

Calgary Planning Commission

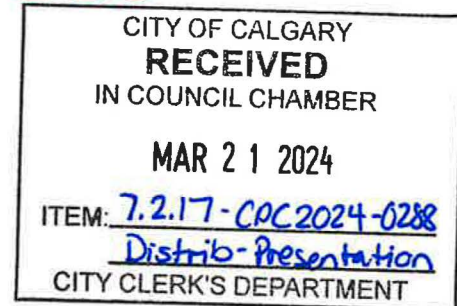
Agenda Item: 7.2.17



Outline Plan, Road Closure, Policy and Land Use Amendment - LOC2019-0082

Presentation Date: March 21, 2024

ISC: Unrestricted



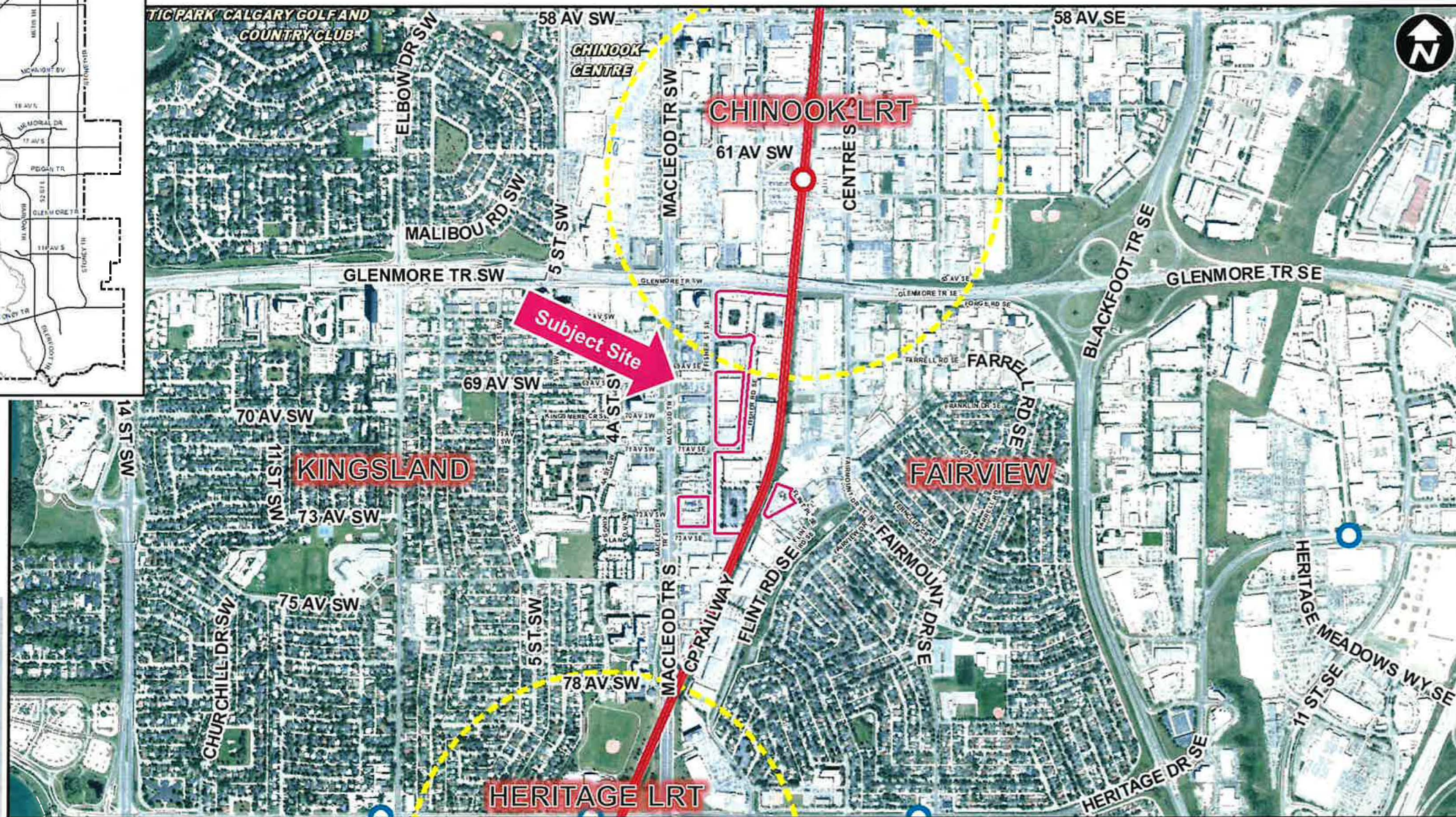
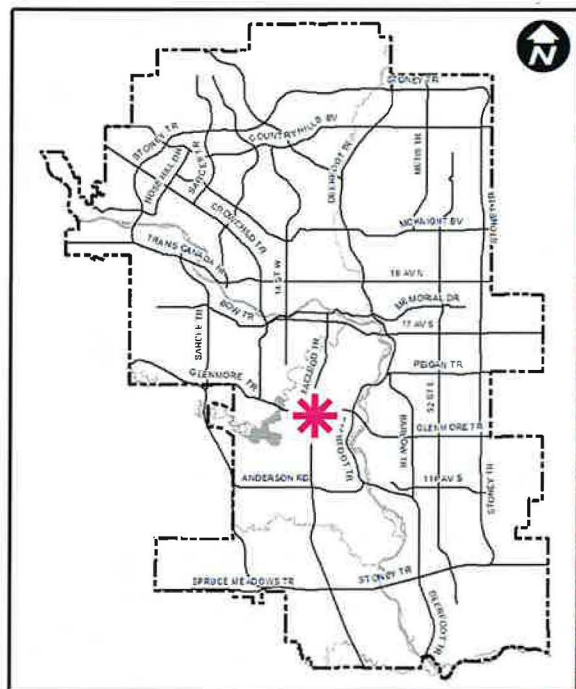
RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7330 Macleod Trail SE, 6712, 6940, 7012, 7110, 7130, 7132, and 7220 Fisher Street SE, 130 – 71 Avenue SE, 7203 Flint Place SE and the closed roads (Plan 5607GG, Block 4, Lots 7 to 10; Plan 1435LK, Lot 1; Plan 6894JK, Block 2, Lot 1; Plan 9211008, Block 6, Lot 3A; Plan 6894JK, Block 2; Lot 1; Plan 6894JK, Block 3, Lots 2 to 4; Plan 6647JK, Block 3, Lot 1; Plan 4149JK, Block 17, Lot 8; Plan 2410555; Plan 2410556) to subdivide 14.02 hectares \pm (34.65 acres \pm) with conditions (Attachment 2).

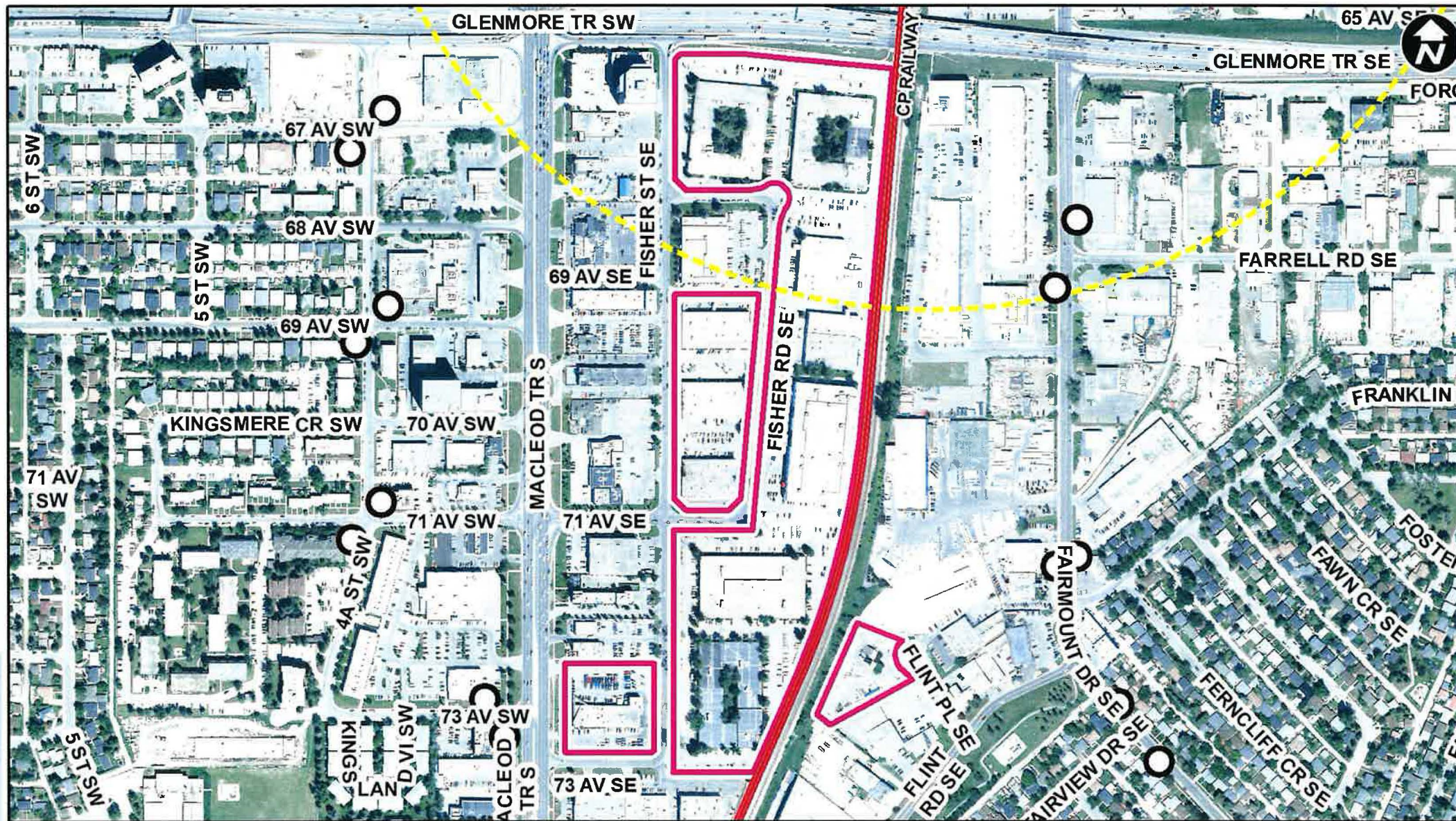
That Calgary Planning Commission recommend that Council:

2. Give first reading to the proposed bylaw to amend the Municipal Development Plan and Calgary Transportation Plan (Attachment 5);
3. Withhold second and third readings of the proposed bylaw until amendments to the Municipal Development Plan and Calgary Transportation Plan have been approved by the Calgary Metropolitan Region Board;
4. Give first reading to the proposed bylaw to amend the Heritage Communities Local Area Plan (Attachment 6);
5. Withhold second and third readings of the proposed bylaw until amendments to the Heritage Communities Local Area Plan have been approved by the Calgary Metropolitan Region Board.
6. Give first reading to the proposed bylaw for the closure of Fisher Road SE with 0.88 hectares \pm (2.17 acres \pm) of road (Plan 2410555), and closure of 73 Avenue SE with 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2410556) with conditions (Attachment 3);
7. Withhold second and third readings of the proposed closure until amendments to the Municipal Development Plan, Calgary Transportation Plan, and Heritage Communities Local Area Plan have been approved by the Calgary Metropolitan Region Board;
8. Give first reading to the proposed bylaw for redesignation of 14.02 hectares \pm (34.65 acres \pm) located at 7330 Macleod Trail SE, 6712, 6940, 7012, 7110, 7130, 7132, and 7220 Fisher Street SE, 130 – 71 Avenue SE, 7203 Flint Place SE and the closed roads (Plan 5607GG, Block 4, Lots 7 to 10; Plan 1435LK, Lot 1; Plan 6894JK, Block 2, Lot 1; Plan 9211008, Block 6, Lot 3A; Plan 6894JK, Block 2; Lot 1; Plan 6894JK, Block 3, Lots 2 to 4; Plan 6647JK, Block 3, Lot 1; Plan 4149JK, Block 17, Lot 8; Plan 2410555; Plan 2410556) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, Industrial – General (I-G) District and Undesignated Road Right-of Way to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate mixed use developments with guidelines (Attachment 4); and
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LEGEND

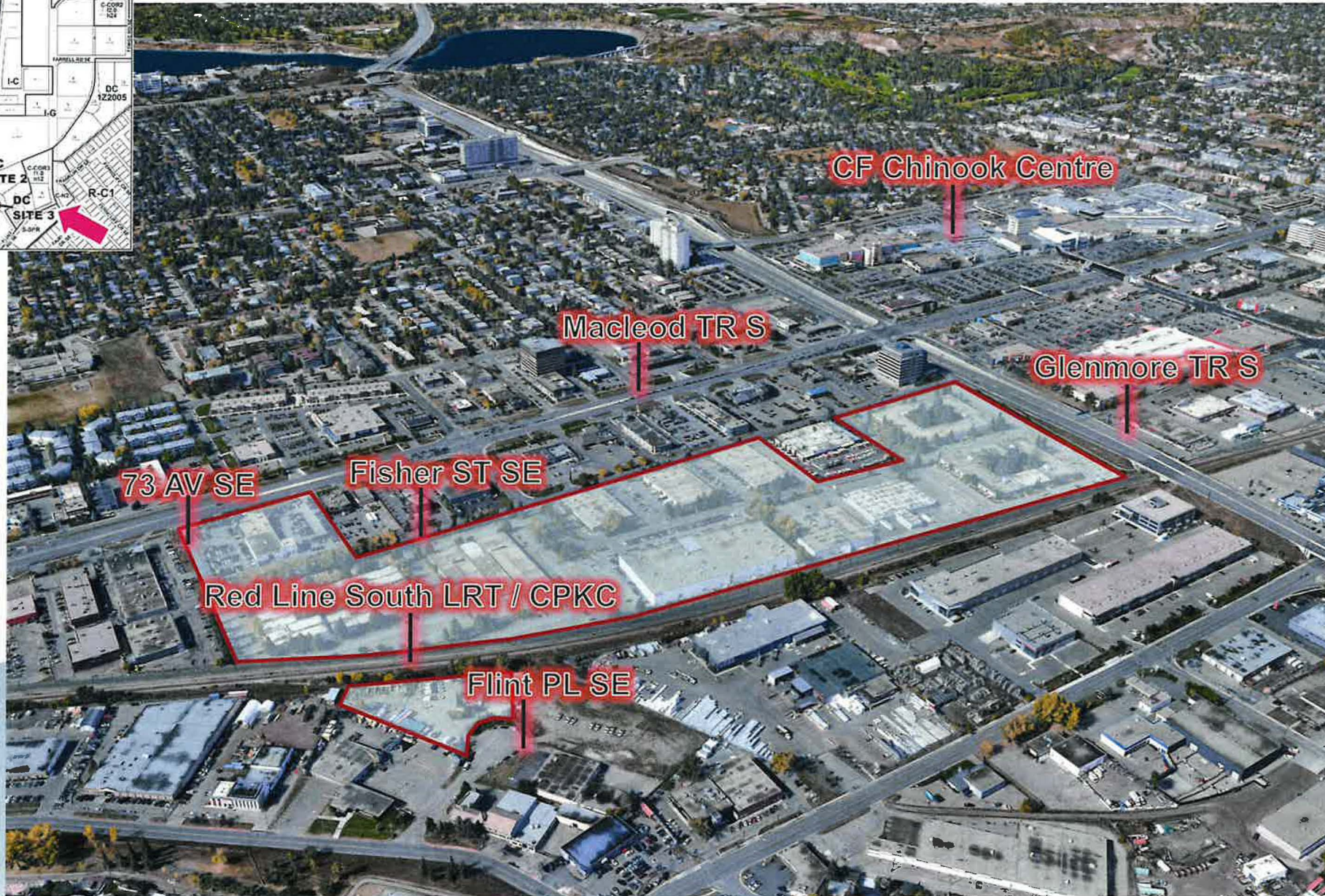
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



- LEGEND**
- 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:

14.02 ha





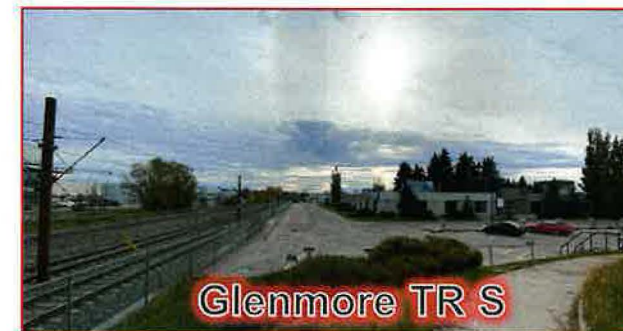
Macleod TR S



73 AV SE



Fisher ST SE



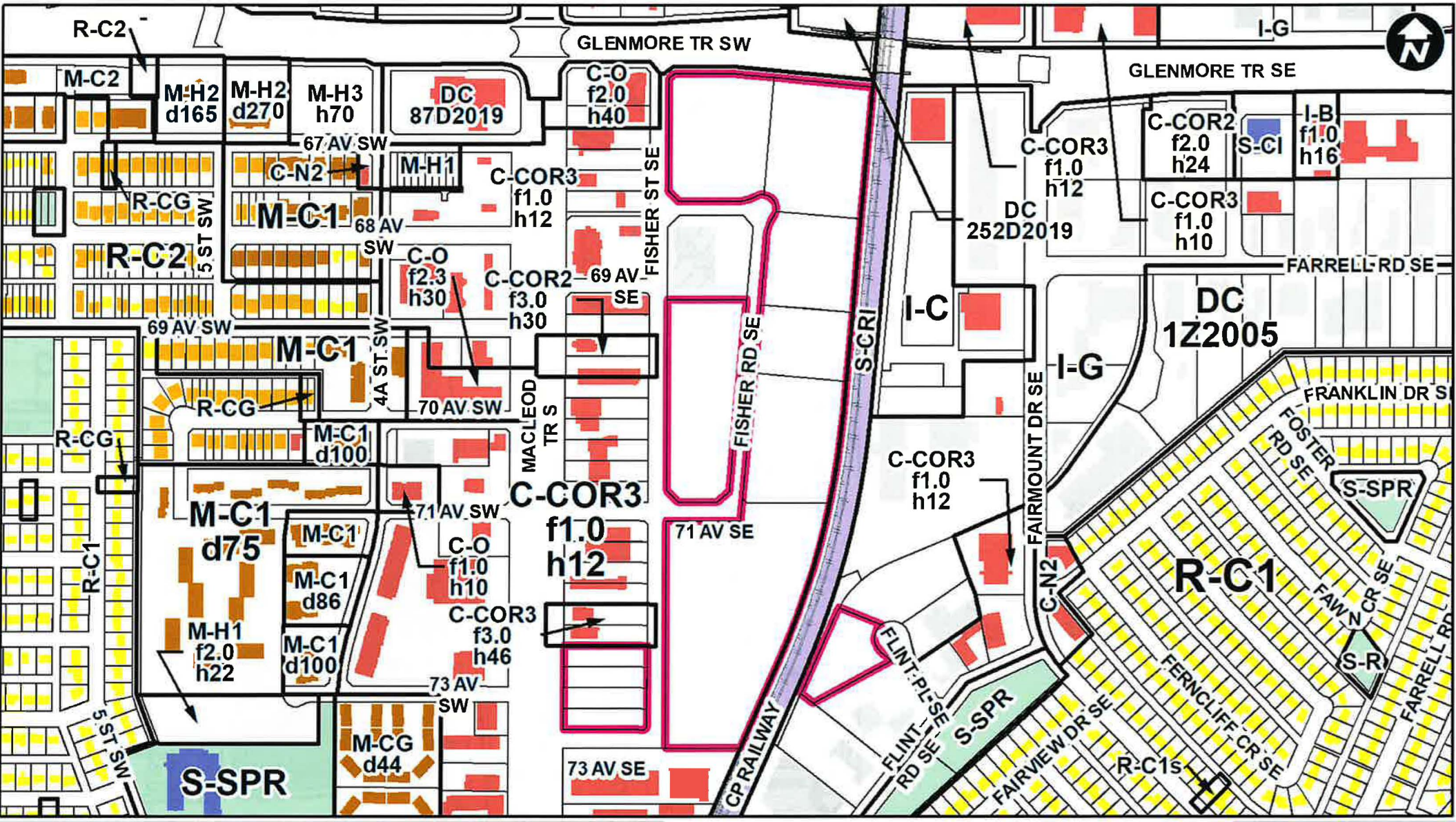
Glenmore TR S



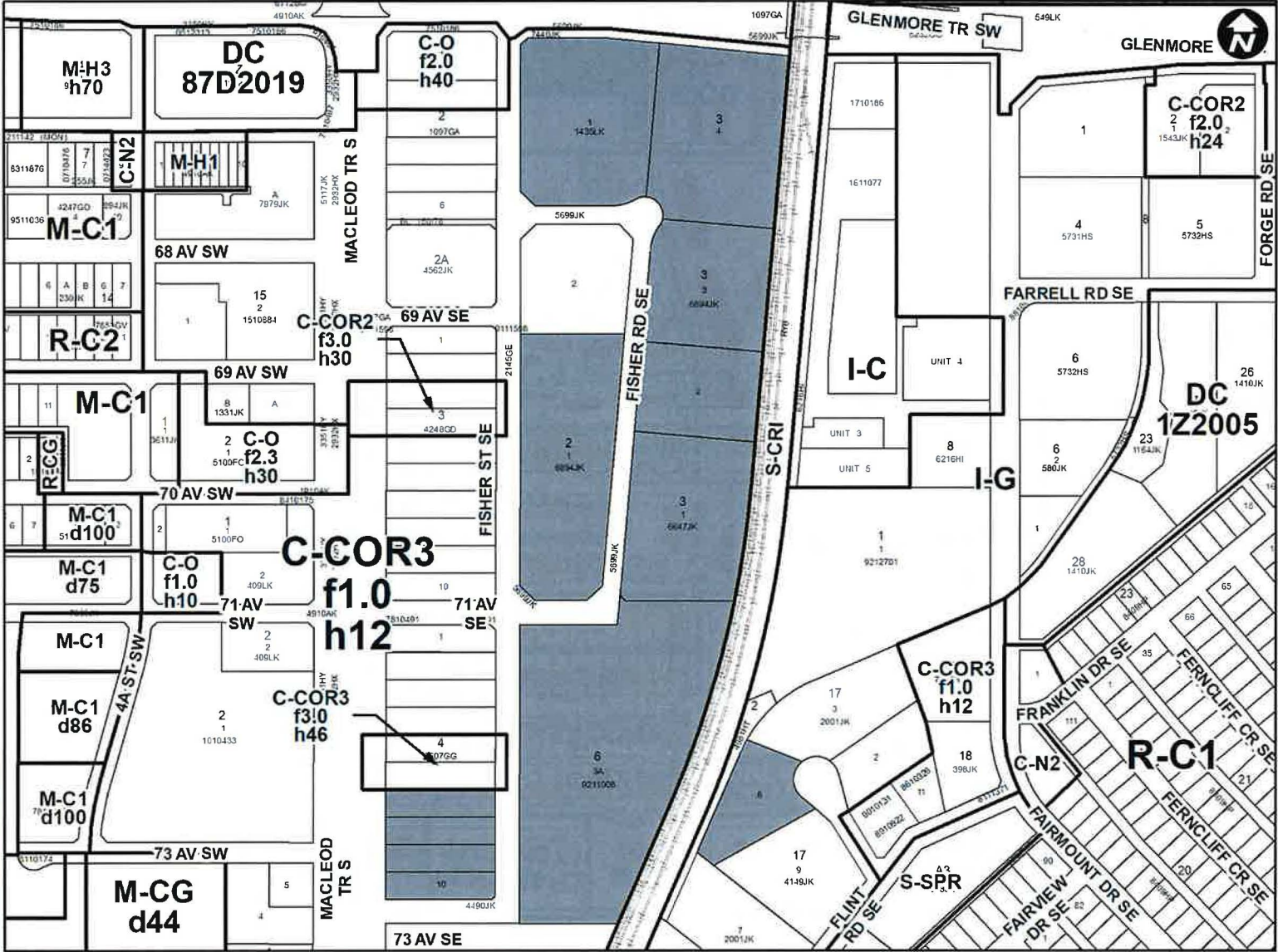
Flint PL SE

Surrounding Land Use

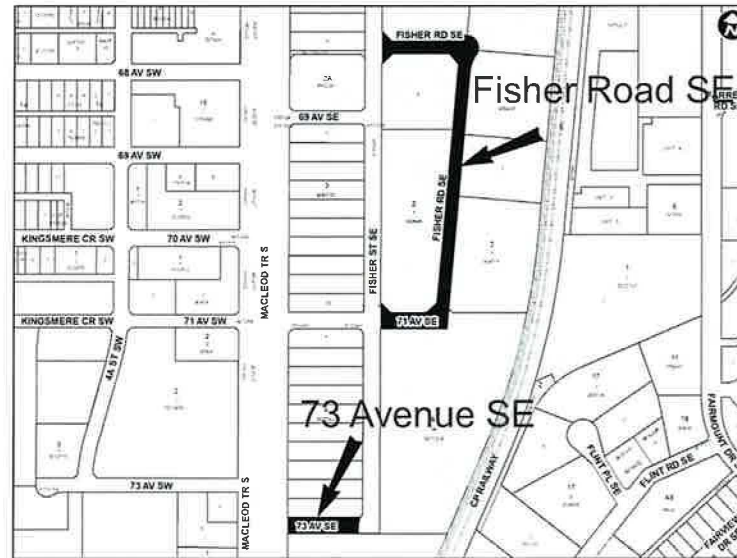
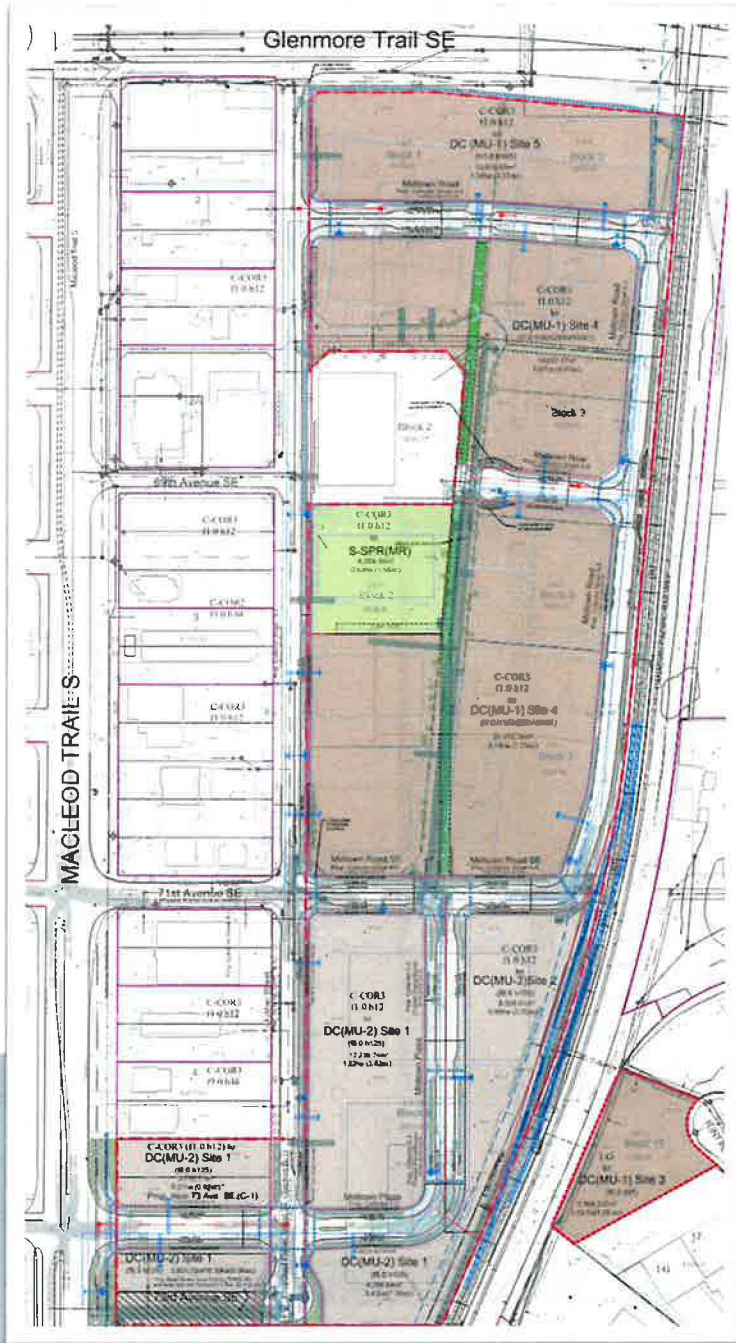
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



Existing Land Use Map



Proposed Outline Plan & Road Closures

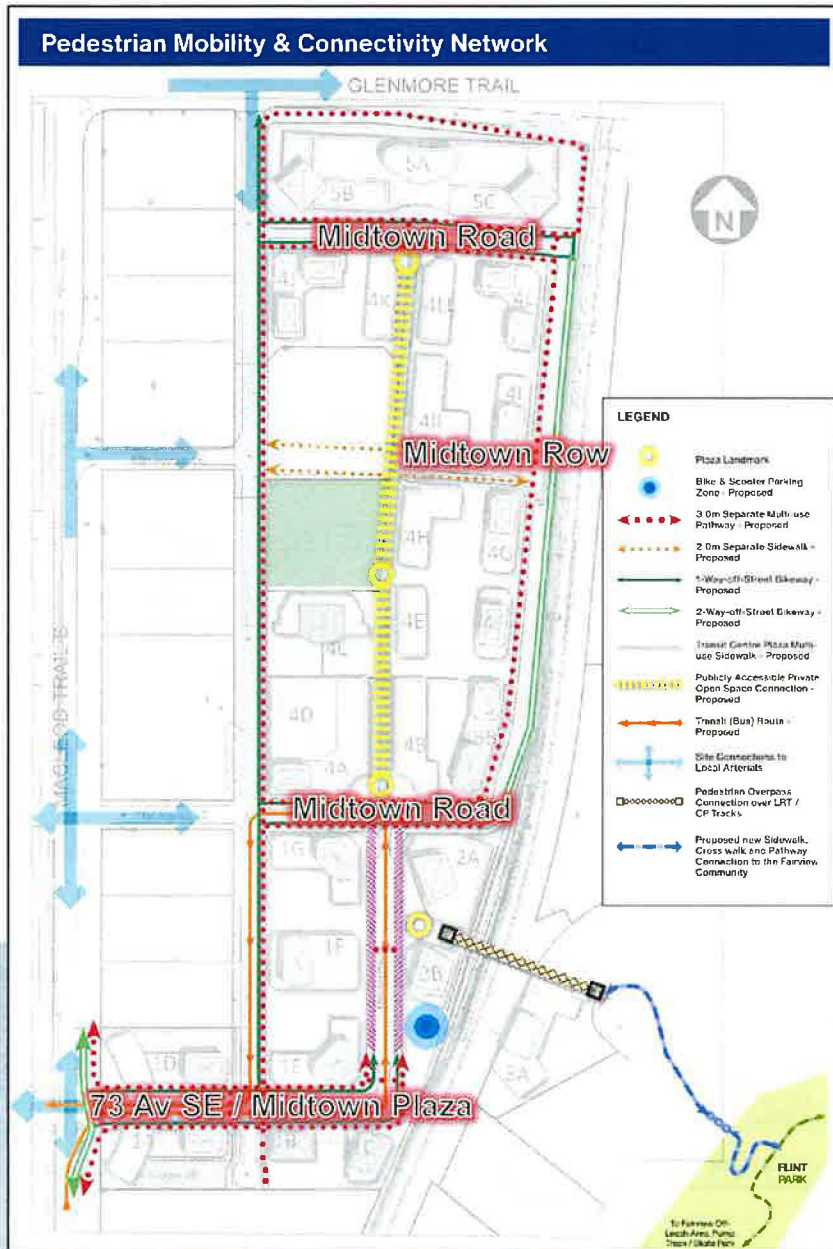


Outline Plan Statistics			
Site Area:	±14.02 ha	±34.65 ac	100%
Mixed Use			
DC SITE 1 (MU-2 (f8.0 h125))	±2.41ha	±5.96ac	17.2%
DC SITE 2 (MU-2 (f9.0 h150))	±0.95ha	±2.35ac	06.8%
DC SITE 3 (MU-1 (f5.0 h91))	±0.52 ha	±1.28ac	03.7%
DC SITE 4 (MU-1 (f7.0 h16/h28/h45/h91))	±5.12 ha	±12.65ac	36.5%
DC SITE 5 (MU-1 (f11.0 h160))	±1.36 ha	±3.37ac	09.7%
Special Purpose			
S-SPR (MR)	±0.63 ha	±1.56ac	04.5%
Roads			
COLLECTOR A-1,A-2 , A-3 , A-4 ,A-5 ROADS	±1.93 ha	±4.76 ac	13.8%
COLLECTOR C-1,C-2 , C-3 , C-4 ROADS	±0.86 ha	±2.13 ac	06.1%
COLLECTOR B (FISHER STREET WIDENING)	±0.24 ha	±0.59 ac	01.7%
Total	±14.02 ha	±34.65 ac	100.0%

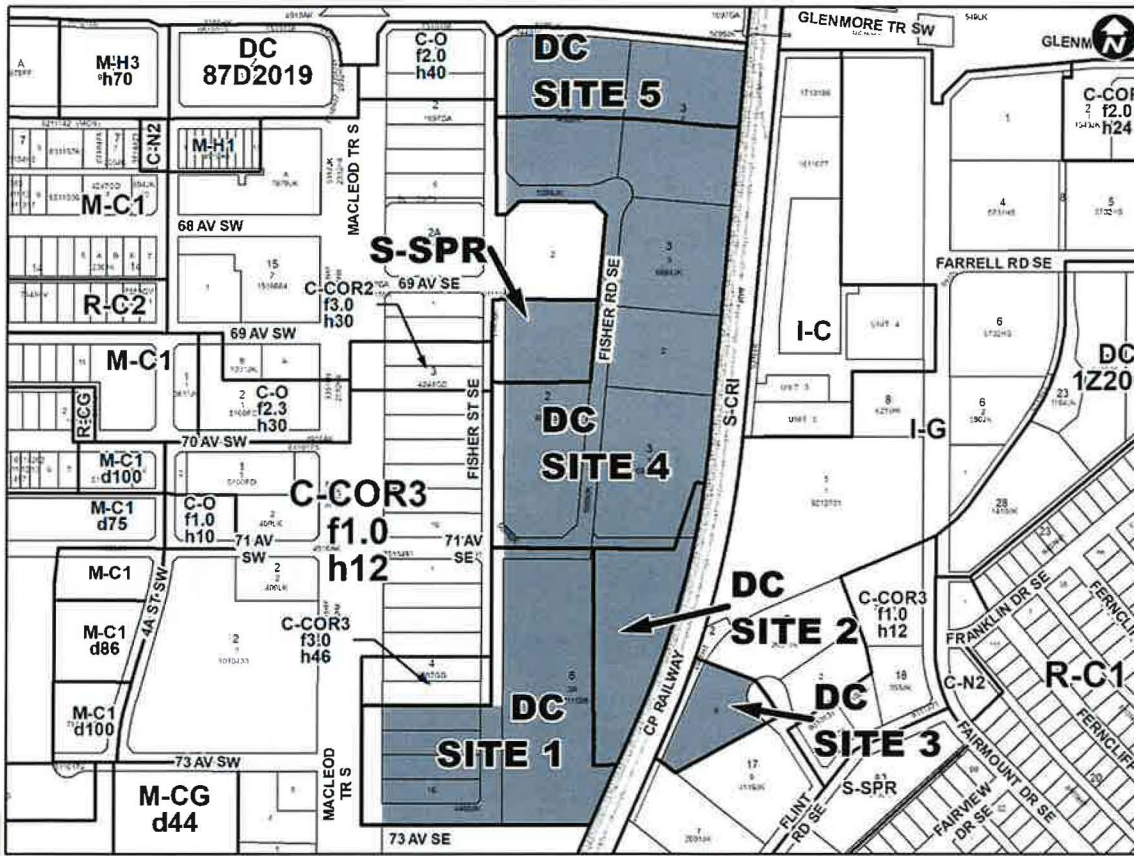
FUTURE ROAD CLOSURE 73 SE	0.18	0.44
FUTURE ROAD CLOSURE FISHER ROAD SE	0.88	2.17

Proposed intensity (with LRT Station & Affordable Housing Units):

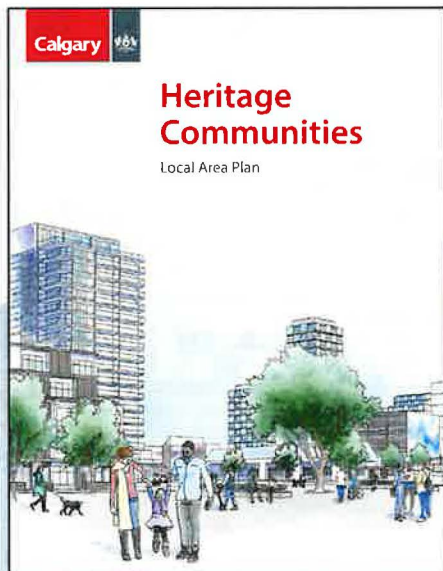
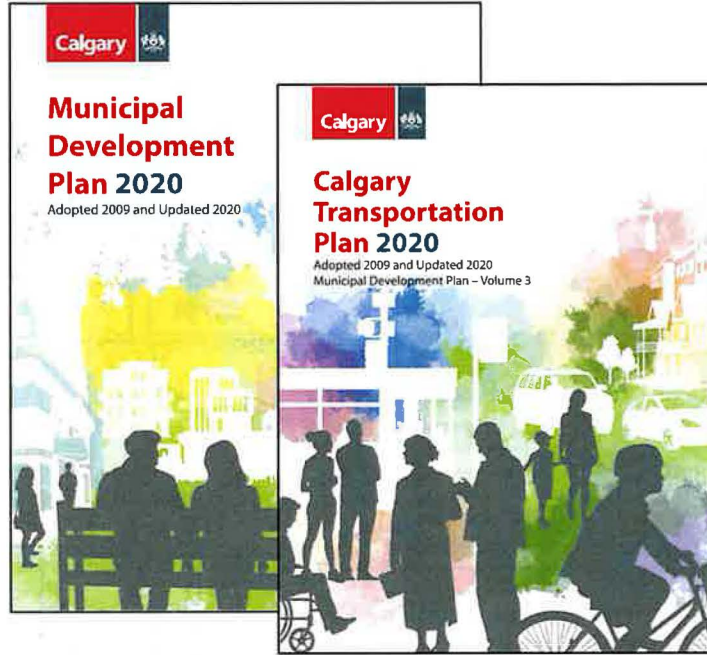
- ± 7,045 residential units and 2,810 jobs
- ± 976 people & jobs per hectare
- Exceeds MDP target of 200 people & jobs per hectare (+776)



Proposed Land Use Districts:



- Direct Control (DC) Sites:
 - DC Site 1 – MU-2f8.0h125 (± 35 storeys)
 - DC Site 2 – MU-2f9.0h150 (± 42 storeys)
 - DC Site 3 – MU-1f5.0h91 (± 26 storeys)
 - DC Site 4 – MU-1f7.0h91 (± 26 storeys)
 - DC Site 5 – MU-1f11.0h160 (± 45 storeys)
- DC based on Mixed Use – General (MU-1) District and Mixed Use – Active Frontage (MU-2) District.
- Prior to provisions to LRT station and affordable housing units, the Maximum Floor Area Ratio (FAR) is 2.0 and Building Height is 20 metres (± 6 storeys).
- Special Purpose – School, Park, and Community Reserve (S-SPR) District



Proposed Amendments:

Municipal Development Plan & Calgary Transportation Plan

- Map Amendments:
 - From 'Standard Industrial' to 'Community Activity Centre'

Heritage Communities Local Area Plan:

- Map Amendments:
 - Identify 'Midtown' as 'Community Activity Centre'
 - Amend Urban Form to 'Neighbourhood Commercial' & 'Neighbourhood Flex'
 - Provide appropriate Building Scales.
- Policy Amendments:
 - Provide additional policy guidance and planning direction for 'Midtown'



- **Strategic Growth Risks** (Remains)
 - Competing interests with existing serviced sites
 - Potential impacts on growth absorption from other areas
- **LRT Station Risks** (Mitigated)
 - Local Area Plan
 - Enable Mixed-Use Development with Building Scale – ‘Low’ (up to six storeys)
 - Building Scale allows ‘High’ & ‘Highest’ if an LRT Station and affordable housing units are provided

Direct Control District

- DC District allows higher density if an LRT Station and affordable housing units are provided

Outline Plan Conditions

- Special Development Agreements (SDA) required



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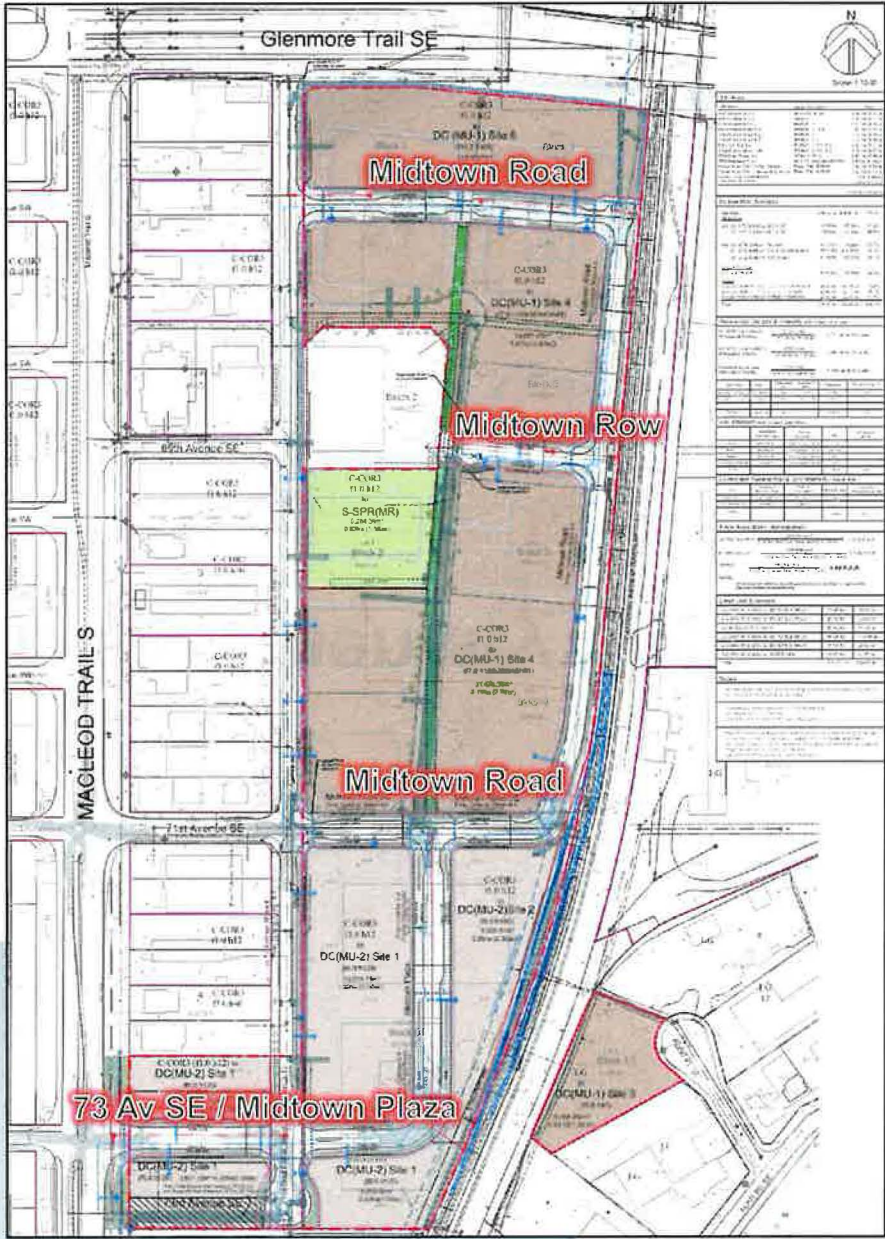
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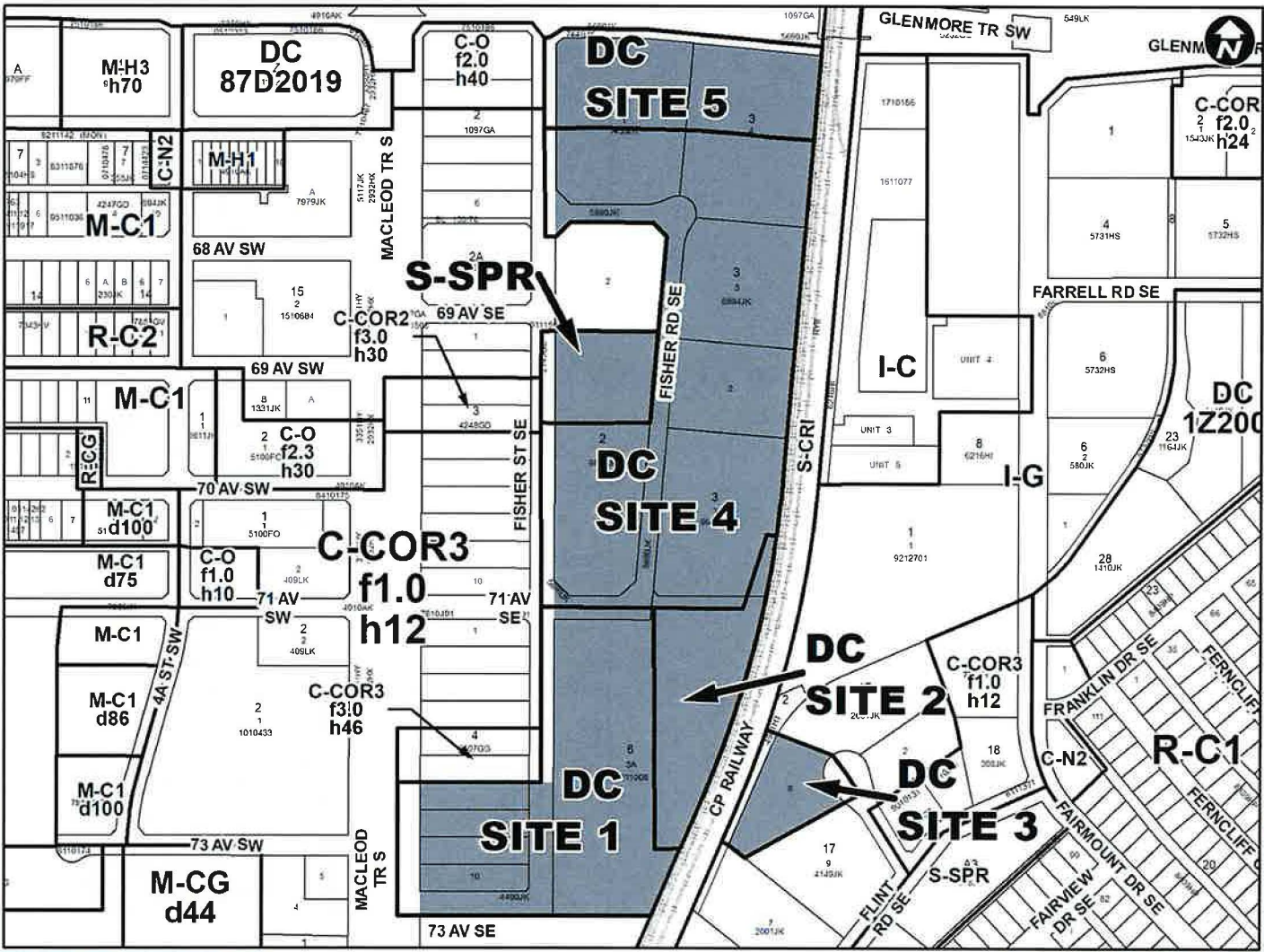
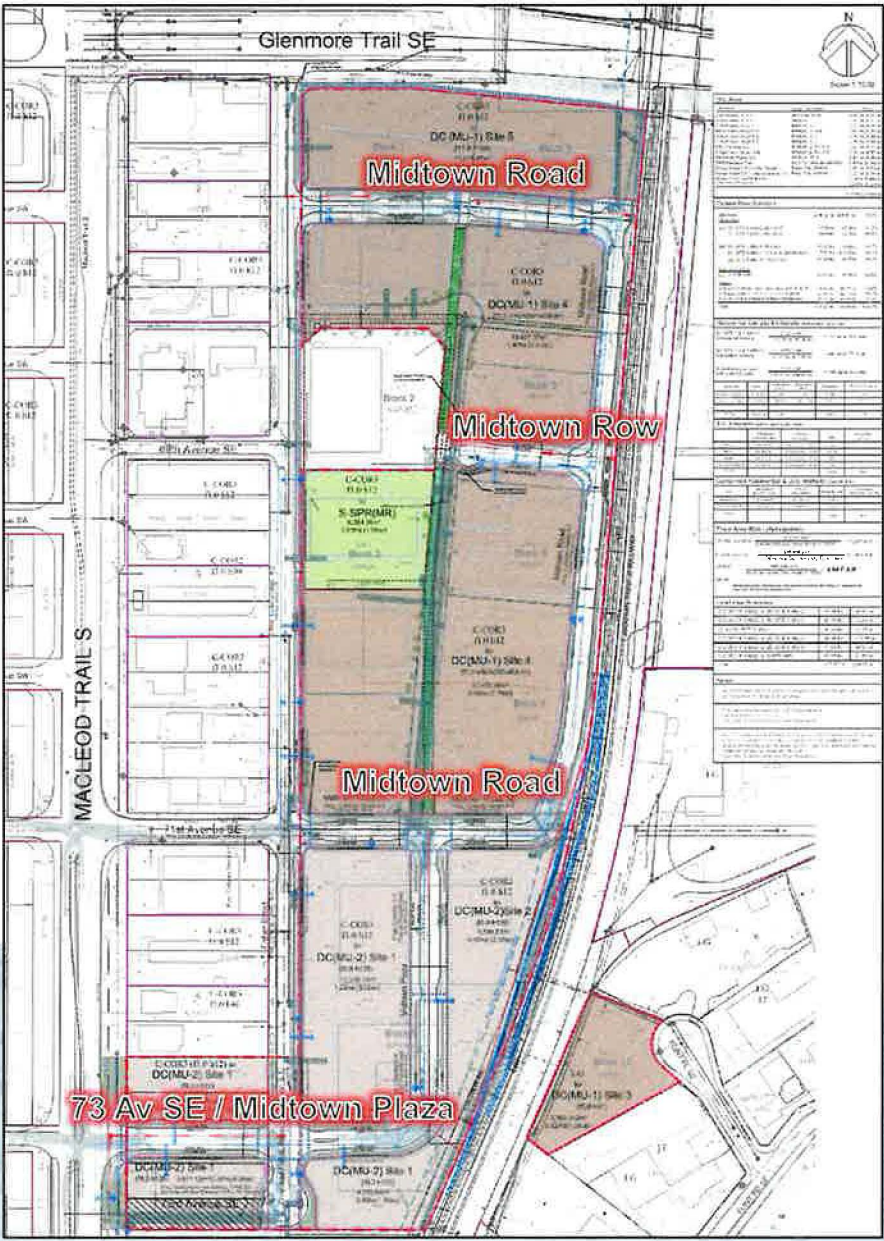
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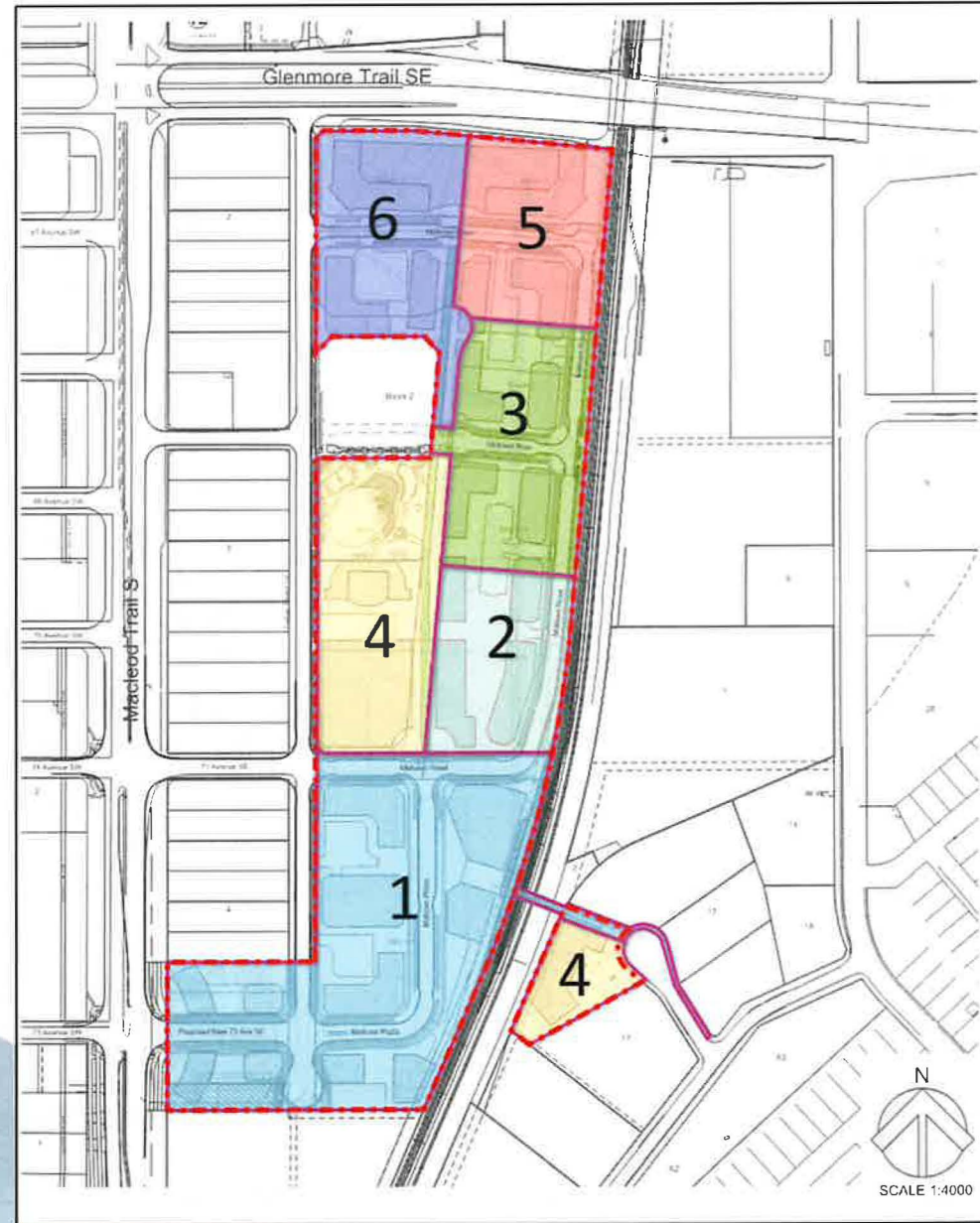
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Supplementary Slides

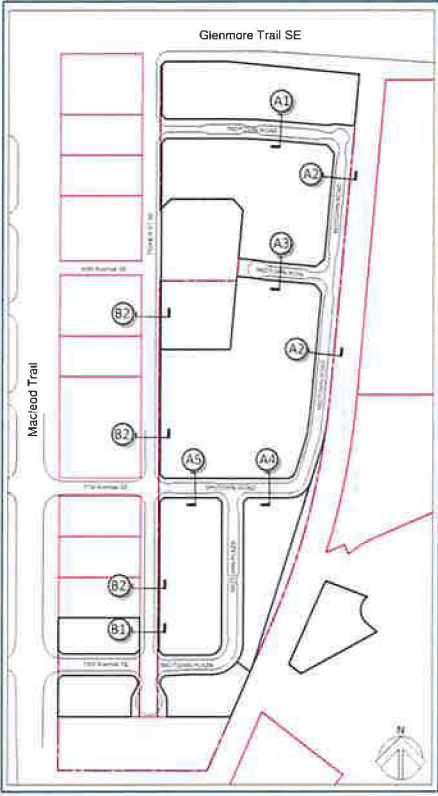












Cross Section A-1: New Midtown Rd. East-West Segment
Segment (without trees)
Scale 1:150m

Cross Section A-2: New Midtown Rd. North-South Segment
Scale 1:150m

Cross Section A-3: New Midtown Rd. East-West Segment
Scale 1:150m

Cross Section A-4: New Midtown Rd. East-West Segment
Scale 1:150m

Cross Section A-5: New Midtown Rd. (formerly Fisher Rd.) Transitional Segment
Scale 1:150m

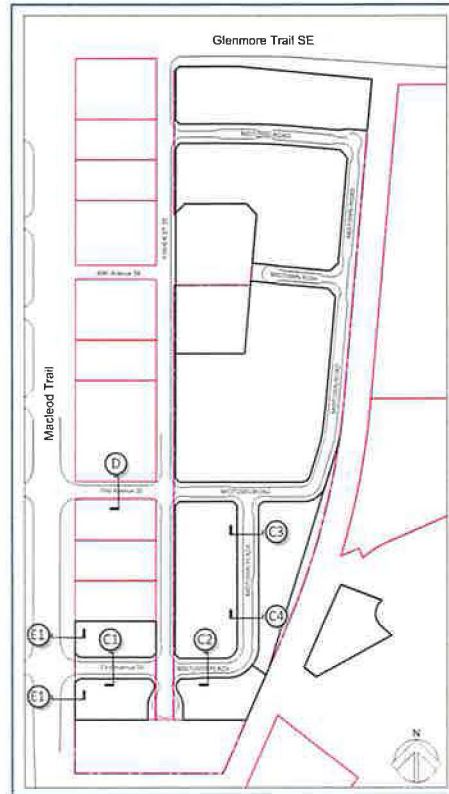
Section B-1: Fisher Street SE
Scale 1:150m

Section B-2: Fisher Street SE
Scale 1:150m

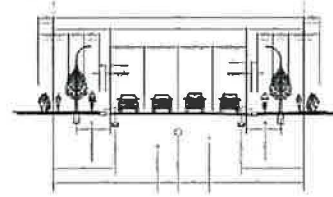
Notes:
The location of the all-terrain utility poles have been provided for the City of Calgary utility system plan. The exact location will need to be confirmed in the field.

The 1.5m vertical clearance is provided as a minimum value for all utility poles in grade. The cross-section shown above the ground line shows grade. Section A-1 is not a typical cross-section to represent with the City as part of its infrastructure. All other cross-sections are for the existing and proposed the majority of the public realm of grade is made up of pavement.

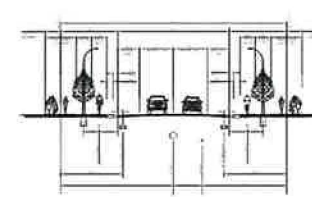
Key Plan



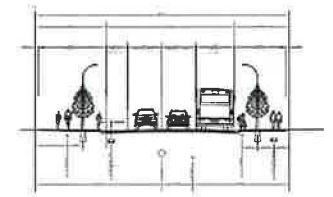
Cross Section C-1: 73 Ave. SE Cross Section-West of Fisher Street SE
Scale 1:150m



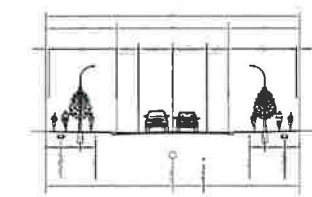
Cross Section C-2: 73 Ave. SE Cross Section-East of Fisher Street SE
Scale 1:150m



Cross Section C-3: Midtown Plaza
Scale 1:150m



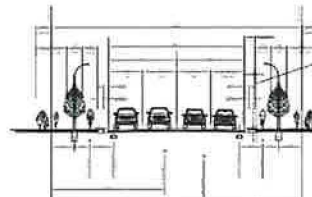
Cross Section C-4: Midtown Plaza
Scale 1:150m



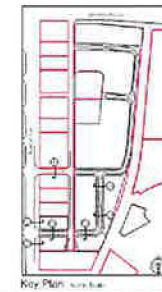
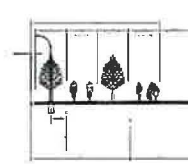
Cross Section D-1: Proposed 71 Ave. SE
Scale 1:150m



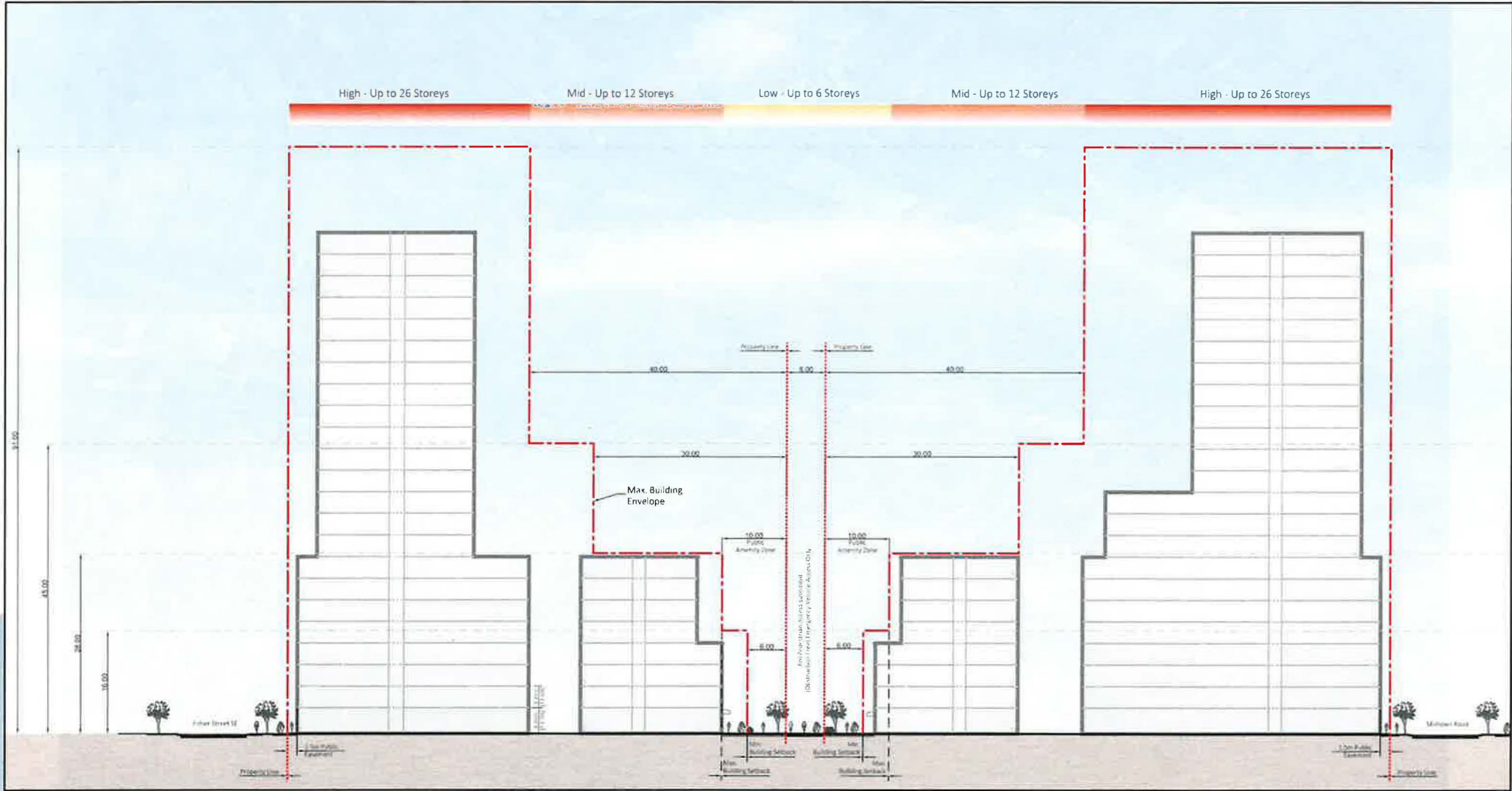
Cross Section D-2: Proposed 71 Ave. SE
Scale 1:150m



Cross Section E-1: Macleod Trail East Boulevard Segment
Scale 1:150m







Notes:
The location of the trees and utility poles have been measured from the City of Calgary's utility data. The street location is approximate to the location in the field.
The street cross-sections are intended to provide a visual representation of the proposed street design. The actual design will be determined by the City of Calgary's engineering department. The cross-sections are intended to provide a visual representation of the proposed street design. The actual design will be determined by the City of Calgary's engineering department.

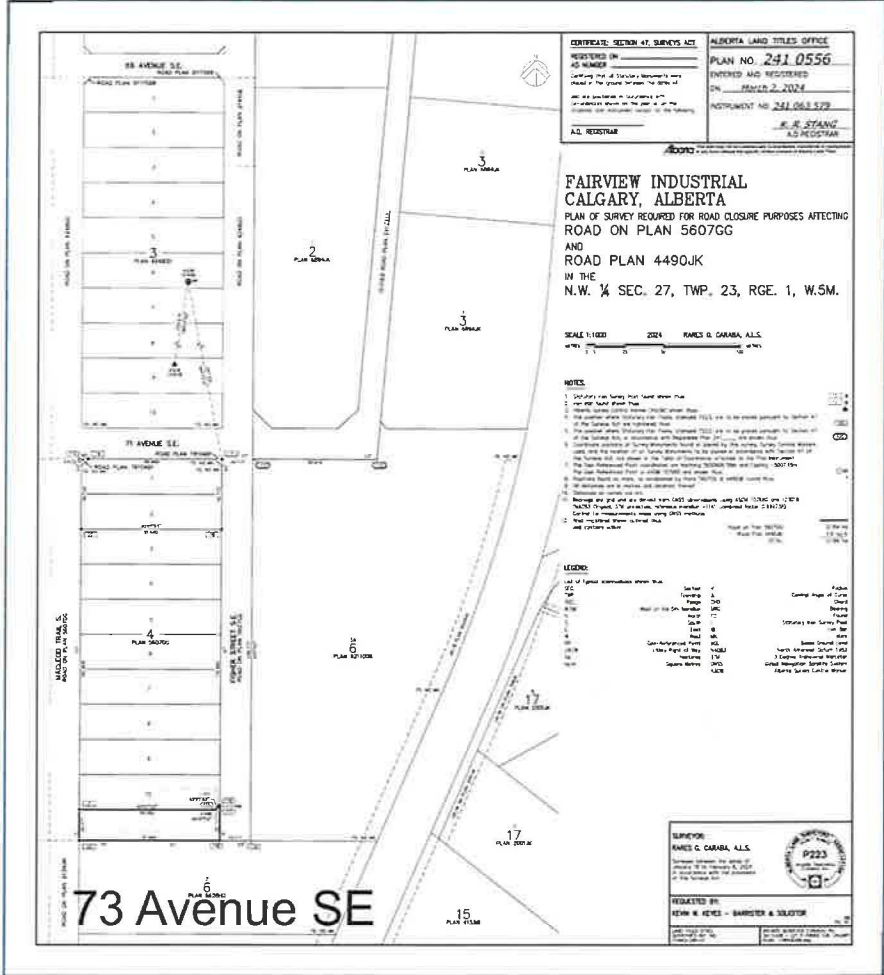
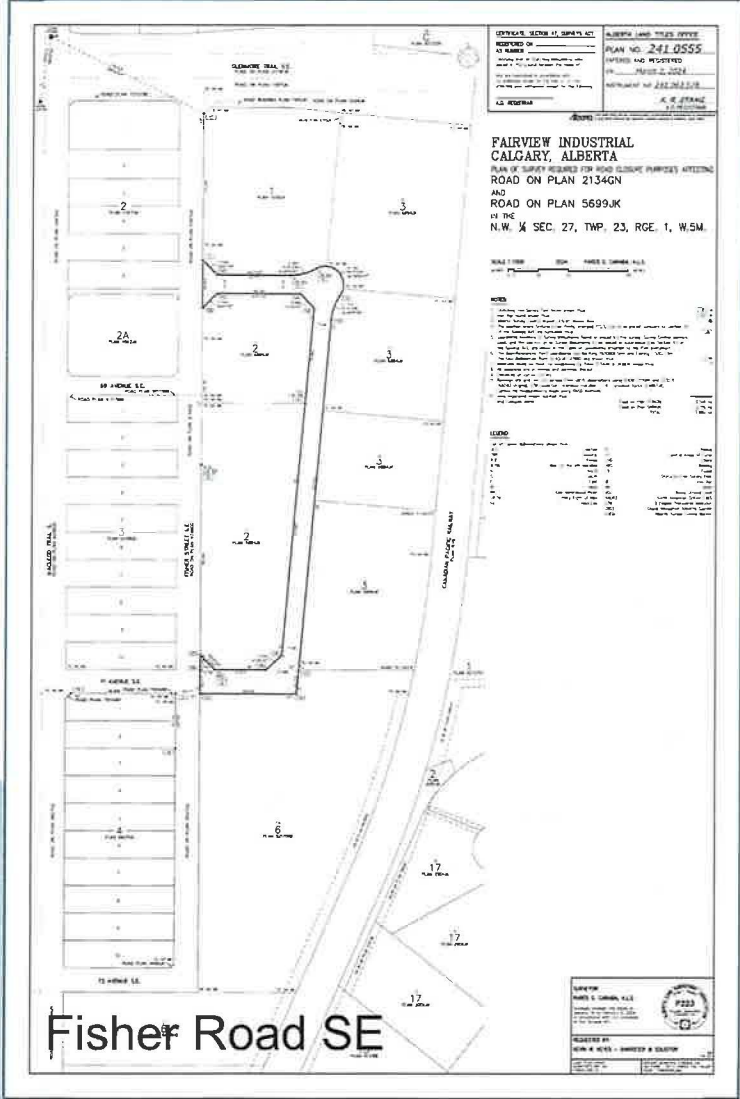
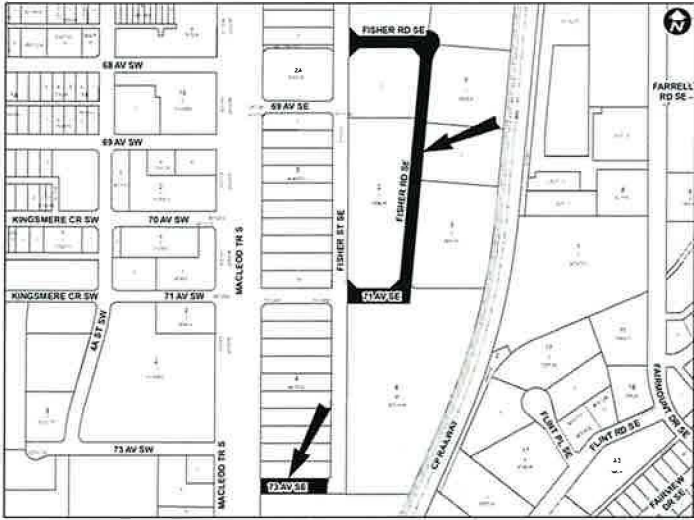


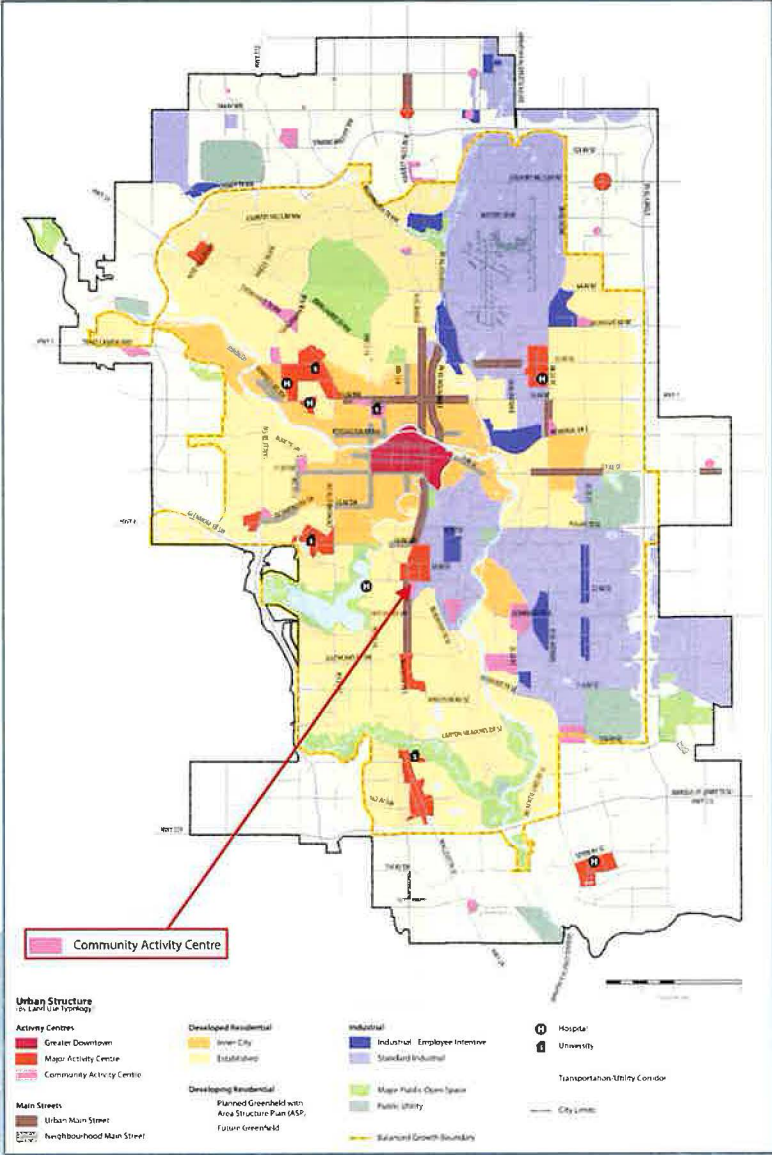




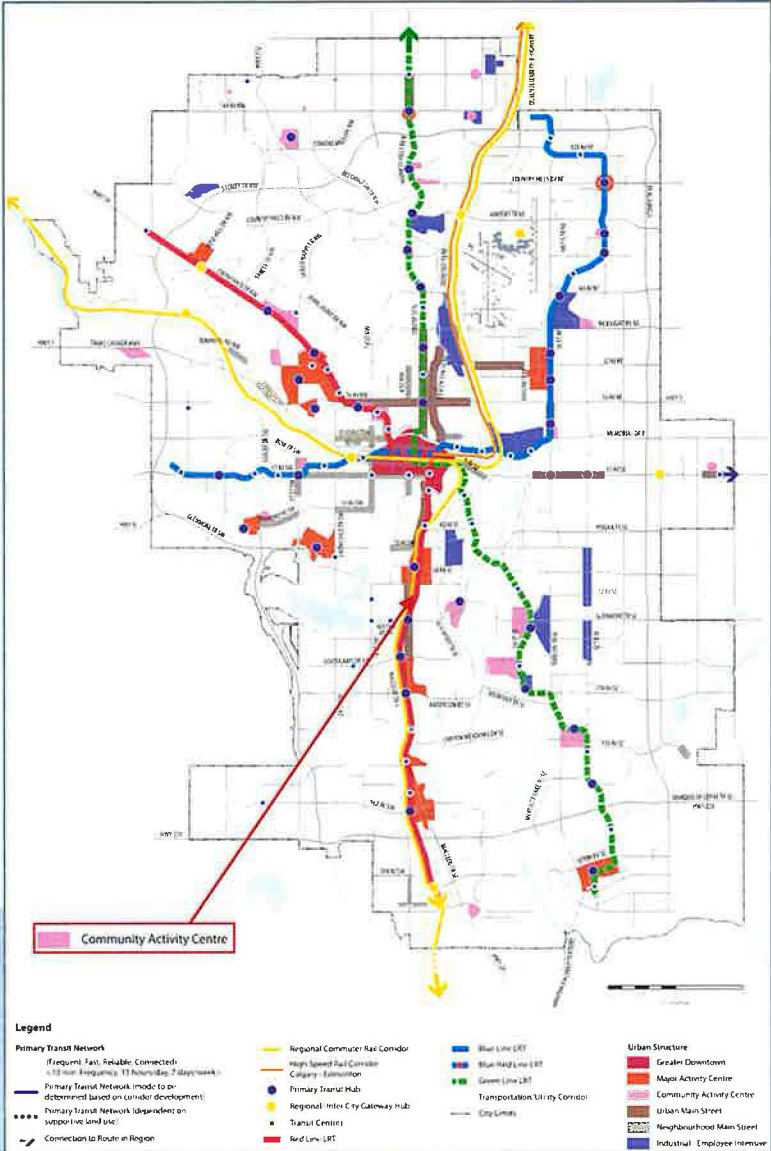
	Original (2019)	DTR1/DTR2 (2020)	IPC Agreement (2022)	Post Charrette (2022)
Concept				
FAR	7.5 blanket	7.5 blanket	7.8 (Avg.)	7.05* (Avg.) *Max 2.0 before LRT
Height	150 m	150 m	90 m to 150 m	26 m to 160 m
Land Use	C-COR2, MU-1	C-COR2, MU-1, S-SPR	TBD	DC (MU-2, MU-1, S-SPR)
Vision	<ul style="list-style-type: none"> No coherent sense of place. 	<ul style="list-style-type: none"> No coherent sense of place. Central MR space Connection over railway 	<ul style="list-style-type: none"> No coherent sense of place. Central MR space Connection over railway Realignment of 73 Ave SE 	<ul style="list-style-type: none"> Central urban pedestrian spine Central MR space Connection over railway Realignment of 73 Ave SE

Proposed Road Closures 27

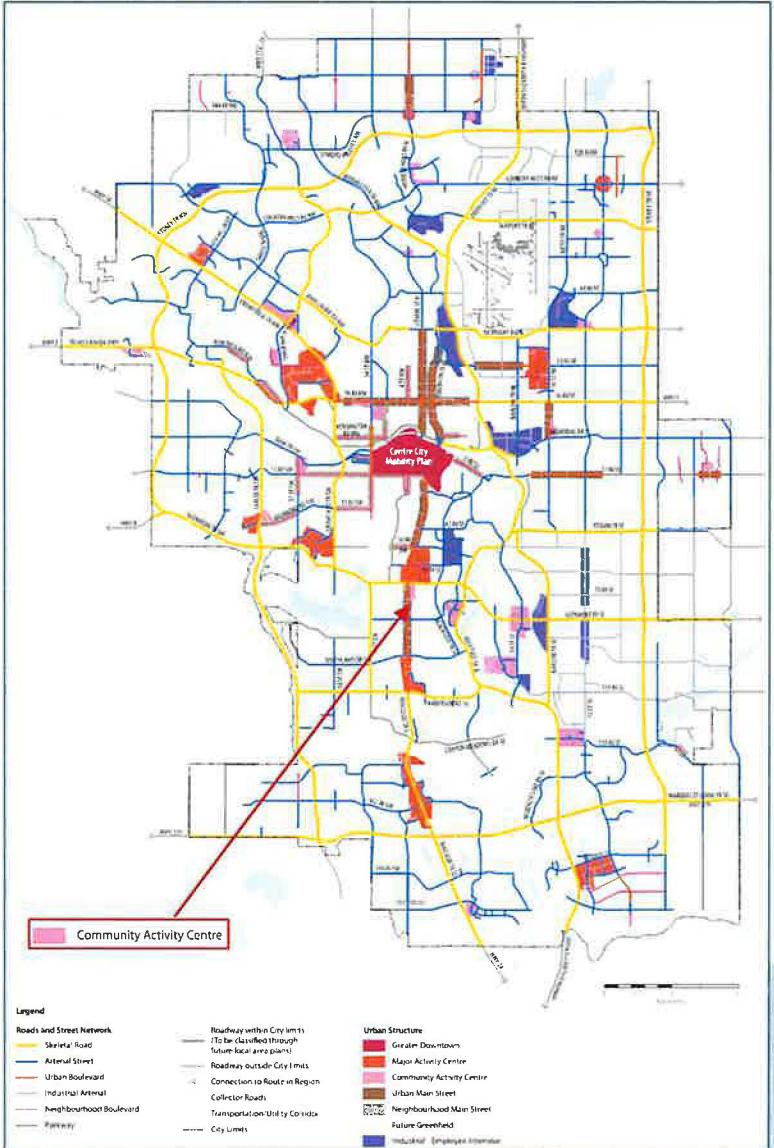




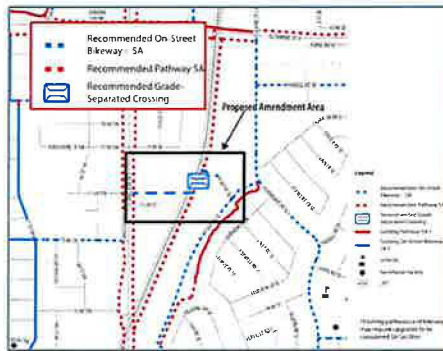
Map 1: Urban Structure



Map 2: Primary Transit Network



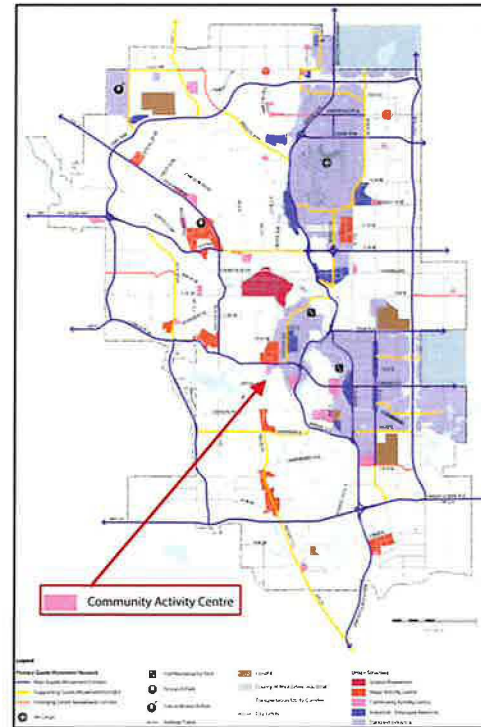
Map 3: Road and Street Network



Map 1 'Always Available for All Ages and Abilities (5A) Network



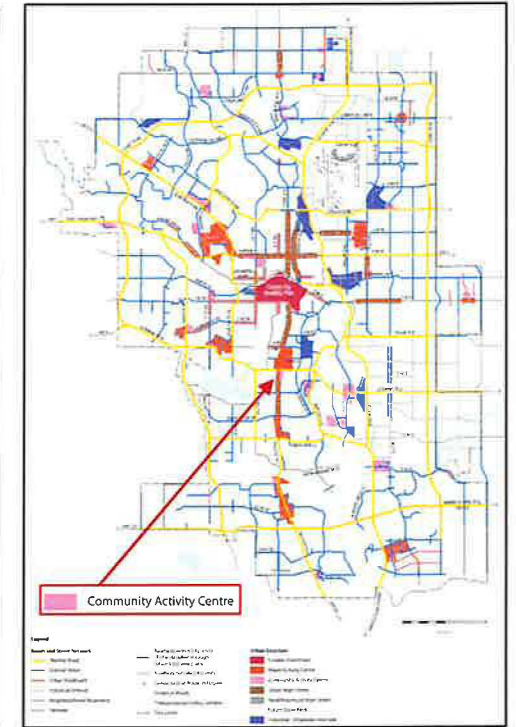
Map 2: Primary Transit Network



Map 5: Primary Goods Movement Network

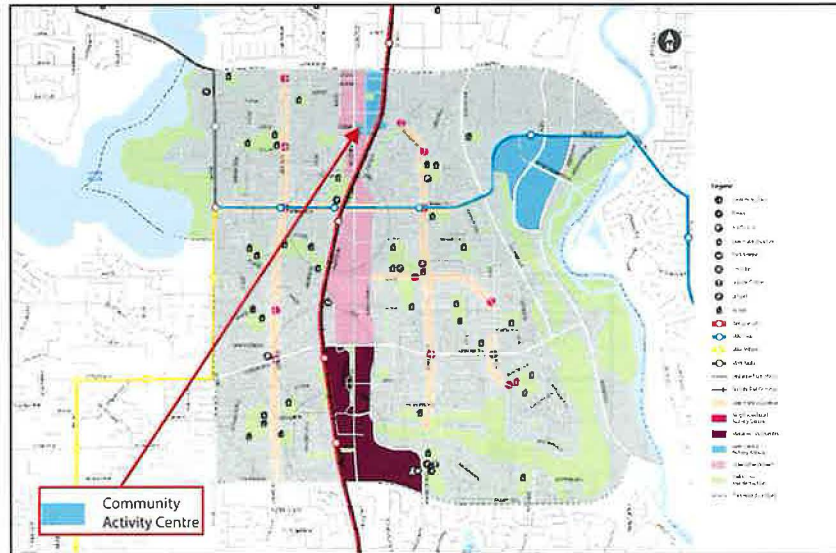


Map 6: Primary HOV Network

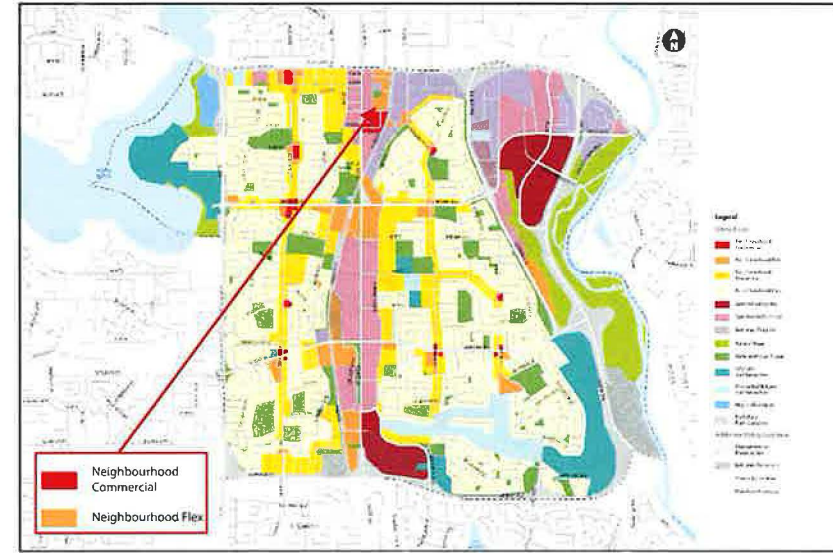


Map 7: Road and Street Network

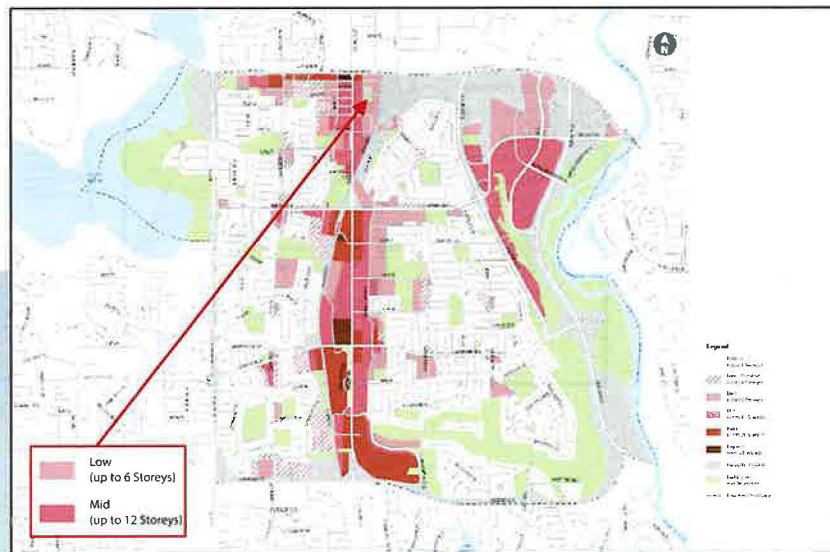
Amendments to the Heritage Communities Local Area Plan 30



Map 2: Community Characteristics



Map 3: Urban Form



Map 4: Building Scale



Figure 14: Midtown Building Scale with LRT Station and Affordable Housing