

Calgary Planning Commission

Agenda Item: 7.2.10

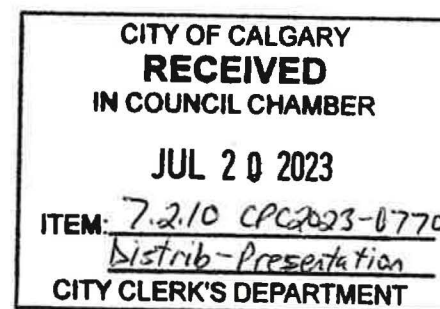
1



LOC2023-0019 Land Use Amendment

July 20, 2023

ISC: Unrestricted





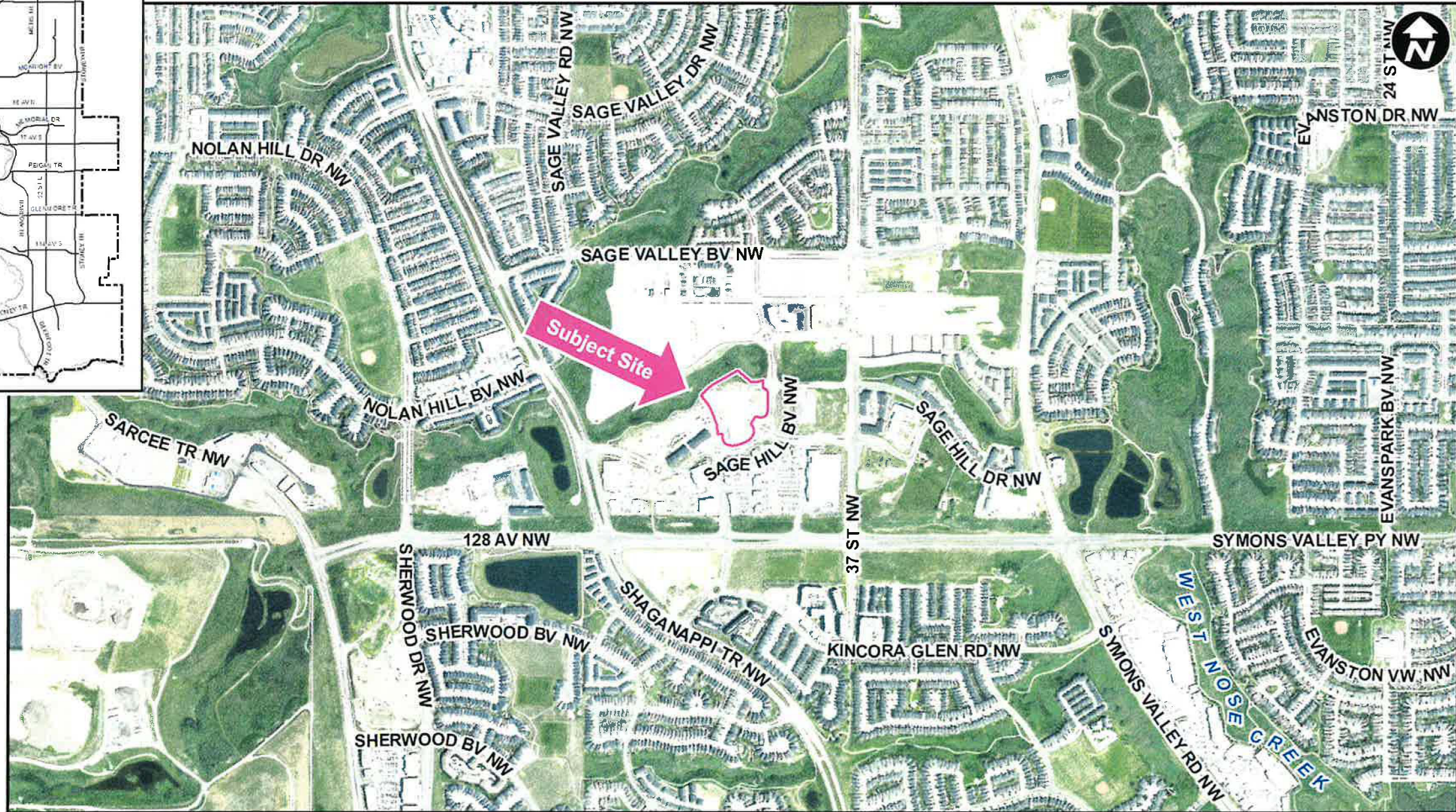
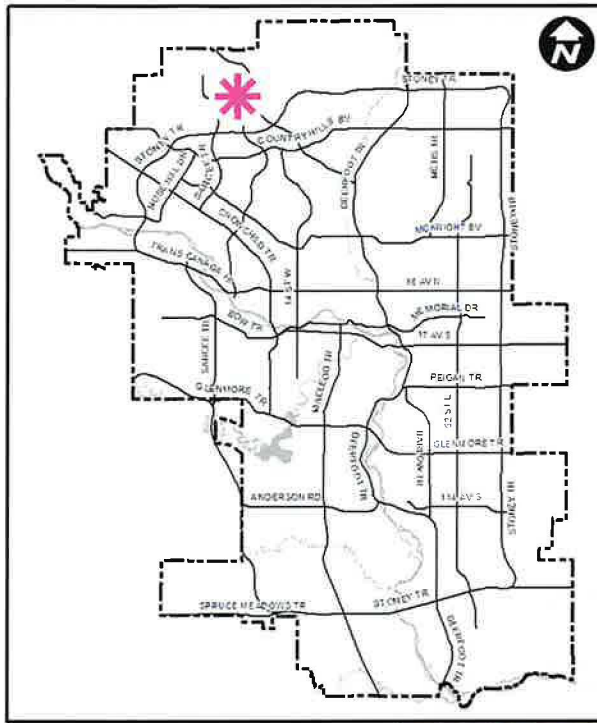
RECOMMENDATIONS:

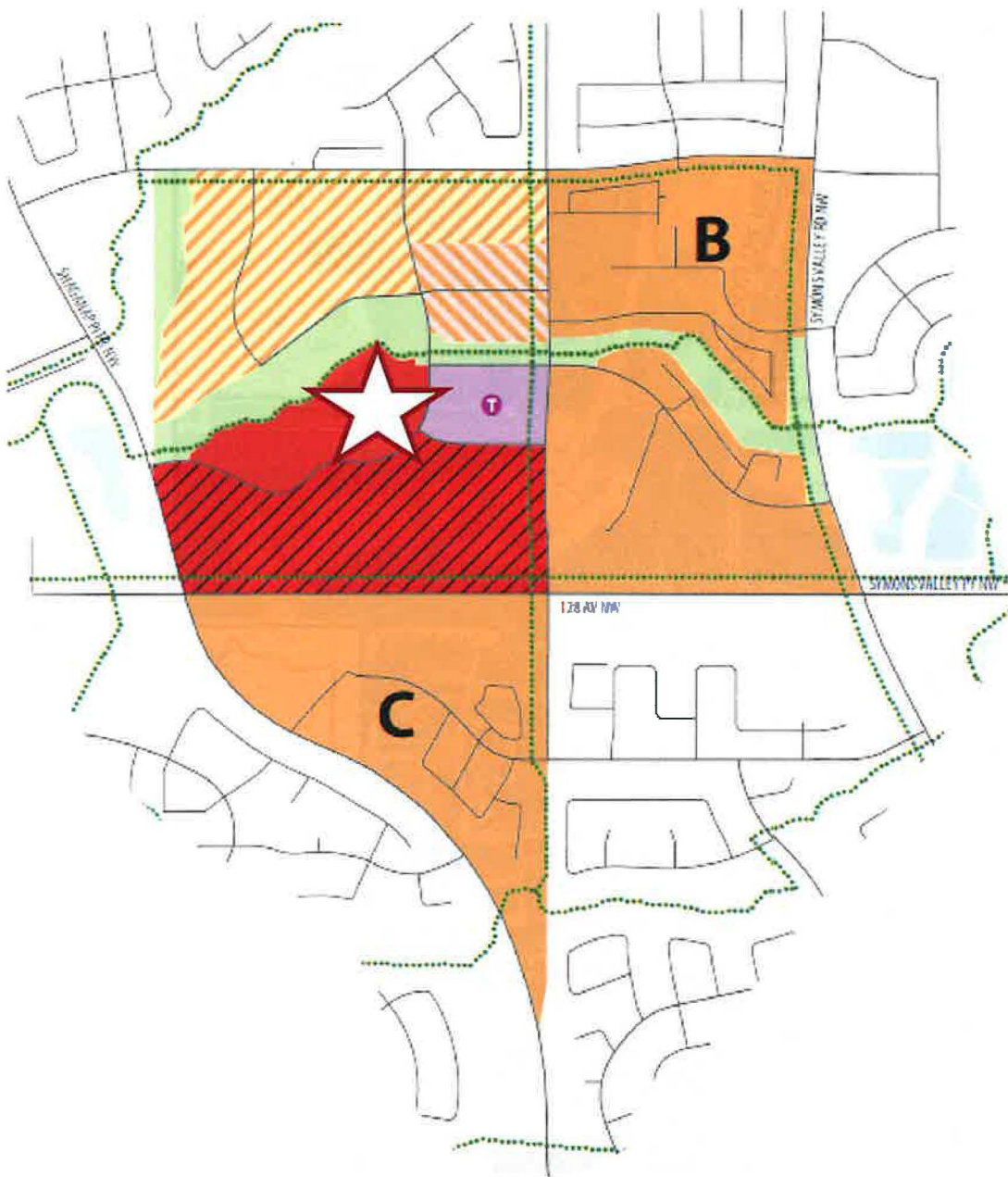
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Symons Valley Community Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 2.93 hectares \pm (7.24 acres \pm) located at 230 Sage Jill Boulevard NW (Plan 2010394, Block 3, Lot 6 from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

Location Maps

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**Symons Valley
Community Plan**

Map 3A

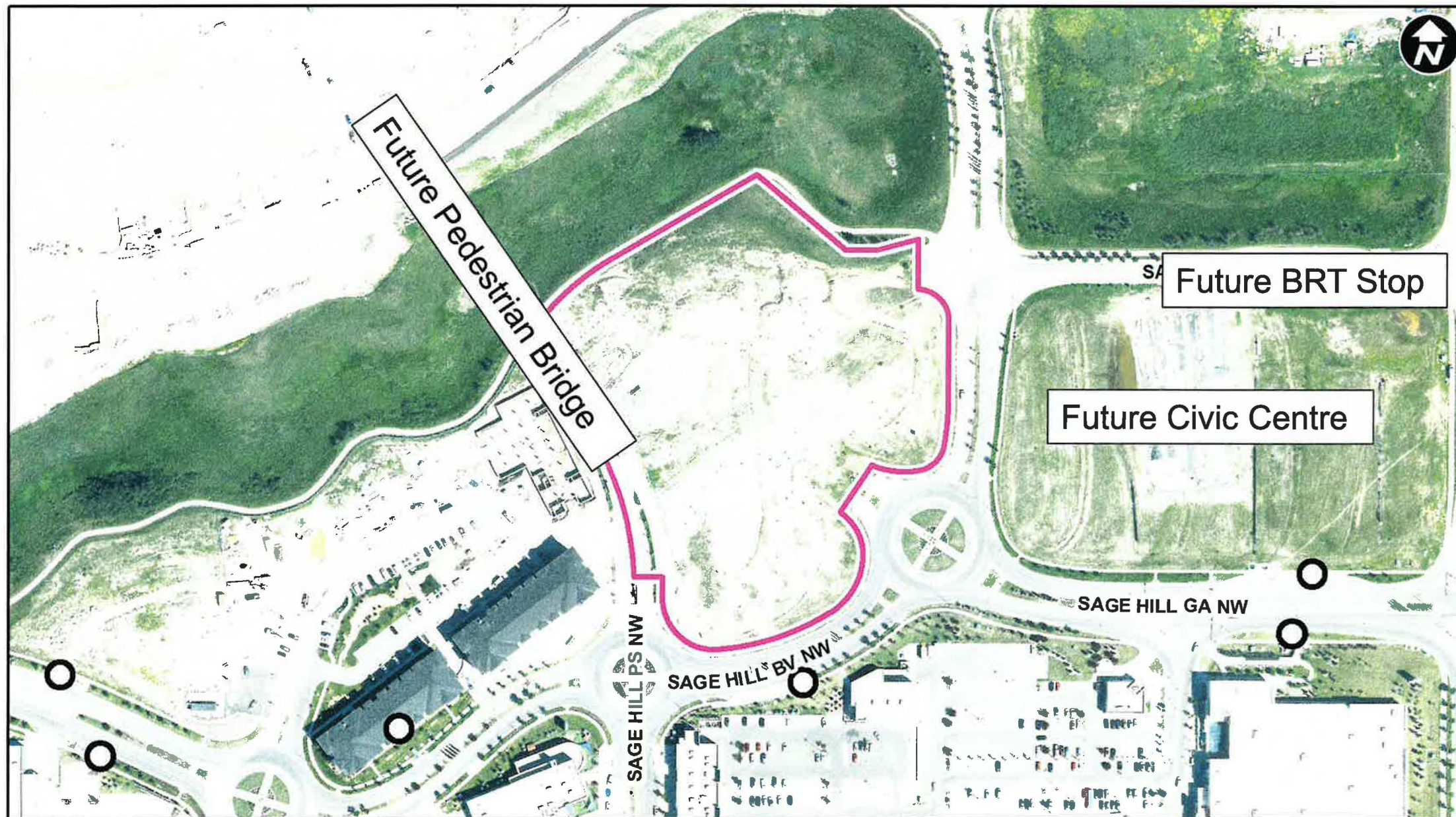
Transit Oriented
Planning Area

- 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

Located in the Transit
Oriented Planning
Area

Identified as the Town
Centre Area



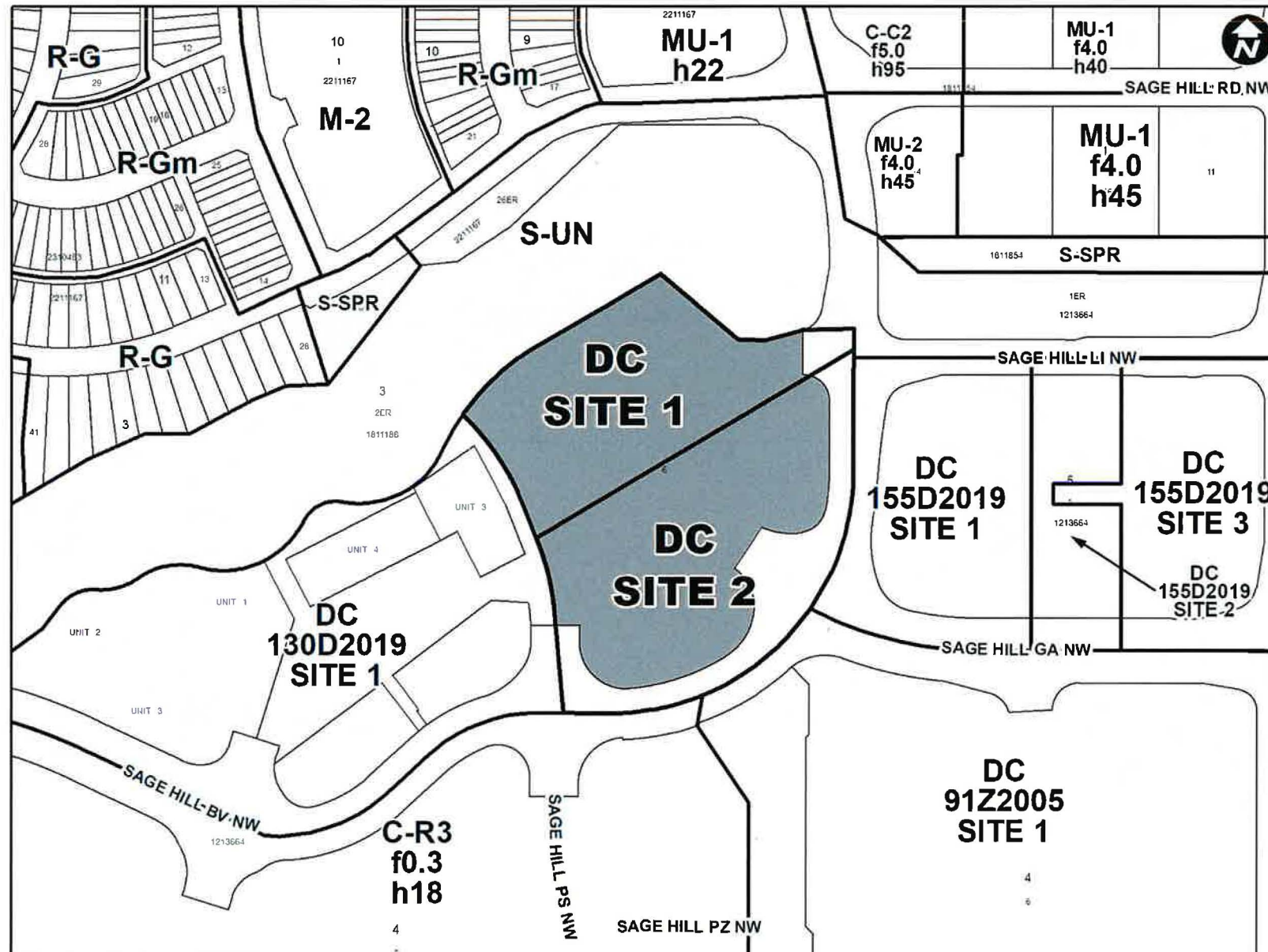
Parcel Size:

2.93 ha

7.24 ac

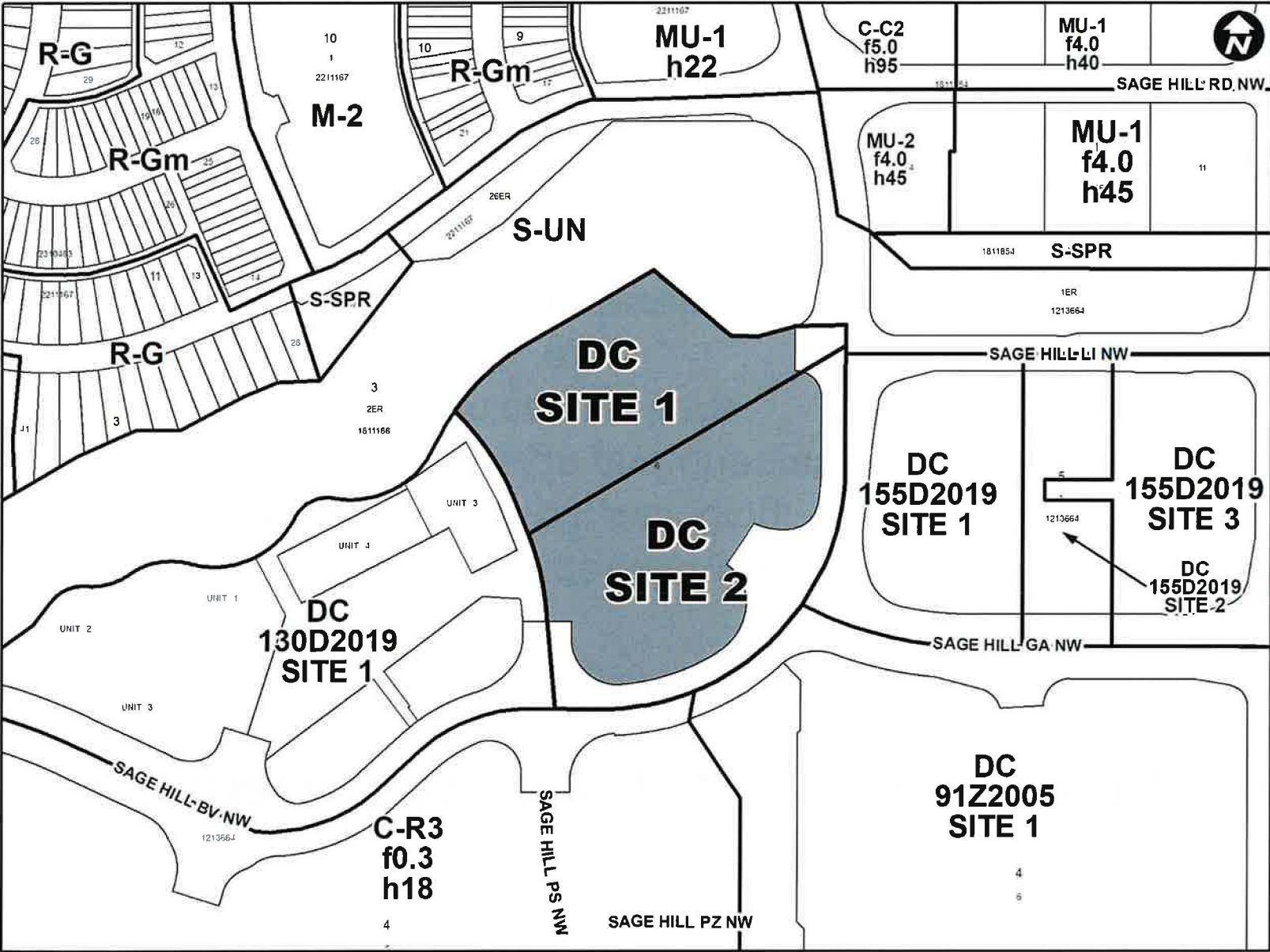






Proposed DC District:

- Site 1 – 1.35 hectares
- Based on the M-2 Multi Residential – Medium District
- Maximum FAR of 1.8
- Maximum height of 23 metres
- Accommodate a primarily residential building with optional commercial at grade.



- Proposed DC District:**
- Site 2 – 1.58 hectares
 - Based on the Commercial Community 1 (CC-1) District
 - Maximum FAR of 1.0
 - Maximum height of 13 metres
 - Accommodate a primarily commercial development with limited auto oriented uses.

Amendments to the Symons Valley Community Plan

Proposed amendments to augment the policies of the Town Centre Area.

Provide design considerations for both the residential and commercial sites at time of development permit, including:

- building design and orientation
- pedestrian connections
- landscaping, and
- slope adaptive development

RECOMMENDATIONS:

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Supplementary Slides

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

