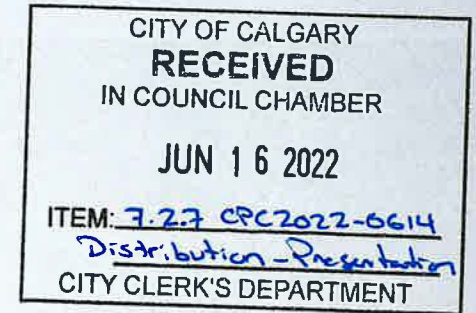




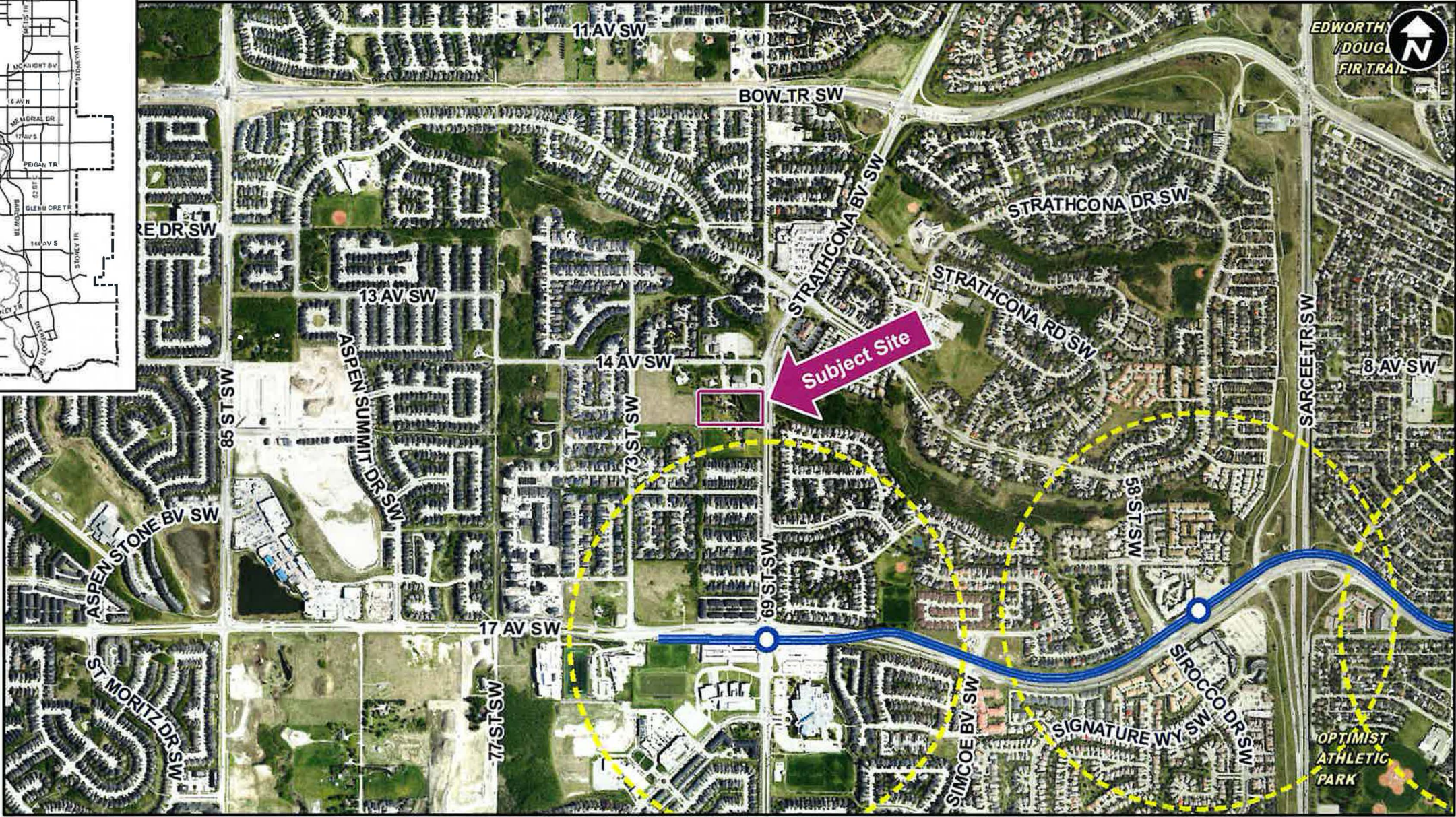
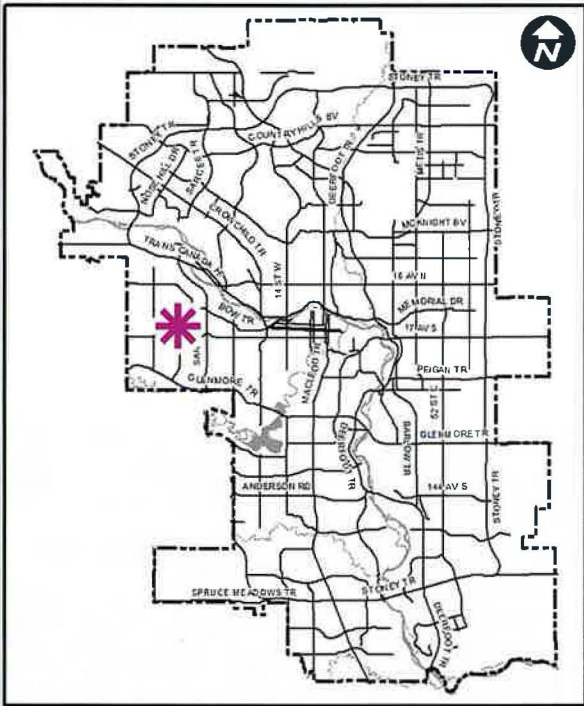
Calgary Planning Commission

Agenda Item: 7.2.7

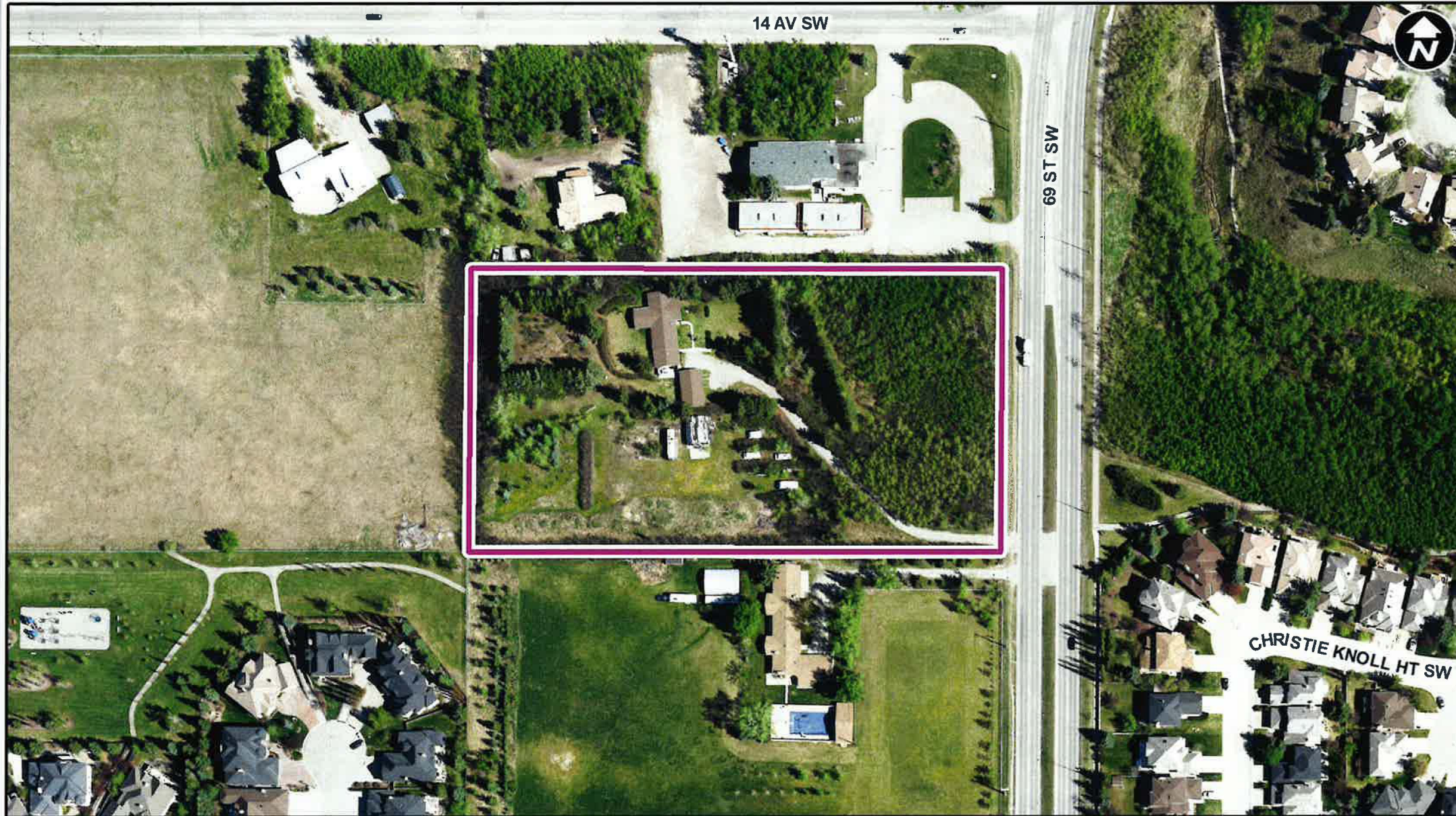
1



LOC2021-0196 / CPC2022-0614
Land Use Amendment & Outline Plan
June 16, 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

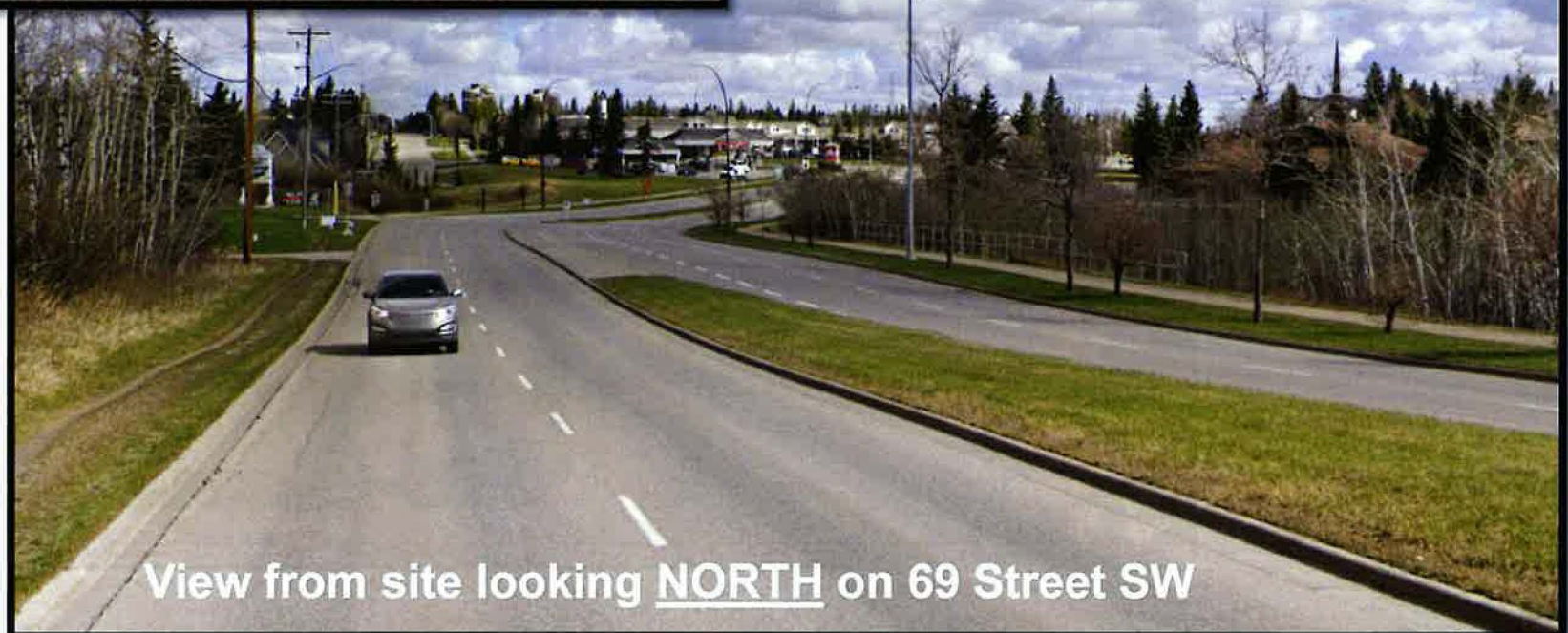


Parcel Size:

**1.99 ha
103m x 193m**

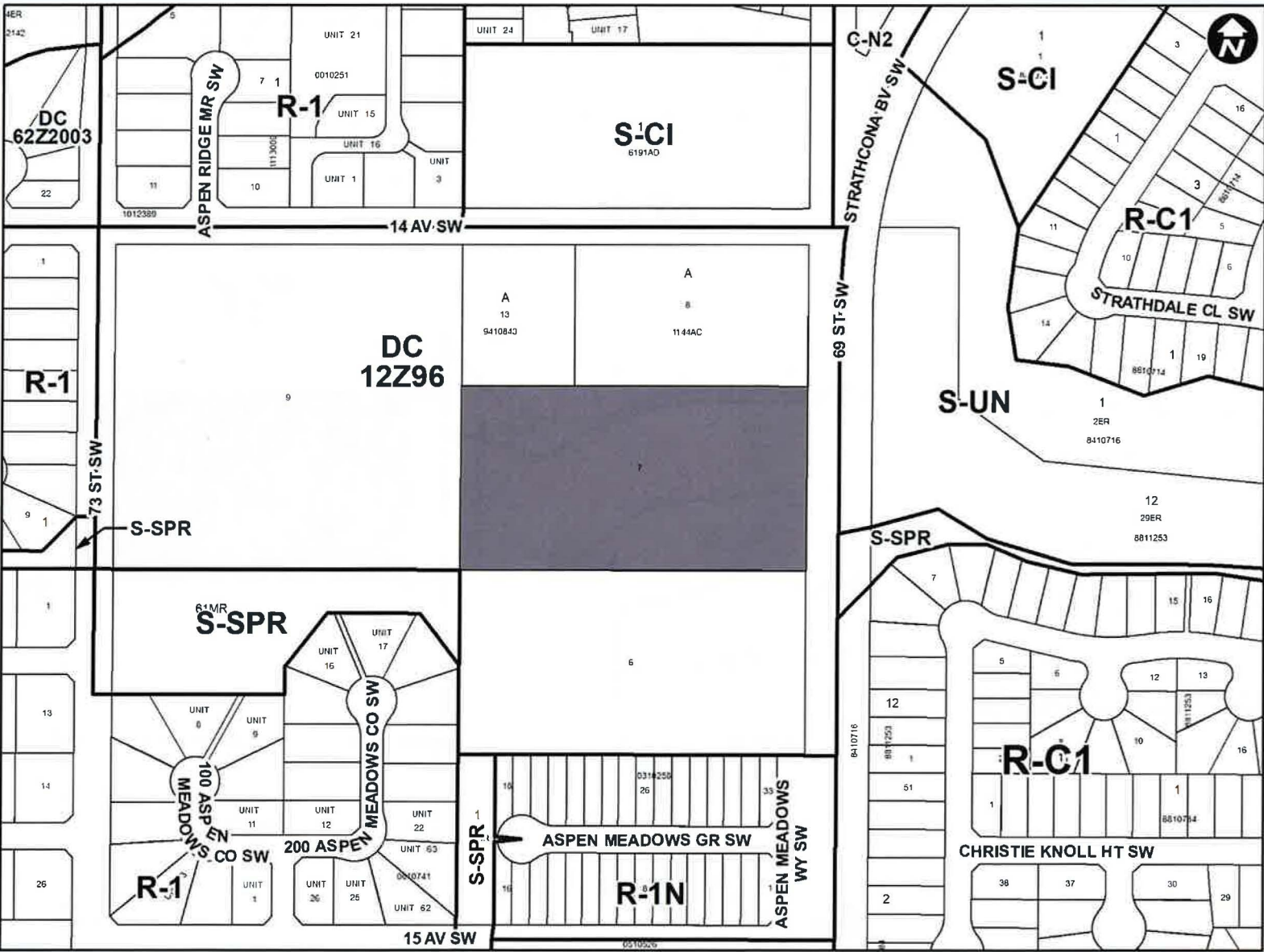


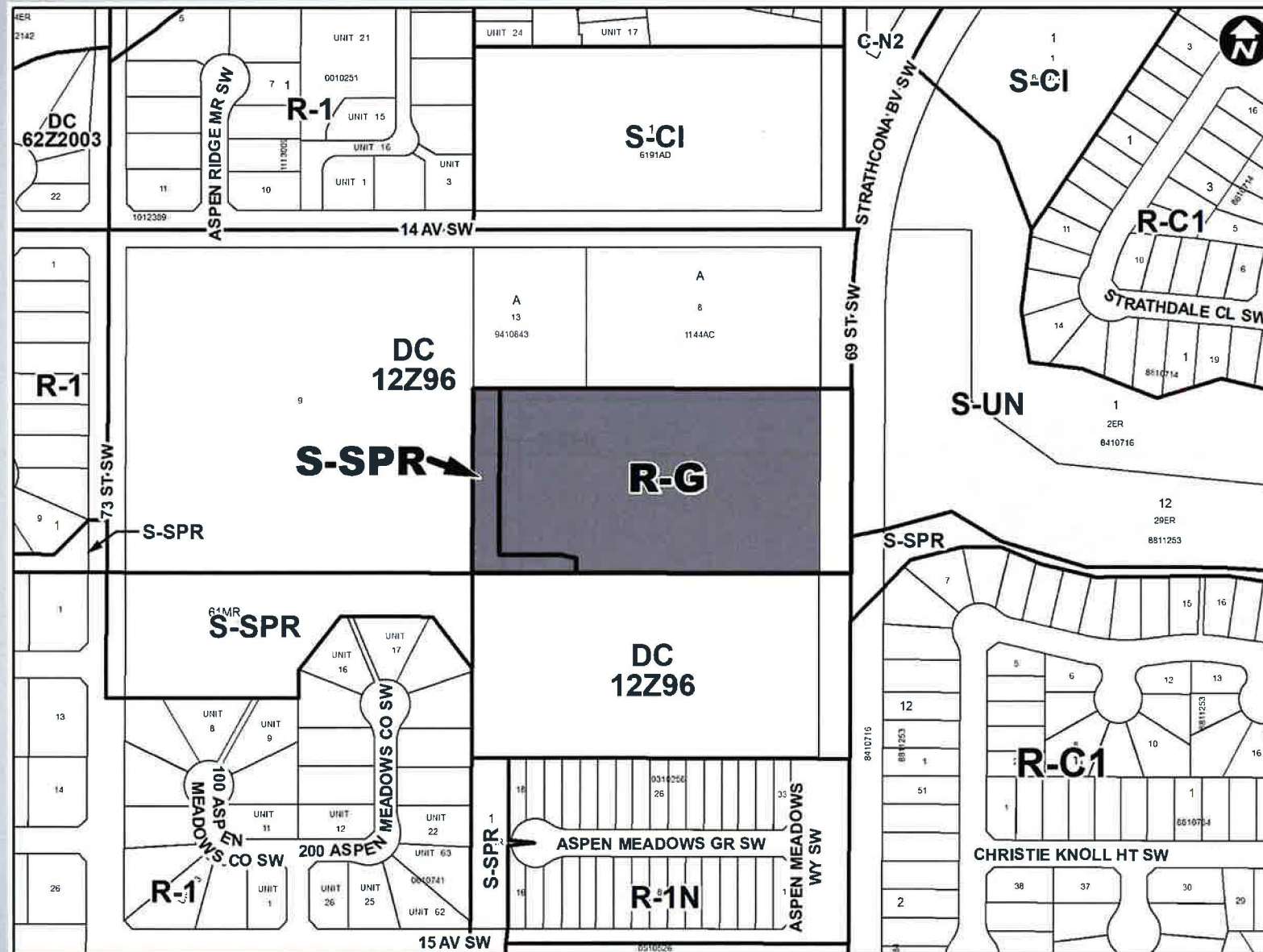
View of site looking WEST on 69 Street SW



View from site looking NORTH on 69 Street SW

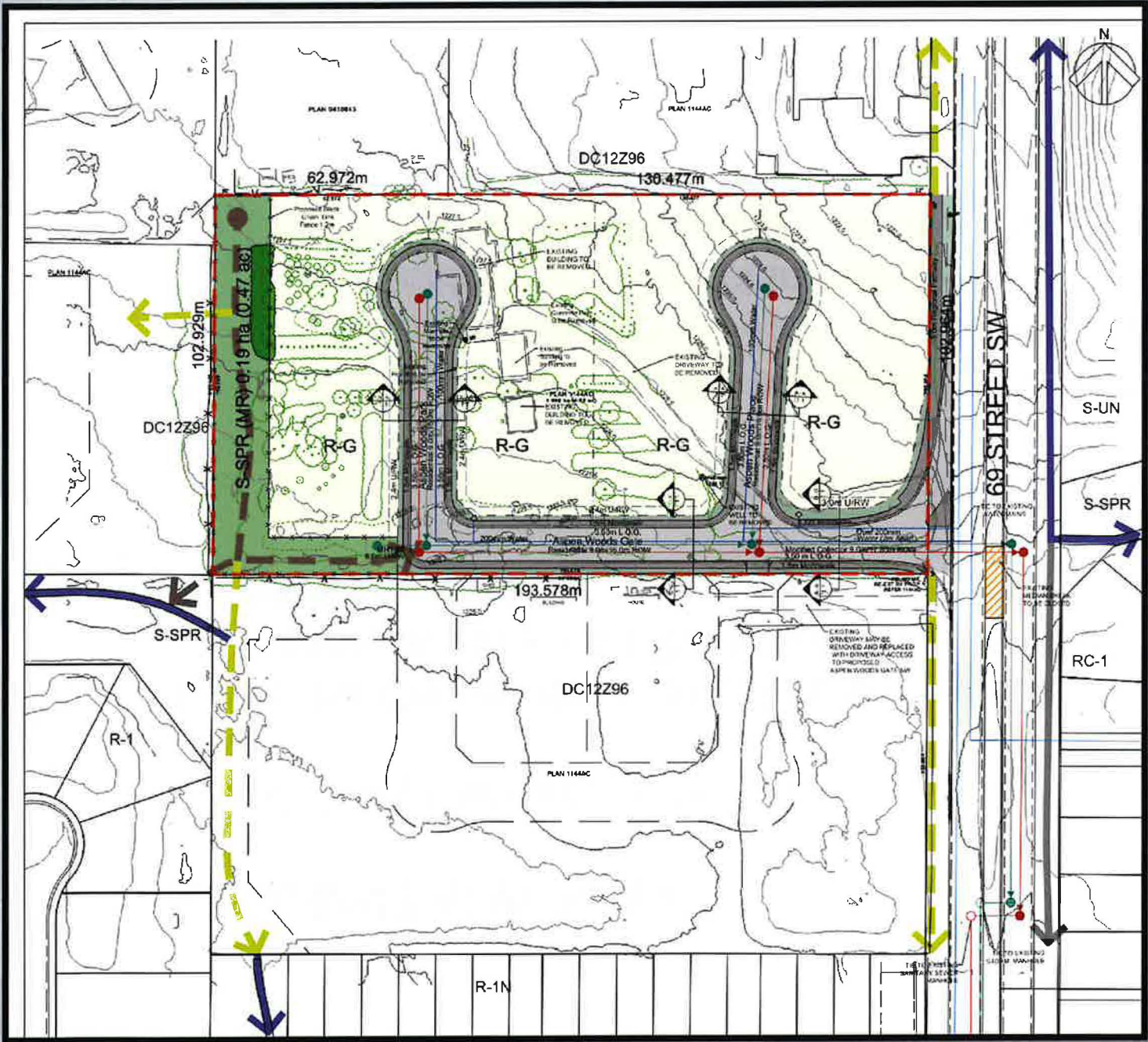






Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) District; and
- Special Purpose – School Park and Community Reserve (S-SPR) District.



LEGEND

OUTLINE/LAND USE PLAN

BOUNDARY

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

PROPOSED SIDEWALK

0.5m Contours

EXISTING TREE STANDS

EXISTING TREE STANDS TO REMAIN

1.2m BLACK CHAIN LINK FENCE

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED WATER LINE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING WATER LINE

PROPOSED HYDRANT

R-1s EXISTING LAND USES

R-G PROPOSED LAND USES

Name EXISTING LANDOWNERS

PROPOSED PATHWAY CONNECTIONS

FUTURE PROPOSED PATHWAYS

EXISTING PATHWAYS

EXISTING SIDEWALK

RECOMMENDATIONS:

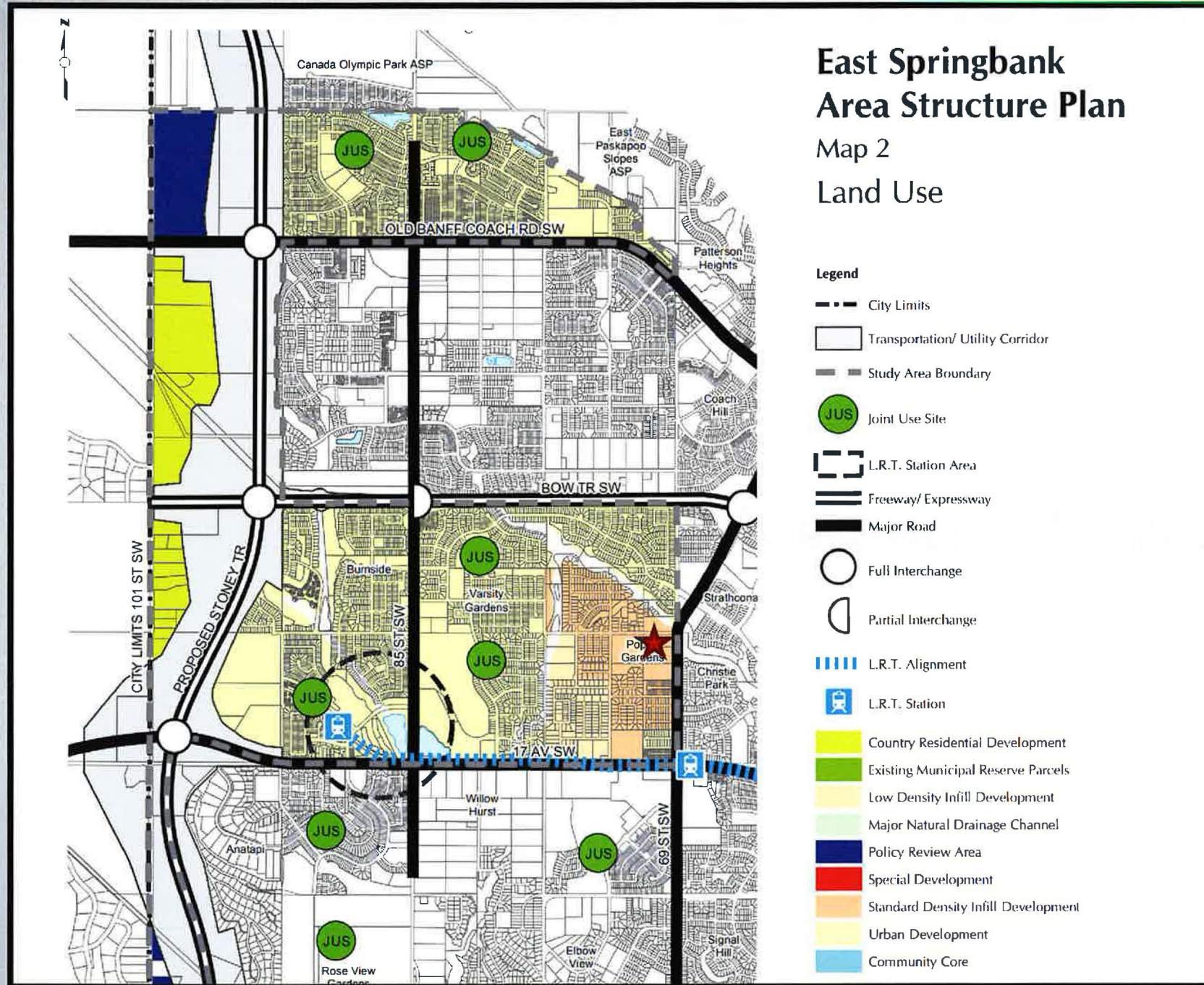
That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) to subdivide 1.99 hectares $\pm$ (4.92 acres $\pm$), with conditions (Attachment 2).

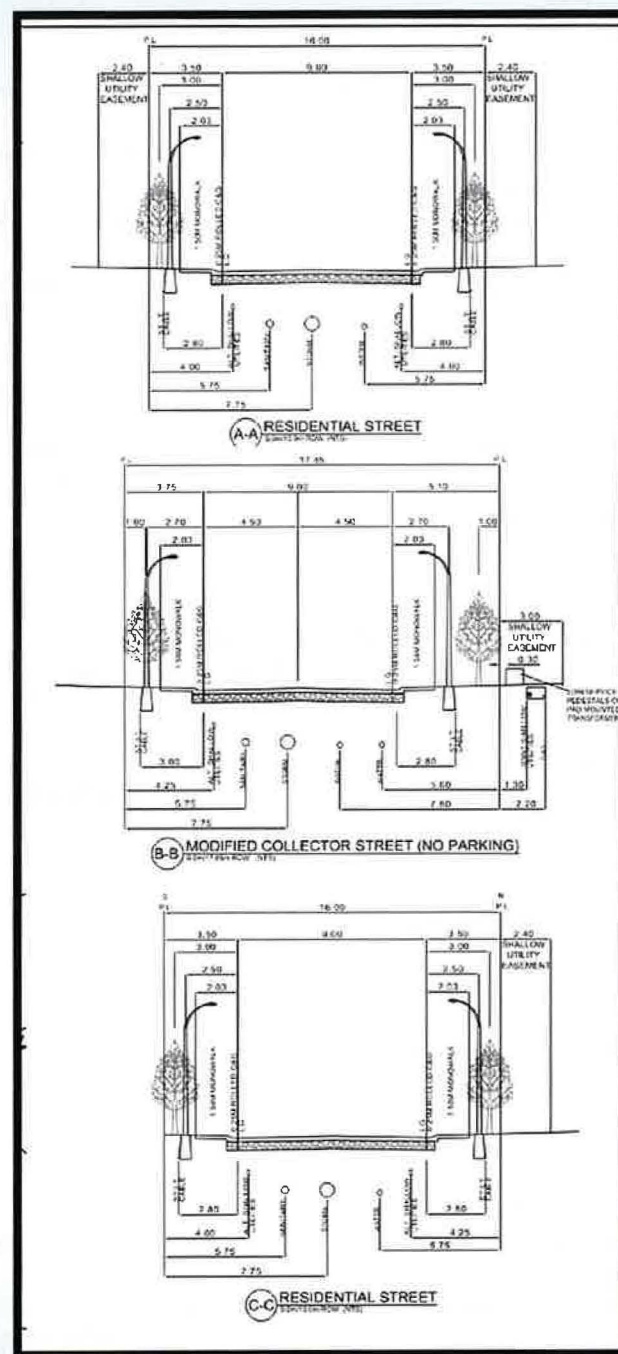
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.99 hectares $\pm$ (4.92 acres $\pm$) located at 1459 – 69 Street SW (Plan 114AC, Block A, Lot 7) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Supplementary Slides



- provide for a range of residential dwellings; and
- suggested range of 3 to 5 units per acre; and
- consideration may be given to proposals which are at a higher density if they are deemed to be consistent with the intent of the ASP.



Outline Plan Statistics:

Gross Area:	±1.99 ha	±4.92ac	
Gross Developable:	±1.99 ha	±4.92 ac	100%
<u>Residential</u>			
R-G	±1.26 ha	±3.11 ac	63%
<u>Park / Open Space</u>			
 S-SPR	±0.19 ha	±0.47 ac	10%
<u>Roads</u>			
Residential (8.5m/16.0m ROW)	±0.54 ha	±1.33 ac	27%

Density/Intensity:

Land Use	Area (ha)	Area (ac)	Building Type	Anticipated /Max Units	People per Unit	Home Based Jobs	People	Jobs & People	Intensity	Density (UPH)	Density (UPA)
R-G	1.26	3.11	Single detached	33	3.63	4	120	124			
S-SPR	0.19	0.47	N/A								
Roads	0.54	1.33	N/A								
Total	1.99	4.92		33		4	120	124	62.21	16.61	6.71

** The Intent is to build to the maximum allowable density.

Land Use Statistics:

Lands to be Redesignated

DC12Z96 to R-G	±1.79 ha	±4.43 ac
DC12Z96 to S-SPR	±0.20 ha	±0.49 ac
Total:	±1.99 ha	±4.92 ac

