



# Public Hearing of Council

## Agenda Item: 7.2.6



# LOC2023-0003 / CPC2023-0577

## Policy Amendment & Land Use Amendment

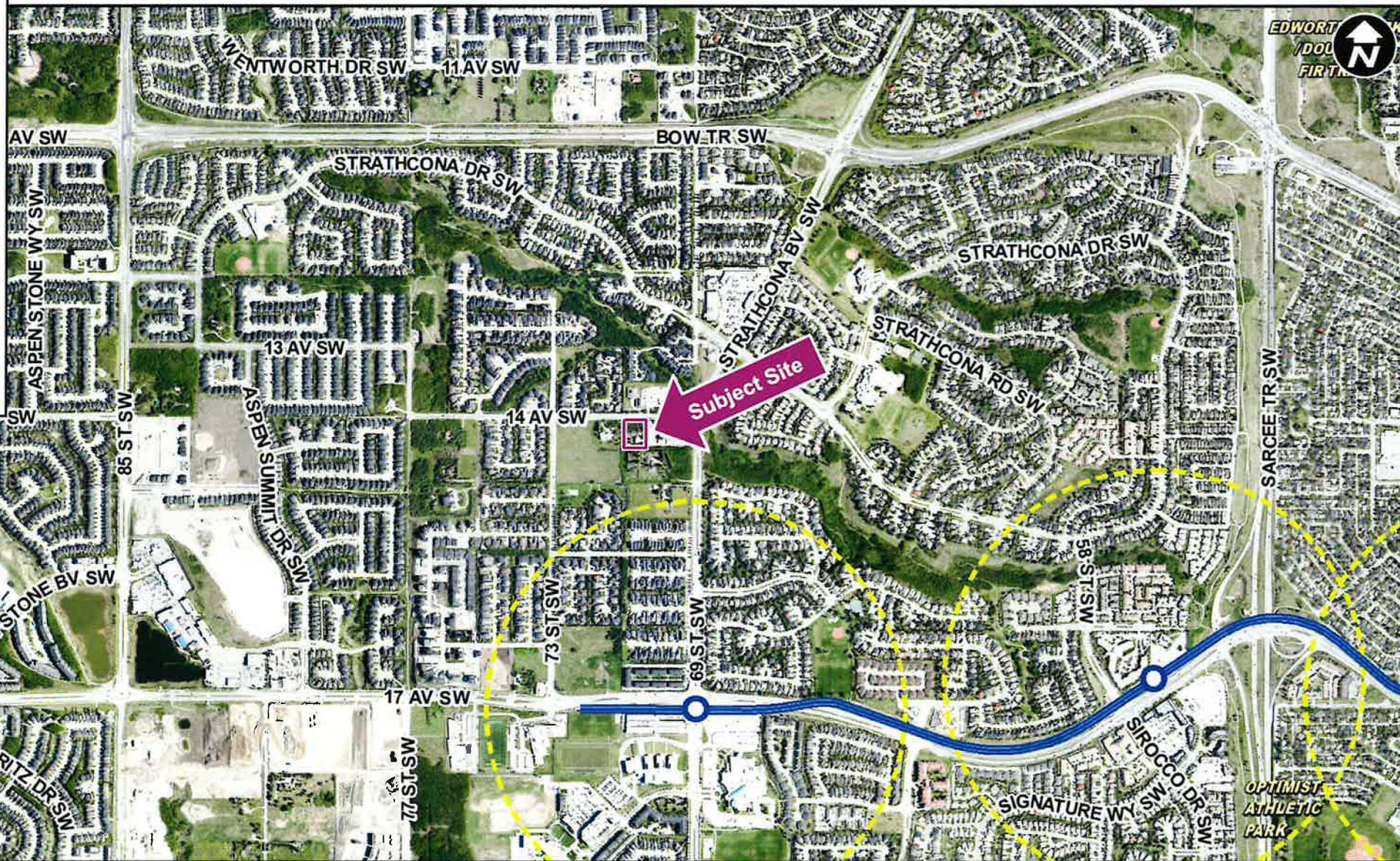
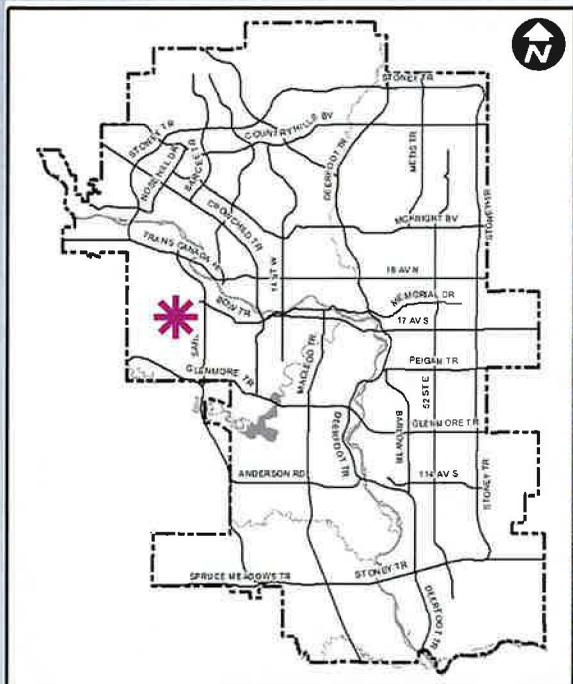
July 25, 2023



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 42P2023** for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 120D2023** for the redesignation of 0.50 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) 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:

0.50 ha  
63m x 79m

# 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 Amendment:

a) In Section 2.2.3 Policies, delete policy a) and replace it with the following:

“a) Standard Density Infill Development Areas are shown in Map 2. All types of residential dwellings should be permitted in Standard Density Infill Development Areas. Higher density forms of multi-family housing should be restricted to locations which are appropriately separated or buffered from existing dwellings and lower-density land use policy areas. Multi-family dwellings greater than 3 storeys in height should not be permitted, except at the following locations:

- i. For the site at 7111 - 14 Avenue SW, development must have a maximum density of 148 units per hectare (60 units per acre) and a maximum height of 4 storeys.”

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## Supplementary Slides





View of the subject site looking SOUTH on 14 Avenue SW

<b>Current Proposal</b>	<b>Previous Proposal</b>
Multi-Residential – Low Profile (M-1) (Stock District)	Direct Control District based in Multi-Residential – Medium Profile (M-2) District
Maximum height of 14.0	Maximum height of 16.0 metres
Maximum density of 148 units per hectare	No maximum density
Does not allow commercial uses at grade	Allows commercial uses at grade