



Public Hearing of Council

Agenda Item: 8.1.11

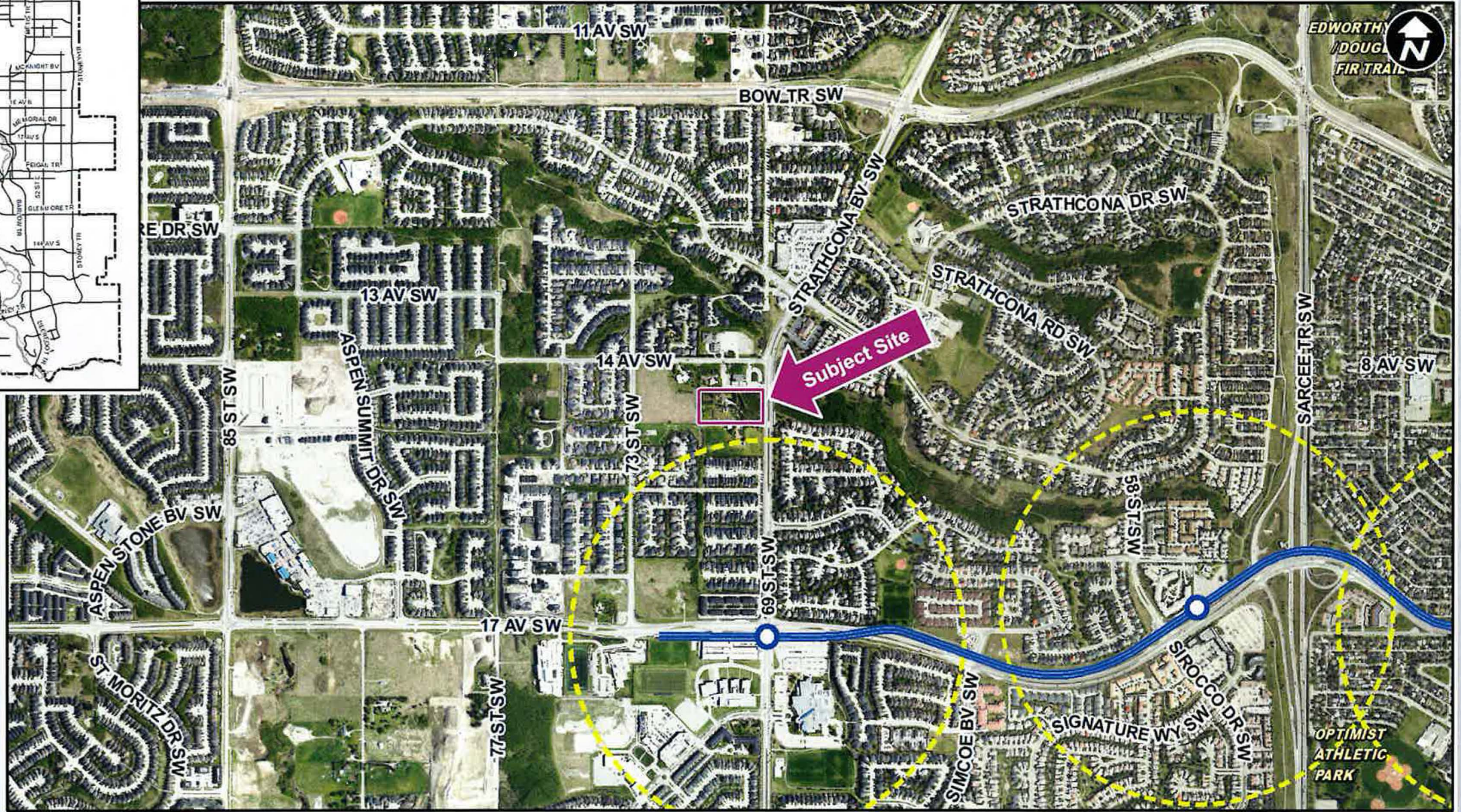
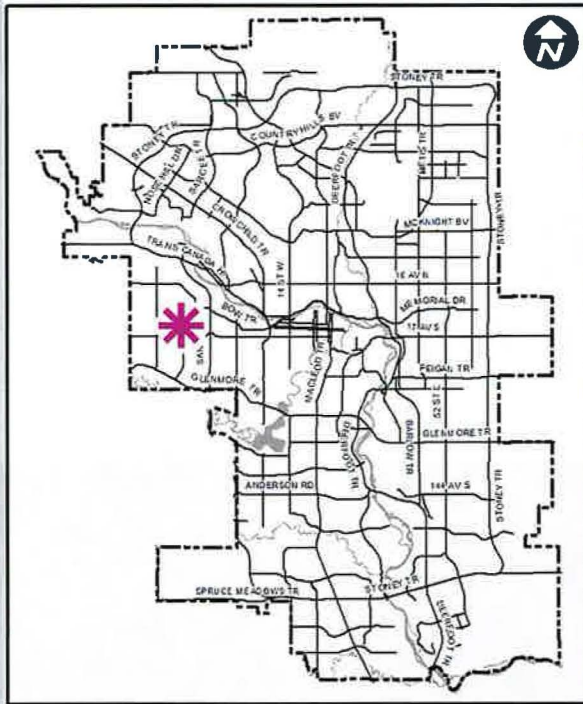


LOC2021-0196 / CPC2022-0614

Land Use Amendment

July 26, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: #8.1.11 CPC2022-0614
Distribution
CITY CLERK'S DEPARTMENT



LEGEND

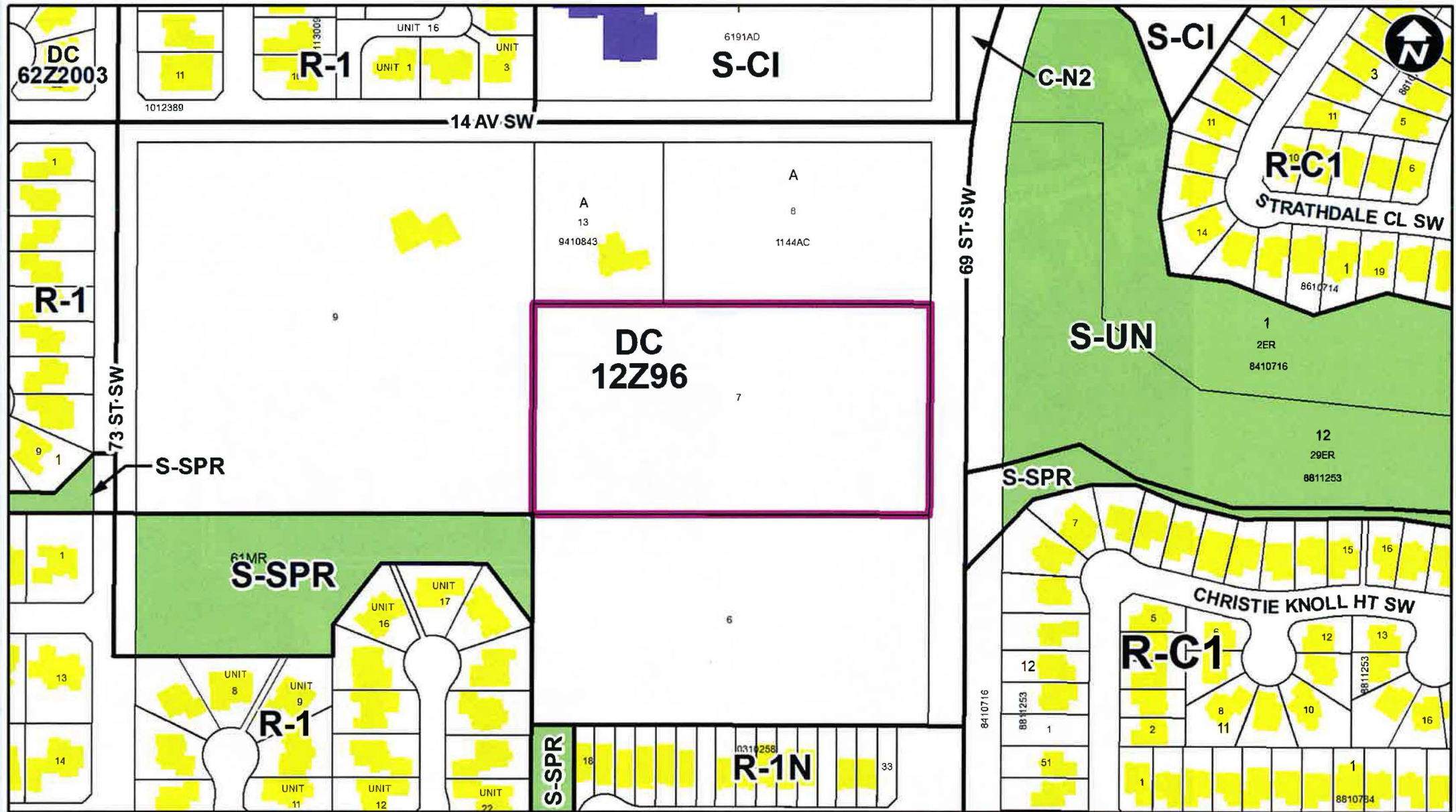
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

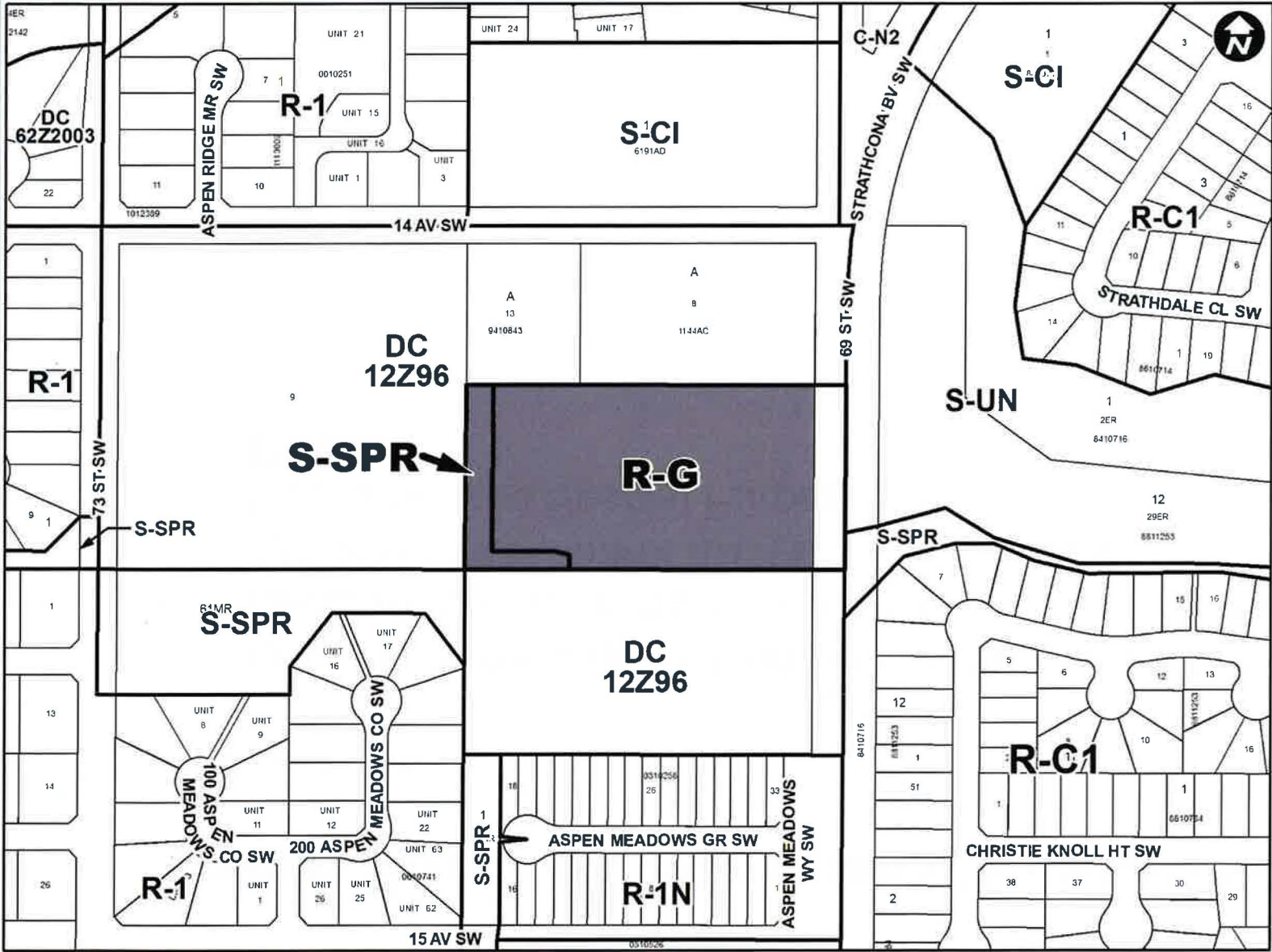


Parcel Size:

1.99 ha
103m x 193m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - 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 – Low Density Mixed Housing (R-G) District; and
- Special Purpose – School Park and Community Reserve (S-SPR) District.

Calgary Planning Commission's Recommendation:

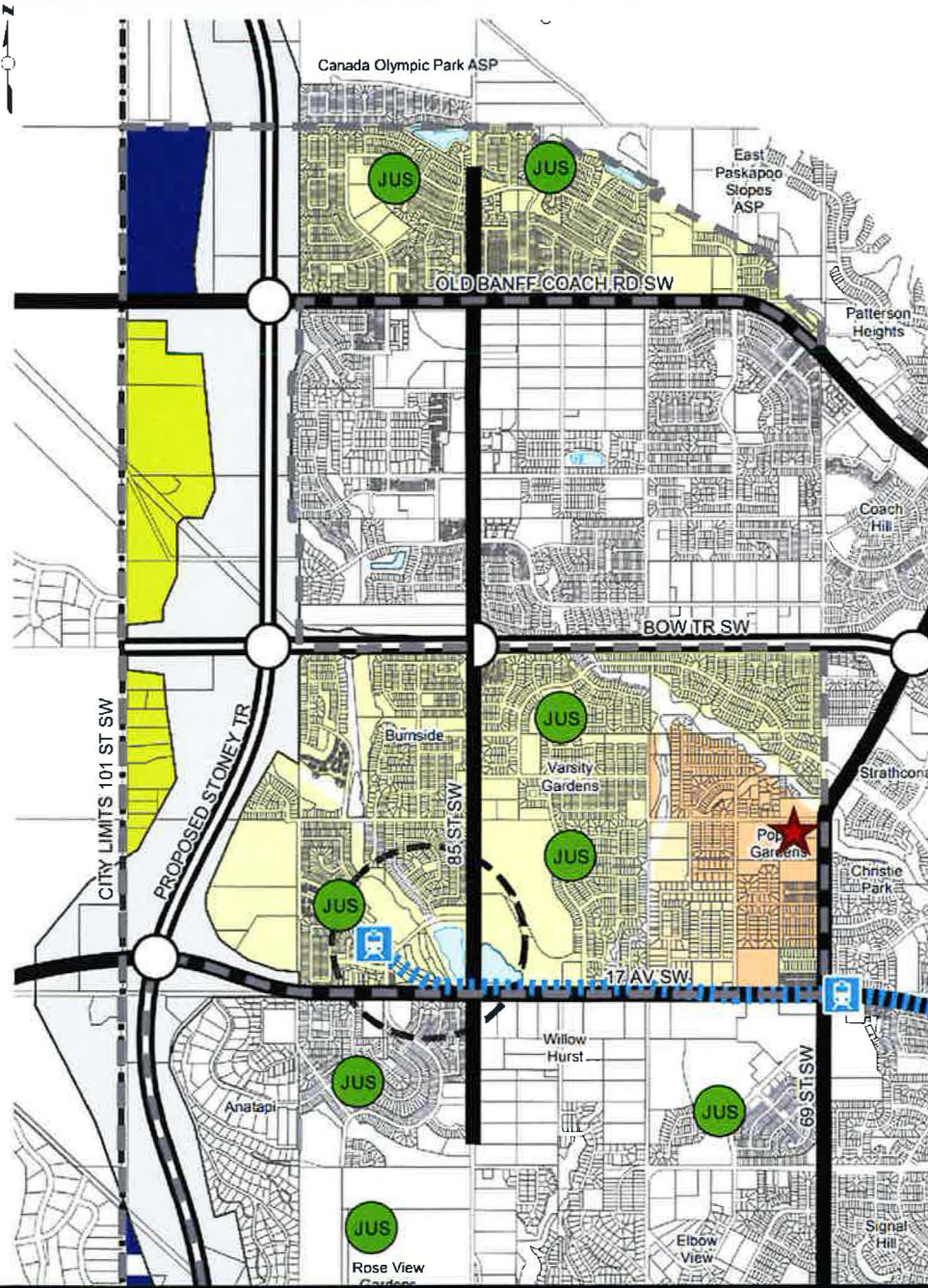
That Council:

Give three readings to **Proposed Bylaw 117D2022** 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

East Springbank Area Structure Plan

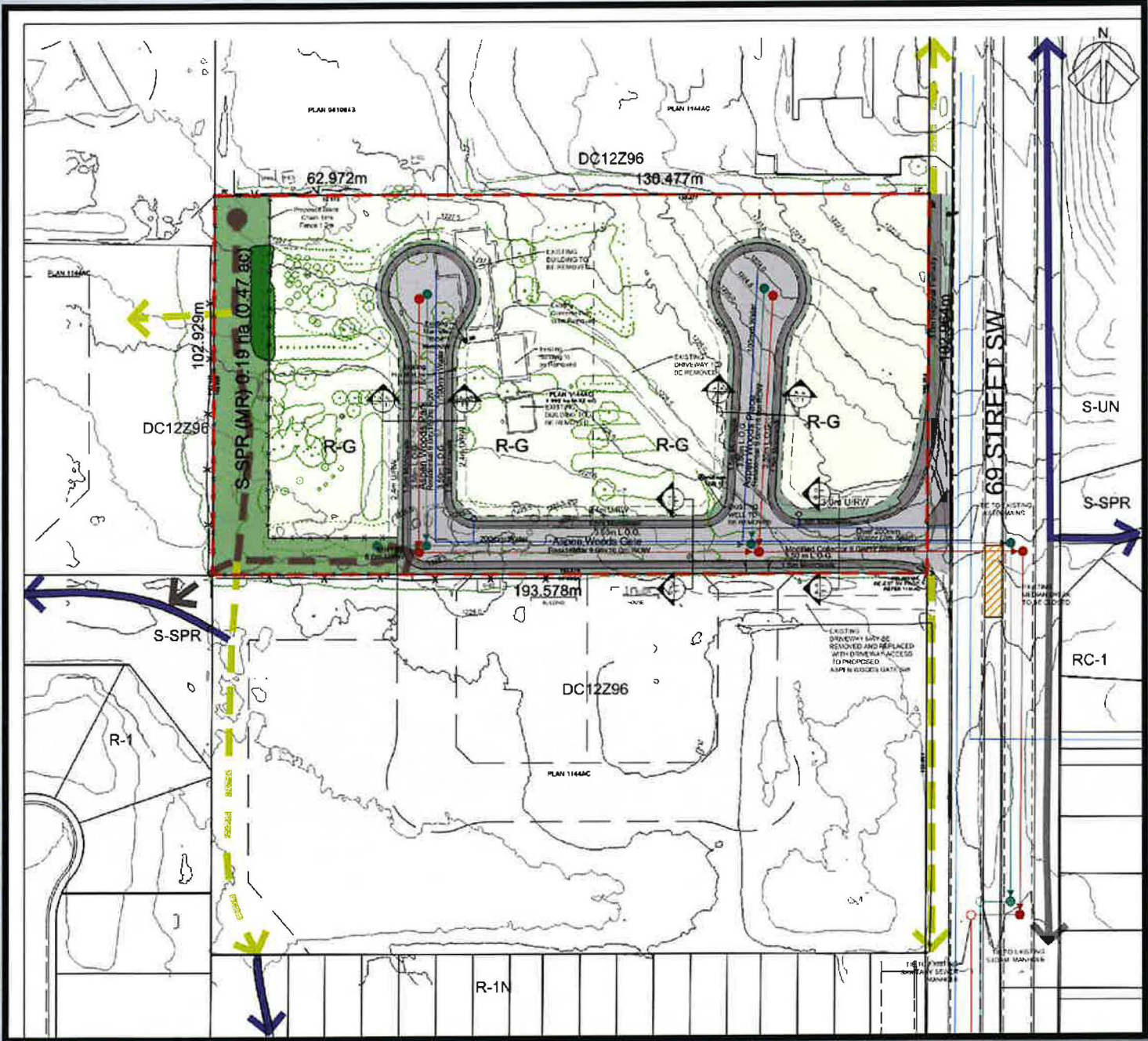
Map 2 Land Use



Legend

- City Limits
- Transportation/ Utility Corridor
- Study Area Boundary
- Joint Use Site
- L.R.T. Station Area
- Freeway/ Expressway
- Major Road
- Full Interchange
- Partial Interchange
- L.R.T. Alignment
- L.R.T. Station
- Country Residential Development
- Existing Municipal Reserve Parcels
- Low Density Infill Development
- Major Natural Drainage Channel
- Policy Review Area
- Special Development
- Standard Density Infill Development
- Urban Development
- Community Core

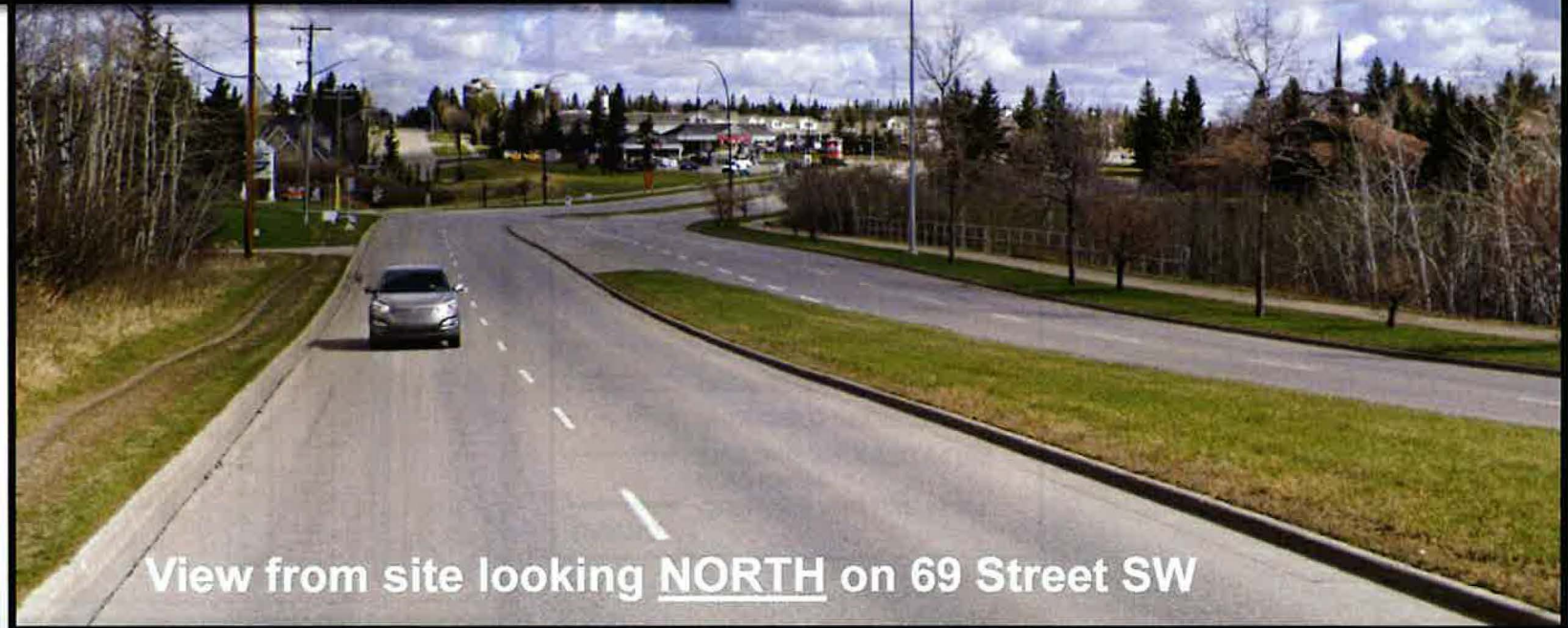
- provide for a range of residential dwellings; and
- suggested range of 3 to 5 units per acre; and
- consideration may be given to proposals which are at a higher density if they are deemed to be consistent with the intent of the ASP.



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
	EXISTING LAND USES
	PROPOSED LAND USES
	EXISTING LANDOWNERS
	PROPOSED PATHWAY CONNECTIONS
	FUTURE PROPOSED PATHWAYS
	EXISTING PATHWAYS
	EXISTING SIDEWALK



View of site looking WEST on 69 Street SW



View from site looking NORTH on 69 Street SW



