



Public Hearing of Council

Agenda Item: 7.2.1



LOC2023-0168 / CPC2024-0092

Outline, Policy and Land Use Amendment

May 7, 2024

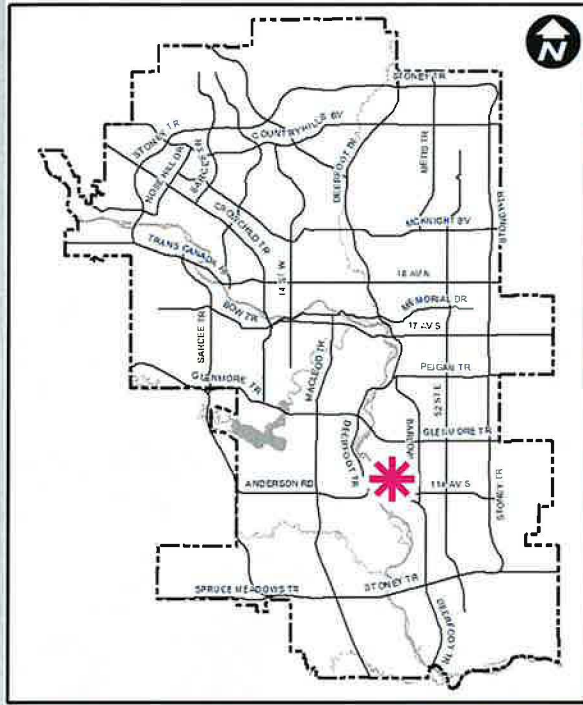
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.1 CPC2024-0092
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 33P2024** for the amendments to the Barlow Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 149D2024** for the redesignation of 8.13 hectares \pm (20.09 acres \pm) located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) from Industrial – Business (I-Bf1.0h24) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1f3.0h50) District.



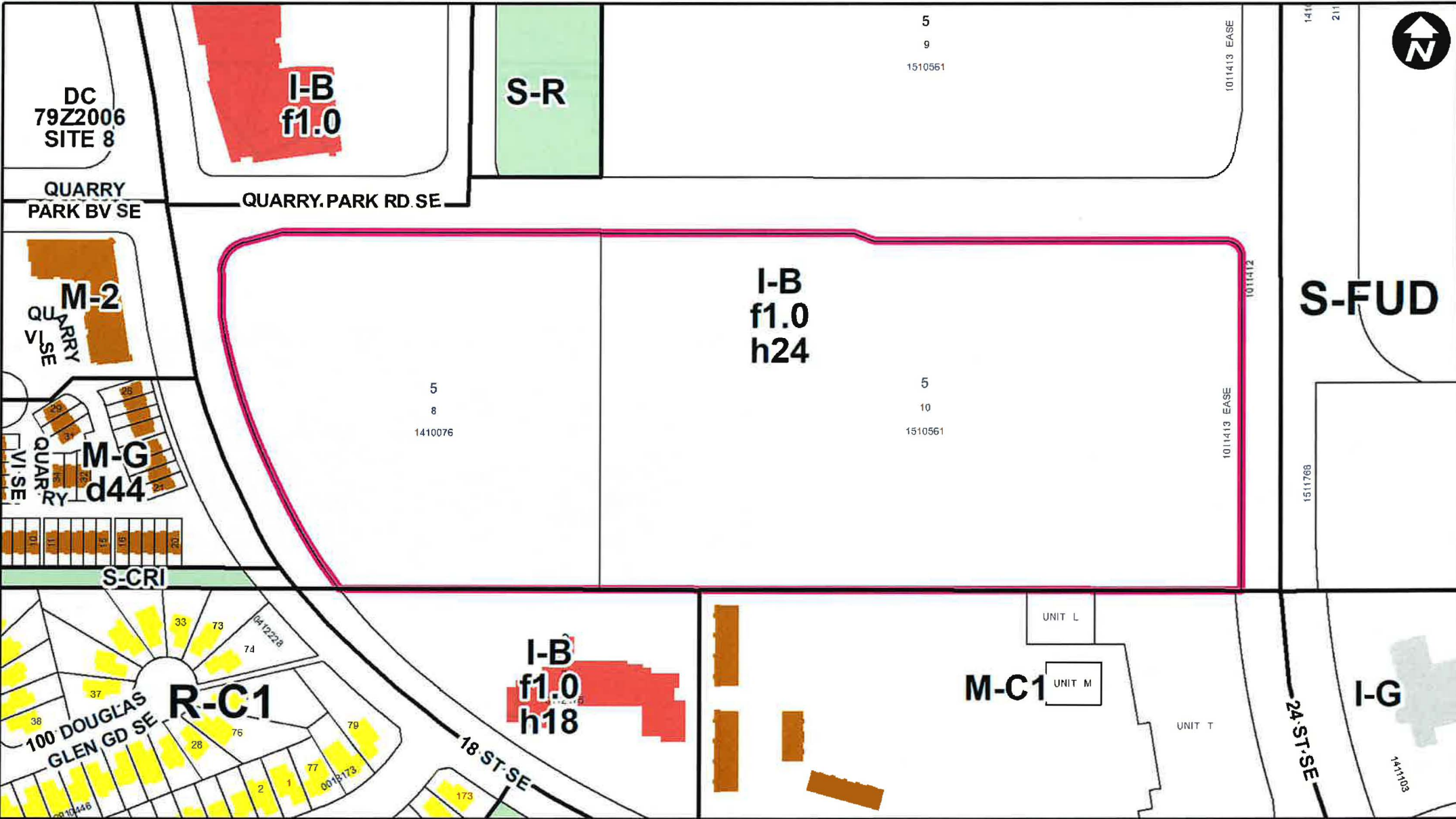


LEGEND

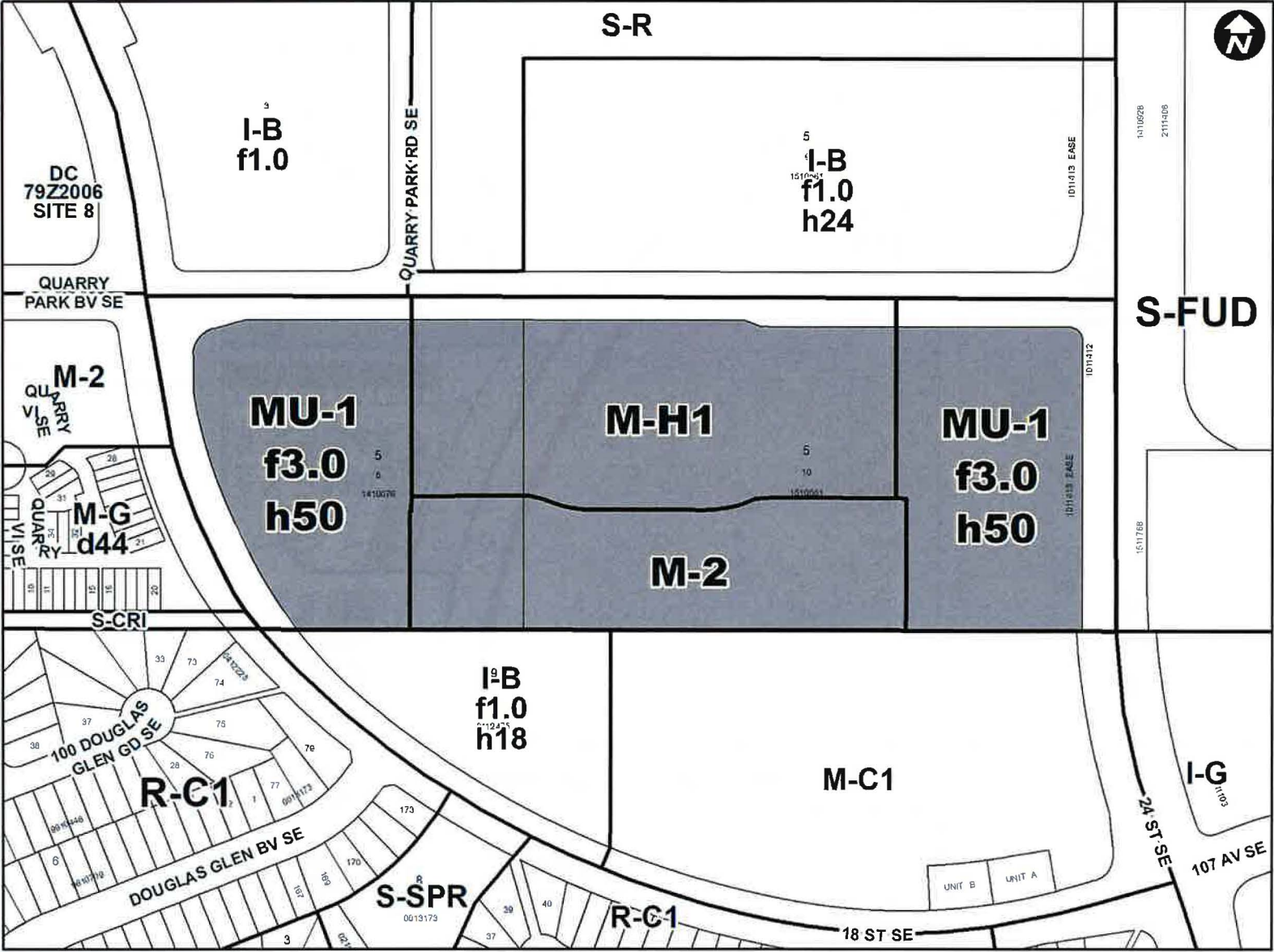
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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



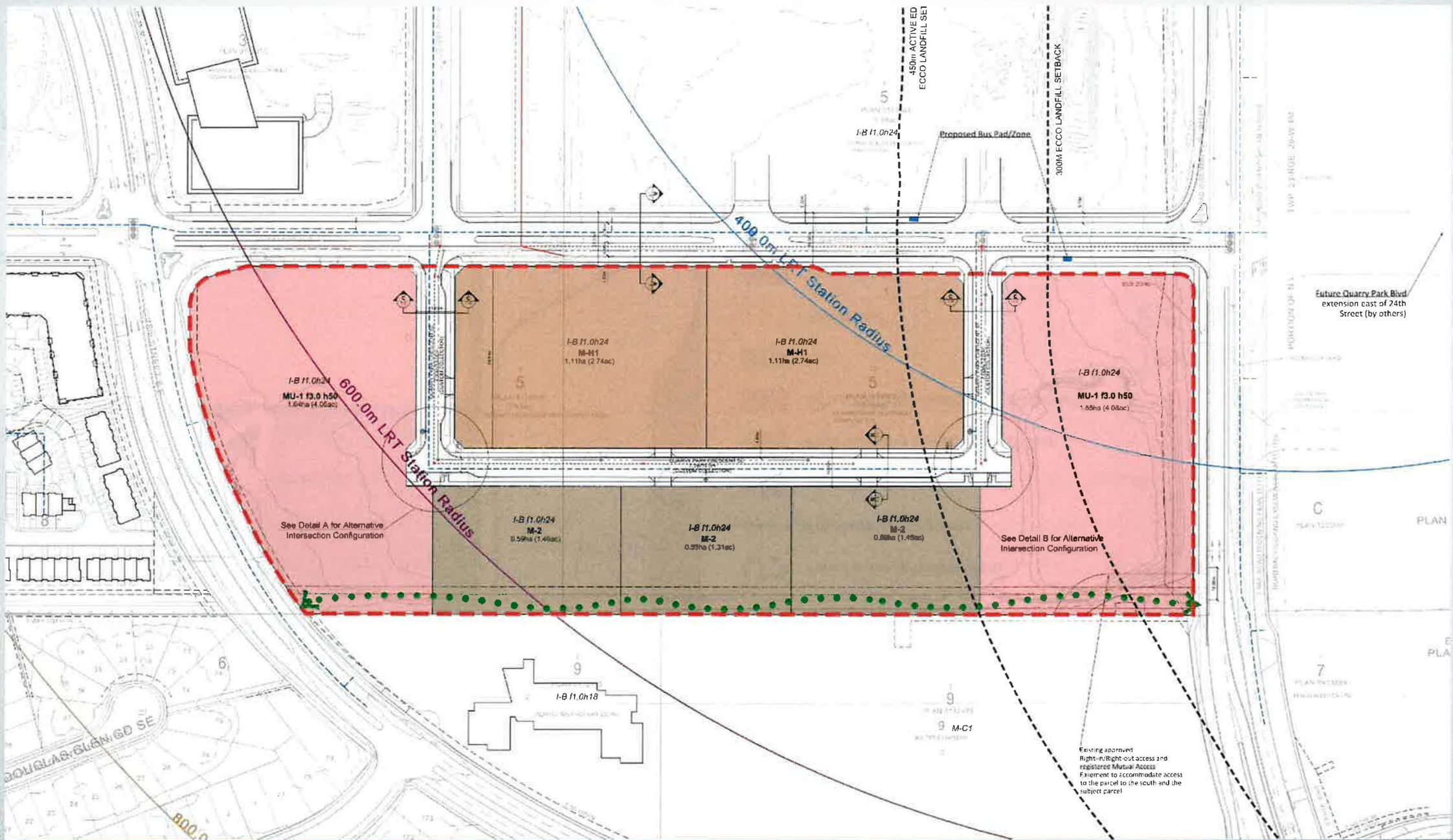
Proposed Land Use Map



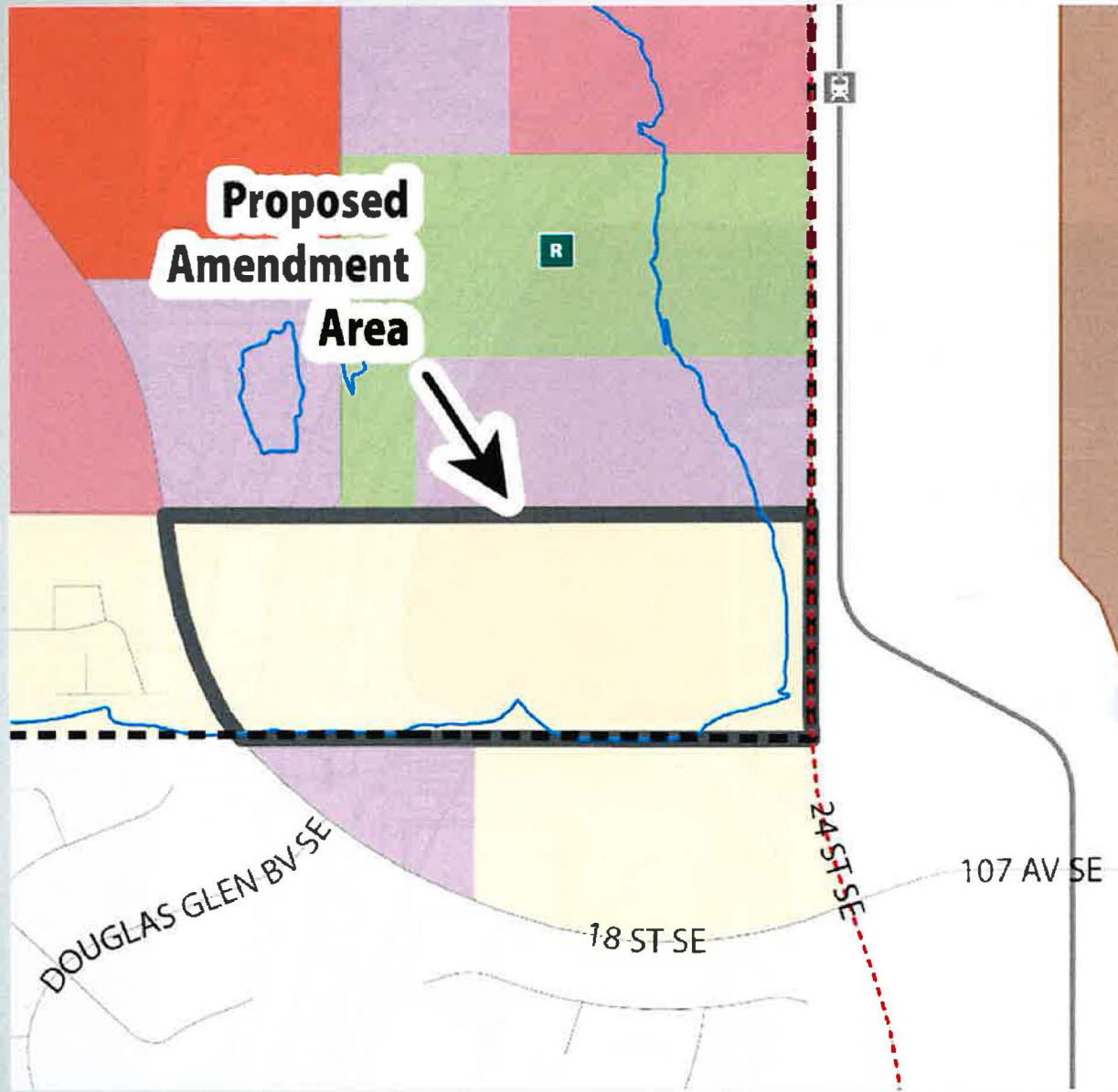
- Proposed Mixed Use – General (MU-1f3.0h50) District.
 - Max FAR: 3.0
 - Max Height: 50 metres (13-16 storeys)

- Proposed Multi-Residential – High Density Low Rise (M-H1) District
 - Max FAR: 4.0
 - Max Height: 26 metres (6-8 storeys)

- Proposed Multi-Residential – Medium Profile (M-2) District
 - Max FAR: 3.0
 - Max Height: 16 metres (4-5 storeys)



Policy Amendment to the Barlow Area Structure Plan



Land Use

Legend

- Recreation Facility
- Proposed LRT Station
- Parcel A (Douglasdale/Glen)
- Proposed LRT Alignment
- Commercial
- High Standard Light Industrial Area
- Office Park High Standard Light Industrial
- Park
- Residential
- Land Fill Area
- Flood Fringe; Floodplain
- Plan Area

Map 2: Land Use

- From: High Standard Light Industrial Area
- To: Residential

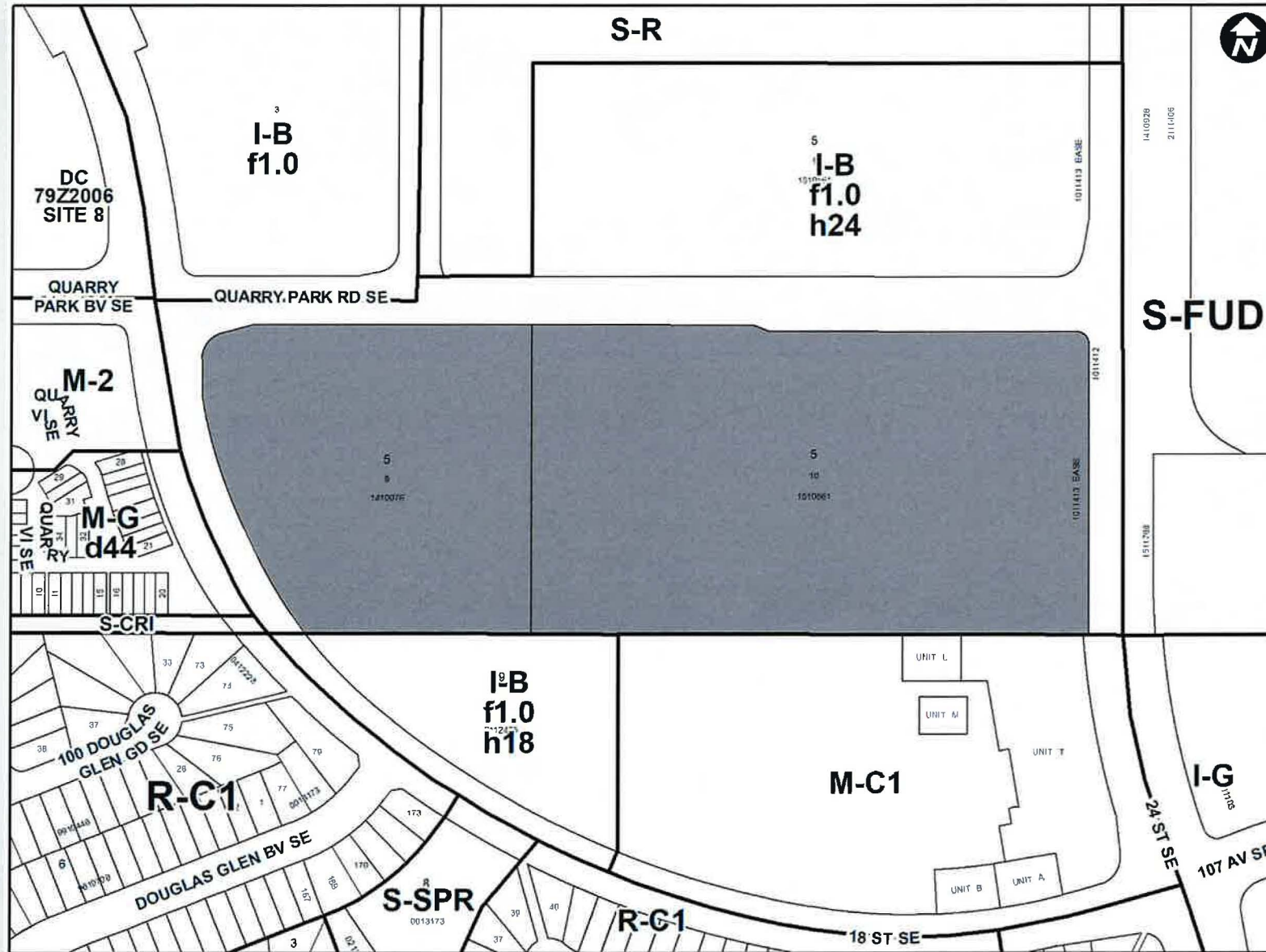
Text amendment to Section 2.6 Industrial Land Use

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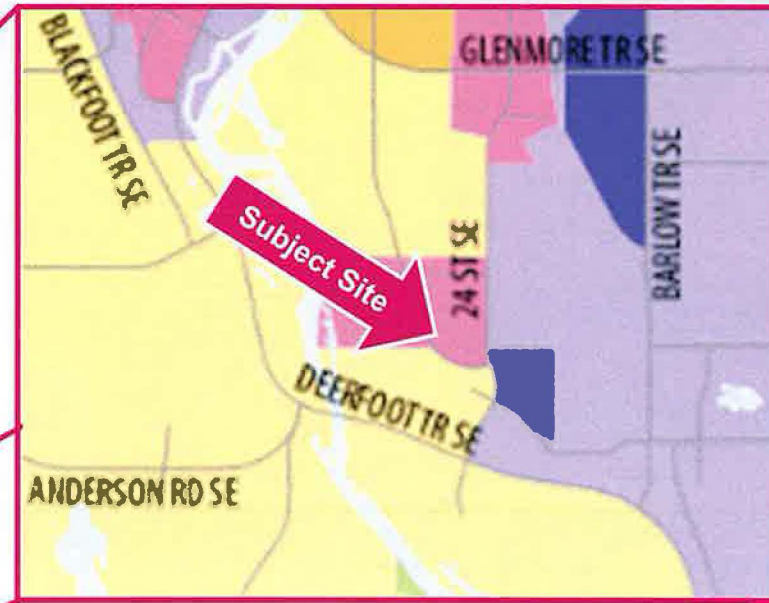
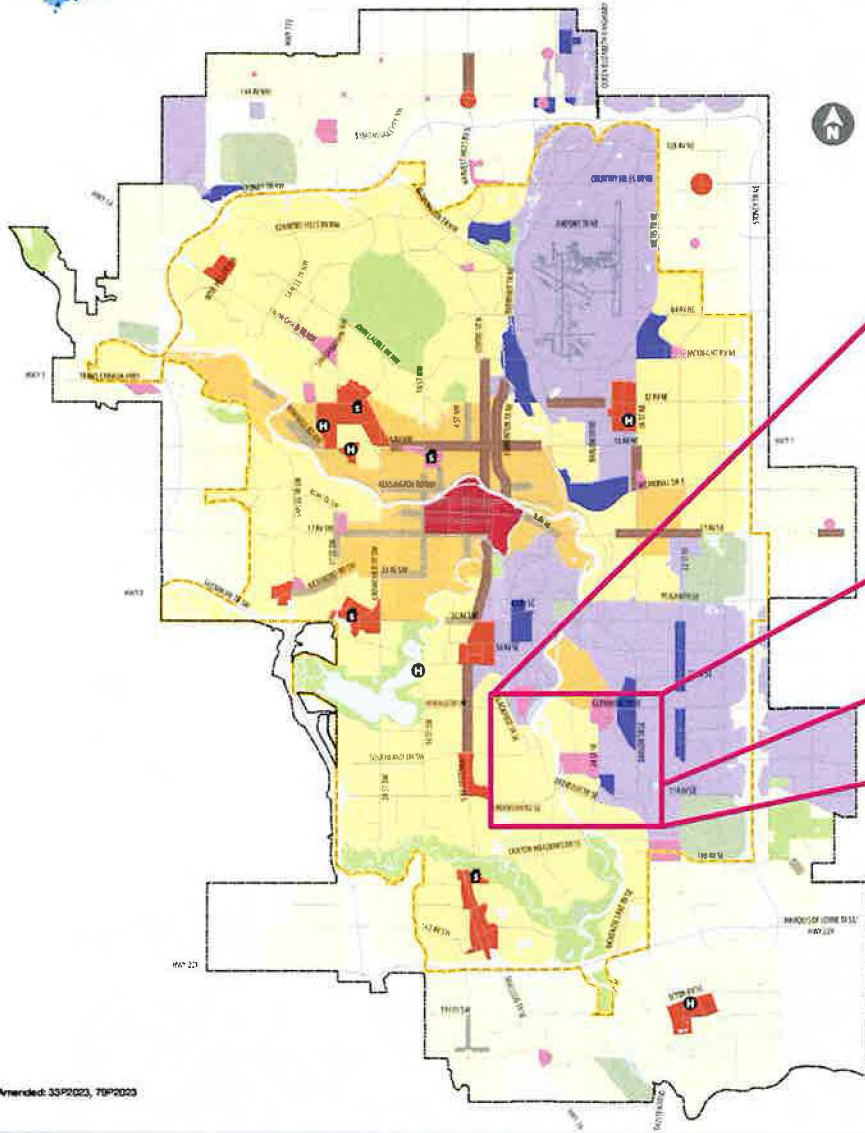
Supplementary Slides







1 Urban Structure



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

Proposed Outline Plan Statistics 15

Legal Topo Base Areas :			
Lot 8 Block 5 Plan 1410076	± 2.845 ha	± 7.03 ac	35.0%
Lot 10 Block 5 Plan 1510561	± 5.281 ha	± 13.05 ac	65.0%
Gross Area	± 8.13 ha	± 20.08 ac	100%

Outline Plan Statistics:			
Gross Area:	± 8.13 ha	± 20.08 ac	
Loss ER:	NA	NA	
Total Net Developable:	± 8.13 ha	± 20.08 ac	100%
Residential			
M-U1 I3.0h50	± 3.29 ha	± 8.13 ac	40.6%
M-H1	± 2.22 ha	± 5.49 ac	27.3%
M-2	± 1.71 ha	± 4.22 ac	21.0%
Roads	± 0.91 ha	± 2.24 ac	11.2%
Total	± 8.13 ha	± 20.08 ac	100%

Residential Density/Intensity Projections:			
M-U1 I3.0h50	559 Units ± 3.29 ha (± 8.13 ac)	= 169.0 upha (68.7 upa)	
M-H1	446 Units ± 2.22ha (± 5.49 ac)	= 200.9 upha (81.3 upa)	
M-2	216 Units ± 1.71 ha (± 4.22 ac)	= 126.3 upha (51.2 upa)	
OVERALL	1221 Units ± 8.13 ha (± 20.08 ac)	= 150.18 upha (60.0 upa)	

Land Use	Area	Anticipated Units	Occupancy Rate	Anticipated People
M-U1 I3.0h50(Retail)	± 1.65 ha	300	1.85	610
M-U1 I3.0h50(Hotel)		229	1.5	344
M-H1	± 2.22 ha	446	1.85	825
M-2	± 1.71 ha	216	1.85	400
Total		1221		2179

Anticipated Residential Intensity = 2179 / ± 8.13 ha (± 20.08 ac) = 268 ppha (108 ppa)

Job Intensity Projections:					
Land Use	Area	Proposed Gross Floor Area	Intensity Assumption /Employee	Jobs	
M-U1 I3.0h50(Retail)	± 1.65 ha	4130	44,455	93	1000
M-U1 I3.0h50(Hotel)	± 1.65 ha	3275	35,250	46.5	500
Total		7405	79,705		1599

Anticipated Combined Intensity = 2179+1599 / ± 8.13 ha (± 20.08 ac) = 267 pph+1pha (116 ppa)

Land Use Statistics:			
Lands to be Redesignated			
I-B f1.0 h24 to MU-1 I3.0 h50		± 3.51 ha	± 8.66 ac
I-B f1.0 h24 to M-H1		± 2.65 ha	± 6.55 ac
I-B f1.0 h24 to M-2		± 1.97 ha	± 4.87 ac
Total		± 8.13 ha	± 20.08 ac

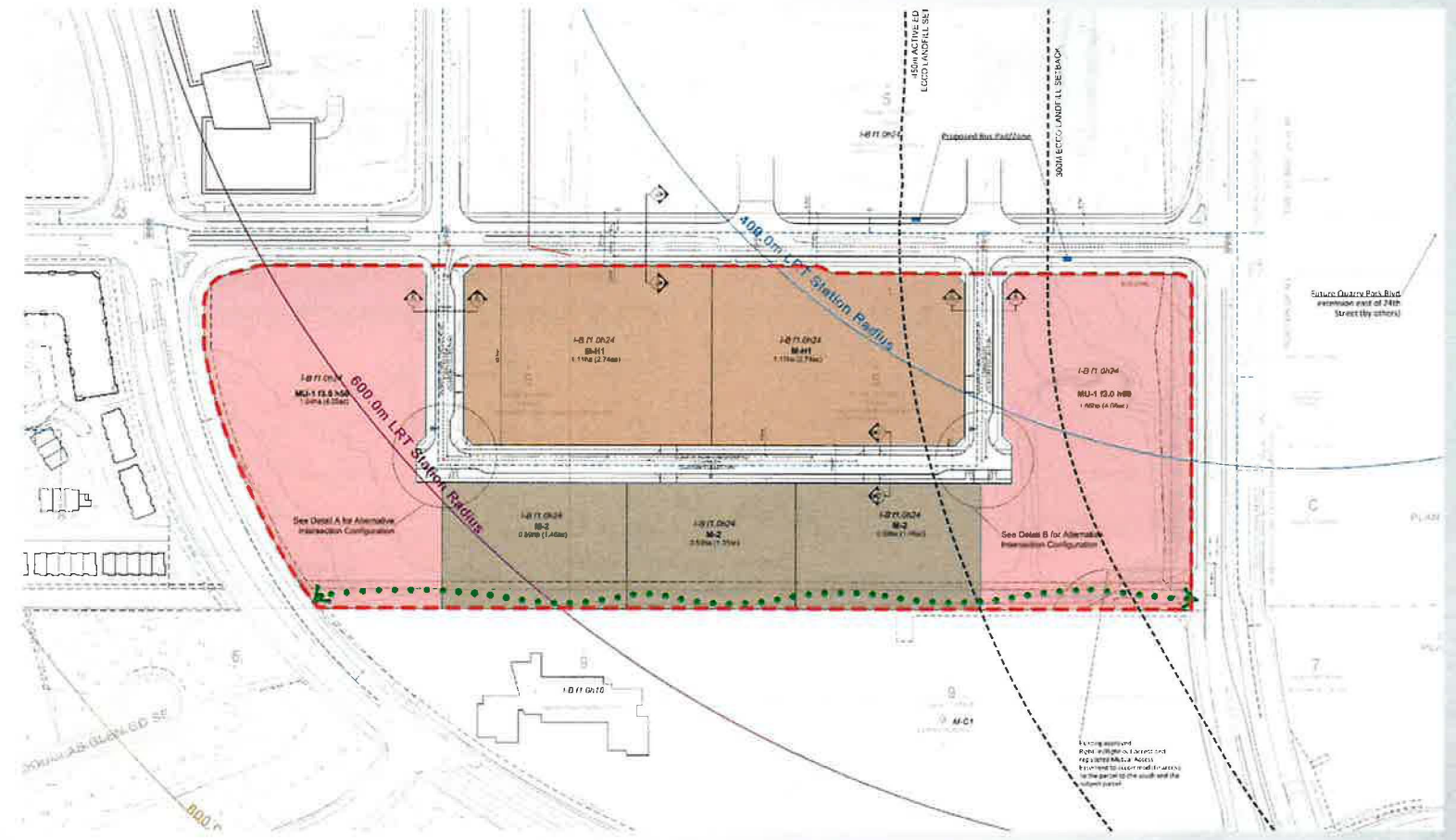
CLIENT
Remington Development Corporation
Suite 300, 200 Quarry Park Blvd SE
Calgary, AB T2C 5E3

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Arcadia Professional Services (Canada) Inc.

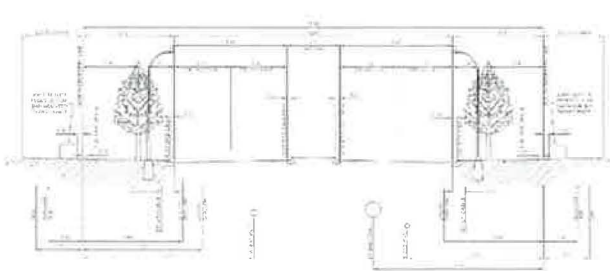
REVISIONS

NO.	DESCRIPTION	DATE
1	LIADP Submission ver. 1	2021-03-20
2	DTR1 Response	2023-10-10
3	Road R/W and Plan Update	2023-10-30
4	Truck radius and Plan Update	2023-12-01
5	DTK2 Revisions	2024-01-23
6	Road cross sections update	2024-02-01

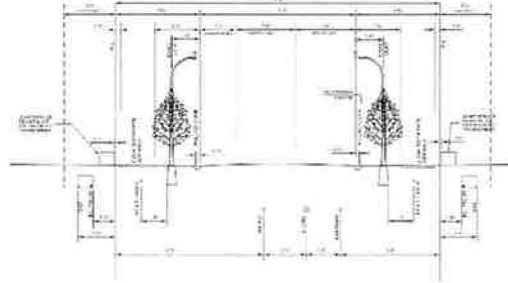
- LEGEND
- SITE BOUNDARY
 - ◀▶▶▶▶ PROPOSED PATHWAY
 - PROPOSED PROPERTY LINE
 - PROPOSED SIDEWALK
 - CONTOUR LINES
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER LINE
 - ◊ PROPOSED HYDRANT
 - I-B f1.0h24 EXISTING LANDUSE
 - M-H1 PROPOSED LANDUSE
 - PROPOSED BUS PAD/ZONE



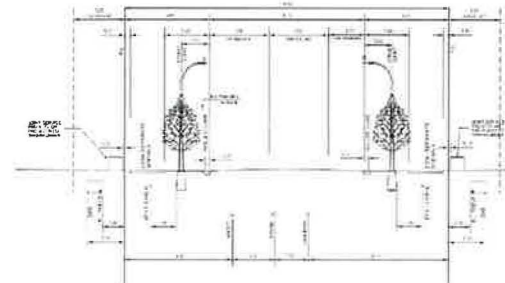
15.17 (revised) - 15.024 (revised) - March 20, 2024 - 15.17 (revised) - 15.024 (revised) - March 20, 2024 - 15.17 (revised) - 15.024 (revised) - March 20, 2024



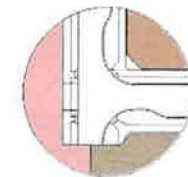
A-A CUSTOM DIVIDED COLLECTOR ROAD SECTION
(Proposed Quarry Park Blvd.) SCALE: 1:150



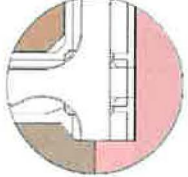
B-B CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent) SCALE: 1:150



C-C CUSTOM RESIDENTIAL COLLECTOR ROAD SECTION
(Proposed Quarry Park Crescent) SCALE: 1:150

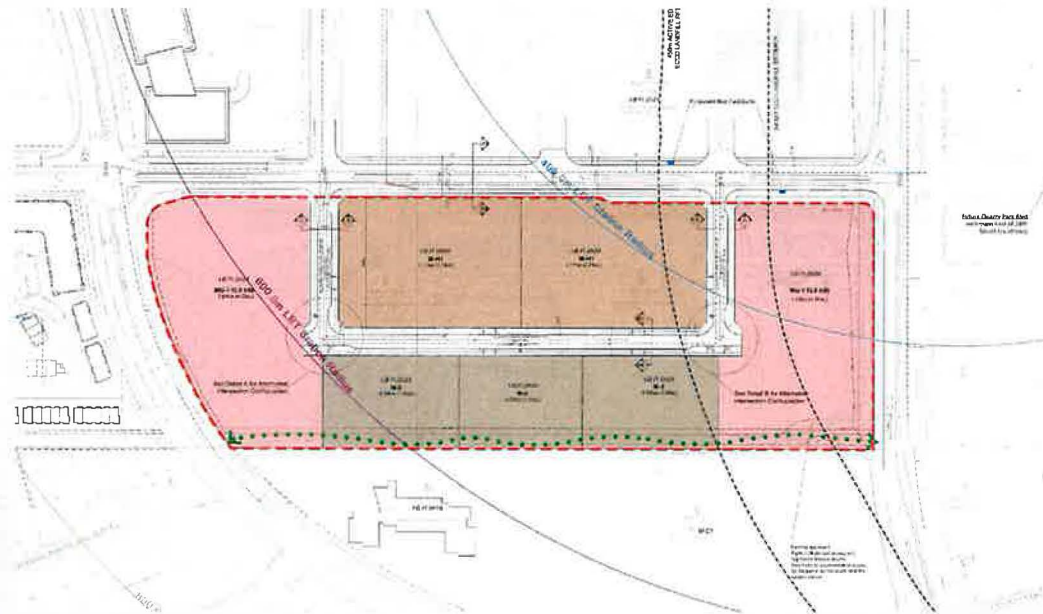


Detail A : Alternate Configuration



Detail B : Alternate Configuration

Legal Topo Base Areas :	
Lot 8 Block 6 Plan 1410076	± 2.845 ha ± 7.03 ac
Lot 9 Block 6 Plan 1410076	± 6.281 ha ± 15.65 ac



G Green Line LRT

[News & Resources](#) [FAQs](#) [Map](#) [Stay](#)

[Construction](#) [Planning](#) [for Riders](#) [for Business](#) [for Calgary](#) [Governance](#)



Green Line map

Click and drag the map to navigate station locations and connections to the Blue and Red Lines and BRT. Expand the sidebar legend and use the toggle options to view nearby transit connections and community facilities.

Legend:

- Red Line
- MAX Orange
- MAX Teal
- MAX Yellow
- MAX Purple

Landmarks and pathways
[show detailed options](#)

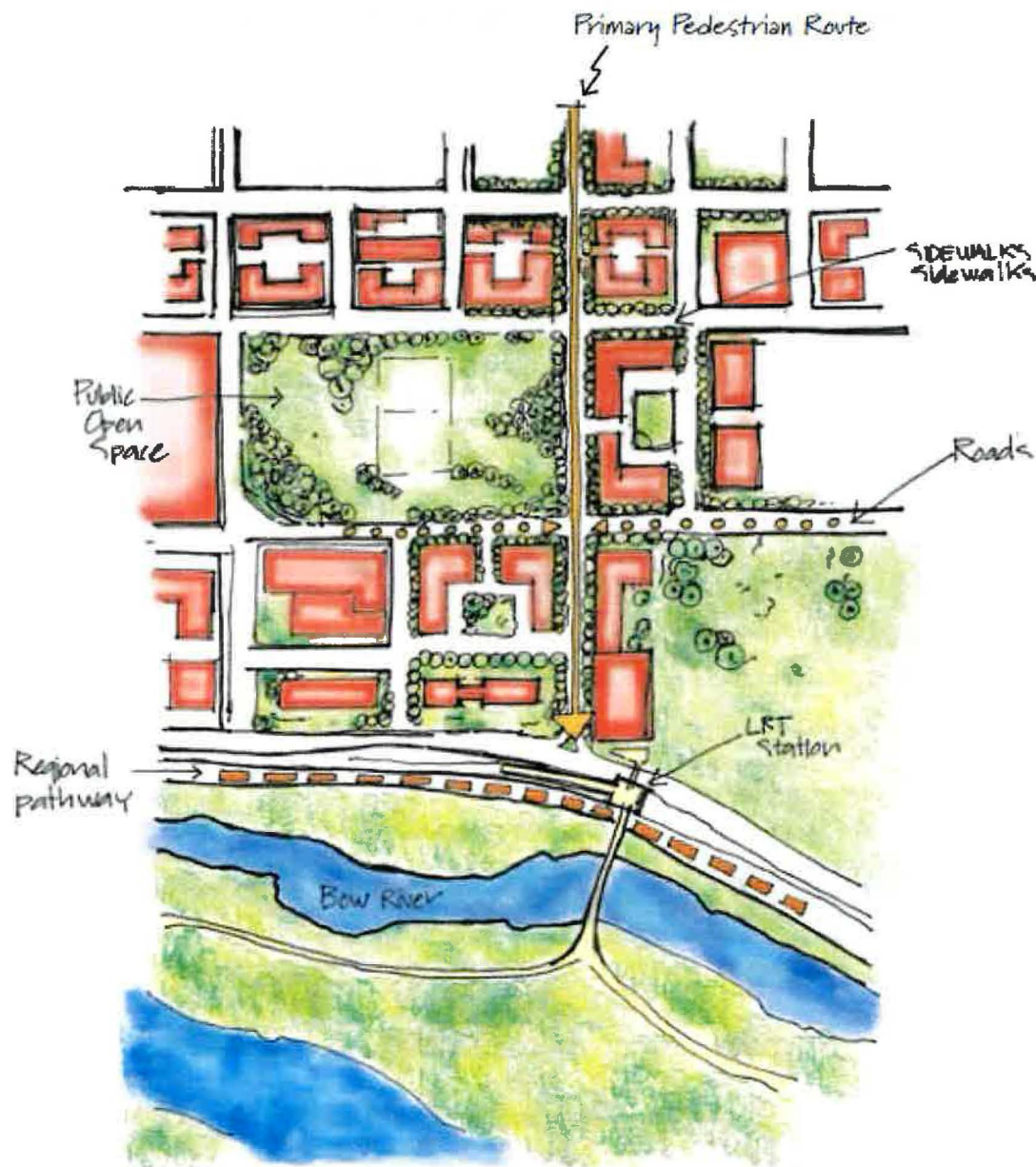
Quarry Park

Station Type:
Ground Level

More Info:
[More Info](#)

TOD Policy Guidelines

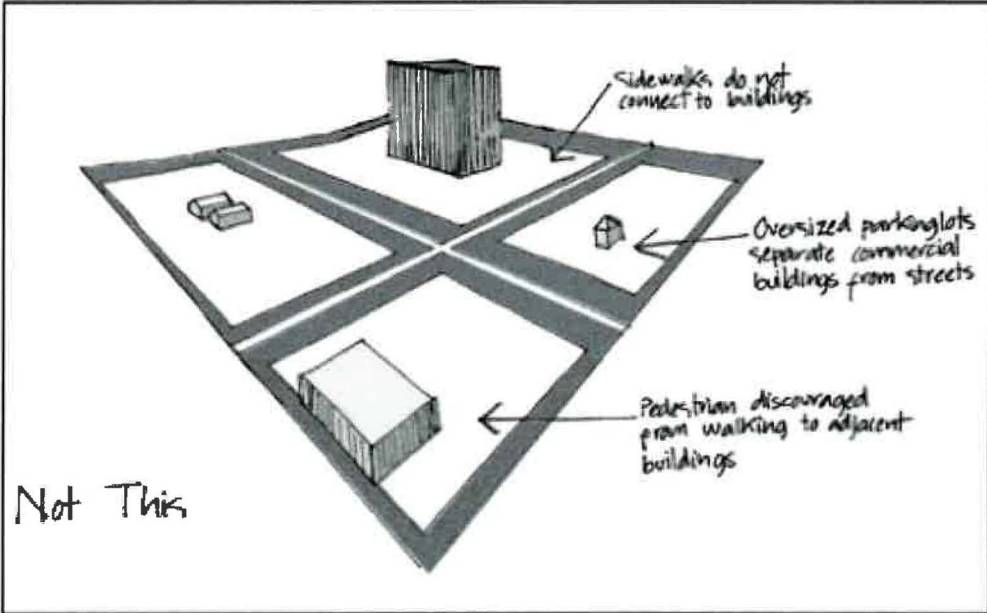
1. Ensure transit-supportive land uses
2. Increase density around Transit Stations
3. Create pedestrian-oriented design
4. Make each station area a “place”
5. Manage parking, bus, and vehicular traffic
6. Plan in context with the local communities



*An integrated public system is essential for TOD.
The Bridges development, Calgary, AB.*

6.2 TOD Guideline – Provide a compact development form

- Buildings should be grouped together to allow for easy pedestrian access between buildings and to frame the pedestrian spaces, which makes for easily legible routes



Development patterns in TOD station areas should be compact.

