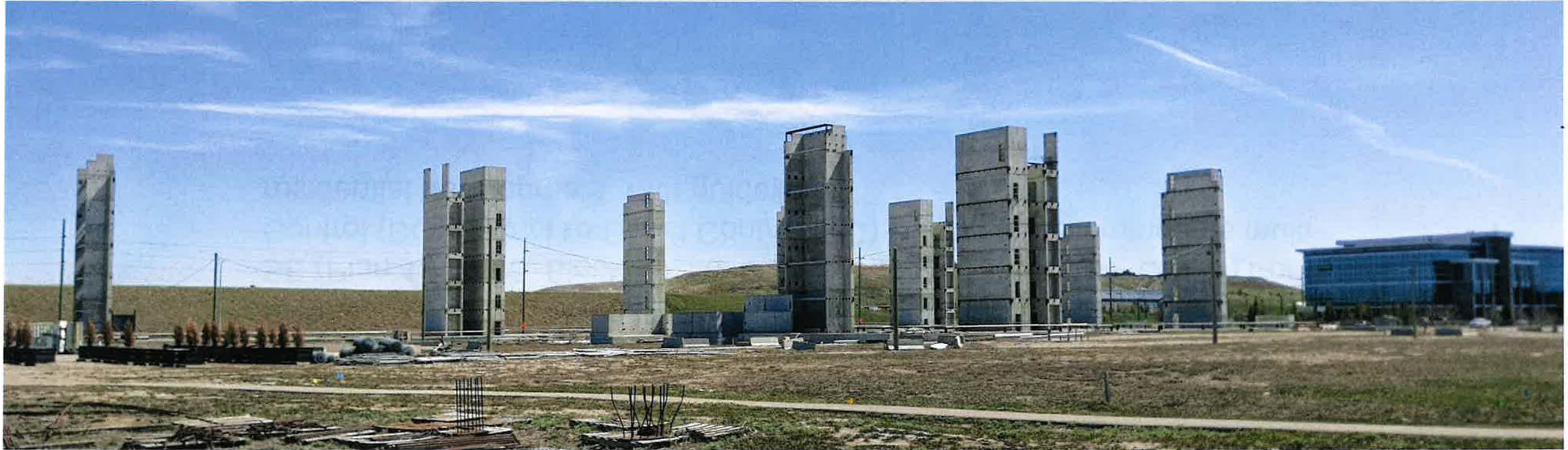




Public Hearing of Council

Agenda Item: 7.2.41



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

July 16, 2024

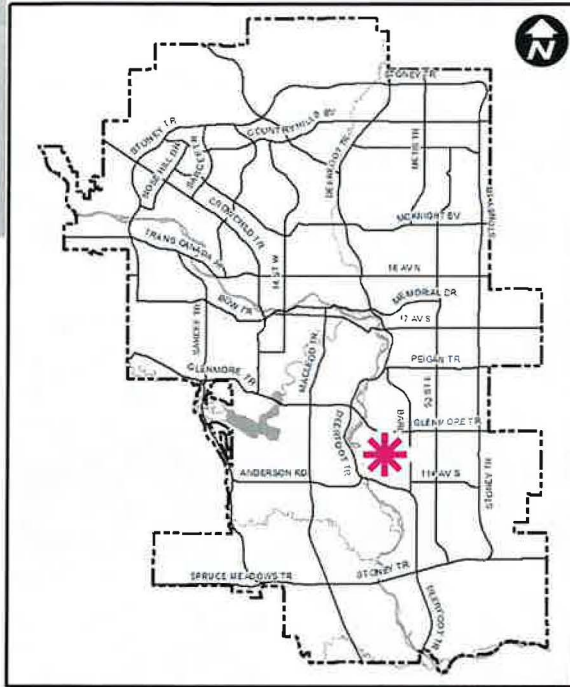
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.41 CPC2024-0392
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

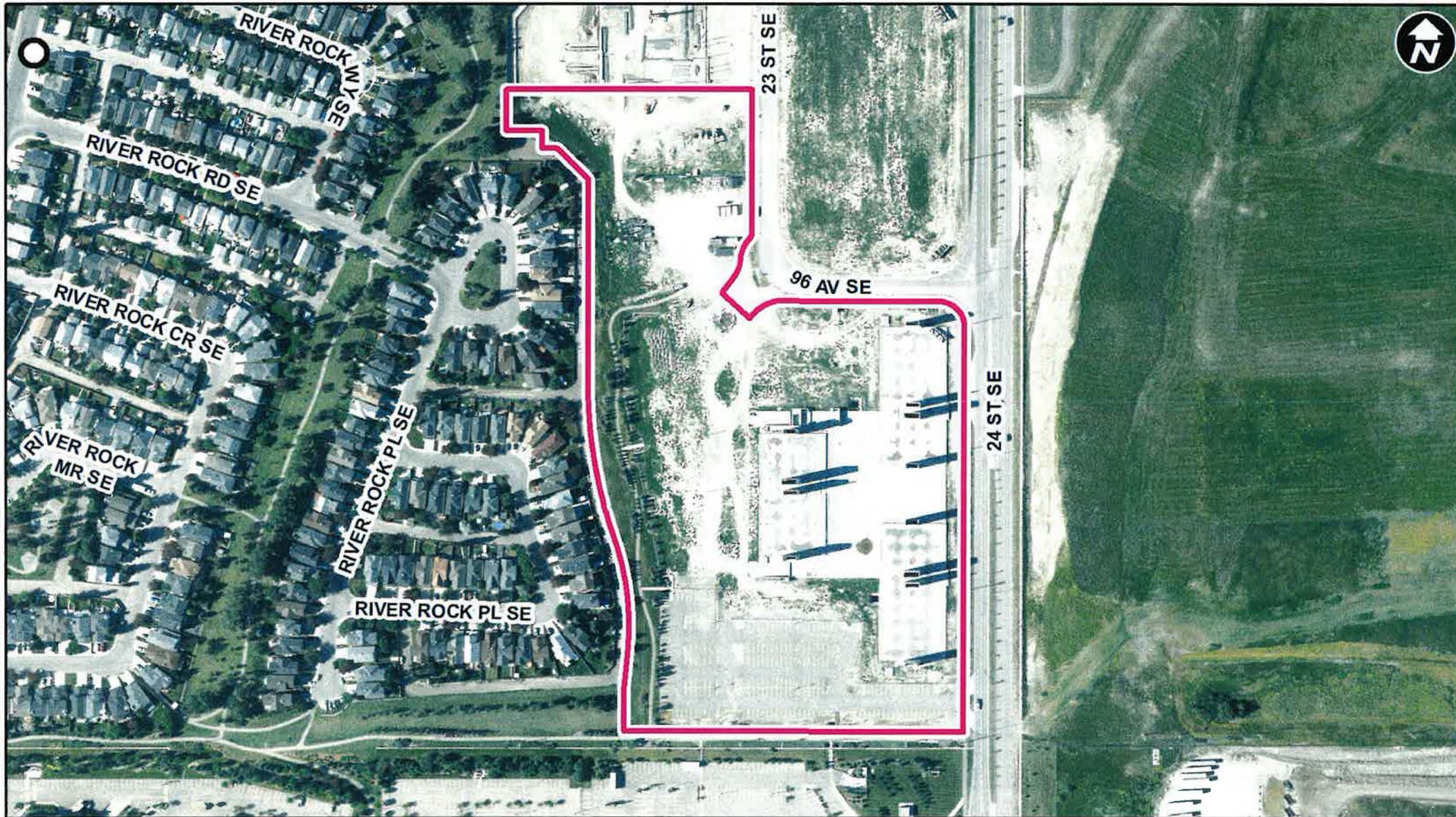
1. Give three readings to **Proposed Bylaw 51P2024** for the amendments to the Barlow Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 199D2024** for the redesignation of 7.00 hectares \pm (17.30 acres \pm) located at 2445 – 96 Avenue SE and 9577 – 23 Street SE (Plan 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

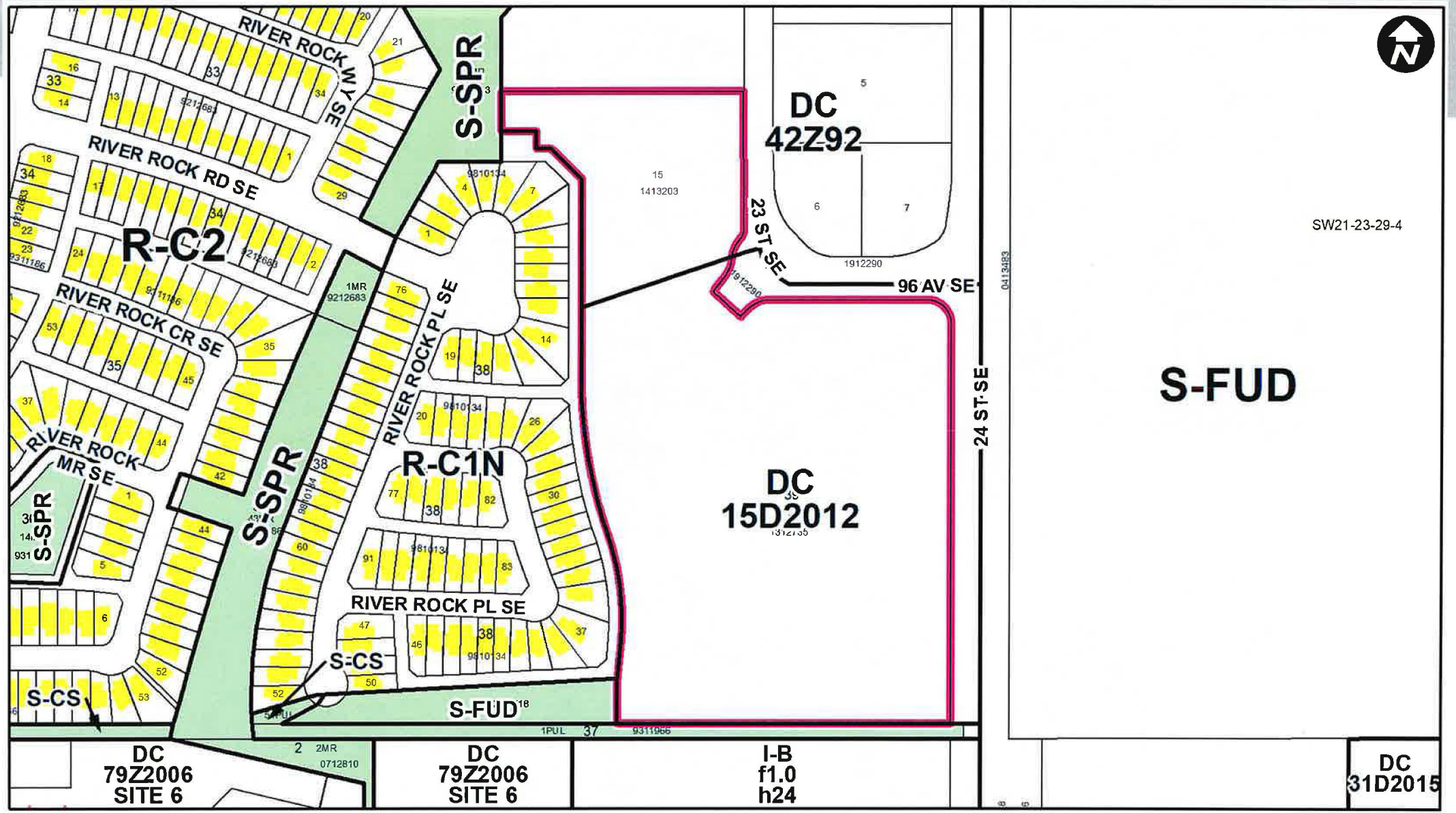


Parcel Size:

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 Direct Control District:

- Based on Multi-Residential – High Density Medium Rise (M-H2) District
- DC allows for shared parking and complex density calculations floor area ratio
- Min. 10m setback from west lane
- Maximum building heights:
 - 10 / 18 / 42 metres
 - 3 / 6 / 12 storeys

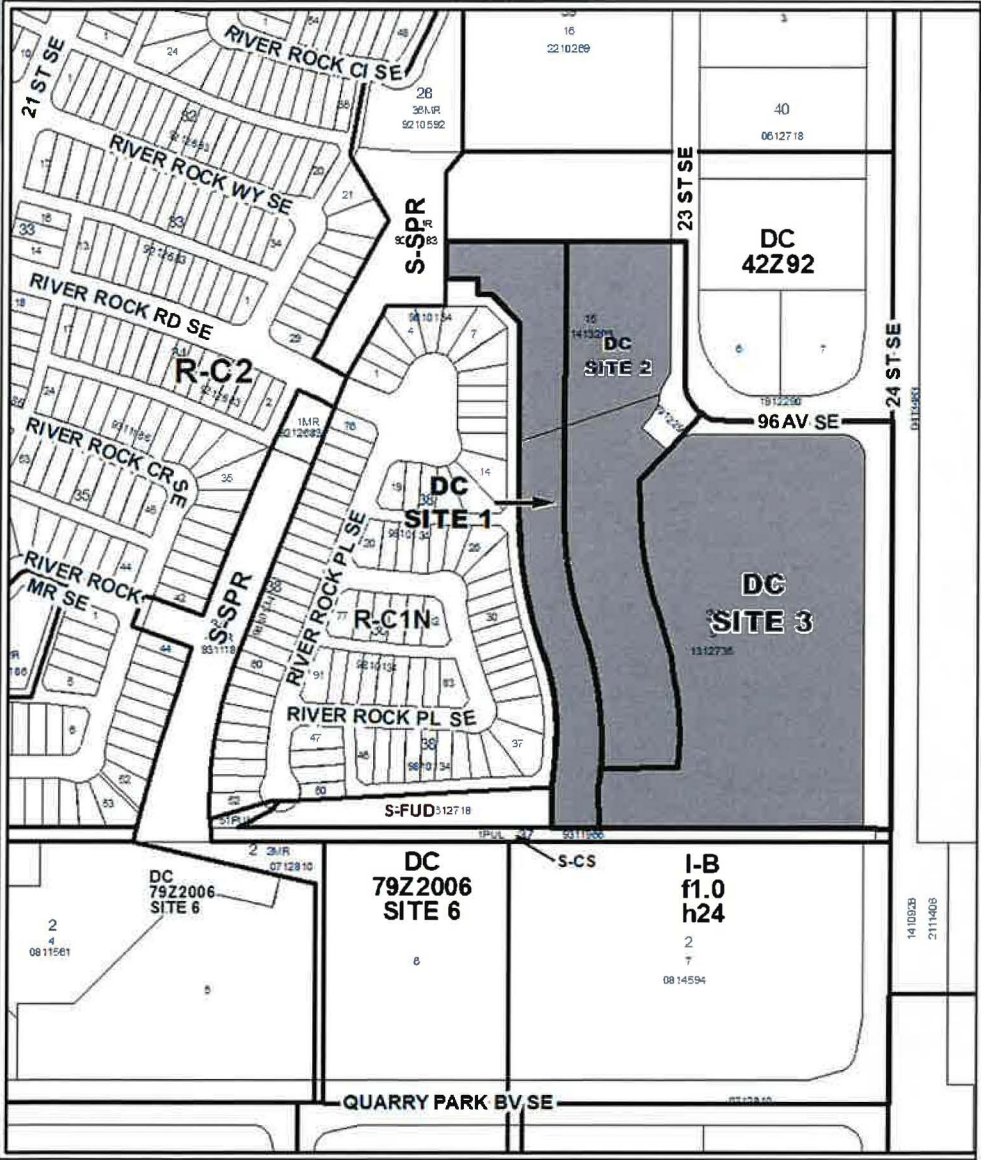
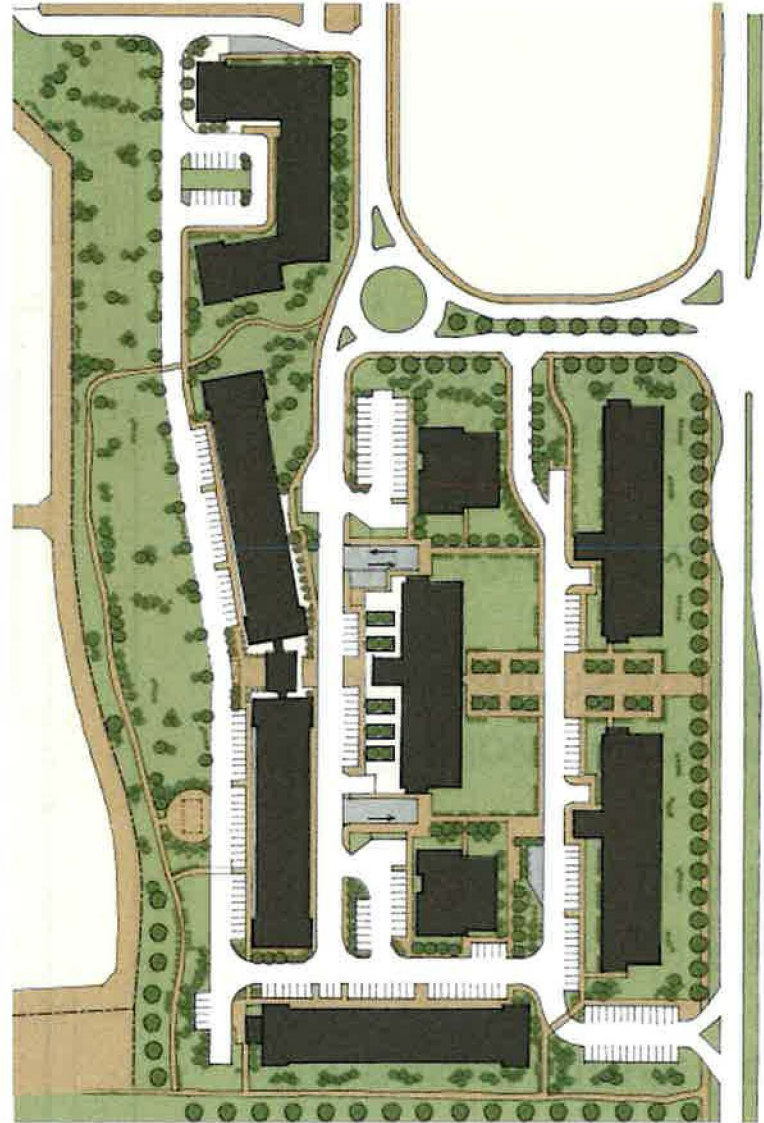
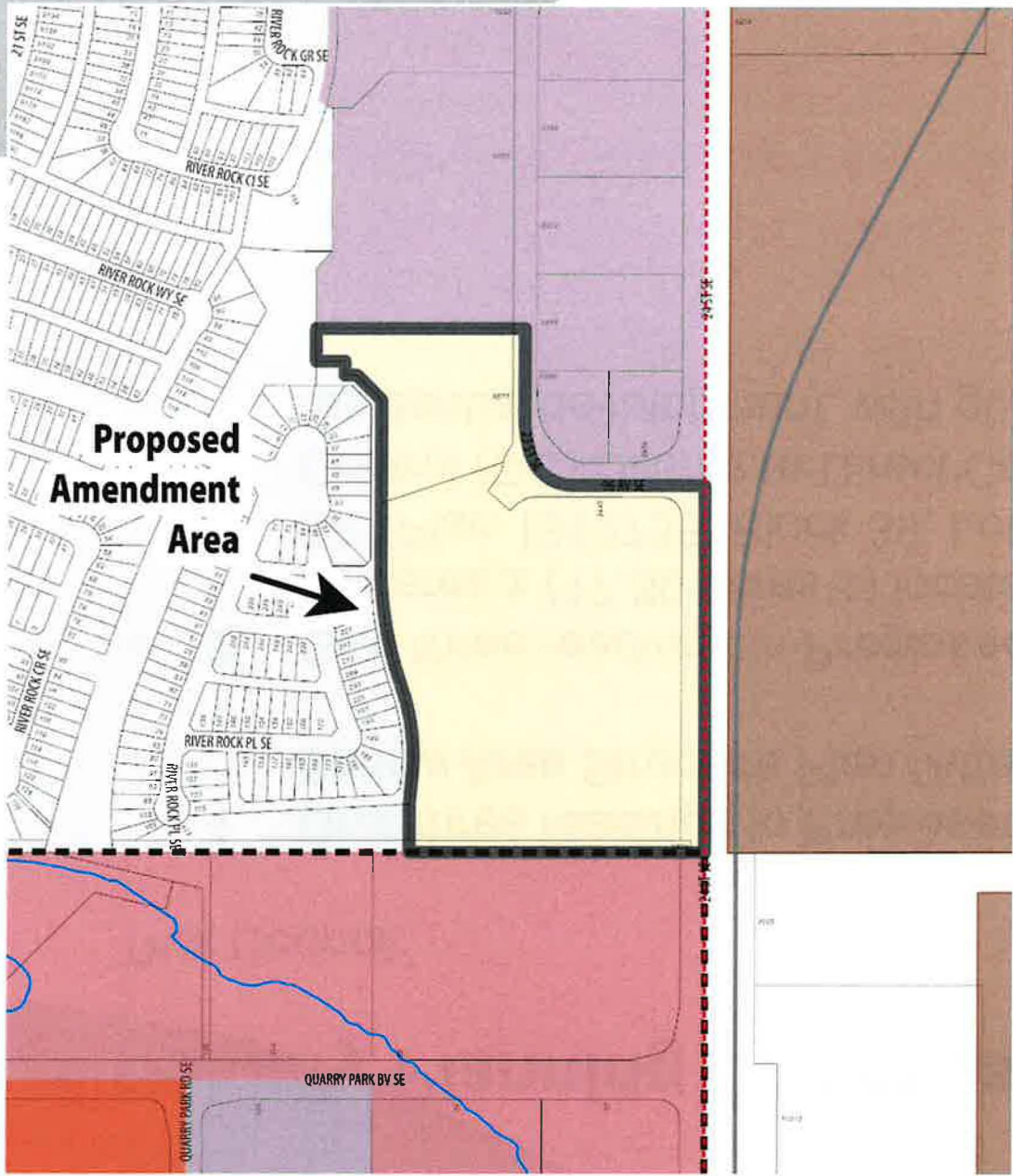


FIGURE 3 - ILLUSTRATIVE PLAN



* Conceptual only



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

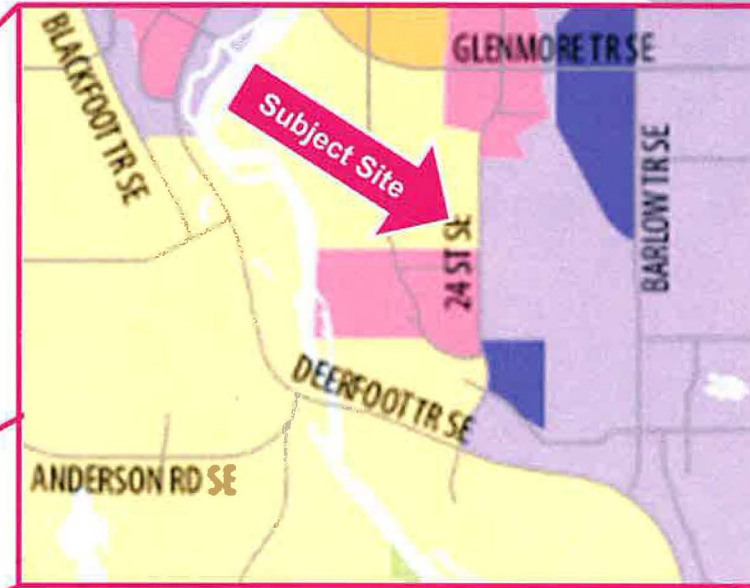
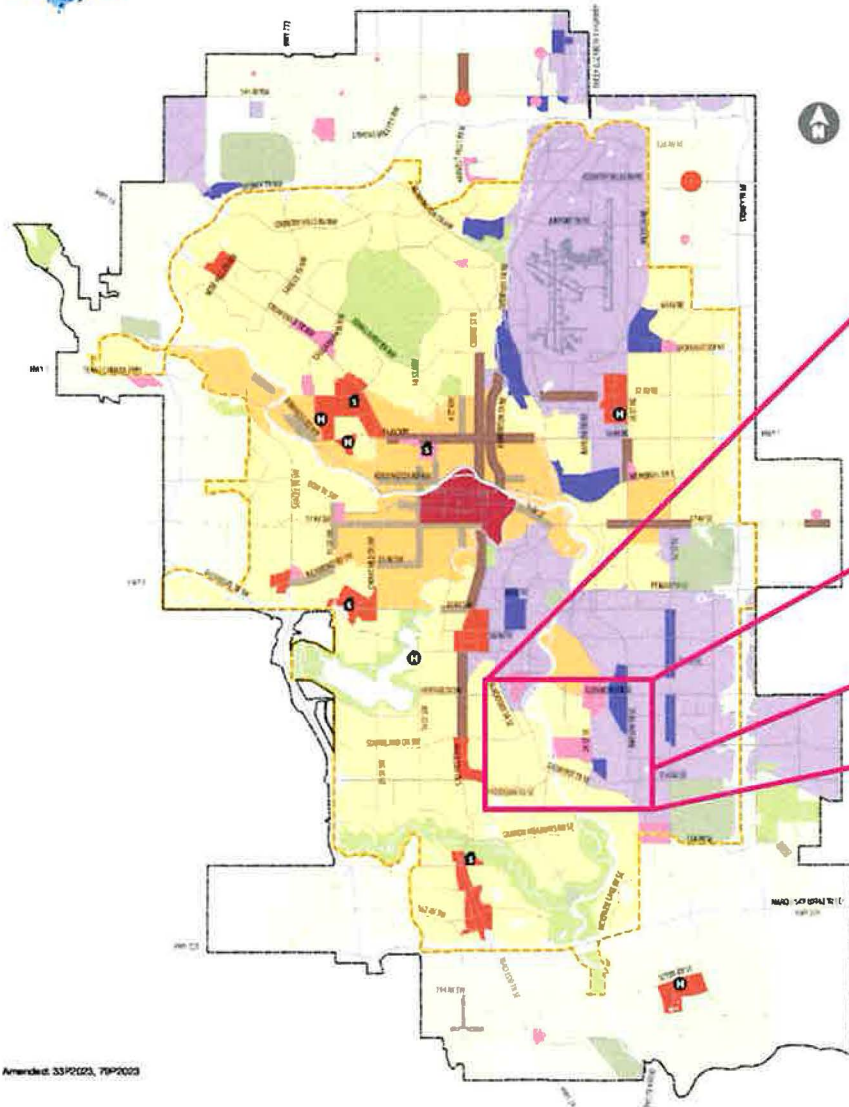
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 51P2024** for the amendments to the Barlow Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 199D2024** 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.

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

Other Land Use Typologies

- Major Public Open Space
- Public Utility
- Balanced Growth Boundary











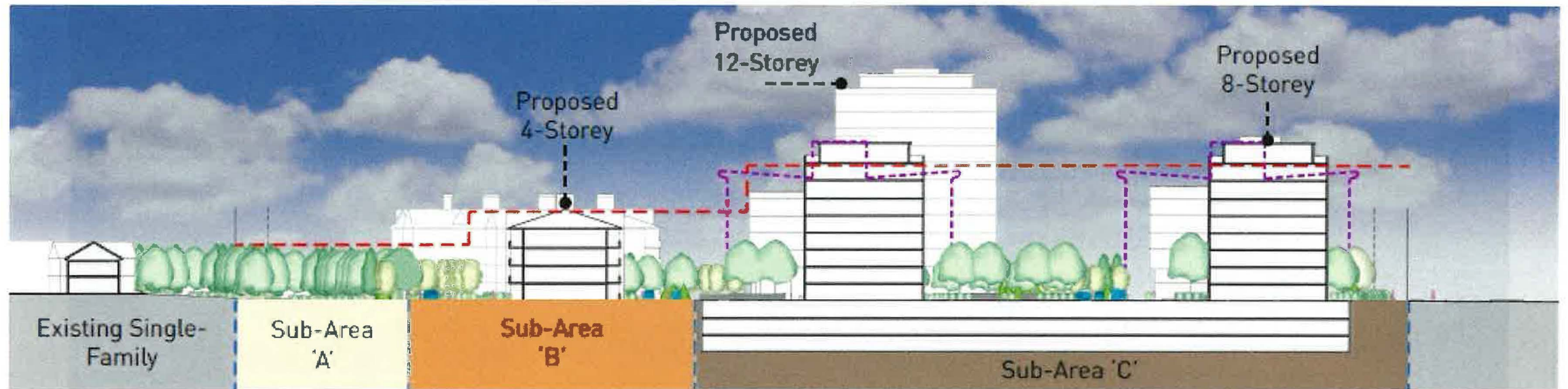








FIGURE 7 - PROPOSED LAND USE SECTION 'A'



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