

Public Hearing of Council

Agenda Item: 8.1.2

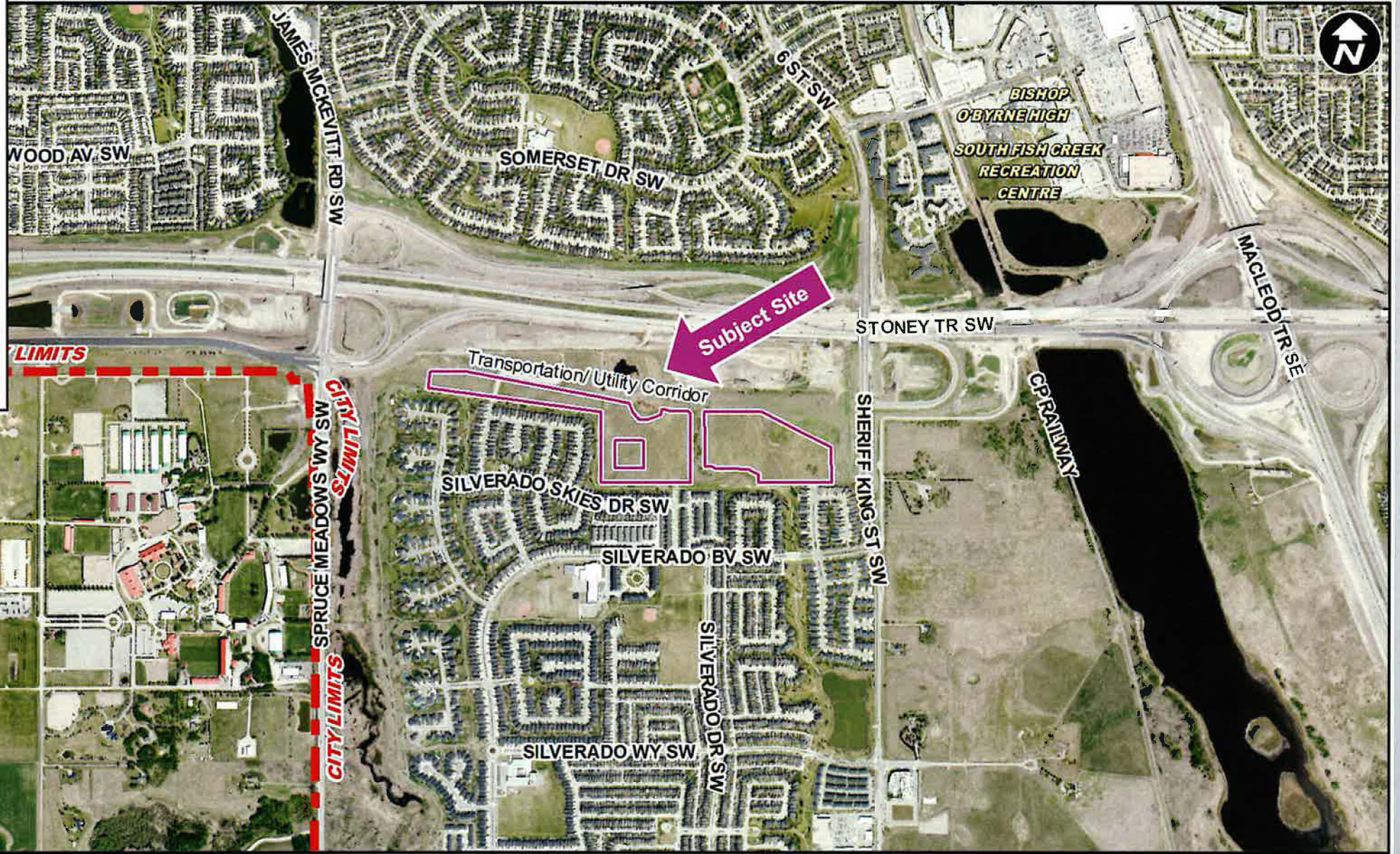
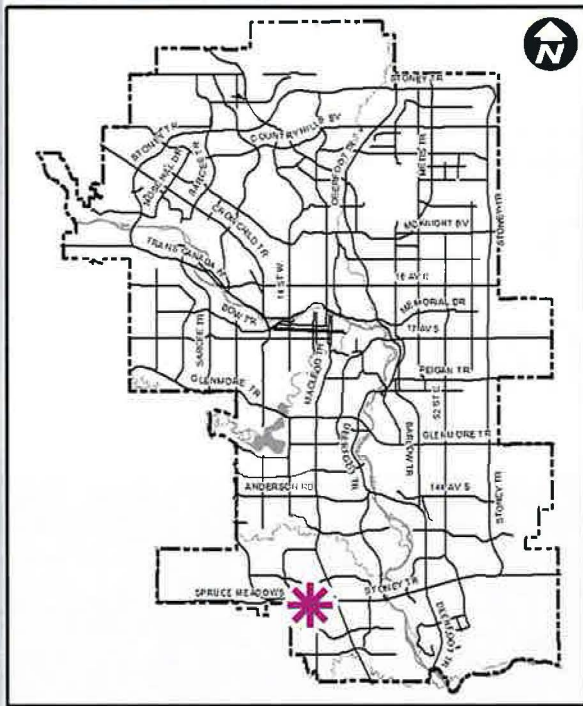


LOC2021-0152 / CPC202-0573

Land Use Amendment

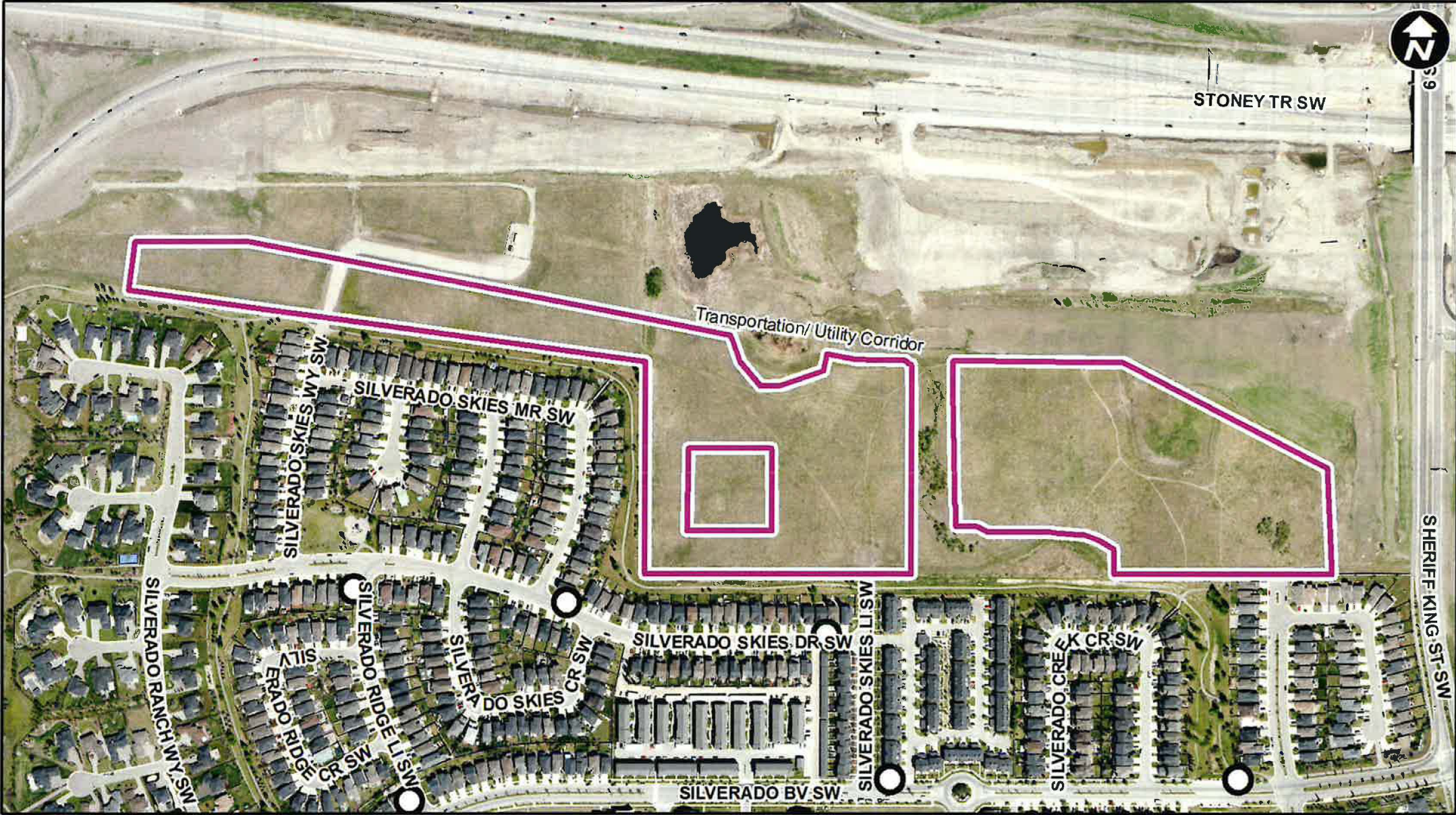
July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.1.2 CPC202-0573
Distrib - Presentation
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

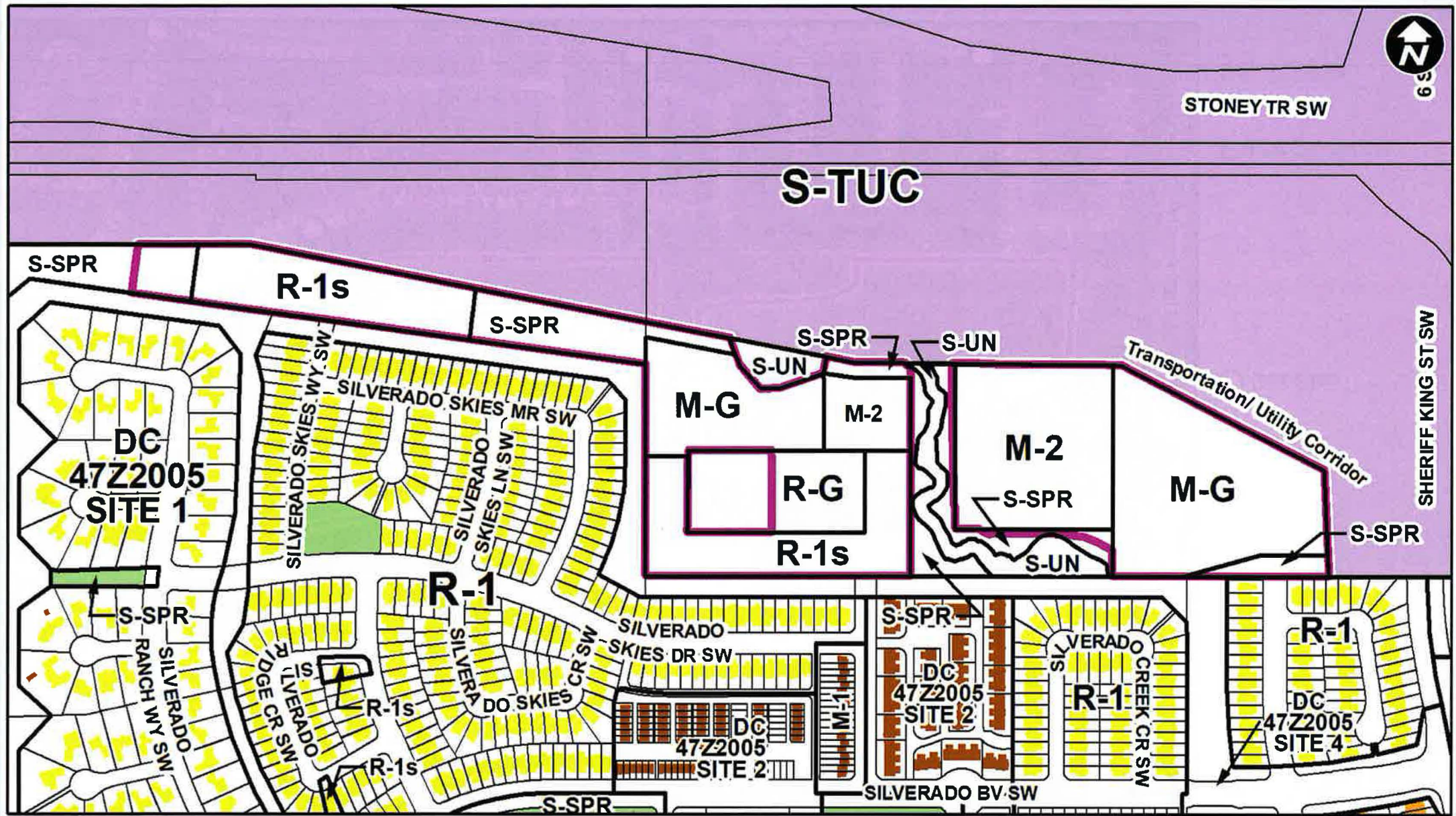


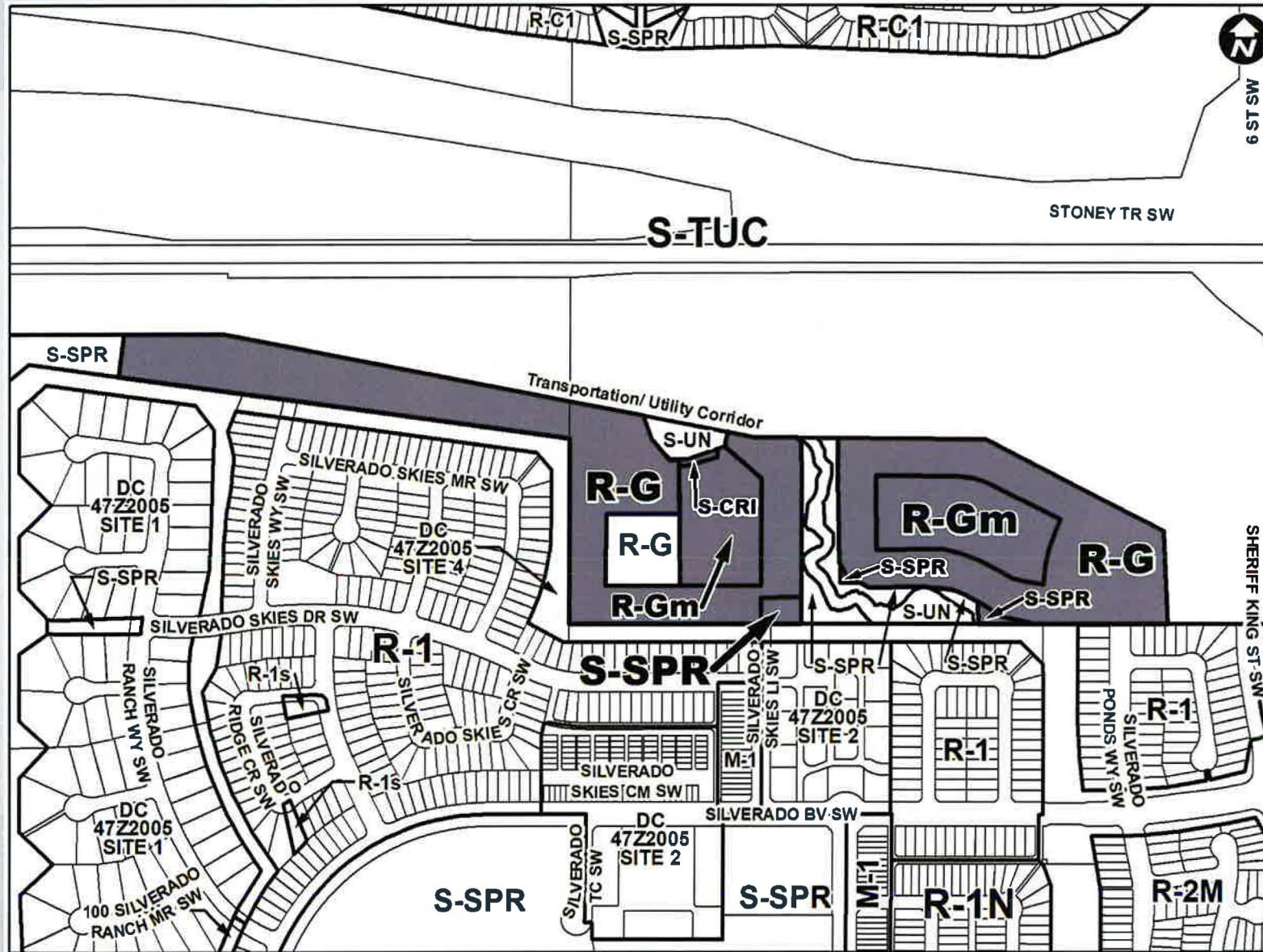
○ Bus Stop

Parcel Size:

16.78 ha

- 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

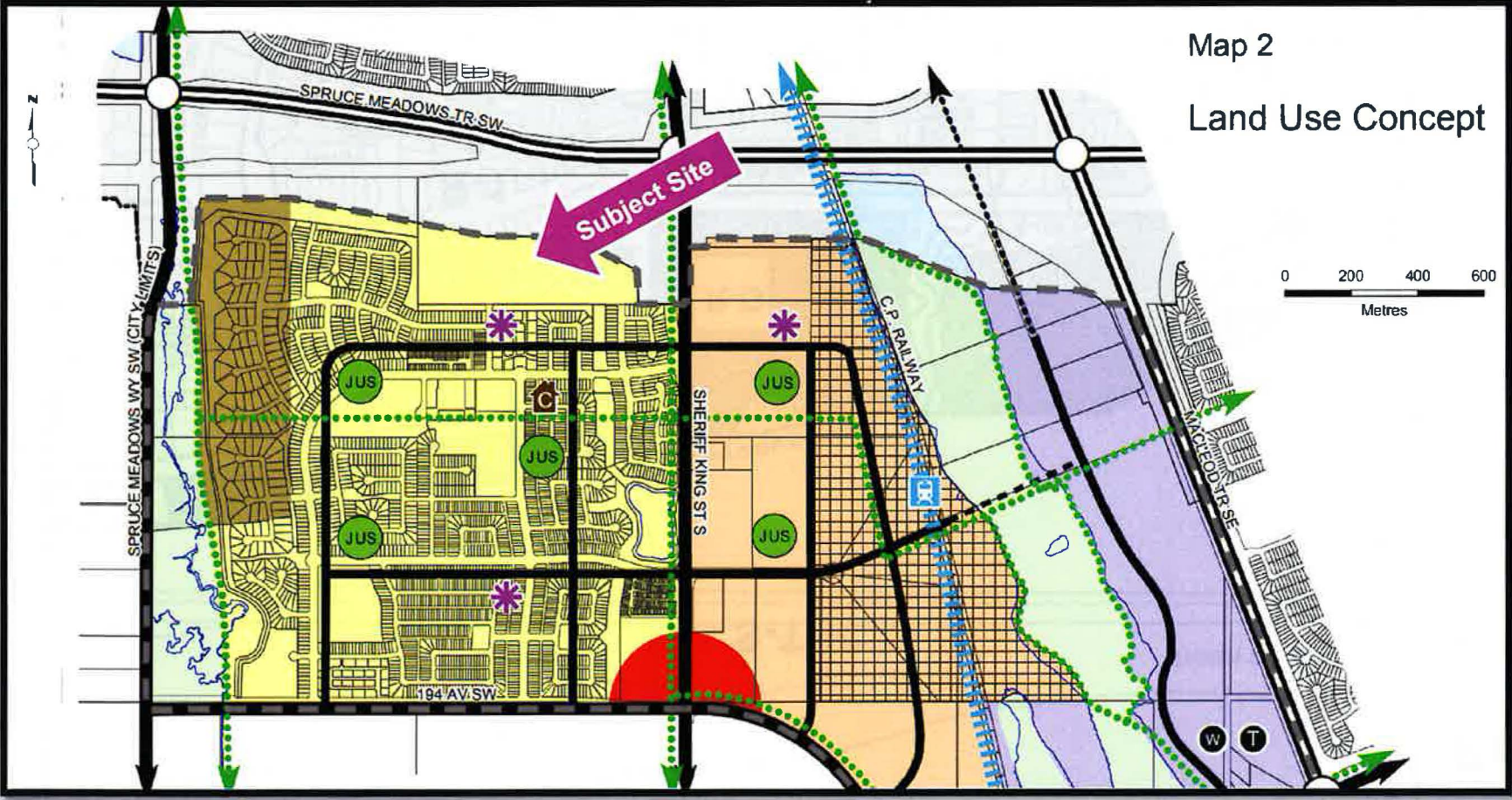




Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Special Purpose – School Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District

Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan



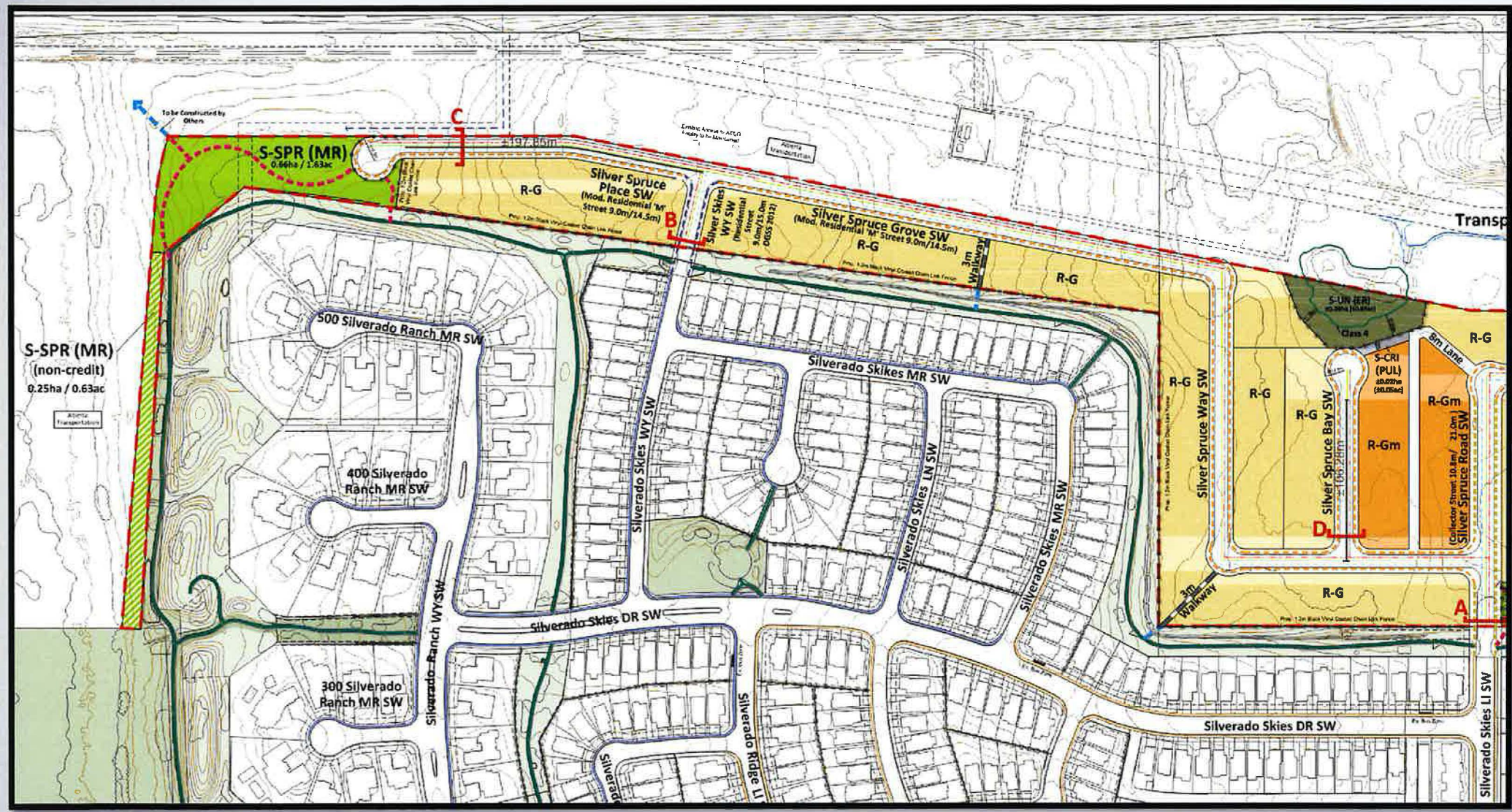
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 103D2022** for the redesignation of 16.78 hectares \pm (41.46 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Portion of Area H; Plan 8211167, Portion of Utility Corridor) from Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Supplementary Slides

Proposed Land Use	Existing Land Use	ASP Density	MDP Density
anticipated density of 22.6 units per hectare (359 units)	anticipated density of 44 units per hectare (697 Units)	minimum density of 17.3 units per hectare (273 units)	minimum density of 20 units per hectare (317 units)

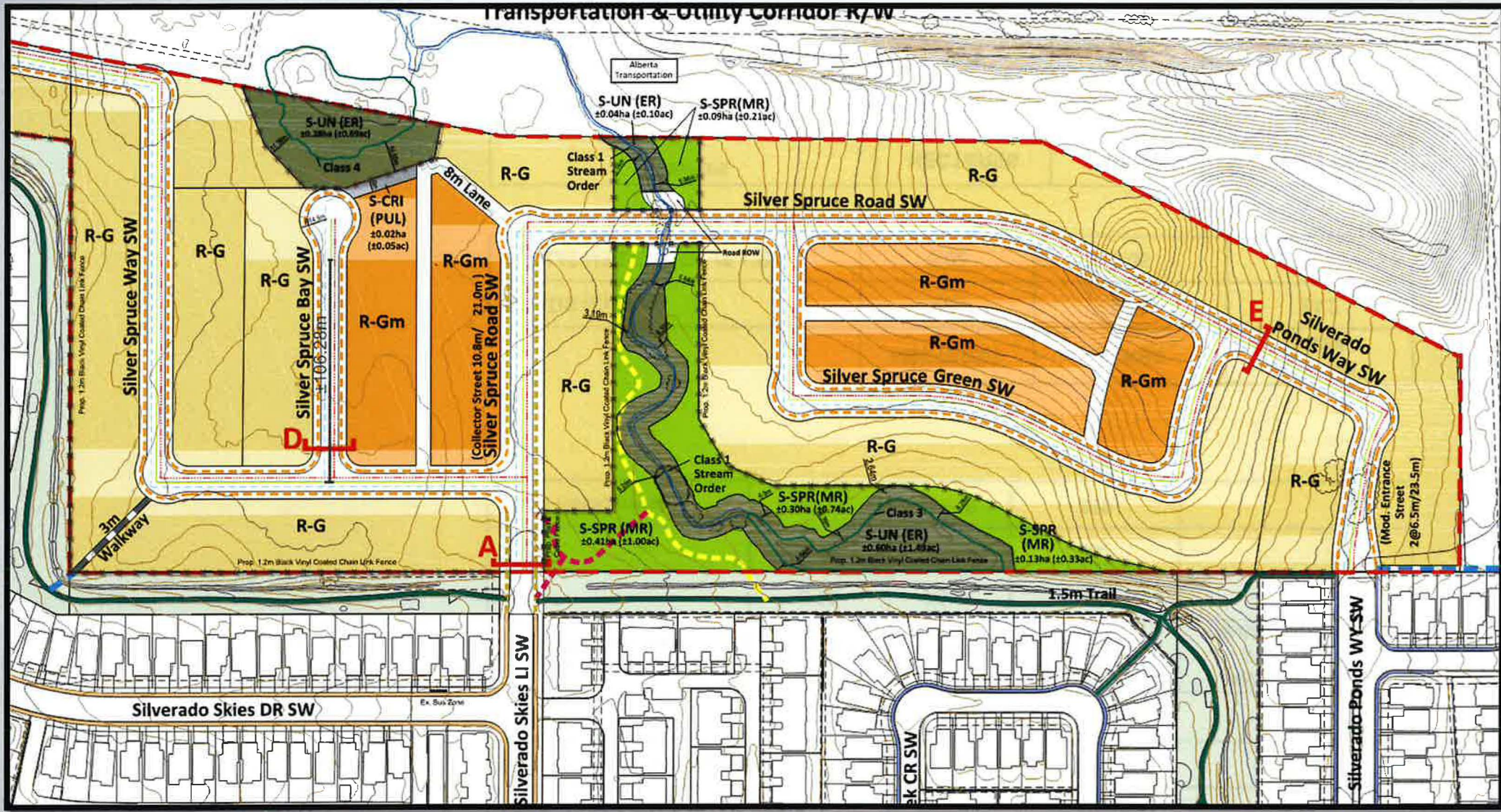


Legend:

- Outline Plan Boundary
- Land Use Redesignation Boundary
- Existing Land Use Boundary
- (S-FUD) Existing Land Use District
- Contour Interval 1.0m
- Prop. 1.1m Conc. Monowalk
- Prop. 1.5m Conc. Monowalk
- Prop. 1.5m Granular Trail
- Prop. 2.0m Conc. Monowalk
- Prop. 2.5m Local Pathway
- Prop. 3.0m Walkway
- 3.0m Local Asphalt Pathway
- Prop. 1.2m Black Vinyl Coated Chain Link Fence
- Post & Cable Fence
- Ex. 1.1m Conc. Monowalk
- Ex. 1.5m Conc. Monowalk
- Ex. 3.0m Regional Pathway
- Existing Bus Zone
- Existing Open Space (DC 47Z2005 Site 4) Outside of Outline Plan Boundary

Deep Services - Proposed

- Water Main
- Sanitary Sewer
- Storm Sewer
- Water Main Existing



legend:

- Outline Plan Boundary
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- Ex. 1.5m Conc. Monowalk
- Ex. 3.0m Regional Pathway
- Existing Bus Zone
- Existing Open Space (DC 4722005 Site 4) Outside of Outline Plan Boundary

Deep Services - Proposed

- Water Main
- Sanitary Sewer
- Storm Sewer
- Water Main Existing

	HECTARES	ACRES
GROSS AREA OF PLAN	16.78	41.46
LESS: ENVIRONMENTAL RESERVE	0.92	2.28
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	15.86	39.18

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	8.20	20.27	257	
R-Gm	1.95	4.82	102	
Total Residential	10.15	25.09	359	

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	3.84	9.50	24.2
PUBLIC UTILITY LOT (S-CRI)	0.02	0.05	0.1

Reserves	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	1.59	3.91	10.0
Non-Credit (S-R)	0.25	0.63	1.6

