



# Public Hearing of Council

## Agenda Item: 7.1.1



# LOC2023-0212 / CPC2024-0616

## Outline Plan, Policy and Land Use Amendment

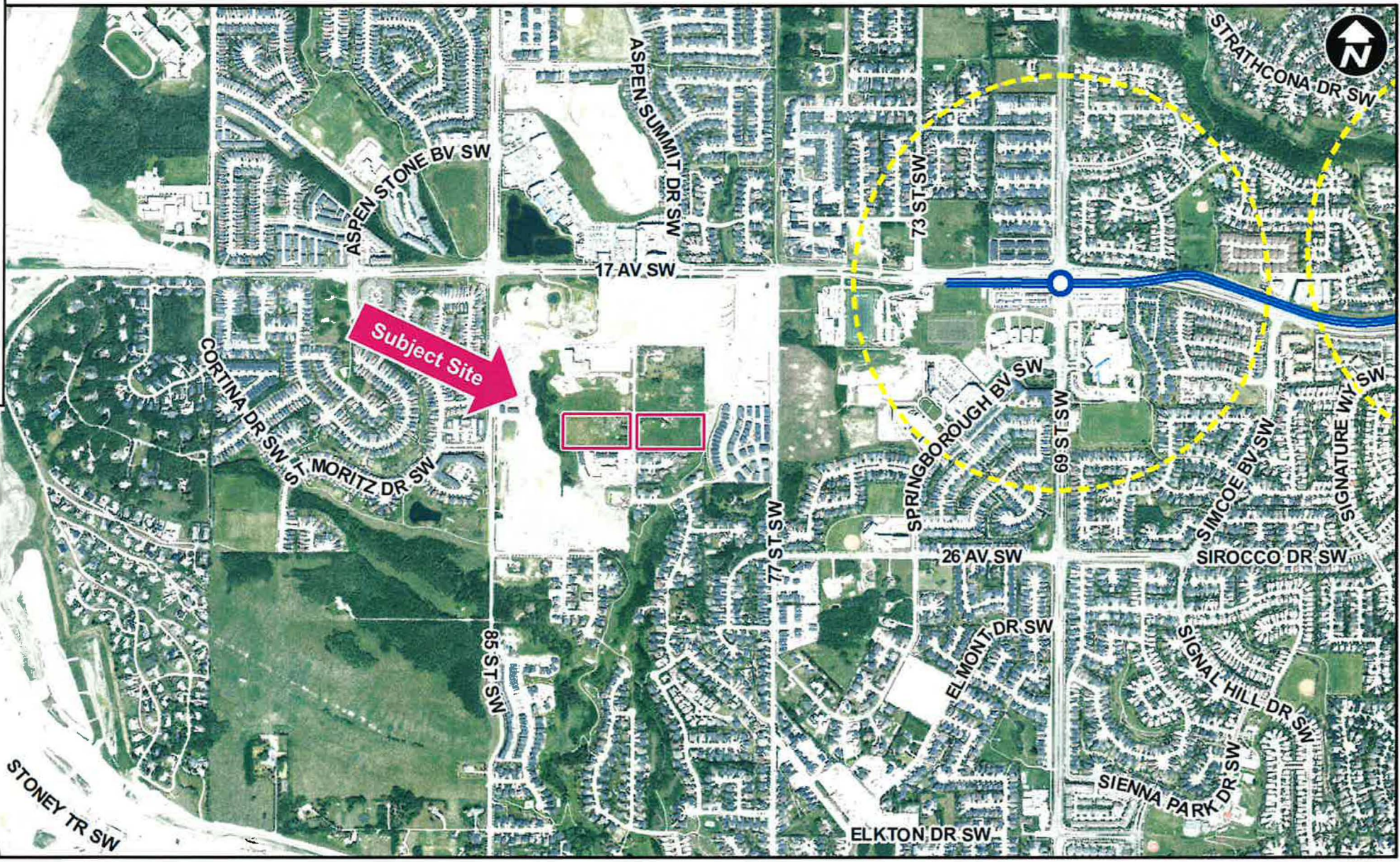
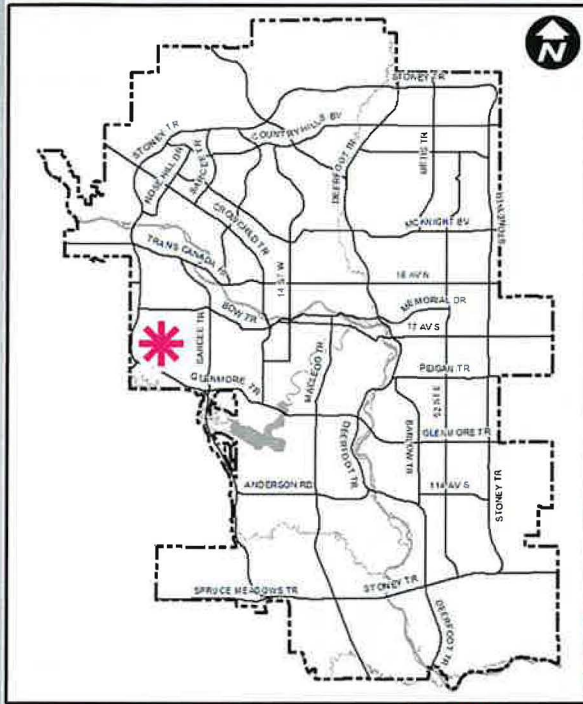
October 8, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 08 2024  
ITEM: 7.1.1 CPC2024-0616  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

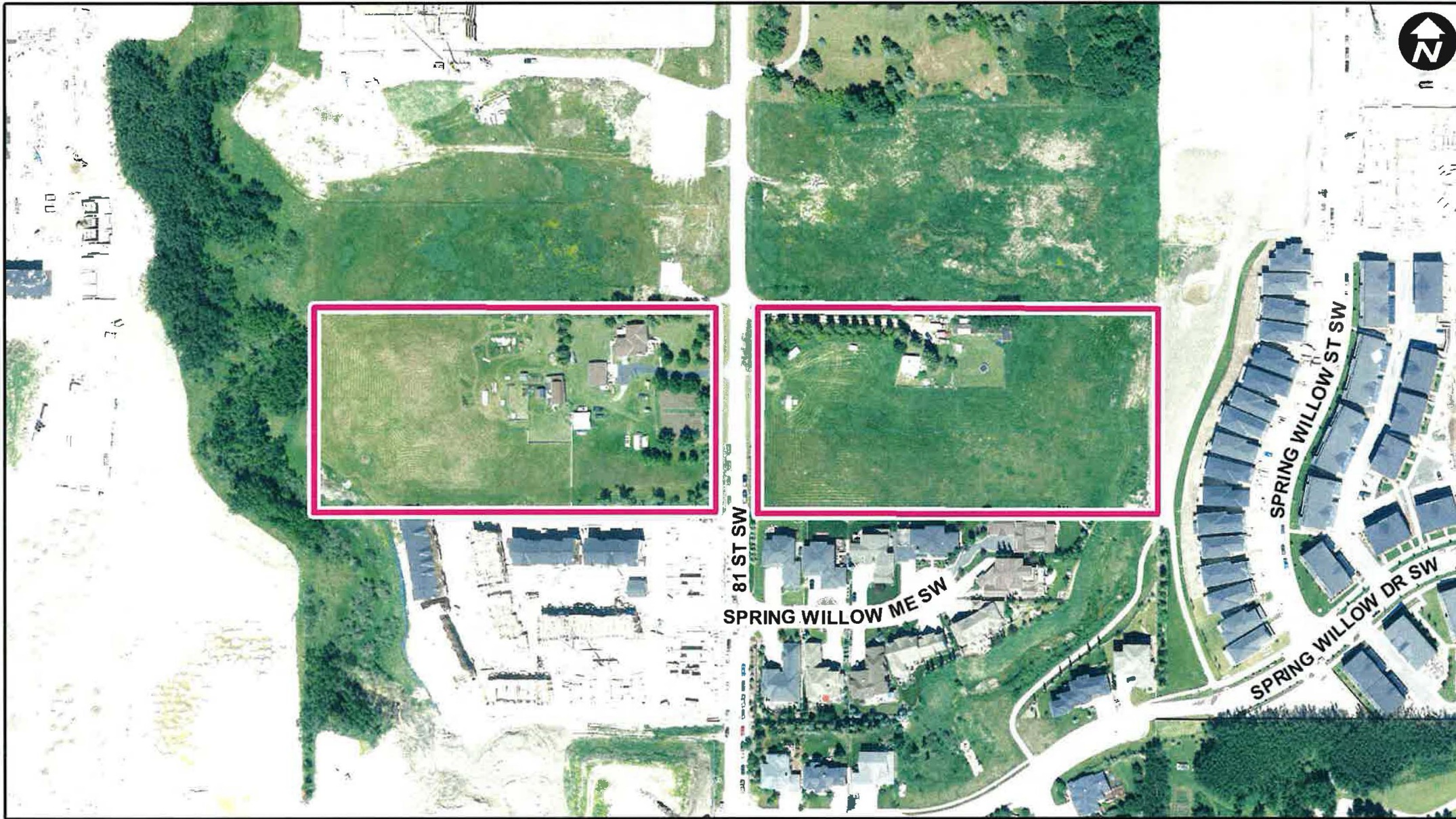
## Calgary Planning Commission's Recommendation:

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 (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

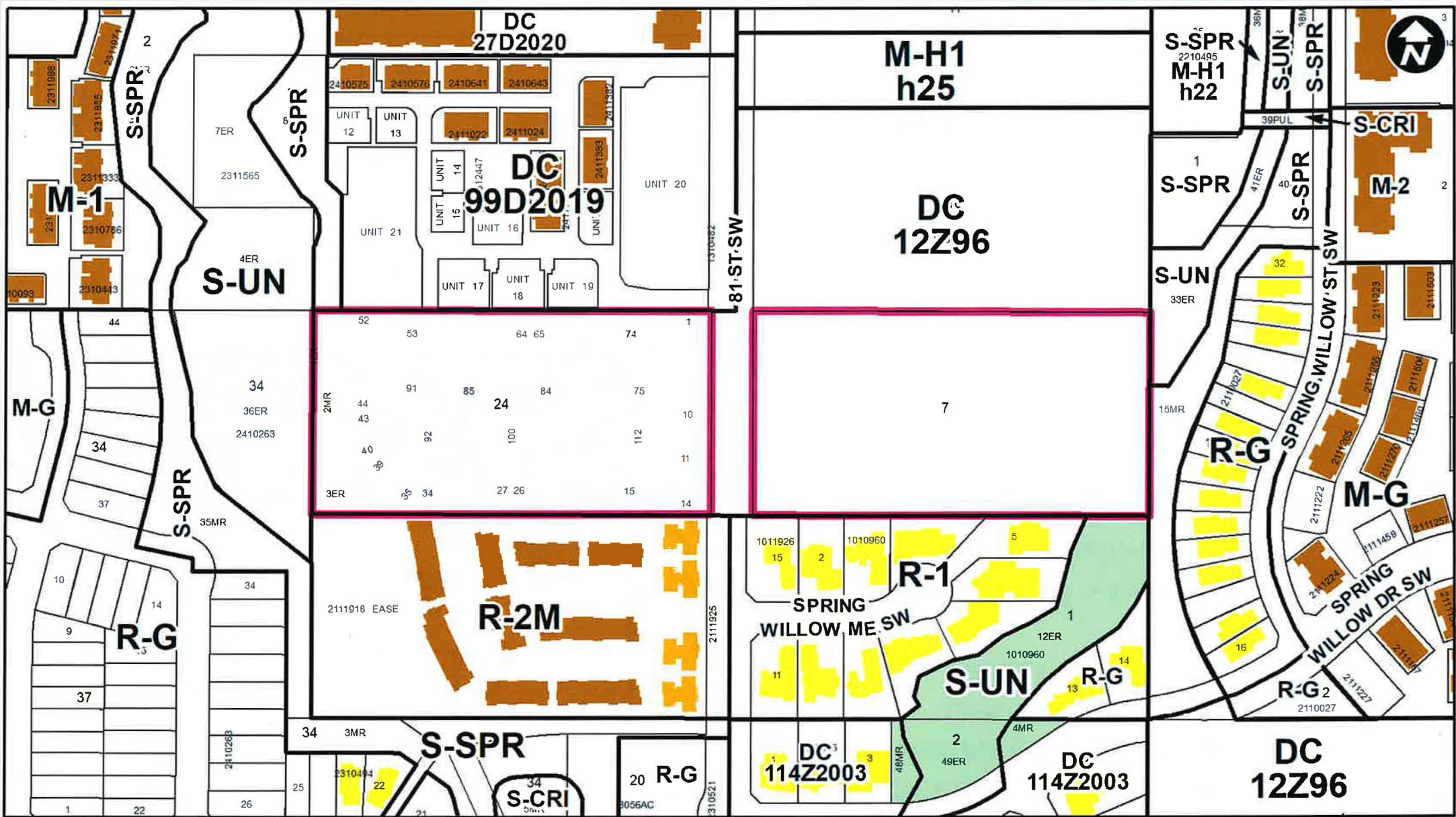


Parcel Size:

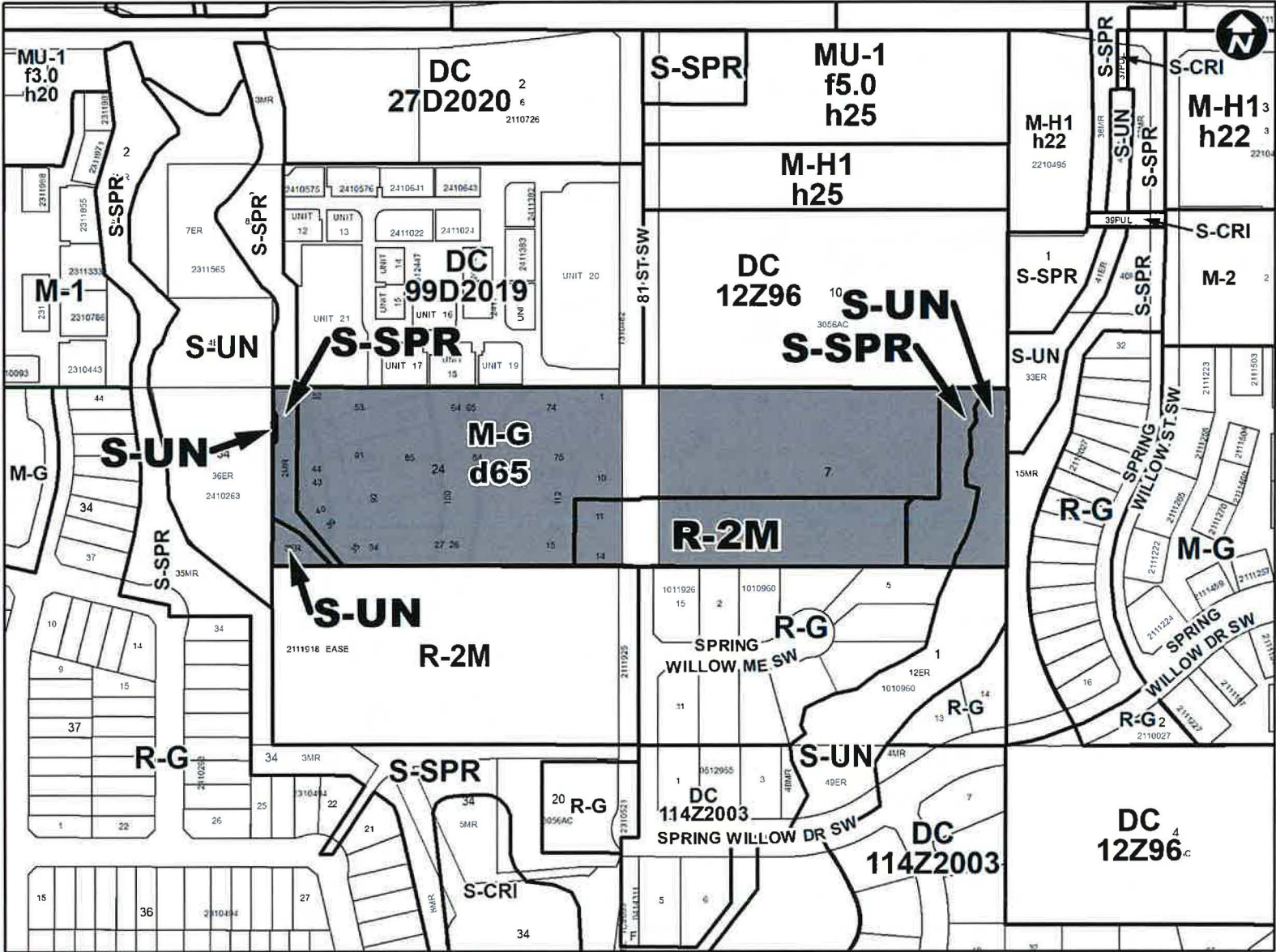
3.6 ha  
400m x 100m

# 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



## 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

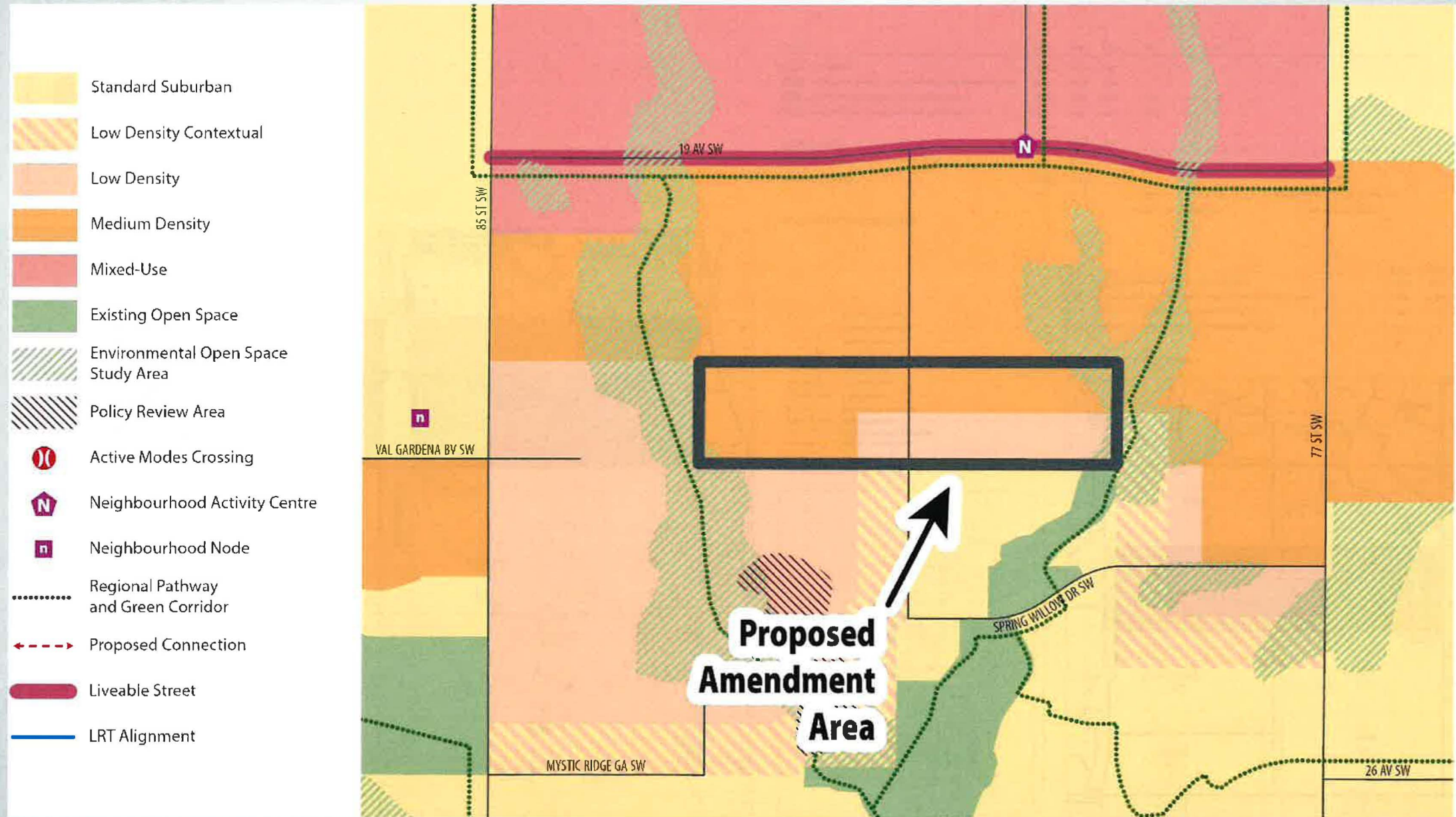
## Special Purpose – School, Park and Community Reserve (S-SPR) District

- 10% Municipal Reserve Requirement

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

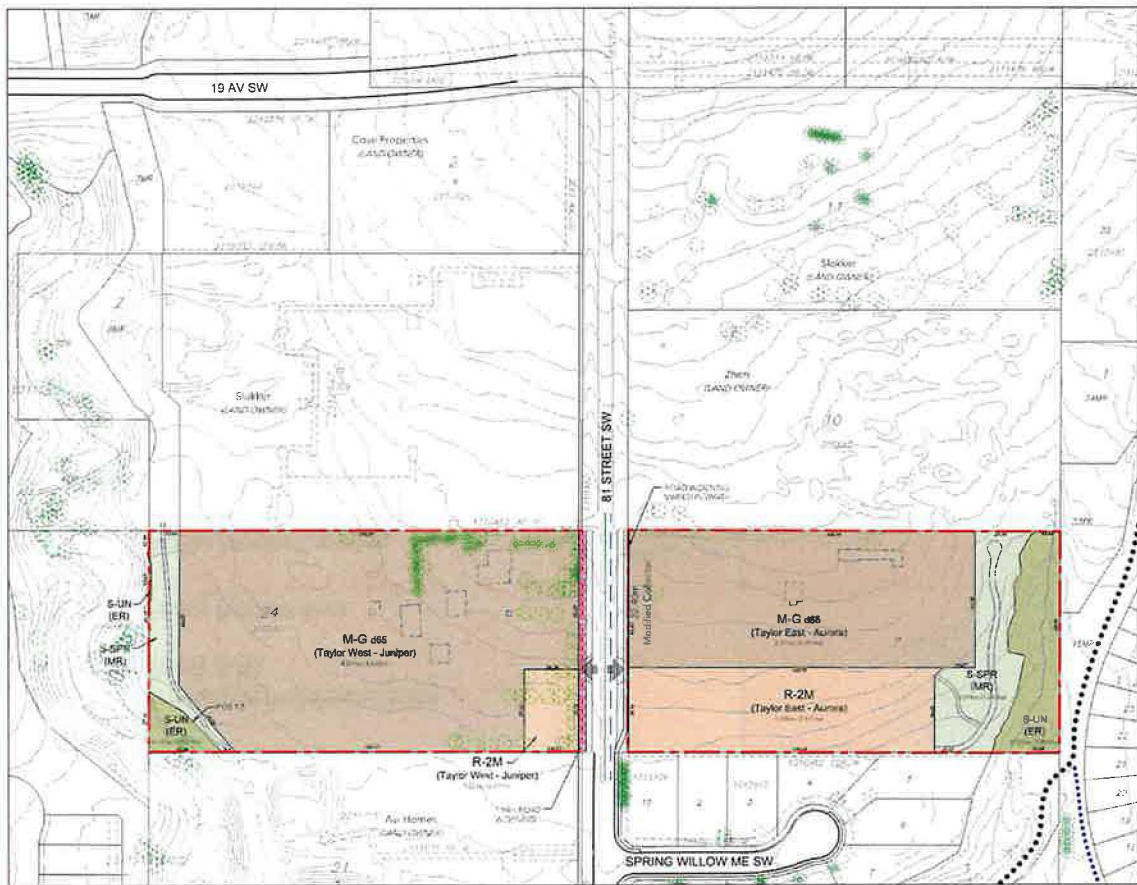
- Environmental Reserve

# Proposed Springbank Hill Area Structure Plan Policy Amendment



## OUTLINE PLAN

Scale 1:1250



## Key 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

Scale n.t.s.

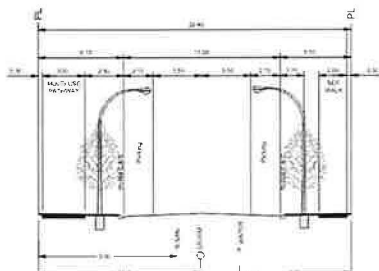


### LAND USE PLAN STATISTICS

	ha	ac	%
DC 12296 to Residential - Low Density Multiple Dwelling District	0.617	1.525	16.04
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 pp/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>52.6</b>	<b>21.3</b>	<b>189</b>		



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

O2

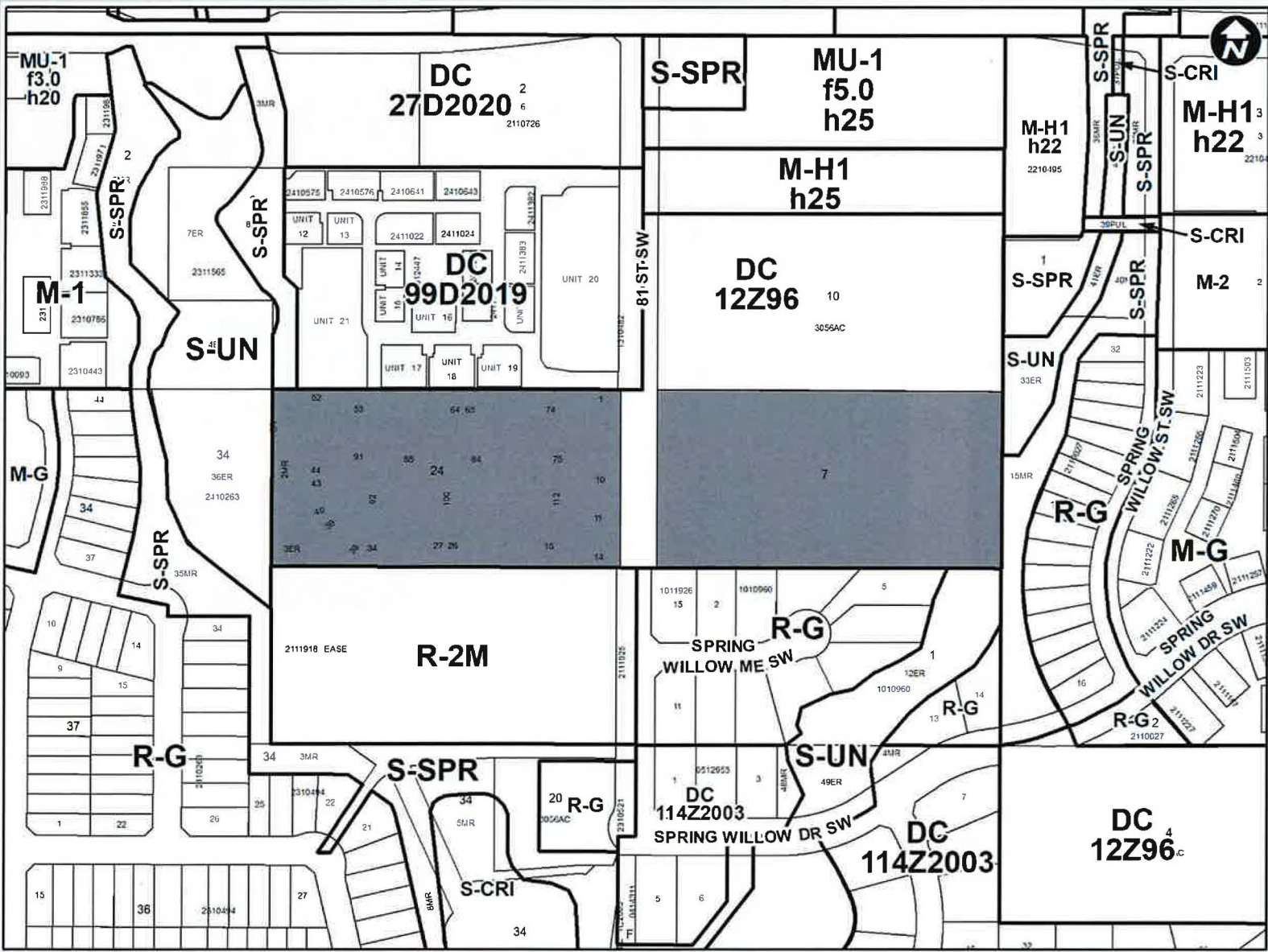


## Calgary Planning Commission's Recommendation:

That Council:

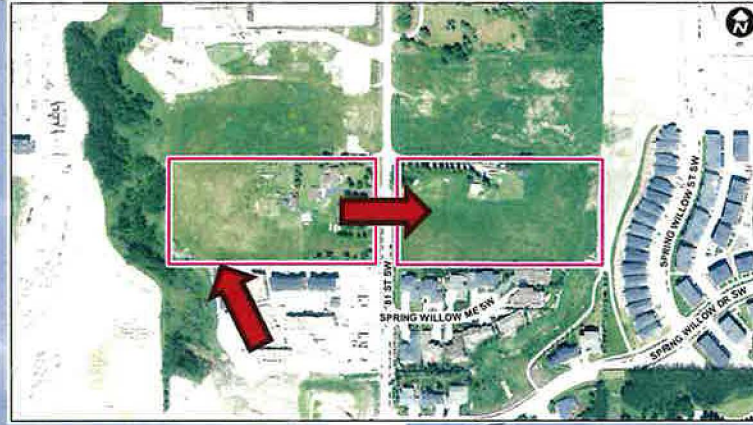
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## Supplementary Slides

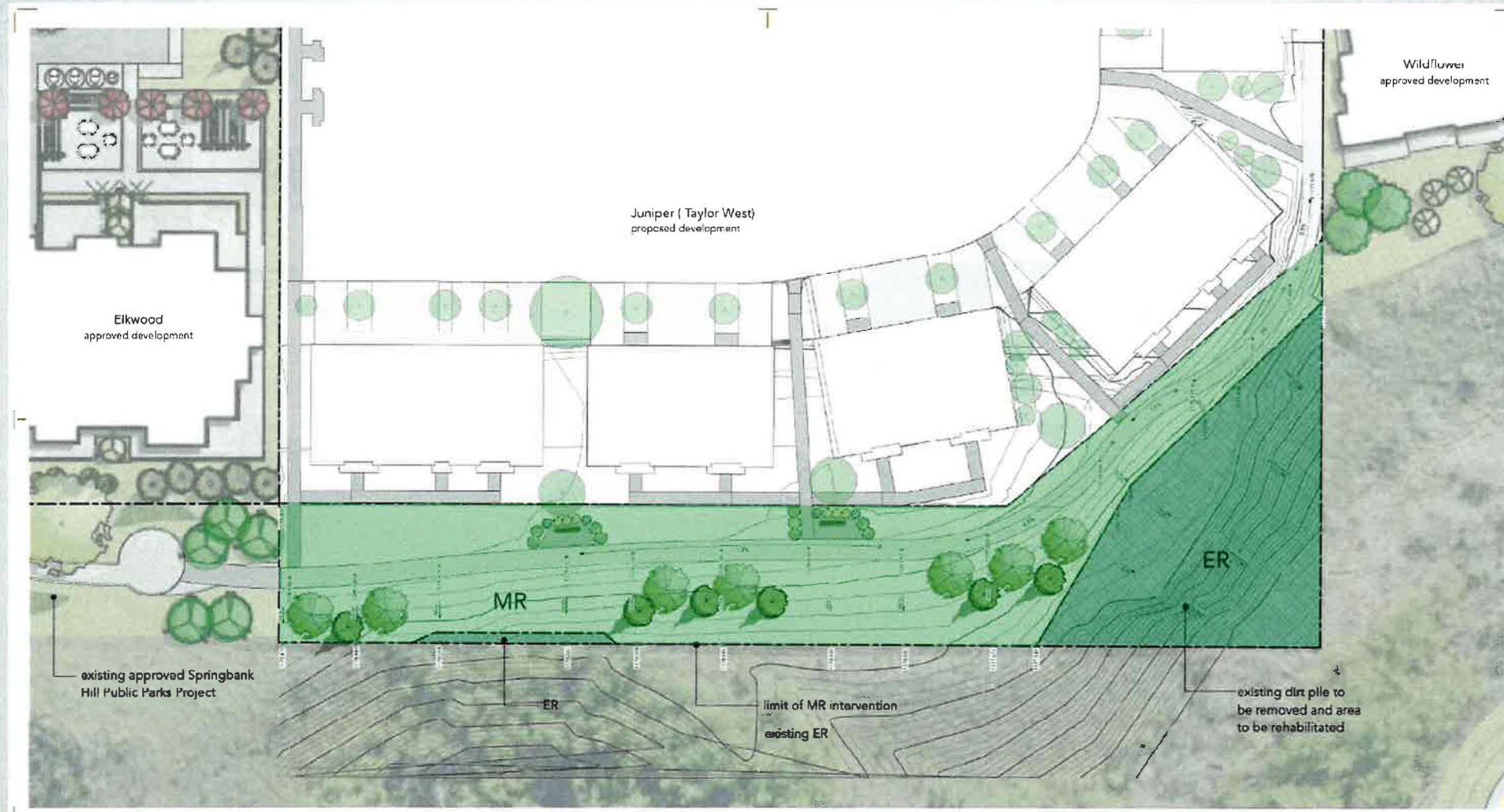


**Existing Direct Control (DC) District:**

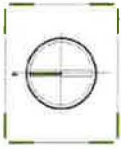
- DC12Z96
- This District was intended to accommodate large lot low-density residential dwellings
- minimum lot sizes of 0.2 hectares (0.5 acres)



# West Open Space Concept 13



Arquiecos Group Ltd.  
Design and Development Consultants  
8-121 Village Heights SW  
Calgary, Alberta T3H 2L2  
p. 403.516.44.27  
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	



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

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



Sep 19, 2024, 07:27



Sep 19, 2024, 07:28