



Public Hearing of Council

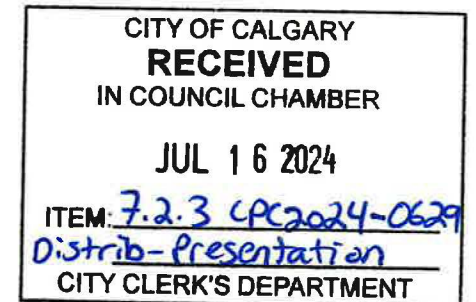
Agenda Item: 7.2.3



LOC2023-0241 / CPC2024-0629

Road Closure & Land Use Amendment

July 16, 2024



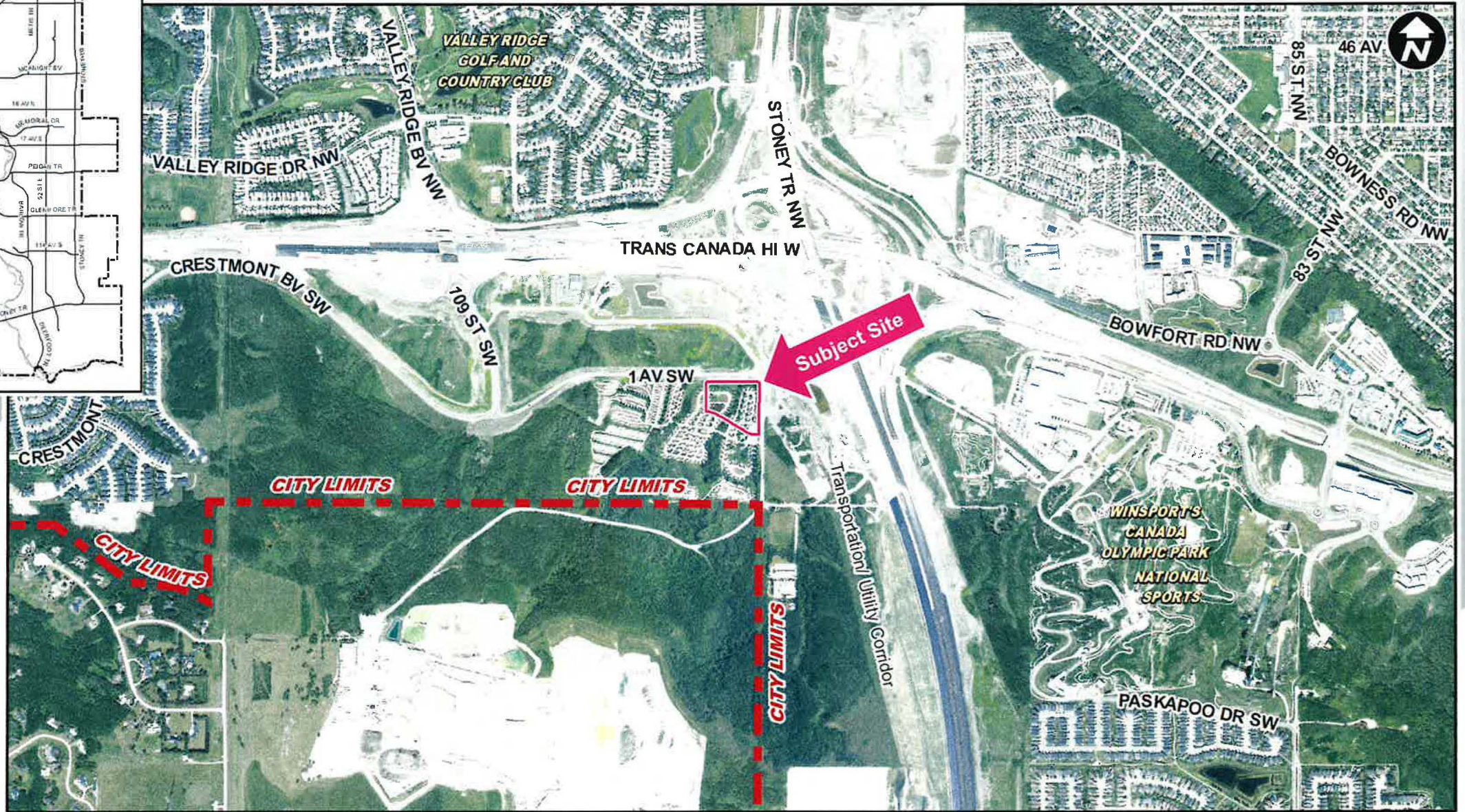
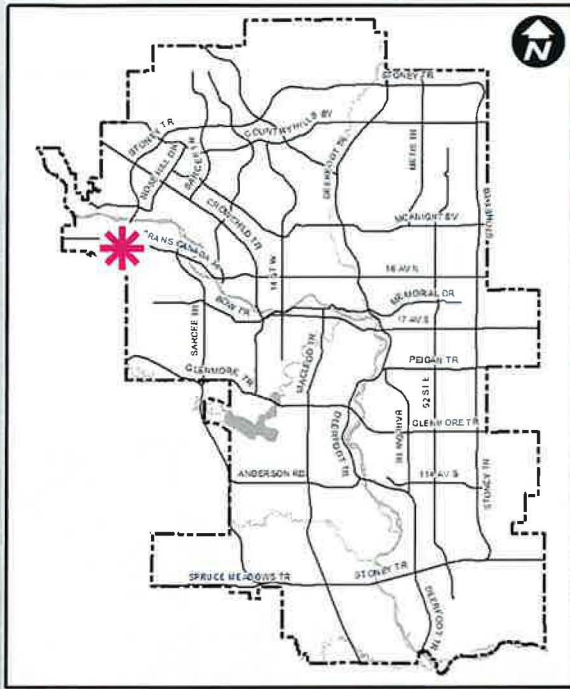


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Closure Bylaw 6C2024** of 0.23 hectares ± (0.57 acres ±) of road (Plan 2410986, Area 'A', 'B', 'C', 'D', 'E', 'F' and 'G'), adjacent to 221 – 101 Street SW, with conditions (Attachment 2); and

2. Give three readings to **Proposed Bylaw 219D2024** for the redesignation of 1.82 hectares ± (4.50 acres ±) located at 221 – 101 Street SW and the closed road (Portion of Plan 7911036, Block 1; Plan 2410986, Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G') from Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Undesignated Road Right-of-Way **to** Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) 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:

1.82 ha (4.50 ac)

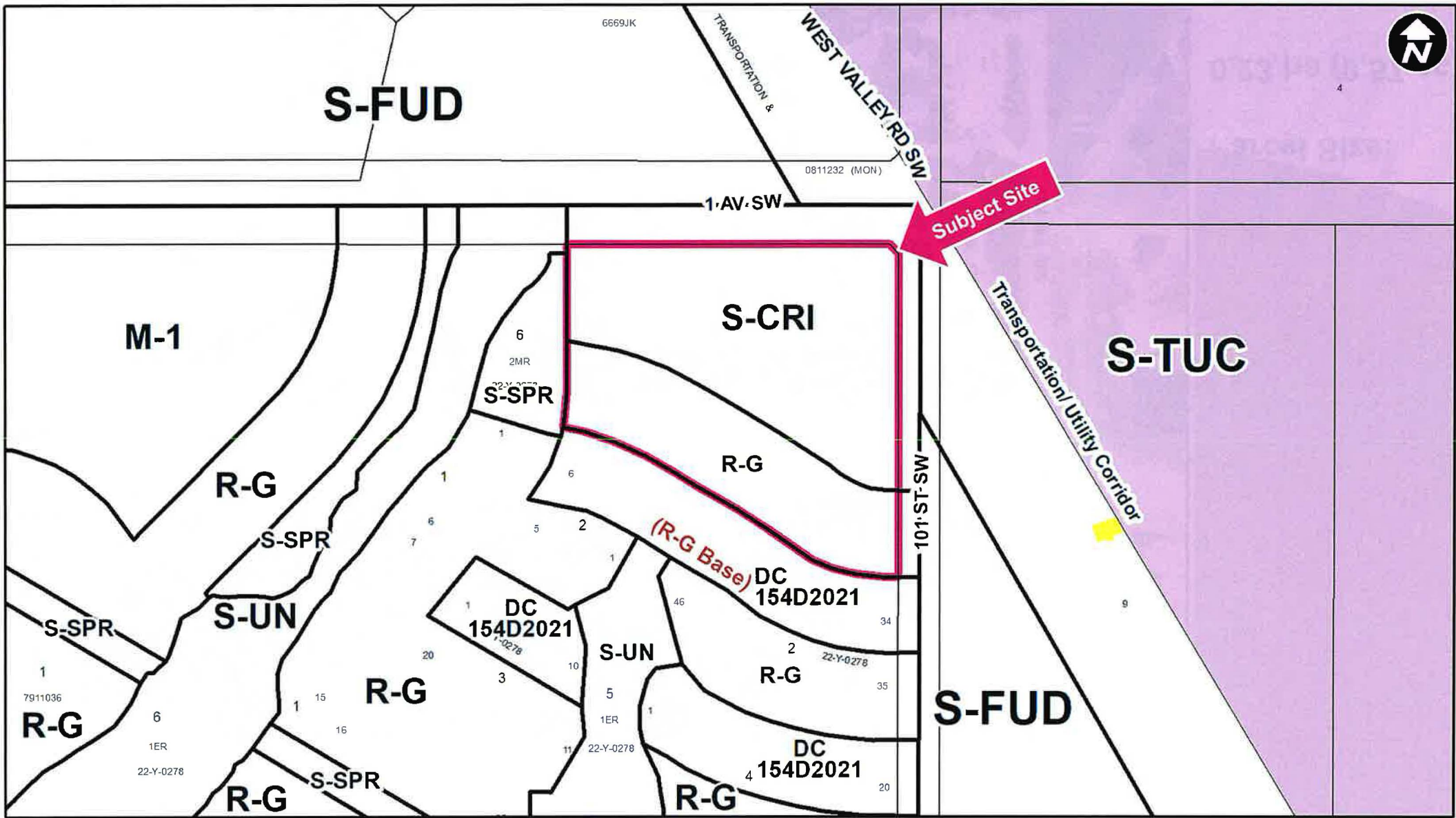
Proposed Road Closure Location Map



Parcel Size:

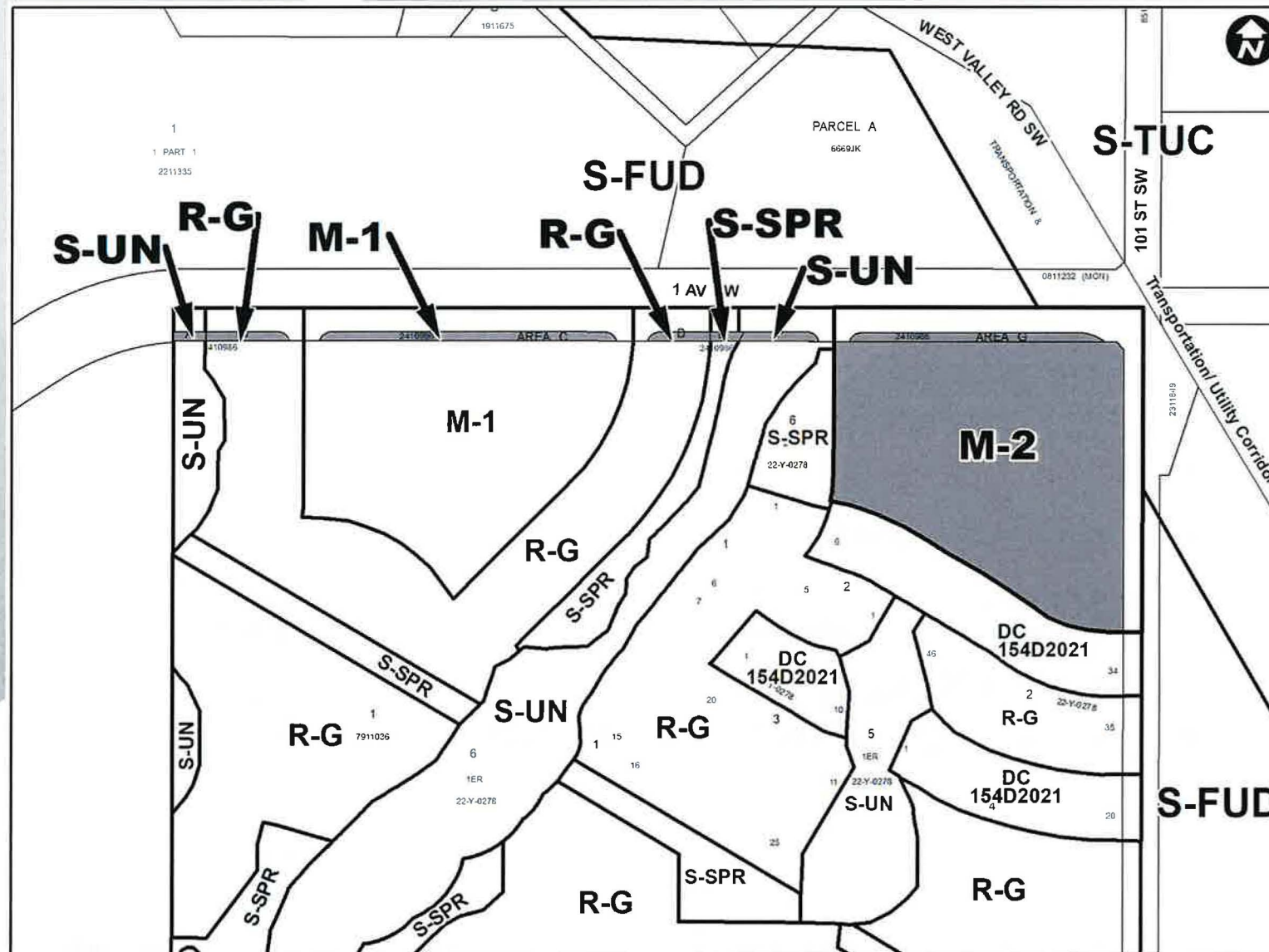
0.23 ha (0.57 ac)

- 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

7



Proposed M-2 District:

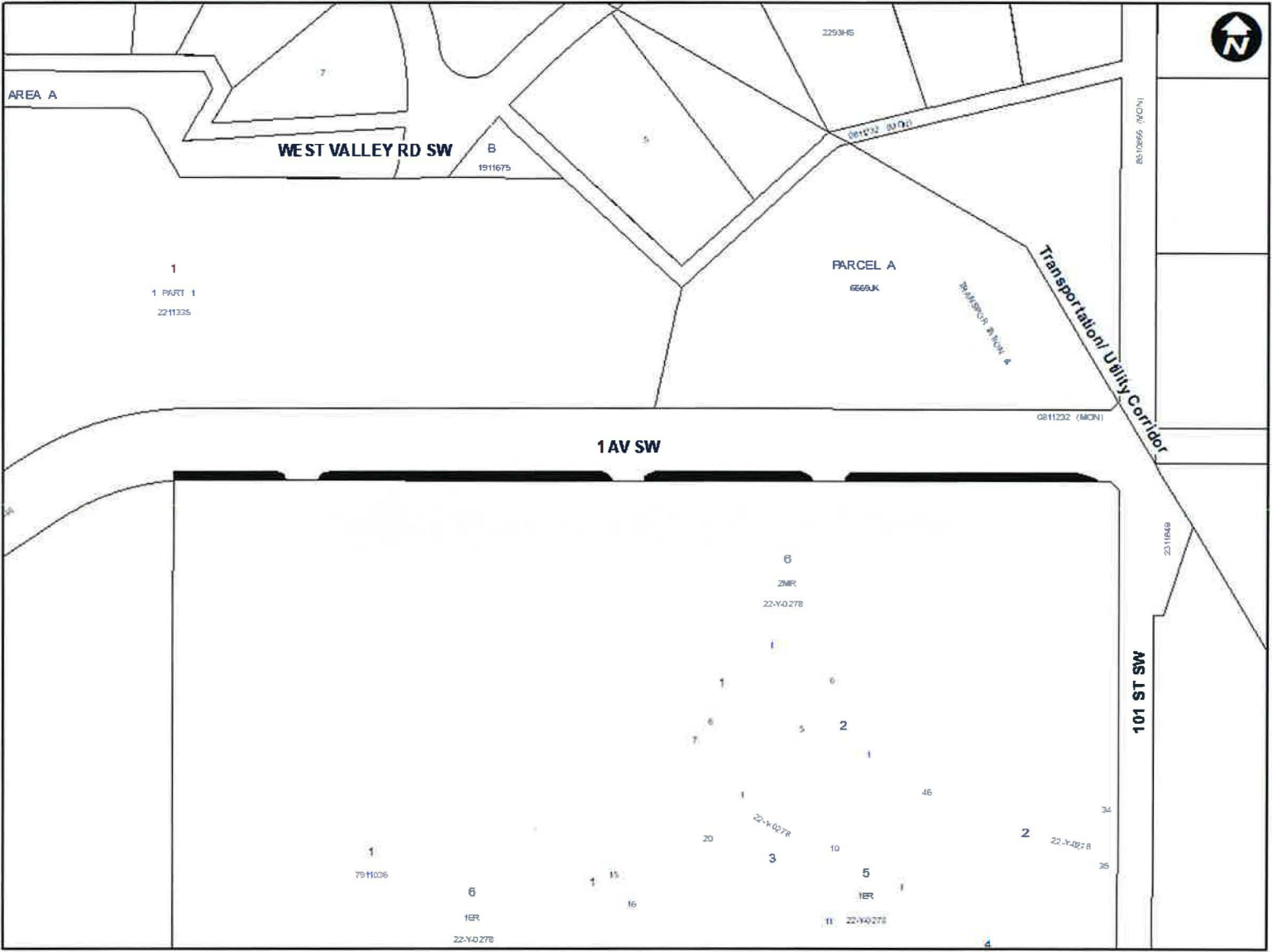
- Multi-Residential (Rowhouse, townhouse-style and apartments).
- Maximum height = 16 metres (4-metre increase)
- 3.0 FAR = Maximum building floor area of 54,600 square metres.
- Minimum density of 60 units per hectare = 109 dwelling units

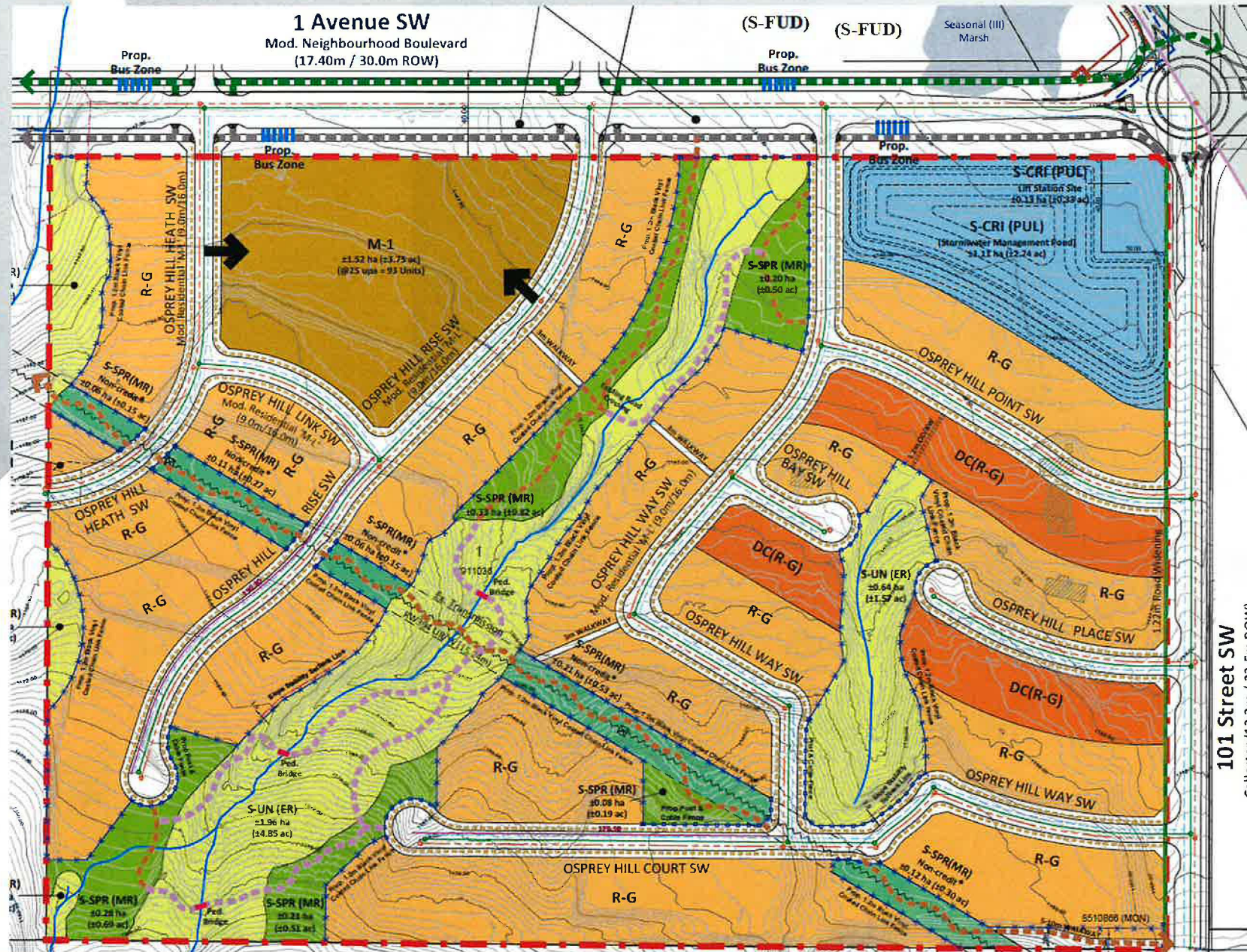
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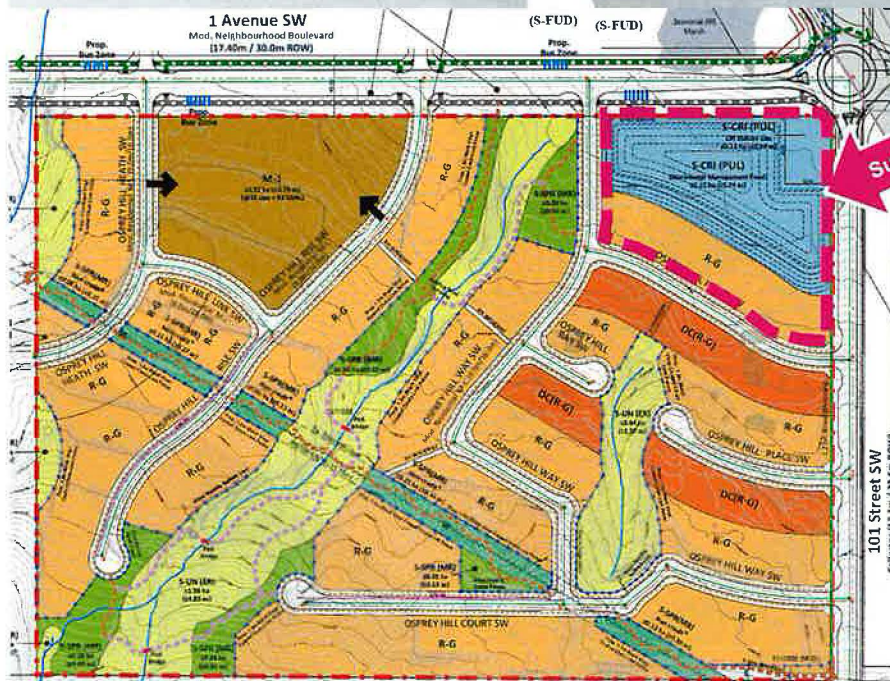
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Supplementary Slides





Location Map - Outline Plan Area (LOC2019-0112) 12





Site Photo (Looking Southwest) 13

