



Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0212 / CPC2024-0616 Policy and Land Use Amendment

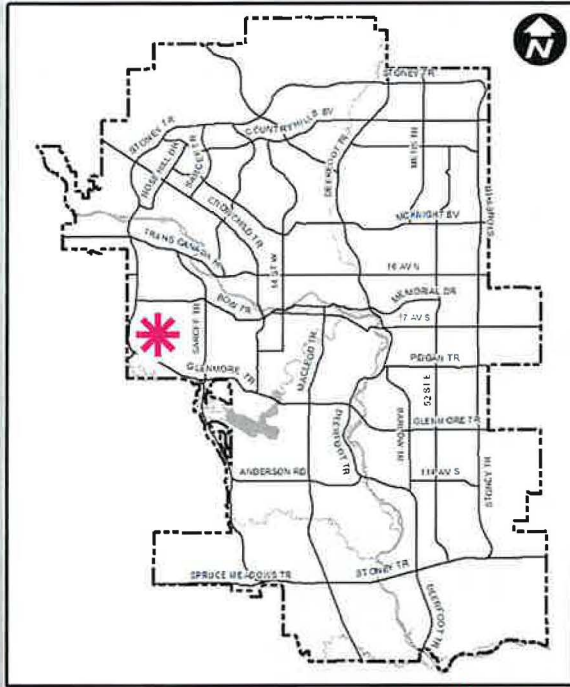
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.19 CPC2024-0616
Distrib-presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

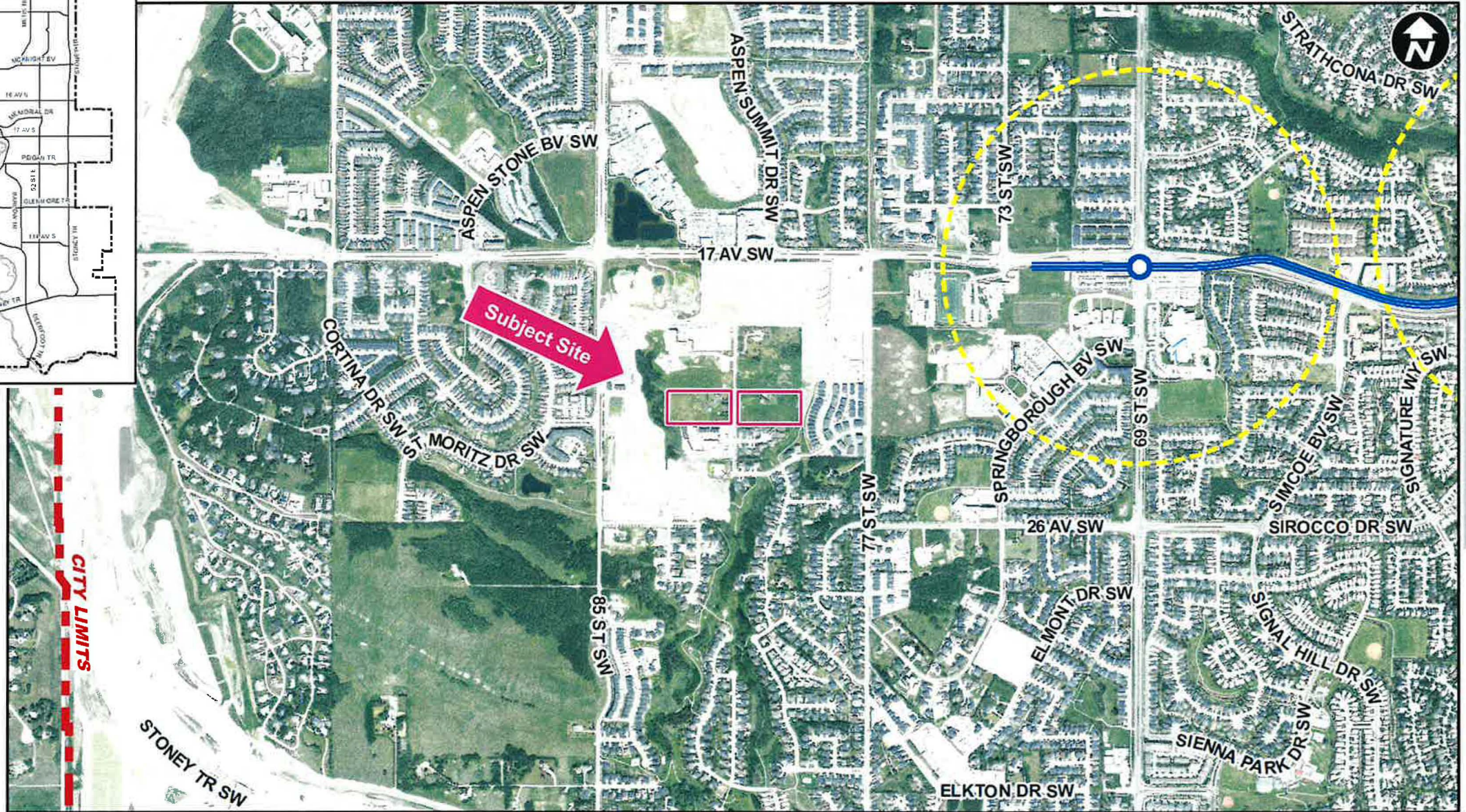
1. Give three readings to **Proposed Bylaw 55P2024** for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 218D2024** for the redesignation of 3.85 hectares \pm (9.52 acres \pm) located at 2230 and 2231 – 81 Street SW (Plan 3056AC, Blocks 7 and 24) from Direct Control (DC) District **to** Multi-Residential – At Grade Housing (M-Gd65) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

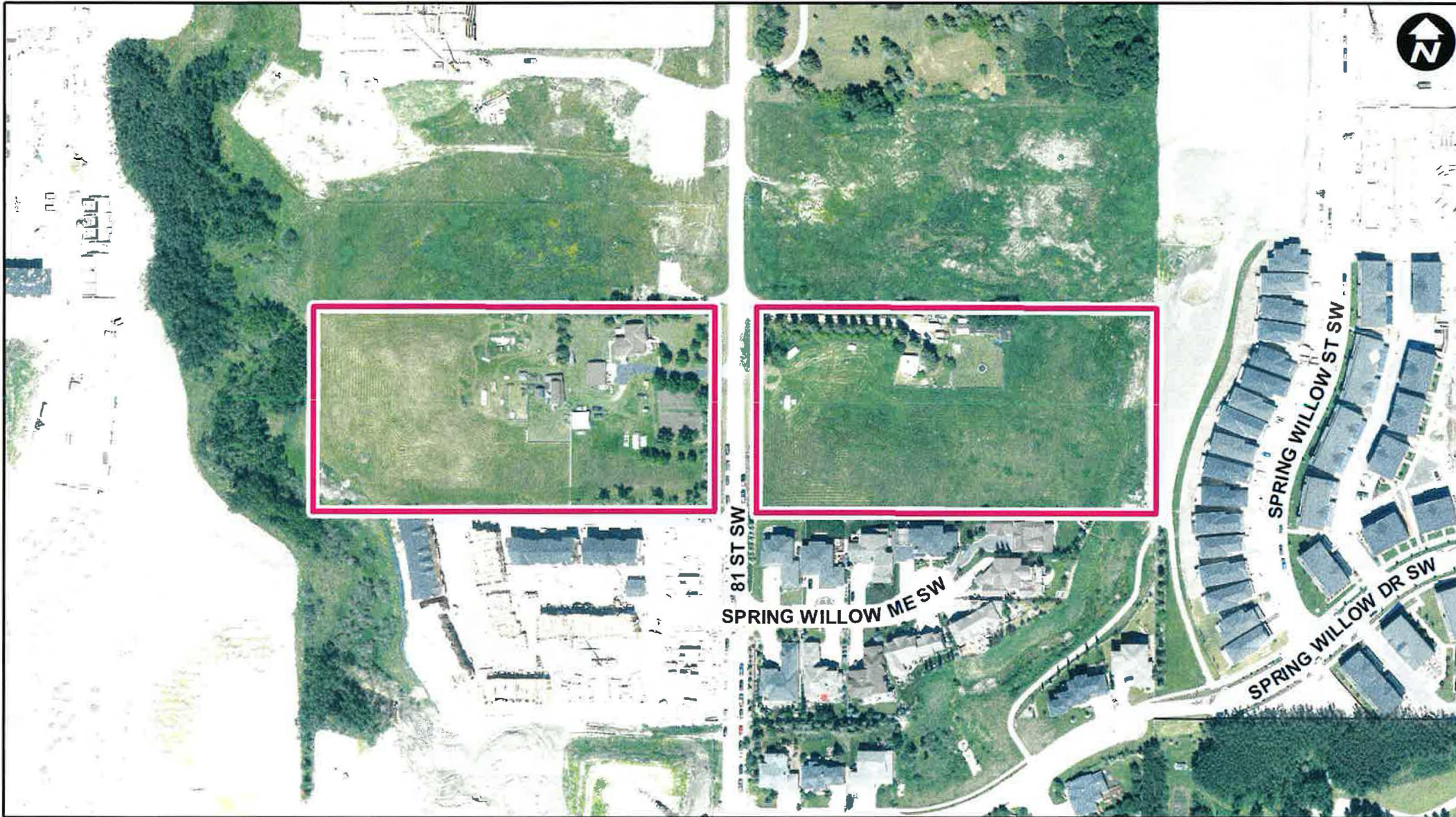




LEGEND

- 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



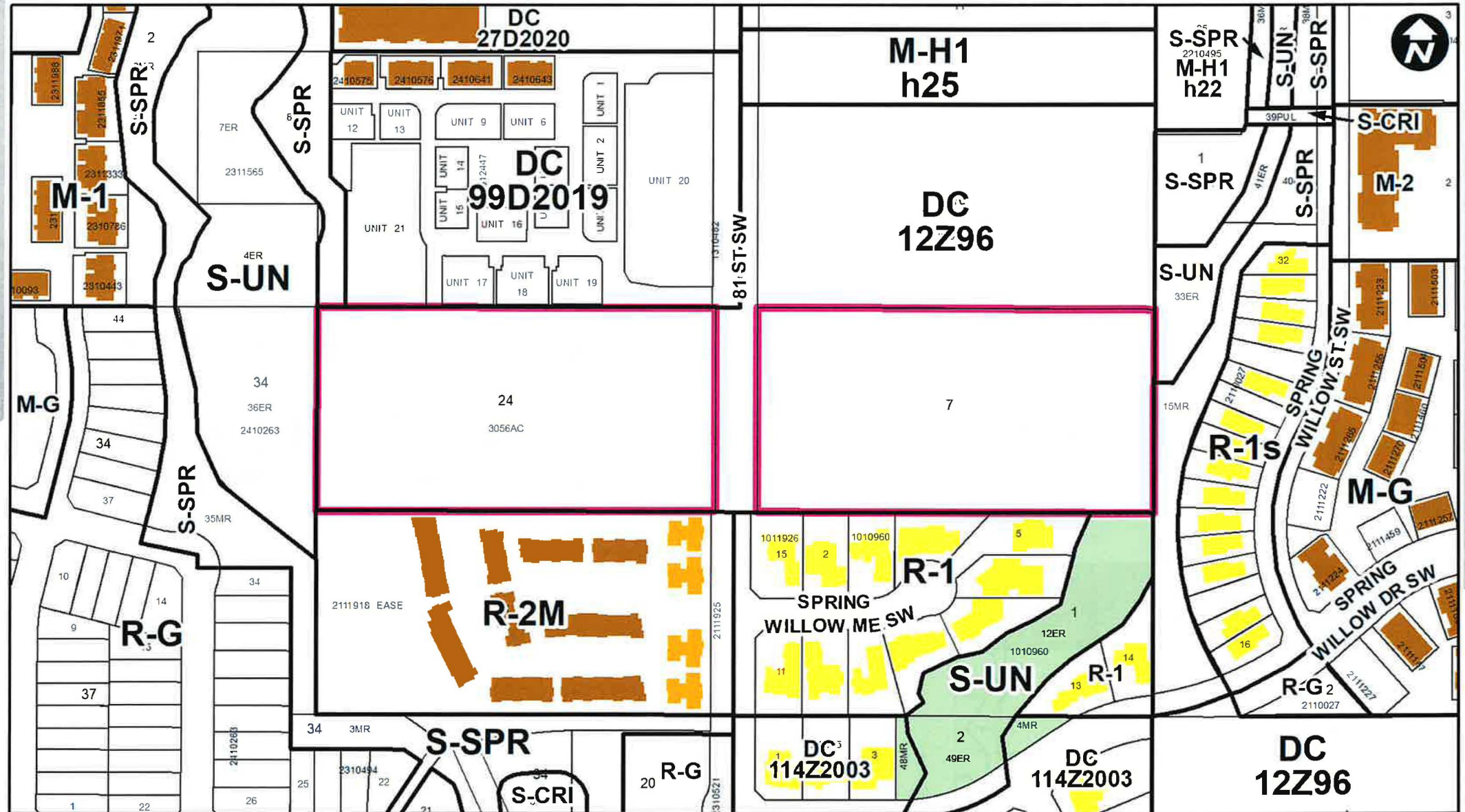


Parcel Size:
3.6 ha
400m x 100m

Surrounding Land Use

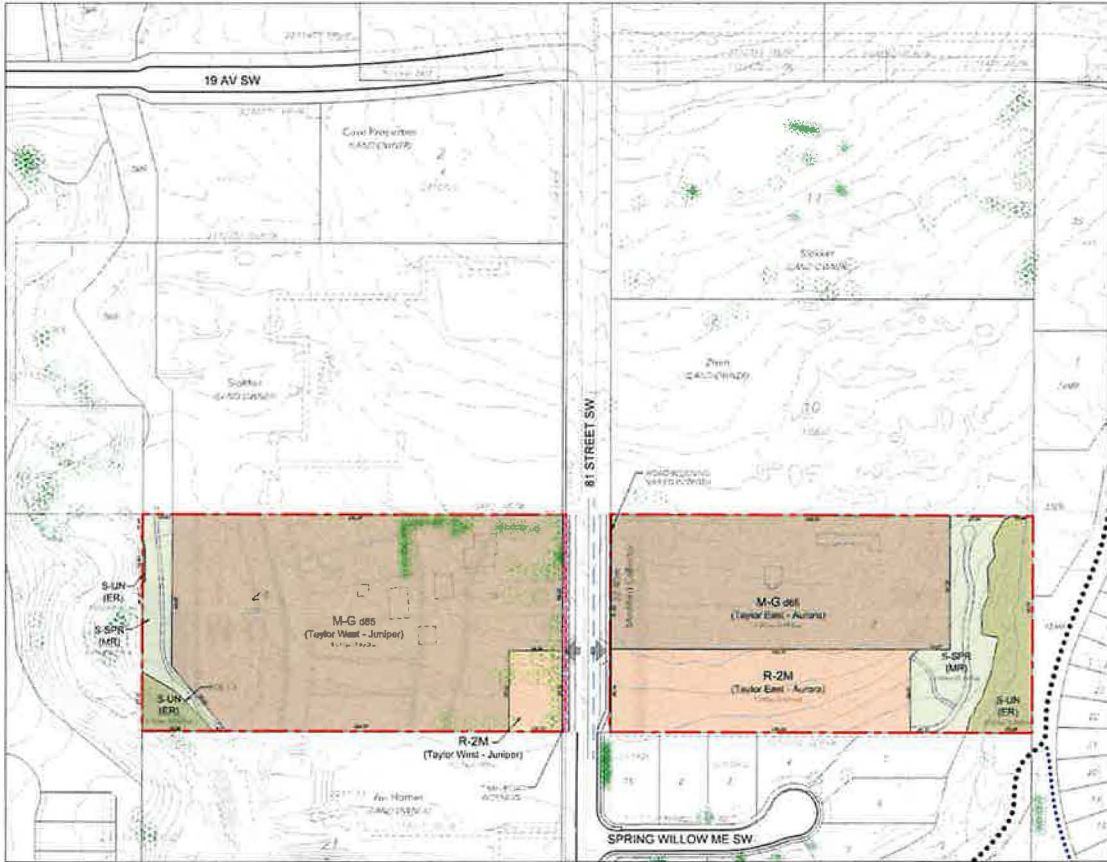
LEGEND

- 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



OUTLINE PLAN

Scale 1:1250

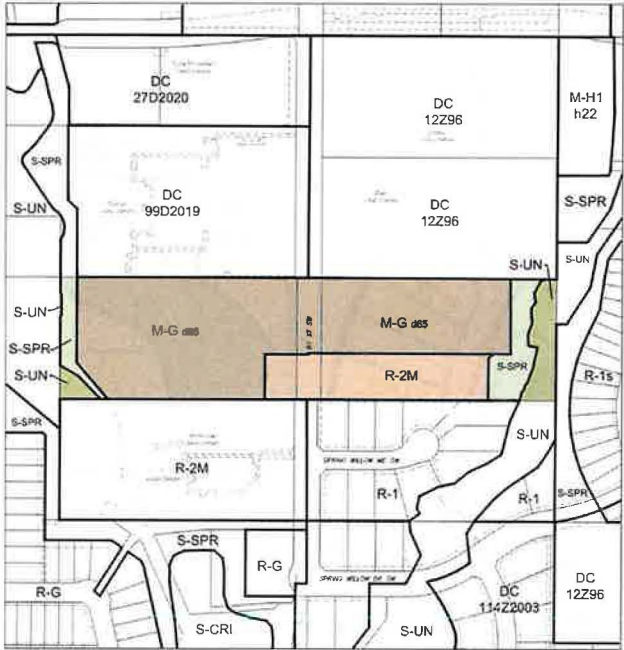


Key Plan



LAND USE

Scale n.t.s.



OUTLINE PLAN LEGEND

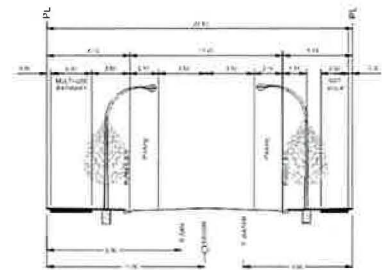
- Outline Plan Boundary
- Existing Contours 1.0m Interval
- Regional Pathway
- Multi-Use Pathway (3.0m)
- Local Pathway
- 1.5m Gravel Trail
- Paved Sidewalk
- Potential Access Point
- Proposed Water Line
- Proposed Sanitary Line
- Proposed Storm Line

LAND USE PLAN STATISTICS

	ha	ac	%
DC 12296 to Residential - Low Density Multiple Dwelling District	0.617	1.525	16.64
DC 12296 to Multi-Residential - At Grade Housing District	2.619	6.472	67.99
DC 12296 to Special Purpose - School, Park and Community Reserve District	0.359	0.889	9.33
DC 12296 to Special Purpose - Urban Nature District	0.256	0.633	6.64
TOTAL	3.852	9.519	100.0

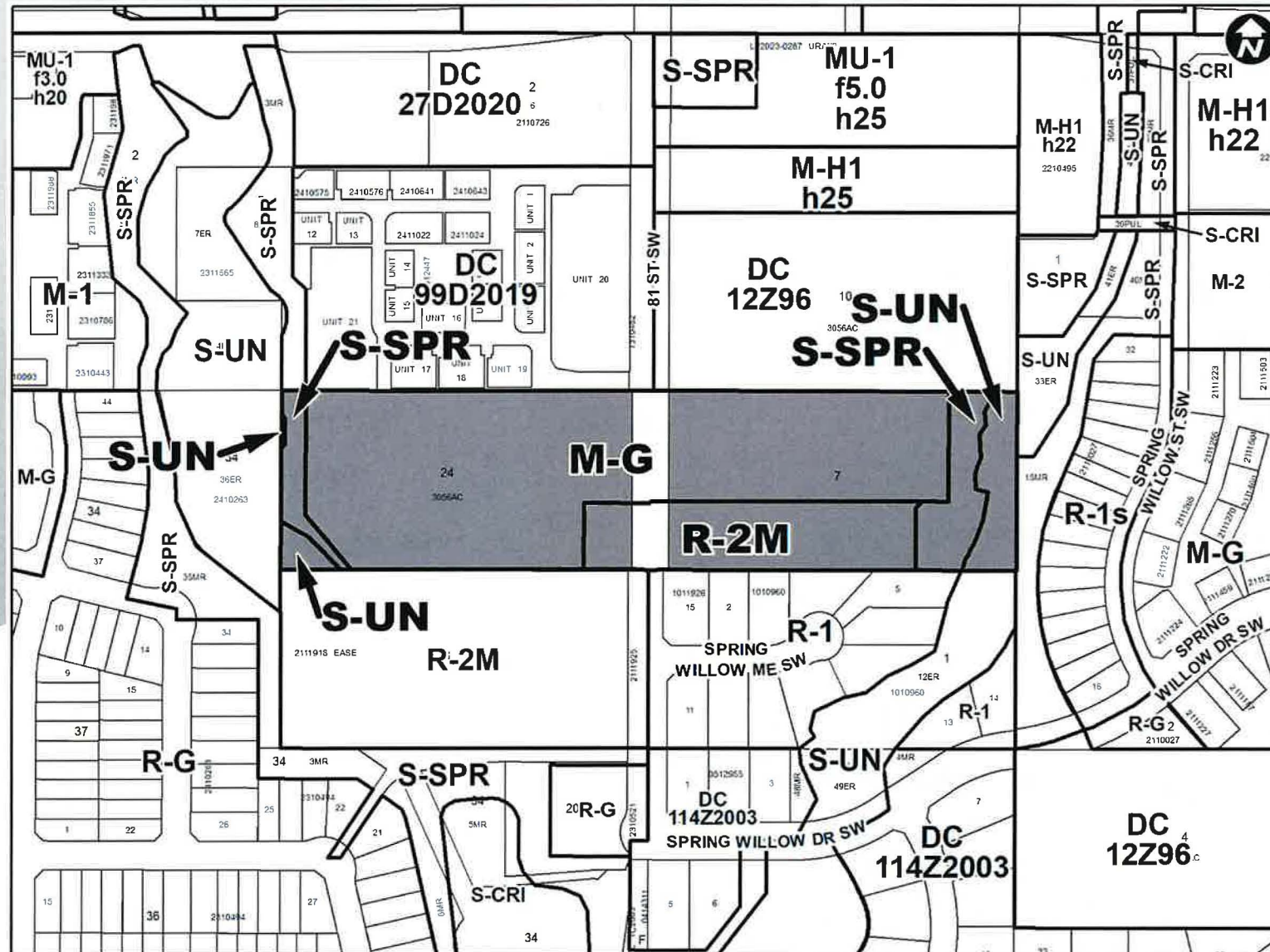
OUTLINE PLAN STATISTICS

	ha	ac	%	ANTICIPATED MAX DENSITY			ANTICIPATED INTENSITY	
				UPH	UPA	Units	People (2.4 p/units)	Jobs (14% of units)
GROSS DEVELOPABLE	3.852	9.519						
S-UN Special Purpose - Urban Nature District	0.256	0.633						
NET DEVELOPABLE	3.596	8.886	100.0					
M-2M Residential - Low Density Multiple Dwelling District	0.611	1.511	17.00	32.8	13.2	20		
M-G d65 Multi-Residential - At Grade Housing District	2.602	6.429	72.34	64.0	26.3	160		
S-SPR Special Purpose - School, Park and Community Reserve District	0.359	0.889	10.00					
Road Widening	0.023	0.057	0.64					
TOTAL	3.596	8.886	100.00	52.5	21.3	189		



22.40m Modified Collector - 81 Street SW
(Roadway approved under different Outline Plan)

Proposed Land Use Map



Multi-Residential – At Grade Housing (M-Gd65) District

- Density modifier of 65 units per hectare

Residential – Low Density Multiple District (R-2M) District

- Low density development such as semi-detached dwellings

Special Purpose – School, Park and Community Reserve (S-SPR) District

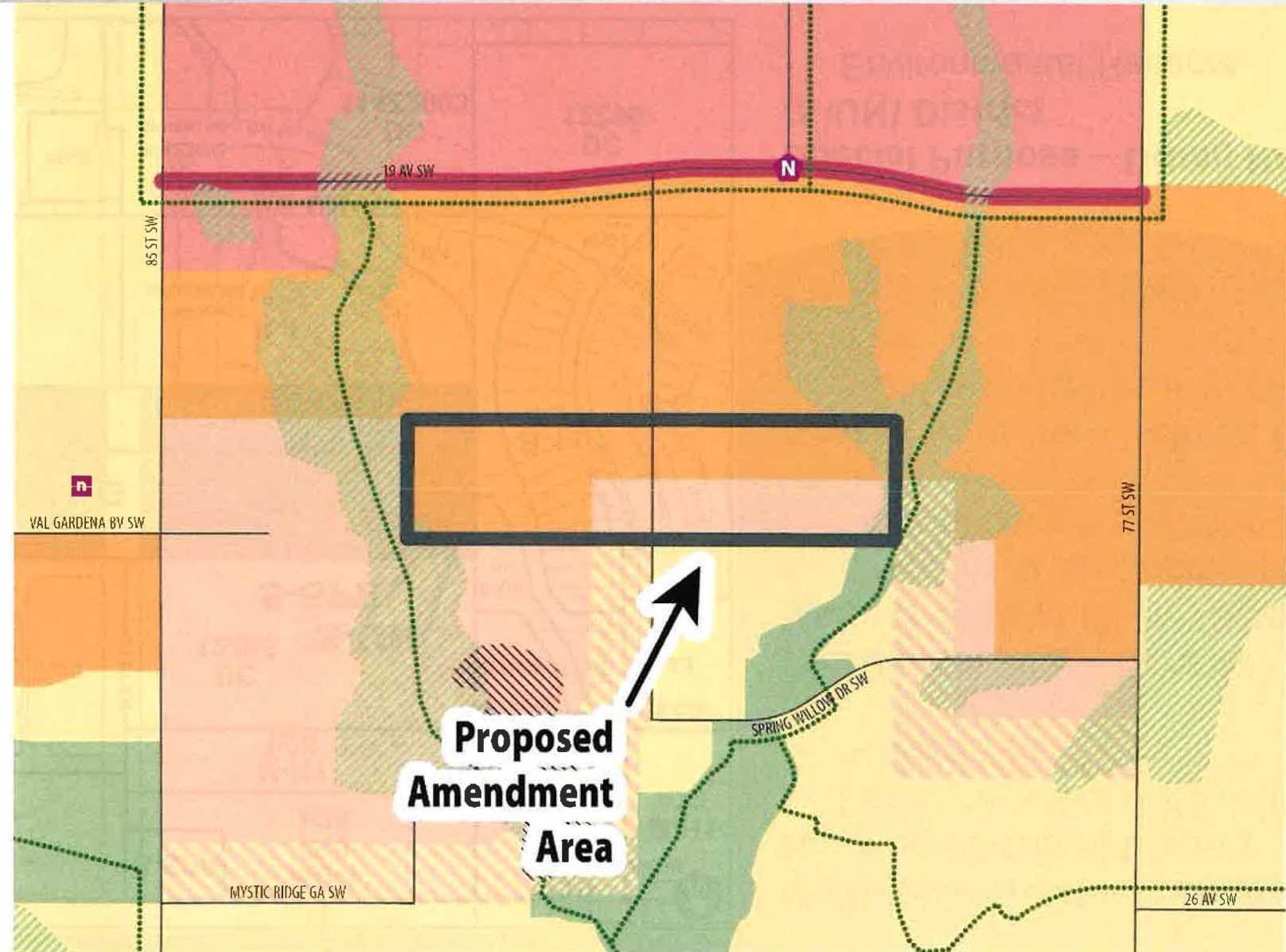
- 10% Municipal Reserve Requirement

Special Purpose – Urban Nature (S-UN) District

- Environmental Reserve

Springbank Hill Area Structure Plan Policy Amendment

- Standard Suburban
- Low Density Contextual
- Low Density
- Medium Density
- Mixed-Use
- Existing Open Space
- Environmental Open Space Study Area
- Policy Review Area
- Active Modes Crossing
- Neighbourhood Activity Centre
- Neighbourhood Node
- Regional Pathway and Green Corridor
- Proposed Connection
- Liveable Street
- LRT Alignment

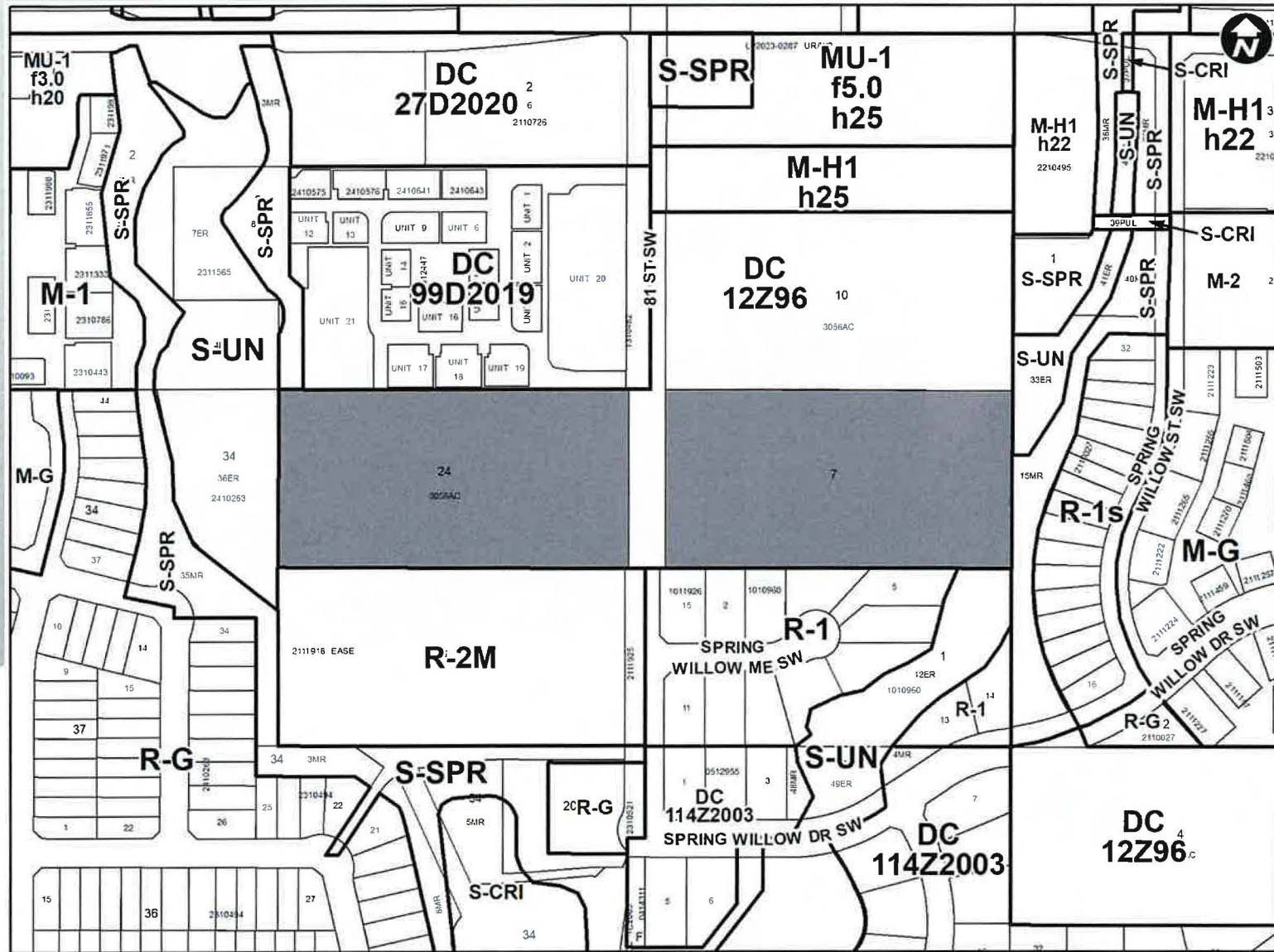


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Supplementary Slides



Existing Direct Control (DC) District:

- DC12Z96
- This District was intended to accommodate large lot low-density residential dwellings
- minimum lot sizes of 0.2 hectares (0.5 acres)





Arquiecos Group Ltd.
 Design and Development Consultants
 8-121 Village Heights SW
 Calgary, Alberta T3H 2L2
 p. 403.618.4427
 e. info@arquiecos.com



Scale: 1:350

Notes:
 • any drainage from adjacent buildings is to be directed to the front yard or private street.
 • any potential drainage into the MR extents is to be sheet flow and not point source.

Project Title:
Juniper MR (Taylor West)
 Calgary, A.B.
 Drawing Title:
Conceptual overall plan

Drawn:	cmp	Project No.:	12-013.1
Checked:	cmp	Drawing No.:	LSK-00
Date:	24.05.03		



 <p>Arquiecos Group Ltd. Design and Development Consultants #121 Village Heights SW Calgary, Alberta T2H 2L2 p. 403.618.4427 e. info@arquiecos.com</p>		<p>Scale: 1:350</p>	<p>Notes:</p> <ul style="list-style-type: none"> any drainage from adjacent buildings is to be directed to the front yard or private street. any potential drainage into the MR extents is to be sheet flow and not point source. 	<p>Project Title: Aurora MR (Taylor East) Calgary, A.B. Drawing Title: Conceptual overall plan</p>	<p>Drawn: <u> </u> smp</p>	<p>Project No. <u> </u> 12-014.1</p>
					<p>Checked: <u> </u> cmp</p>	<p>Drawing No. <u> </u> LSK-00</p>
				<p>Date: <u> </u> 24.05.03</p>		