

Public Hearing of Council

Agenda Item: 7.2.2



LOC2023-0127 / CPC2024-0615

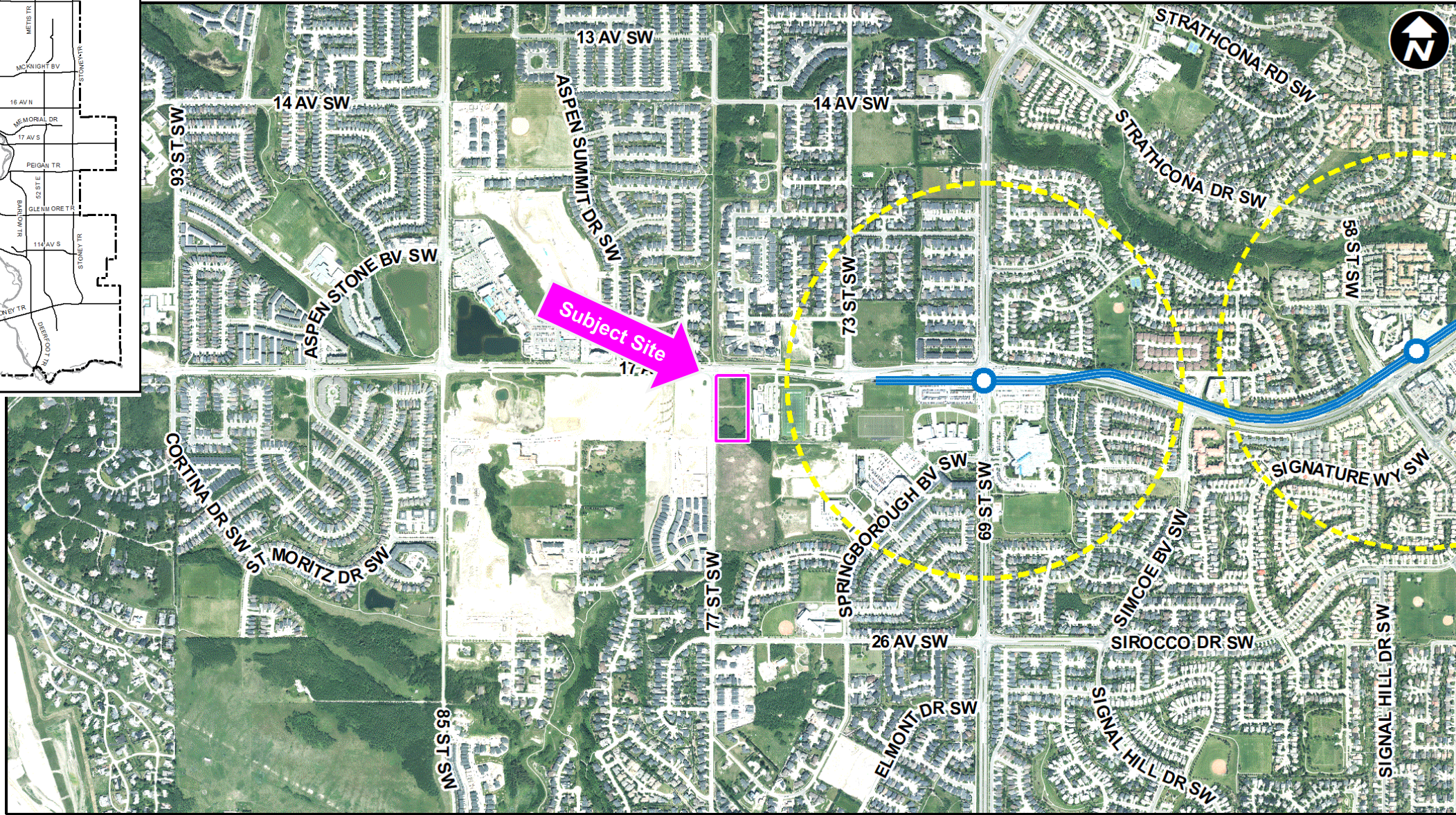
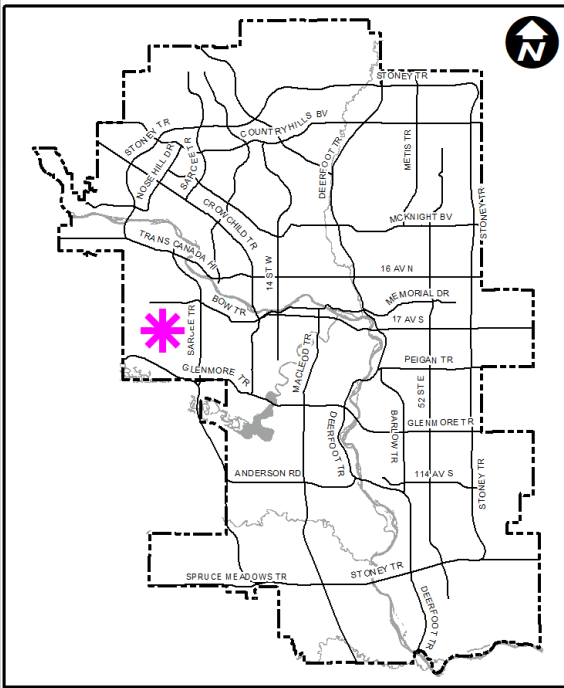
Policy and Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

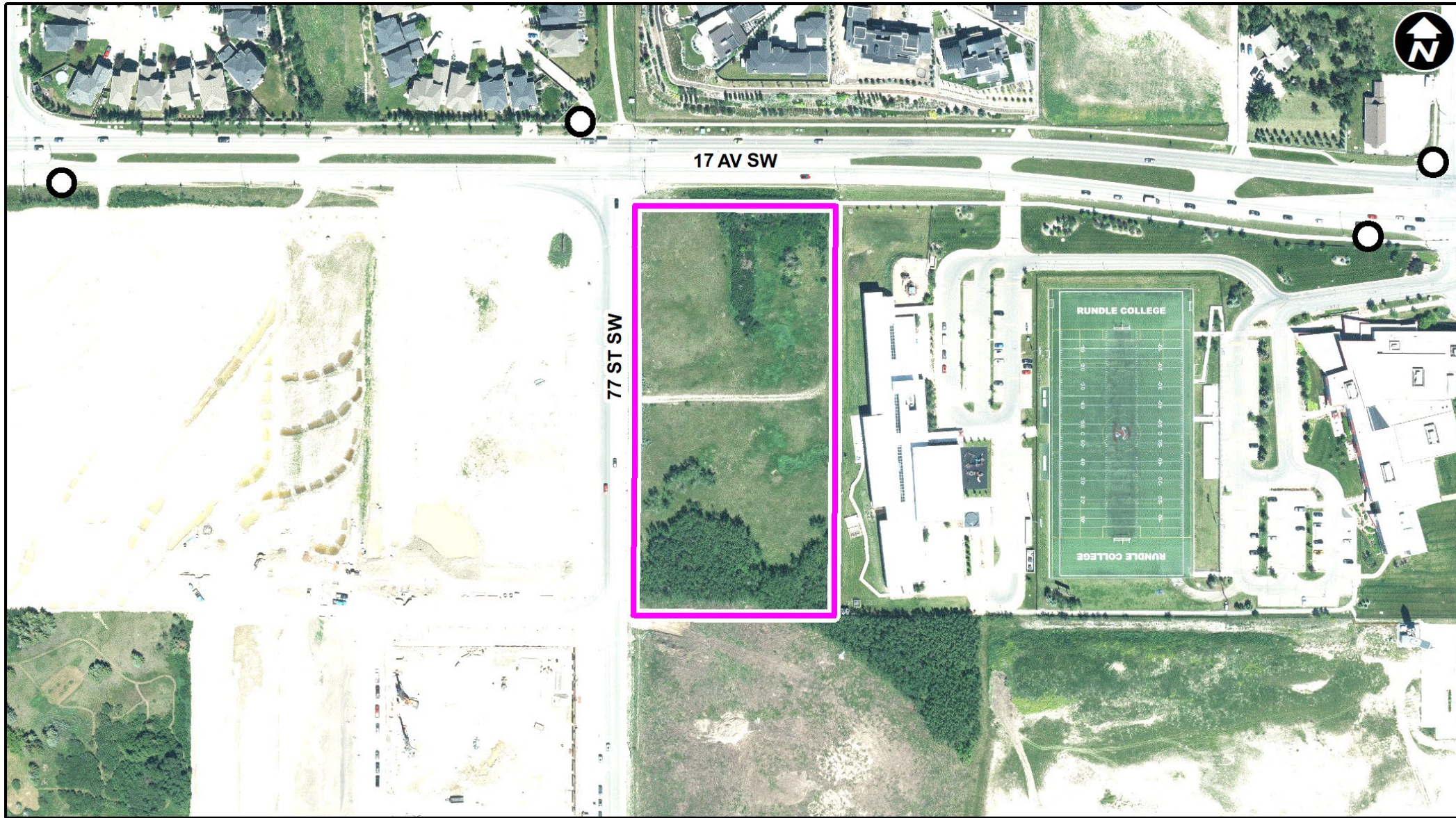
That Council:

1. Give three readings to **Proposed Bylaw 87P2024** for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 287D2024** for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 7755 – 17 Avenue SW (Plan 2420AK, portions of Blocks 25 and 26) from Direct Control (DC) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).



LEGEND

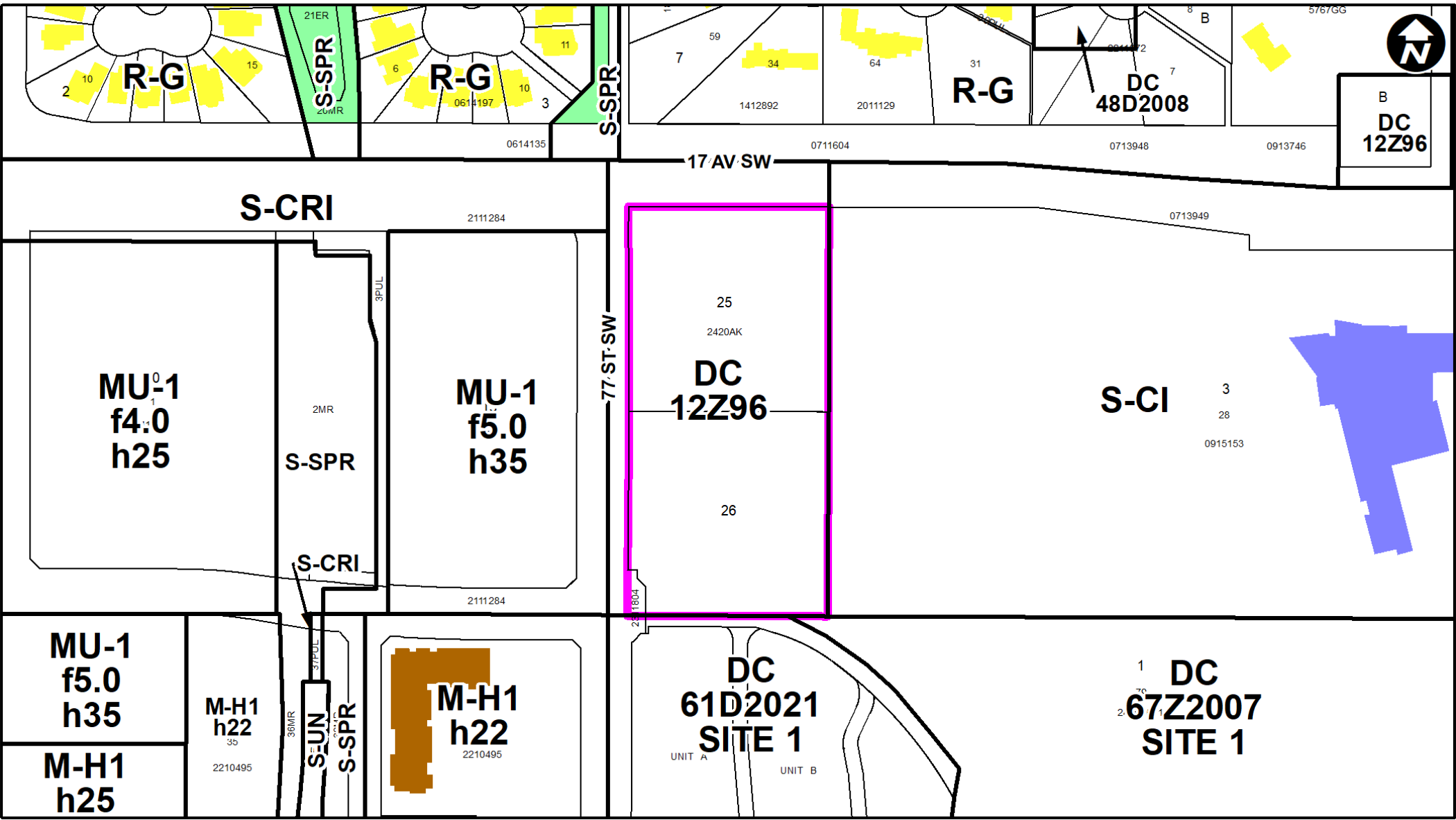
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



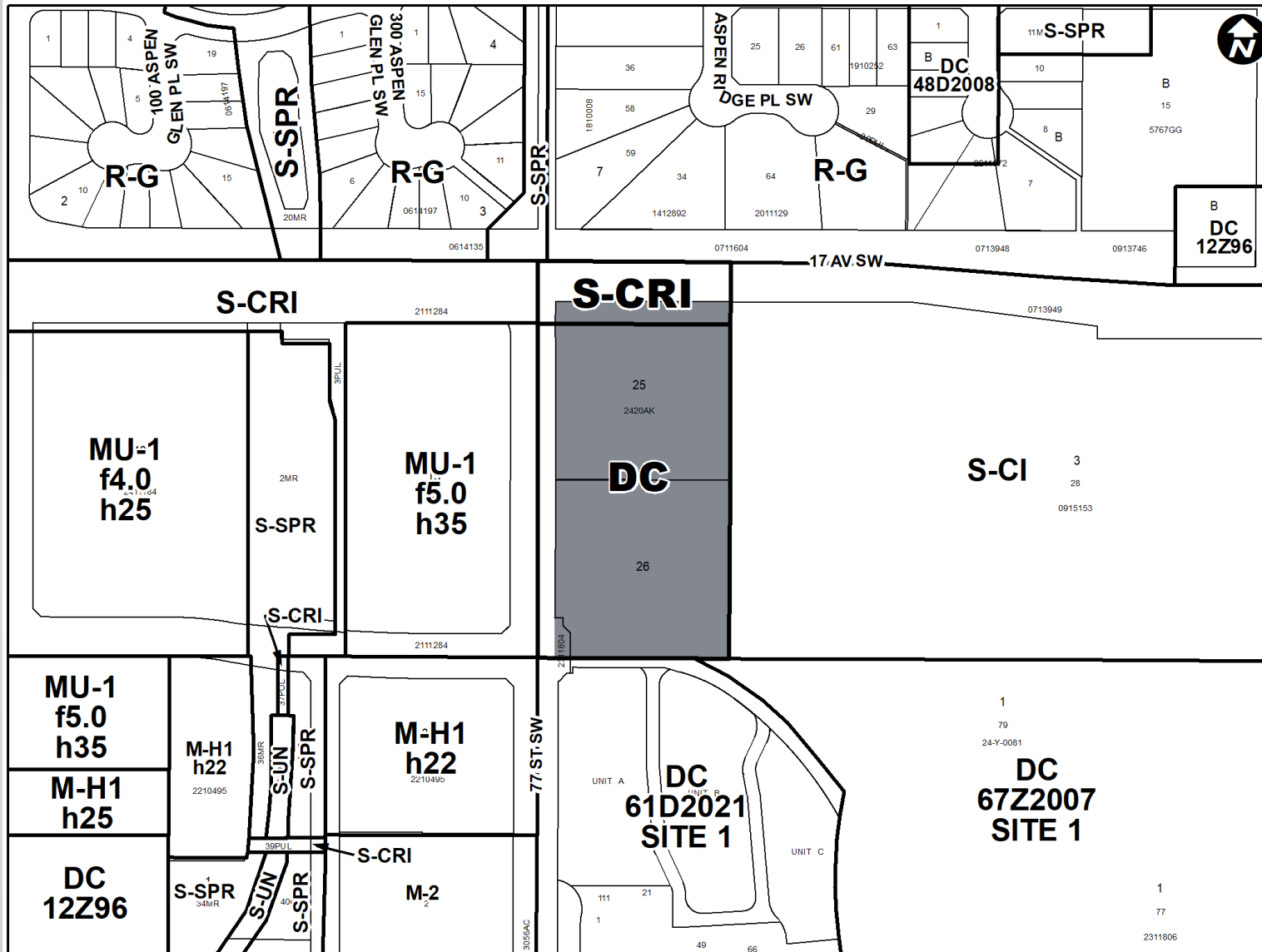
○ Bus Stop

Parcel Size:

1.91 ha
98m x 198m

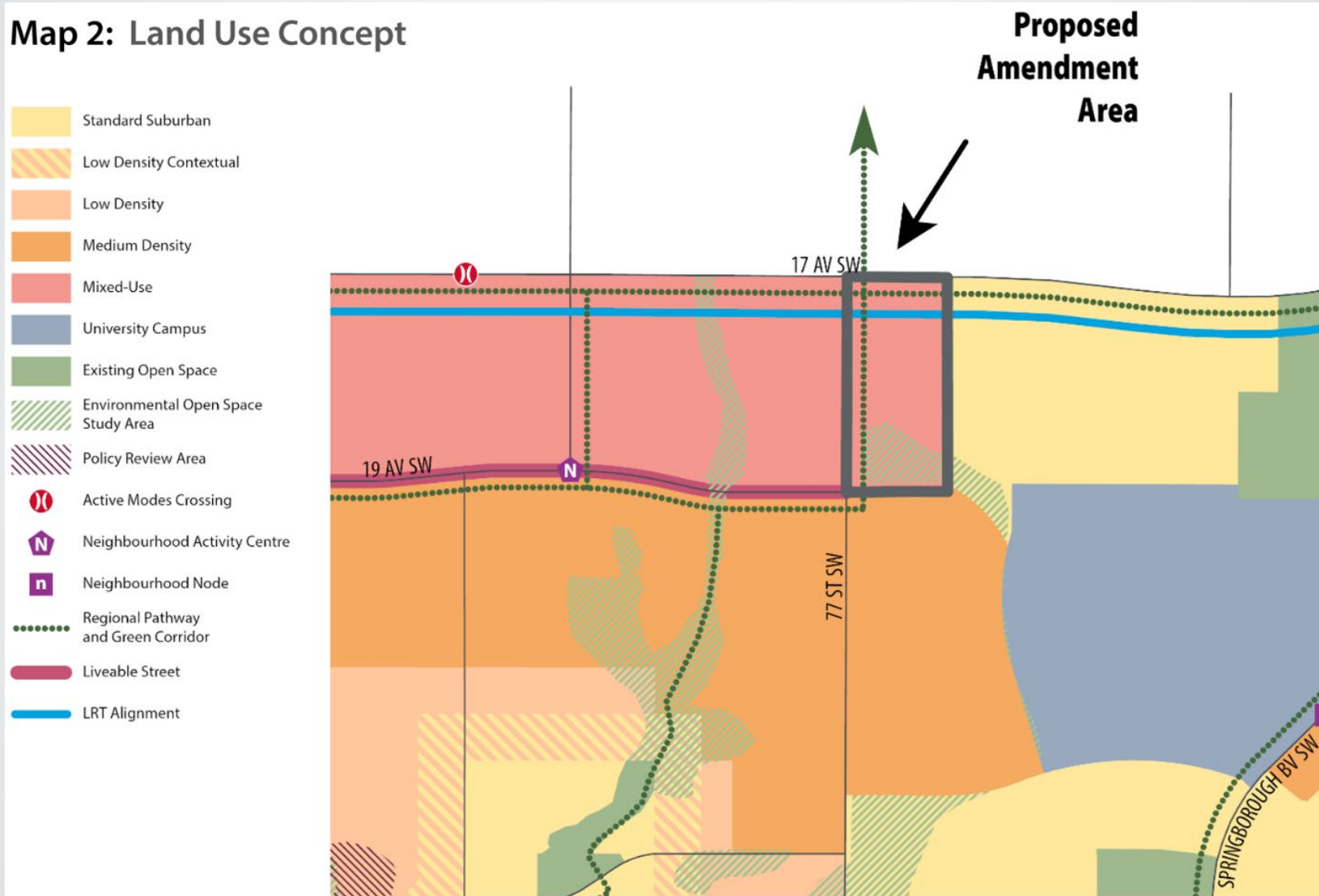


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

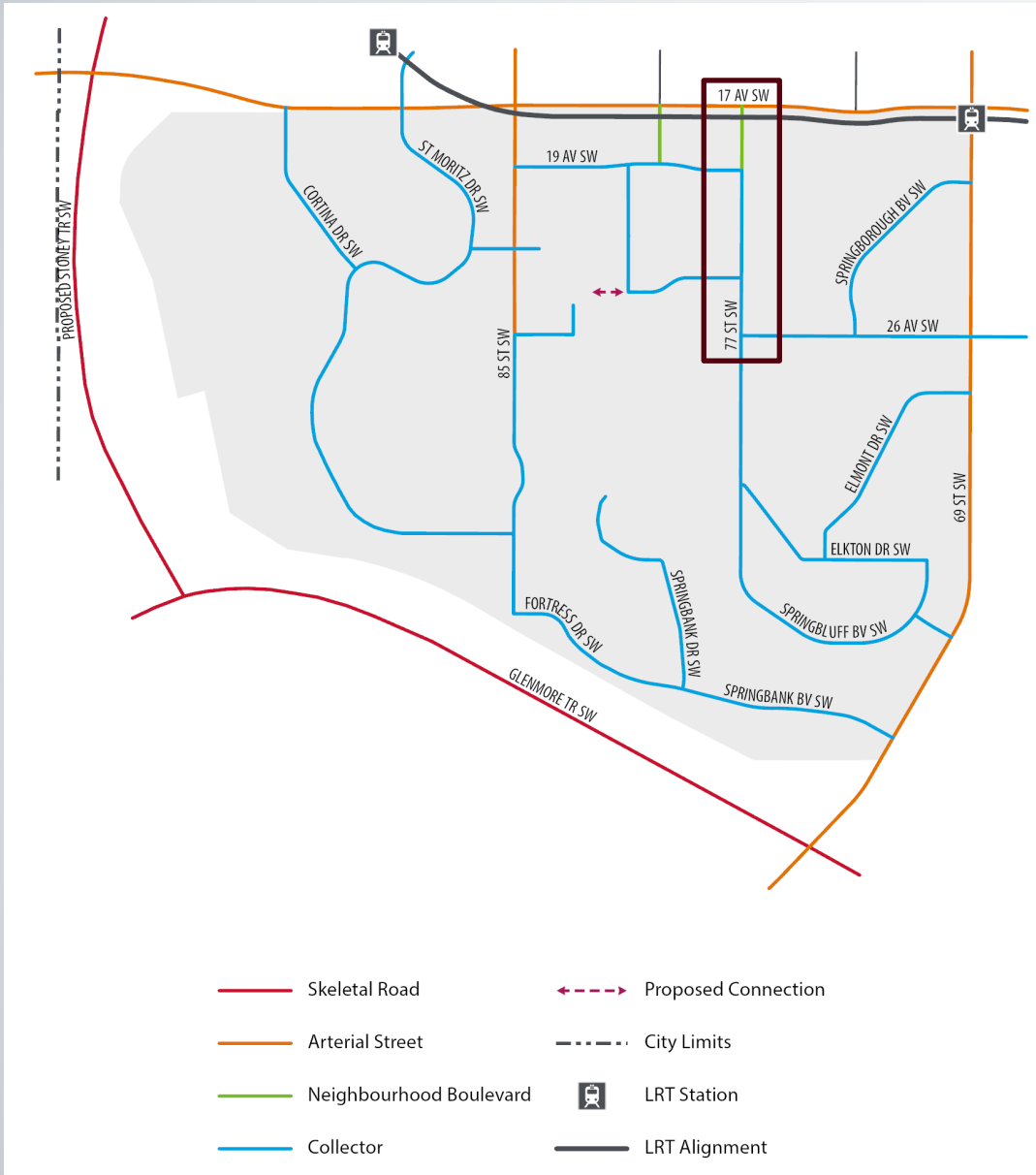


Direct Control (DC) District:

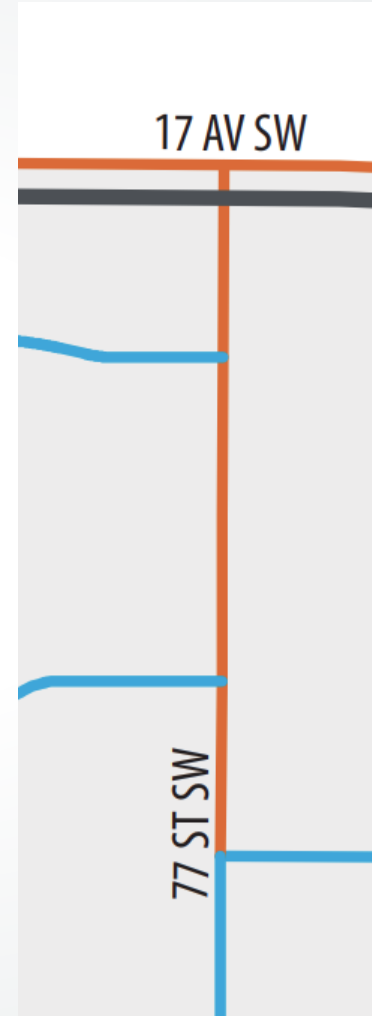
- Based on the Mixed Use – General (MU-1) District
- Additional Use: Place of Worship – Large
- Floor area ratio of 2.0 or 3.5, depending on provision of municipal reserve or publicly accessible private open space
- 13 metre setback area on east
- max. building height of 16 metres on east side, increasing to 35 metres on west side



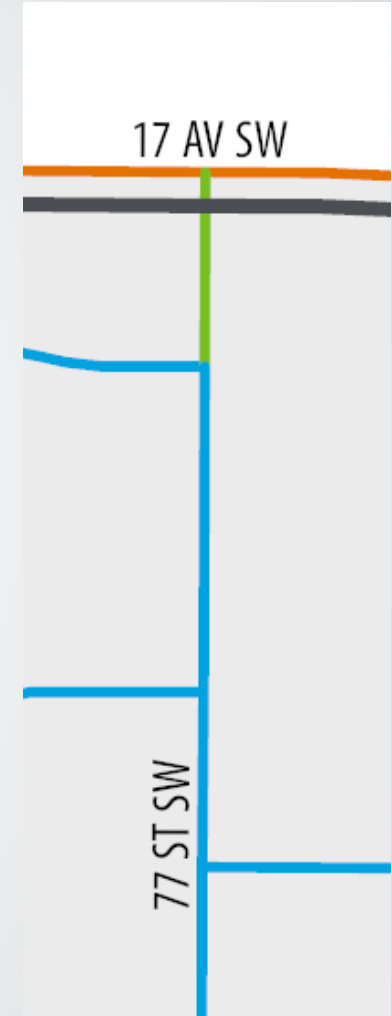
Policy Amendments to Springbank Hill Area Structure Plan



Current



Proposed



Calgary Planning Commission's Recommendation:

That Council:

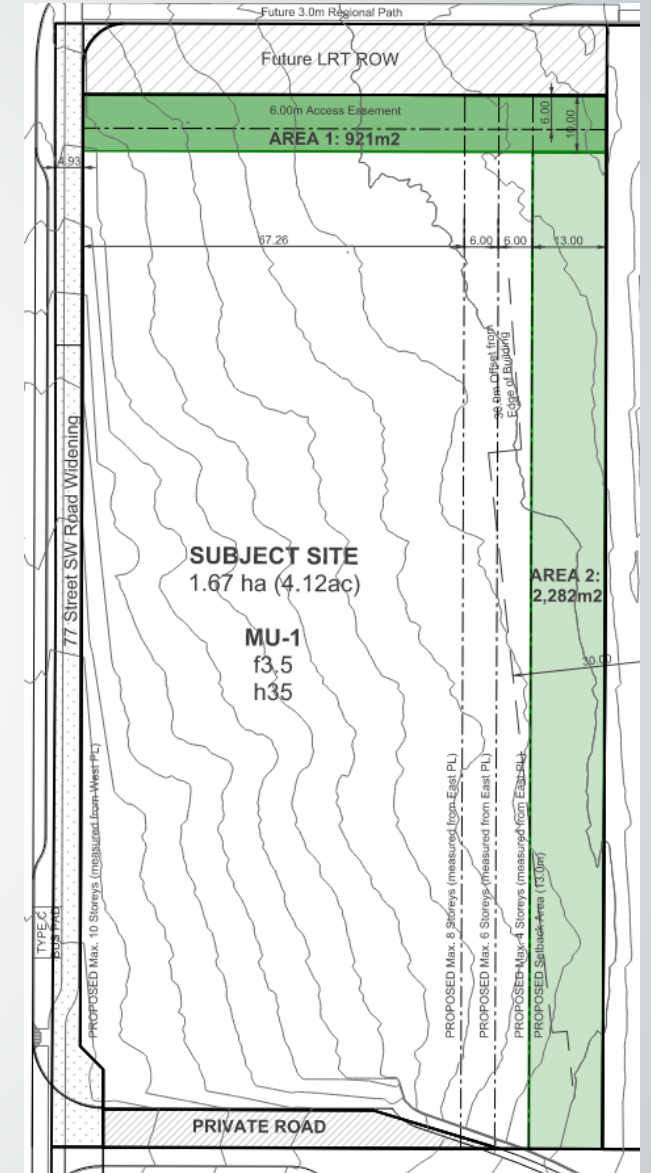
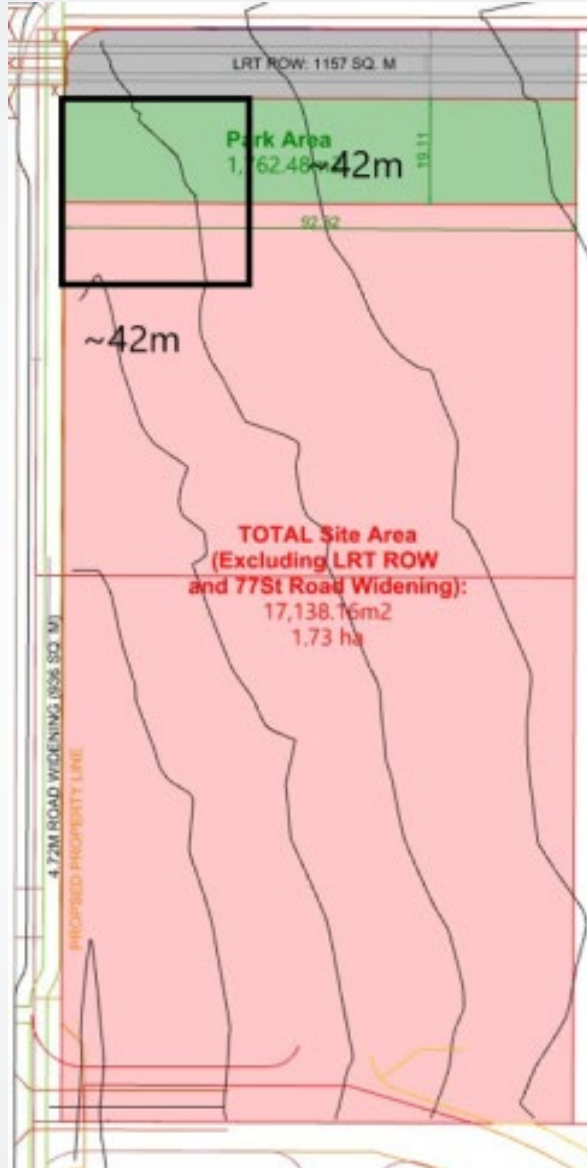
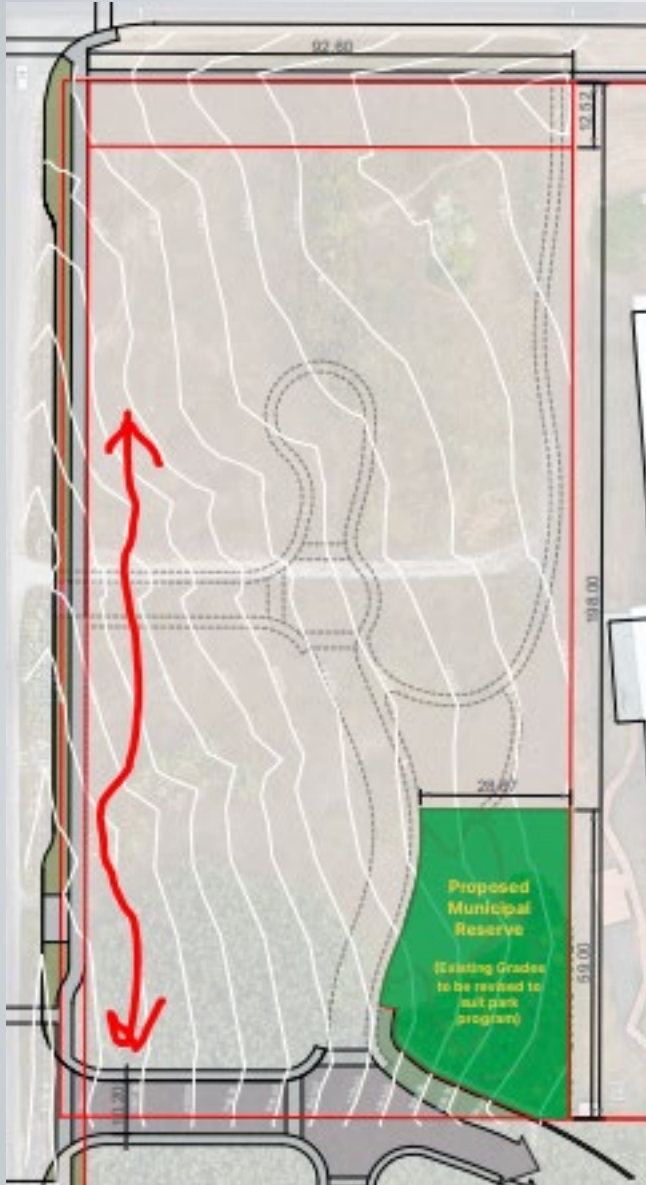
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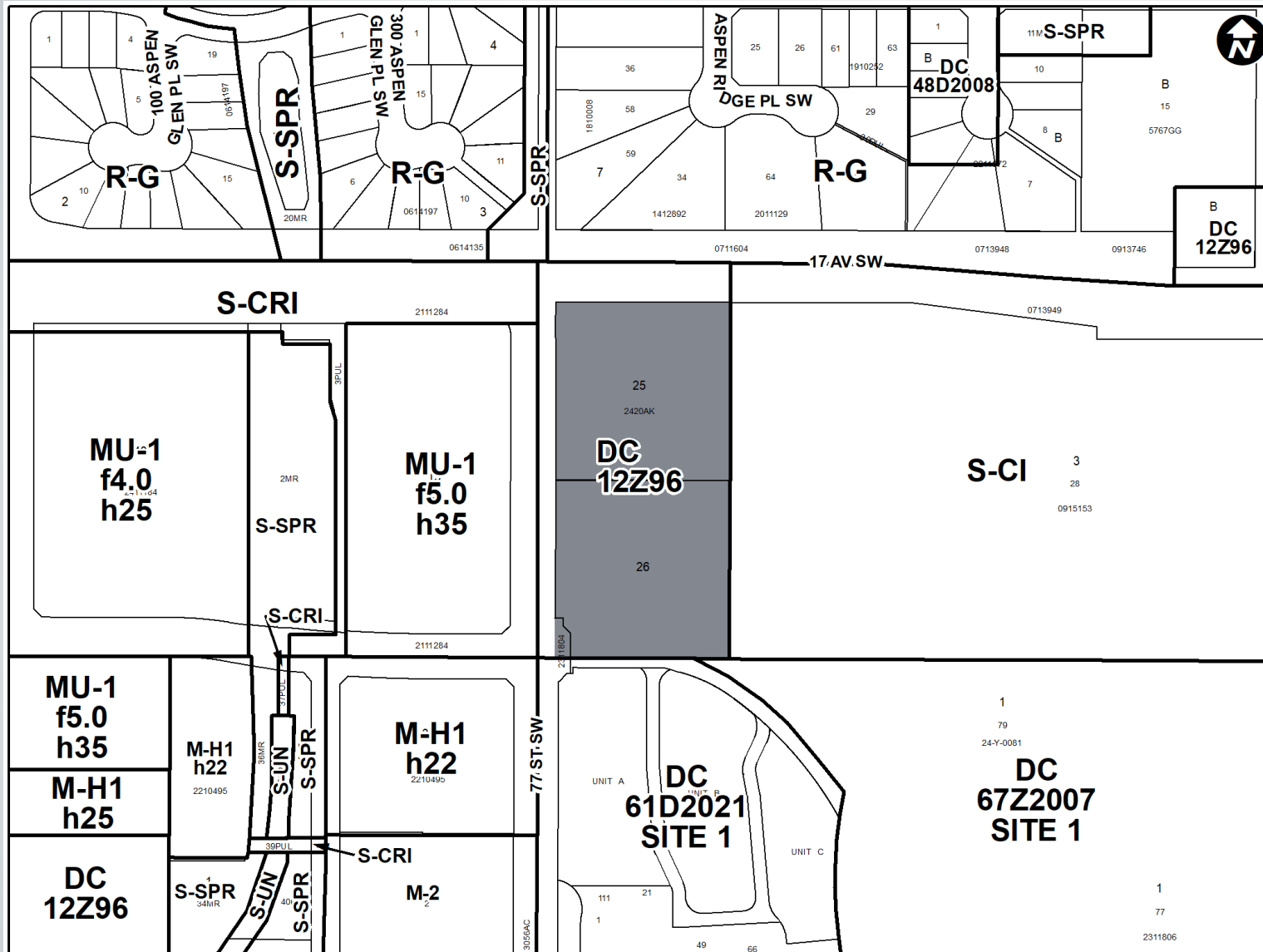
Supplementary Slides











Existing Direct Control (DC) District:

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