



## LOC2024-0016 / CPC2024-1078

## Land Use Amendment and Outline Plan

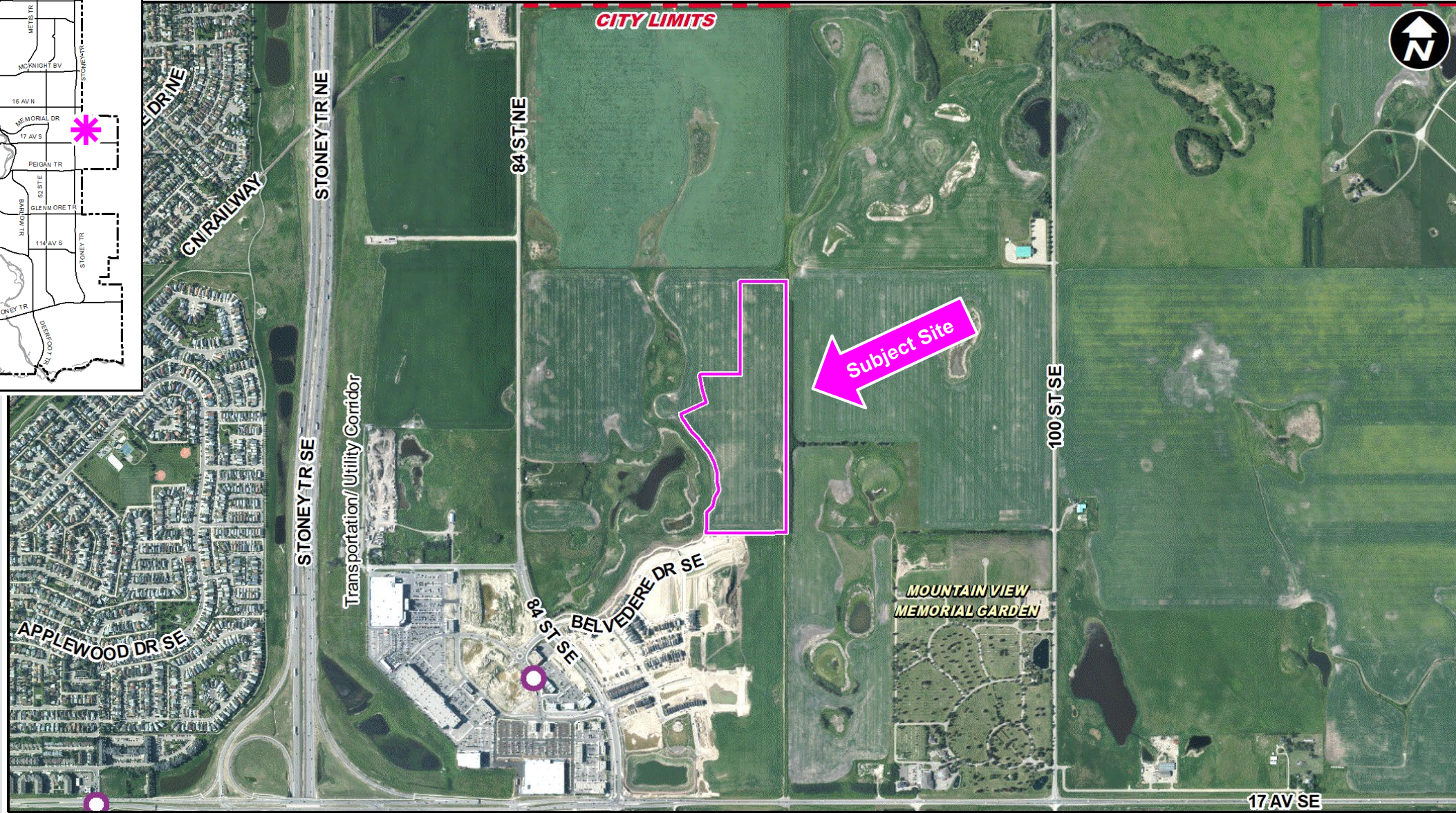
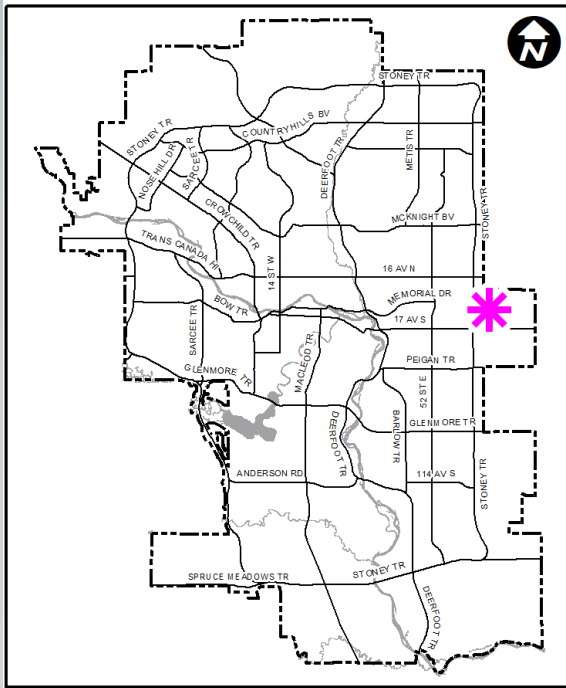
October 17, 2024

## RECOMMENDATIONS:

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) to subdivide 15.61 hectares  $\pm$  (38.58 acres  $\pm$ ), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 15.61 hectares  $\pm$  (38.58 acres  $\pm$ ) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District ~~to~~ Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

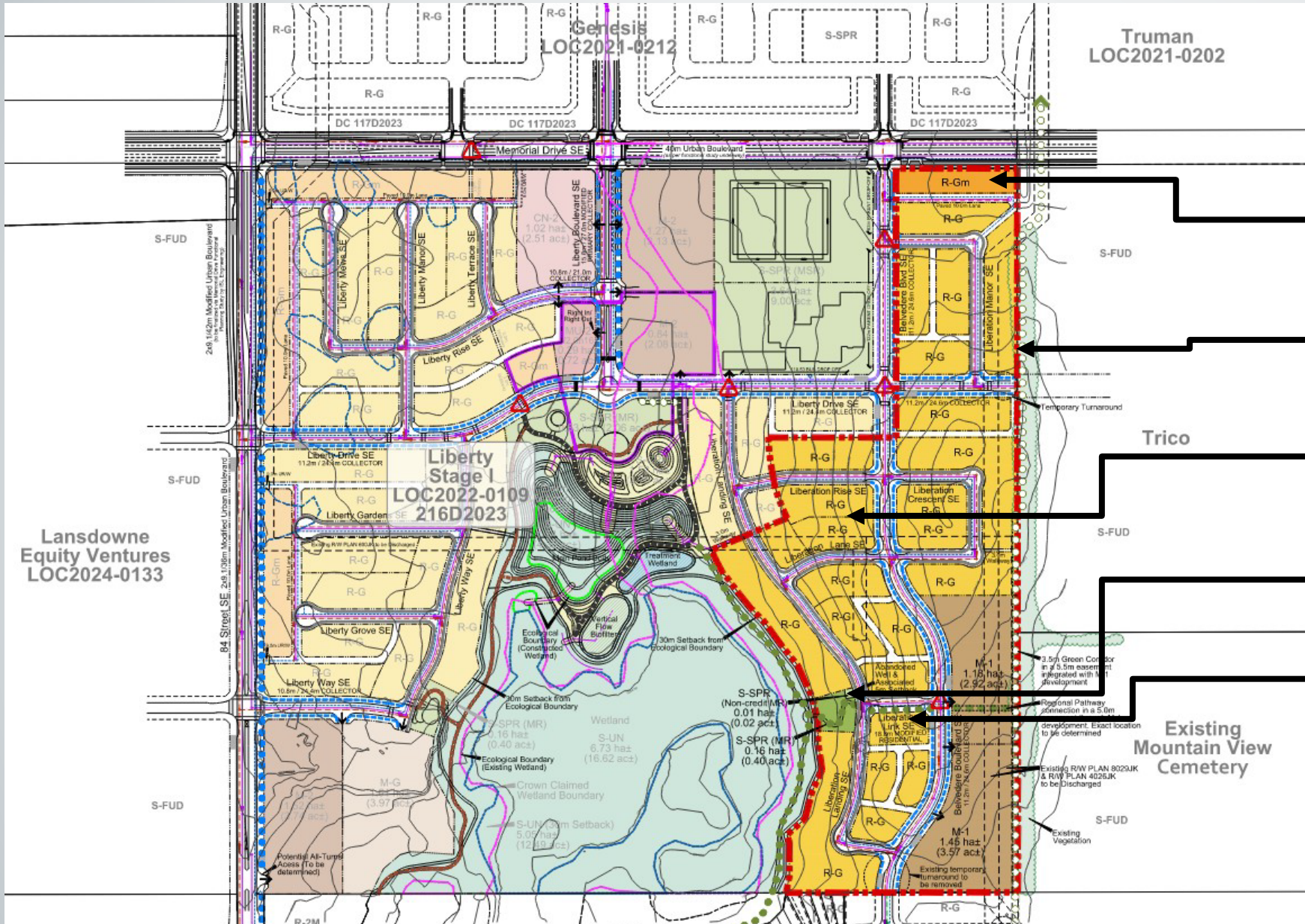


### LEGEND

- 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

# Development Context

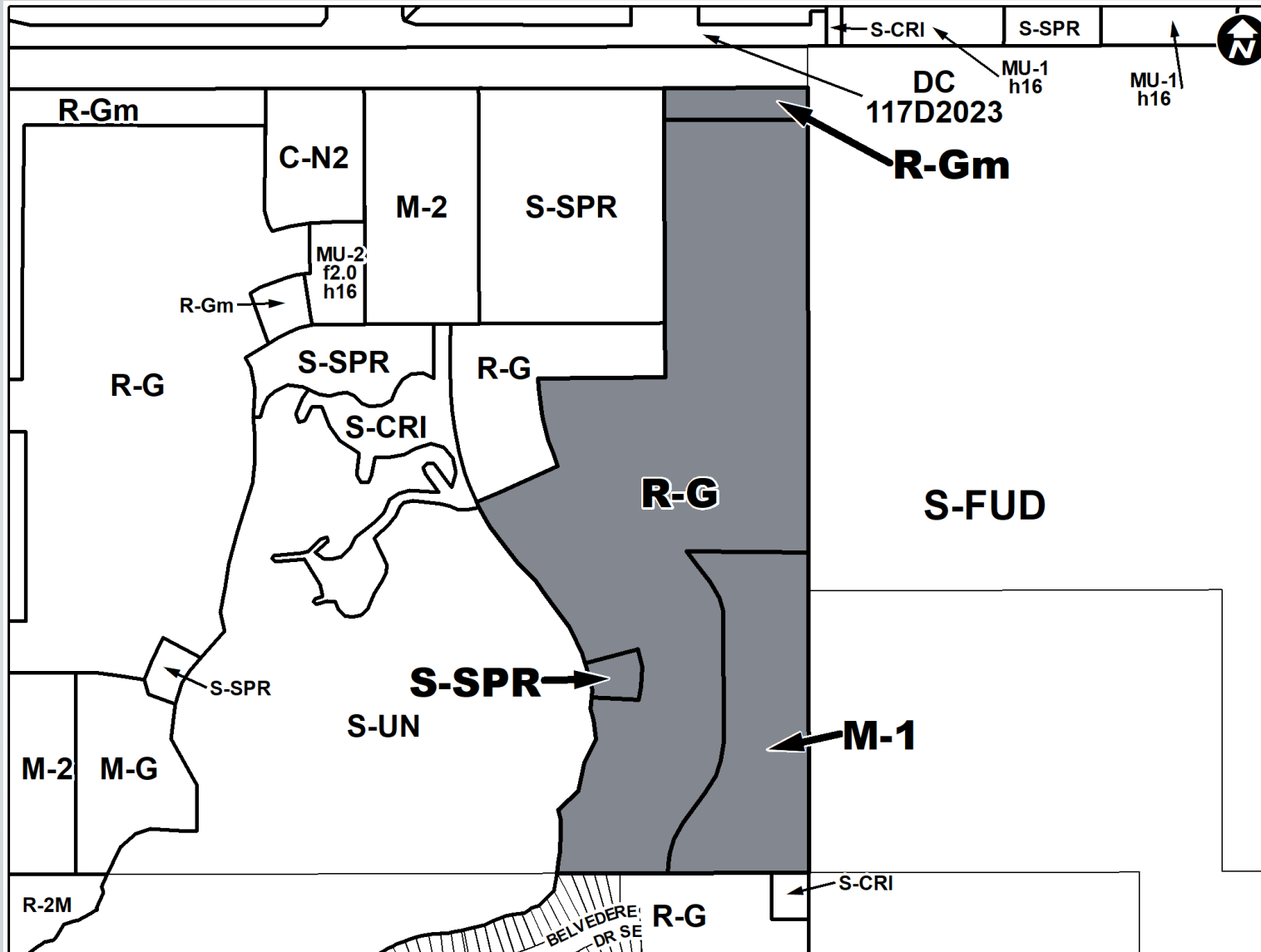




- Stage 2**
- Active Edge along Urban Corridor
- Green Corridor
- Neighbourhood Residential Areas
- Neighbourhood Park
- Regional Pathway Connection

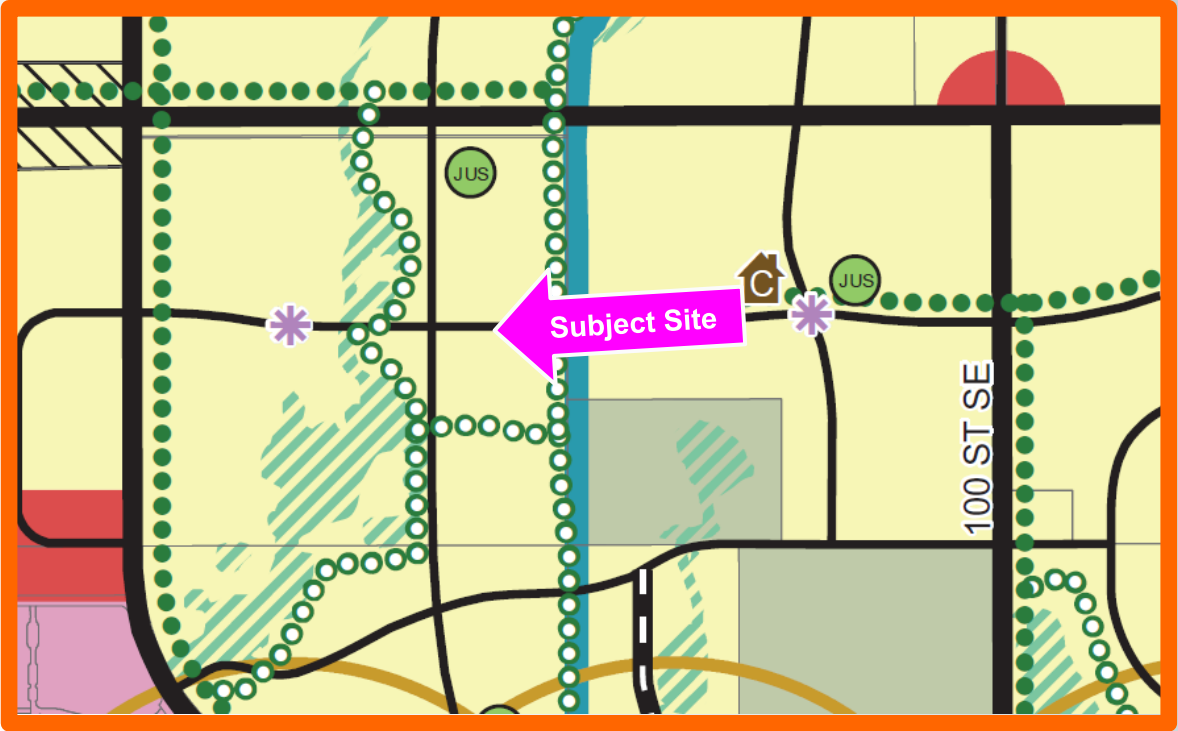
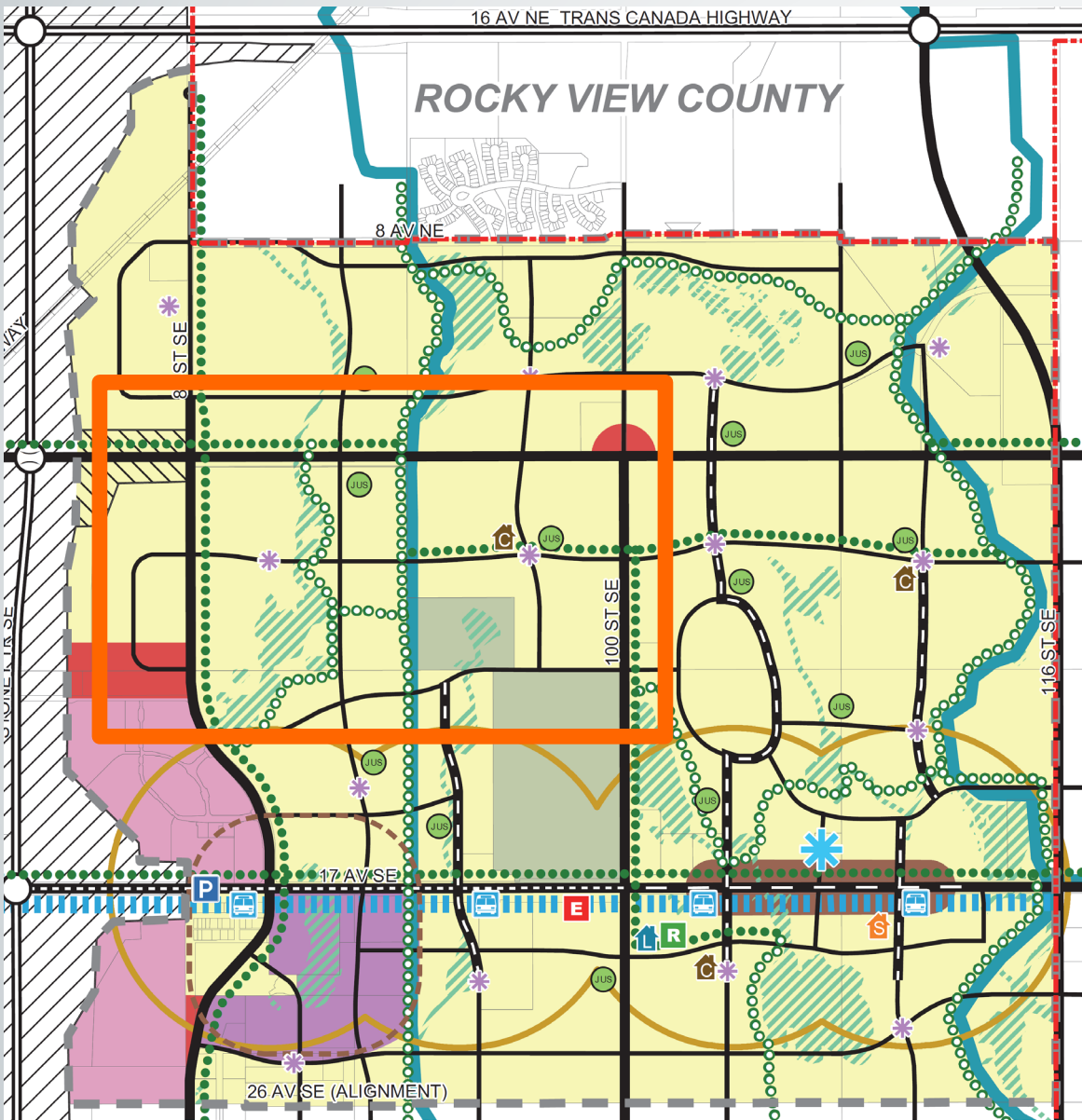
Trico






Existing Mountain View Cemetery



This application proposes residential, multi-residential and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District
- Multi-Residential – Low Profile (M-1) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.



-  Neighbourhood Area
-  Neighbourhood Activity Centre
-  Joint Use Site
-  Regional Pathway
-  Green Corridor

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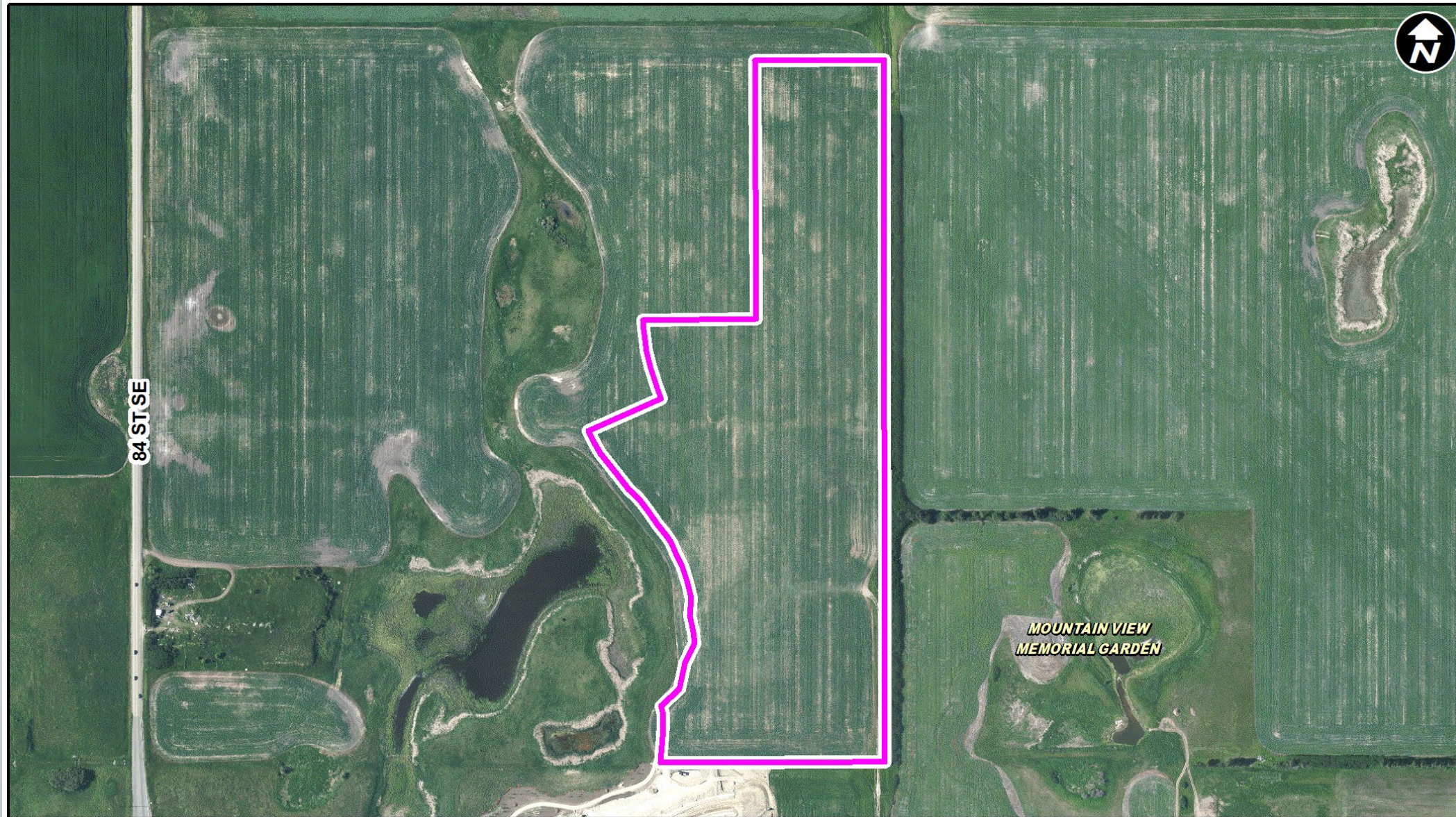


# Supplementary Slides



Site View - Looking North





Add legend here

Parcel Size:

**XX** ha

**XX**m x **XX**m

● **Housing Diversity** is achieved through single, semi, and ground oriented, laned and laneless low density residential that provides opportunities for multigenerational housing and variety of multi residential located in proximity to open space amenities.

① **Memorial DR / 84 ST Interface** will be addressed through street front townhouses, multi residential and neighbourhood commercial.

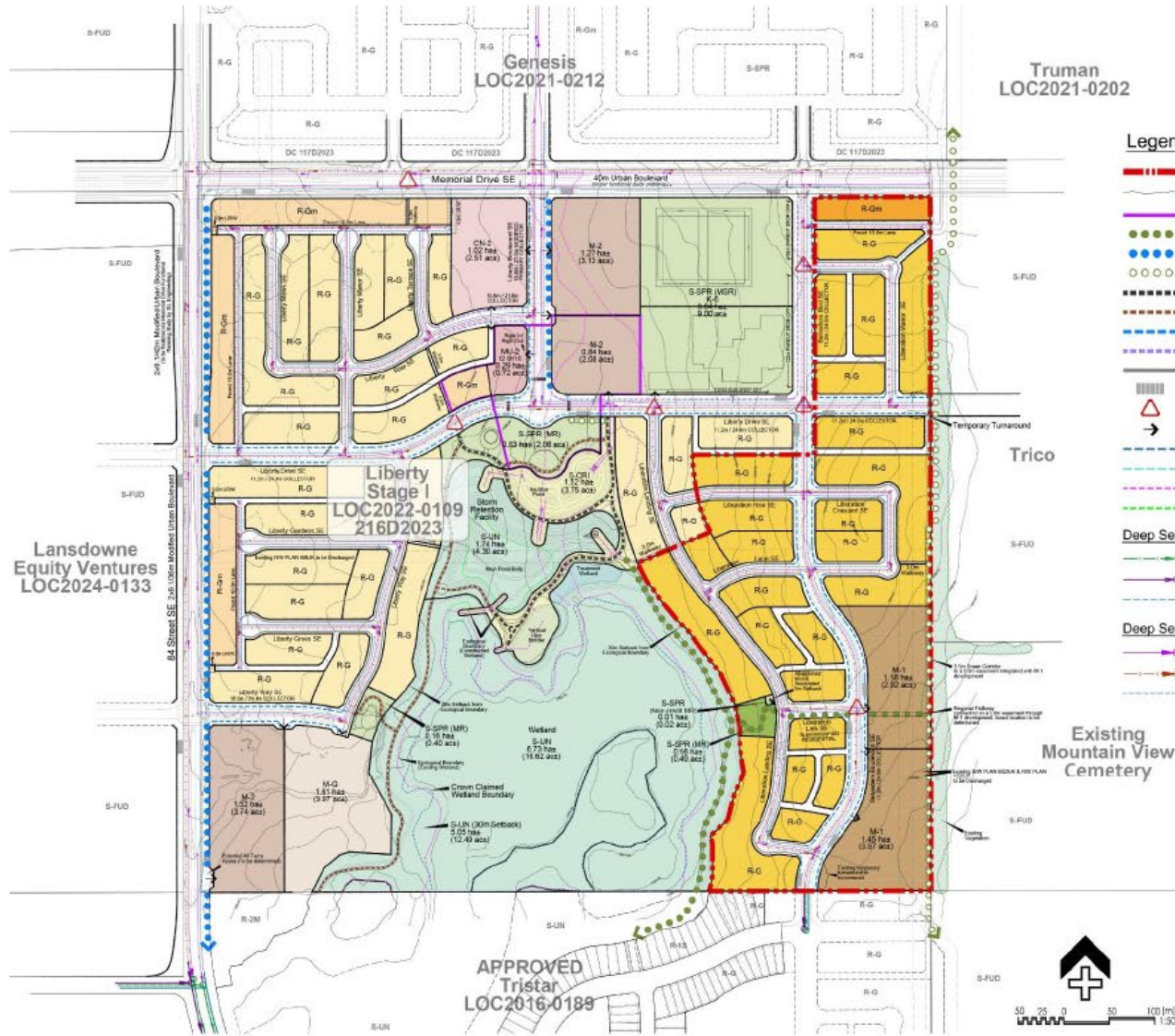


② **Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminus of Liberty Blvd will integrate the existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.



● **Multi-Modal Connectivity** - Liberty's extensive pathway network facilitates multi-modal connectivity. Direct east-west transit route, the pathway network along the wetland complex and the green corridor along the east boundary will facilitate walking and cycling to key destination areas.

Conceptual Render Only



### Legend

- ▬▬▬ Outline Plan Boundary
  - ▬▬▬ Contour Interval 1.0m
  - ▬▬▬ Neighbourhood Activity Centre Boundary
  - 3.0m Regional Pathway
  - 3.0m Multi-Use Pathway
  - ○ ○ 3.5m Green Corridor
  - ▬▬▬▬▬ 4.0m Maintenance Pathway
  - ▬▬▬▬▬ 2.5m Local Pathway
  - ▬▬▬▬▬ 2.0m Separate Sidewalk
  - ▬▬▬▬▬ 2.0m Mono Sidewalk
  - ▬▬▬▬▬ 1.5m Mono Sidewalk
  - Bus Zone
  - ▴ Rectangular Rapid Flashing Beacon (RRFB)
  - Potential Access
  - ▬▬▬▬▬ Crown Claimed Wetland Boundary
  - ▬▬▬▬▬ 30m Wetland Setback
  - ▬▬▬▬▬ Ecological Boundary (Existing Wetland)
  - ▬▬▬▬▬ Ecological Boundary (Constructed Wetland)
- Deep Services - Existing**
- ▬▬▬▬▬ Storm Sewer/Manhole
  - ▬▬▬▬▬ Sanitary Sewer/Manhole
  - ▬▬▬▬▬ Water Main
- Deep Services - Proposed**
- ▬▬▬▬▬ Storm Sewer/Manhole
  - ▬▬▬▬▬ Sanitary Sewer/Manhole
  - ▬▬▬▬▬ Water Main

**ZAHMOL**  
PROPERTIES LTD.

## LIBERTY BELVEDERE STAGE 2

Outline Plan &  
Land Use Redesignation

**Planningplus**

**PASQUINI & ASSOCIATES**  
PLANNING • DESIGN • ANALYSIS

**MAGNA**  
ENVIRONMENTAL SERVICES LTD.

**Athena Environmental Consultants Ltd.**

**coregeomatics**

**L.A. West**

**Stantec**

### OUTLINE PLAN STATISTICS

	Hectares	Acres	Frontage (m)	# of units	% of GDA
<i>Zahmol Ownership</i>	(+/-)	(+/-)	(+/-)		
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>15.61</b>	<b>38.58</b>			<b>100.0%</b>
<b>RESIDENTIAL AREA</b>					
<b>MULTI-FAMILY RESIDENTIAL</b>					
<b>M-1 Low Profile Multi-Residential District</b>	<b>2.63</b>	<b>6.49</b>			
<i>Anticipated number of units @ 30upa</i>				194 units	
<i>Maximum anticipated number of units @ 60upa</i>				389	
<b>LOW DENSITY RESIDENTIAL</b>					
<b>R-Gm Low Density Mixed-Housing</b>	<b>0.33</b>	<b>0.82</b>	127		
<i>Anticipated number of units at 6m lot width</i>			6	21 units	
<i>Maximum number of units at 5m lot width</i>			5	25	
<b>R-G Low Density Mixed-Housing Laned</b>	<b>1.79</b>	<b>4.43</b>	538		
<i>Anticipated number of units at 8.4m lot width</i>			8.4	64 units	
<i>Maximum number of units at 5m lot width</i>			5	108	
<b>R-G Low Density Mixed-Housing Laneless</b>	<b>6.48</b>	<b>16.01</b>	1819		
<i>Anticipated number at 10.4m lot width</i>			10.4	175 units	
<i>Maximum number of units at 6m lot width</i>			6	303	
<b>Total Anticipated Number of Units</b>				<b>454 units</b>	
<b>Total Maximum Number of Units</b>				<b>826 units</b>	
<b>DENSITY</b>					
<b>Anticipated</b>	<b>29.1 upha</b>			<b>11.8 upa</b>	
<b>Maximum</b>	<b>52.9 upha</b>			<b>21.4 upa</b>	
<b>INTENSITY</b>					
<b>Anticipated</b>	<b>85.4 people + jobs / gross dev. hectare</b>				
<b>Maximum</b>	<b>152.6 people + jobs / gross dev. hectare</b>				
<b>OPEN SPACE - S-SPR</b>					
	<b>0.17</b>	<b>0.42</b>			<b>1.1%</b>
Neighbourhood Park (Credit MR)	0.16	0.40			
Abandoned Well Setback (Non-Credit MR)	0.01	0.02			
<b>PUBLIC DEDICATION</b>					
<b>Roads</b>	<b>4.21</b>	<b>10.41</b>			<b>27.0%</b>
	4.21	10.41			



# Proposed Outline Plan – Street Cross Sections 15

## LIBERTY BELVEDERE STAGE 2

Planningplus

PASQUINI & ASSOCIATES  
ENGINEERING - GEOMATICS

MAGNA  
ENGINEERING SERVICES INC.

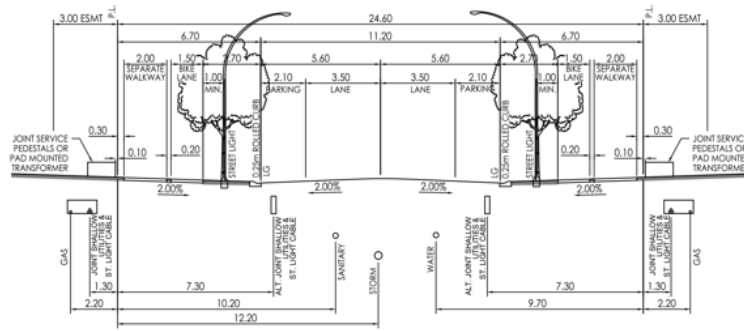
bunt  
& associates

Athena Environmental Consultants Ltd.

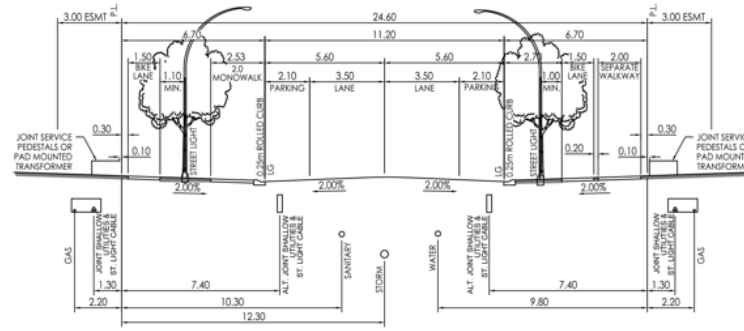
coregeomatics

L.A. West  
Landscape - Architectural - Design - CONSULTANTS

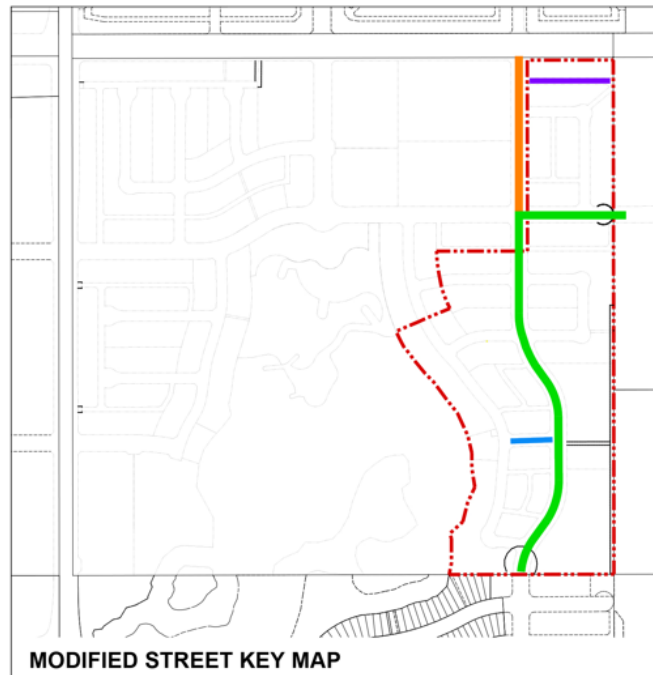
Stantec



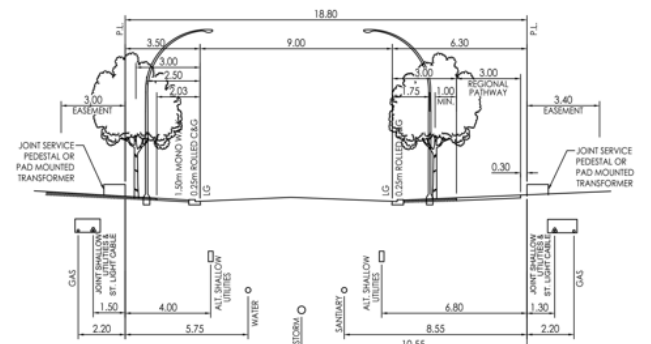
**24.6m MODIFIED COLLECTOR #1**  
PARKING BOTH SIDES/SEPARATE 2.0m WALK & 1.5m BIKE LANE BOTH SIDES  
LIBERTY DRIVE SE - PHASE 2 (East of Belvedere Boulevard)  
BELVEDERE BOULEVARD  
Scale 1:250



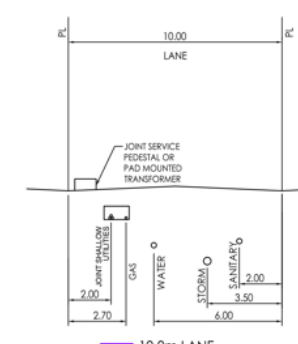
**24.6m MODIFIED COLLECTOR #2**  
PARKING BOTH SIDES/2.0m MONOWALK & SEPARATE 1.5m BIKE LANE ONE SIDE / SEPARATE 2.0m WALK & 1.5m BIKE LANE ONE SIDE  
BELVEDERE BOULEVARD SE (North of Liberty Drive SE)  
Scale 1:250



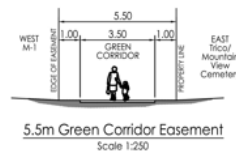
**MODIFIED STREET KEY MAP**



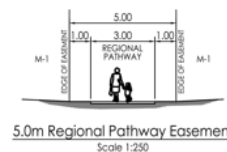
**18.8m MODIFIED RESIDENTIAL**  
Scale 1:250



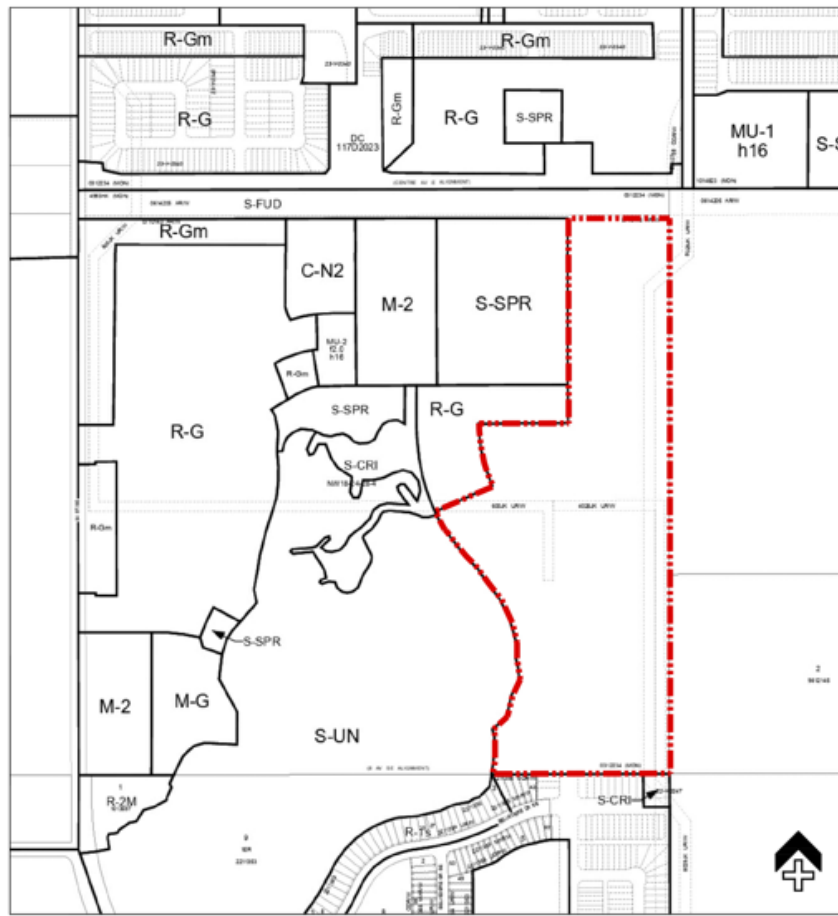
**10.0m LANE**  
Scale 1:250



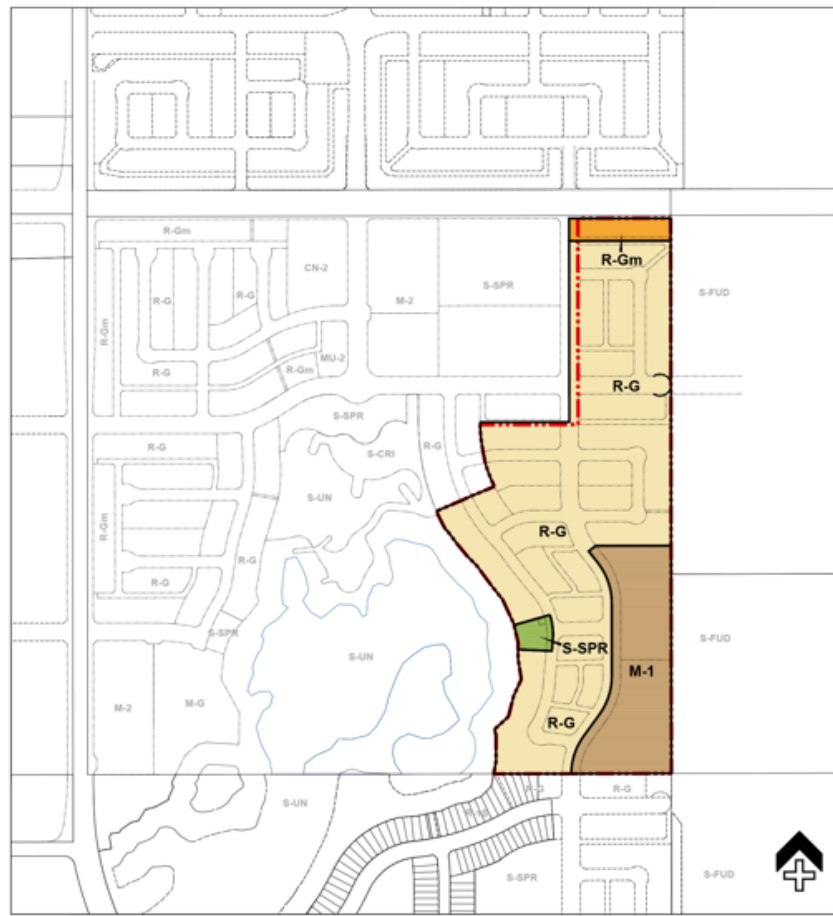
**5.5m Green Corridor Easement**  
Scale 1:250



**5.0m Regional Pathway Easement**  
Scale 1:250



**EXISTING LAND USE**

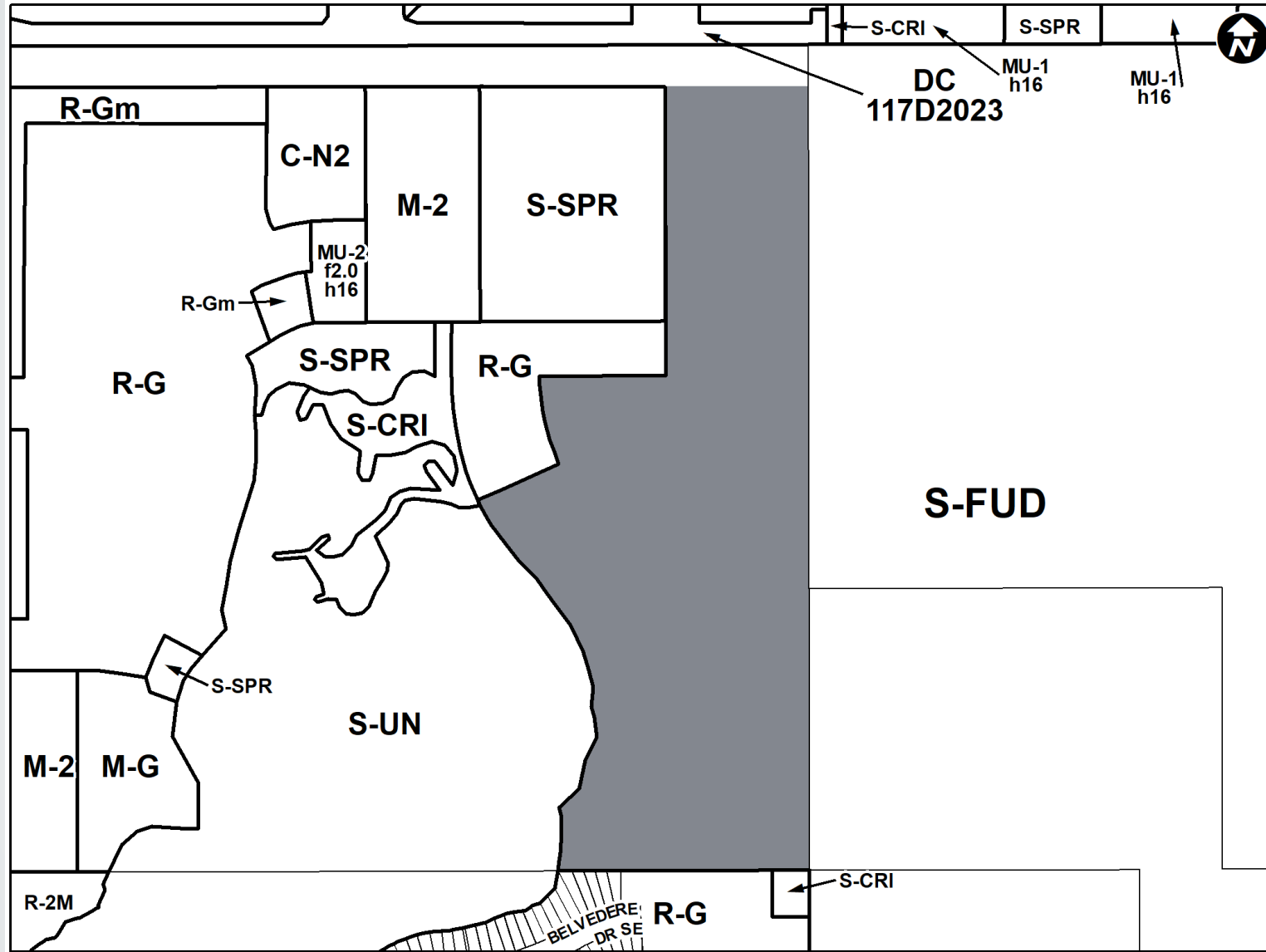


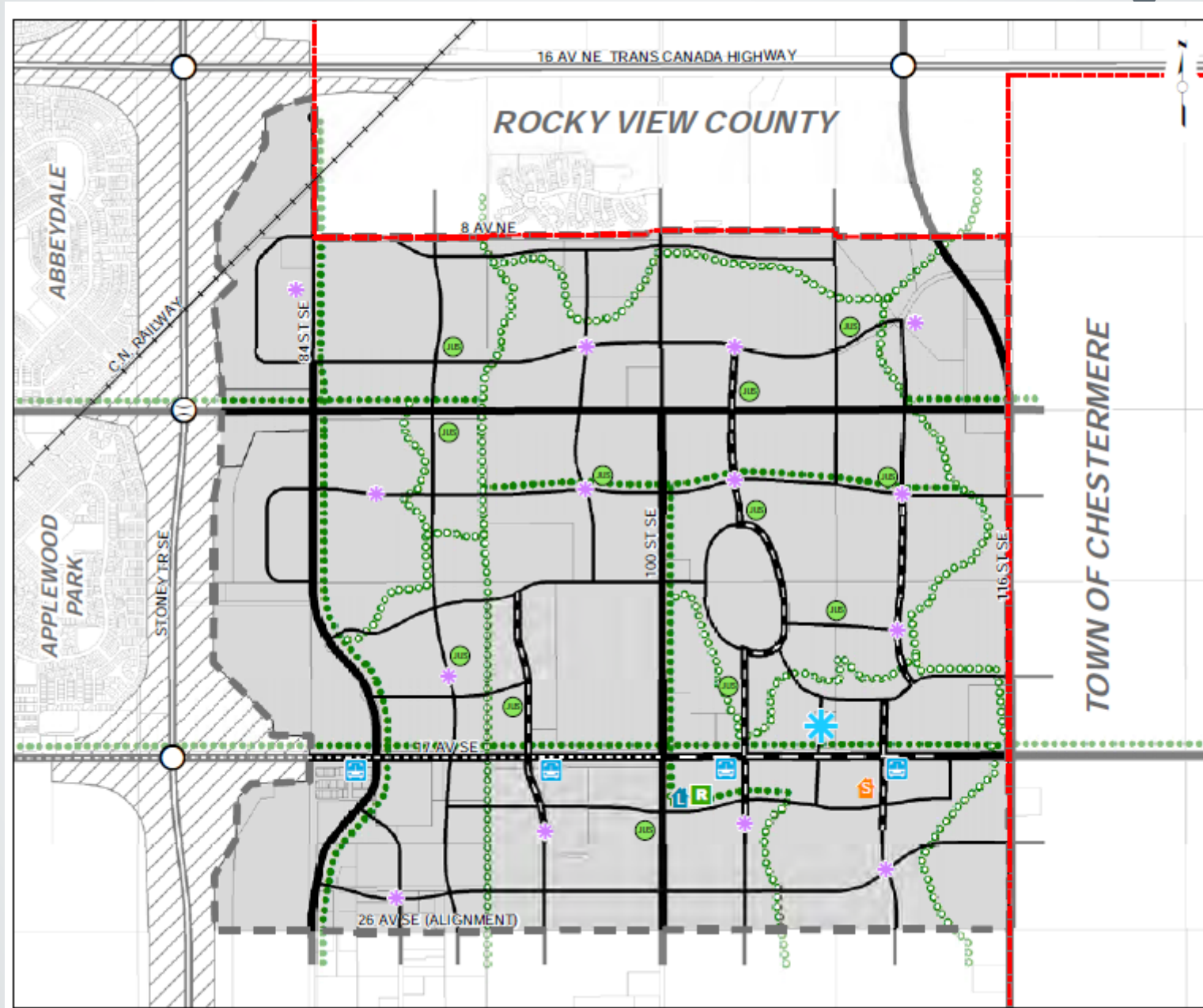
**PROPOSED LAND USE**

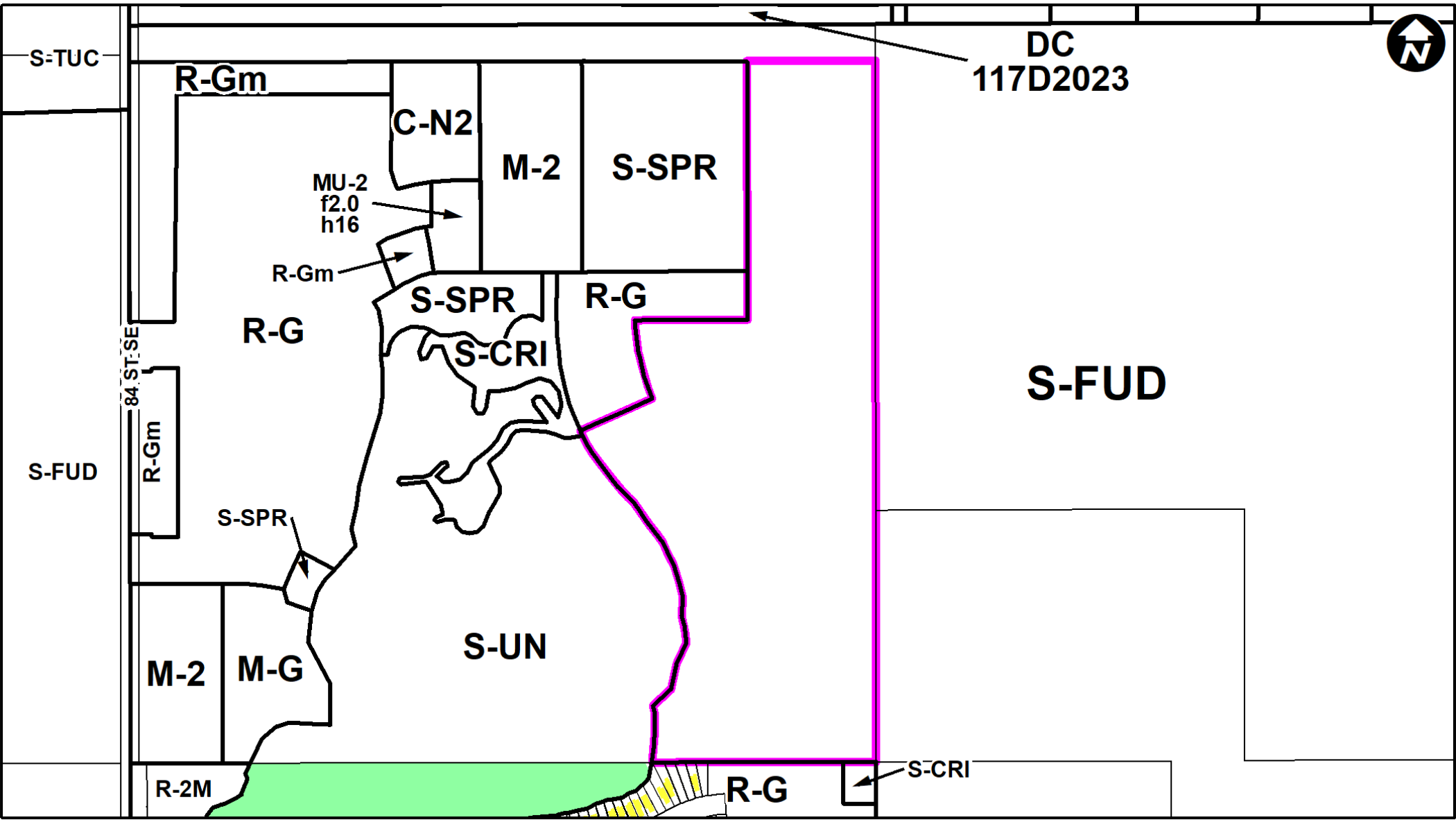


LAND USE REDESIGNATION STATISTICS		
	Hectares Acres	
	(+/-)	(+/-)
S-FUD to R-G	12.26	30.29
S-FUD to R-Gm	0.43	1.06
S-FUD to M-1	3.04	7.50
S-FUD to S-SPR	0.21	0.52
<b>TOTAL LAND USE REDESIGNATION</b>	<b>15.94</b>	<b>39.37</b>

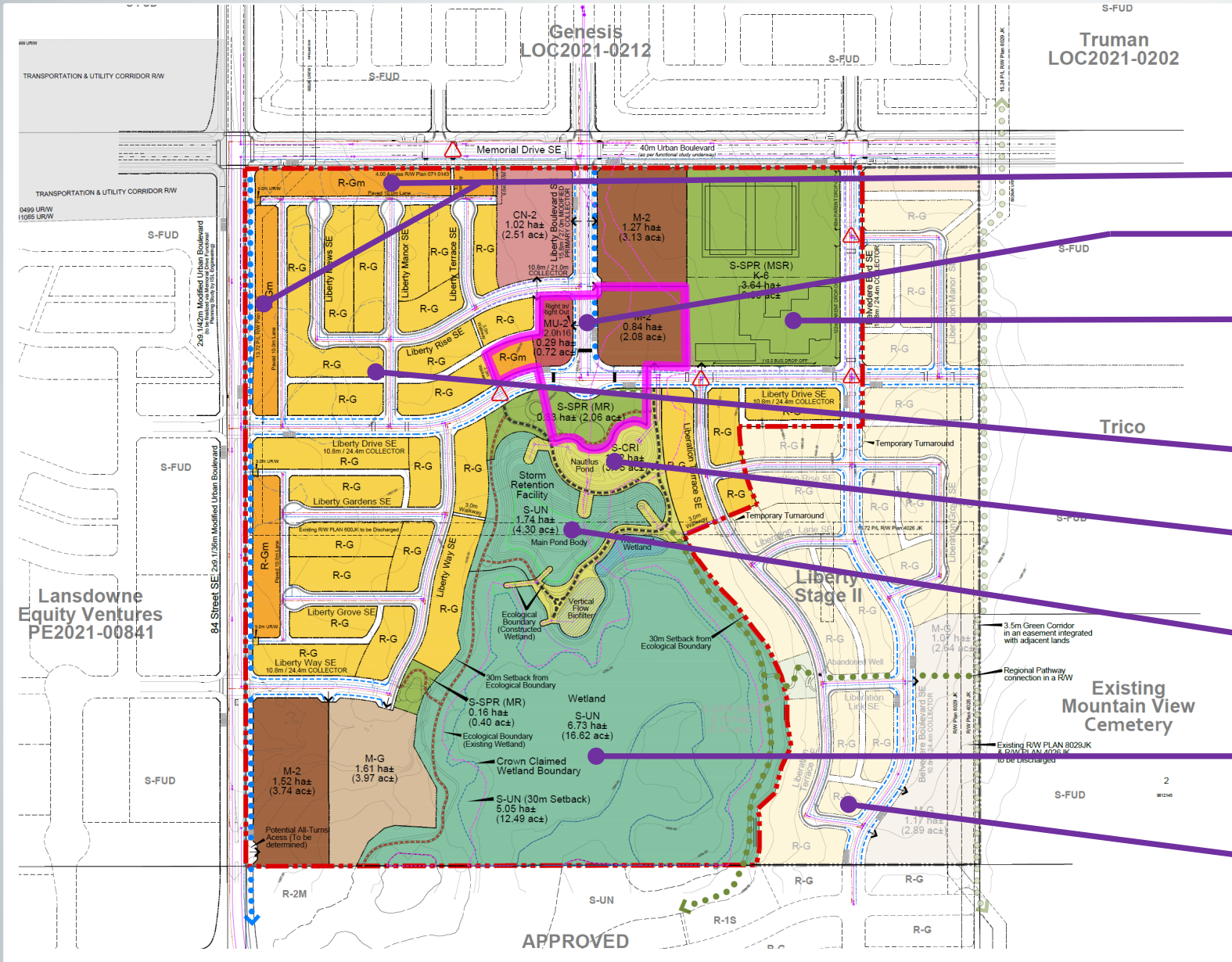








- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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



Active Edge along Urban Corridor

Neighbourhood Activity Centre

School Site

Neighbourhood Residential Areas

Stormwater Management

Constructed Wetland

Crown Wetland

Stage II of the Neighbourhood  
(not part of current proposal)