



LOC2021-0043 Land Use Amendment June 17, 2021

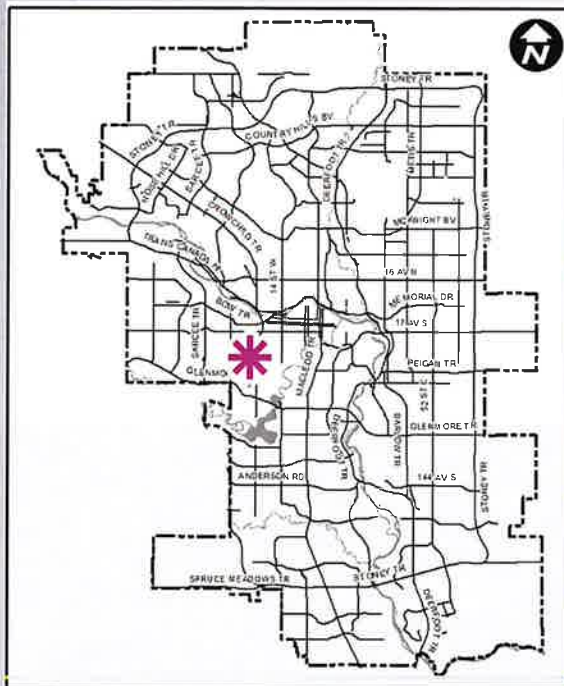
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 17 2021

ITEM: 7.2.9 LOC2021-0799

Distribution

CITY CLERK'S DEPARTMENT



LEGEND

600m buffer from LRT station

LRT Stations

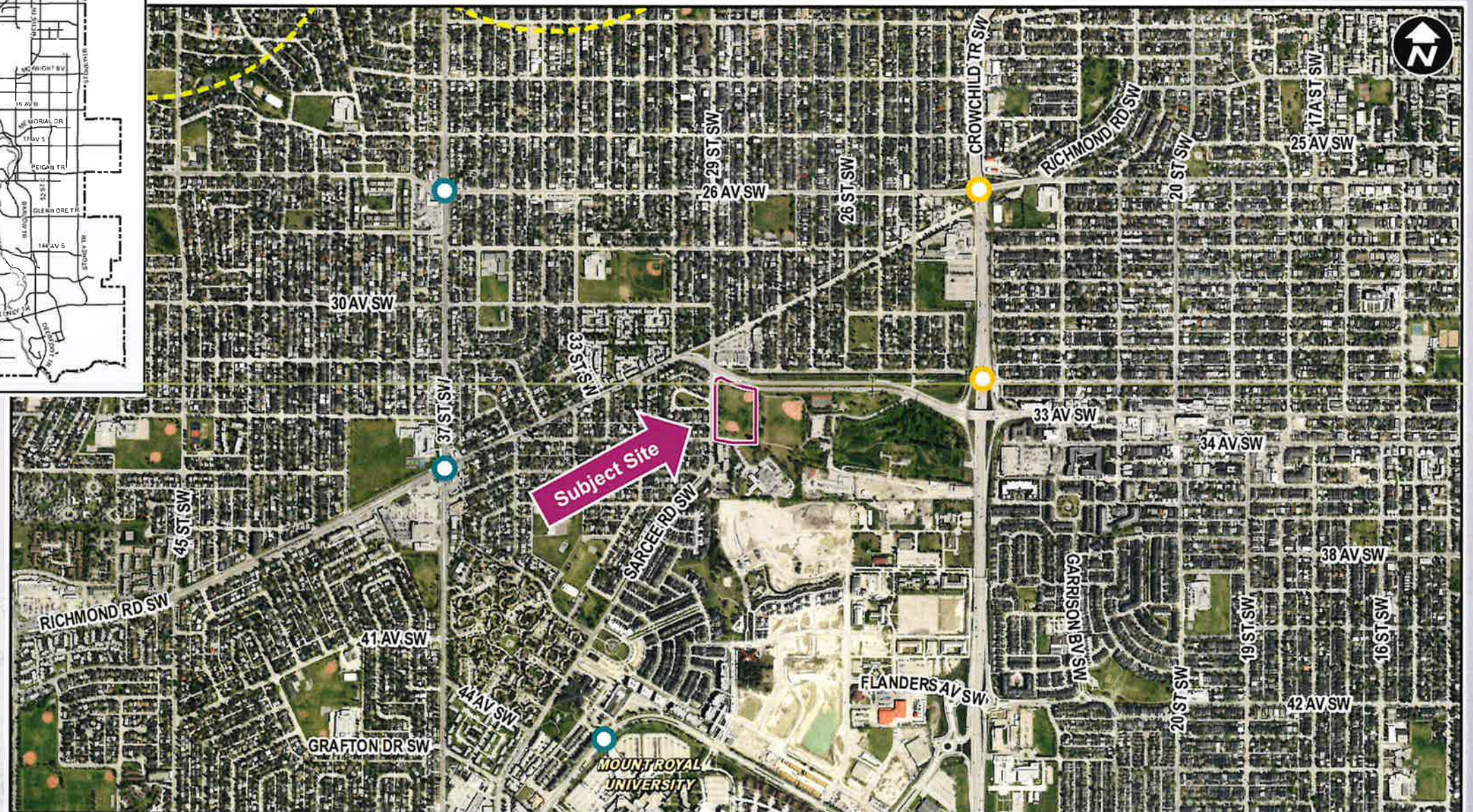
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





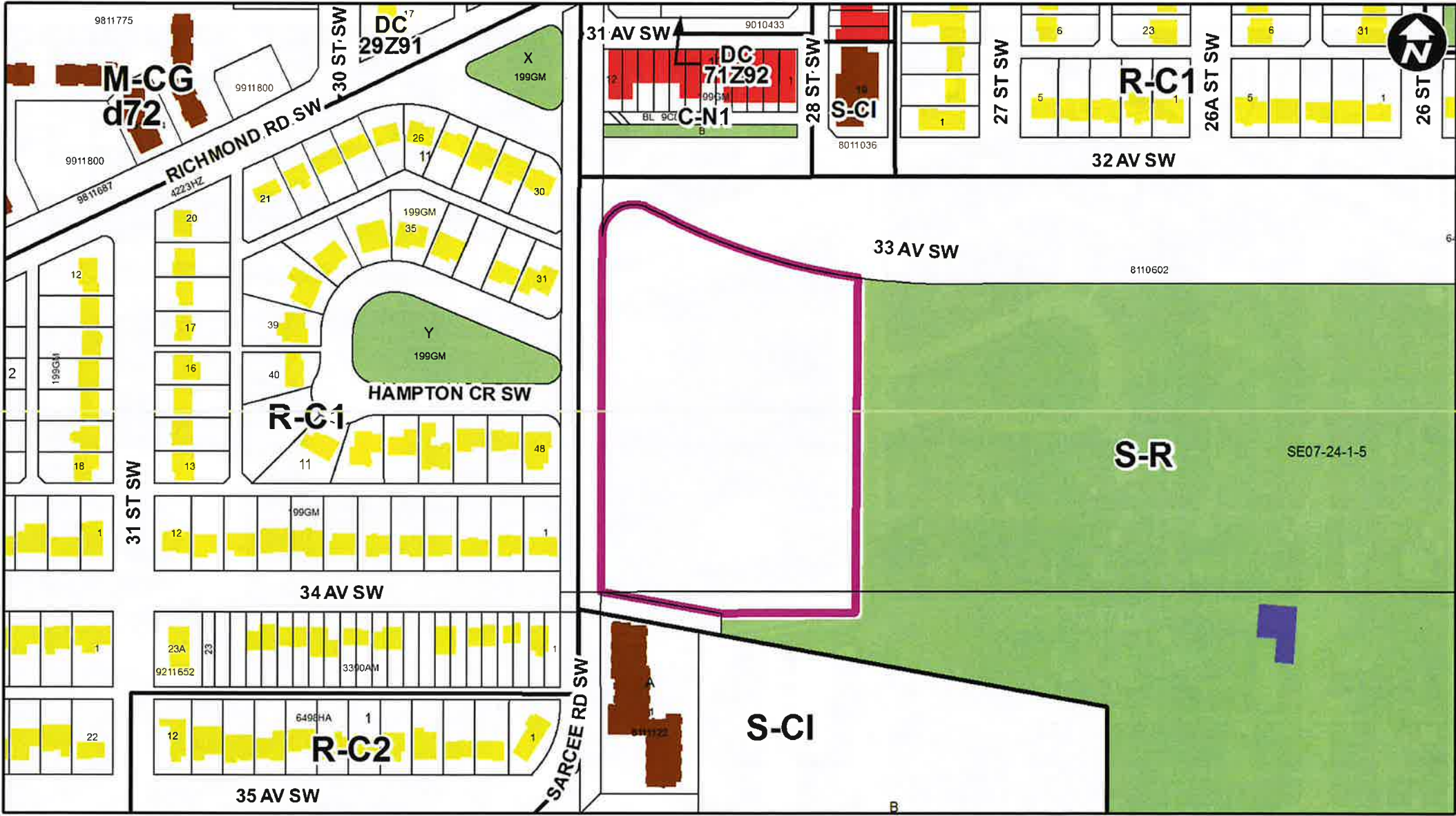
Legend

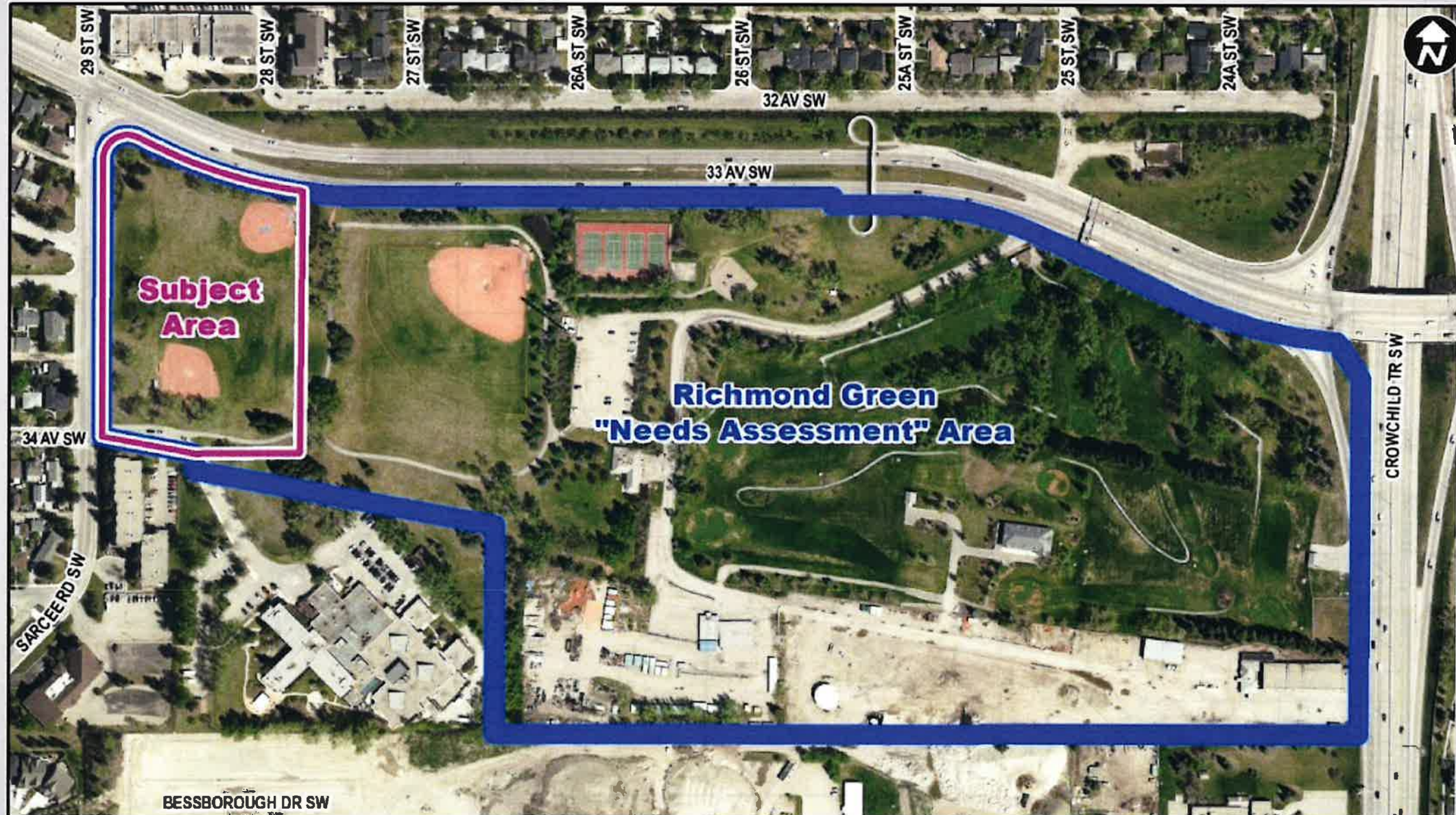
○ Bus Stop

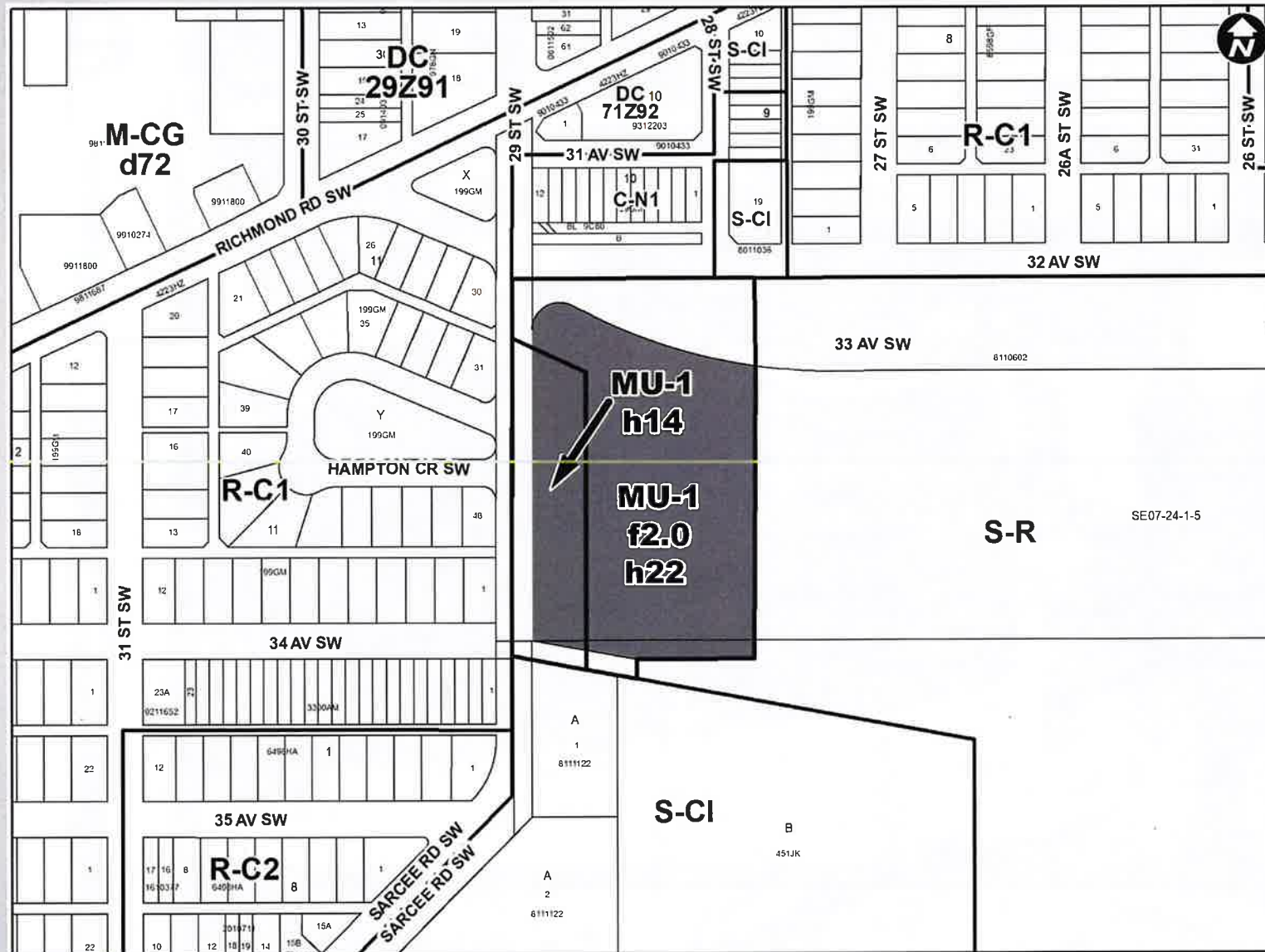
Parcel Size:

2.2 ha
122m x 142m

- 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







Proposed **MU-1** Districts:

- Single legal parcel, split zoned
- Maximum Height 22m & FAR 2.0 on remainder of site
- Maximum Height 14m along Sarcee Road



At NW corner of site looking south along Sarcee Rd



At NW corner looking east along 33 Avenue



At SW corner of site looking north along Sarcee Road



At SW corner of site looking south along Sarcee Road



At SW corner of site looking east



Homes on the west side of Sarcee Road across from site



At SE corner of site looking southeast

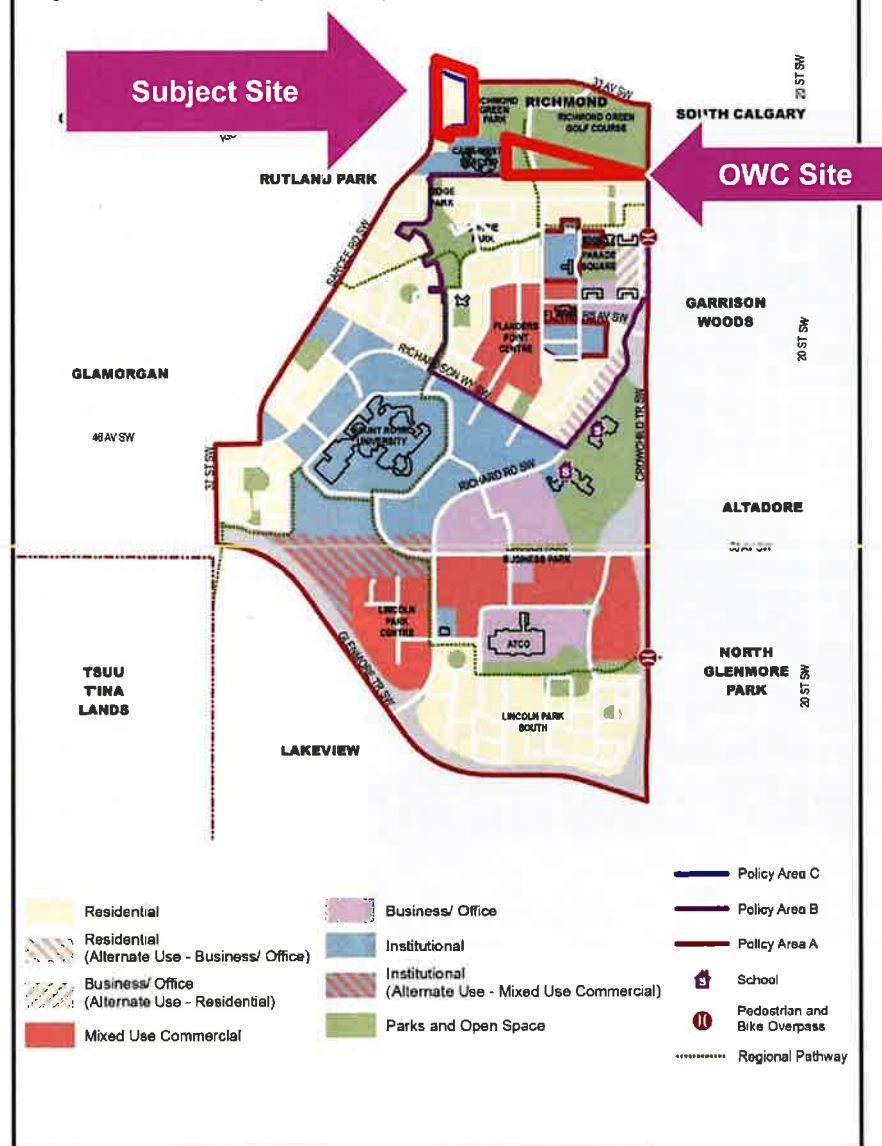


Along east edge of subject site looking east



At NE corner of site looking east

Figure 4: General Development Concept



Proposed Amendments:

1. Update multiple maps to show new Policy Area 'C'
2. Policy Area 'C' land use text:
 - street-oriented, neighborhood supportive commercial uses
 - "special place" site design at northwest corner
3. Policy Area 'C' building height text
 - Maximum 4 storeys along Sarcree Road, 6 storeys every else
4. Operations Workforce Centre (OWC) lands from 'Residential' to "Parks & Open Space"
5. "Housing Keeping"
 - Update tables reflect changes to land use, density and population & jobs



Key Concerns:

- Perceived loss of existing open space,
- Perceived compatibility issues with Rutland
- Concerns about loss of two existing ball diamonds,
- Potential traffic impacts from increased residential and commercial activity

Key Benefits:

- Net increase in open space via conversion of the OWC lands
- More walkable commercial amenities nearby

RECOMMENDATION(S):

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) to subdivide 2.21 hectares $\pm$ (5.46 acres $\pm$), with conditions (Attachment 8).

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the amendments to the Revised Currie Barracks CFB West Master Plan (Attachment 3); and;
3. Give three readings to the proposed bylaw for the redesignation of 2.21 hectares $\pm$ (5.46 acres $\pm$) located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) from Special Purpose - Recreation (S-R) District **to** Mixed Use – General (MU-1 h14) and Mixed Use – General (MU-1 f2.0 h22) District.

Supplementary Slides

[illegible]