



Public Hearing of Council

Agenda Item: 7.2.11



LOC2024-0320 / CPC2025-0664 Outline Plan and Land Use Amendment

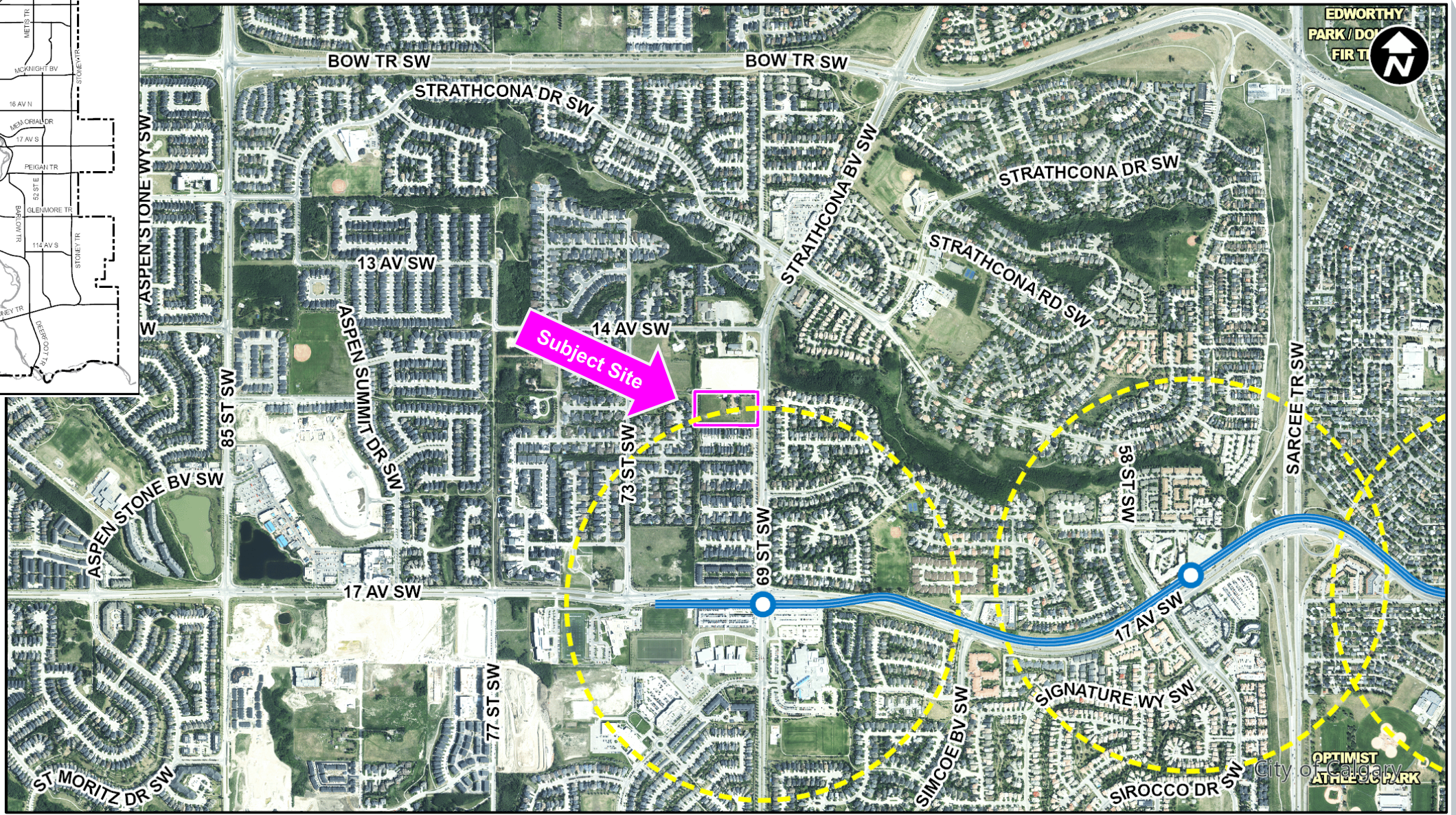
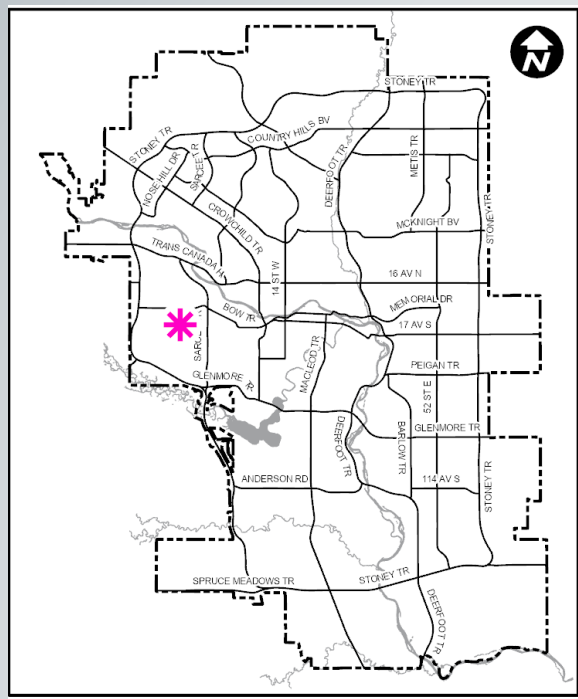
September 9, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7.2.11 CPC 2025-0664
<i>Distrib- Presentation!</i>
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

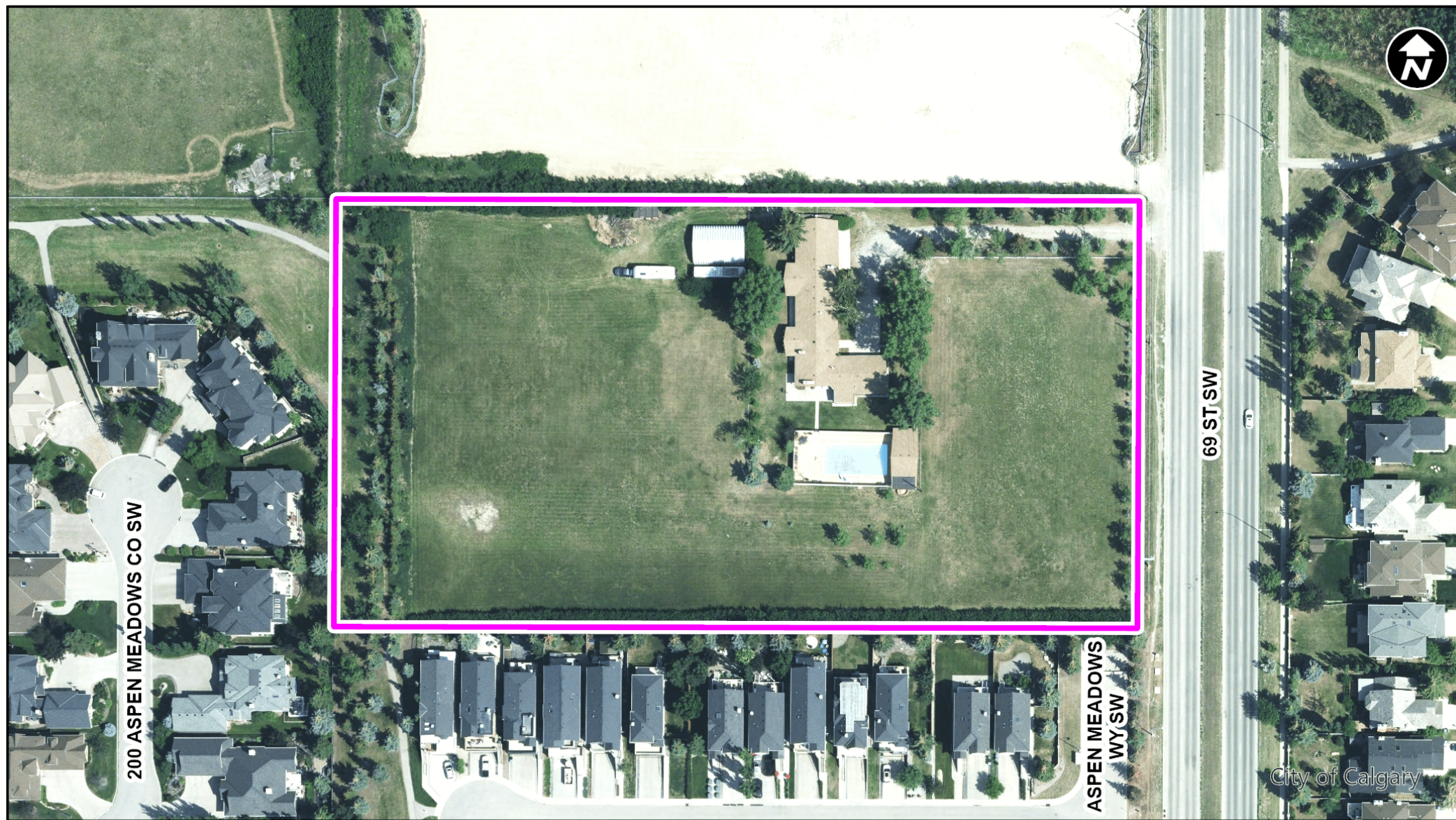
That Council:

Give three readings to **Proposed Bylaw 149D2025** for the redesignation of 1.99 hectares \pm (4.92 acres \pm) located at 1477 – 69 Street SW (Plan 1144AC, Block A, Lot 6) from Direct Control District (DC) **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) 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



LEGEND

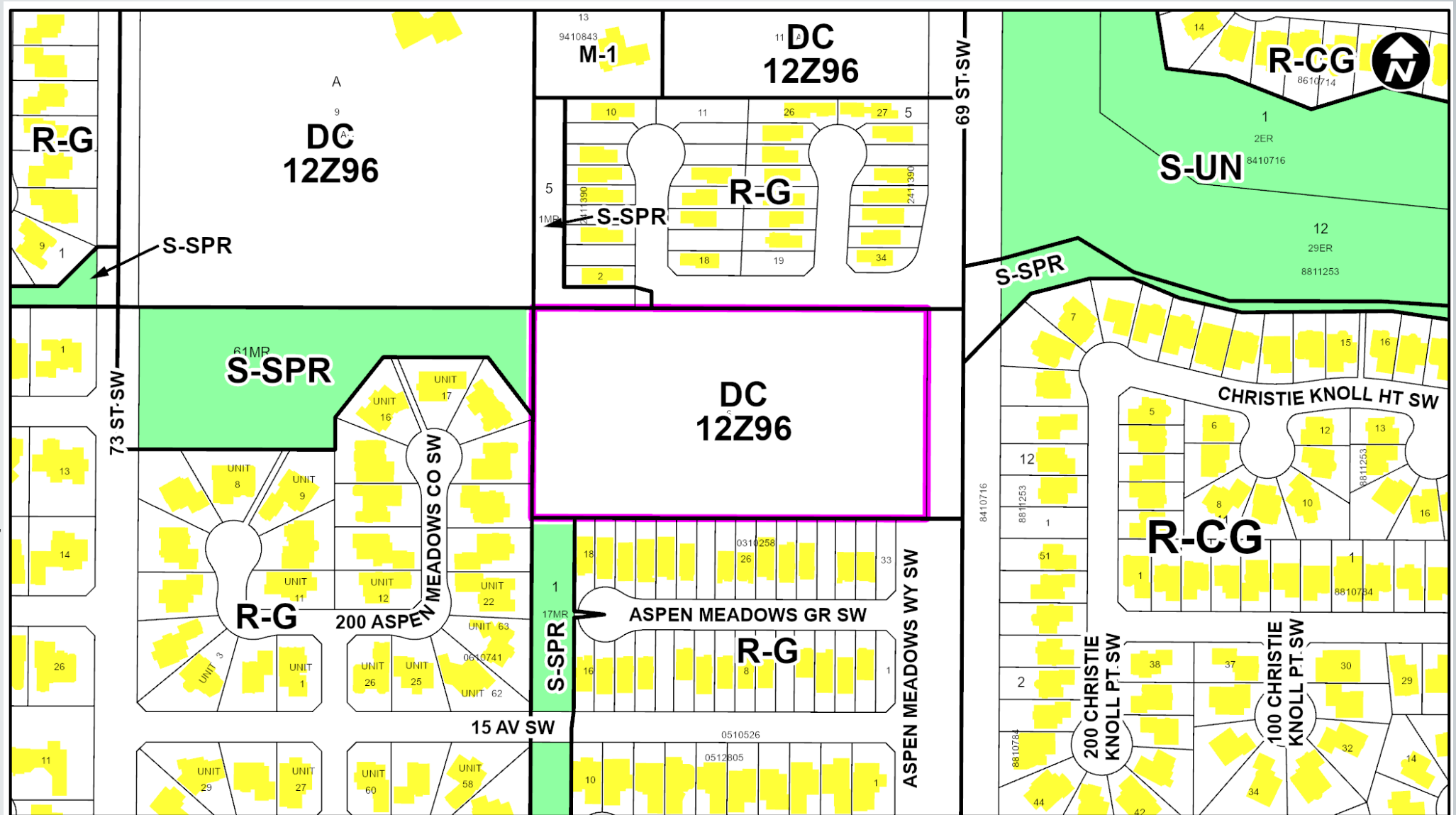
 Land Use Site Boundary

Parcel Size:

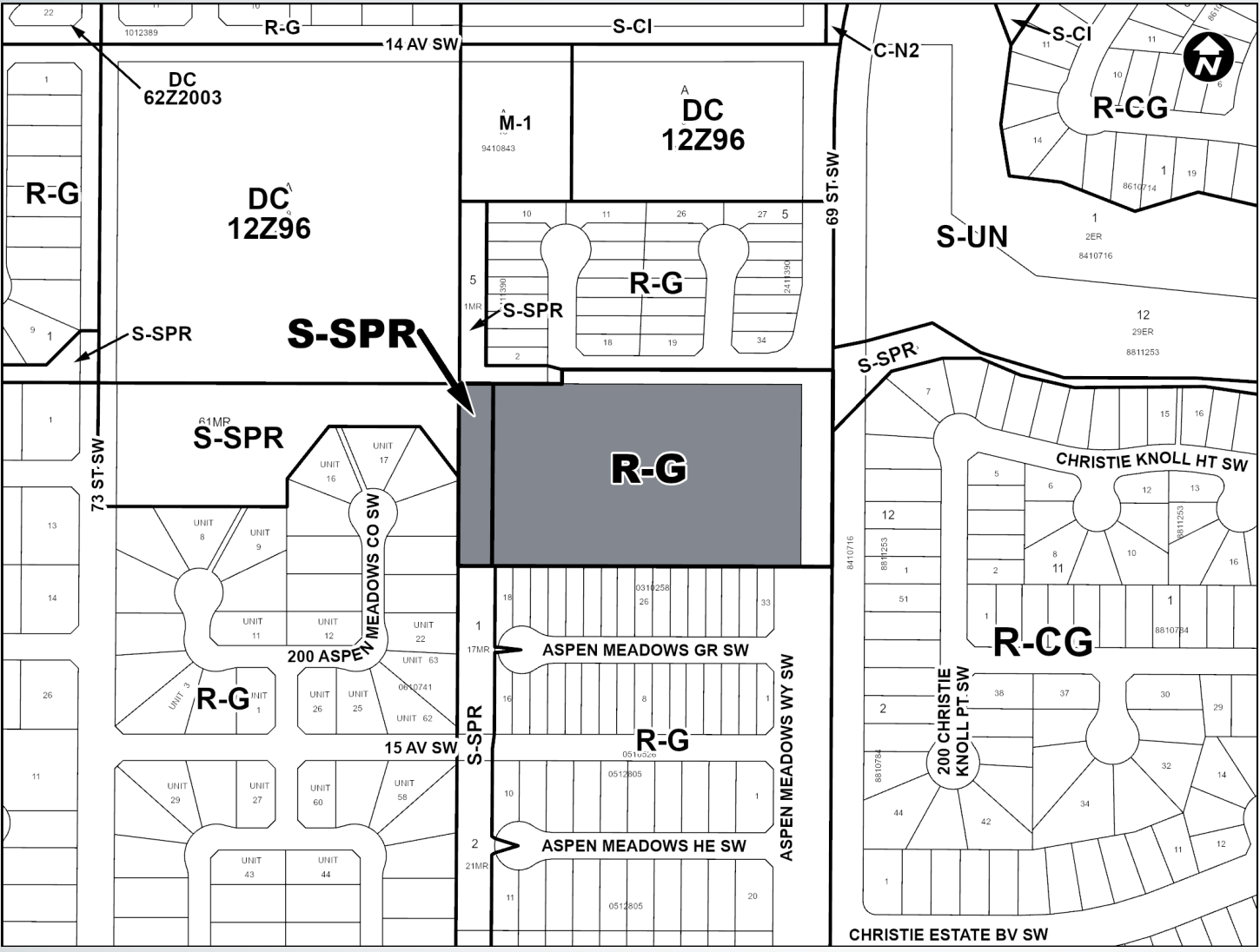
1.99 ha
195m x 102m

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

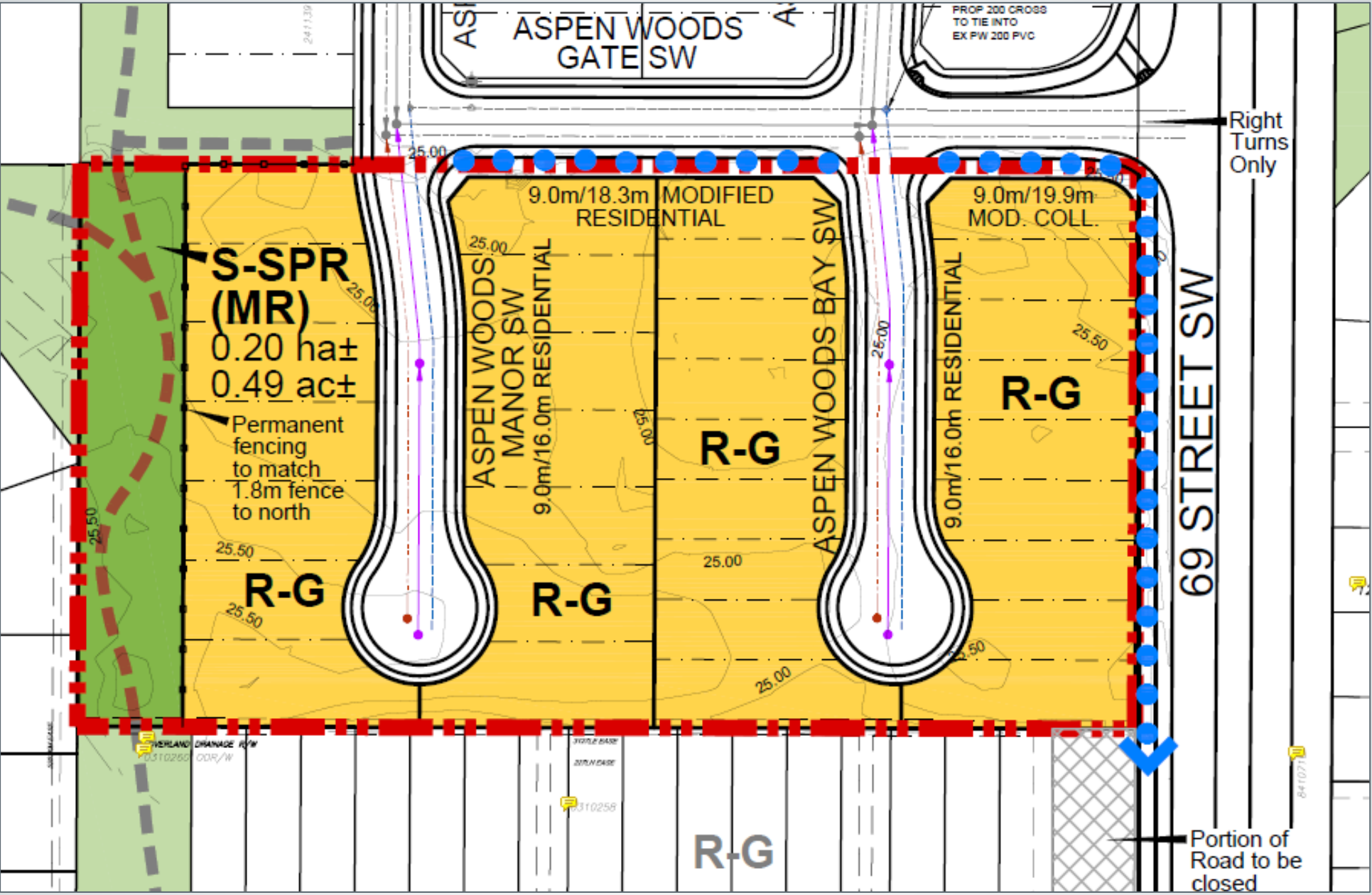


Proposed Residential – Low Density Mixed Housing (R-G) District:

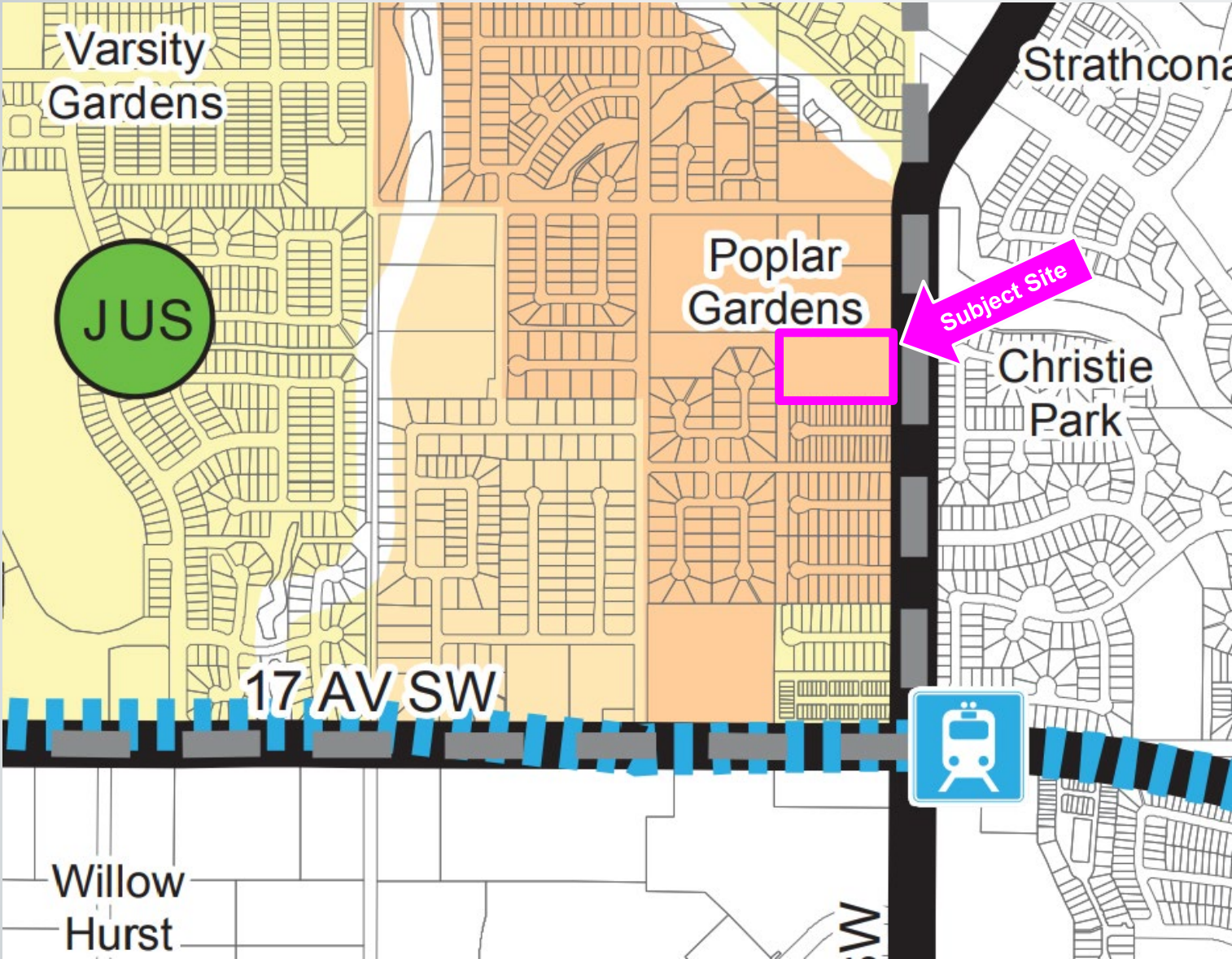
- Low density residential development in a variety of building forms
- Maximum building height of 12 metres

Proposed Special Purpose – School, Park and Community Reserve (S-SPR) District

- Intended for parks and open space of various sizes and intensities



East Springbank Area Structure Plan



Standard Density Infill Development

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Existing Direct Control District (DC 12Z96)

- Rural residential development
- Maximum building height 10 metres for single detached dwelling units

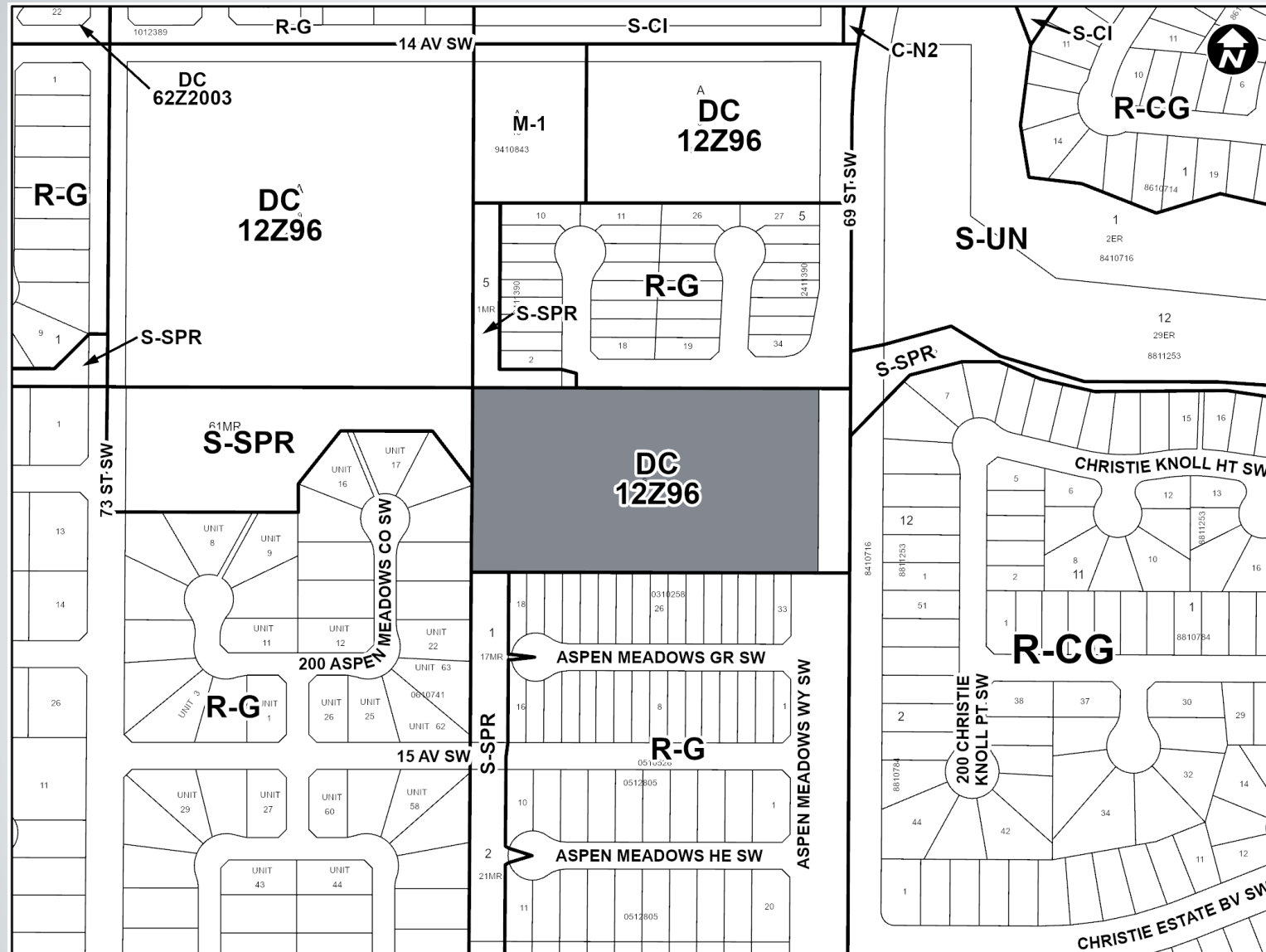




Photo 1: Looking west



Photo 2: Looking Southwest

Proposed Outline Plan:

- Total site area 1.99 ha
 - 1.42 ha residential
 - 0.37 ha roads
 - 0.20 ha Municipal Reserve

- 32 units
 - 16.1 uph (6.5 upa)

