

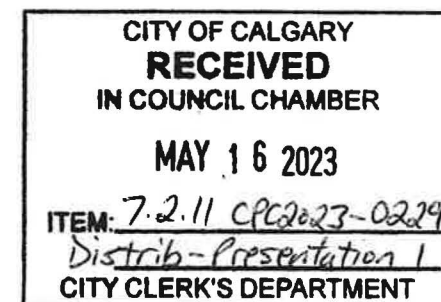
Public Hearing of Council

Agenda Item: 7.2.11



LOC2022-0092 / CPC2023-0229 Land Use Amendment

May 16, 2023

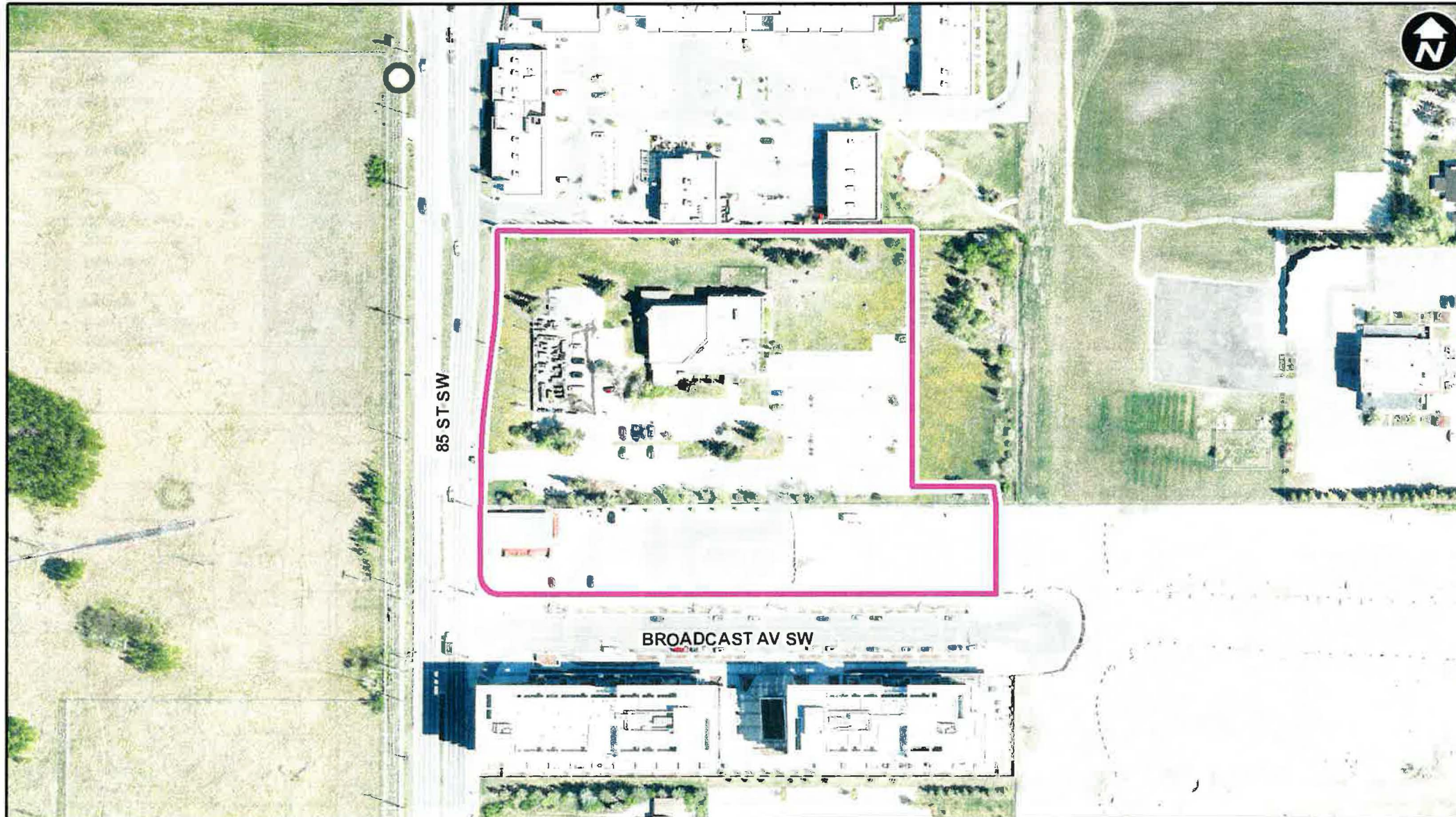




Calgary Planning Commission's Recommendation:

That Council:

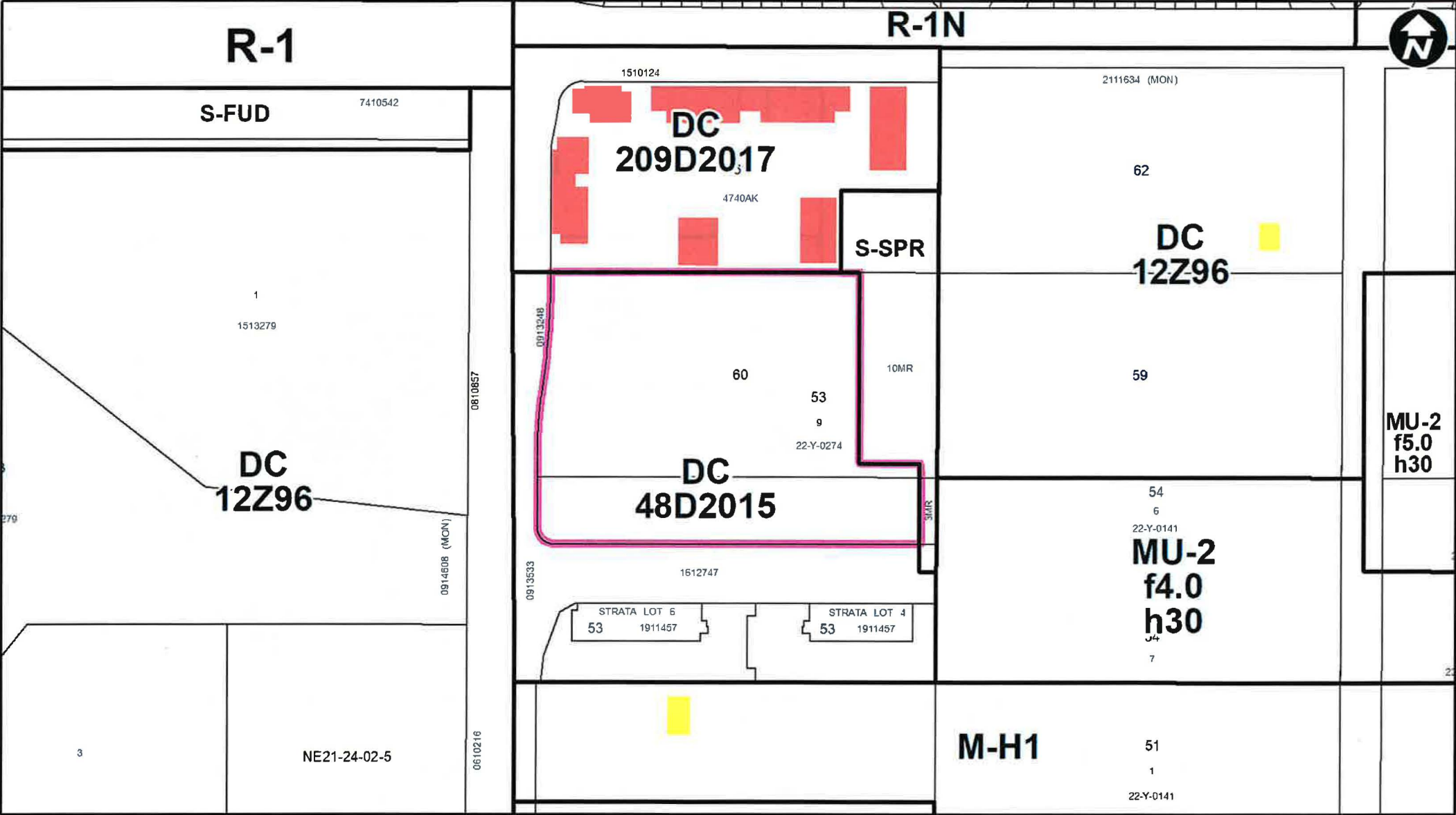
Give three readings to **Proposed Bylaw 20D2023** for the redesignation of 2.11 hectares \pm (5.21 acres \pm) located at 742 – 85 Street SW and 8490 Broadcast Avenue SW (Plan 4740AK, Block 60; Plan 1612747, Block 53, Lot 2) from Direct Control (DC) District to Mixed Use – General (MU-1f3.5h42) District.

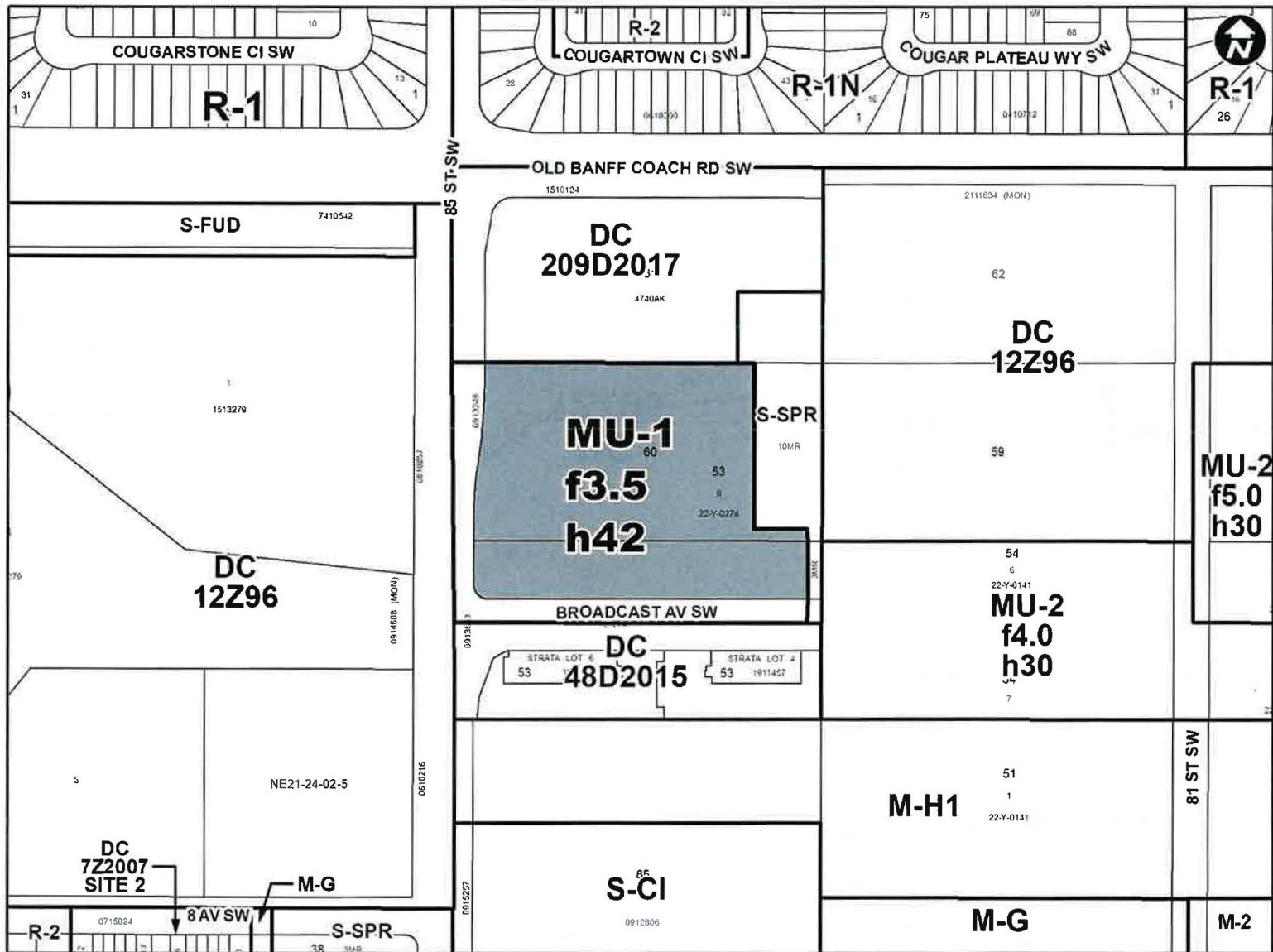


LEGEND
 ○ Bus Stop

Parcel Size:
 2.11 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 MU-1(f3.5h42) District:

- Mix of residential & commercial uses, both supported at-grade
- Maximum Floor Area Ratio (FAR) of 3.5
- Maximum building height of 42 metres
- Will accommodate a proposed supermarket

Calgary Planning Commission's Recommendation:

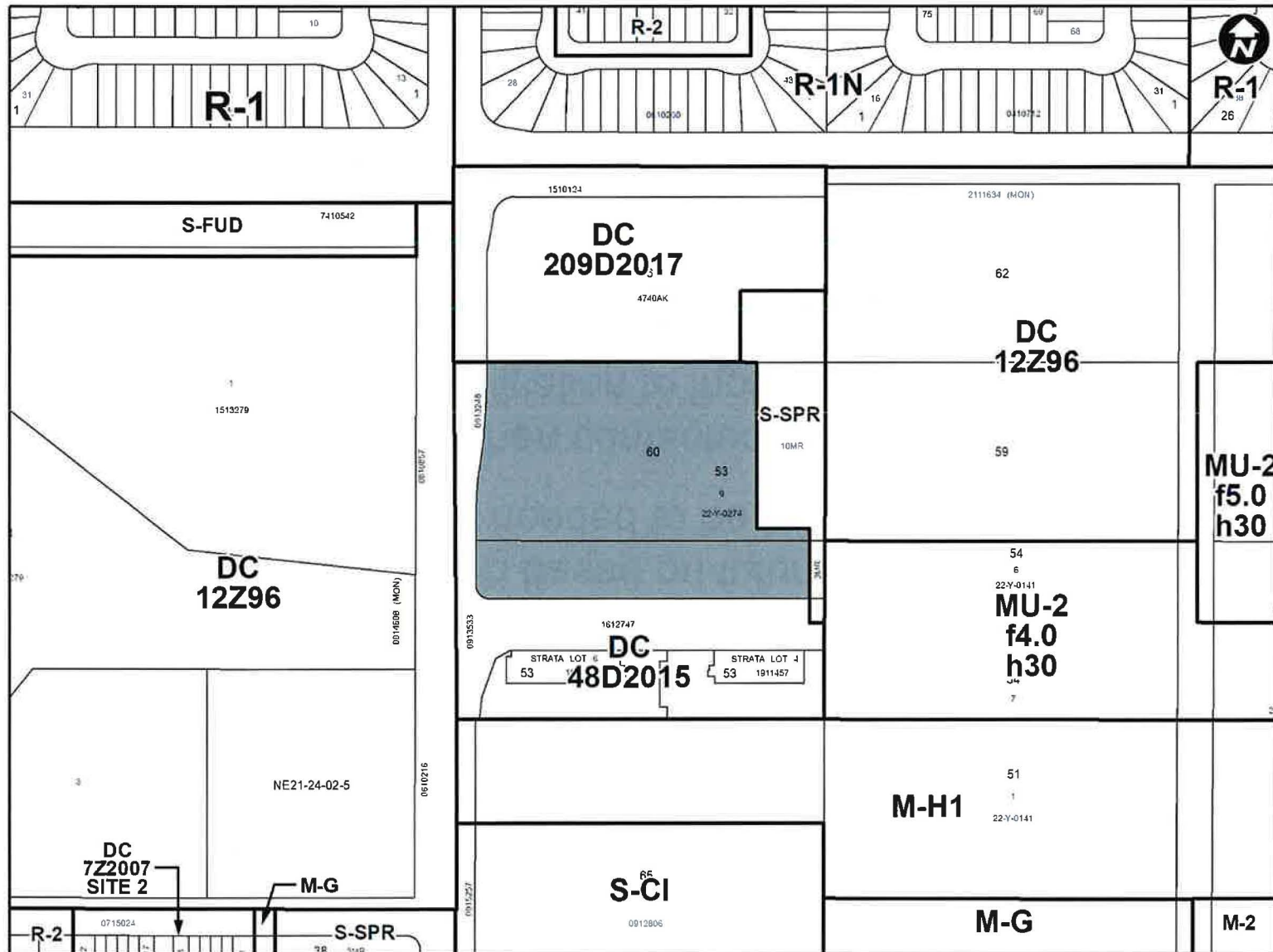
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Supplementary Slides

BACKGROUND:

- Calgary Planning Commission recommended approval of the application to Council on December 15, 2022.
- However, following the meeting the applicant conducted further analysis of the floor area ratio (FAR) based on future subdivision of the parcel and determined the proposed FAR needed to be increased from 3.0 to 3.5.
- The applicant then contacted Administration to communicate that they needed to amend the application to increase the proposed FAR from 3.0 to 3.5.
- On January 12, 2023 CPC referred the application back to Administration for further review and to return to CPC no later than March 23, 2023.
- Administration re-circulated the amended application and has now completed their review with a recommendation of approval.



Existing Direct Control District:

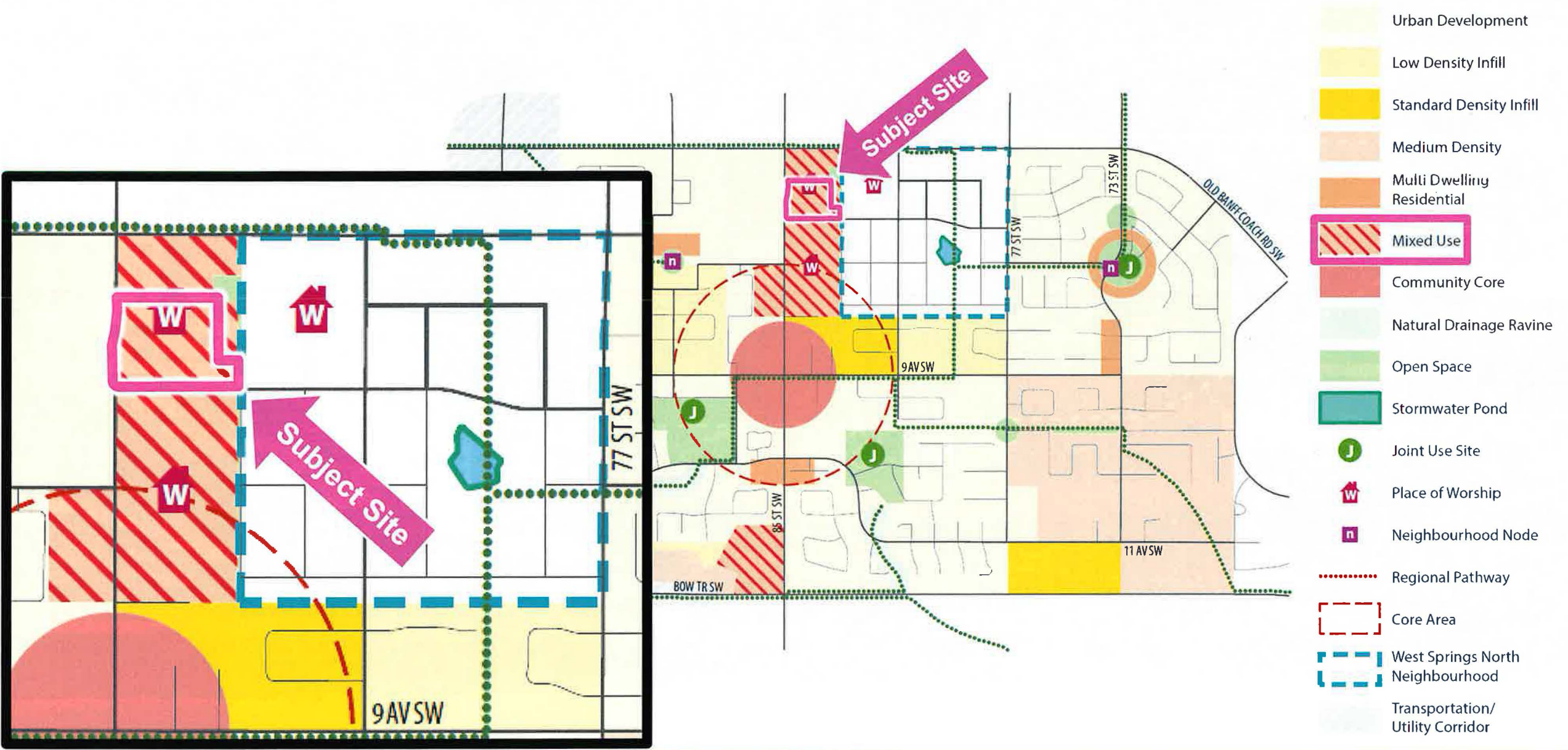
- Based in the Commercial – Corridor 1 (C-COR1) District
- Allows small format commercial
- Allows residential above the main floor
- Maximum Floor Area Ratio of 4.0
- Maximum building height of 30 metres







Map 2: Land Use Concept

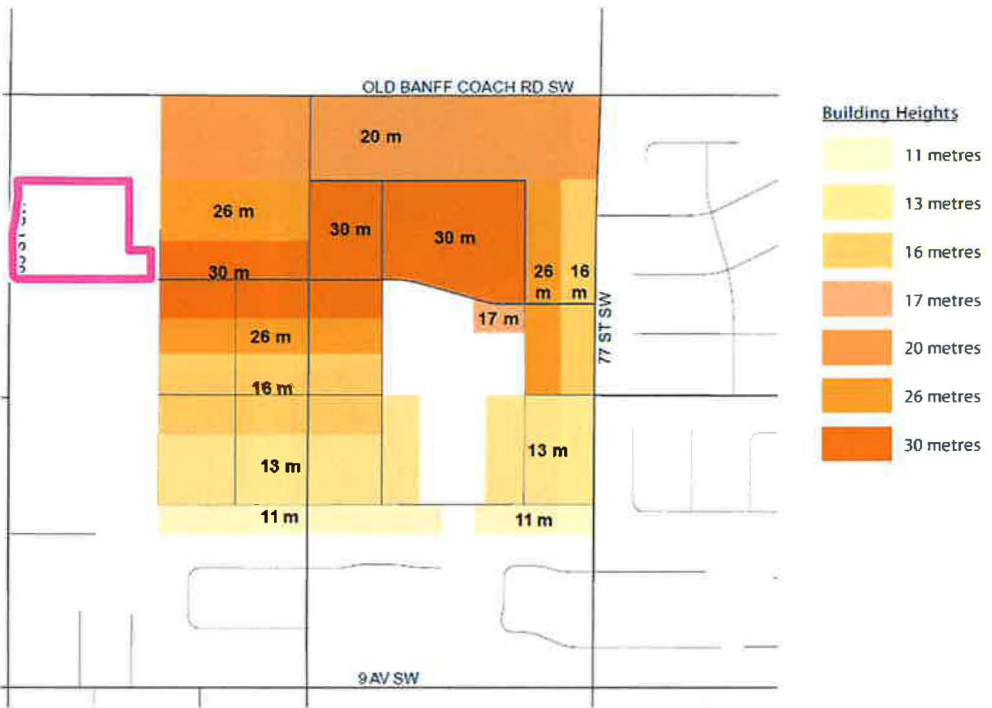


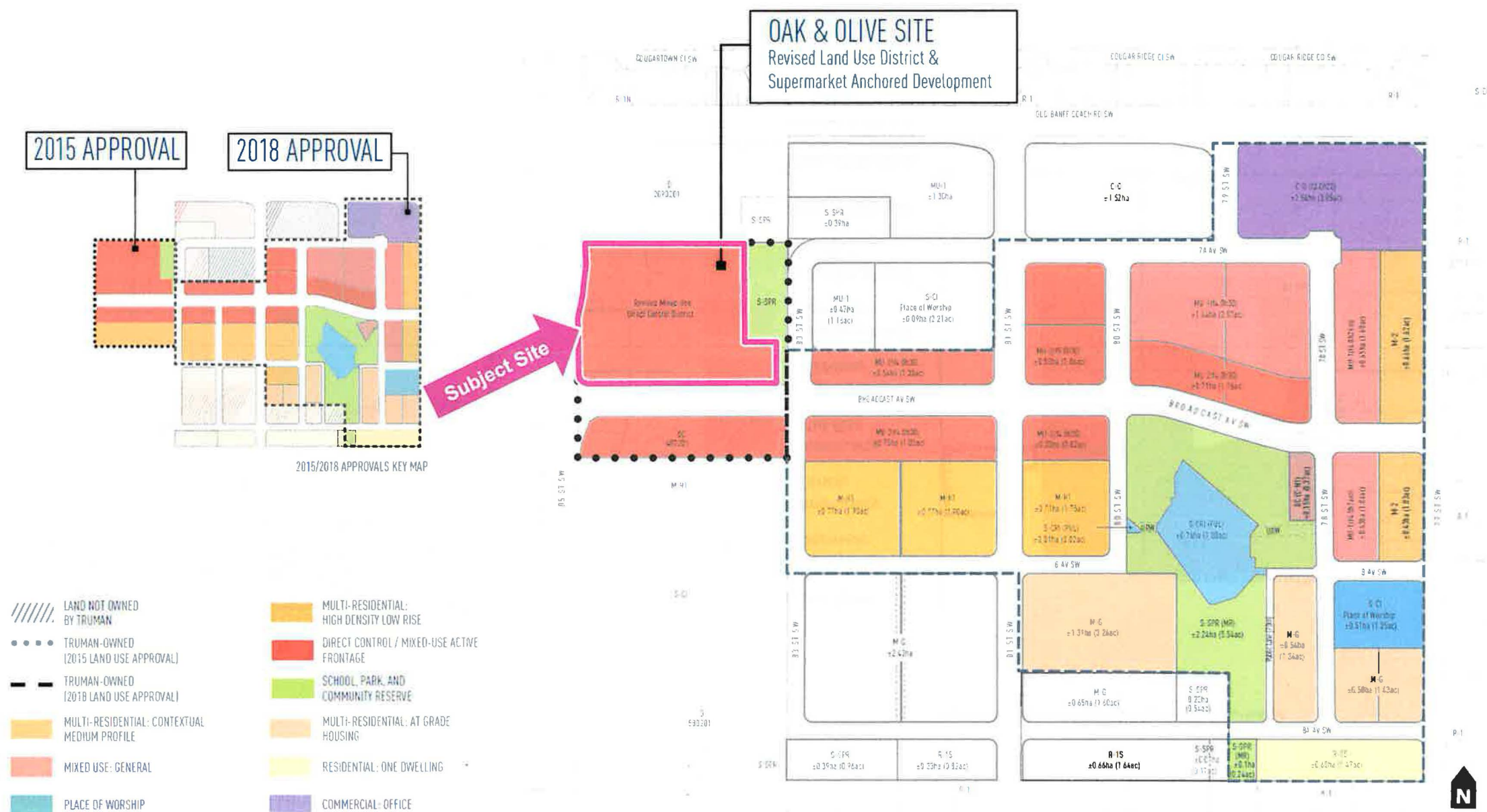
West Springs ASP – Context with West Springs North Neighbourhood Land Use Concept 15

Map 3: West Springs North Neighbourhood Land Use Concept



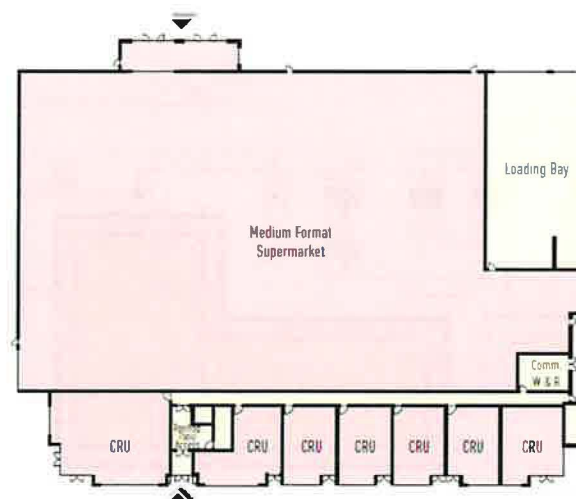
Map 5: West Springs North Neighbourhood Building Heights



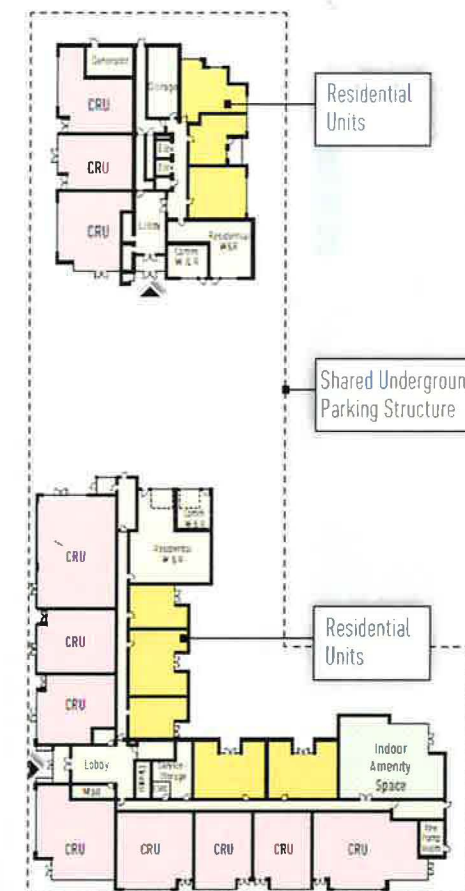


CONCEPT PROGRAM

At-Grade

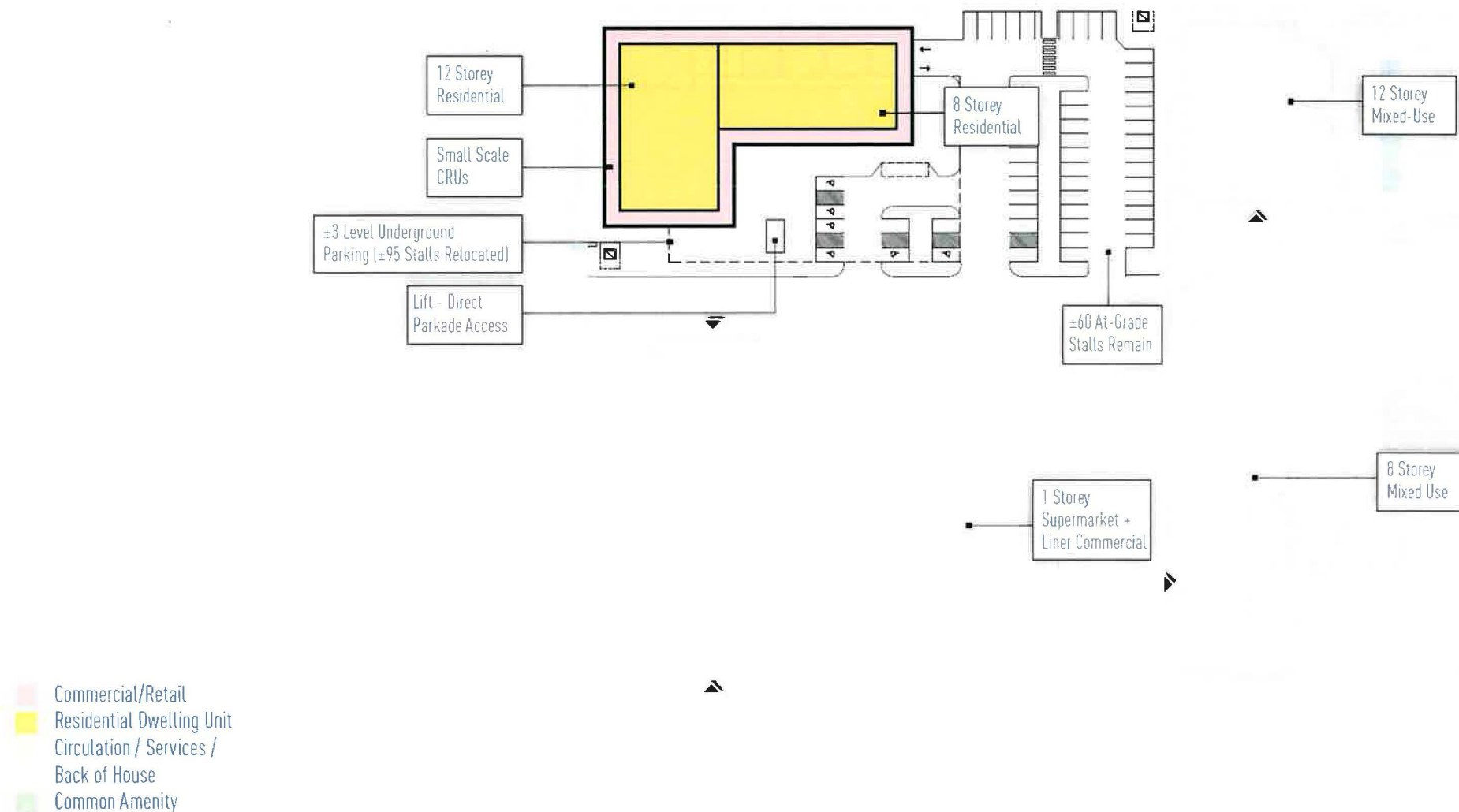


- Commercial/Retail
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Common Amenity



FUTURE DEVELOPMENT PHASE

Conceptual Site Plan





Building Orientation

C-COR1

- 782 (1) The main public entrance to a building must face the property line shared with a commercial street.
- (2) The maximum building setback from a property line shared with a commercial street is 3.0 metres.
- (3) Motor vehicle parking stalls and loading stalls must not be located between a building and a commercial street.

Building Orientation

MU-1

- 1339 Units and individual uses located at grade with an exterior wall facing a street must provide:
- (a) individual, separate, direct access to grade;
 - (b) an entrance that is visible from the street; and
 - (c) sidewalks that provide direct exterior access to the unit or the use.