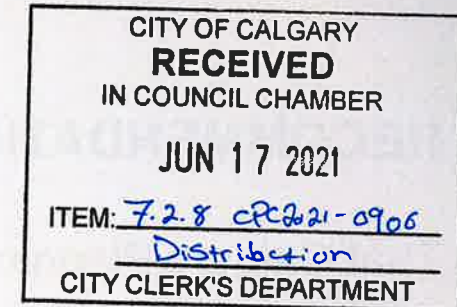




# Calgary Planning Commission

## Agenda Item: 7.2.8

1



# LOC2020-0110/CPC2021-0906

## Outline Plan and Land Use Amendment

### June 17, 2021



## RECOMMENDATION(S):

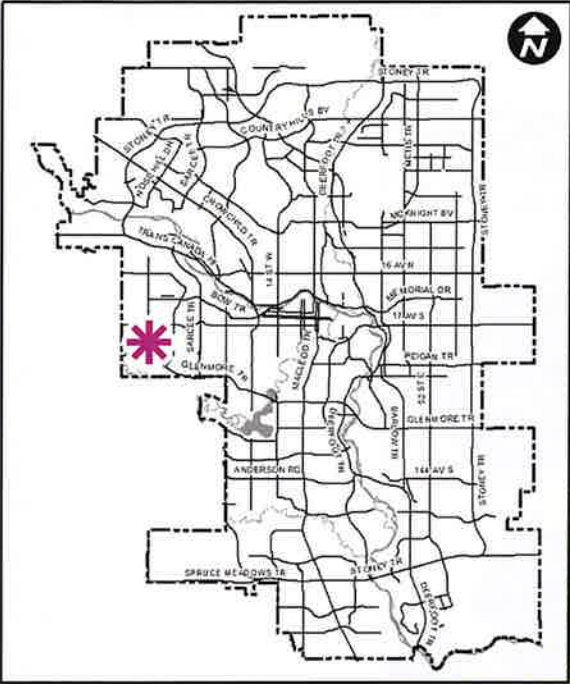
That Calgary Planning Commission:

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**).

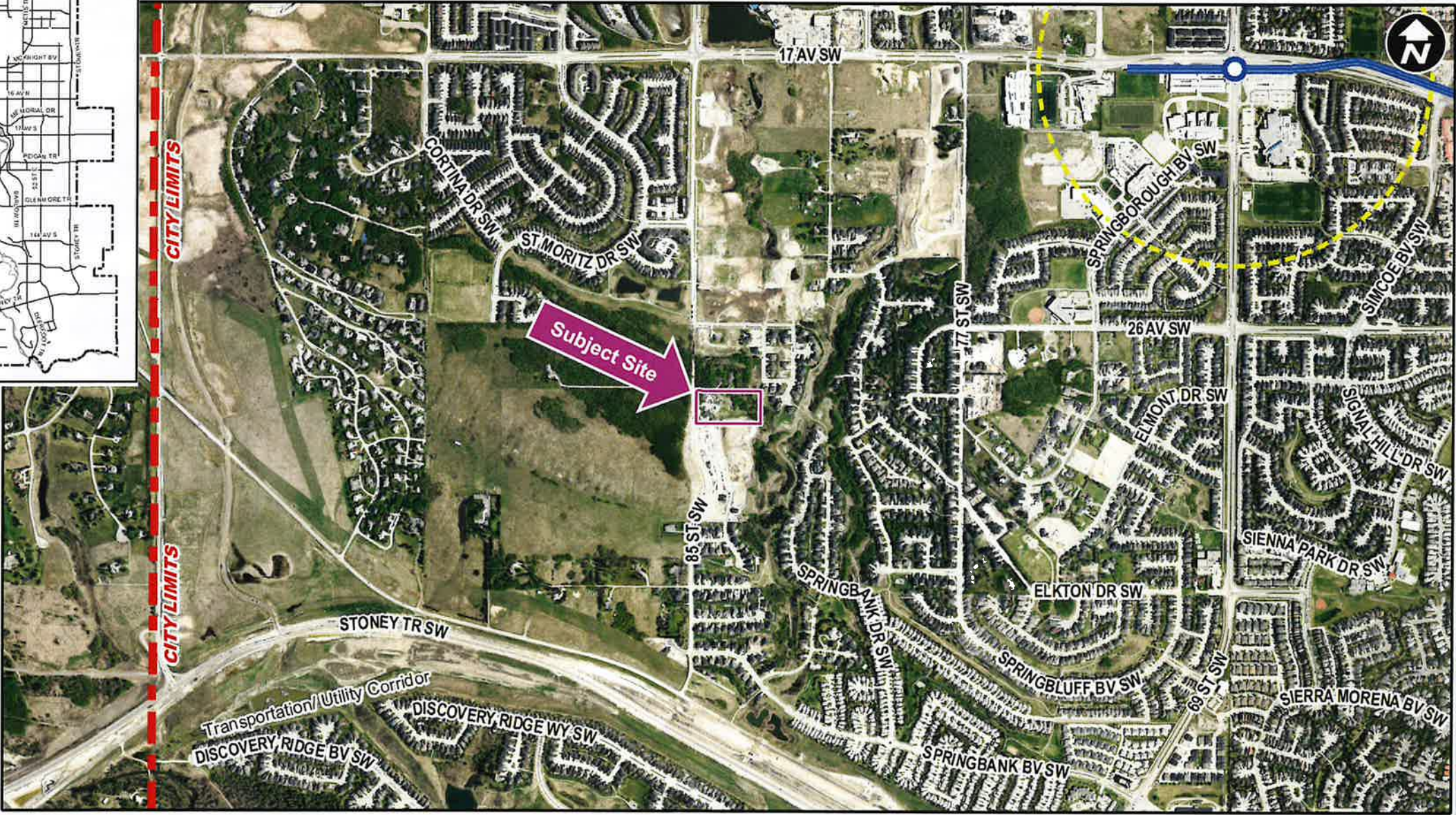
## Attachment 1 – Page 5 – Site Layout

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





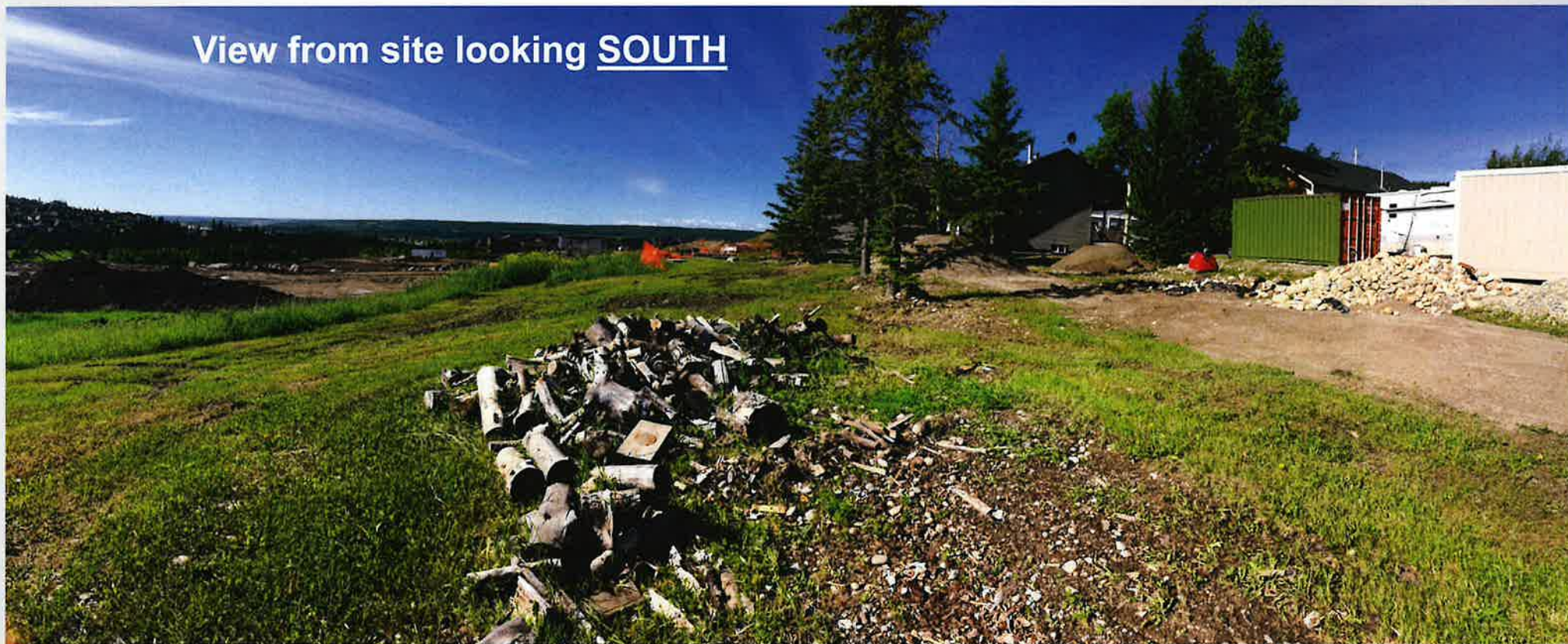


Parcel Size:  
1.9 ha





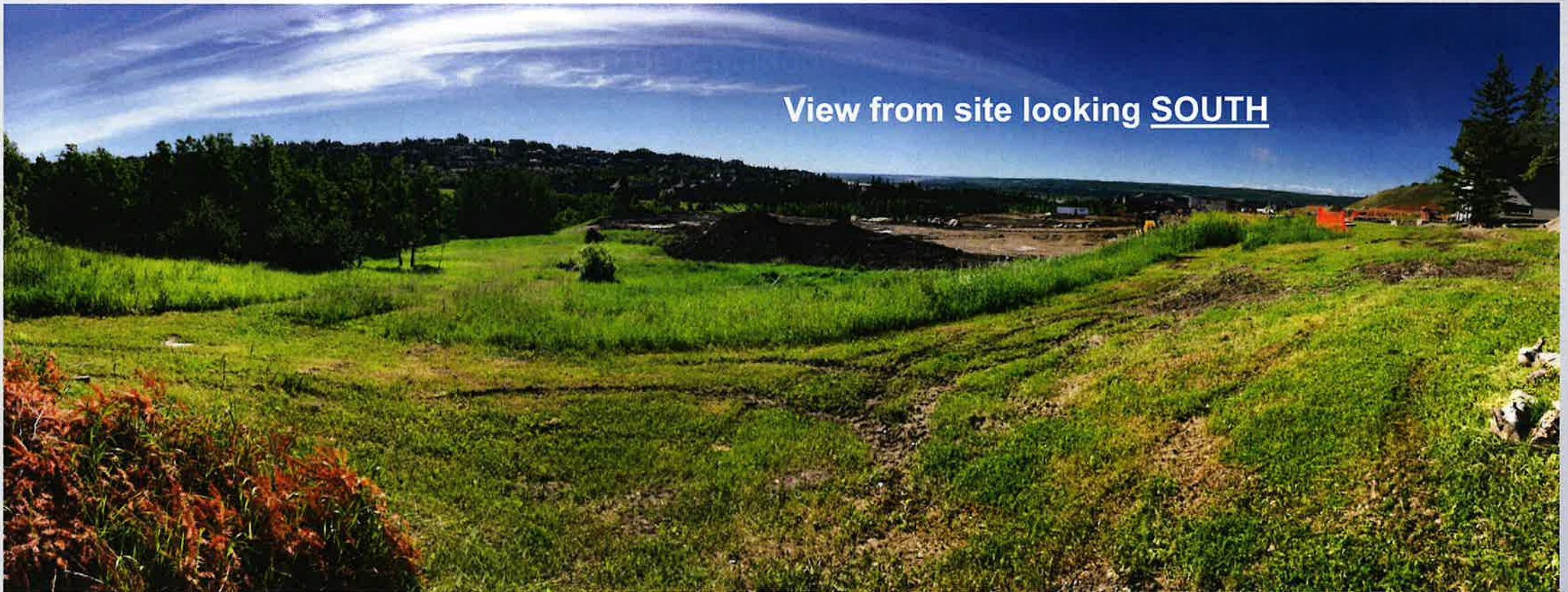
View from site looking SOUTH







## Site Photo(s) 6







View from site looking EAST



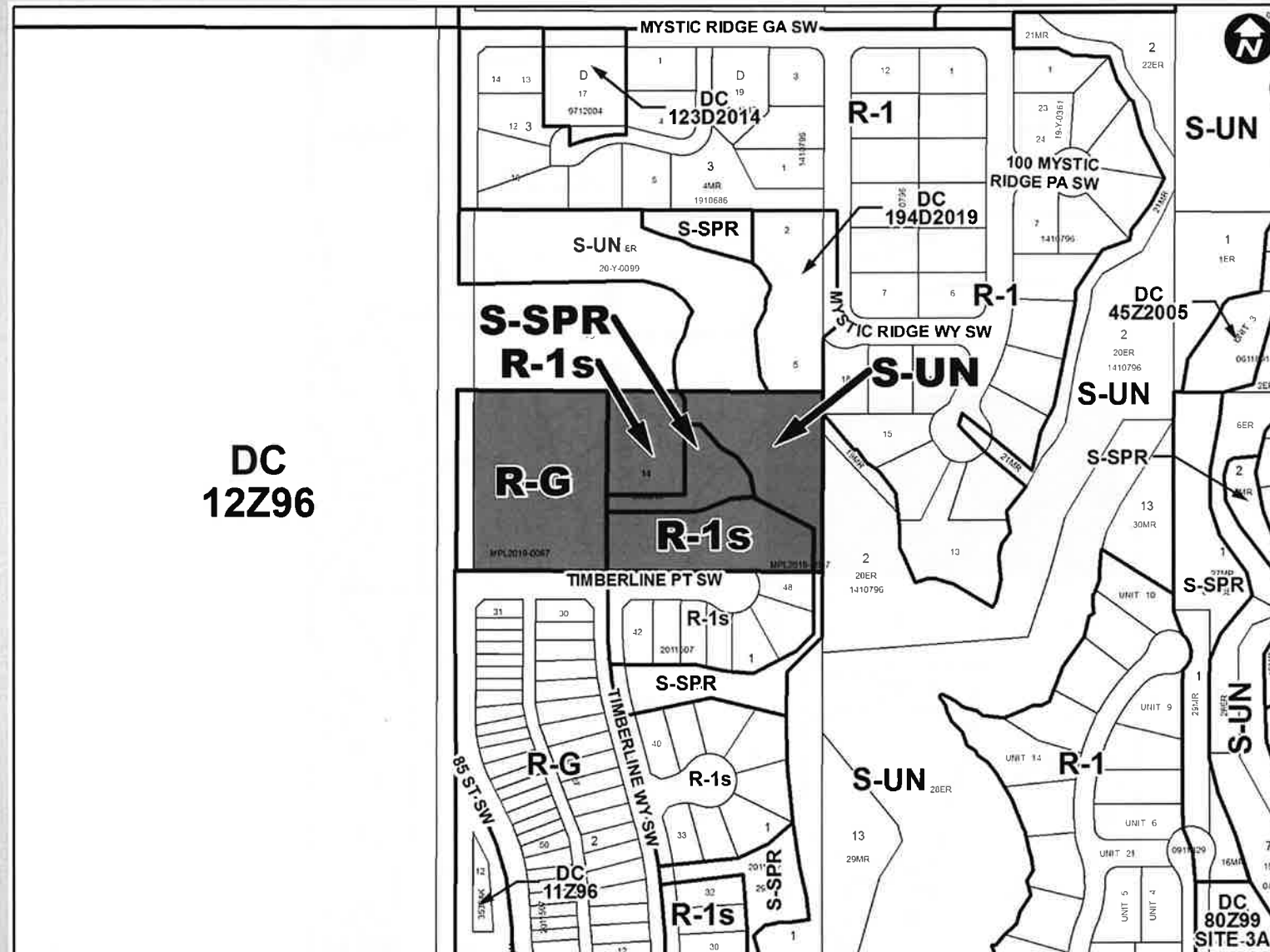








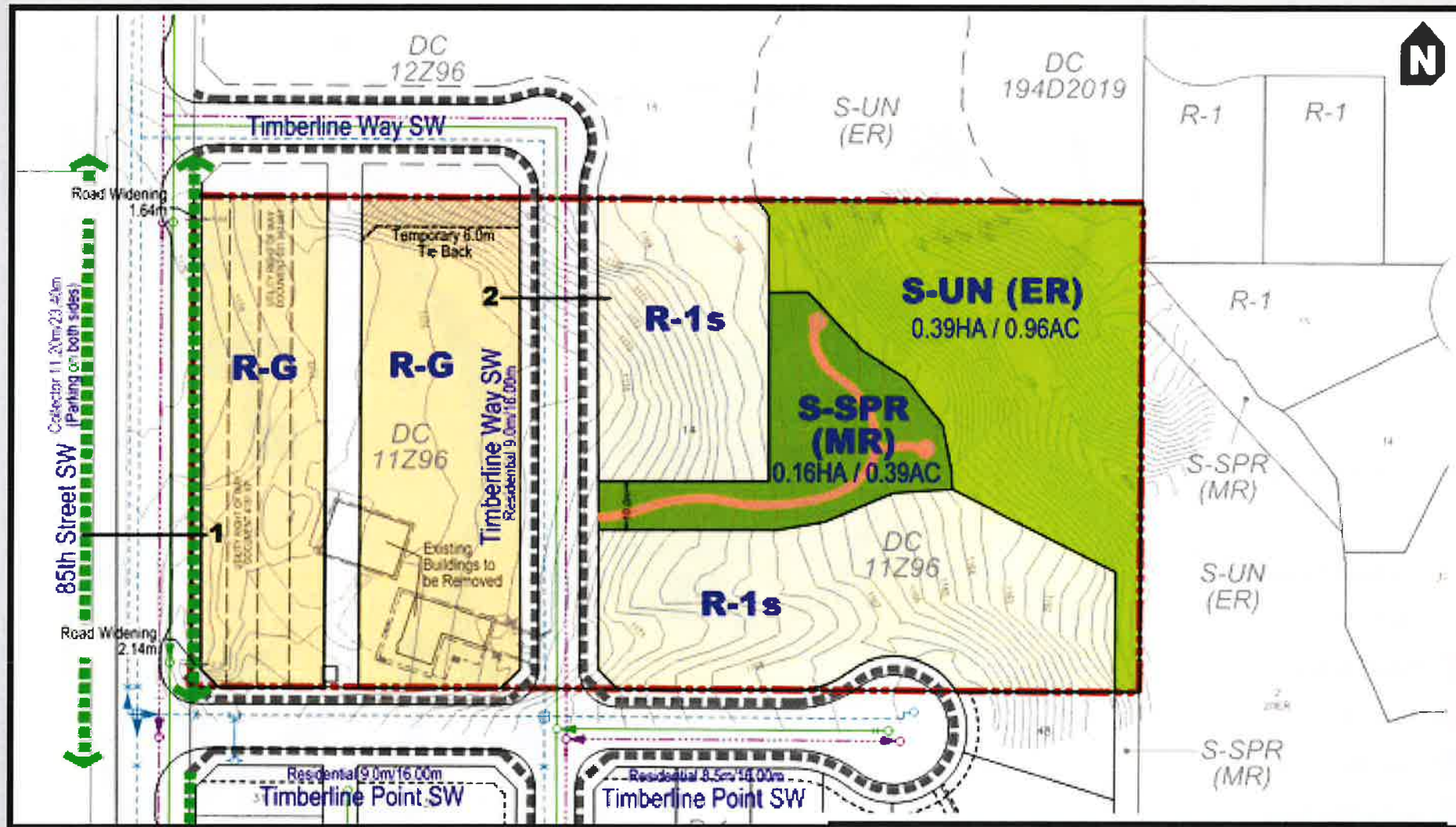




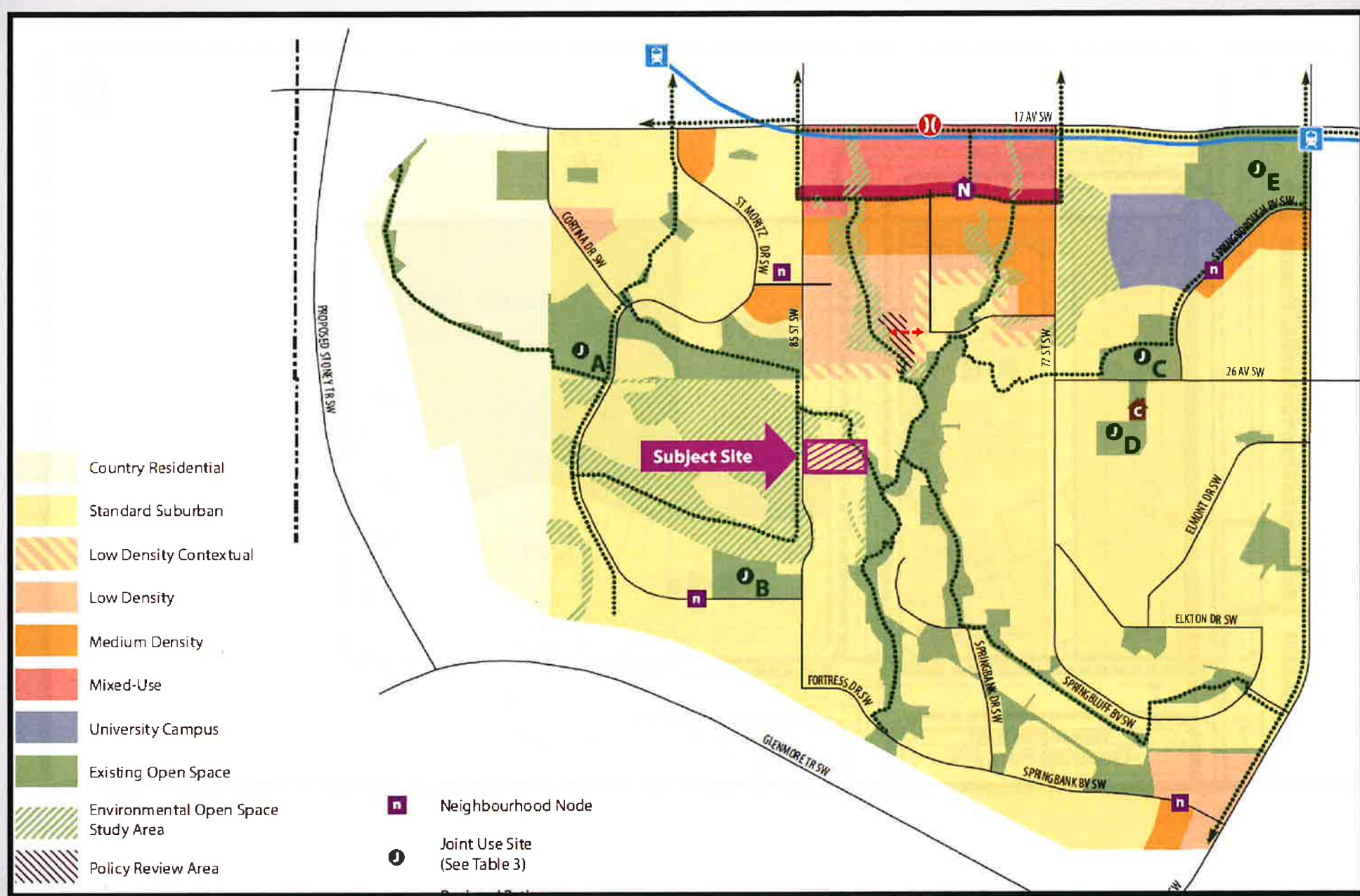
## Proposed Districts:

- 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







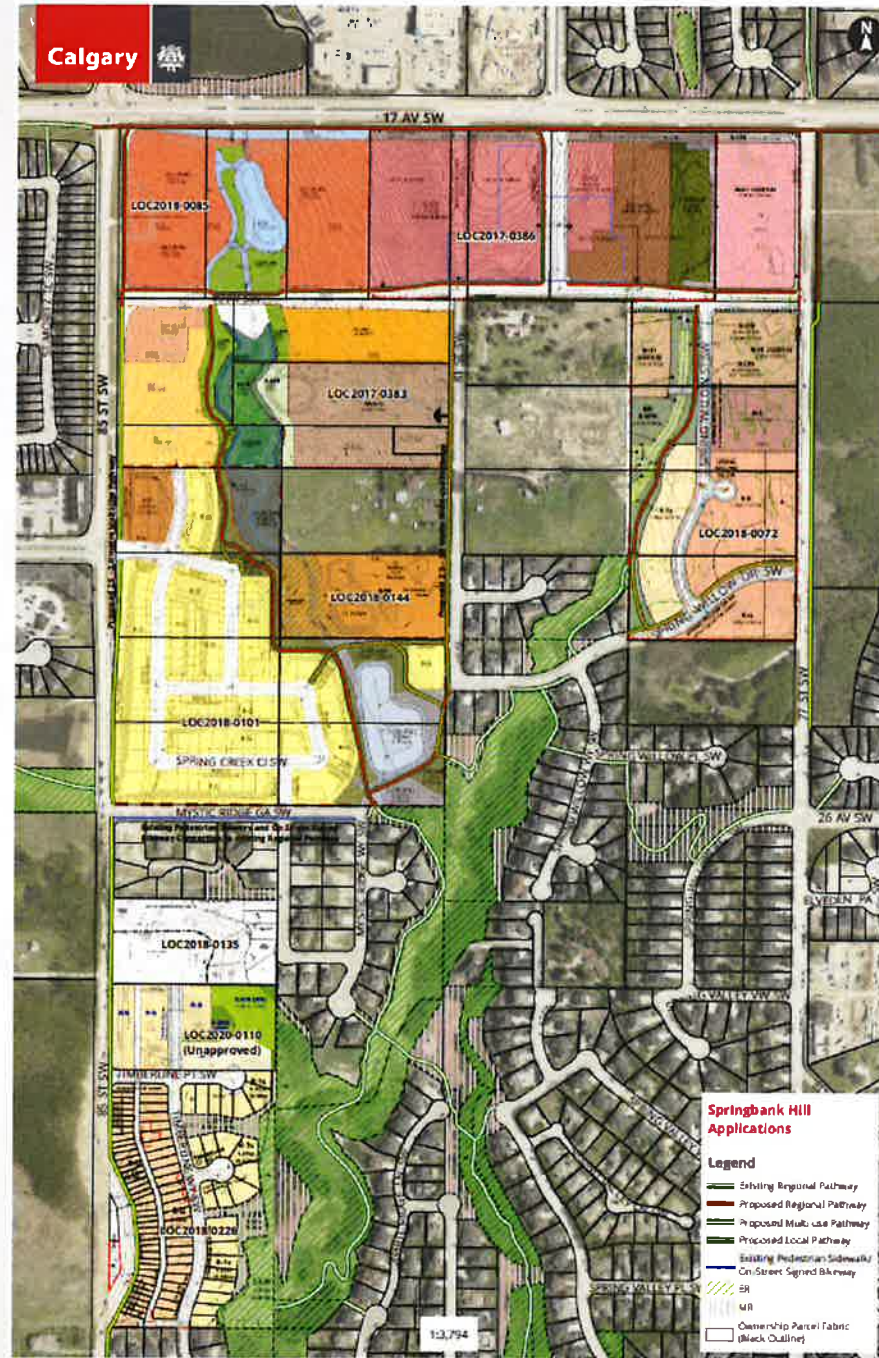


### Spring Hill - 85th Street SW.

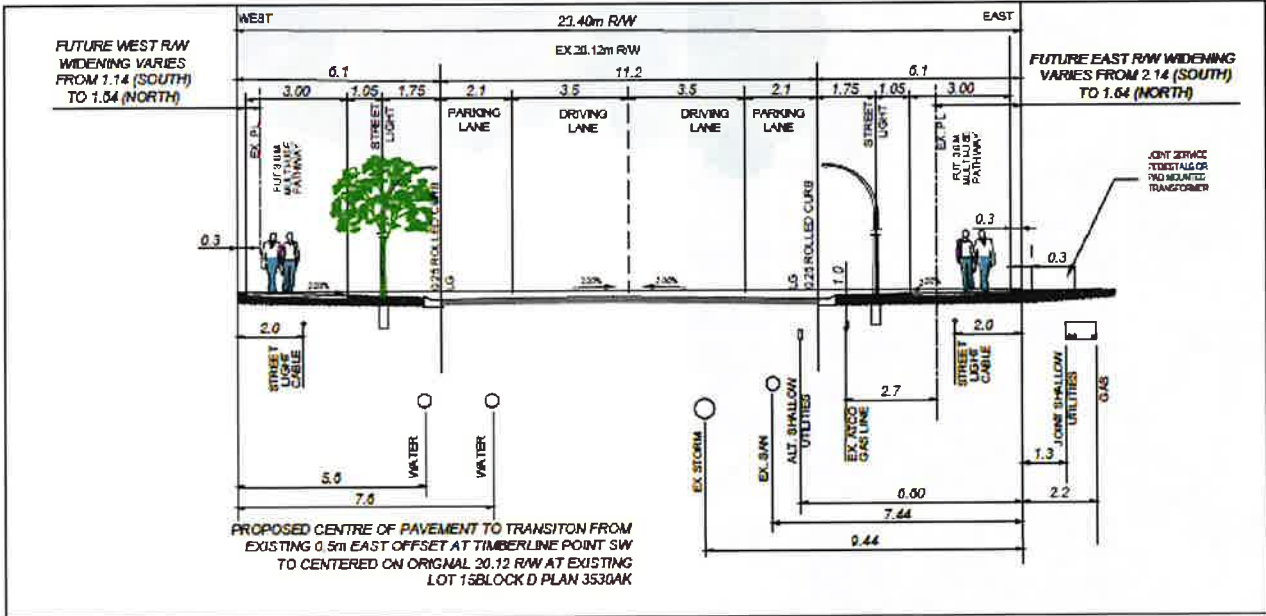
December 2020

**L.A. West**  
LANDSCAPE ARCHITECTURAL DESIGN CONSULTANTS



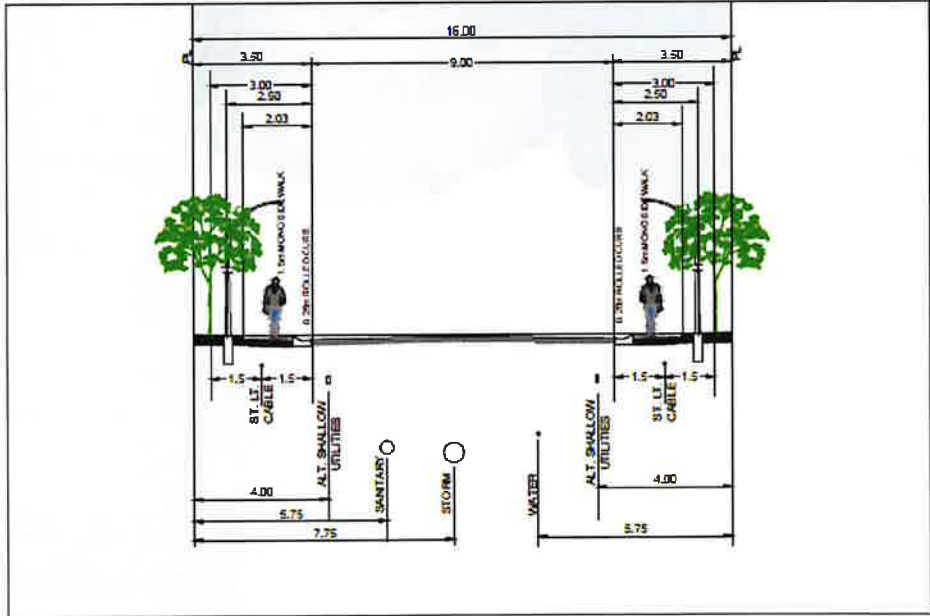






**1** 85 STREET SW

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 (m)	Number of units	% of GDA
	ha	ac			
<b>Total Ownership Area</b>	<b>1.95</b>	<b>4.82</b>			
<b>Environmental Reserve</b>	<b>0.39</b>	<b>0.96</b>			
<b>Gross Developable Area</b>	<b>1.56</b>	<b>3.86</b>			<b>100%</b>
<b>Residential Area</b>	<b>1.13</b>	<b>2.79</b>			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>	
<b>Total Anticipated / Maximum Number of lots</b>				<b>33 units</b>	
<b>Anticipated / Maximum Density</b>		<b>21.4 uph</b>		<b>8.66 upa</b>	
Municipal Reserve S-SPR(MR)	0.16	0.39			10%
<b>Roads / Lanes and Road Widening</b>	<b>0.27</b>	<b>0.68</b>			<b>18%</b>

## 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
<b>TOTAL</b>			<b>1.95</b>	<b>4.82</b>



## 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



