



Calgary Planning Commission

Agenda Item: 7.2.6

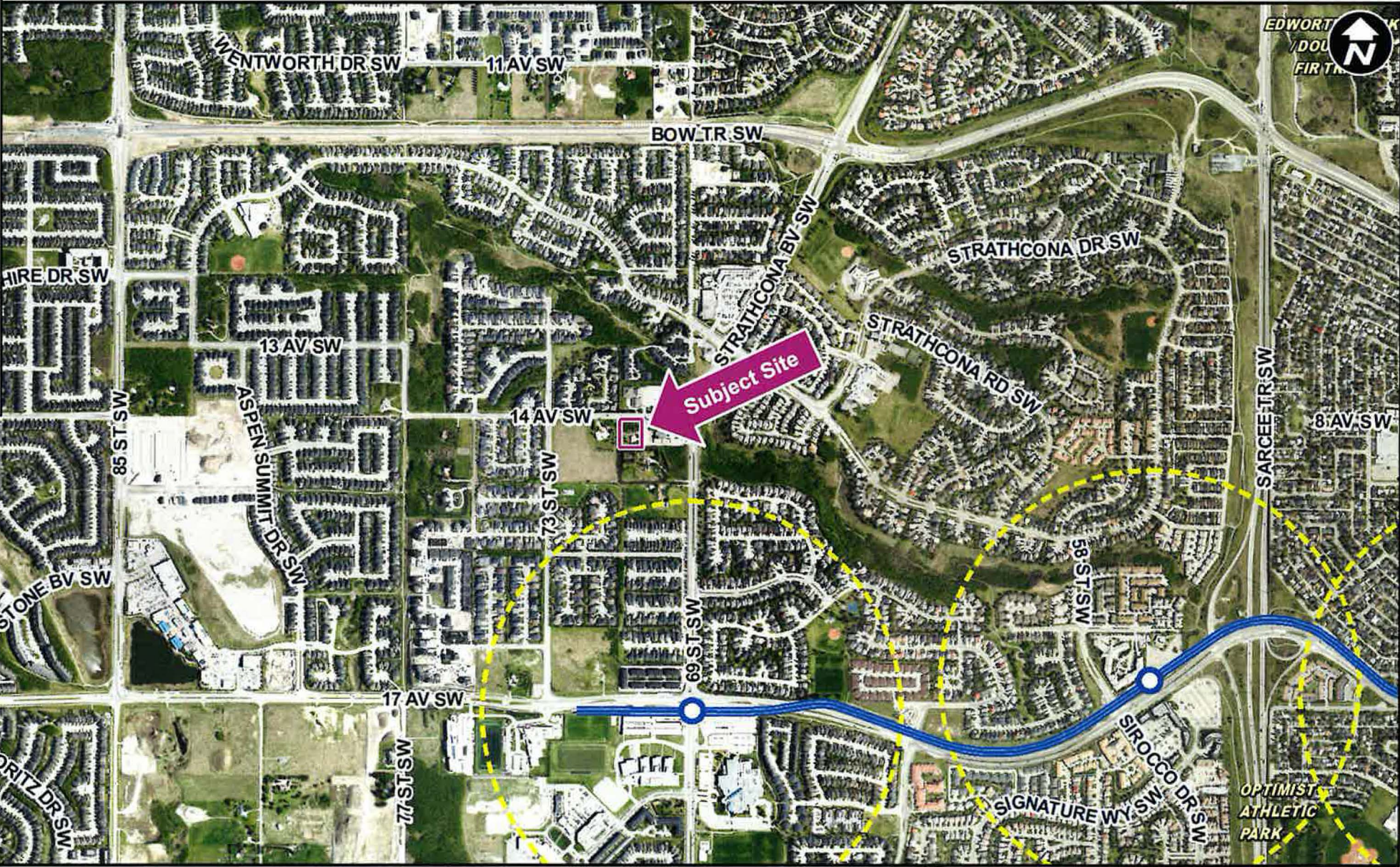
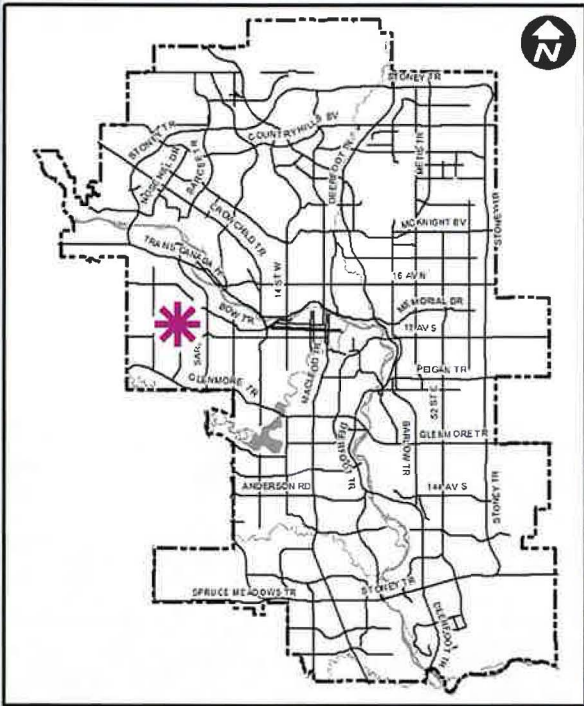
CITY OF CALGARY
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IN COUNCIL CHAMBER

JUN 16 2022

ITEM: 7.2.6 CPC2022-0544

Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0143 / CPC2022-0544
Policy and Land Use Amendment
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

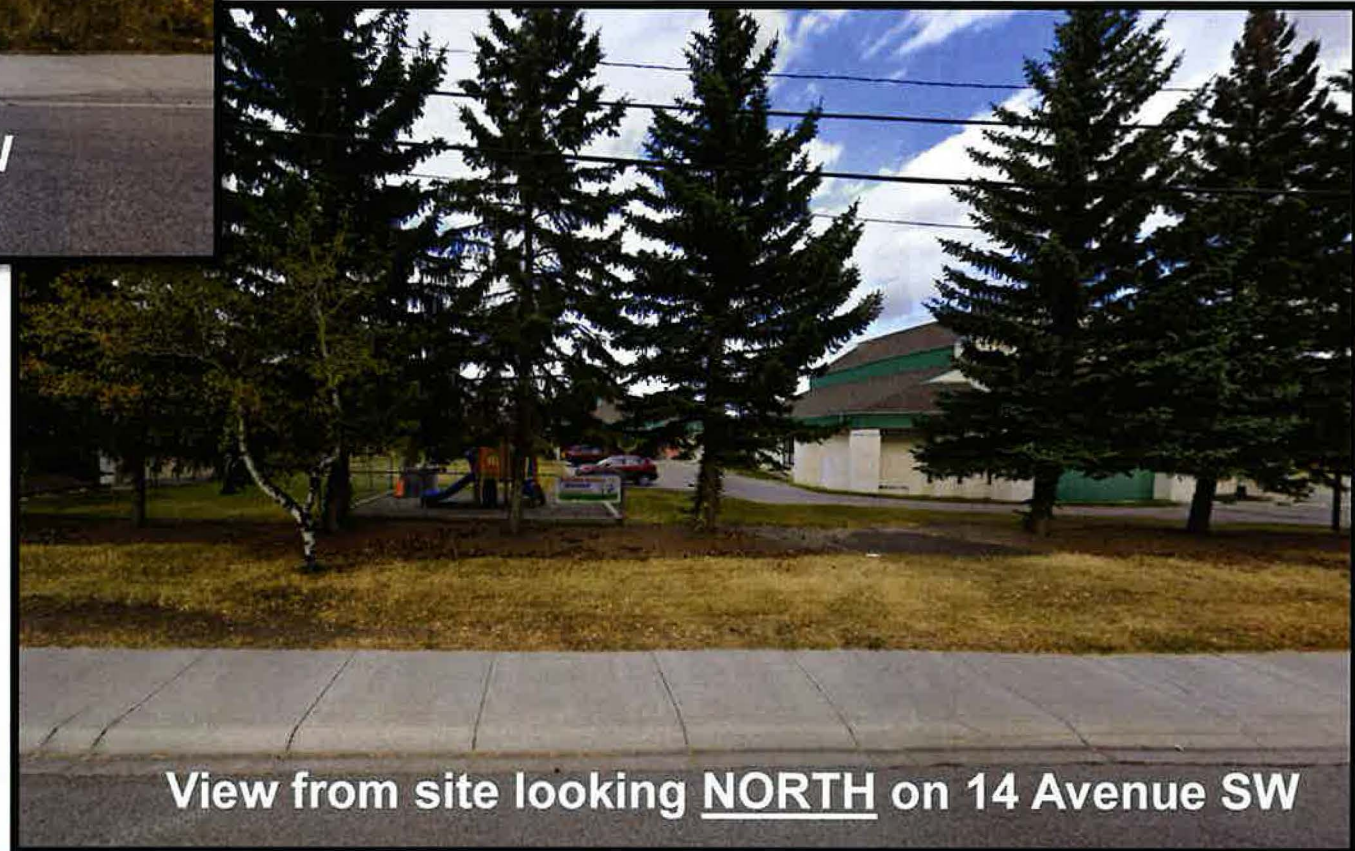


Parcel Size:

0.50 ha
63m x 79m



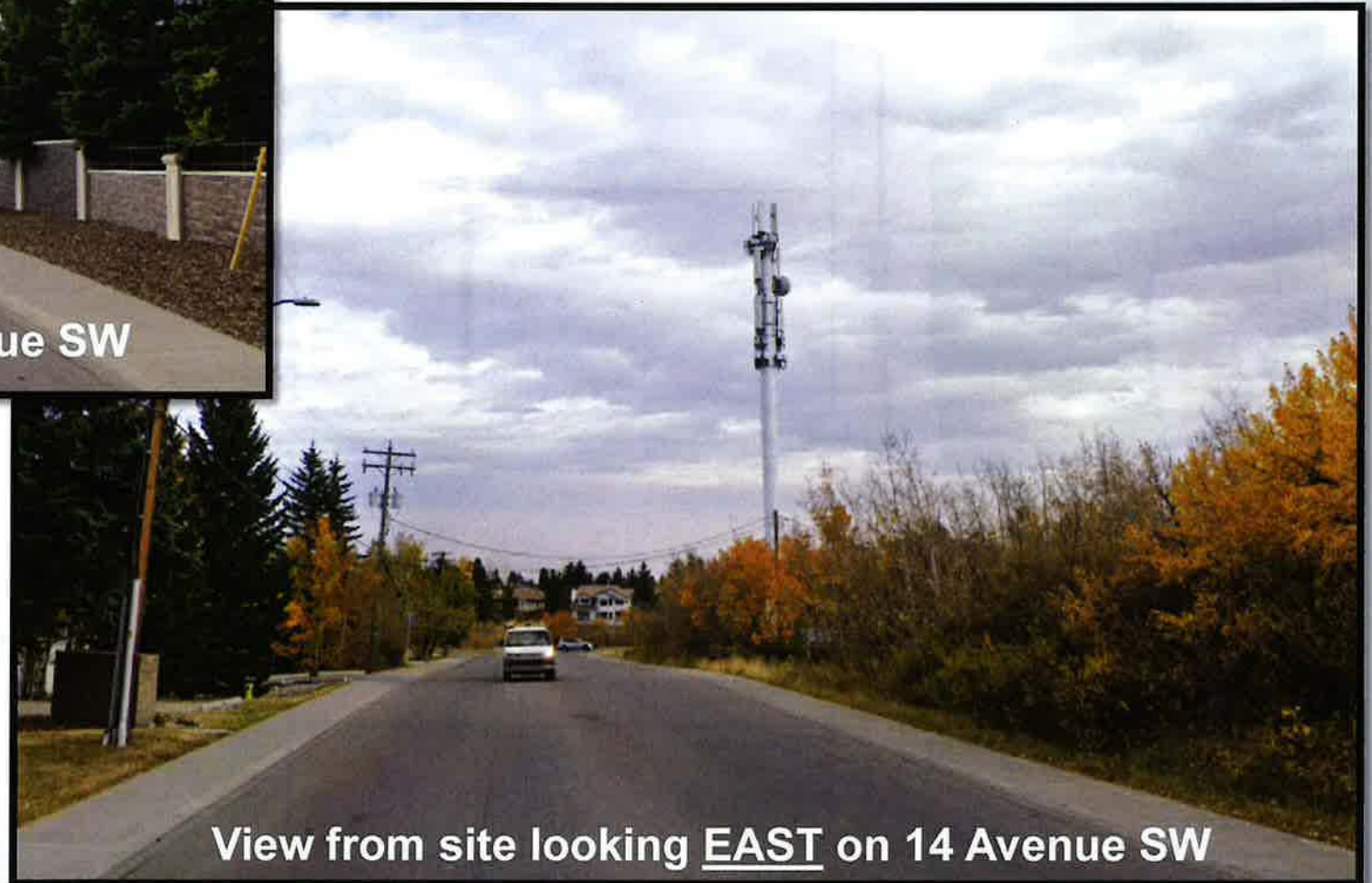
View of site looking SOUTH on 14 Avenue SW



View from site looking NORTH on 14 Avenue SW

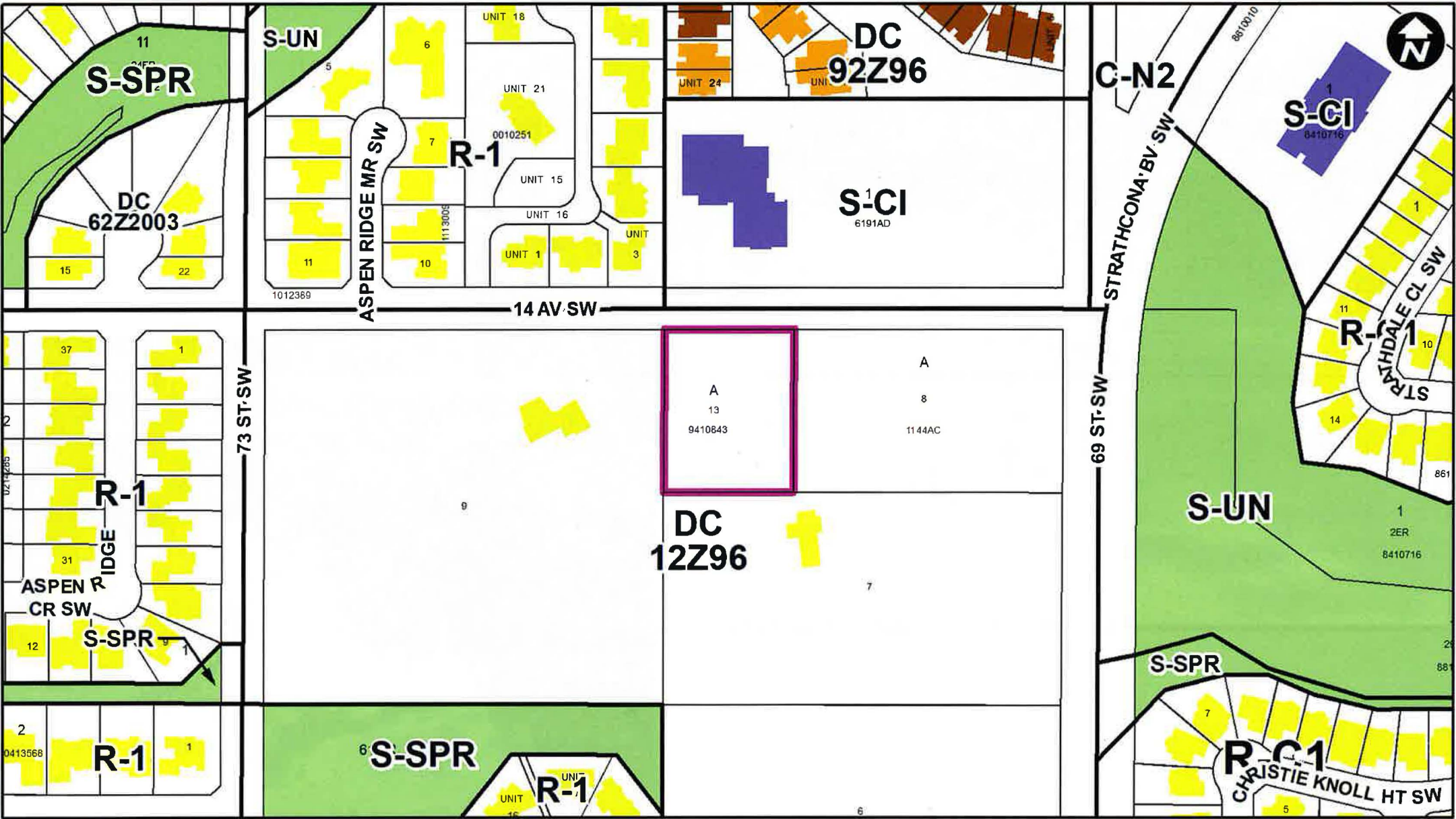


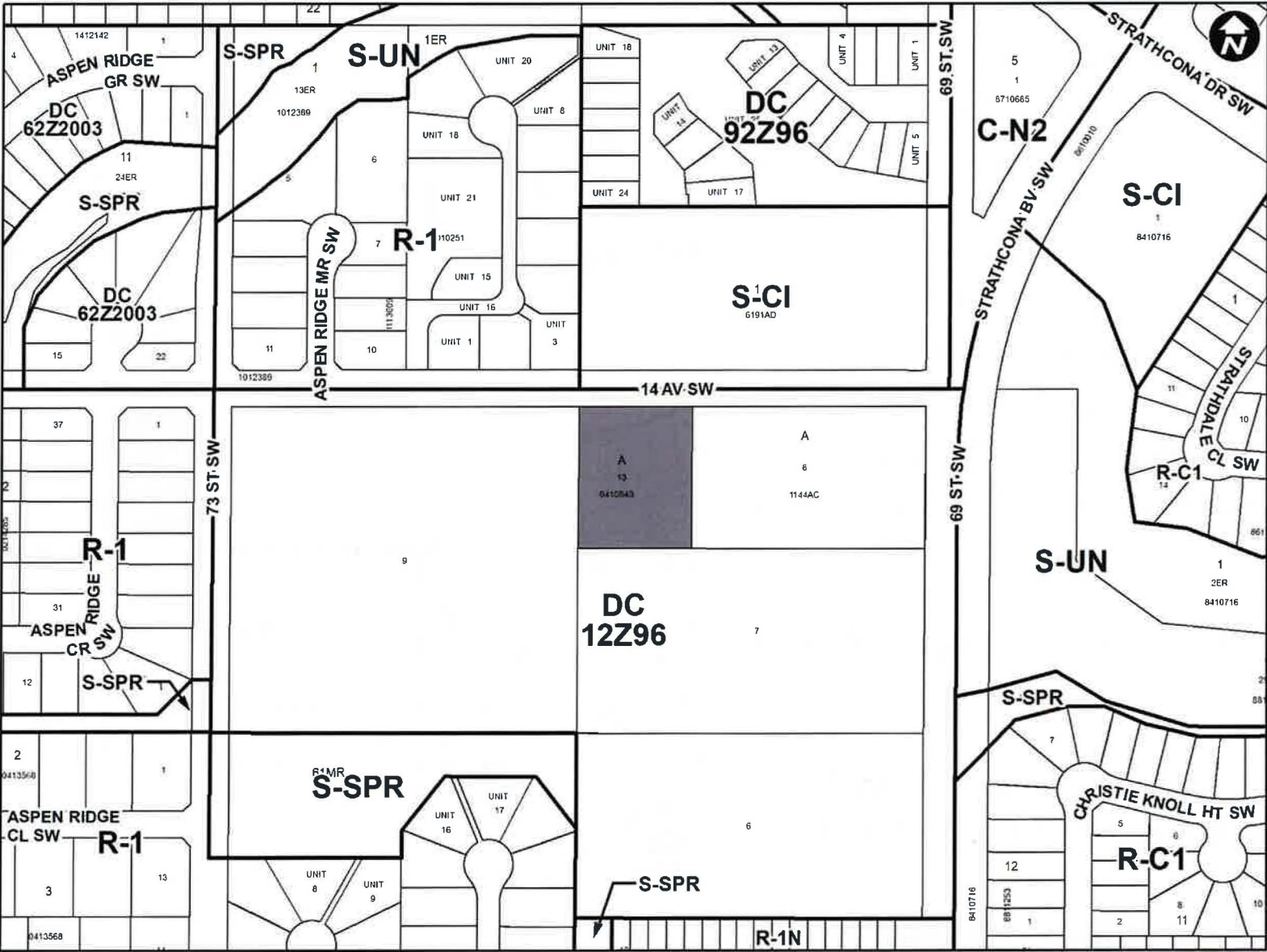
View from site looking WEST on 14 Avenue SW

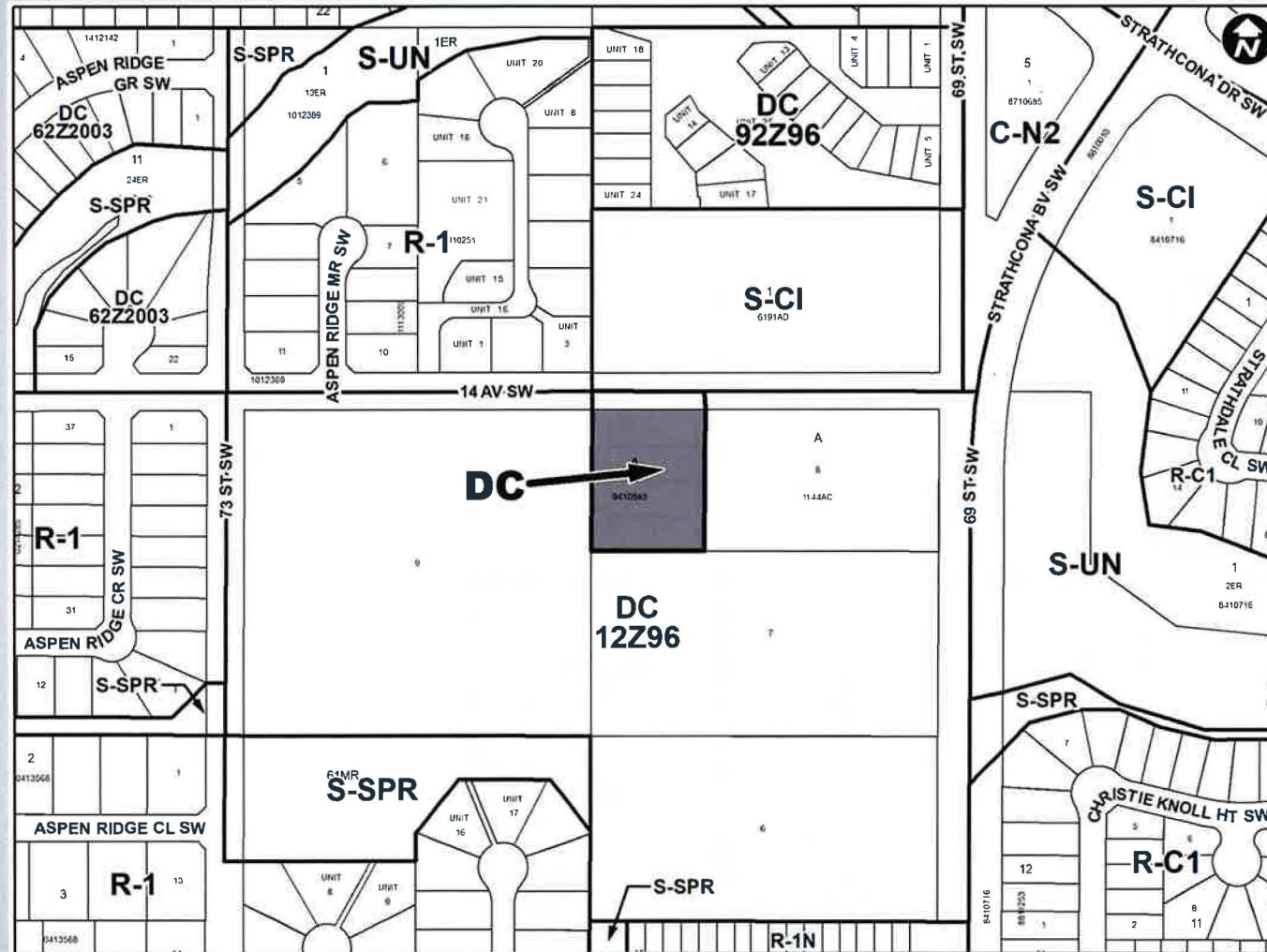


View from site looking EAST on 14 Avenue SW

- 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

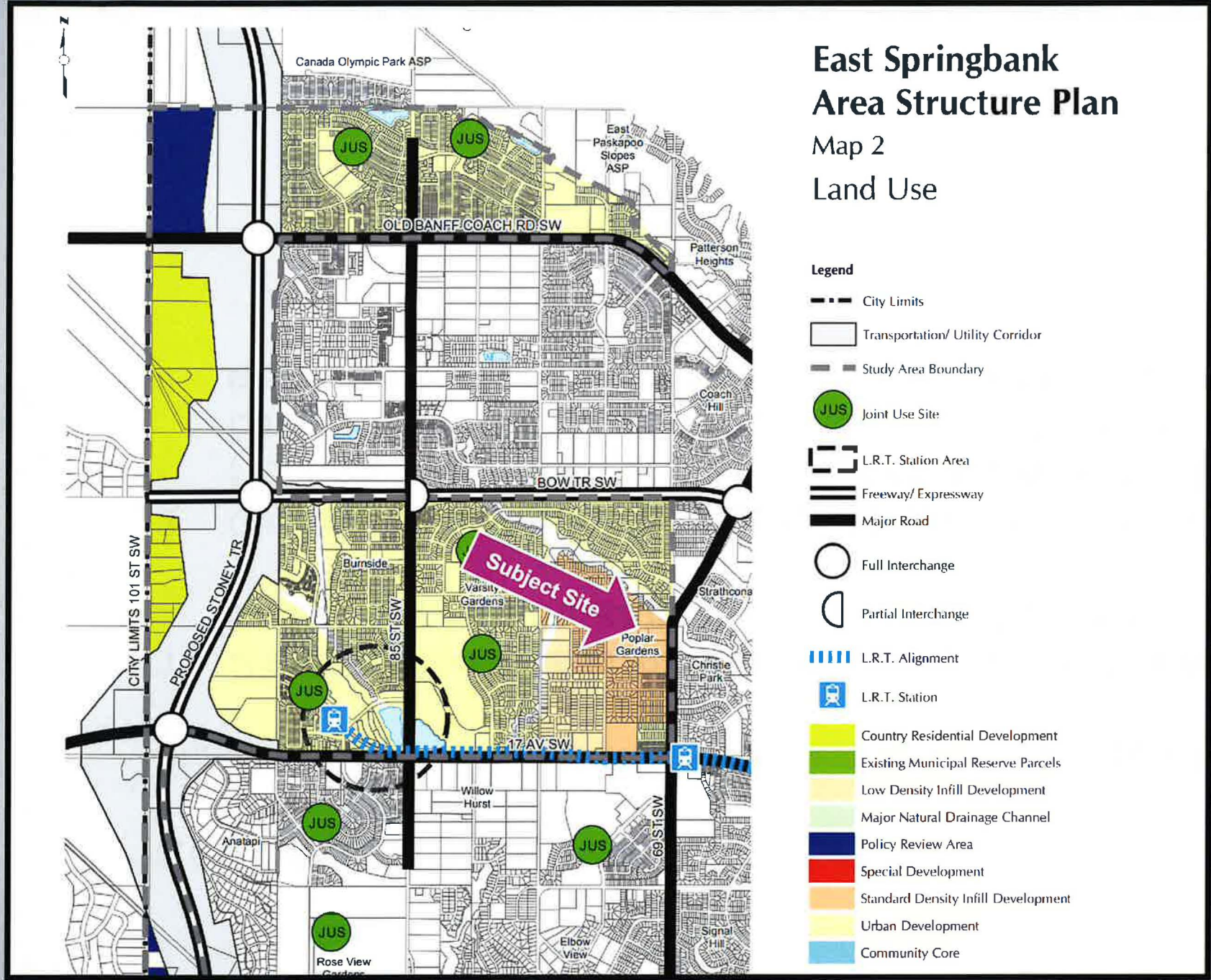






Proposed DC District:

- intended to provide for a multi-storey residential building with supporting commercial uses;
- M-2 District as base district;
- additional uses such as Health Care Services, Outdoor Café, and Restaurant: Licensed which can only be contained within a development that includes Assisted Living or Residential Care; and
- building setback and stepbacks (above three storeys and four storeys) to facilitate a contextually sensitive transition to the low density residential development to the south.



Proposed Site-Specific
Amendment to Section 2.2.3:

- would allow a maximum floor area ratio of 3.0 and a maximum height of 5 storeys; and
- design considerations are included within the amendment.

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of .50 hectares \pm (1.23 acres \pm) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey residential building, with guidelines (Attachment 3).

Supplementary Slides

