



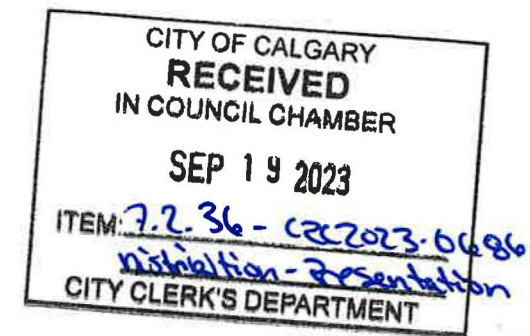
# Public Hearing of Council

Agenda Item: 7.2.36



## LOC2022-0221 / CPC2023-0686 Land Use Amendment

September 19, 2023

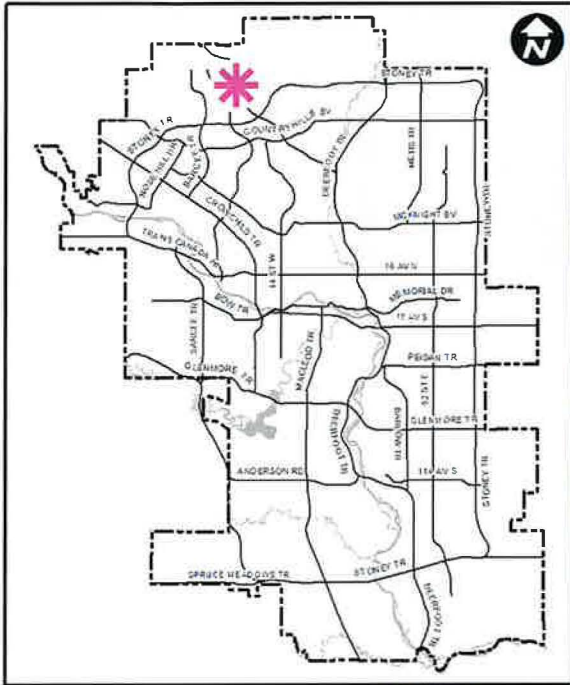


## Calgary Planning Commission's Recommendation:













That Council:

Give three readings to **Proposed Bylaw 155D2023** for the redesignation of 2.51 hectares  $\pm$  (6.21 acres  $\pm$ ) located at 200 Sage Hill Rise NW (Plan 2111229, Block 9, Lot 2) from Multi-Residential – Low Profile (M-1d53) District to Multi-Residential – Medium Profile (M-2d120) District.

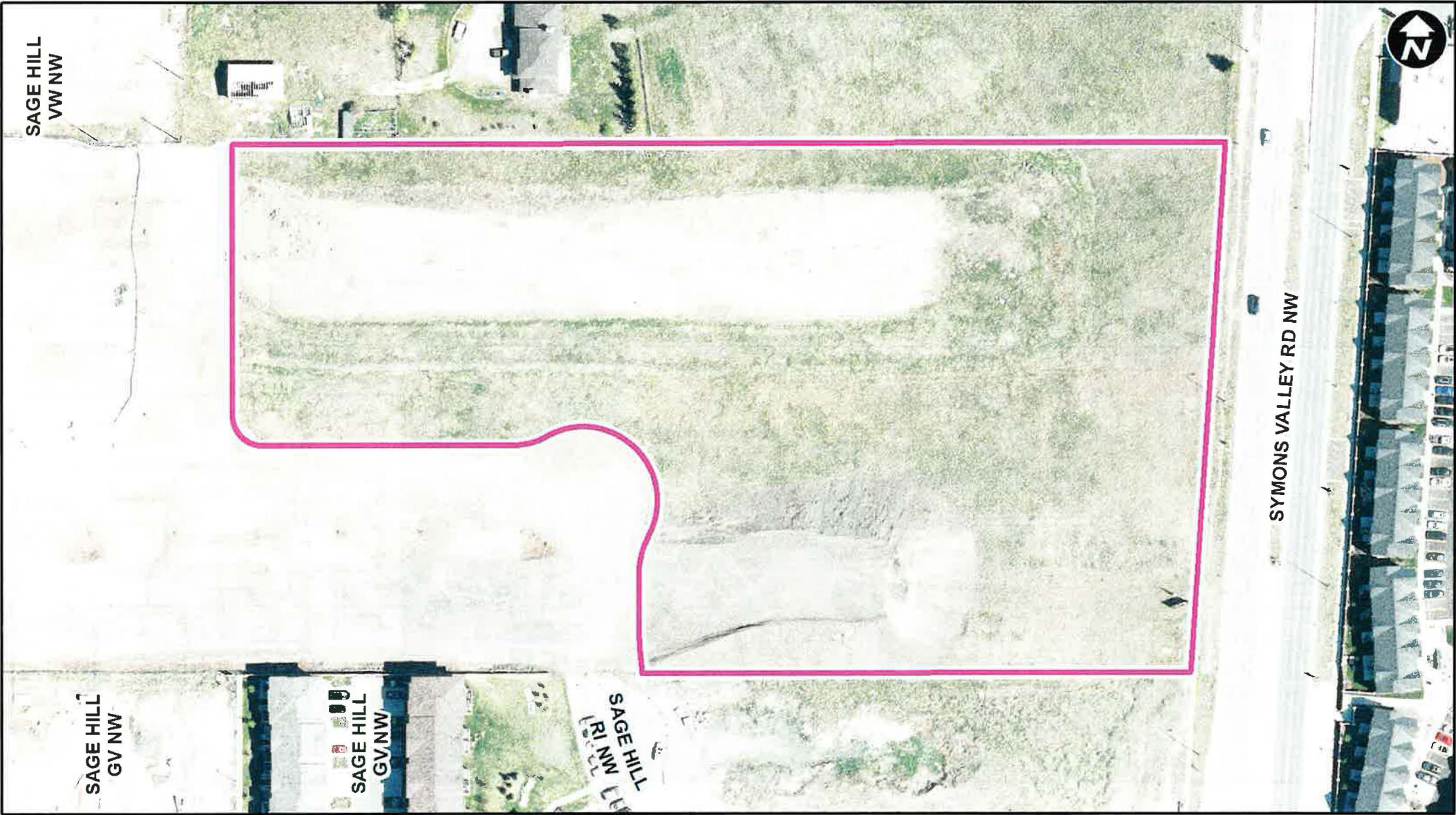




**LEGEND**

-  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:

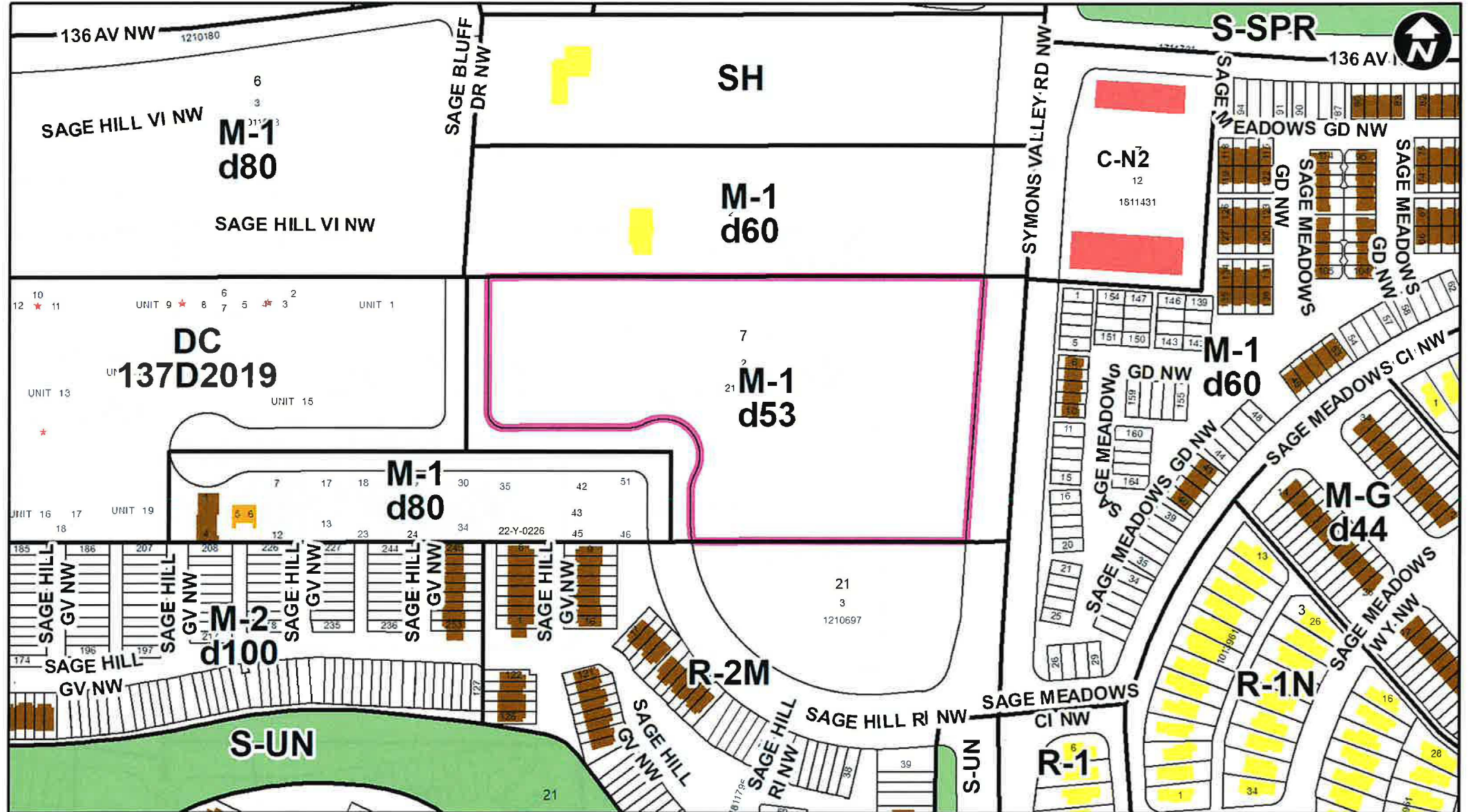
2.51 ha  
130m x 265m



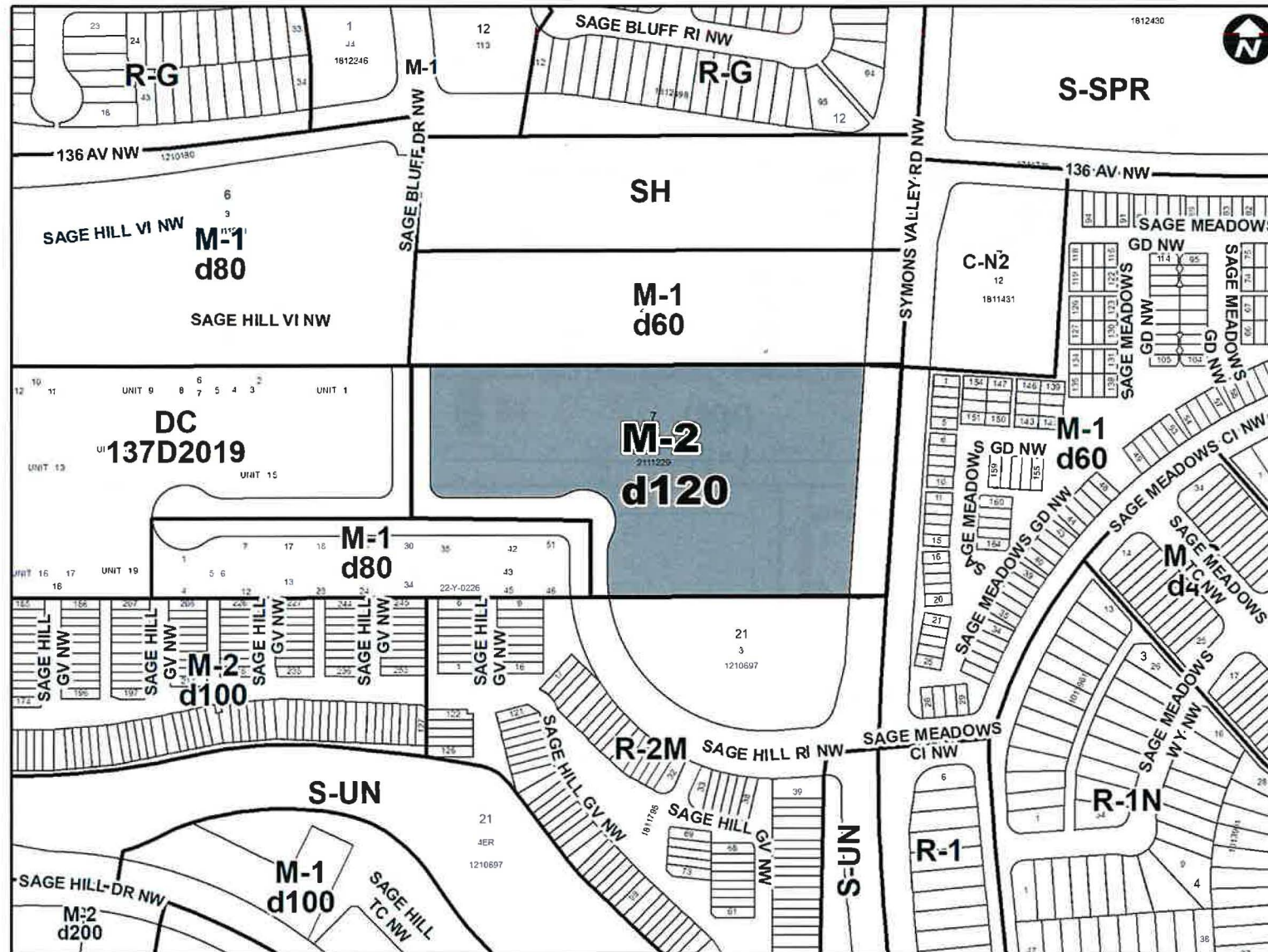
# Surrounding Land Use

### 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 Multi-Residential – Medium Profile (M-2d120) District:

- 60 – 120 dwelling units per hectare (150 units – 301 units)
- Maximum Floor Area Ratio (FAR) of 3.0
- Maximum height of 16.0 metres

## Calgary Planning Commission's Recommendation:

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## Supplementary Slides



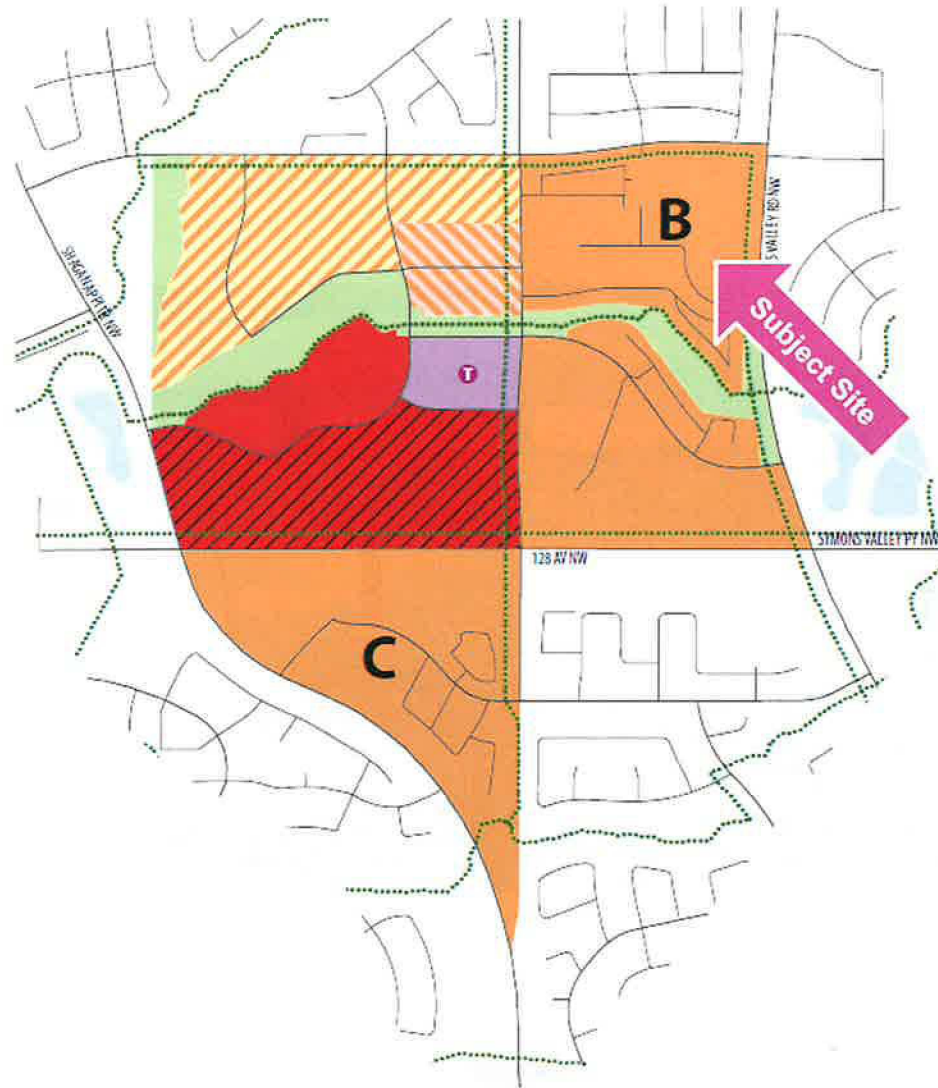


## Map 3A Transit Oriented Planning Area - Higher Density Residential Area

### Symons Valley Community Plan

Map 3A

Transit Oriented Planning Area



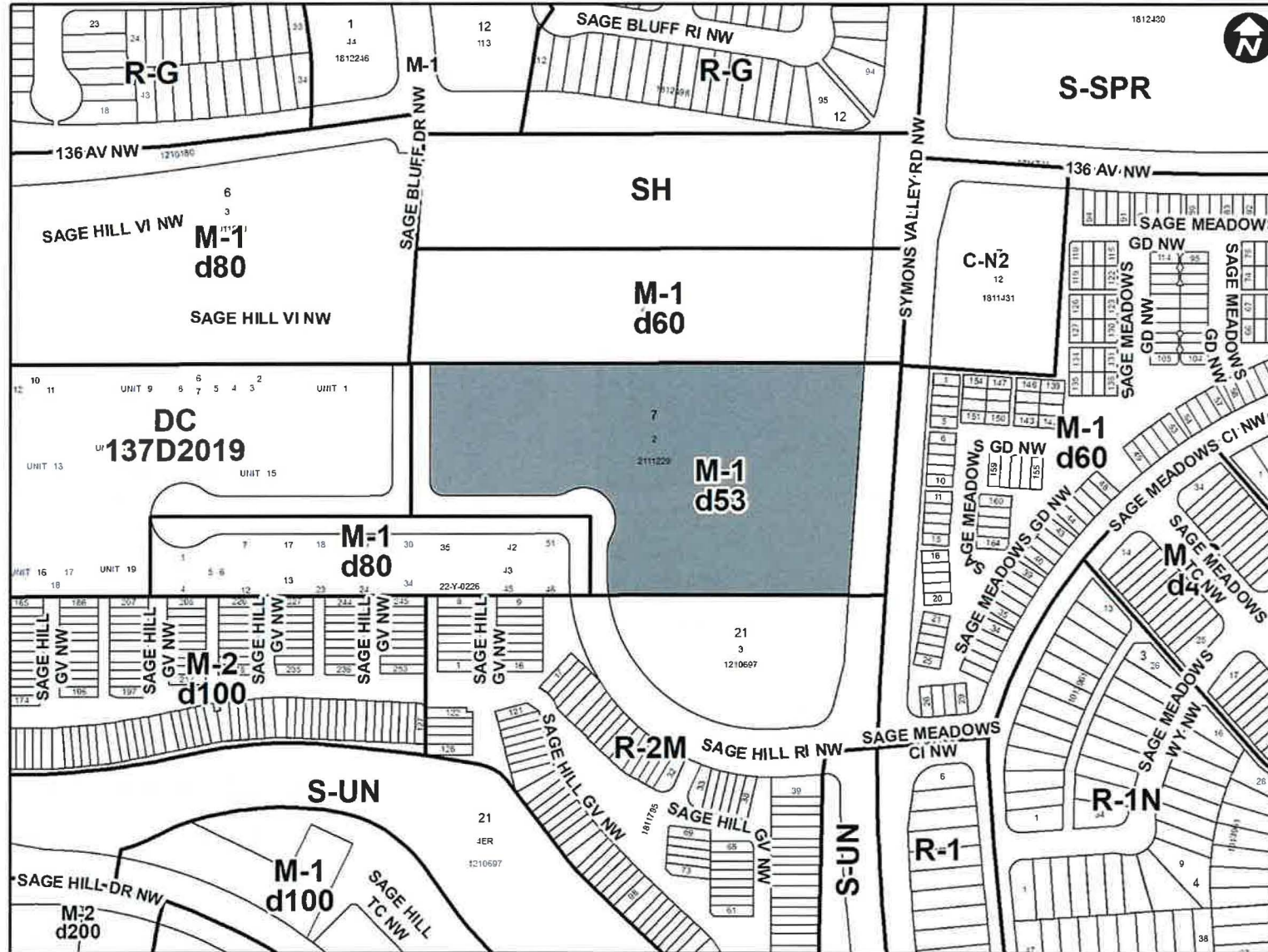
- Regional Commercial Area
- Town Centre Area
- Mixed Use Area
- Civic and Mixed Use Area
- Pedestrian Oriented Multi-Residential Area
- Higher Density Residential Area
- Conservation Area
- Regional Pathway
- Transit Hub (BRT)

APPROVED: 20P2008  
 AMENDED: 55P2017











## Site B Map

### Symons Valley Community Plan

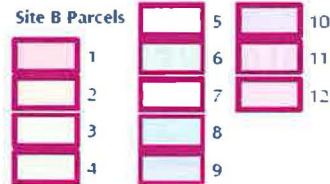
Map #

Site B

Density Allocations



Legend



Approved  
20P2008  
Amended:

This map is conceptual only. No measurements or distances or areas should be taken from this map.



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**Site B Density Allocation Table**

<b>AREA</b>	<b>BASE MAXIMUM DENSITY</b> <i>(Residential units per parcel)</i>	<b>OVERALL MAXIMUM DENSITY</b> <b>WITH BONUS</b> <i>(Residential Units per parcel)</i>
1	201	315
2	85	132
3	90	151
4	363	376
5	679	861
6	226	310
7	212	340
8	216	308
9	175	249
10	283	424
11	158	237
12	158	307
<b>Total</b>	<b>2846</b>	<b>4010</b>