



# Public Hearing of Council

## Agenda Item: 7.2.2



# LOC2023-0127 / CPC2024-0615

## Policy and Land Use Amendment

December 3, 2024

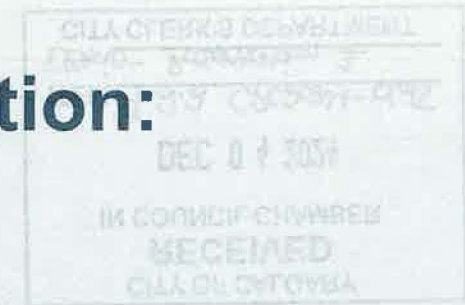
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 04 2024  
ITEM: 7.2.2 CPC2024-0615  
District Presentation 1  
CITY CLERK'S DEPARTMENT



## Calgary Planning Commission's Recommendation:

That Council:

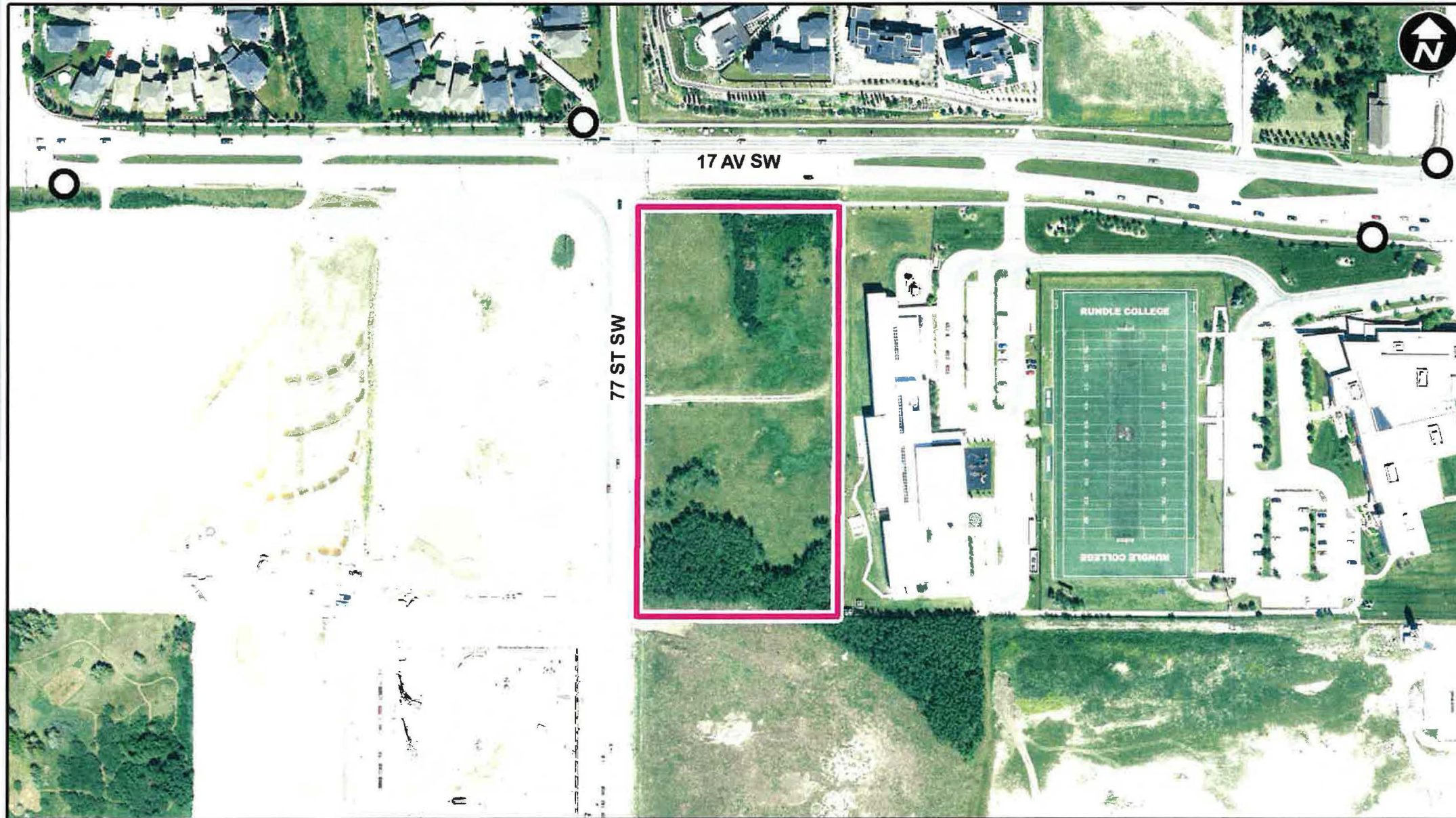
1. Give three readings to **Proposed Bylaw 87P2024** for the amendments to the Springbank Hill Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 287D2024** for the redesignation of 1.91 hectares  $\pm$  (4.72 acres  $\pm$ ) located at 7755 – 17 Avenue SW (Plan 2420AK, 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).











○ Bus Stop

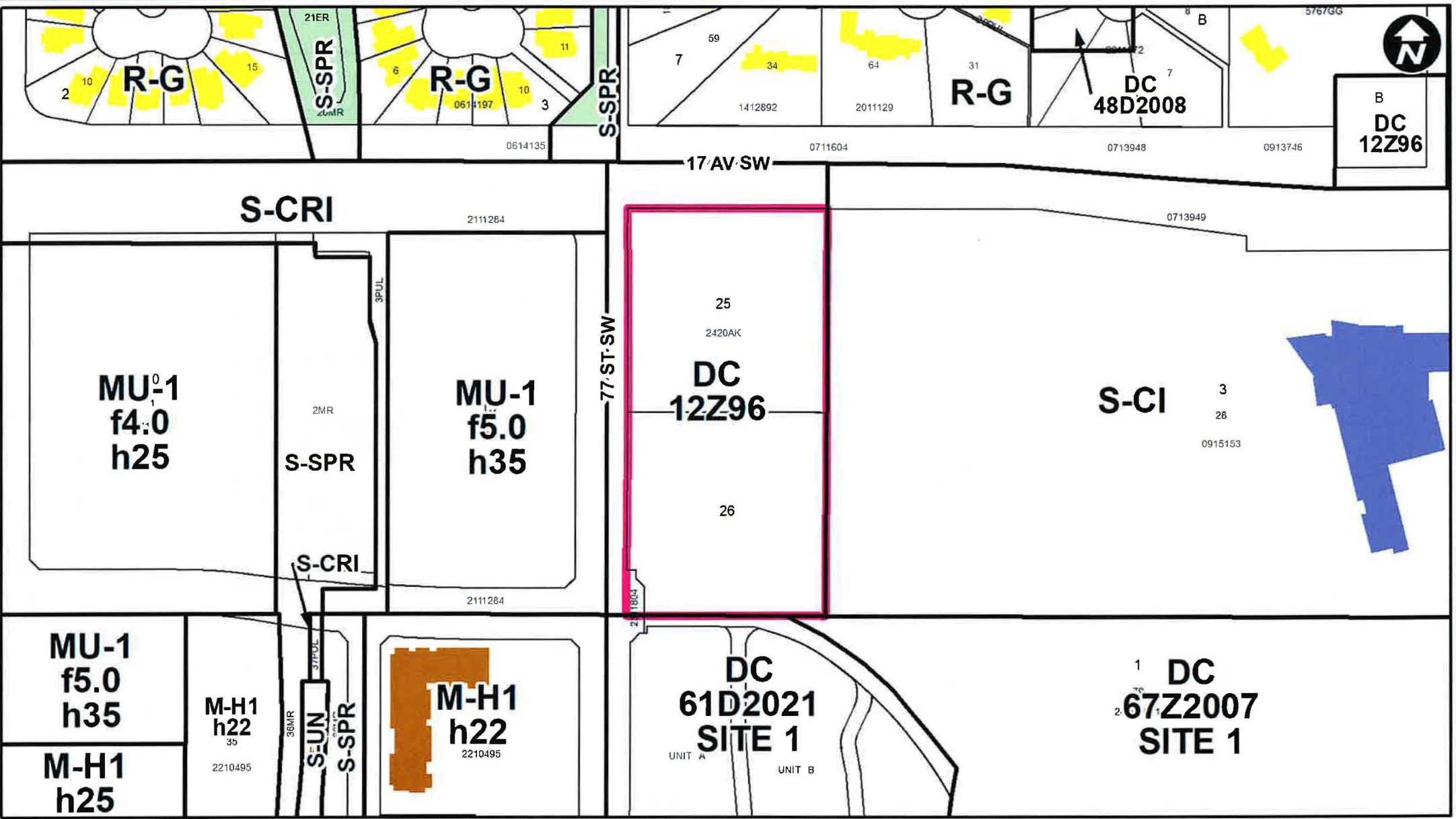
Parcel Size:

1.91 ha  
98m x 198m

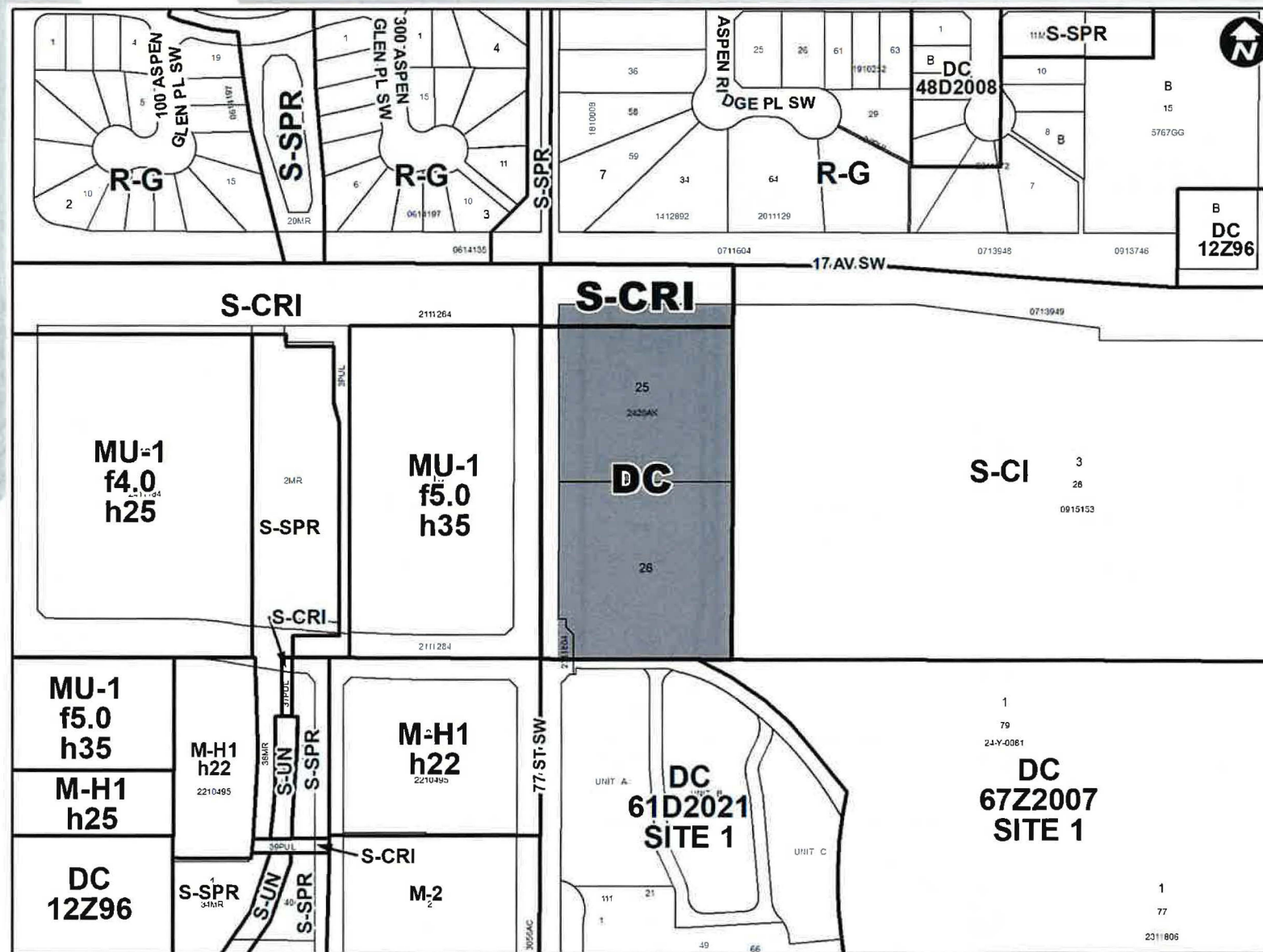


# Surrounding Land Use

- 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







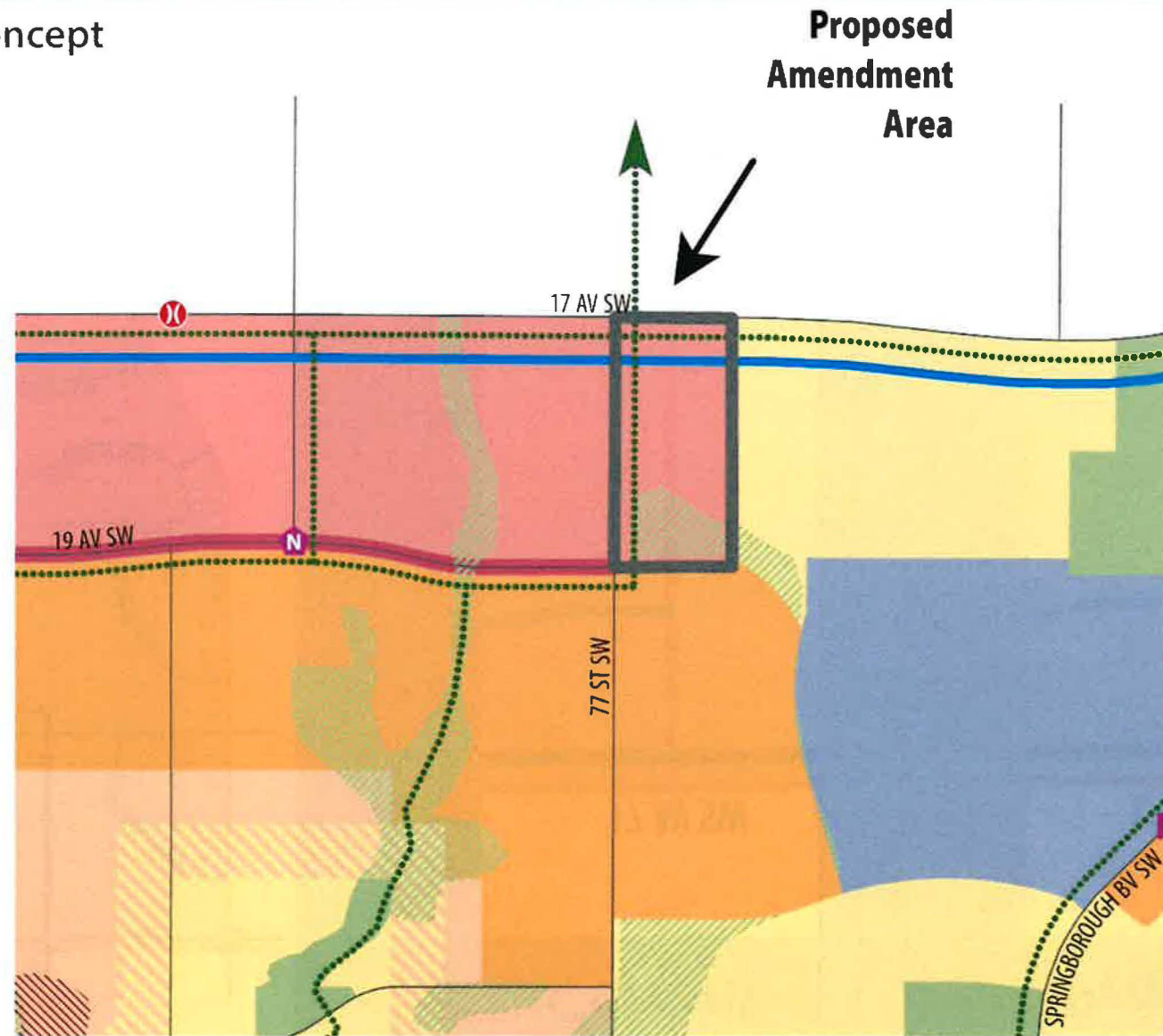
## Direct Control (DC) District:

- 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



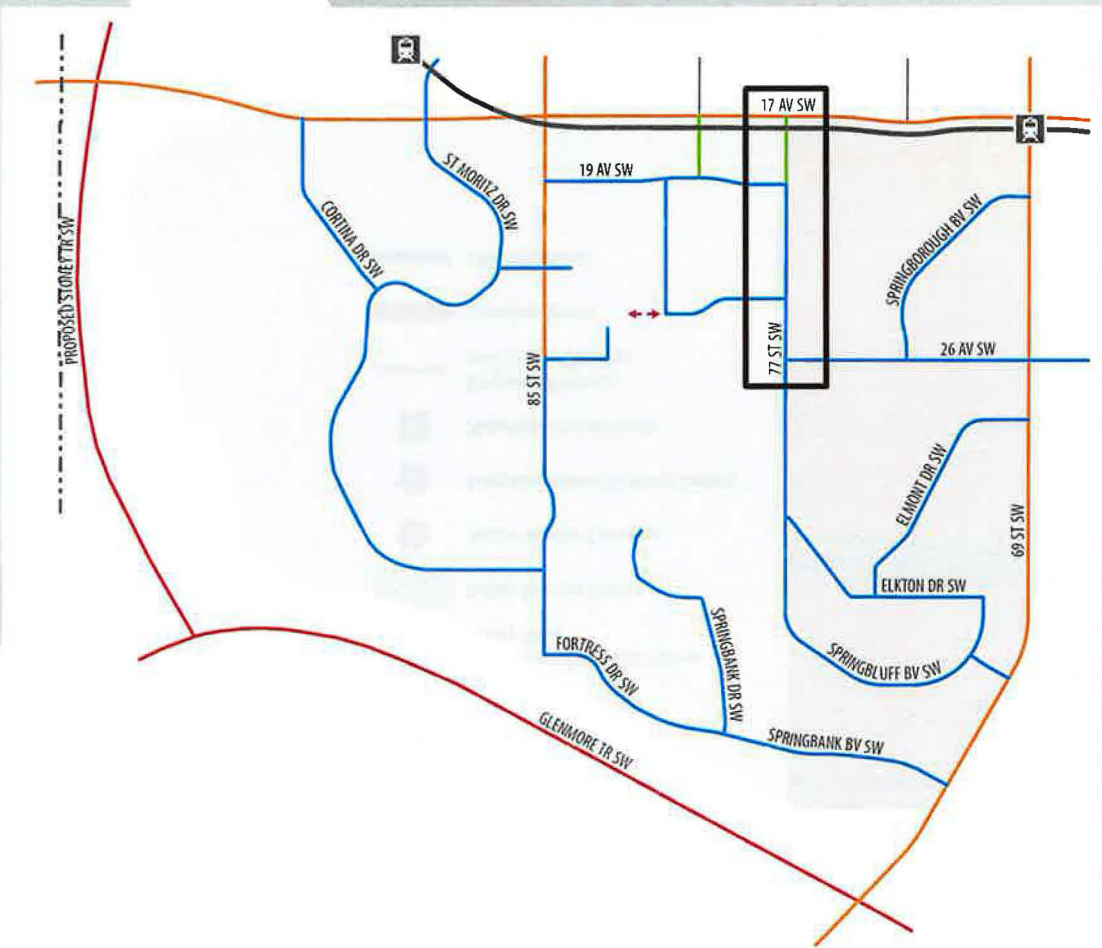
## Map 2: Land Use Concept

- Standard Suburban
- Low Density Contextual
- Low Density
- Medium Density
- Mixed-Use
- University Campus
- Existing Open Space
- Environmental Open Space Study Area
- Policy Review Area
- Active Modes Crossing
- Neighbourhood Activity Centre
- Neighbourhood Node
- Regional Pathway and Green Corridor
- Liveable Street
- LRT Alignment



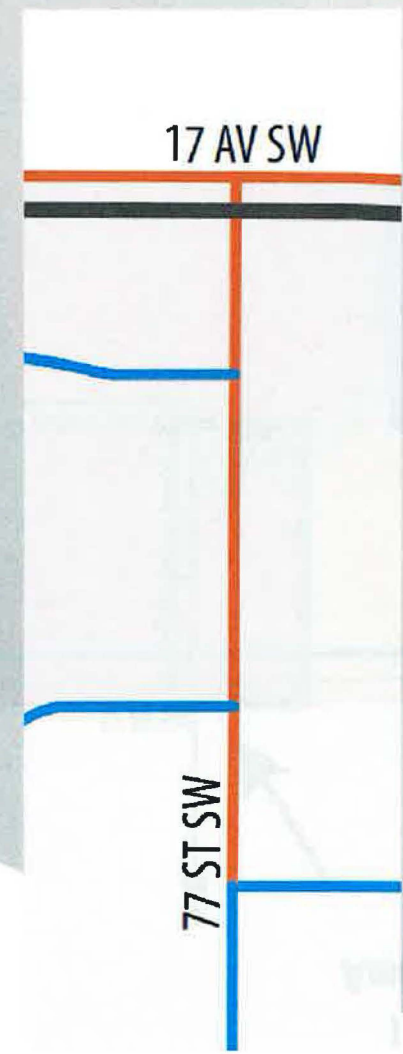


# Policy Amendments to Springbank Hill Area Structure Plan

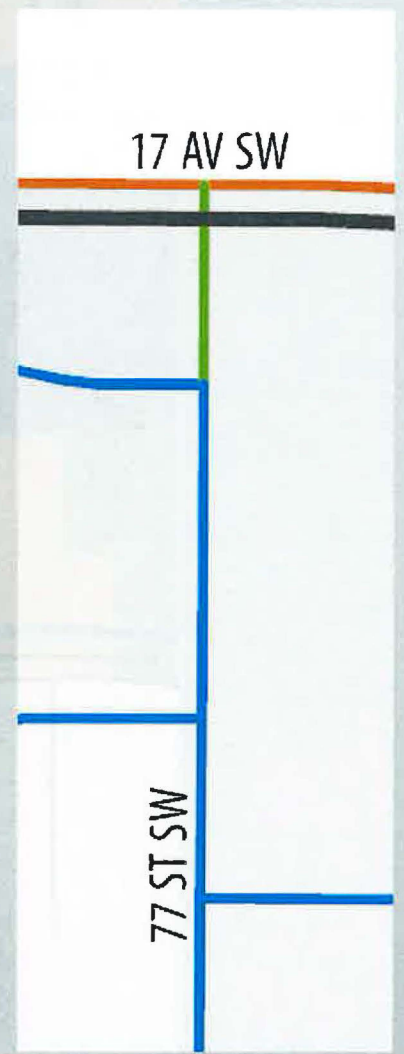


- Skeletal Road
- Arterial Street
- Neighbourhood Boulevard
- Collector
- - - Proposed Connection
- City Limits
- LRT Station
- LRT Alignment

## Current



## Proposed





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# Supplementary Slides





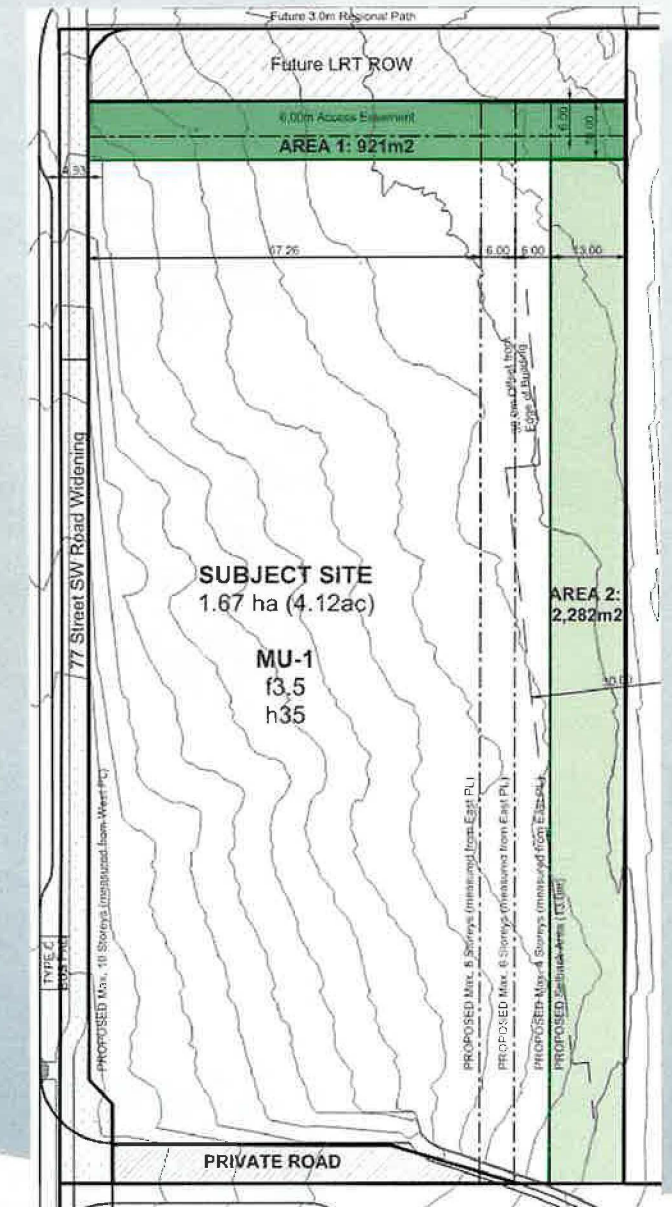
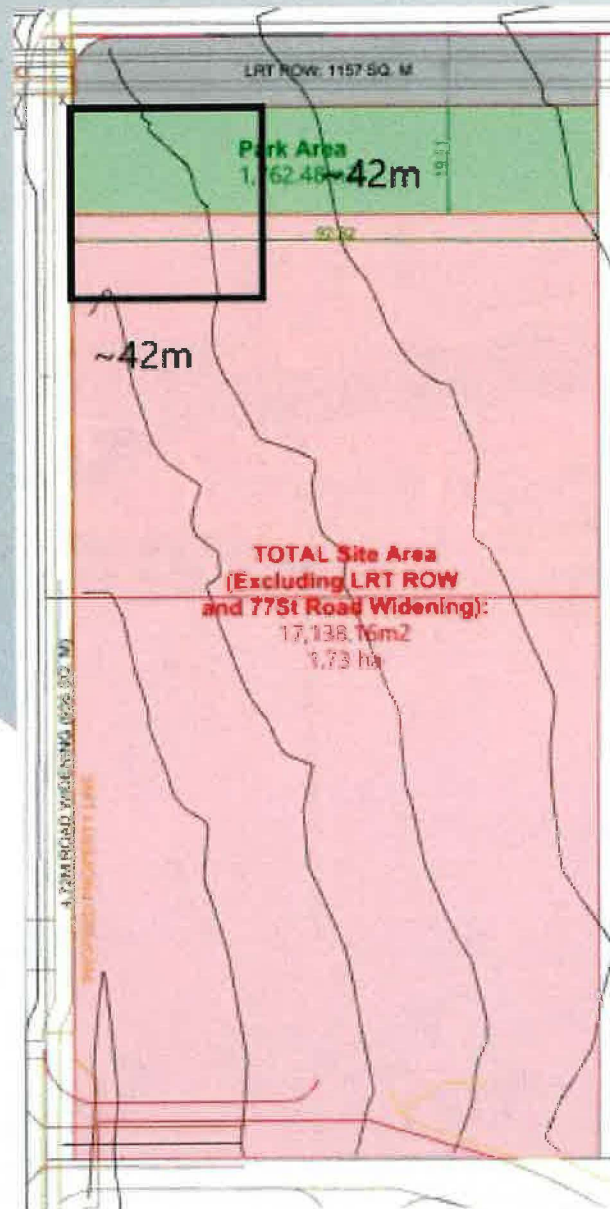
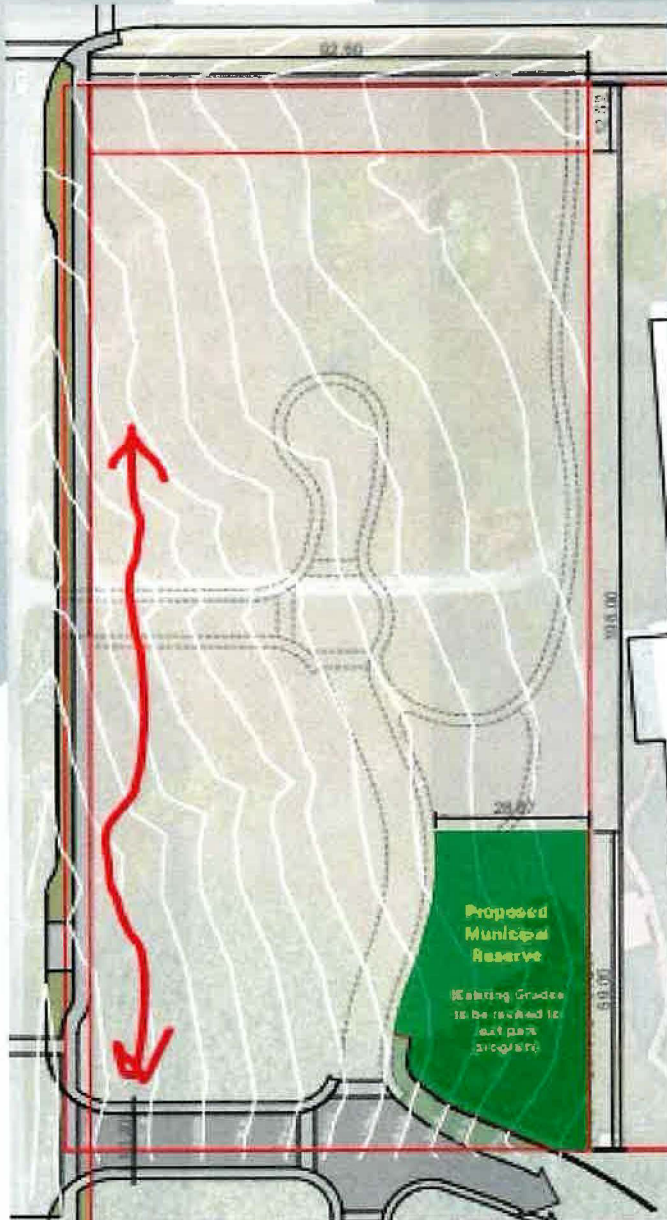




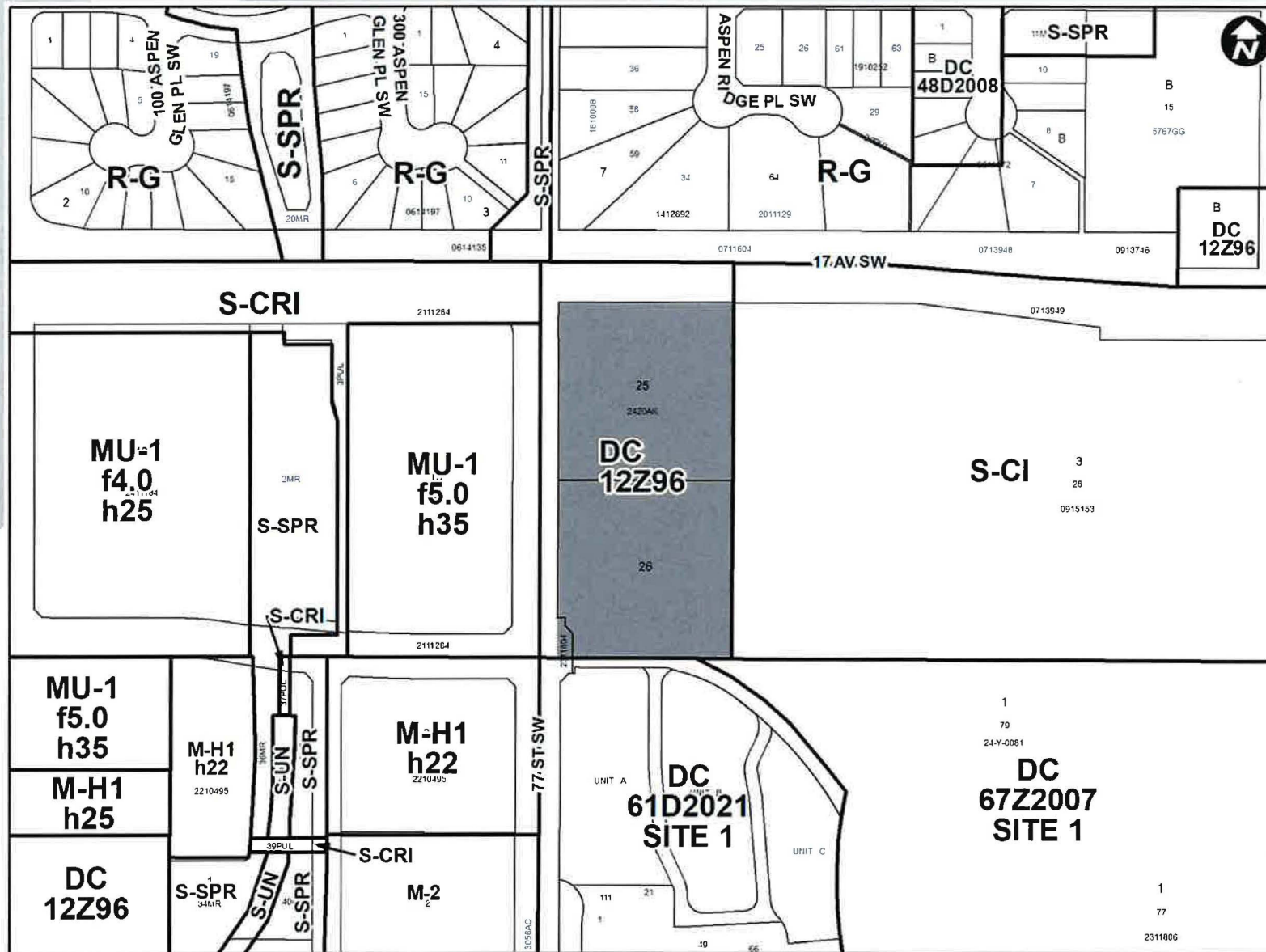












## Existing Direct Control (DC) District:

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