

Calgary Planning Commission

Agenda Item: 7.2.8

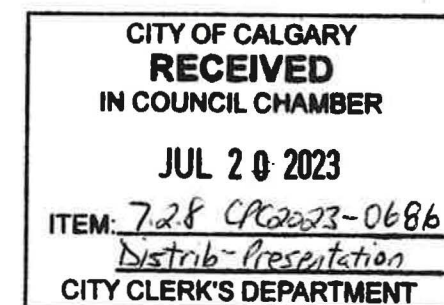
1



LOC2022-0221

Land Use Amendment

July 20, 2023

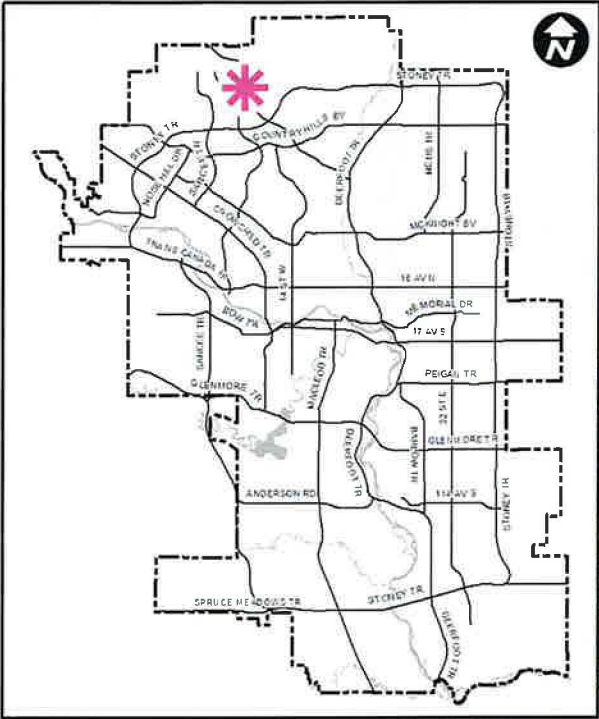


RECOMMENDATION:

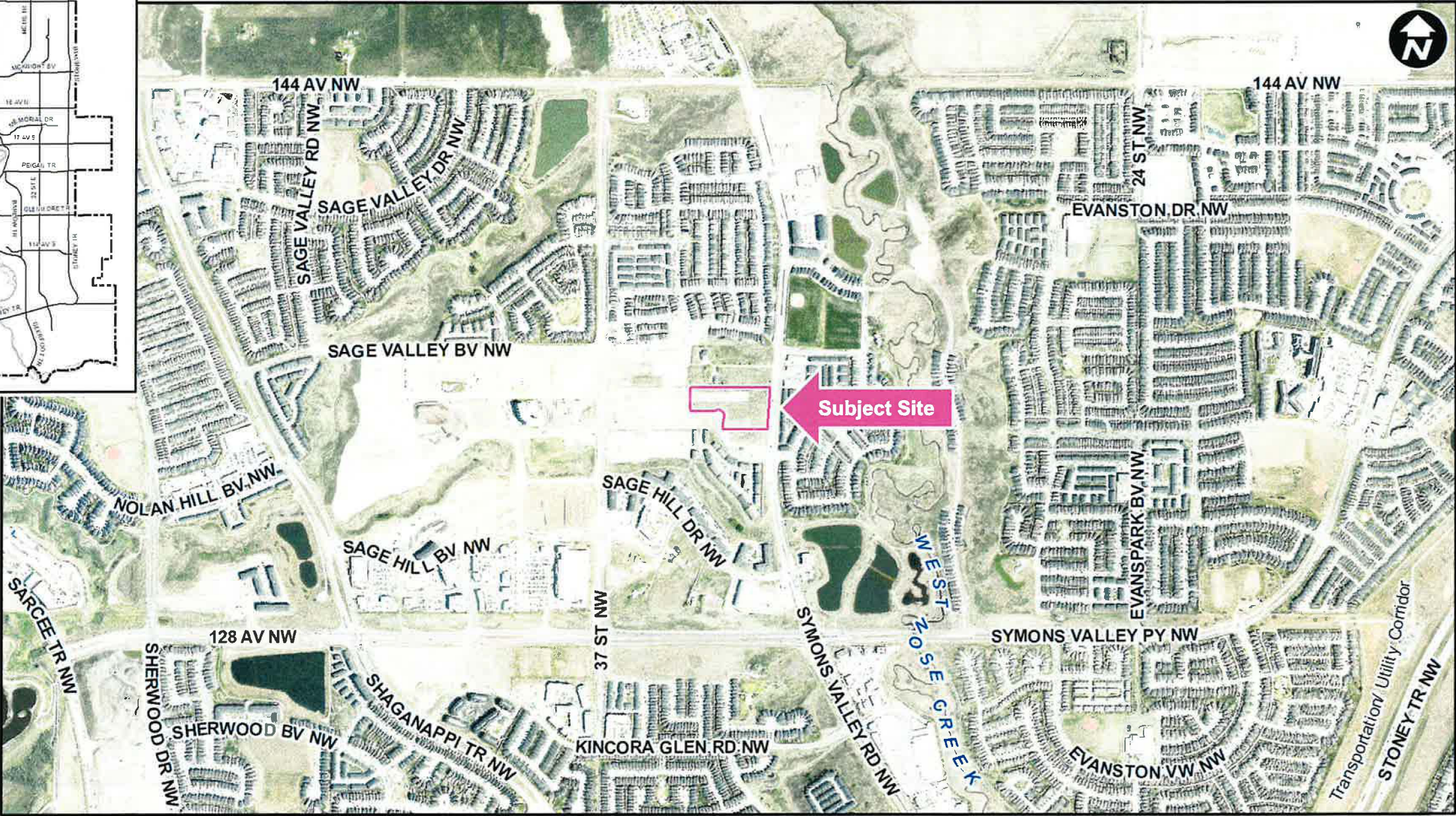
That Calgary Planning Commission recommend that Council:

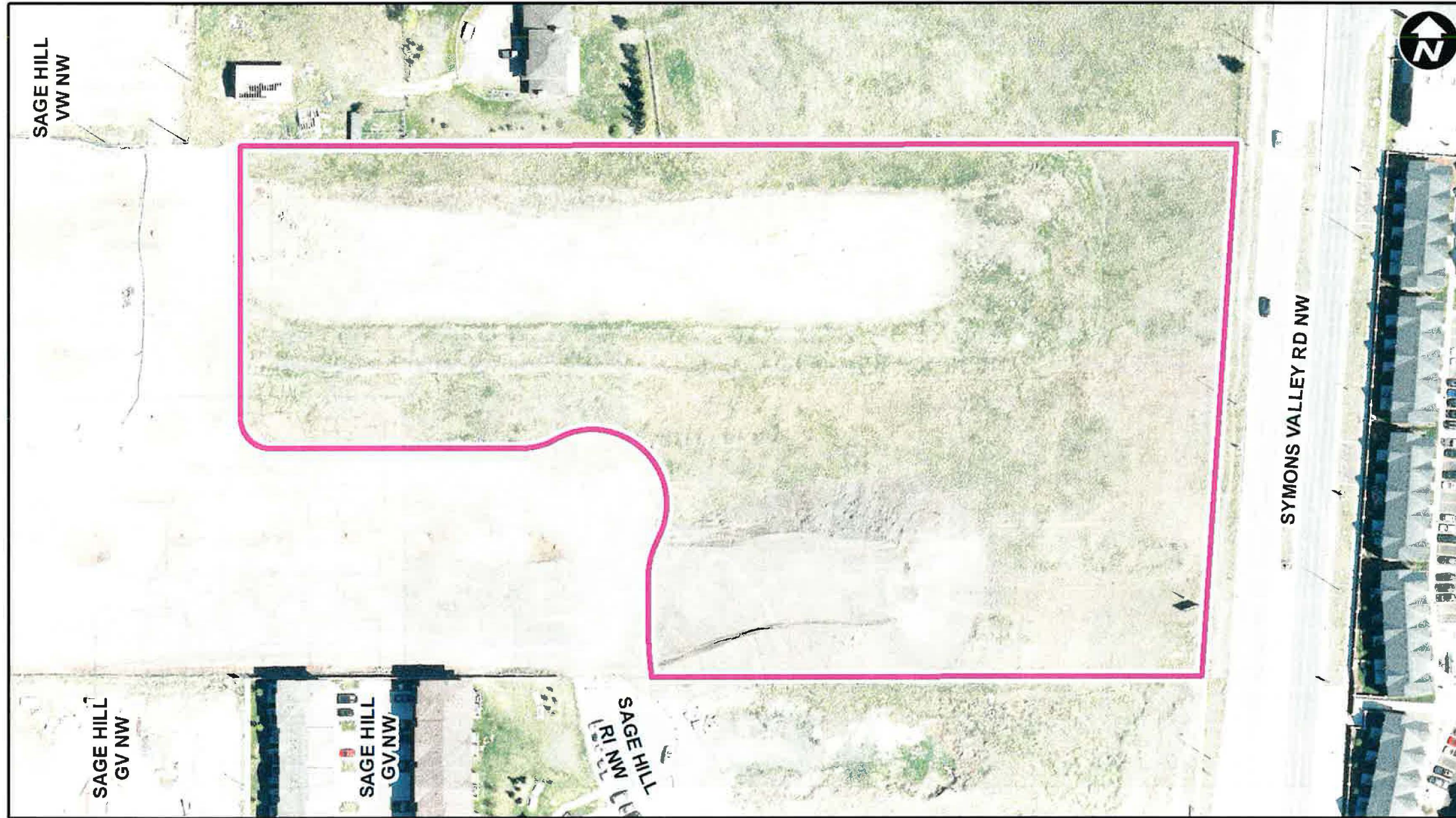
Give three readings to the proposed bylaw for the redesignation of 2.51 hectares $\pm$ (6.21 acres $\pm$) located at 200 Sage Hill Rise NW (Plan 2111229, Block 9, Lot 2) from Multi-Residential – Low Profile (M-1d53) District to Multi-Residential – Medium Profile (M-2d120) District.





- 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

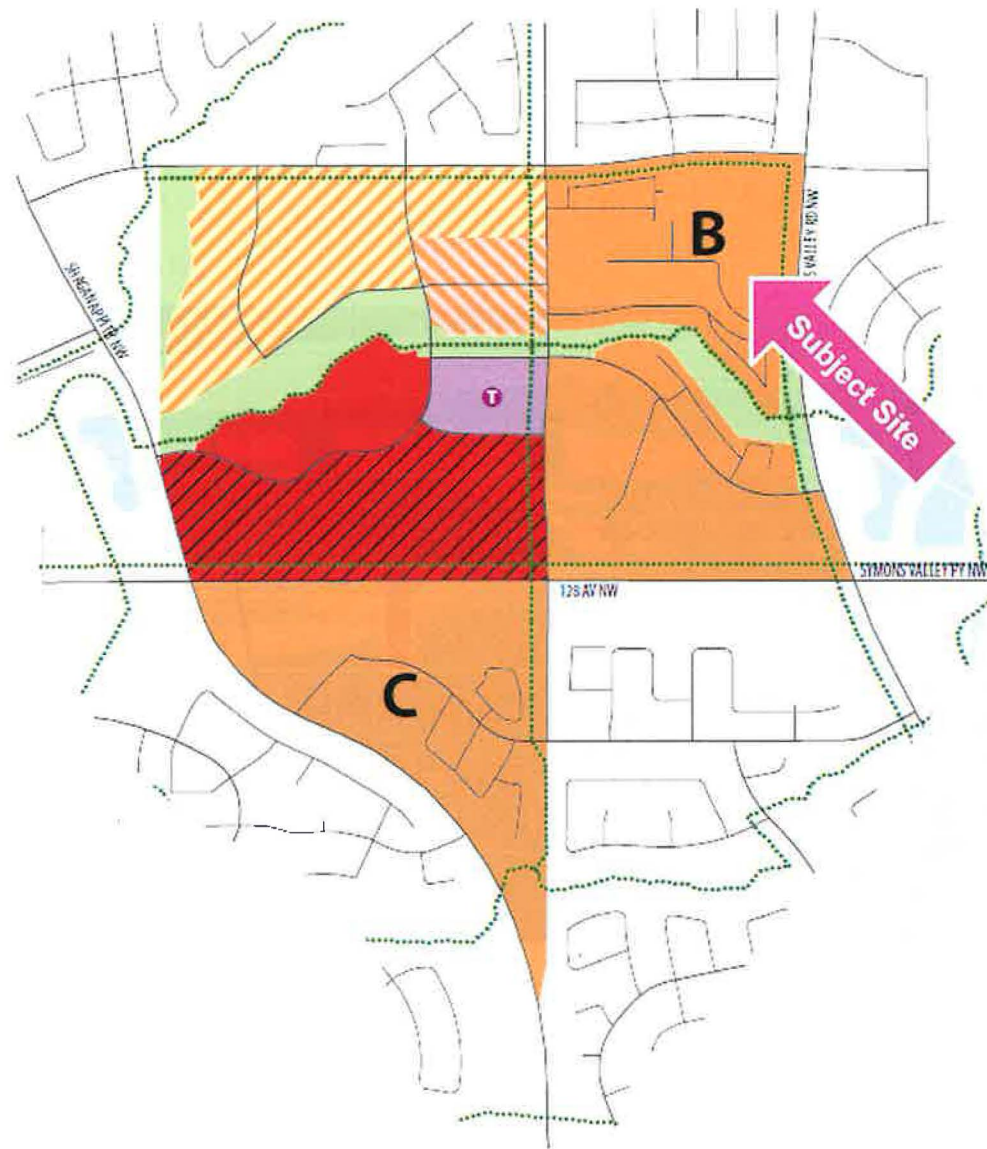




Parcel Size:

2.51 ha
130m x 265m





Symons Valley Community Plan

Map 3A

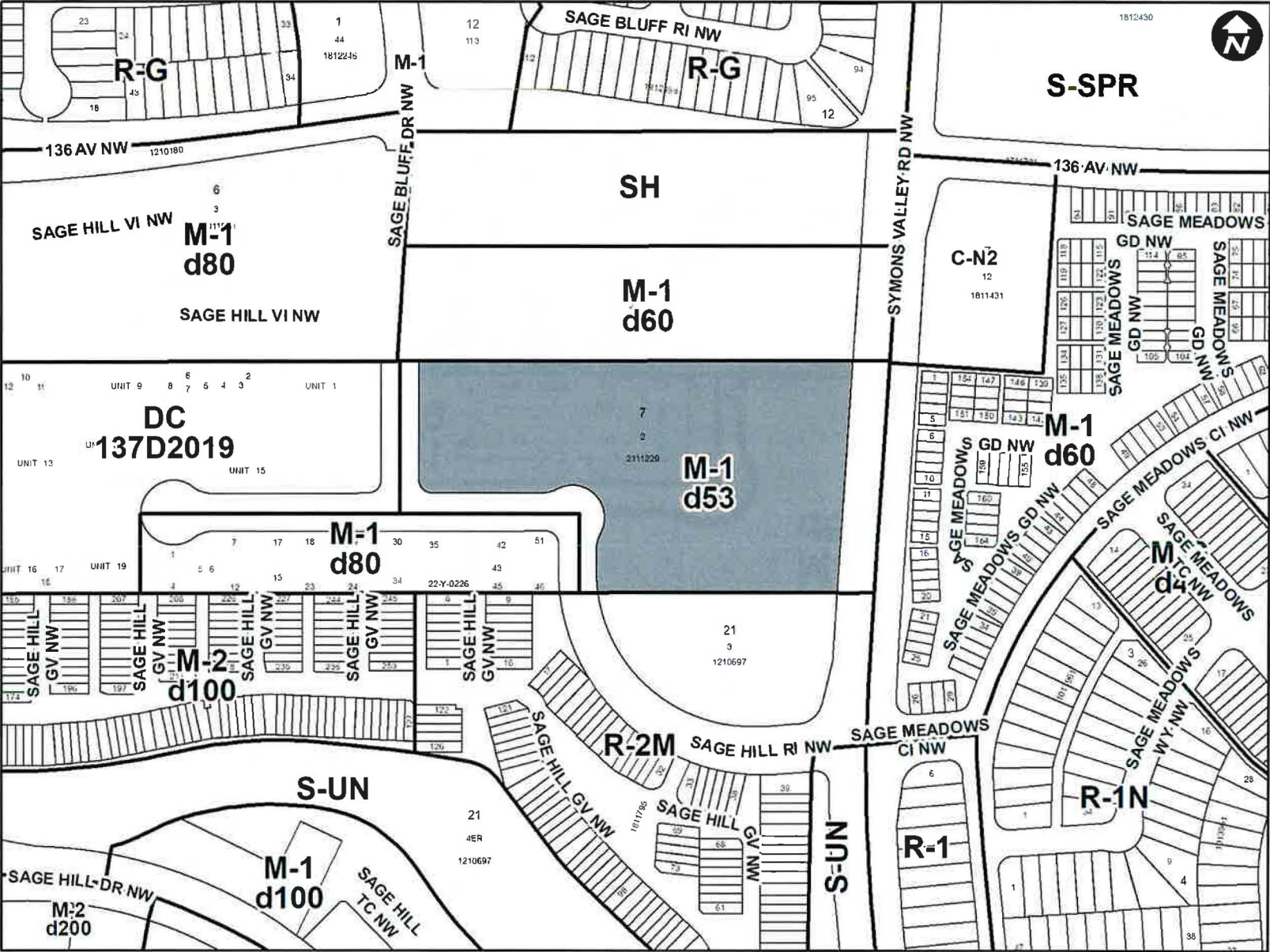
Transit Oriented Planning Area

Map 3A Transit Oriented Planning Area - Higher Density Residential Area

-  Regional Commercial Area
-  Town Centre Area
-  Mixed Use Area
-  Civic and Mixed Use Area
-  Pedestrian Oriented Multi-Residential Area
-  Higher Density Residential Area
-  Conservation Area
-  Regional Pathway
-  Transit Hub (BRT)

APPROVED: 20P2008
AMENDED: 55P2017

Existing Land Use Map



9



- Intended to accommodate multi-residential development of medium density and medium height.
- 60 – 120 dwelling units per hectare
- Max Floor Area Ratio (FAR) of 3.0
- Max height of 16.0 metres

RECOMMENDATION:

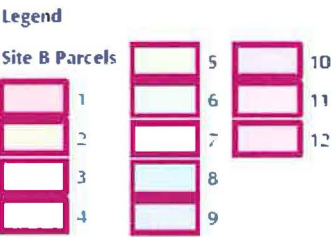
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Supplementary Slides

Site B Map

Symons Valley
Community Plan
Map #
Site B
Density Allocations

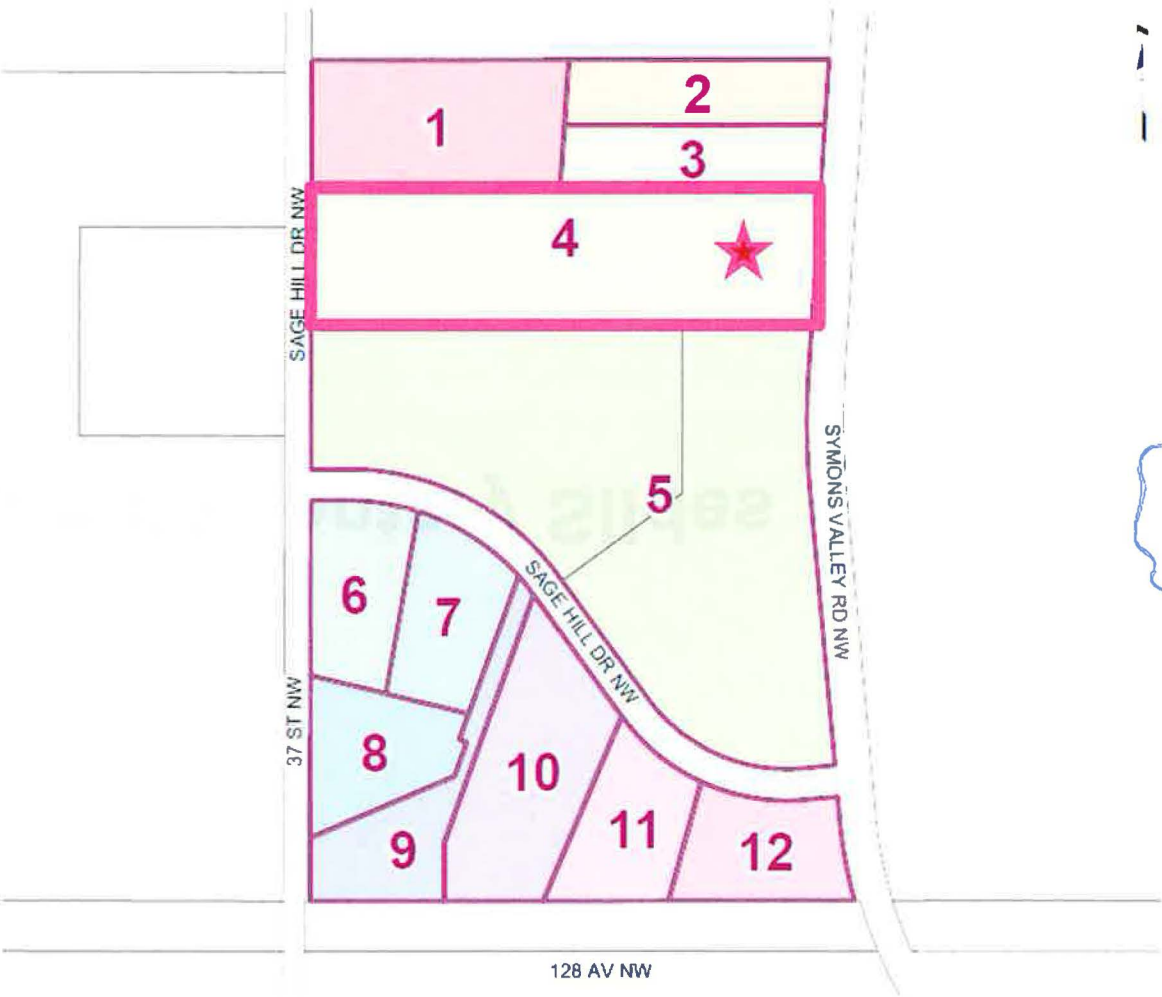


Approved:
20P2008
Amended:

This map is conceptual only. No measurements or distances or areas should be taken from this map.



X:\56_Symons_Valley_Community_Plan\Business_Tech_Ser\gis\document_maps\site_b_density_allocations.mxd



Site B Density Allocation Table

AREA	BASE MAXIMUM DENSITY <i>(Residential units per parcel)</i>	OVERALL MAXIMUM DENSITY WITH BONUS <i>(Residential Units per parcel)</i>
1	201	315
2	85	132
3	90	151
4	363	376
5	679	861
6	226	310
7	212	340
8	216	308
9	175	249
10	283	424
11	158	237
12	158	307
Total	2846	4010