



LOC2023-0241

Road Closure & Land Use Amendment

June 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2024
ITEM: 7.2.3 CP2024-0629
Distrib - Presentation
CITY CLERK'S DEPARTMENT

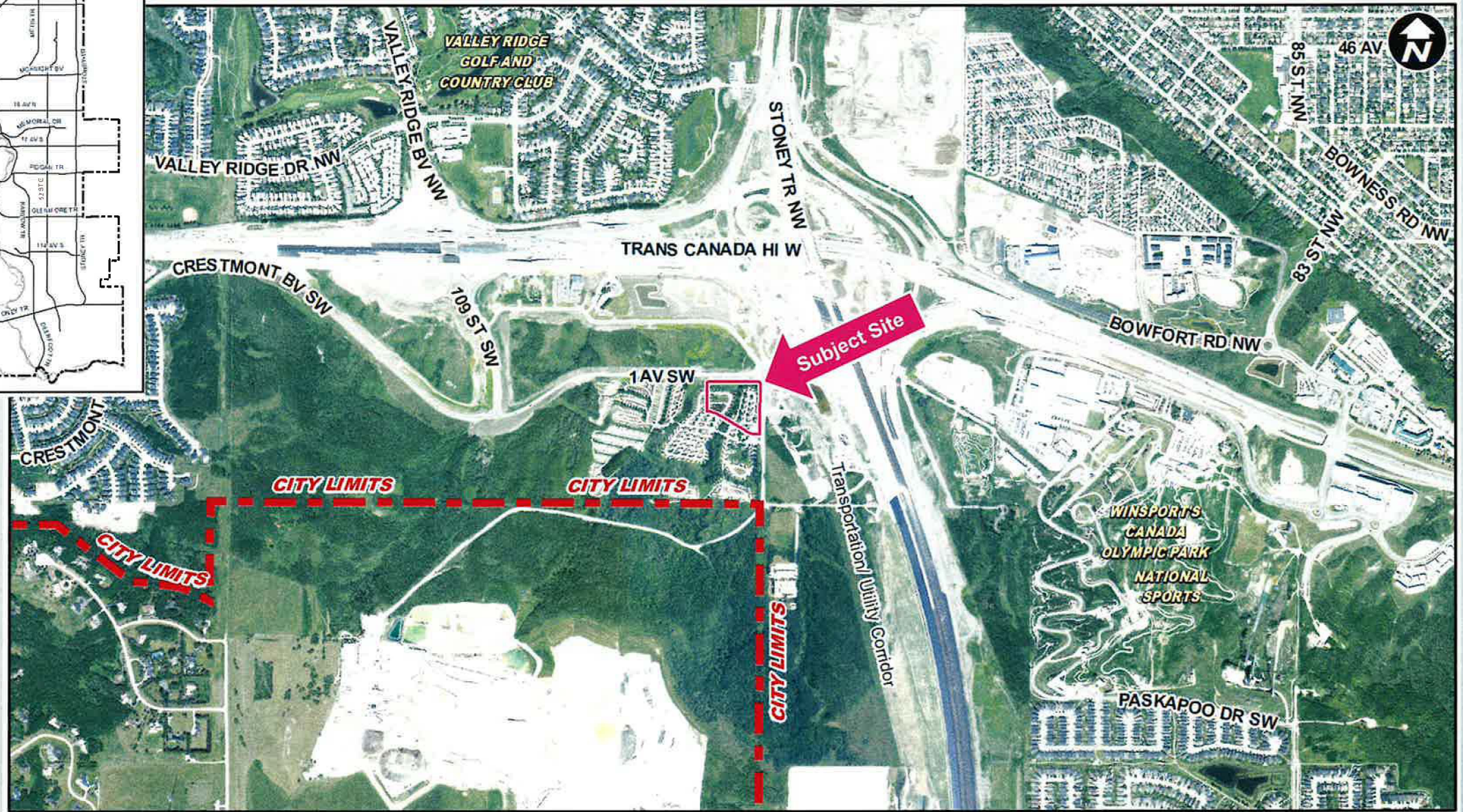
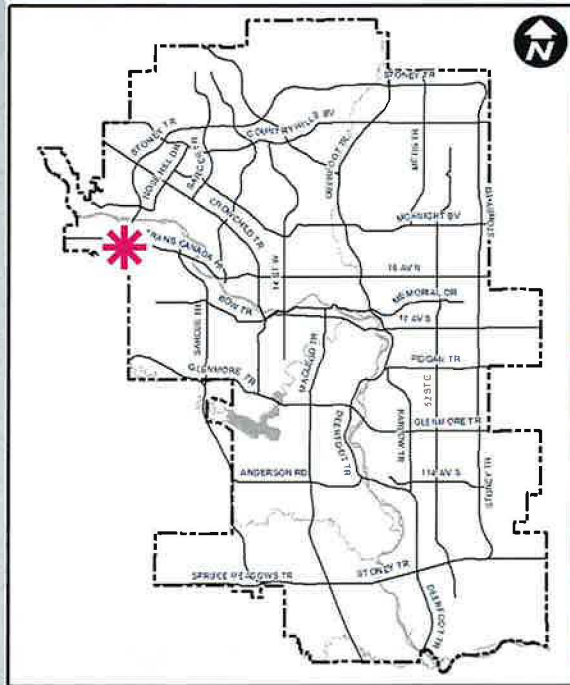


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.23 hectares ± (0.57 acres ±) of road (Plan 2410986, Area 'A', 'B', 'C', 'D', 'E', 'F' and 'G'), adjacent to 221 – 101 Street SW, with conditions (Attachment 2); and

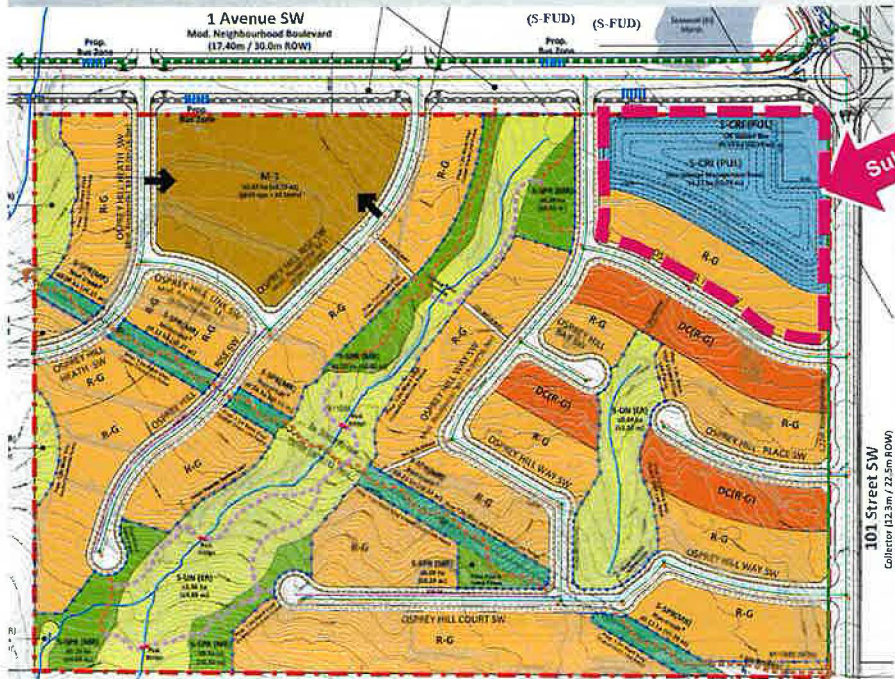
2. Give three readings to the proposed bylaw for the redesignation of 1.82 hectares ± (4.50 acres ±) located at 221 – 101 Street SW and the closed road (Portion of Plan 7911036, Block 1; Plan 2410986, Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G') from Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District.

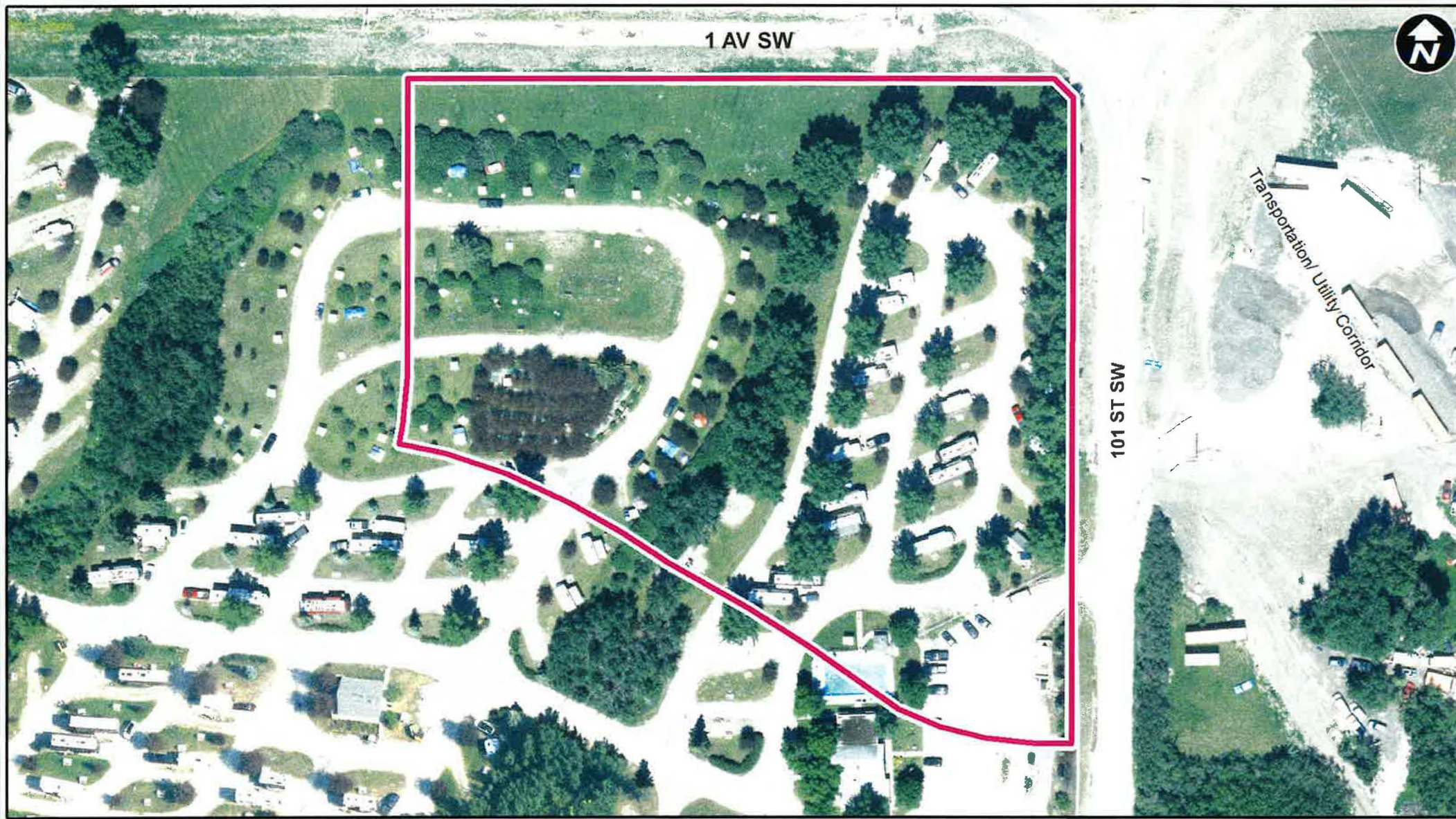


LEGEND

- 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

Location Map - Outline Plan Area (LOC2019-0112)





Parcel Size:
1.82 ha (4.50 ac)



Parcel Size:
0.23 ha (0.57 ac)

Site Photo (Looking North)





Site Photo (Looking South)

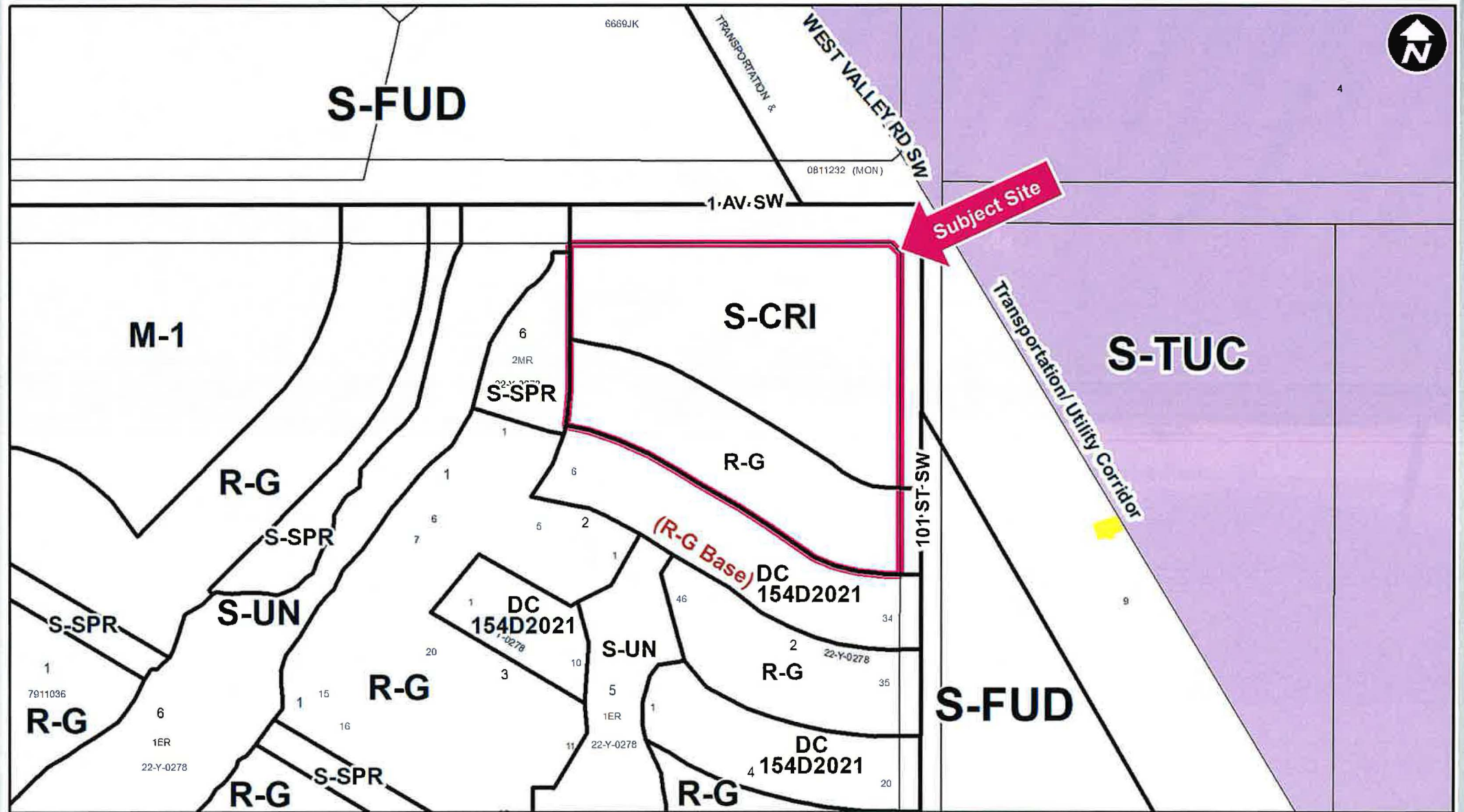


Site Photo (Looking Southwest)

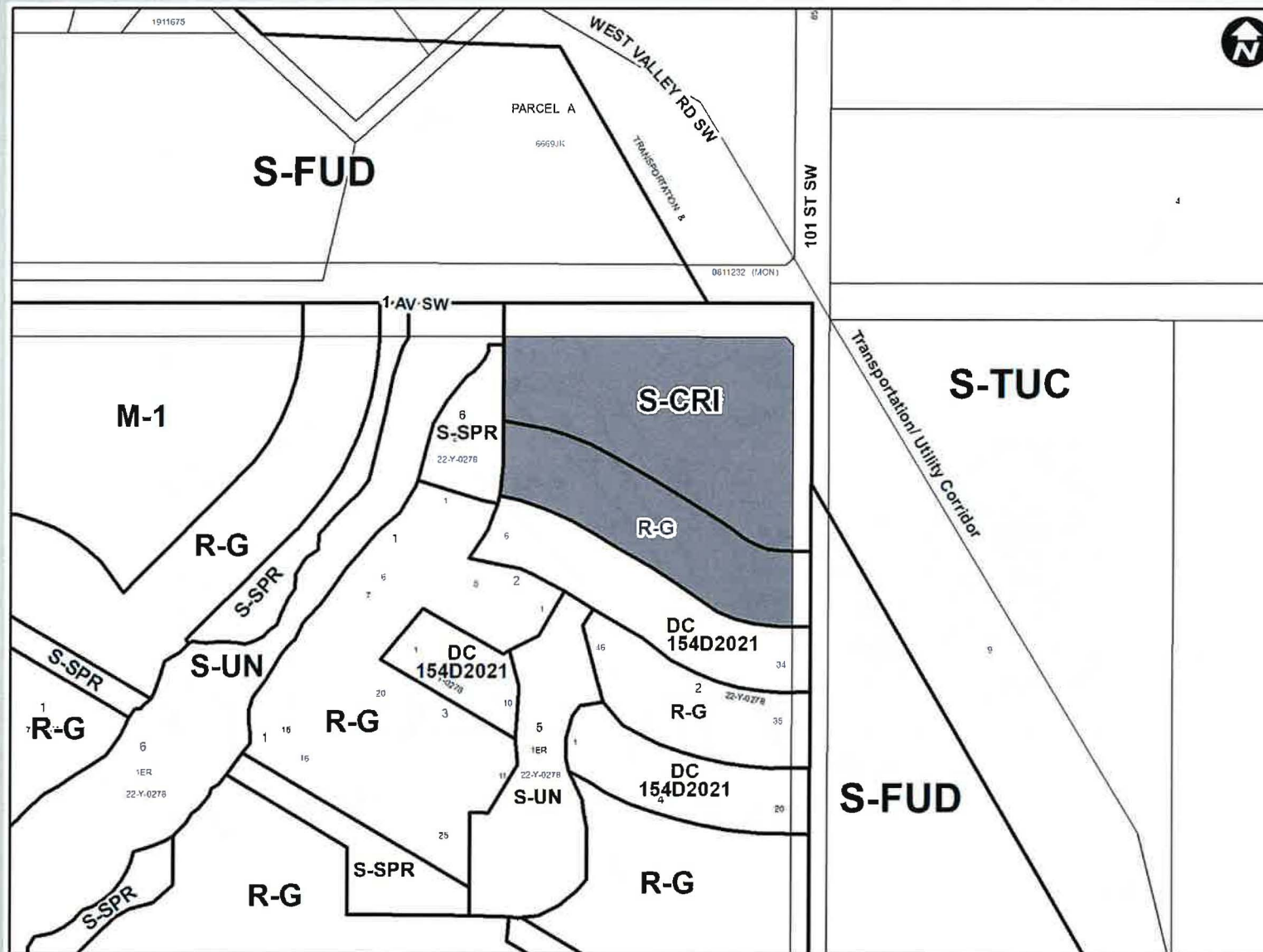


LEGEND

-  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 11



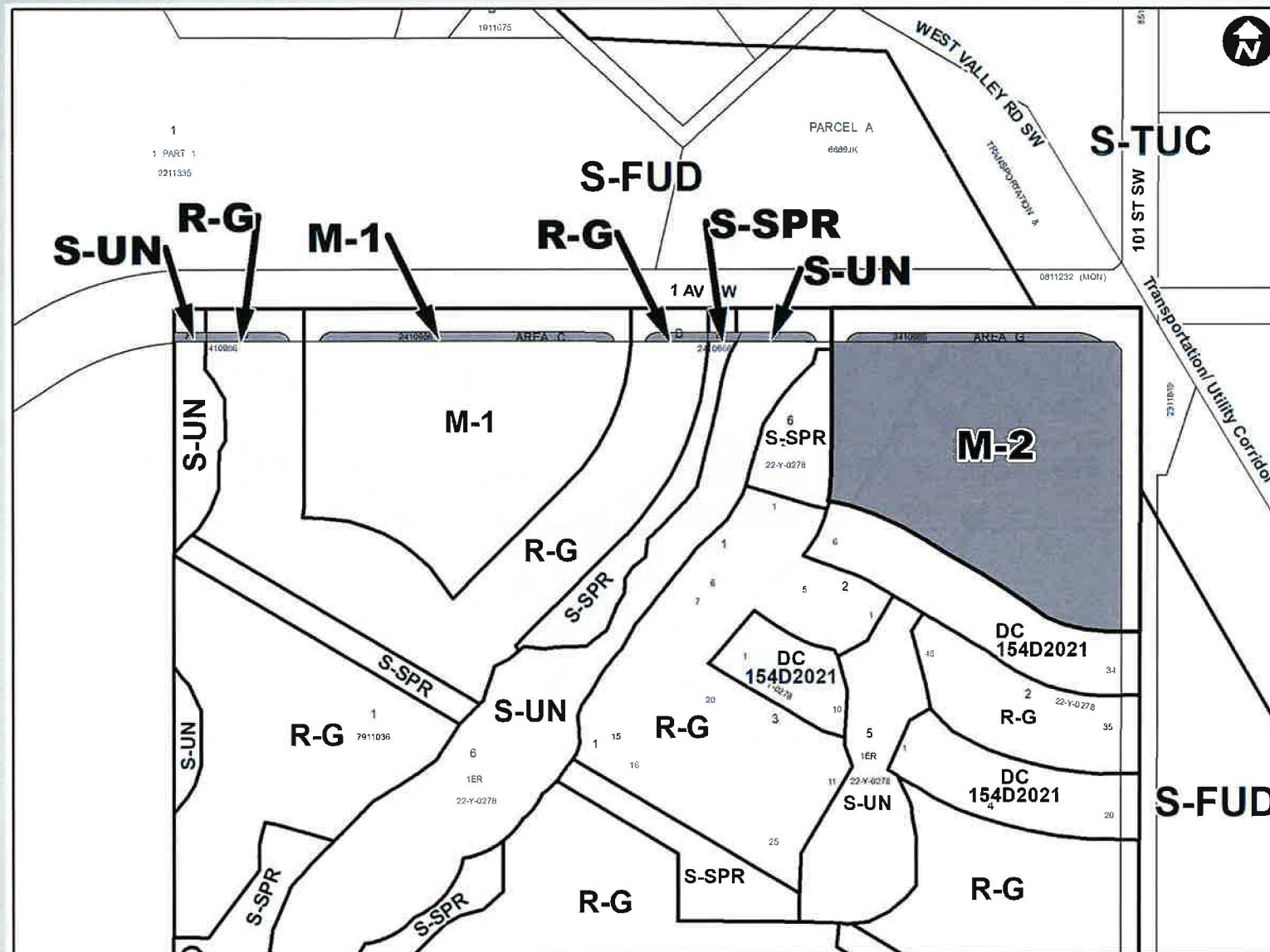
S-CRI District:

- Infrastructure and utility facilities (storm water retention pond)

R-G District:

- Single detached, semi-detached, duplex, cottage housing clusters and rowhouse buildings
- Maximum height = 12 metres

Proposed Land Use Map 12



Proposed M-2 District:

- Multi-Residential (Rowhouse, townhouse-style and apartments).
- Maximum height = 16 metres (4-metre increase)
- 3.0 FAR = Maximum building floor area of 54,600 square metres.
- Minimum density of 60 units per hectare = 109 dwelling units

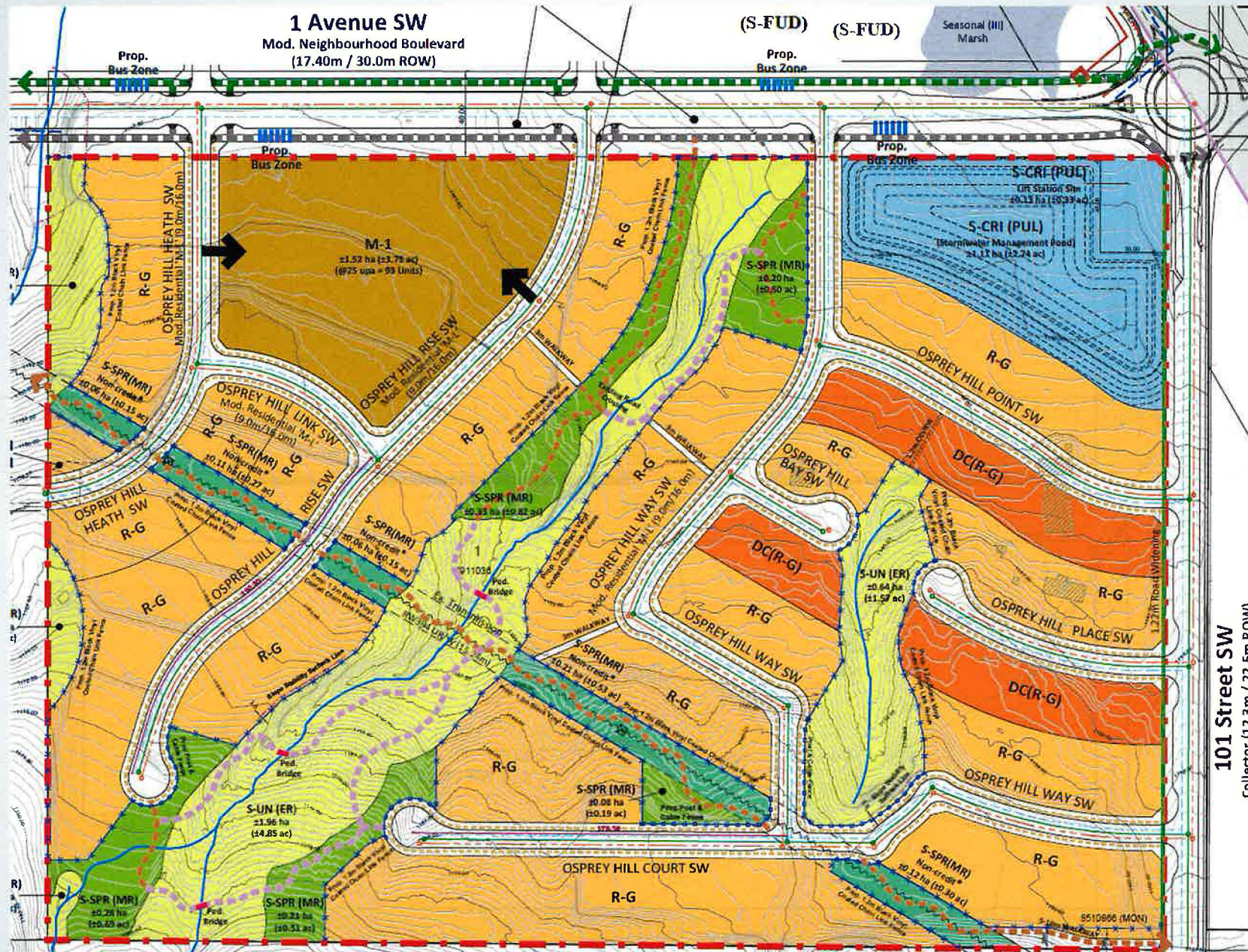
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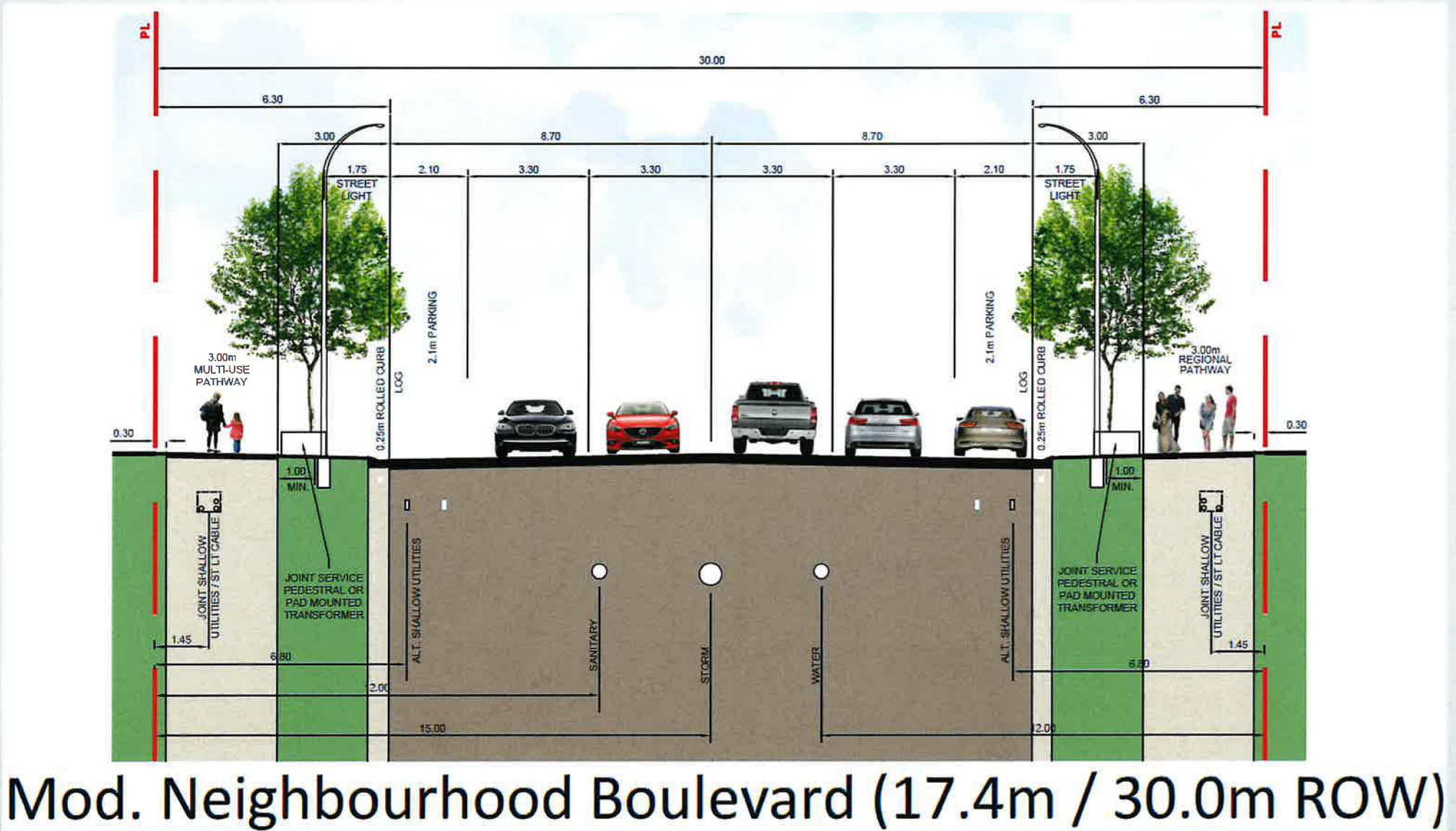
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Supplementary Slides





Right-of-Way Cross Section - 1 Ave SW (LOC2019-0112) 17



Mod. Neighbourhood Boulevard (17.4m / 30.0m ROW)