



LOC2023-0379 / CPC2024-0392 Policy and Land Use Amendment

May 23, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 23 2024

ITEM: 7.2.3 - CPC2024-0392
Distrib. Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

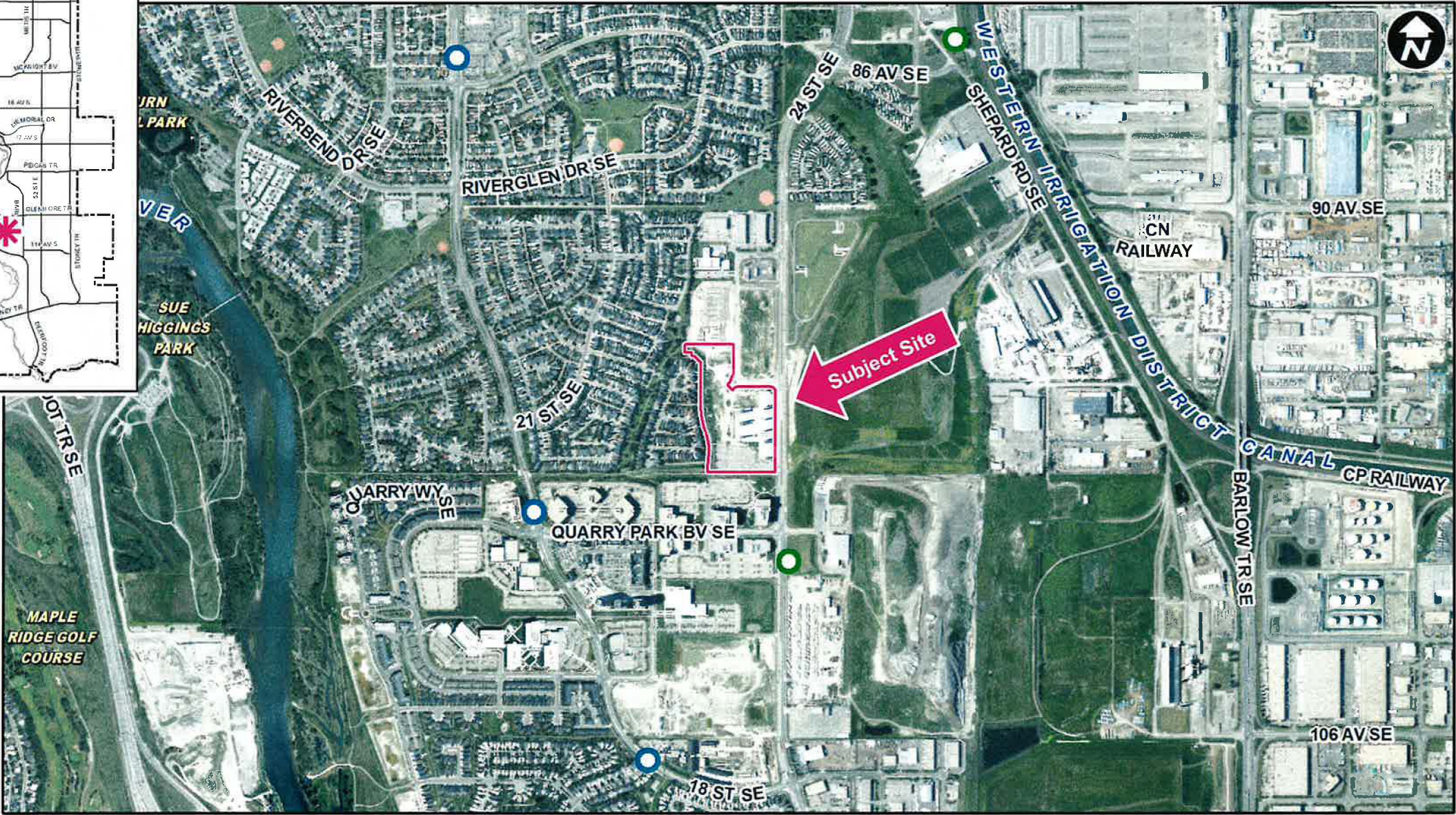
1. Give three readings to the proposed bylaw for the amendments to the Barlow Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 7.00 hectares \pm (17.30 acres \pm) located at 2445 – 96 Avenue SE and 9577 – 23 Street SE (Plan 1312735, Block 39, Lot 9; Plan 1413203, Block 39, Lot 15) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate multi-residential development with guidelines.

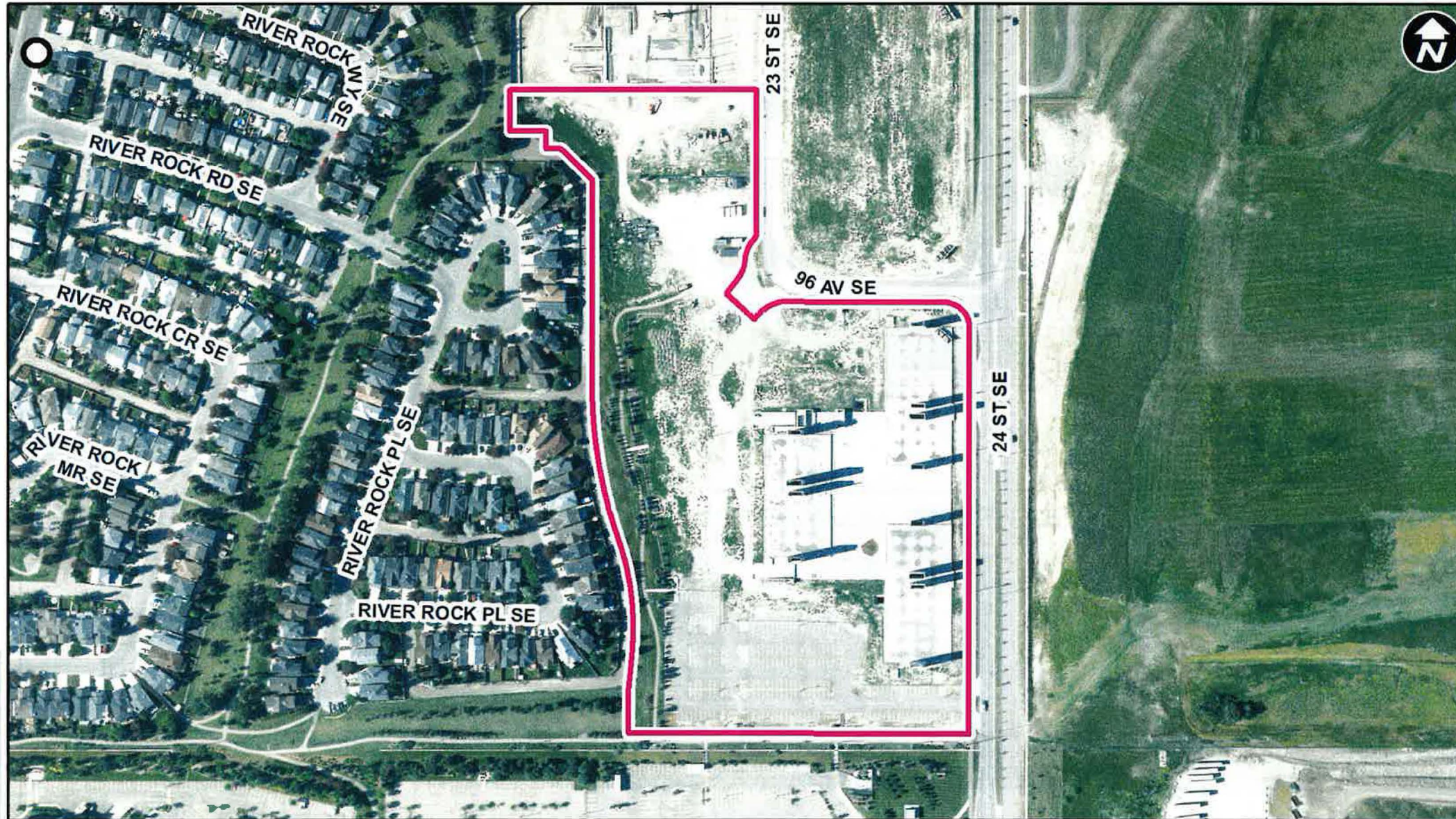




LEGEND

- 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:

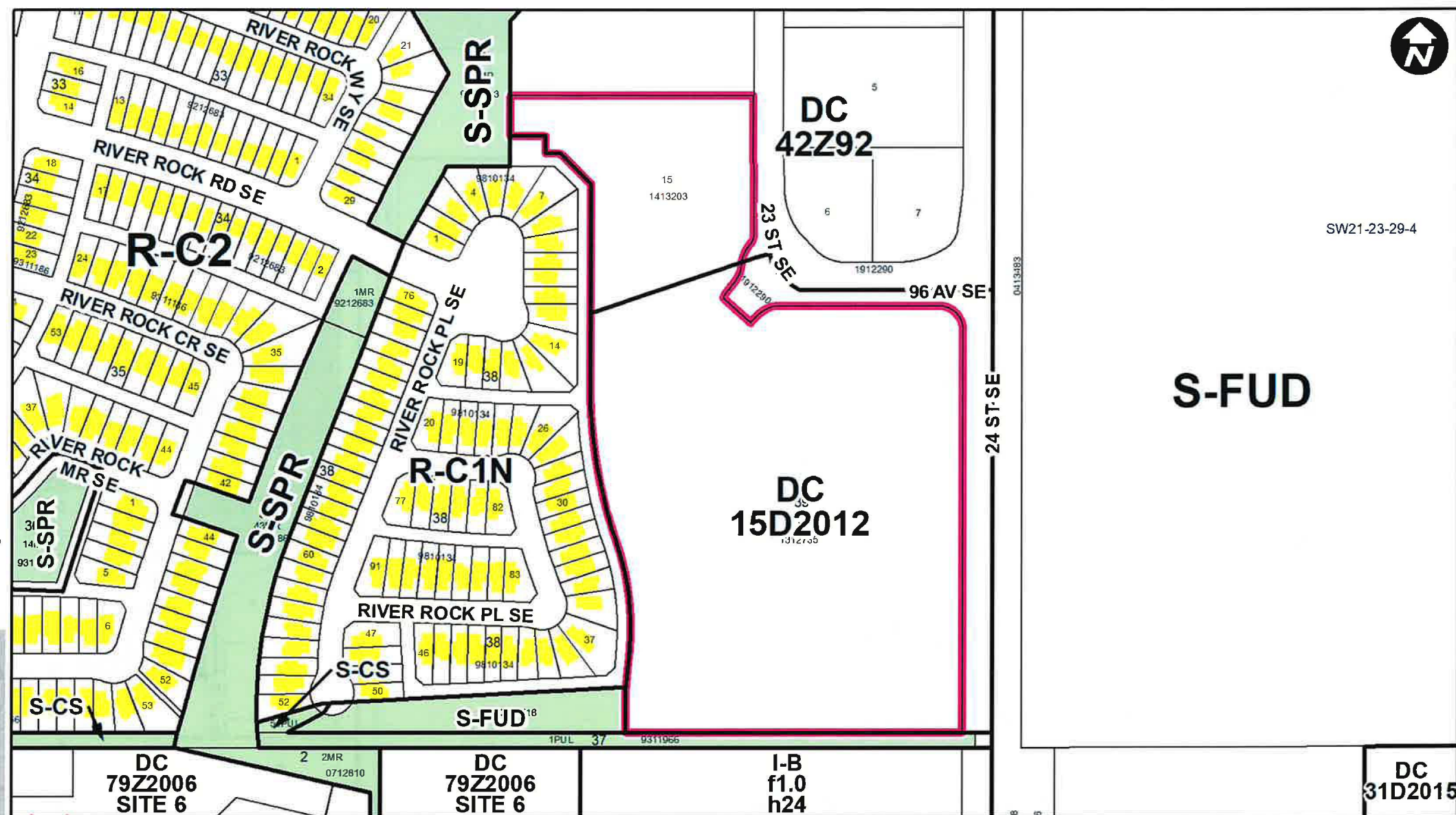
7.0 ha
~ 390m x 225m





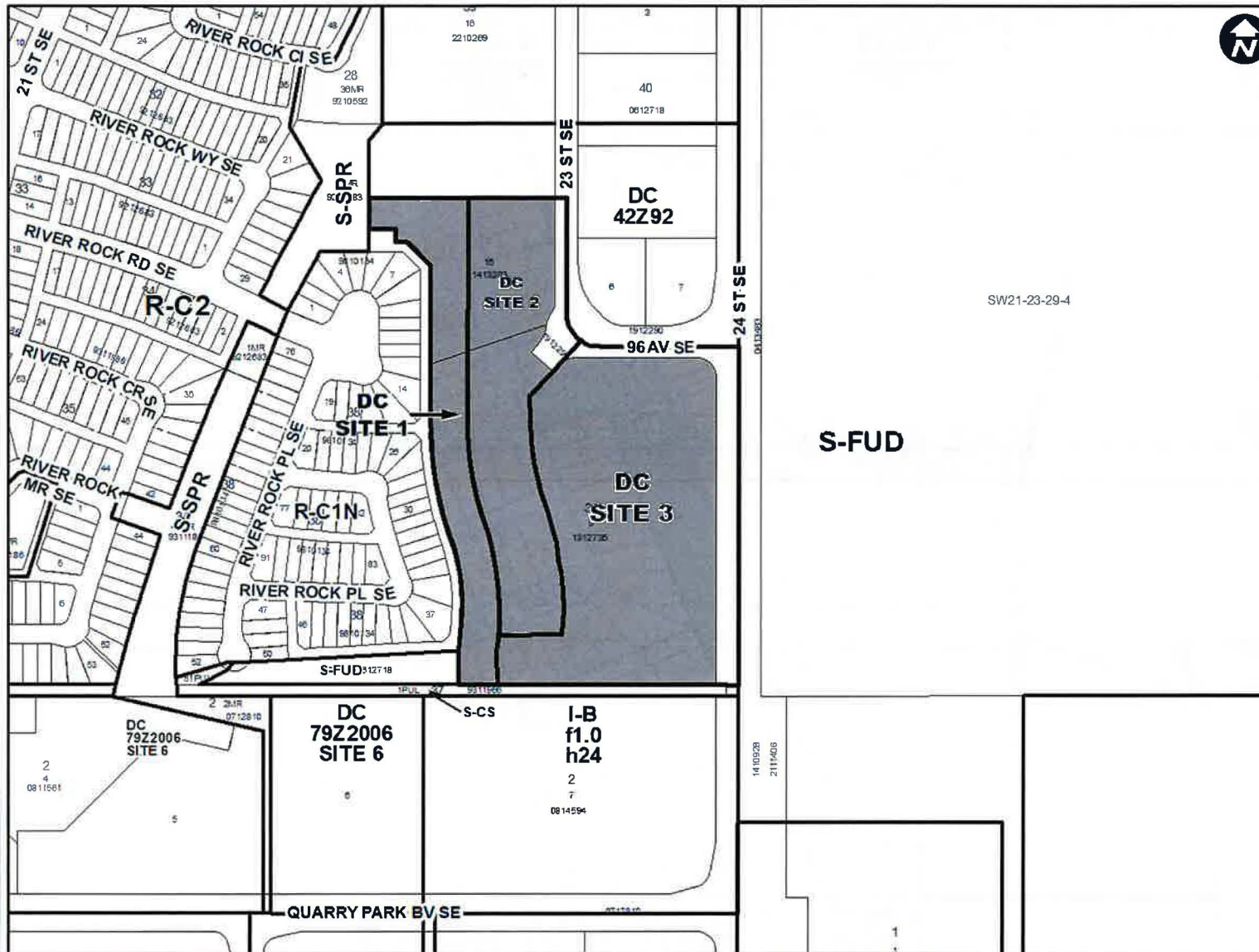
LEGEND

- 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



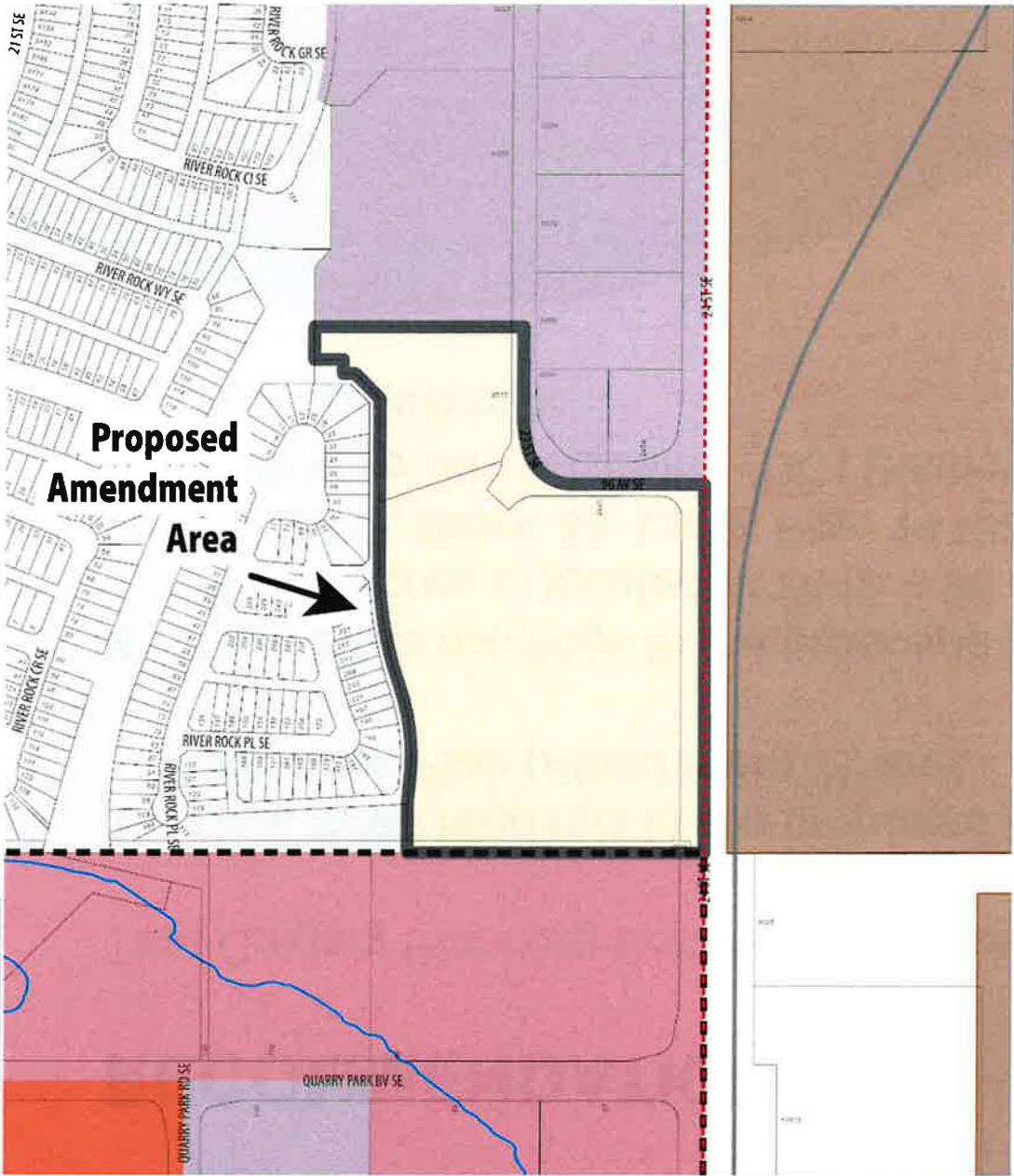
Proposed Land Use Map

8



Proposed DC District:

- Allows for shared parking
- DC floor area ratio
- Min. 10m setback from west lane
- Site 1: Max. building height: 10m
- Site 2: Max. building height: 18m
- Site 3: Max. building height: 42m
- Site 3 Max. floorplate: 950 m²
- Site 3 Min. building separation: 18m



Barlow ASP

Map 2
Land Use

Legend

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

Proposed ASP Amendment:

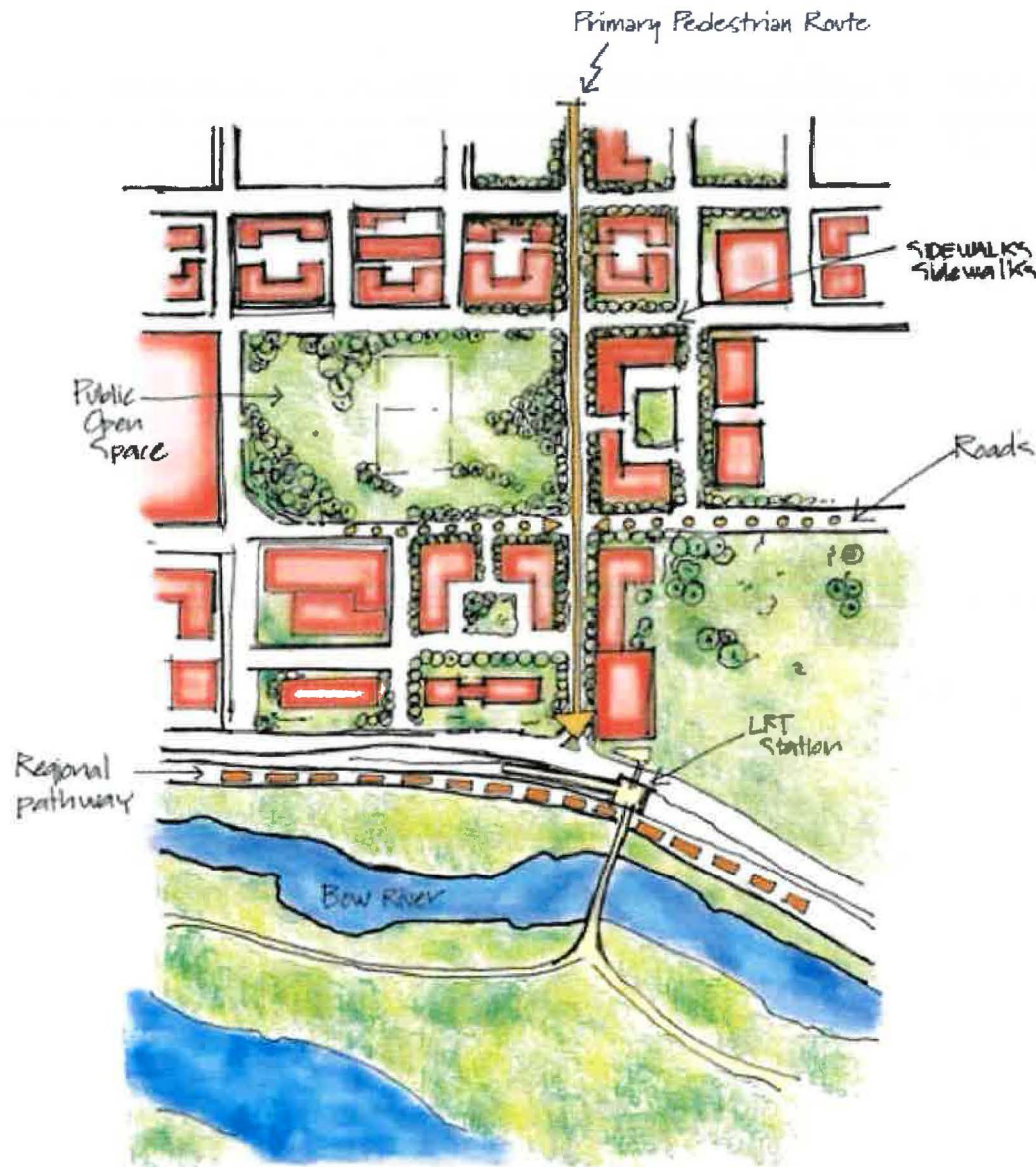
- From High Standard Light Industrial to Residential

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Supplementary Slides

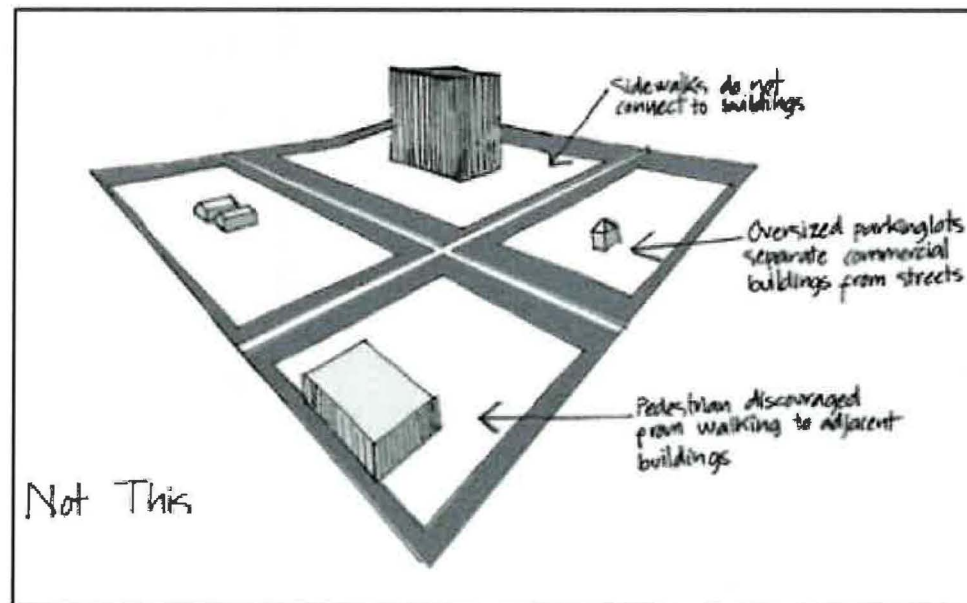


*An integrated public system is essential for TOD.
The Bridges development, Calgary, AB.*

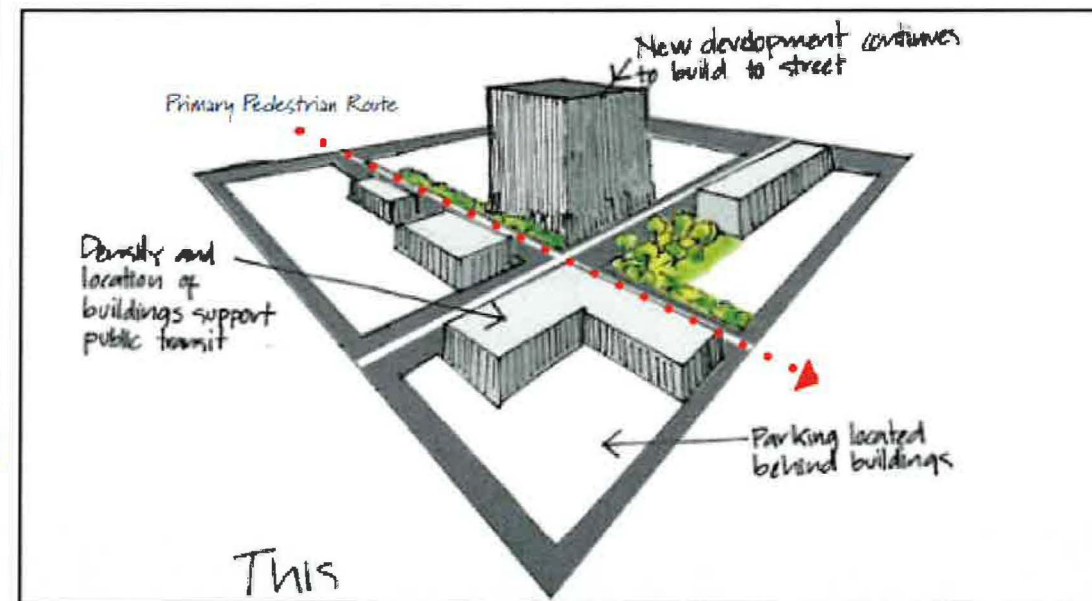
1. Ensure transit-supportive land uses
2. Increase density around Transit Stations
3. Create pedestrian-oriented design
4. Make each station area a “place”
5. Manage parking, bus, and vehicular traffic
6. Plan in context with the local communities

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.



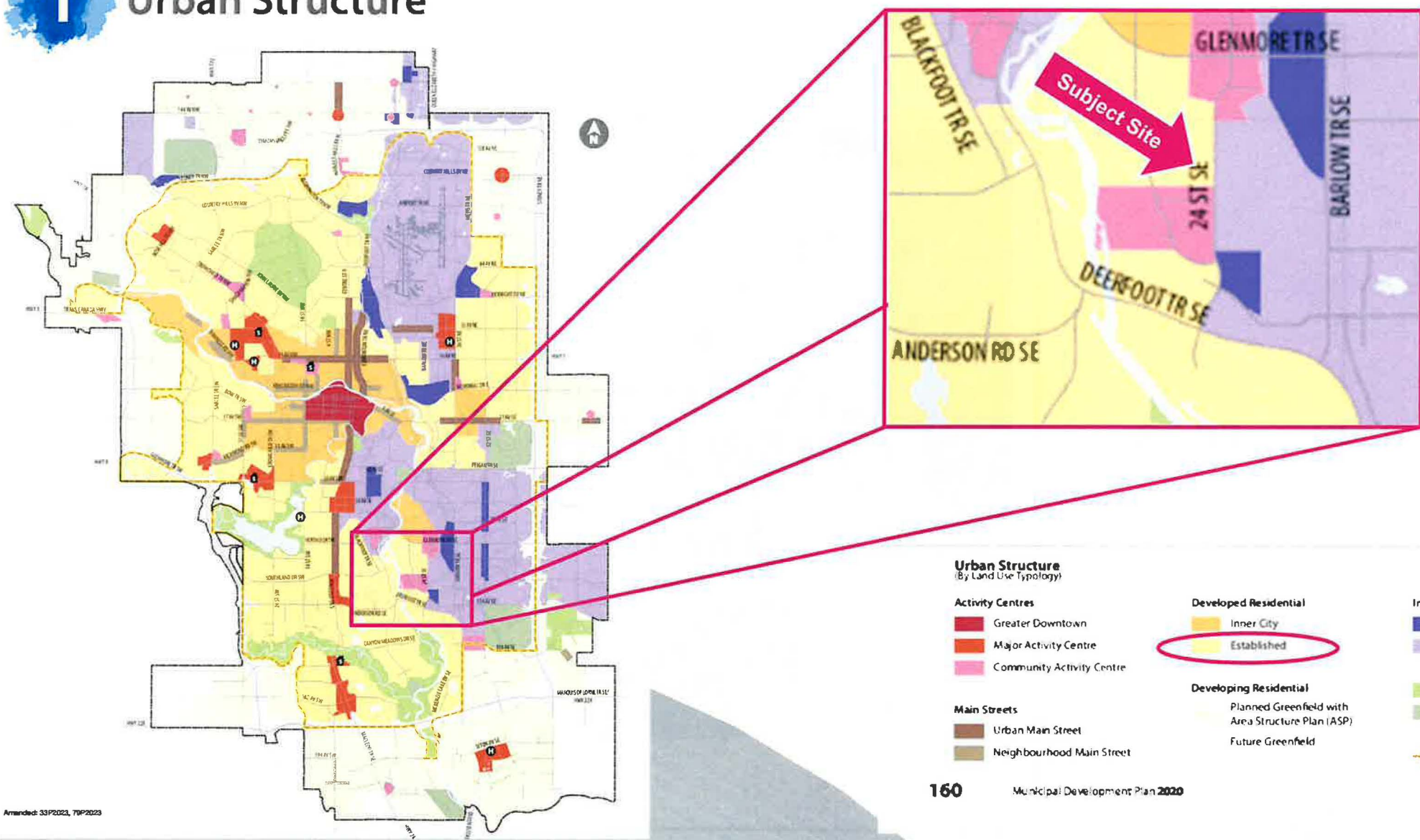
Green Line map

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.



Policy Alignment – Municipal Development Plan

1 Urban Structure



Urban Structure (By Land Use Typology)

- | | | |
|---|---|---|
| Activity Centres
<ul style="list-style-type: none"> Greater Downtown Major Activity Centre Community Activity Centre | Developed Residential
<ul style="list-style-type: none"> Inner City Established | Industrial
<ul style="list-style-type: none"> Industrial - Employee Intensive Standard Industrial |
| Main Streets
<ul style="list-style-type: none"> Urban Main Street Neighbourhood Main Street | Developing Residential
<ul style="list-style-type: none"> Planned Greenfield with Area Structure Plan (ASP) Future Greenfield | <ul style="list-style-type: none"> Major Public Open Space Public Utility Balanced Growth Boundary |

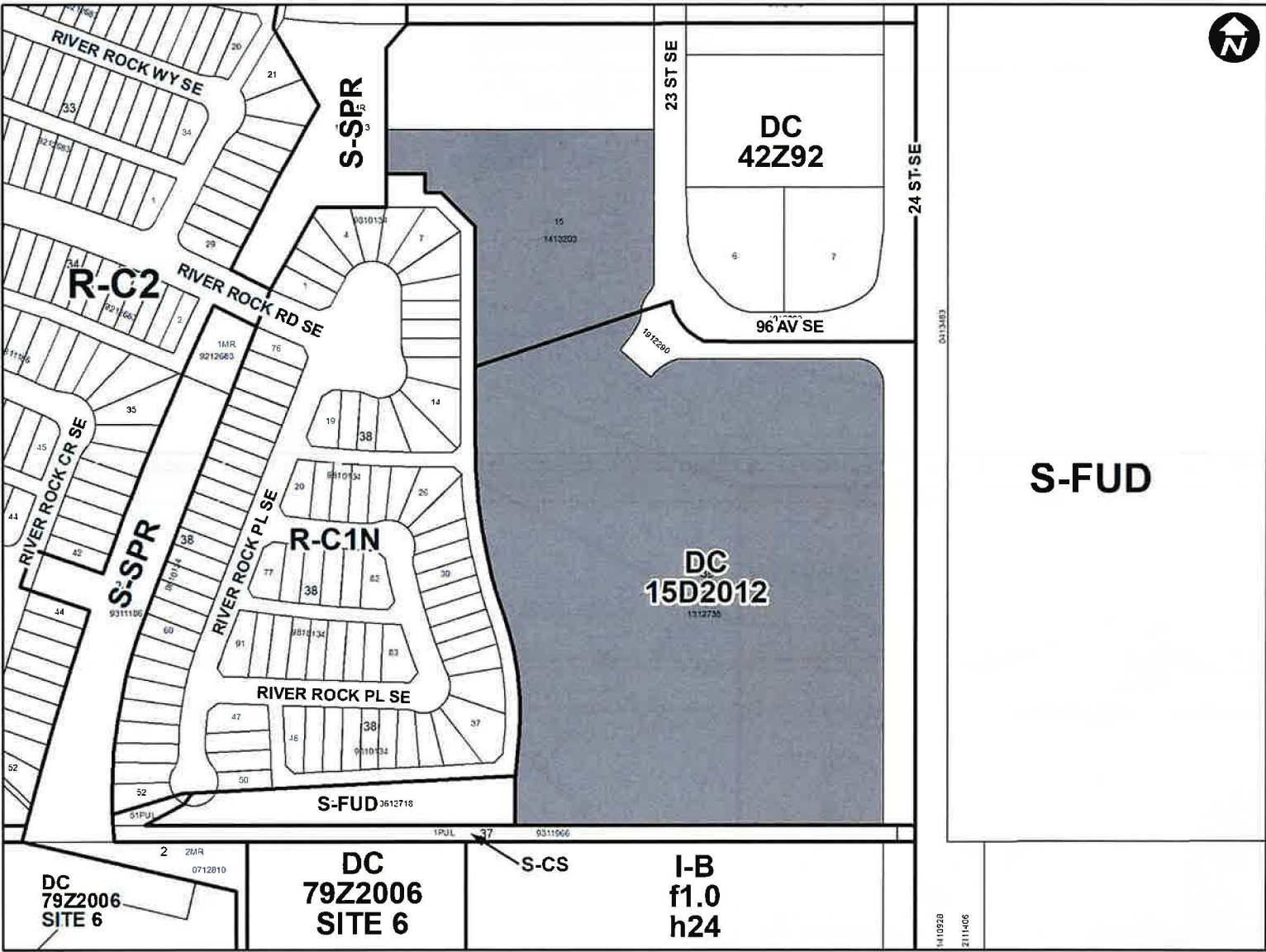


















FIGURE 10 - TRANSPORTATION



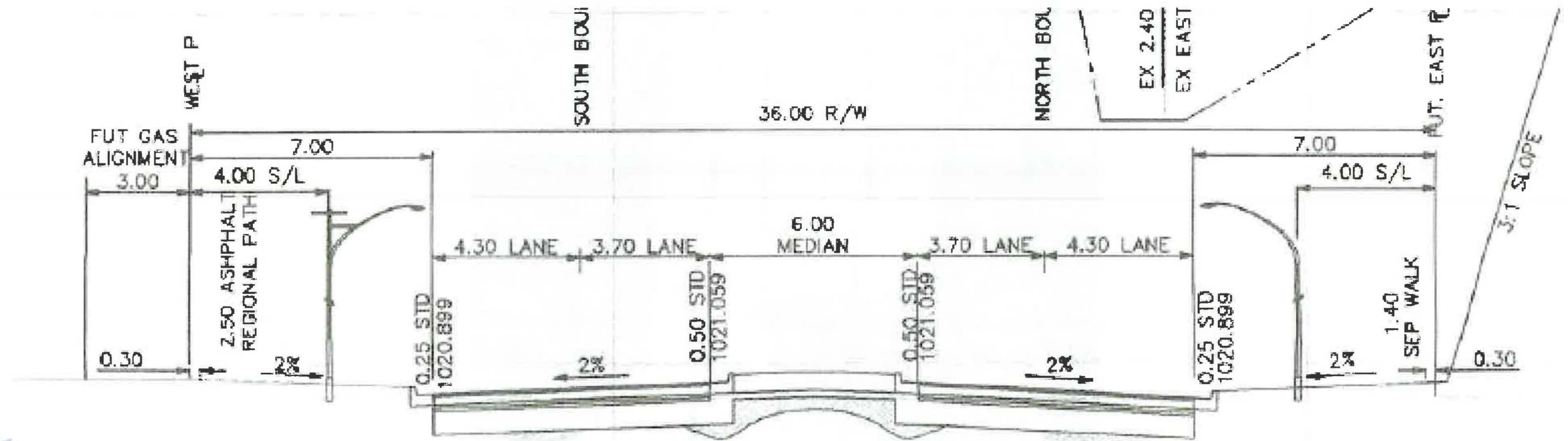
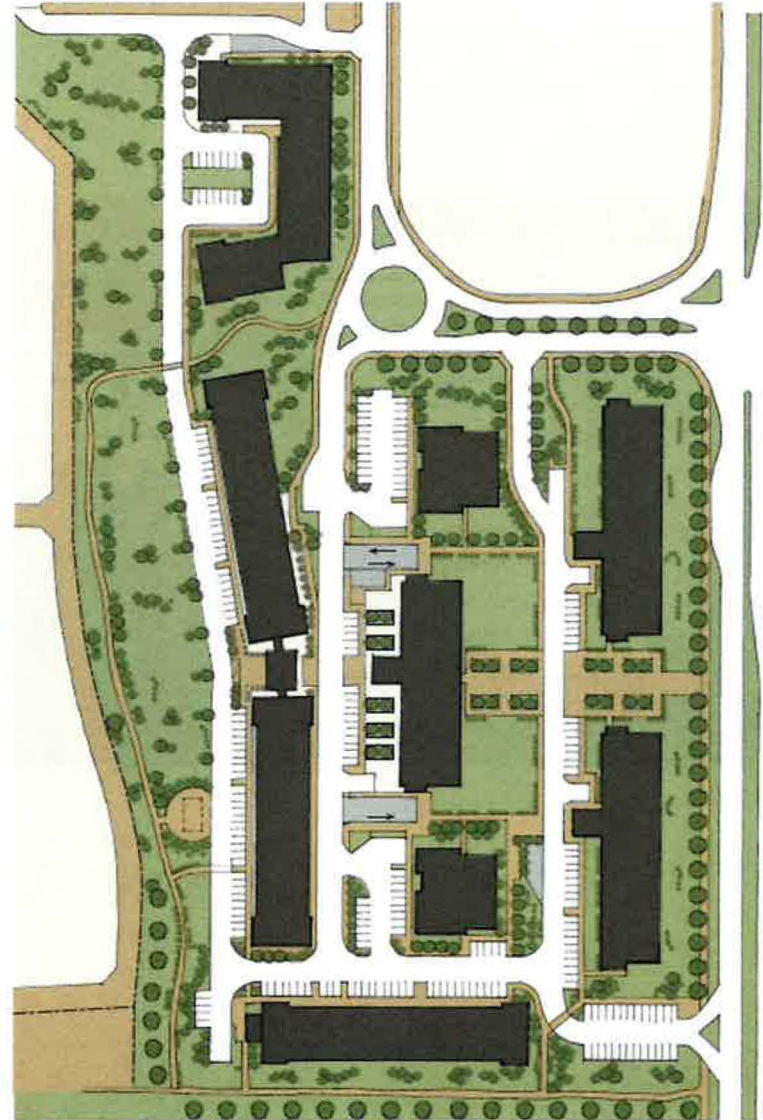
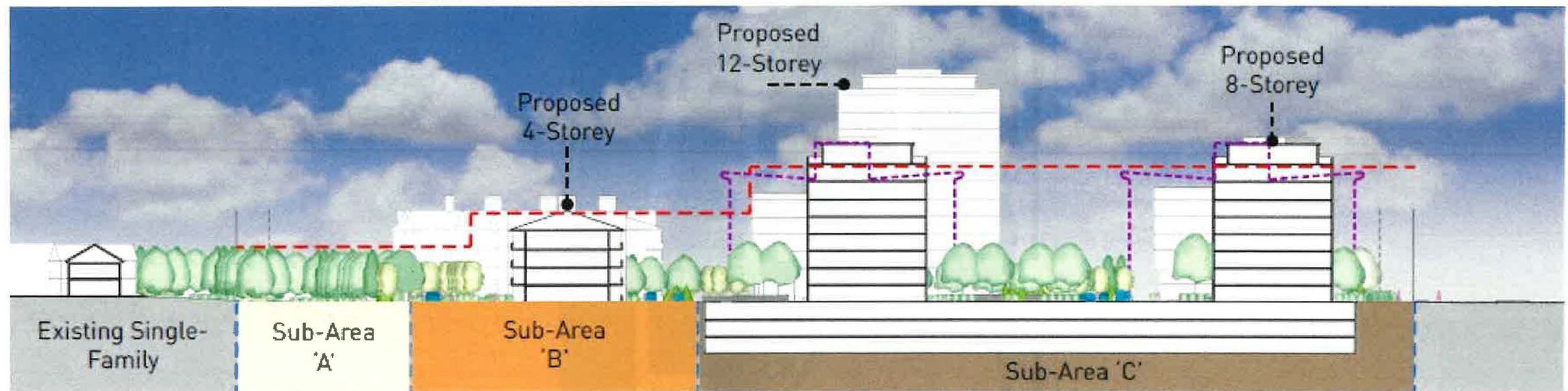


FIGURE 3 - ILLUSTRATIVE PLAN



* Conceptual only

FIGURE 7 - PROPOSED LAND USE SECTION 'A'



- Allowable Heights - Approved DC
- Proposed Built Form - Approved DP

FIGURE 9 - CONCEPTUAL DESIGN





** Conceptual only*