

Calgary Planning Commission

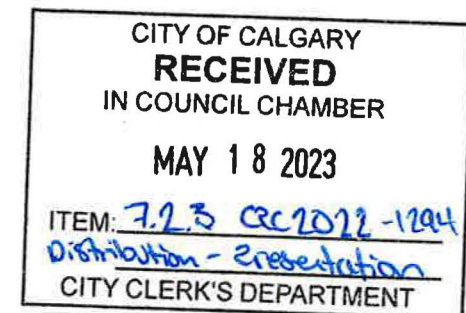
Agenda Item: 7.2.3

1



LOC2023-0148 Land Use Amendment

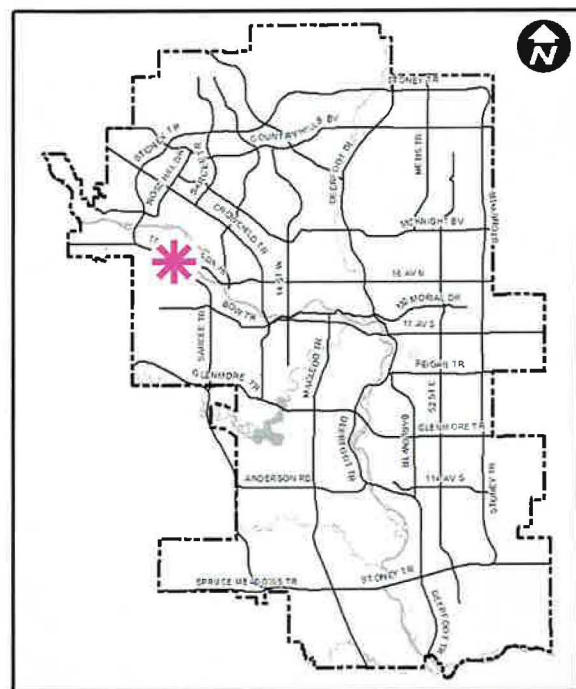
May 18, 2023



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.57 hectares \pm (6.35 acres \pm) located at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-Gd50) District.



LEGEND

600m buffer from LRT station

LRT Stations

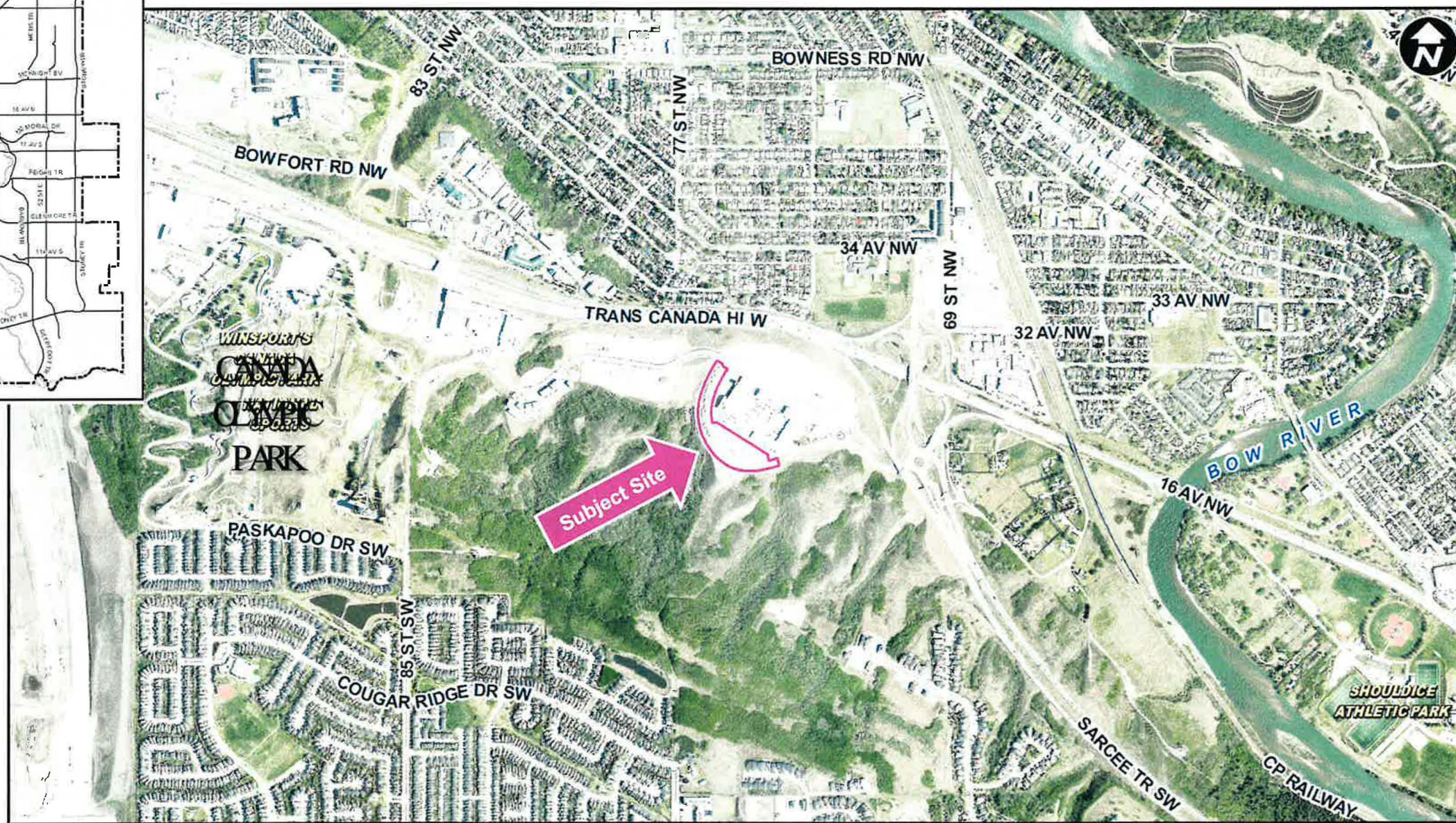
- Blue
- Downtown
- Red
- Green (Future)

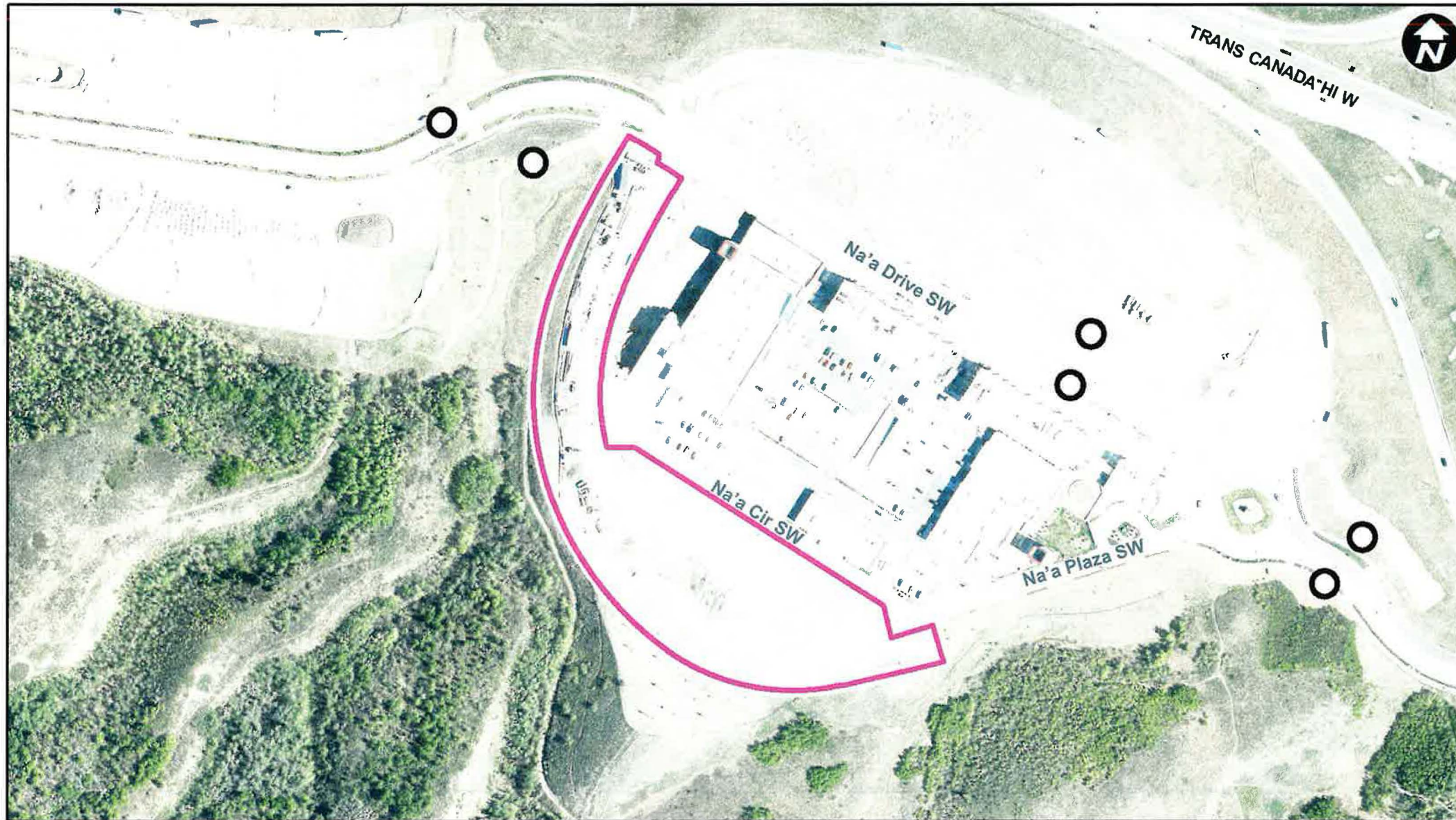
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



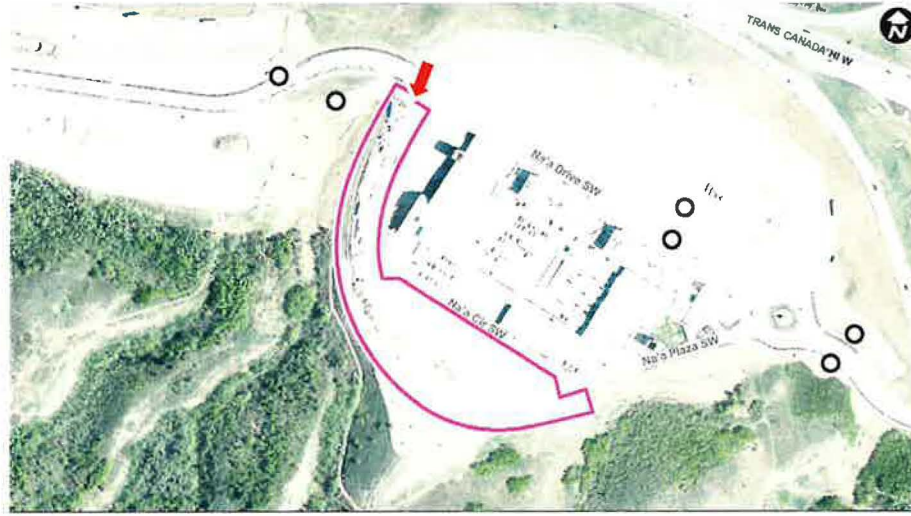


LEGEND

○ Bus Stop

Parcel Size:

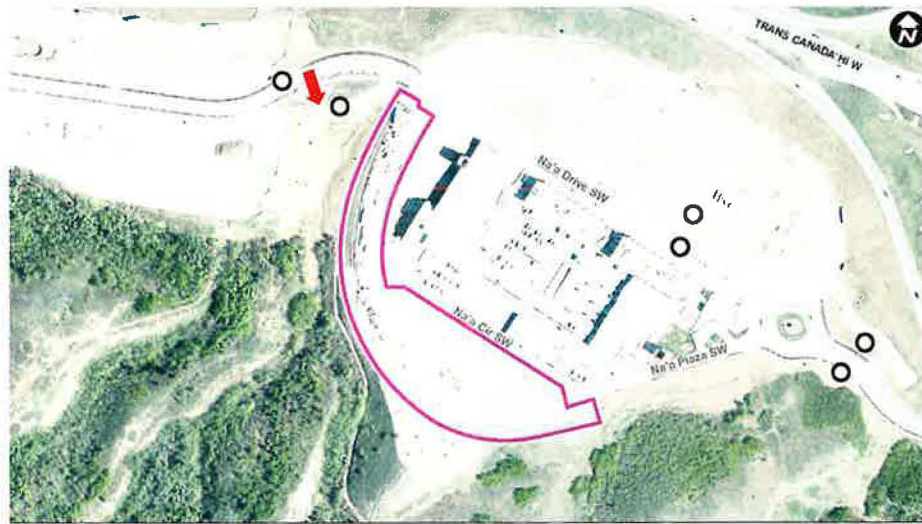
**2.57 ha
(6.35 ac)**



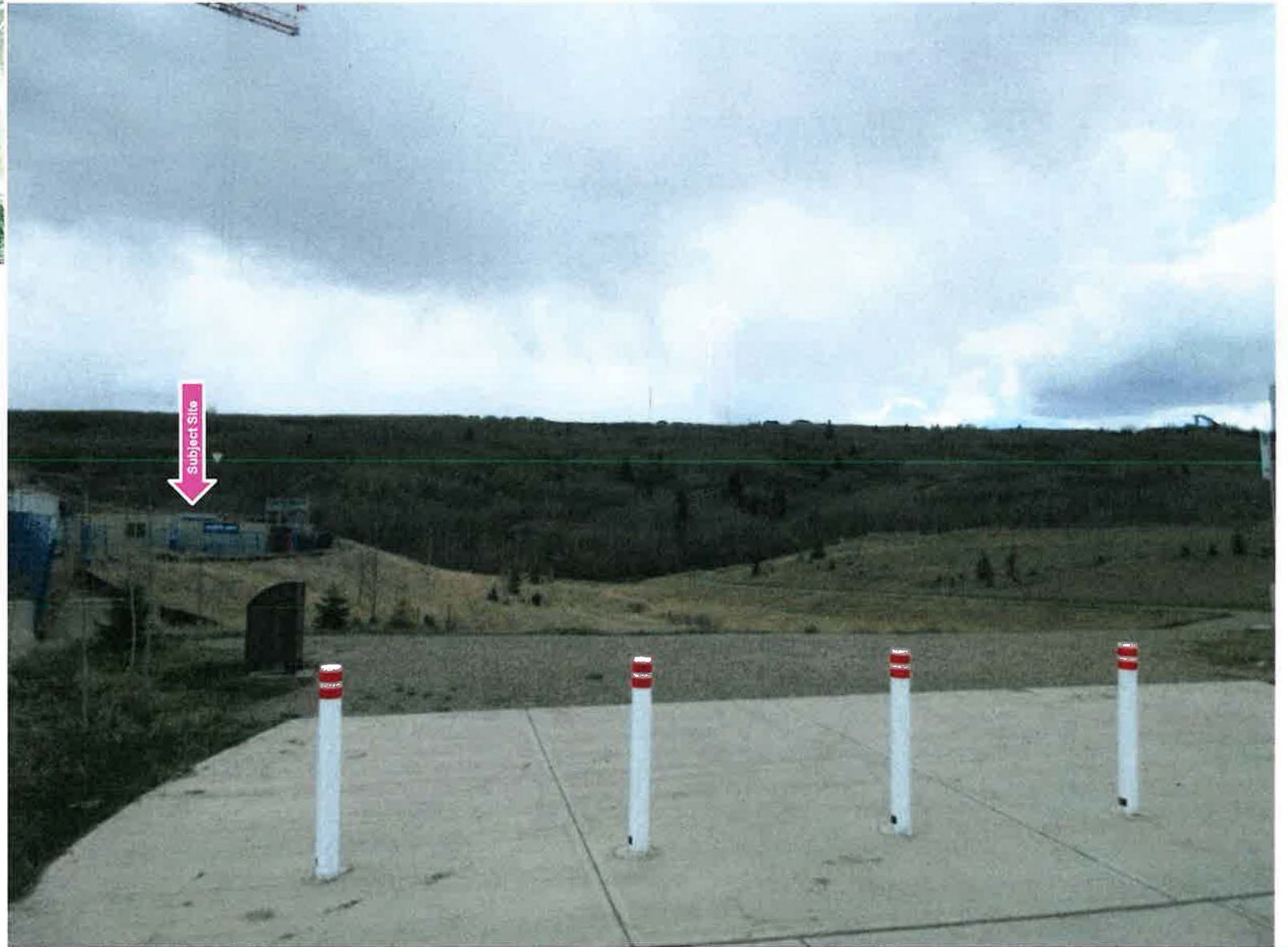
Site Photo – Looking South (Site Entrance)

5



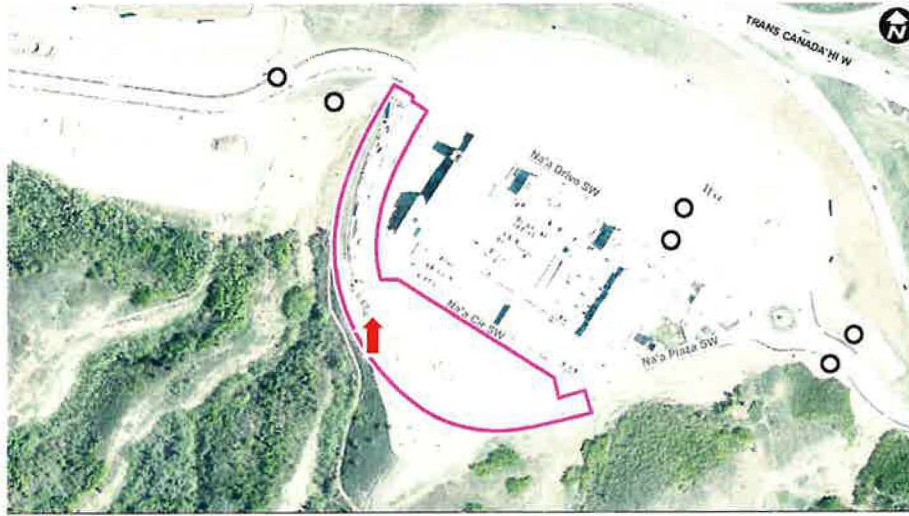


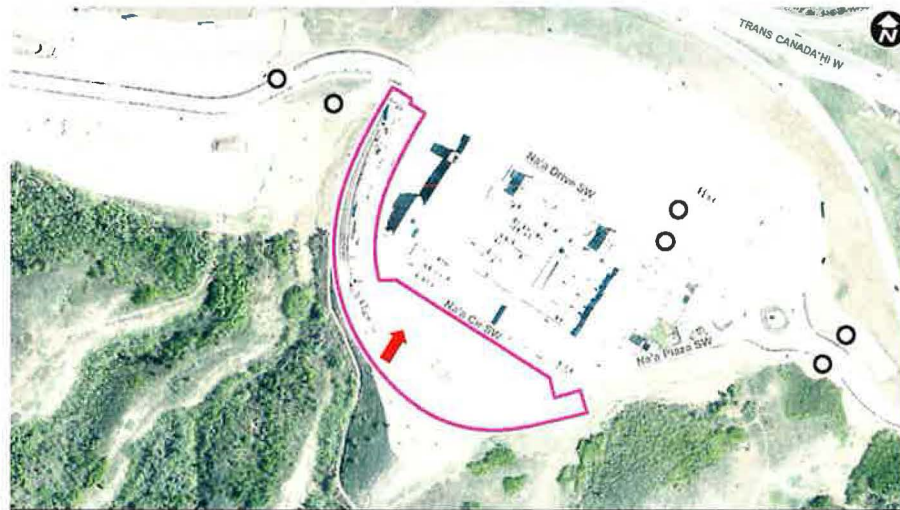
Site Photo – Looking South (West Adjacent Site)



Site Photo – Looking North

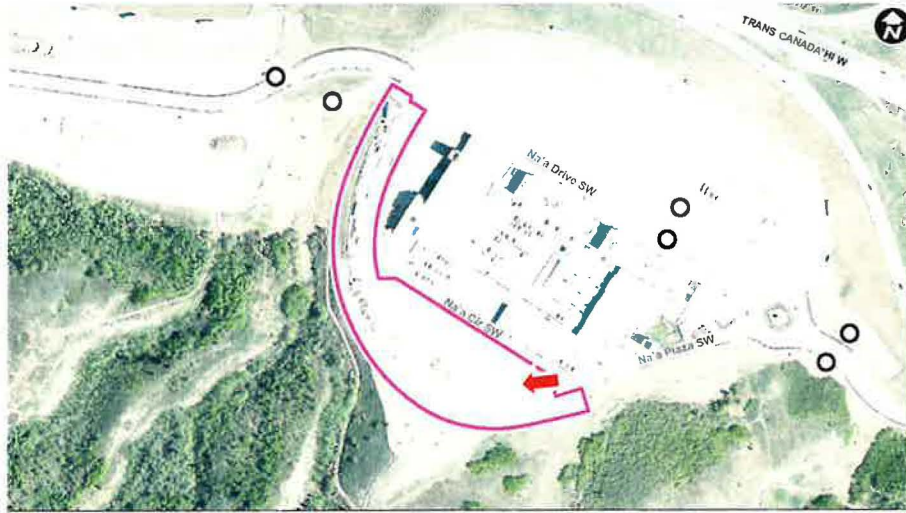
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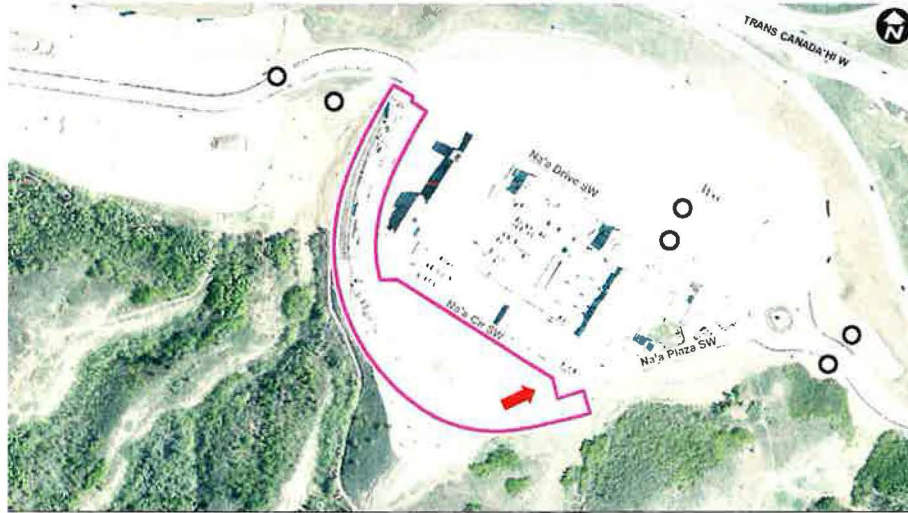




Site Photo – Looking West

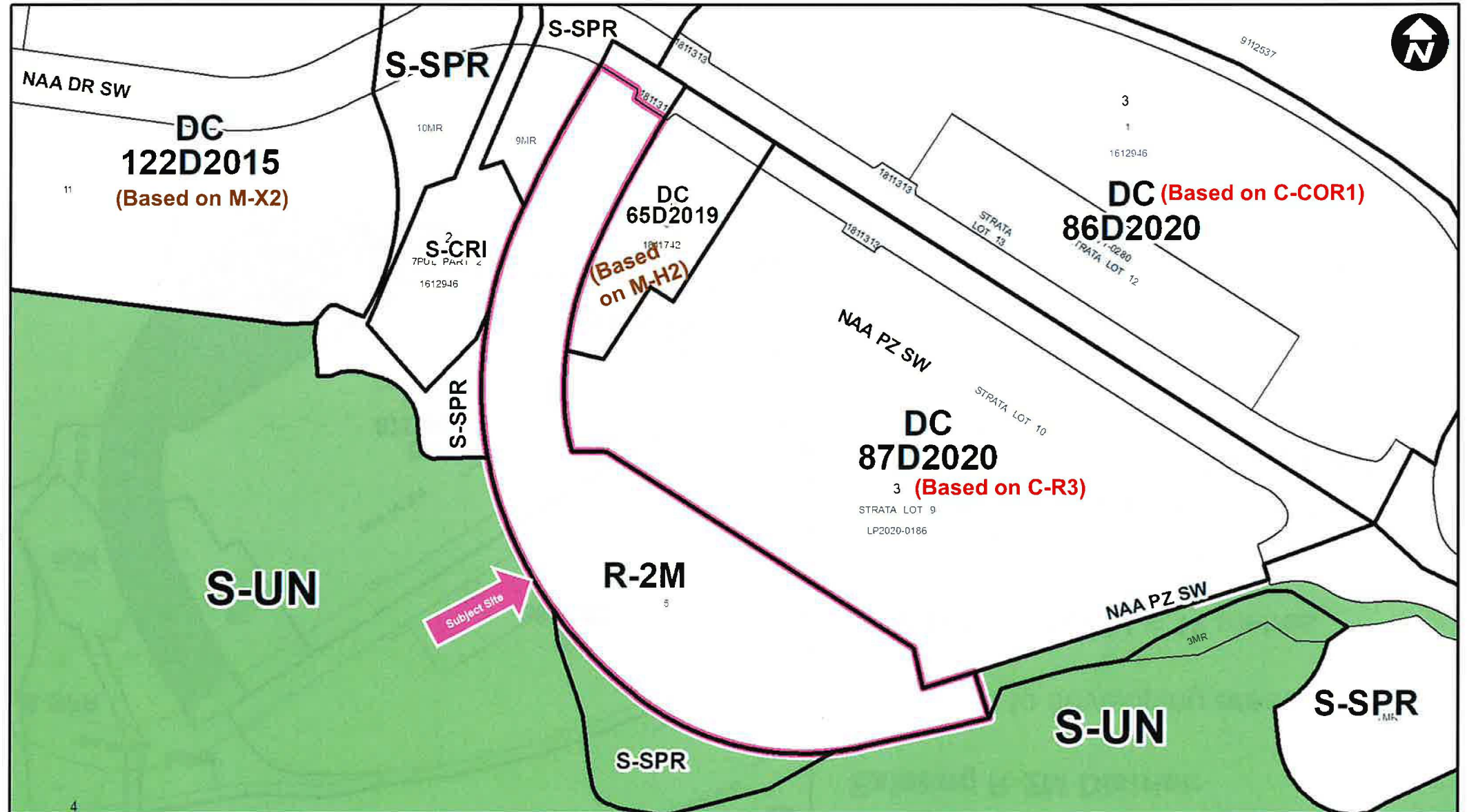
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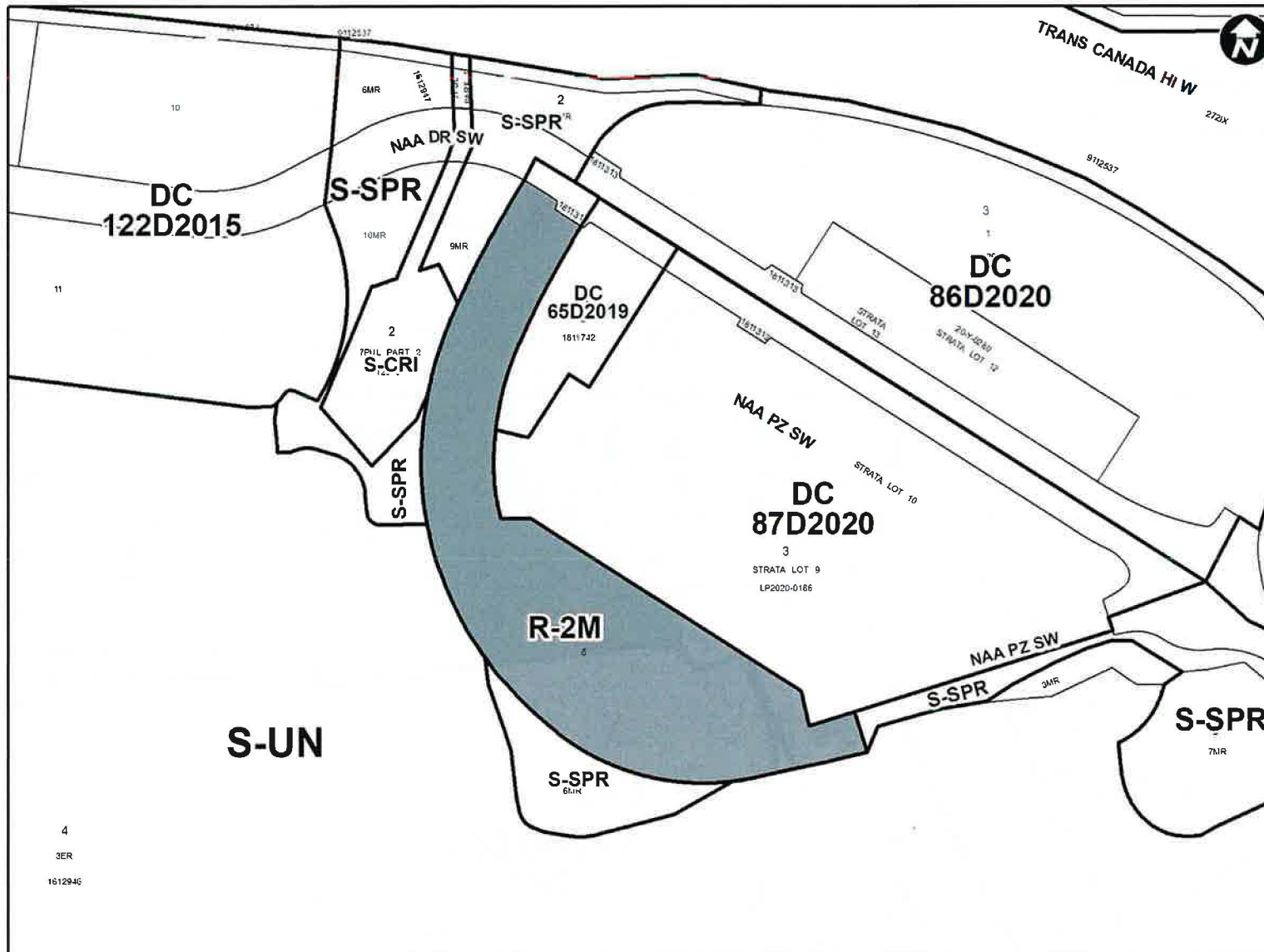


LEGEND

- 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 12



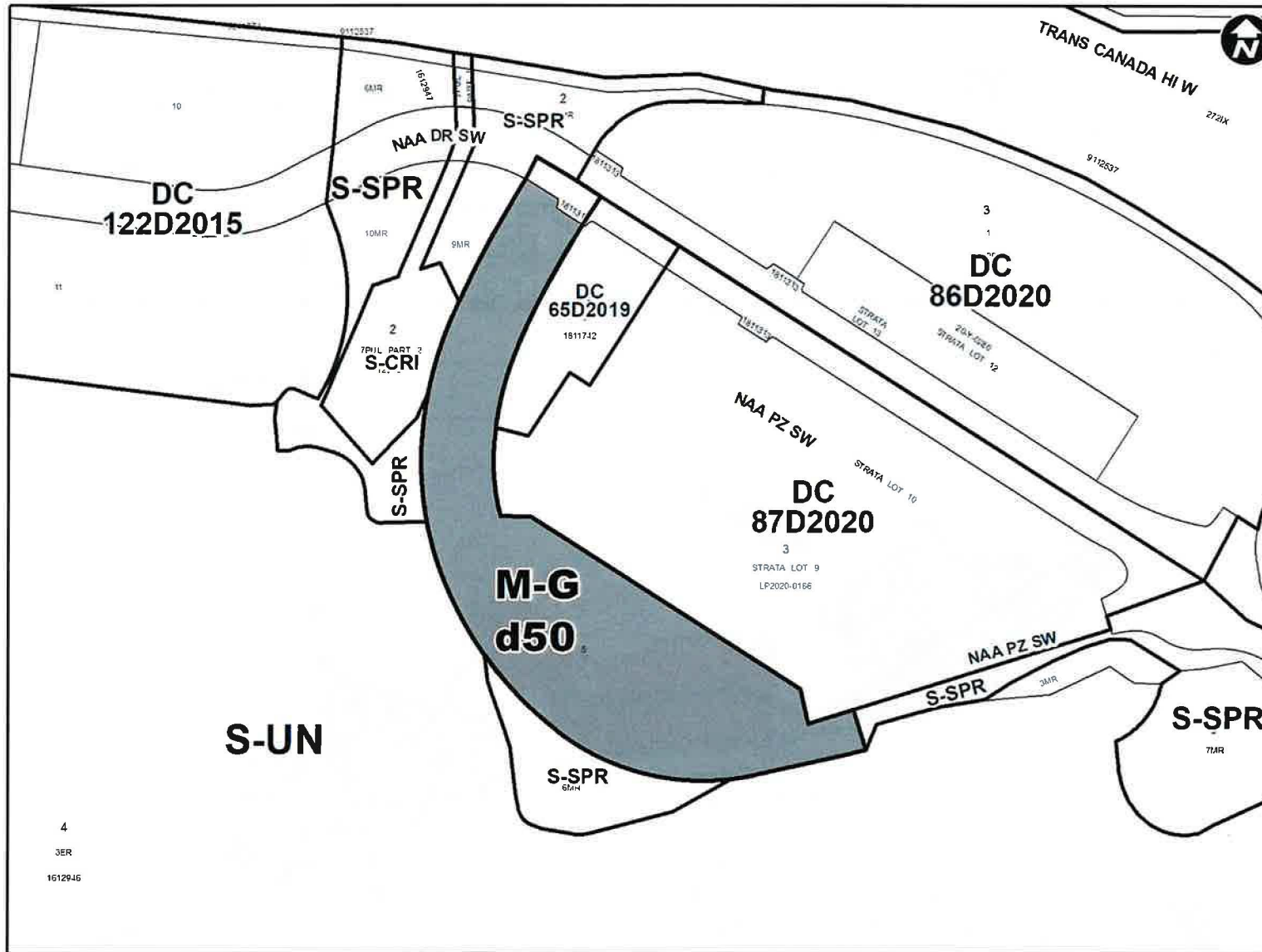
Existing R-2M District:

- Applies to developing areas
- Maximum height = 11 metres
- Maximum density of 38 units per hectare = 97 dwelling units (for townhouse buildings facing a public street)
- Maximum density of 50 units per hectare = 128 dwelling units (for townhouse buildings facing a private condominium roadway)

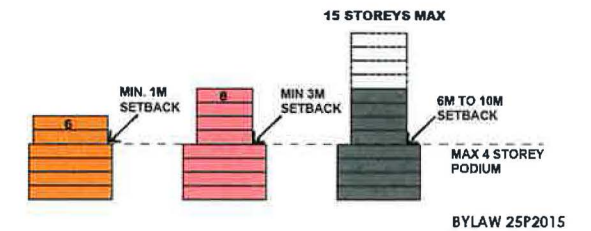
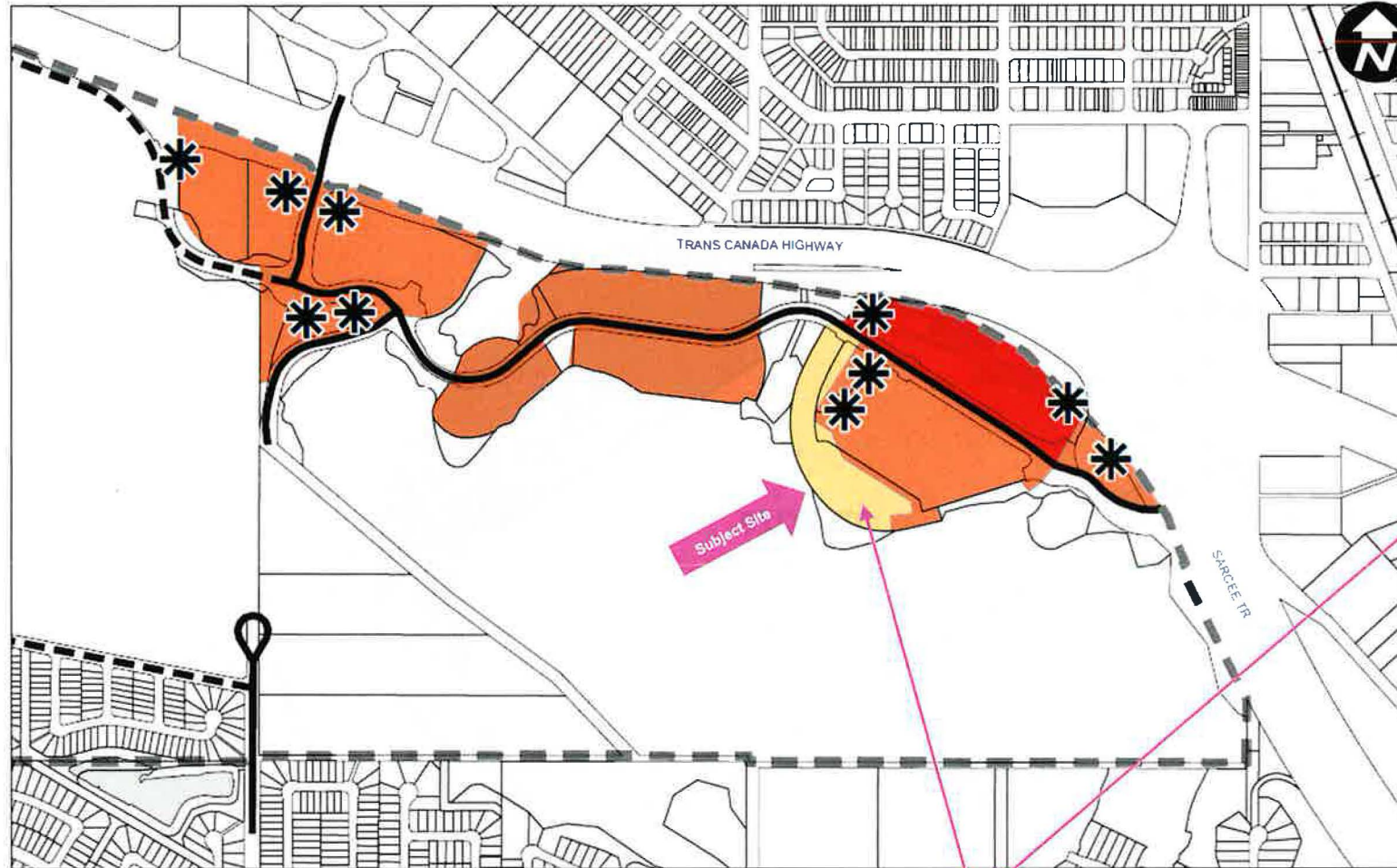
Proposed Land Use Map 13

Proposed M-Gd50 District:

- Applies to Developing Areas (no change)
- Maximum height = 13 metres (2-metre increase)
- Maximum density of 50 units per hectare = 128 dwelling units (no change).



Building Heights Map



Map 6

Building Height

- Plan Boundary
- ▨ Transportation Utility Corridor
- * Prominent Height Allowance Site up to 15 Stores, one at 22 Stores
- Low Profile Height Allowance Zone - 3 Stories
- Contextual Height Allowance Zone - 6 Stories
- Mid Range Height Allowance Zone - 8 Stories

BYLAW 19P2019

RECOMMENDATION:

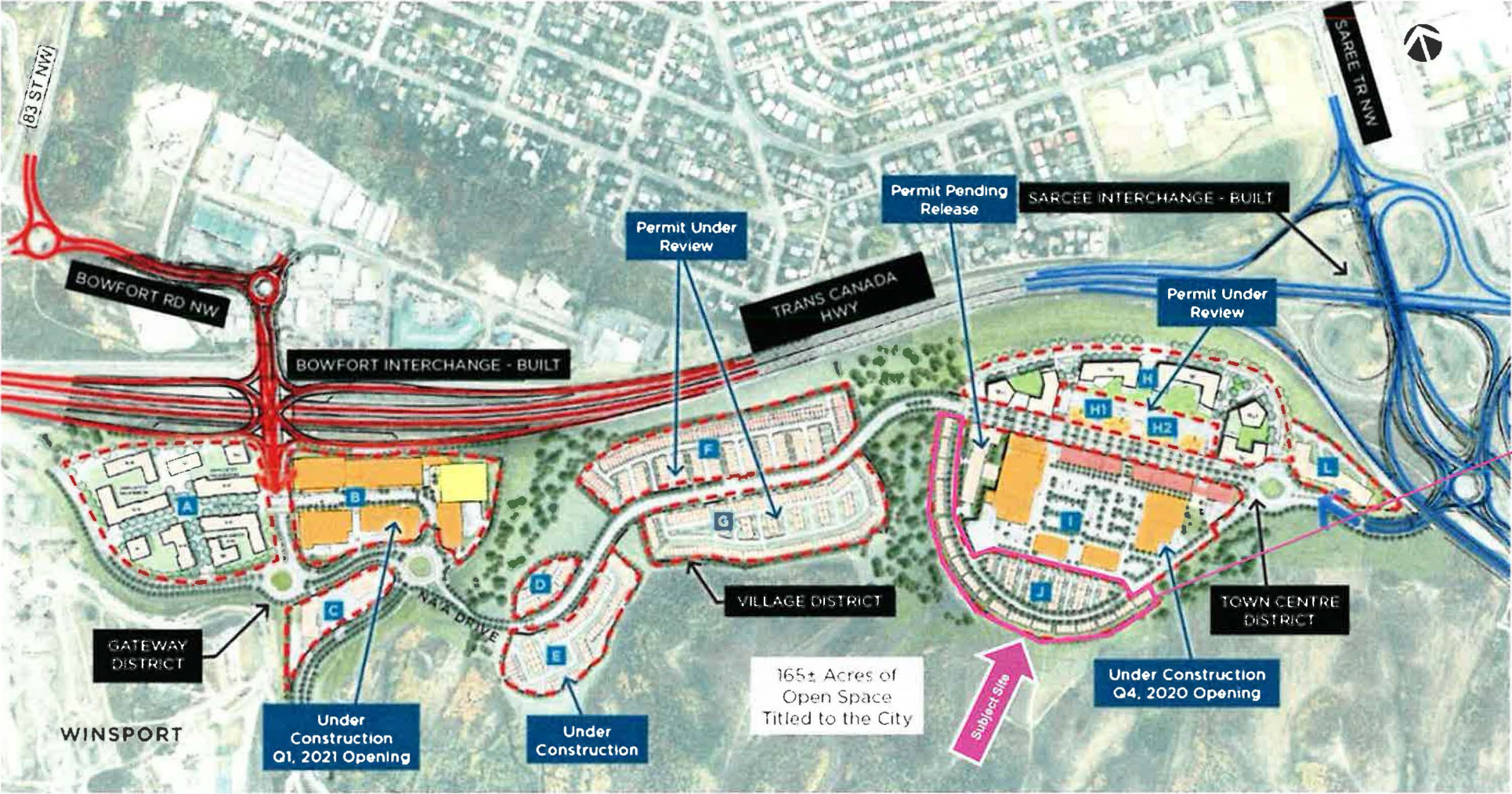
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Supplementary Slides



Medicine Hill Development Concept – 3 Districts (Gateway, Village & Town Centre) 18



Development Permit Building Buffers from Natural Area 19

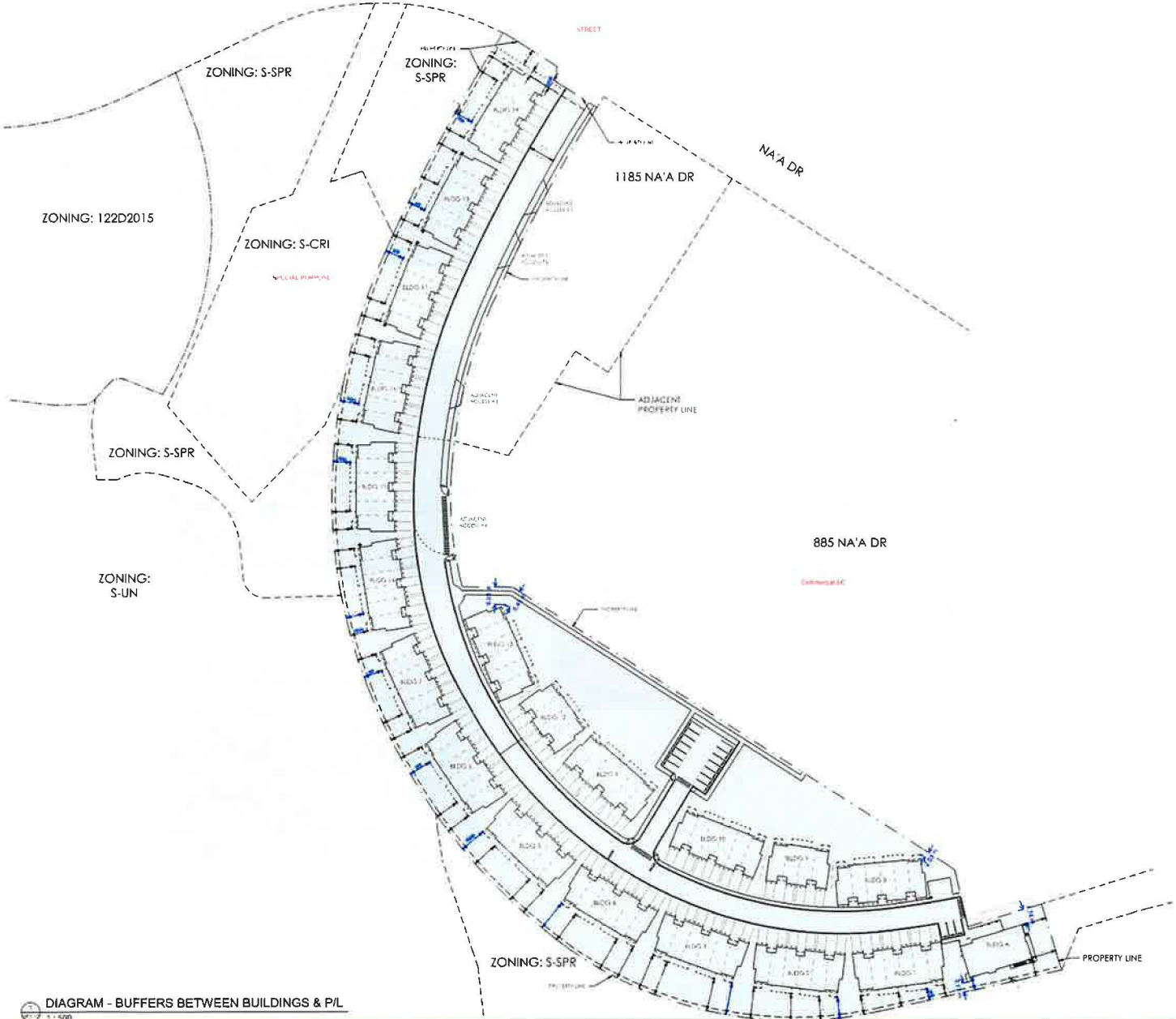


DIAGRAM - BUFFERS BETWEEN BUILDINGS & P/L
1:500

BUFFER BETWEEN SUBJECT PROPERTY AND S-UN/ S-SPR/ S-CRI

	DISTANCES ROUNDED TO THE NEAREST 0.1m	
	AVERAGE DISTANCE TO P/L (TO FACE OF BALCONY) meters	AVERAGE DISTANCE TO P/L (TO FACE OF BUILDING AT GRADE) meters
BLDG 1	3.9	5.9
BLDG 2	7.1	9.1
BLDG 3	10.9	12.9
BLDG 4	10.5	12.5
BLDG 5	8.9	10.9
BLDG 6	7.7	9.7
BLDG 7	6.3	8.3
BLDG 14	5.8	7.8
BLDG 15	5.8	7.8
BLDG 16	6.3	8.3
BLDG 17	6.3	8.3
BLDG 18	6.0	8.0
BLDG 19	6.3	8.3
BLDG A	4.4	4.4
NUMBER OF BUILDINGS FACING PARK: 14		
AVERAGE BUFFER:	6.9m (TO BALCONIES)	8.7m

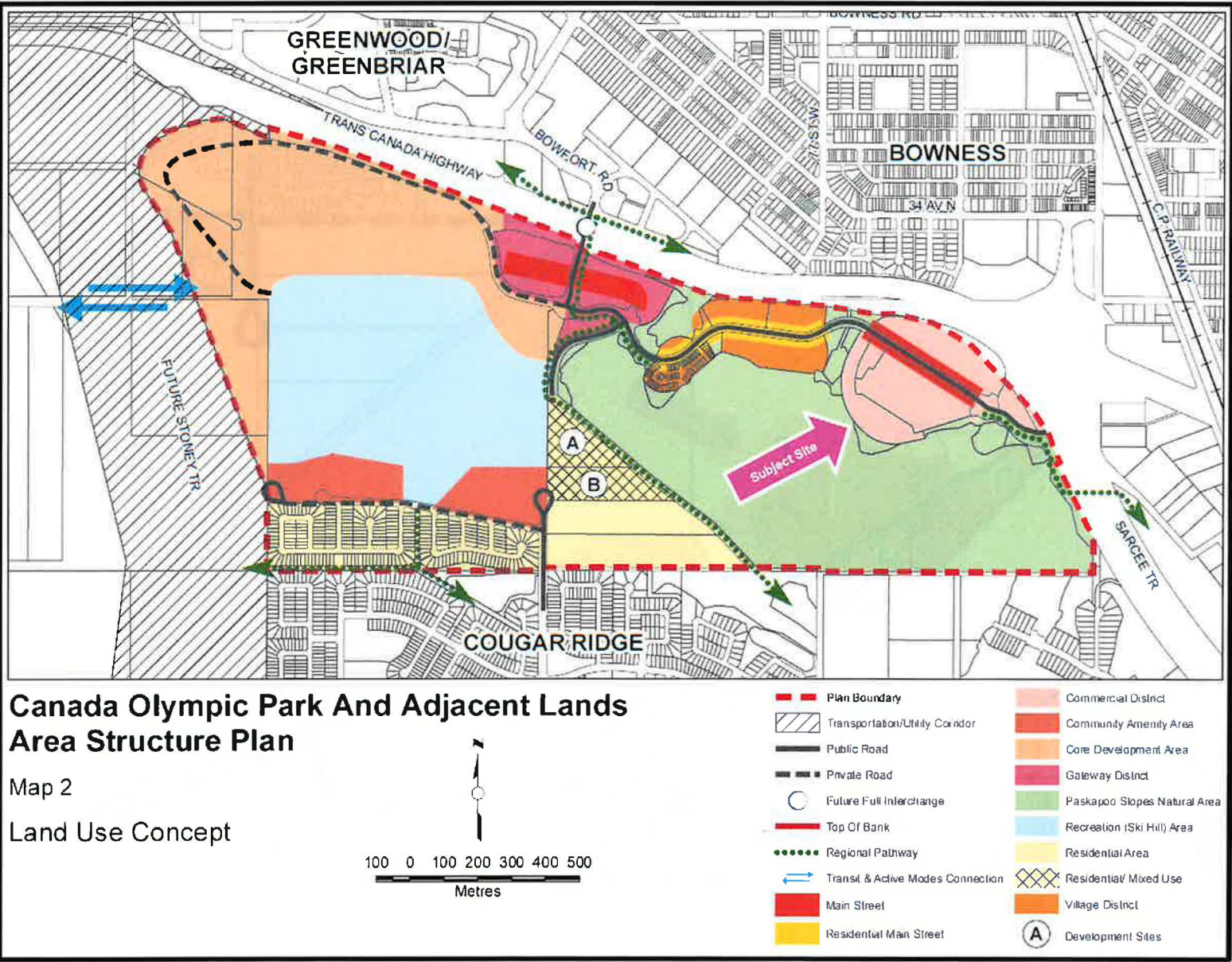
SURROUNDING MASSING CONTEXT



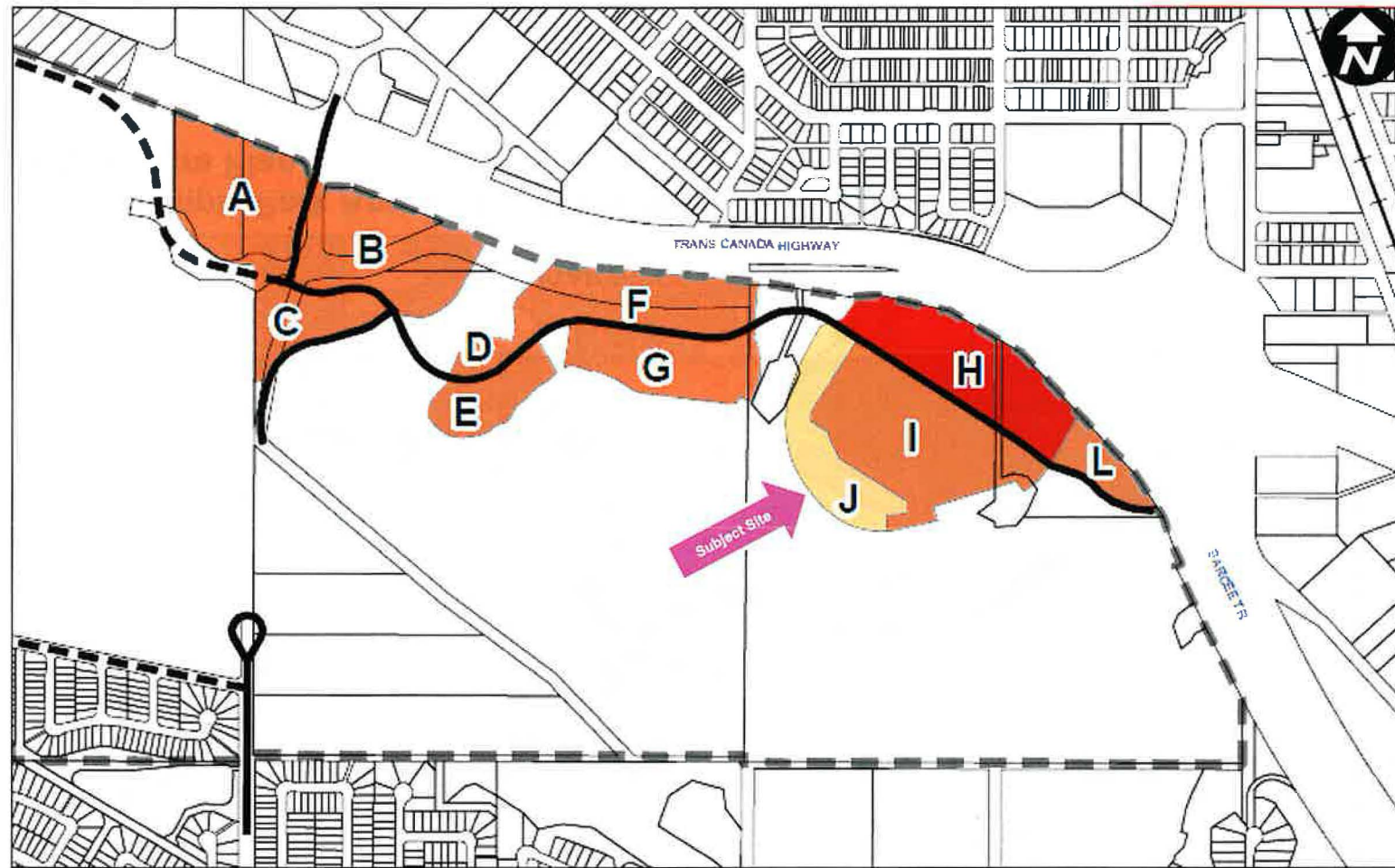
Overlay refer to sources for boundaries: Land use Map 27W & Canada Olympic Park and Adjacent Lands ASP Map 2

Development Blocks Map

APPROVED: 1P2005
AMENDED: 39P2017, 32P2021



Development Blocks Map



Map 4

Development Blocks

Plan Boundary
Transportation Utility Corridor

BYLAW 25P2015

Medicine Hill Development Concept – 3 Districts 23

