



Public Hearing of Council

Agenda Item: 7.2.2



LOC2022-0230 / CPC2023-0989

Outline Plan, Policy and Land Use Amendment

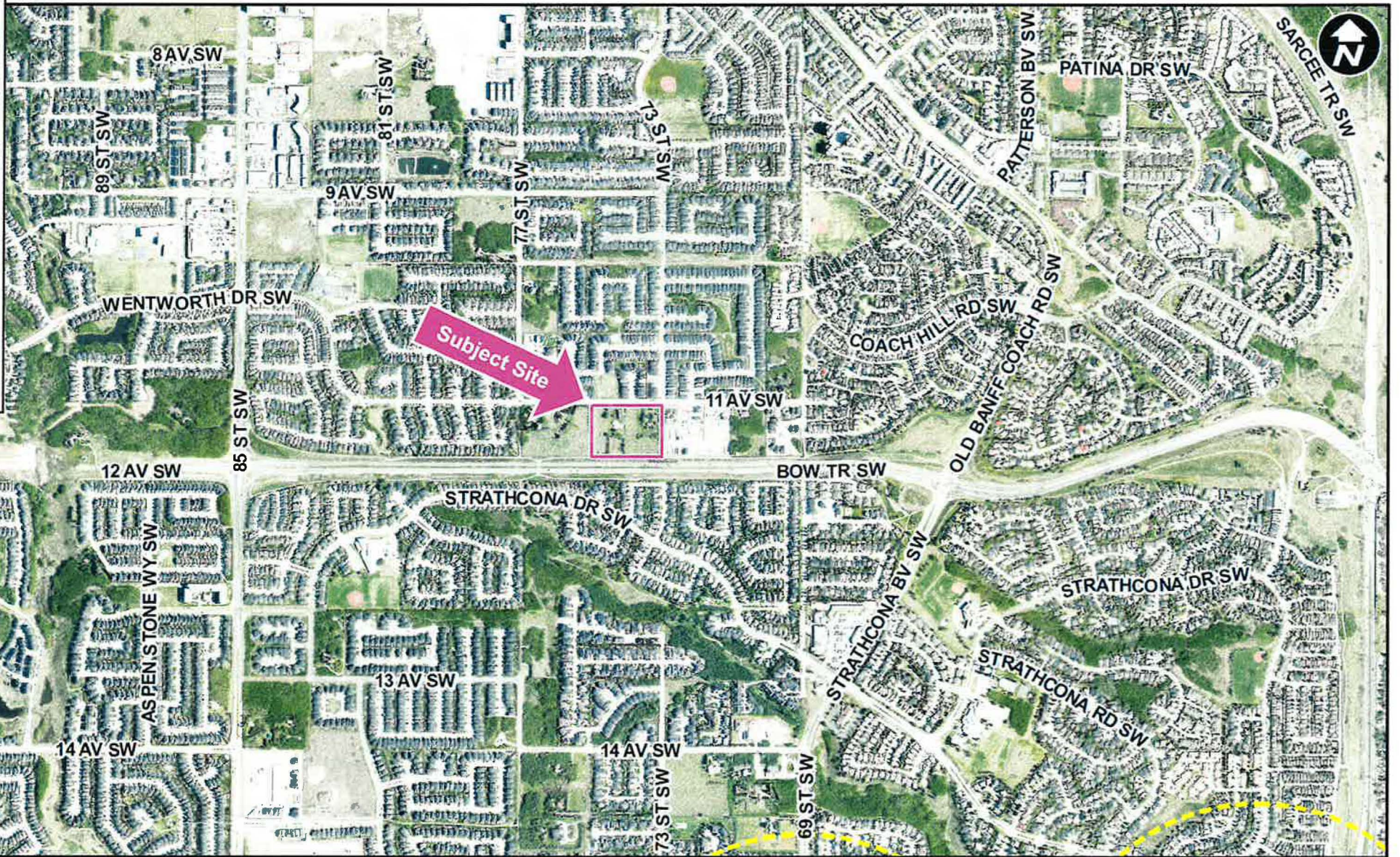
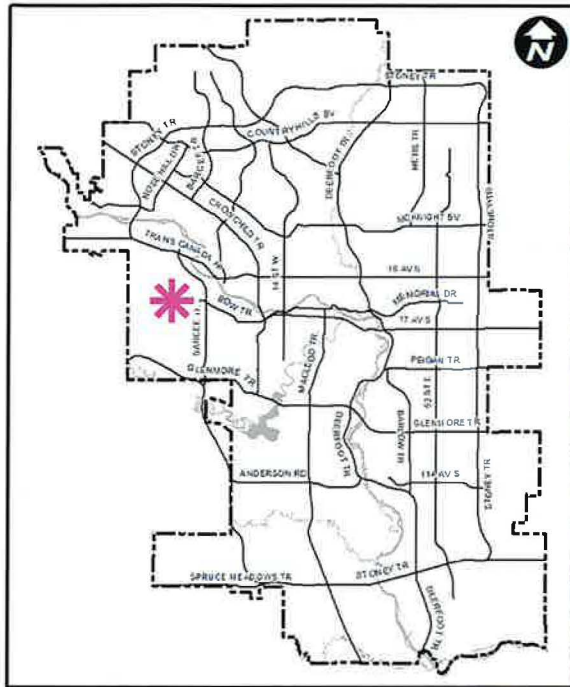
November 14, 2023

CITY OF CALGARY
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ITEM: 7.2.2 LOC2023-0989
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 82P2023** for the amendments to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 223D2023** 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

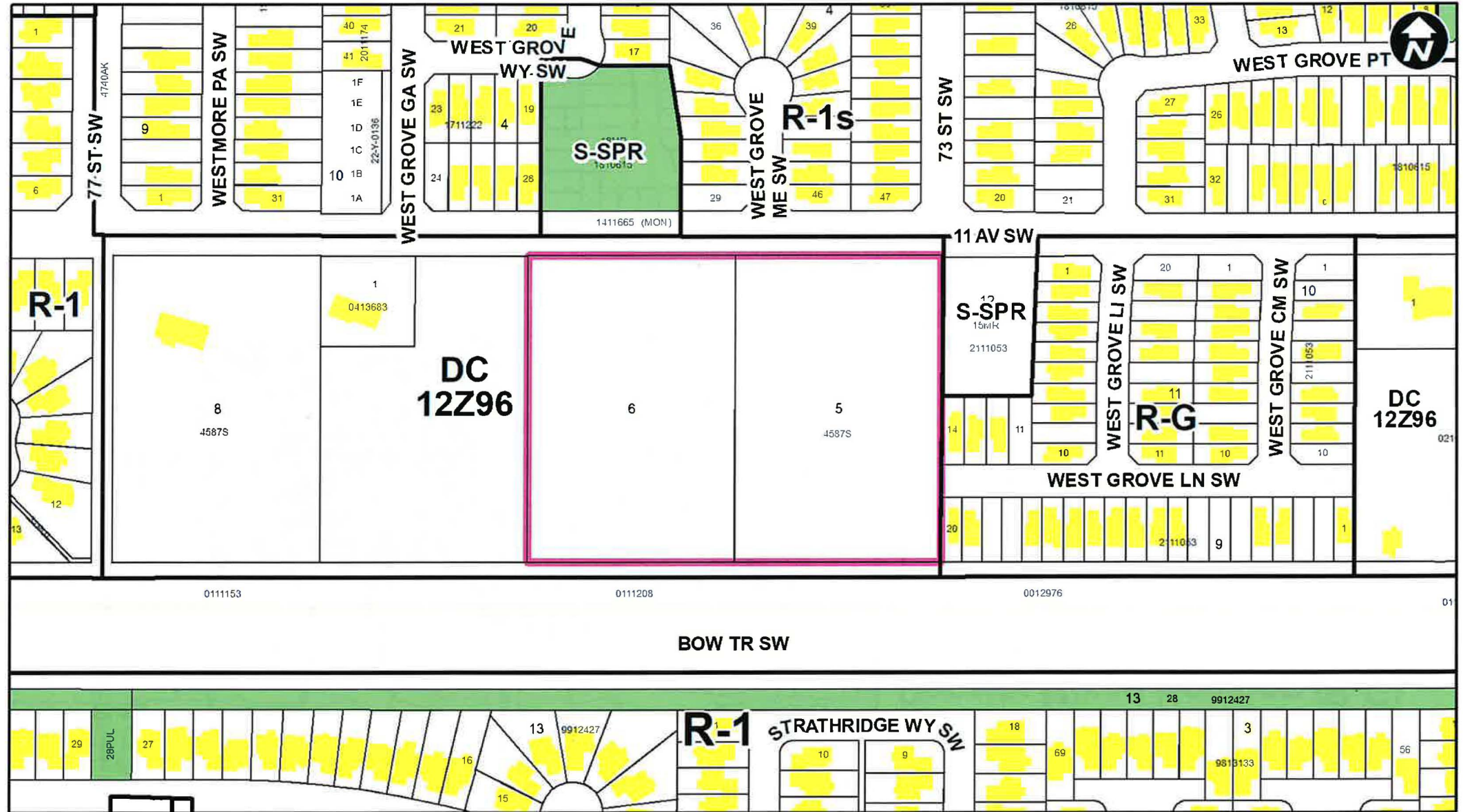


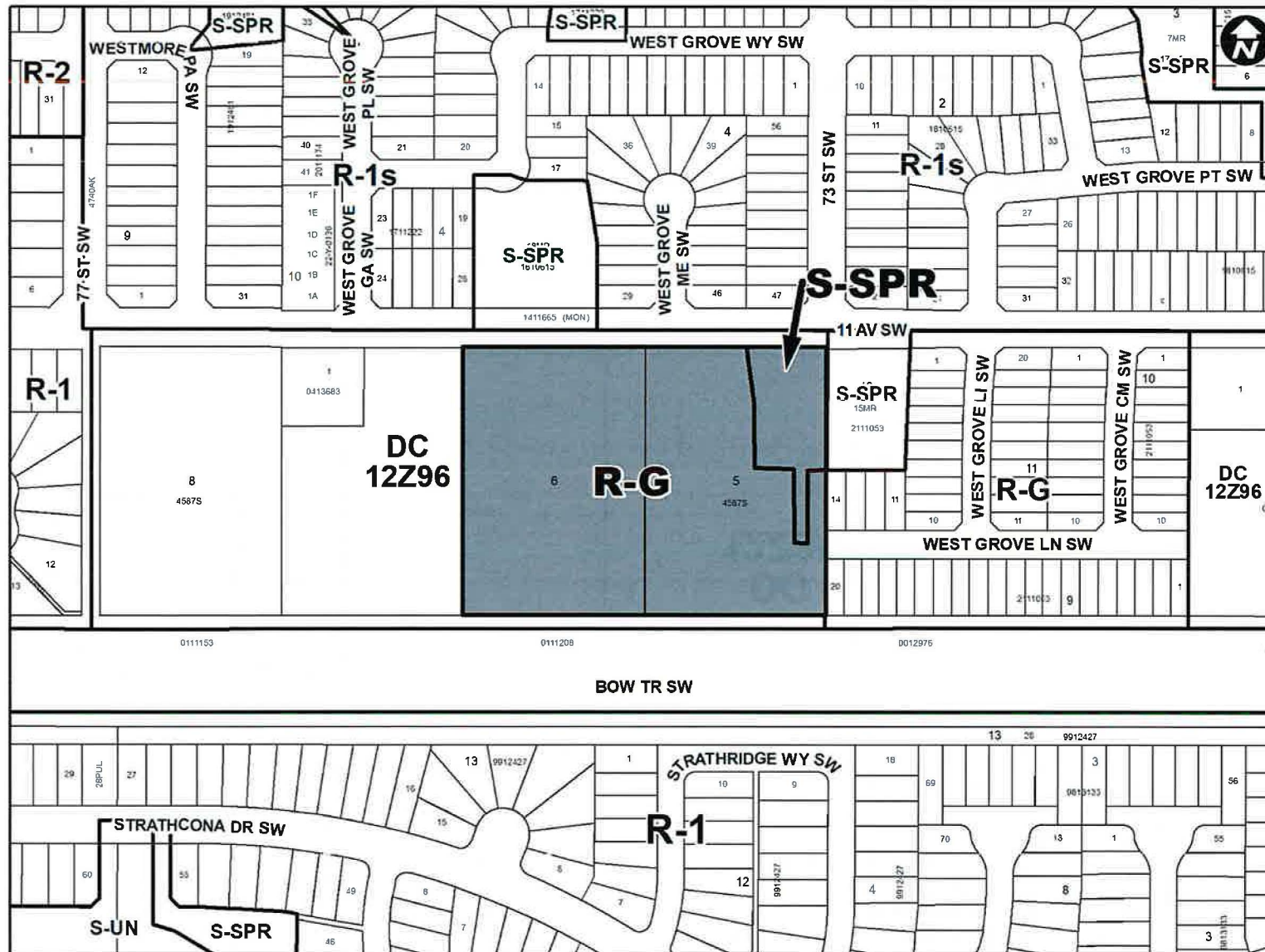
Parcel Size:

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



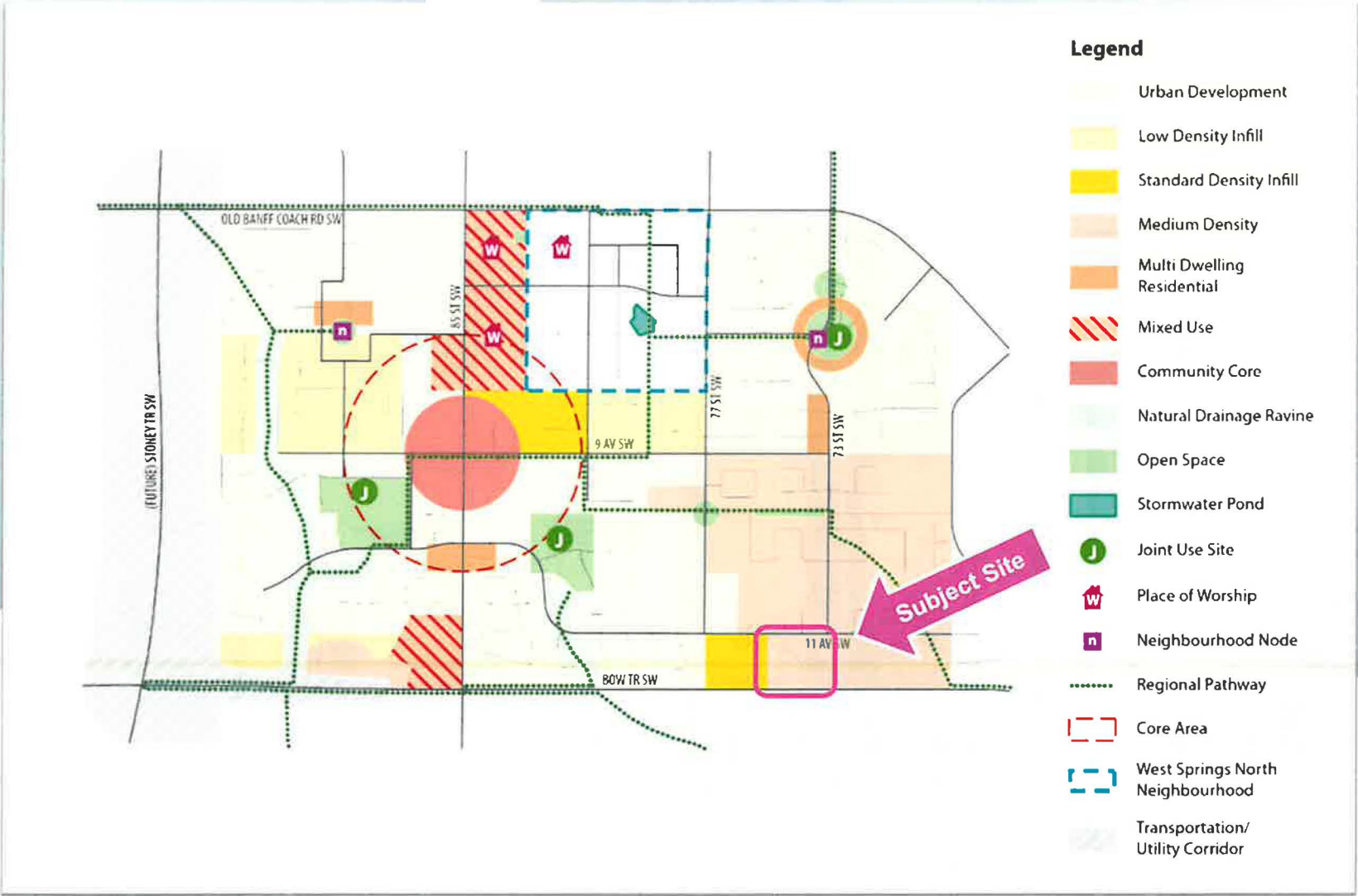


Proposed Residential – Low Density Mixed Housing (R-G) District:

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

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

- Schools, Parks, Open Space and Recreation Facilities



- Legend**
- Urban Development
 - Low Density Infill
 - Standard Density Infill
 - Medium Density
 - Multi Dwelling Residential
 - Mixed Use
 - Community Core
 - Natural Drainage Ravine
 - Open Space
 - Stormwater Pond
 - Joint Use Site
 - Place of Worship
 - Neighbourhood Node
 - Regional Pathway
 - Core Area
 - West Springs North Neighbourhood
 - Transportation/Utility Corridor

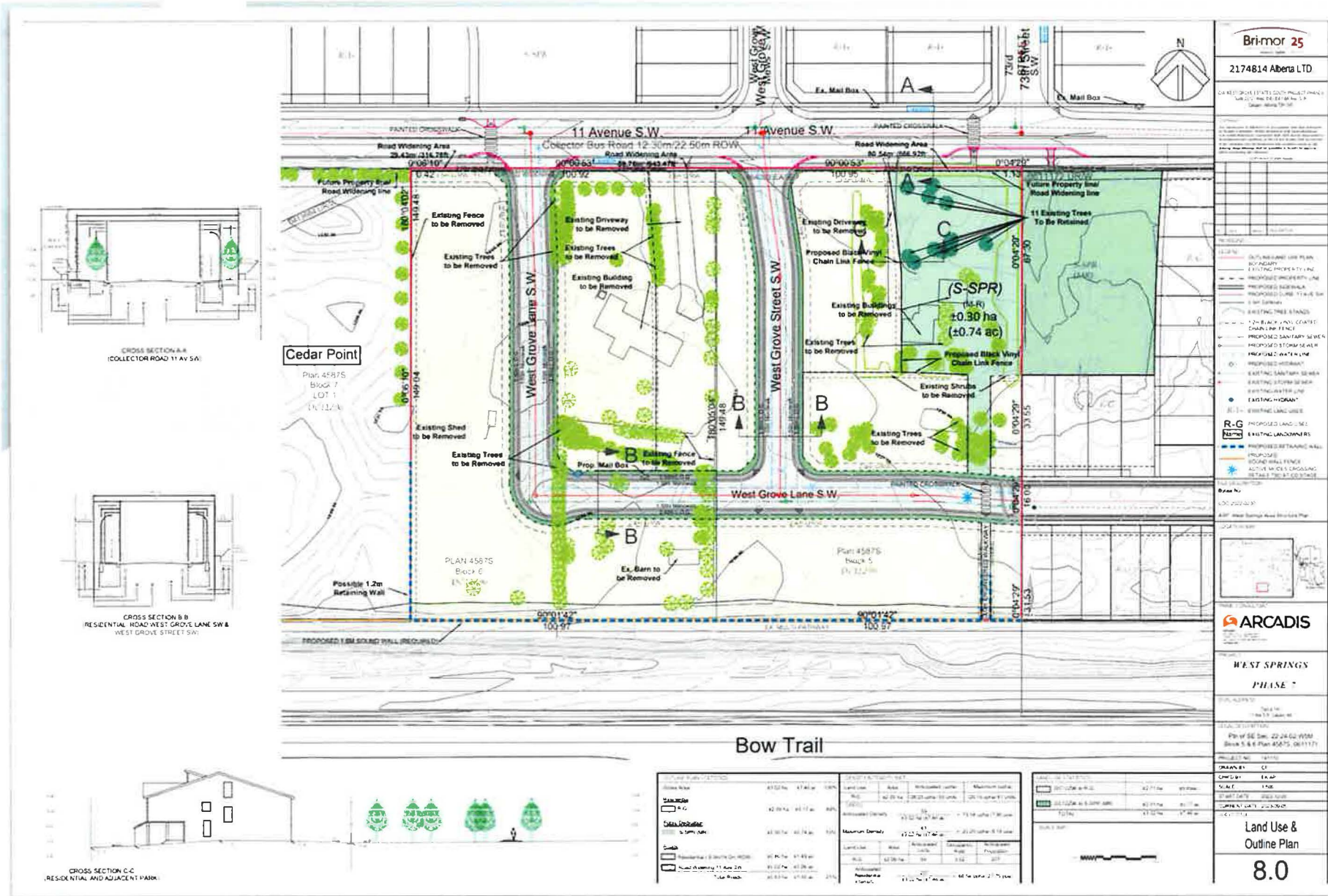
Map 2: Land Use Concept

From Standard Density Infill

- Single detached homes

To Medium Density

- Single detached, semi-detached, rowhouses and apartments



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Supplementary Slides



