



Public Hearing of Council

Agenda Item: 7.2.10



LOC2022-0215 / CPC2024-0255

Land Use Amendment

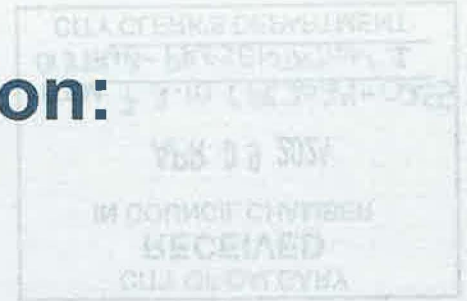
April 9, 2024

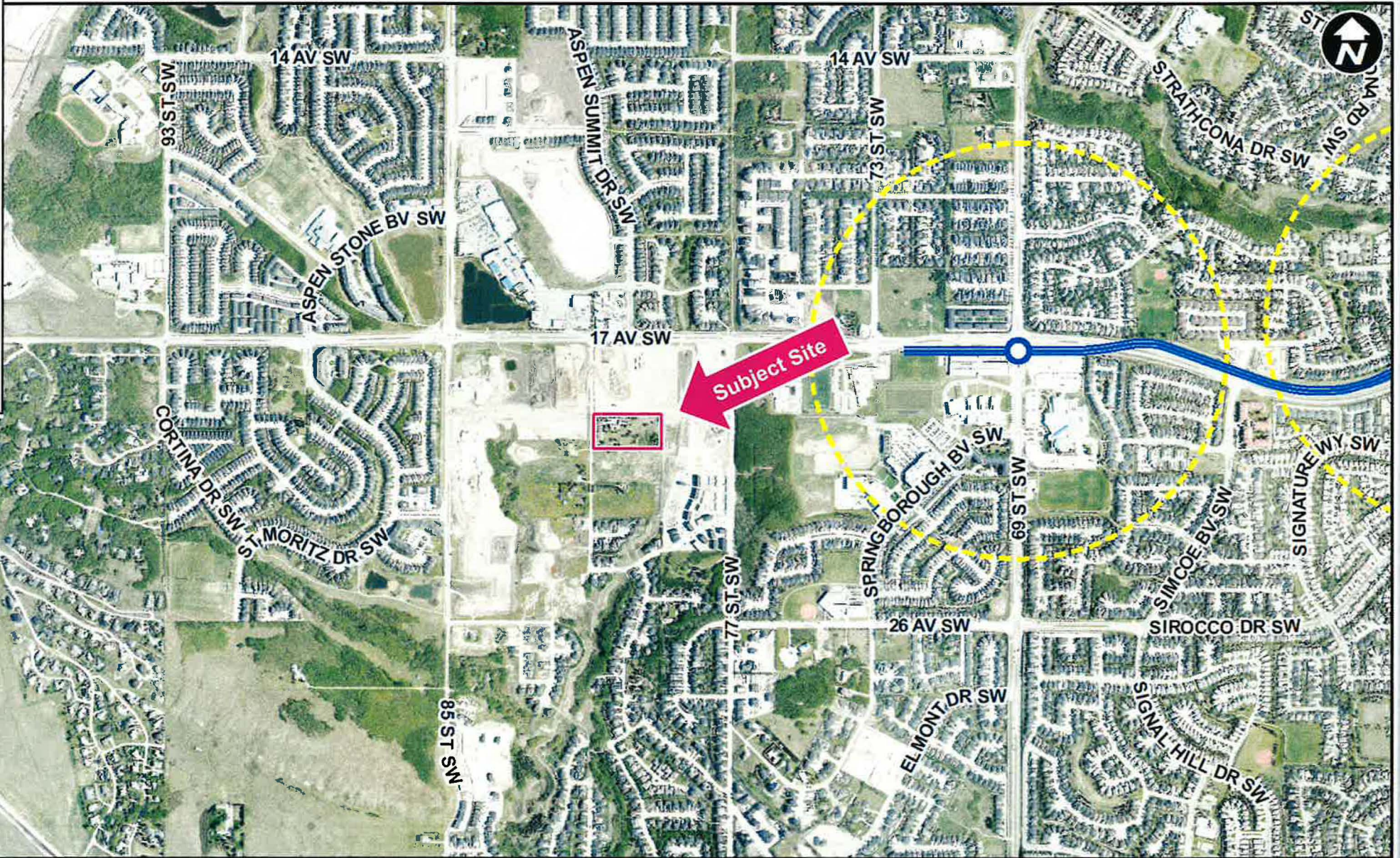
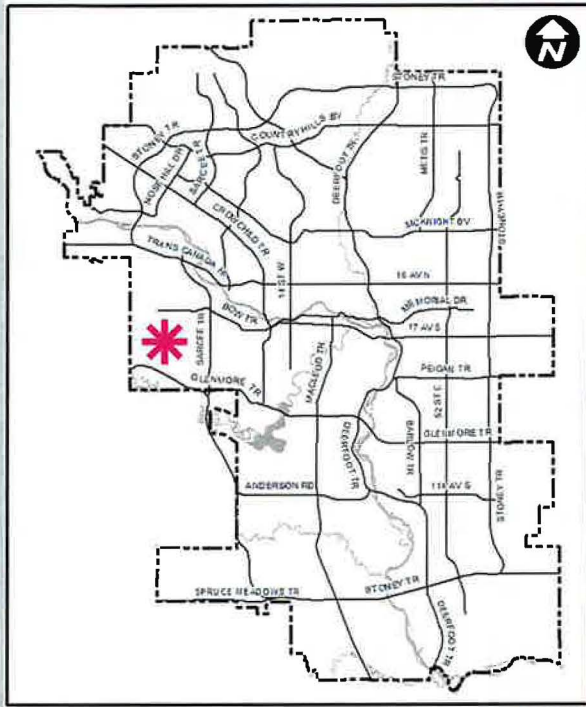
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.10 CPC2024-0255
DISTRIB-PRESENTATION 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 117D2024** for the redesignation of 2.25 hectares \pm (5.56 acres \pm) 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

CITY LIMITS

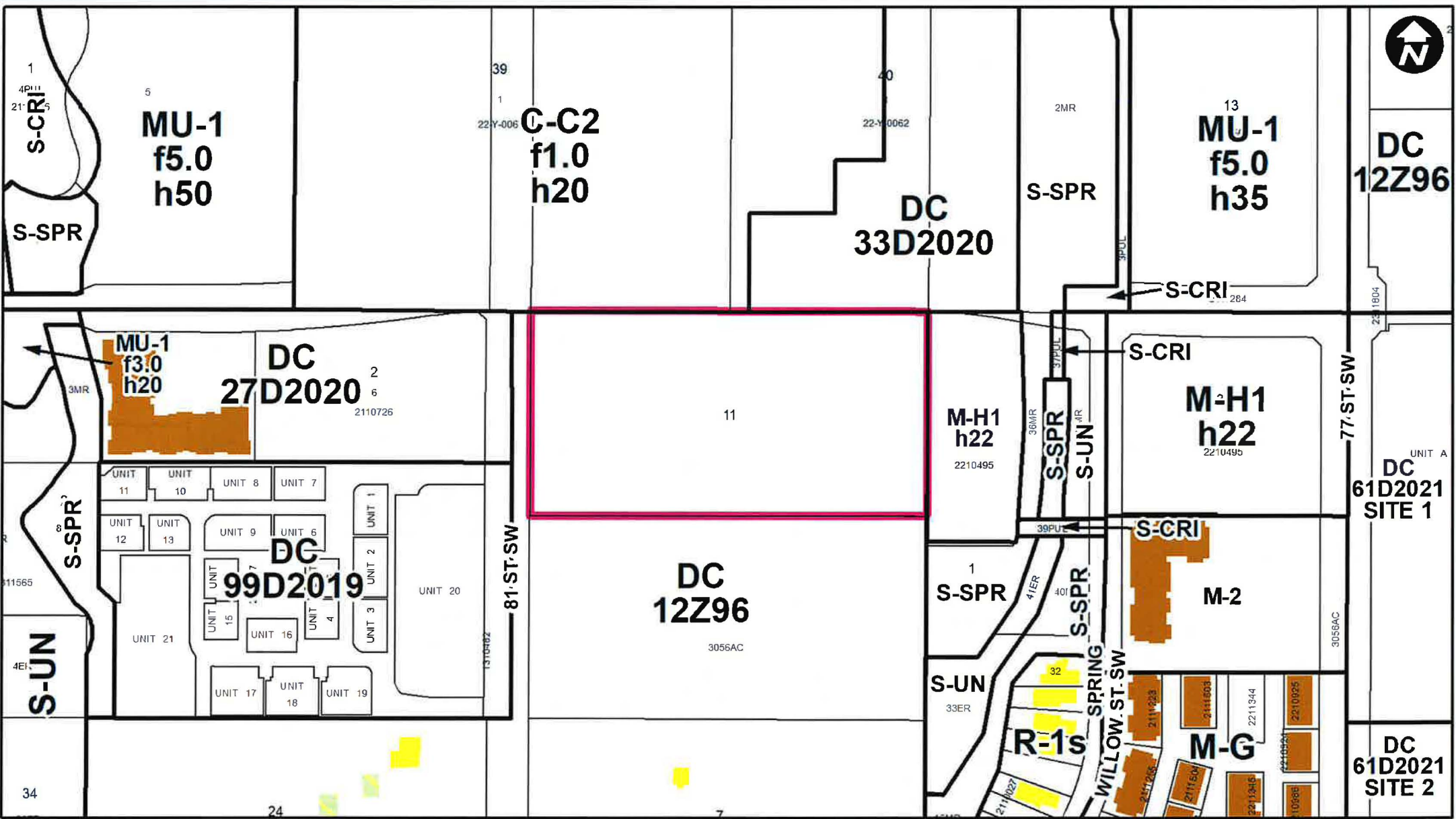


Parcel Size:

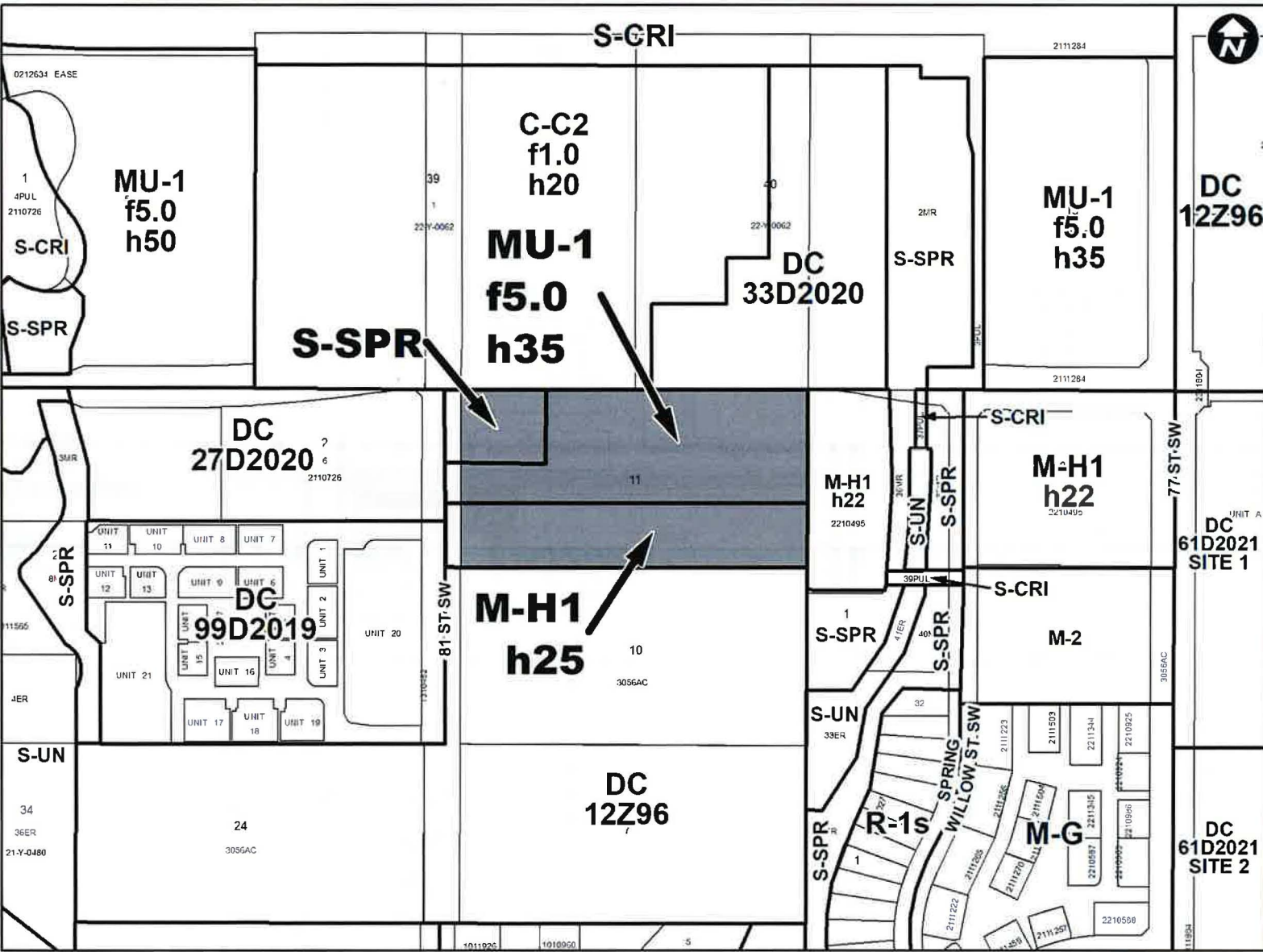
1.92 ha
194m x 100m

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



Proposed Land Use Map 6



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 (10 storeys)

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

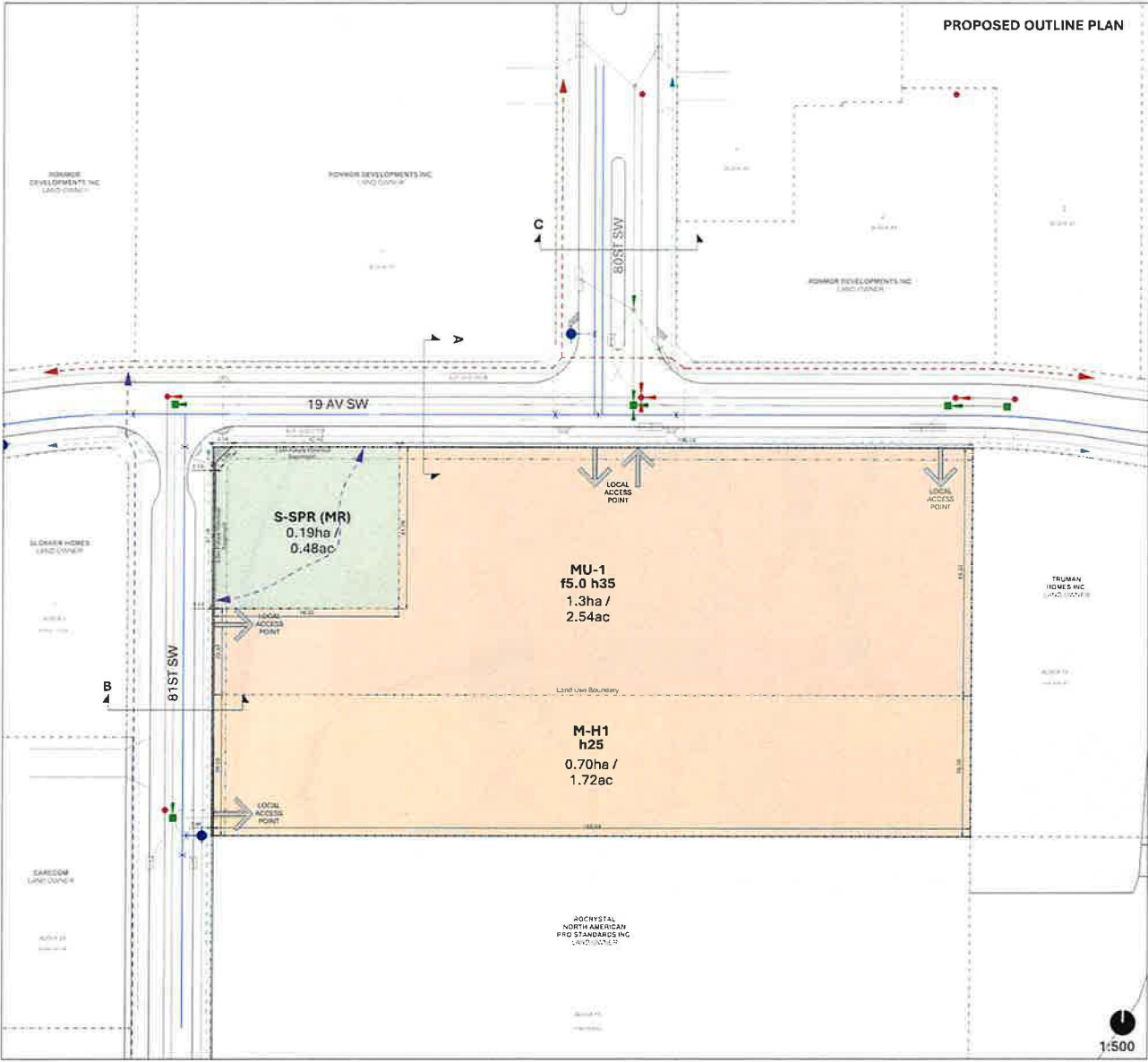
- Multi-residential development
- Maximum building height of 25 metres (6 storeys)

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

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

SLOKKER: WOLFERRY OUTLINE PLAN

PREPARED ON: 01 DECEMBER 11, 2022



LEGEND

- - - - - Outline Plan Boundary
- - - - - Proposed Parcel Boundaries
- - - - - Proposed Easement
- - - - - Proposed Lot of Control (L.C.C)
- - - - - Proposed Back of Comp. (B.C.C)
- - - - - Proposed Ledge of Work (L.O.W)
- - - - - Concretions
- - - - - 3.0m Regional Pathways
- - - - - 3.0m Local Use Pathways
- - - - - Sewerback
- - - - - Proposed Primary Access Location
- - - - - Servicing (Proposed in Commence)
- - - - - Secondary Line
- - - - - Sanitary Mainline
- - - - - Water Line
- - - - - Water Hydrant
- - - - - Storm Line
- - - - - Storm Mainline
- - - - - Storm Catch Basin
- - - - - Existing or Assumed Surface
- - - - - Existing Approved Lot of Control
- - - - - Existing Approved Edge of Work Path
- - - - - Existing Property Lines
- - - - - Origin of Compurt (S.D.P. Implants)

OUTLINE PLAN STATISTICS

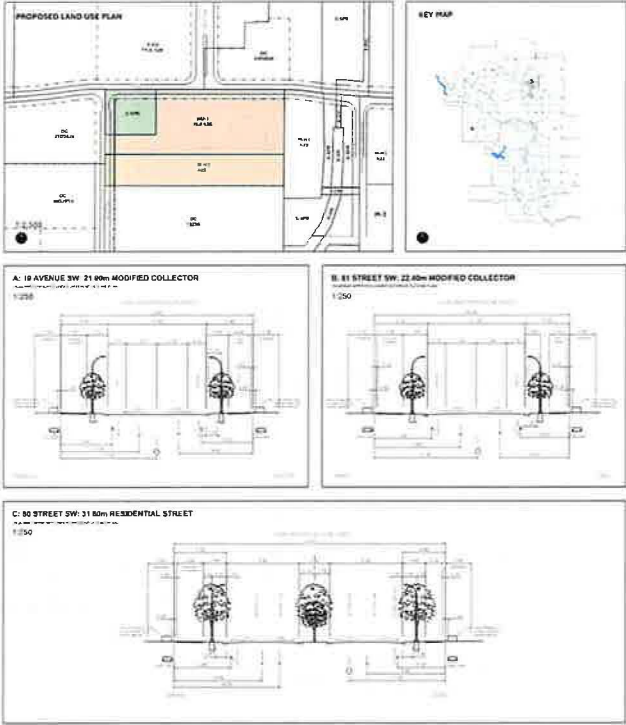
Total Site Area	Acres	Hectares	%
Gross & Net Developable	4.15	1.68	100%
Planned Area			
	Acres	Hectares	%
Development Parcel	4.26	1.72	89.7%
Mixed Use - General Density (MU 1 IS 0 H35)	2.54	1.03	53.0%
Mixed Residential - High Density Low Rise (M H1 H25)	1.72	0.70	36.1%
Special Purpose (S-SPR(MR))	0.48	0.19	10.2%
Road Winding on 81 Street SW	0.01	0.01	0.3%

DENSITY AND INTENSITY

Development Areas	Units	Jobs	People	Jobs & People
MU-1 IS 0 H35				
Anticipated number of units (2100ups)	329	58	559	
Anticipated number of people (1 / pop/units)				559
Anticipated number of total jobs (job/48x2)		25		
Anticipated number of home based jobs (1% of units)		15		
M-H1 H25				
Anticipated number of units (2100ups)	302	12	514	
Anticipated number of people (2.4 pop/units)				514
Anticipated number of home based jobs (4% of units)		12		
Totals	631	50	1,073	584

LAND USE STATISTICS

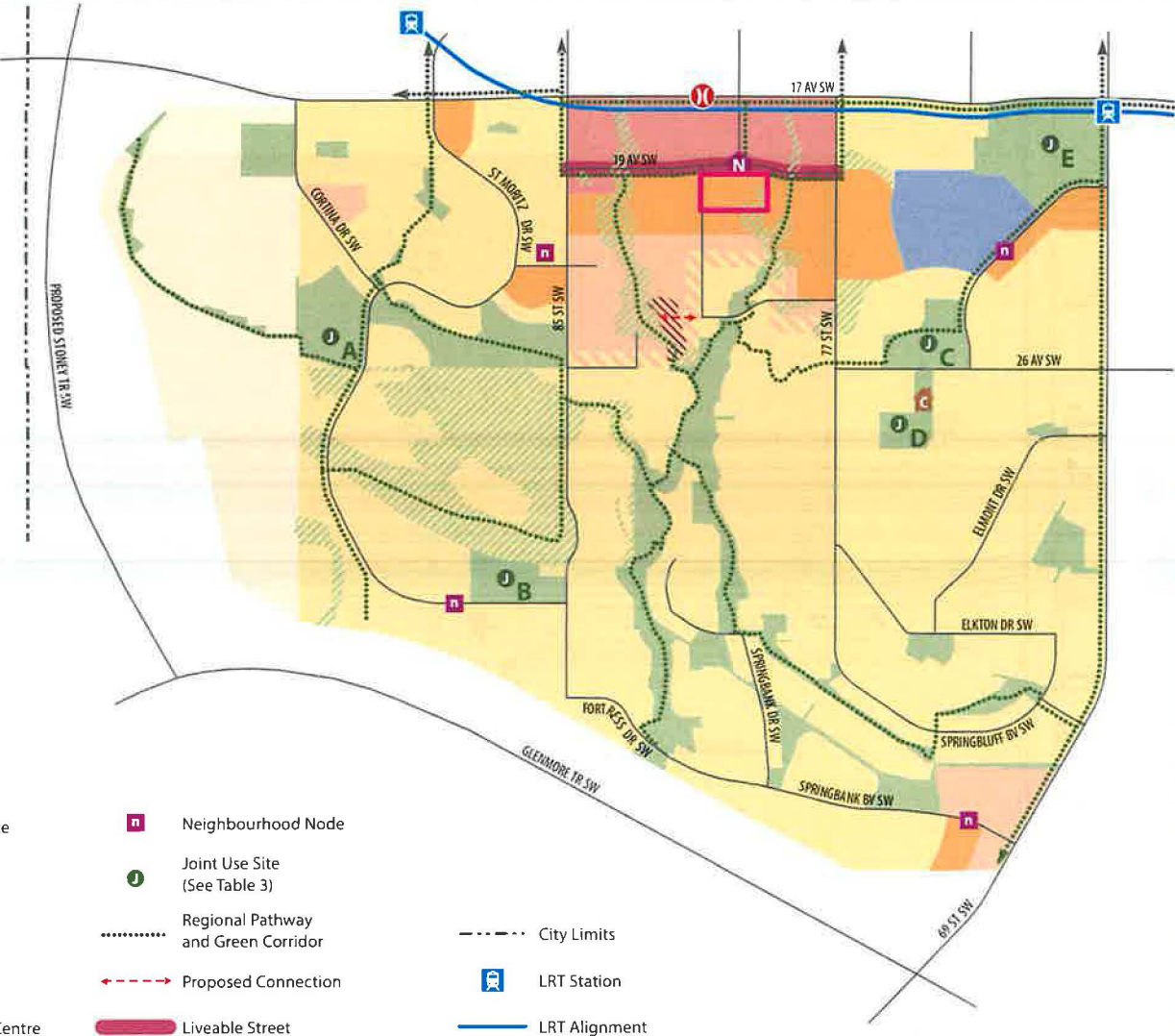
Land Use Areas	Acres	Hectares
DC12296 to MU 1 IS 0 H35	2.99	1.21
DC12296 to S-SPR H25	1.42	0.57
DC12296 to S-SPR	0.75	0.30



Springbank Hill Area Structure Plan

Map 2: Land Use Concept
 APPROVED
 28P2017
 AMENDED
 10P2020
 19P2021

- Country Residential
- Standard Suburban
- Low Density Contextual
- Low Density
- Medium Density
- Mixed-Use
- University Campus
- Existing Open Space
- Environmental Open Space Study Area
- Policy Review Area
- Active Modes Crossing
- Community Association
- Neighbourhood Activity Centre
- n Neighbourhood Node
- Joint Use Site (See Table 3)
- Regional Pathway and Green Corridor
- Proposed Connection
- Liveable Street
- City Limits
- LRT Station
- LRT Alignment



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:

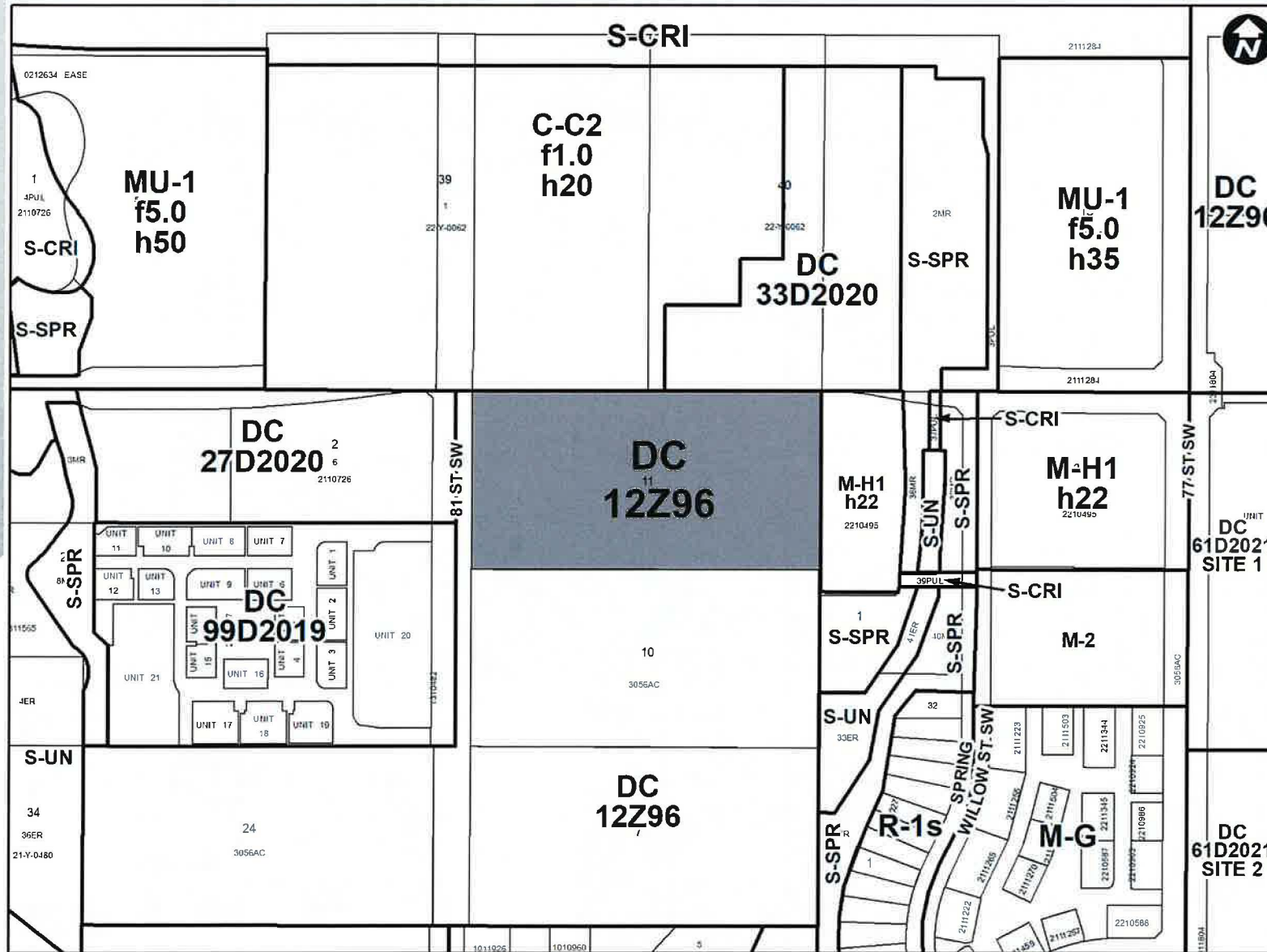
- High quality pedestrian realm
- Buildings should be designed to animate the street

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Supplementary Slides



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)





