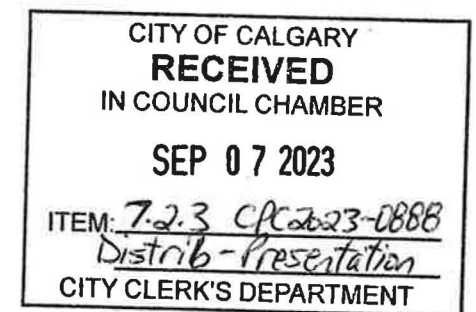




## LOC2022-0231 Land Use Amendment

2023 September 07



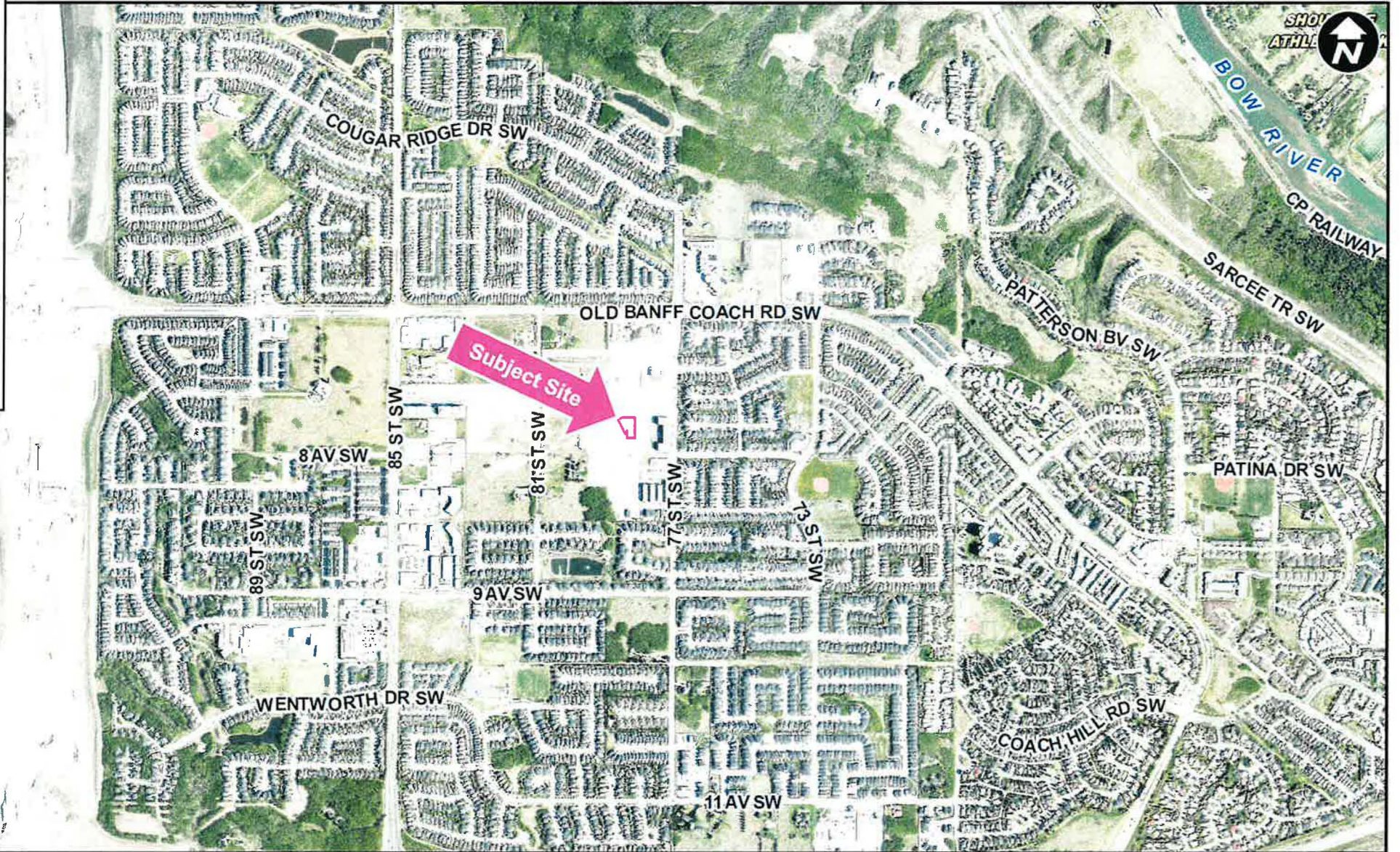
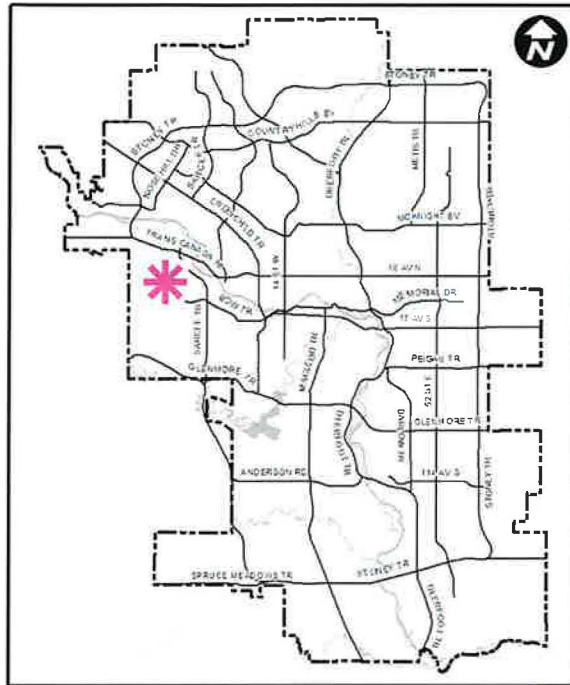
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0888) to the 2023 October 3 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

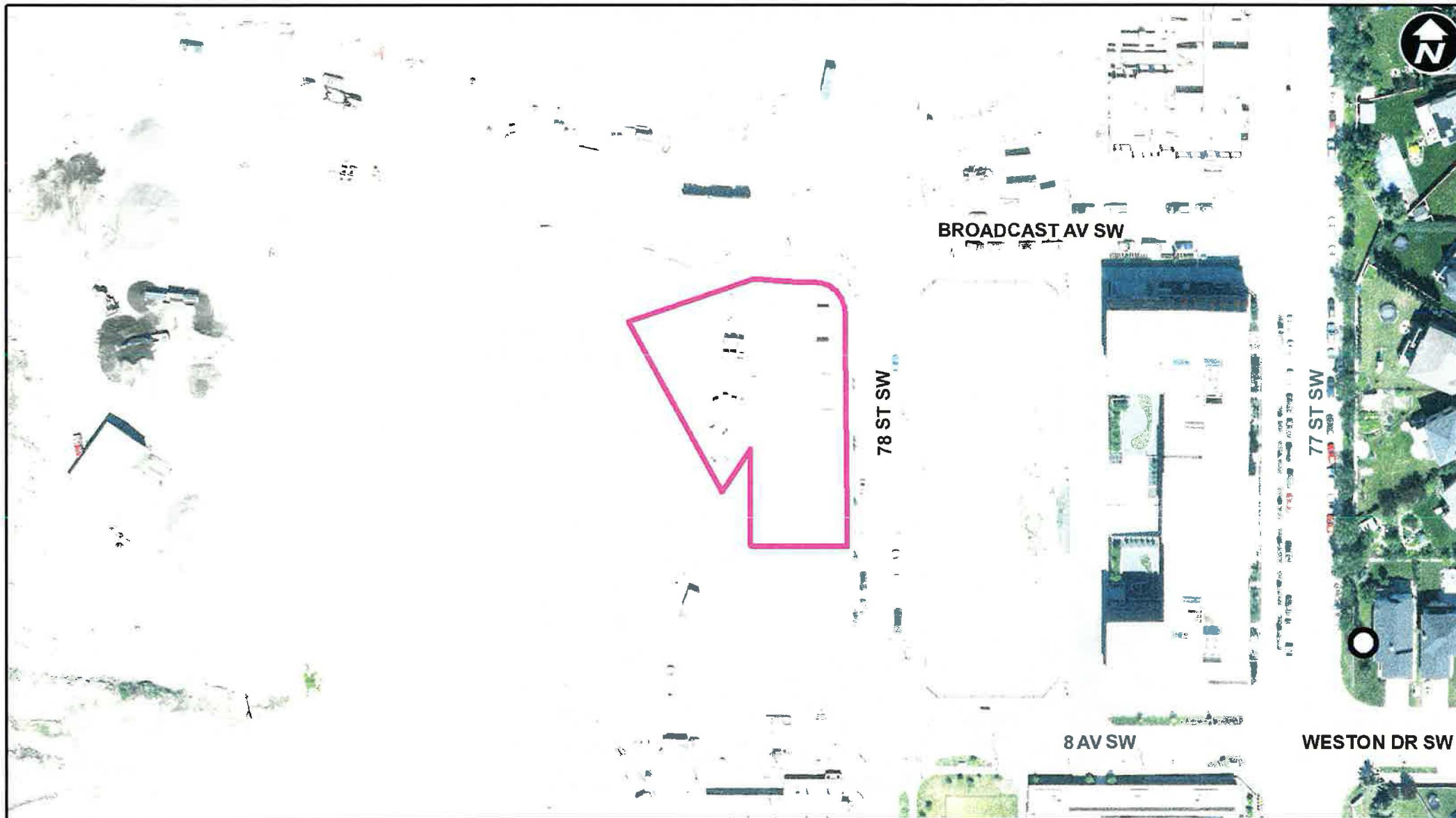
2. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares  $\pm$  (0.57 acres  $\pm$ ) located at 781 – 77 Street SW (Portion of Plan 4740AK, Block 49) from Special Purpose – School, Park and Community Reserve (S-SPR) and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) and Direct Control (DC) District to accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).



**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**
- 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:**

**0.23 ha**  
**60m x 23m**

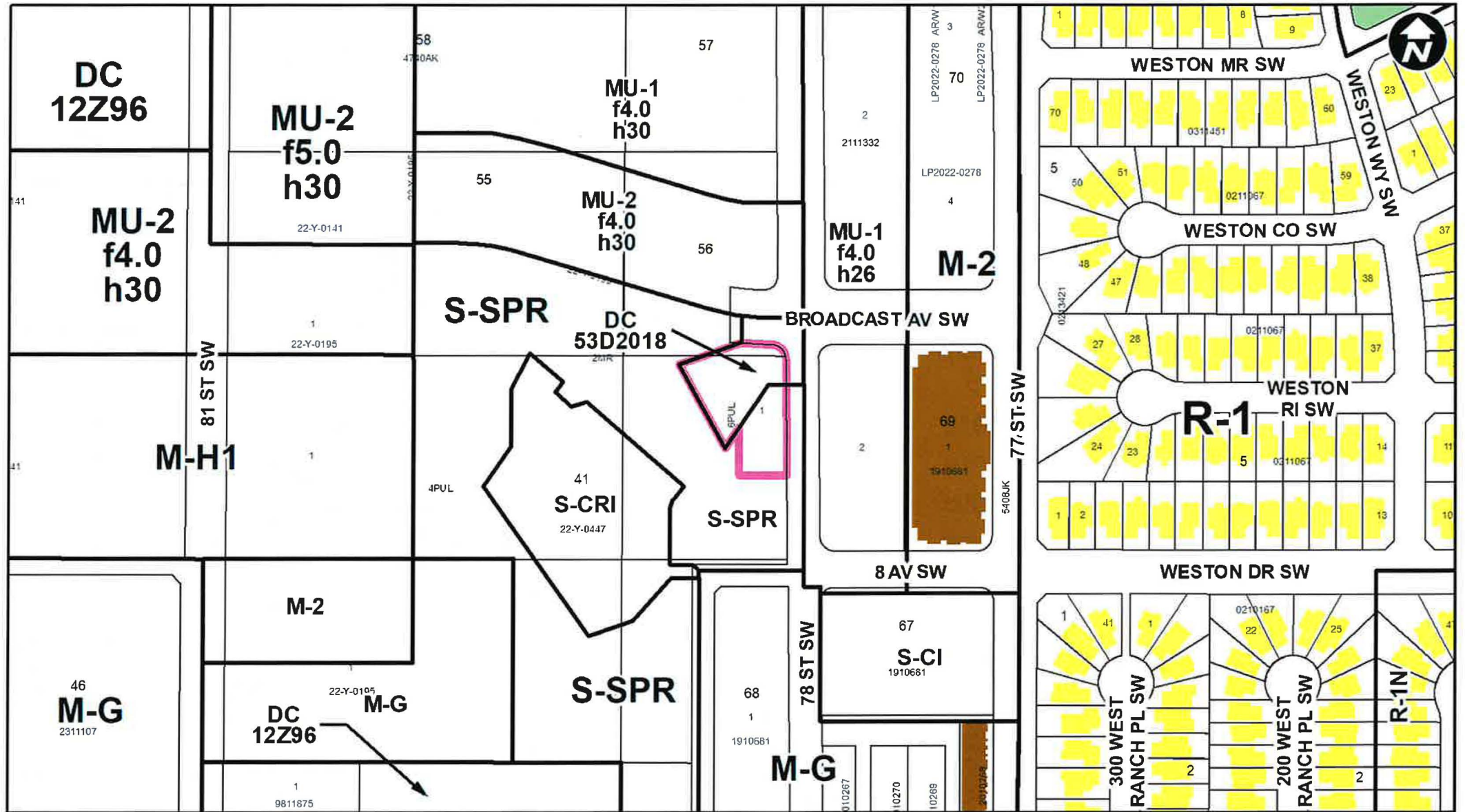




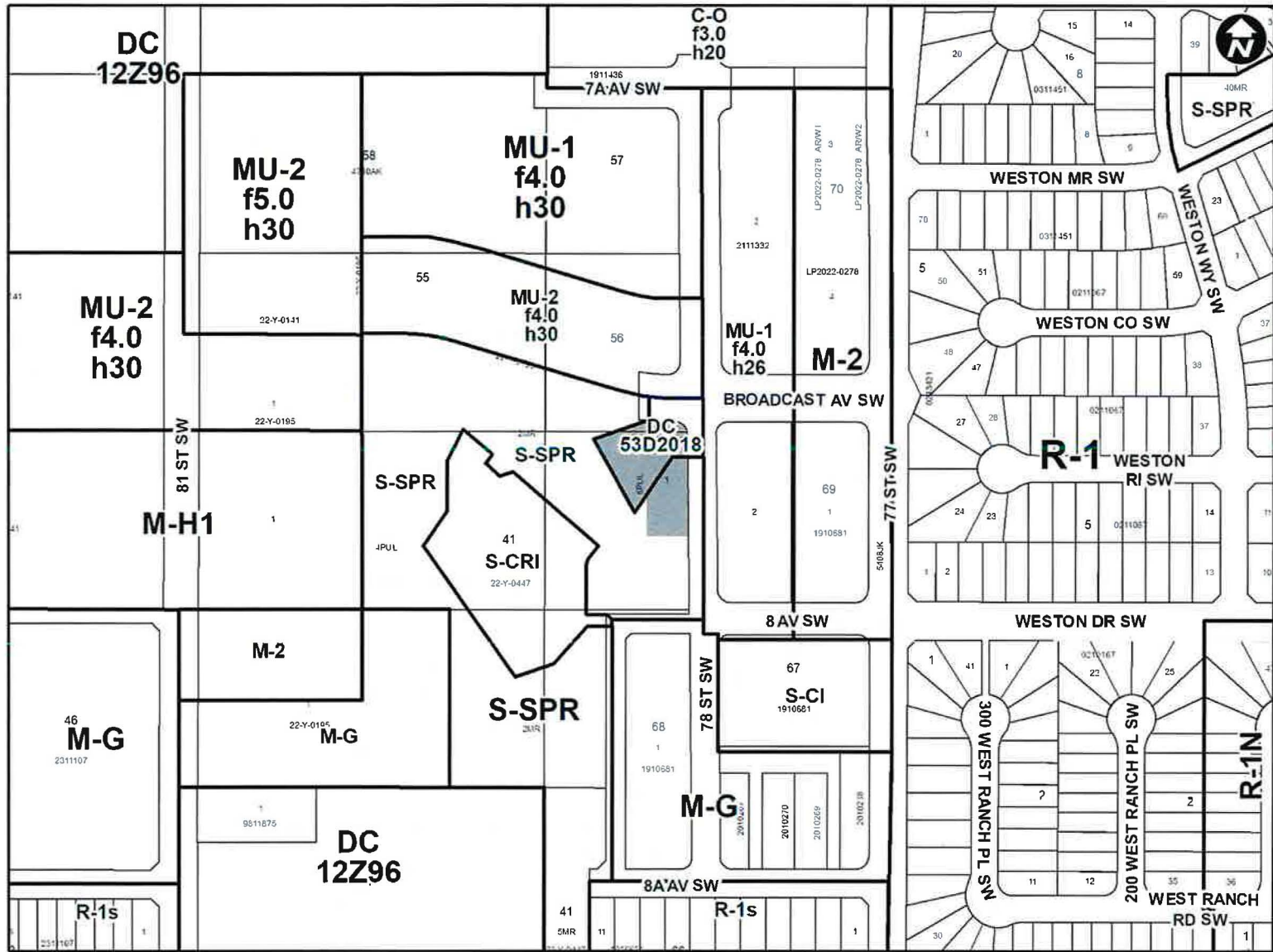
# Surrounding Land Use

### 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



# Existing Land Use Map



## Direct Control based on C-N1

- excluded uses considered to not add to the activation of the site
- additional active uses
- maximum building height of 17 metres
- maximum FAR of 1.5

## S-SPR District:

- for open space areas dedicated as MR



# Proposed Land Use Map

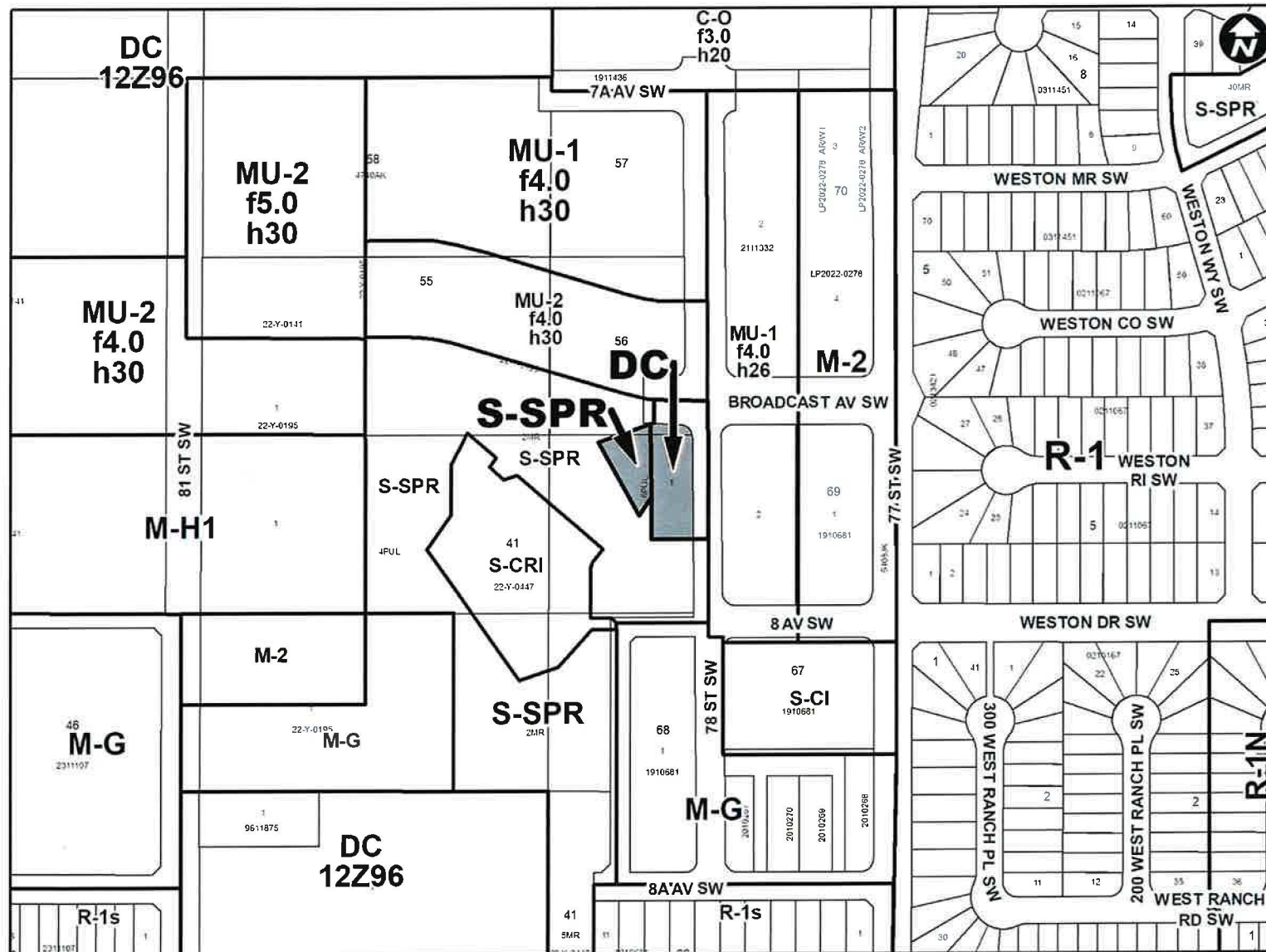


## Proposed DC District:

- based on C-N1
- exclusion of residential type uses
- inclusion of active frontage uses
- maximum building height 17m
- maximum FAR 1.5
- maximum use area of 400sq m on the main floor
- maximum combined use area of 400 sq m for alcohol based uses on the main floor

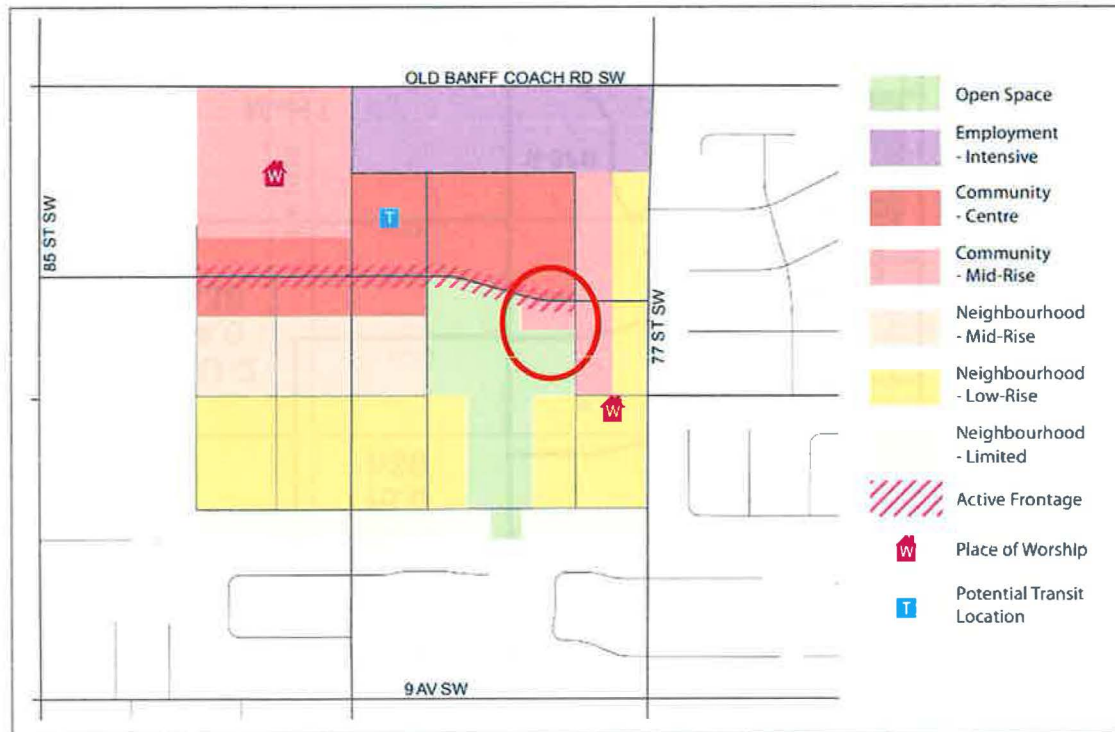
## Proposed S-SPR District:

- for open space areas dedicated as MR



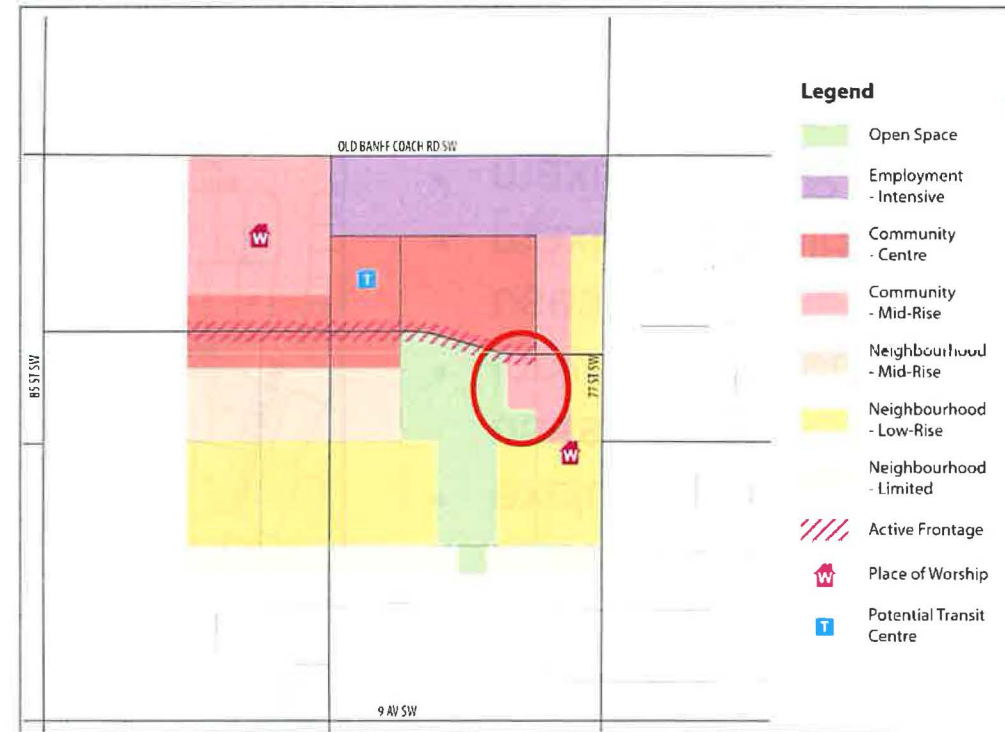
Existing

Map 3: West Springs North Neighbourhood Land Use Concept

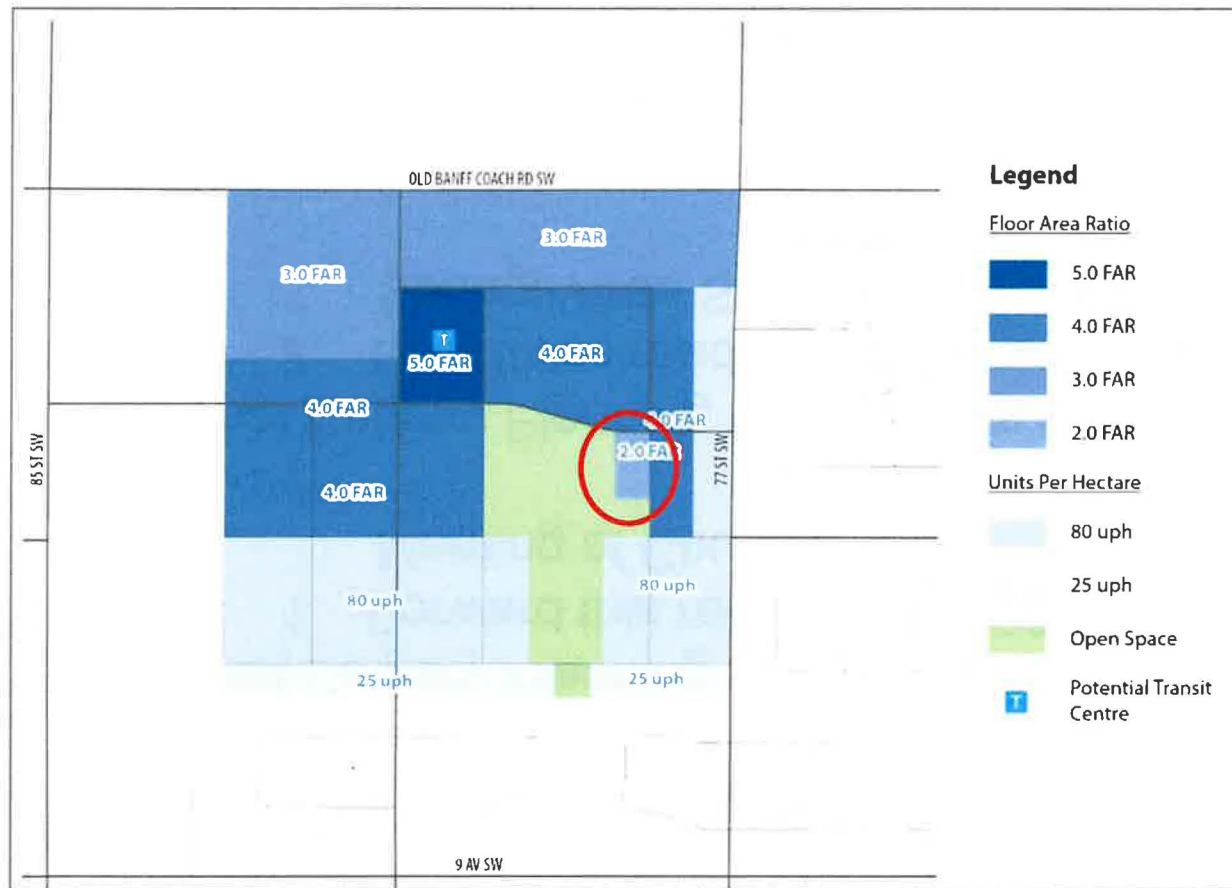


Proposed

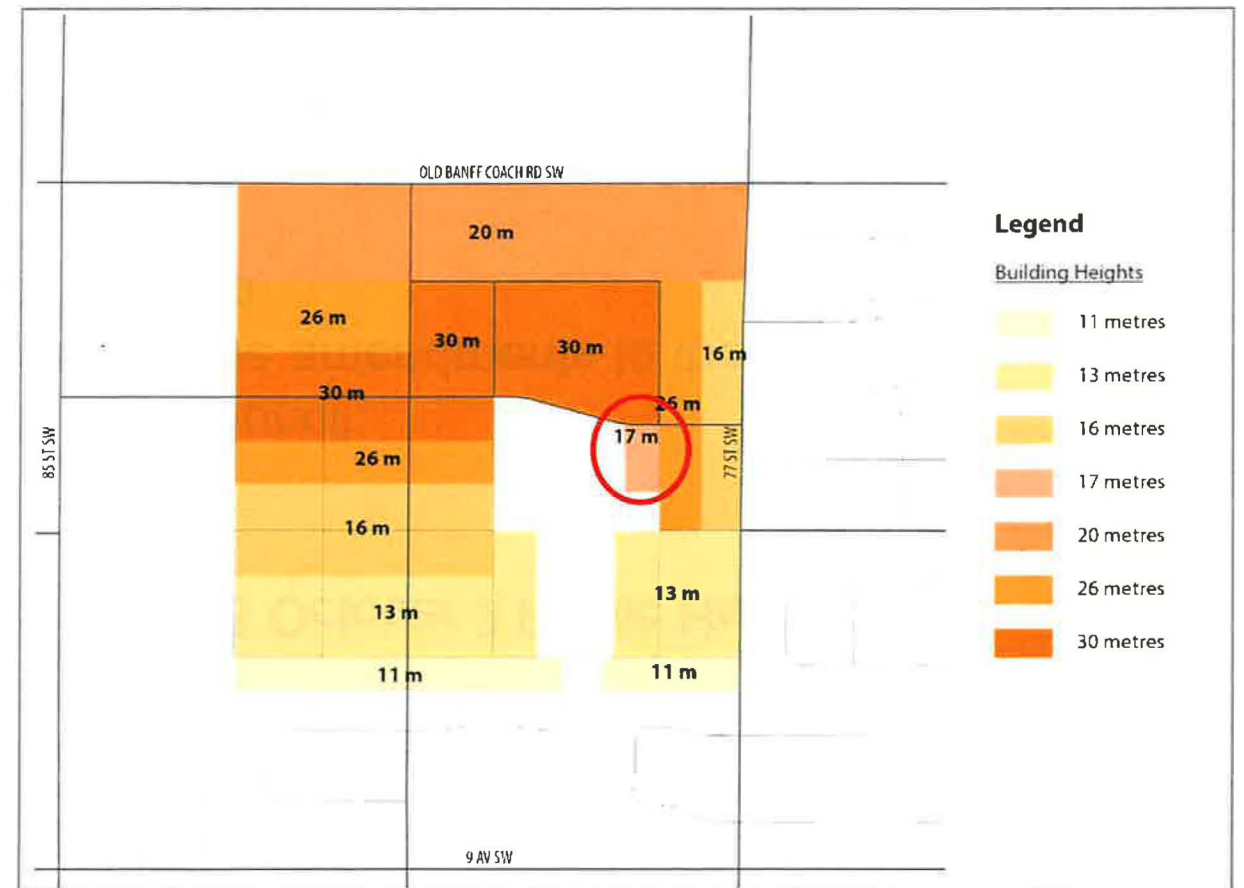
Map 3: West Springs North Neighbourhood Land Use Concept



Map 4: West Springs North Neighbourhood Density Concept



Map 5: West Springs North Neighbourhood Building Heights



## RECOMMENDATIONS:

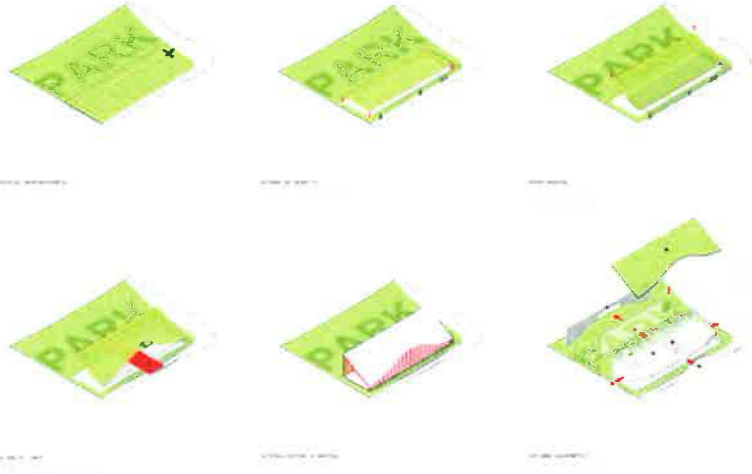
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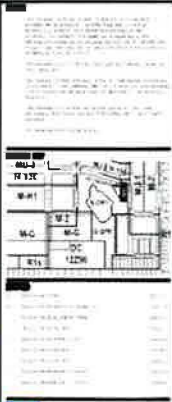
## Supplementary Slides



CONCEPT DIAGRAMS



VIEW FROM NORTHEAST



NOT FOR CONSTRUCTION 2023-08-22

RADIO BLOCK AT RADIO PARK



EXTERIOR VISUALIZATIONS

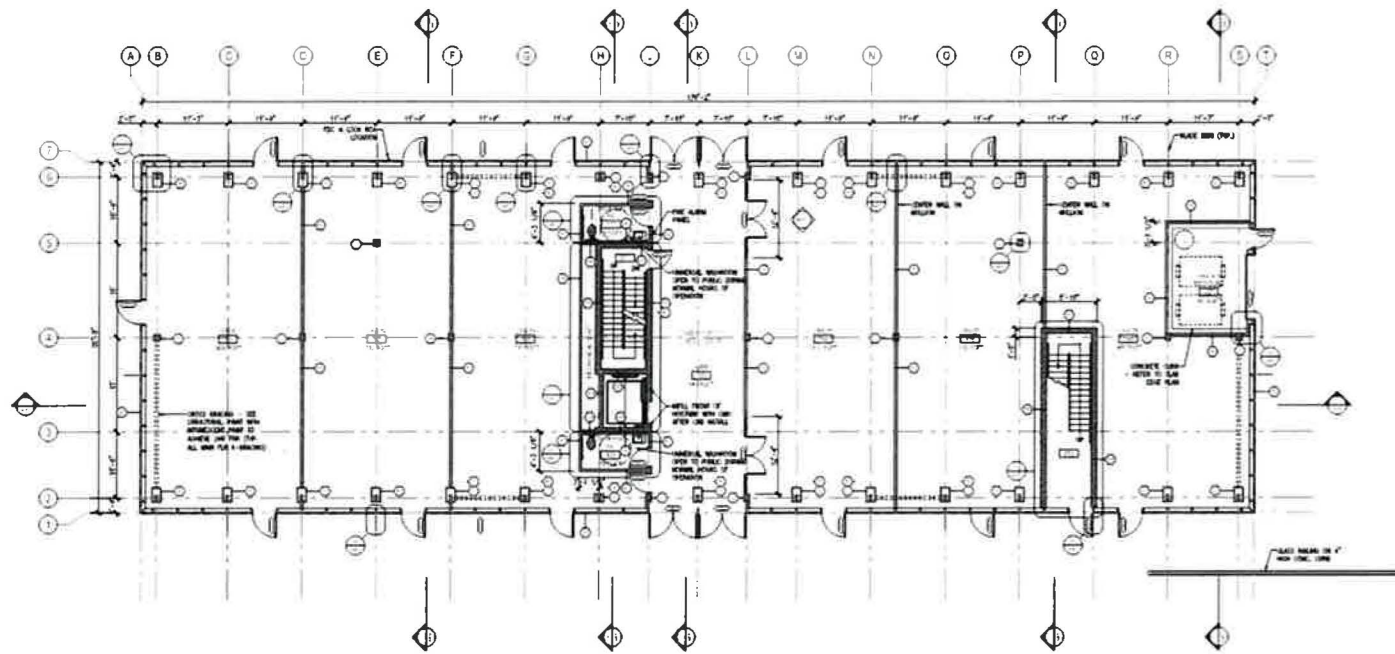
A002



VIEW FROM SOUTH-WEST



WEST ELEVATION FROM PARK



MAIN FLOOR PLAN



PROJECT INFORMATION  
 PROJECT NO. 2023-08-02  
 SHEET NO. A102  
 DATE 2023-08-02  
 NOT FOR CONSTRUCTION  
 RADIO BLOCK AT RADIO PARK  
 MODERN DESIGN ARCHITECTURE  
 MAIN FLOOR PLAN  
**A102**

