

Calgary



Public Hearing of Council

Agenda Item: 8.1.16

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021

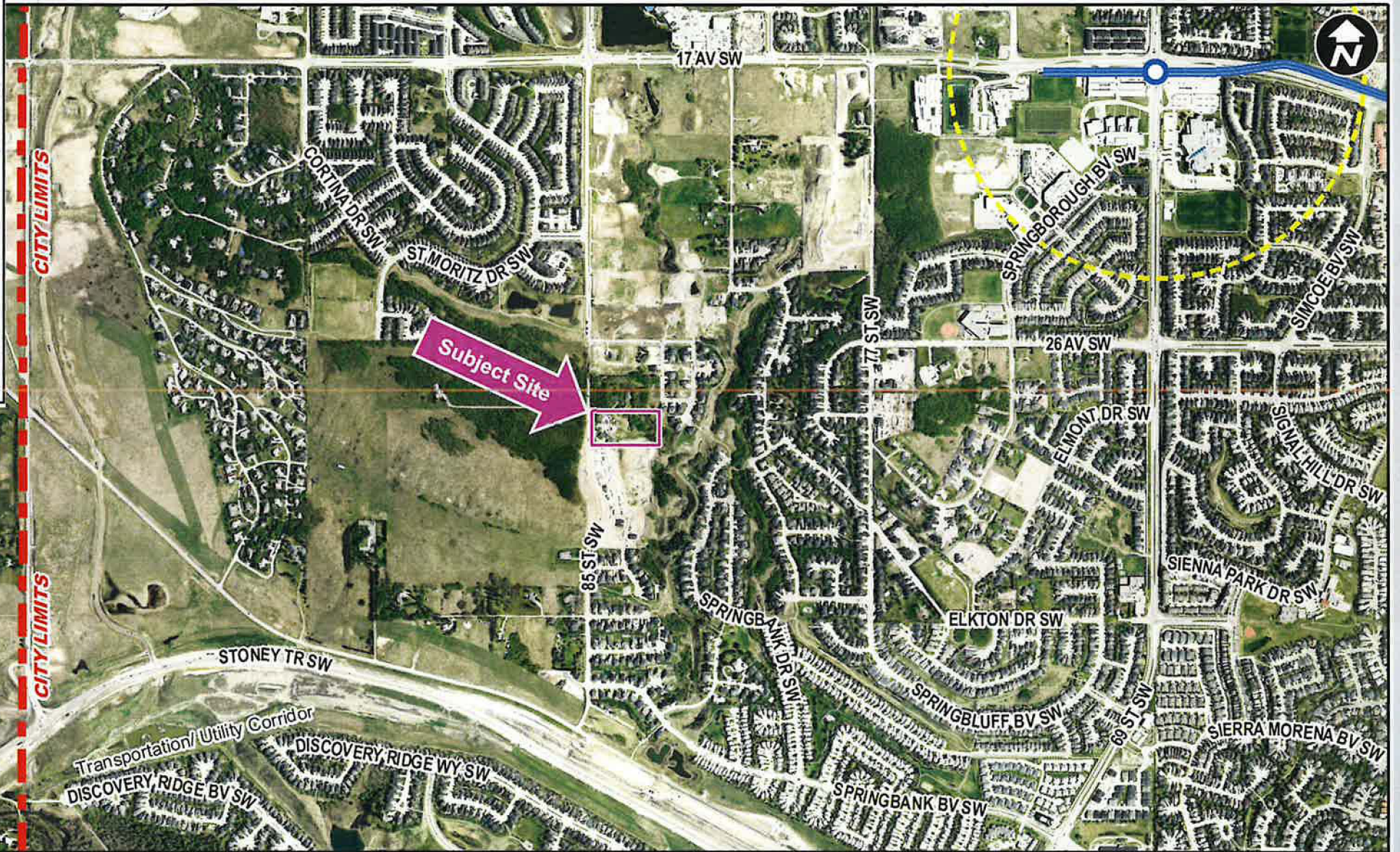
ITEM: 8.1.16 CPC2021-0906

Distribution

CITY CLERK'S DEPARTMENT

1

LOC2020-0110/CPC2021-0906
Land Use Amendment
July 26, 2021



LEGEND

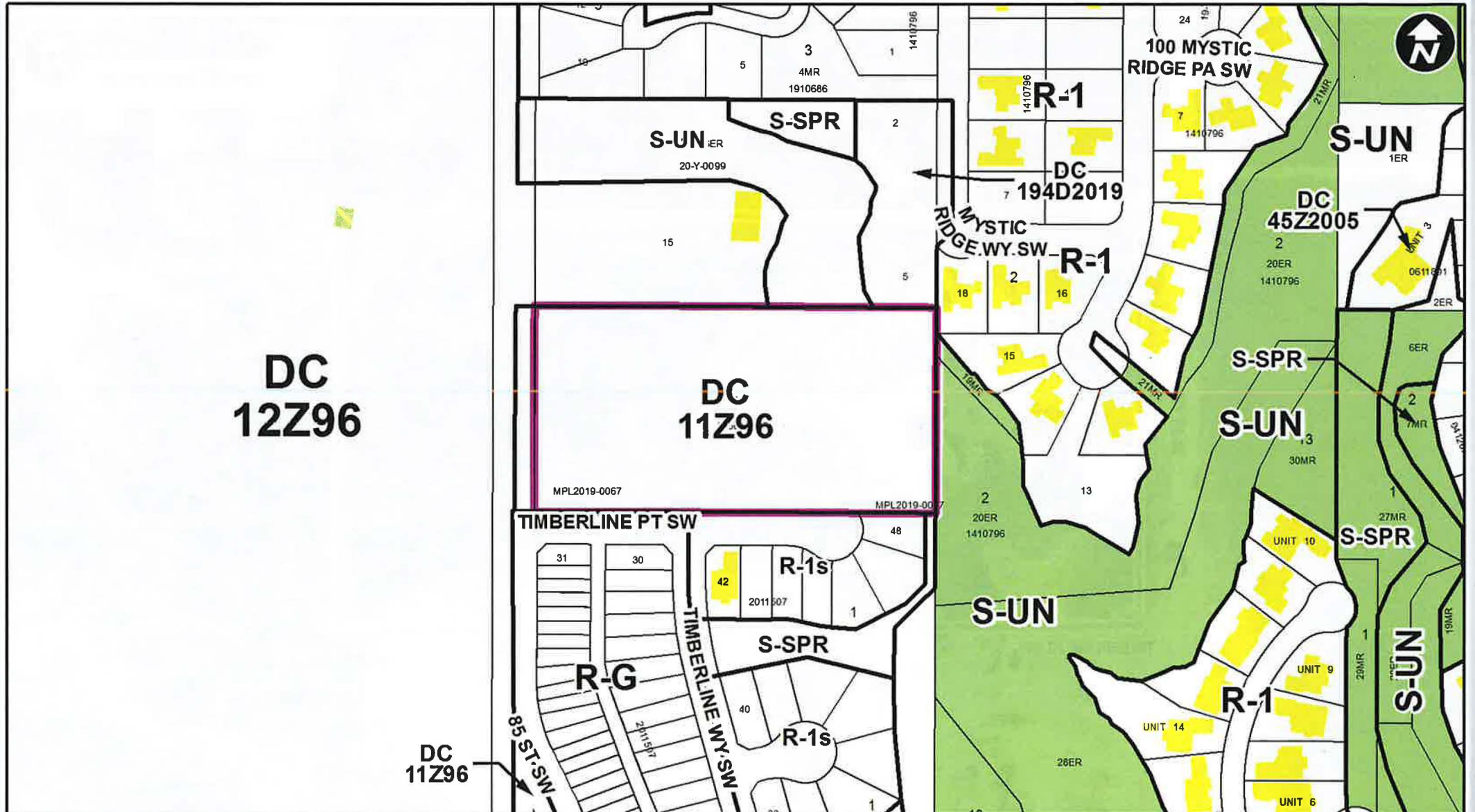
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

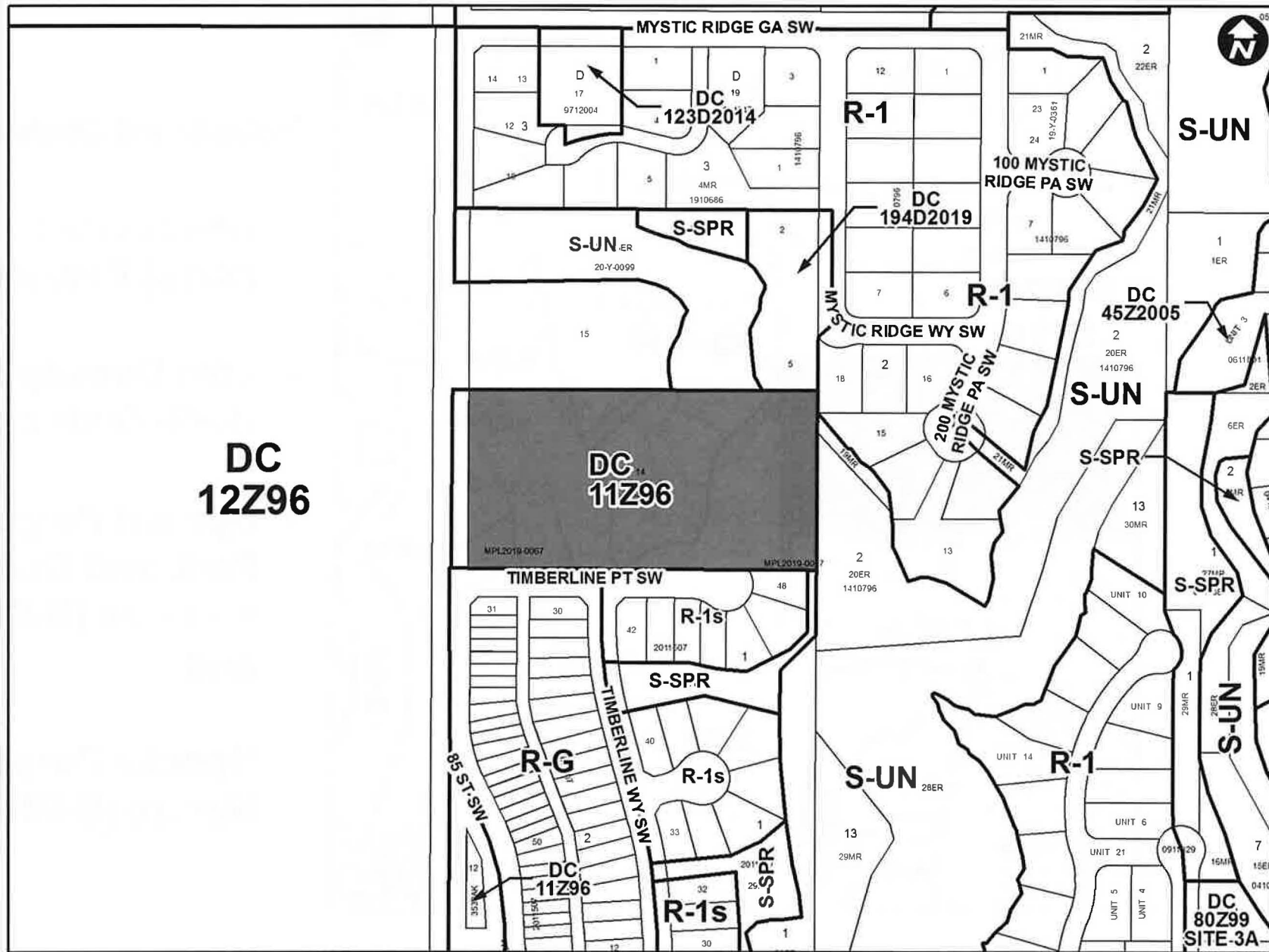


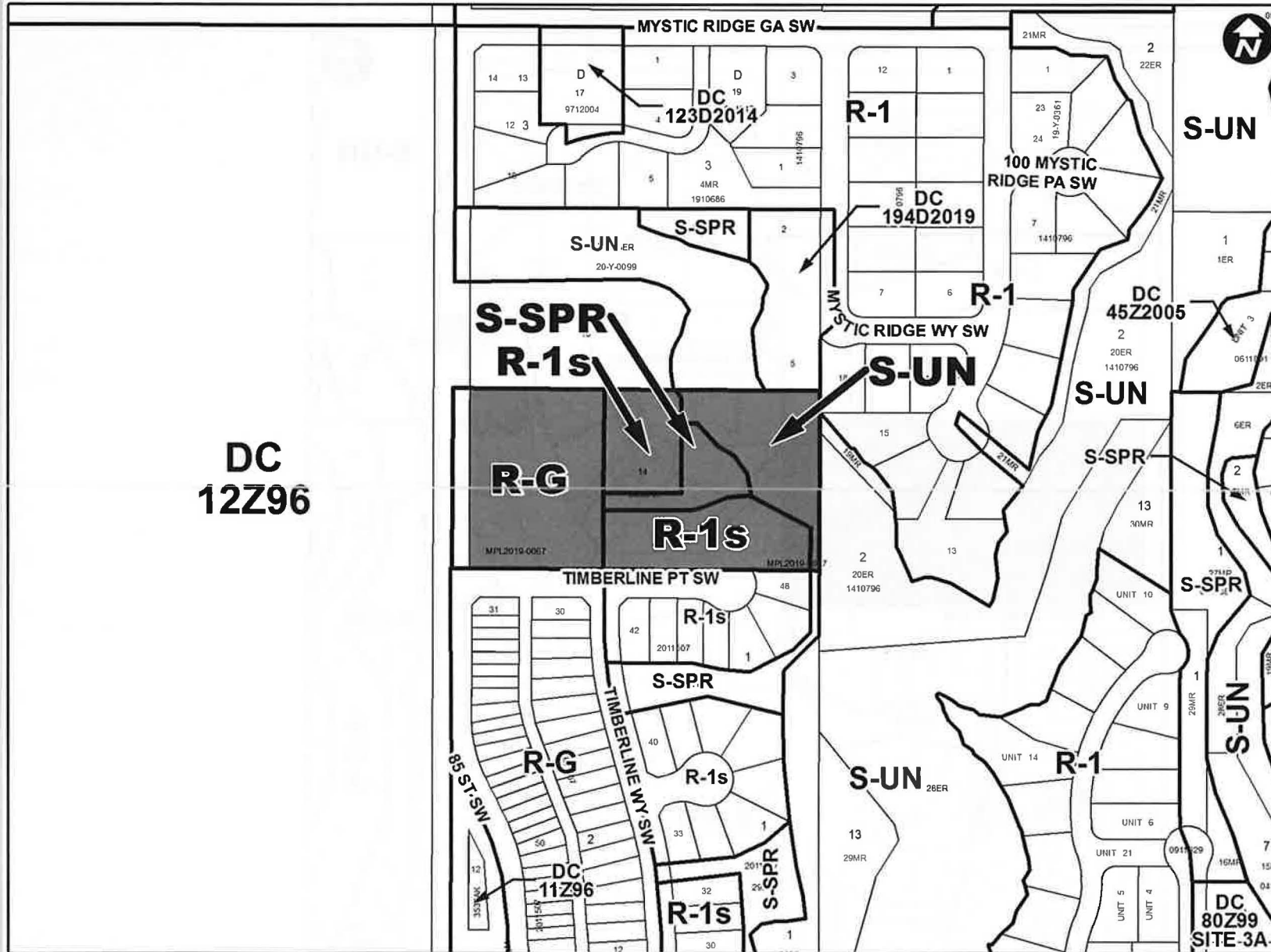
Parcel Size:
1.9 ha

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

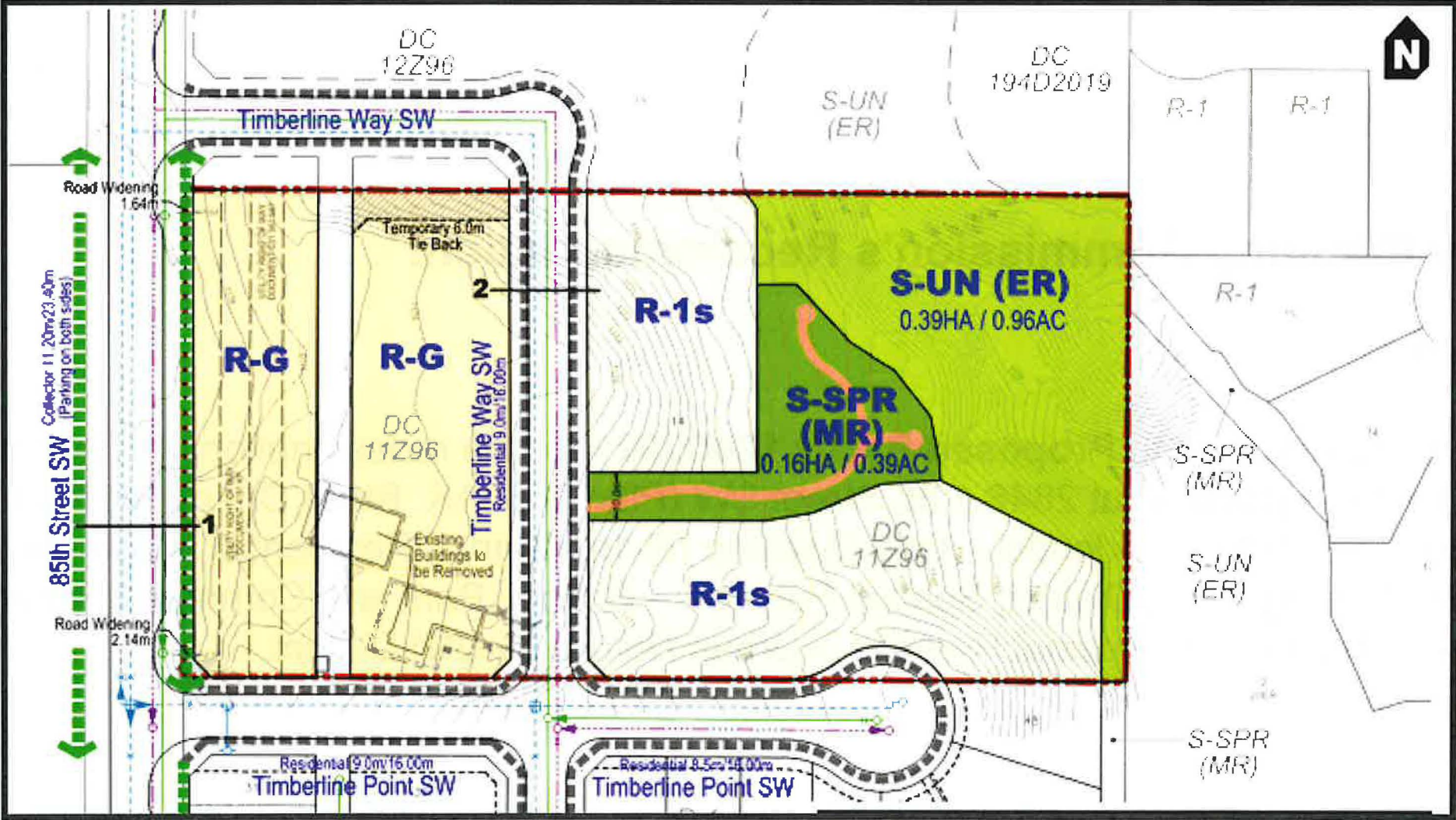






Proposed Districts:

- 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

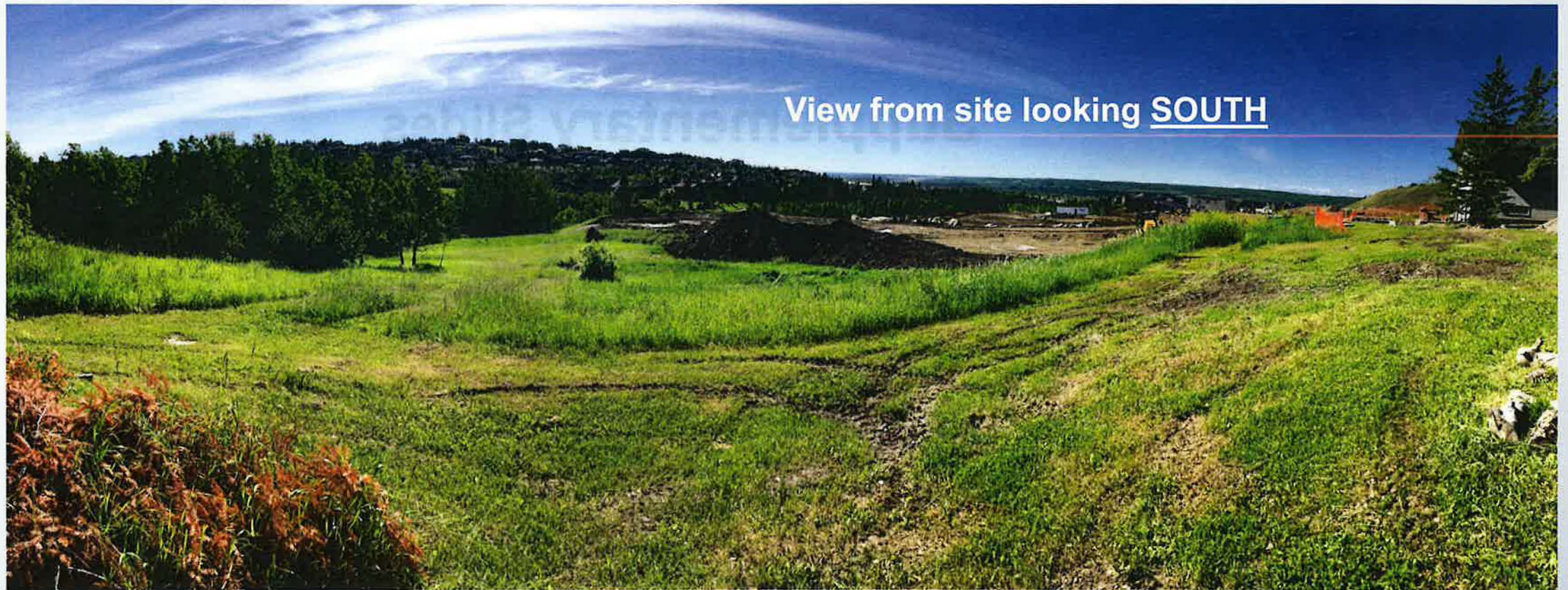


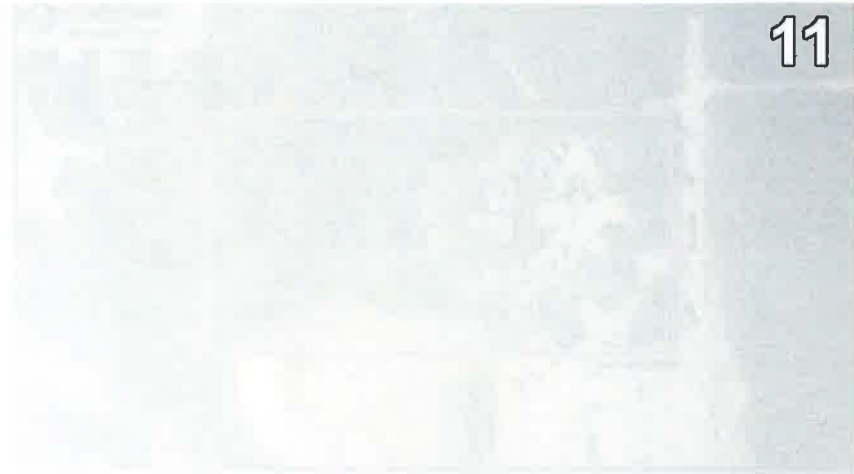
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 124D2021** 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





View from site looking EAST

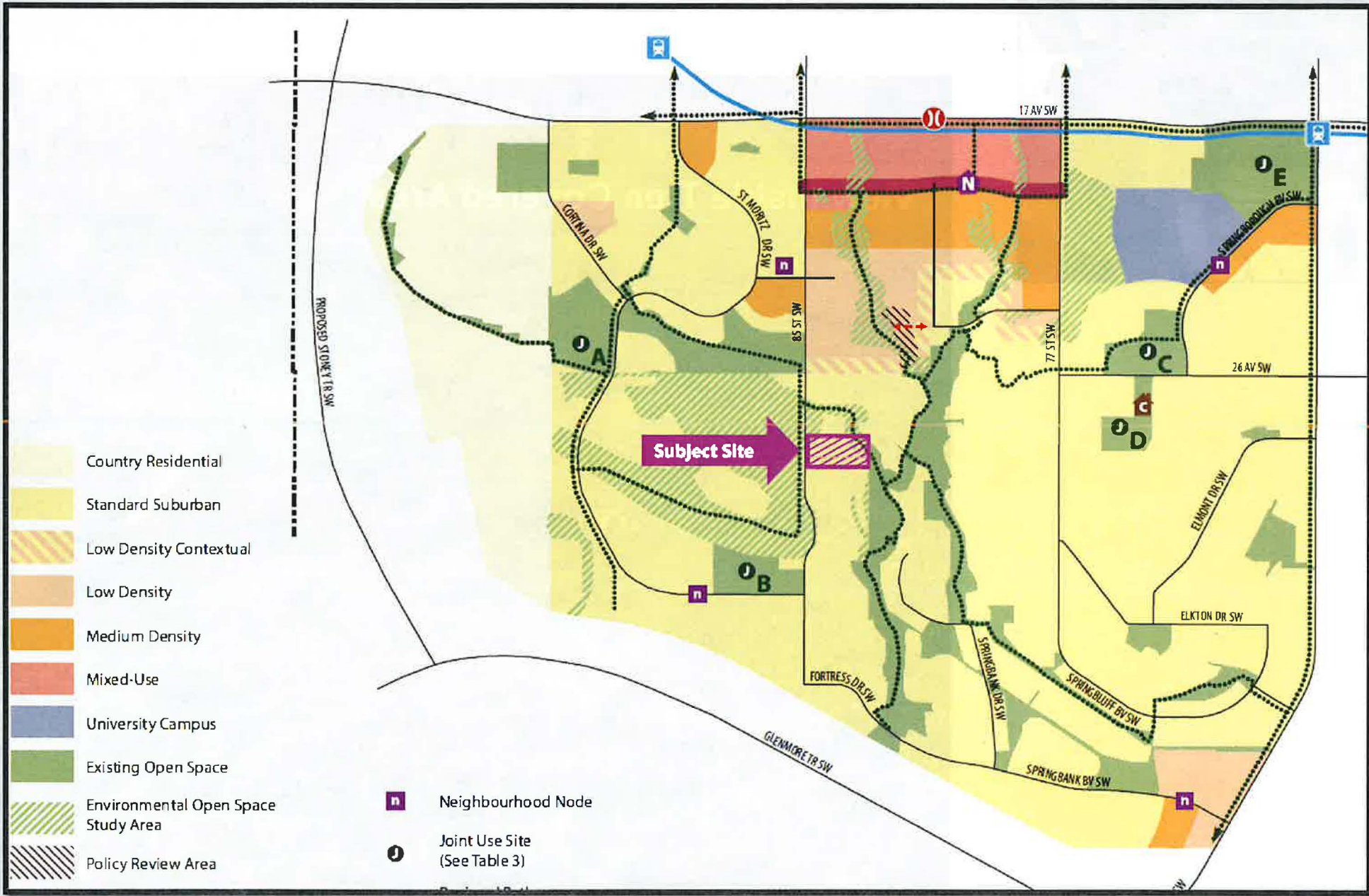




View from site looking SOUTH







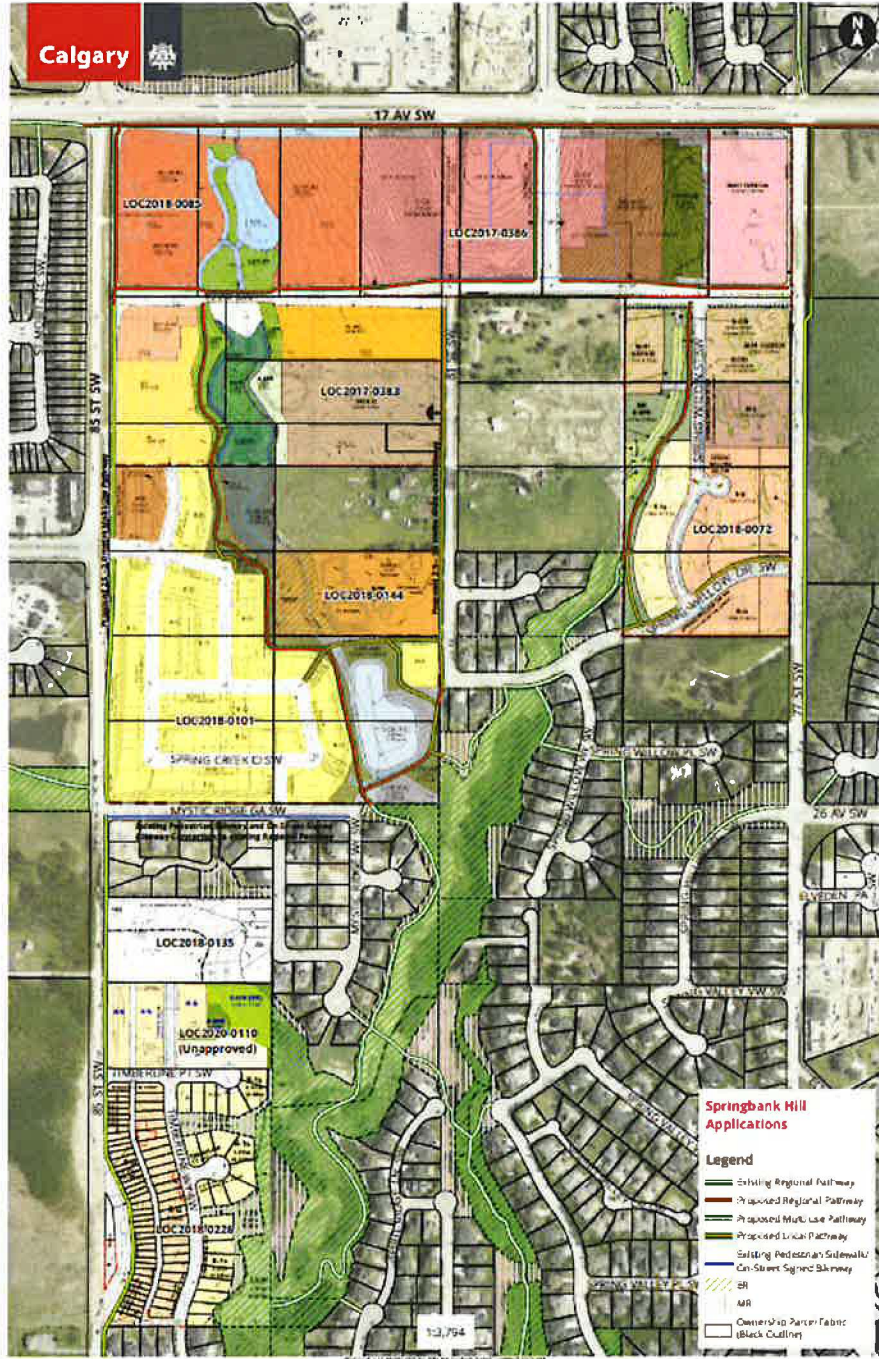


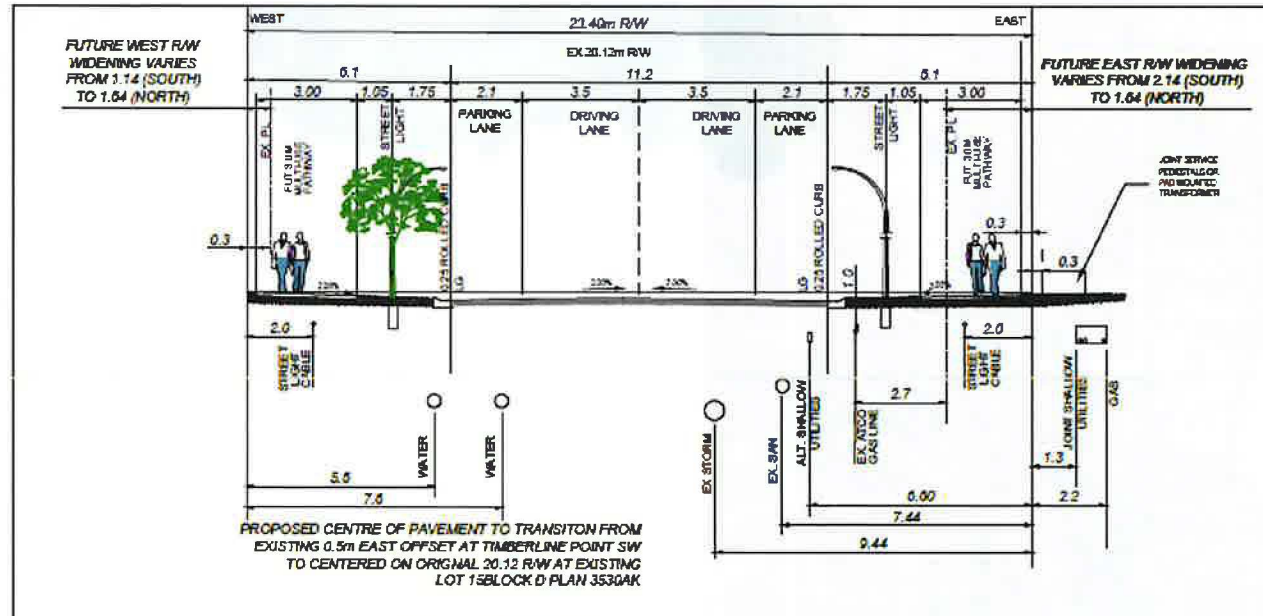


Spring Hill - 85th Street SW.

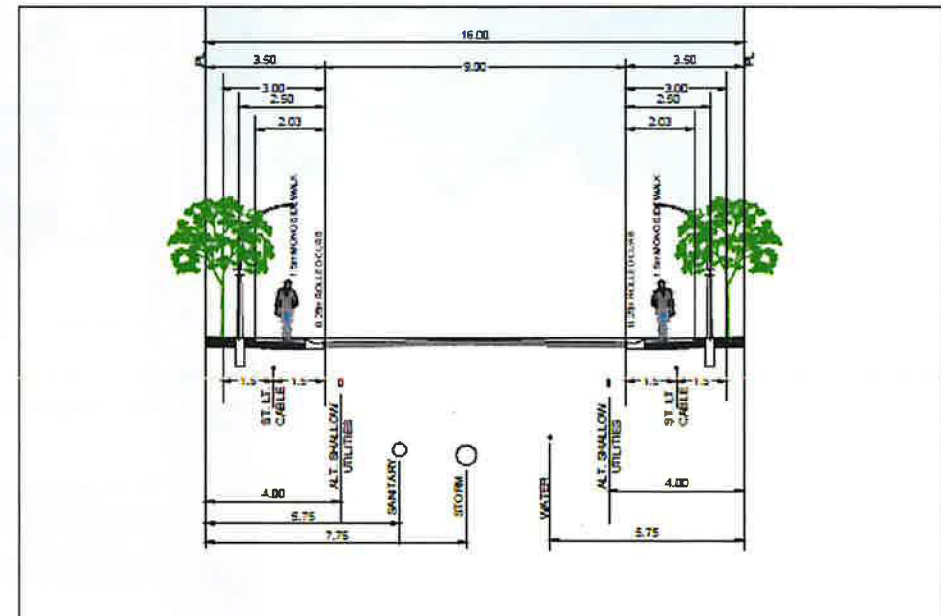
December 2020

L.A. West
Landscape Architecture Group





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

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
TOTAL			1.95	4.82

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		21.1	8.66
ANTICIPATED INTENSITY	109 (people)	70 p/j per ha	28 p/j per ac