



Public Hearing of Council

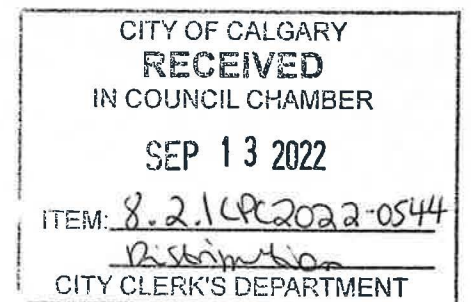
Agenda Item: 8.2.1

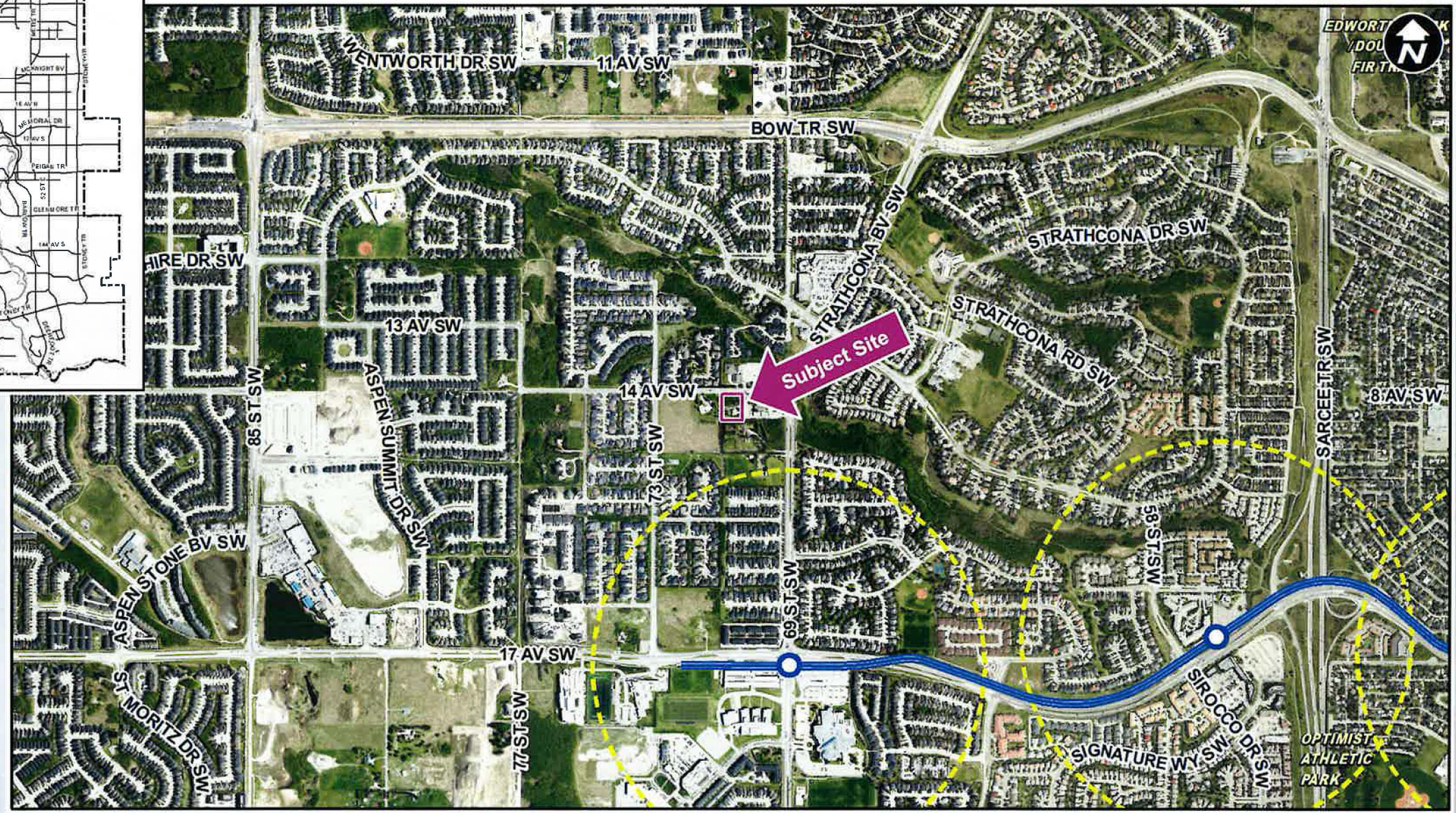
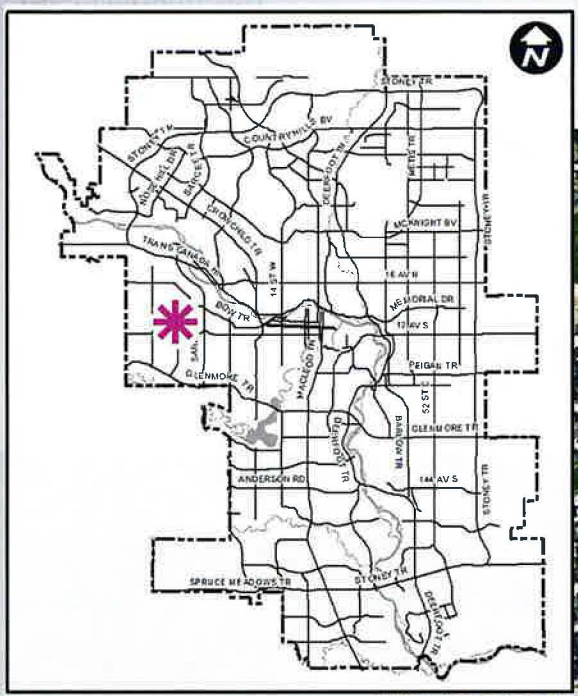


LOC2021-0143 / CPC2022-0544

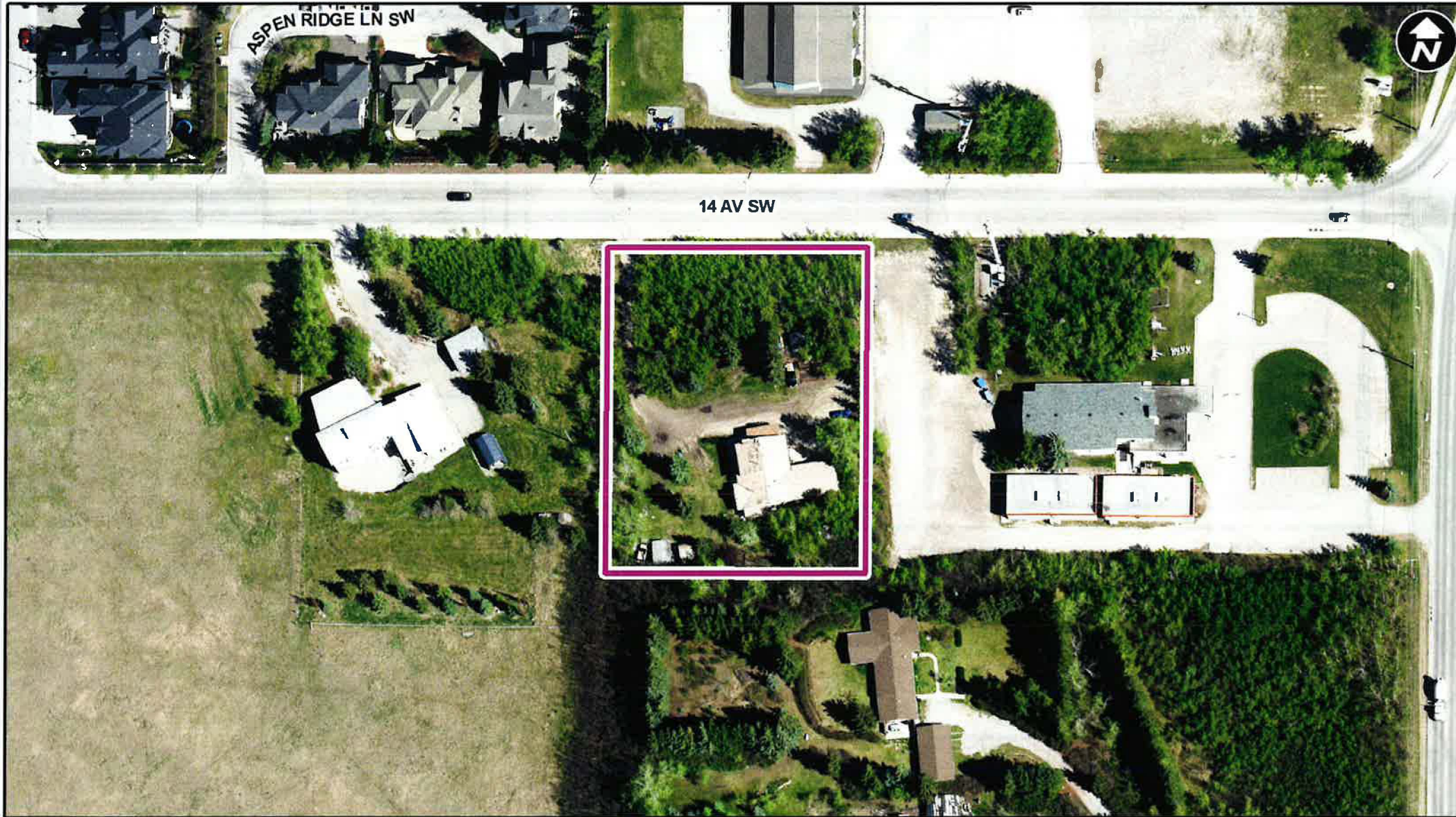
Land Use Amendment

September 13, 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

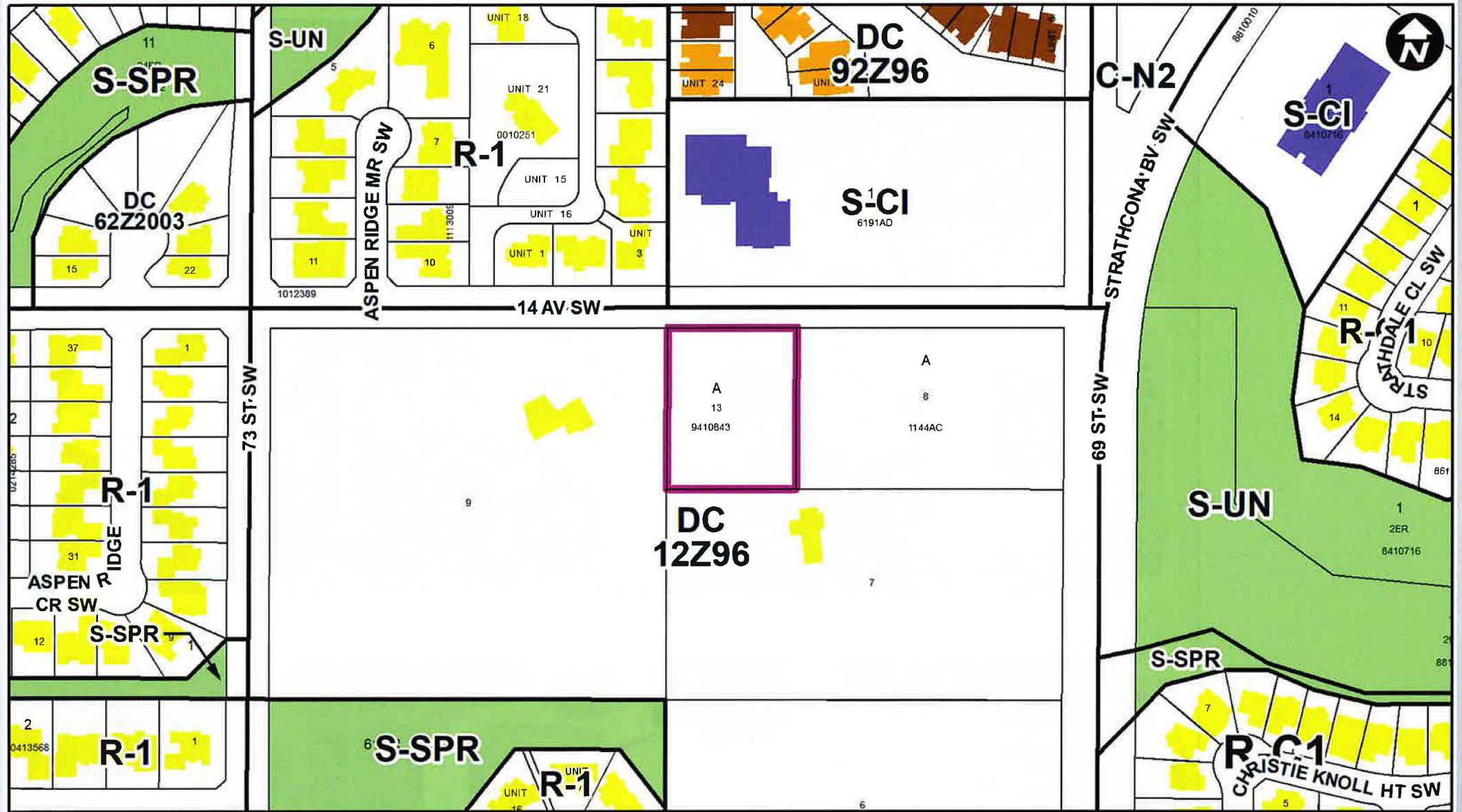


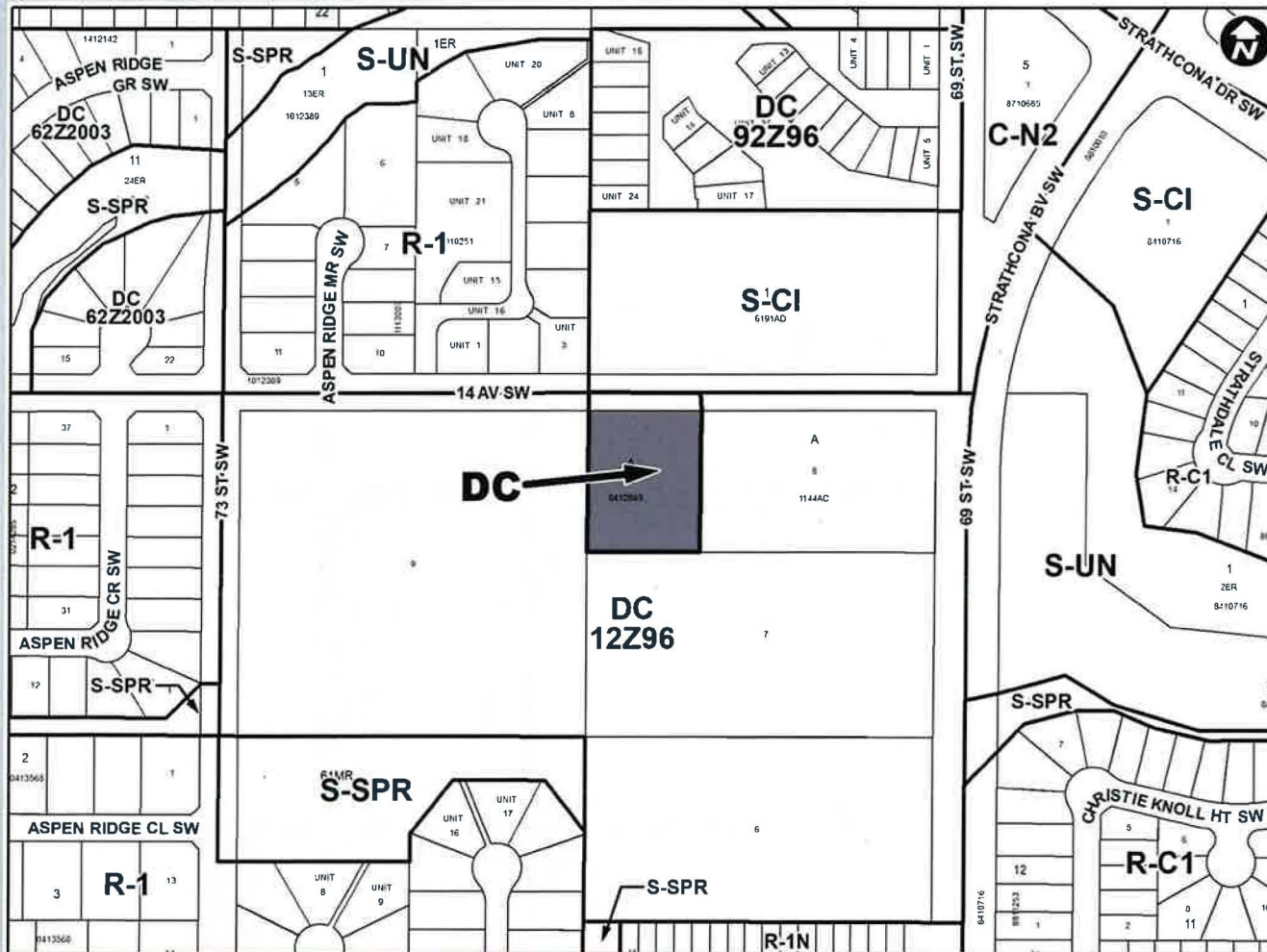
Parcel Size:

0.50 ha
63m x 79m

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





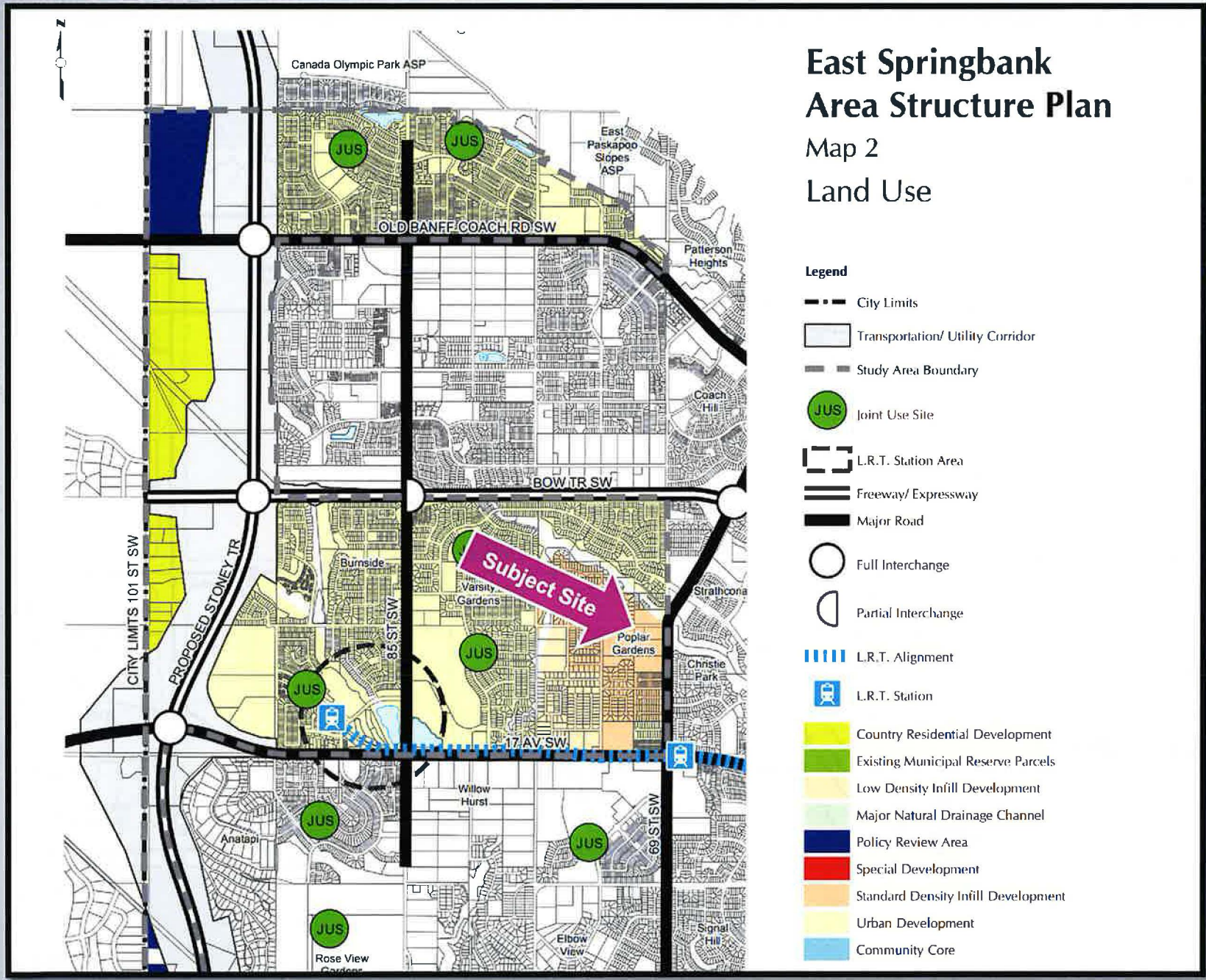
Proposed DC District:

- base M-2 District maximum height of 16 metres (~5 storeys);
- additional uses of Health Care Services, Outdoor Café, and Restaurant: Licensed **only** when paired with Assisted Living or Residential Care; and
- building setback and setbacks

East Springbank Area Structure Plan

Map 2

Land Use



For DP approval, site-specific amendment needed 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.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 116D2022** 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), and
2. Refer **Proposed Bylaw 43P2022** back to Administration to advertise as required and return to the 2022 September 13 Combined Meeting of Council.

Supplementary Slides

