



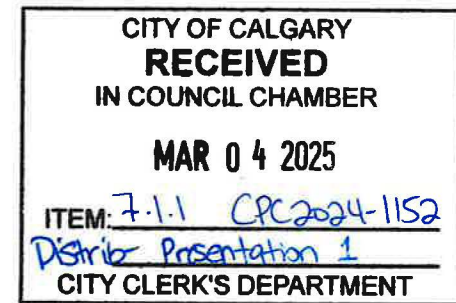
# Public Hearing of Council

Agenda Item: 7.1.1



## LOC2024-0213 / CPC2024-1152 Land Use Amendment

March 4, 2025





## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 20D2025** for the resignation of 0.41 hectares  $\pm$  (1.03 acres  $\pm$ ) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.









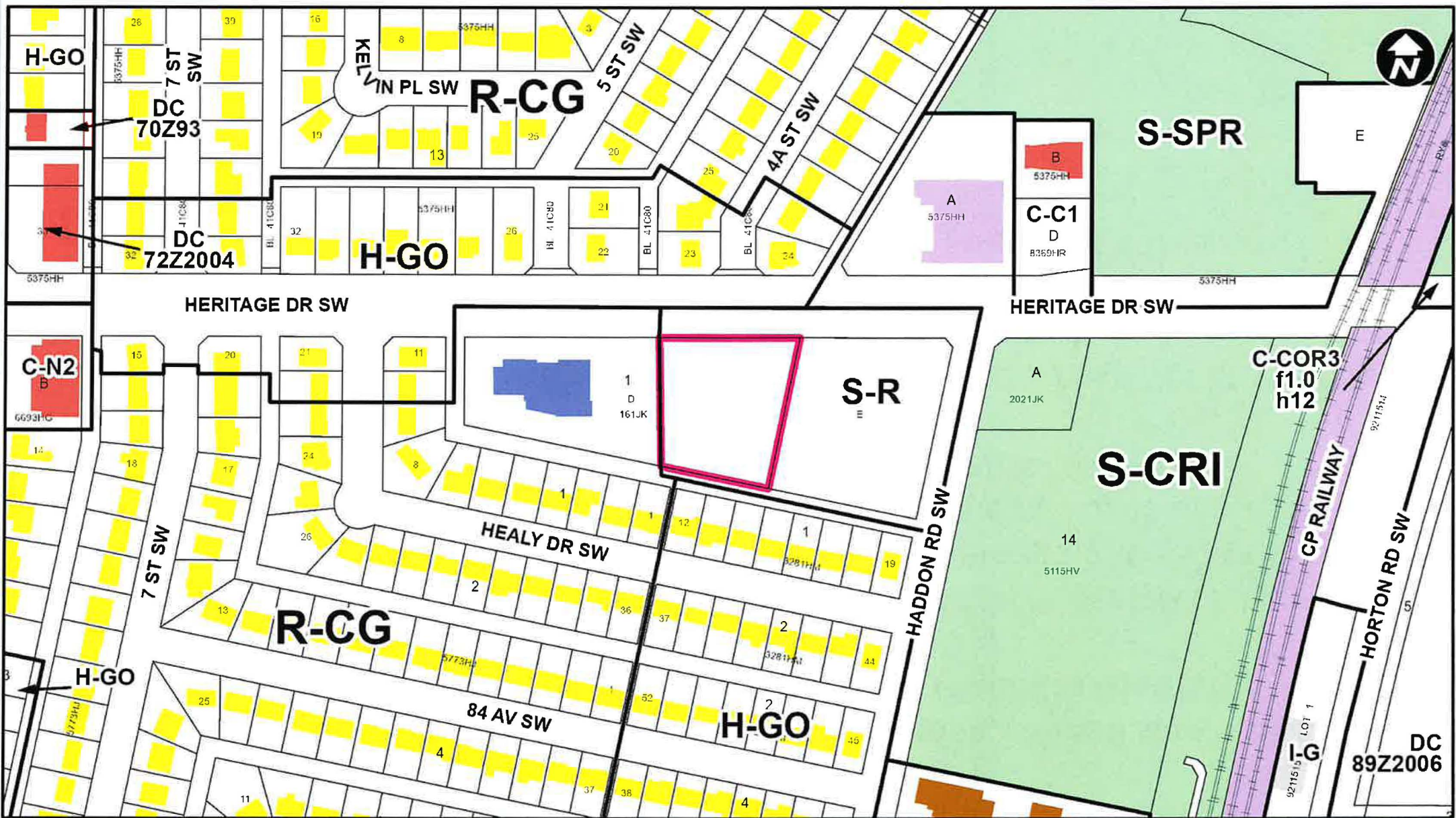


Parcel Size:

**0.41 ha**



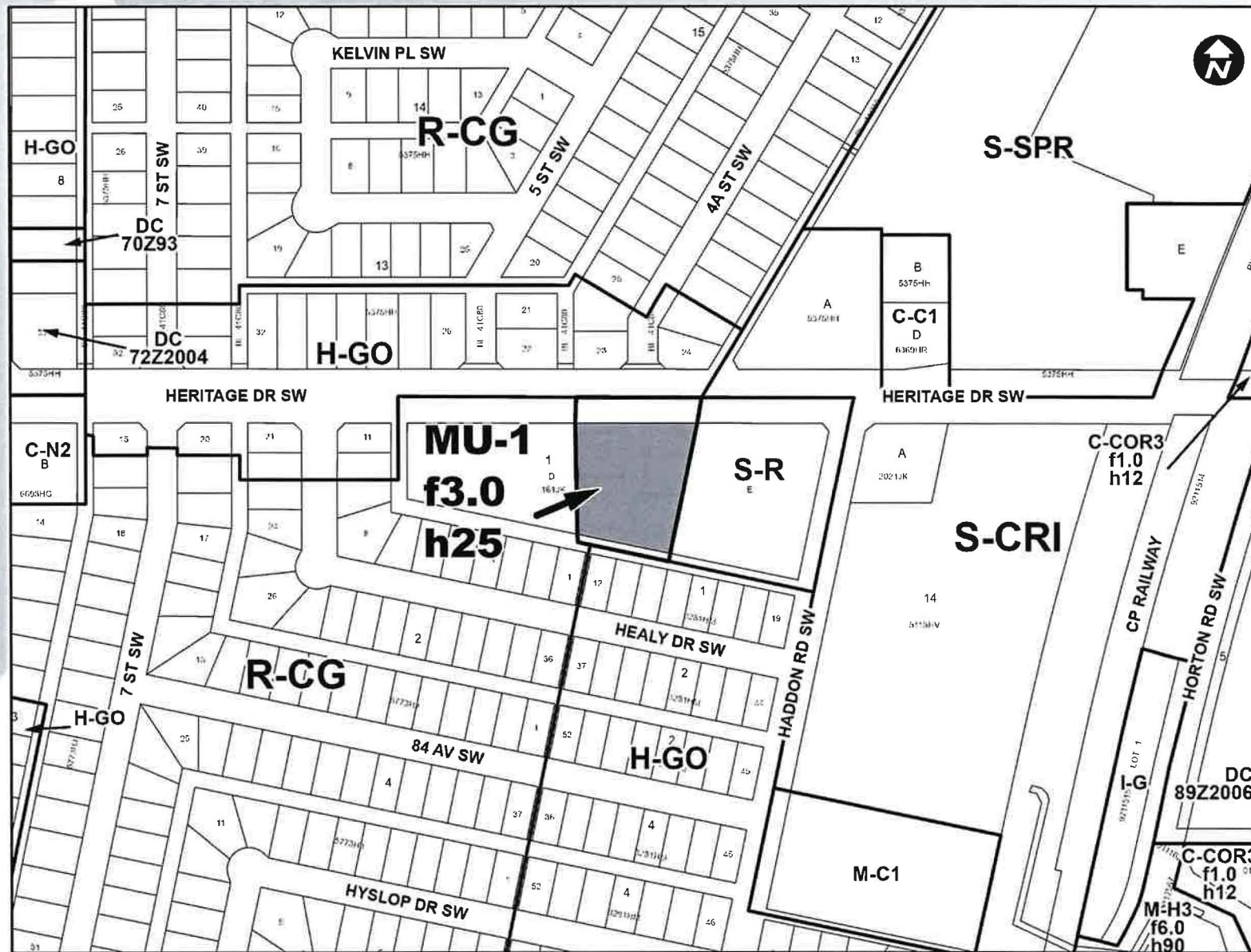
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





# Proposed Land Use Map

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## Proposed Mixed Use – General (MU-1f3.0h25) District:

- Should be located on higher-order roads and allows for commercial uses at grade with residential above.
- Maximum height of 25 metres (~6 storeys)
- Maximum floor area ratio of 3.0



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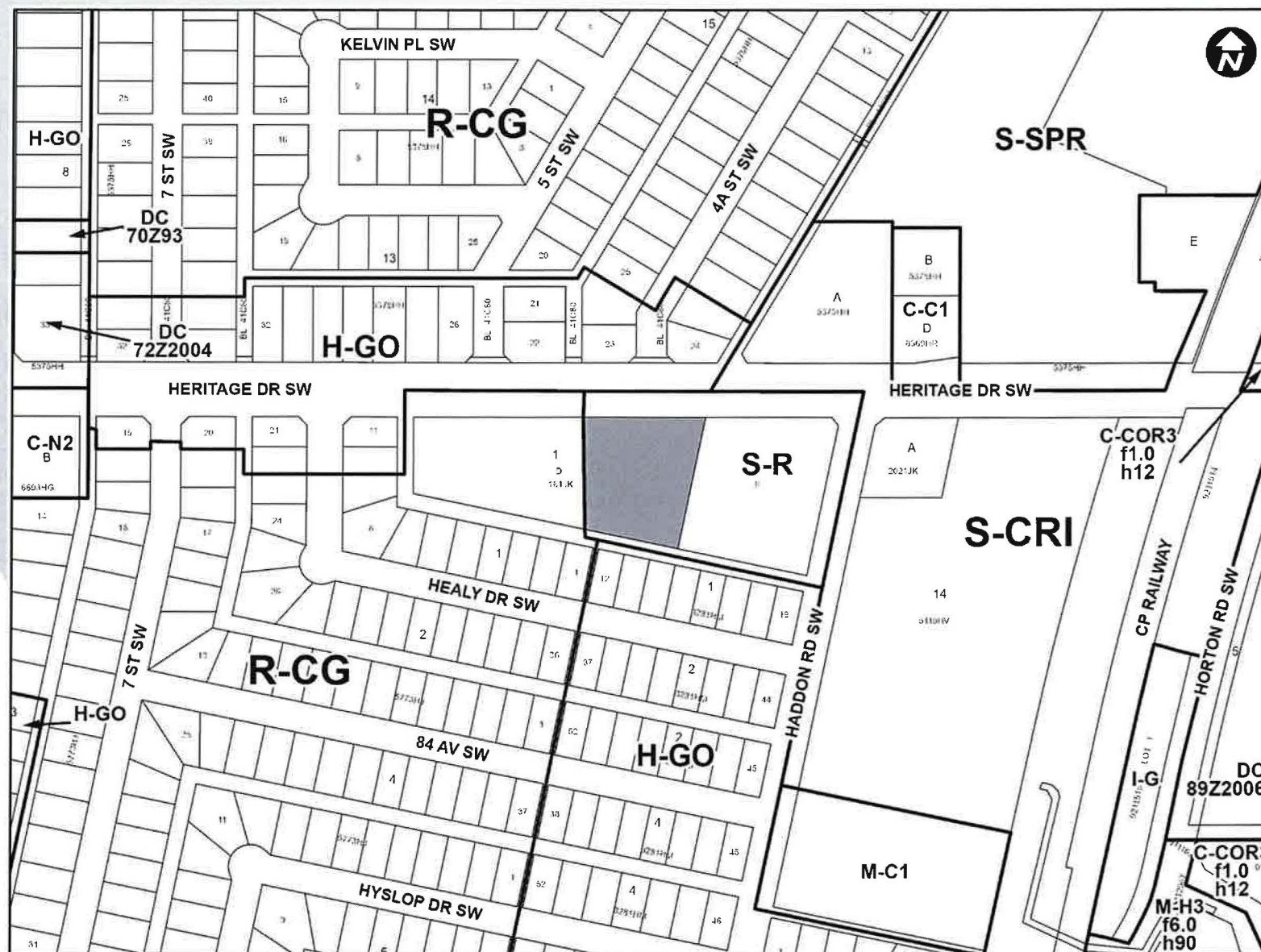
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## Supplementary Slides



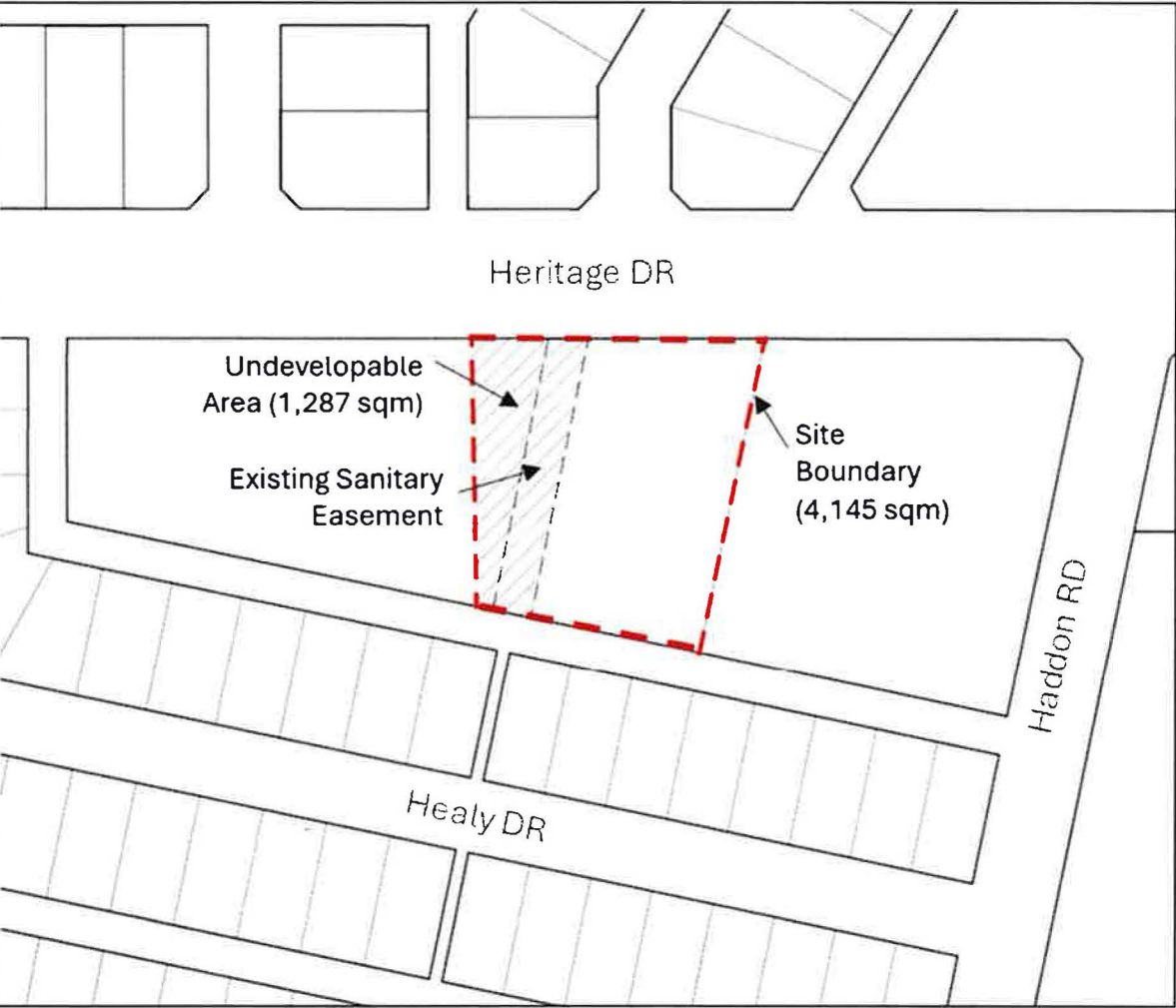
# Existing Land Use Map

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**627 HERITAGE DRIVE SW – NET DEVELOPABLE AREA**



<b>Total Site Area</b>	<b>- 4,145 sqm</b>
<b>Undevelopable Area</b>	<b>- 1,287 sqm</b>
<b>Net Developable Area</b>	<b>- 2,858 sqm</b>
<b>3.0 FAR</b>	<b>- 12,435 sqm</b>
<b>Effective FAR</b>	<b>- 4.35 (12,435 / 2,858)</b>



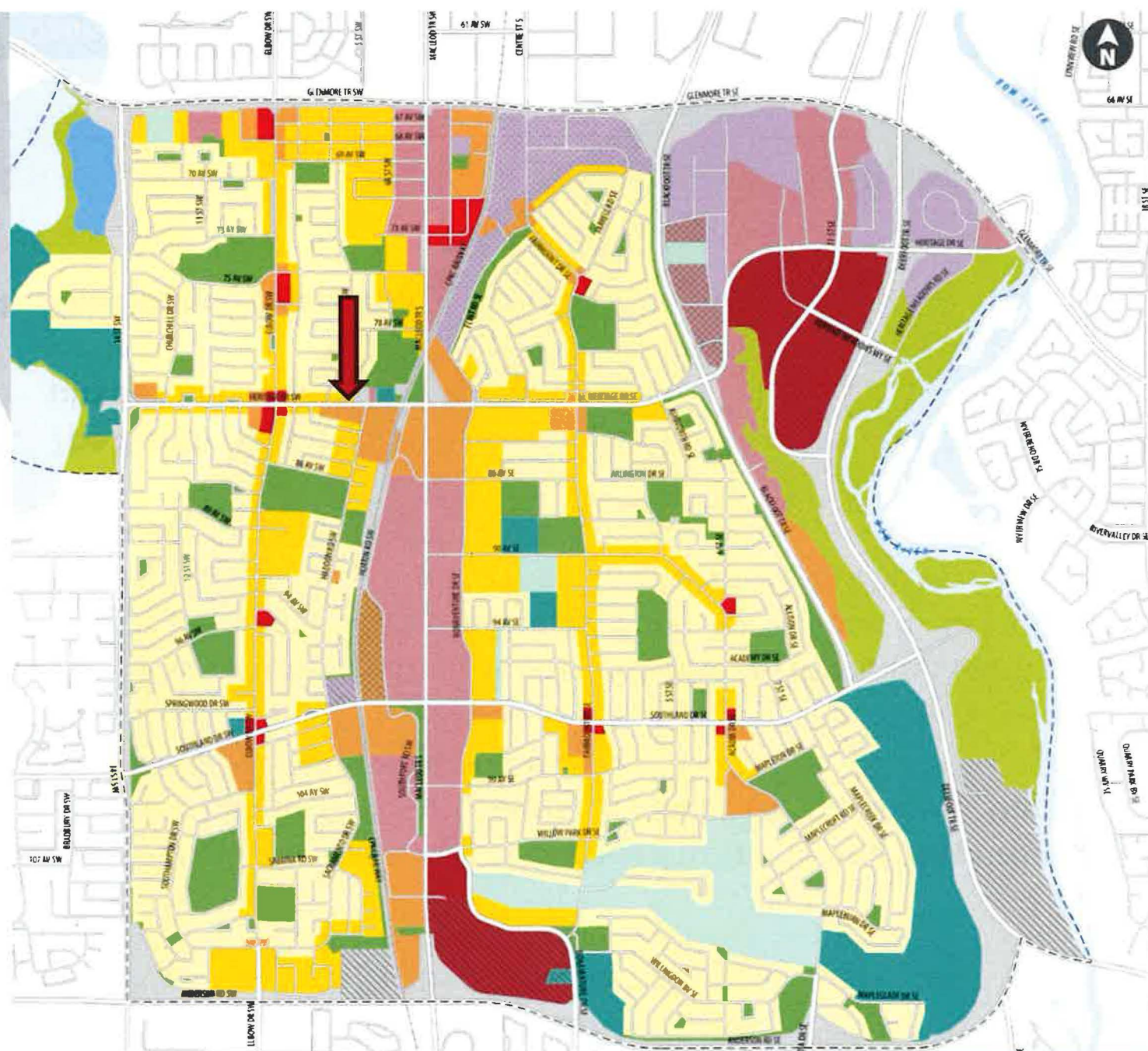
## YMCA History on site

1. Ownership – the Land was subdivided from the original parcel Block 1 Lot D Plan 161JK and acquired by the YMCA on August 9, 1962. The balance of the original parcel is now owned by St. Andrew's Presbyterian Church.
2. The YMCA also acquired a leasehold interest in the adjacent property; Block 1 Lot E Plan 161JK from the Calgary Separate School Board for a lease of 99 years on August 1, 1962. The site was subsequently sold to the City of Calgary in 1978. YMCA officially surrendered the lease on February 18, 2021 to the City of Calgary.
3. The South Calgary YMCA Building was first constructed in 1963 and was developed in four phases between 1963 and 1990.
4. The South Calgary YMCA closed September 5, 2010.



### Map 3: Urban Form

AMENDED 35P2024



#### Legend

##### Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- Regional Campus
- No Urban Form Category

##### Additional Policy Guidance

- Comprehensive Planning Site
- Industrial Transition
- Special Policy Area
- Plan Area Boundary