

Calgary



Public Hearing of Council

Agenda Item: 7.2.7

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 25 2023

ITEM: *7.2.7 CPC2023-0594*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

1



LOC2022-0123 / CPC2023-0594

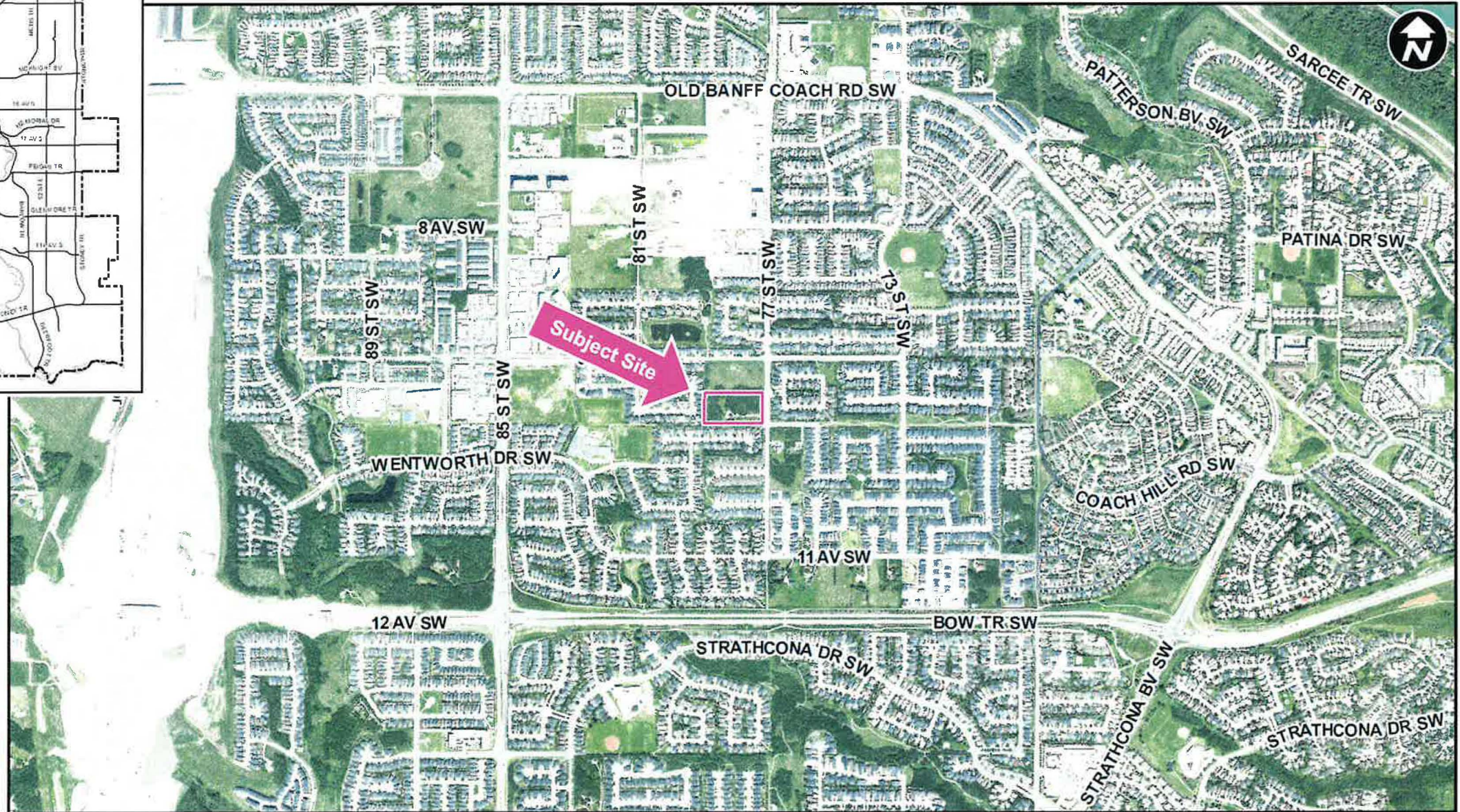
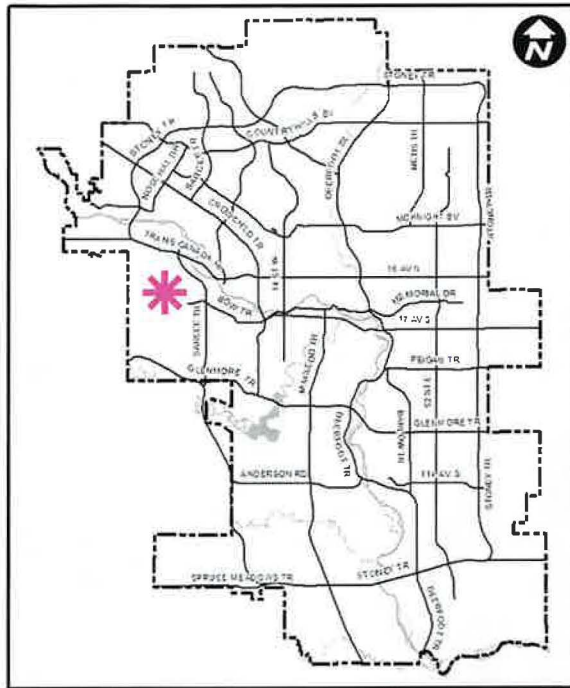
Outline Plan, Policy Amendment & Land Use Amendment

July 25, 2023

Calgary Planning Commission's Recommendation:

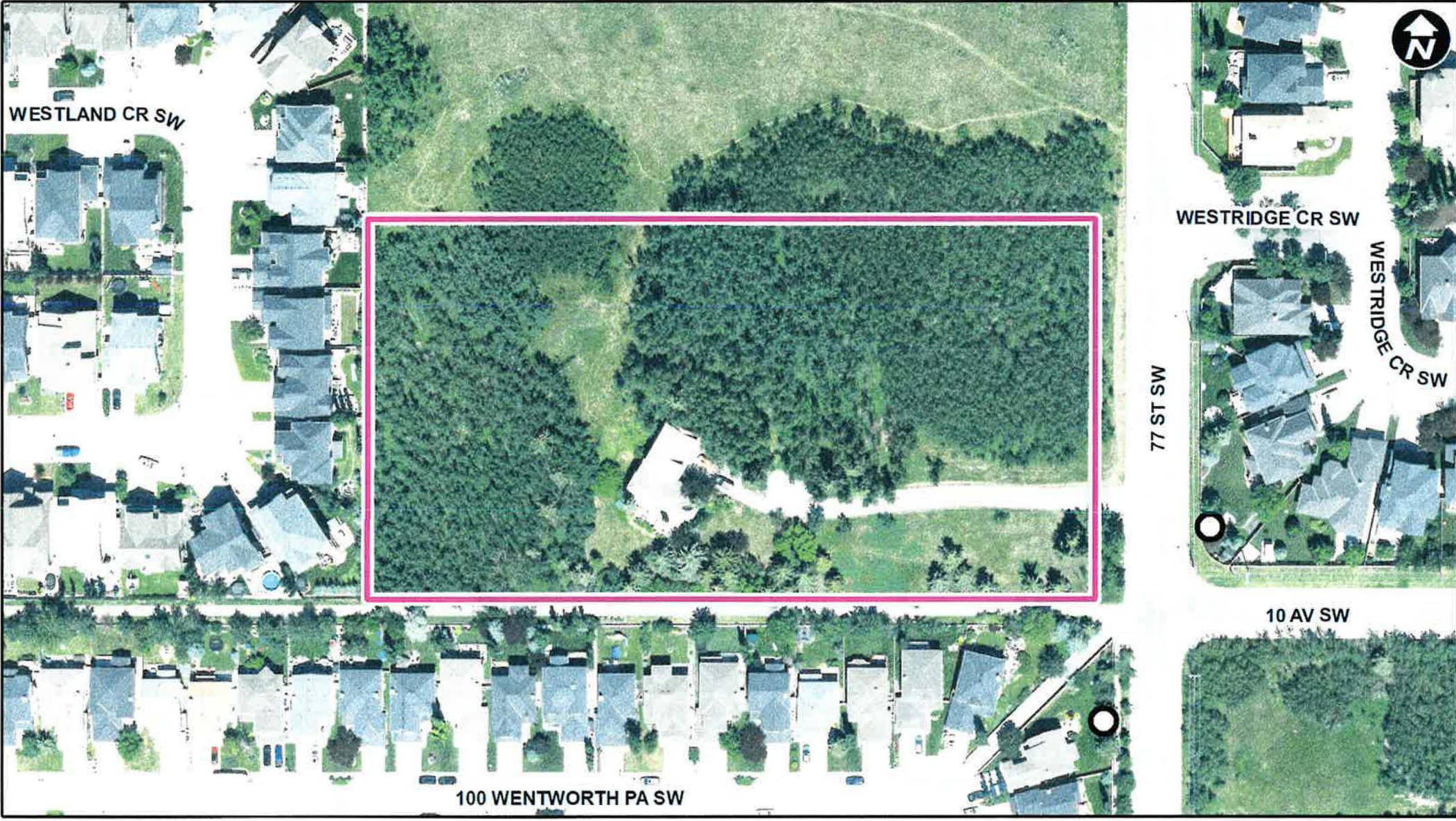
That Council:

1. Give three readings to **Proposed Bylaw 41P2023** for the amendment to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 119D2023** for the redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 949 – 77 Street SW (Plan 8810945, Block 1, Lot 1) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District and Residential – Low Density Mixed Housing (R-G) 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



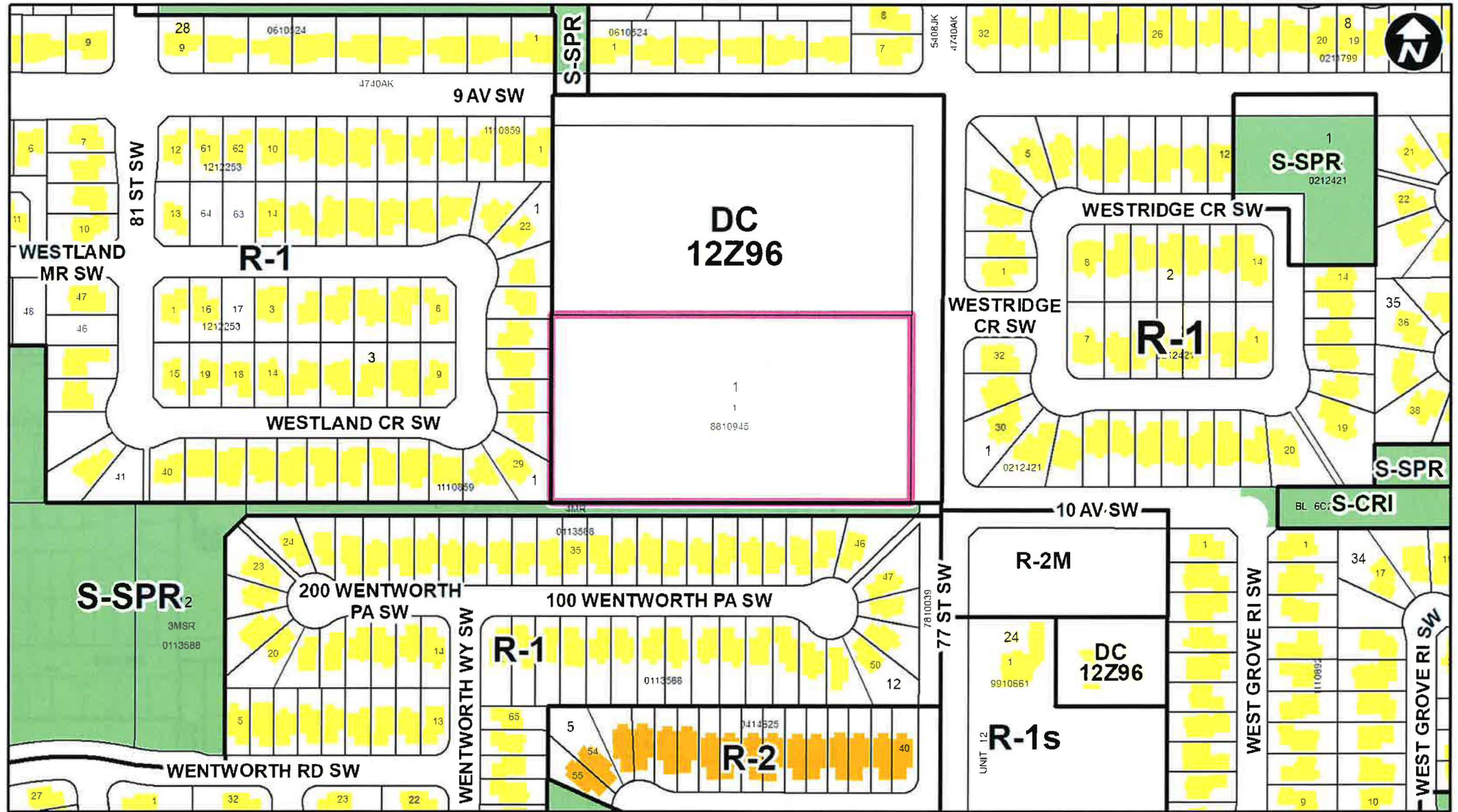
○ Bus Stop

Parcel Size:

1.62 ha
90m x 175m

Surrounding Land Use

- 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

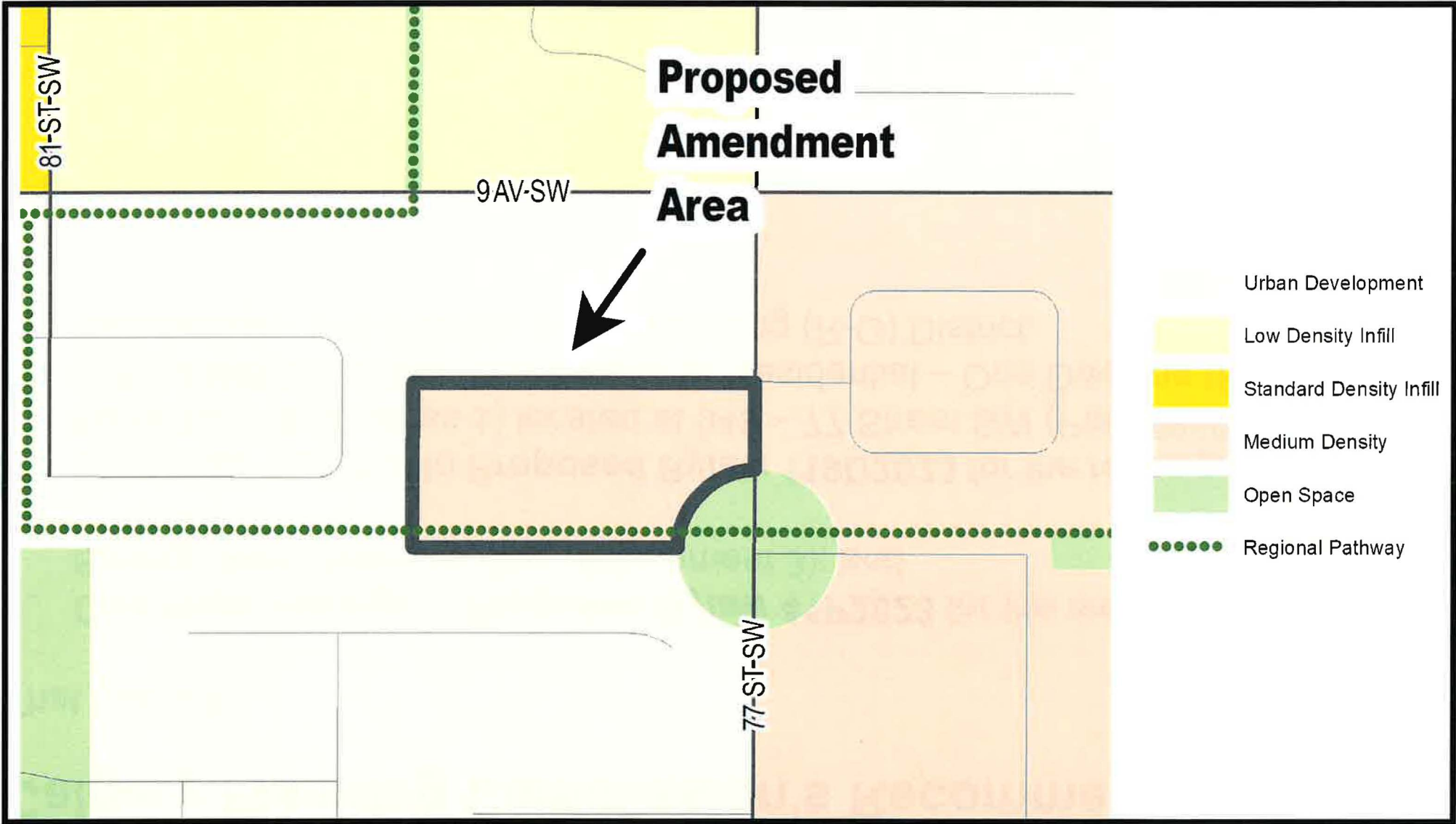


Proposed Land Use Map



Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) District
- Residential – One Dwelling (R-1s) District

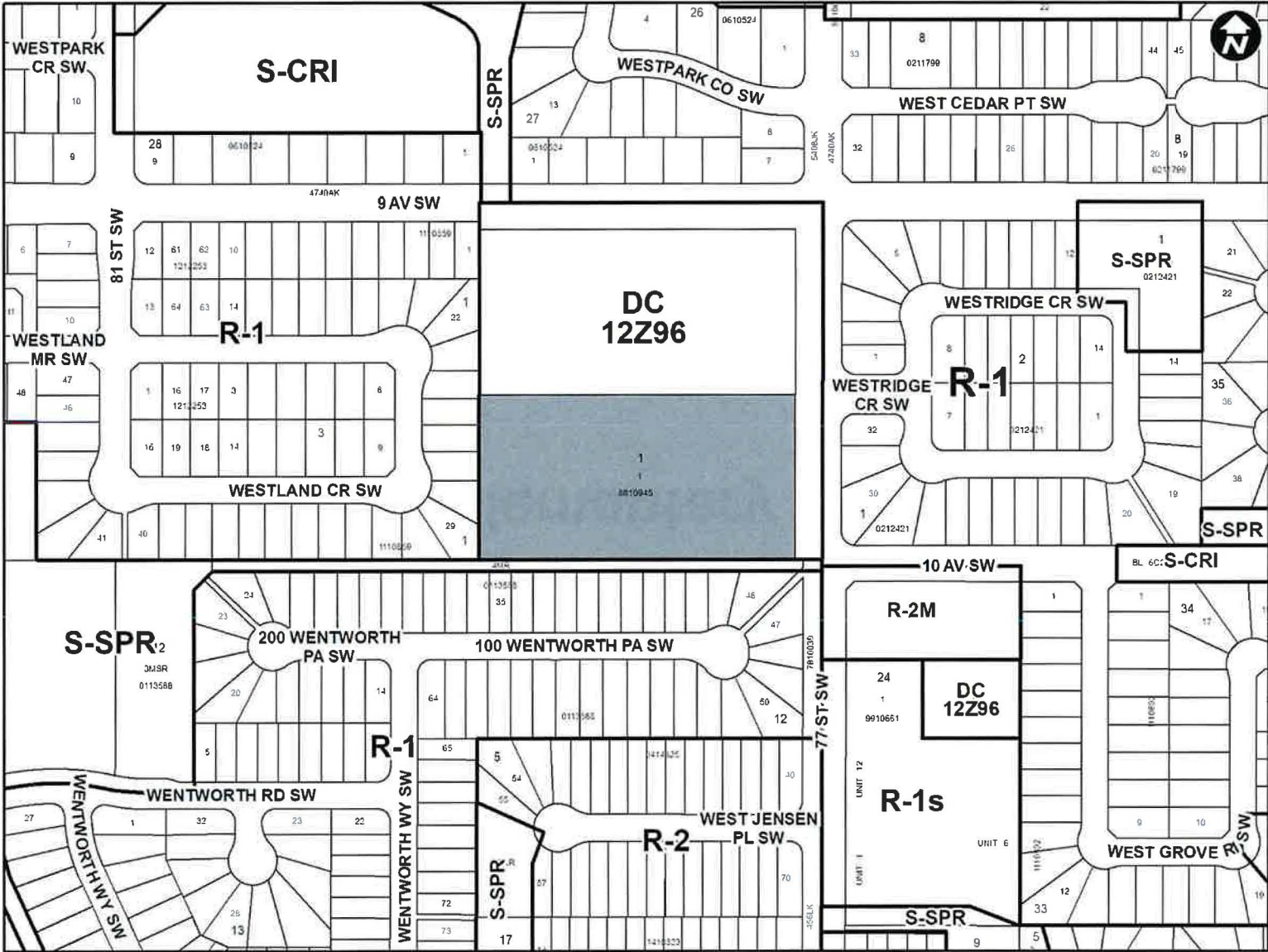


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Supplementary Slides



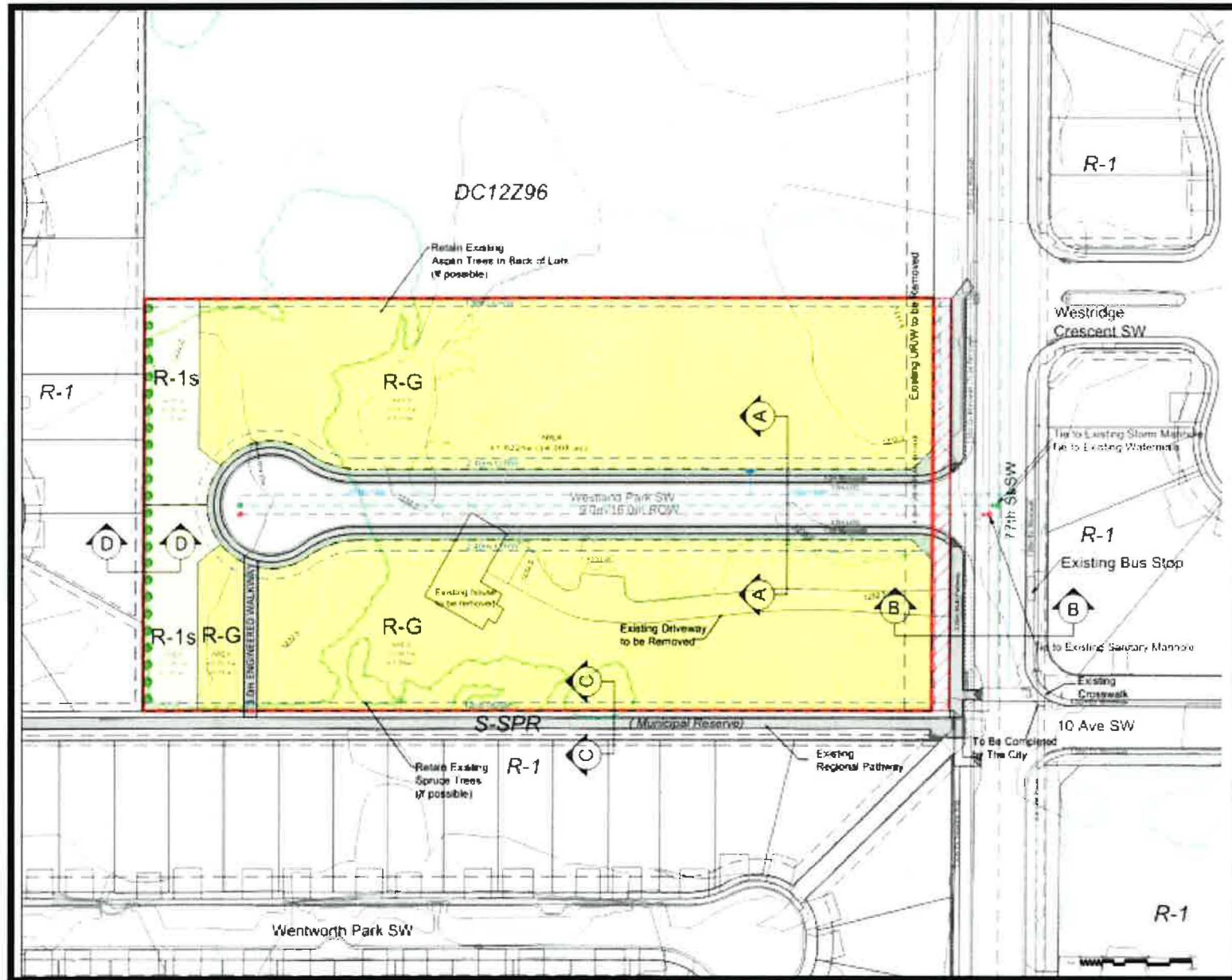




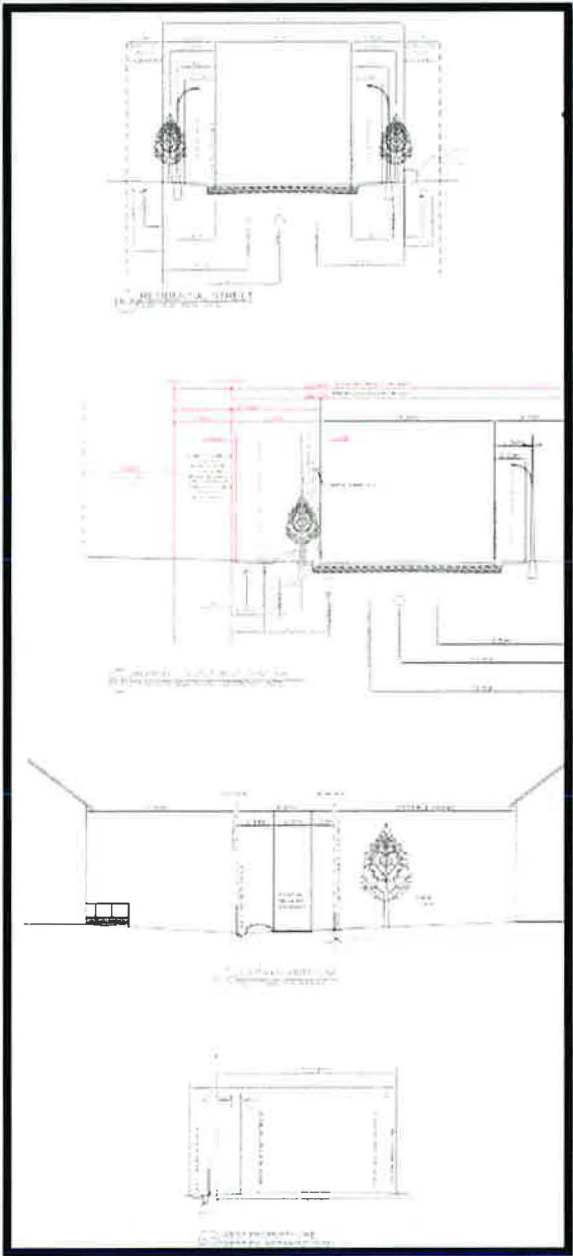
View from site looking SOUTH on 69 Street SW



View from site looking NORTH on 69 Street SW



LEGEND	
	OUTLINE/LAND USE PLAN BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SIDEWALK
	0.5m Contours
	EXISTING TREE STANDS
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED WATER HYDRANT
	EXISTING WATER HYDRANT
	EXISTING LAND USES
	PROPOSED LAND USES
	EXISTING LANDOWNERS
	SURPLUS ROAD ROW / ROAD CLOSURE (TO BE DONE UNDER SEPARATE APPLICATION AND CONSOLIDATED WITH ADJACENT DEVELOPMENT)



Outline Plan Statistics:			
Total Land Area:	±1.622 ha ±4.008 ac		
Net Developable:	±1.622 ha ±4.008 ac 100.0%		
Residential			
R-1s	±0.119ha	±0.295 ac	7.4%
R-G	±1.211ha	±2.993 ac	74.7%
Roads			
Residential (9.0m/16.0m ROW)	±0.283 ha ±0.698 ac 18.0%		
Density/Intensity:			
R-1s	Frontage ±24.20m (±71.98ft)		
R-G	Frontage ±324.69m (±1,065.25ft)		
Land Use	Area	Anticipated (upha)	Maximum (upha)
R-1s	±0.119 ha	(16.80 upha) 2 Units	(16.80 upha) 2 Units
R-G	±1.211 ha	(23.94 upha) 29 Units	(28.06 upha) 34 Units
$\text{Anticipated Density (R-G)} = \frac{29}{\pm 1.622 \text{ ha } (\pm 4.008 \text{ ac})} = 17.87 \text{ upha } (7.23 \text{ upa})$			
$\text{Maximum Density (R-G)} = \frac{36}{\pm 1.622 \text{ ha } (\pm 4.008 \text{ ac})} = 22.19 \text{ upha } (8.98 \text{ upa})$			
Land Use Statistics:			
Lands to be Redesignated			
DC12Z96 to R-1s	±0.133 ha	±0.326 ac	
DC12Z96 to R-G	±1.489 ha	±3.680 ac	
Total:	±1.622 ha	±4.008 ac	