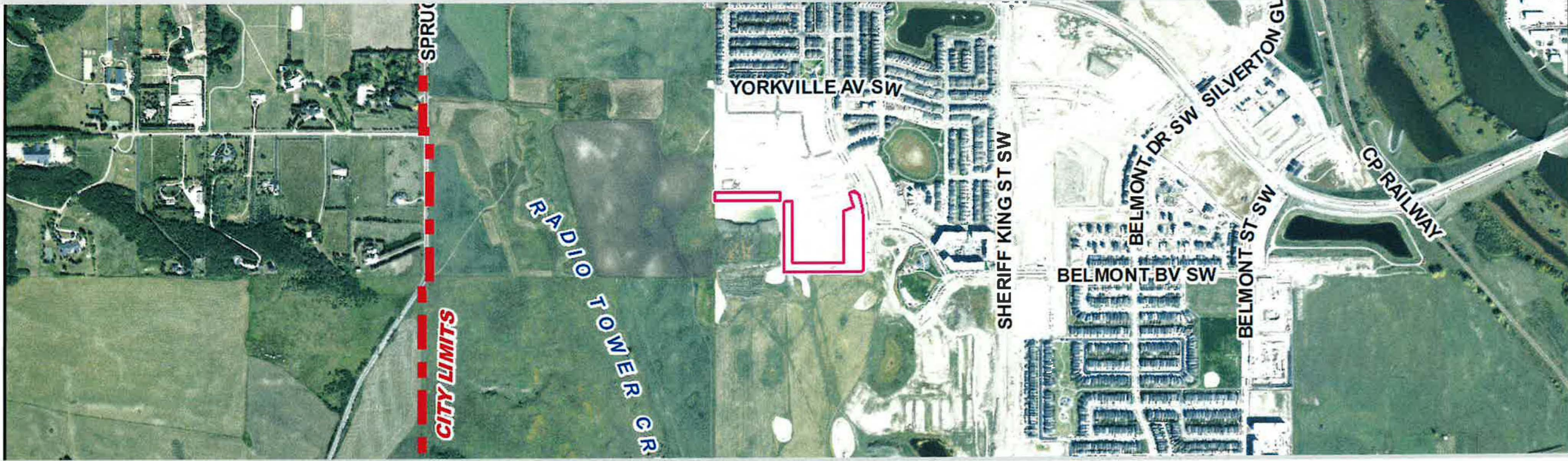




Public Hearing of Council

Agenda Item: 7.2.2



LOC2023-0309 / CPC2024-0439

Land Use Amendment

June 4, 2024

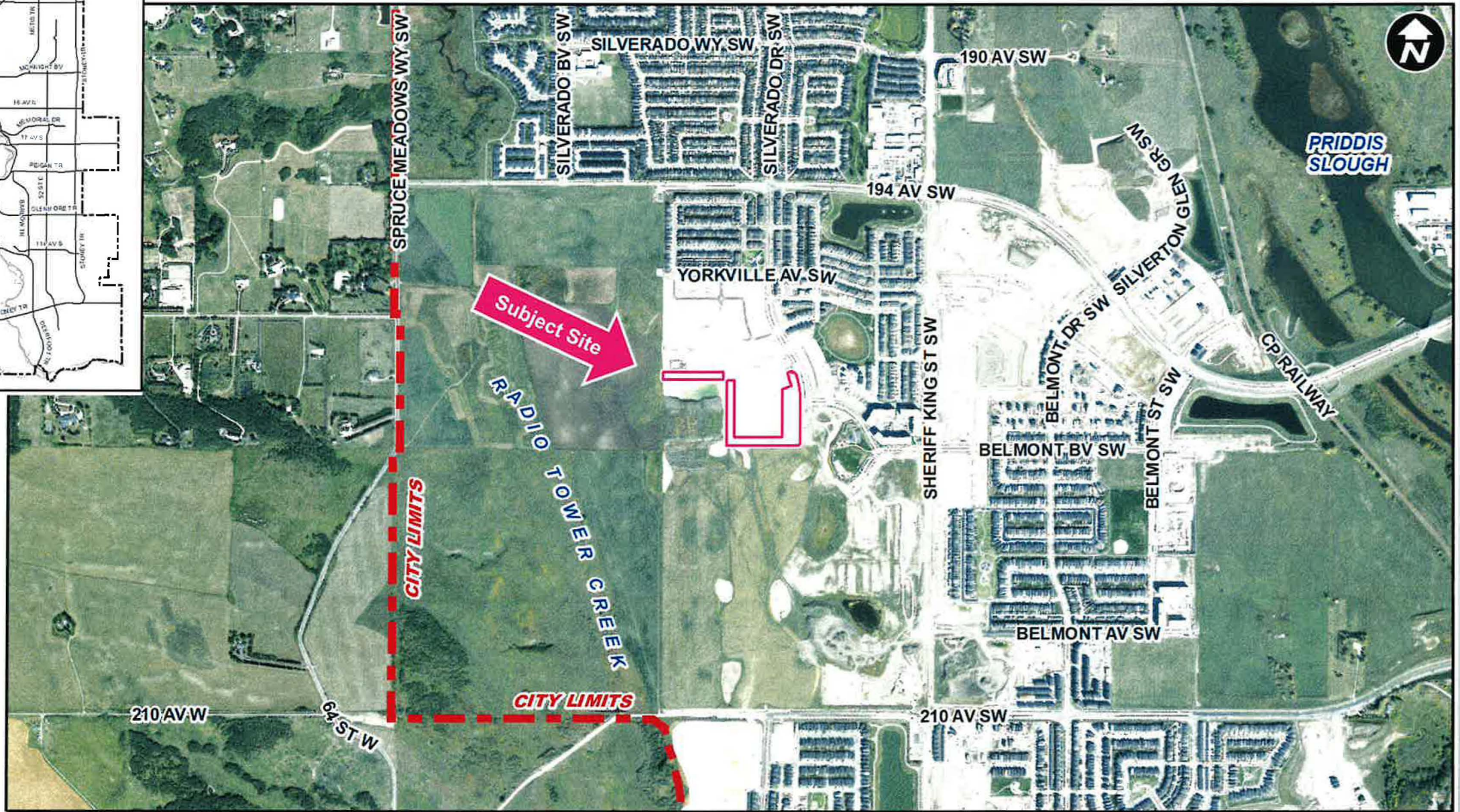
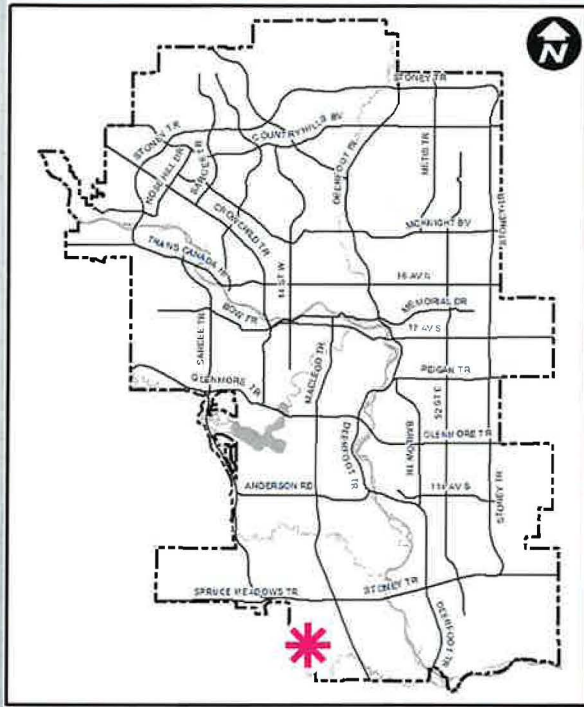
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.2 CPC2024-0439
DISTRIB - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

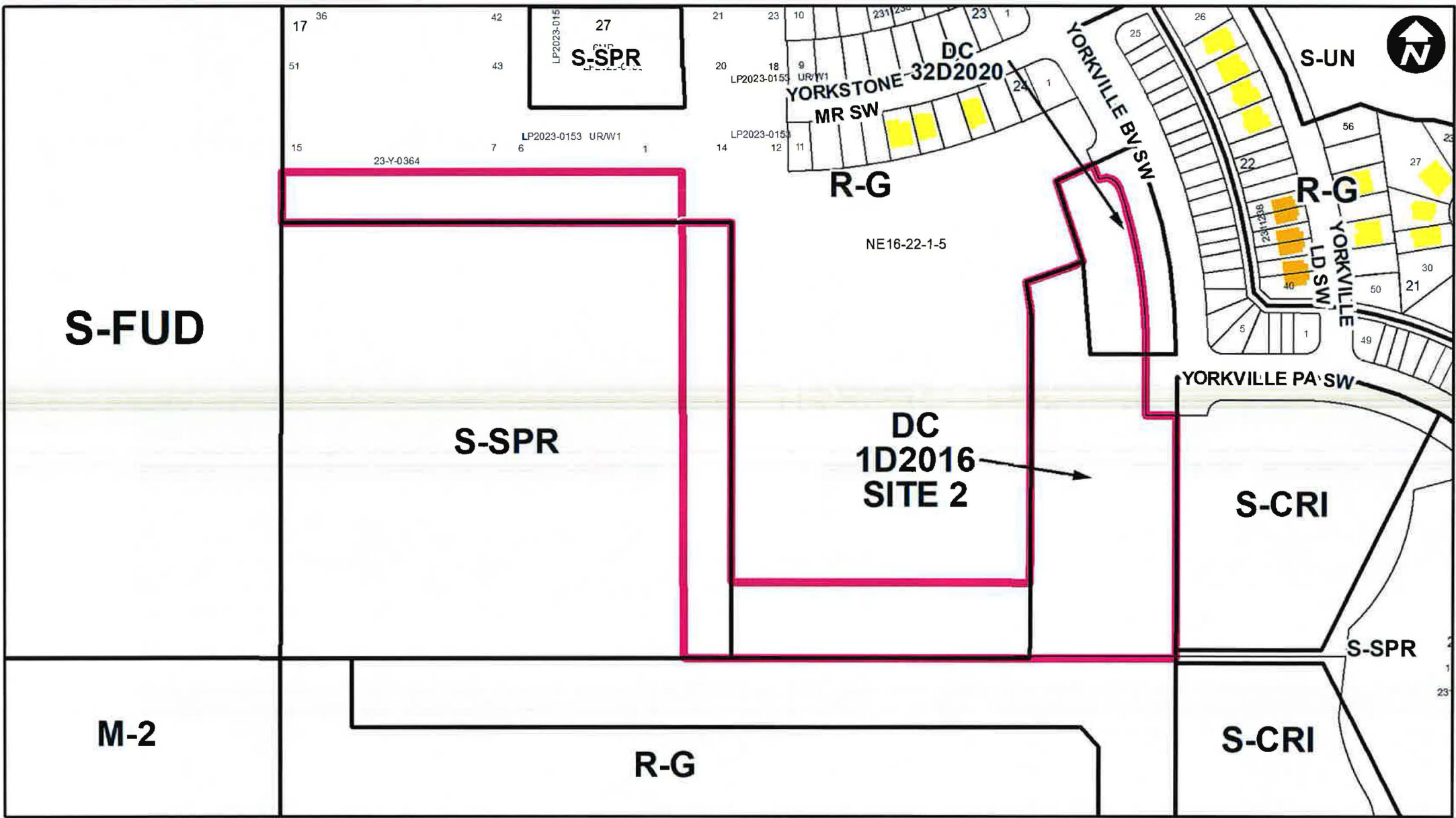
Give three readings to **Proposed Bylaw 162D2024** for the redesignation of 3.07 hectares \pm (7.60 acres \pm) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).



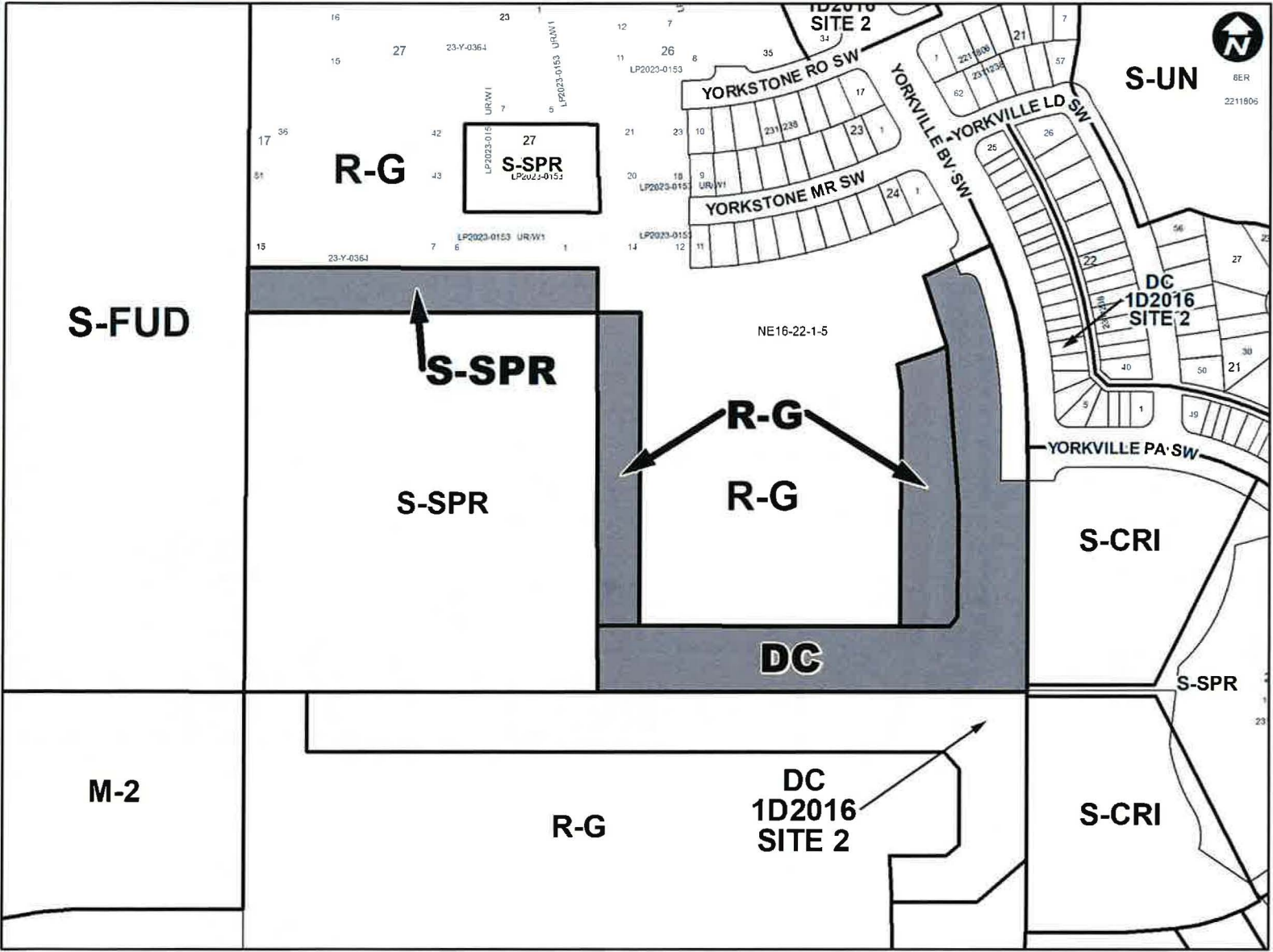


LEGEND

- 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

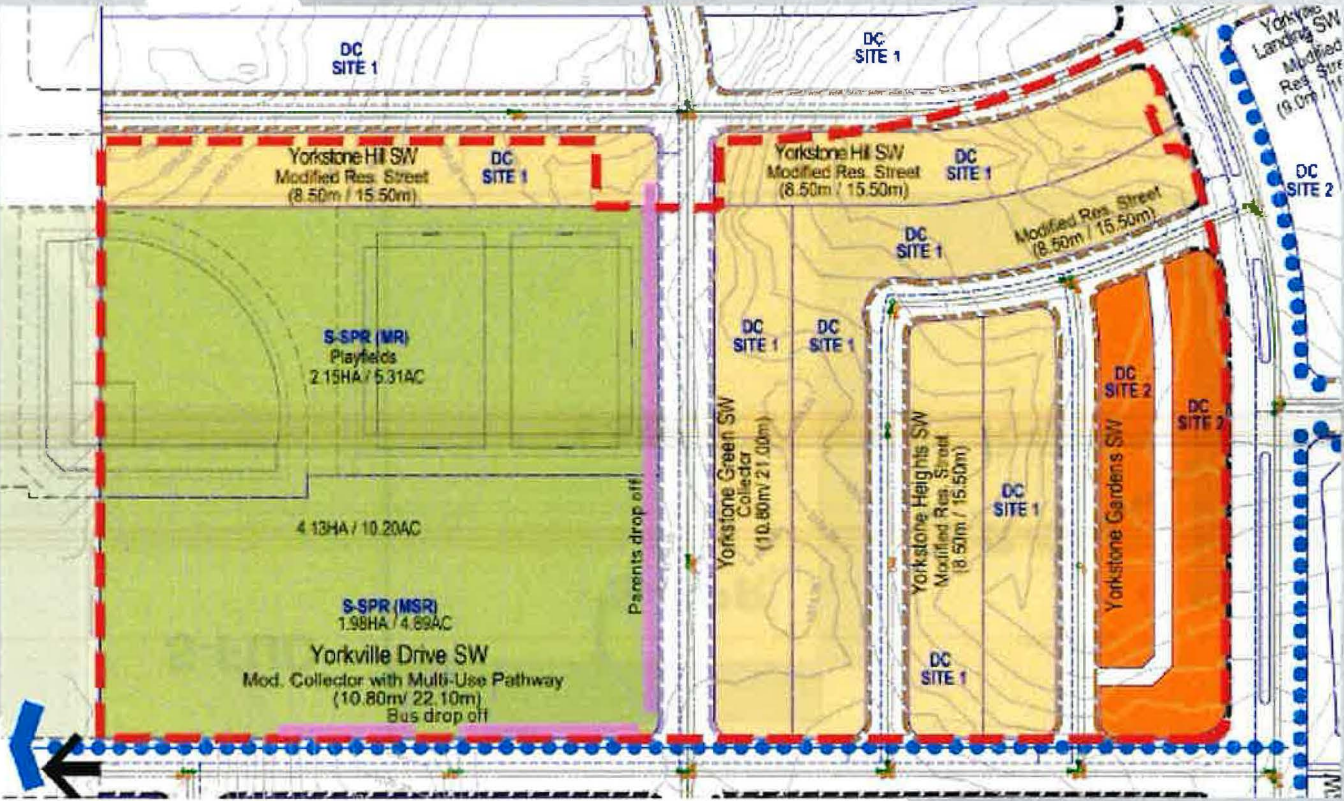


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Land Use Site Boundary

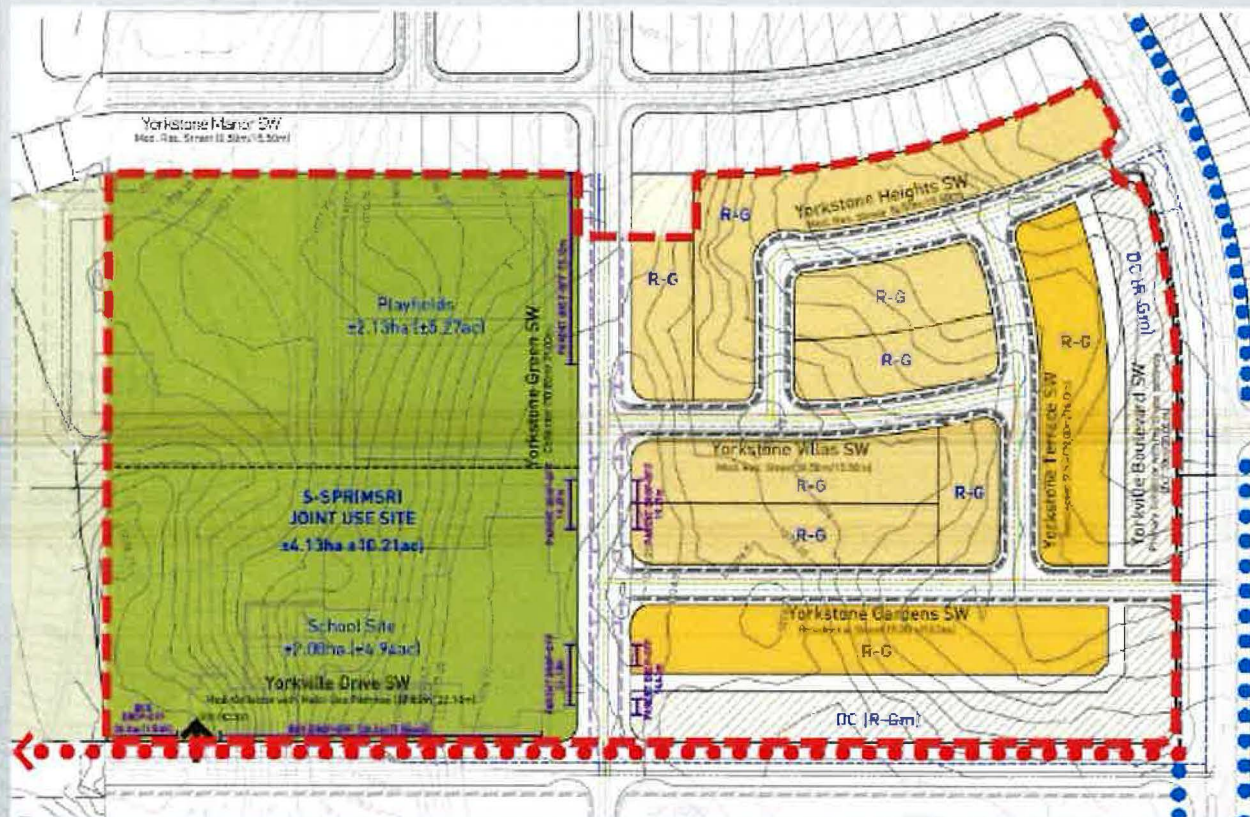


Proposed Districts:

- Special Purpose – School, Park and Community Reserve (S-SPR)
- Residential – Low Density Mixed Housing (R-G)
- Direct Control District (based on R-Gm District)



Previous Approval (LOC2014-0023)



Current Approval

Calgary Planning Commission's Recommendation:

That Council:

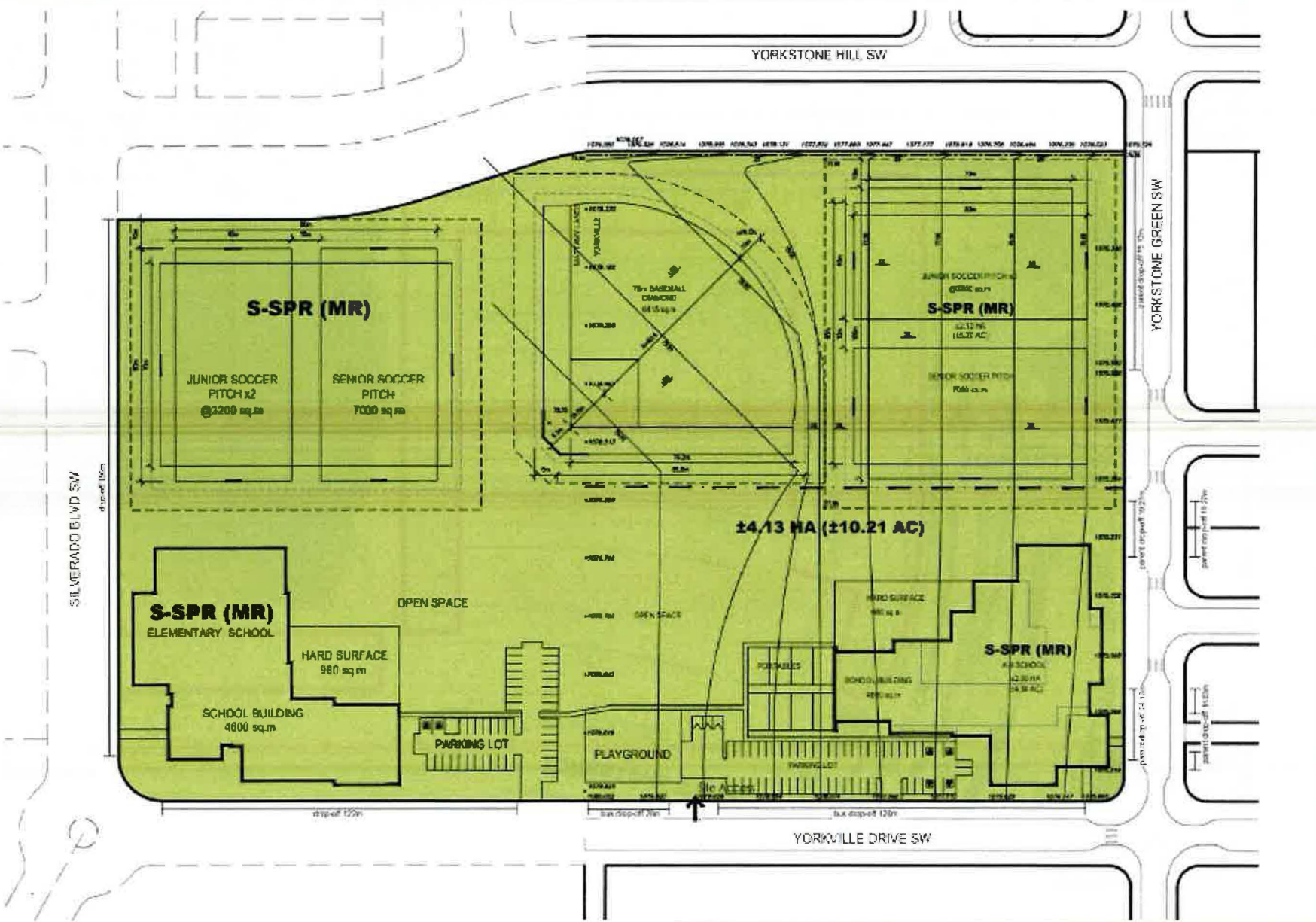
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Supplementary Slides

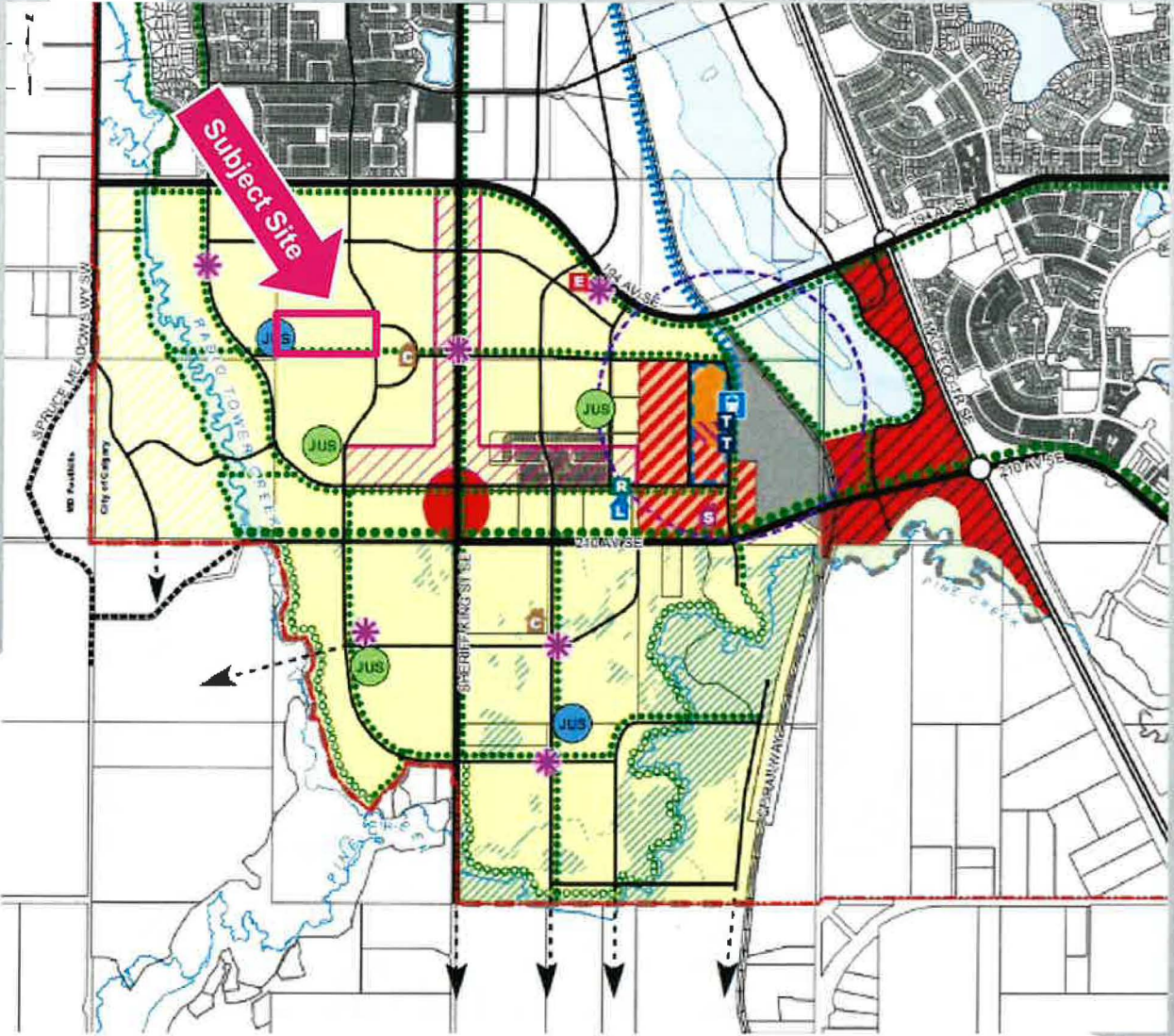


Area: 3.07 ha

Proposed School Site Concept & Grading

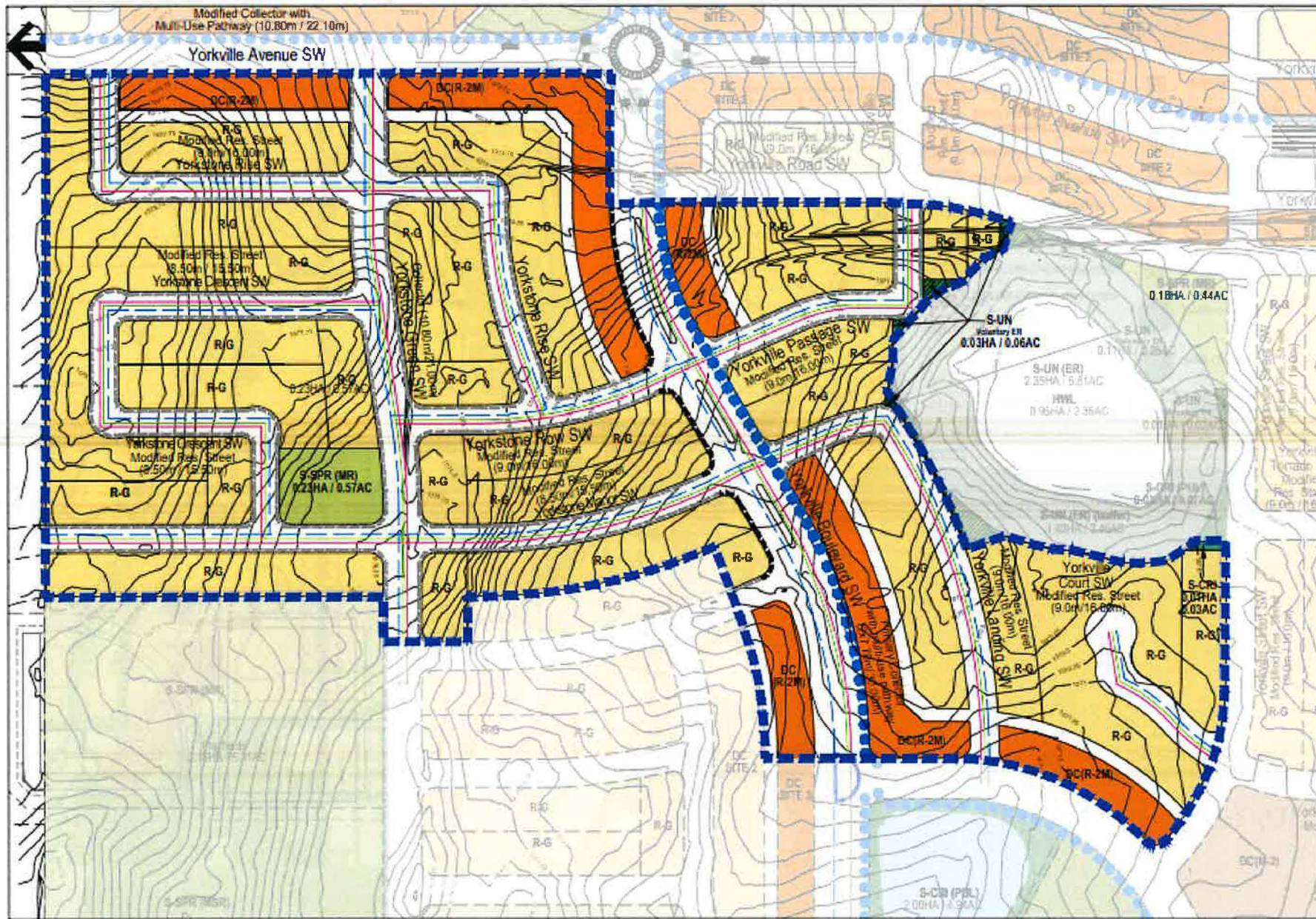


- The proposed plan is in alignment with the policies of the West Macleod Area Structure Plan

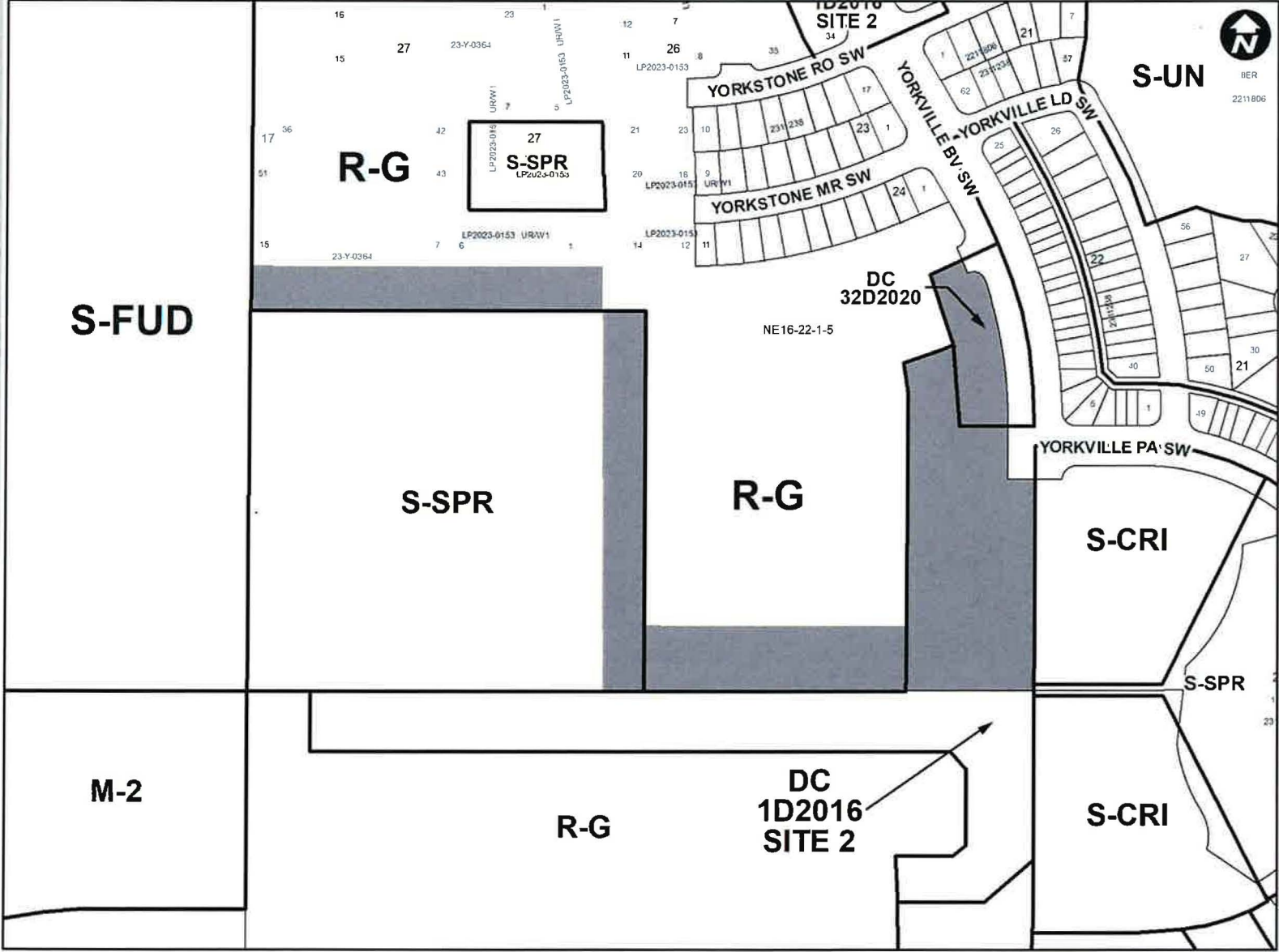


Legend

Study Area Boundary	Active Connectivity Area	L.R.T. Alignment
City Limits	Transit Station Planning Area	L.R.T. Station
Residential Area	Joint Use Site	Expressway
Residential Area of Interest	Joint/Joint Use Site	Arterial Street
High Density Mixed Use	Neighbourhood Node	Collector Road
Medium Density Mixed Use	Community Centre	Potential Road
Mixed Use Community Node	Fire Hall/EMS	M.D. Footpaths Road
Gateway Planning Area	Library Site	Full Interchange
Conservation Study Area (subject to further review)	Public High School Site	Partial Interchange
LRT Station and Facilities	Recreation Centre	Primary Cycling Network
Main Street Retail Area	Tower Sites	Regional Pathway
Environmental Open Space Study Area		Green Corridor
Corridor Planning Area		



- Approved Outline Plan in 2020 for lands north of the subject site



Existing Districts:

- Special Purpose – School, Park and Community Reserve (S-SPR)
- Residential – Low Density Mixed Housing (R-G)
- Direct Control Districts (DC 32D2020 and DC 1D2016)