



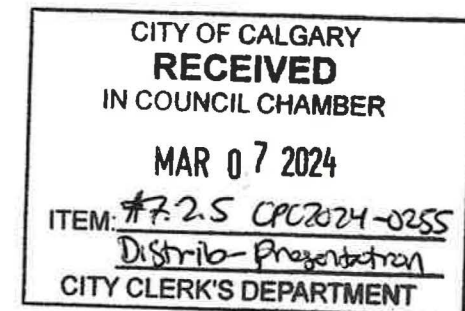
# Calgary Planning Commission

Agenda Item: 7.2.5



## LOC2022-0215 Land Use Amendment

2024 March 7



# RECOMMENDATIONS:

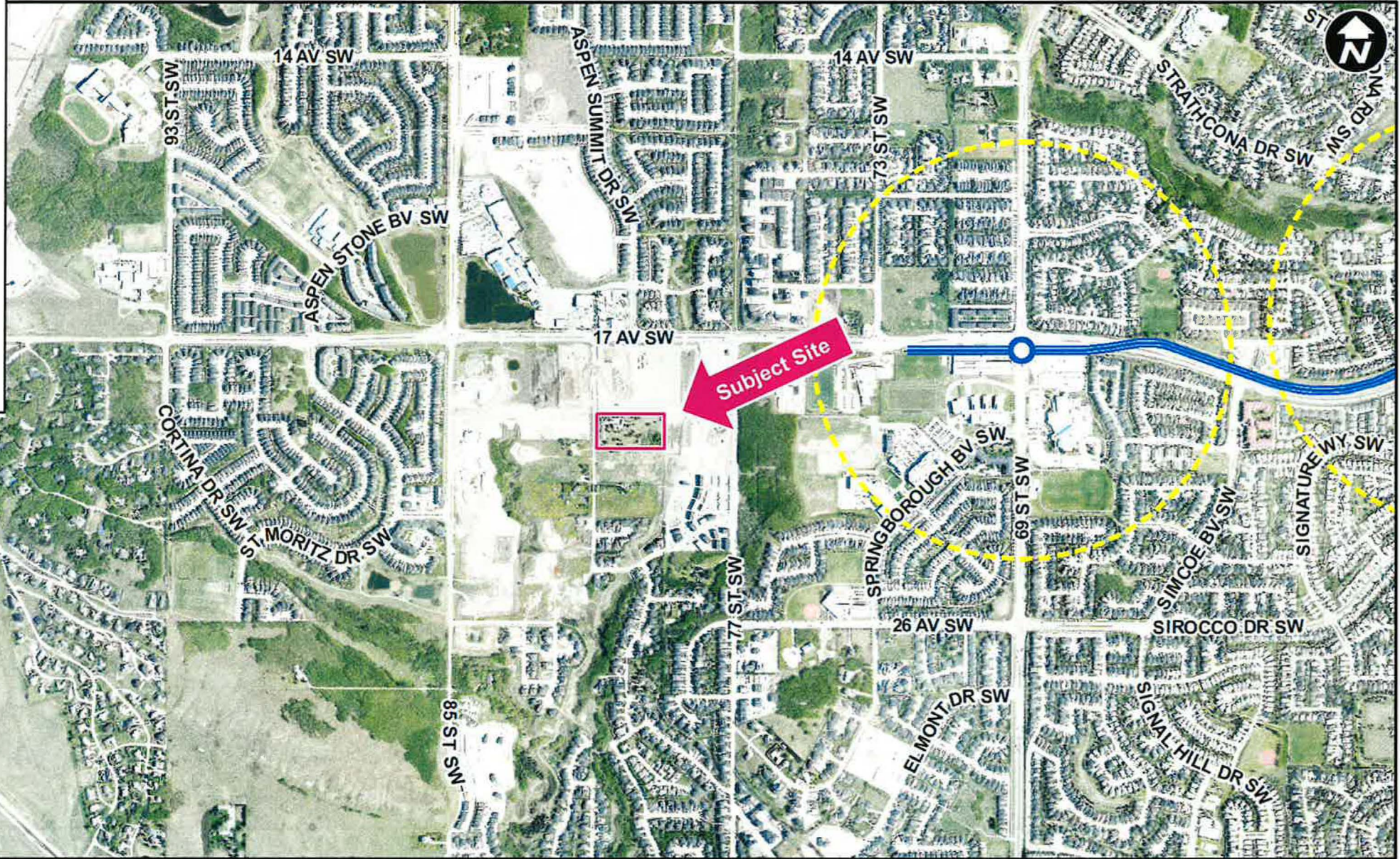
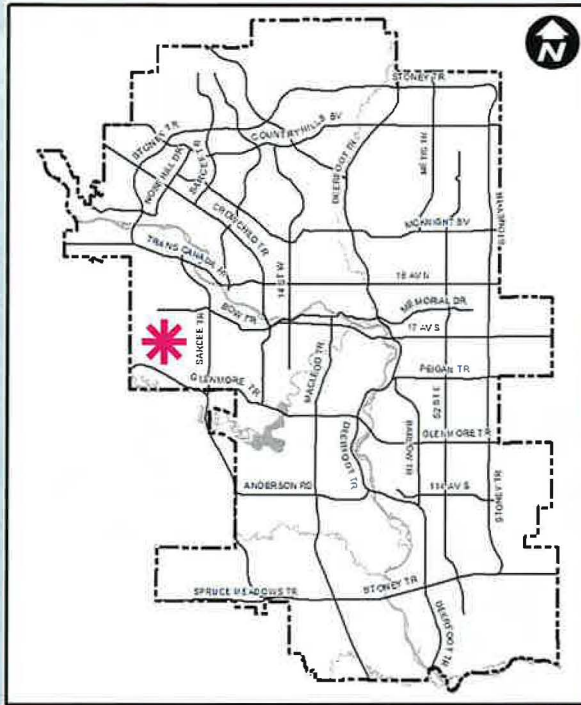
That Calgary Planning Commission:



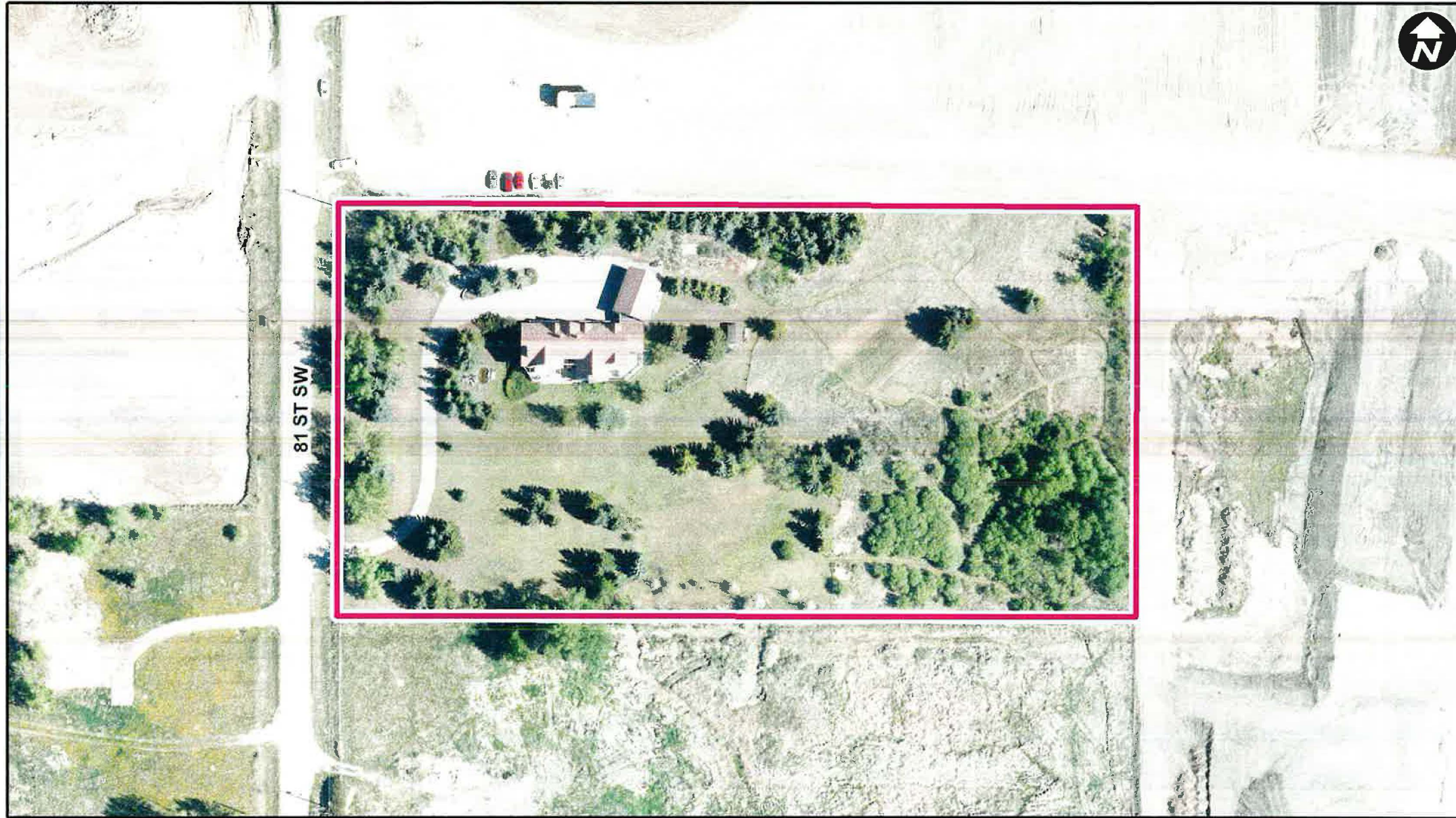
1. Forward this report (CPC2024-0255) to the 2024 April 09 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2026 – 81 Street SW (Plan 3056AC, Block 11) to subdivide 1.92 hectares ± (4.75 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 2.25 hectares ± (5.56 acres ±) located at 2026 – 81 Street SW from Direct Control (DC) District to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) 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



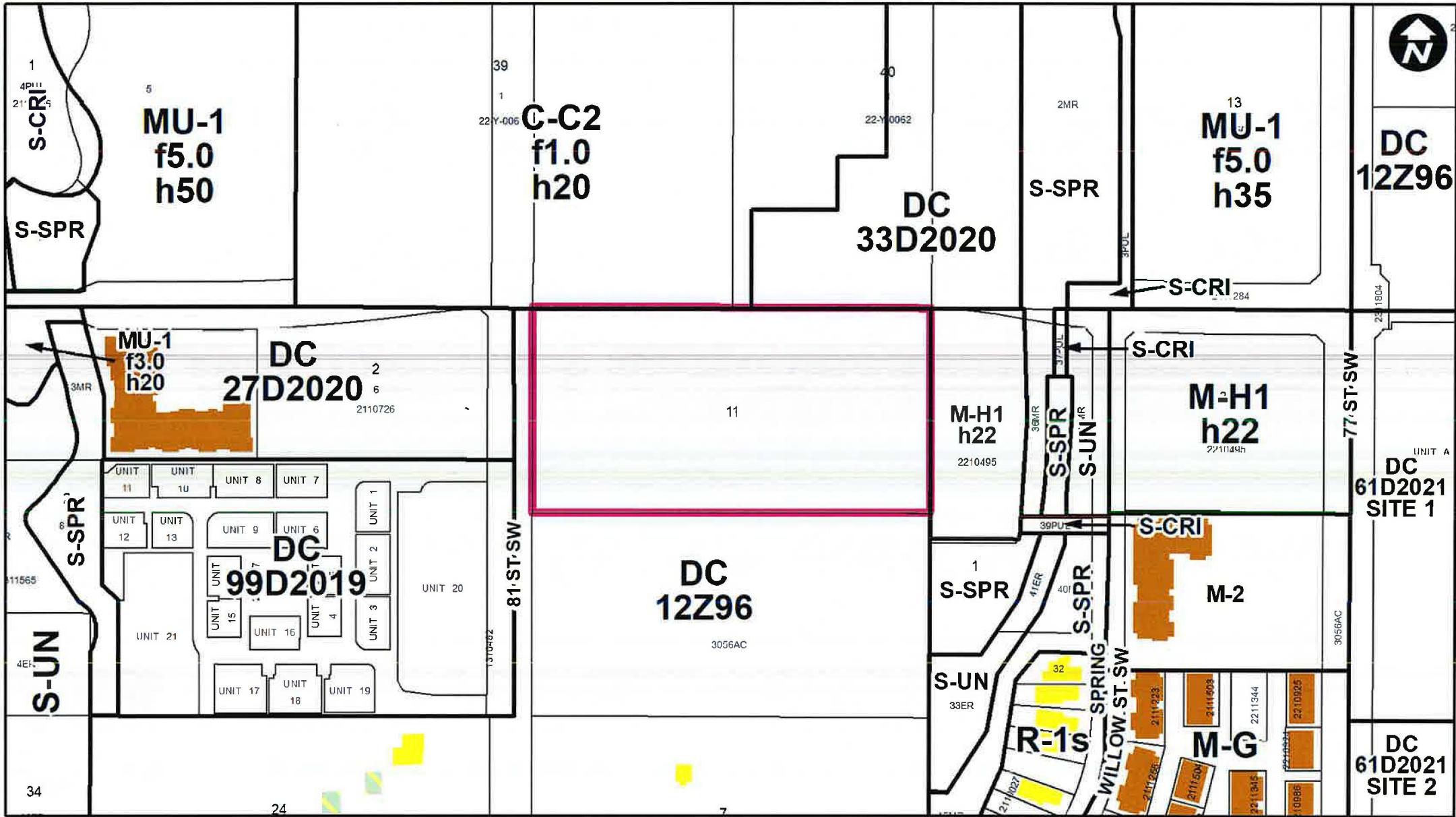
Parcel Size:

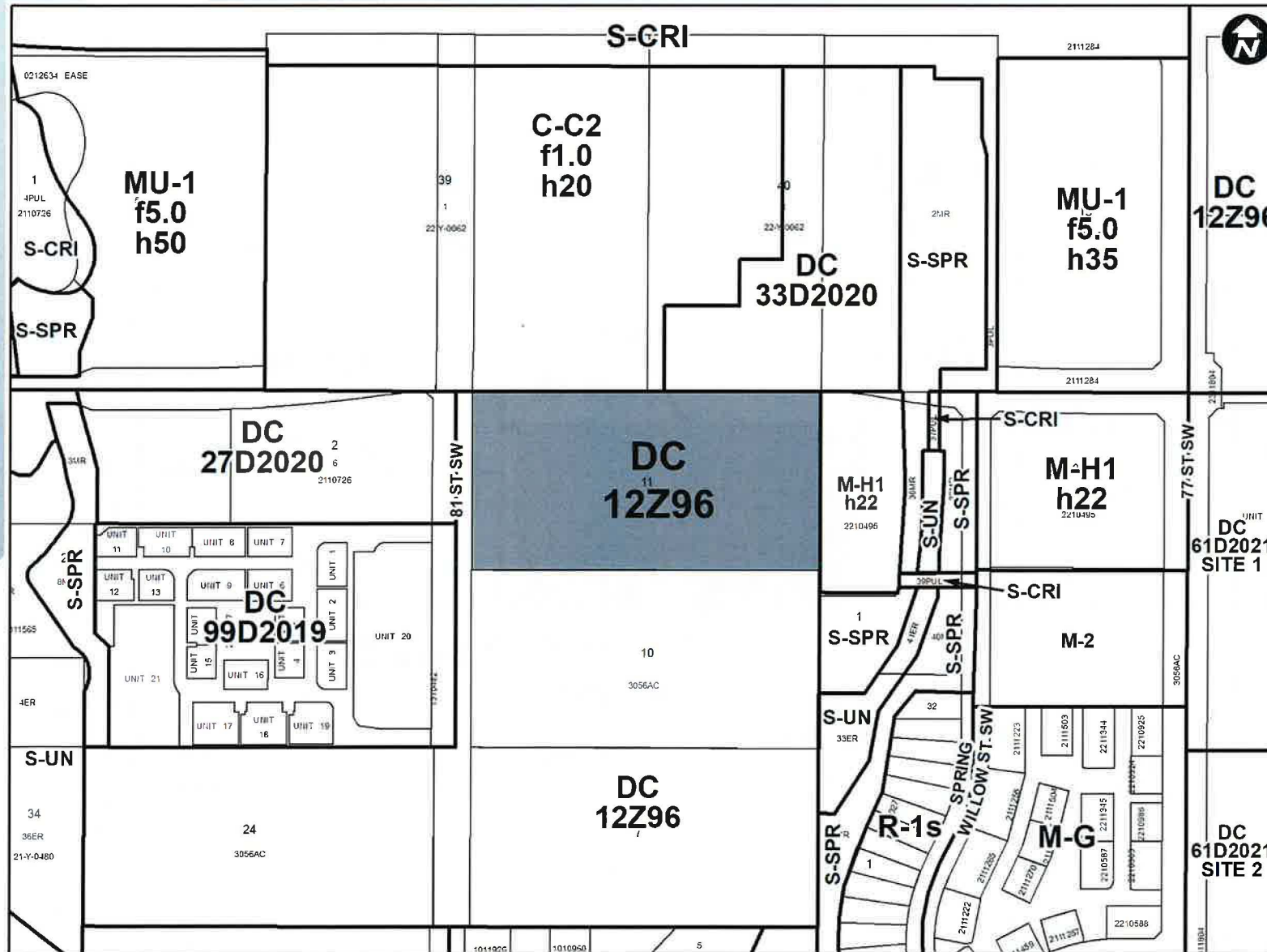
1.92 ha  
194m x 100m



# Surrounding Land Use

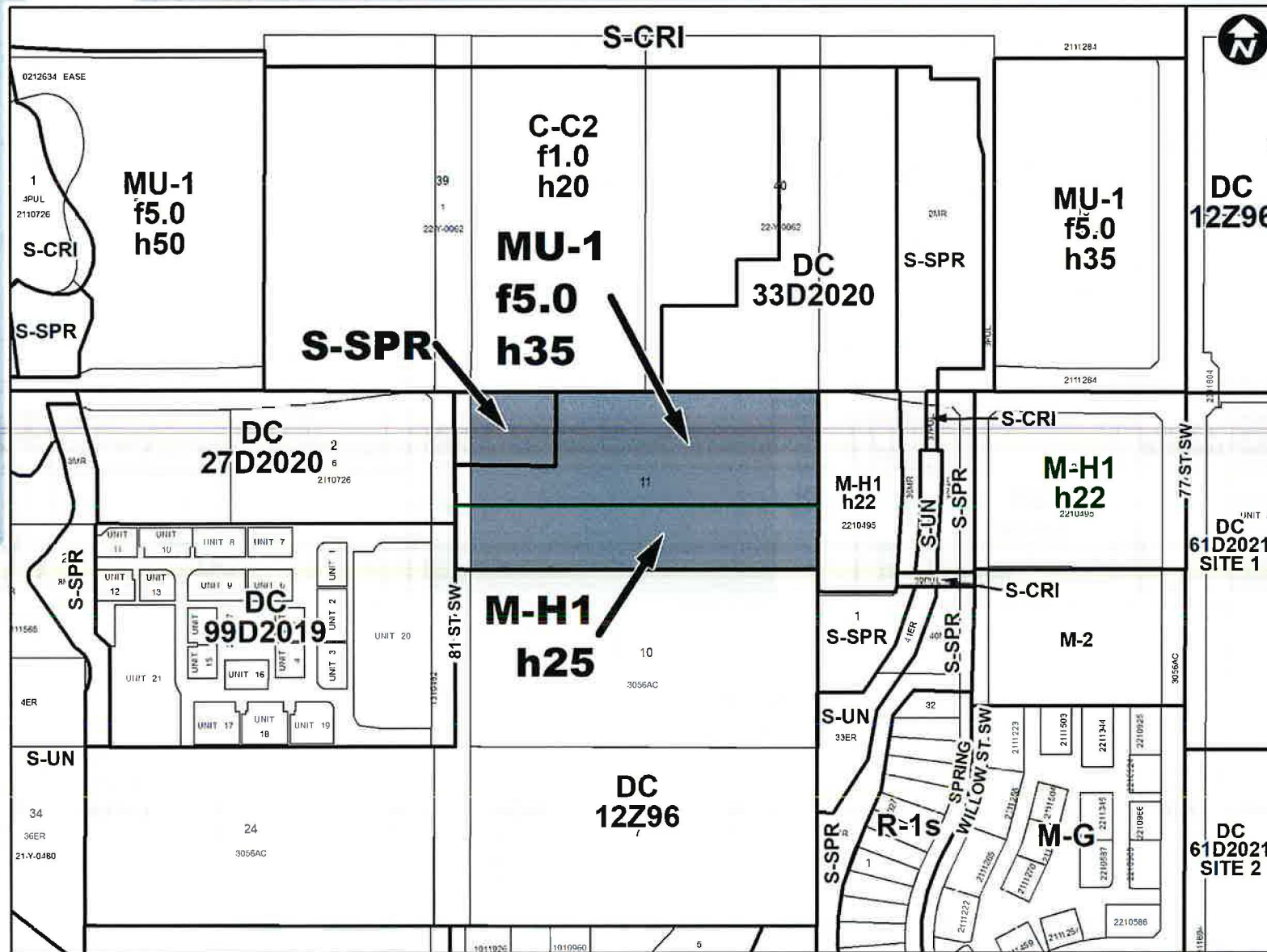
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





## Existing Direct Control (DC) District:

- This District was intended to accommodate large lot low-density residential dwellings
- minimum lot sizes of 0.2 hectares (0.5 acres)



## Mixed Use – General (MU-1f5.0h35) District:

- Mix of residential and commercial uses in the same building or in multiple buildings throughout an area
- Floor Area Ratio of 5.0
- Maximum building height of 35 metres

## Multi-Residential – High Density Low Rise (M-H1h25) District:

- Multi-residential development
- Maximum building height of 25 metres

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

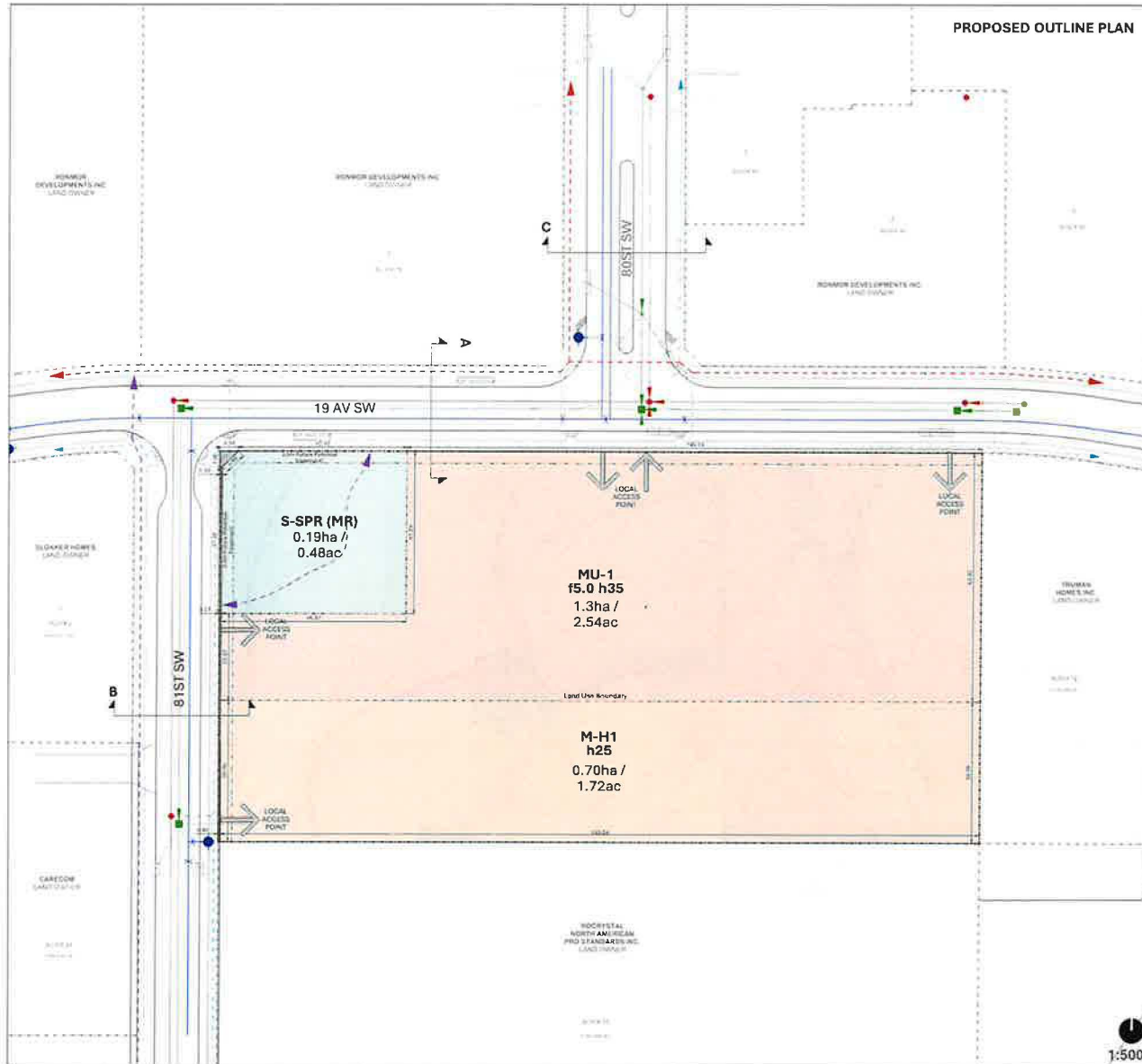
- Parks and open space
- Meets 10% requirement of Municipal Reserve area



# Proposed Land Use and Outline Plan

## SLOKKER: WOLFBERRY OUTLINE PLAN

PREPARED ON: DECEMBER 11, 2023



### LEGEND

- Outline Plan Boundary
- - - Proposed Parcel Boundaries
- - - Proposed Easement
- - - Proposed Lo of Gutter (L.O.G.)
- - - Proposed Back of Curb (B.O.C.)
- - - Proposed Edge of Walk (E.O.W.)
- - - Cornermark
- - - 3.0m Regional Footway
- - - 3.0m Multi-Use Pathway
- - - Sidewalk
- - - Potential Primary Access Location
- - - Servicing (Proposed in Continuous)
- - - Sanitary Line
- - - Water Line
- - - Water Hydrant
- - - Storm Line
- - - Storm Manhole
- - - Storm Catch Basin
- - - Existing or Anticipated Features
- - - Existing/Approved Lo of Gutter
- - - Existing/Approved Edge of Walk/Path
- - - Carving Property Lines
- - - Original Contours (0.50m Interval)

### LAND USE STATISTICS

Land Use Area	Acres	Hectares
D12296 to MU 1 15 h35	2.99	1.21
D12296 to M H1 h25	1.82	0.74
D12296 to S-SPR	0.75	0.30

### OUTLINE PLAN STATISTICS

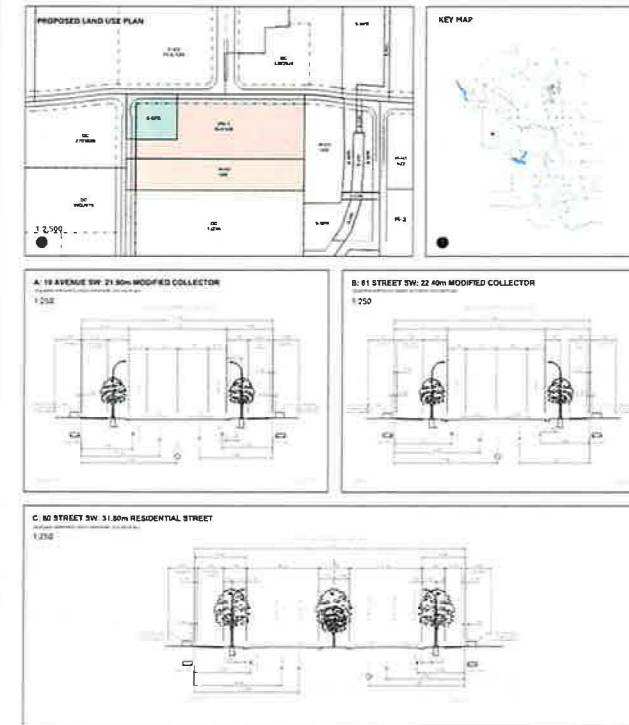
Total Site Area	Acres	Hectares	%
Gross & Net Developable	4.75	1.92	100%

Parcel Area	Acres	Hectares	%
Development Parcel	4.26	1.92	88.1%
Head Line - General District (MU 1 15 h35)	2.54	1.02	51.1%
Multi Residential - High Density Low rise (M H1 h25)	1.72	0.70	36.1%
Special Purpose (S-SPR)	0.48	0.19	10.0%
Road Widening on 81 Street SW	0.01	0.01	0.2%

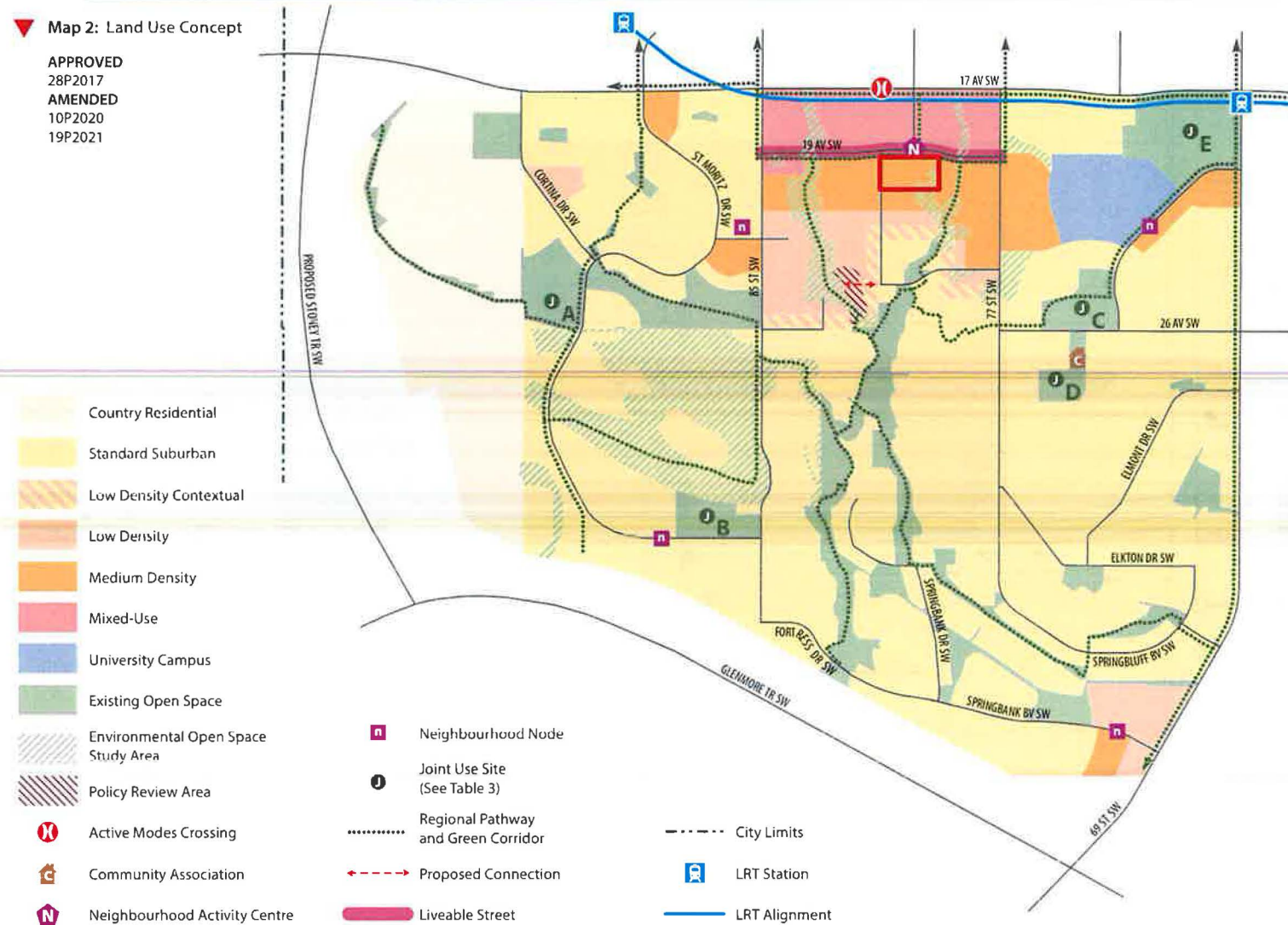
### DENSITY AND INTENSITY

Development Areas	Units	Jobs	People	Jobs & People
<b>MU-1 15 h35</b>	328	38	568	
Anticipated number of units (2/100sqm)	328			
Anticipated number of people (1.74/squnit)		25	554	
Anticipated number of jobs (0.14/squnit)		13		
Anticipated number of people based jobs (15% of Units)				
<b>M-H1 h25</b>	302	12	514	
Anticipated number of units (2/100sqm)	302			
Anticipated number of people (2.4/squnit)		12	514	
Anticipated number of people based jobs (15% of Units)				
<b>Totals</b>	631	50	1,072	584



PREPARED FOR:  
**Slokker Homes**

PREPARED BY: IN COLLABORATION WITH  
**O2 PASQUINI & ASSOCIATES**



**Note:** Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Lands that do not qualify as Environmental Reserve may be developed provided no other limitations exist.

## Medium Density:

- Multi-residential, six storey developments

## Neighborhood Activity Centre (NAC):

- Maximum of 10 storeys
- Mixed use developments
- Corner sites should incorporate open spaces

## Liveable Street:

- High quality pedestrian realm
- Buildings should be designed to animate the street

## RECOMMENDATIONS:

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## Supplementary Slides



