



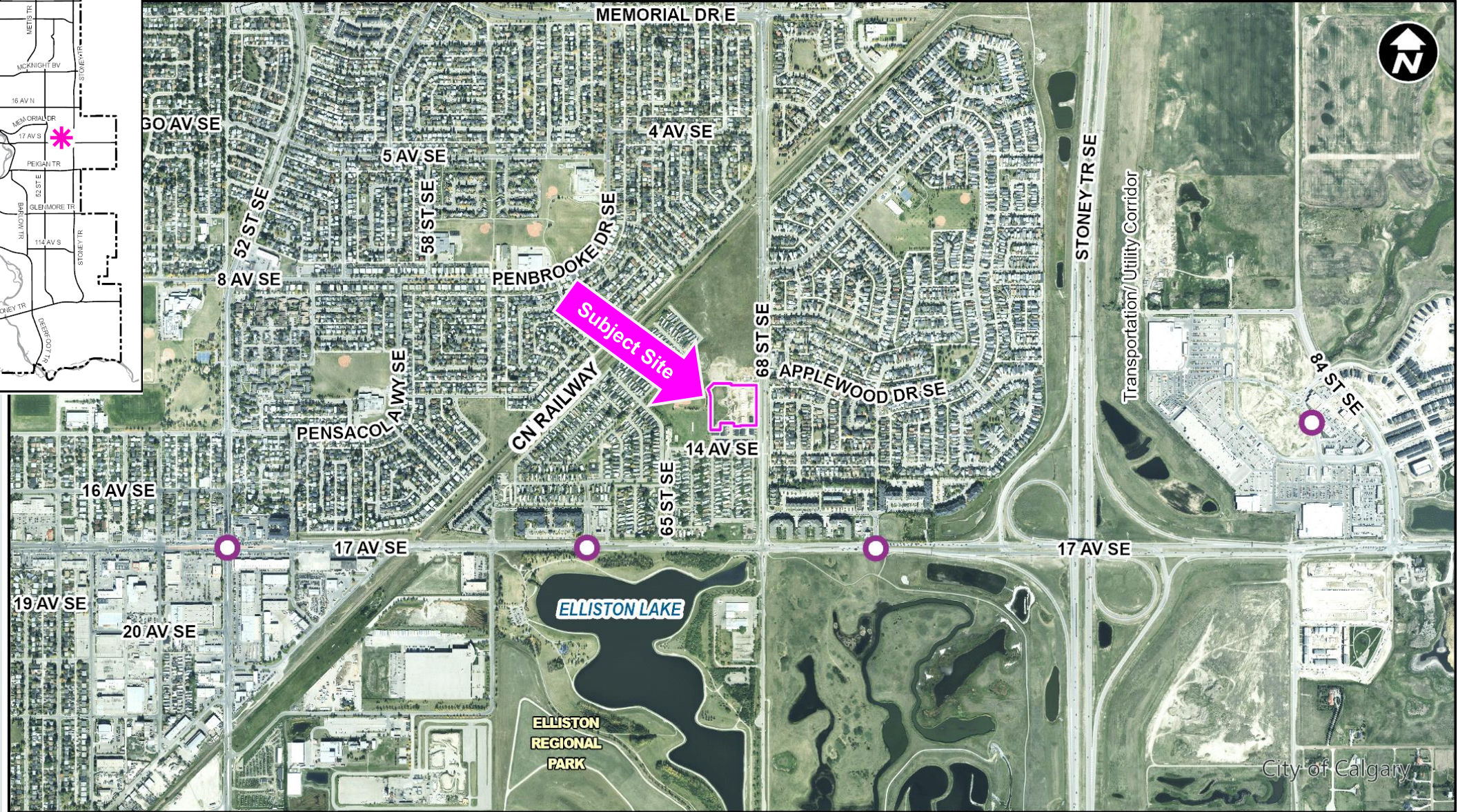
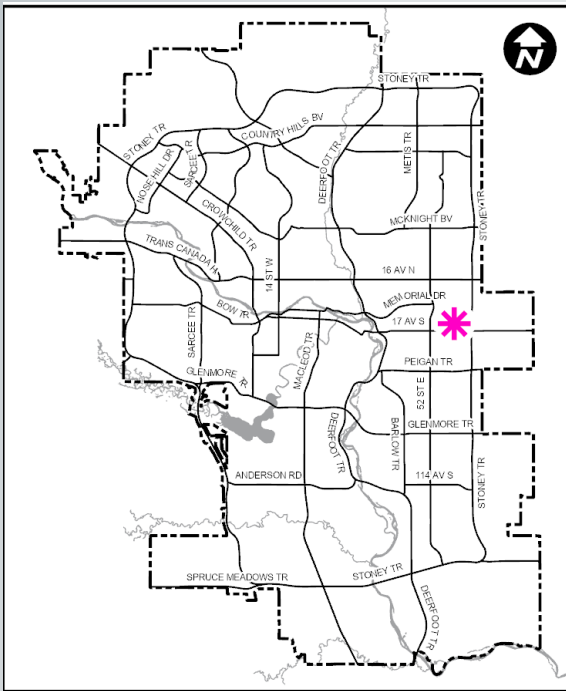
# LOC2024-0148 / CPC2024-1205 Land Use Amendment

January 14, 2025

## Calgary Planning Commission's Recommendation:

That Council:

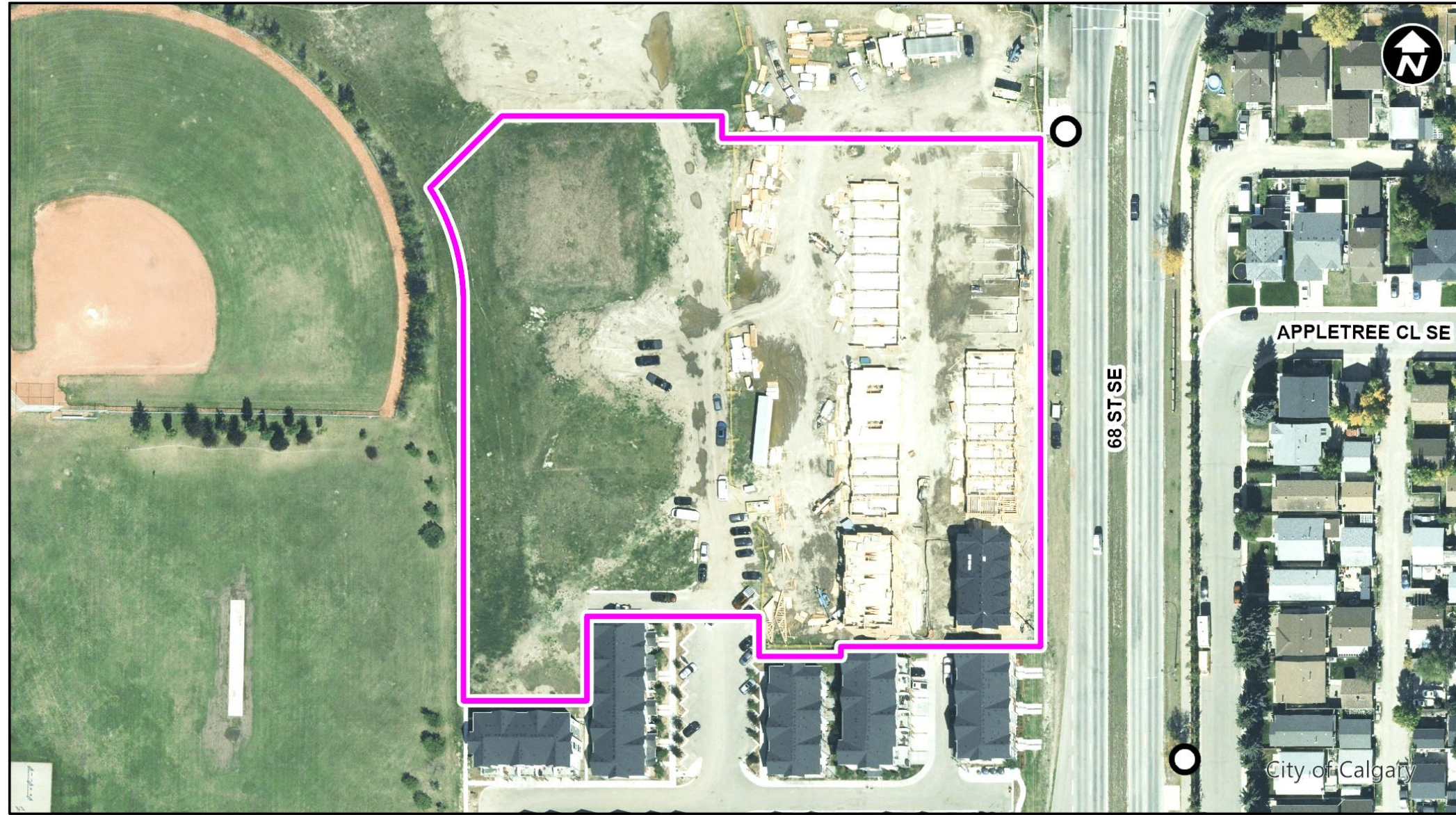
Give three readings to **Proposed Bylaw 12D2025** for the redesignation of 1.77 hectares  $\pm$  (4.37 acres  $\pm$ ) located at 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd70) 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

City of Calgary

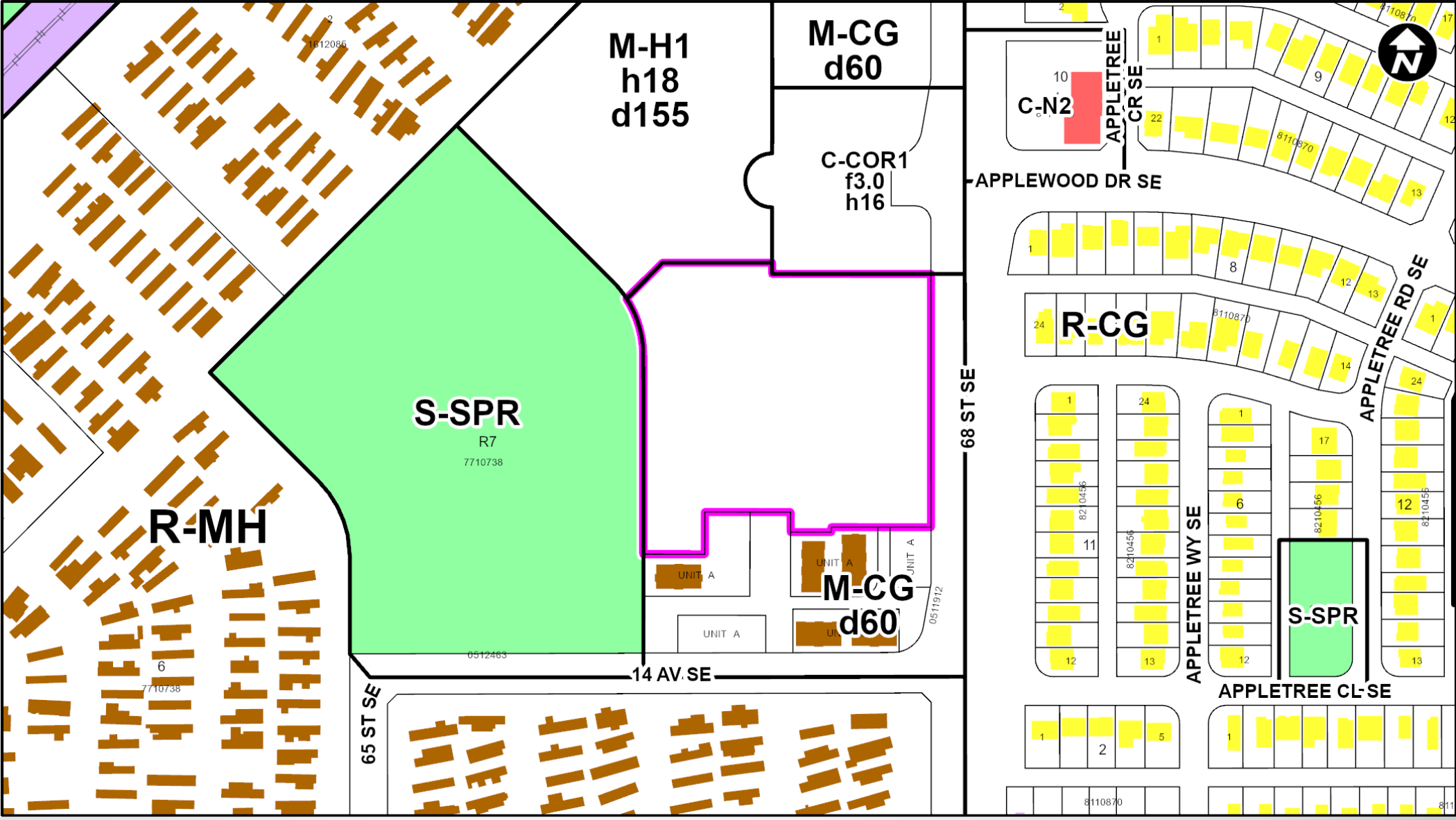


○ Bus Stop

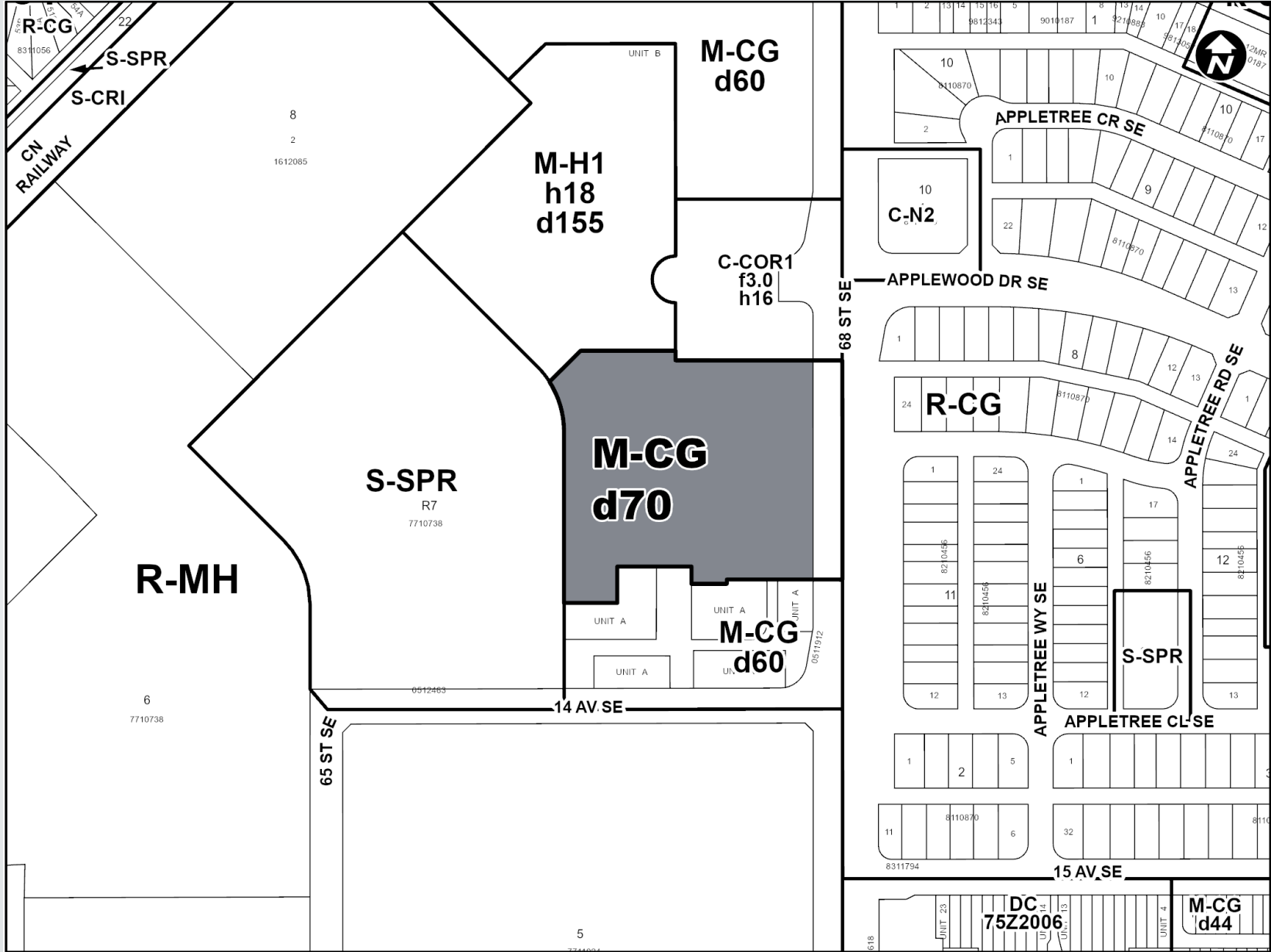
Parcel Size:

1.77 ha  
120m x 150m

City of Calgary



- 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



## Calgary Planning Commission's Recommendation:

That Council:

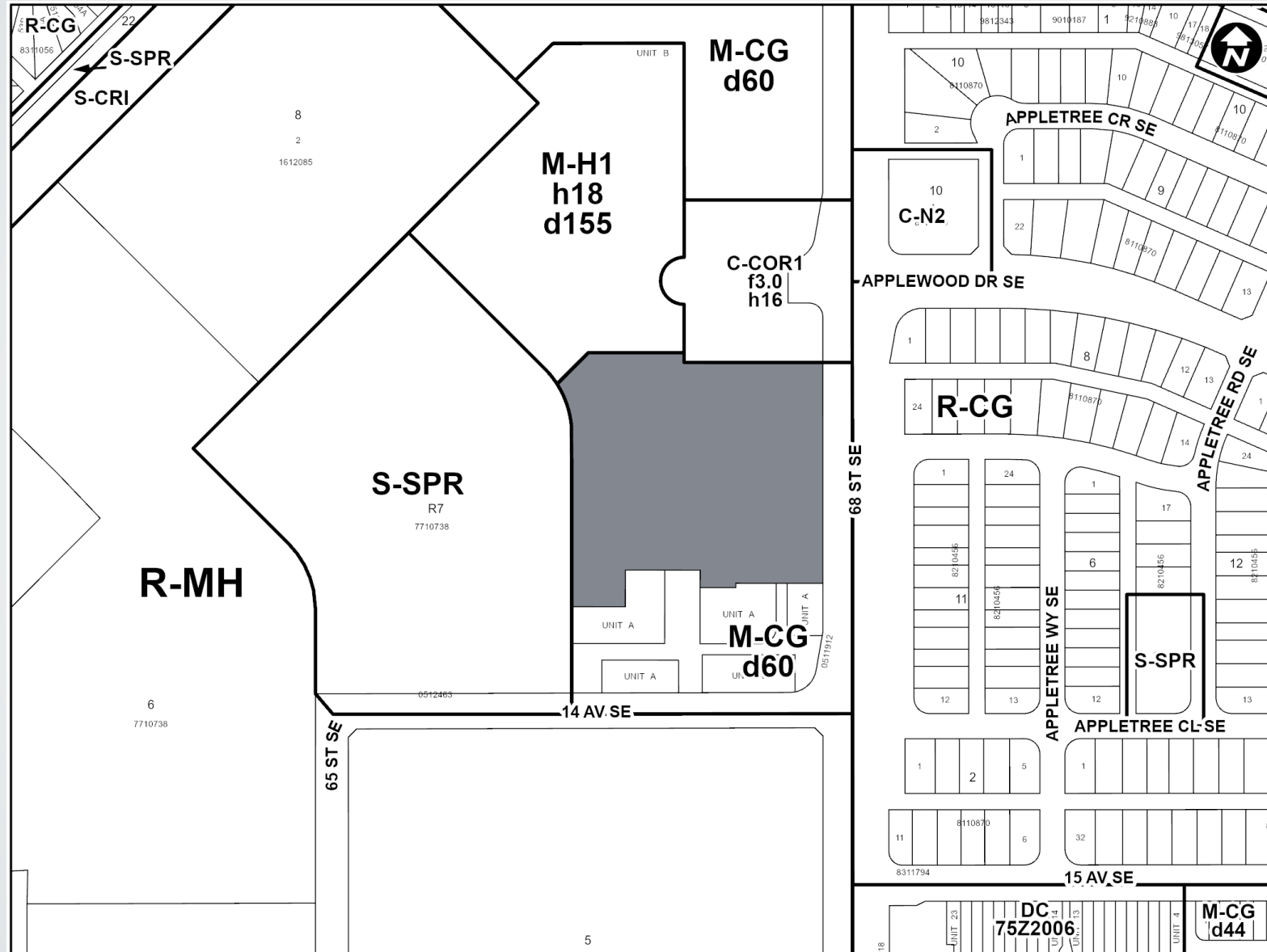
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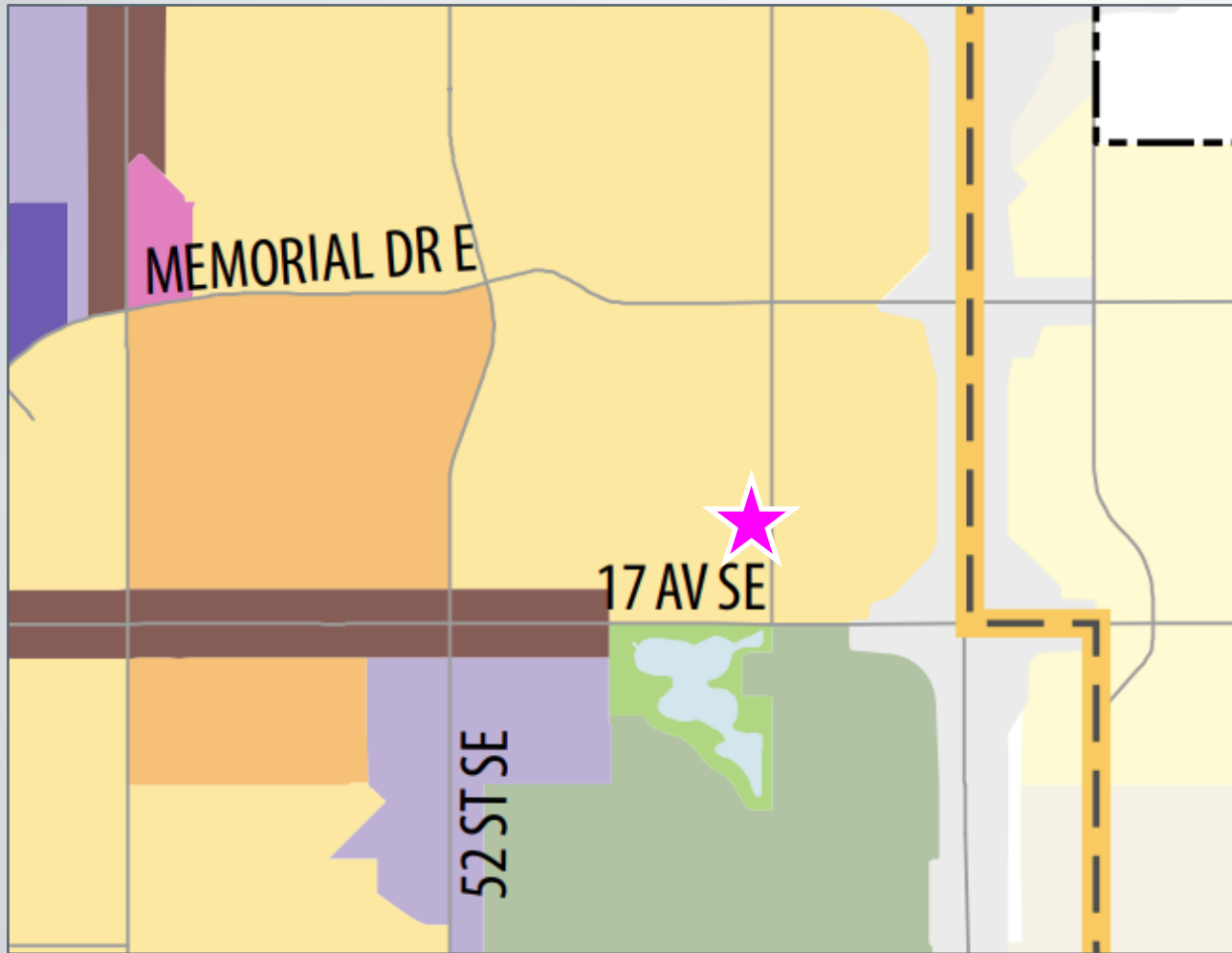
## Supplementary Slides











## Urban Structure

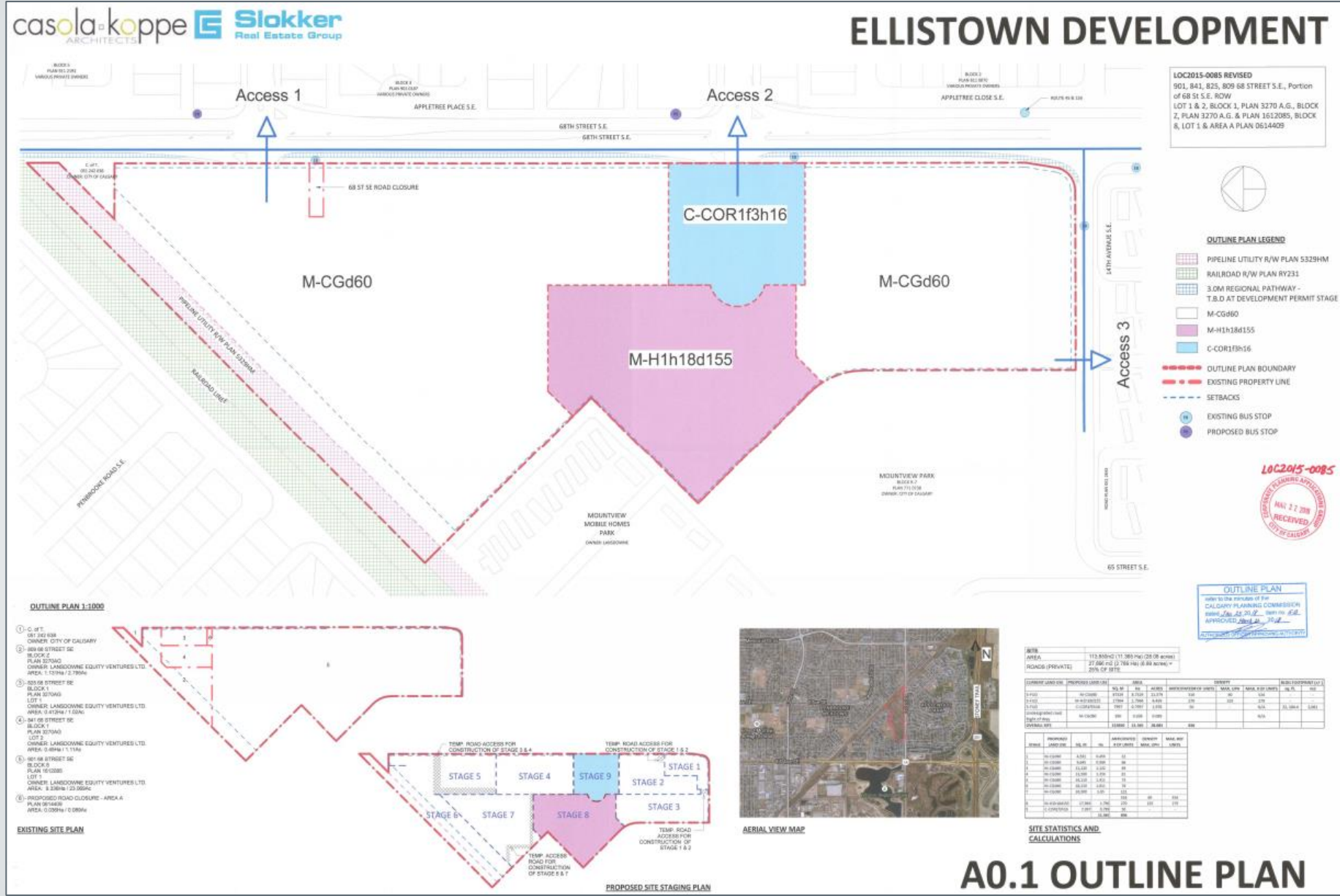
(By Land Use Typology)

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Developed Residential

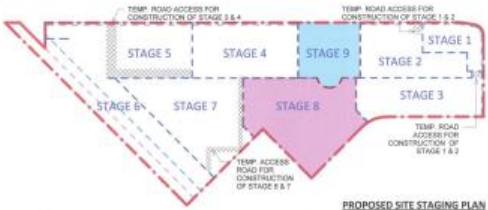
- Inner City
- Established



**OUTLINE PLAN 1:1000**

- 1. C. of T. 061 762 636 OWNER: CITY OF CALGARY
- 2. 801 68 STREET SE BLOCK 2, PLAN 3270A0 OWNER: LANDOWNE EQUITY VENTURES LTD. AREA: 1.579ha / 2.790ac
- 3. 801 68 STREET SE BLOCK 1, PLAN 3270A0 LOT 1 OWNER: LANDOWNE EQUITY VENTURES LTD. AREA: 0.429ha / 1.056ac
- 4. 801 68 STREET SE BLOCK 1, PLAN 3270A0 LOT 2 OWNER: LANDOWNE EQUITY VENTURES LTD. AREA: 0.894ha / 1.116ac
- 5. 801 68 STREET SE BLOCK 3, PLAN 1610388 LOT 1 OWNER: LANDOWNE EQUITY VENTURES LTD. AREA: 8.238ha / 20.355ac
- 6. PROPOSED ROAD CLOSURE - AREA A, PLAN 581462B AREA: 0.028ha / 0.069ac

**EXISTING SITE PLAN**



**PROPOSED SITE STAGING PLAN**

**SITE**

AREA: 113.8042 (11,380.76) (28.08 acres)

ROADS (PRIVATE): 27.686 (2,768.74) (6.69 acres) = 24% OF SITE

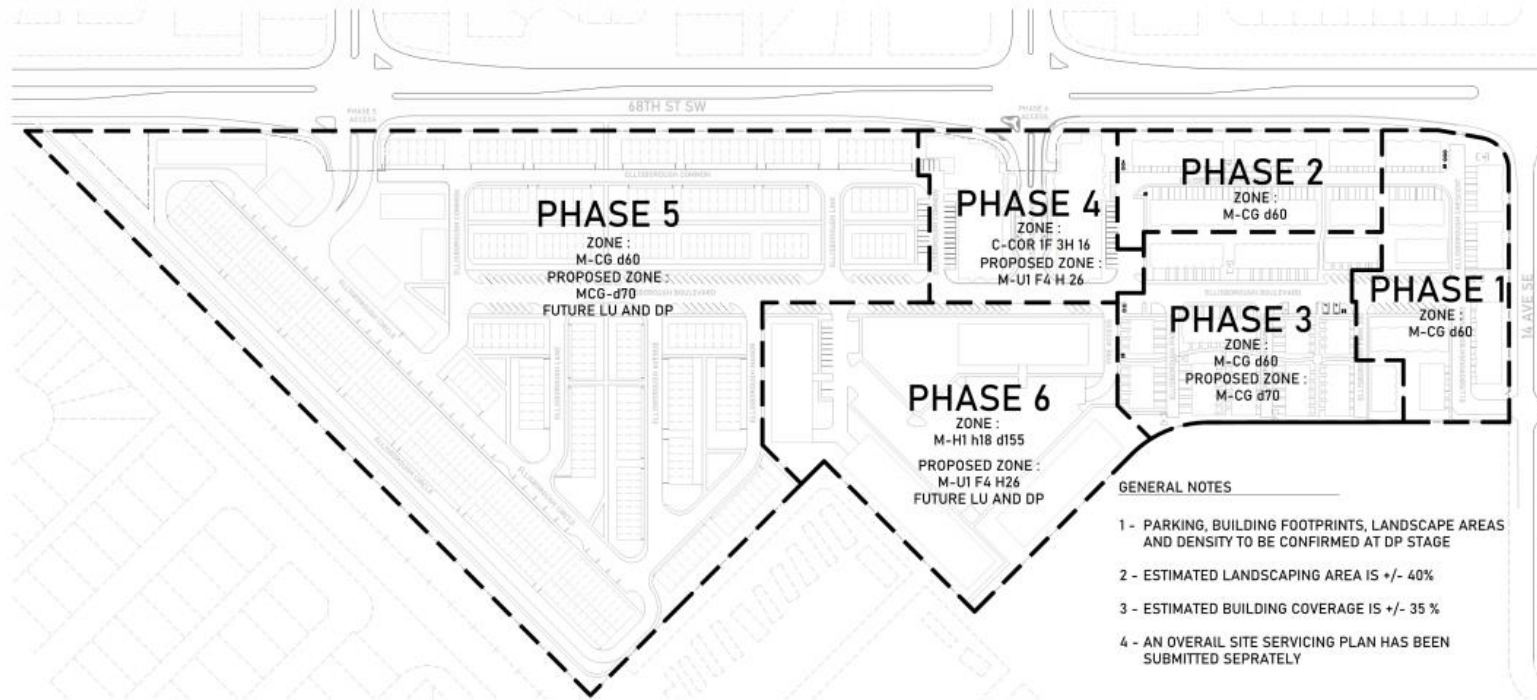
CONCRETE LAND USE	PROPOSED LAND USE	SQ. M	SQ. FT	AREA	PERCENTAGE OF TOTAL	SEWER	WATER	STORMWATER
1. OFFICE	OFFICE	474.0	5,100.0	0.42%	0.37%	0.00	0.00	0.00
2. OFFICE	OFFICE	1,704.0	18,348.0	1.50%	1.32%	0.00	0.00	0.00
3. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
4. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
5. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
6. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
7. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
8. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
9. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
10. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
11. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
12. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
13. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
14. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
15. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
16. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
17. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
18. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
19. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
20. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
21. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
22. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
23. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
24. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
25. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
26. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
27. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
28. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
29. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
30. OFFICE	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00

**SITE STATISTICS AND CALCULATIONS**

STAGE	LAND USE	SQ. M	SQ. FT	AREA	PERCENTAGE OF TOTAL	SEWER	WATER	STORMWATER
1	OFFICE	474.0	5,100.0	0.42%	0.37%	0.00	0.00	0.00
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5	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
6	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
7	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
8	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
9	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
10	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
11	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
12	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
13	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
14	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
15	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
16	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
17	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
18	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
19	OFFICE	1,000.0	10,764.0	0.88%	0.77%	0.00	0.00	0.00
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## A0.1 OUTLINE PLAN

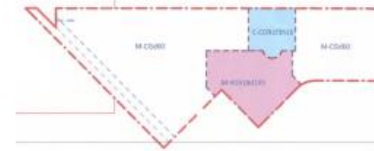
FMAAS



**GENERAL NOTES**

- 1 - PARKING, BUILDING FOOTPRINTS, LANDSCAPE AREAS AND DENSITY TO BE CONFIRMED AT DP STAGE
- 2 - ESTIMATED LANDSCAPING AREA IS +/- 40%
- 3 - ESTIMATED BUILDING COVERAGE IS +/- 35%
- 4 - AN OVERALL SITE SERVICING PLAN HAS BEEN SUBMITTED SEPRATELY

Elliston Village Master Plan Statistics Phase 3 & 4 Update												
	Land Use Proposed	Area (sqf)	Area (sqm)	Area (ac)	Area (ha)	Height (m)	Storeys	Density Proposed (uph)	Max. Units Under Bylaw	Units Proposed	No. of Buildings	Status
Phase 1	M-CGd60	92,835.00	8,624.65	2.13	0.86	12.00	3	60uph	52	52	8	Completed
Phase 2	M-CGd60	65,738.00	6,107.26	1.51	0.61	12.00	3	60uph	35	45	6	Under Construction
Phase 3	M-CGd70	118,806.00	11,037.44	2.73	1.10	12.00	3	70uph	77	77	13	DP and LU Review
Phase 4	MU-1F4.Hn26	82,259.00	7,642.11	1.89	0.76	26.00	6	4.0 FAR	No max.	186	2	DP and LU Review
Phase 5	M-CGd70	657,080.00	61,044.73	15.08	6.10	12.00	3	75uph	427	437	48	Future DP and LU
Phase 6	MU-1F4.Hn26	206,629.00	19,196.46	4.74	1.92	26.00	6	4.0 FAR	no max.	386	4	Future DP and LU
<b>Total</b>		<b>1,223,347.00</b>	<b>113,652.66</b>	<b>28.08</b>	<b>11.37</b>	<b>NA</b>	<b>NA</b>	<b>104</b>	<b>NA</b>	<b>1183</b>	<b>81</b>	



**RELEASES**

#	DESCRIPTION	DATE
1	MASTER PLAN SUBMISSION	N/A

MUNICIPAL ADDRESS:  
**901 68 STREET SE**

LEGAL ADDRESS:  
PORTION OF 68 ST SE, BLOCK 1 AND 2, BLOCK 1, PLAN 37340; BLOCK 2, PLAN 37340 AND PLAN 10208; BLOCK 3, LOT 1 AND AREA A PLAN 0149

DRAWN: MR  
CHECKED: JB  
DATE: 6/28/2024  
SCALE: NTS

**PHASING AND ZONING**

DRAWING NUMBER:  
**002**