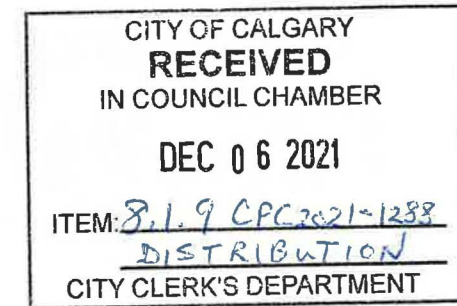




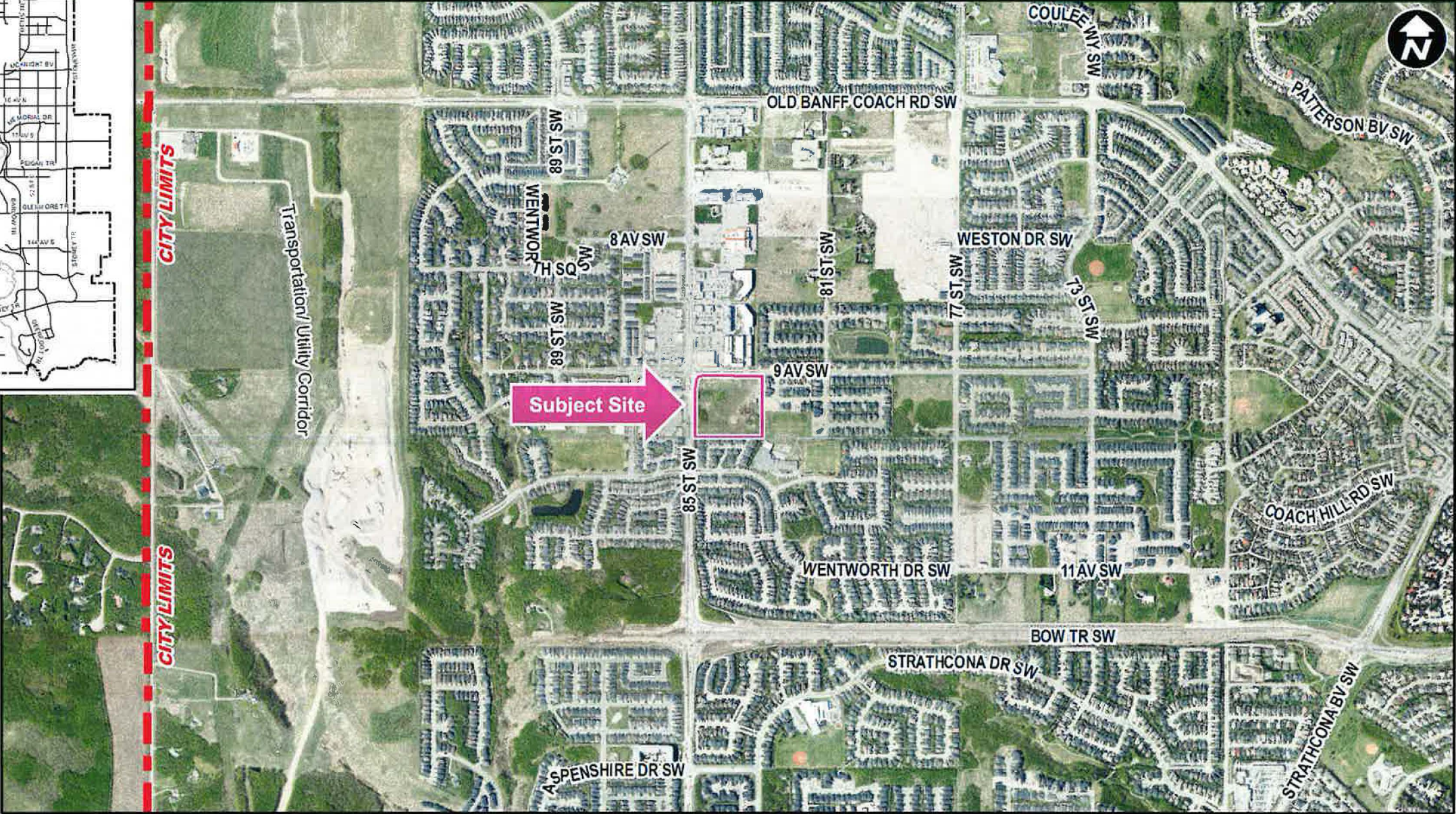
Public Hearing of Council

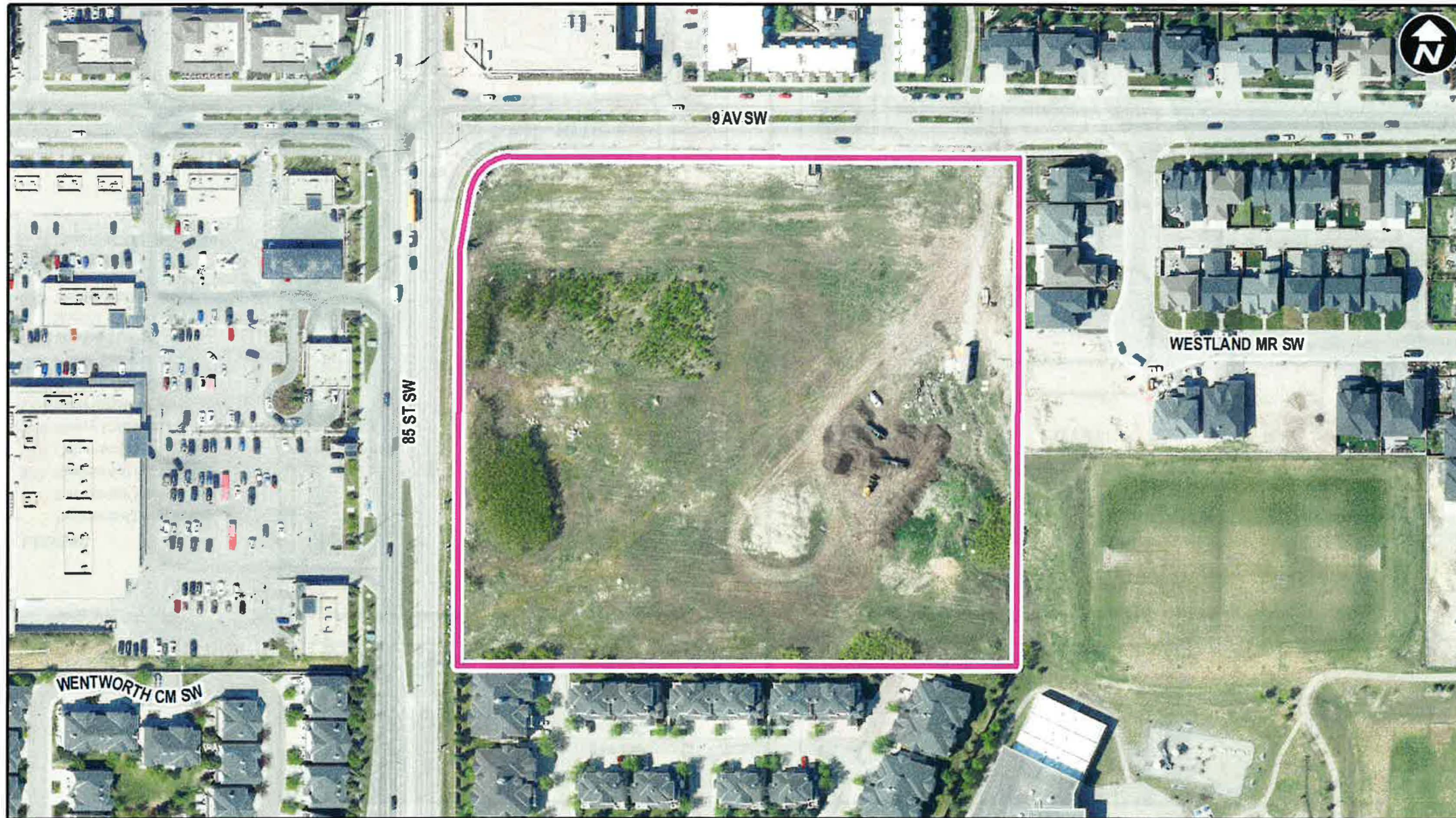
Agenda Item: 8.1.9

1



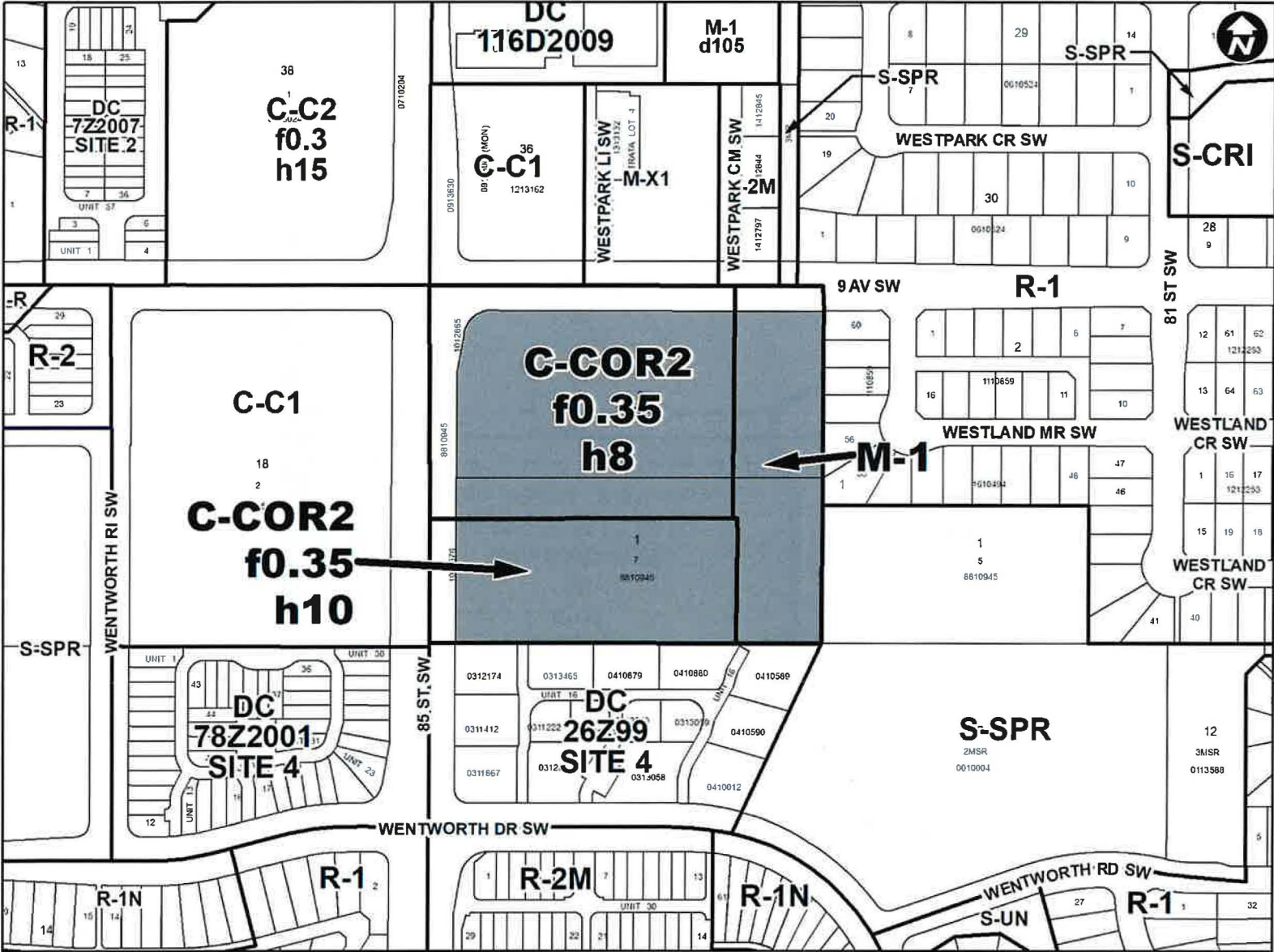
LOC2019-0144 / CPC2021-1288
Land Use Amendment & Outline Plan
December 6, 2021



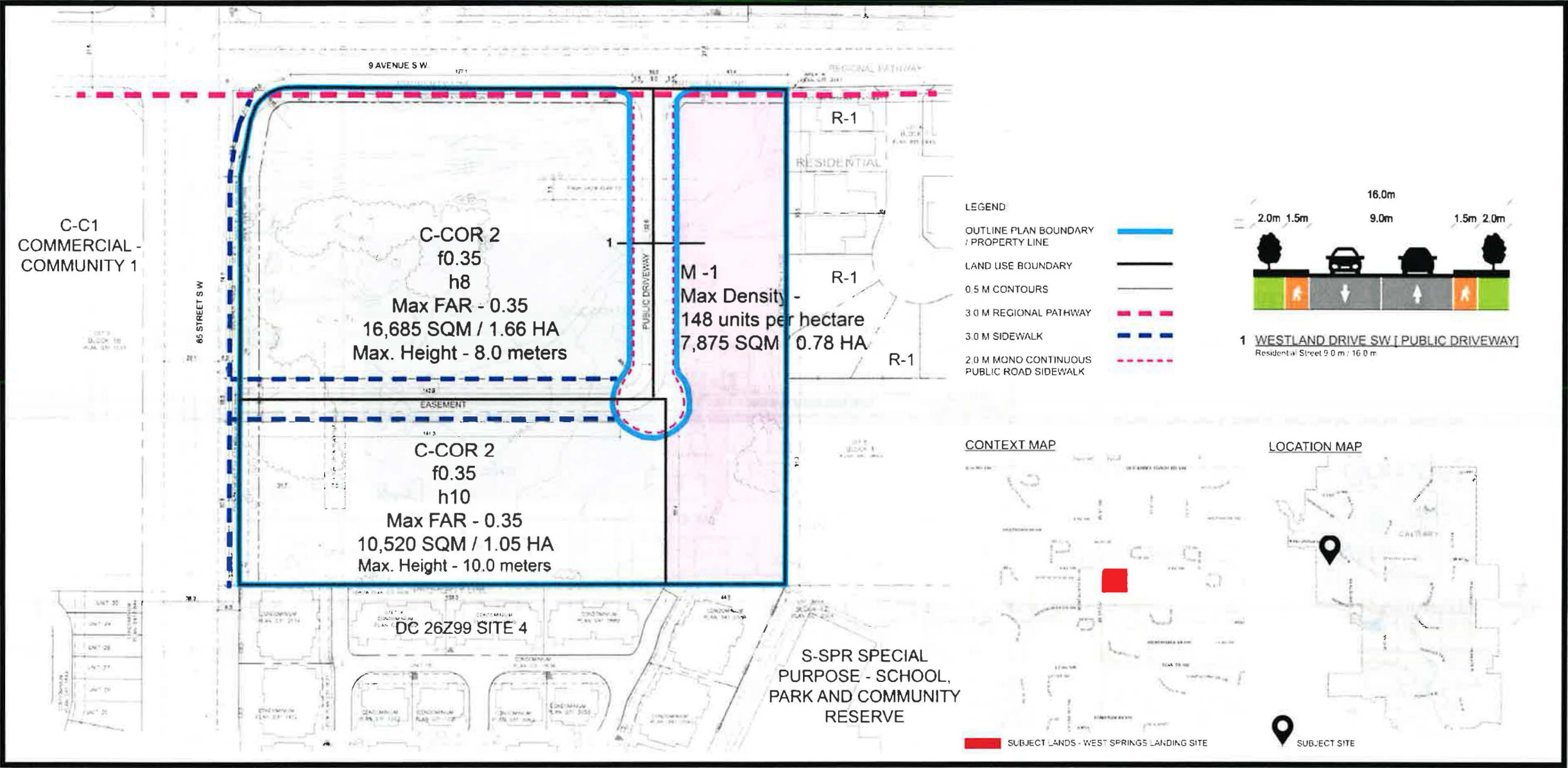


Parcel Size:

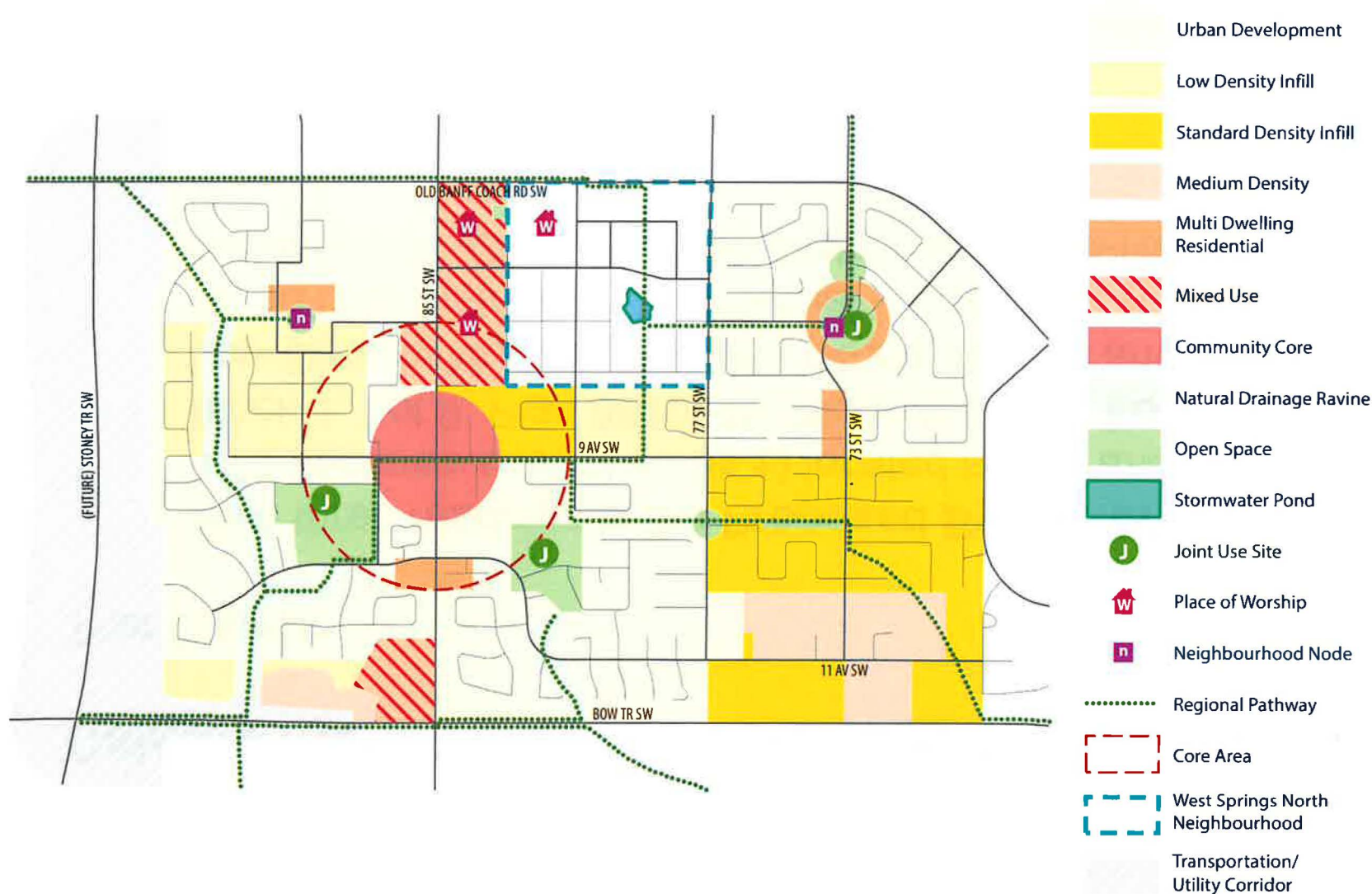
3.73 ha



- Proposed Districts:
- Commercial – Corridor 2 (C-COR2) District; and
 - Multi-Residential – Low Profile (M-1) District.



Map 2: Land Use Concept



Community Core:

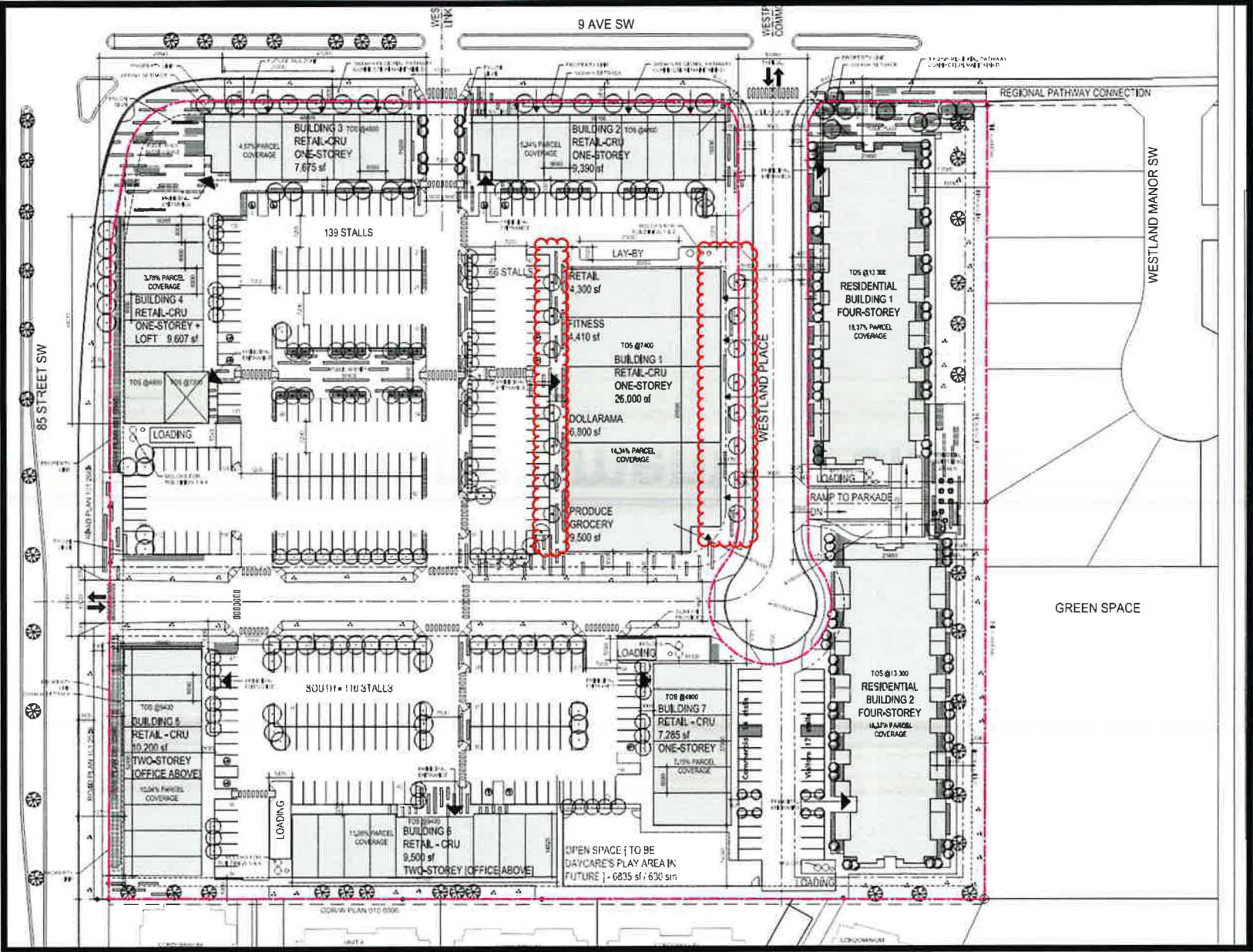
- sites that include both multi-dwelling units and retail and other commercial uses to serve the local needs of residents.

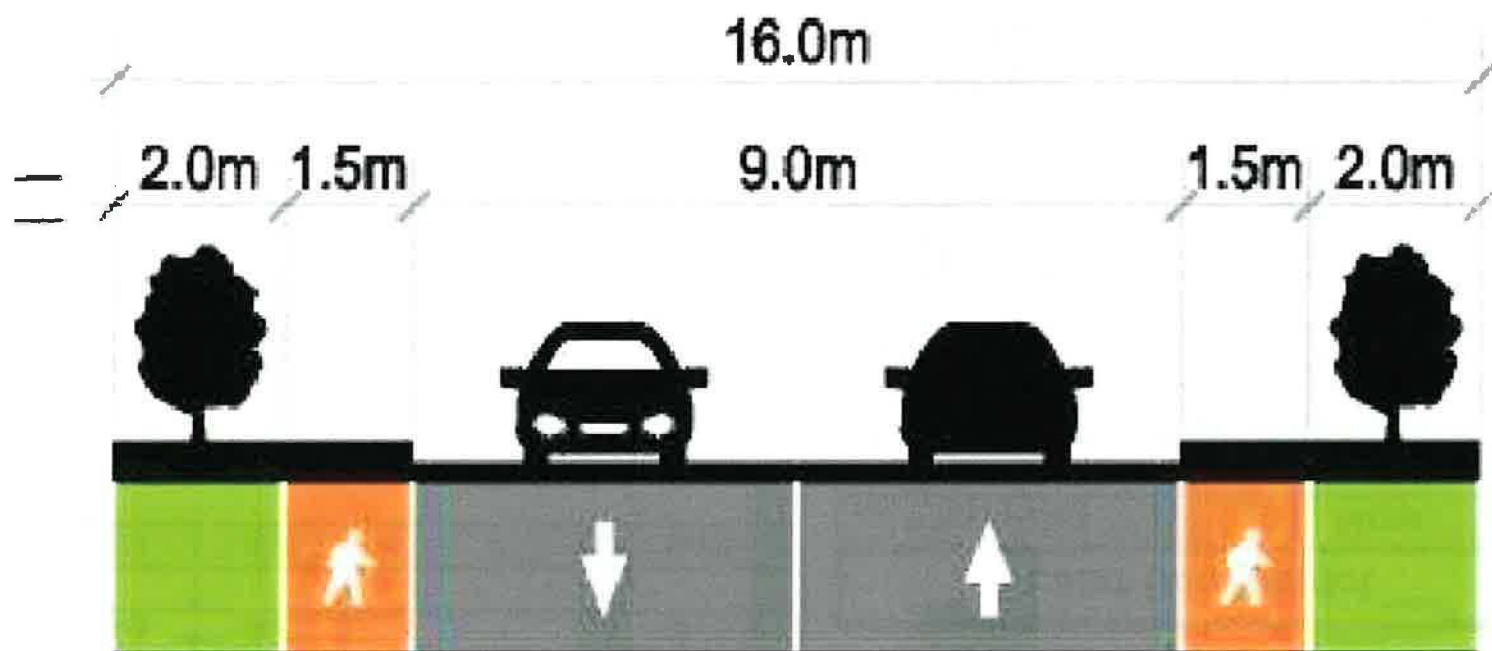
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 187D2021** for the redesignation of 3.73 hectares $\pm$ (9.22 acres $\pm$) located at 918 and 952 – 85 Street SW (Plan 1012891, Block 1, Lot 9; Plan 8810945, Block 1, Lot 7), from Direct Control District, Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Low Profile (M-1d125) District **to** Commercial – Corridor 2 (C-COR2f0.35h10) District, Commercial – Corridor 2 (C-COR2f0.35h8) District and Multi-Residential – Low Profile (M-1) District.

Supplementary Slides





1 WESTLAND DRIVE SW [PUBLIC DRIVEWAY]

Residential Street 9.0 m / 16.0 m

OUTLINE PLAN STATISTICS				
	Area		Number of Units	% of GDA
	ha	ac		
Total Ownership Area	3.73	9.21		
Environmental Reserve	-	-		
Gross Developable Area	3.73	9.21		100%
Residential Area M-1	0.78	1.93		20.90%
<i>Anticipated Number of Units</i>			116 units	
<i>Maximum Number of Units</i>			148 units	
Commercial Area	2.71	6.69		72.65%
C-COR 2 f0.35 h8	1.66	4.1		44.50%
C-COR 2 f0.35 h10	1.05	2.59		28.15%
Roads / Lanes and Road Widening	0.24	0.59		6.45%

Land-Use District		Area	
Existing	New	Hectare	Acres
		3.73	9.21
DC	C-COR 2 h8	1.27	3.14
DC	C-COR 2 h10	0.37	0.91
DC	M-1	0.07	0.16
R-2M	C-COR 2 h8	0.08	0.2
R-2M	C-COR 2 h10	0.03	0.07
R-2M	M-1	0.69	1.7
M-1 d125	C-COR 2 h8	0.41	1.01
M-1 d125	C-COR 2 h10	0.68	1.7
M-1 d125	M-1	0.13	0.32

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	3.73	9.21
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	3.73	9.21

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-1	0.78	1.93	1	116
Total Residential	0.78	1.93	1	116

LAND USE (Commercial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-COR2 f0.35h8	1.66	4.1	1	15,590
C-COR2 f0.35h10	1.05	2.59	1	9,440
Total Commercial	2.71	6.69	2	25,030

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.25	0.59	6.45%
PUBLIC UTILITY LOT (S-CRI)			

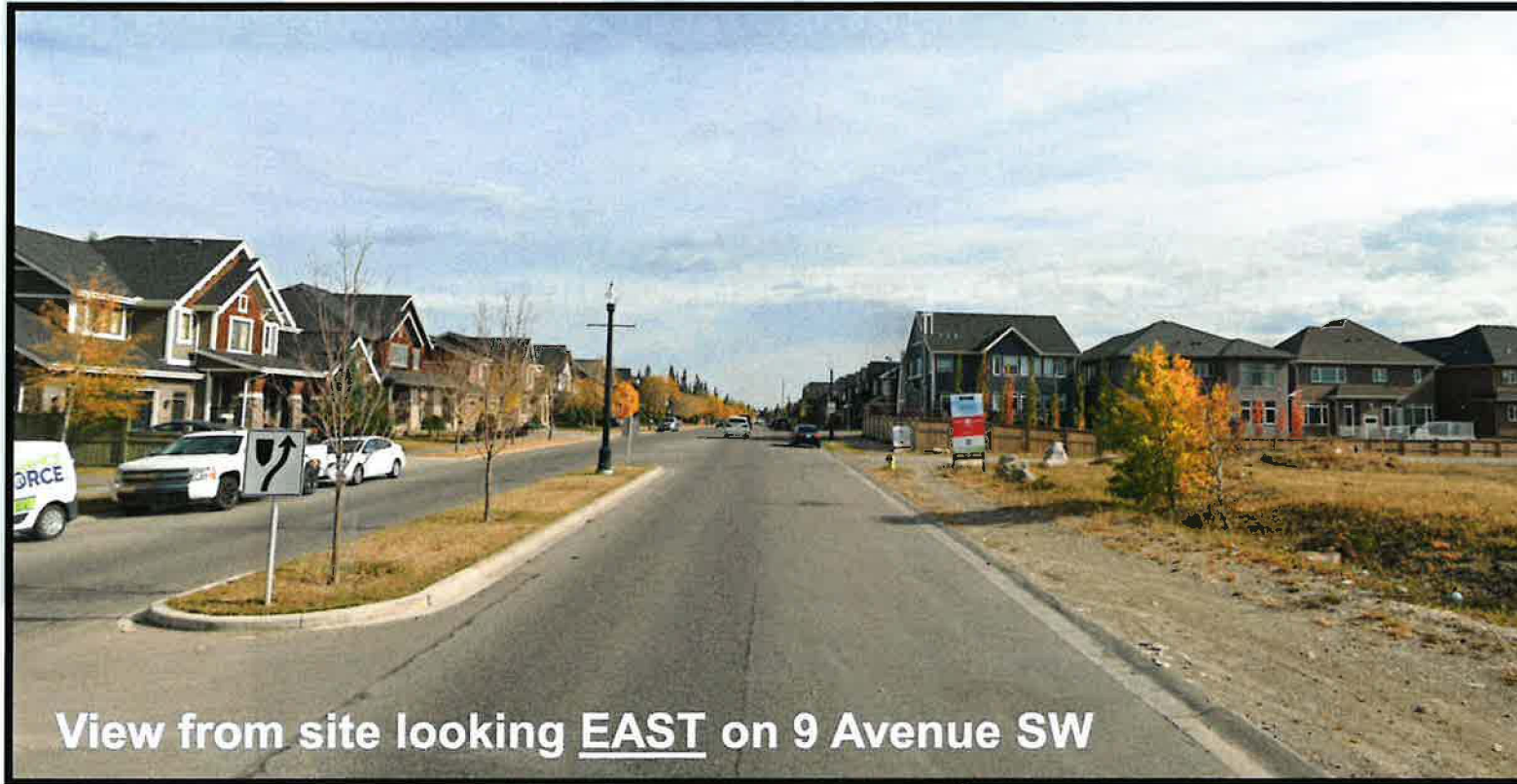
Reserves	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)			
Non-Credit (S-R)			



View of site looking SOUTH on 9 Avenue SW



View from site looking NORTH on 9 Avenue SW



View from site looking EAST on 9 Avenue SW



View from site looking WEST on 9 Avenue SW

