



LOC2023-0212

Outline Plan, Policy and Land Use Amendment

2024 June 6

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2024
ITEM: 7.2.2 CP2024-0616
Distrib-Presentation
CITY CLERK'S DEPARTMENT

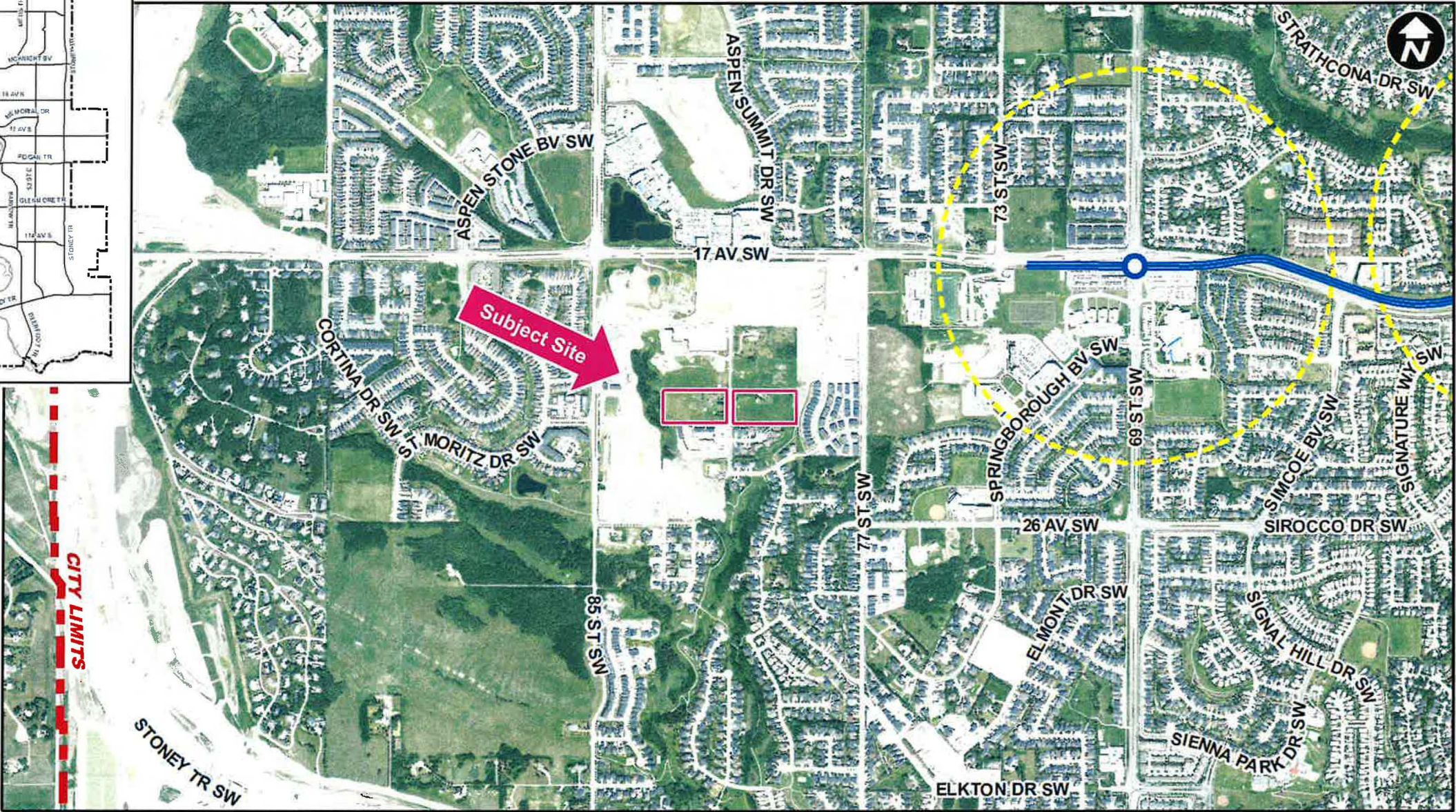
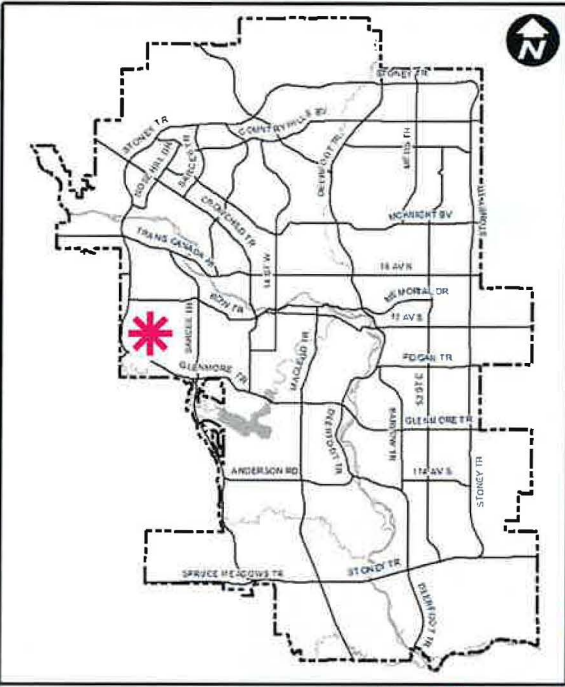
RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) to subdivide 3.60 hectares \pm (8.89 acres \pm) with conditions (Attachment 2).

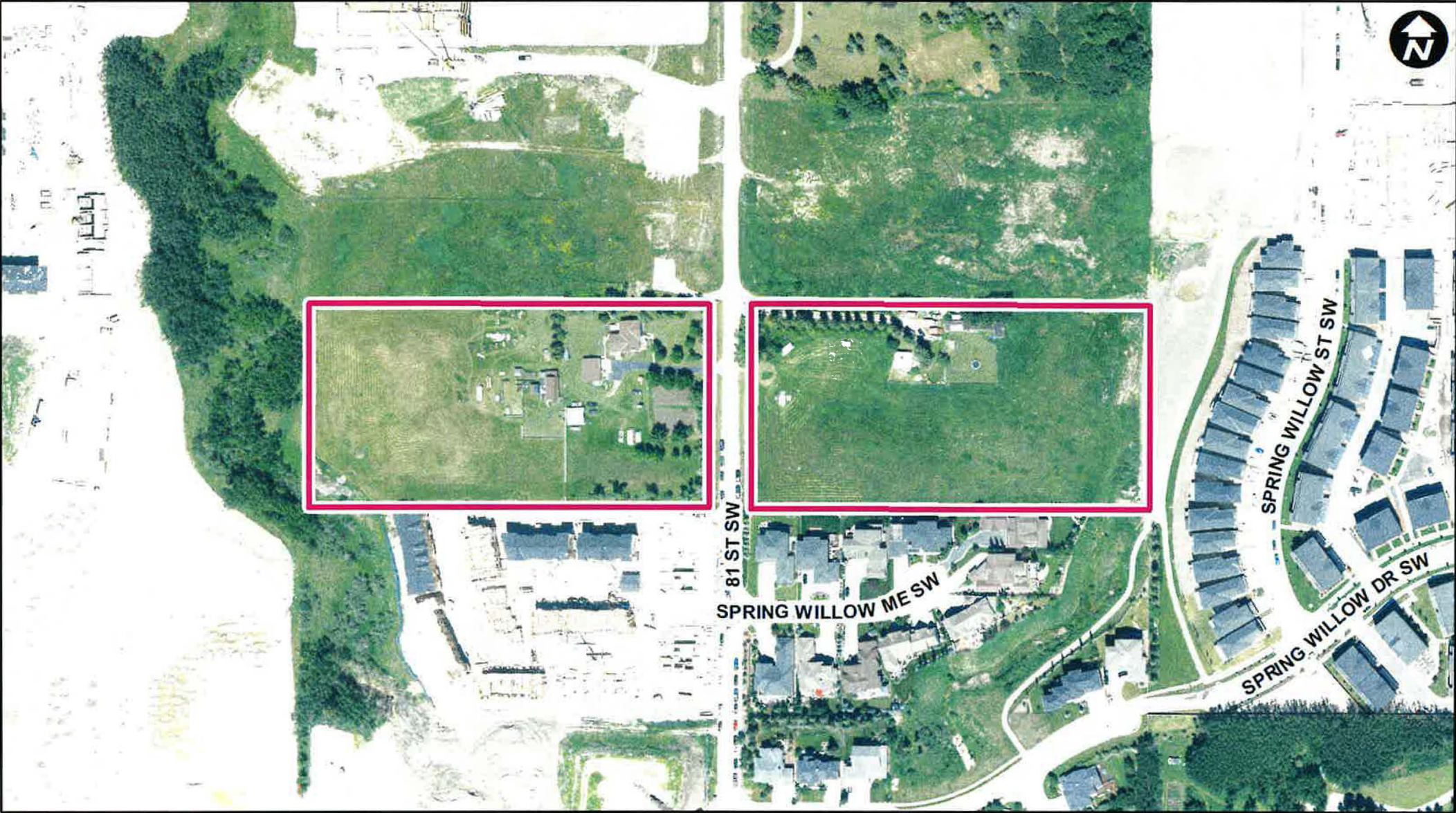
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 3.85 hectares \pm (9.52 acres \pm) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District to Multi-Residential – At Grade Housing (MGd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.



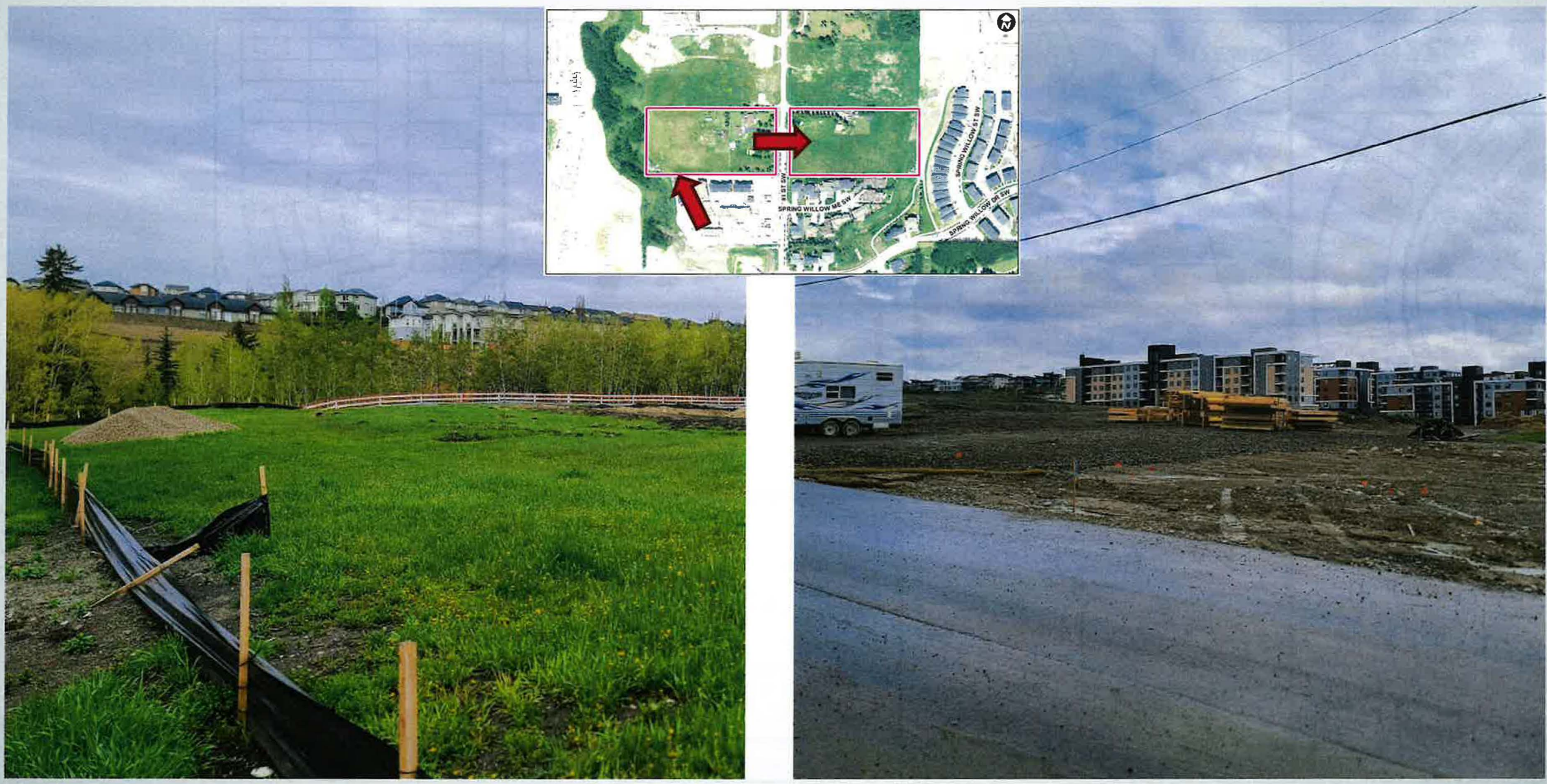
LEGEND

- 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

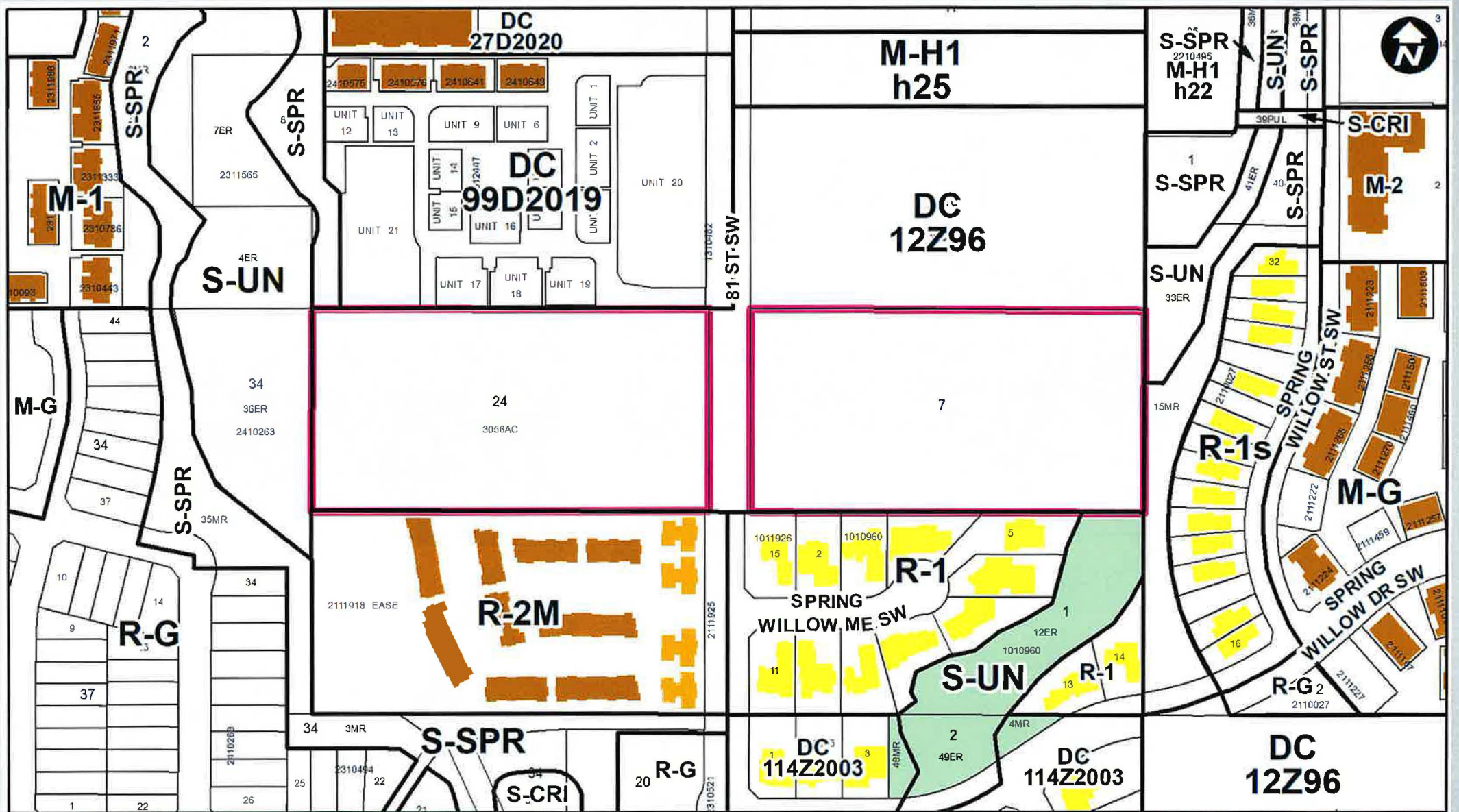


Parcel Size:

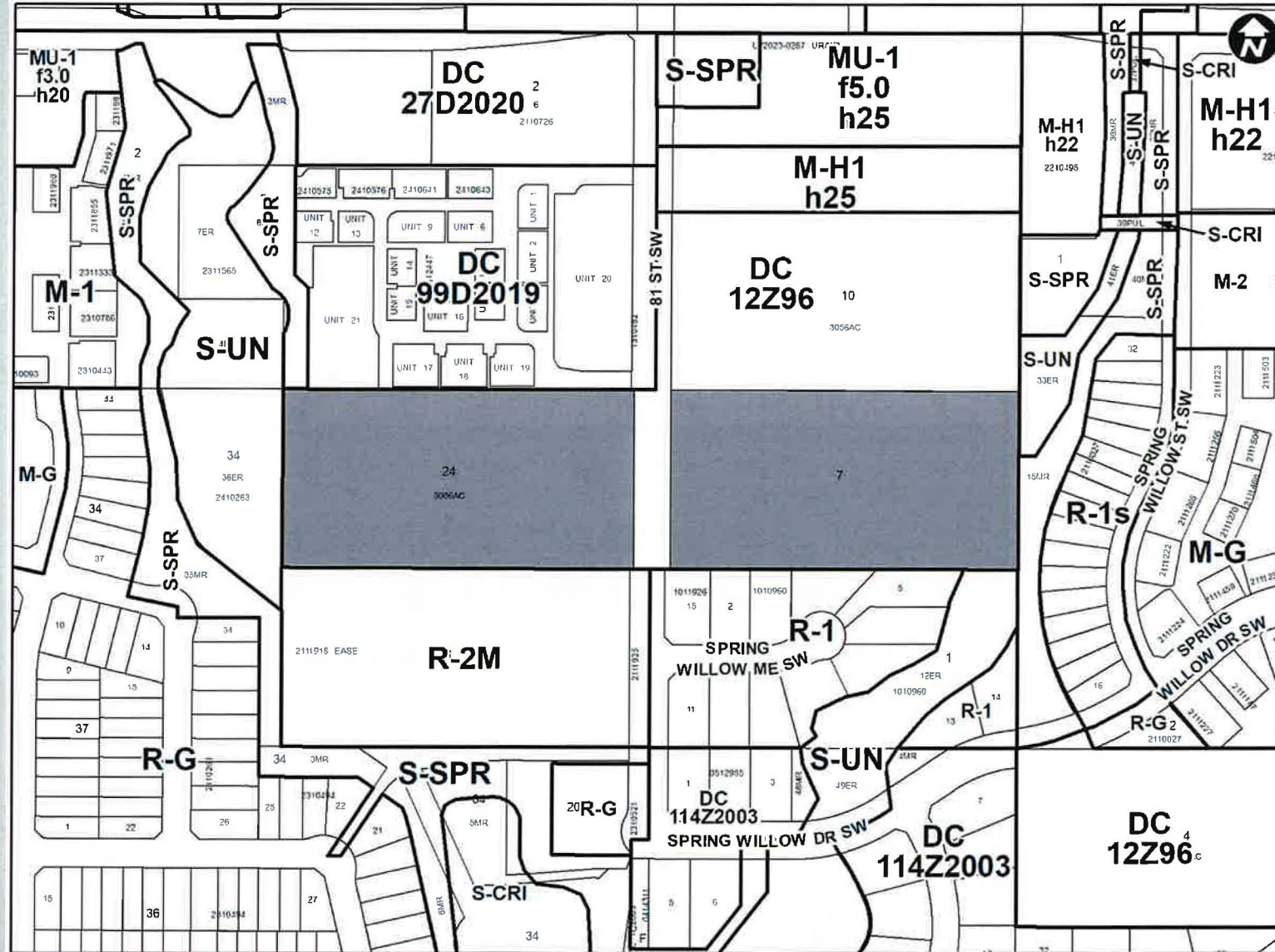
3.6 ha
400m x 100m



- 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

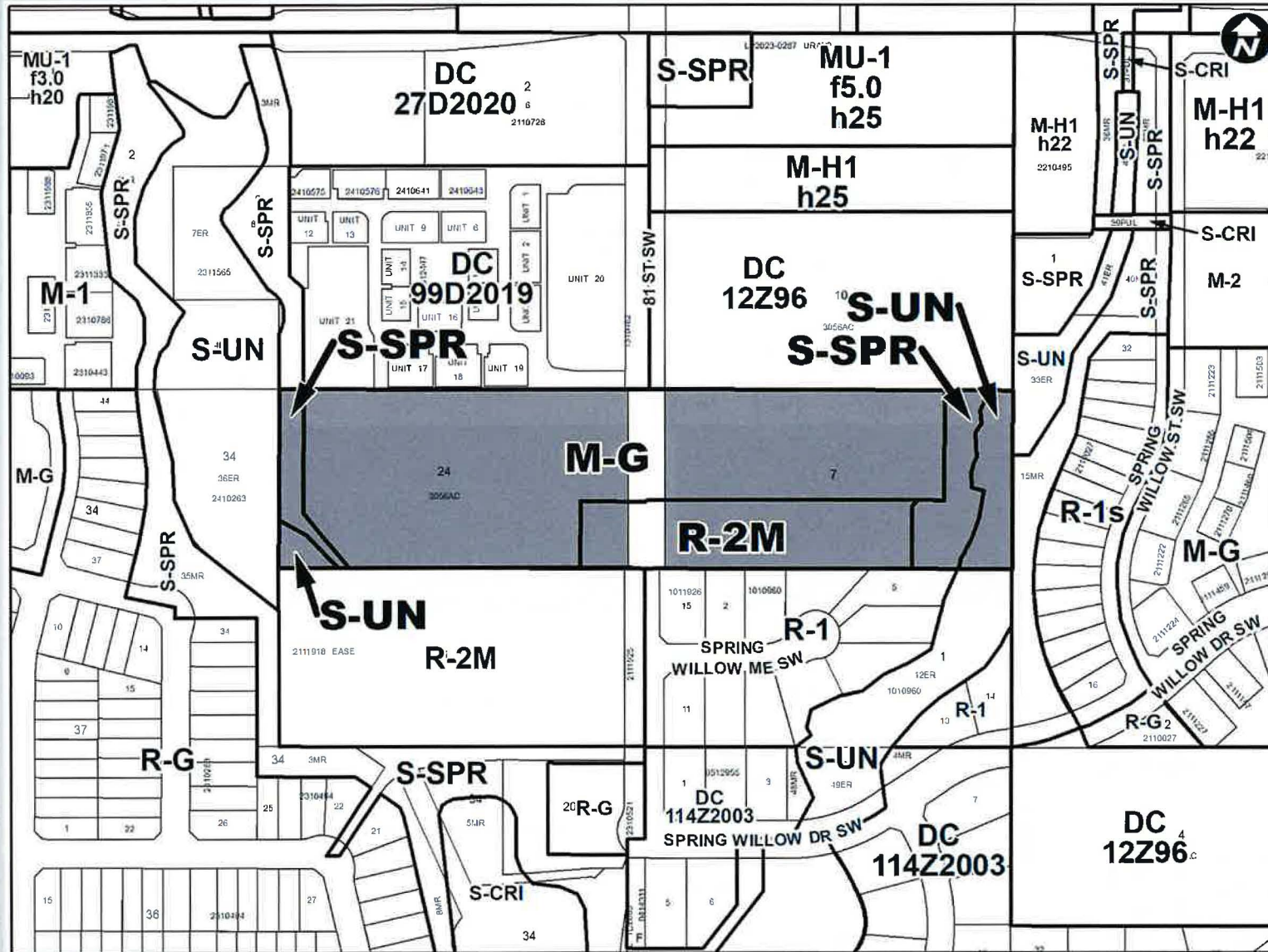


Existing Land Use Map 7



Existing Direct Control (DC) District:

- DC12Z96
- This District was intended to accommodate large lot low-density residential dwellings
- minimum lot sizes of 0.2 hectares (0.5 acres)



Multi-Residential – At Grade Housing (M-Gd65) District

- Density modifier of 65 units per hectare

Residential – Low Density Multiple District (R-2M) District

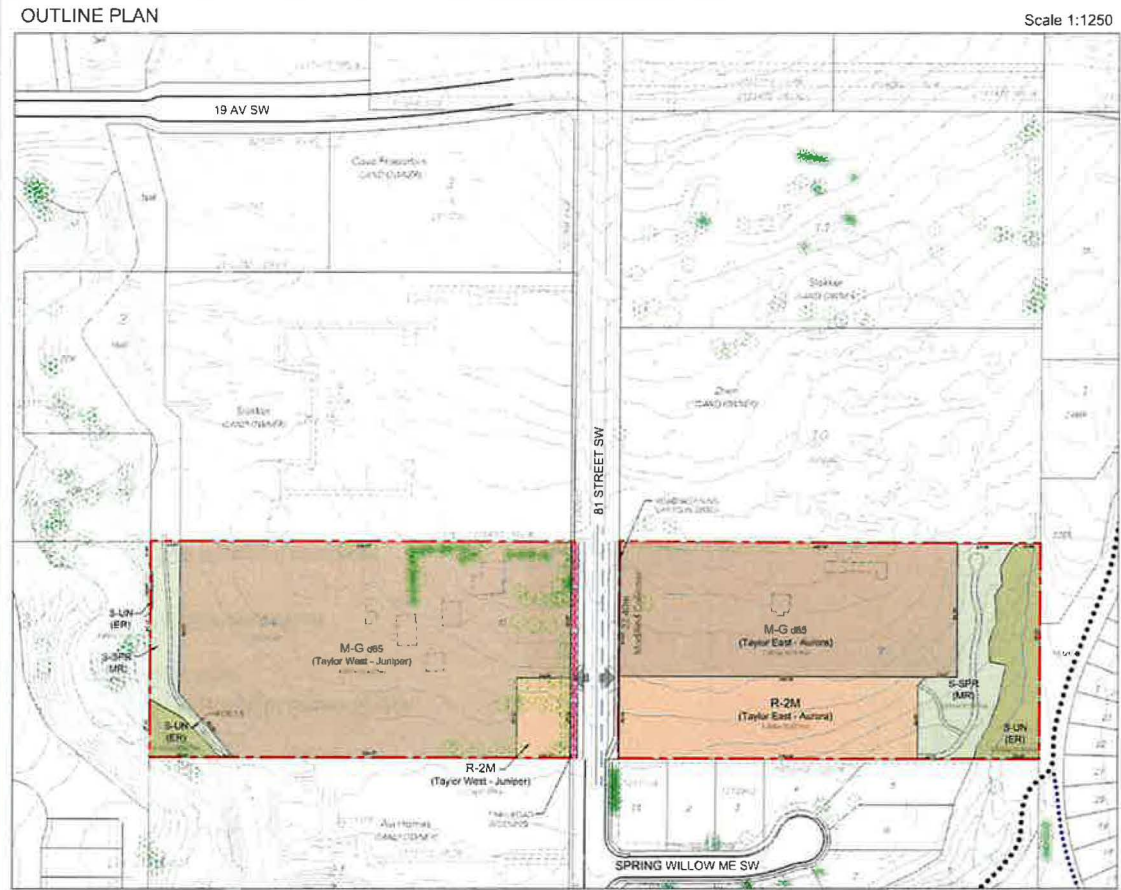
- Low density development such as semi-detached dwellings

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

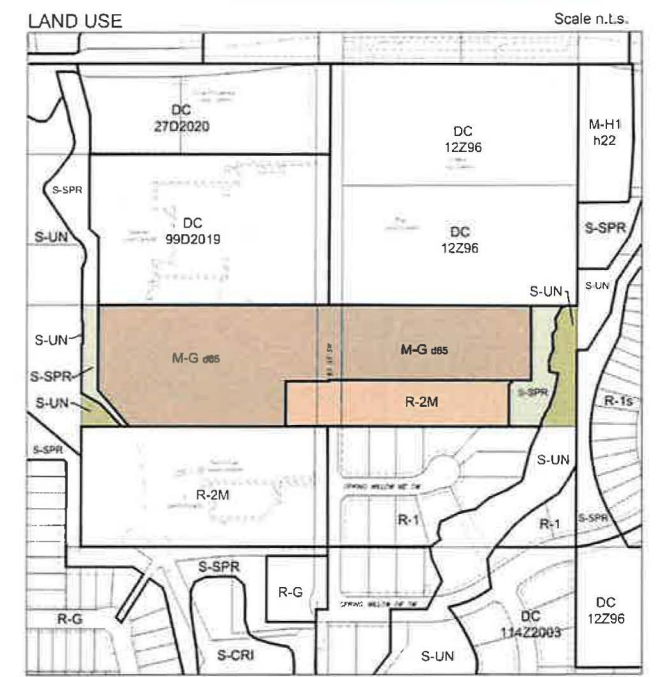
- 10% Municipal Reserve Requirement

Special Purpose – Urban Nature (S-UN) District

- Environmental Reserve

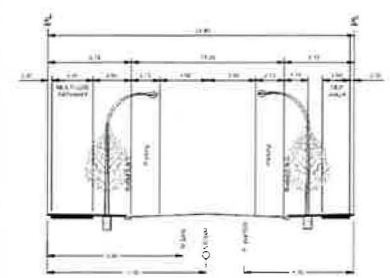


- OUTLINE PLAN LEGEND**
- Outline Plan Boundary
 - Existing Contours 1.0m interval
 - Regional Pathway
 - Multi-Use Pathway (3.0m)
 - Local Pathway
 - 1.5m Gravel Trail
 - Paved Sidewalk
 - Potential Access Point
 - Proposed Water Line
 - Proposed Sanitary Line
 - Proposed Storm Line



LAND USE PLAN STATISTICS

	ha	ac	%
DC 12296 to Residential - Low Density Multiple Dwelling District	0.017	1.525	16.04
DC 12296 to Multi-Residential - At Grade Housing District	2.619	6.472	67.99
DC 12296 to Special Purpose - School, Park and Community Reserve District	0.359	0.889	9.33
DC 12296 to Special Purpose - Urban Nature District	0.256	0.633	6.64
TOTAL	13.852	39.519	100.0



OUTLINE PLAN STATISTICS

	ha	ac	%	ANTICIPATED MAX DENSITY			ANTICIPATED INTENSITY	
				UPH	UPA	UMH	People (2.4 ppl/unit)	Jobs (4% of units)
GROSS DEVELOPABLE	13.852	39.519						
S-UN Special Purpose - Urban Nature District	0.256	0.633						
NET DEVELOPABLE	3.596	8.886	100.0					
R-2M Residential - Low Density Multiple Dwelling District	0.611	1.511	17.00	32.8	13.2	20		
M-G d65 Multi-Residential - At Grade Housing District	2.602	6.429	72.34	64.9	26.3	169		
S-SPR Special Purpose - School, Park and Community Reserve District	0.359	0.889	10.00					
Road Widening	0.023	0.057	0.64					
TOTAL	3.596	8.886	100.00	52.5	21.3	189		

O2

RECOMMENDATIONS:

That Calgary Planning Commission:

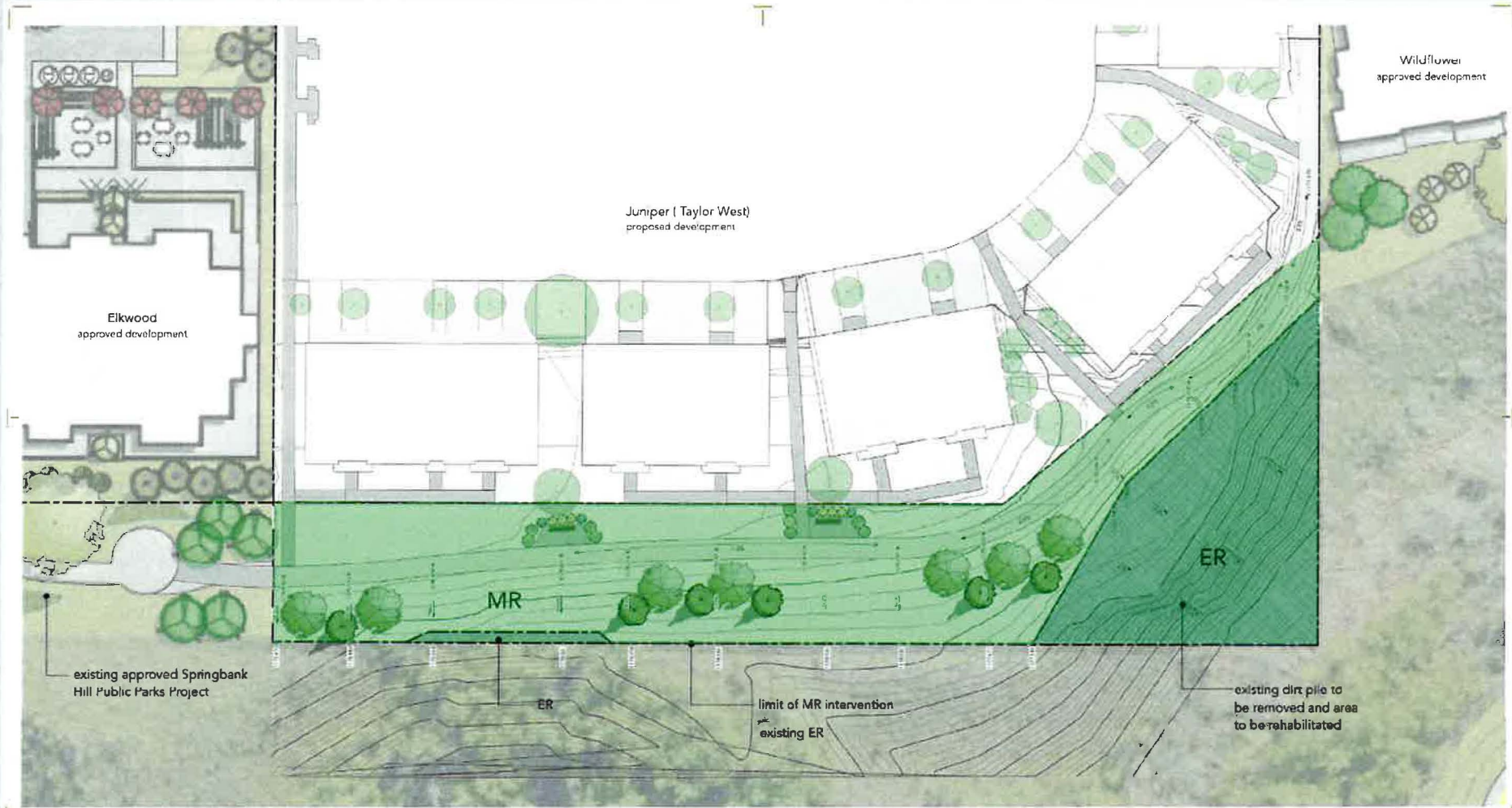
1. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) to subdivide 3.60 hectares \pm (8.89 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

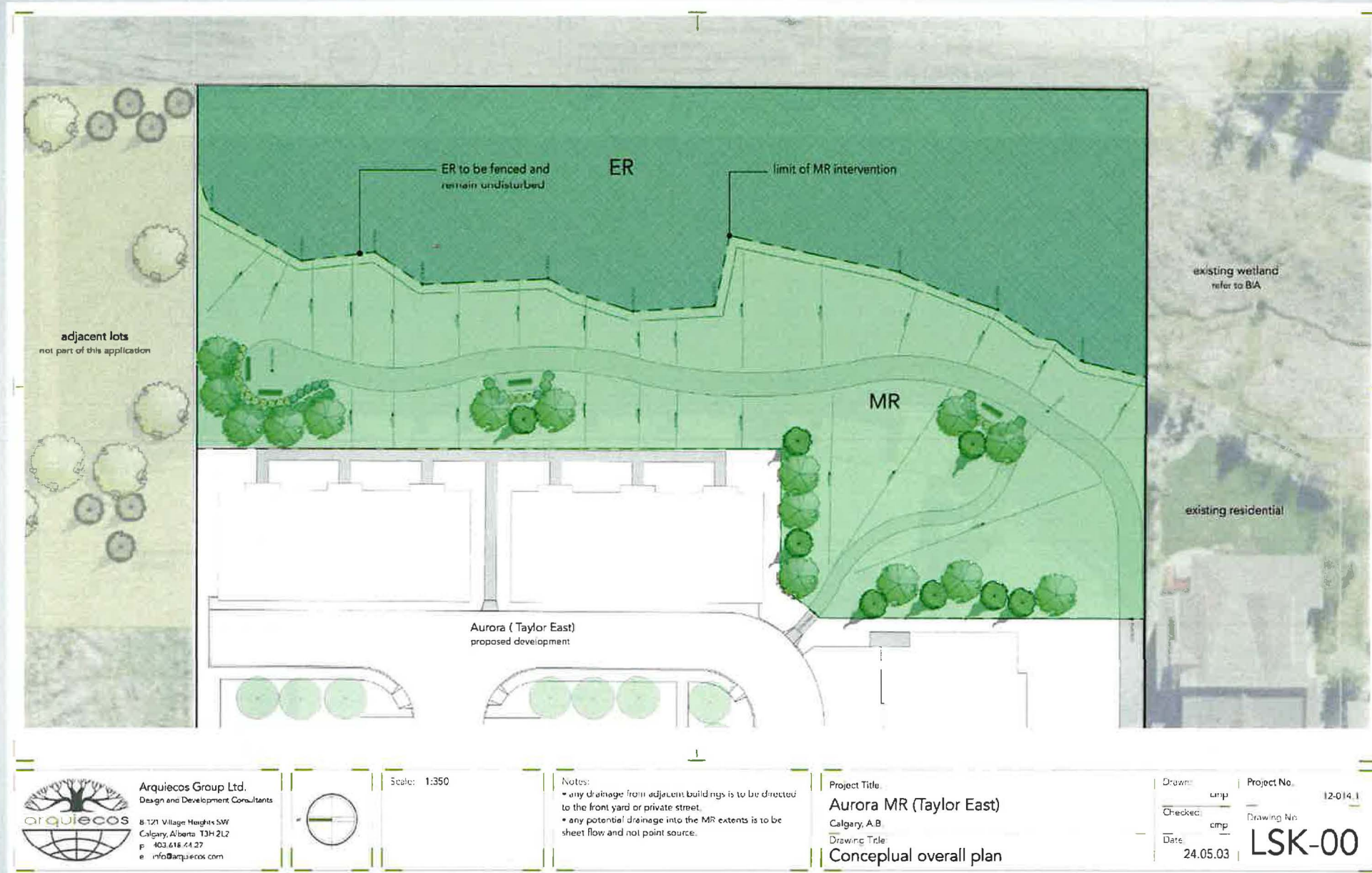
2. Give three readings to the proposed bylaw for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 3.85 hectares \pm (9.52 acres \pm) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District **to** Multi-Residential – At Grade Housing (MGd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Supplementary Slides

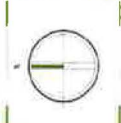
West Open Space Concept 13



 <p>Arquiecos Group Ltd. Design and Development Consultants 8-121 Village Heights SW Calgary, Alberta T3H 2L2 p. 403.610.44.27 e. info@arquiecos.com</p>		<p>Scale: 1:350</p>	<p>Notes:</p> <ul style="list-style-type: none"> any drainage from adjacent buildings is to be directed to the front yard or private street. any potential drainage into the MR extends is to be sheet flow and not point source. 	<p>Project Title: Juniper MR (Taylor West) Calgary, A.B Drawing Title: Conceptual overall plan</p>	<table border="1"> <tr> <td>Drawn:</td> <td>cmp</td> <td>Project No.</td> <td>12-013.1</td> </tr> <tr> <td>Checked:</td> <td>cmp</td> <td>Drawing No.</td> <td>LSK-00</td> </tr> <tr> <td>Date:</td> <td>24.05.03</td> <td></td> <td></td> </tr> </table>	Drawn:	cmp	Project No.	12-013.1	Checked:	cmp	Drawing No.	LSK-00	Date:	24.05.03		
Drawn:	cmp	Project No.	12-013.1														
Checked:	cmp	Drawing No.	LSK-00														
Date:	24.05.03																



Arquiecos Group Ltd.
Design and Development Consultants
8-121 Village Heights SW
Calgary, Alberta T3H 2L2
P: 403.618.6437
E: info@arquiecos.com



Scale: 1:350

Notes:
 • any drainage from adjacent buildings is to be directed to the front yard or private street.
 • any potential drainage into the MR extents is to be sheet flow and not point source.

Project Title:
Aurora MR (Taylor East)
 Calgary, A.B.
 Drawing Title:
Conceptual overall plan

Drawn: cmp
 Checked: cmp
 Date: 24.05.03

Project No. 12-014.1
 Drawing No. **LSK-00**