



Calgary Planning Commission

Agenda Item: 7.2.11



LOC2022-0230

Outline Plan, Policy and Land Use Amendment

September 21, 2023

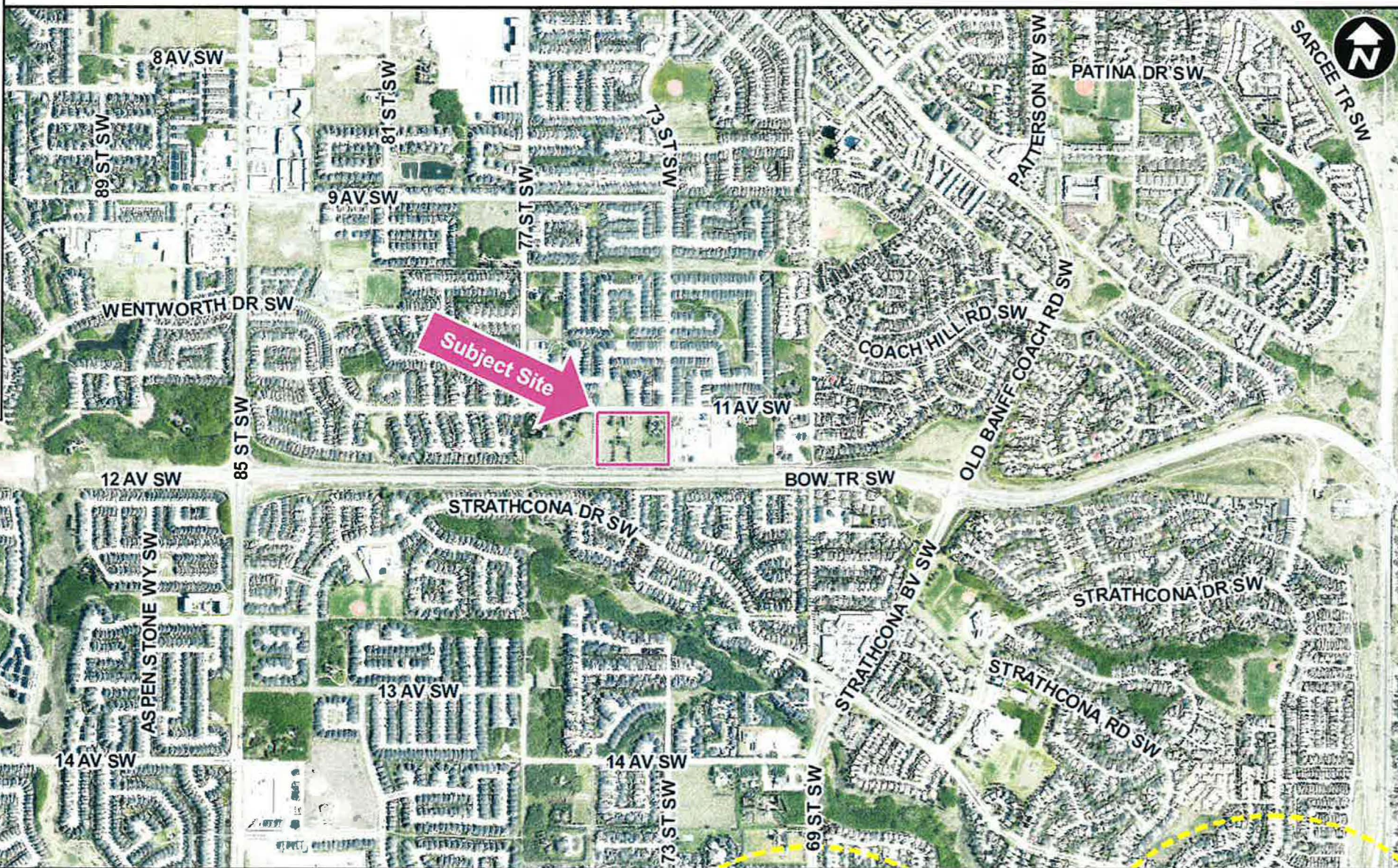
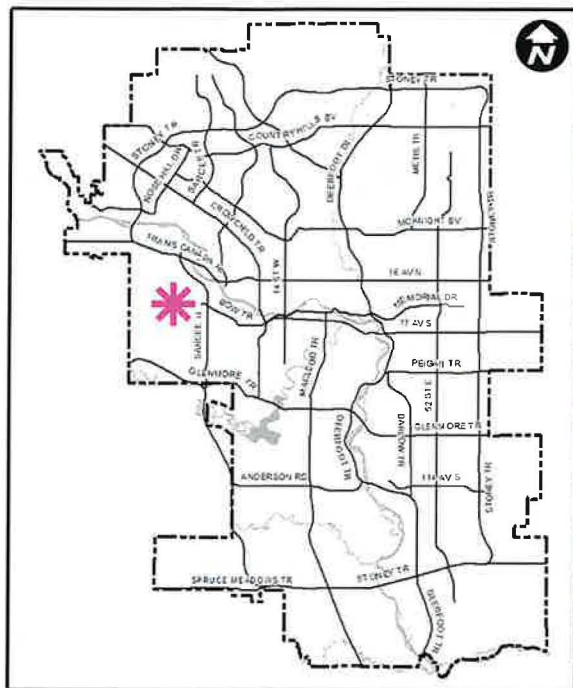


RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6), to subdivide 3.02 hectares \pm (7.46 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 3.02 hectares \pm (7.46 acres \pm) located at 7457 and 7545 – 11 Avenue SW (Plan 4587S, Blocks 5 and 6) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) 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



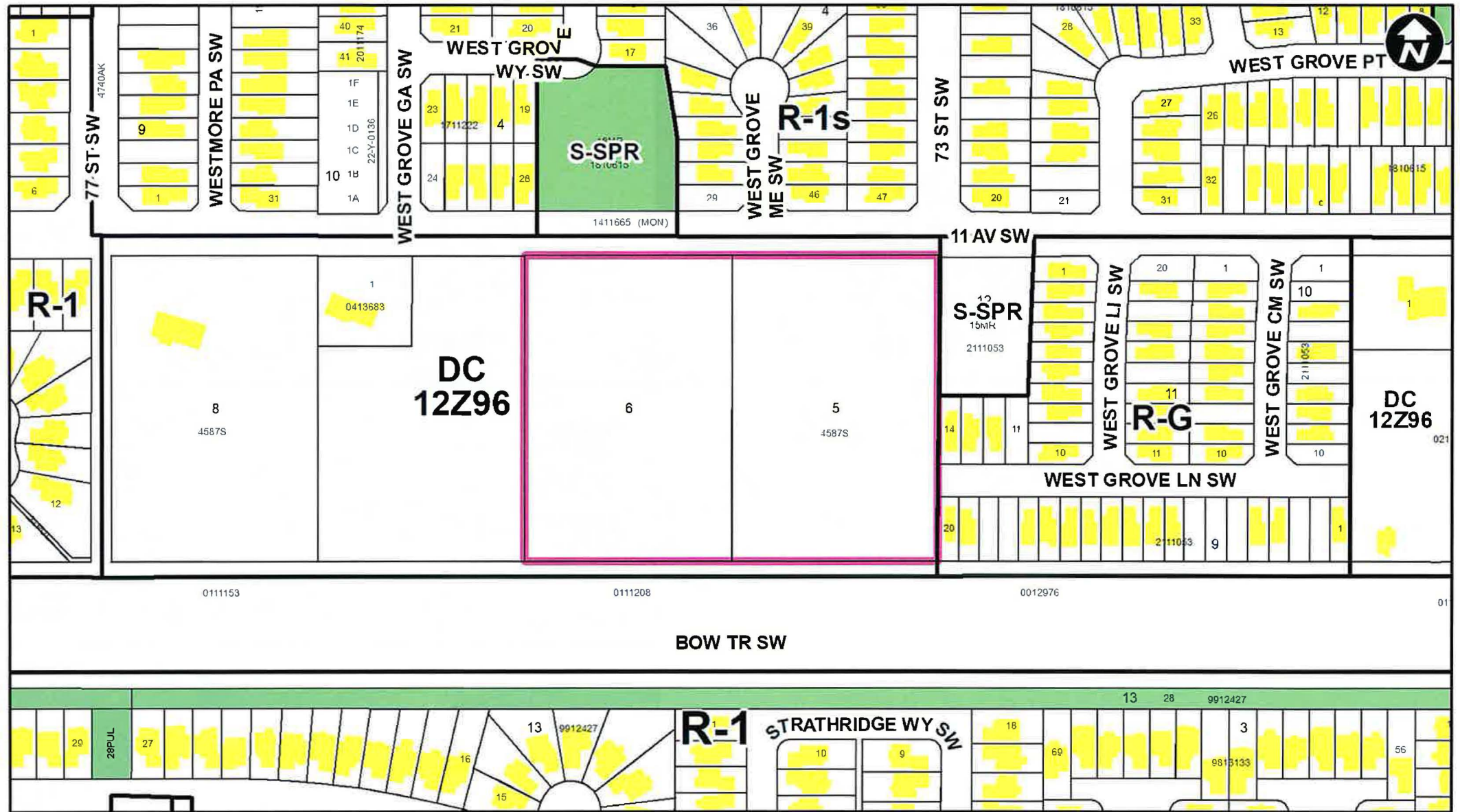
Parcel Size:

**3.02 ha
200m x 150m**



Surrounding Land Use

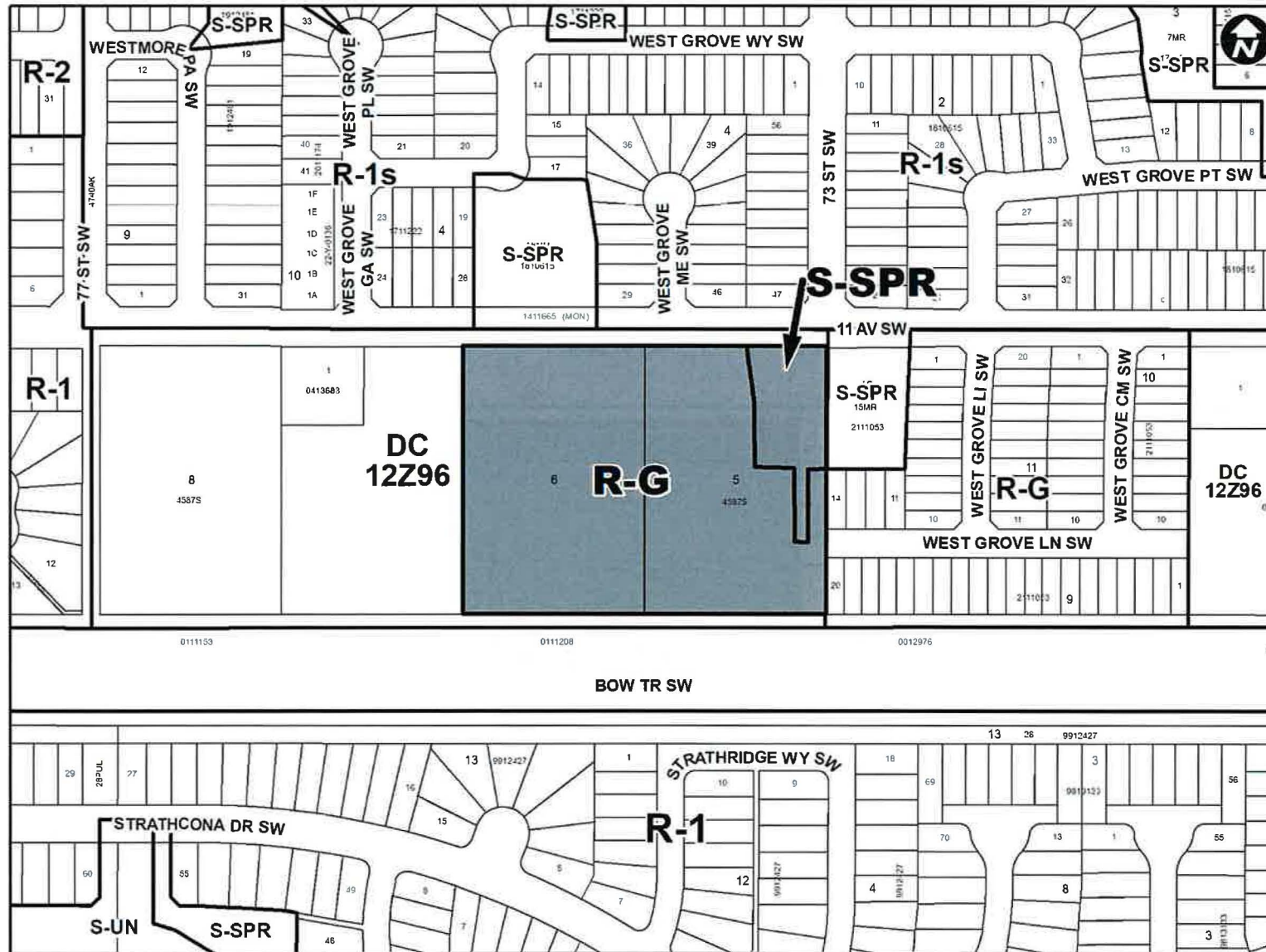
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





DC12Z96

- intended to accommodate large lot low density residential with minimum lot sizes of 0.2 hectares (0.5 acres)

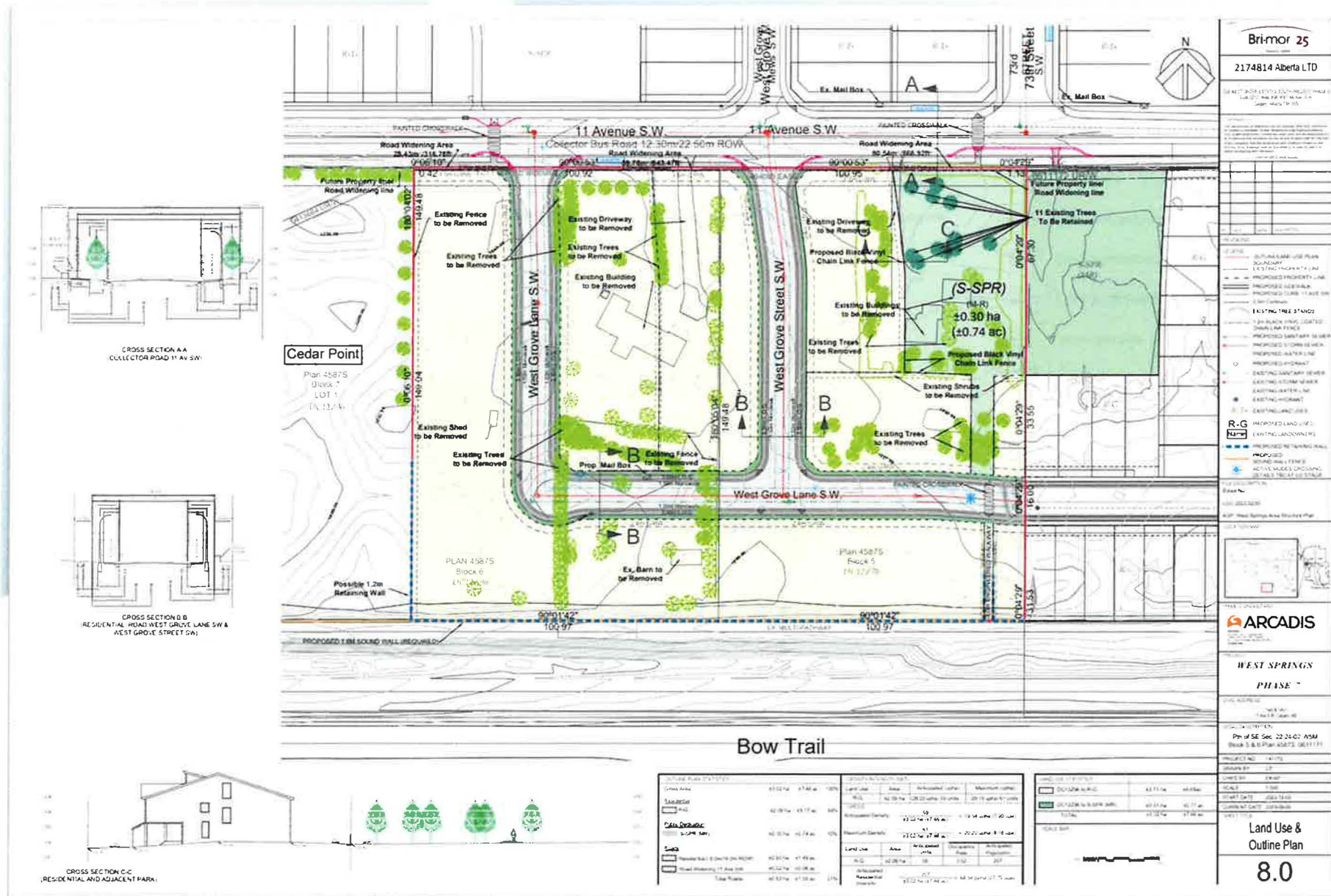


Proposed R-G District:

- Accommodates Single Detached, Semi-Detached, Rowhouses, Duplexes and Cottage Custers
- Maximum building height of 12.0 metres

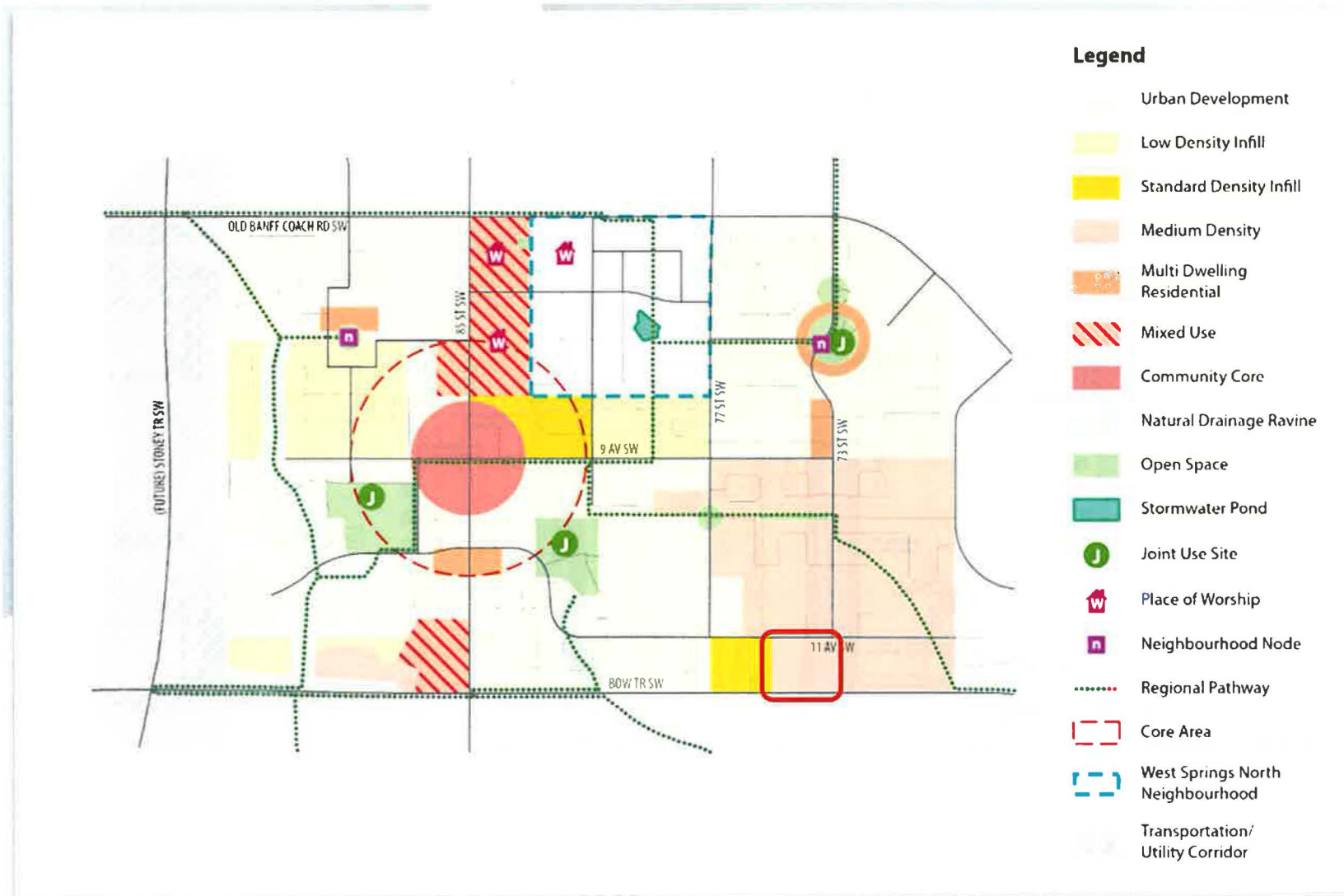
Proposed S-SPR District:

- Schools, Parks, Open Space and Recreation Facilities



Features

- 3.02 hectares total area
- Grid street pattern
- 10% MR dedication (0.3 hectare)
- 21% road dedication
- Pedestrian connection to Bow Trail regional pathway
- 59 anticipated lots
- 19.54 units per hectare anticipated density



Standard Density Infill

- Between 7.4 and 12.4 units per gross developable hectare
- Single detached homes

Medium Density

- Between 19.8 and 24.7 units per gross developable hectare
- Accommodate single detached, semi-detached, rowhouses and apartments

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Supplementary Slides

