

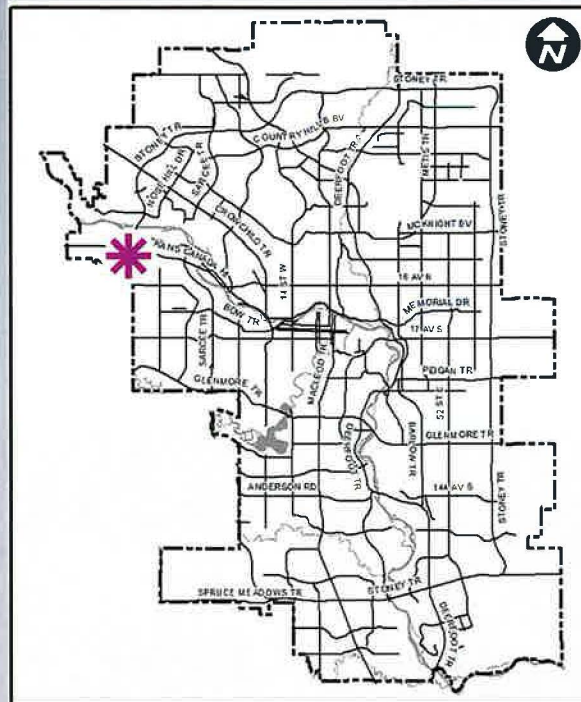


Calgary Planning Commission

Agenda Item: 7.2.11

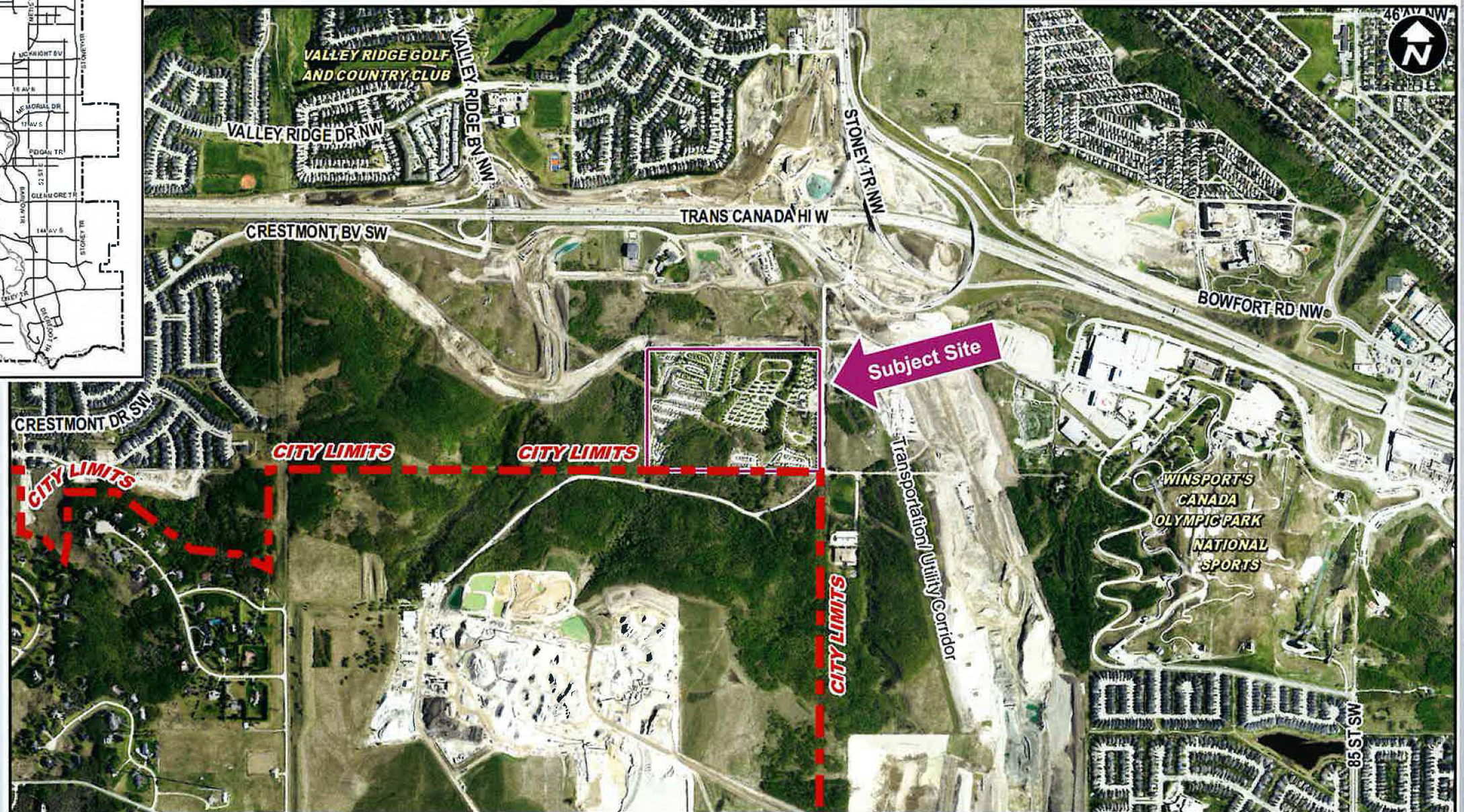


LOC2019-0112 / CPC2021-1124
Policy & Land Use Amendment & Outline Plan
August 5, 2021



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



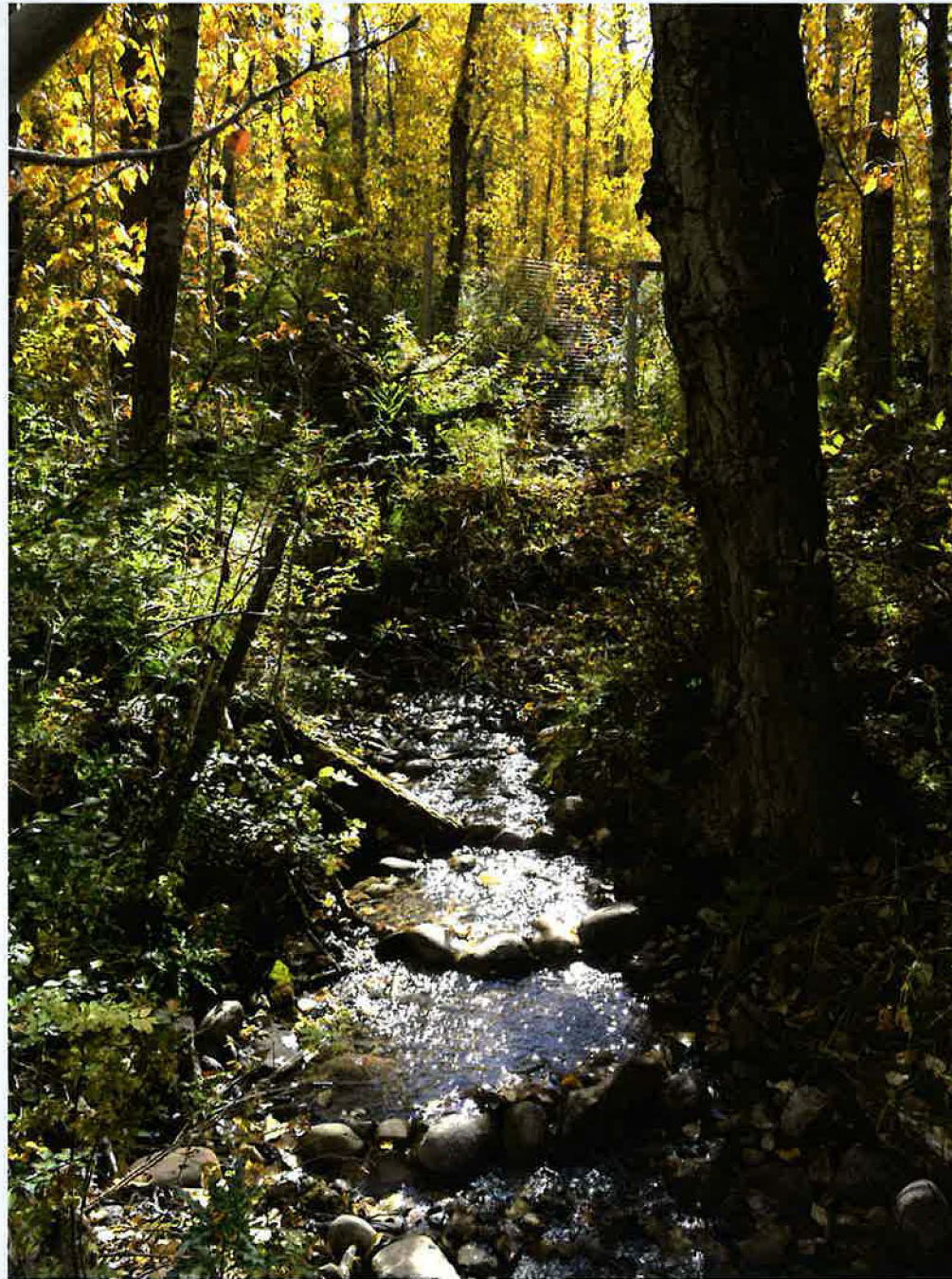


Parcel Size:

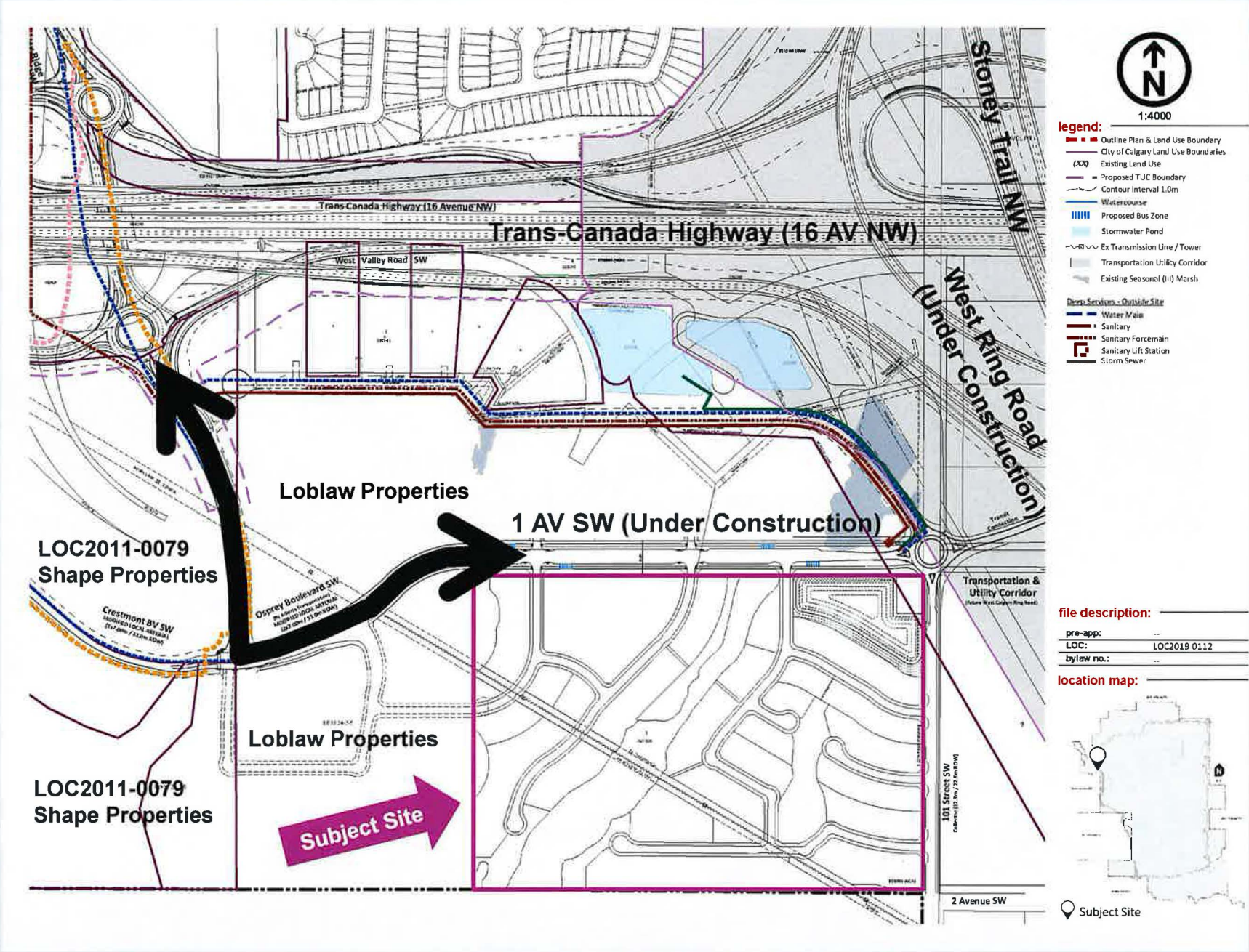
19.60 ha

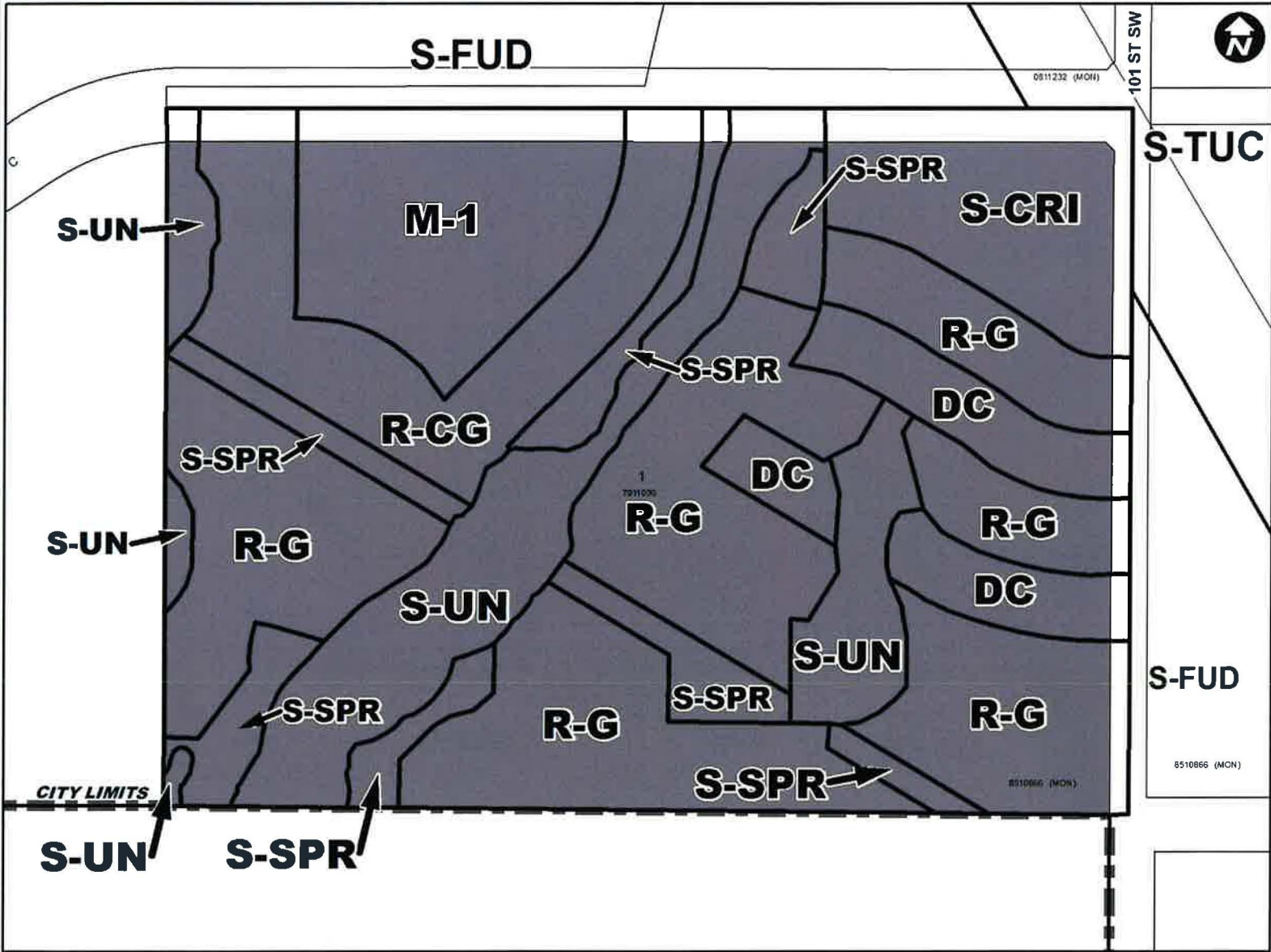






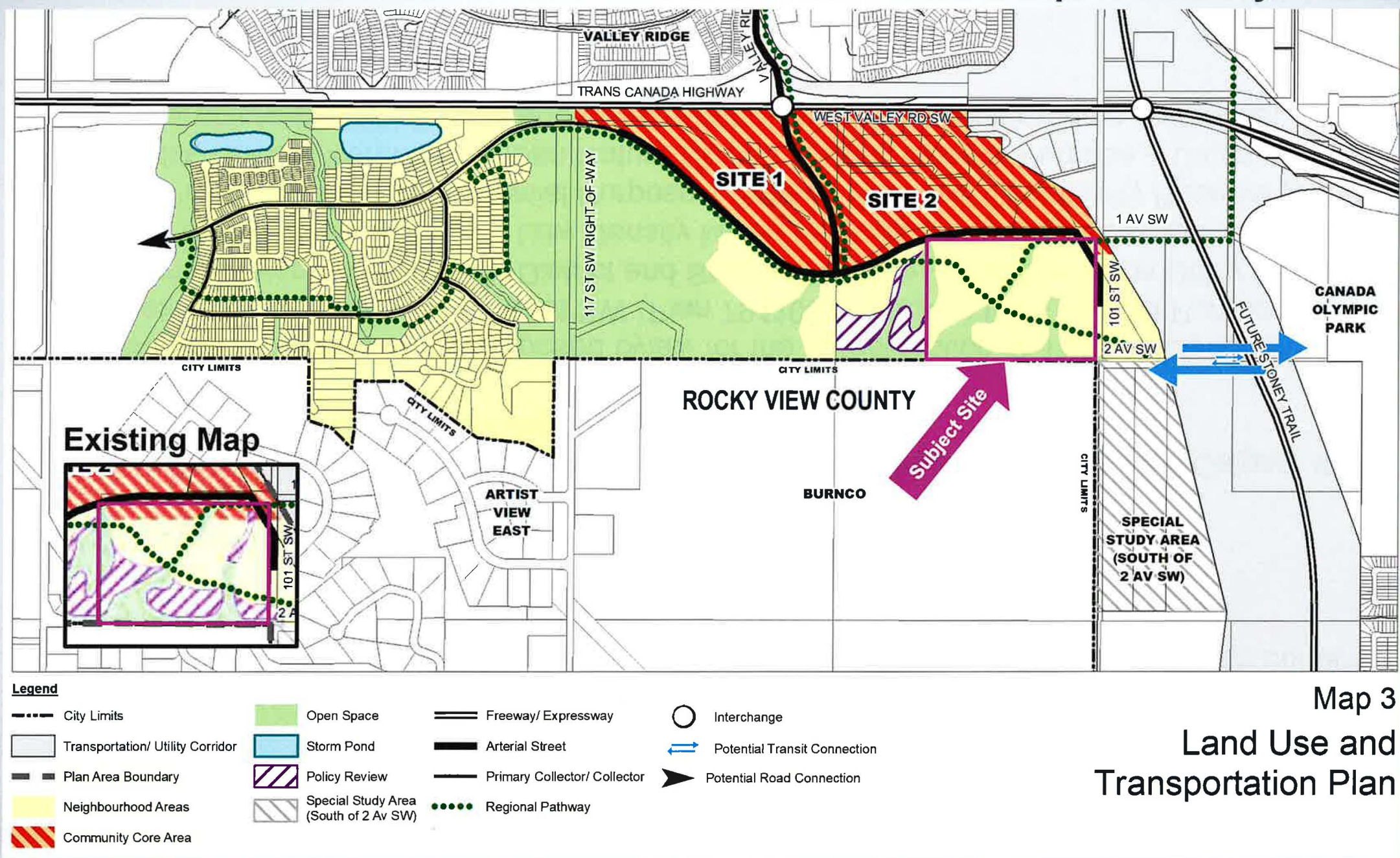






Proposed Districts:

- R-G
- DC/R-G
- M-1
- S-SPR
- S-UN
- S-CRI



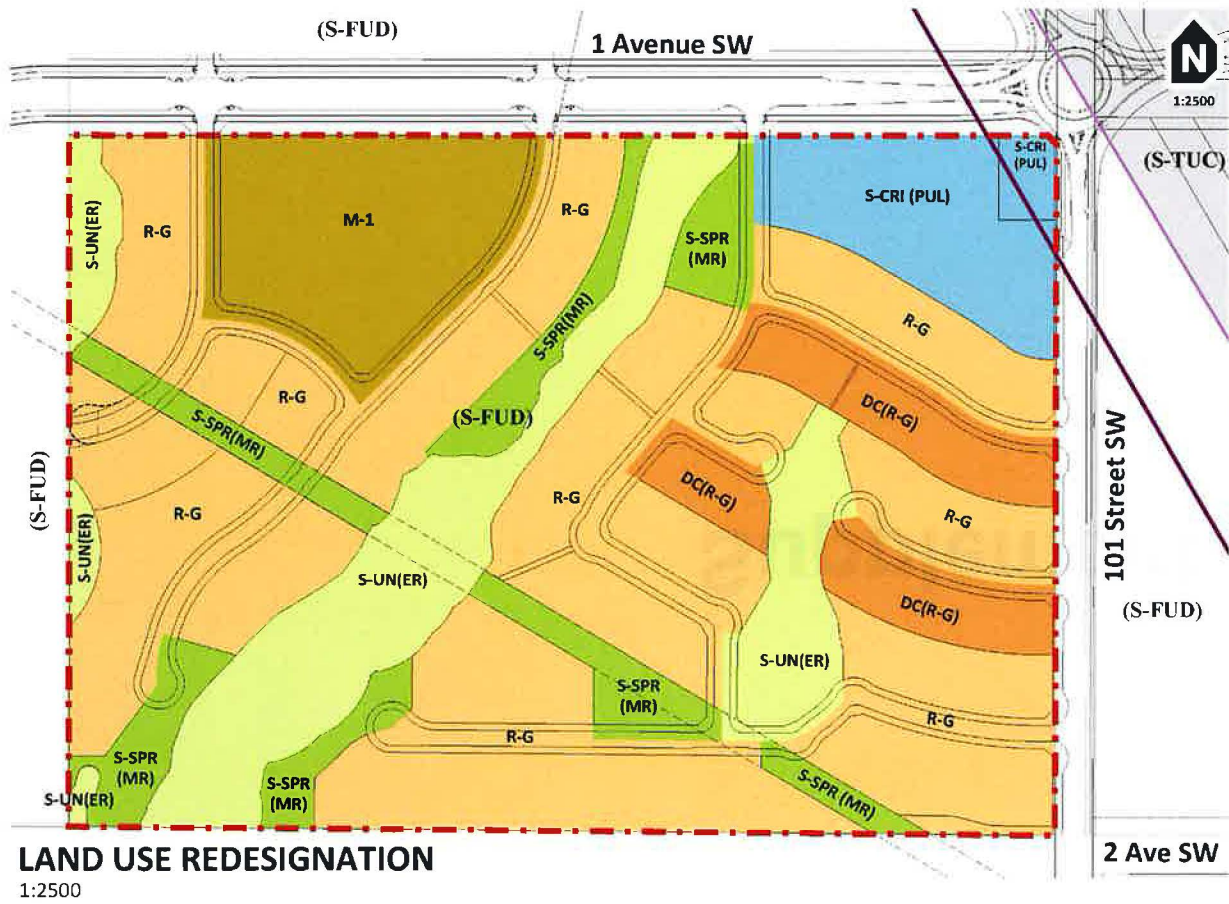
RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 221 – 101 Street SW (Plan 7911036, Block 1), to subdivide 19.60 hectares $\pm$ (48.46 acres $\pm$), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Revised Calgary West Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 19.60 hectares $\pm$ (48.46 acres $\pm$) located 221 – 101 Street SW (Plan 7911036, Block 1) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation Utility Corridor (S-TUC) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control District to accommodate residential development, with guidelines (Attachment 4).

Supplementary Slides



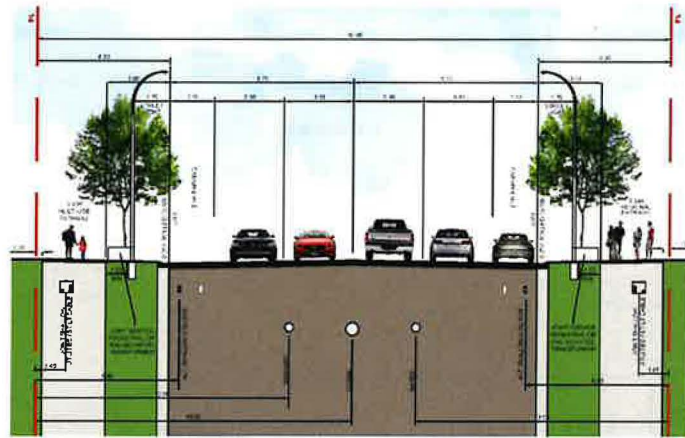
OUTLINE PLAN STATISTICS						
	Lot width/ units per hectare	Frontage (m)	Hectares (ha)	Acres (ac)	Number of lots/units	% of ODA
Total Area	19.60	1367.52	19.60	48.46		
Less: S-UN(ER)			2.88	7.20		
Gross Developable Area (GDA)			16.72	41.10		100.0%
Residential - Low Density						
Residential - Low Density Mixed Housing District (R-G)	8.84	1267.52	2.68	6.66	156	54.41%
Anticipated number of lots/units based on 8.84m lot width	10.56	711.21			87	
Anticipated number of lots/units based on 10.56m lot width	6.00	1970.33			329	
Maximum number of lots based on 6.0m lot width						
Direct Control Residential - Low Density Mixed Housing District - DC(R-G)	9.18	383.27	1.70	2.72	38	
Anticipated number of lots based on 9.18m lot width						
Total Frontage		2344				
Multi-Family						
Multi-Residential - Low Profile District (M-1)			1.57	3.75	83	9.47%
Anticipated number of units based on 25.00m	25.00		1.57	3.75	83	
Maximum number of units based on 100.00m	60.00				225	
Total Number of Units					255	
Anticipated					255	
Maximum					813	
Density						
Anticipated					25.4 u/ha	8.6 u/ha
Maximum					36.9 u/ha	14.9 u/ha
Open Space			1.64	4.11		16.00%
Special Purpose - School, Park and Community Reserve (S-SPR(MR))			1.10	2.71		
Special Purpose - School, Park and Community Reserve (S-SPR(MR))			0.87	2.15		
Public Utility Lot			1.74	4.27		7.47%
Special Purpose - City and Regional Infrastructure (S-CRI(PUL))			1.74	4.27		
Roadways and Lanes			3.15	7.79		18.55%
Collector Street (12.3m/22.0m) (Road Widening)			0.04	0.11		
Residential Street (8.5m/16.0m & 9.0m/18.0m)			3.02	7.47		
Walkways			0.09	0.21		

Land Use Statistics				
Land Use	to	Land Use	Hectares	Acres
S-FUD	to	R-G	9.99	24.70
S-FUD	to	DC (R-G)	1.46	3.61
S-FUD	to	M-1	1.81	4.47
S-FUD	to	S-CRI(PUL)	1.18	2.92
S-FUD	to	S-SPR (MR)	1.94	4.78
S-FUD	to	S-UN (ER)	3.11	7.69
S-TUC	to	S-CRI(PUL)	0.11	0.29
Total			19.60	48.46

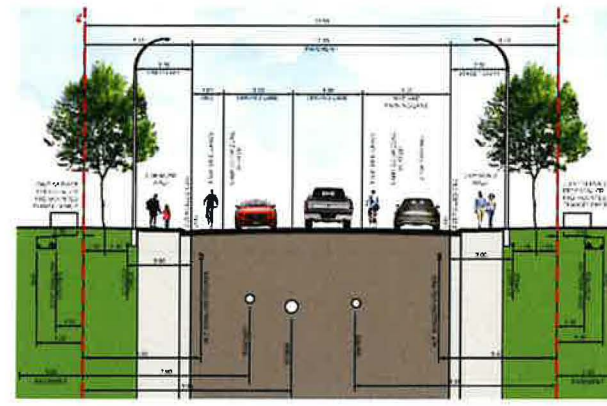
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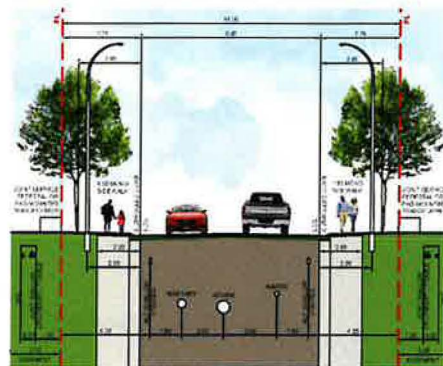
Osprey Hill
Land Use Redesignation & Statistics
221 101 Street SW / Block 1, Plan 791 1036
July 2021



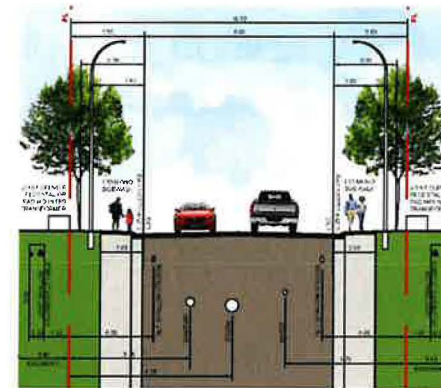
Mod. Neighbourhood Boulevard (17.4m / 30.0m ROW)
NTS



Collector Street (12.3m / 22.5m ROW)
NTS



Mod. Residential Street - 'M' (8.5m / 16.0m ROW)
NTS



Mod. Residential Street - 'M-L' (9.0m / 16.0m ROW)
NTS

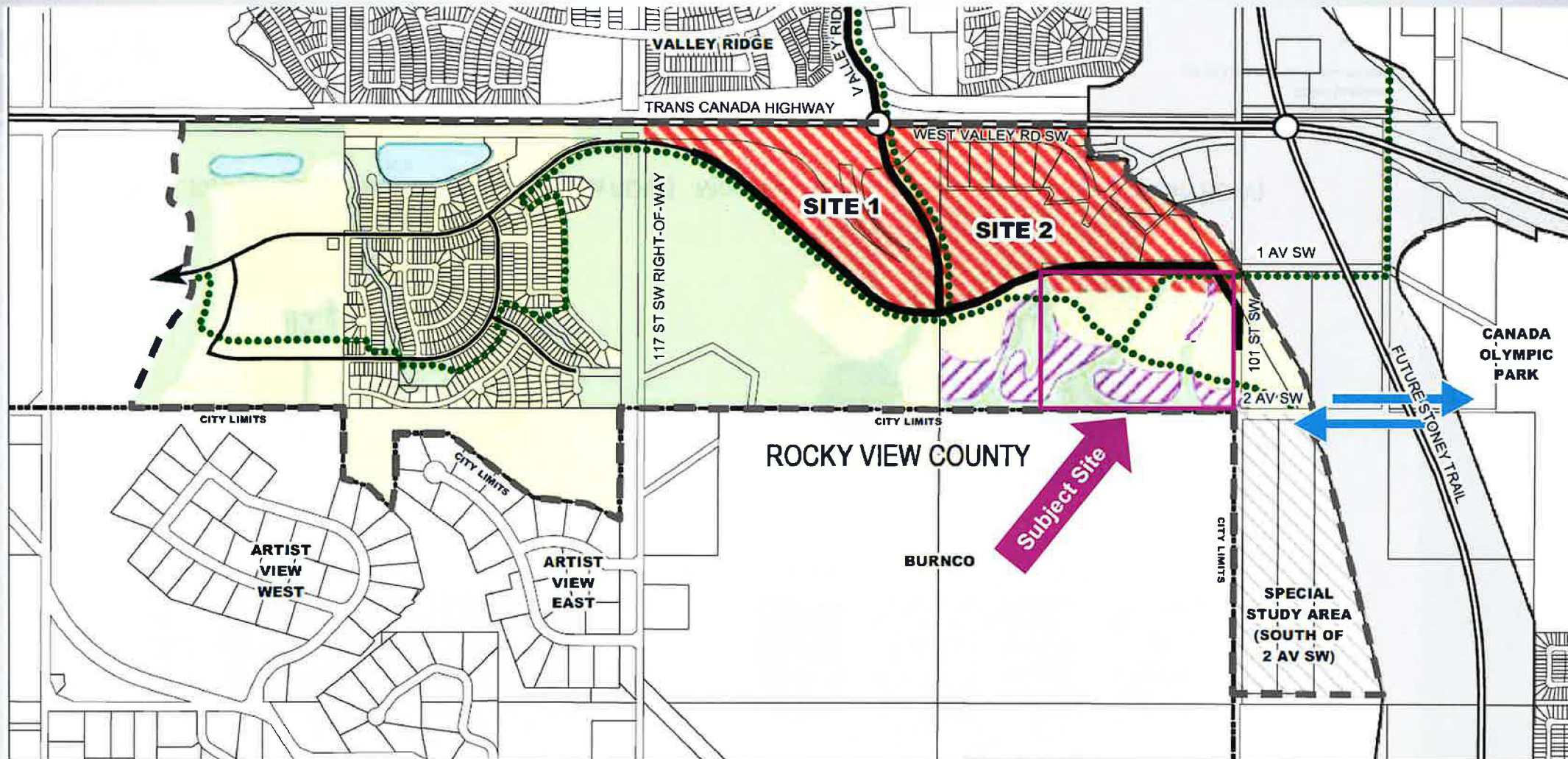
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Osprey Hill
Cross Sections

221 101 Street SW / Block 1, Plan 791 1036

July 2021



Legend

- | | | | |
|----------------------------------|---------------------------------------|------------------------------|------------------------------|
| City Limits | Open Space | Freeway/ Expressway | Interchange |
| Transportation/ Utility Corridor | Storm Pond | Arterial Street | Potential Transit Connection |
| Plan Area Boundary | Policy Review | Primary Collector/ Collector | Potential Road Connection |
| Neighbourhood Areas | Special Study Area (South of 2 Av SW) | Regional Pathway | |
| Community Core Area | | | |

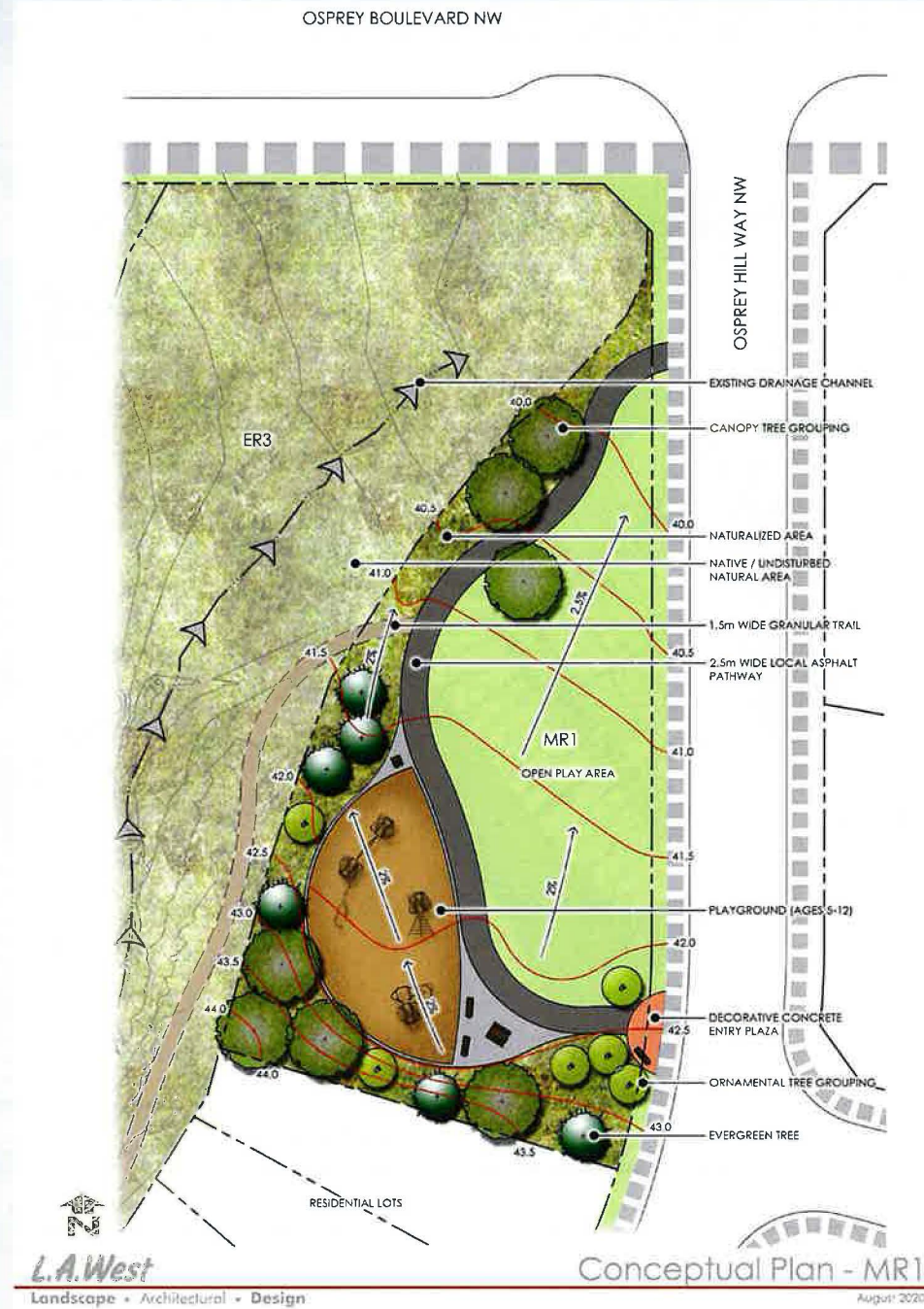
Map 3
Land Use and
Transportation Plan

Osprey Hill Outline Plan Concepts

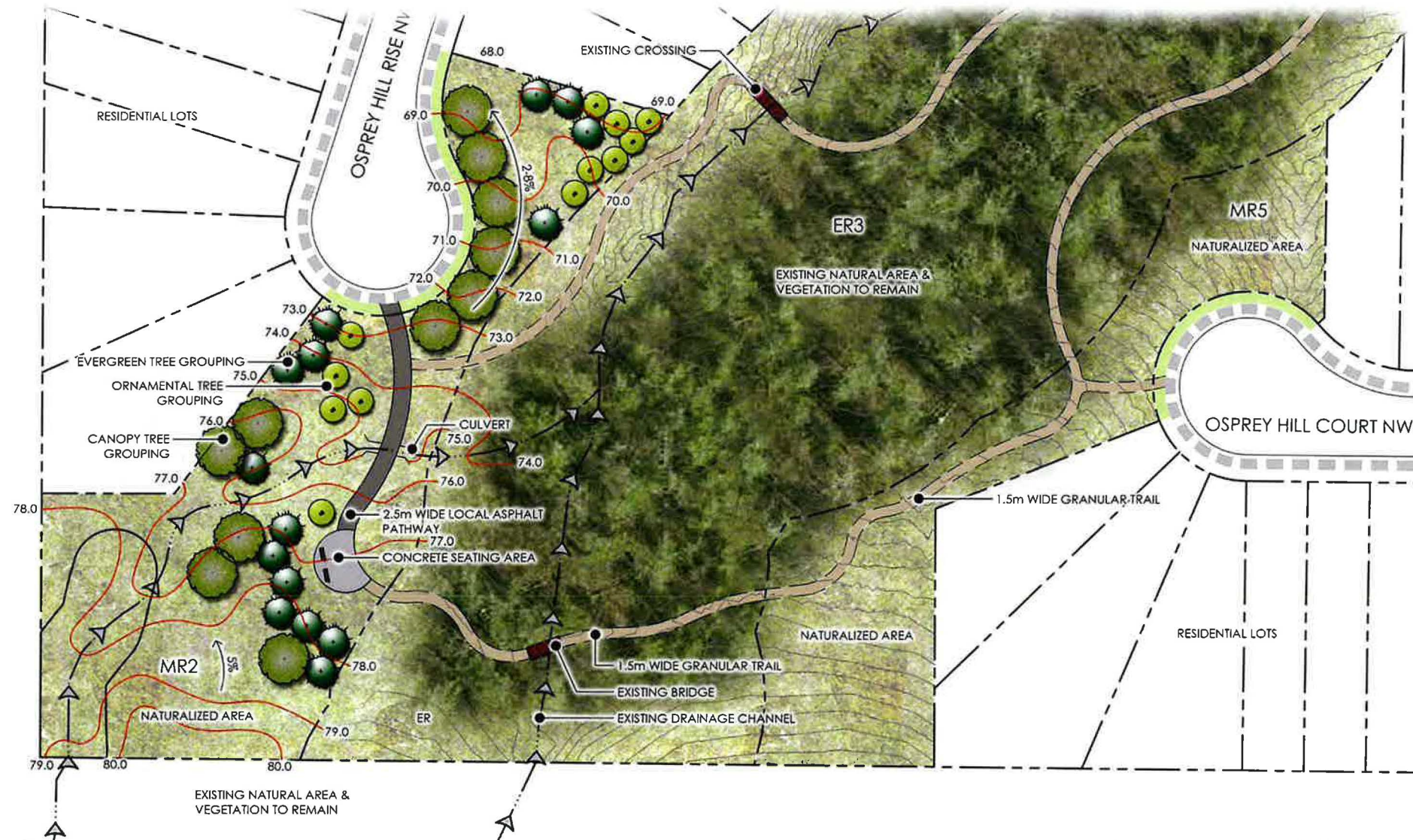


L.A. West
Landscape • Architectural • Design

Conceptual Plan
August 2020



Osprey Hill Outline Plan Concepts



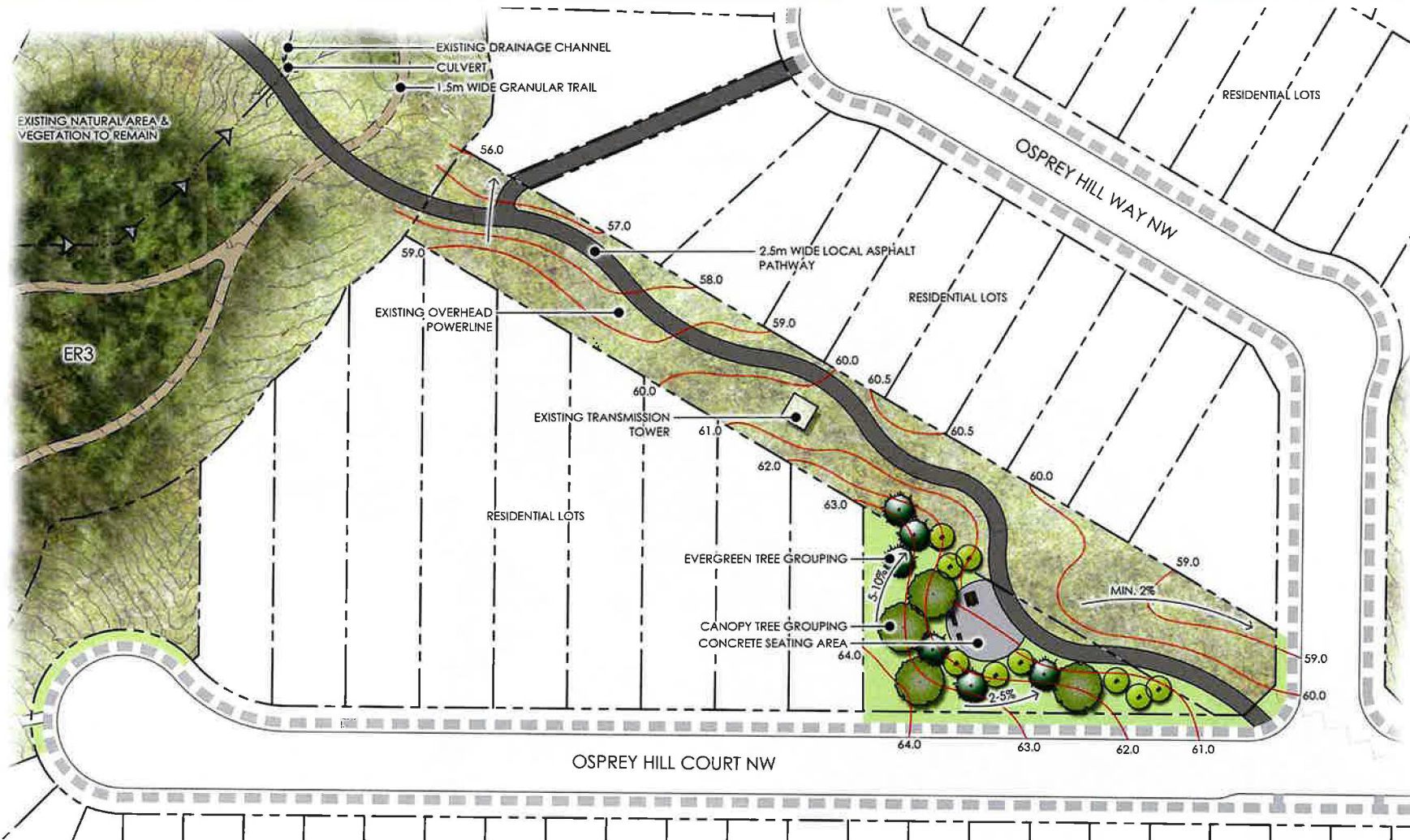
L.A. West

Landscape • Architectural • Design

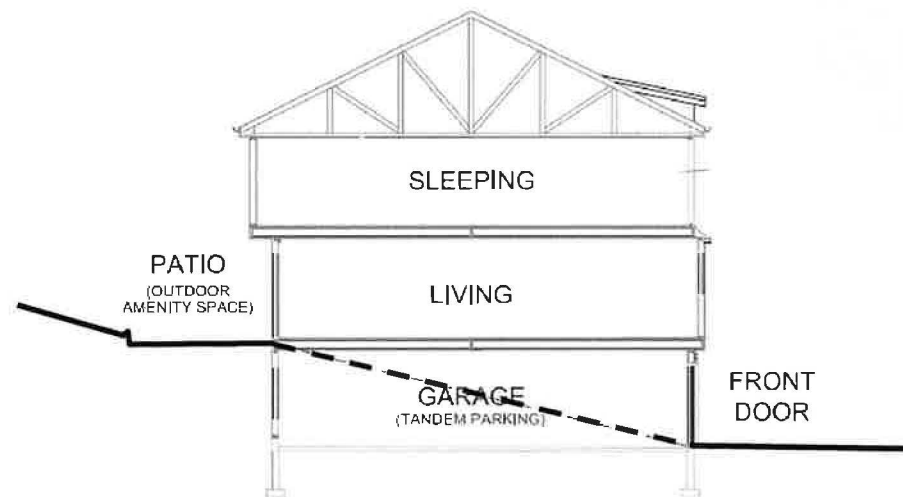
Conceptual Plan - MR2

August 2020

Osprey Hill Outline Plan Concepts







slope adaptive rowhouse study

BVX Lands
product type review

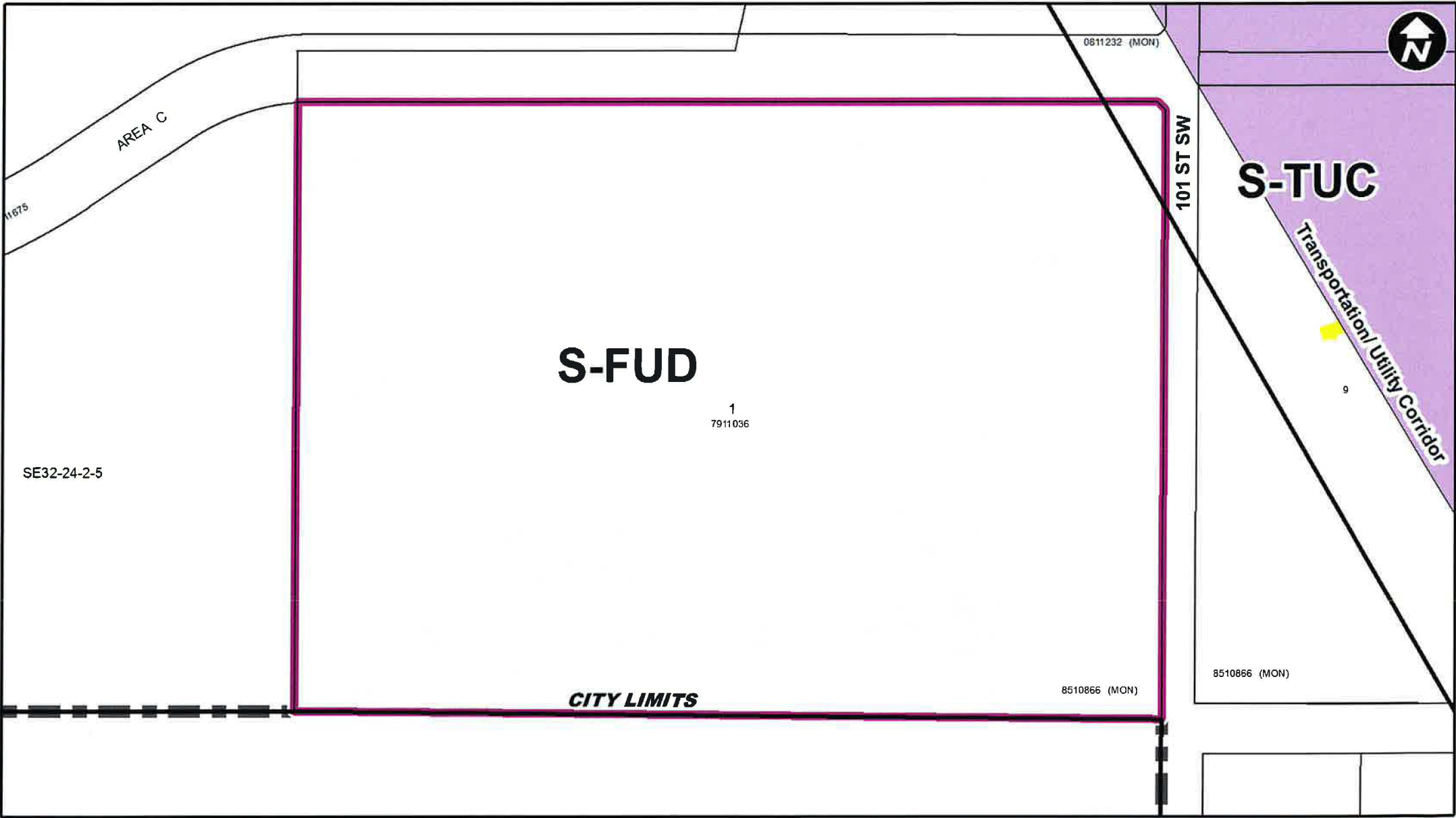
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THE NEW COMMUNITY PLANNING GUIDEBOOK (MDP)

Policy 3.1.3 Street Network

1. *Block-Based Design*

Each Neighbourhood should be designed with a grid or modified grid block-based network of walkable streets. Where this is impractical due to topography or other natural features, single-access street patterns should be linked by safe and attractive pedestrian and bicycle connections.



- 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

