



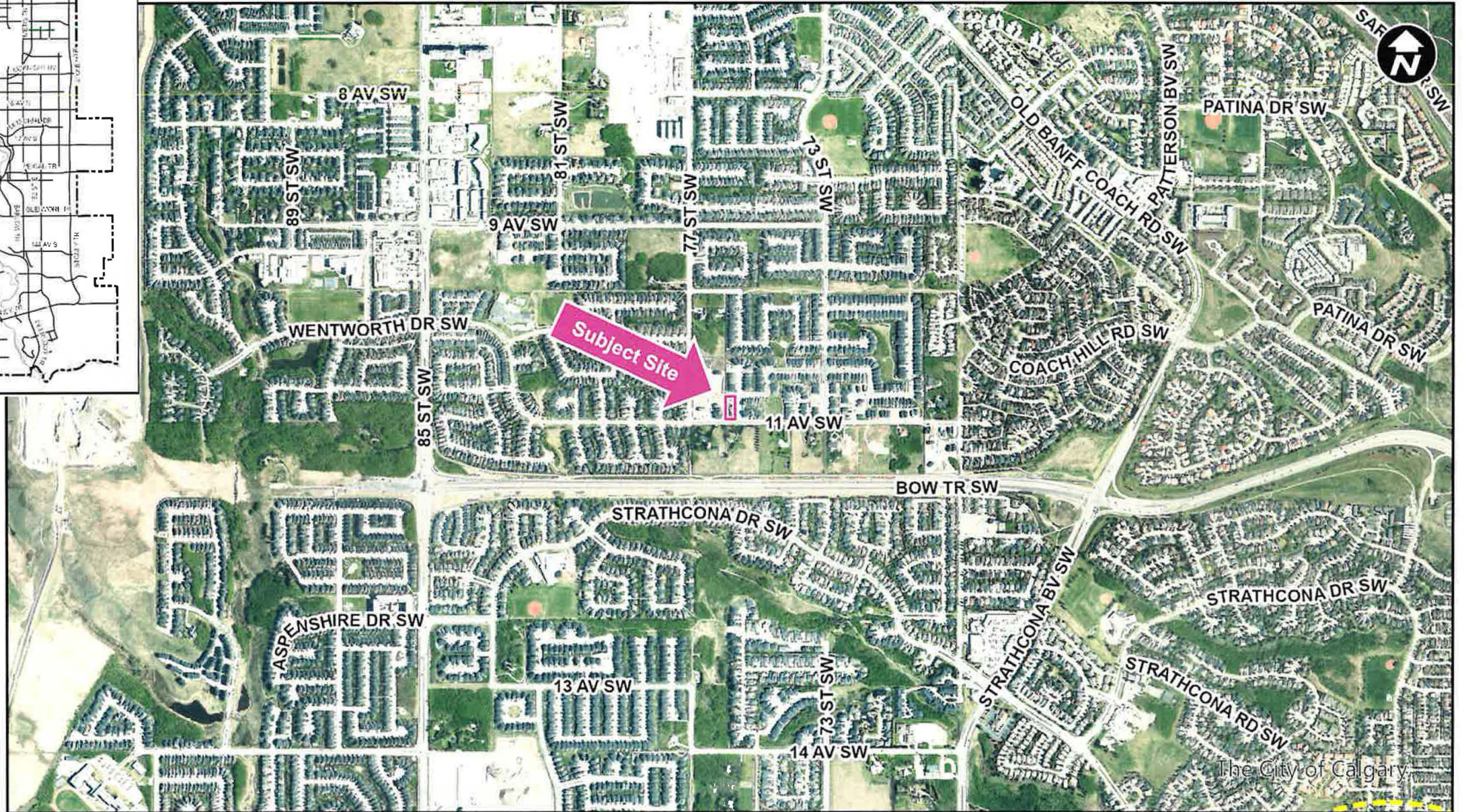
Public Hearing of Council

Agenda Item: 8.1.2

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

FEB 15 2022
ITEM: 8.1.2 CPC2021-1613
DISTRIBUTION
CITY CLERK'S DEPARTMENT

CPC2021-1613 / LOC2021-0130
Policy & Land Use Amendment
February 15, 2022



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

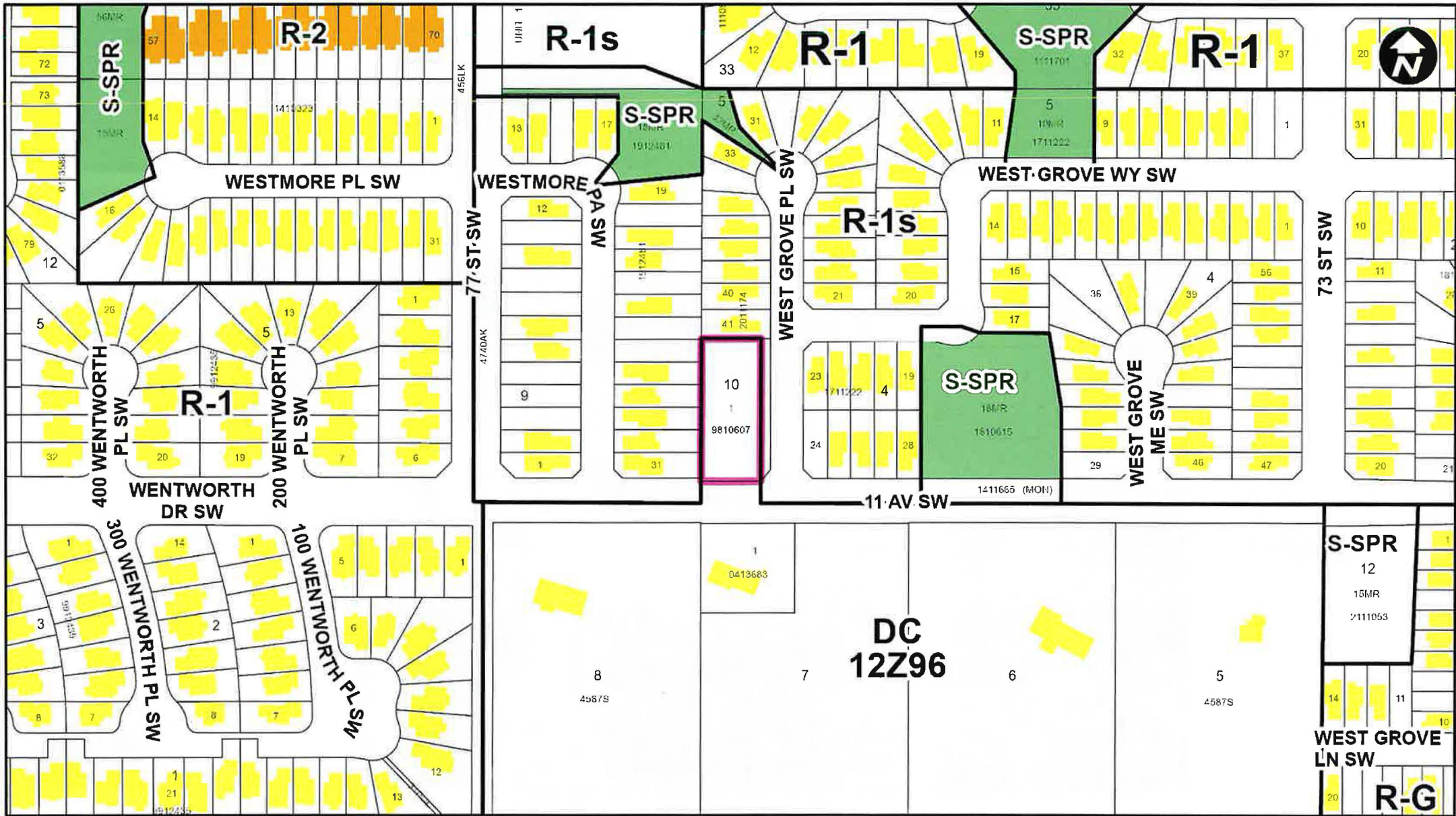
Parcel Size:

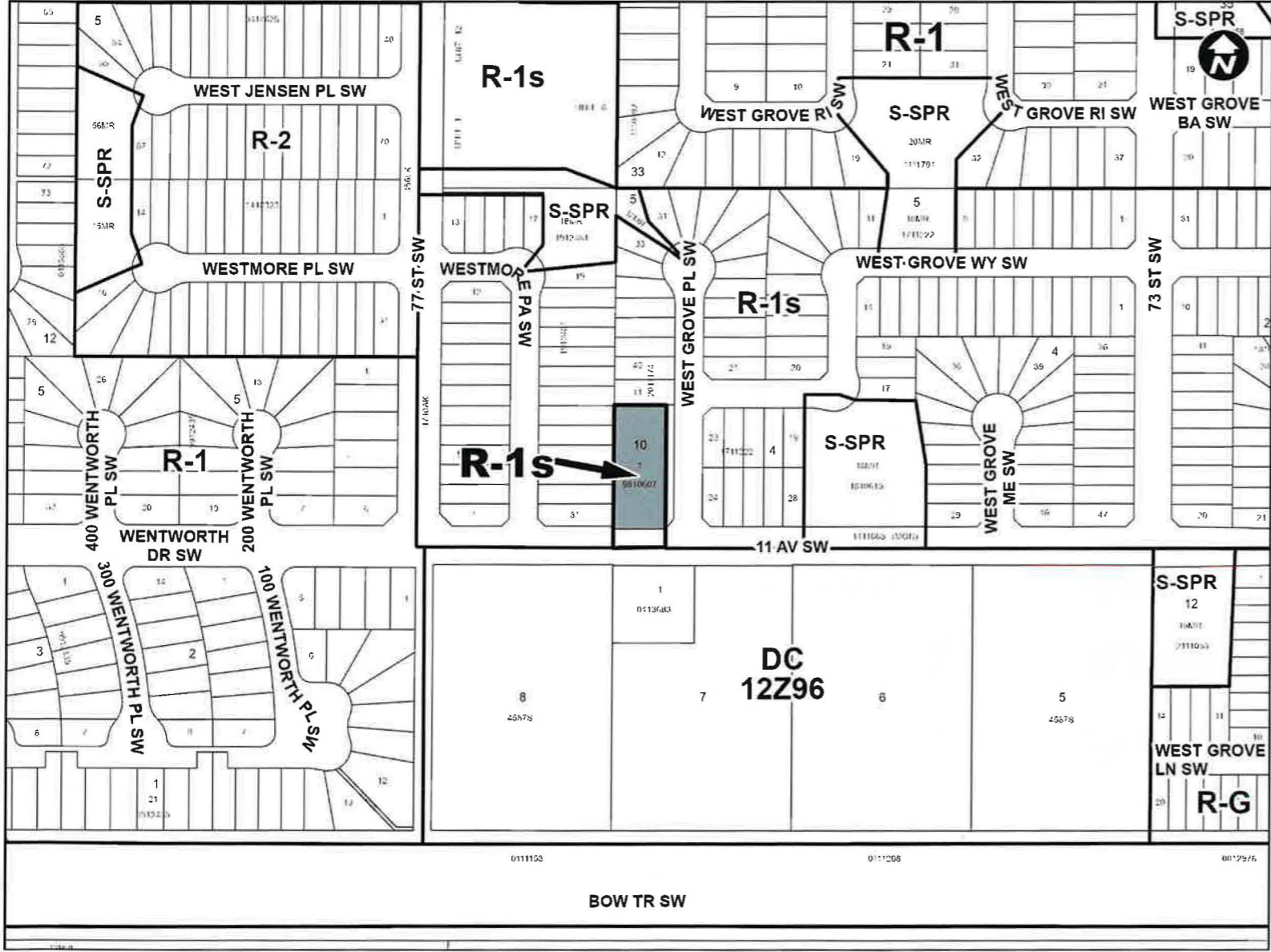
**0.20 ha (0.50 ac)
29m x 70m**

The City of Calgary

LEGEND

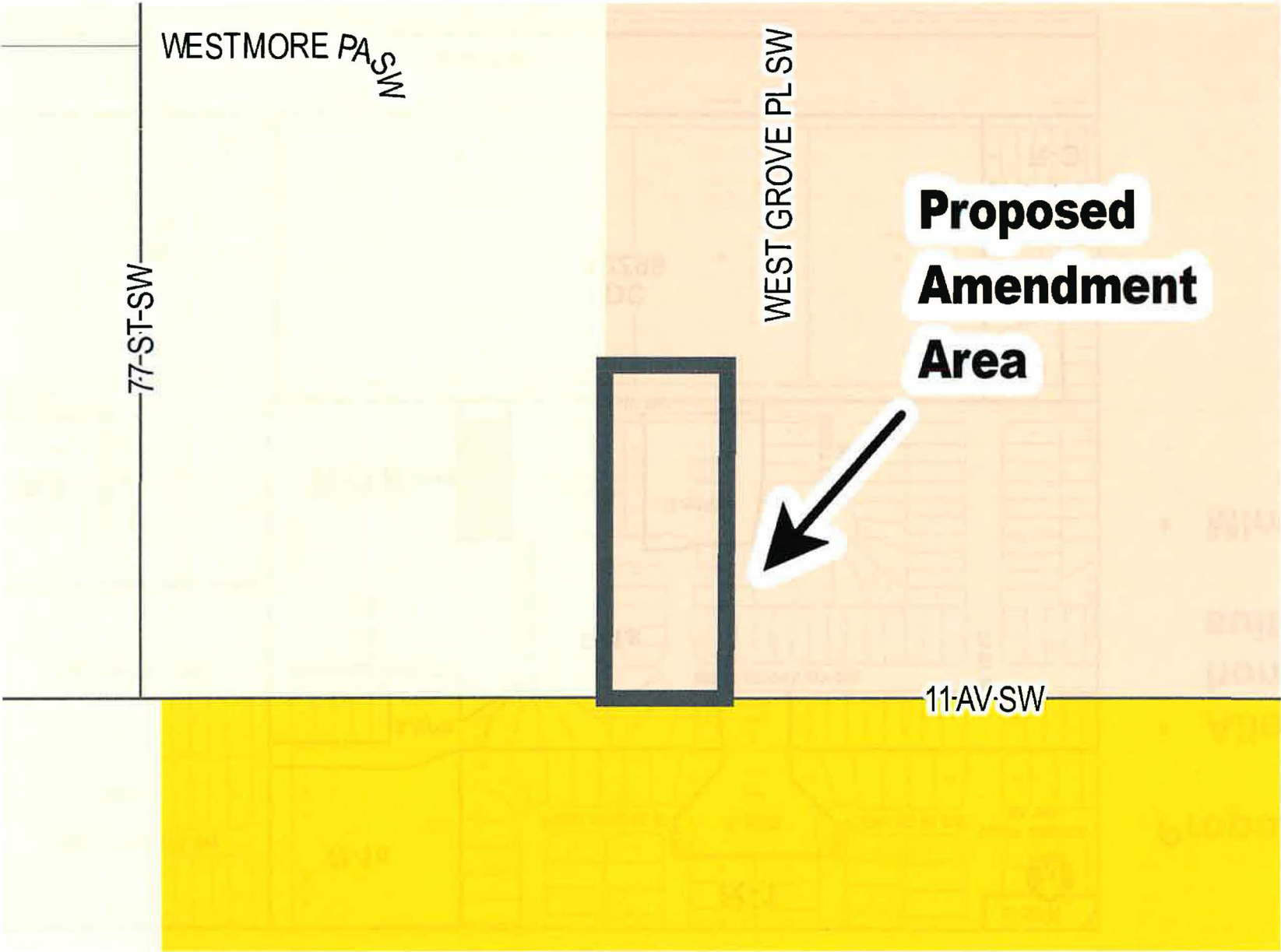
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed R-1s District:

- Allows for single detached homes with secondary suites
- Minimum lot size of 330 m2



- Urban Development
- Standard Density Infill
- Medium Density

**Proposed
Amendment
Area**

**Map 2:
Land Use Concept
West Springs Area
Structure Plan**

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to the **Proposed Bylaw 7P2022** for the amendment to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 21D2022** for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 7680 – 11 Avenue SW (Plan 9810607, Block 10, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

Supplementary Slides

STATISTICS FEATURES

MUNICIPAL ADDRESS
7680 11 AVENUE SW

LEGAL ADDRESS
LOT 1 BLOCK 10,
PLAN 9810607

STATISTICS FEATURES



WEST SPRINGS
COMMUNITY

TOTAL AREA
2421.66 m²

394.37m ²
394.37m ²
394.37m ²
425.86m ²
394.18m ²
418.52m ²



UP TO 6 UNITS
FOR FAMILY
WITH OPTIONAL
SECONDARY
SUITES

CLOSE PROXIMITY
TO PUBLIC TRANSIT



LOCATED NEAR HIGH
TRAFFIC CORRIDOR
INTO DOWNTOWN CORE







