



Public Hearing of Council

Agenda Item: 7.2.4



LOC2019-0082 / CPC2024-0288

Road Closure, Policy and Land Use Amendment

May 7, 2024

CITY OF CALGARY
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IN COUNCIL CHAMBER

MAY 07 2024

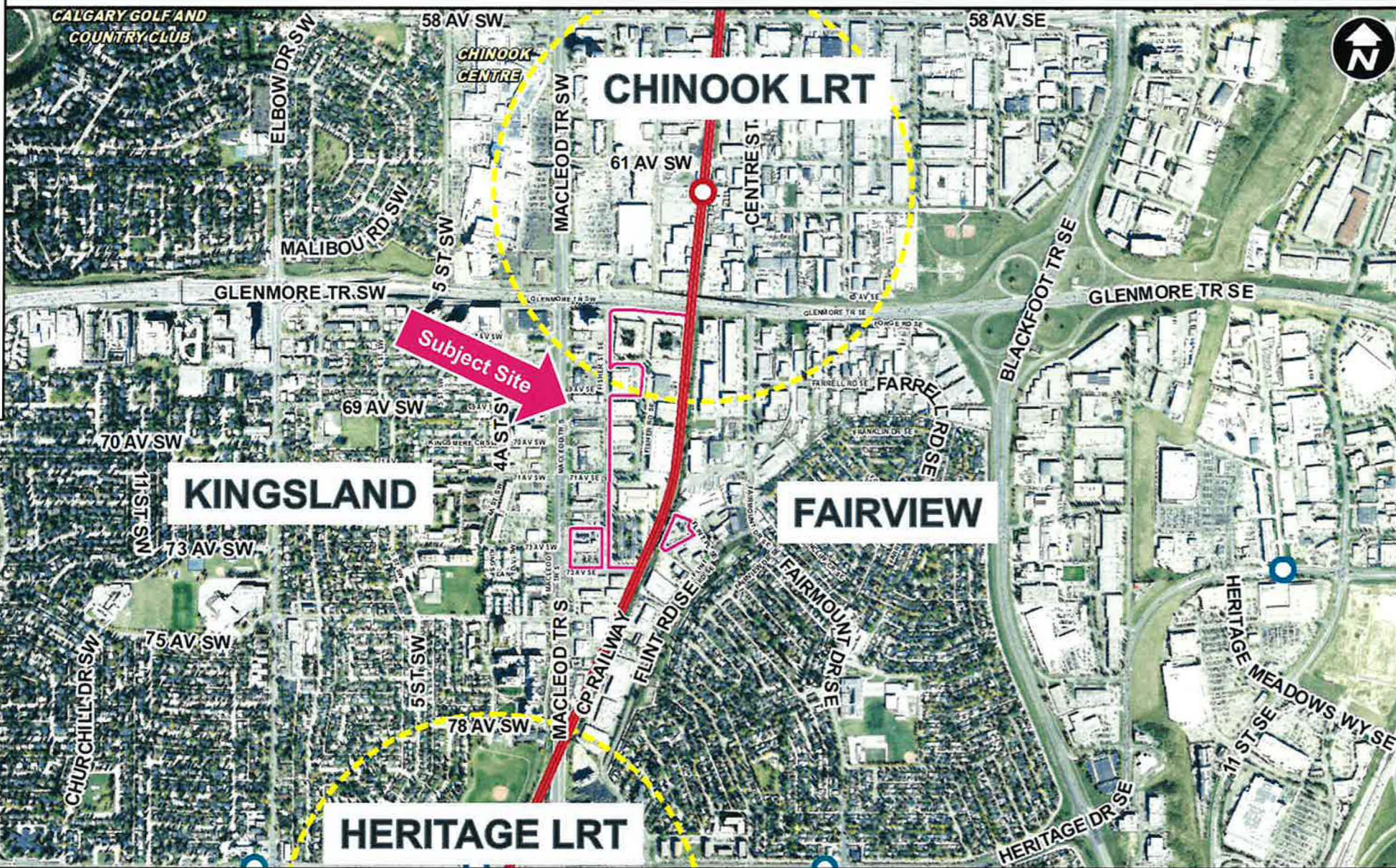
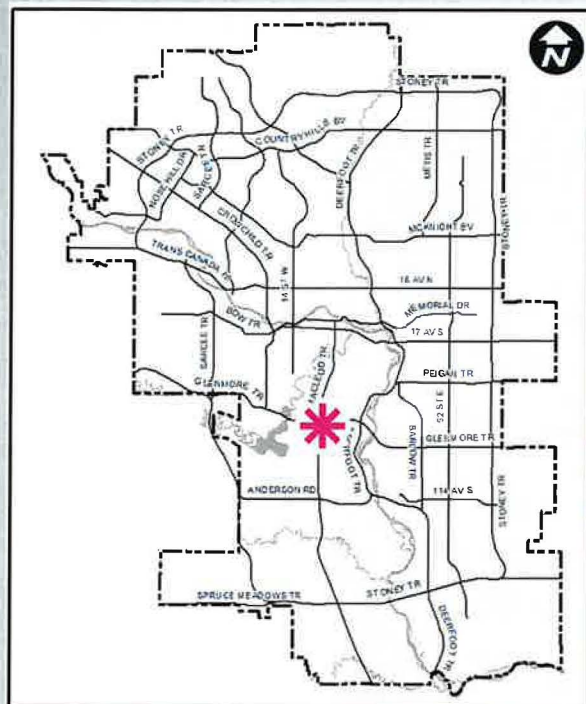
ITEM: 7.2.4 CPC2024-0288
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendations:

2

That Council:

1. Give first reading to the **Proposed Bylaw 34P2024** to amend the Municipal Development Plan and Calgary Transportation Plan;
2. Withhold second and third readings of the proposed bylaw until amendments to the Municipal Development Plan and Calgary Transportation Plan have been approved by the Calgary Metropolitan Region Board;
3. Give first reading to the **Proposed Bylaw 35P2024** to amend the Heritage Communities Local Area Plan;
4. Withhold second and third readings of the proposed bylaw until amendments to the Heritage Communities Local Area Plan have been approved by the Calgary Metropolitan Region Board;
5. Give first reading to the **Proposed Closure Bylaws 4C2024 and 5C2024** of Fisher Road SE with 0.88 hectares \pm (2.17 acres \pm) of road (Plan 2410555), and closure of 73 Avenue SE with 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2410556) with conditions;
6. Withhold second and third readings of the proposed closure until amendments to the Municipal Development Plan, Calgary Transportation Plan, and Heritage Communities Local Area Plan have been approved by the Calgary Metropolitan Region Board;
7. Give first reading to the **Proposed Bylaw 155D2024** for redesignation of 14.02 hectares \pm (34.65 acres \pm) located at 7330 Macleod Trail SE, 6712, 6940, 7012, 7110, 7130, 7132, and 7220 Fisher Street SE, 130 – 71 Avenue SE, 7203 Flint Place SE and the closed roads (Plan 5607GG, Block 4, Lots 7 to 10; Plan 1435LK, Lot 1; Plan 6894JK, Block 2, Lot 1; Plan 9211008, Block 6, Lot 3A; Plan 6894JK, Block 2; Lot 1; Plan 6894JK, Block 3, Lots 2 to 4; Plan 6647JK, Block 3, Lot 1; Plan 4149JK, Block 17, Lot 8; Plan 2410555; Plan 2410556) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District, Industrial – General (I-G) District and Undesignated Road Right-of Way to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate mixed use developments; and
8. Withhold second and third readings of the proposed bylaw until amendments to the Municipal Development Plan, Calgary Transportation Plan, and Heritage Communities Local Area Plan have been approved by the Calgary Metropolitan Region Board.

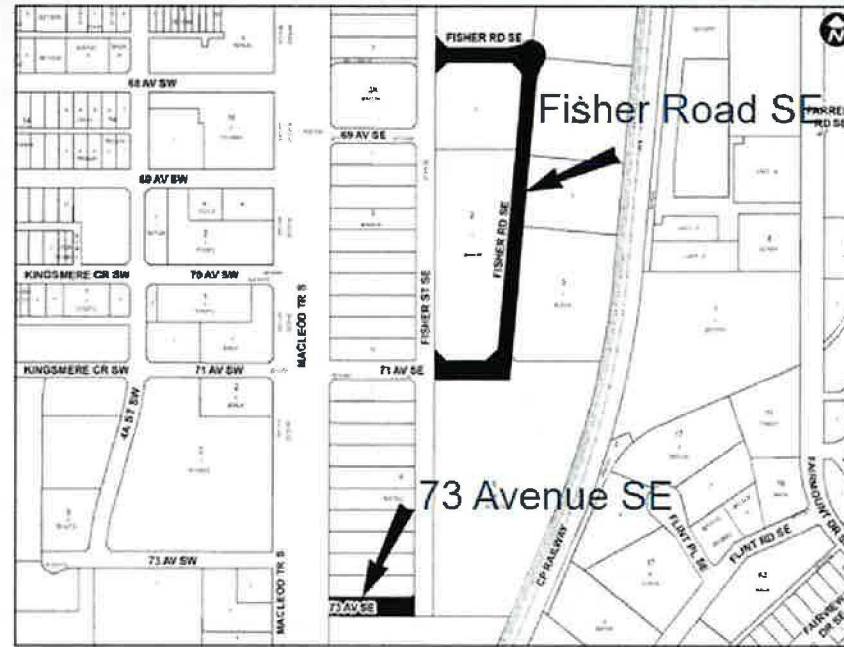
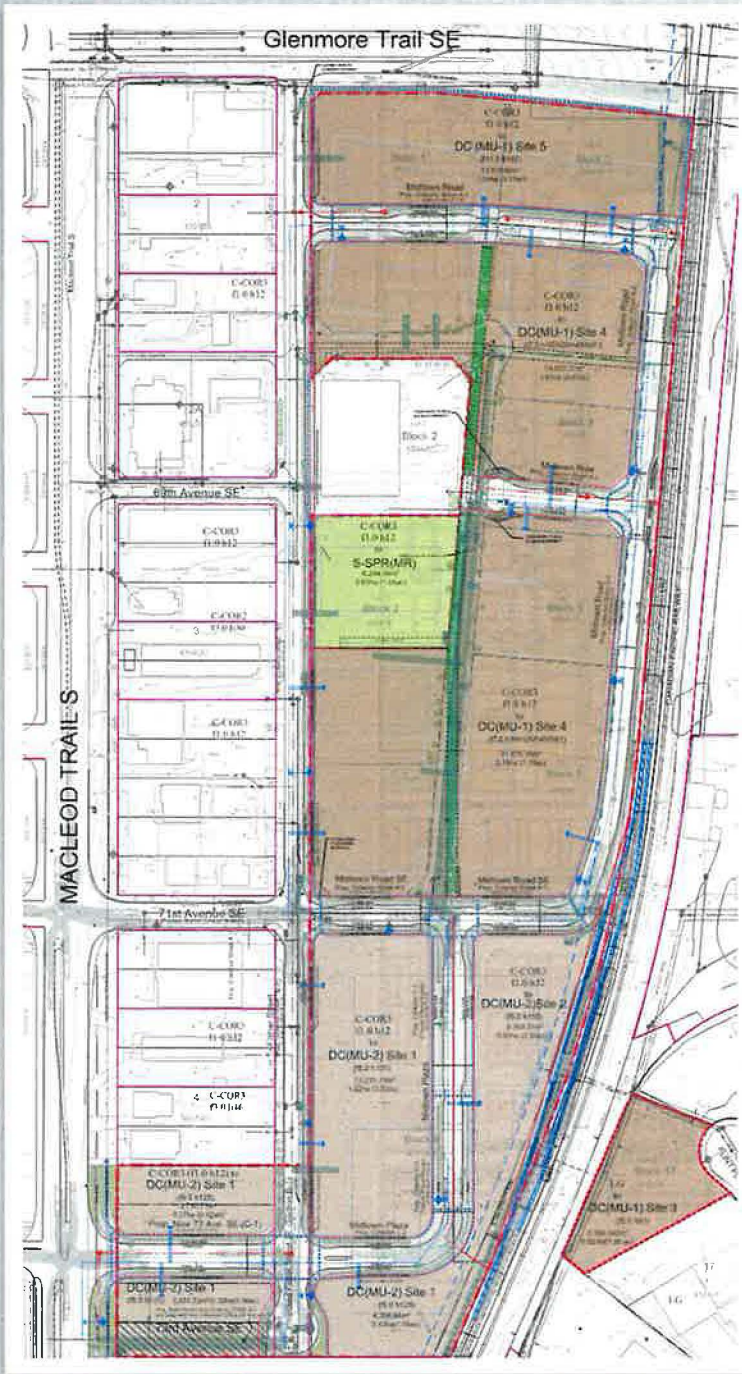


LEGEND

- 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

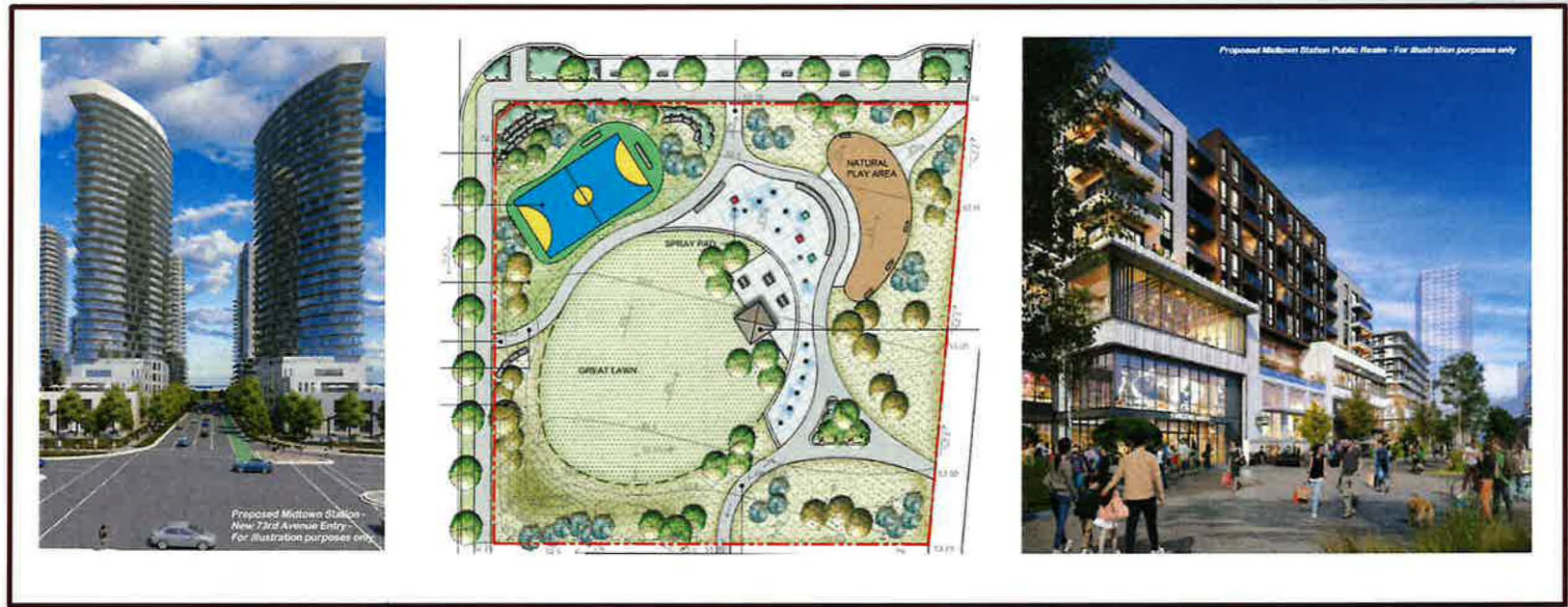
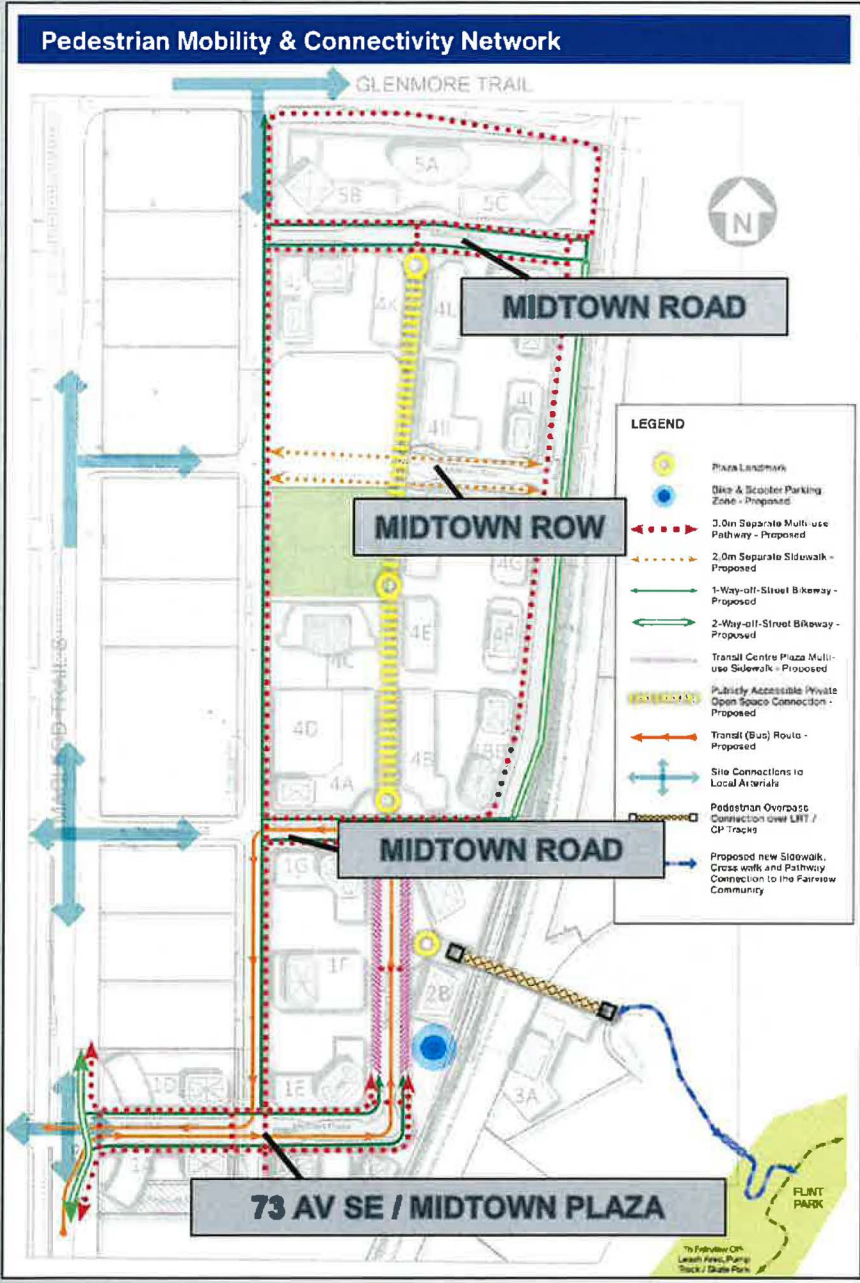


Approved Outline Plan & Proposed Road Closures

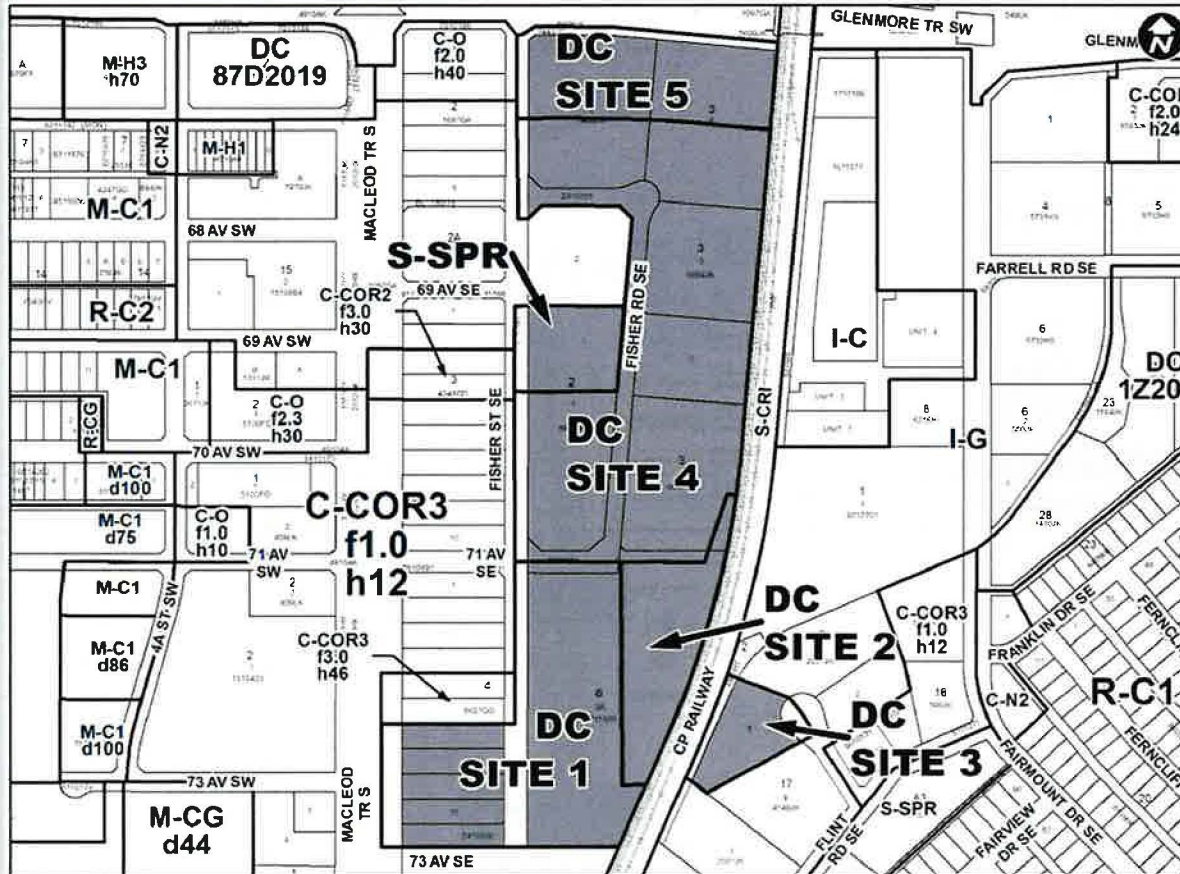


Proposed intensity (with LRT Station & Affordable Housing Units):

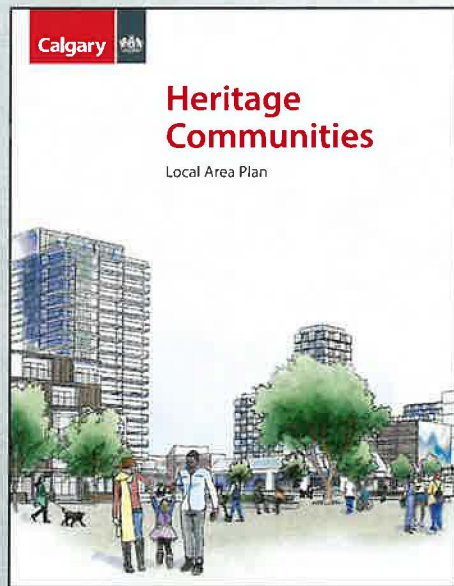
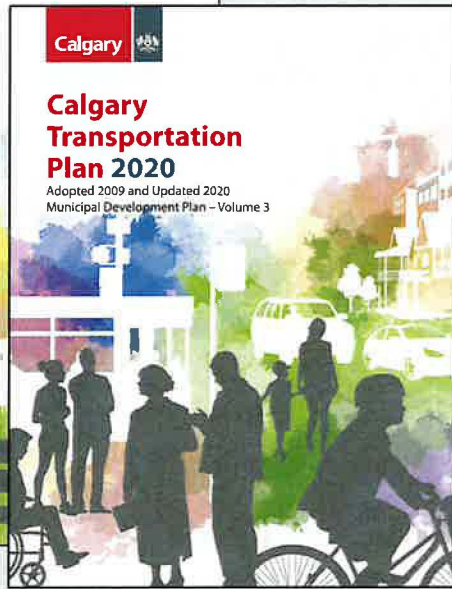
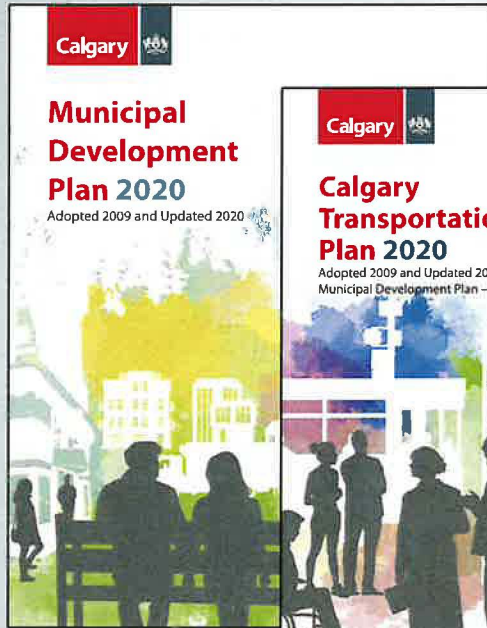
- ± 7,045 residential units and 2,810 jobs
- ± 976 people & jobs per hectare
- Exceeds MDP target of 200 people & jobs per hectare (+776)



Proposed Land Use Districts:



- Direct Control (DC) Sites:
 - DC Site 1 – MU-2f8.0h125 (± 35 storeys)
 - DC Site 2 – MU-2f9.0h150 (± 42 storeys)
 - DC Site 3 – MU-1f5.0h91 (± 26 storeys)
 - DC Site 4 – MU-1f7.0h91 (± 26 storeys)
 - DC Site 5 – MU-1f11.0h160 (± 45 storeys)
- DC based on Mixed Use – General (MU-1) District and Mixed Use – Active Frontage (MU-2) District
- Prior to provisions to LRT station and affordable housing units, the Maximum Floor Area Ratio (FAR) is 2.0 and Building Height is 20 metres (± 6 storeys)
- Special Purpose – School, Park, and Community Reserve (S-SPR) District



Proposed Amendments:

Municipal Development Plan & Calgary Transportation Plan

- Map Amendments:
 - From 'Standard Industrial' to 'Community Activity Centre'

Heritage Communities Local Area Plan:

- Map Amendments:
 - Identify 'Midtown' as 'Community Activity Centre'
 - Amend Urban Form to 'Neighbourhood Commercial' & 'Neighbourhood Flex'
 - Provide appropriate Building Scales
- Policy Amendments:
 - Provide additional policy guidance and planning direction for 'Midtown'



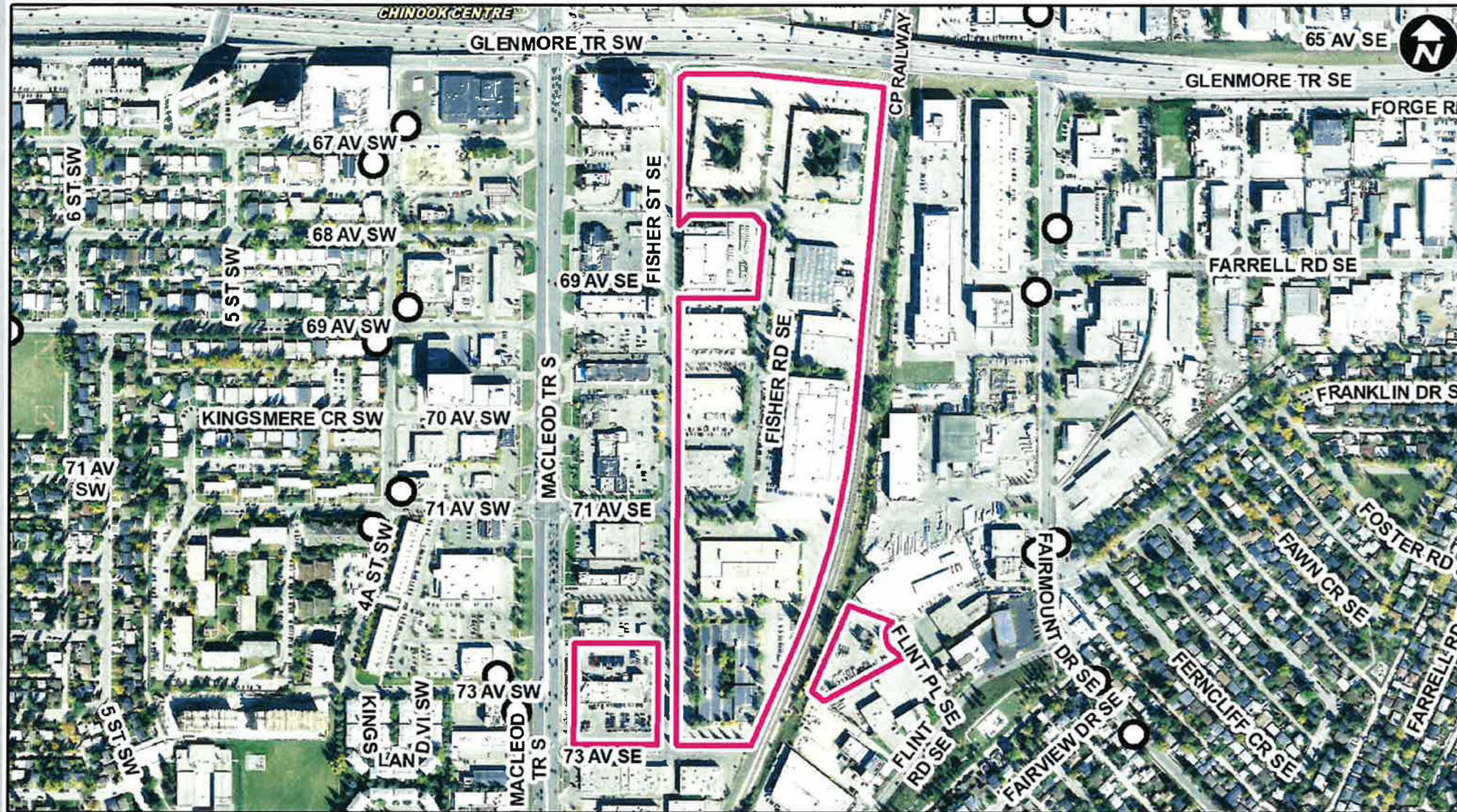
- **Strategic Growth Risks (Remains)**
 - Competing interests with existing serviced sites
 - Potential impacts on growth absorption from other areas
- **LRT Station Risks (Mitigated)**
 - Local Area Plan
 - Enable Mixed-Use Development with Building Scale – ‘Low’ (up to six storeys)
 - Building Scale allows ‘High’ & ‘Highest’ if an LRT Station and affordable housing units are provided
 - Direct Control District
 - DC District allows higher density if an LRT Station and affordable housing units are provided
 - Outline Plan Conditions
 - Special Development Agreements (SDA) required

Calgary Planning Commission's Recommendations:

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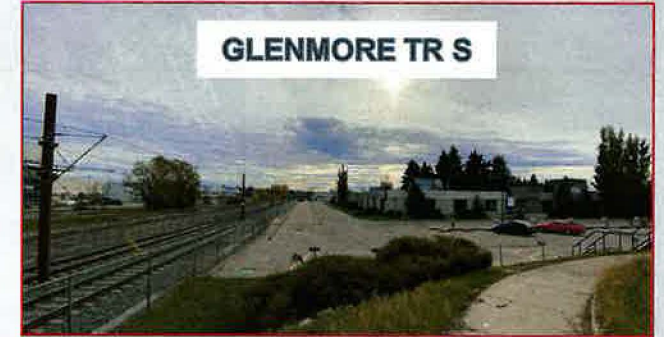
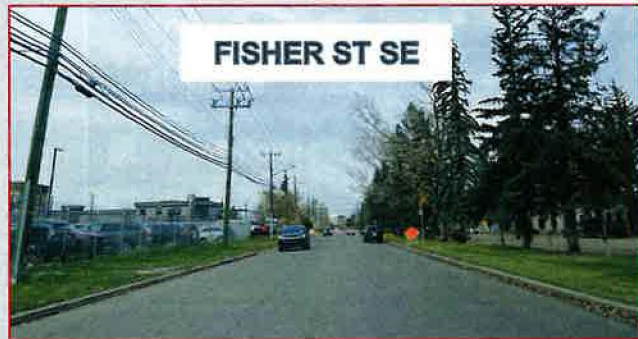
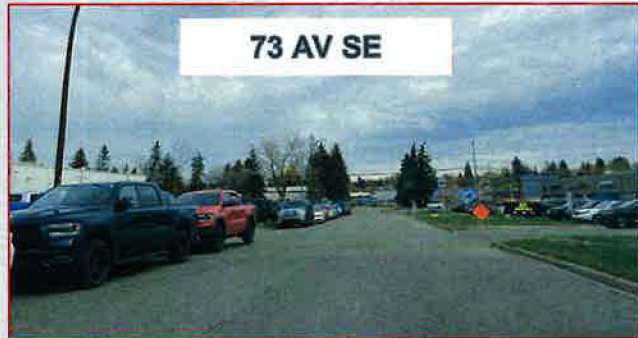
Supplementary Slides

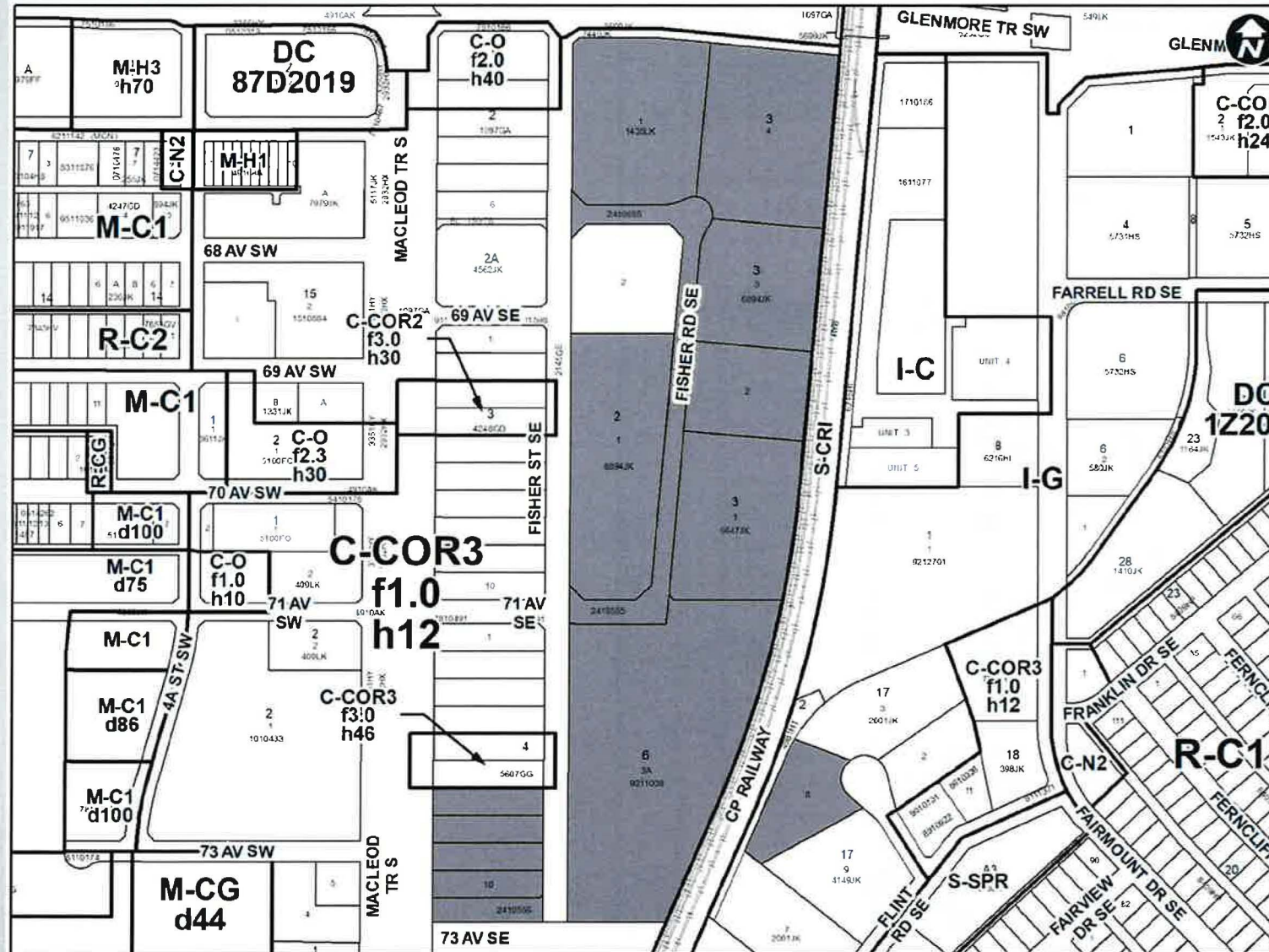


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 - LRT Stations**
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 - Red
 - Max BRT Stops**
 - Orange
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 - Teal
 - Yellow
 - Bus Stop

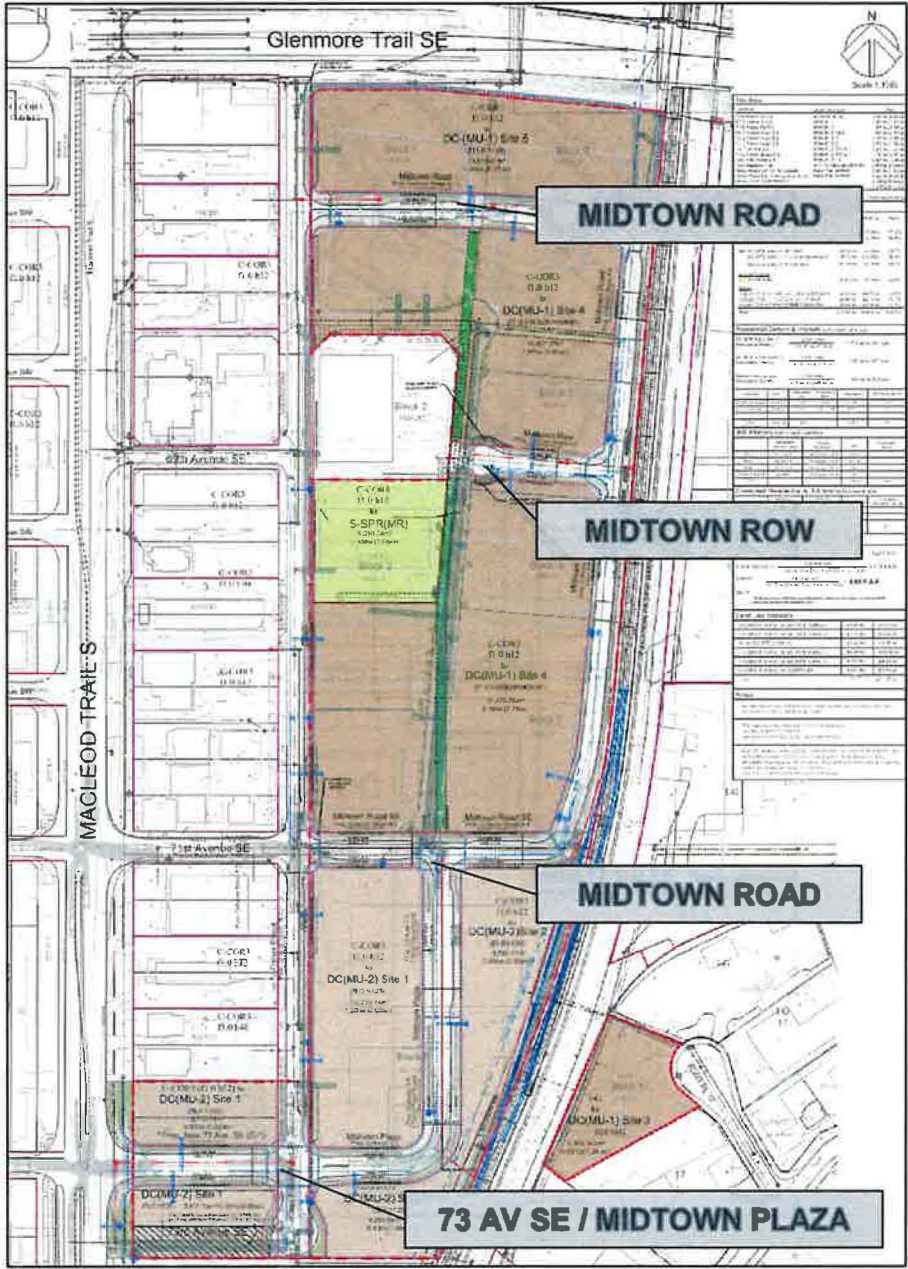
Parcel Size:

14.02 ha

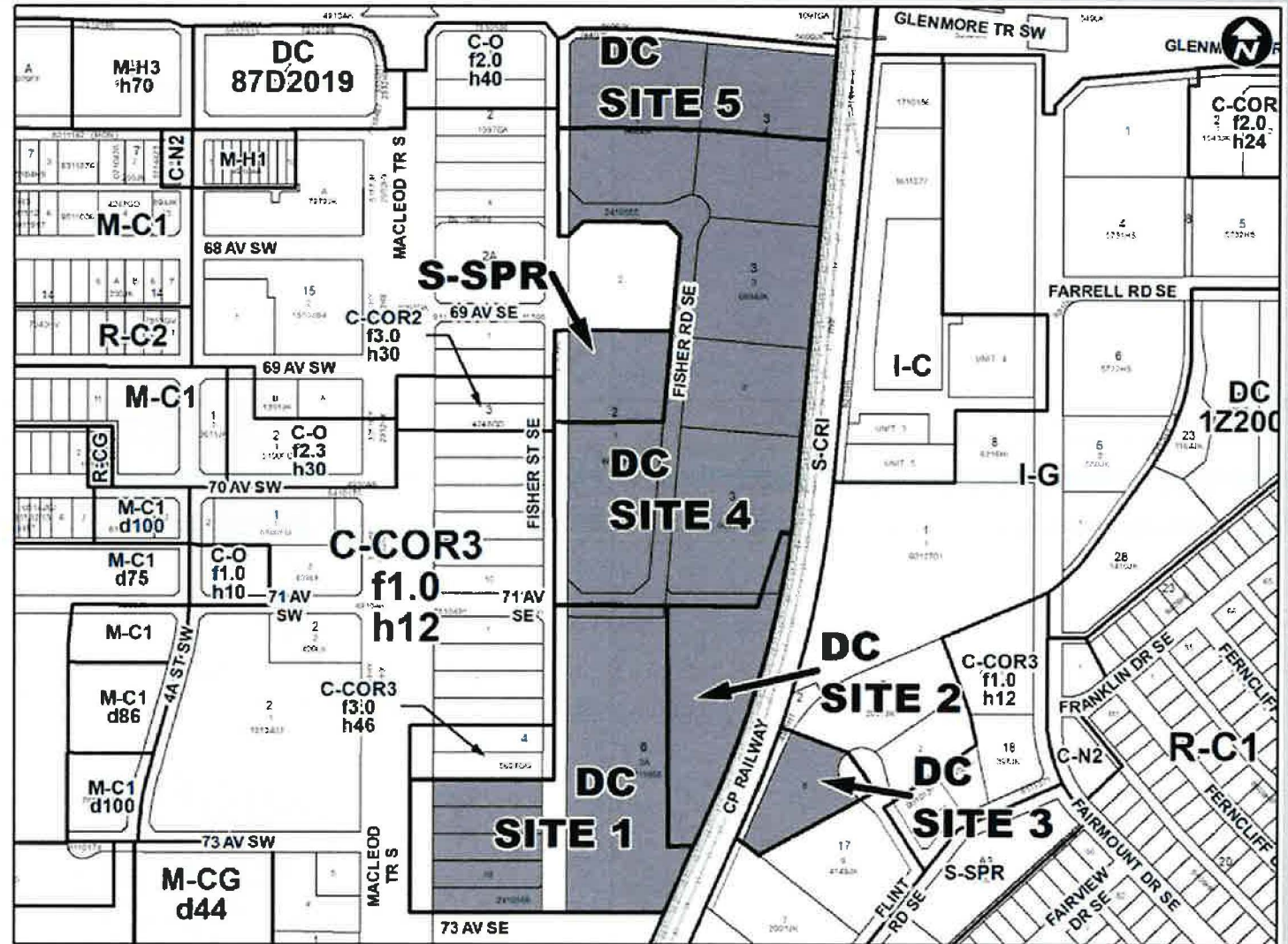
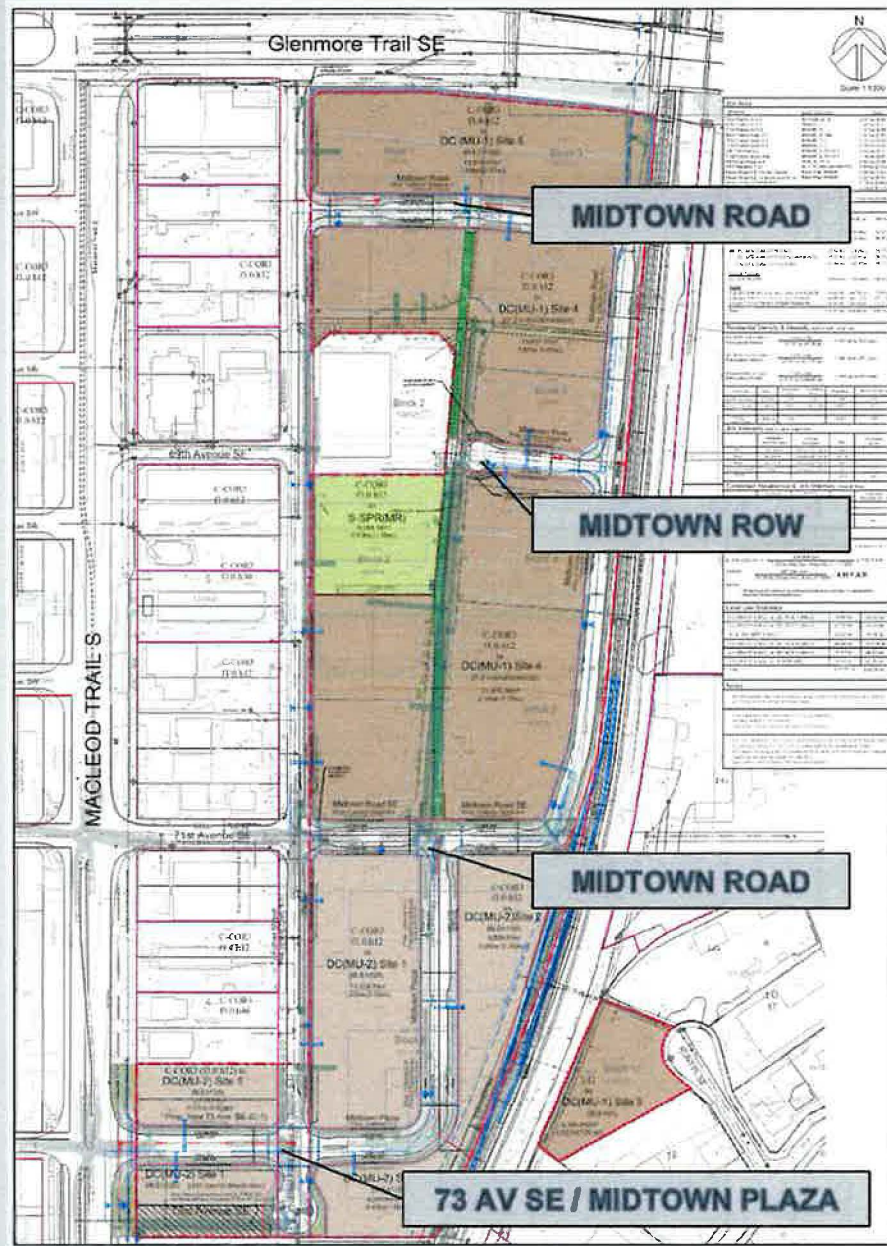


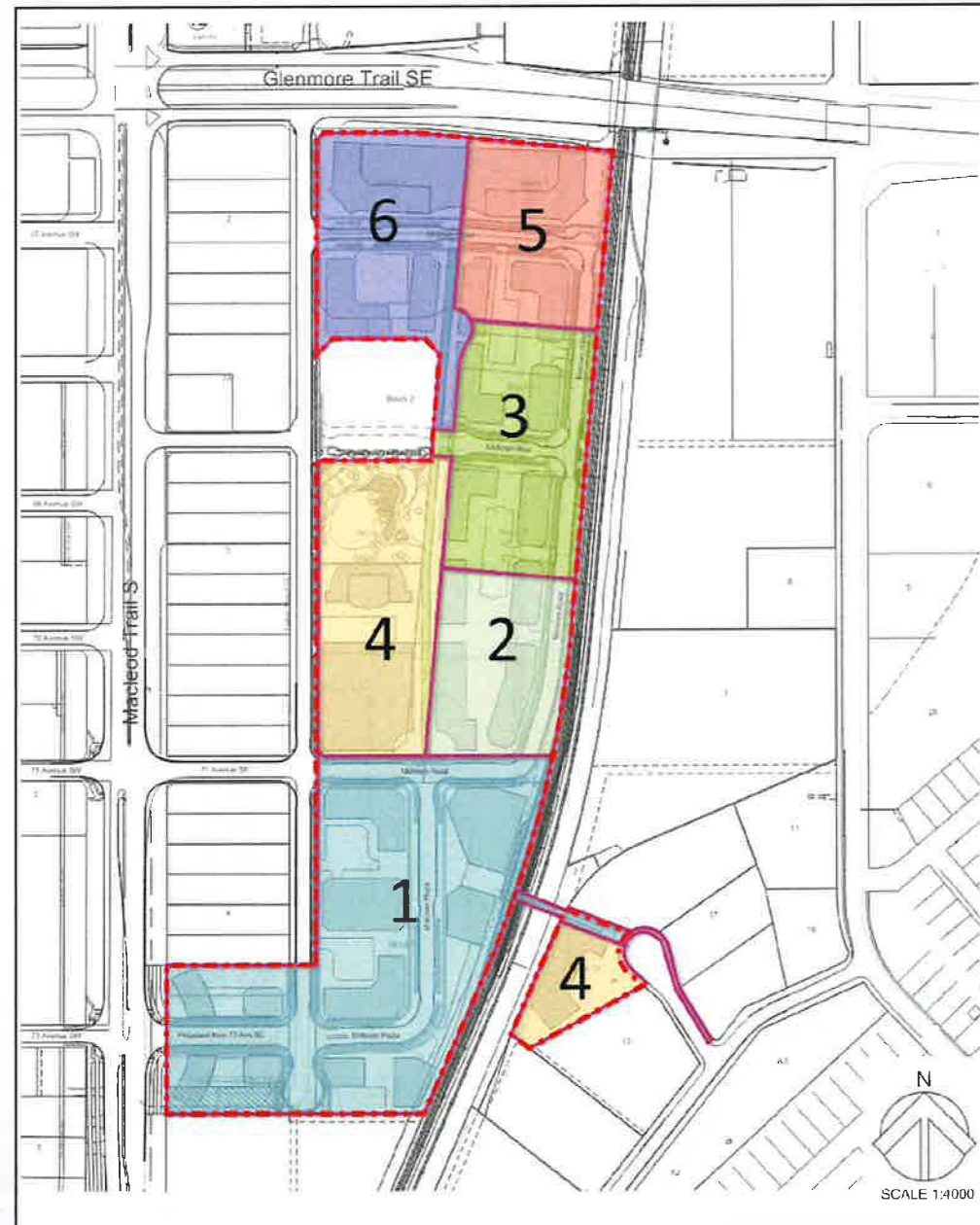


- Commercial – Corridor 3 (C-COR3 f1.0h12) District
- Industrial – General (I-G) District

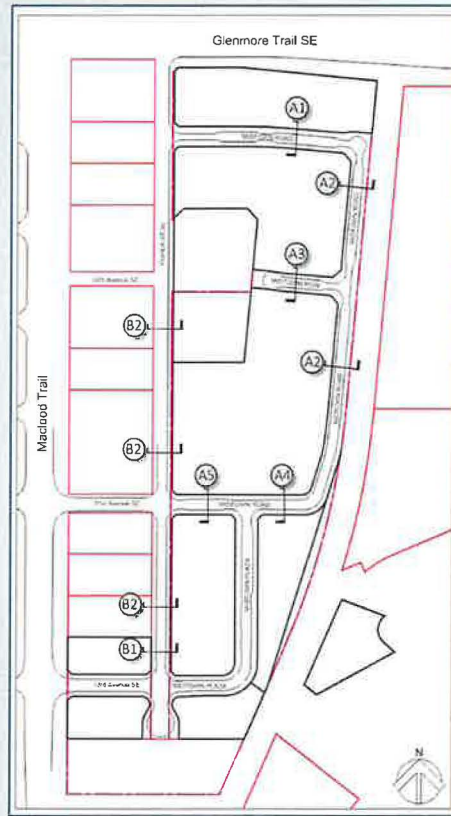




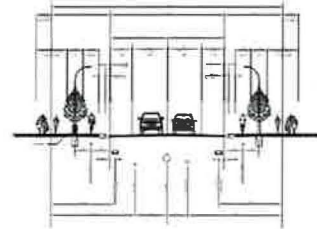




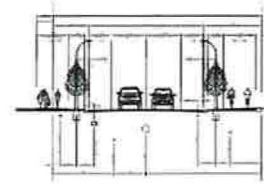




Cross Section A-1: New Midtown Rd. East-West Segment
(West of Lot 1)
 Scale 1:150m



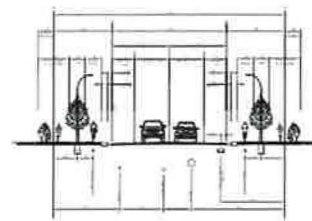
Cross Section A-2: New Midtown Rd. North-South Segment
 Scale 1:150m



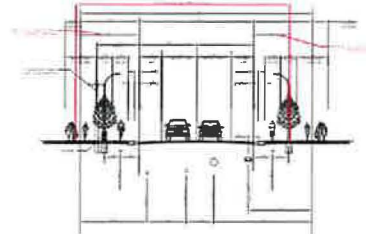
Cross Section A-3: New Midtown Rd. East-West Segment
 Scale 1:150m



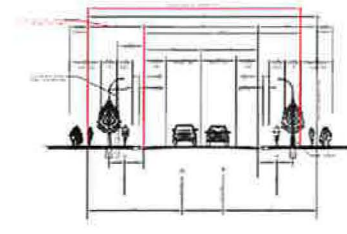
Cross Section A-4: New Midtown Rd. East-West Segment
 Scale 1:150m



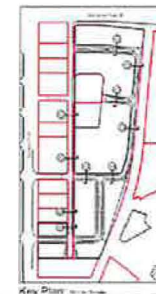
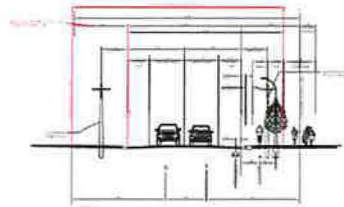
Cross Section A-5: New Midtown Rd. (formerly Fisher Rd.) Transitional Segment
(West of Lot 1)
 Scale 1:150m



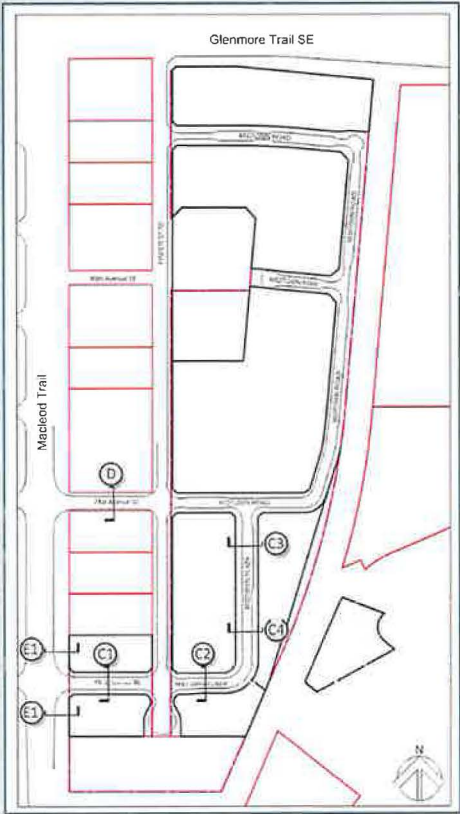
Section B-1: Fisher Street SE
(Entire Length)
 Scale 1:150m



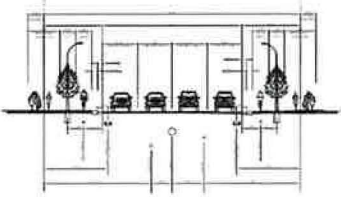
Section B-2: Fisher Street SE
(West of Lot 7, G&L Plan 523752)
 Scale 1:150m



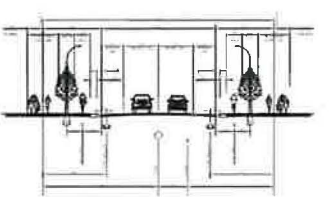
Note:
 The location of the existing utility poles have been indicated from the City of Calgary utility section plans. The exact location will need to be confirmed in the field.
 The 1:50 scale required a selection of appropriate trees for the street cross-sections of grade. The proposed street layout will be designed to maintain above grade higher than 1.5m in a regular maintenance of the City of Calgary and an appropriate design of trees grade (minimum 1.5m). The drawings provided the height of the public works at grade in the street/corridor.



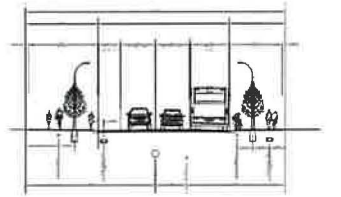
Cross Section C-1: 73 Ave. SE Cross Section-West of Fisher Street SE
Scale 1:150m



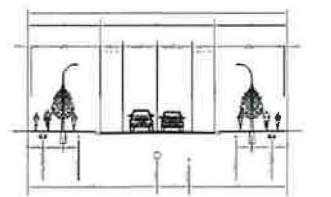
Cross Section C-2: 73 Ave. SE Cross Section-East of Fisher Street SE
Scale 1:150m



Cross Section C-3: Midtown Plaza
Scale 1:150m



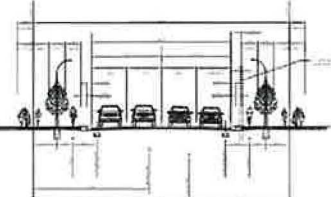
Cross Section C-4: Midtown Plaza
Scale 1:150m



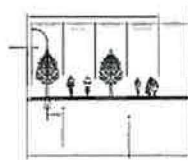
Cross Section D-1: Proposed 71 Ave. SE
Scale 1:150m



Cross Section D-2: Proposed 71 Ave. SE
Scale 1:150m



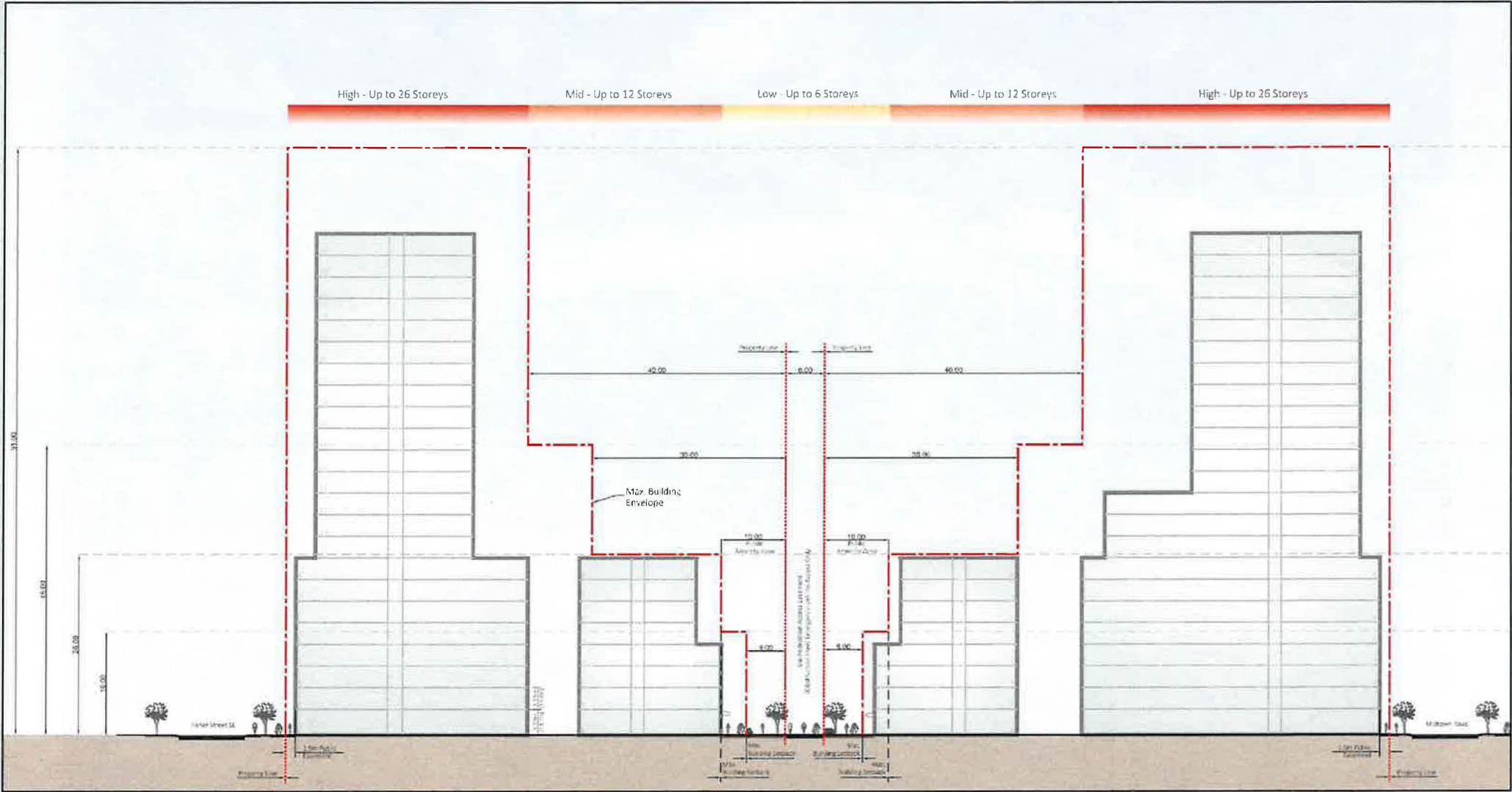
Cross Section E-1: Macleod Trail East Boulevard Segment
Scale 1:100m



Notes:
The location of the proposed street cross-sections are shown on the site plan. The location of the proposed street cross-sections is shown on the site plan. The location of the proposed street cross-sections is shown on the site plan.





Scale:
The scale of the drawings is 1:150m for all cross-sections except for Cross Section E-1 which is at a scale of 1:100m.

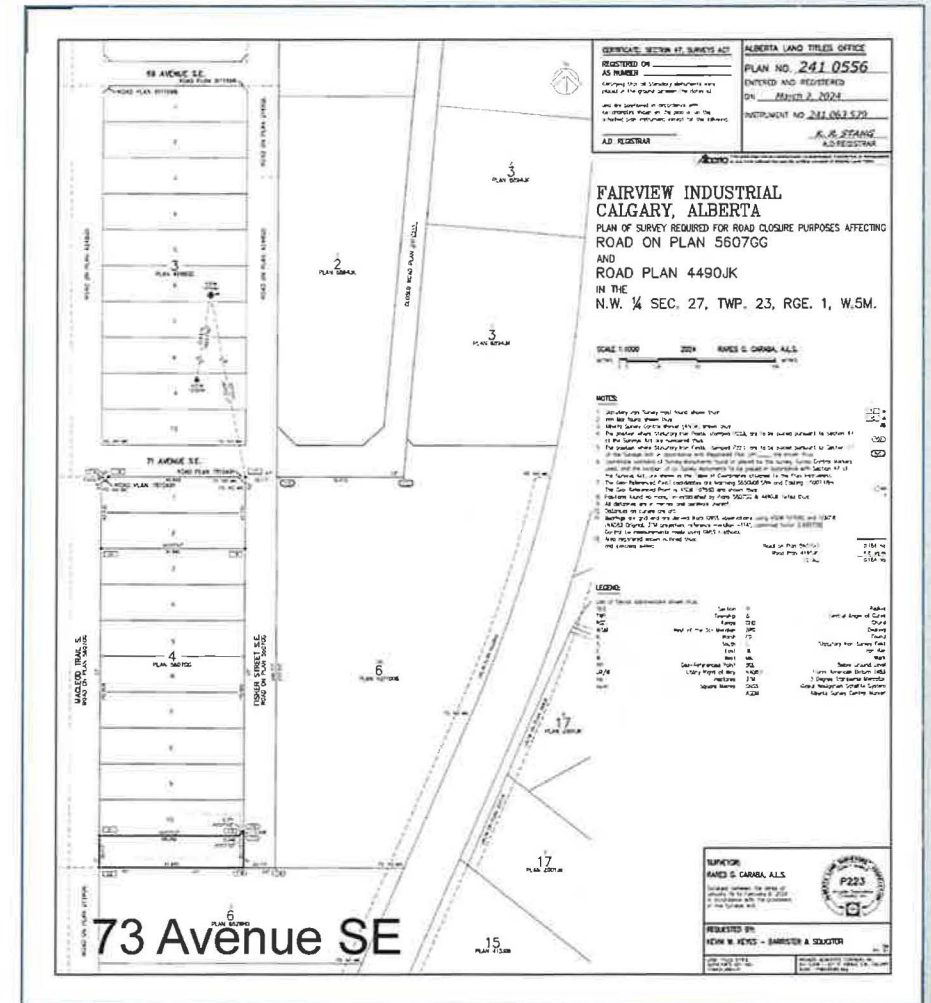
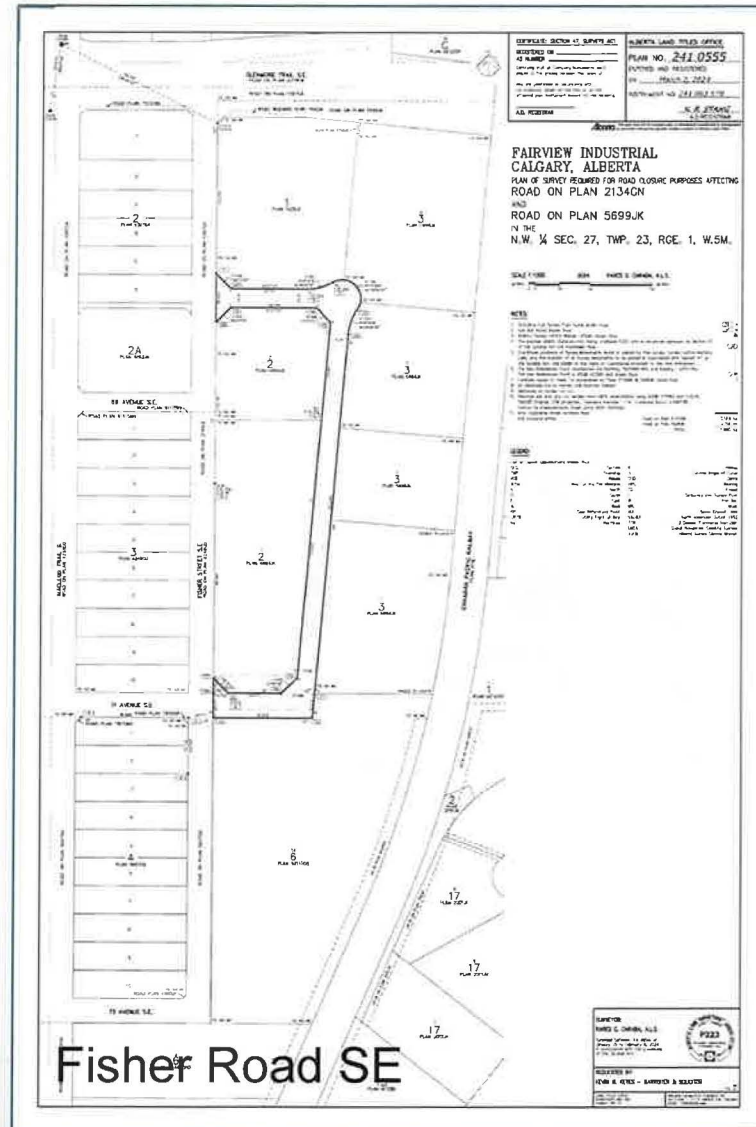
Key Plan:
The key plan shows the location of the proposed street cross-sections on the site plan.

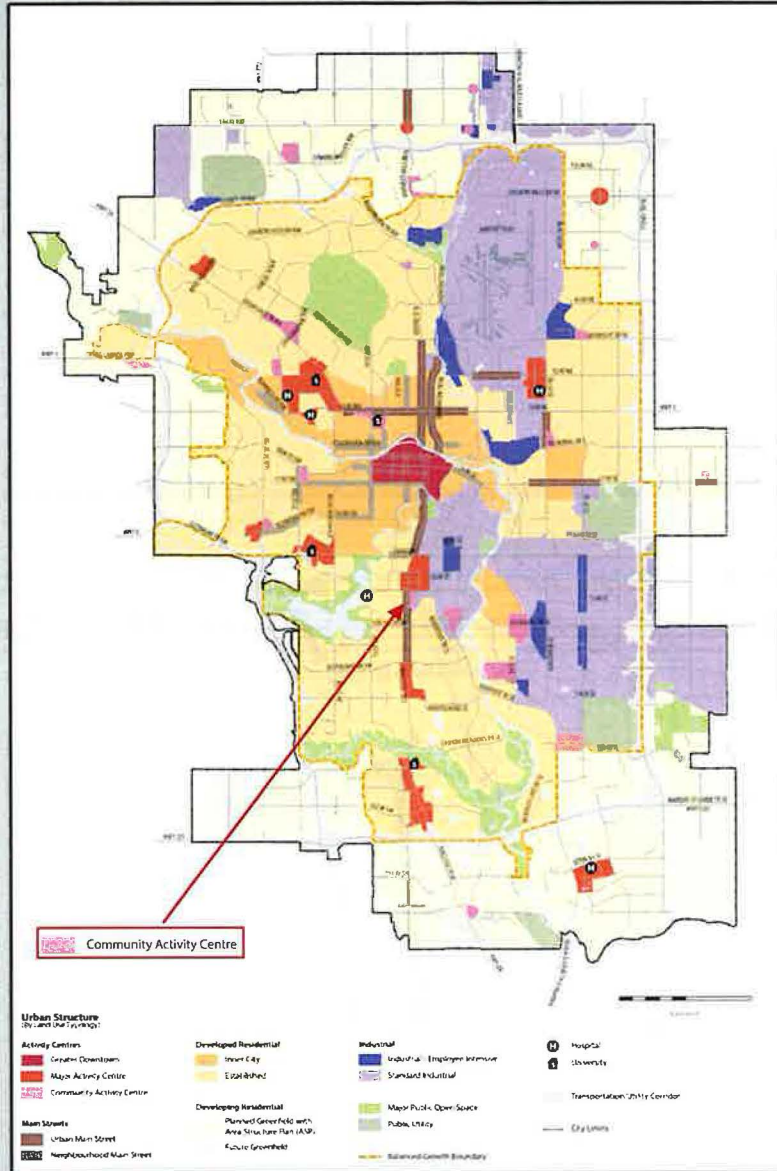




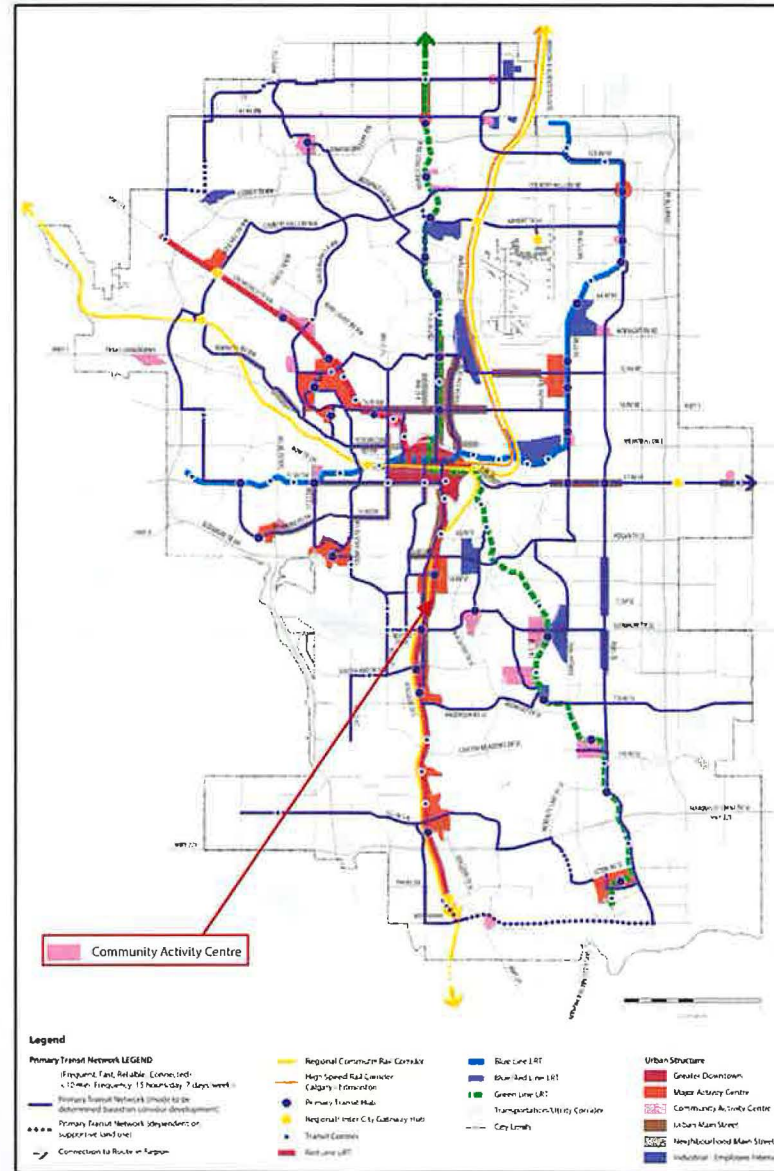


	Original (2019)	DTR1/DTR2 (2020)	IPC Agreement (2022)	Post Charrette (2022)
Concept				
FAR	7.5 blanket	7.5 blanket	7.8 (Avg.)	7.05* (Avg.) *Max 2.0 before LRT
Height	150 m	150 m	90 m to 150 m	26 m to 160 m
Land Use	C-COR2, MU-1	C-COR2, MU-1, S-SPR	TBD	DC (MU-2, MU-1, S-SPR)
Vision	<ul style="list-style-type: none"> No coherent sense of place. 	<ul style="list-style-type: none"> No coherent sense of place. Central MR space Connection over railway 	<ul style="list-style-type: none"> No coherent sense of place. Central MR space Connection over railway Realignment of 73 Ave SE 	<ul style="list-style-type: none"> Central urban pedestrian spine Central MR space Connection over railway Realignment of 73 Ave SE

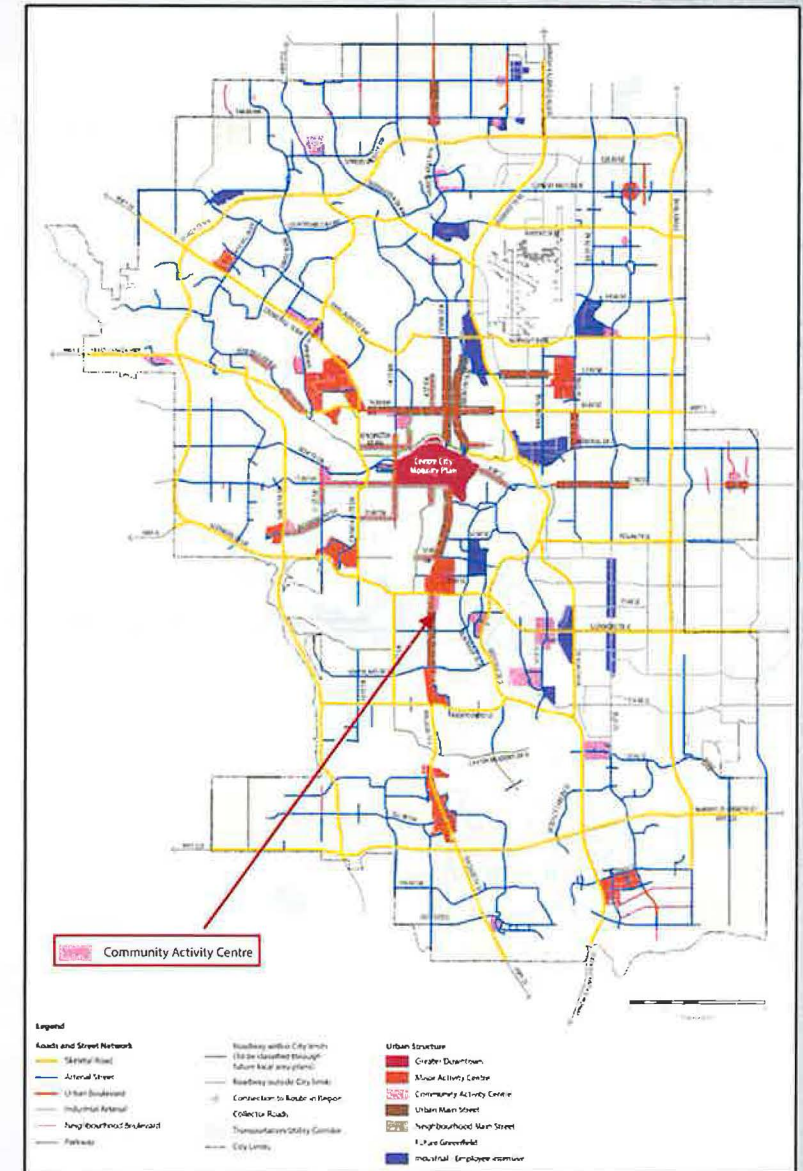




Map 1: Urban Structure



Map 2: Primary Transit Network



Map 3: Road and Street Network

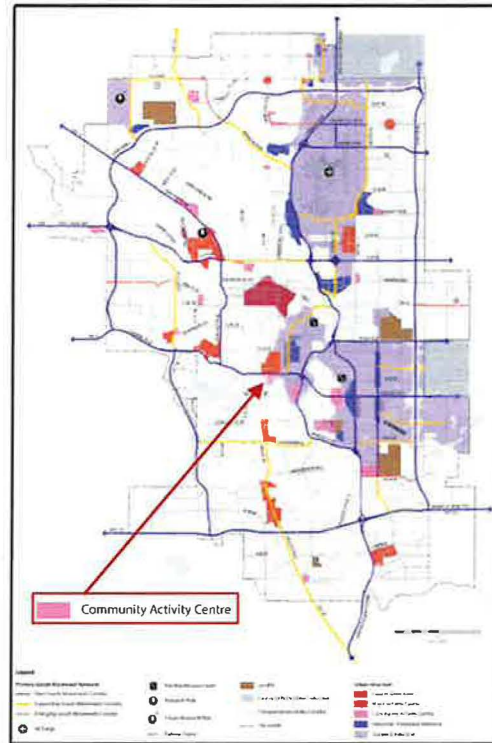
Amendments to the Calgary Transportation Plan 29



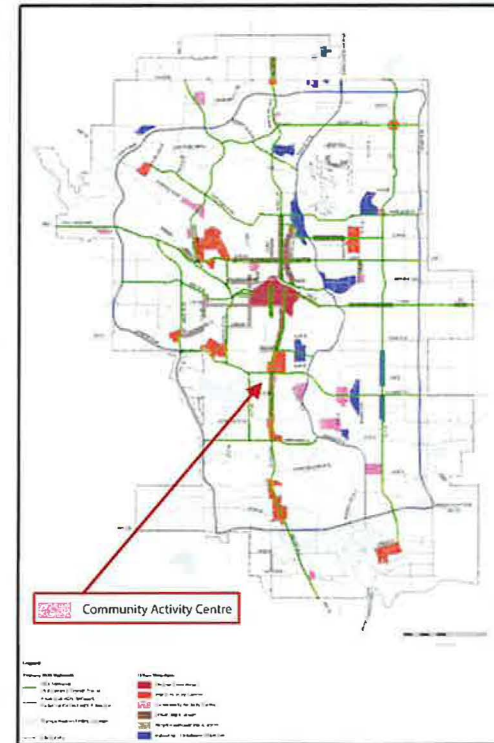
Map 1: Always Available for All Ages and Abilities (5A) Network



Map 2: Primary Transit Network



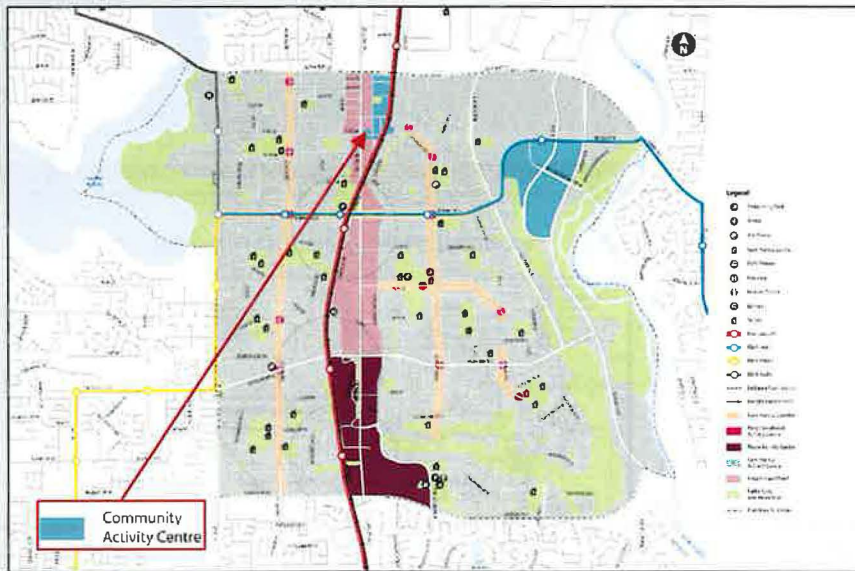
Map 5: Primary Goods Movement Network



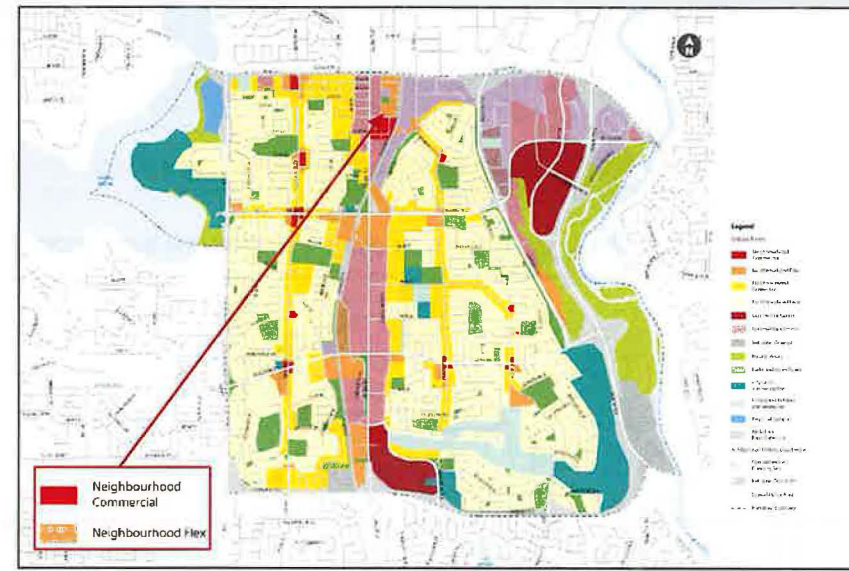
Map 6: Primary HOV Network



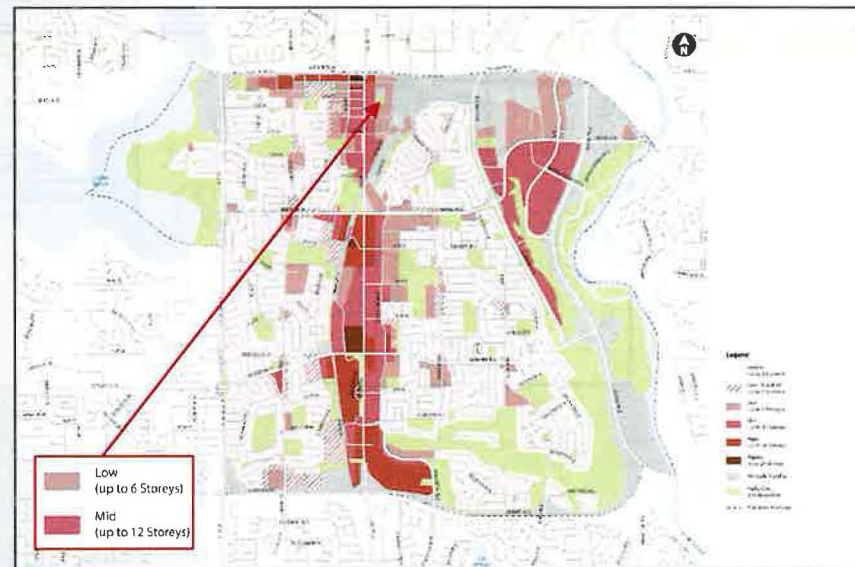
Map 7: Road and Street Network



Map 2: Community Characteristics



Map 3: Urban Form



Map 4: Building Scale



Figure 14: Midtown Building Scale with LRT Station and Affordable Housing