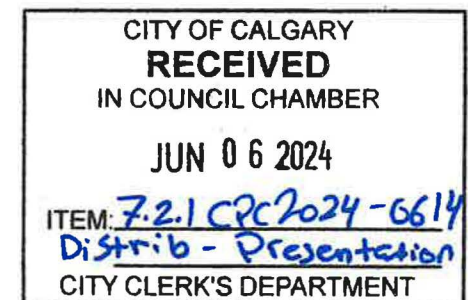




# LOC2023-0388 Land Use Amendment

2024 June 06

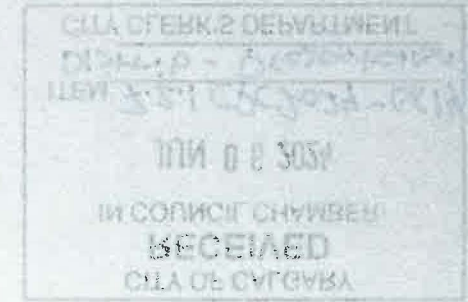




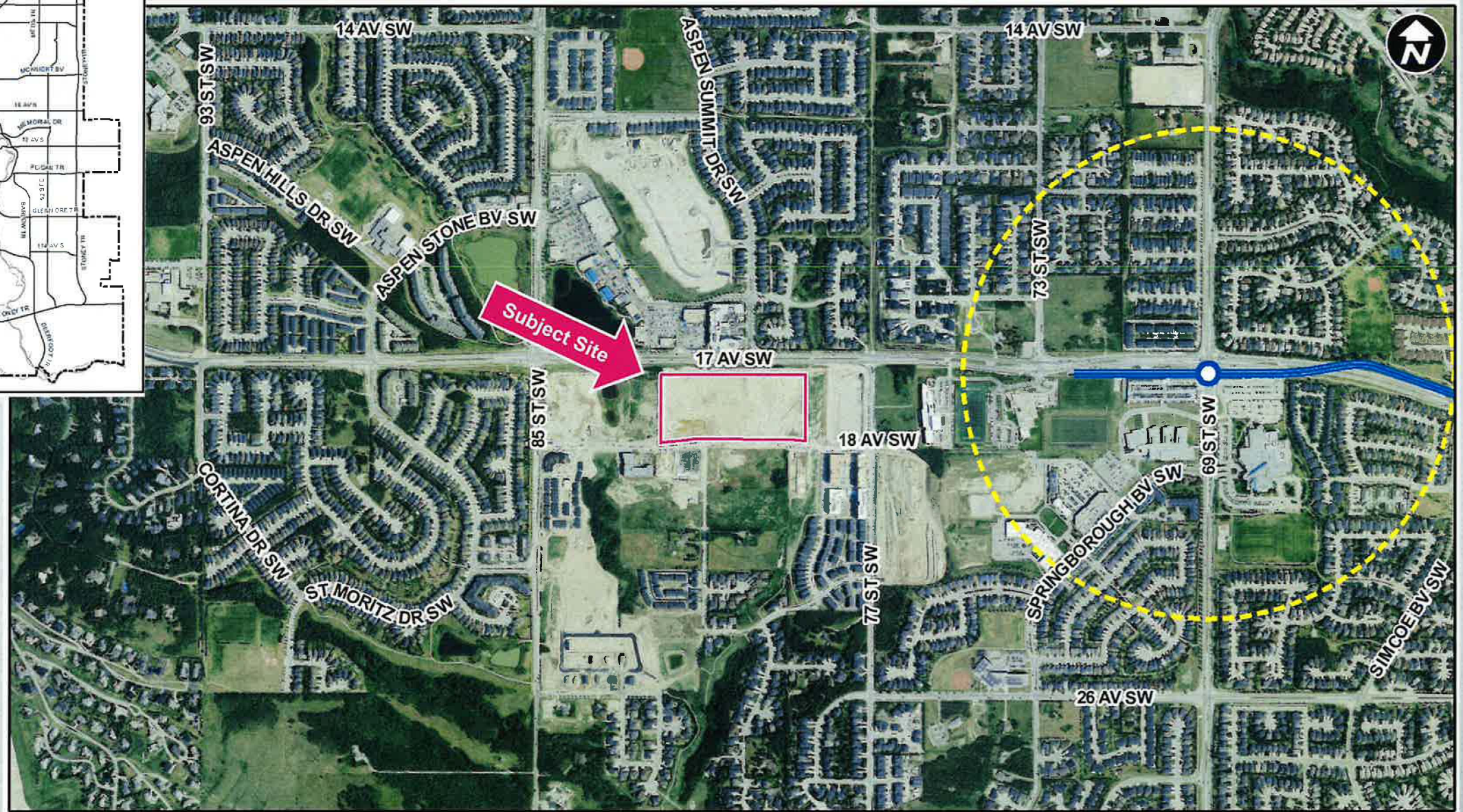
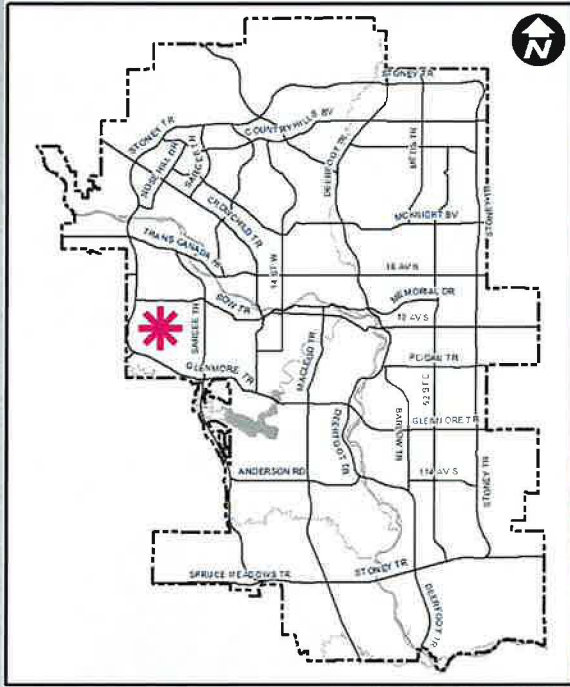
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.20 hectares  $\pm$  (15.31 acres  $\pm$ ) at 7955, 8181 and 8259 – 17 Avenue SW (Plan 2747HB, Block 31; Plan 3056AC, Blocks 15 and 16) from Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District and Direct Control (DC) District **to** Mixed Use – General (MU-1f4.0 h45) District and Mixed Use – General (MU-1 f4.0h25) District.



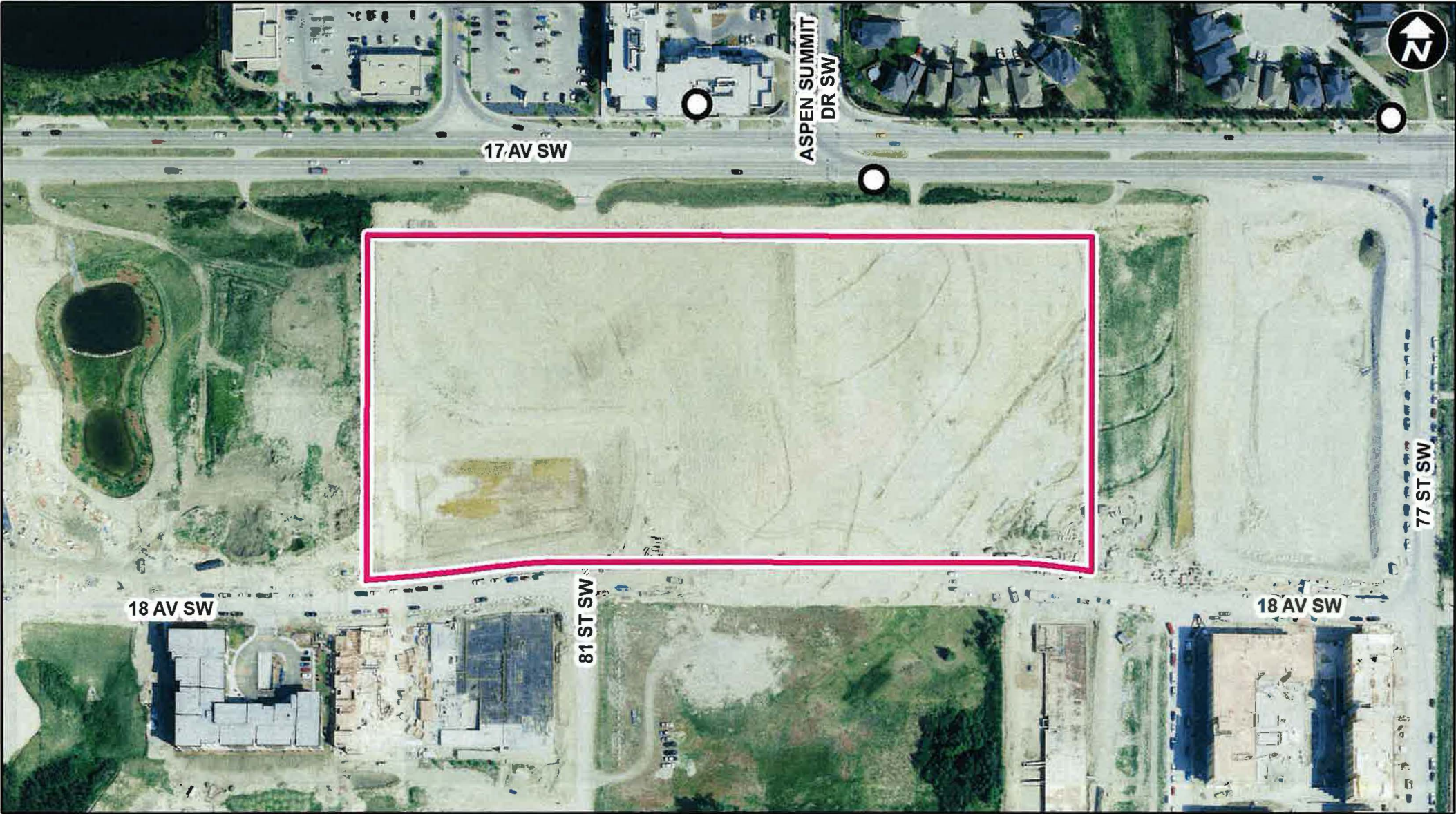




### LEGEND

- 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:

6.2 ha  
350m x 180m

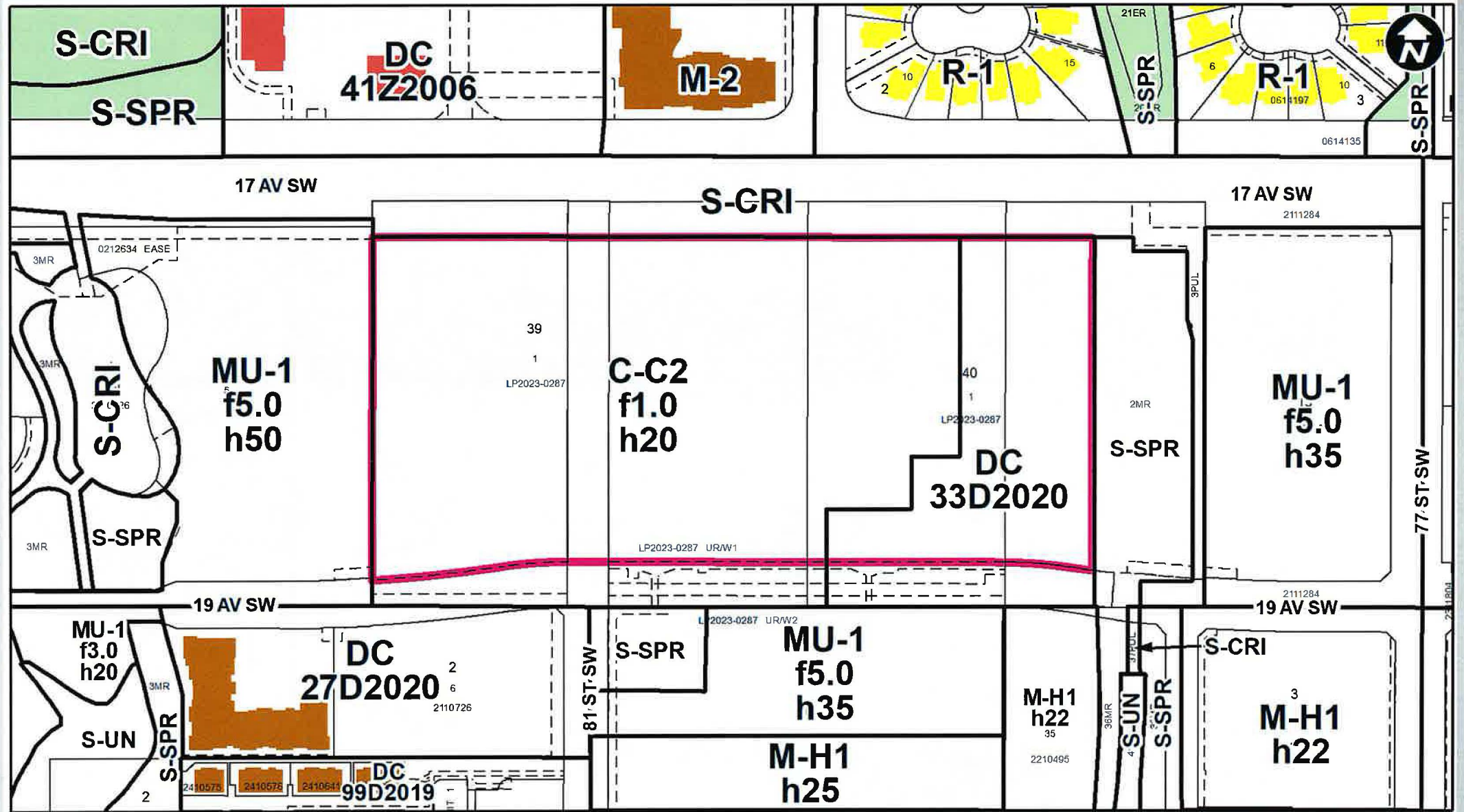


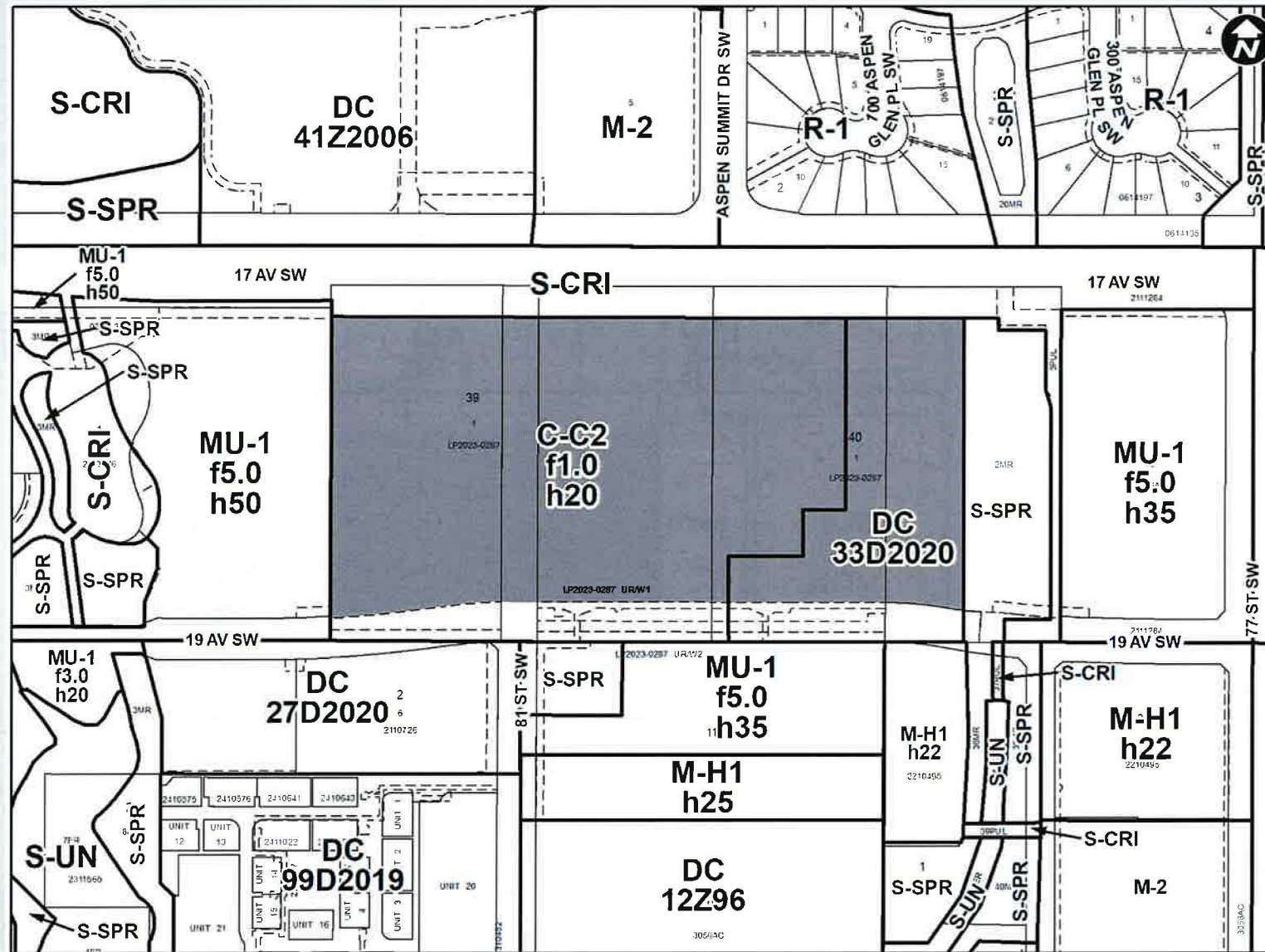




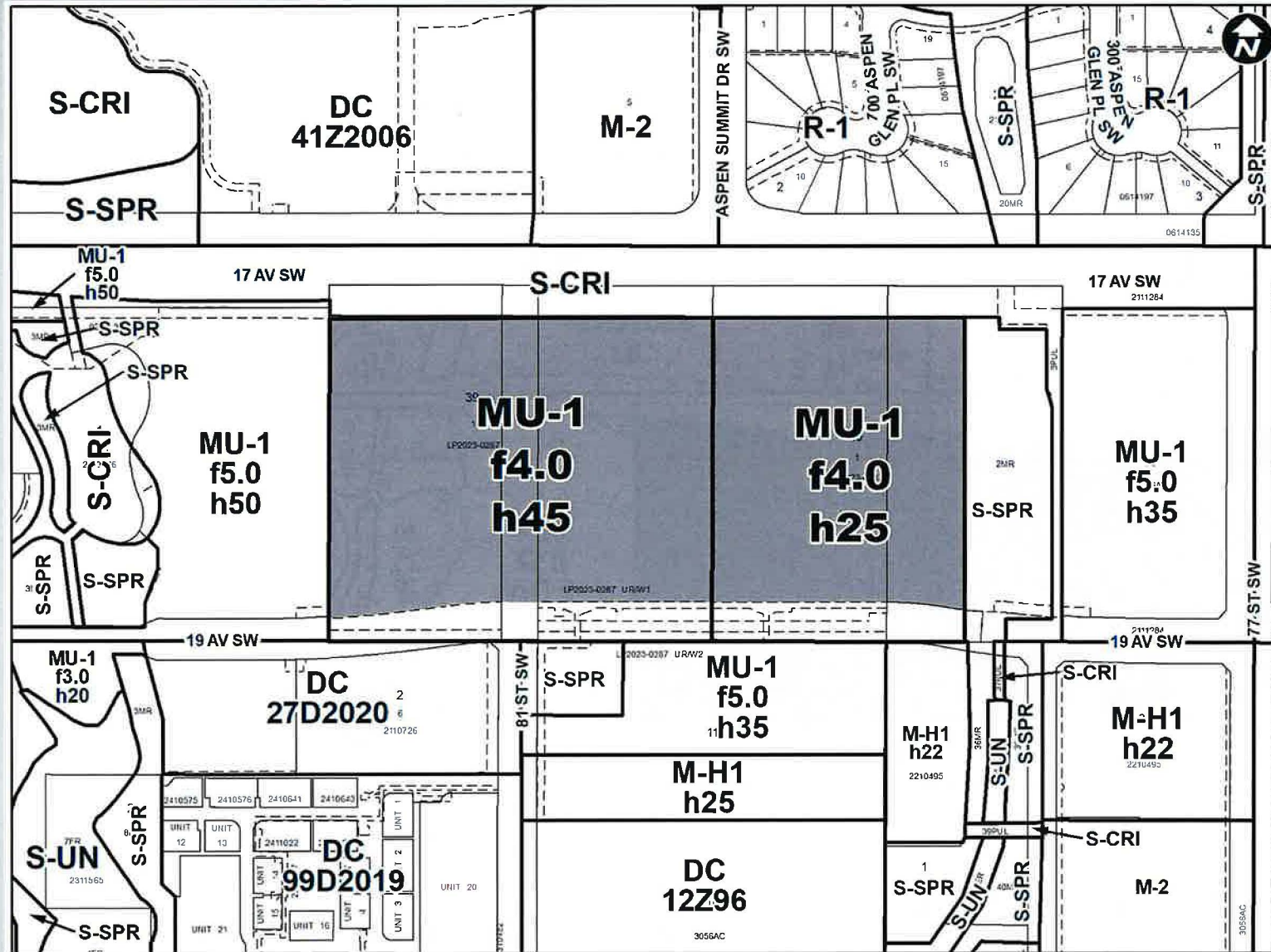
# Surrounding Land Use

- 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 Mixed Use - General (MU-1f4.0h45 and MU-1f4.0h25) District:













- Accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area
- Maximum Floor Area Ratio (FAR) of 4.0
- Maximum building height of 45 metres for west portion, 25 metres for east portion.
- No maximum density

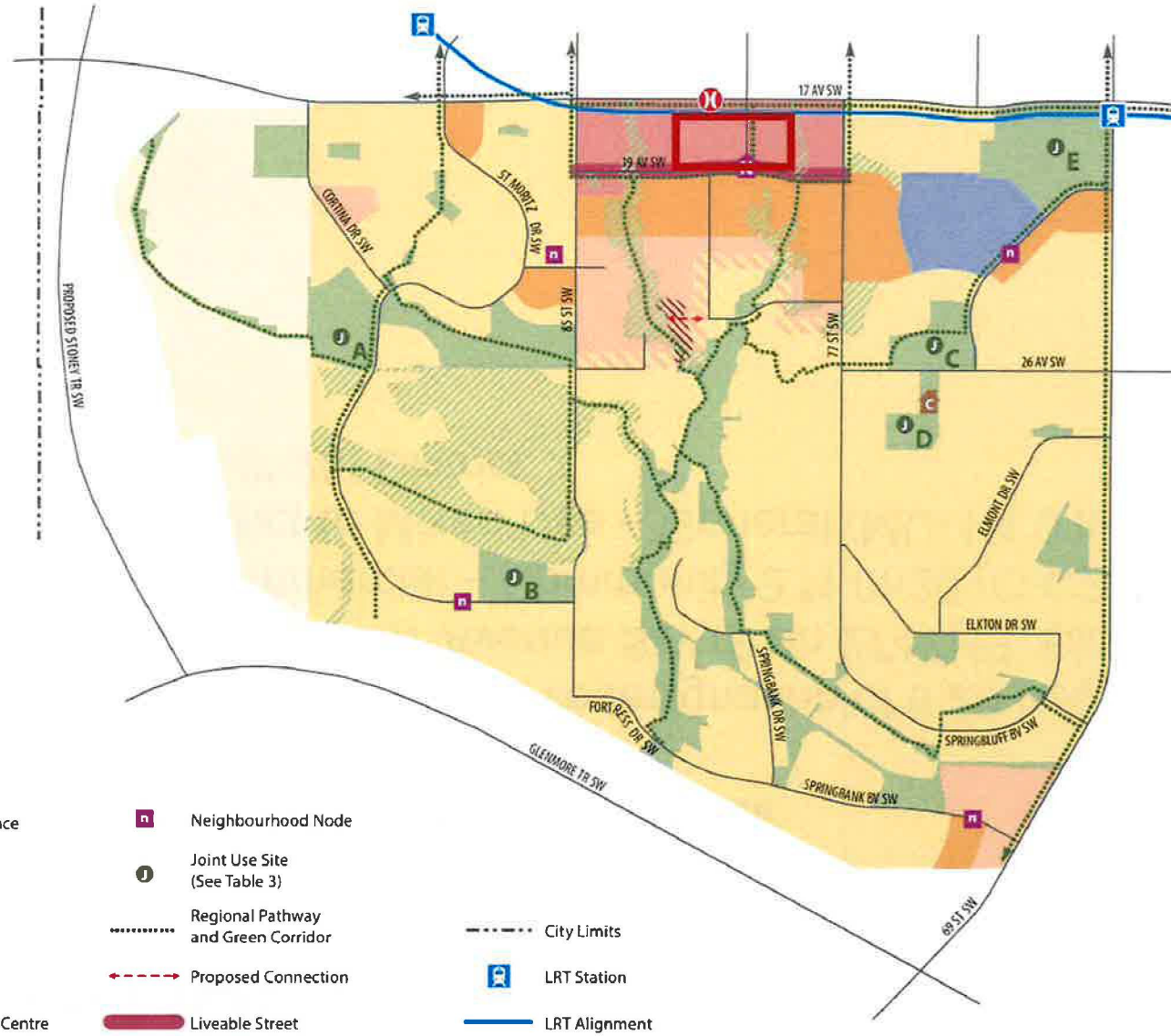


# Springbank Hill Area Structure Plan

**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
-  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.



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.20 hectares  $\pm$  (15.31 acres  $\pm$ ) at 7955, 8181 and 8259 – 17 Avenue SW (Plan 2747HB, Block 31; Plan 3056AC, Blocks 15 and 16) from Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District and Direct Control (DC) District **to** Mixed Use – General (MU-1f4.0 h45) District and Mixed Use – General (MU-1 f4.0h25) District.



## Supplementary Slides