



# Public Hearing of Council

Agenda Item: 7.2.18



## LOC2023-0388 / CPC2024-0614 Land Use Amendment

July 16, 2024

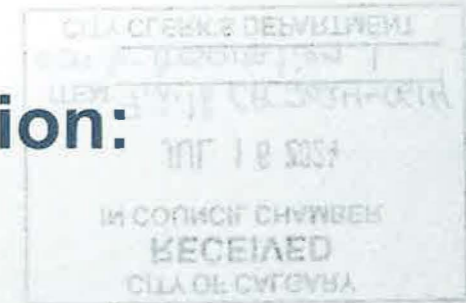
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 16 2024  
ITEM: 7.2.18 CPC2024-0614  
distrib-presentation 1  
CITY CLERK'S DEPARTMENT



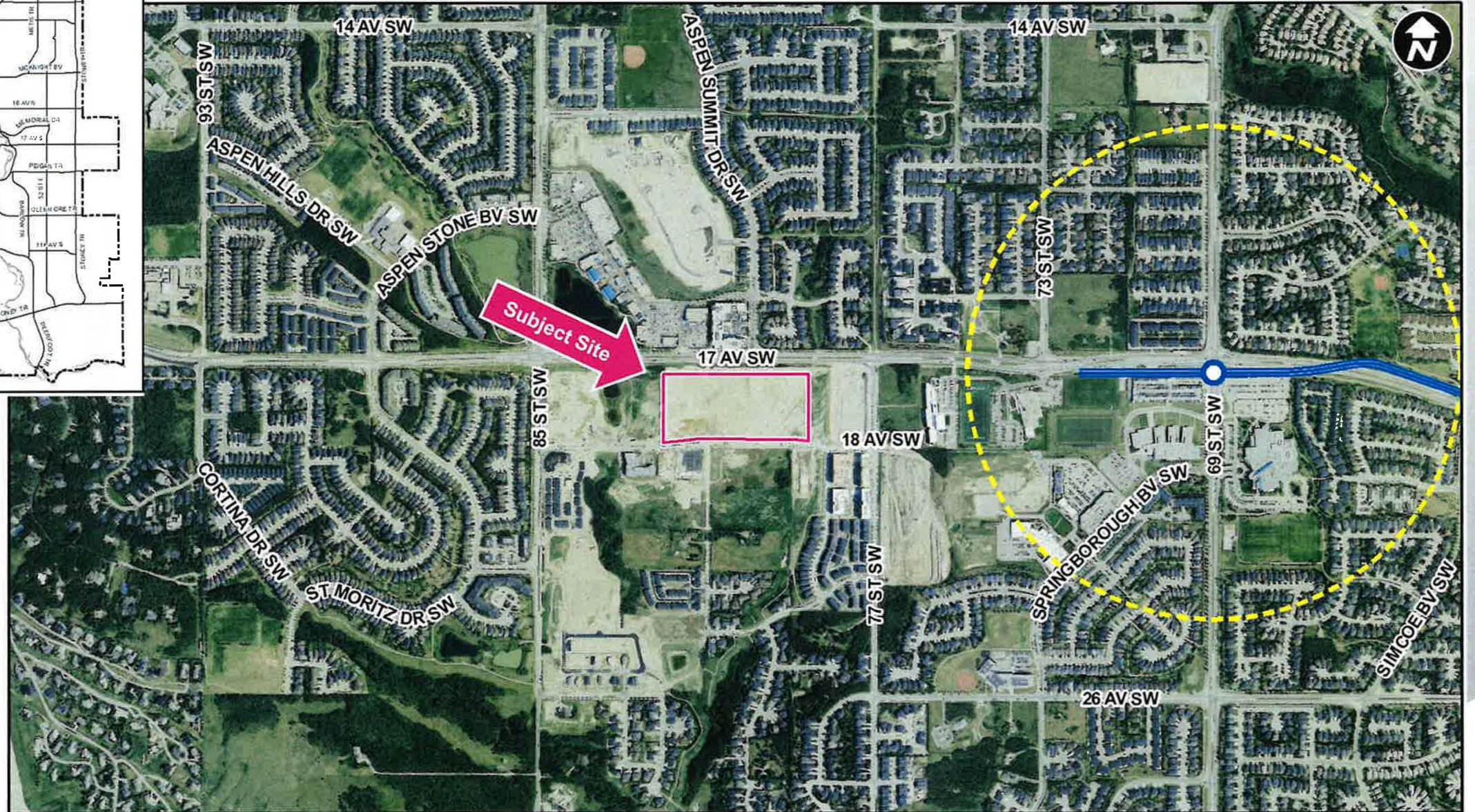
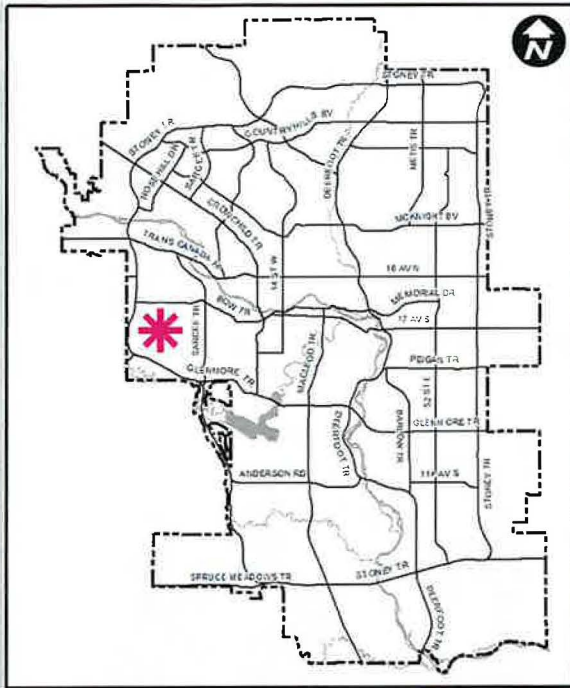
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 217D2024** for the redesignation of 6.20 hectares  $\pm$  (15.31 acres  $\pm$ ) at 7955, 8181 and 8259 – 17 Avenue SW (Plan 2747HB, Block 31; Plan 3056AC, Blocks 15 and 16) from Commercial – Community 2 f1.0h20 (C-C2f1.0h20) District and Direct Control (DC) District **to** Mixed Use – General (MU-1f4.0h45) District and Mixed Use – General (MU-1f4.0h25) 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





○ Bus Stop

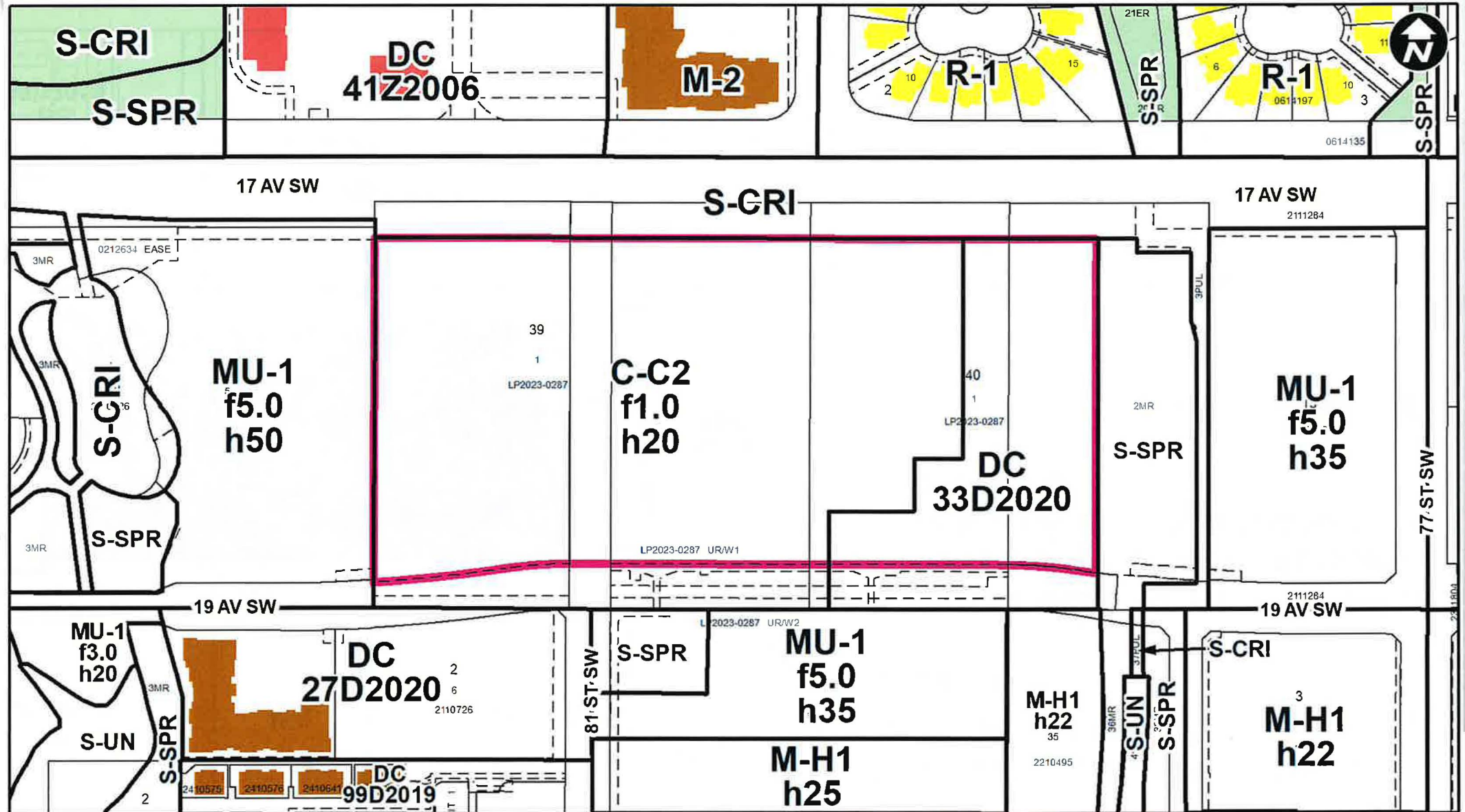
Parcel Size:  
6.2 ha  
350m x 180m



# Surrounding Land Use

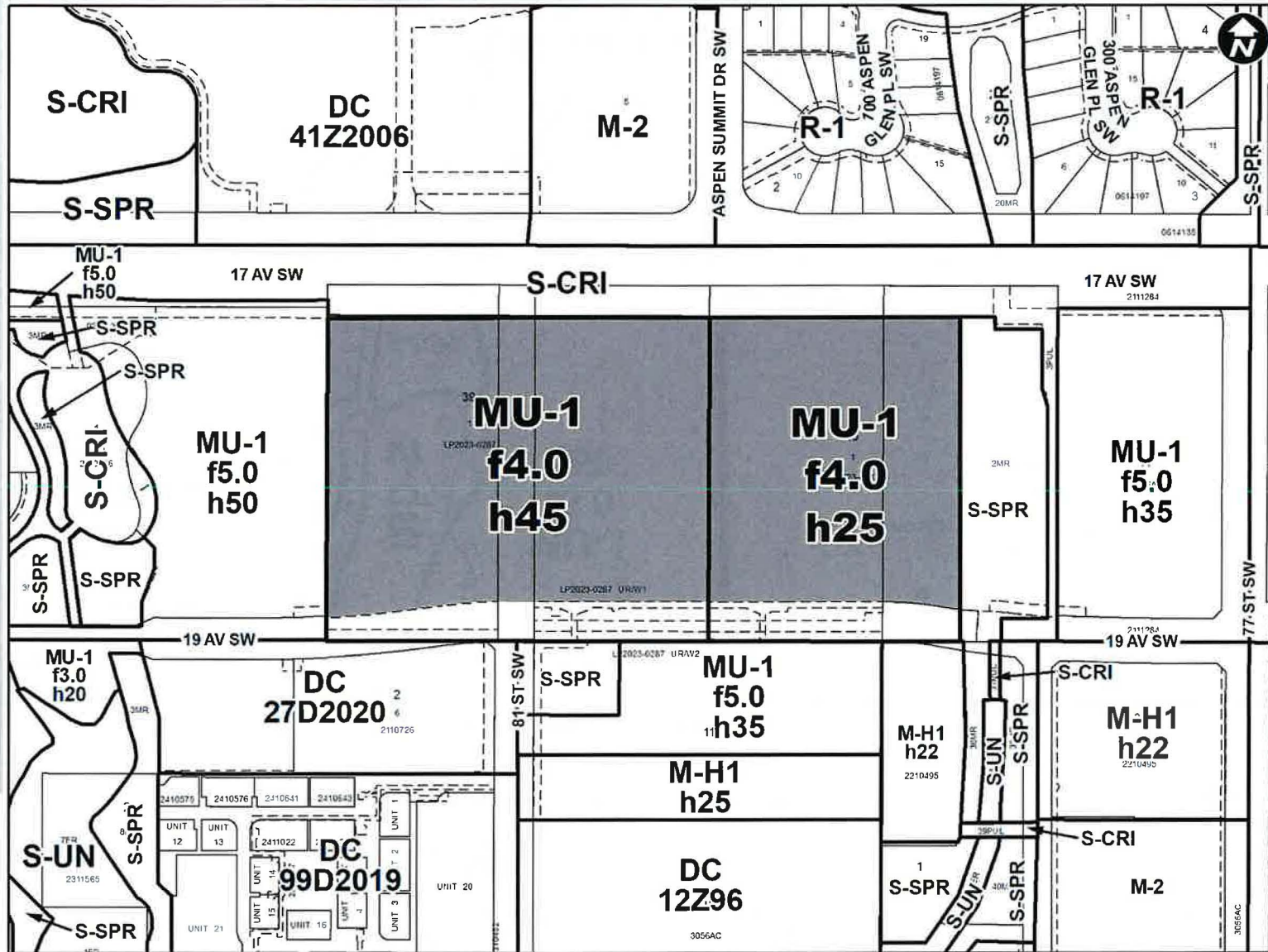
### LEGEND

- 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-1f4.0h45 and MU-1f4.0h25) District:

- Accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area
- Maximum floor area ratio (FAR) of 4.0
- Maximum building height of 45 metres for west portion, 25 metres for east portion.
- No maximum density



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# Supplementary Slides

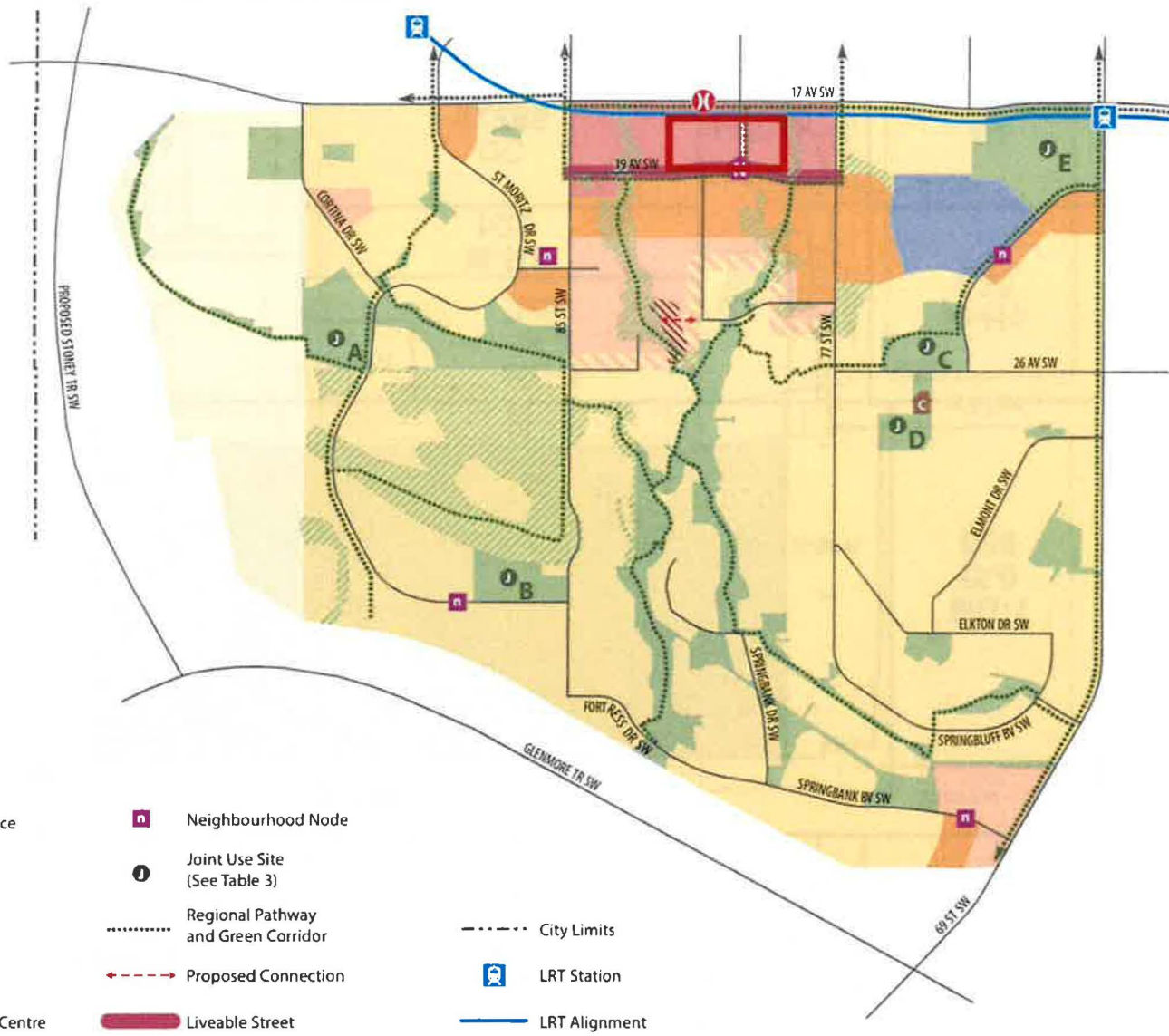


# Springbank Hill Area Structure Plan

**Map 2: Land Use Concept**  
**APPROVED**  
 28P2017  
**AMENDED**  
 10P2020  
 19P2021

- Country Residential
- Standard Suburban
- Low Density Contextual
- Low Density
- Medium Density
- Mixed-Use
- University Campus
- Existing Open Space
- Environmental Open Space Study Area
- Policy Review Area
- Active Modes Crossing
- Community Association
- Neighbourhood Activity Centre

- Neighbourhood Node
- Joint Use Site (See Table 3)
- Regional Pathway and Green Corridor
- Proposed Connection
- Liveable Street
- City Limits
- LRT Station
- LRT Alignment



**Note:** Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Lands that do not qualify as Environmental Reserve may be developed provided no other limitations exist.



