



# Public Hearing of Council

## Agenda Item: 7.2.8



# LOC2023-0148

## Land Use Amendment

July 25, 2023

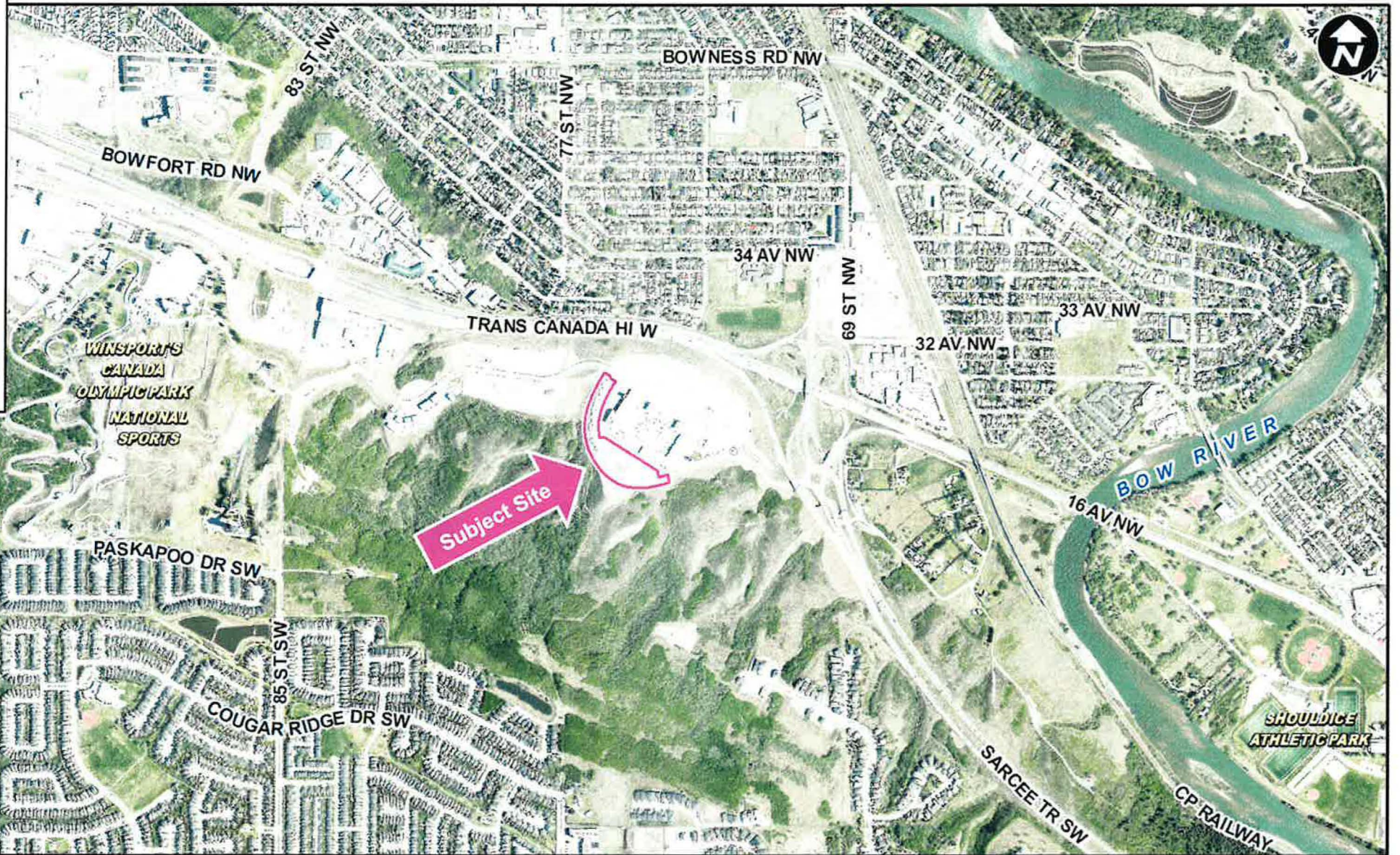
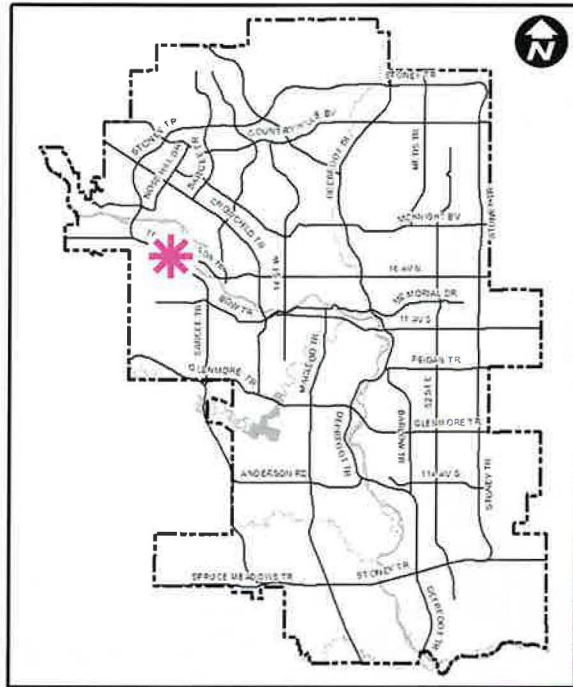
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**JUL 25 2023**  
ITEM: *7.2B CPC2022-1294*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 95D2023** for the redesignation of 2.57 hectares  $\pm$  (6.35 acres  $\pm$ ) located at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) from Residential – Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential – At Grade Housing (M-Gd50) District.

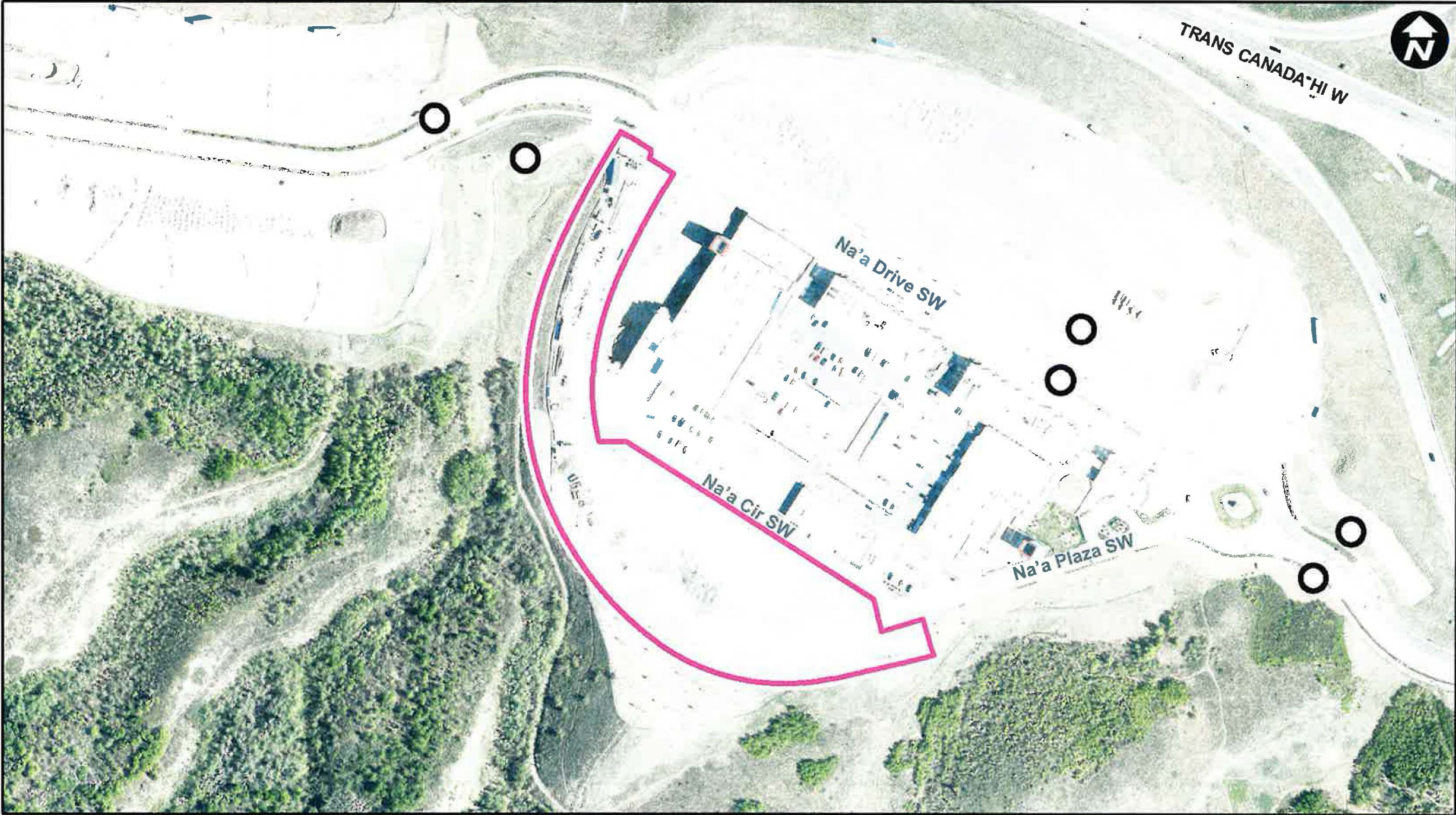




**LEGEND**

- 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





LEGEND

○ Bus Stop

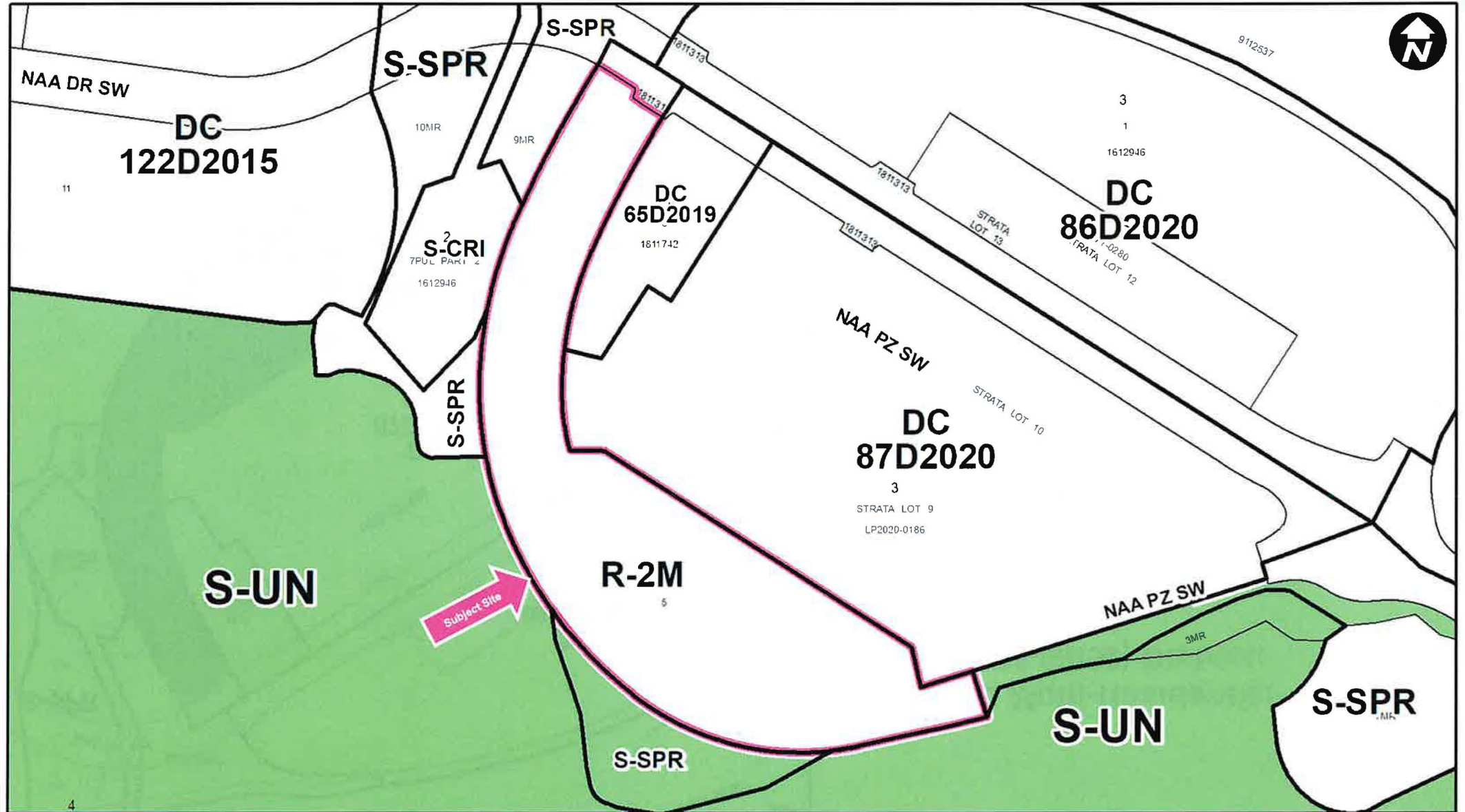
Parcel Size:

2.57 ha  
(6.35 ac)

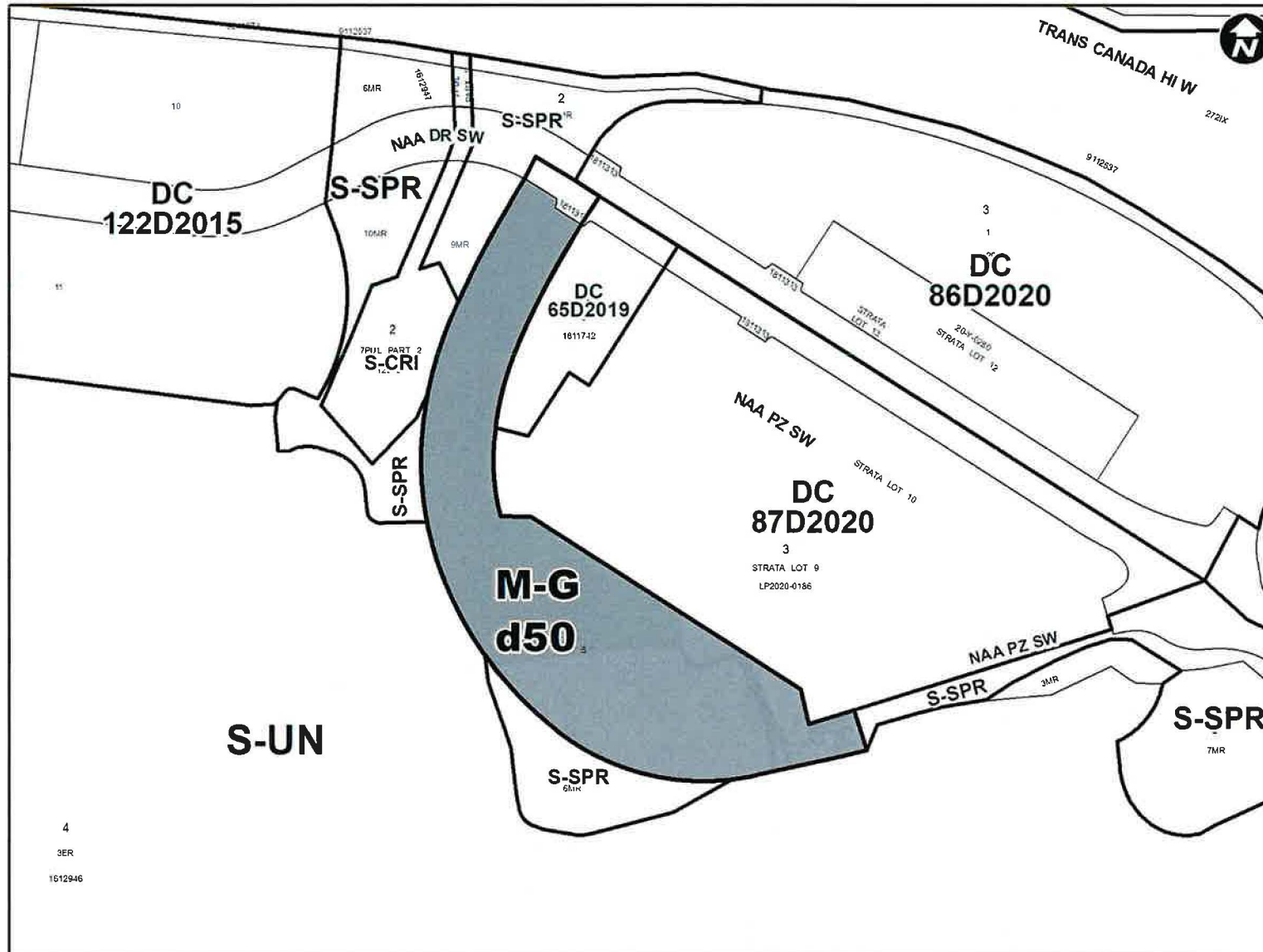


**LEGEND**

- 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 Multi-Residential – At Grade Housing (M-Gd50) District:

- Applies to Developing Areas
- Maximum building height of 13 metres
- Maximum density of 50 units per hectare, or 128 dwelling units

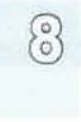


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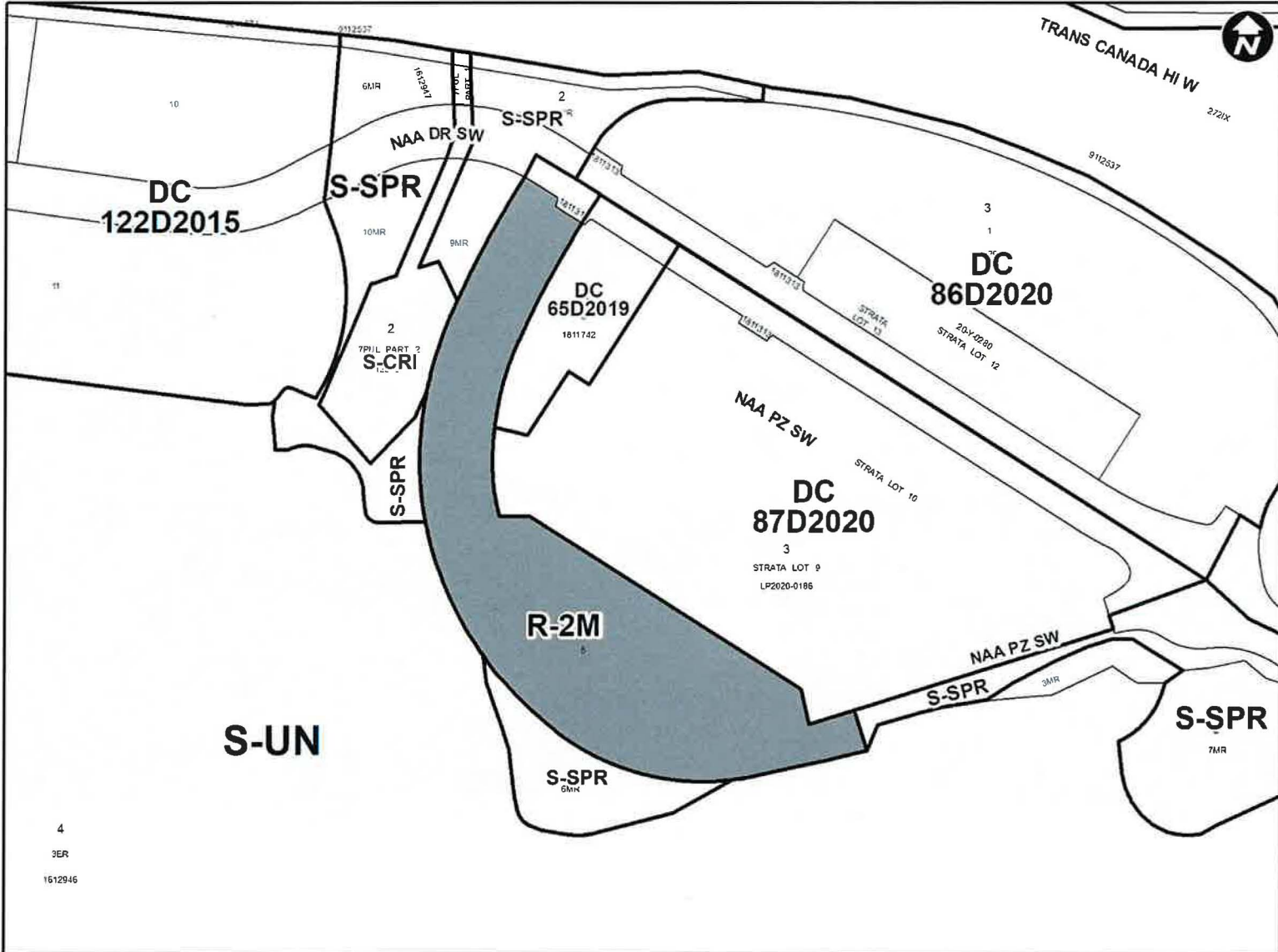




## Supplementary Slides



# Existing Land Use Map



## Existing Residential – Low Density Multiple Dwelling (R-2M) District:

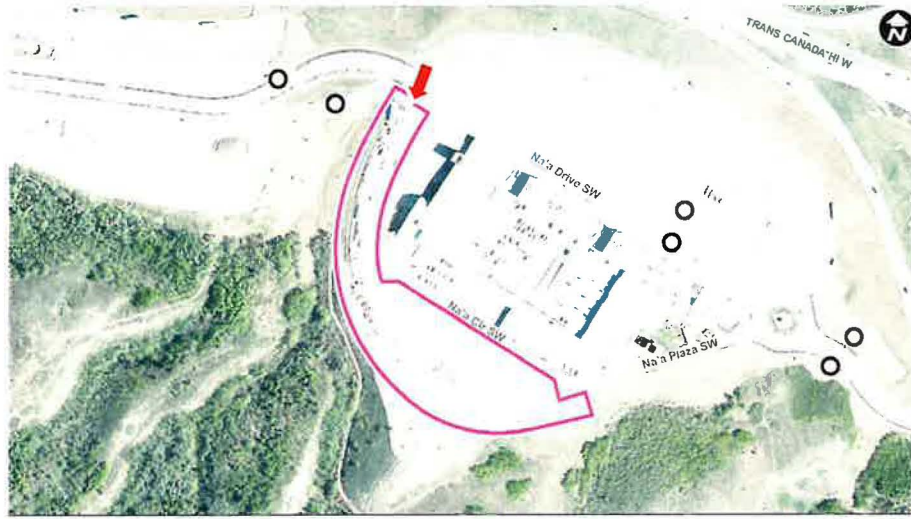
- Applies to Developing Areas
- Maximum building height of 11 metres
- Maximum density of 38 units per hectares, or 97 dwelling units (for townhouse buildings facing a public street)
- Maximum density of 50 units per hectare, or 128 dwelling units (for townhouse buildings facing a private condominium roadway)





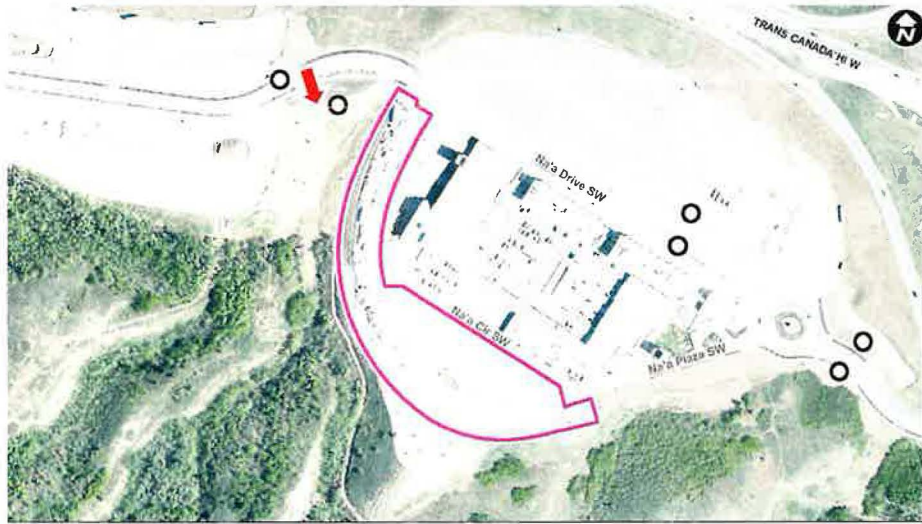


# Site Photo – Looking South (Site Entrance)

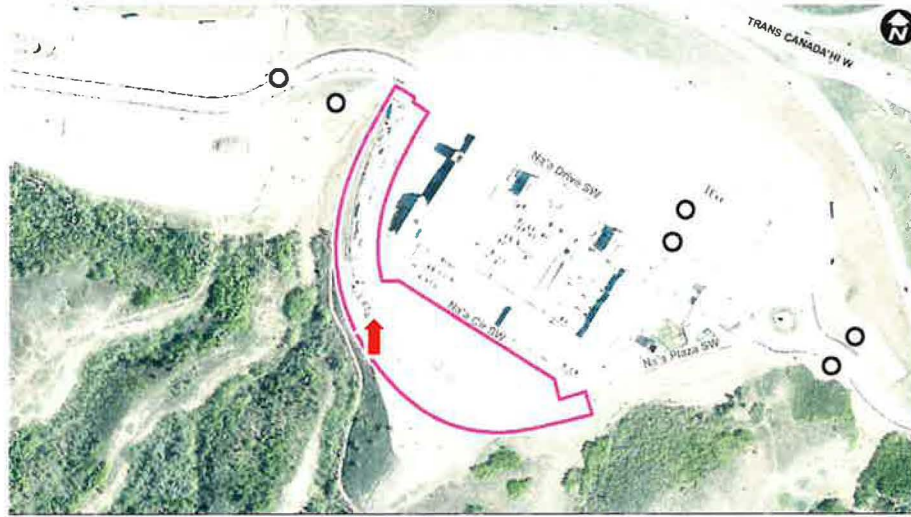




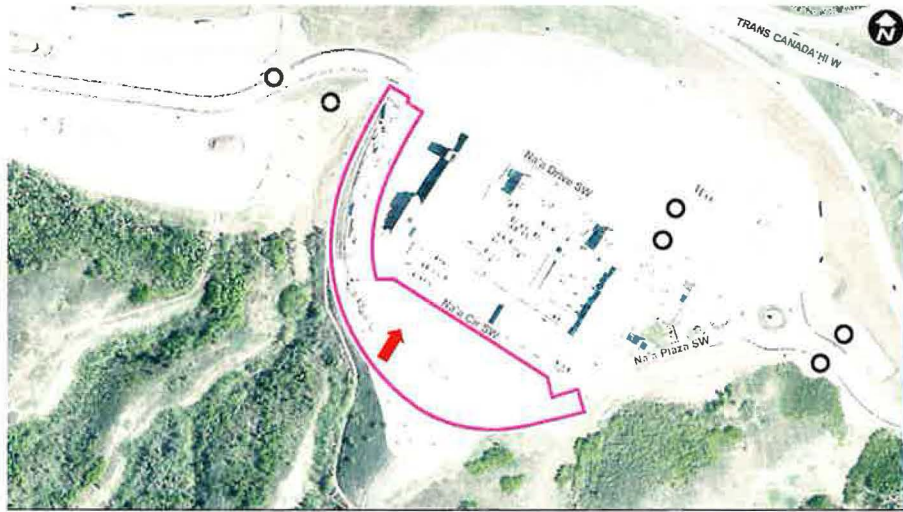
# Site Photo – Looking South (West Adjacent Site)



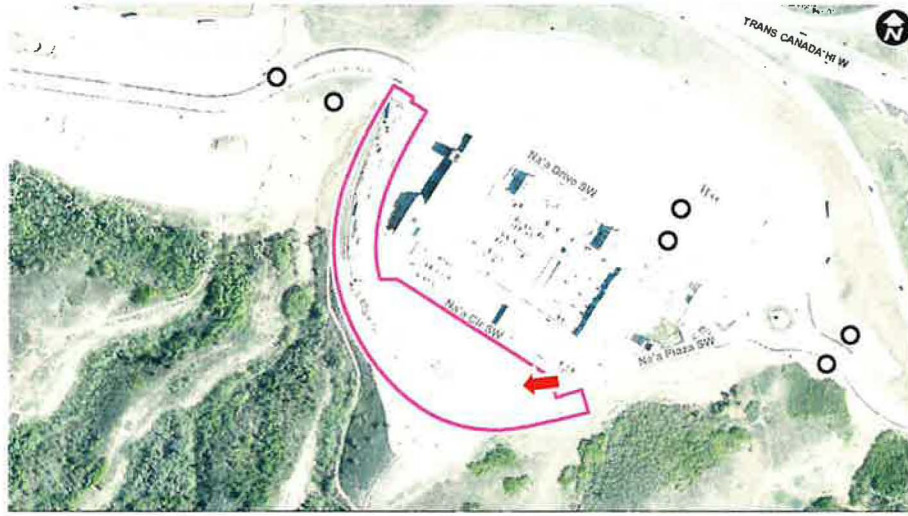




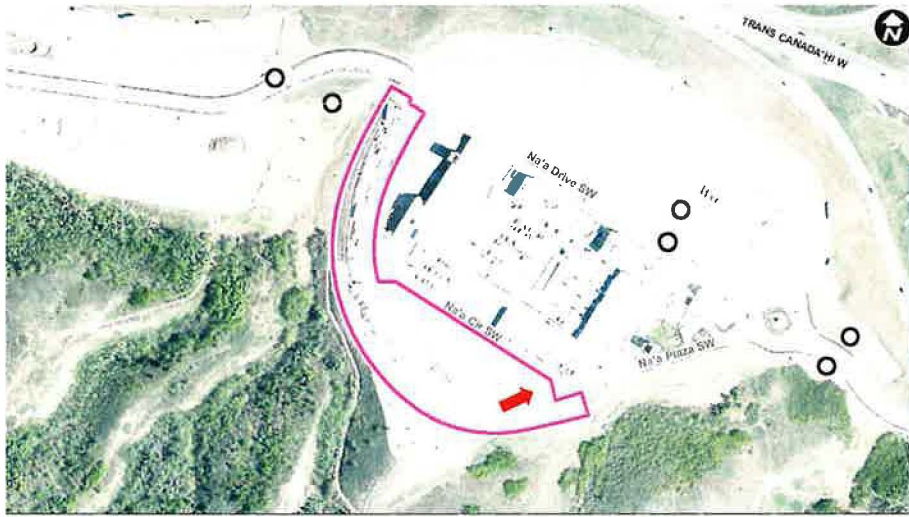






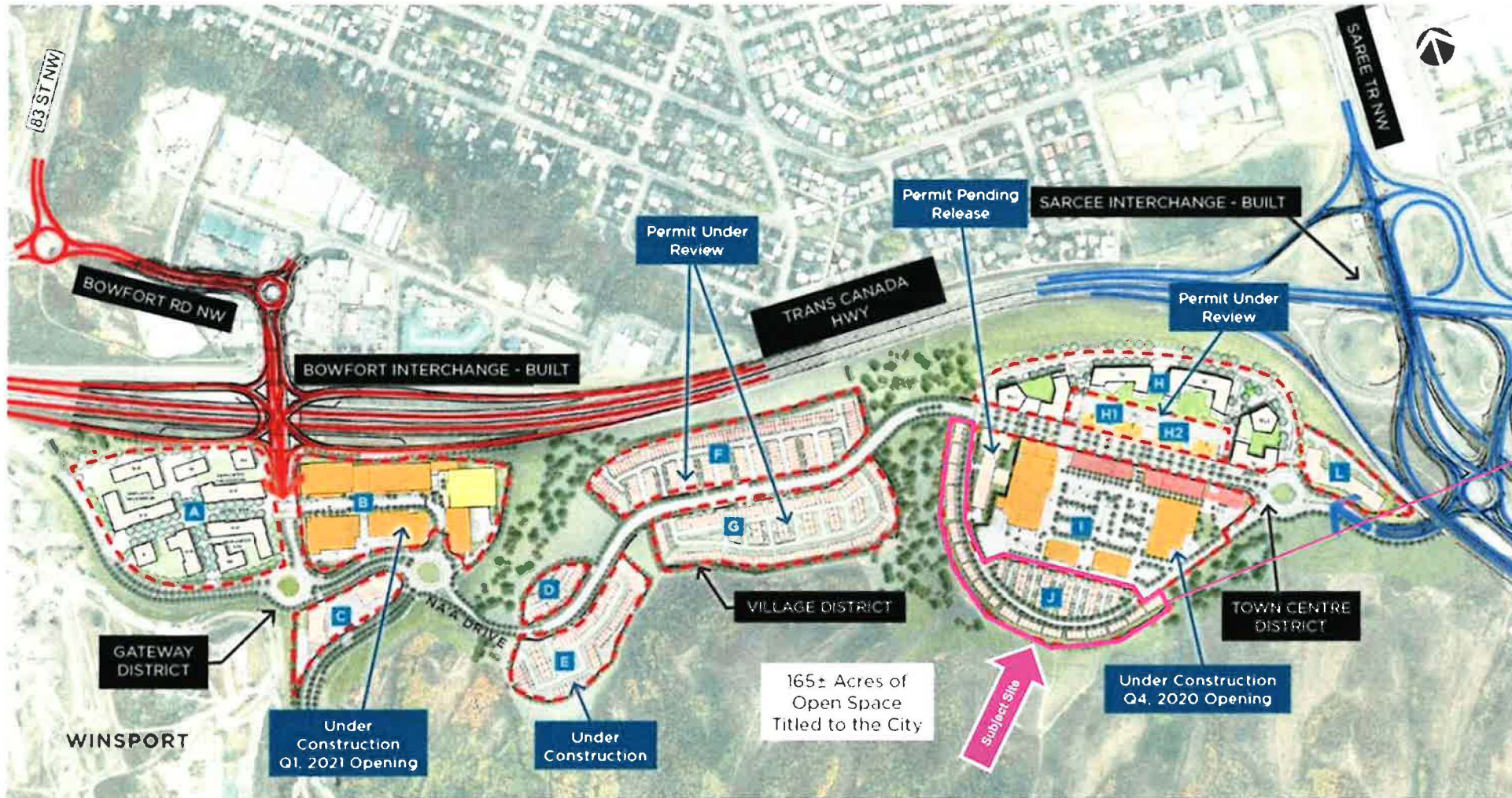




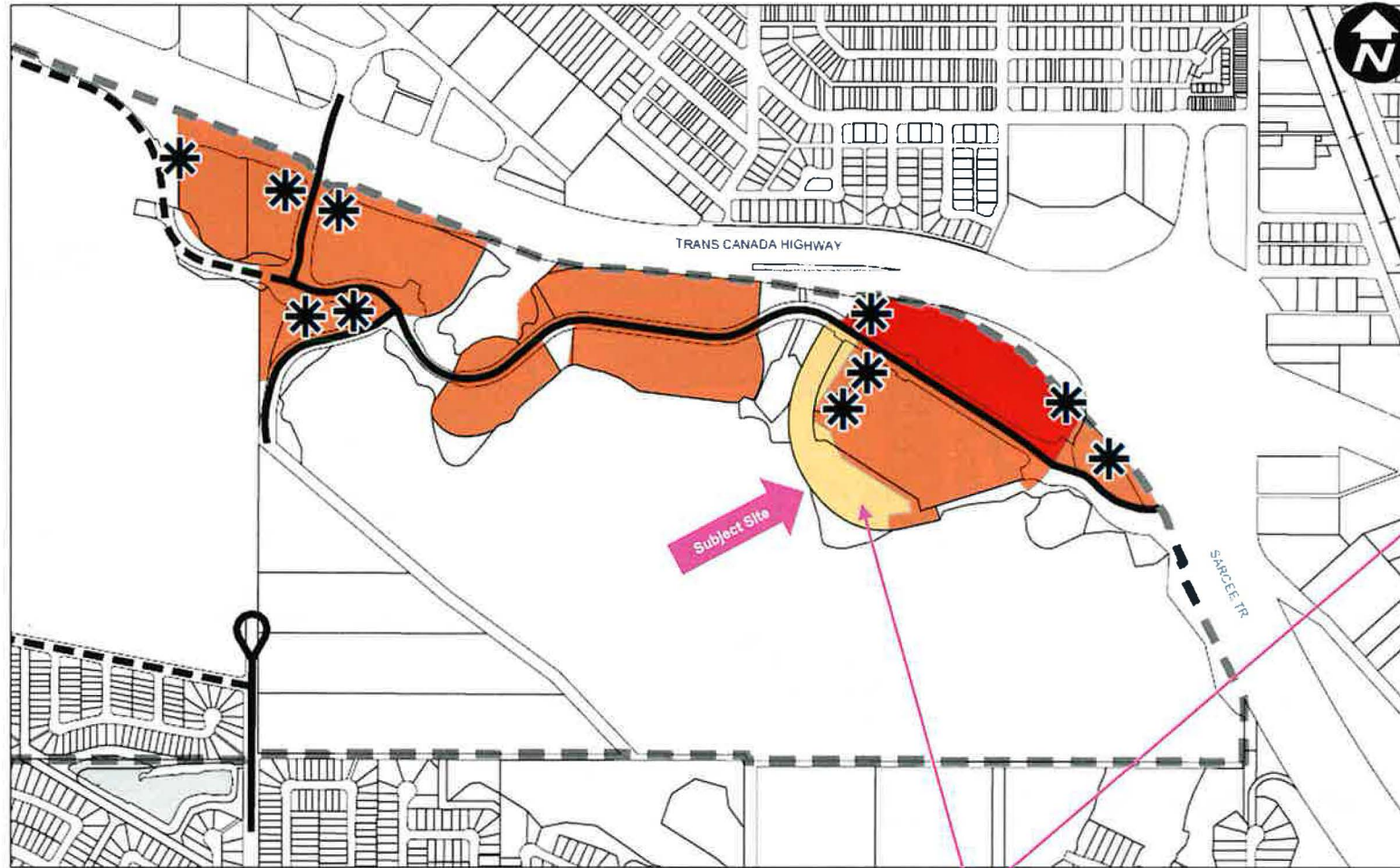




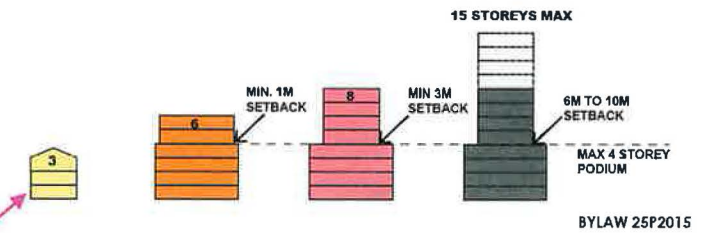
# Medicine Hill Development Concept – 3 Districts (Gateway, Village & Town Centre)







## Building Heights Map



Map 6

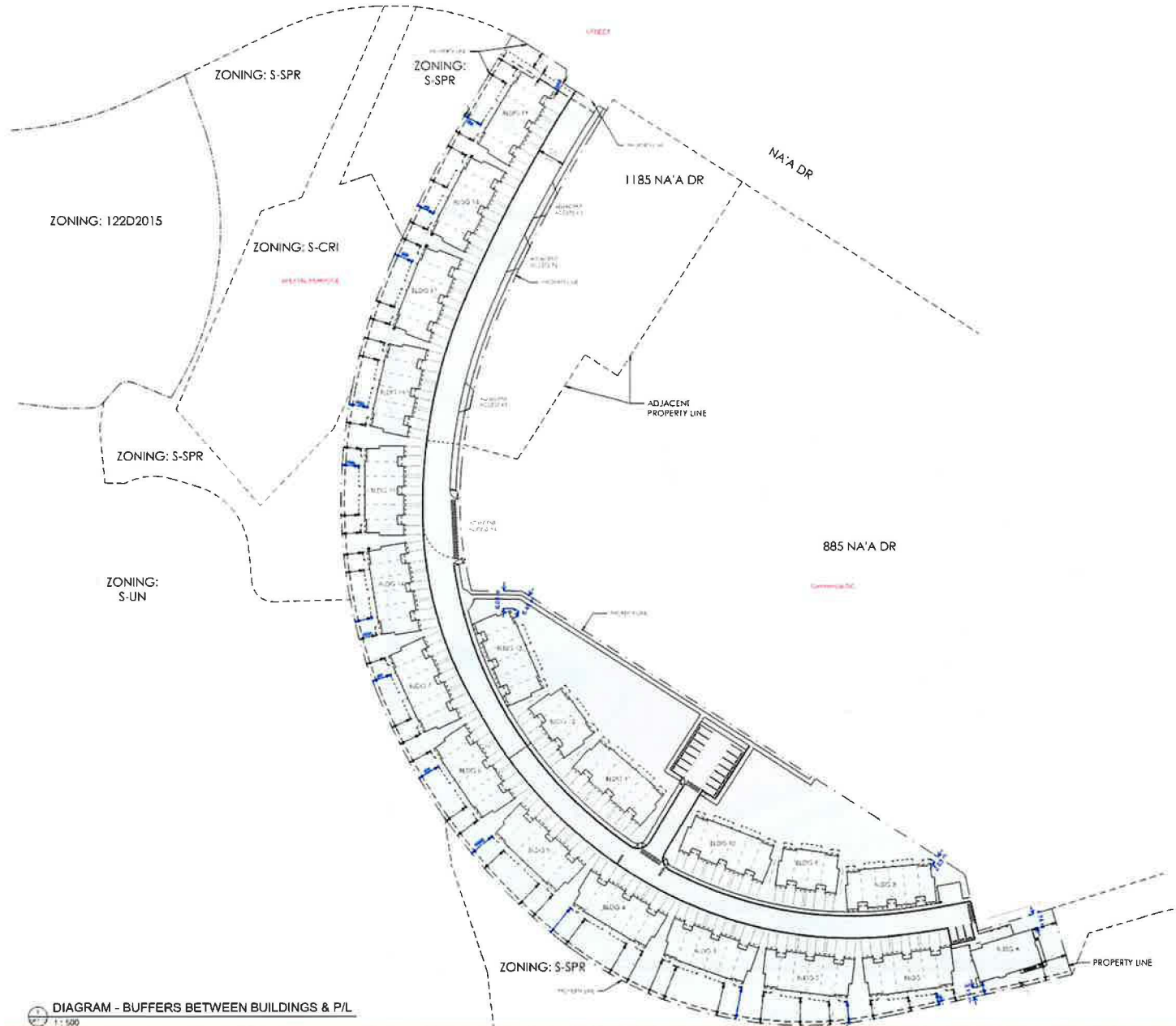
Building Height

- Plan Boundary
- Transportation Utility Corridor
- Prominent Height Allowance Site up to 15 Stories, one at 22 Stories
- Low Profile Height Allowance Zone - 3 Stories
- Contextual Height Allowance Zone - 6 Stories
- Mid Range Height Allowance Zone - 8 Stories

**BYLAW 19P2019**



# Development Permit Building Buffers from Natural Area



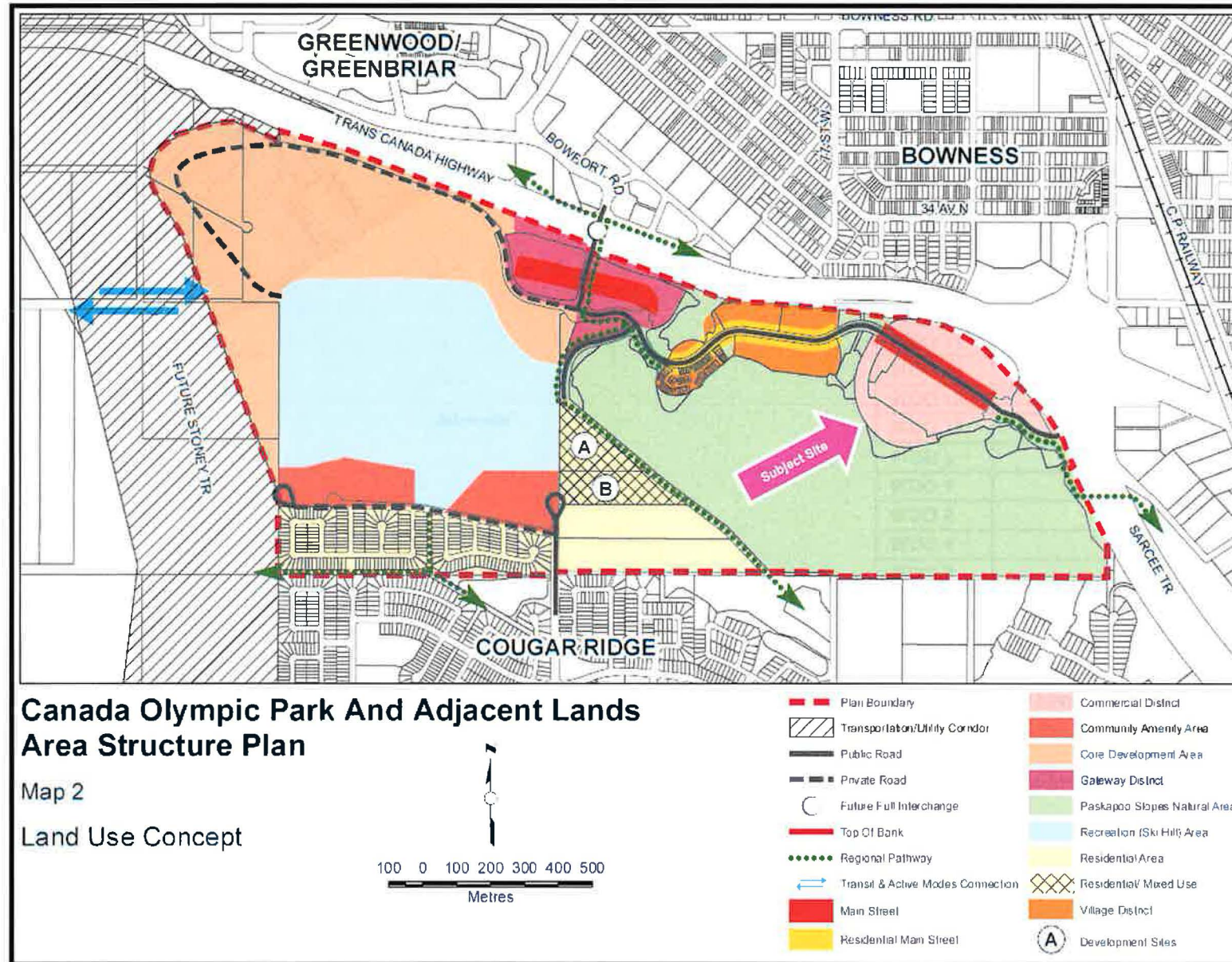
## **BUFFER BETWEEN SUBJECT PROPERTY AND S-UN/ S-SPR/ S-CRI**

	DISTANCES ROUNDED TO THE NEAREST 0.1m	
	<b>AVERAGE DISTANCE TO P/L (TO FACE OF BALCONY) meters</b>	<b>AVERAGE DISTANCE TO P/L (TO FACE OF BUILDING AT GRADE) meters</b>
BLDG 1	3.9	5.9
BLDG 2	7.1	9.1
BLDG 3	10.9	12.9
BLDG 4	10.5	12.5
BLDG 5	8.9	10.9
BLDG 6	7.7	9.7
BLDG 7	6.3	8.3
BLDG 14	5.8	7.8
BLDG 15	5.8	7.8
BLDG 16	6.3	8.3
BLDG 17	6.3	8.3
BLDG 18	6.0	8.0
BLDG 19	6.3	8.3
BLDG A	4.4	4.4
NUMBER OF BUILDINGS FACING PARK: 14		
<b>AVERAGE BUFFER:</b>	<b>6.9m (TO BALCONIES)</b>	<b>8.7m</b>

DIAGRAM - BUFFERS BETWEEN BUILDINGS & P/L  
1:500

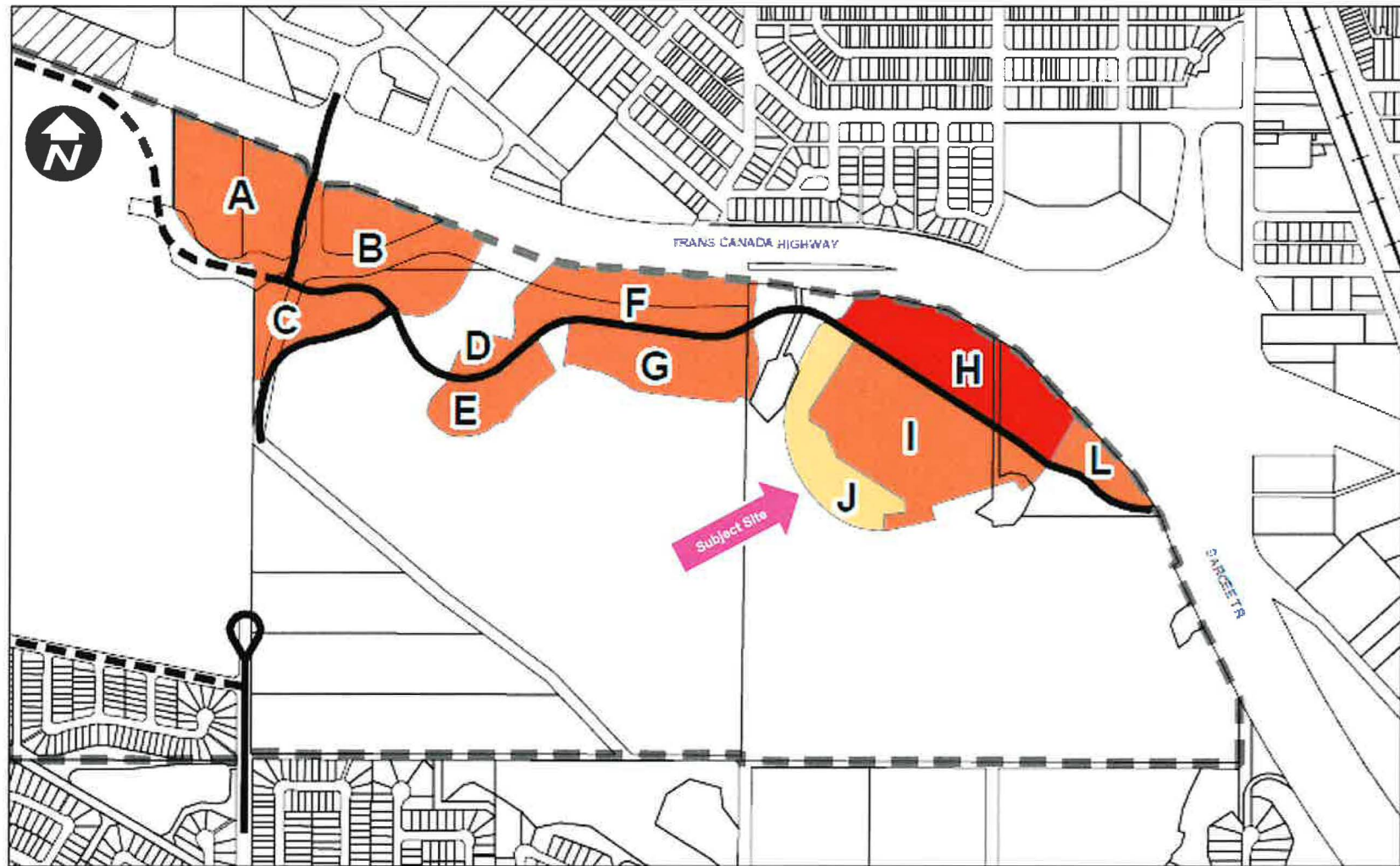


# Canada Olympic Park and Adjacent Lands Area Structure Plan 20



APPROVED: 1P2005  
 AMENDED: 39P2017, 32P2021





Map 4

Development Blocks

Plan Boundary  
Transportation Utility Corridor

**BYLAW 25P2015**