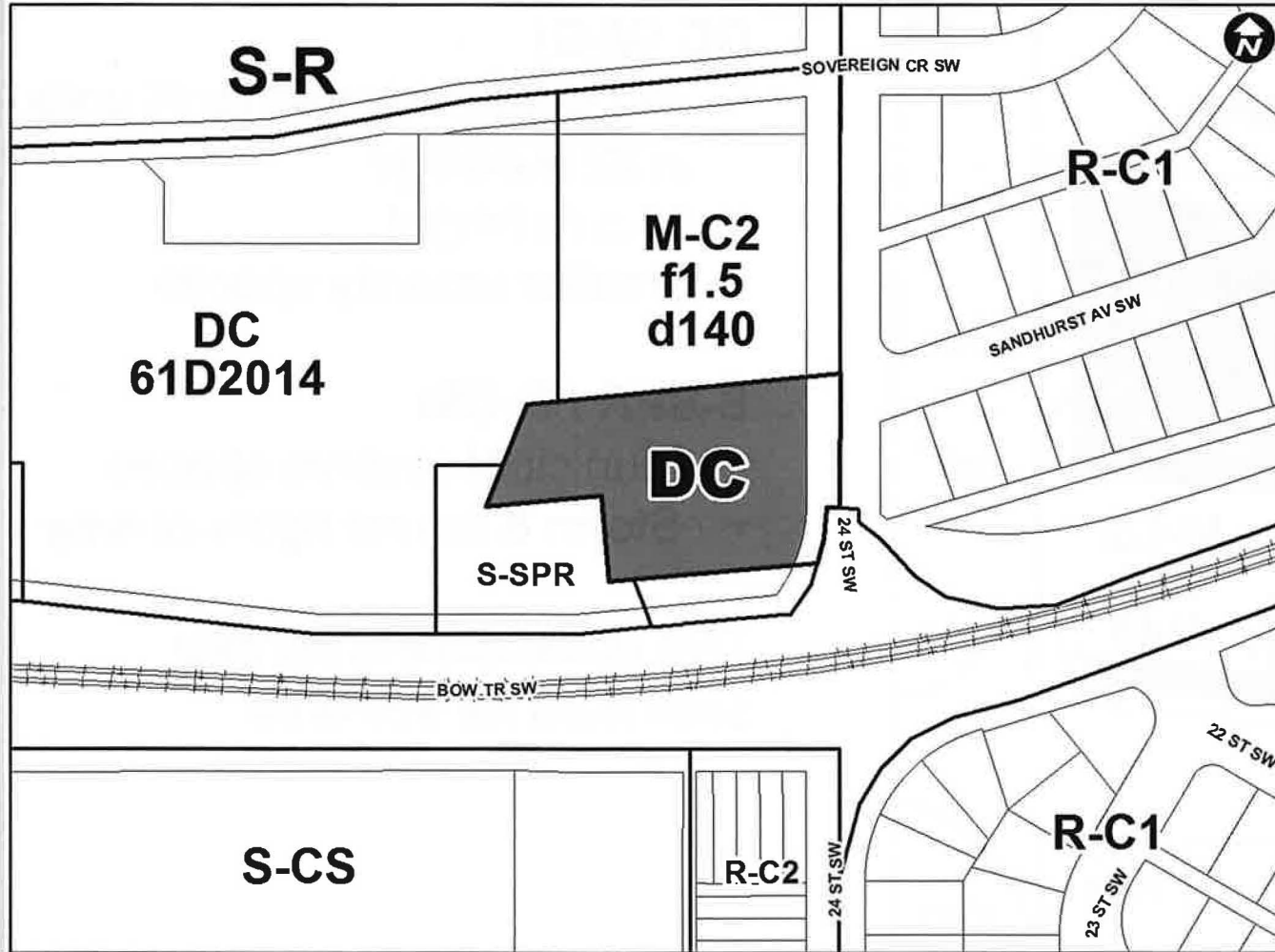
- 150 grade-oriented multi units in 22 buildings
- 14.5 m height
- Smaller amenity spaces

**S-SPR / S-CRI**

- Municipal reserve spaces
- Storm & sewer rights-of-way

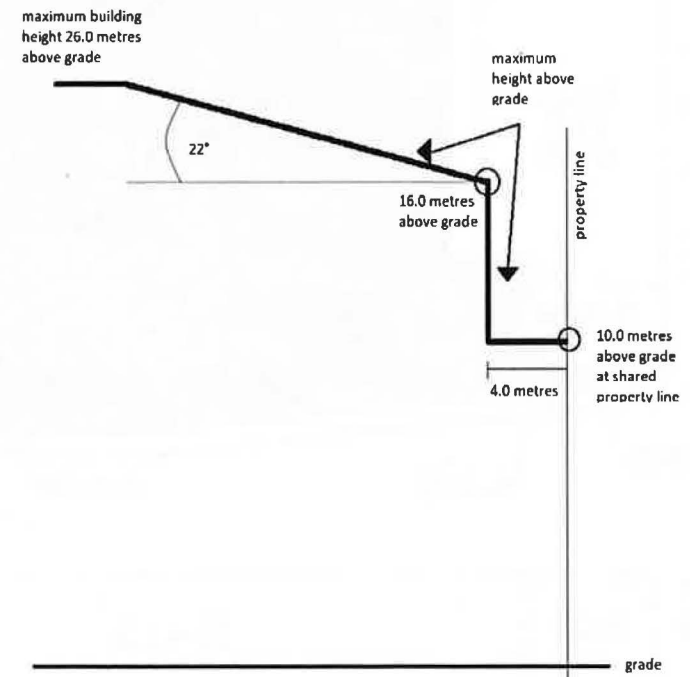
Two development permits submitted for this area



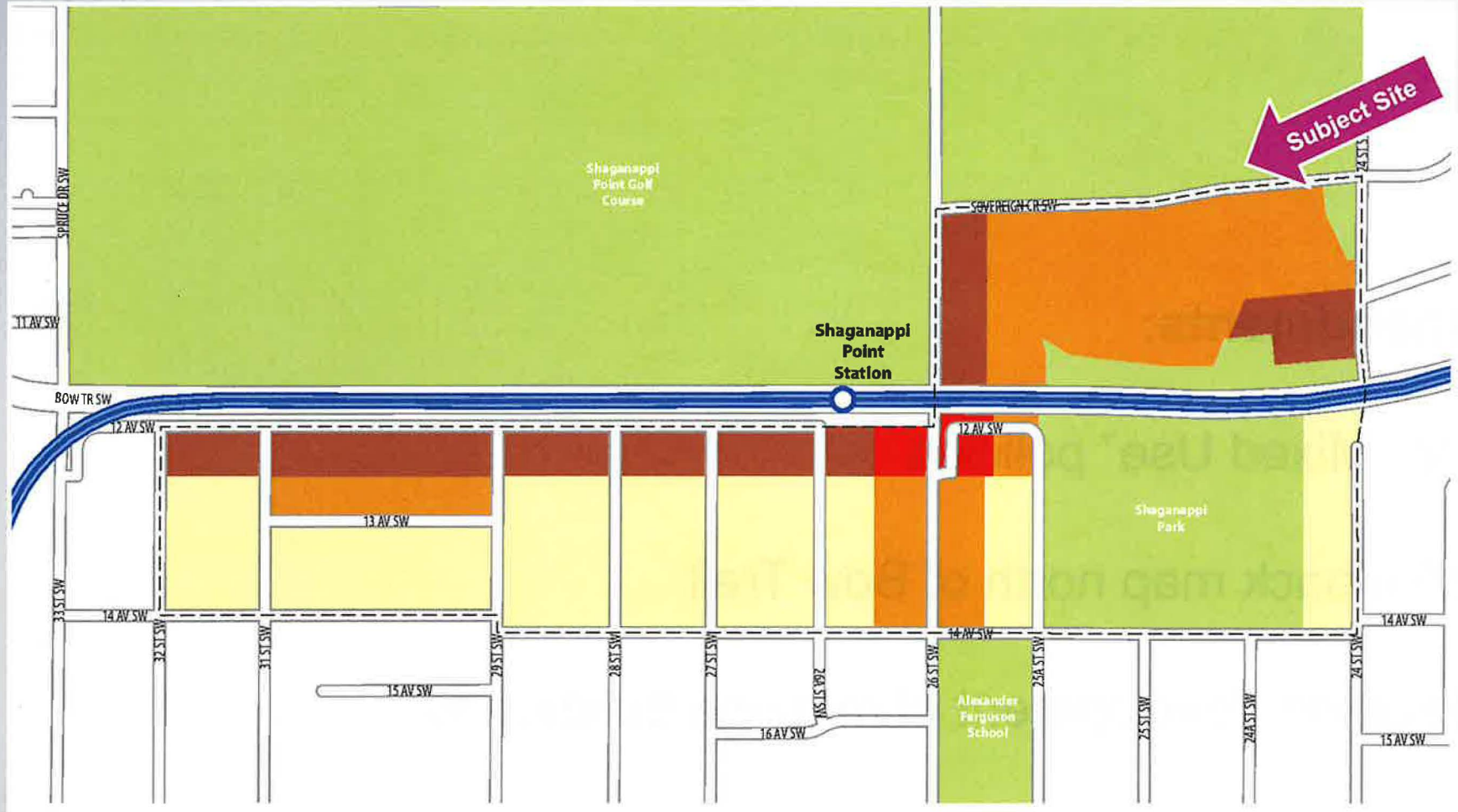


### DC (M-H1)

- 2.5 FAR
- 10 / 16 / 26 m height







Map 2.1 – Land Use Policy Areas

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



## **Additional policy amendments:**

- Removal of “Seniors Mixed Use” policies
- Removal of height/setback map north of Bow Trail
- Additional policy to guide development of mid-rise building to protect privacy





**331 units**

62 units per hectare



**630 persons**

120 persons per hectare

- MDP intensity target to support transit: 100 persons per hectare
- Site within 600 metres (seven-minute walk) of LRT station
- Low / medium-density residential development with townhouses and mid-rise multi-family buildings



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to Proposed Bylaw **17P2021** for the amendments to the Shaganappi Point Area Redevelopment Plan (Attachment 10);
2. Give three readings to Proposed Bylaws **56D2021**, **57D2021** and **58D2021** for the redesignation of land at 1199 - 24 Street SW, 1200 - 26 Street SW, and 2500 Bow Trail SW (Plan 1510643, Block 2, Lot 1; Portion of Plan 574JK, Block 2, Lots A and B) .



## Supplementary Slides





















