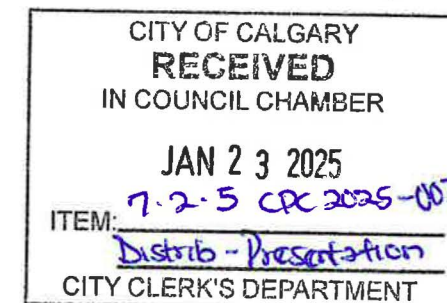




LOC2024-0149 / CPC2025-0077

Land Use Amendment

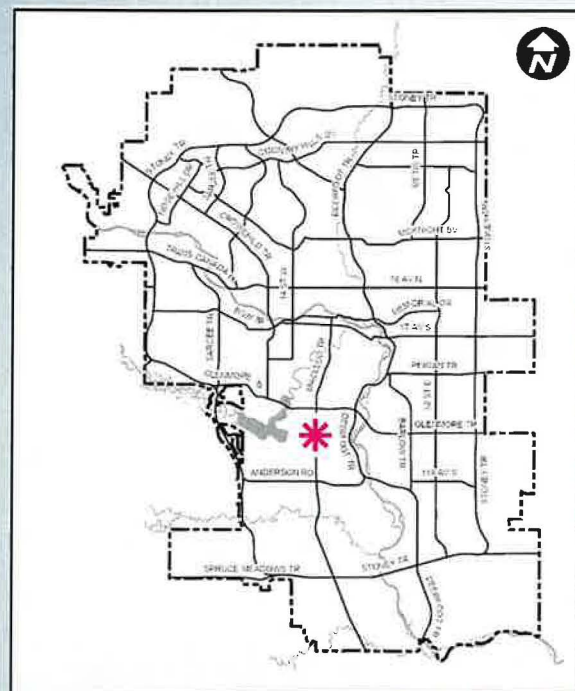
2025 January 23



RECOMMENDATION:

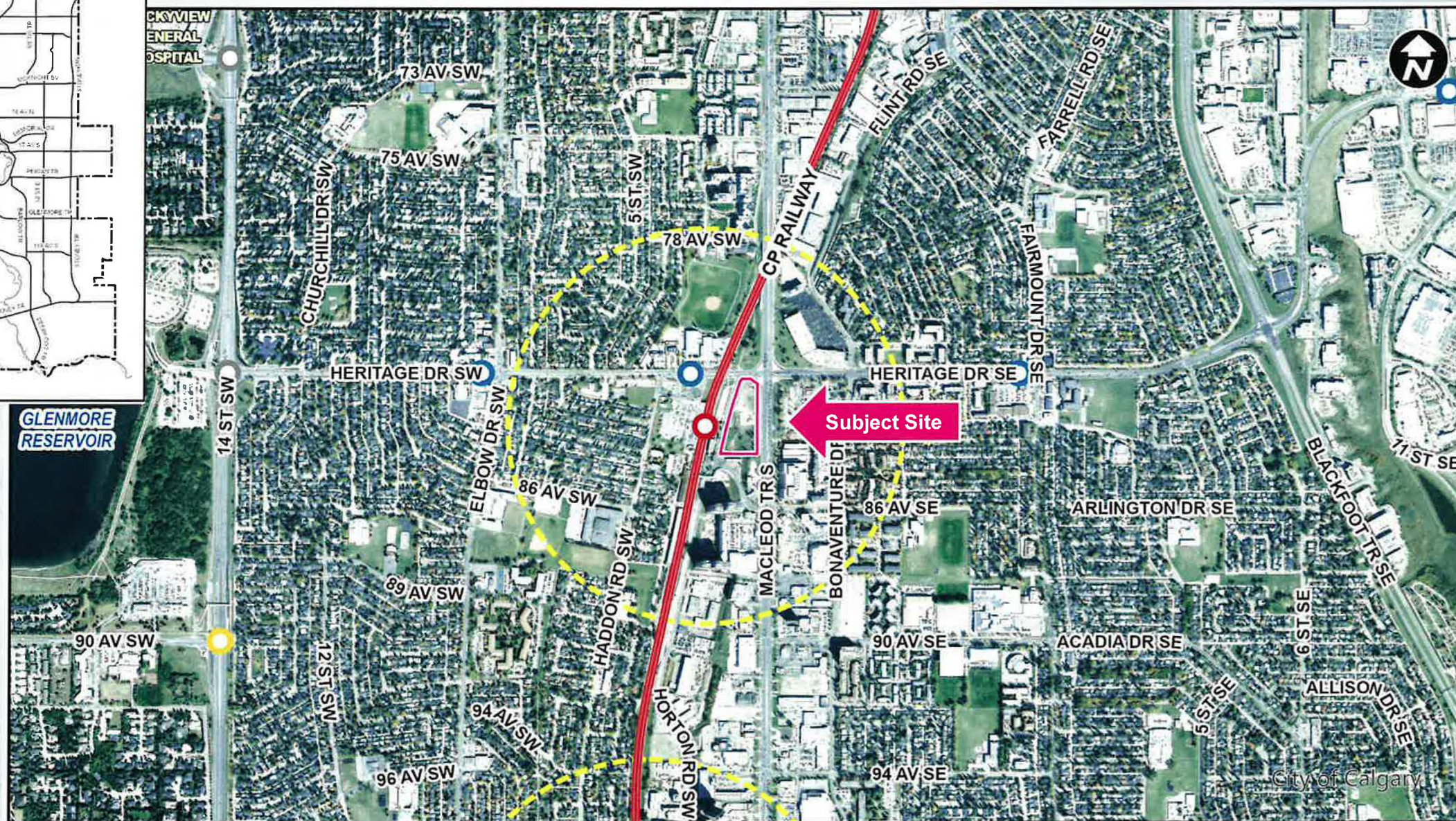
That Calgary Planning Commission recommend that Council:

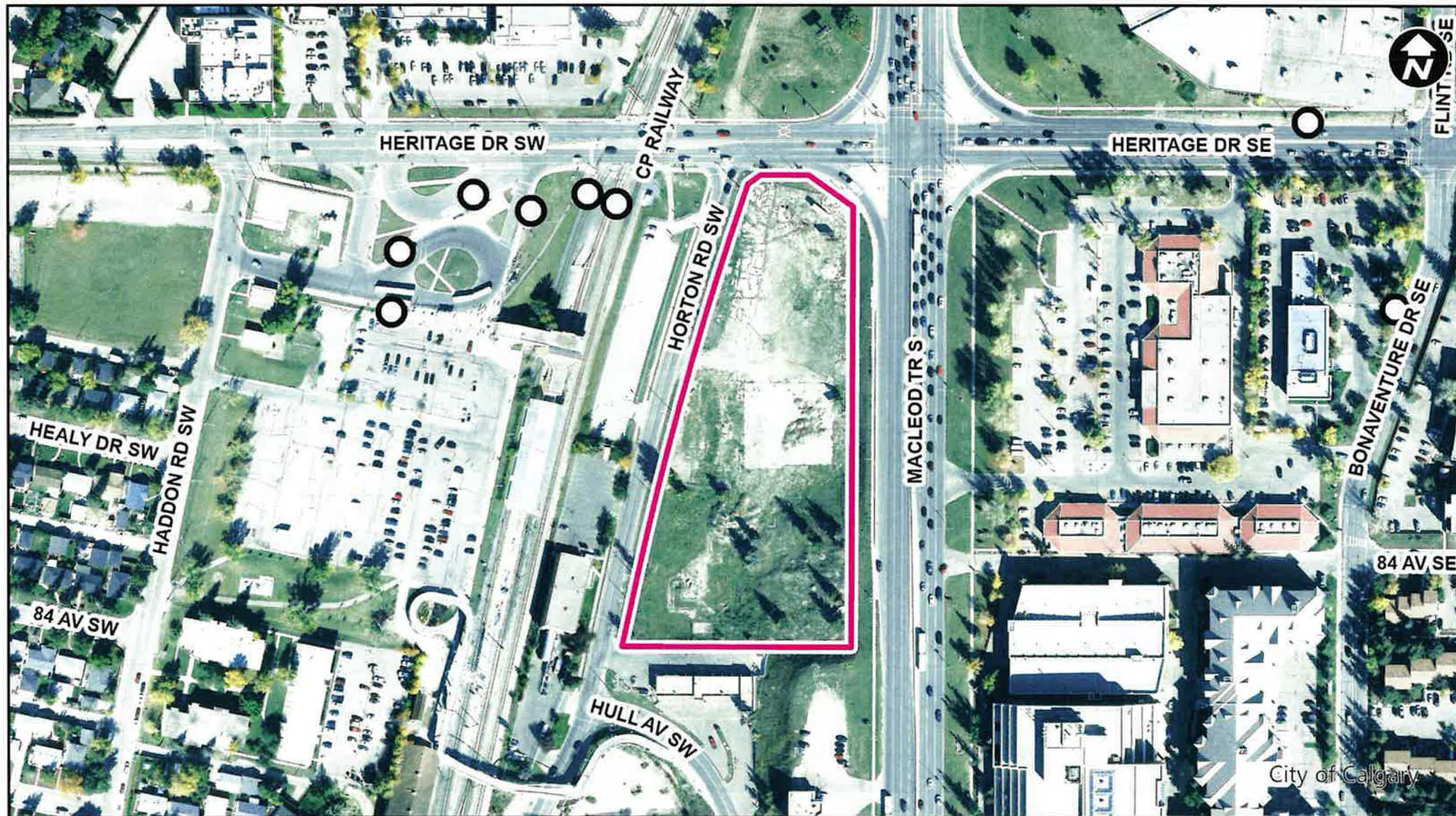
Give three readings to the proposed bylaw for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District **to** Multi-Residential – High Density Medium Rise (M-H2) District.



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





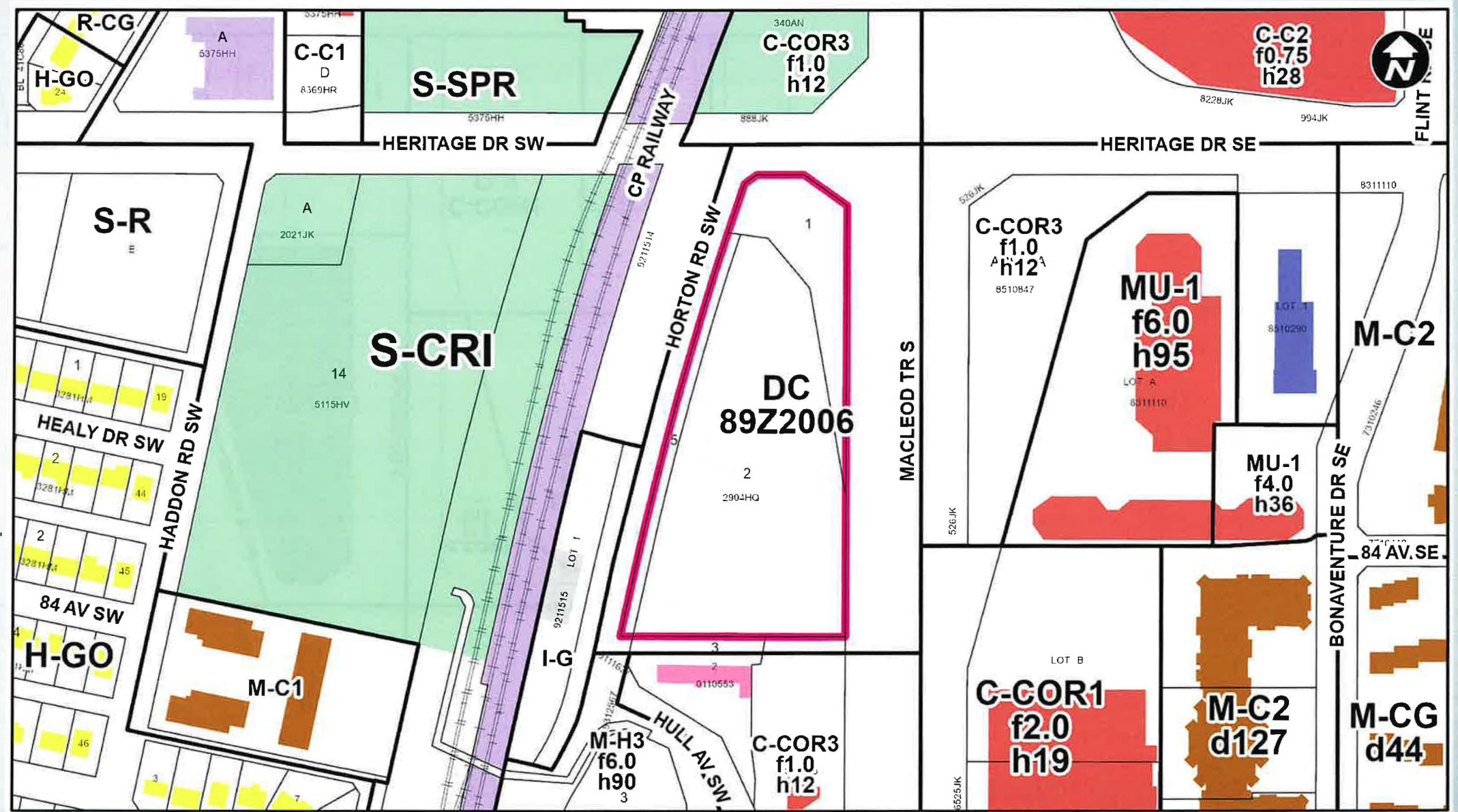
Parcel Size:
1.87 ha

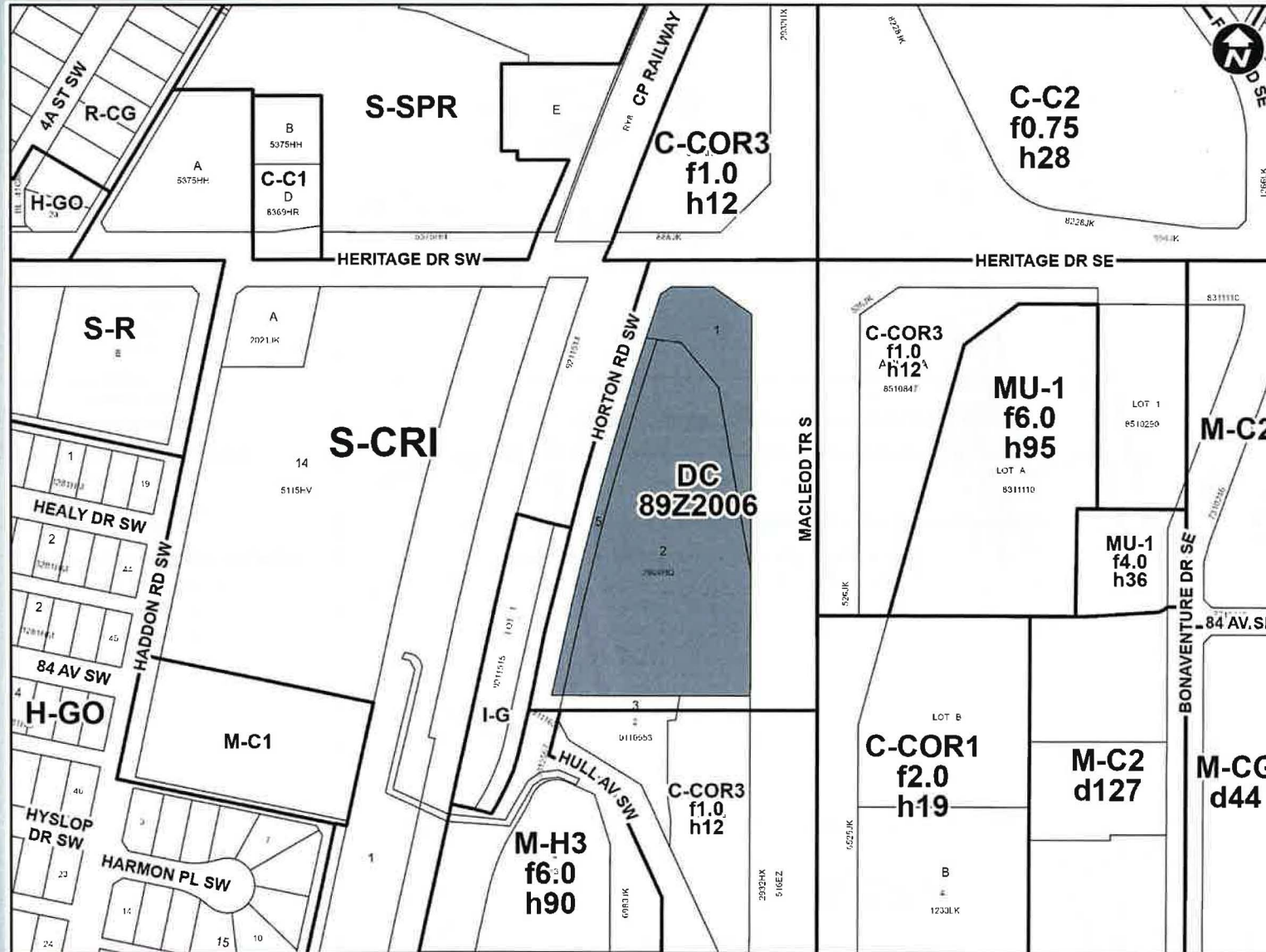




LEGEND

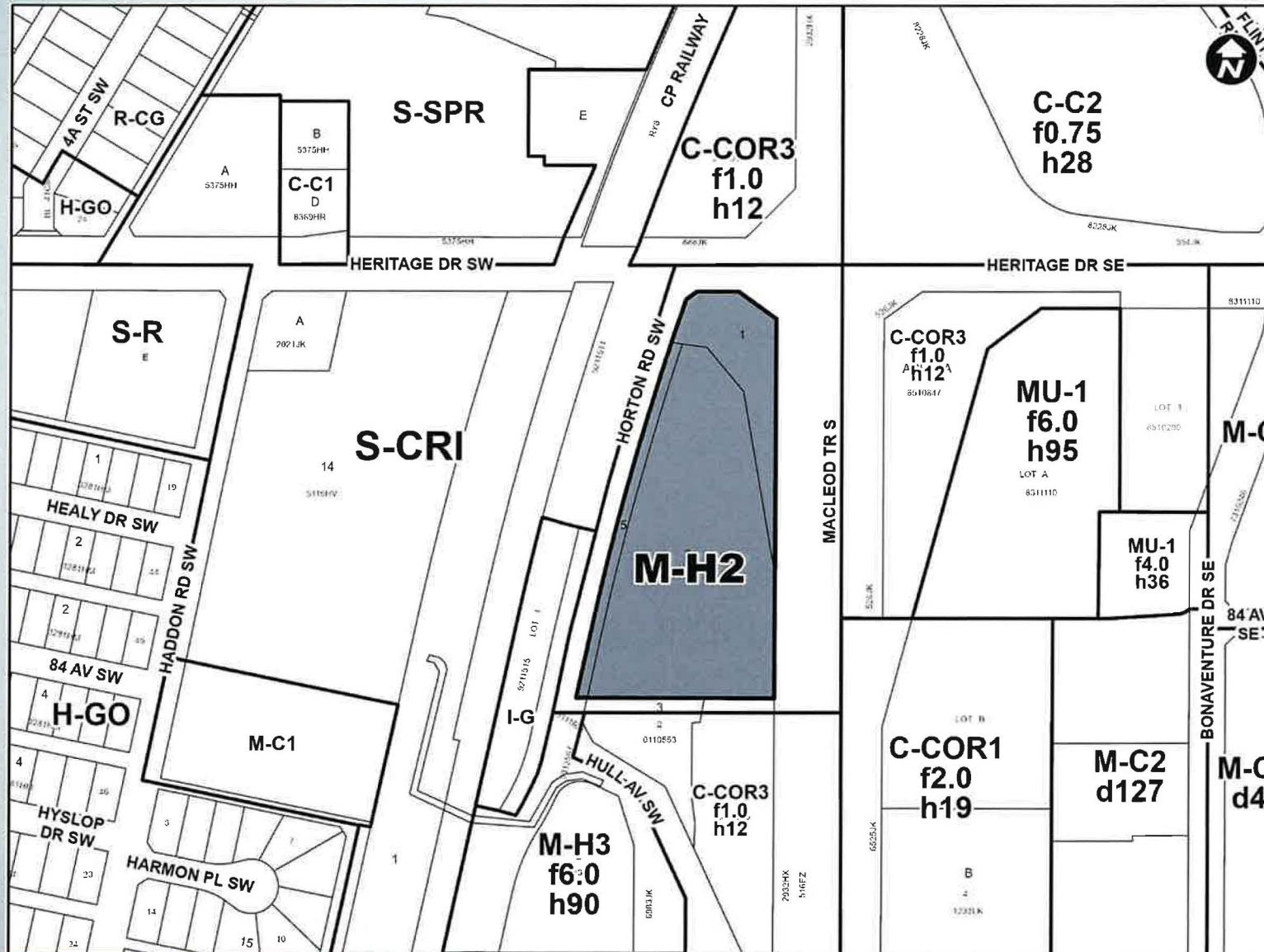
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Direct Control (89Z2006) District:

- C4 General Commercial District (*Bylaw 2P80*)
- Building Height: 46 Metres (*13 storeys*)
- 25% Ground Floor Area (GFA) (*Commercial Uses*)
- Above-Grade Pedestrian Requirements



Multi-Residential – High-Density Medium Rise (M-H2) District:

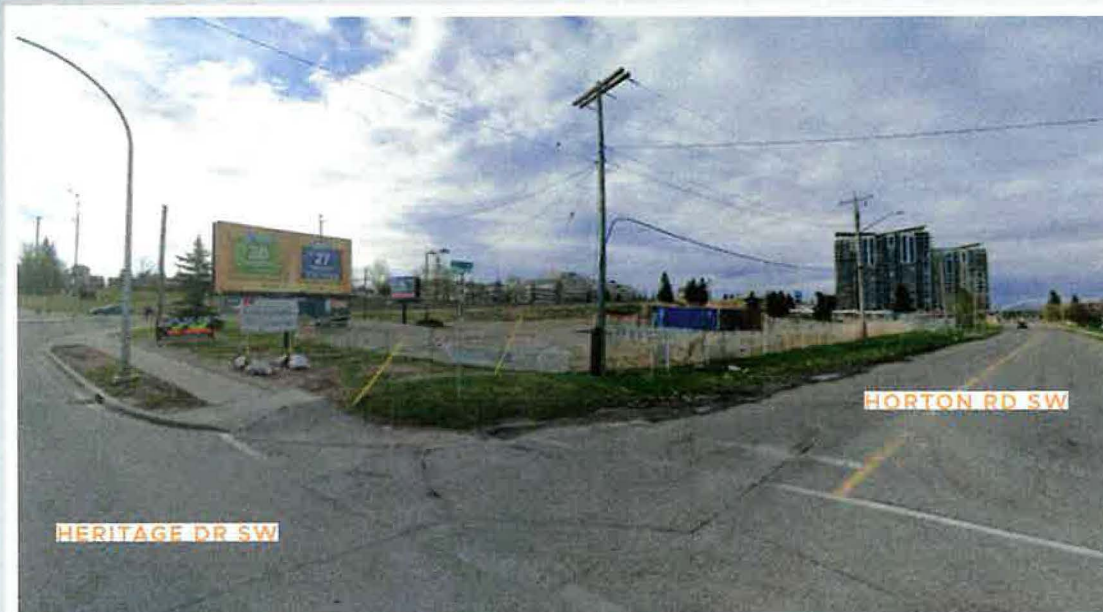
- Building Height: 50 Metres
(14-16 storeys)
- Floor Area Ratio (FAR): 5.0
(93,500 square metres)
- Minimum Density: 150uph
(minimum 280 units)
- Support Commercial Uses

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) **from** Direct Control (DC) District **to** Multi-Residential – High Density Medium Rise (M-H2) District.

Supplementary Slides



NW VIEW - Heritage Dr SW & Horton Rd SW



NE VIEW - Macleod Trail SW

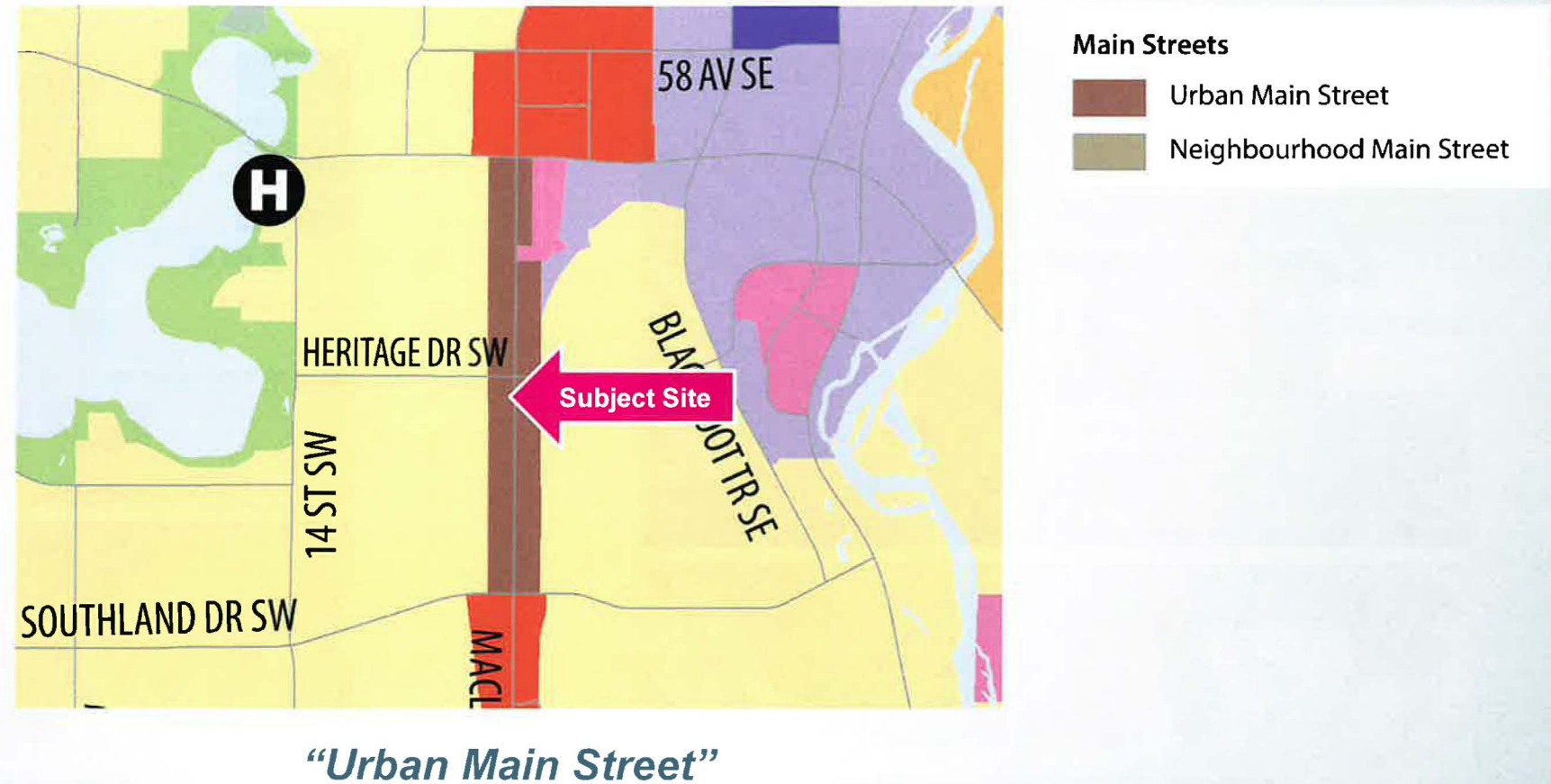


SW VIEW - Horton Rd SW

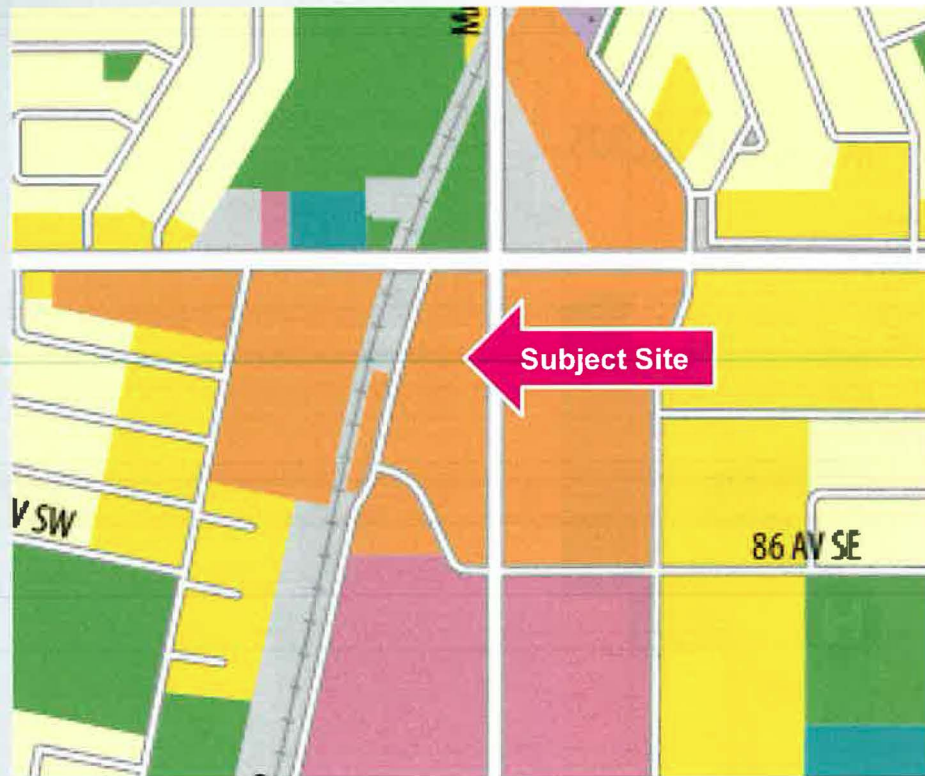


SE VIEW - Macleod Trail SW

Map 1: Structure Map

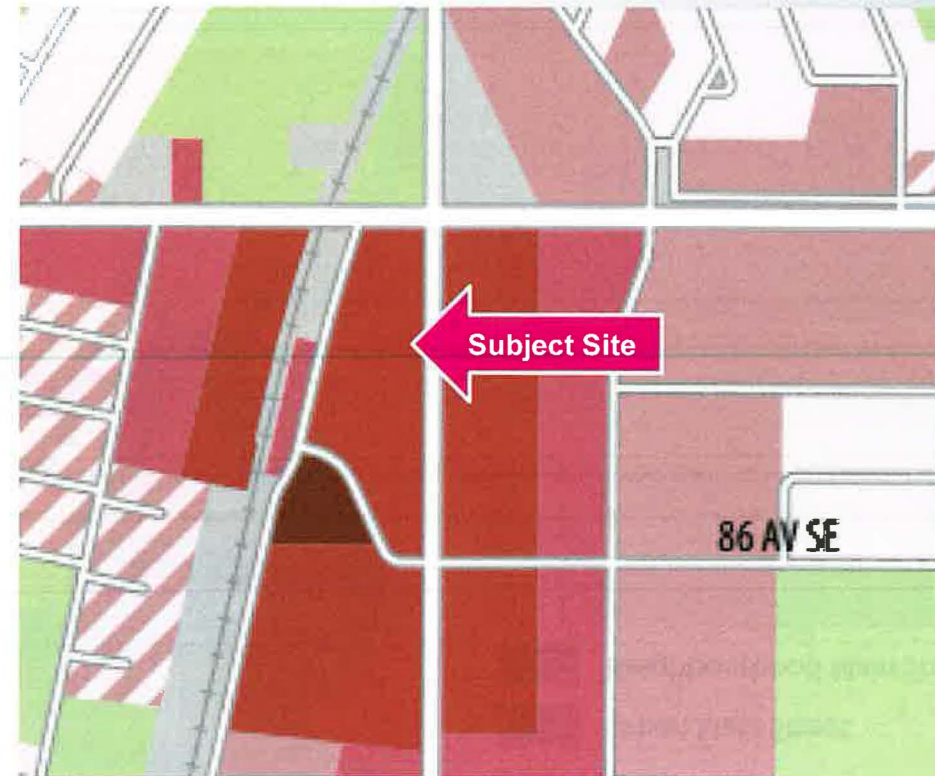


Map 3: Urban Form



“Neighbourhood Flex”

Map 4: Building Scale



“High – Up to 26 Storeys”

DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the C-4 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-4 General Commercial District shall apply to Discretionary Use Rules, unless otherwise noted below:

CONTINUED

may be reviewed in conjunction with a development permit for the site or any portion thereof to the satisfaction of the Approving Authority.

(f) Pedestrian Environment

All building elevations and portions of ground and second floor plans and landscaping features fronting Horton Road SW, shall be developed with particular attention to enhancing the pedestrian streetscapes.

CONTINUED

(a) Building Height

A maximum of 46 metres measured at the curb line of Macleod Trail SW.

(b) Gross Floor Area

The area of parking structures shall not be included in the calculation of F.A.R. to a maximum of 1 F.A.R.

(c) Accessory Food Services

The requirements of Section 38(5)(b.1)(i) of Bylaw 2P80 do not apply.

(d) Pedestrian Connections

(i) Prior to approval of a development permit application, the developer shall enter into a special development agreement with The City of Calgary to either construct or provide the design and construction costs associated with an above grade pedestrian connection over Horton Road SW as necessitated by the development;

(ii) The development shall make provisions for a public pedestrian connection from and through the development connecting to the Heritage LRT Station; and

(iii) Pedestrian connections shall provide for both vertical and horizontal connections as may be determined at the time of a development permit

all to the satisfaction of the Approving Authority.

(e) Vehicular Access

(i) Vehicular access to Macleod Trail SW from the site shall be limited to right-in/right-out movements only; and

(ii) Vehicular access to Horton Road SW from the site shall be limited to one all-turns access point towards the north end of the site, and one restricted access point (right-in/right-out movements only) towards the south end of the

Proposed Density Comparison 16

	Deveraux Proposed DP – 6 Story wood frame	Concrete High Rise	Alternate Density High Rise
# of Storeys	6	21-26	26
Density (uph)	267	190* (Based on above)	300
# of units	500	355	561
# of underground parking levels	3 levels	3 levels	4 levels (parking to support the additional density)
Build time to full build out	20 months	4.5 years	5 years

Proposed Development Rendering 17

