



Calgary Planning Commission

Agenda Item: 7.2.4



LOC2022-0042

Land Use Amendment

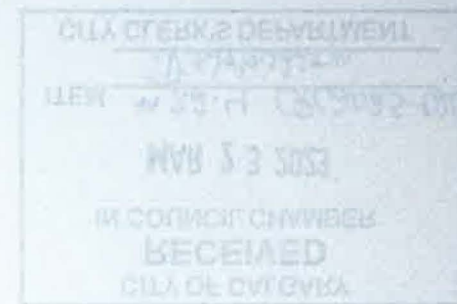
March 23, 2023

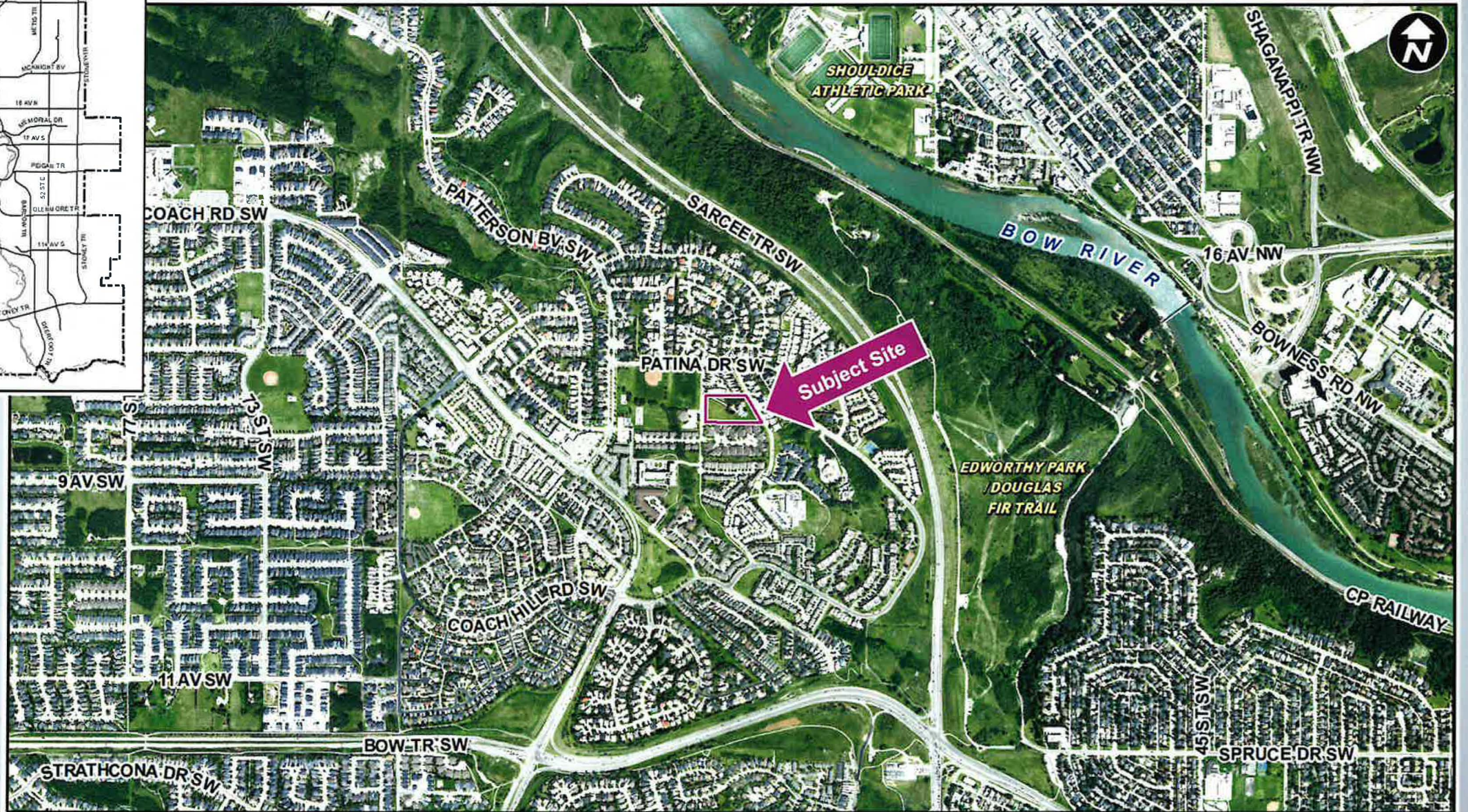
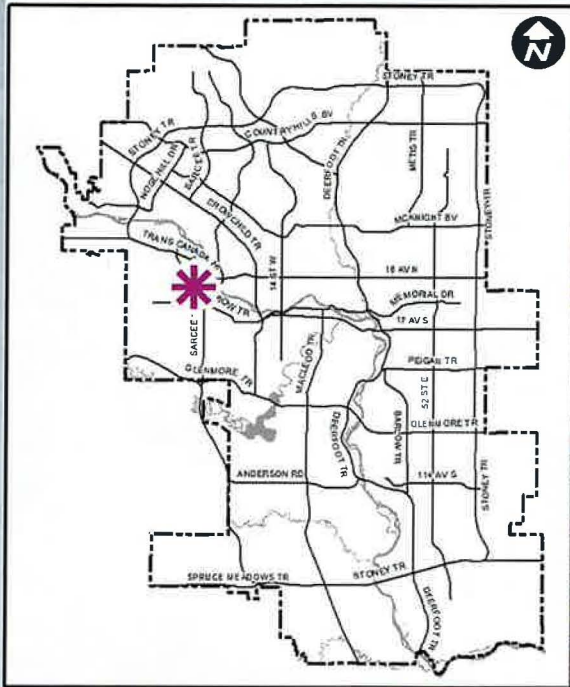
CITY OF CALGARY
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MAR 23 2023
ITEM: #7.2.4 (PC2023-0263)
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RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Adopt by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation o 1.24 hectares ± (3.0 acres ±) located at 1186 Prominence Way SW(Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District.





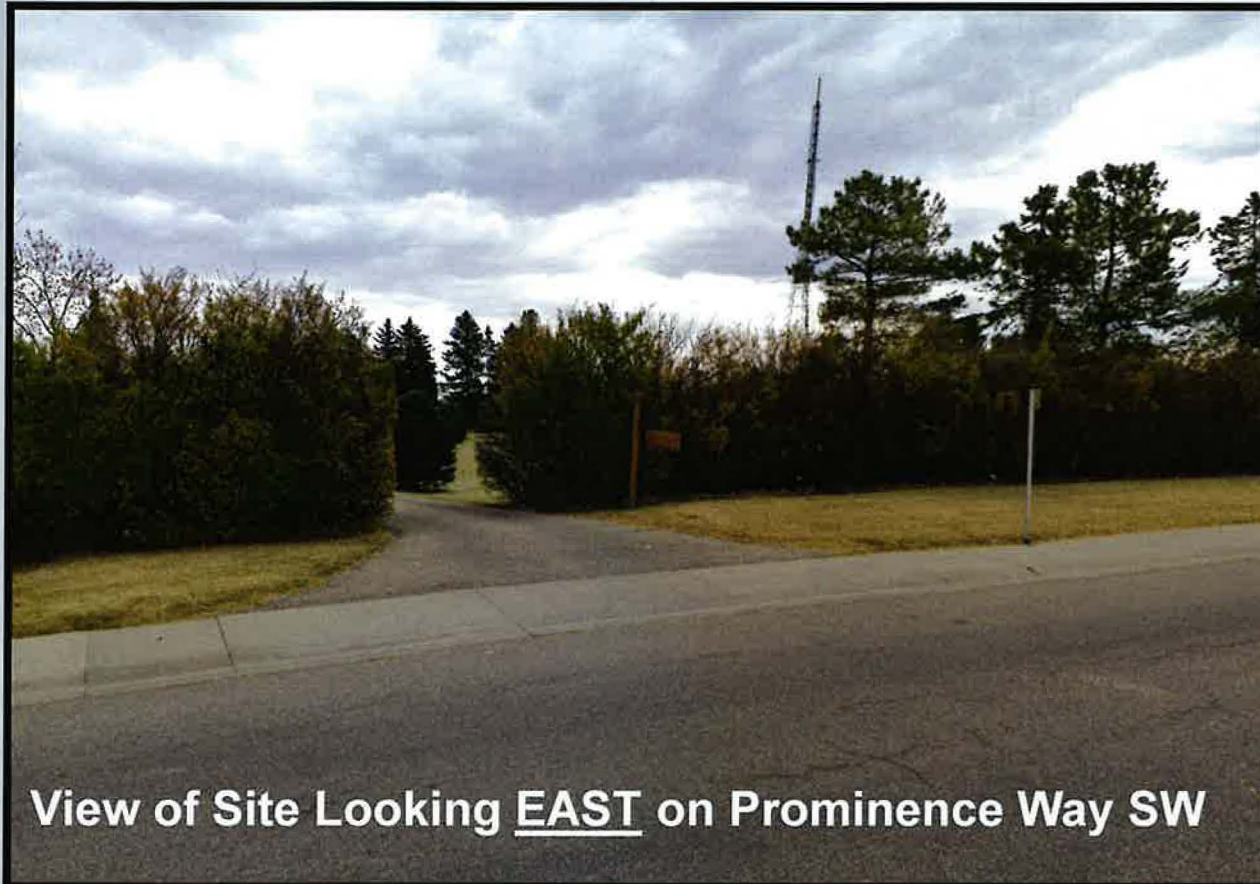
LEGEND

-  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:

1.24 ha



View of Site Looking EAST on Prominence Way SW



View from Site of Looking WEST on Prominence Way SW



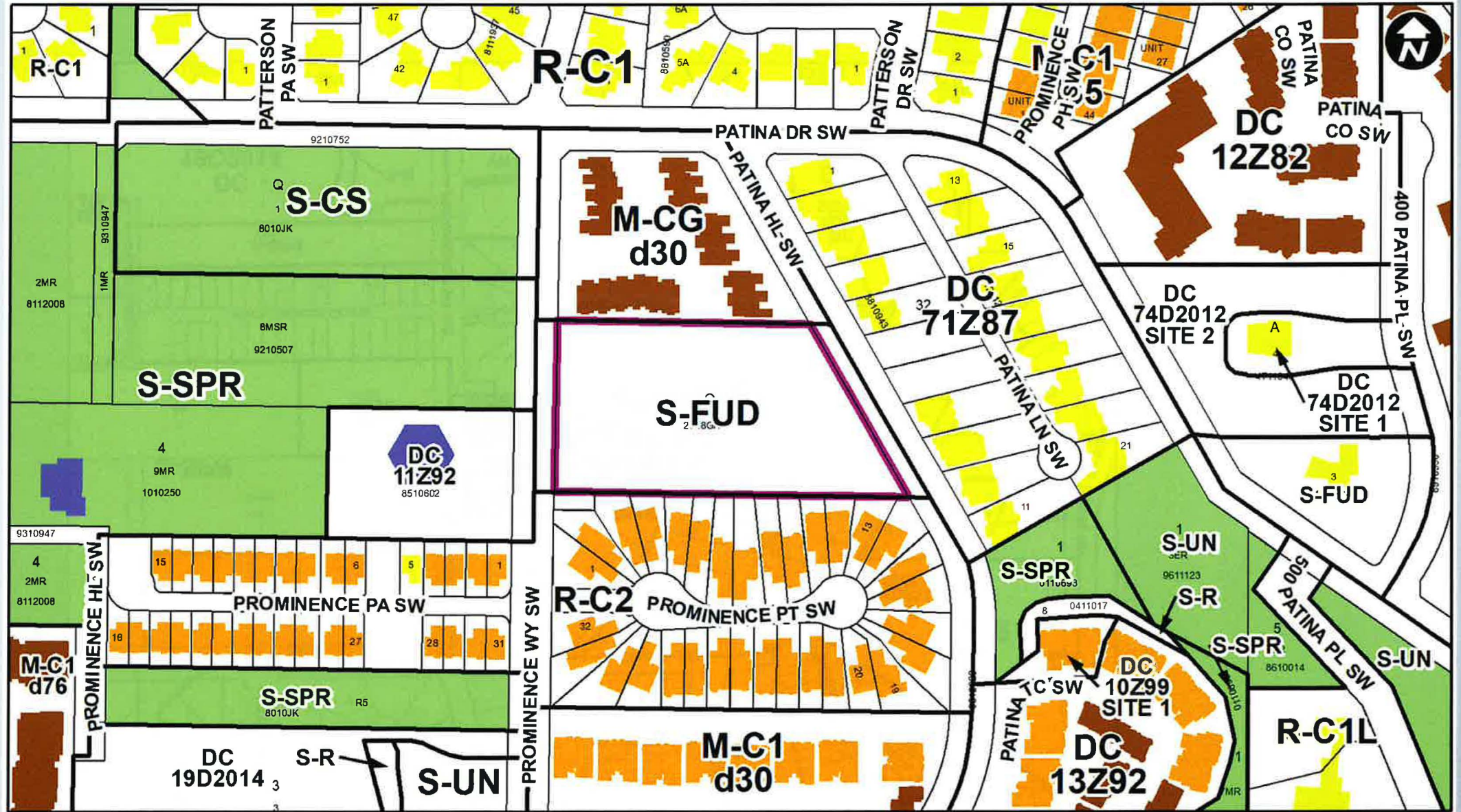
View from Site Looking NORTH on Prominence Way SW



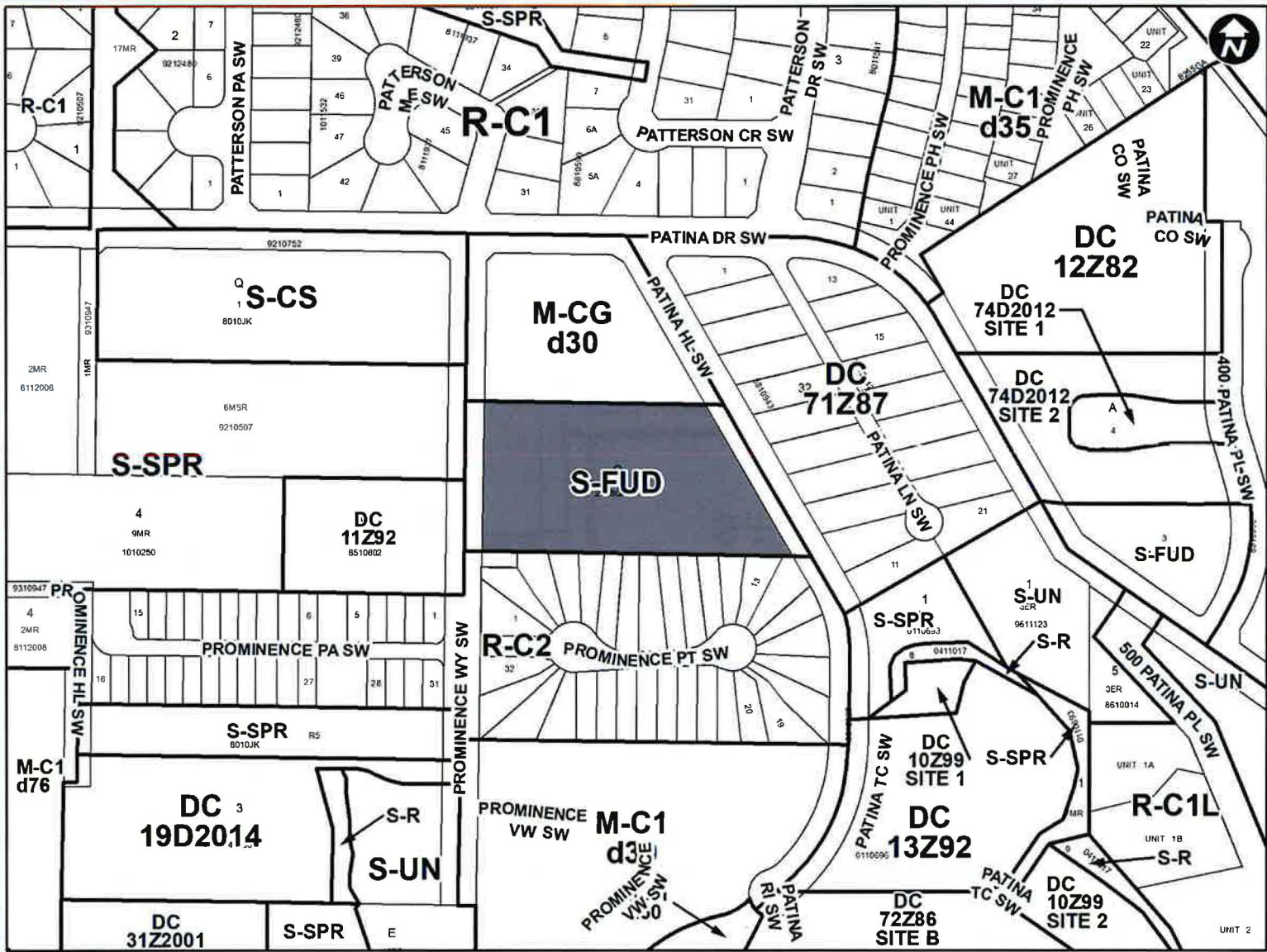
View from Site Looking SOUTH on Prominence Way SW

Surrounding Land Use

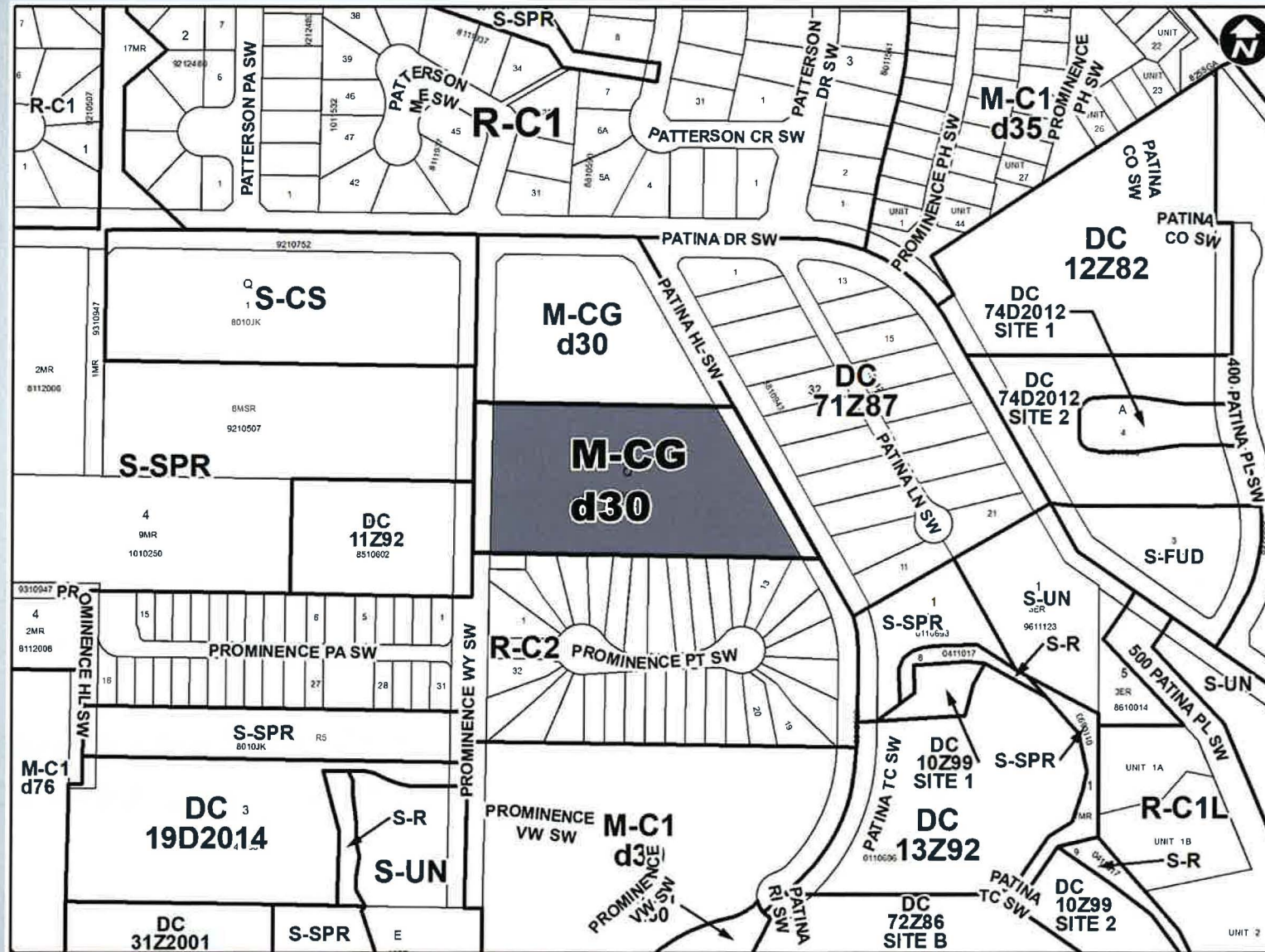
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Existing Land Use Map



Proposed Land Use Map

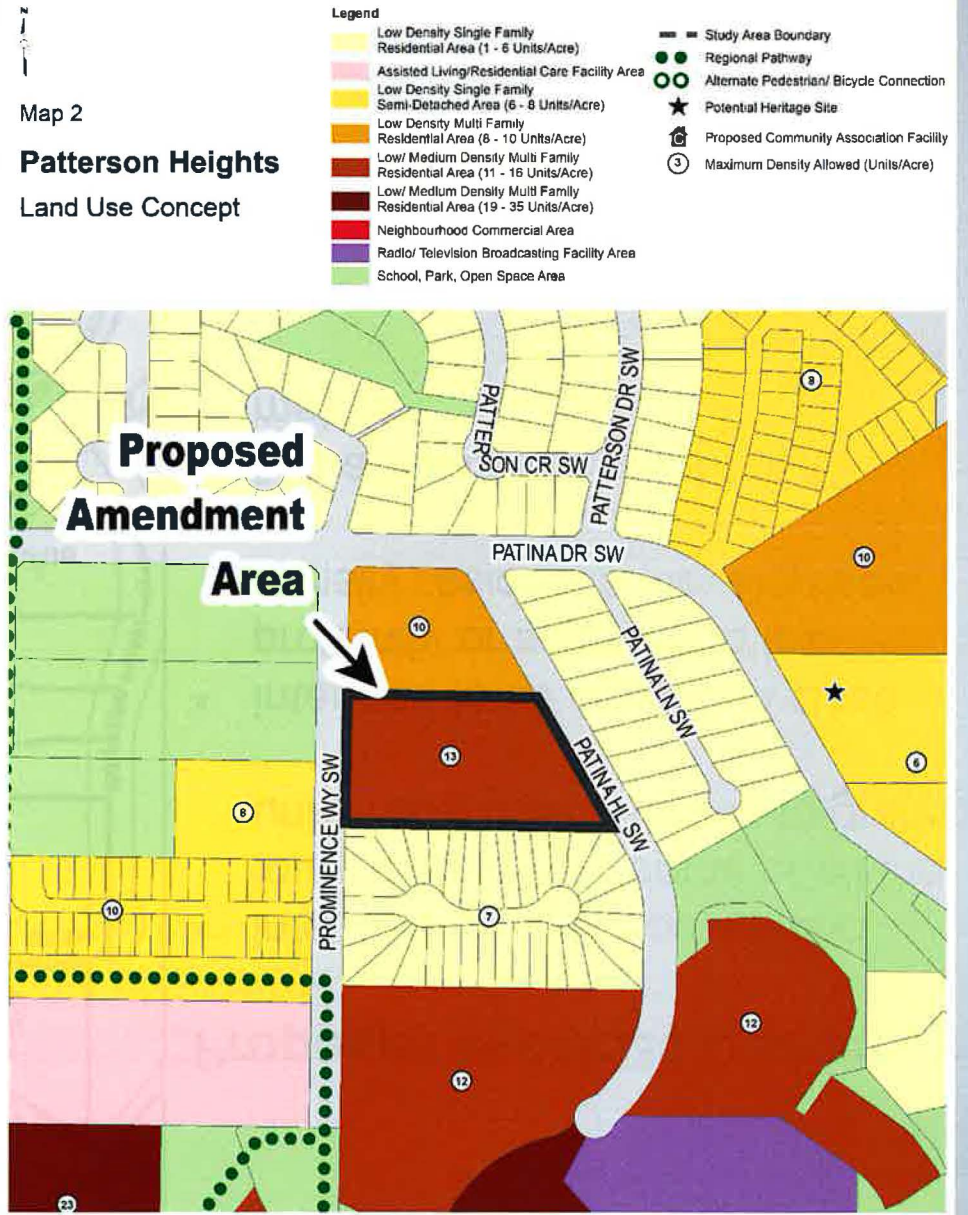


Proposed M-CGd30 District:

- intended for townhouses and fourplexes where some or all the units have direct access to grade;
- intended to be applied in close proximity or adjacent to low-density residential development;
- has a maximum height of 12 metres
- Maximum density of 30 units per hectare (37 dwelling units on this site).

Proposed Amendment to the Patterson Heights Concept Plan:

- ‘Low Density Single Family Residential (1 – 6 Units/Acre) to ‘Low/Medium Density Multi Family (11 – 16 Units/Acre)’



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Supplementary Slides

Application History on Subject Site - Timeline 13

October 31, 2019:

- LOC2019-0165 submitted which initially proposed a redesignation of **S-FUD to M-C2**

February 20, 2020:

- At the recommendation of Administration, the applicant amended the application to propose a redesignation to **M-CGd30**

April 16, 2020:

- The file is presented at CPC – **unanimous support**

May 25, 2020:

- The application is tabled by the Ward Councillor at the Public Hearing for additional discussions with the Applicant – **To return to the June 15 Public Hearing**

June 15, 2020:

- Application is **tabled again** by Ward Councillor for additional consultations with the Public

July 27, 2020:

- Council gave first reading to the proposed redesignation and **withheld second and third readings** with a motion **to return to Council at the time of a conditional approval on a concurrent development permit.**

Application History on Subject Site - Timeline 14

March 2022

- A new land use application is submitted proposing a redesignation to a **DC District** (base of M-CG and a maximum density of 30 UPH).
- Proposed DC District is not supported by Planning and applicant is advised to change the proposal to **M-CGd30**.