

LOC2020-0110/CPC2021-0906

Outline Plan and Land Use Amendment

June 17, 2021

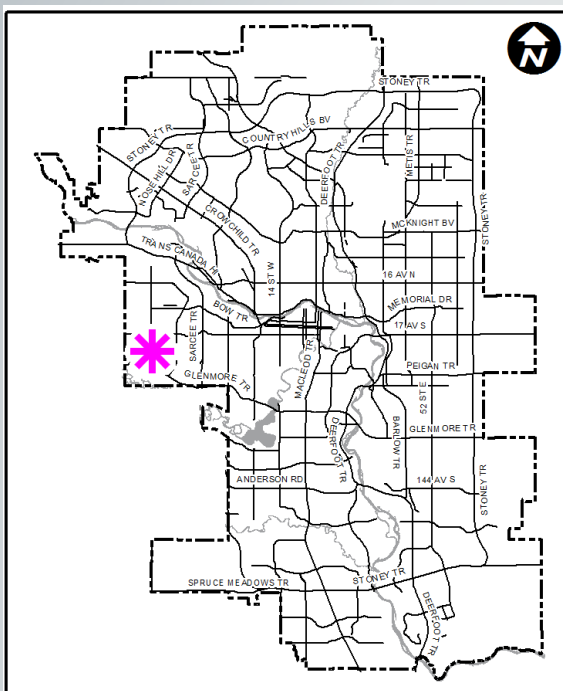
RECOMMENDATION(S):

That Calgary Planning Commission:

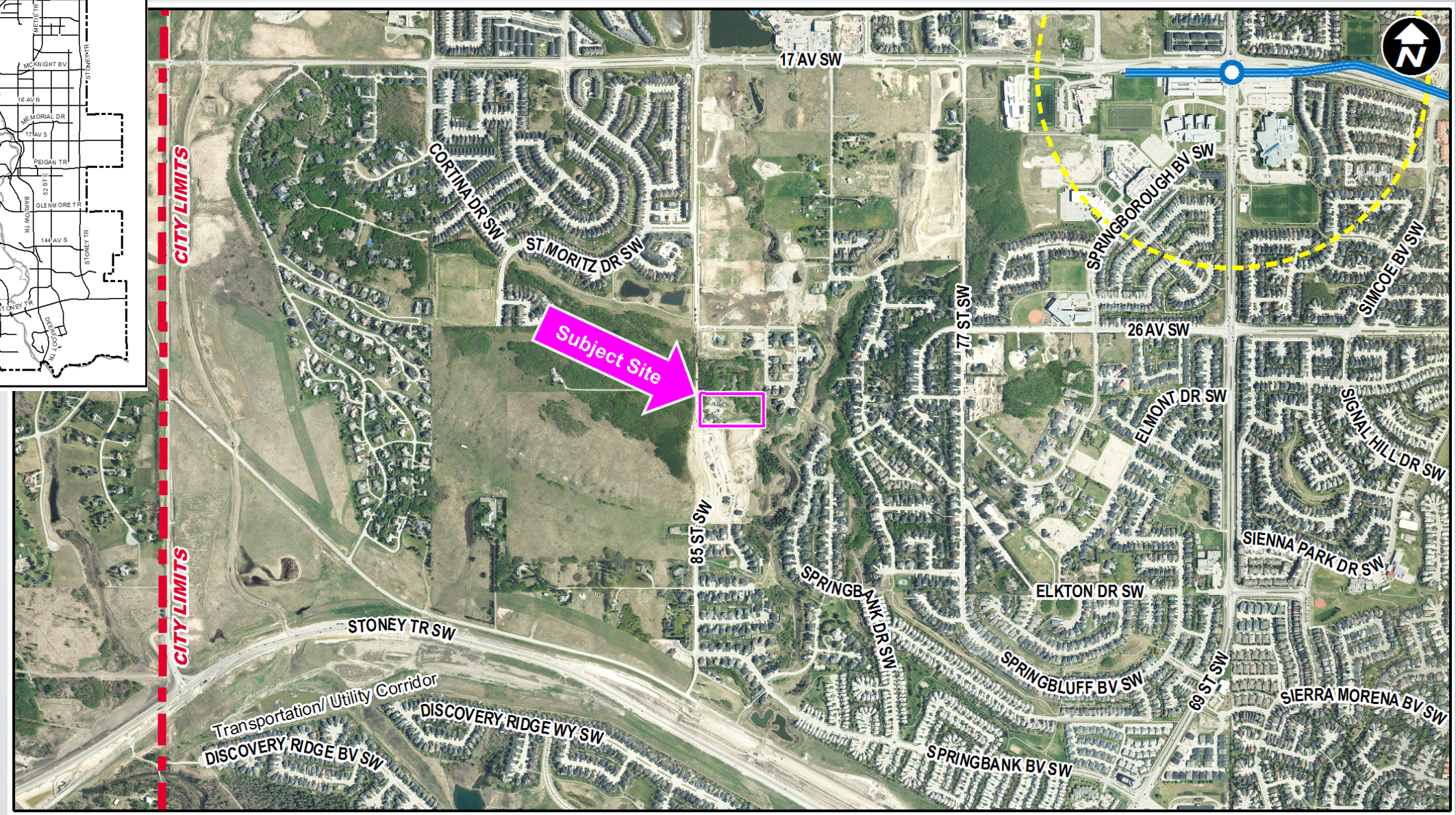
1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) to subdivide 1.94 hectares \pm (4.80 acres \pm), with conditions (**Attachment 7**).

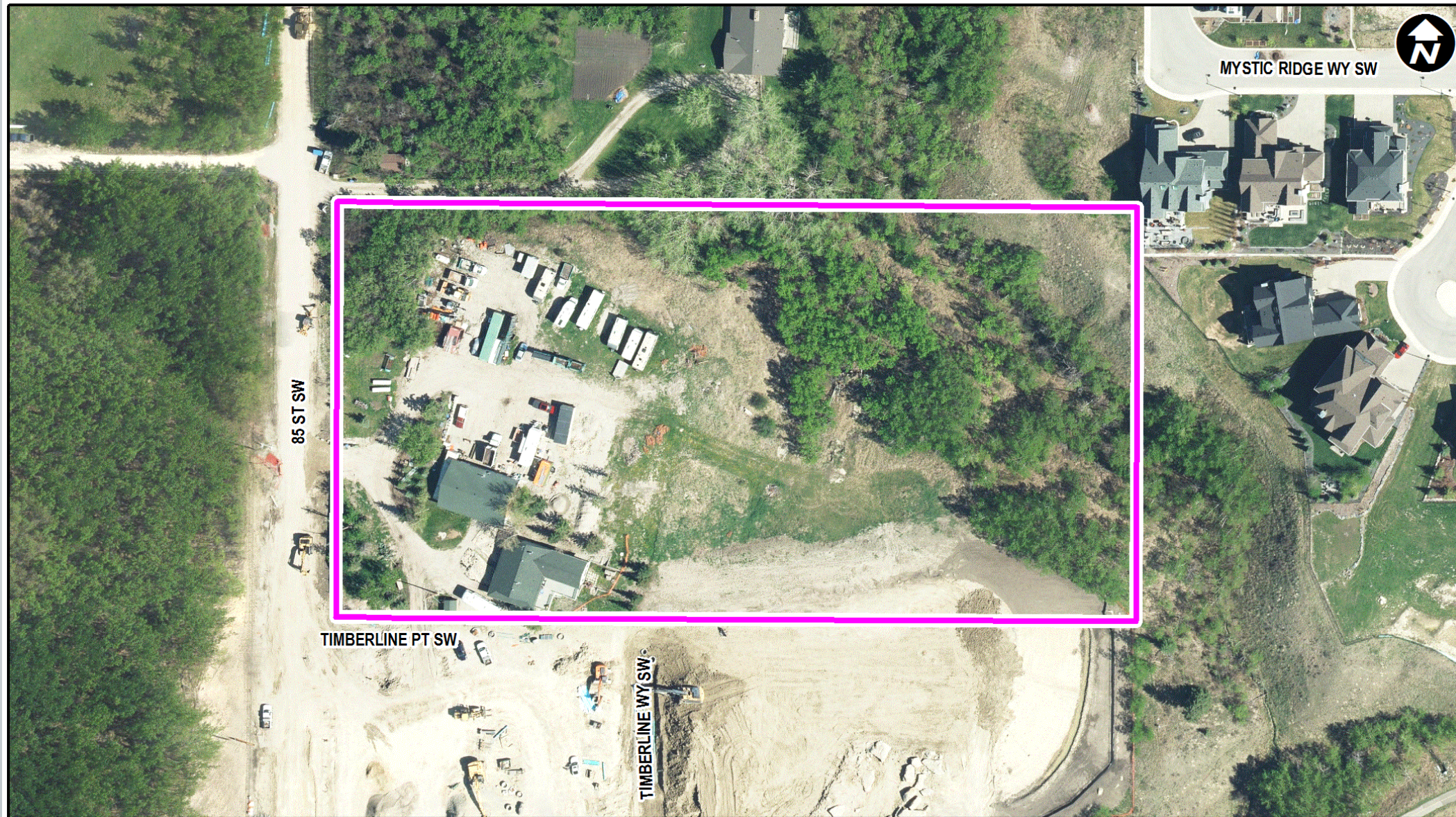
Attachment 1 – Page 5 – Site Layout

To accommodate the expansion of 85 Street SW, the proposed outline plan allows for a 2.14 metre to 1.64 metre **road right-of-way** widening along the western boundary of the subject site. This **road** right-of-way widening will provide for a 3.0 metre multi-use pathway **along both sides of on 85 Street NW along the subject site.**

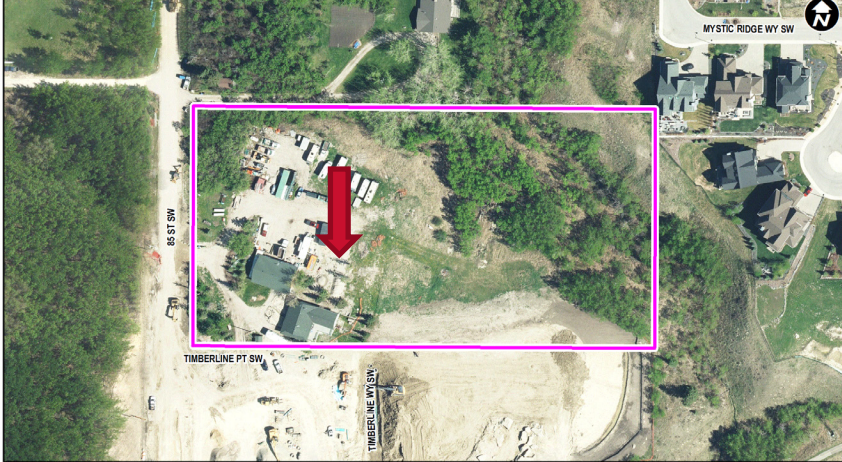


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



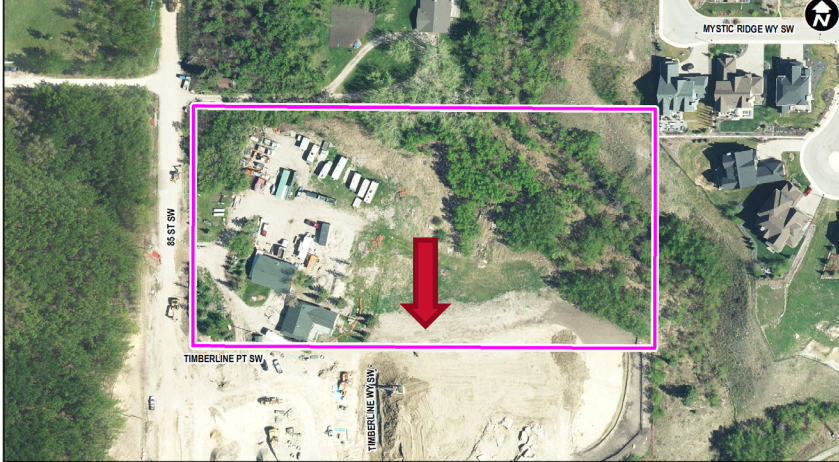


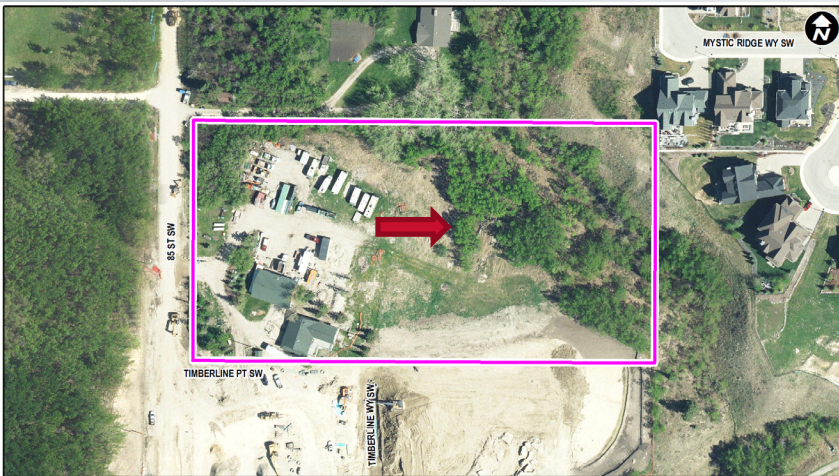
Parcel Size:
1.9 ha



View from site looking SOUTH



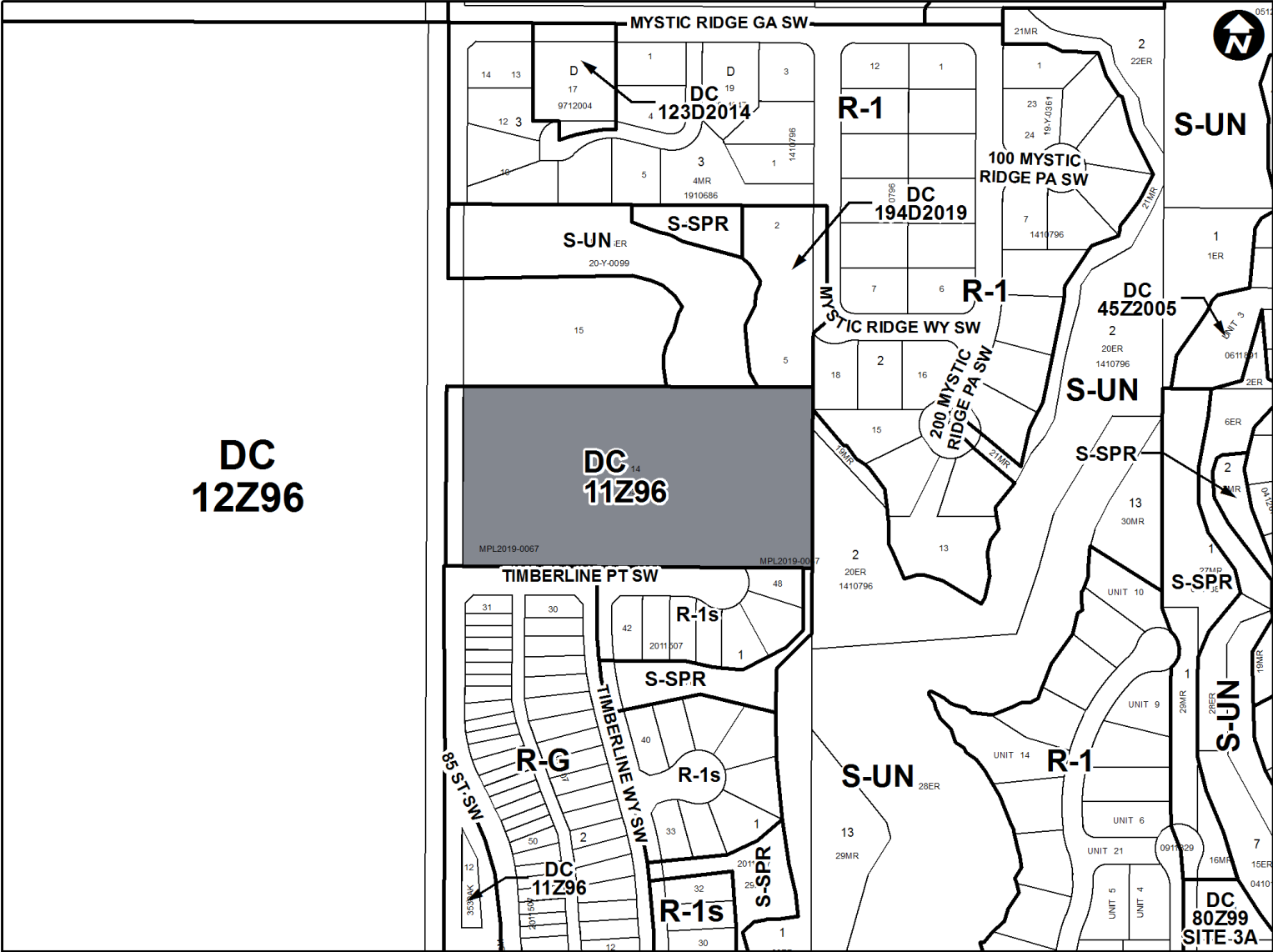


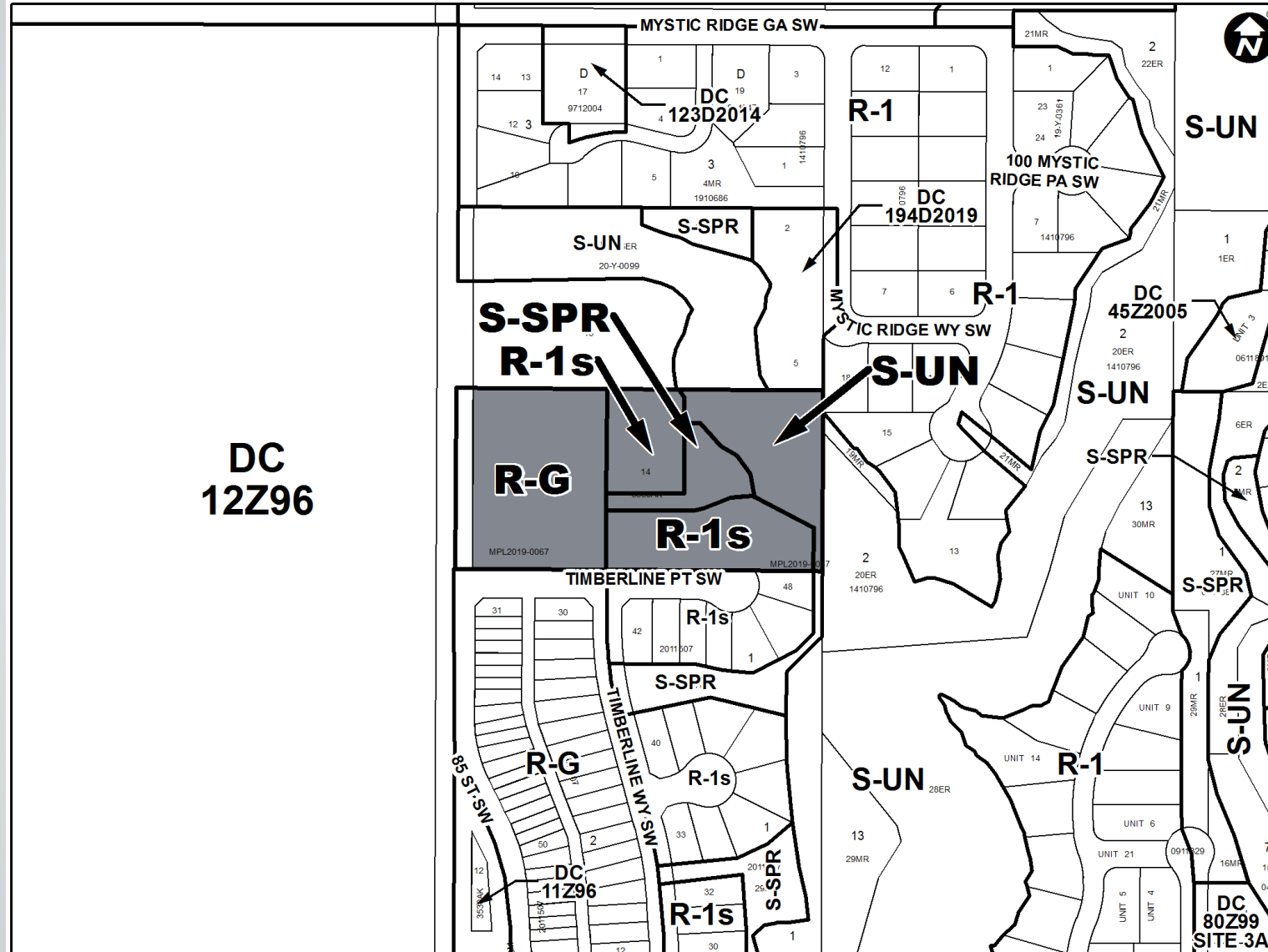


View from site looking EAST



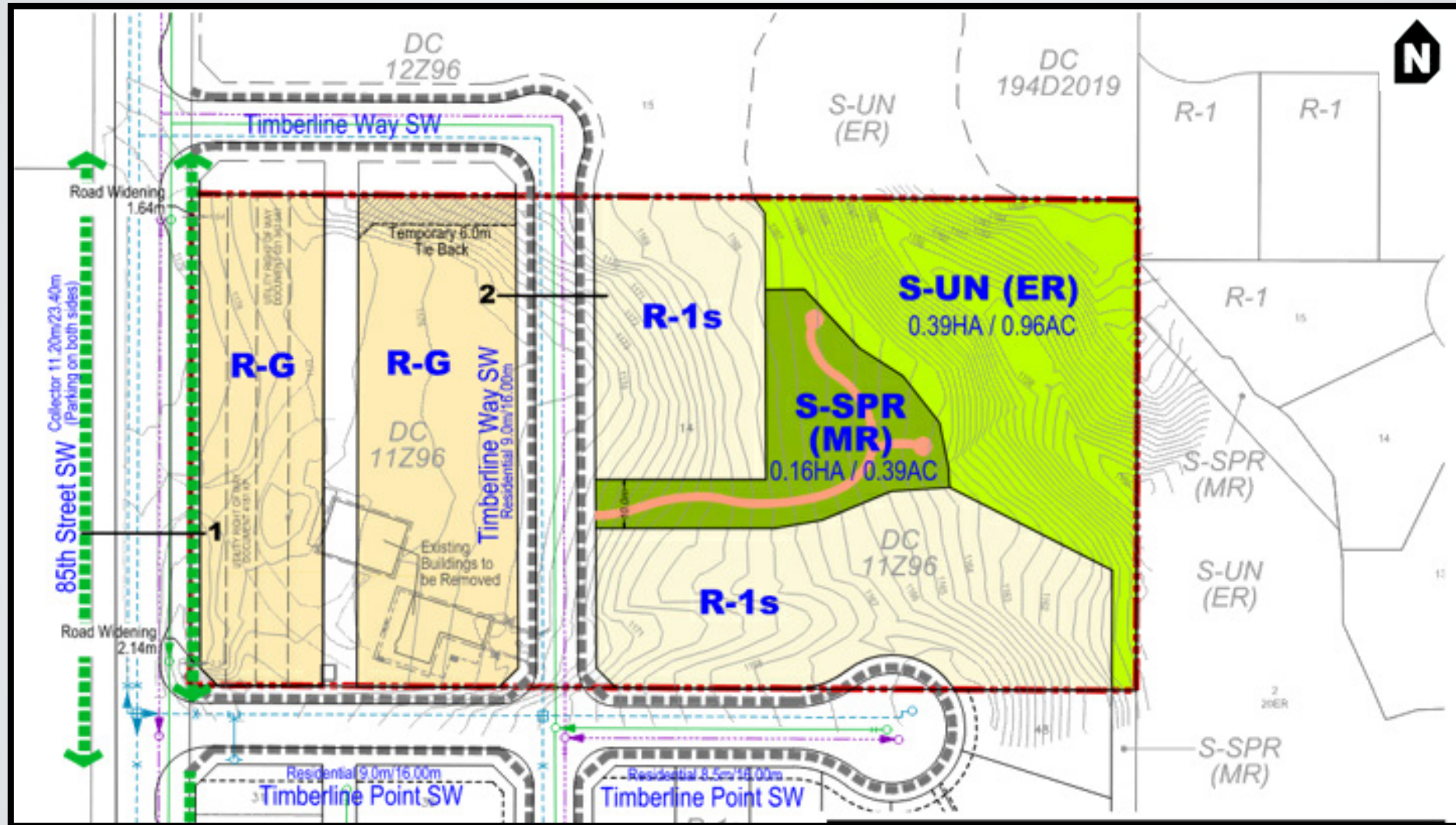


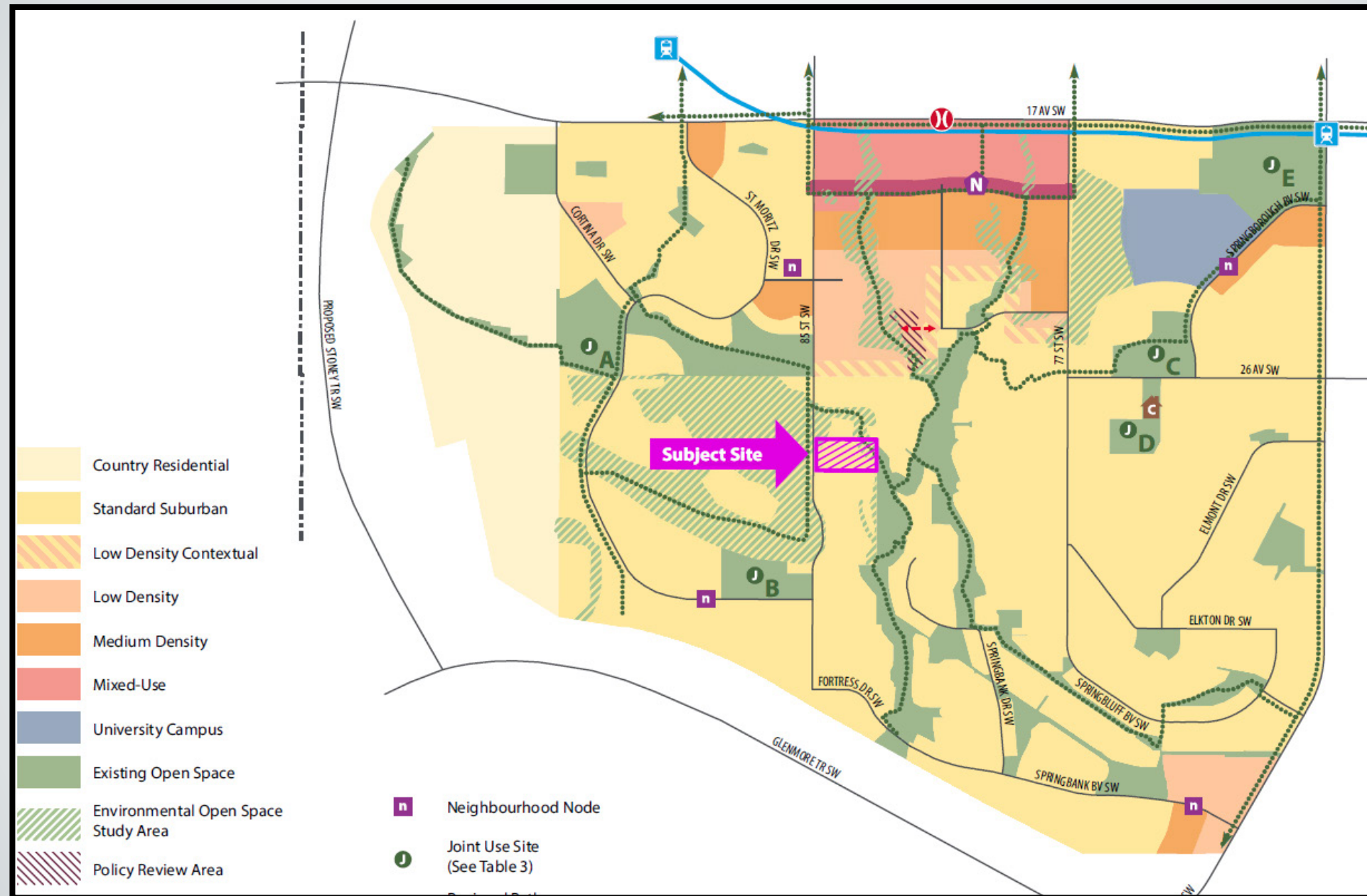




Proposed Districts:

- Residential – One Dwelling (R-1s) District;
- Low Density Mixed Housing (R-G) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District





RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) to subdivide 1.94 hectares \pm (4.80 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.94 hectares \pm (4.80 acres \pm) located at 2848 – 85 Street SW (Plan 3530AK, Block D, Lot 14) from Direct Control District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

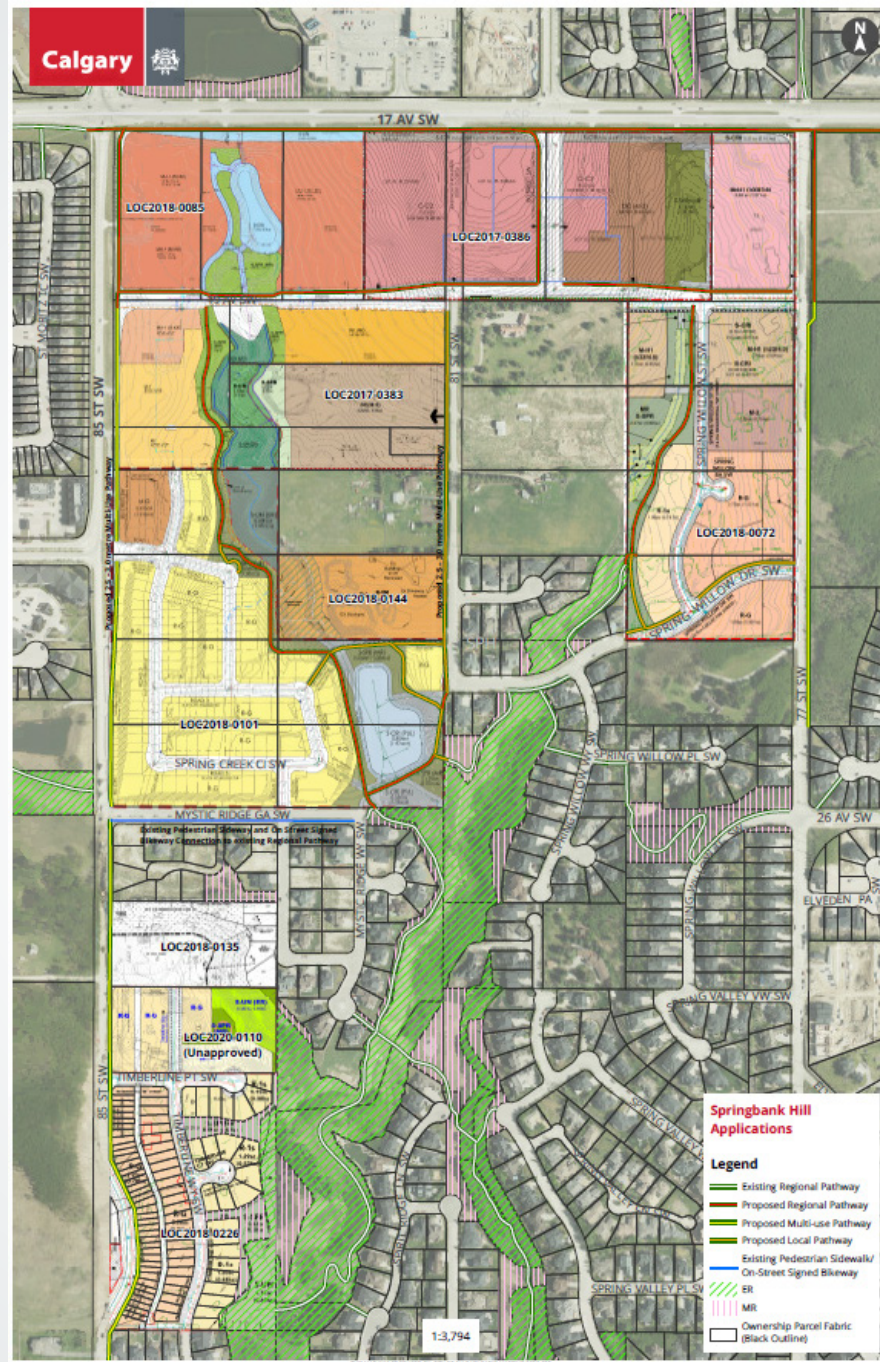
Supplementary Slides

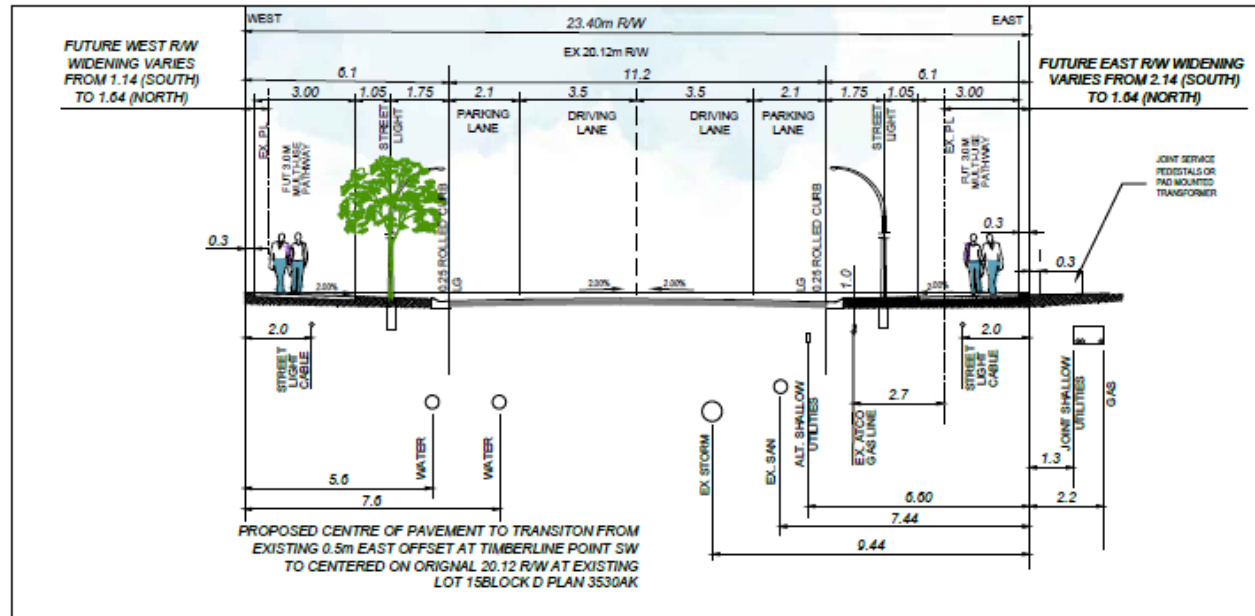




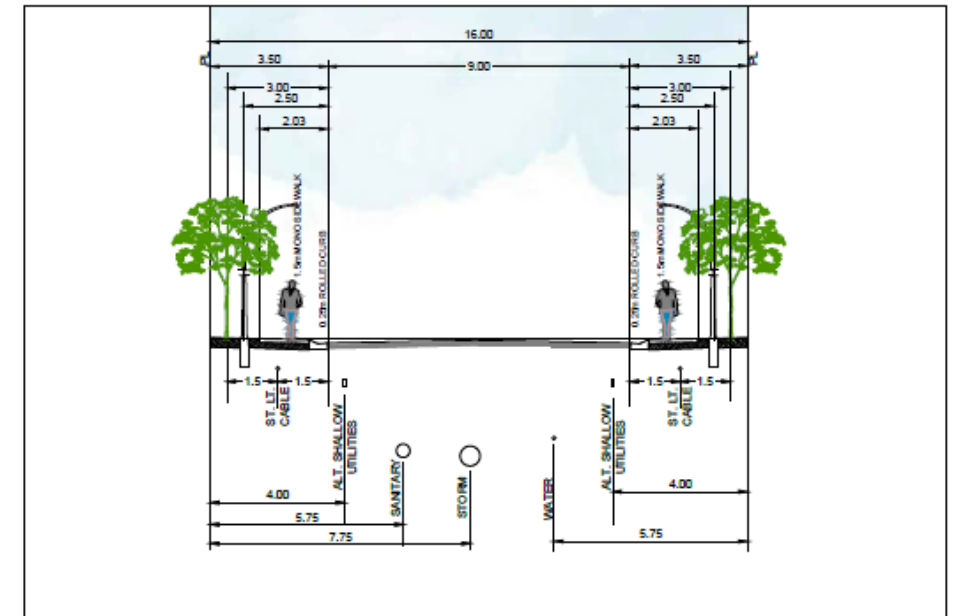
Spring Hill - 85th Street SW.

December 2020





1 **85 STREET SW**
 Collector 11.20m/23.40m (Parking on both sides)
 @ Lot 14, Block D, Plan 3530AK



2 **TIMBERLINE WAY SW**
 Mod. Residential 9.0m/16.00m

OUTLINE PLAN STATISTICS					
	Area		Frontage	Number	%
	ha	ac	(m)	of units	of GDA
Total Ownership Area	1.95	4.82			
Environmental Reserve	0.39	0.96			
Gross Developable Area	1.56	3.86			100%
Residential Area	1.13	2.79			72%
Residential - One Dwelling District R-1s	0.58	1.43	159 m		
<i>Anticipated / Maximum # of lots based on average @ 14.45m</i>				<i>11 units</i>	
Residential - Low Density Mixed Housing District R-G	0.55	1.36	201 m		
<i>Anticipated / Maximum # of lots based on average @ 8.97m</i>				<i>22 units</i>	
Total Anticipated / Maximum Number of lots				33 units	
Anticipated / Maximum Density		21.4 uph		8.66 upa	
Municipal Reserve S-SPR(MR)	0.16	0.39			10%
Roads / Lanes and Road Widening	0.27	0.68			18%

LAND USE STATISTICS				
LAND USE	TO	LAND USE	hectares	acres
DC 12Z96	TO	R-G	0.76	1.87
DC 12Z96	TO	R-1s	0.64	1.58
DC 12Z96	TO	S-SPR	0.17	0.41
DC 12Z96	TO	S-UN	0.39	0.96
TOTAL			1.95	4.82

Proposed Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	1.95	4.82
LESS: ENVIRONMENTAL RESERVE	0.39	0.96
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	1.56	3.86

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-1s	0.58	1.43	11	
R-G	0.55	1.36	22	
Total Residential	1.56	3.86	33	

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.27	0.68	18%
PUBLIC UTILITY LOT (S-CRI)			

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.16	0.39	10%
MSR (S-SPR)			

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	33		
ANTICIPATED DENSITY		21.4	8.66
ANTICIPATED INTENSITY	109 (people)	70 p/j per ha	28 p/j per ac

