

Public Hearing of Council

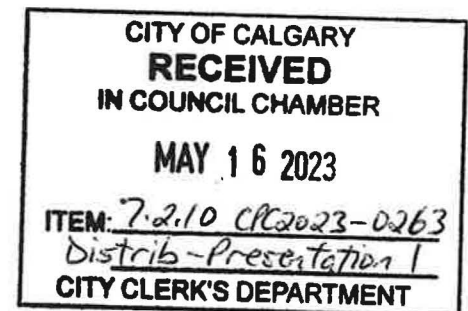
Agenda Item: 7.2.10



LOC2022-0042 / CPC2023-0263

Land Use Amendment

May 16, 2023

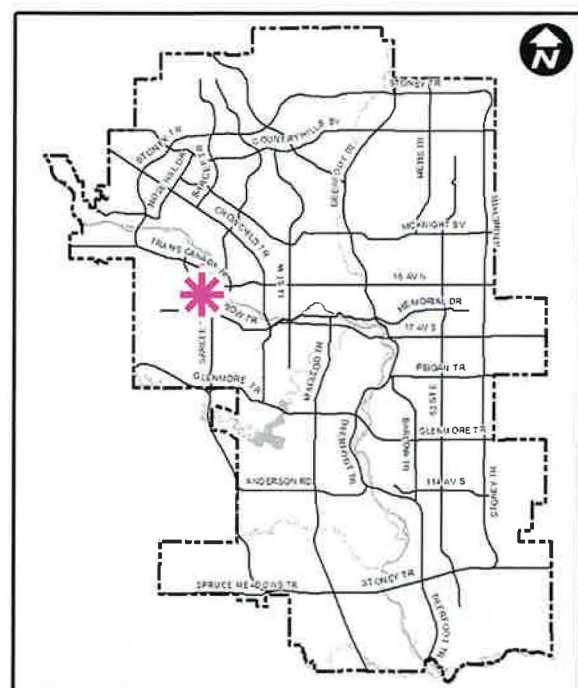


Calgary Planning Commission's Recommendation:












That Council:

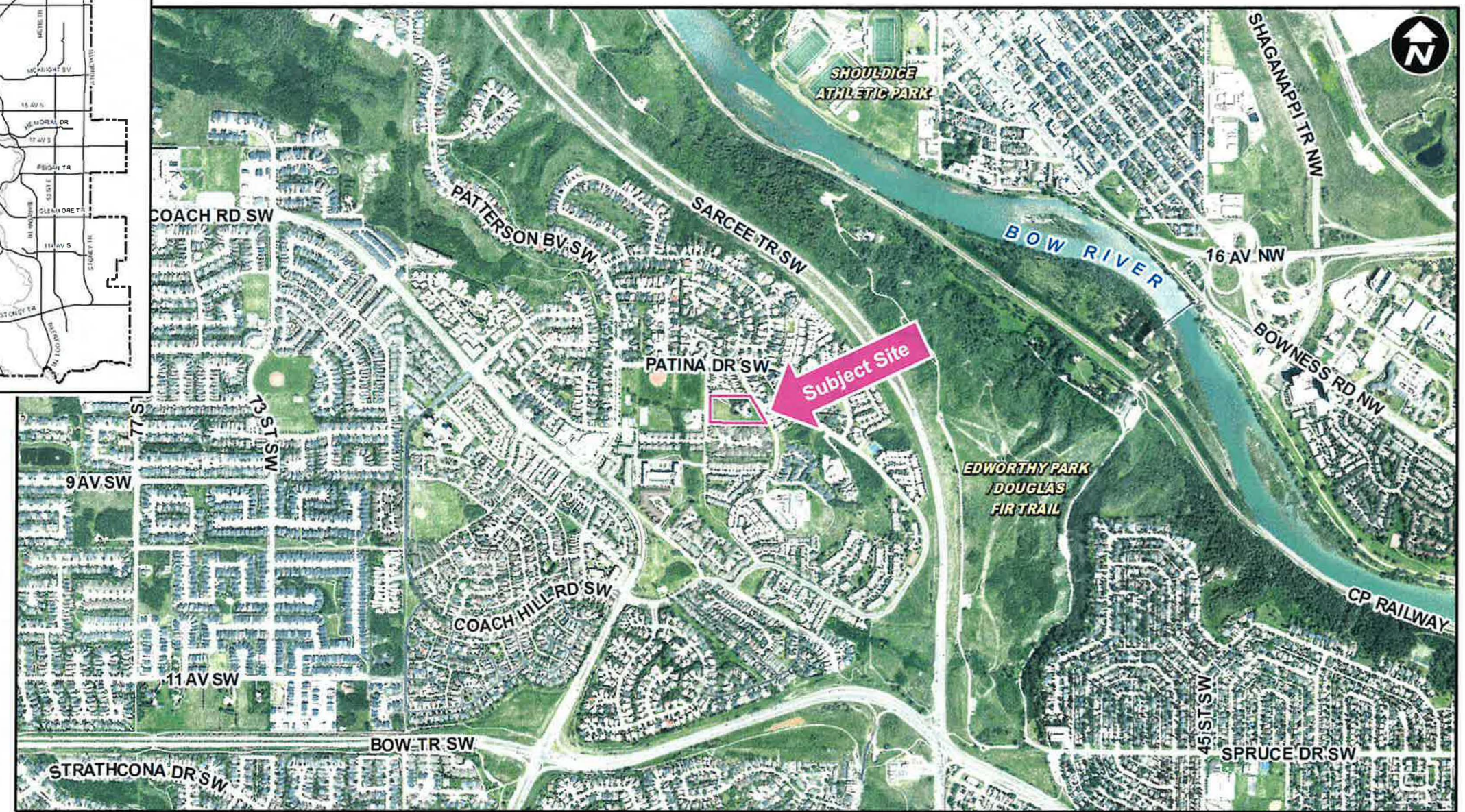
1. Adopt by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 65D2023** for the redesignation o 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW(Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) **to** Multi-Residential – Contextual Grade-Oriented (M-CGd30) District.

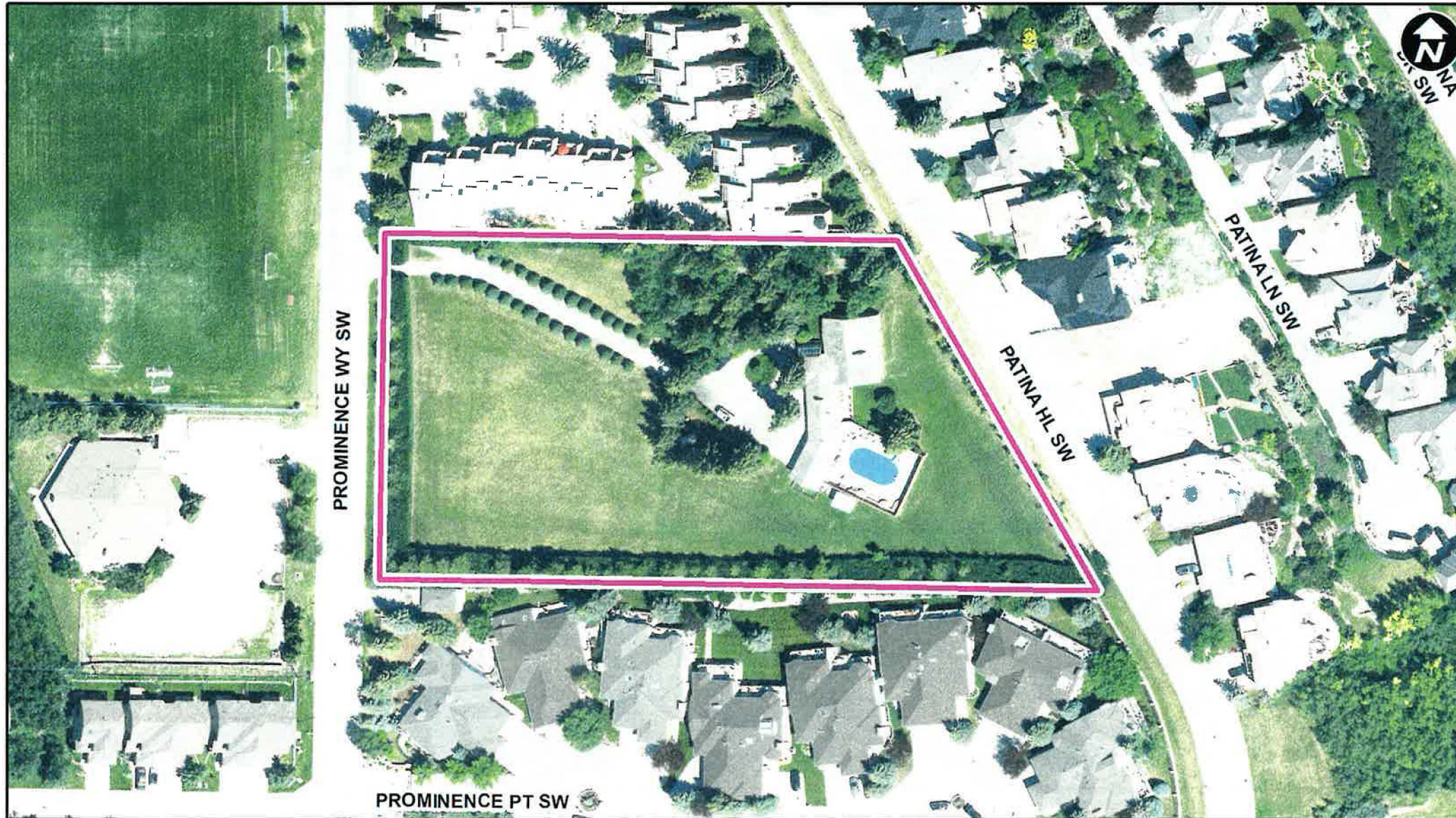




LEGEND

-  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:

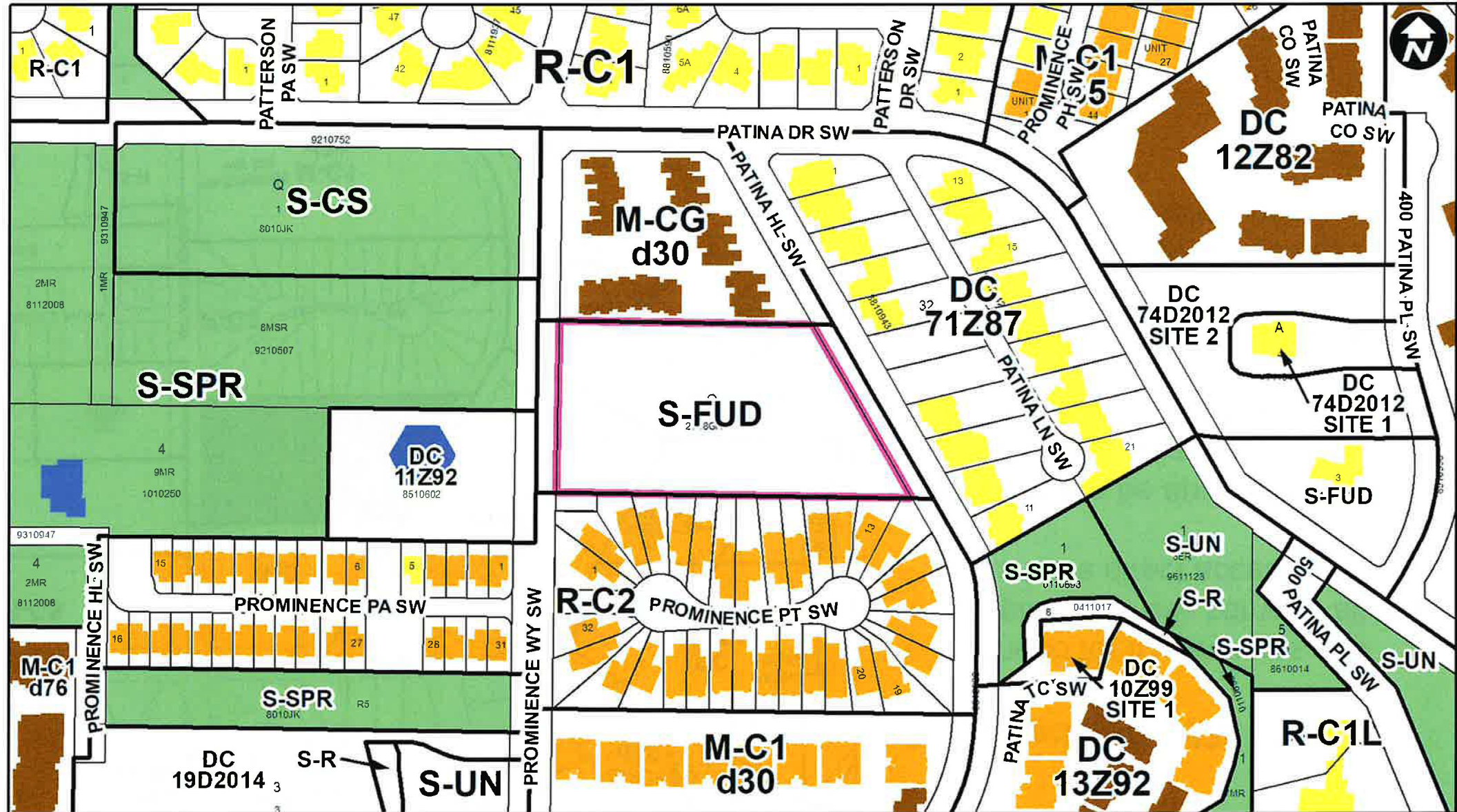
1.24 ha

Surrounding Land Use

5

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 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)'



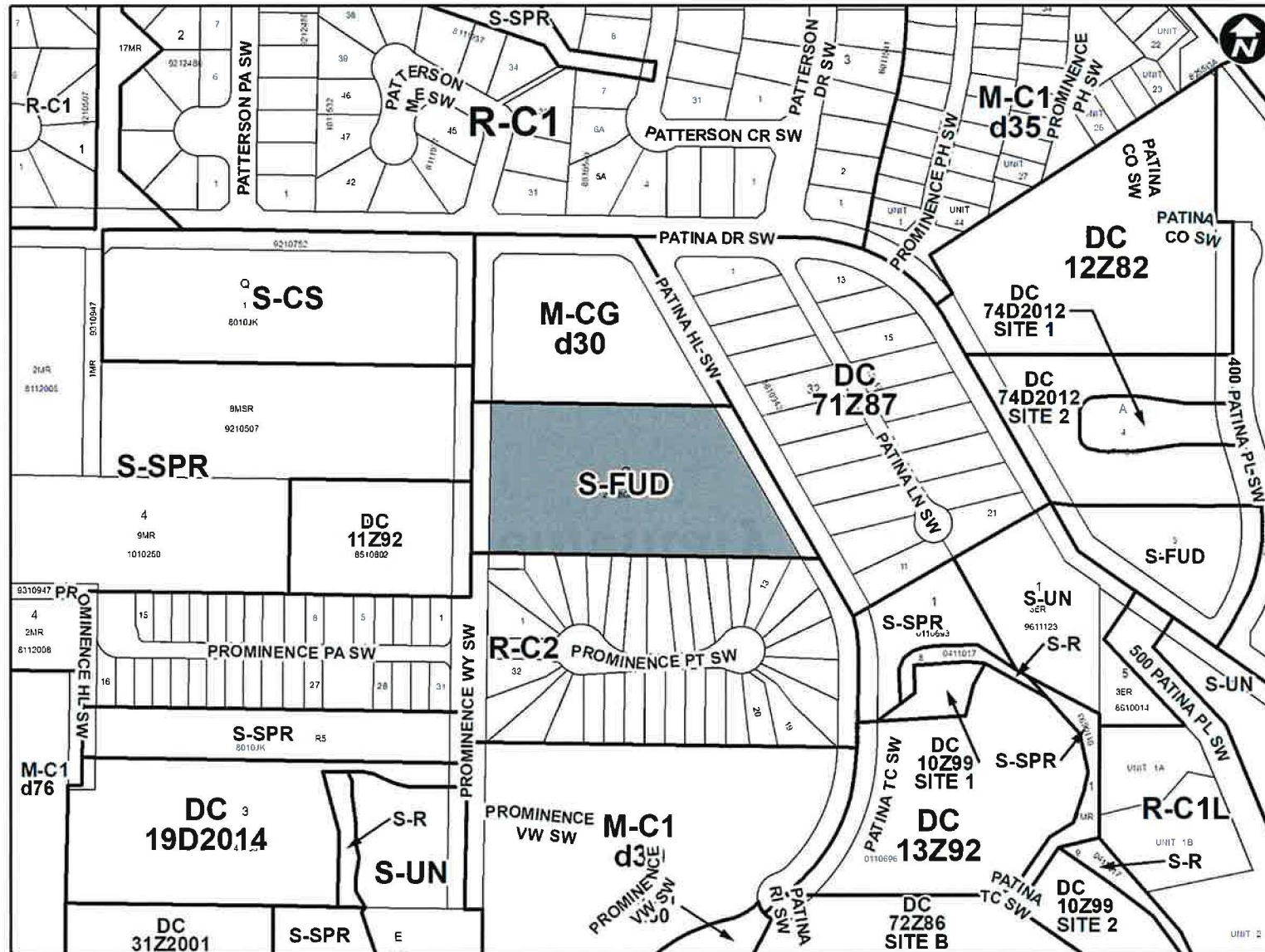
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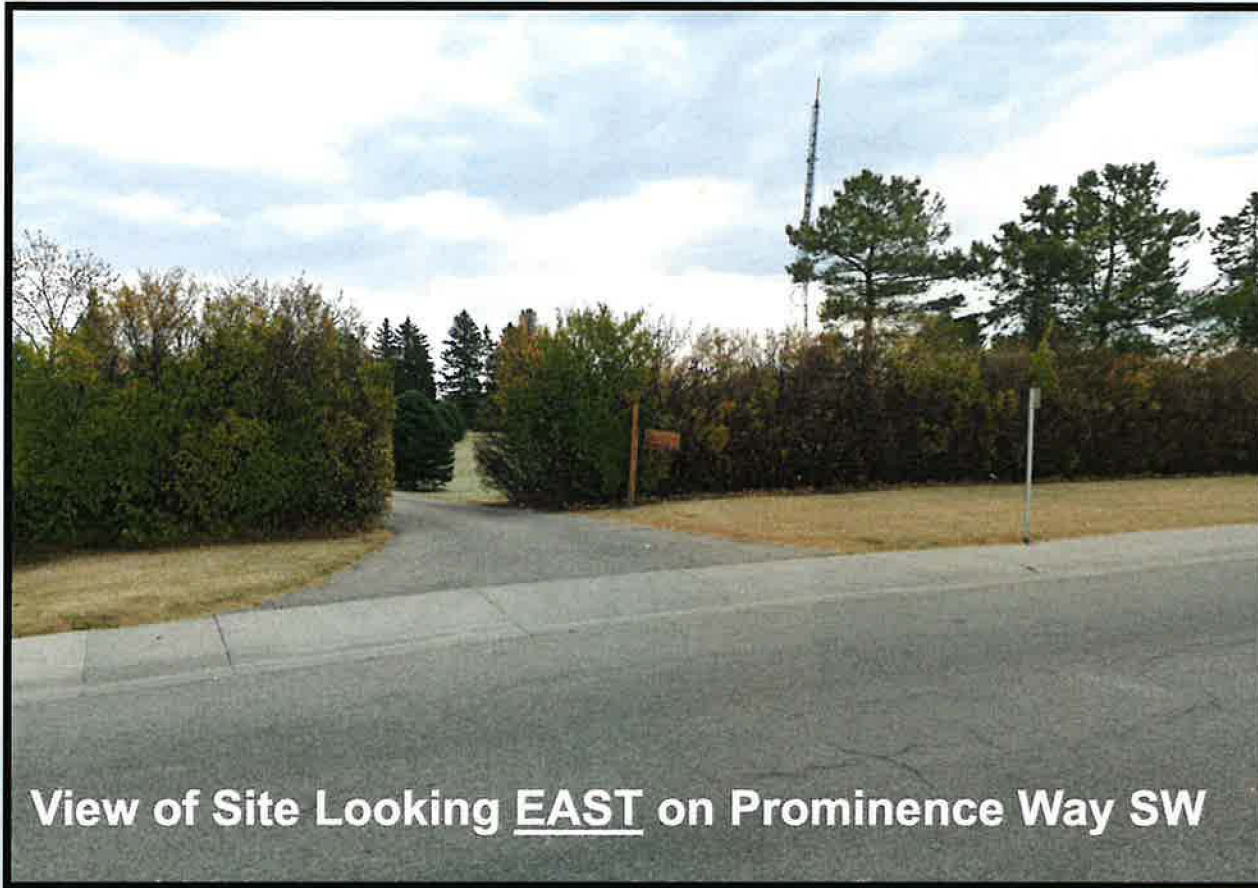
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Supplementary Slides

10

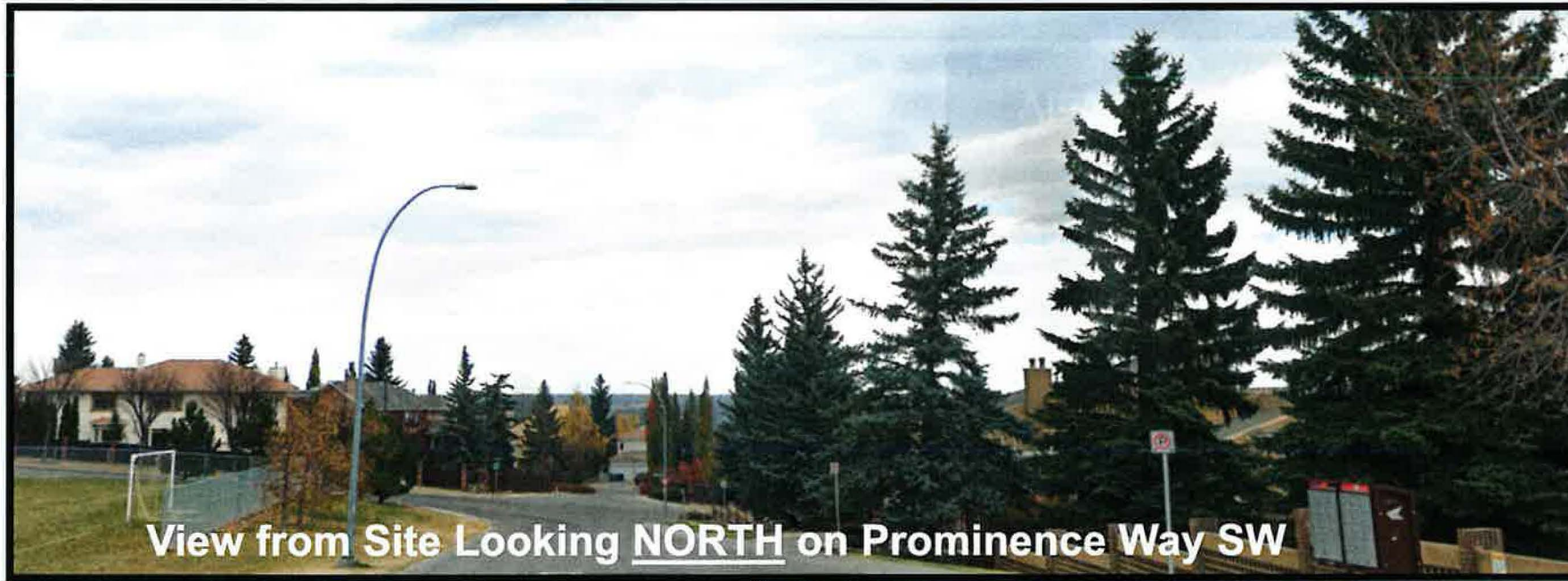




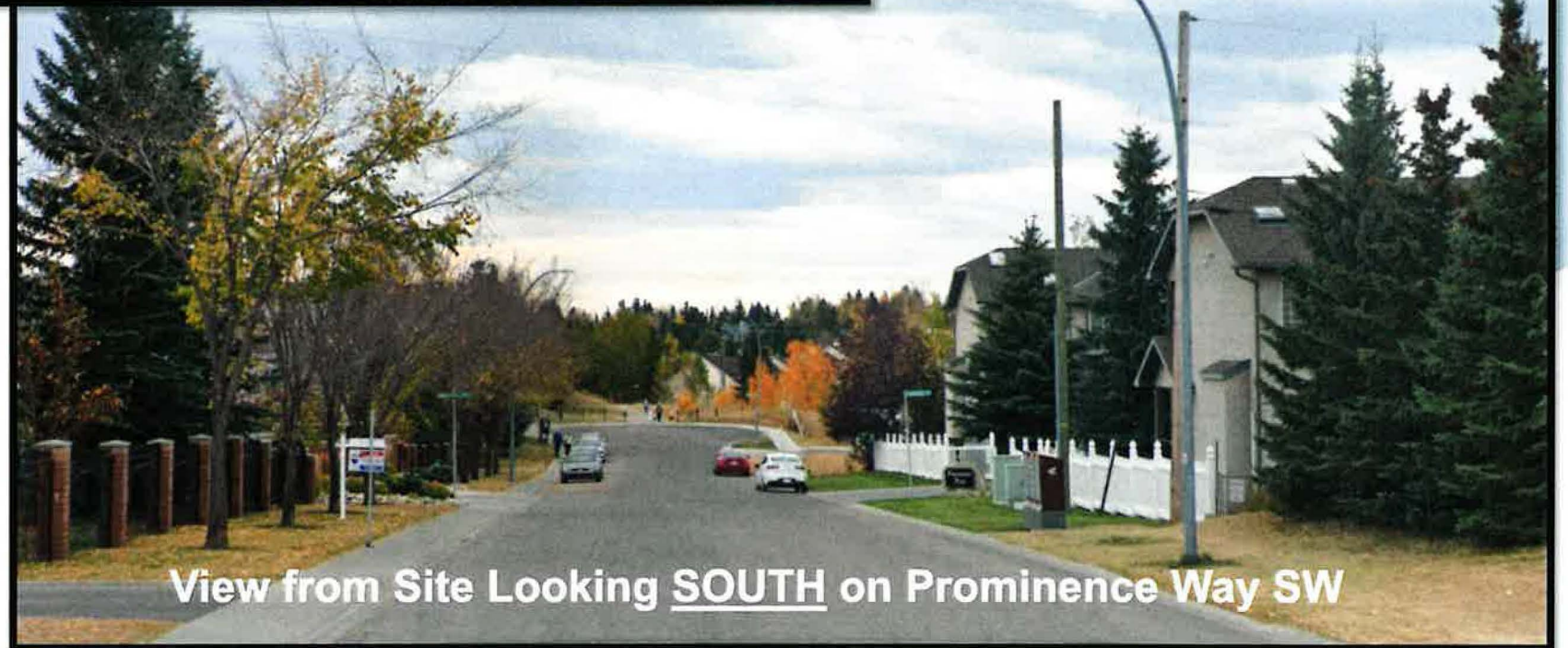
View of Site Looking EAST on Prominence Way SW



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

October 31, 2019:

- LOC2019-0165 submitted which initially proposed a redesignation of **Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Medium Profile (M-C2) District**.

February 20, 2020:

- At the recommendation of Administration, the applicant amended the application to propose a redesignation to **Multi-Residential – Contextual Grade-Oriented (M-CG) District** with a density modifier of 30 units per hectare

April 16, 2020:

- The file is presented at Calgary Planning Commission – **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 consultation 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**.

March 2022

- A new land use application is submitted proposing a redesignation to a **Direct Control District** with a base of **Multi-Residential – Contextual Grade-Oriented (M-CG) District** and a maximum density of 30 units per hectare
- Proposed DC District was not supported by Planning as it did not meet Section 20 of the Land Use Bylaw and applicant was advised to change the proposal to **M-CGd30**.