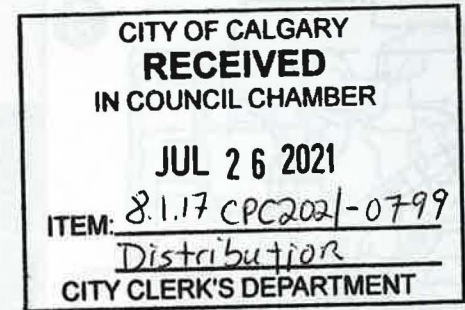


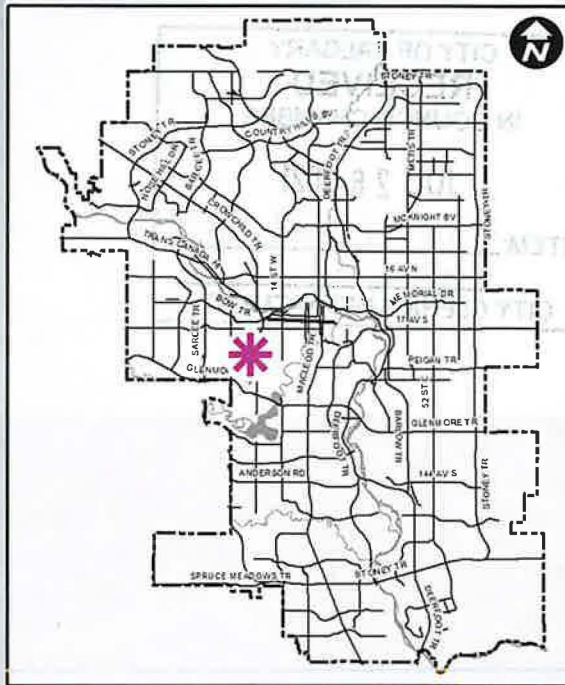


Public Hearing of Council

Agenda Item: 8.1.17

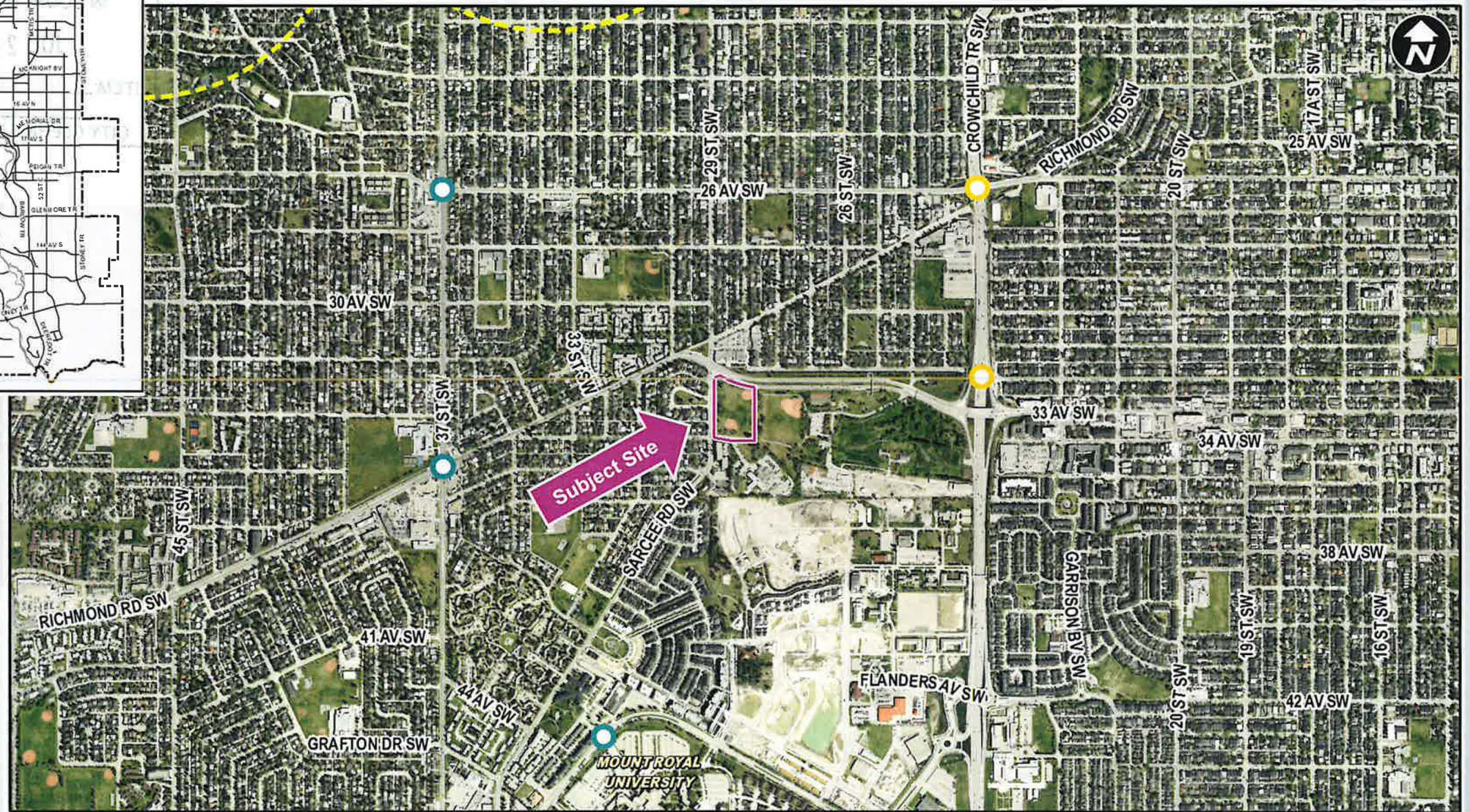


LOC2021-0043
Policy & Land Use Amendment
July 26, 2021



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



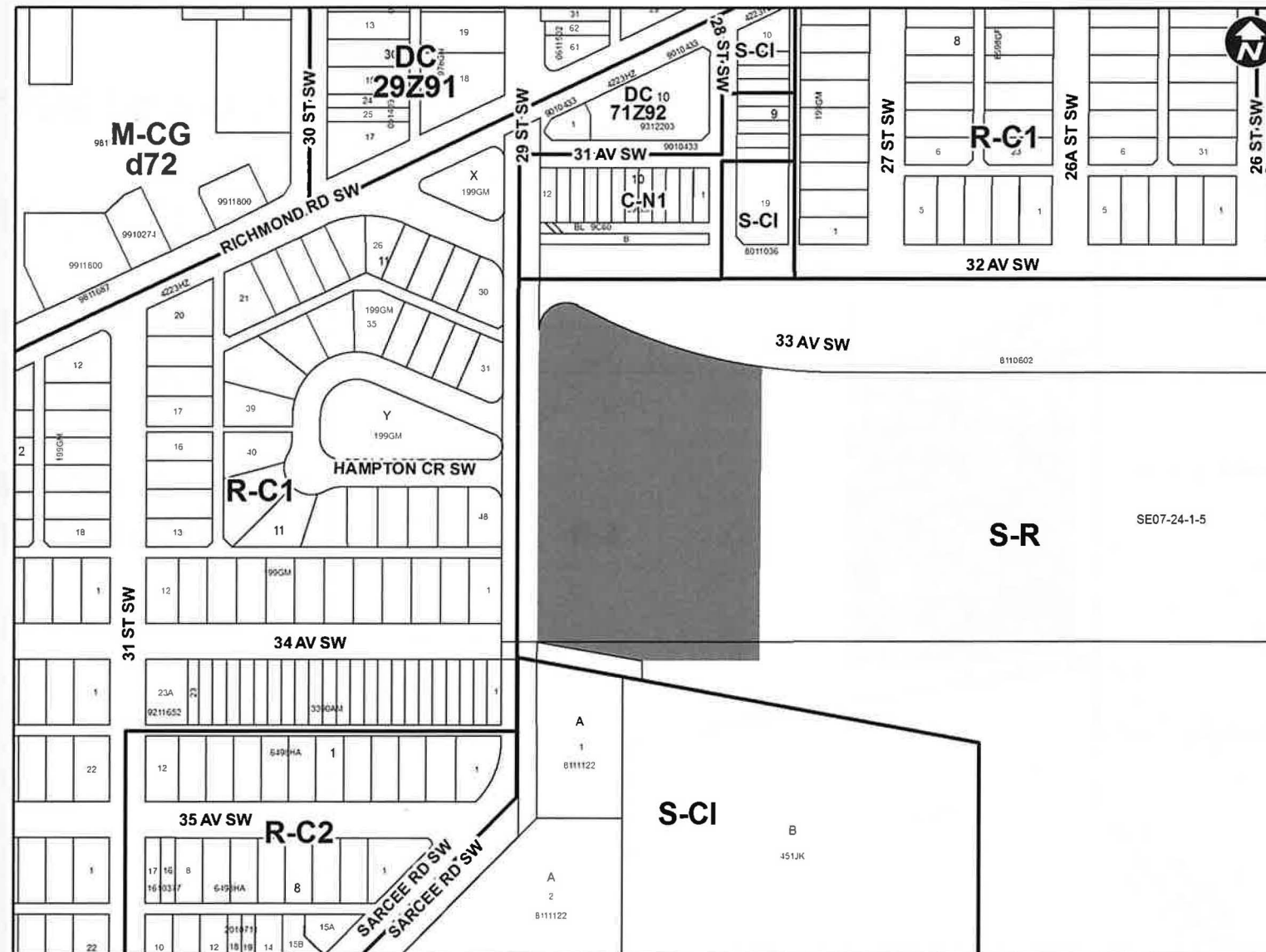


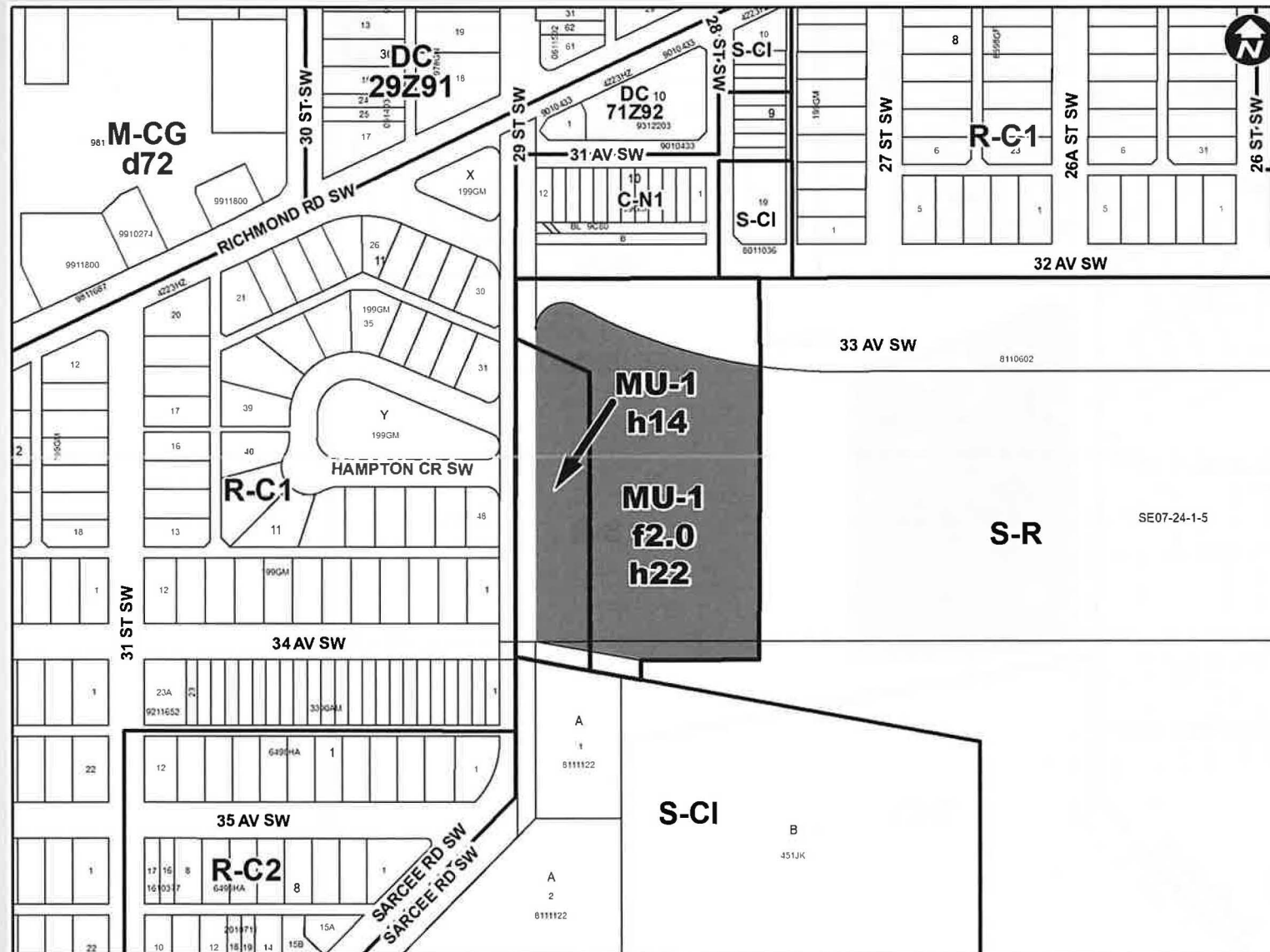
Legend

○ Bus Stop

Parcel Size:

2.2 ha
122m x 142m

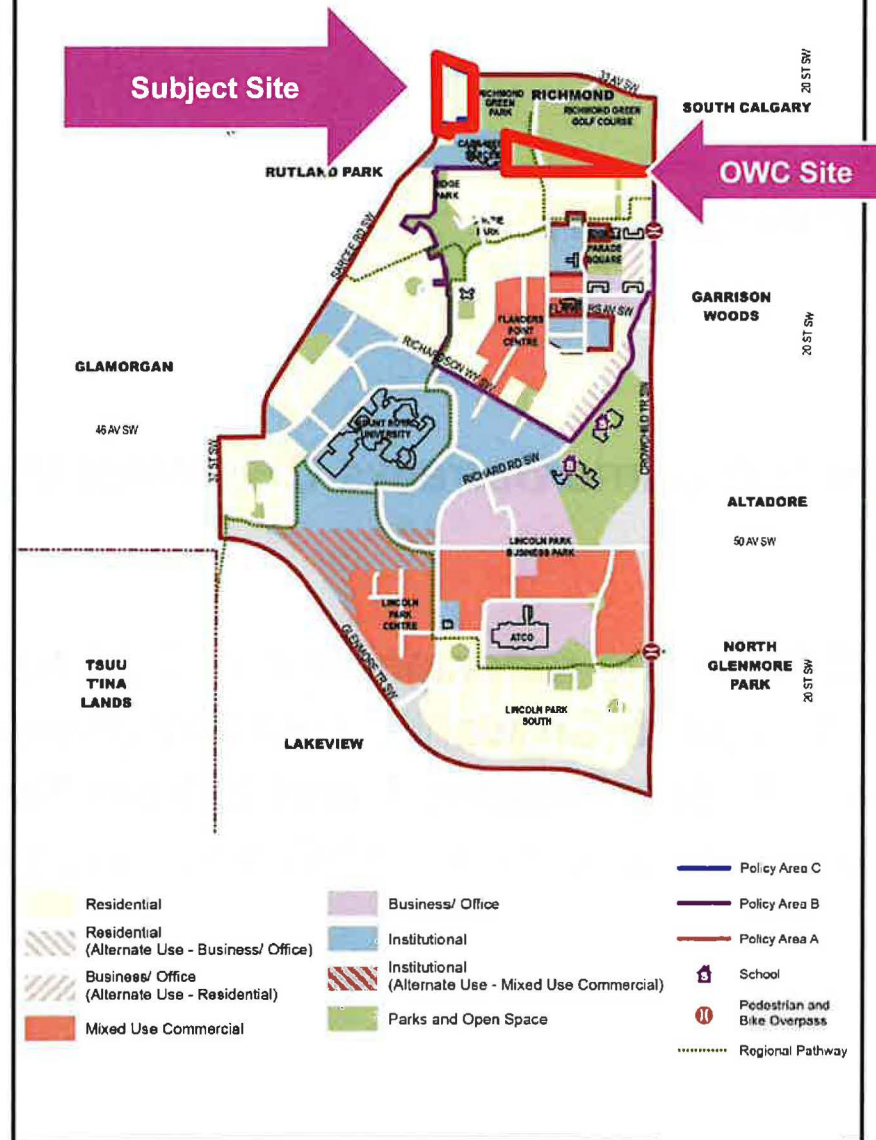




Proposed MU-1 Districts:

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

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 Sarcee 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

Calgary Planning Commission's Recommendation:

That Council:

1. Adopt, by resolution, the amendments to the Revised Currie Barracks CFB West Master Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 125D2021** 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



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



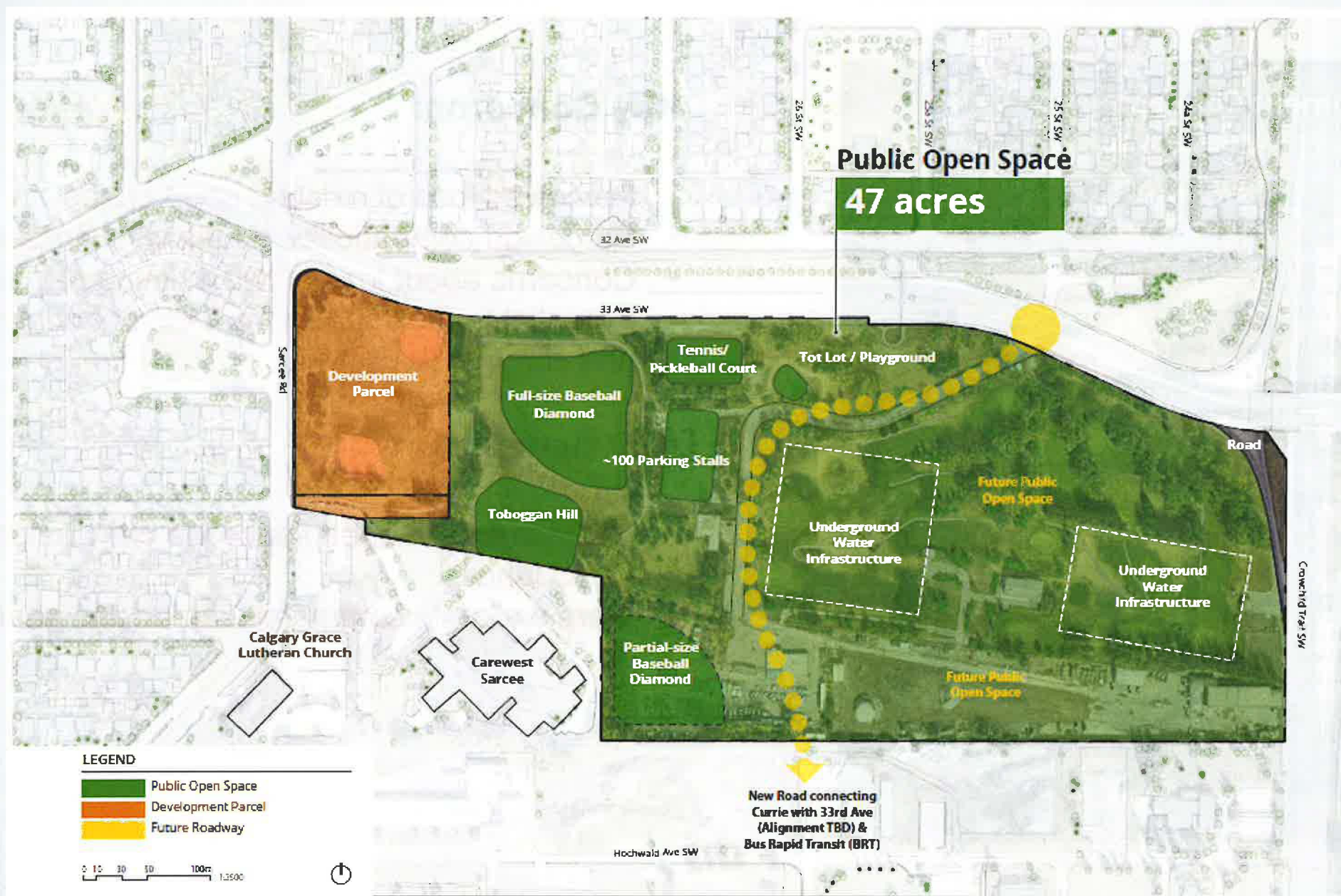
Along east edge of subject site looking east



At NE corner of site looking east







Development Concept



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

[illegible]