



# Calgary Planning Commission

Agenda Item: 7.2.11



**LOC2023-0168**

## **Outline, Policy and Land Use Amendment**

March 21 2024

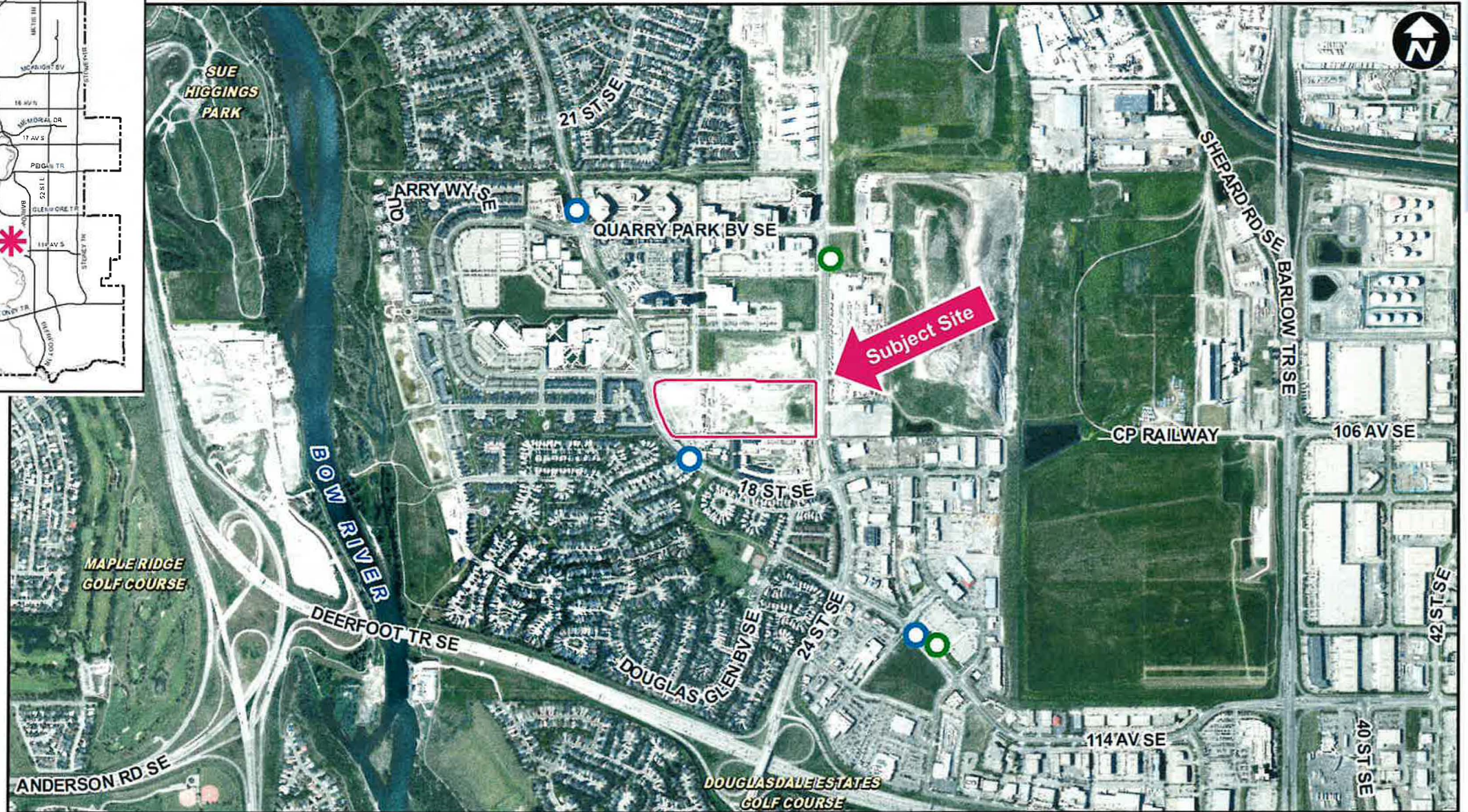
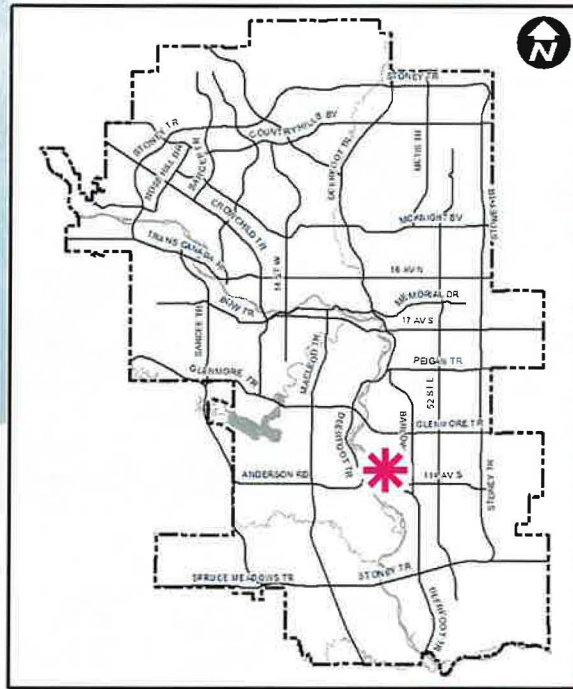
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAR 21 2024**  
ITEM: 7.2.11-CAC2024-0092  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 10605 – 24 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) to subdivide 8.13 hectares ± (20.09 acres ±), with conditions (Attachment 2).

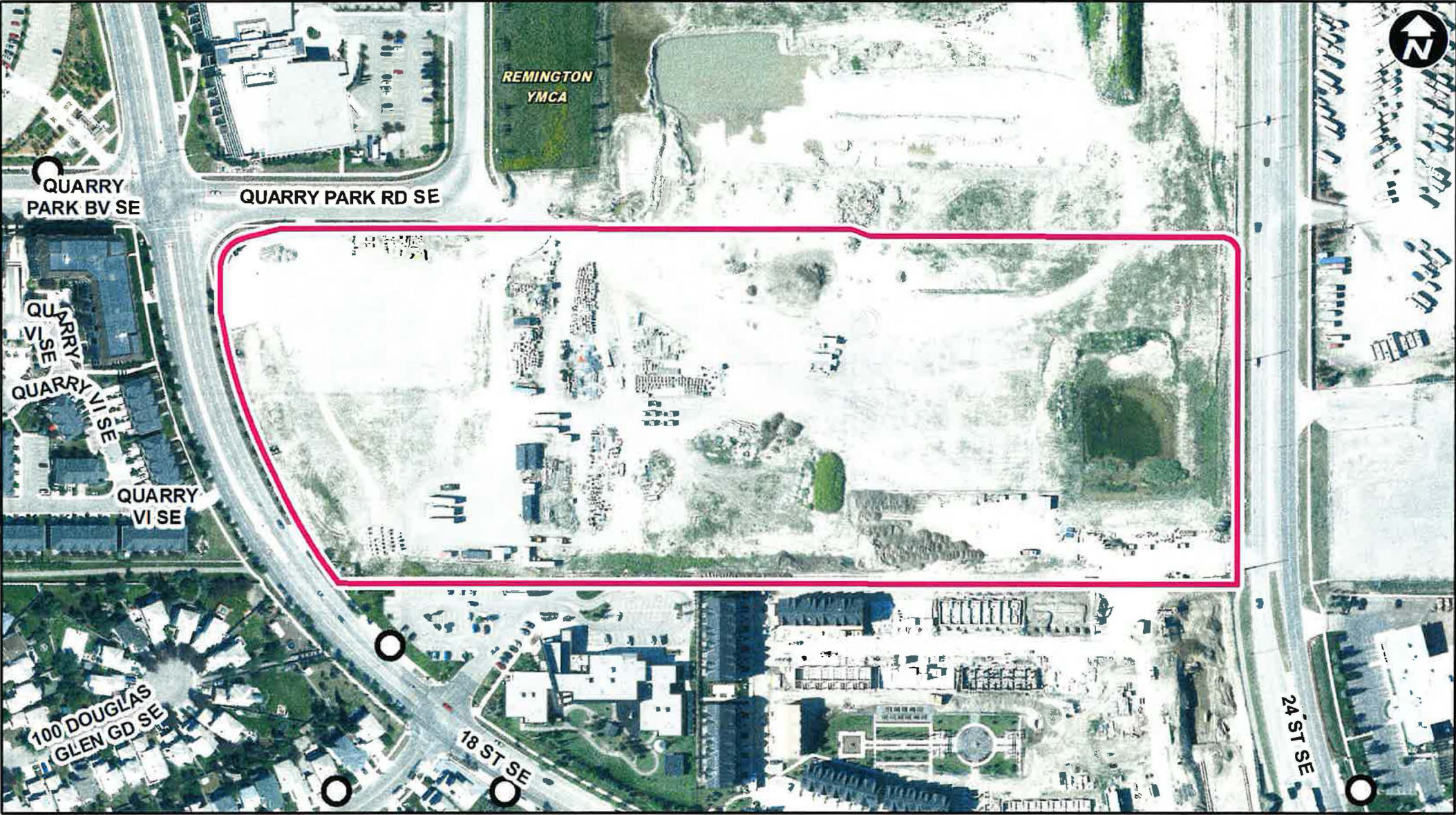
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Barlow Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 8.13 hectares ± (20.09 acres ±) located at 10605 – 24 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) from Industrial – Business (I-Bf1.0h24) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1f3.0h50) 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



LEGEND

○ Bus Stop

Parcel Size:

8.13 ha

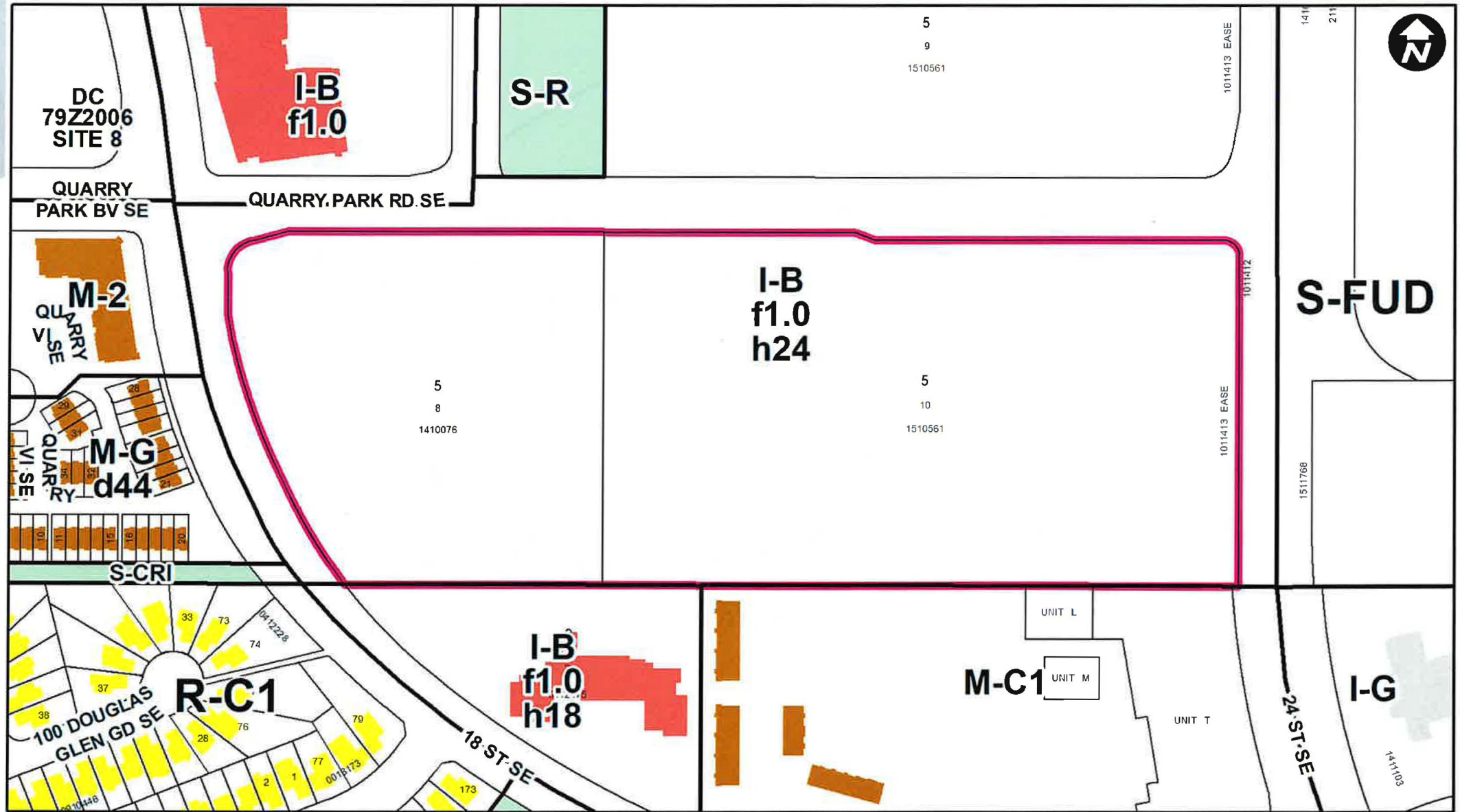
480m x 168m

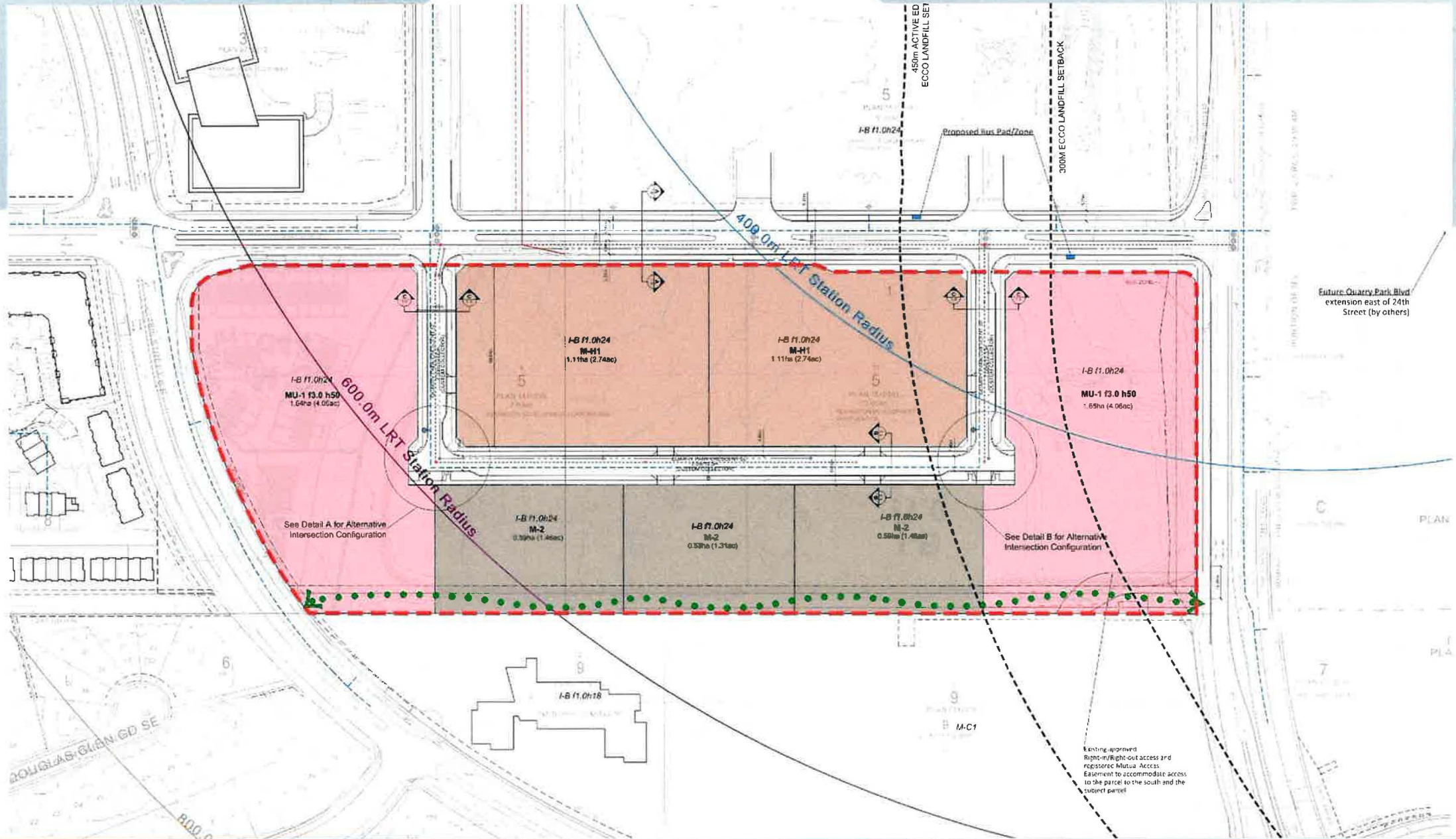




# Surrounding Land Use

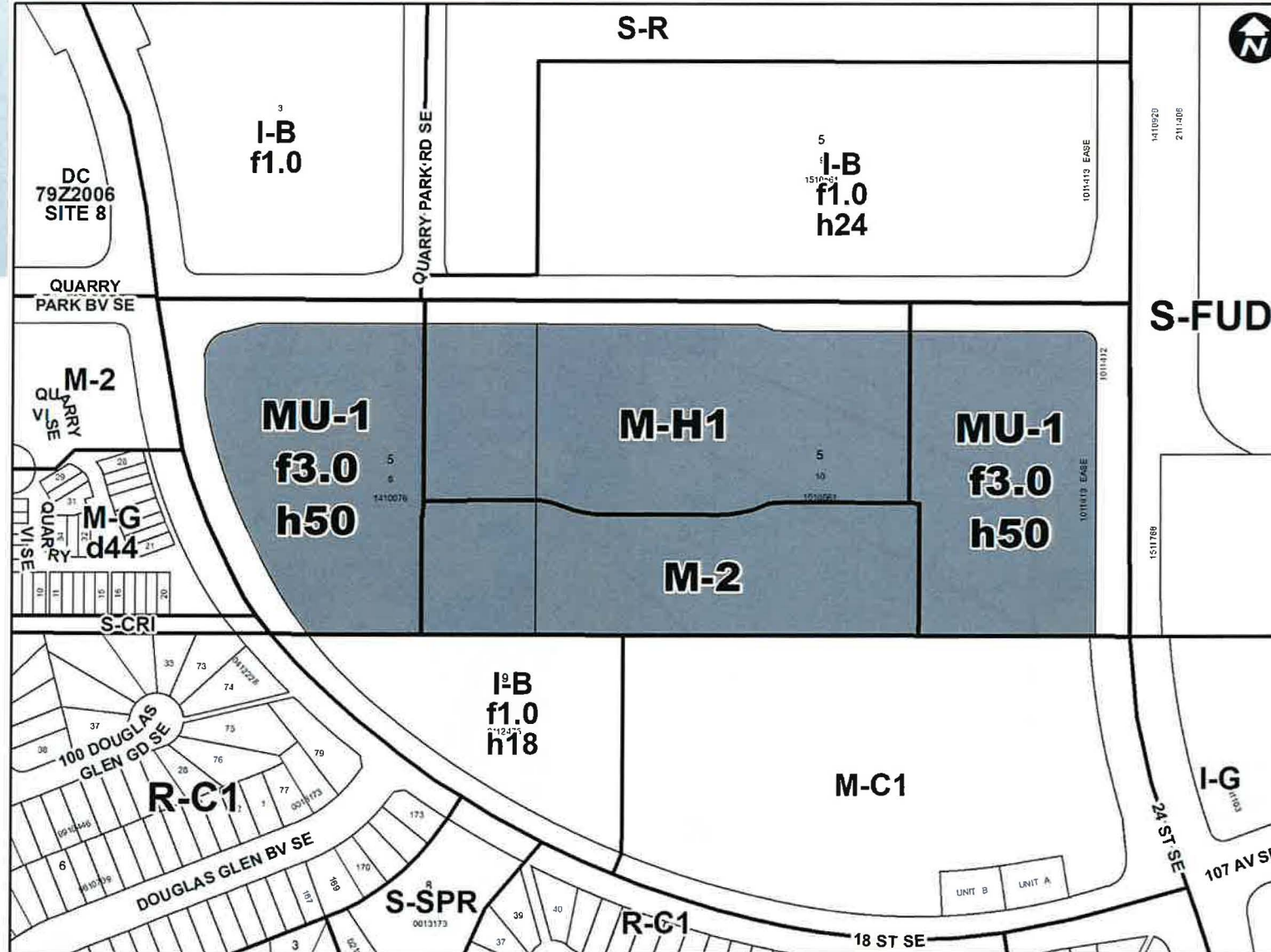
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





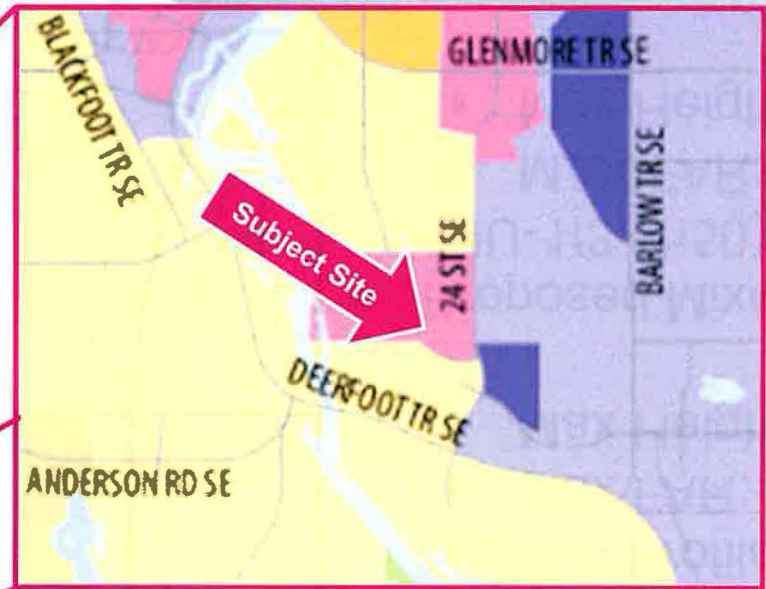
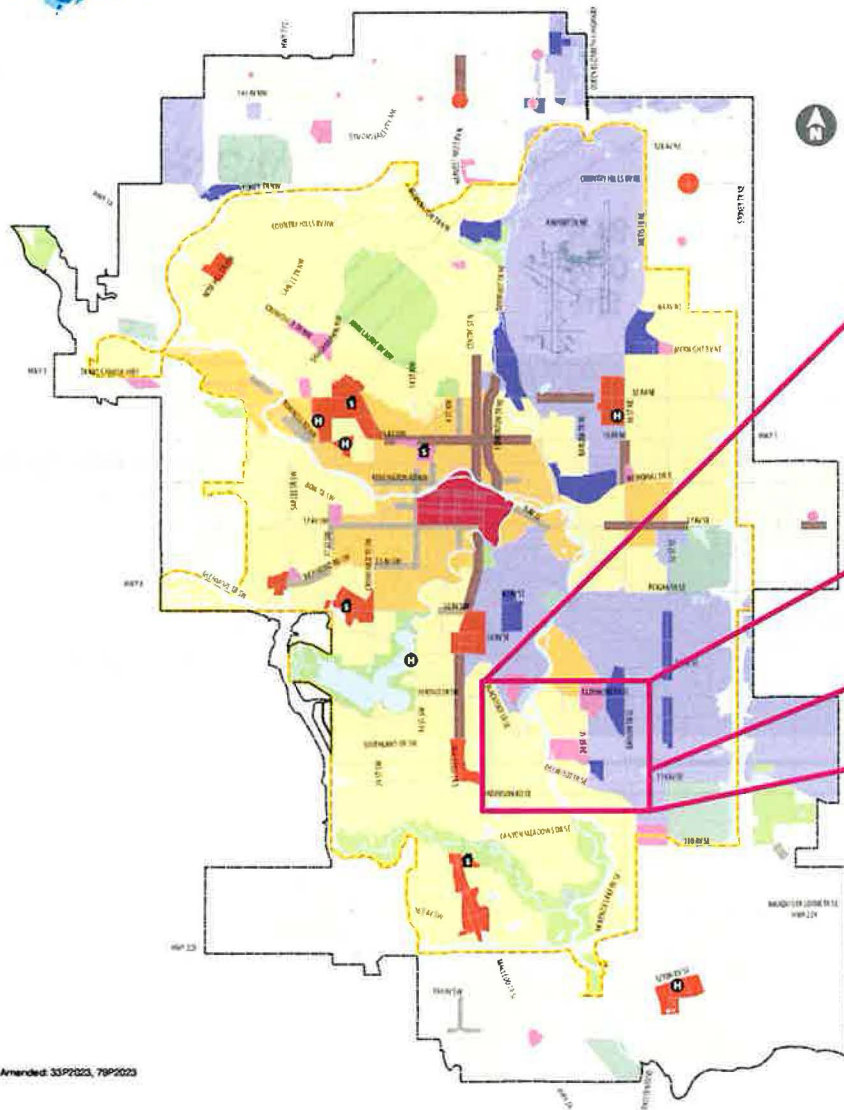


# Proposed Land Use Map



- Proposed Multi-Residential – High Density Low Rise (M-H1) District
  - Max FAR: 4.0
  - Max Height: 26m
- Proposed Multi-Residential – Medium Profile (M-2) District
  - Max FAR: 3.0
  - Max Height: 16m
- Proposed Mixed Use – General (MU-1f3.0h50) District.
  - MAX FAR: 3.0
  - Max Height: 50m

**1 Urban Structure**



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Developing Residential**

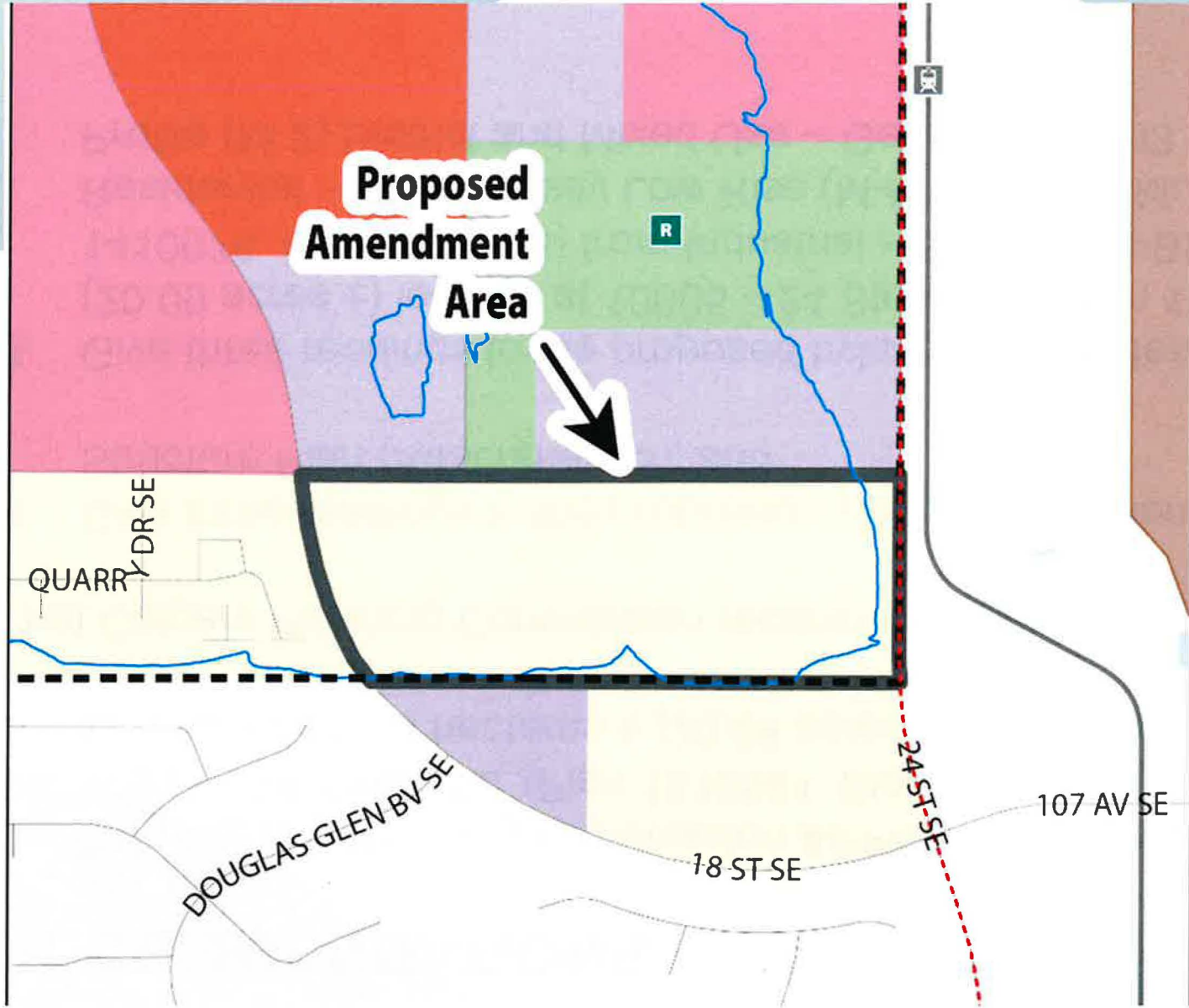
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

**Major Public Open Space**

- Major Public Open Space
- Public Utility
- Balanced Growth Boundary



Land Use

Legend

-  Recreation Facility
-  Proposed LRT Station
-  Parcel A (Douglasdale/Glen)
-  Proposed LRT Alignment
-  Commercial
-  High Standard Light Industrial Area
-  Office Park High Standard Light Industrial
-  Park
-  Residential
-  Land Fill Area
-  Flood Fringe; Floodplain
-  Plan Area

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## Supplementary Slides

Legal Topo Base Areas :			
Lot 8 Block 5 Plan 1410076	± 2,845 ha	± 7.03 ac	35.0%
Lot 10 Block 5 Plan 1510561	± 5,281 ha	± 13.05 ac	65.0%
<b>Gross Area</b>	<b>± 8.13 ha</b>	<b>± 20.08 ac</b>	<b>100%</b>

Outline Plan Statistics:			
Gross Area:	± 8.13 ha	± 20.08 ac	
Loss ER:	NA	NA	
<b>Total Net Developable:</b>	<b>± 8.13 ha</b>	<b>± 20.08 ac</b>	<b>100%</b>
<b>Residential</b>			
M-U1 (3.0h50)	± 3.29 ha	± 8.13 ac	40.5%
M-H1	± 2.22 ha	± 5.49 ac	27.3%
M-2	± 1.71 ha	± 4.22 ac	21.0%
Roads	± 0.91 ha	± 2.24 ac	11.2%
<b>Total</b>	<b>± 8.13 ha</b>	<b>± 20.08 ac</b>	<b>100%</b>

Residential Density/Intensity Projections:			
M-U1 (3.0h50)	559 Units ± 3.29 ha (± 8.13 ac)	= 169.9 upha ( 68.7 upa)	
M-H1	446 Units ± 2.22 ha (± 5.49 ac)	= 200.9 upha ( 81.3 upa)	
M-2	216 Units ± 1.71 ha (± 4.22 ac)	= 126.3 upha ( 51.2 upa)	
<b>OVERALL</b>	<b>1221 Units ± 8.13 ha (± 20.08 ac)</b>	<b>= 150.18 upha ( 60.0 upa)</b>	

Land Use	Area	Anticipated Units	Occupancy Rate	Anticipated People
M-U1 (3.0h50;Res)	± 1.65 ha	330	1.85	610
M-U1 (3.0h50;Hotel)	± 1.64 ha	229	1.5	344
M-H1	± 2.22 ha	446	1.85	825
M-2	± 1.71 ha	216	1.85	400
<b>Total</b>		<b>1221</b>		<b>2179</b>

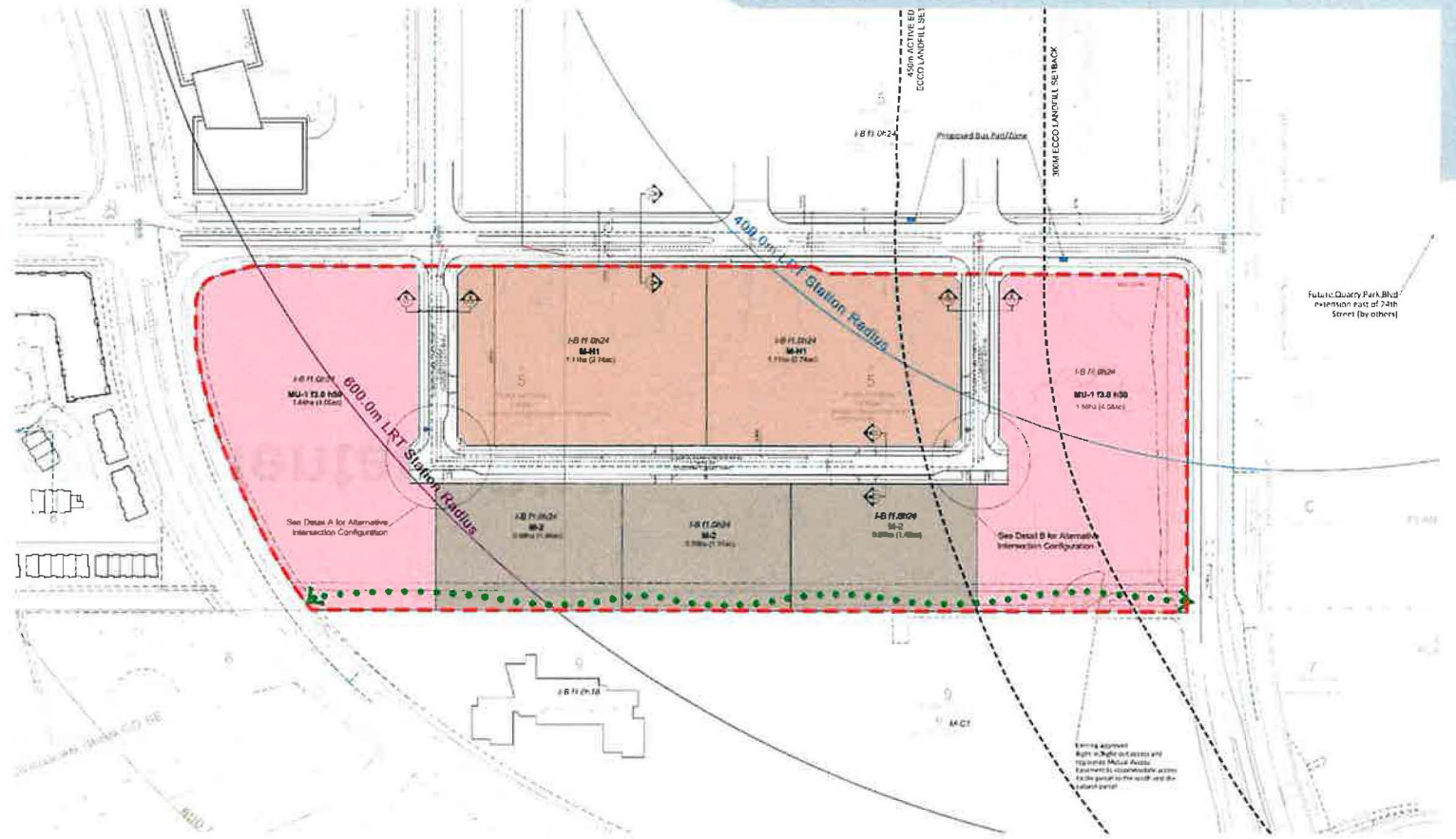
Anticipated Residential Intensity =  $\frac{2179}{\pm 8.13 \text{ ha } (\pm 20.08 \text{ ac})} = 268 \text{ ppha } (108 \text{ ppa})$

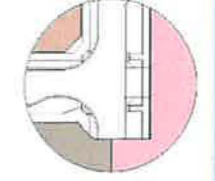
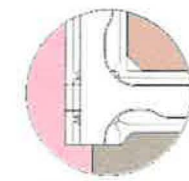
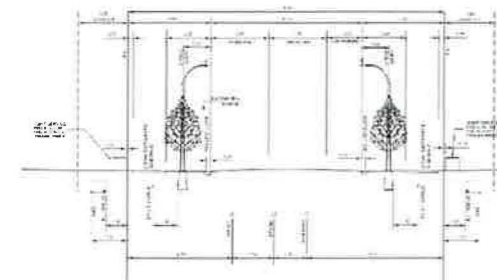
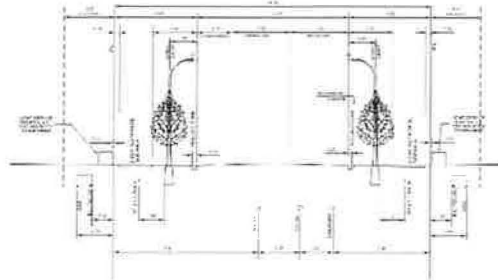
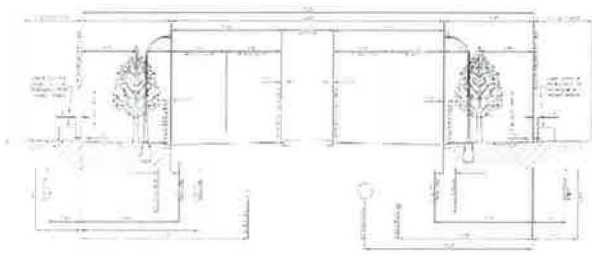
Job Intensity Projections:					
Land Use	Area	Proposed Gross Floor Area	Intensity Assumption /Employee	Jobs	
	(ha)	(m <sup>2</sup> )	(m <sup>2</sup> )	(#)	(#)
M-U1 (3.0h50;Retail)	± 3.29 ha ± 8.13 ac	4130	44,455	93	1000
M-U1 (3.0h50;Hotel)		3275	35,250	46.5	500
<b>Total</b>		<b>7405</b>	<b>79,705</b>		<b>159</b>
<b>Anticipated Combined Intensity</b>		<b>2179+159</b>			<b>= 287 ppl+ppha (116 ppa)</b>
		<b>± 8.13 ha (± 20.08 ac)</b>			

Land Use Statistics:			
Lands to be Redesignated			
I-B (1.0 h24) to M-U1 (3.0 h50)	± 3.51 ha	± 8.66 ac	
I-B (1.0 h24) to M-H1	± 2.65 ha	± 6.55 ac	
I-B (1.0 h24) to M-2	± 1.07 ha	± 4.87 ac	
<b>Total</b>	<b>± 8.13 ha</b>	<b>± 20.08 ac</b>	

CLIENT	Remington Development Corporation		
	Suite 300, 200 Quarry Park Blvd SE Calgary, AB T2C 5E3		
COPYRIGHT	<p>This Outline Plan and its contents are the property of the City of Calgary. It is not to be used for any other purpose without the written consent of the City of Calgary. The City of Calgary is not responsible for any errors or omissions in this plan. The City of Calgary is not liable for any damages or losses arising from the use of this plan. The City of Calgary is not responsible for any actions taken by any person in reliance on this plan. The City of Calgary is not responsible for any actions taken by any person in reliance on this plan.</p>		
REVISIONS	No.	DESCRIPTION	DATE
	1	LOUP Submission ver. 1	2023-09-29
	2	DIR1 Response	2023-10-12
	3	Road RW and Plan Update	2023-10-30
	4	Truck radius and Plan Update	2023-12-01
	5	DIR2 Response	2024-01-23
	6	Road cross sections update	2024-02-01

LEGEND	
---	SITE BOUNDARY
--->--->---	PROPOSED PATHWAY
---	PROPOSED PROPERTY LINE
---	PROPOSED SIDEWALK
---	CONTOUR LINES
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER LINE
---	PROPOSED HYDRANT
---	EXISTING LANDUSE
---	PROPOSED LANDUSE
---	PROPOSED BUS PAD/ZONE





**A-A** CUSTOM DIVIDED COLLECTOR ROAD SECTION  
(Proposed Quarry Park Blvd.) SCALE: 1:150

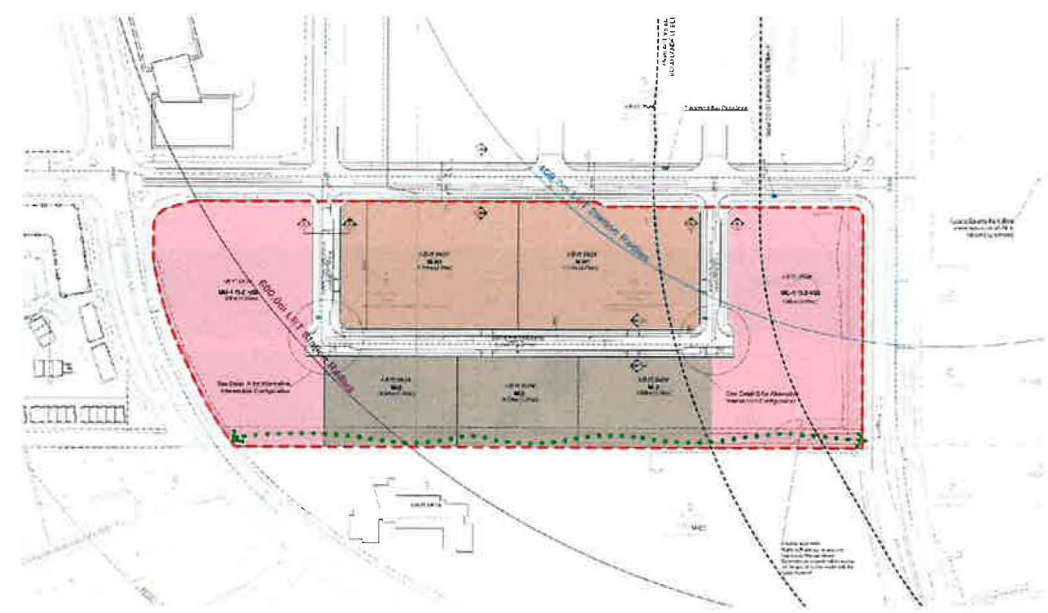
**B-B** CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION  
(Proposed Quarry Park Crescent) SCALE: 1:150

**C-C** CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION  
(Proposed Quarry Park Crescent) SCALE: 1:150

Detail A : Alternate Configuration

Detail B : Alternate Configuration

Legal Topo Base Areas :		
Lot 8 Block 5 Plan 1410076	± 2.845 ha	± 7.03 ac
	± 0.781 ha	± 1.92 ac



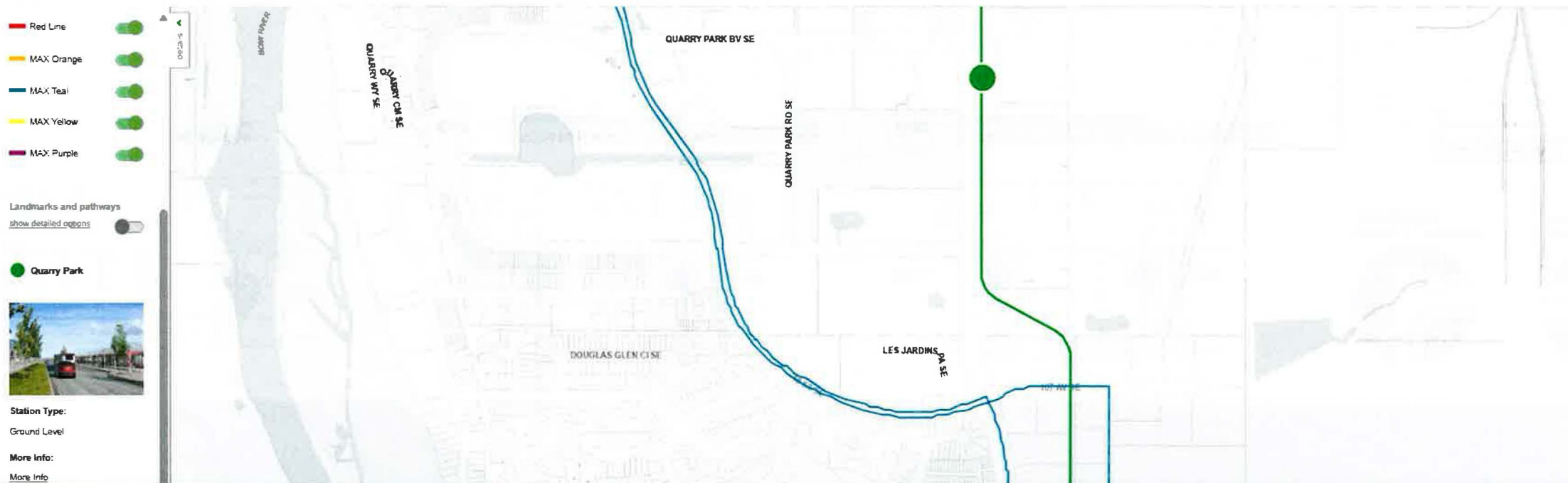
## G Green Line LRT

[News & Resources](#) [FAQs](#) [Map](#) [Stay](#)

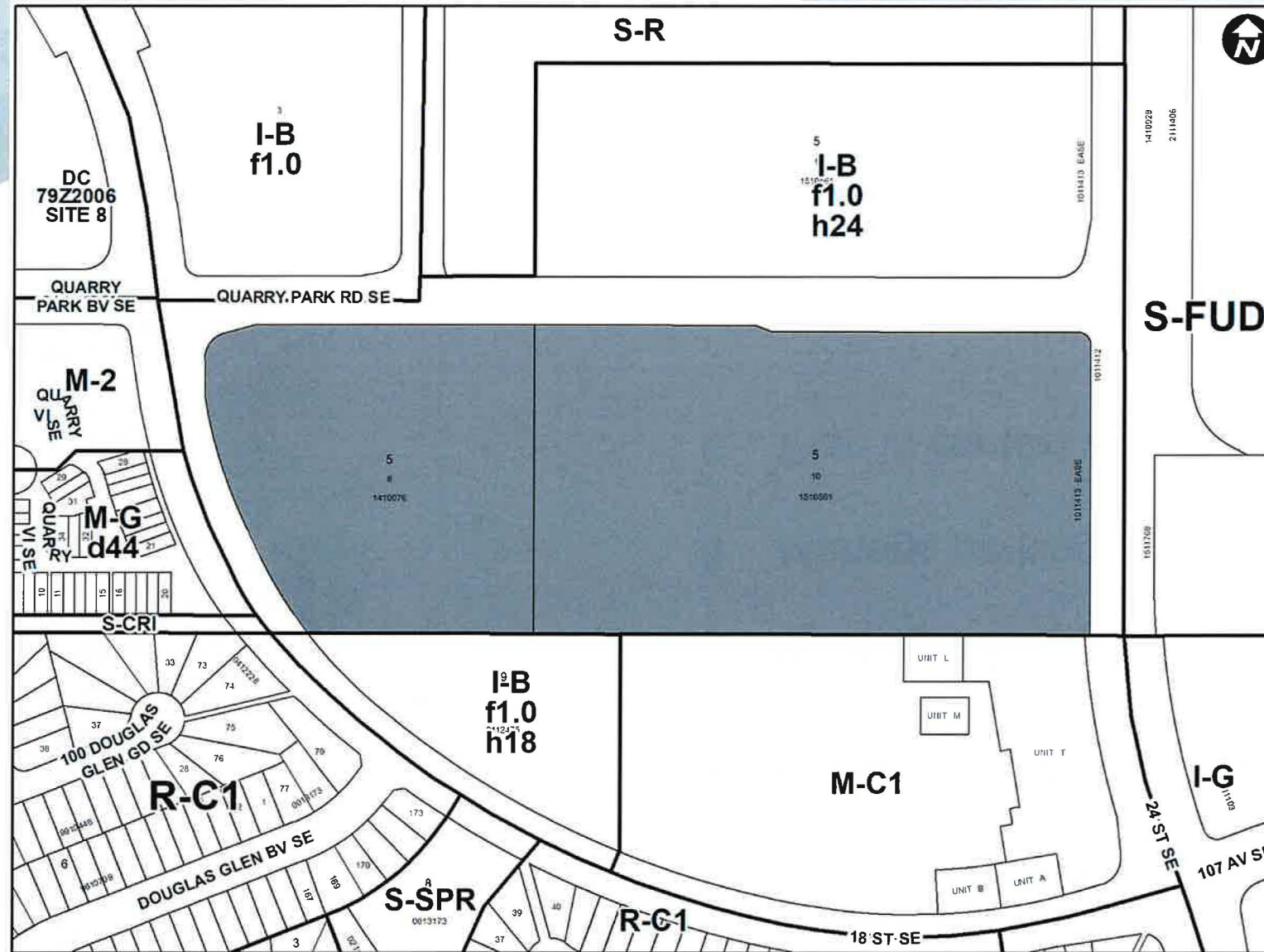
[Construction](#) [Planning](#) [for Riders](#) [for Business](#) [for Calgary](#) [Governance](#)

## Green Line map

Click and drag the map to navigate station locations and connections to the Blue and Red Lines and BRT. Expand the sidebar legend and use the toggle options to view nearby transit connections and community facilities

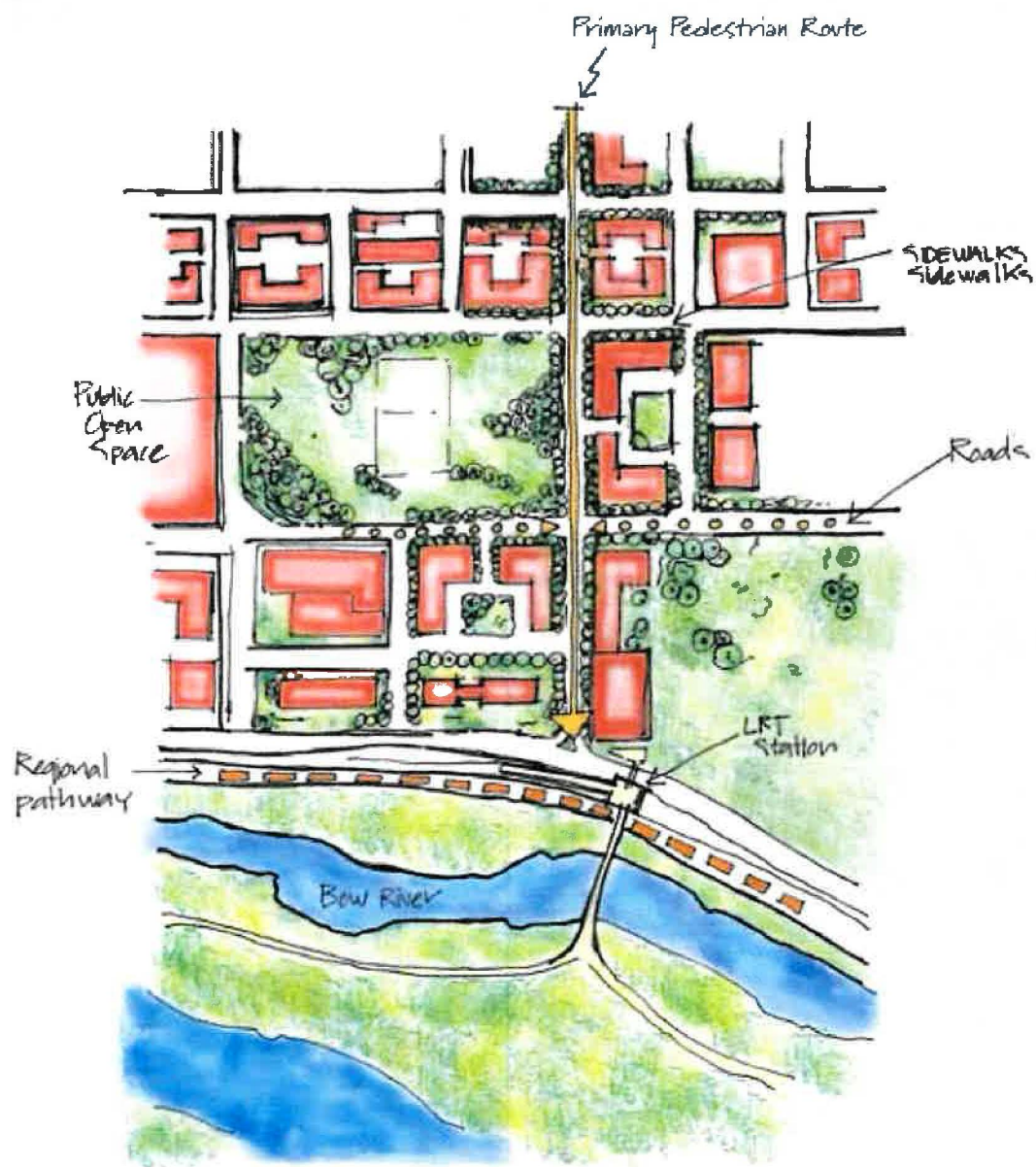






## TOD Policy Guidelines

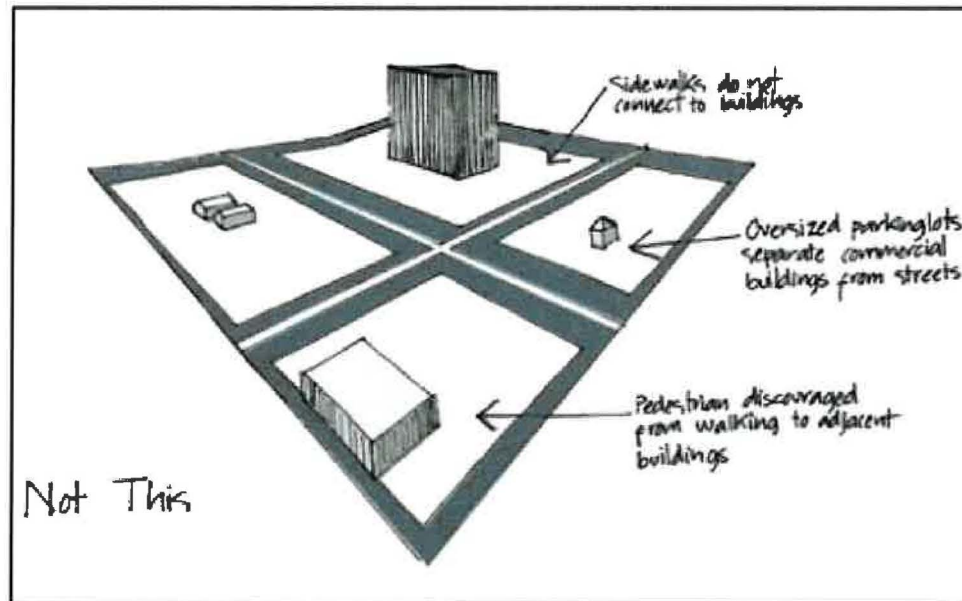
1. Ensure transit-supportive land uses
2. Increase density around Transit Stations
3. Create pedestrian-oriented design
4. Make each station area a “place”
5. Manage parking, bus, and vehicular traffic
6. Plan in context with the local communities



*An integrated public system is essential for TOD.  
The Bridges development, Calgary, AB.*

6.2 TOD Guideline – Provide a compact development form

- Buildings should be grouped together to allow for easy pedestrian access between buildings and to frame the pedestrian spaces, which makes for easily legible routes



Development patterns in TOD station areas should be compact.

