

Calgary



# Public Hearing of Council

## Agenda Item: 7.2.19

1



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

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

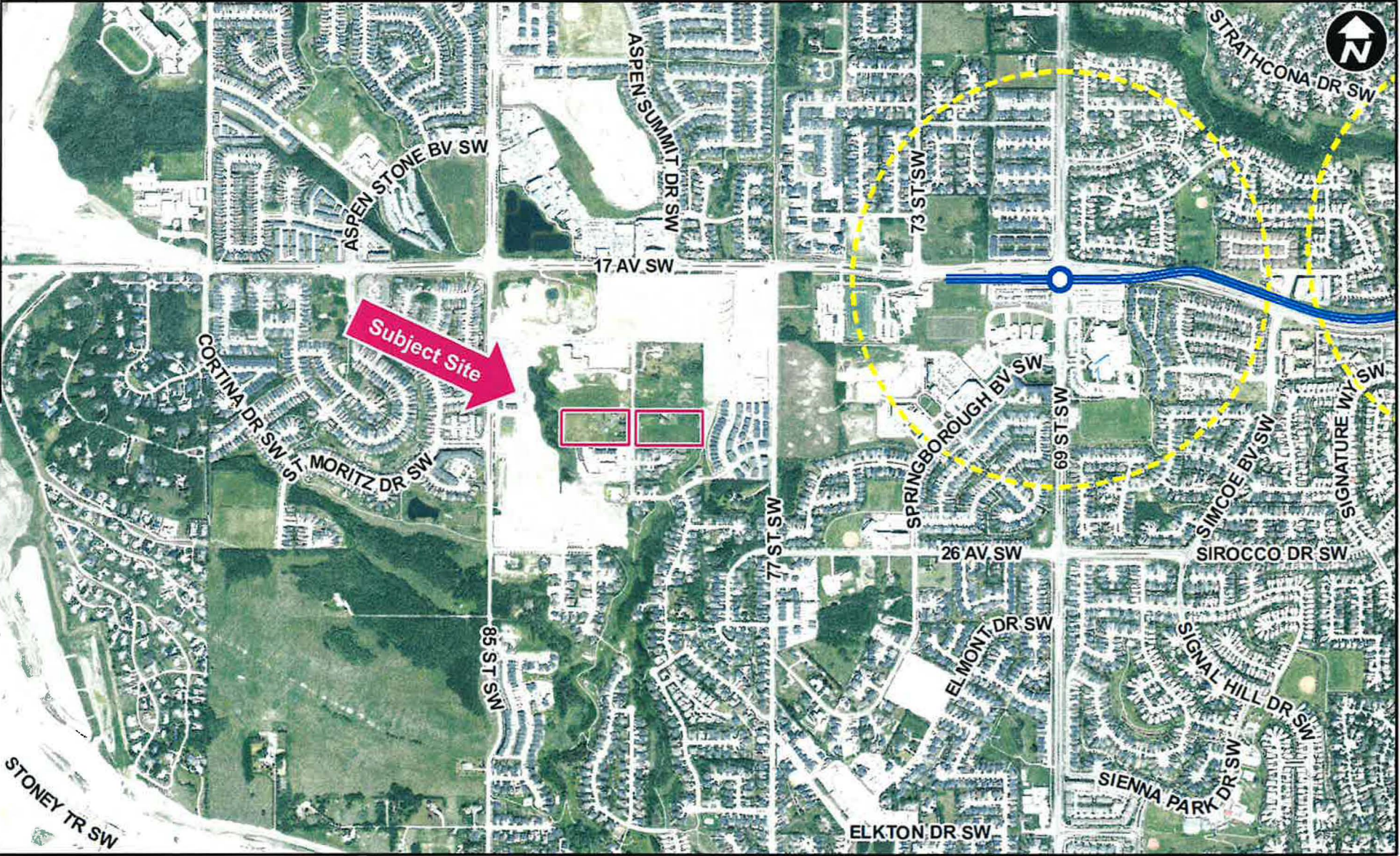
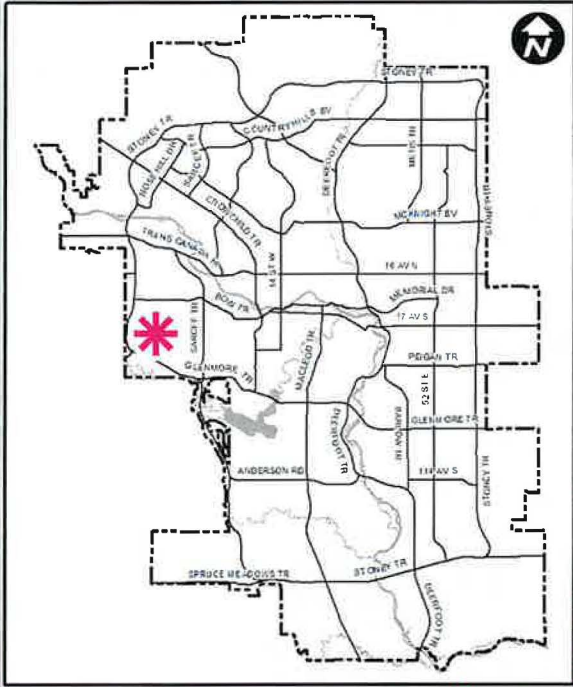
# Calgary Planning Commission's Recommendation:

That Council:

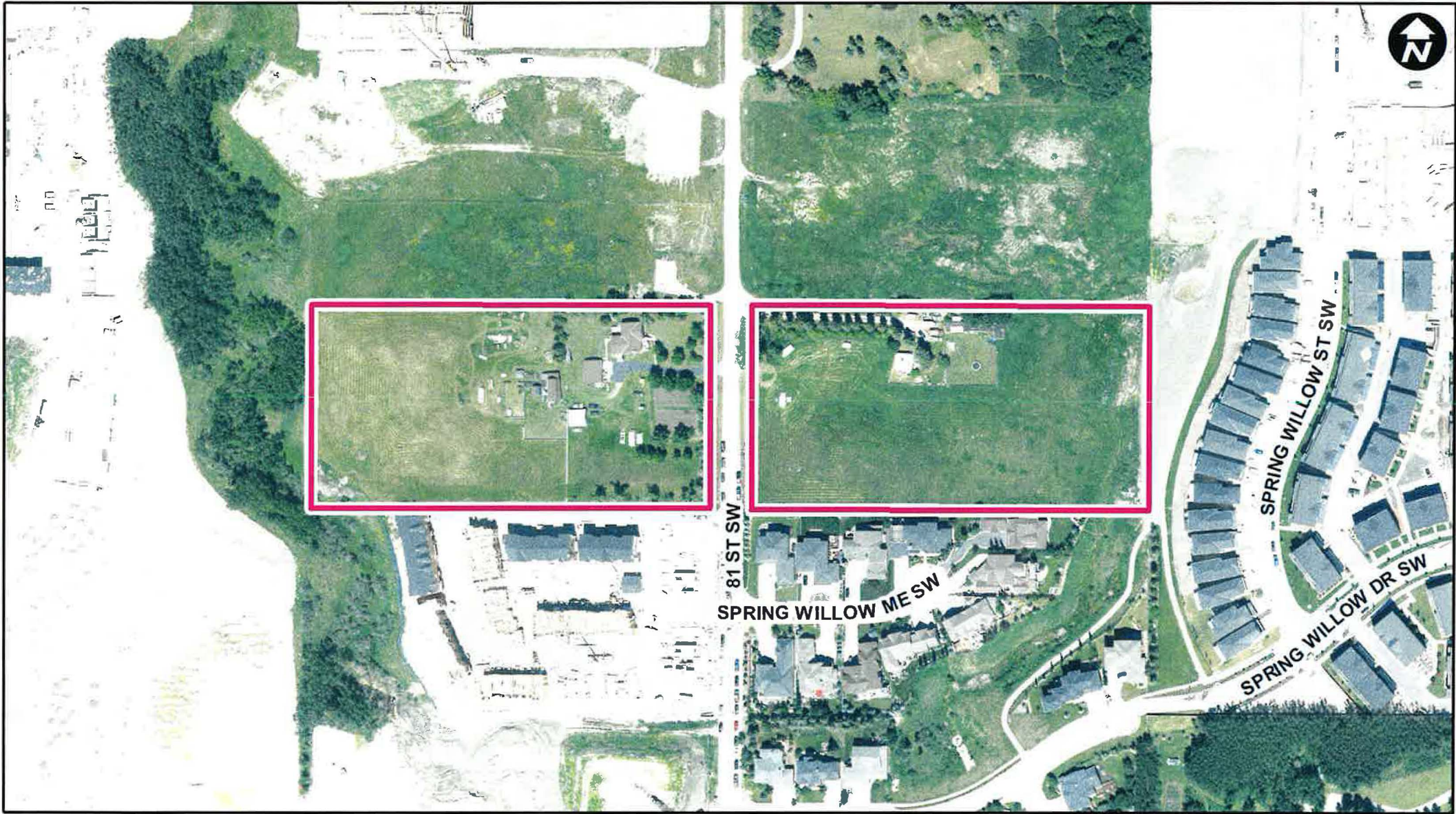
1. Give three readings to **Proposed Bylaw 55P2024** for the amendment to the Springbank Hill Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 218D2024** for the redesignation of 3.85 hectares  $\pm$  (9.52 acres  $\pm$ ) located at 2230 and 2231 – 81 Street SW (Plan 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.



# Location Maps



- 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

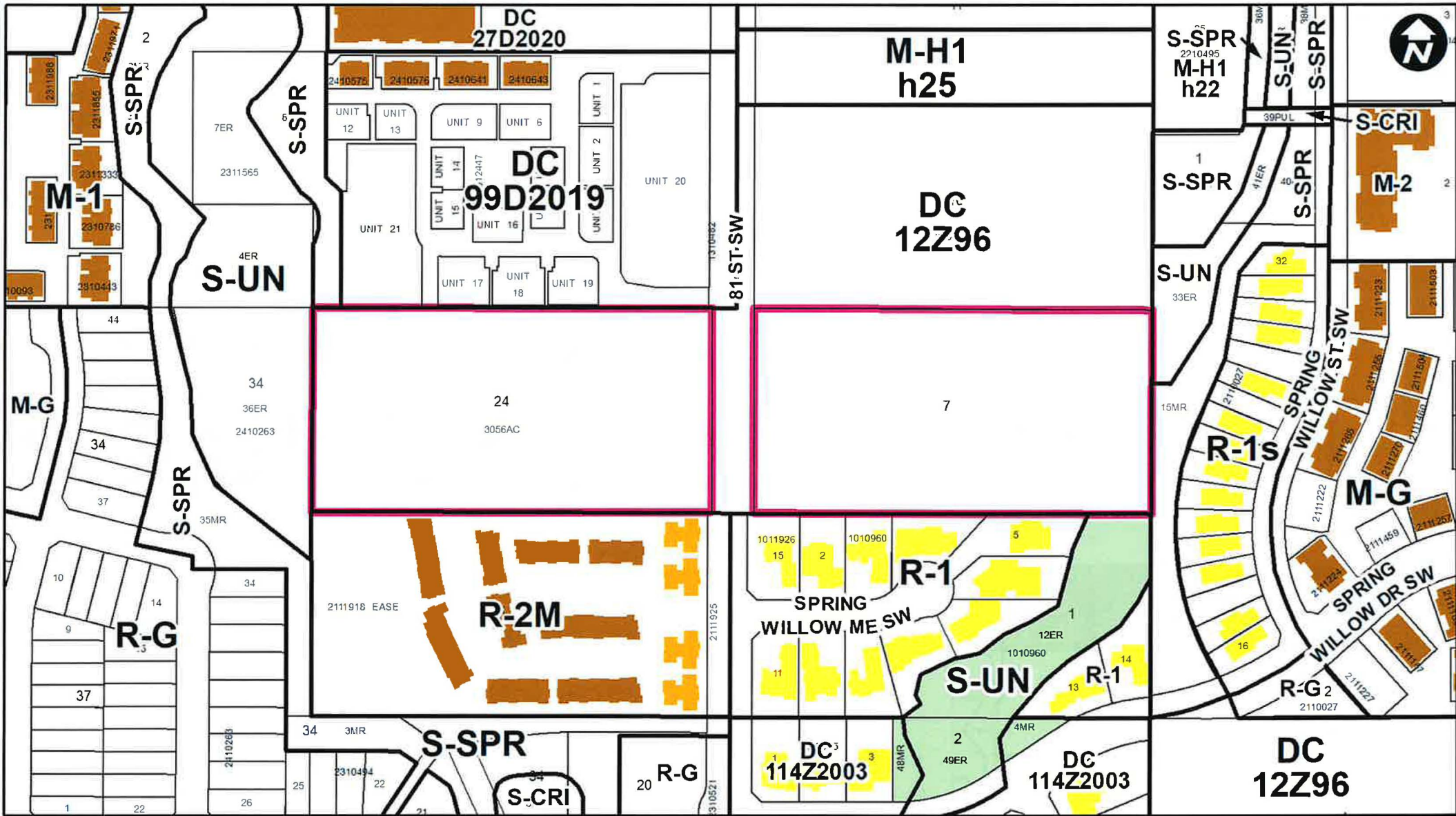


**Parcel Size:**

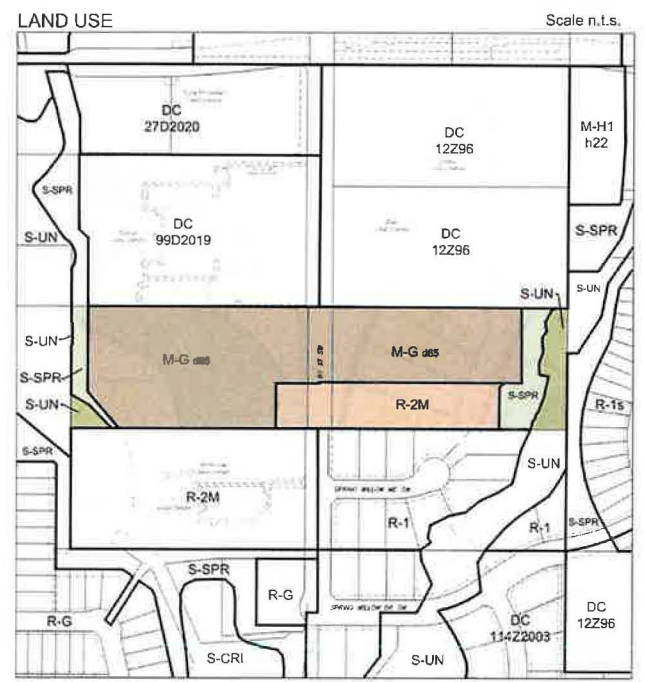
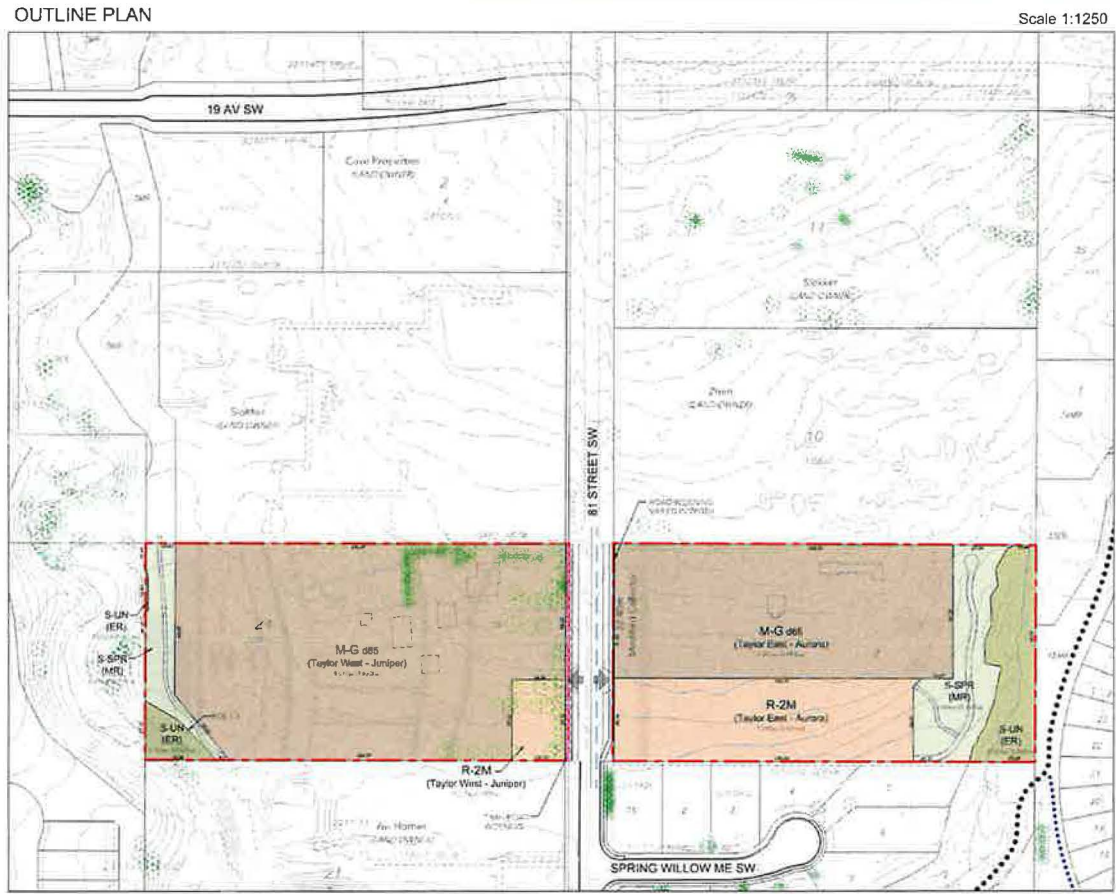
**3.6 ha  
400m x 100m**

# 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



# Approved Outline Plan



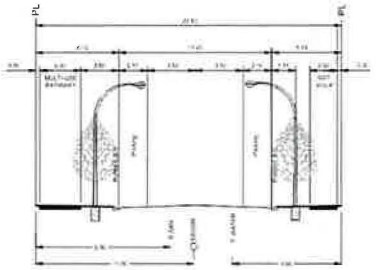
- OUTLINE PLAN LEGEND**
- Outline Plan Boundary
  - Existing Contours 1.0m Interval
  - Regional Pathway
  - Multi-Use Pathway (3.0m)
  - Local Pathway
  - 1.5m Gravel Trail
  - Paved Sidewalk
  - Potential Access Point
  - Proposed Water Line
  - Proposed Sanitary Line
  - Proposed Storm Line

**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
<b>TOTAL</b>	<b>3.852</b>	<b>9.519</b>	<b>100.0</b>

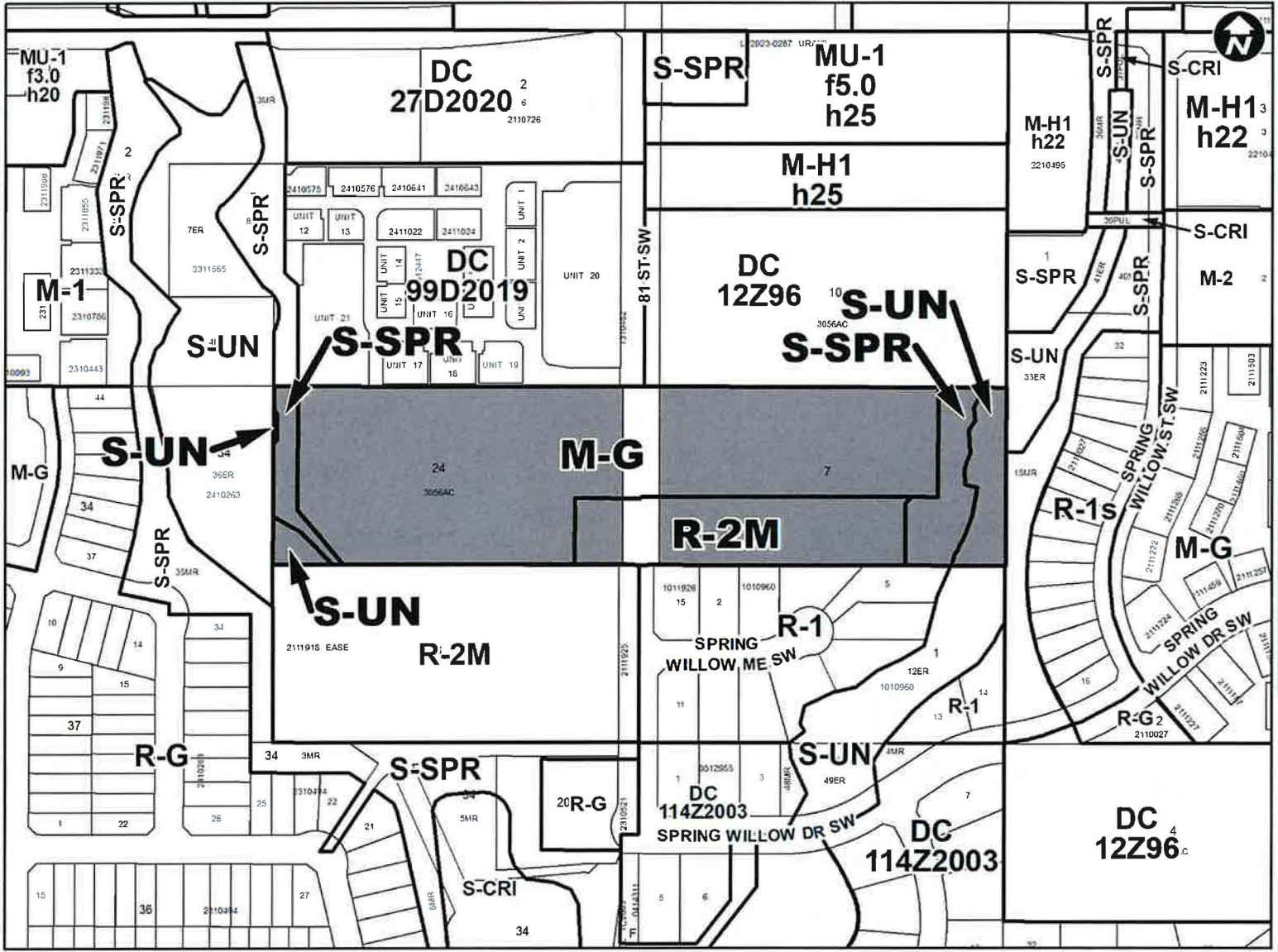
**OUTLINE PLAN STATISTICS**

	ha	ac	%	ANTICIPATED MAX. DENSITY			ANTICIPATED INTENSITY	
				UPH	UPA	Units	People (2.4 p/units)	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>					
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					
<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>		



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

# Proposed Land Use Map 7



**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**

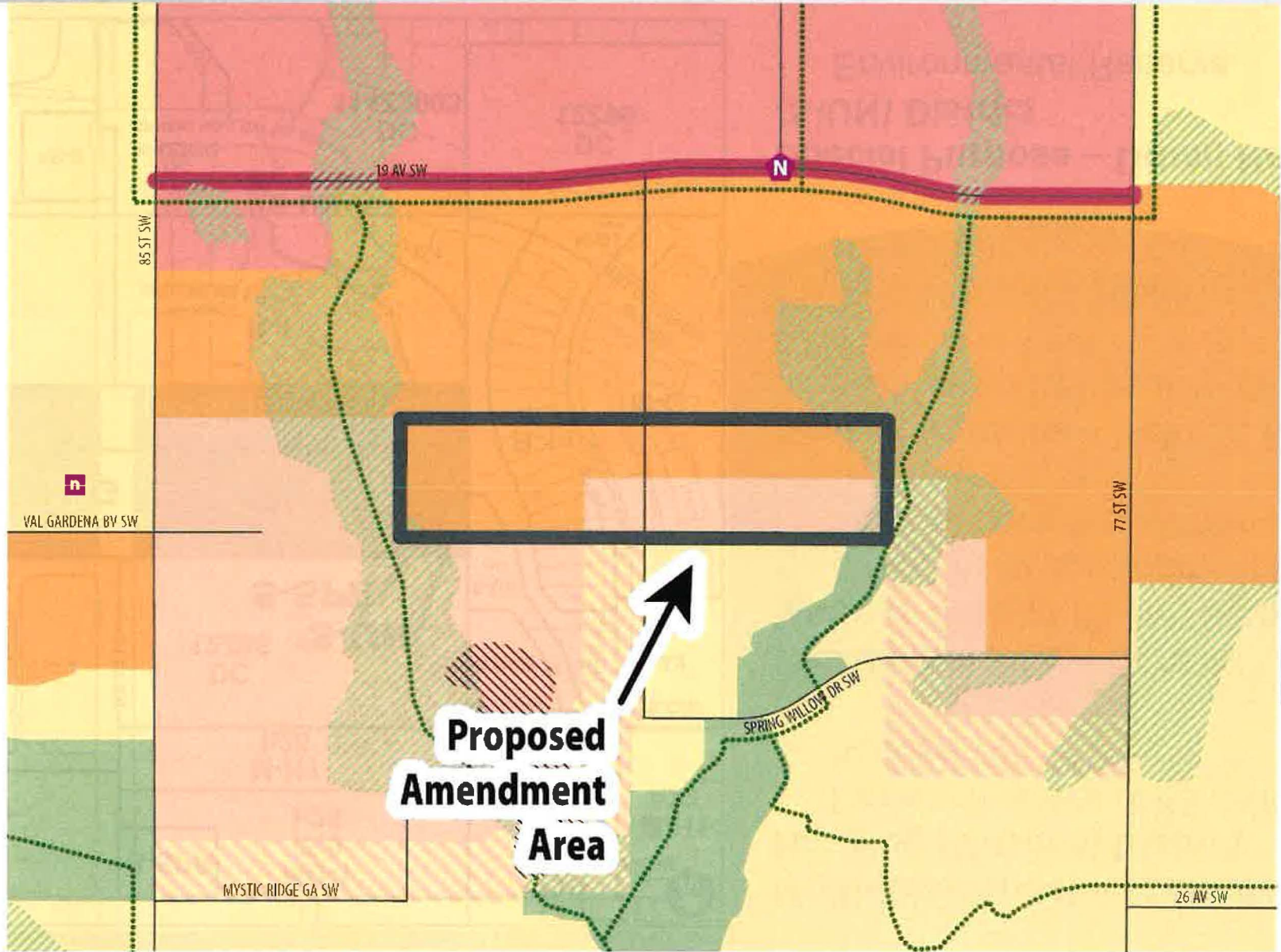
- 10% Municipal Reserve Requirement

**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





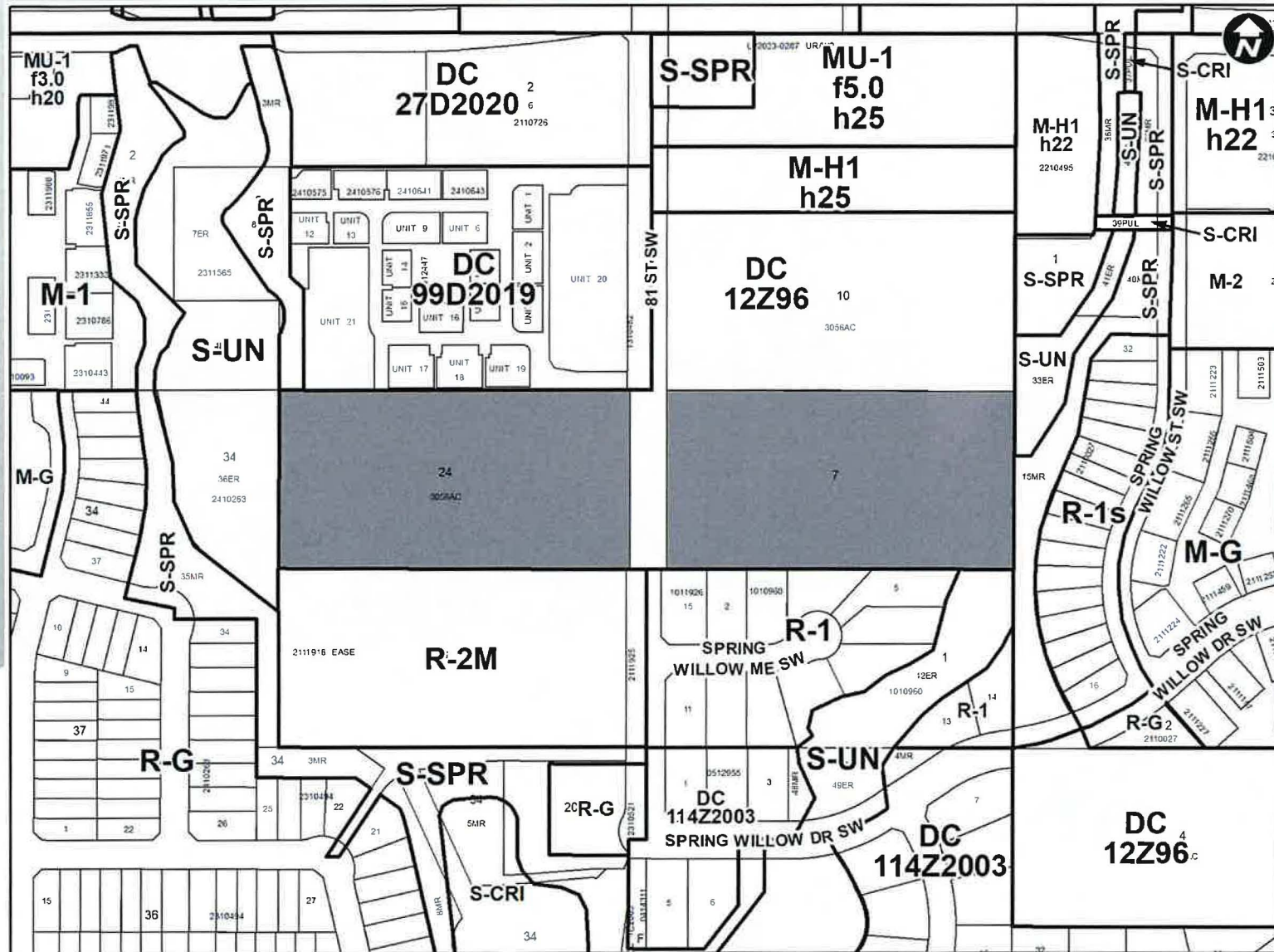
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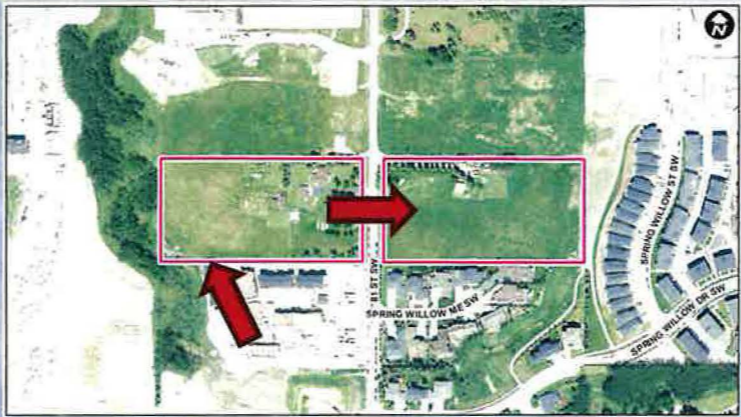
# Supplementary Slides

# Existing Land Use Map 11



## 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)



# West Open Space Concept 13



**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		

# East Open Space Concept 14



Arquiecos Group Ltd.  
Design and Development Consultants  
#121 Village Heights SW  
Calgary, Alberta T2H 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:  
**Aurora MR (Taylor East)**  
Calgary, A B  
Drawing Title:  
**Conceptual overall plan**

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