

Applicant Submission

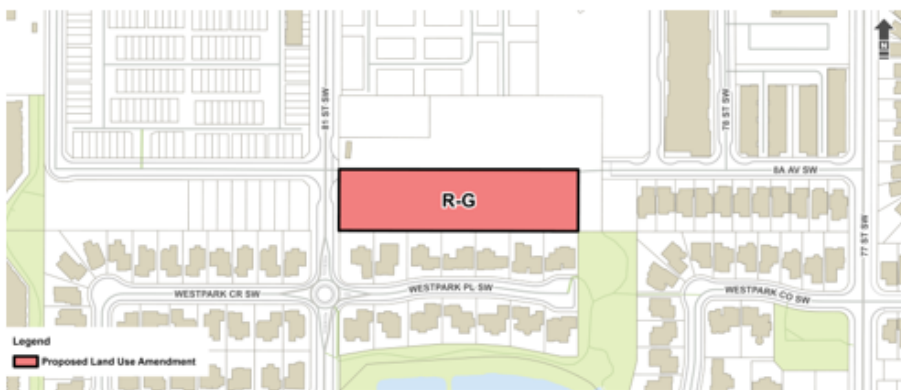
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LOC2024-0218 City-Initiated Applicant's Submission – Proposed Land Use Redesignation Application - 870 81 Street SW - West Springs

Proposal:

This city-initiated land use amendment (rezoning) application seeks to redesignate 0.65 hectares (1.6 acres) from the now deleted Residential – One Dwelling (R-1s) District to the Residential - Low Density Mixed Housing (R-G) District. This will bring the subject parcel into alignment with the current Land Use Bylaw.

Location Map:



Background - LOC2024-0218 at 870 81 Street SW:

On 2024 May 14, Calgary City Council adopted Rezoning for Housing (Bylaw Number 21P2024), which included a citywide Land Use Redesignation (zoning) amendment. This Bylaw applied portions of Home is Here: The City of Calgary's Housing Strategy, which was approved by City Council on 2023 September 16. Low density residential parcels of land in the City of Calgary were redesignated through Rezoning for Housing to either:

- Residential – Low Density Mixed Housing (R-G) District,
- Residential – Grade-Oriented Infill (R-CG) District, or
- Housing – Grade Oriented (H-GO) Districts.

The Citywide rezoning changes were implemented 2024 August 06.

Procedural amendments to delete redundant low density residential land use districts from the Land Use Bylaw were also approved as part of the Rezoning for Housing decision. This decision deleted the R-1s district, and it means that the new base low density residential land use district is R-G in developing areas of the city. This deletion came into force 2025 January 01.

For administrative reasons, some parcels were not able to be included in the scope of Rezoning for Housing. In this case, through a previous application – LOC2023-0254, the subject parcel was redesignated from a Direct Control District to Residential – One

Dwelling (R-1s) District. Direct Control districts were not included in the scope of Rezoning for Housing.

This city-initiated land use amendment seeks to bring the subject parcel into alignment with the current Land Use Bylaw and redesignate it to Residential - Low Density Mixed Housing (R-G) District.

The R-G District is intended to apply to low density neighbourhoods in master planned communities in the Developing Area. It enables a mix of low density housing forms in suburban greenfield locations, including single-detached, side by side, duplex, cottage housing clusters and rowhouse development, all of which may include secondary suite.

Parcel History - 870 81 Street SW

LOC2023-0254 was a Land Use Amendment that was adopted on 2024 April 09. It included a total of 1.91 hectares (4.73 acres) which were redesignated to the following districts:

0.65 hectares (1.6 acres) were redesignated from a Direct Control (DC) District to the Residential – One Dwelling (R-1s) District.

- The R-1s District was a low density residential designation in developing areas that was primarily for single detached homes that may include a secondary suite. The maximum number of main residential buildings on a parcel was one. The Maximum building height was 12.0 metres.
- The R-1s District was deleted from the current Land Use Bylaw on 2025 January 01 as per direction from Bylaw 21P2024.
- **Only this 0.65 hectare (1.6 acre) R-1s portion is proposed to be redesignated to R-G to be in alignment with the current Land Use Bylaw.**

0.75 hectares (1.85 acres) were redesignated from a Direct Control (DC) District to the Multi-Residential – At Grade Housing (M-G) District.

- The M-G District is intended to apply to the Developing Area. It is a multi-residential designation that is primarily for townhouses and rowhouses.
- **This M-G portion is not included in this land use amendment application.**

0.19 hectares (0.47 acres) from a Direct Control (DC) District to the Special Purpose – School, Park and Community Reserve (S-SPR) District.

- The S-SPR District is intended to provide for schools, parks, open space, and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.
- **This S-SPR portion is not included in this land use amendment application.**