



Public Hearing of Council

Agenda Item: 7.2.11



LOC2023-0254 / CPC2024-0226

Outline Plan and Land Use Amendment

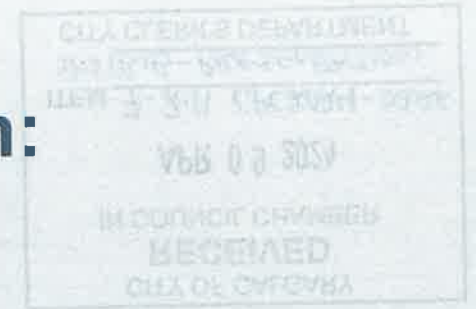
April 9, 2024

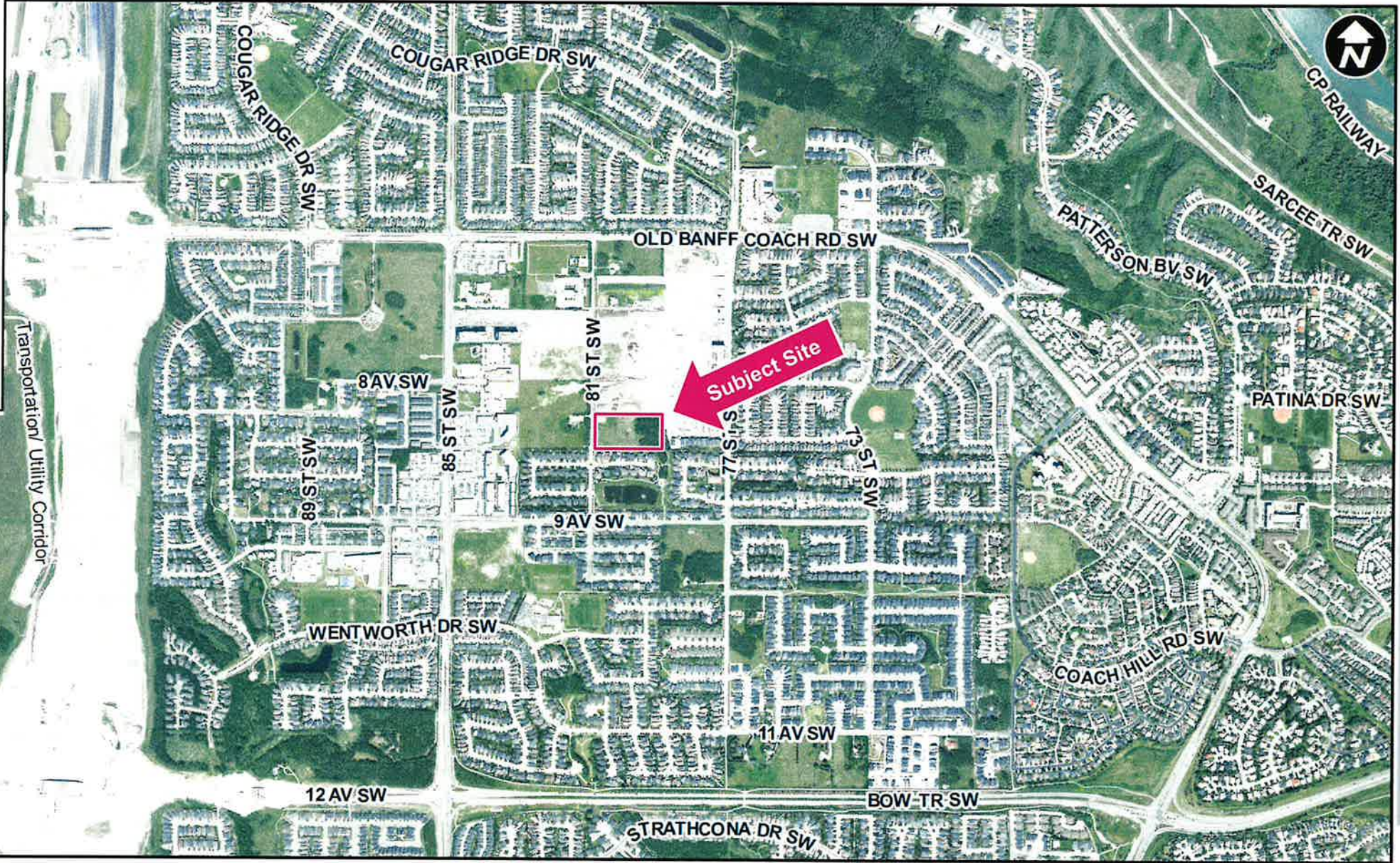
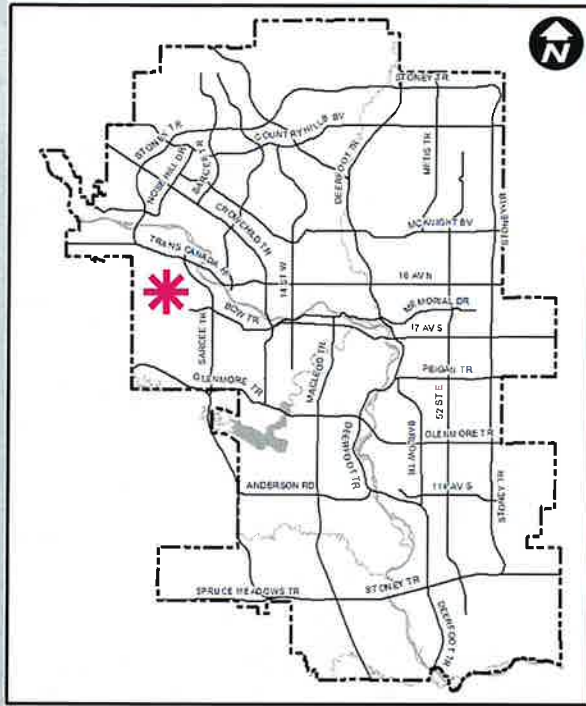
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.11 CPC2024-0226
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

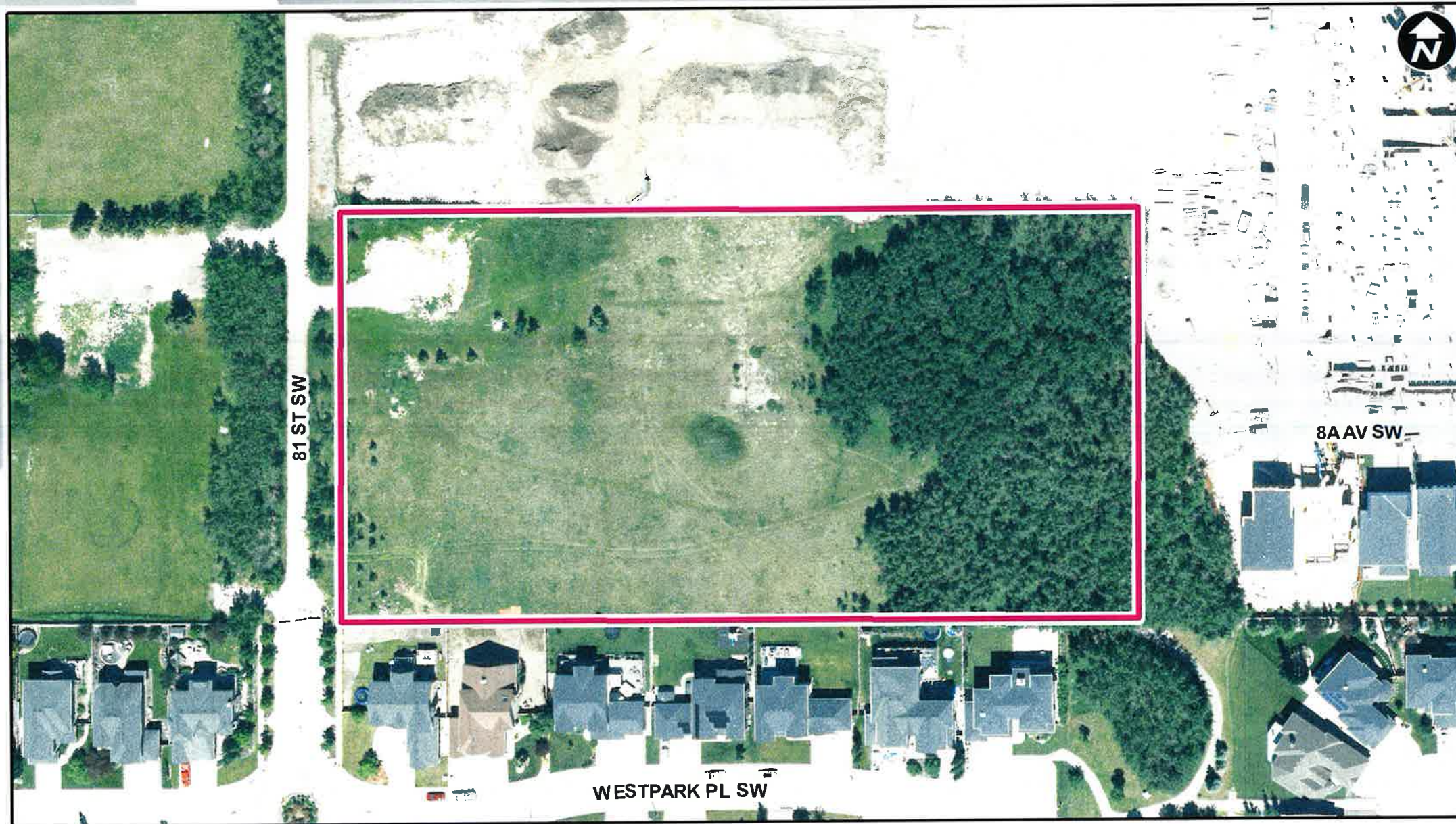
Give three readings to **Proposed Bylaw 112D2024** for the redesignation of 1.91 hectares \pm (4.73 acres \pm) located at 850 and 870 – 81 Street SW (Plan 9811875, Block 42, Lot 1; Plan 4740AK, Block 42) from Direct Control (DC) District to Residential – One Dwelling (R-1s), Multi-Residential – At Grade Housing (M-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



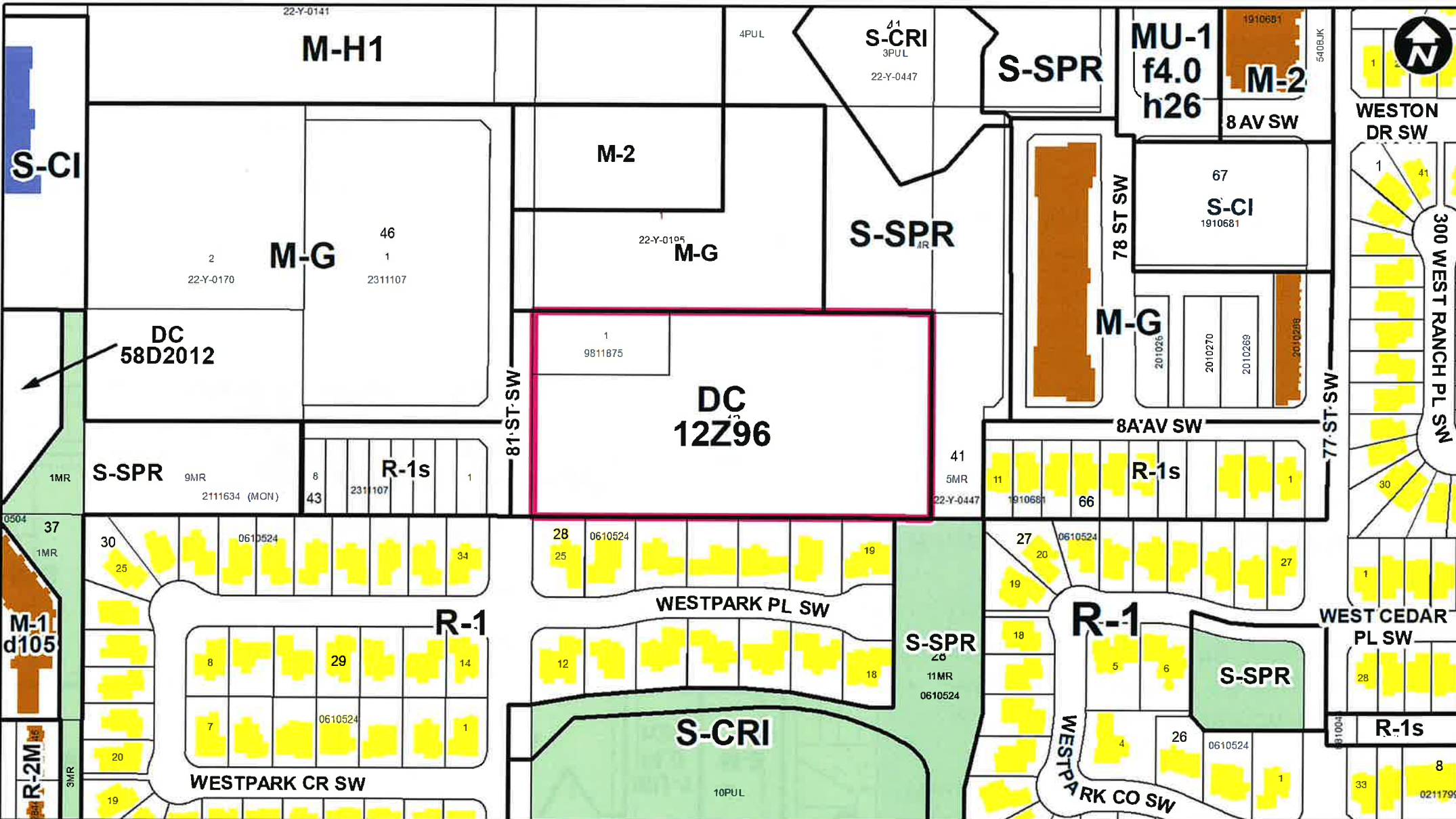
Parcel Size:

1.91 ha

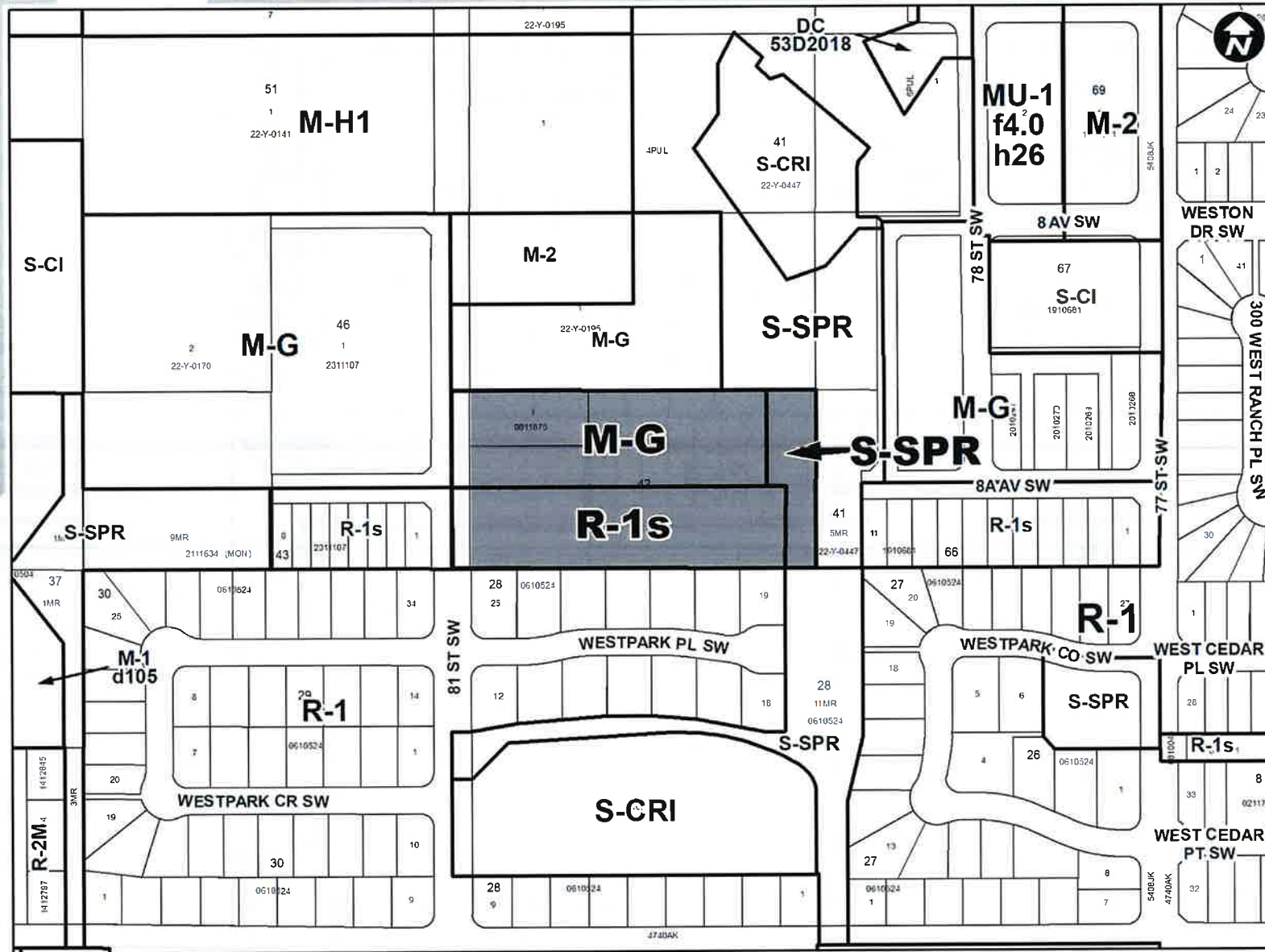
100m x 193m

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 – At Grade Housing (M-G) District:

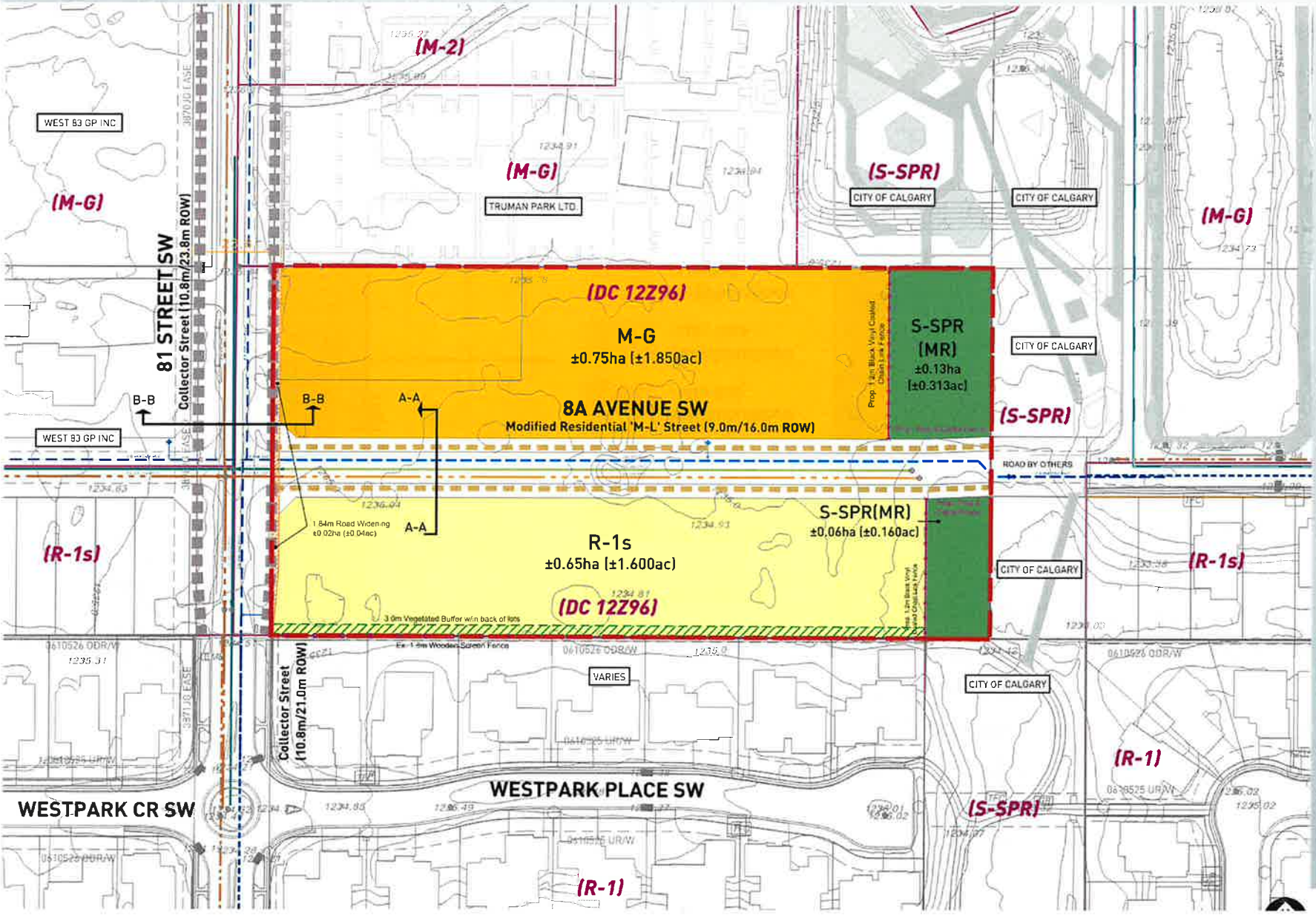
- Multi-residential development
- Maximum height of 13 metres
- Maximum density: 80 units per hectare

Proposed Residential – One Dwelling (R-1s) District:

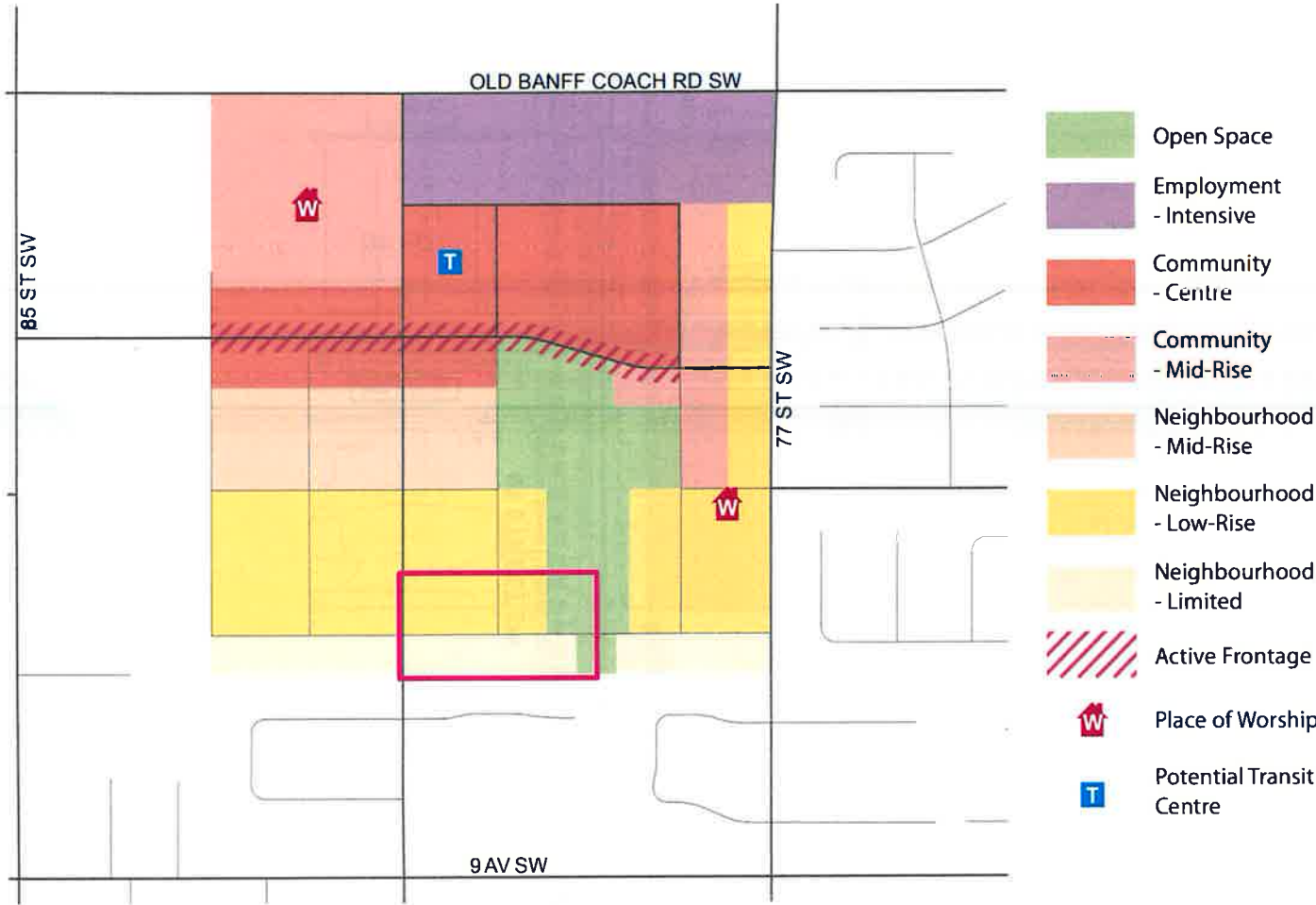
- Single Detached Dwellings and Secondary Suites as permitted uses
- Maximum height of 12 metres, if parcel meets dimension requirements

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

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



Map 3: West Springs North Neighbourhood Land Use Concept



Policy Areas

Neighbourhood – Limited

- Sensitive transition from existing low-density residential housing
- Moderate intensification to ensure compatibility with surrounding area

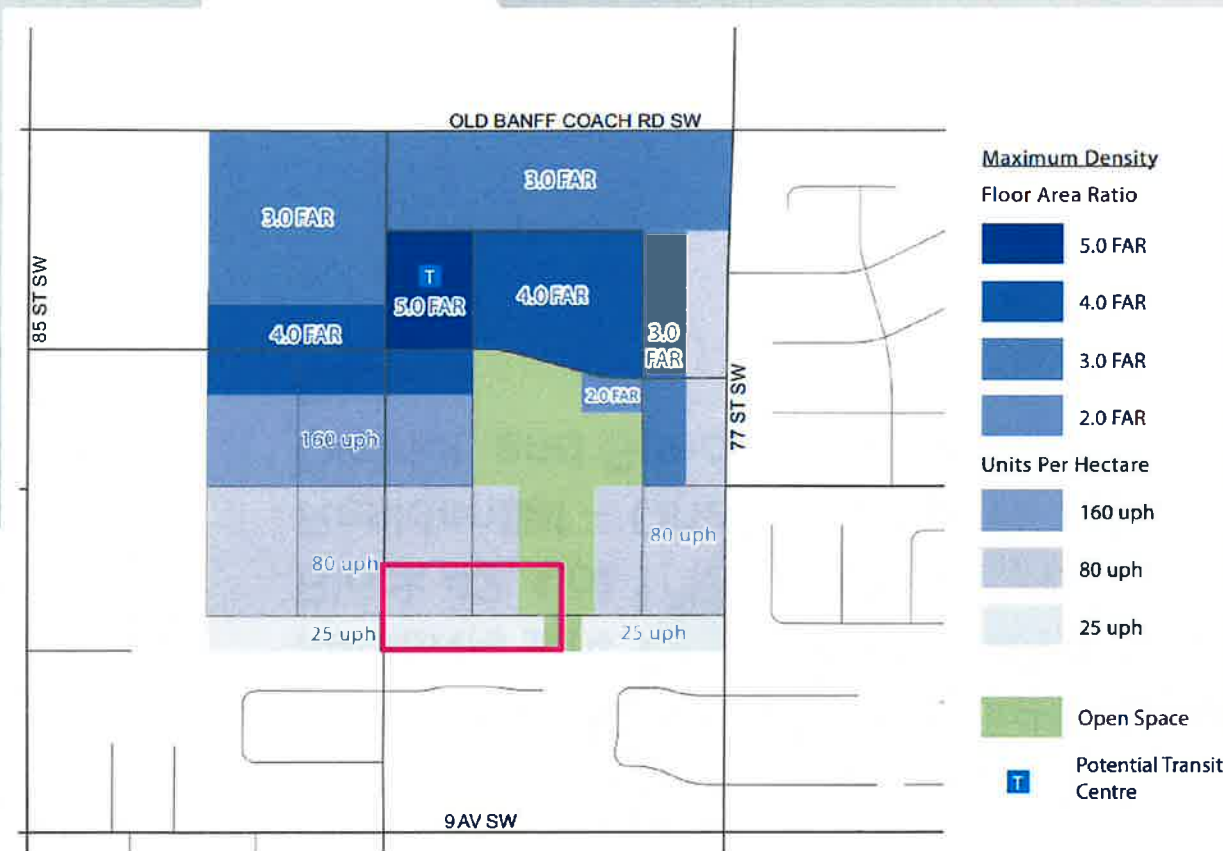
Neighbourhood – Low-Rise

- transition between low density residential housing and more intense development
- encourages a mix housing types including low-rise multi-residential buildings, townhouses, rowhouses

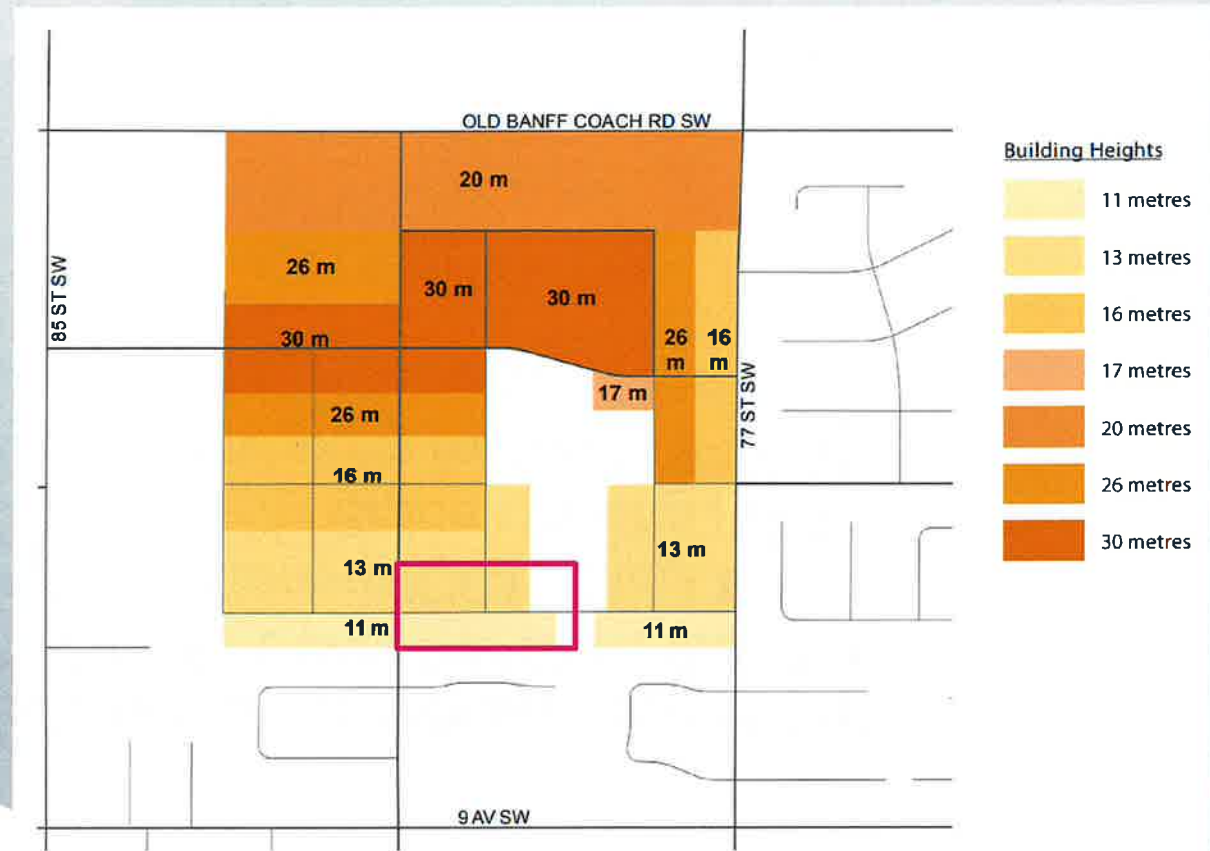
Open Space

- promote, conserve and enhance an interconnected ecological and recreational system within the Plan Area.

Maximum Density and Floor Area Ratio



Maximum Building Height



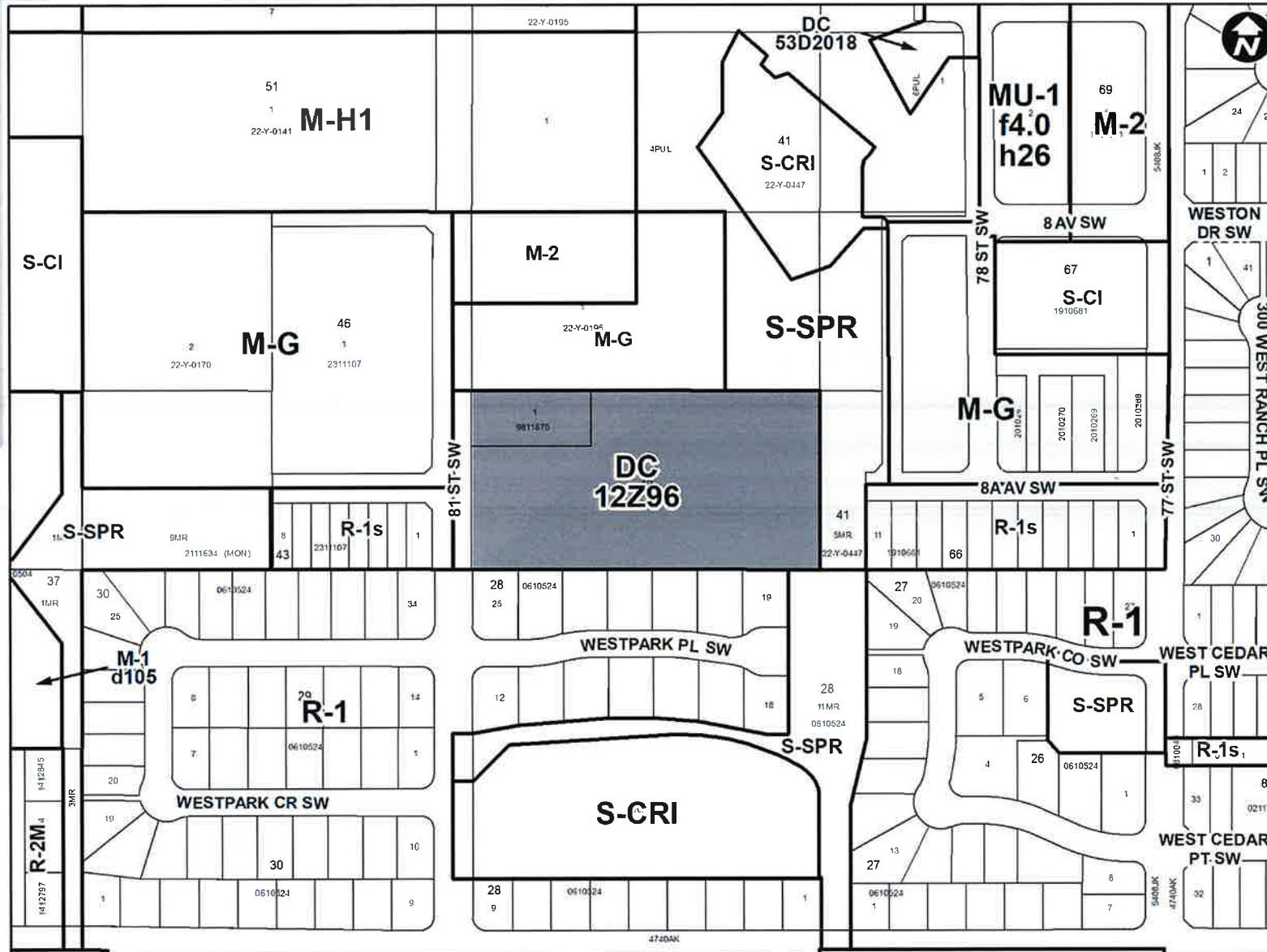
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Supplementary Slides



Direct Control (DC) District (12z96)

- Intended to accommodate large lot low density residential with minimum lot sizes of 0.2 hectares (0.5 acres)





