



**LOC2023-0212 / CPC2024-0616**

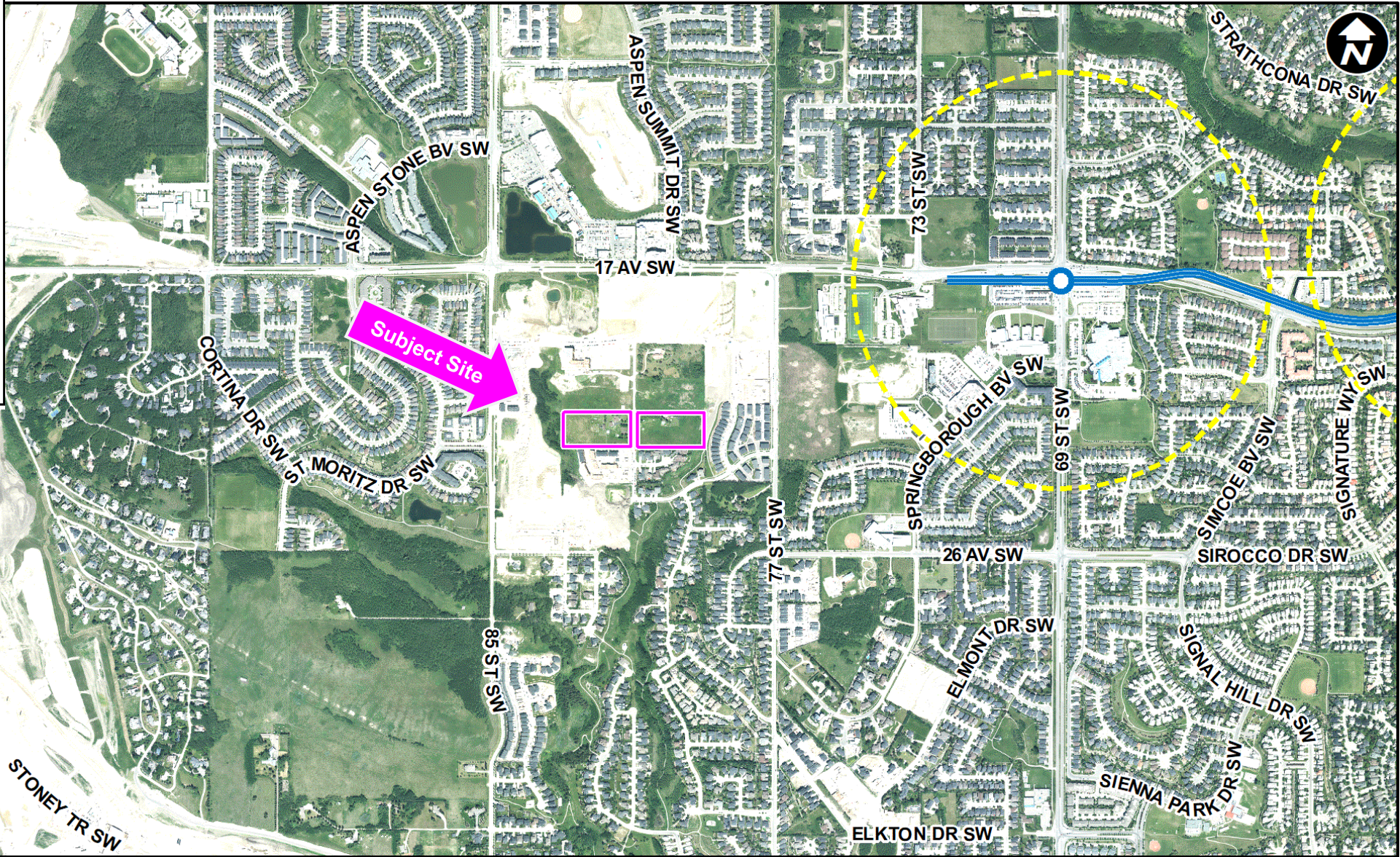
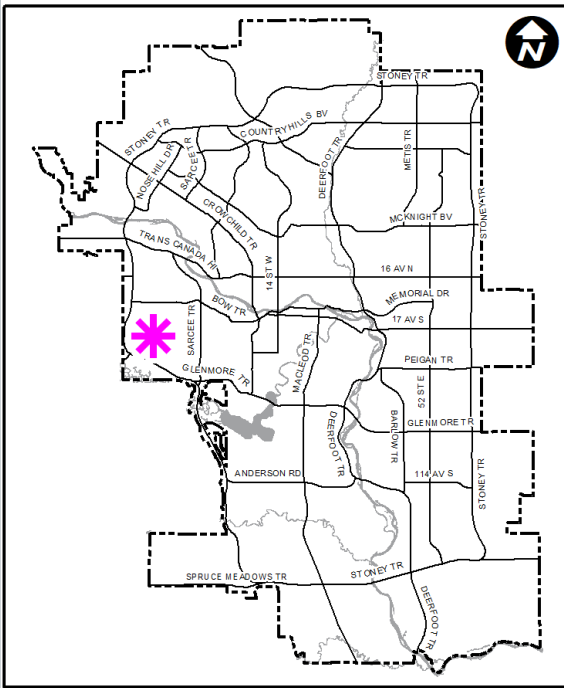
**Outline Plan, Policy and Land Use Amendment**

October 8, 2024

# Calgary Planning Commission's Recommendation:

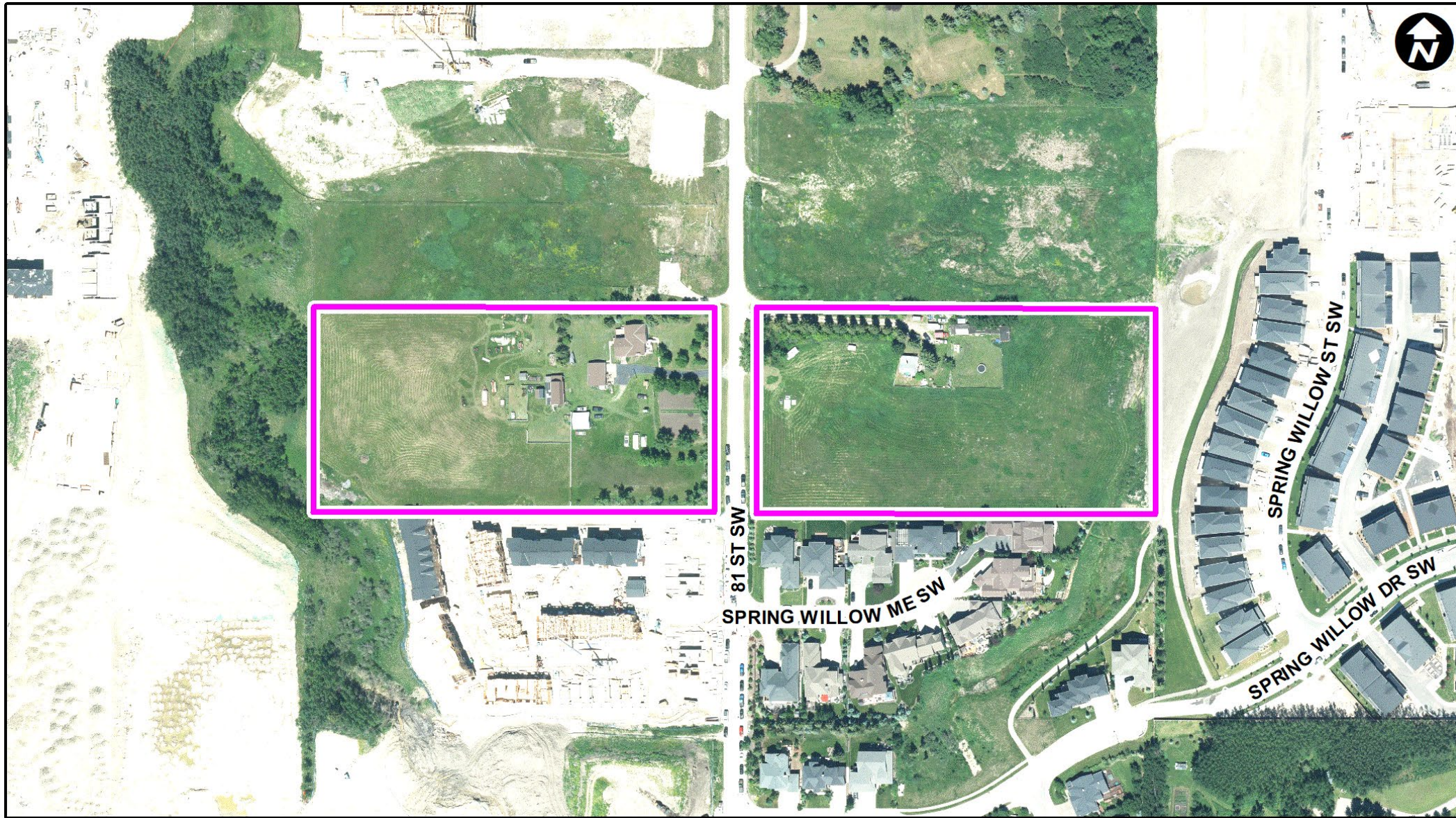
That Council:

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 (MGd65) 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

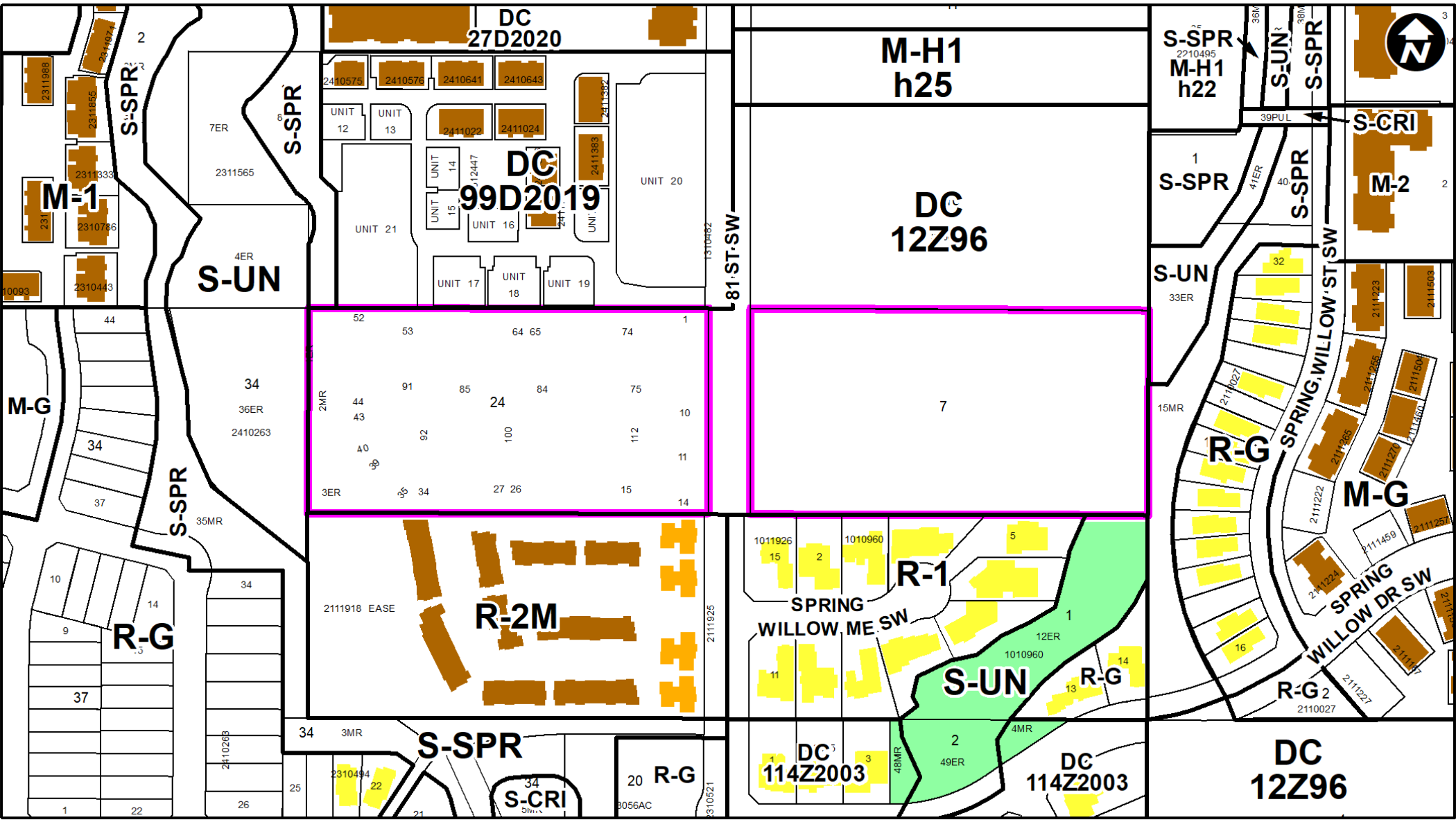
- 600m buffer from LRT station
- LRT Stations
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops
  - Orange
  - Purple
  - Teal
  - Yellow



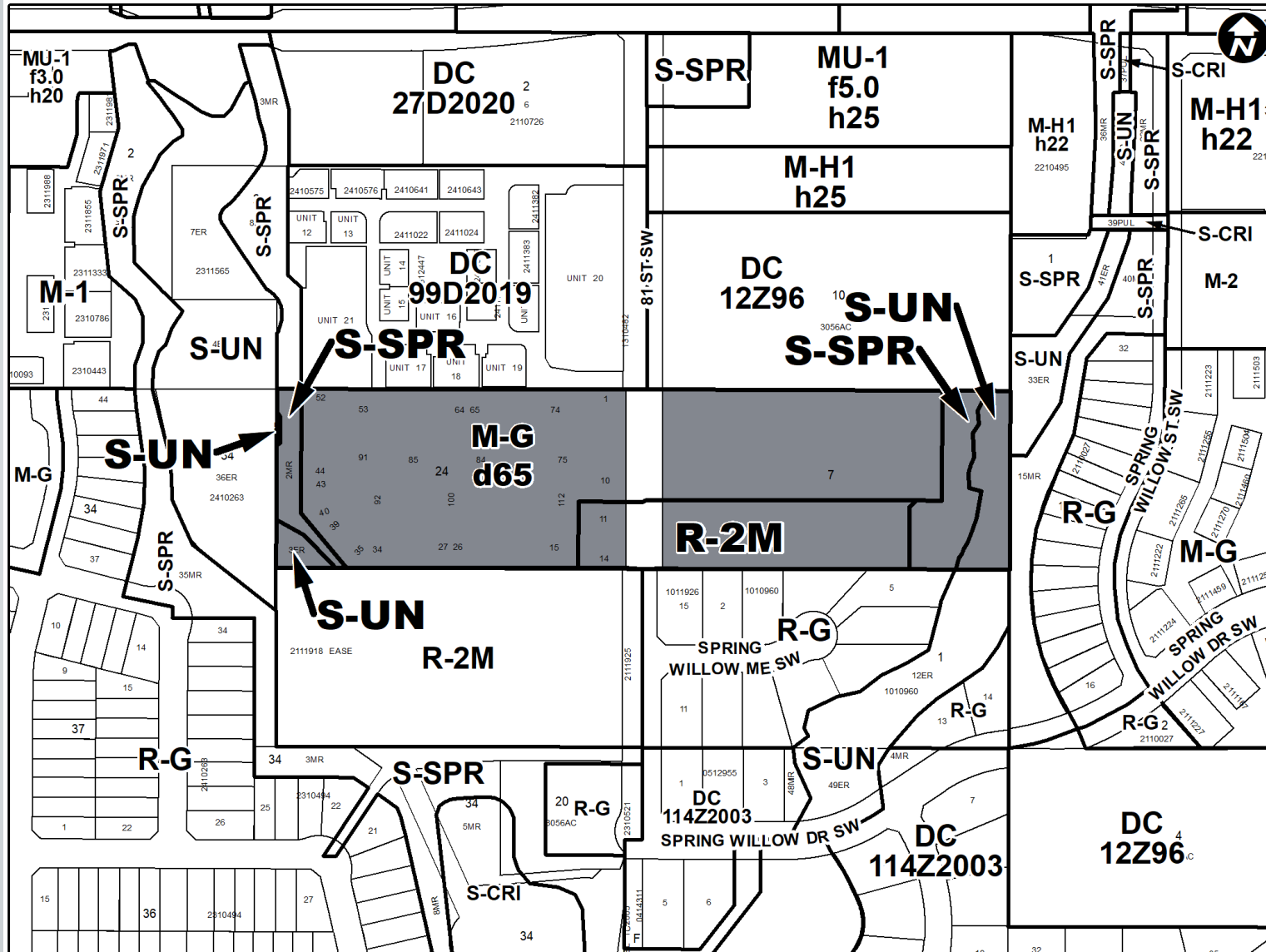
Parcel Size:

3.6 ha

400m x 100m



- 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



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

- Density modifier of 65 units per hectare

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

- Low density development such as semi-detached dwellings

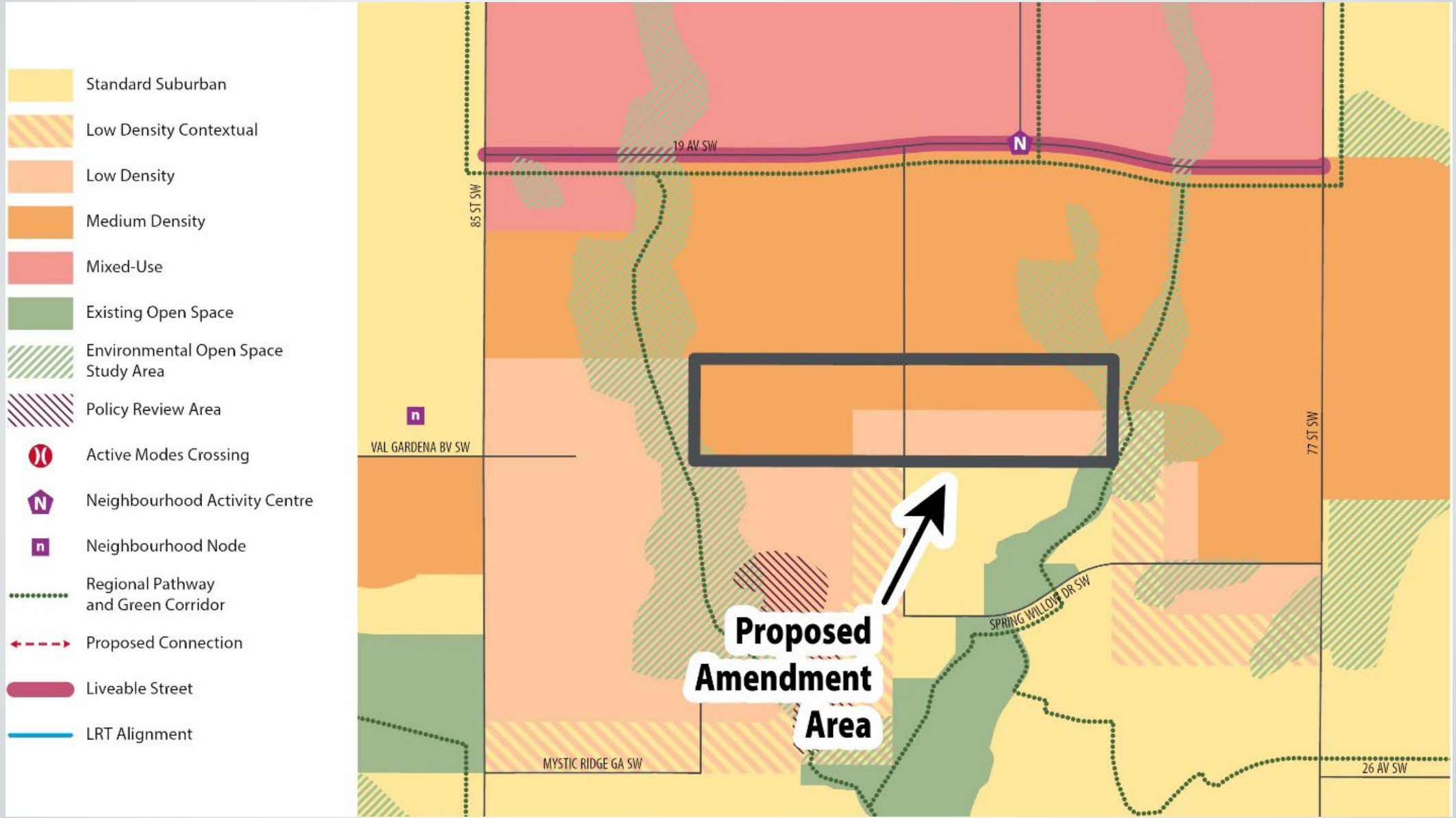
**Special Purpose – School, Park and Community Reserve (S-SPR) District**

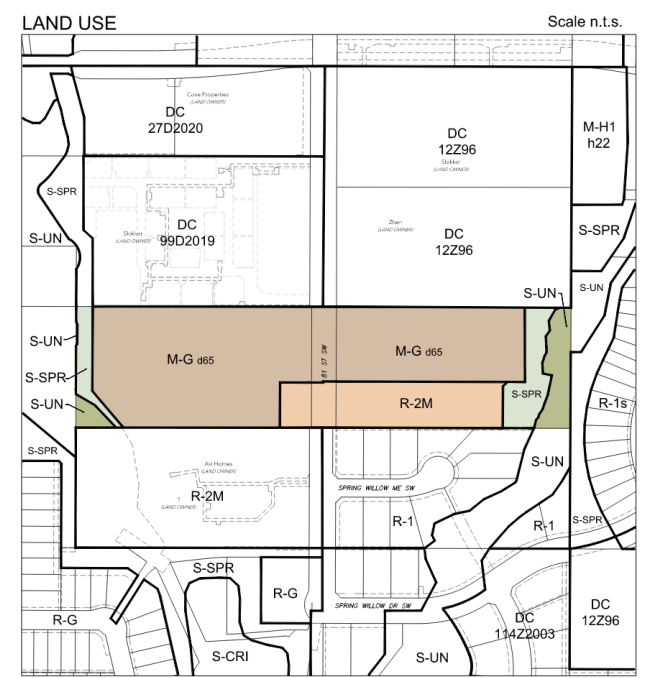
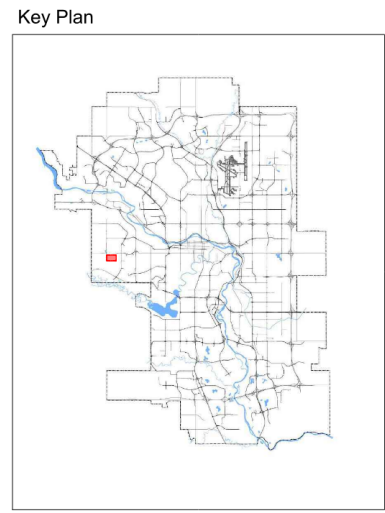
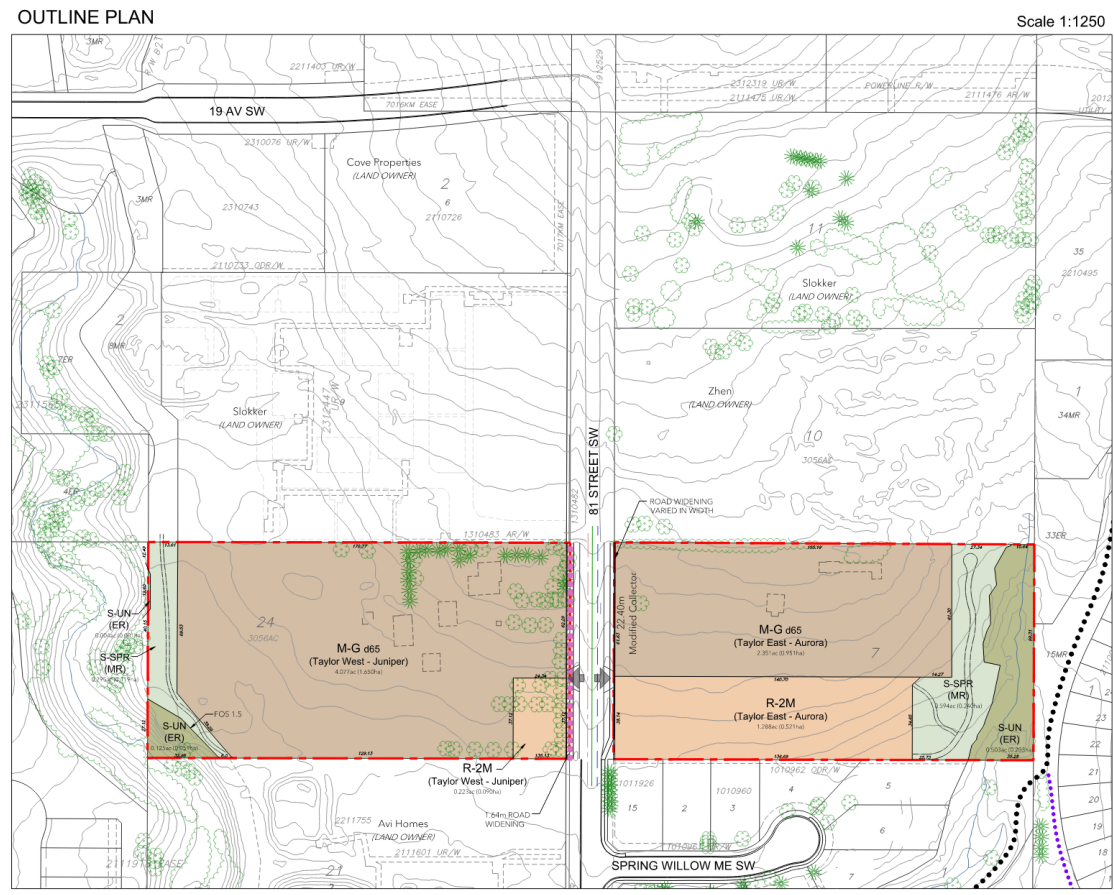
- 10% Municipal Reserve Requirement

**Special Purpose – Urban Nature (S-UN) District**

- Environmental Reserve

# Proposed Springbank Hill Area Structure Plan Policy Amendment

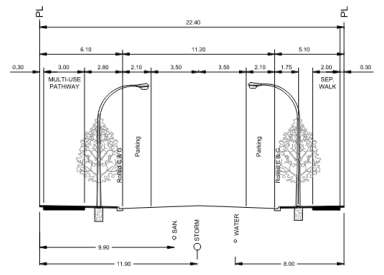




- OUTLINE PLAN LEGEND**
- Outline Plan Boundary
  - Existing Contours 1.0m interval
  - Regional Pathway
  - Multi-Use Pathway (3.0m)
  - Local Pathway
  - 1.5m Gravel Trail
  - Paved Sidewalk
  - Potential Access Point
  - Proposed Water Line
  - Proposed Sanitary Line
  - Proposed Storm Line

**LAND USE PLAN STATISTICS**

	ha.	ac.	%
DC 12Z96 to Residential - Low Density Multiple Dwelling District	0.617	1.525	16.04
DC 12Z96 to Multi-Residential - At Grade Housing District	2.619	6.472	67.99
DC 12Z96 to Special Purpose - School, Park and Community Reserve District	0.359	0.889	9.33
DC 12Z96 to Special Purpose - Urban Nature District	0.256	0.633	6.64
<b>TOTAL</b>	<b>3.852</b>	<b>9.519</b>	<b>100.0</b>



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

**OUTLINE PLAN STATISTICS**

	ha.	ac.	%	ANTICIPATED MAX. DENSITY			ANTICIPATED INTENSITY	
				UPH.	UPA.	Units	People (2.4 ppl/unit)	Jobs (4% of units)
<b>GROSS DEVELOPABLE</b>	<b>3.852</b>	<b>9.519</b>						
S-UN Special Purpose - Urban Nature District	0.256	0.633						
<b>NET DEVELOPABLE</b>	<b>3.596</b>	<b>8.886</b>	<b>100.0</b>					
R-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	64.9	26.3	169	-	-
S-SPR Special Purpose - School, Park and Community Reserve District	0.359	0.889	10.00					
Road Widening	0.023	0.057	0.64					
<b>TOTAL</b>	<b>3.596</b>	<b>8.886</b>	<b>100.00</b>	<b>52.5</b>	<b>21.3</b>	<b>189</b>		

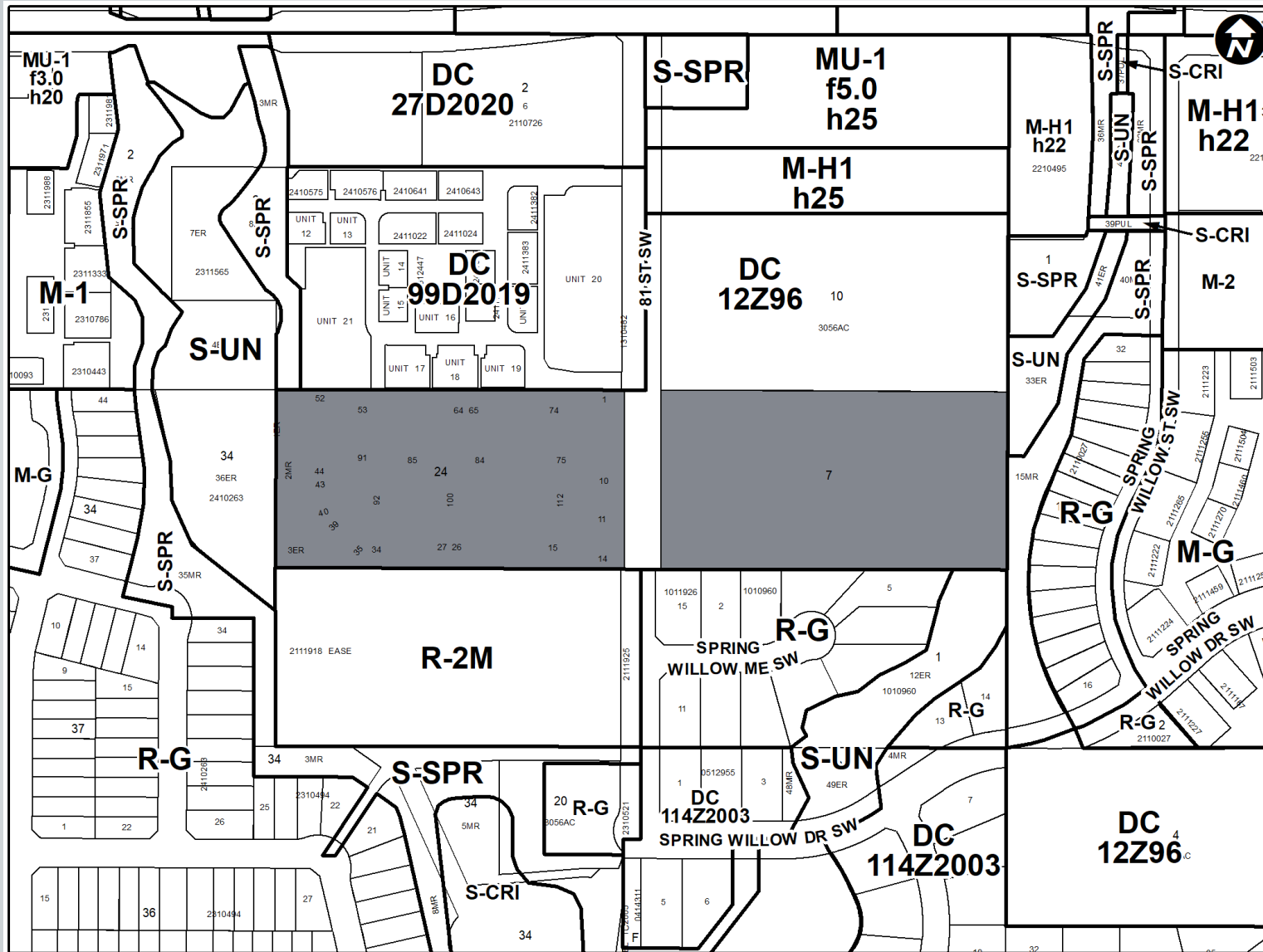


# Calgary Planning Commission's Recommendation:

That Council:

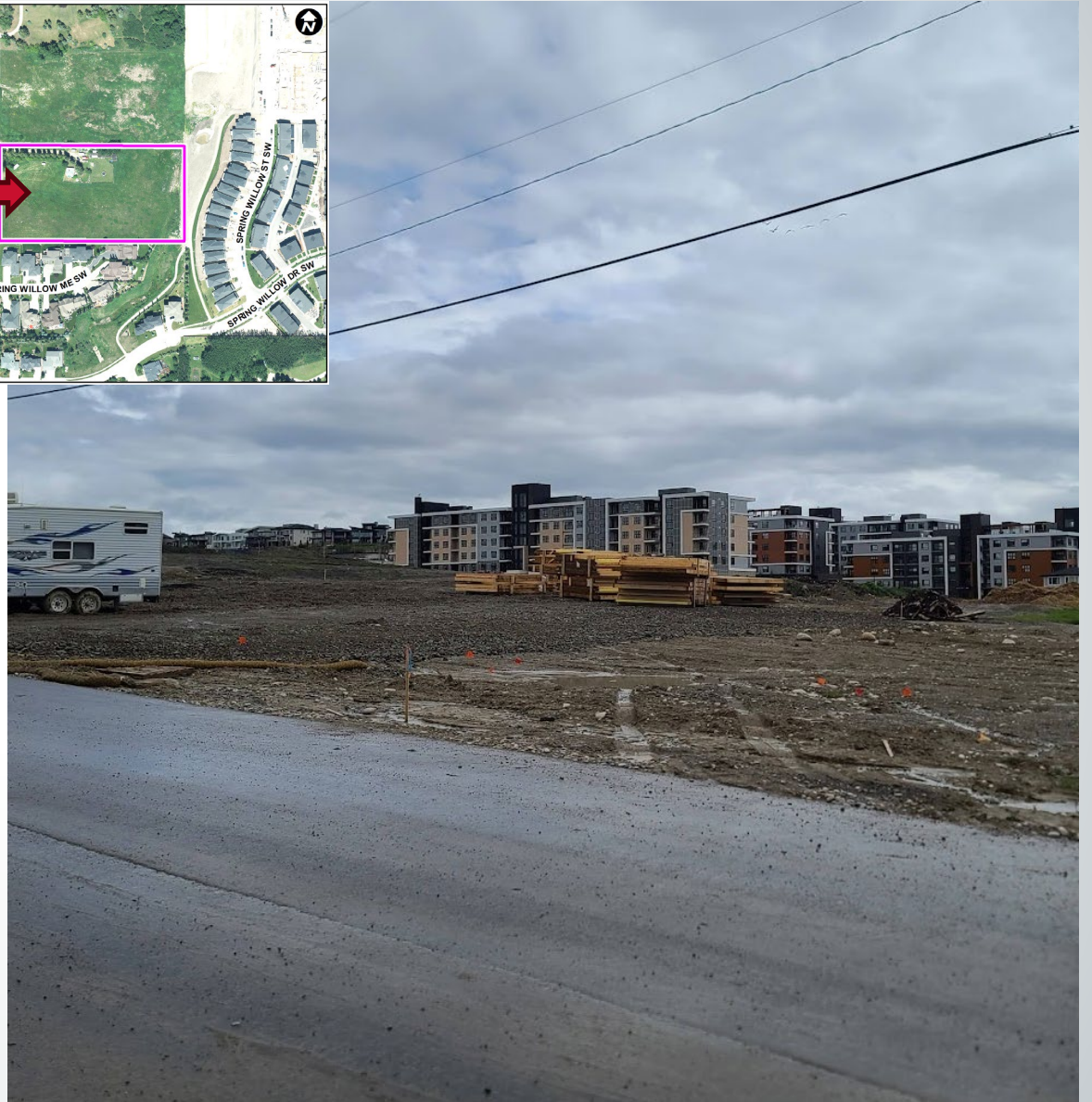
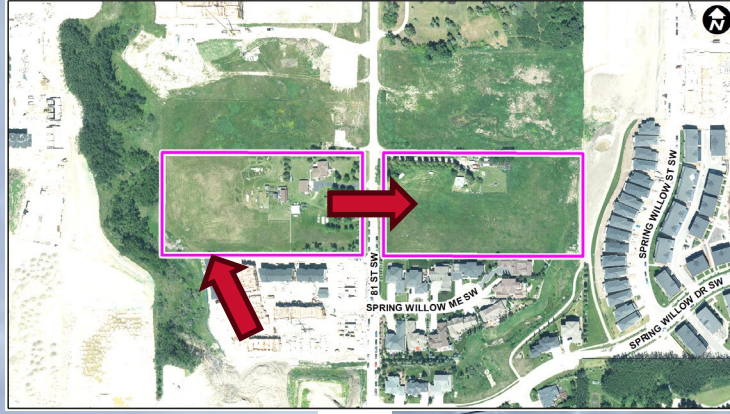
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## Supplementary Slides



## 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. 403.618.44.27  
 e. info@arquiecos.com



Scale: 1:350

Notes:

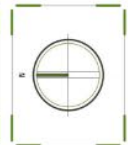
- any drainage from adjacent buildings is to be directed to the front yard or private street.
- any potential drainage into the MR extents is to be sheet flow and not point source.

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.	<b>LSK-00</b>
Date:	24.05.03		



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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:  
**Aurora MR (Taylor East)**  
 Calgary, A.B.  
 Drawing Title:  
**Conceptual overall plan**

Drawn: cmp	Project No. 12-014.1
Checked: cmp	Drawing No. <b>LSK-00</b>
Date: 24.05.03	

