



Public Hearing of Council

Agenda Item: 7.2.3



LOC2022-0231 / CPC2023-0888

Policy and Land Use Amendment

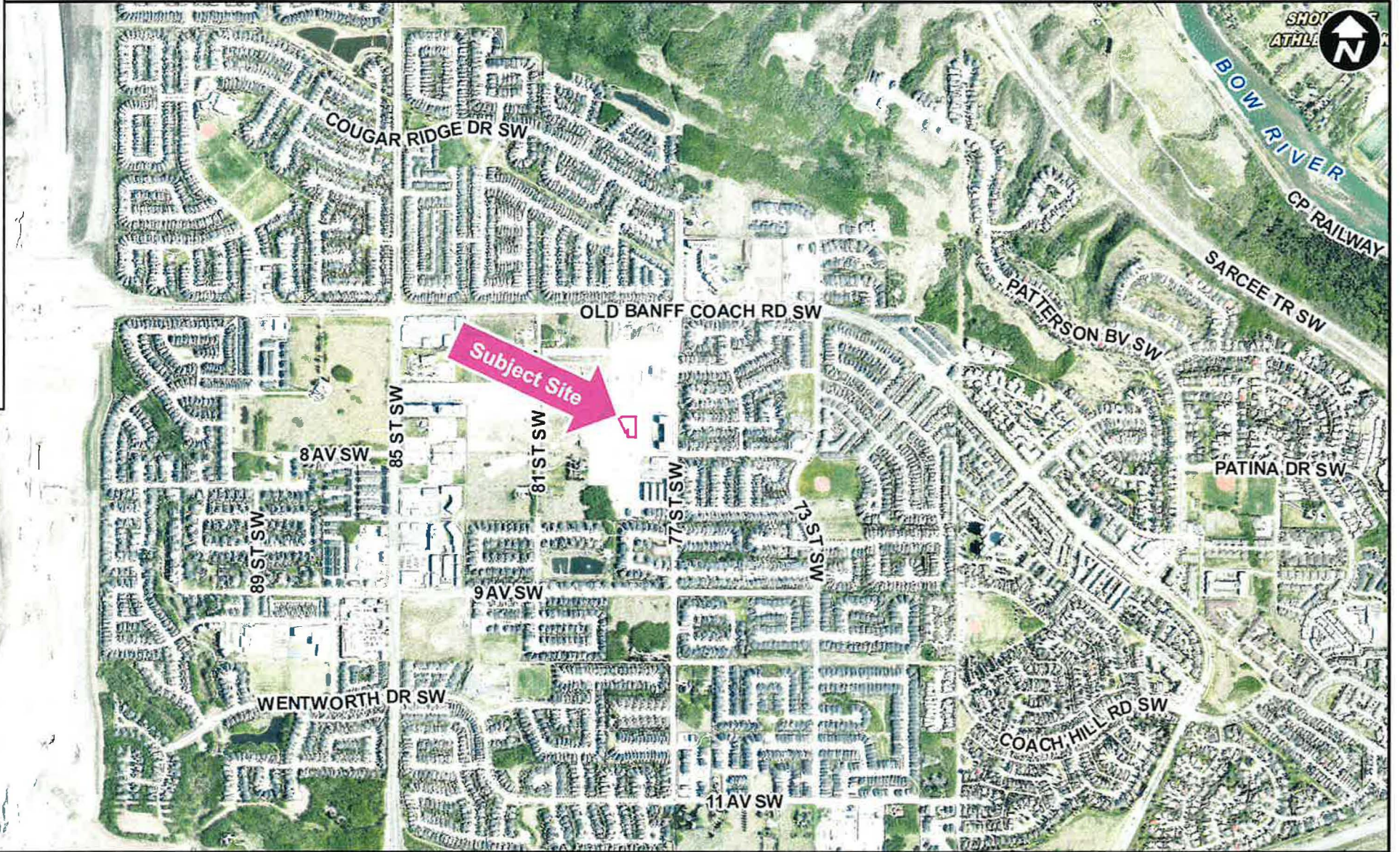
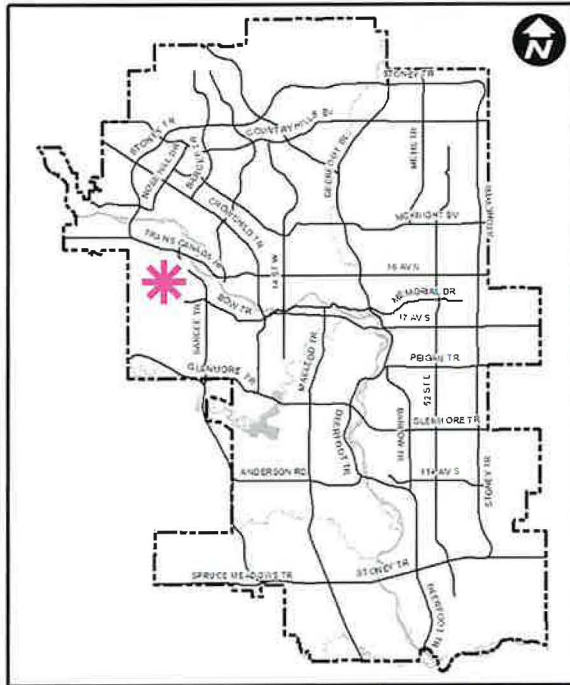
October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.3 CPC2023-0888
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:














1. Give three readings to **Proposed Bylaw 74P2023** for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 191D2023** 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) District and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District **to** accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).

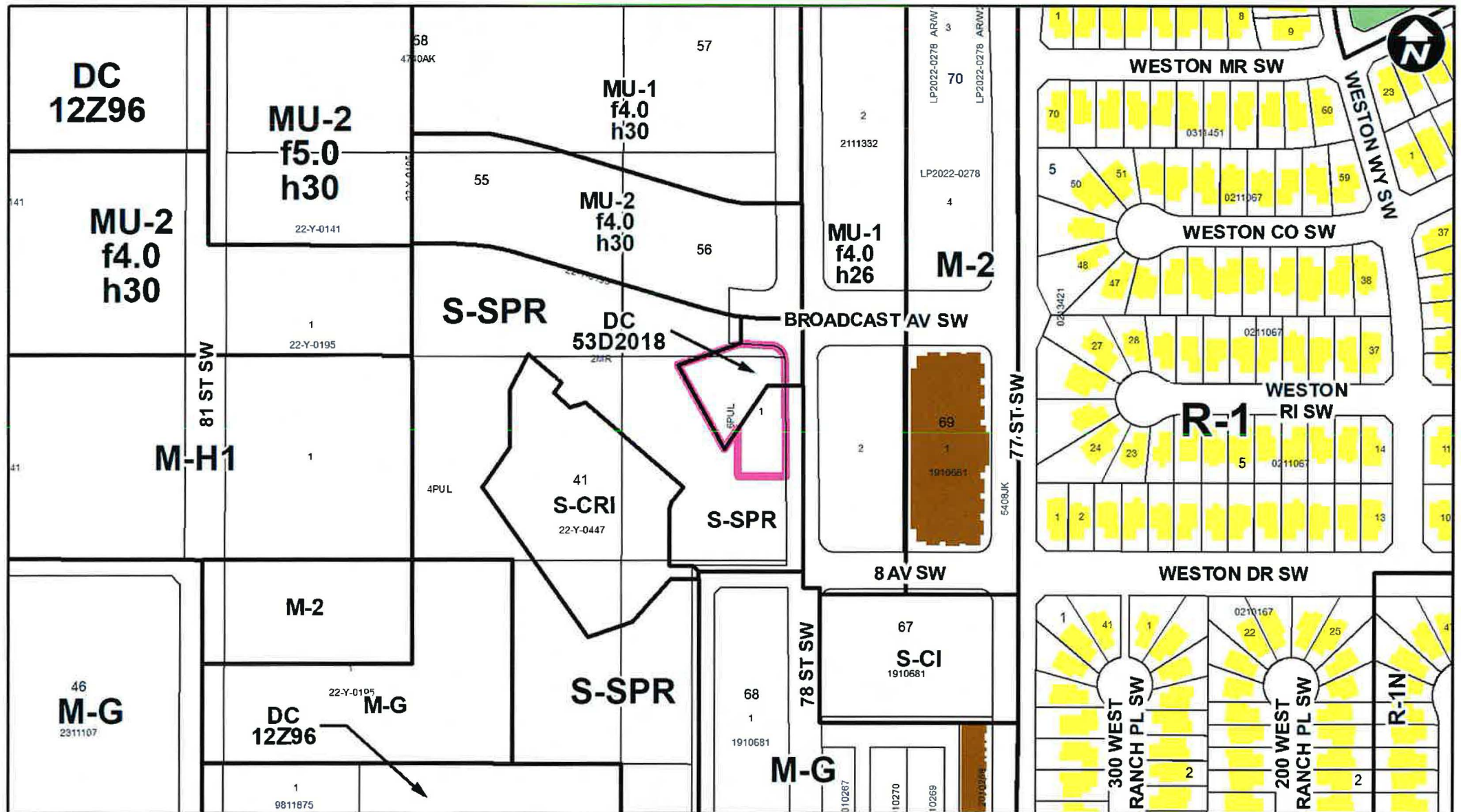


LEGEND

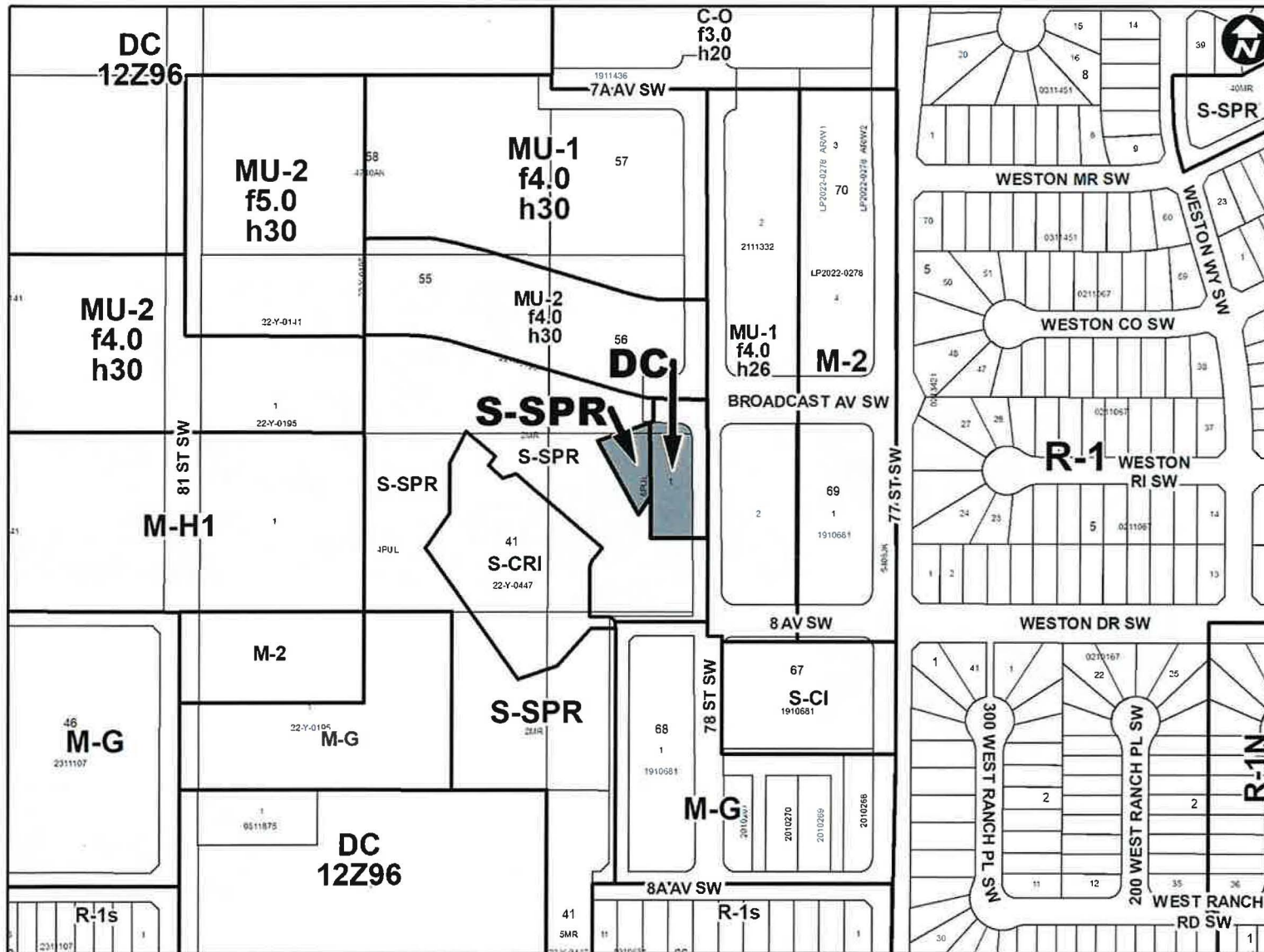
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

Transportation/Utility Corridor

- 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 Land Use Map

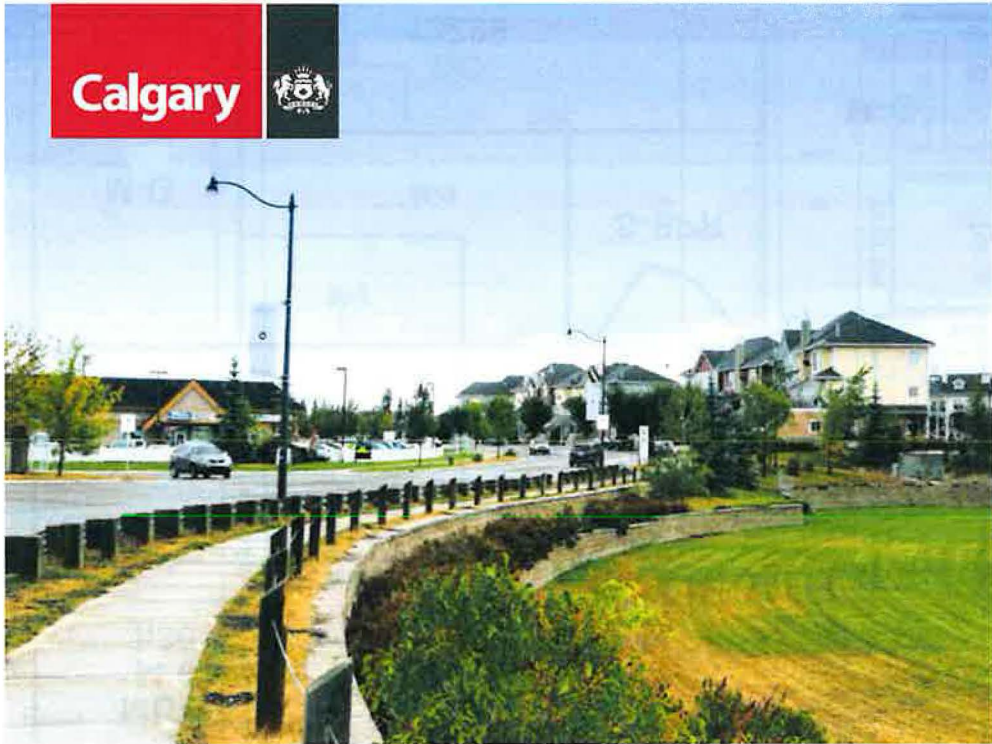


Proposed Direct Control (DC) District:

- Commercial – Neighbourhood 1 (C-N1) District
- Building height of 17m
- Floor Area Ratio (FAR) of 1.5
- Maximum use area provisions

Proposed Special Purpose – School, Park and Community Reserve (S-SPR) District:

- Open spaces dedicated as Municipal Reserve (MR)



Office Consolidation
2023 July

West Springs Area Structure Plan

Proposed Amendments

- Map 3 – Land Use Concept
- Map 4 – Building Height
- Map 5 – Floor Area Ratio

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 74P2023** for the amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 191D2023** 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) District and Direct Control (DC) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a neighbourhood commercial hub, with guidelines (Attachment 3).

Supplementary Slides

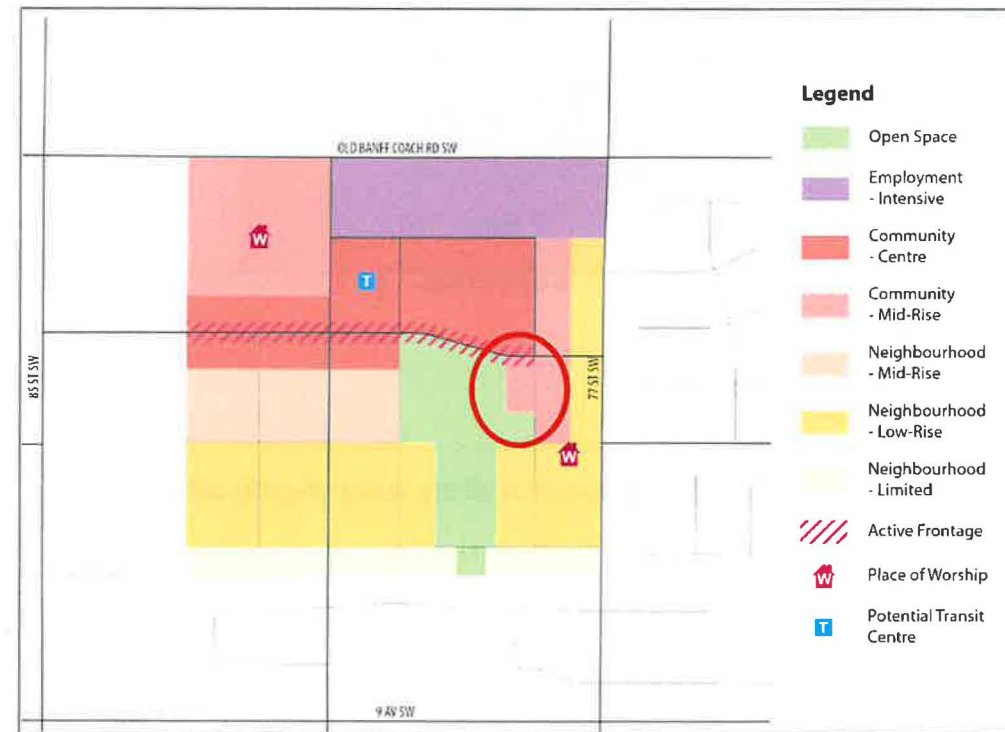
Existing

Map 3: West Springs North Neighbourhood Land Use Concept

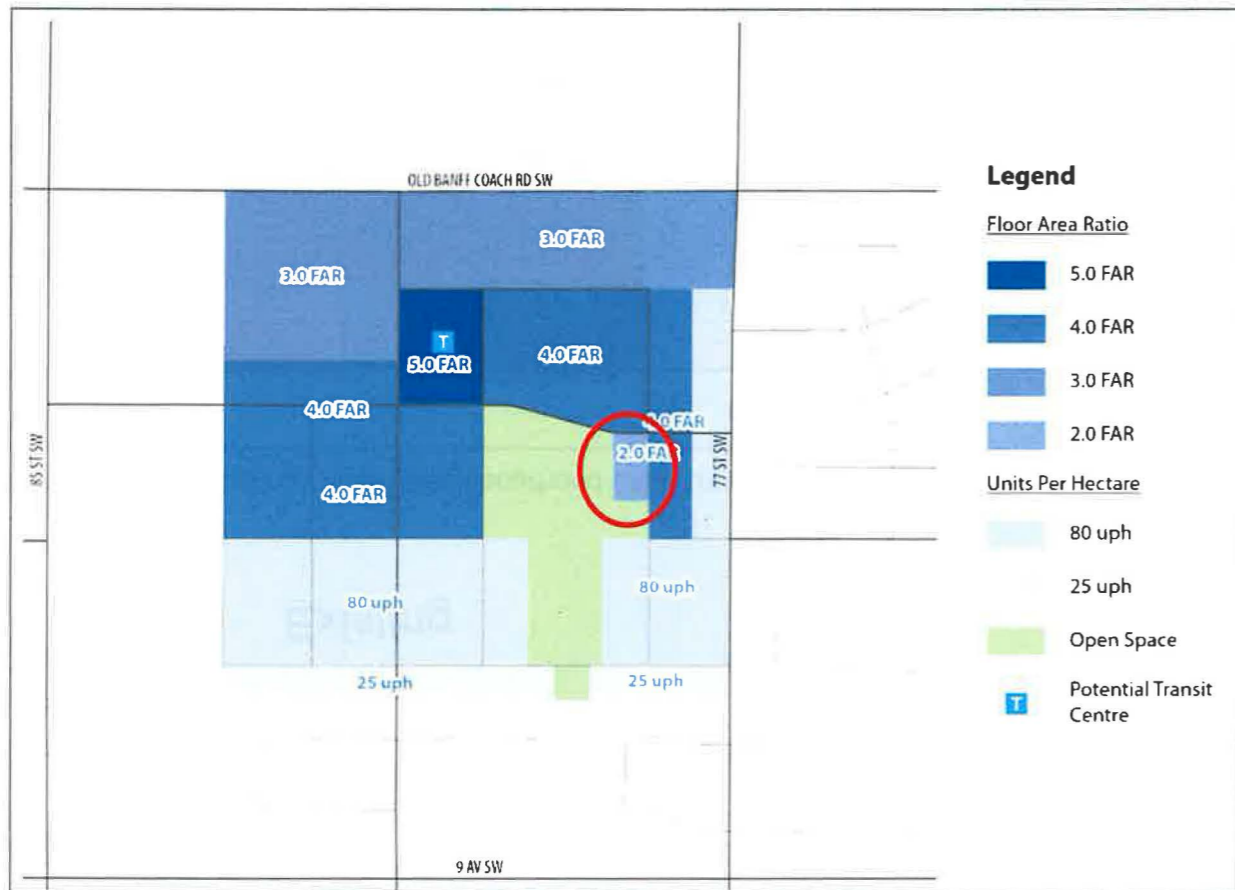


Proposed

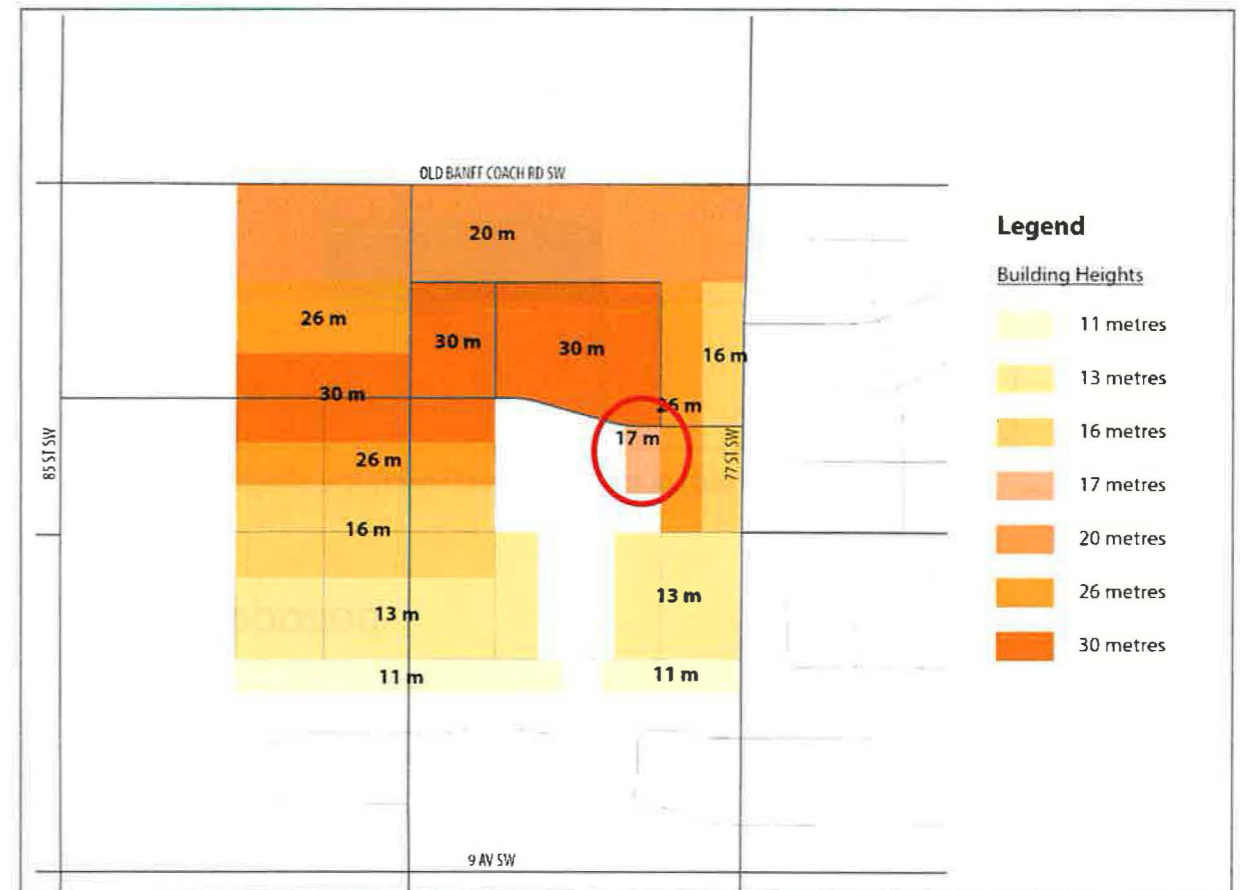
Map 3: West Springs North Neighbourhood Land Use Concept

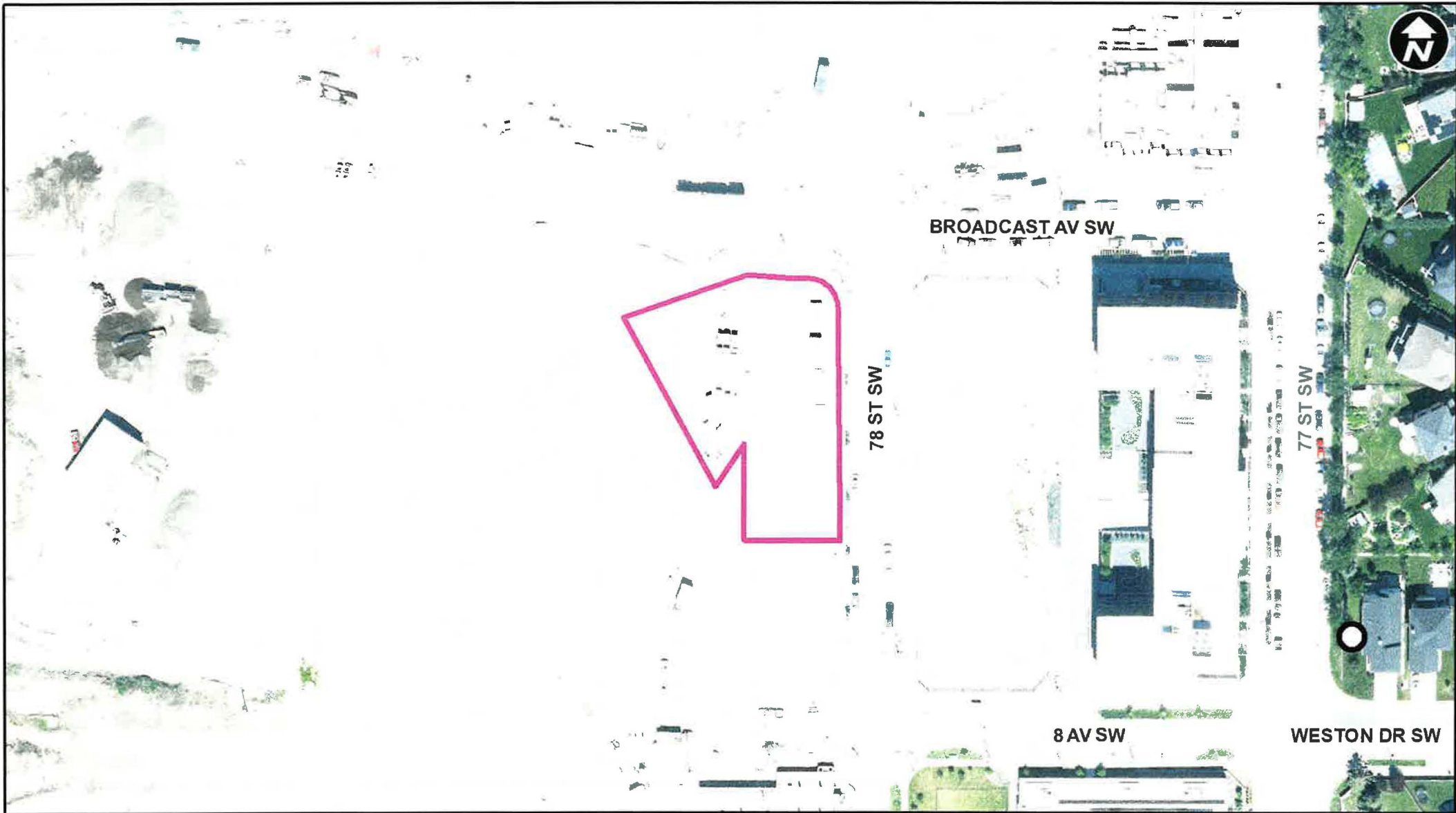


Map 4: West Springs North Neighbourhood Density Concept



Map 5: West Springs North Neighbourhood Building Heights

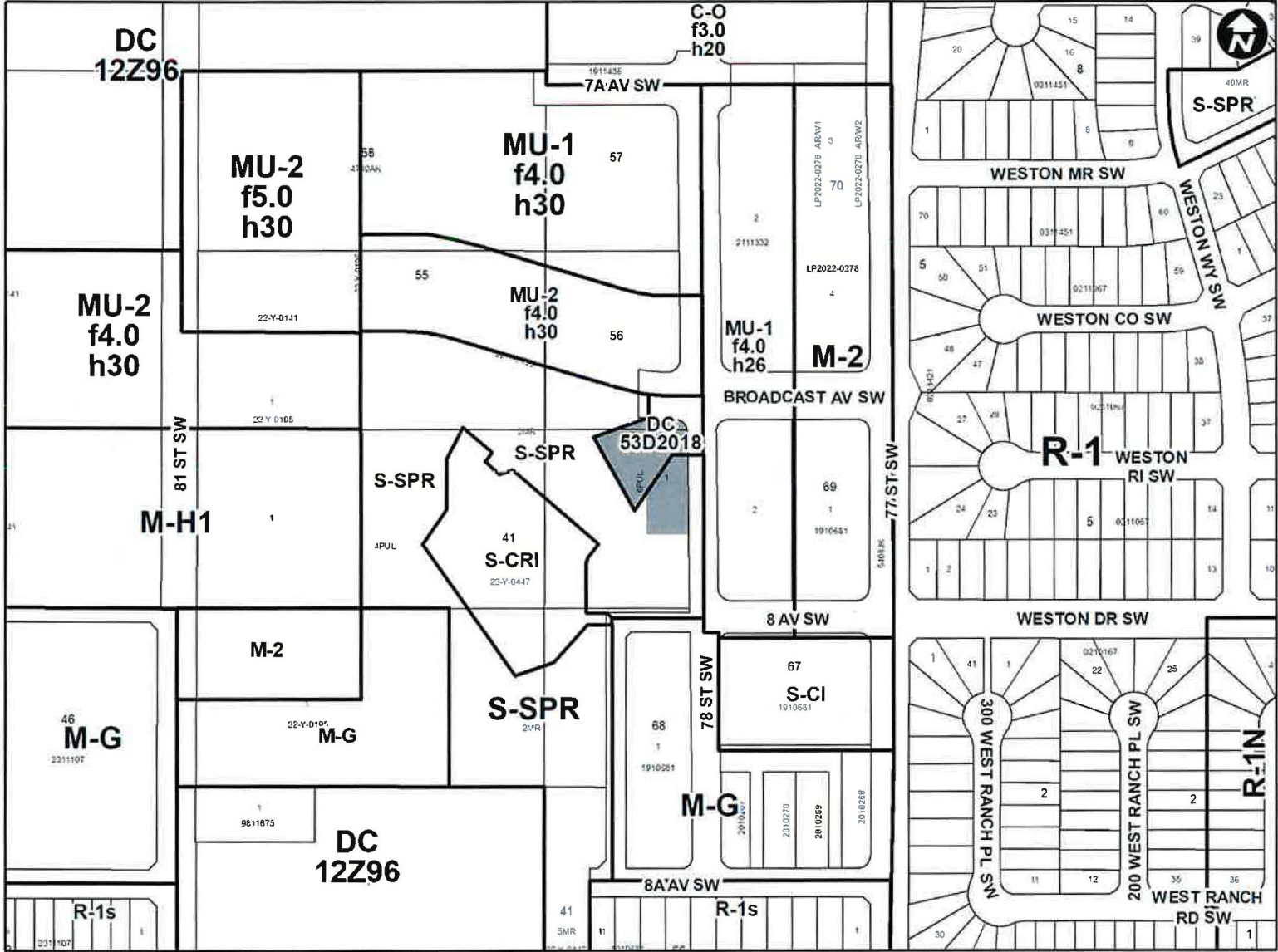




- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:
0.23 ha
60m x 23m

Existing Land Use Map 12



Direct Control (DC) District based on Commercial – Neighbourhood 1 (C-N1) District:

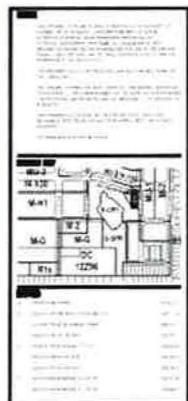
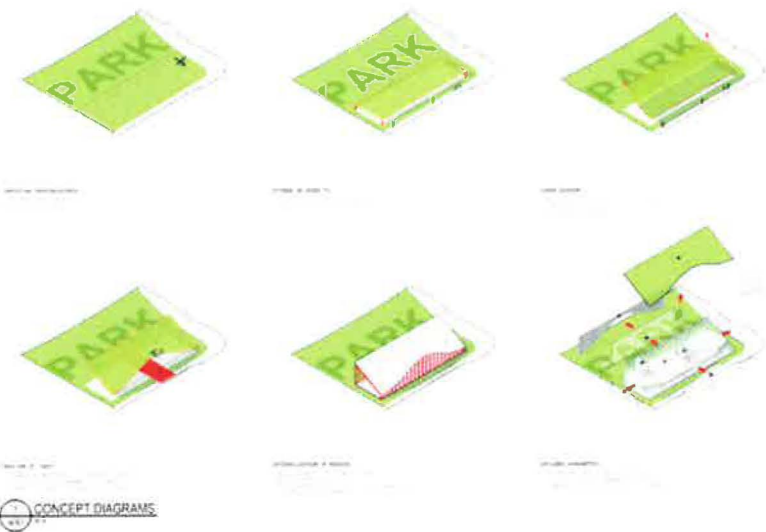
- Maximum building height of 17 metres
- Maximum Floor Area Ratio of 1.5
- Excludes inactive uses

Additional active uses Special Purpose – School, Park and Community Reserve (S-SPR) District:

- Allows for open space areas dedicated as Municipal Reserve (MR)







AMENDED DRAWINGS

NOT FOR CONSTRUCTION
2023-08-02

RADIO BLOCK AT RADIO PARK

MODERN OFFICE OF DESIGN ARCHITECTURE

EXTERIOR VISUALIZATIONS

A002