



Calgary Planning Commission
Agenda Item: 7.23 & 7.24

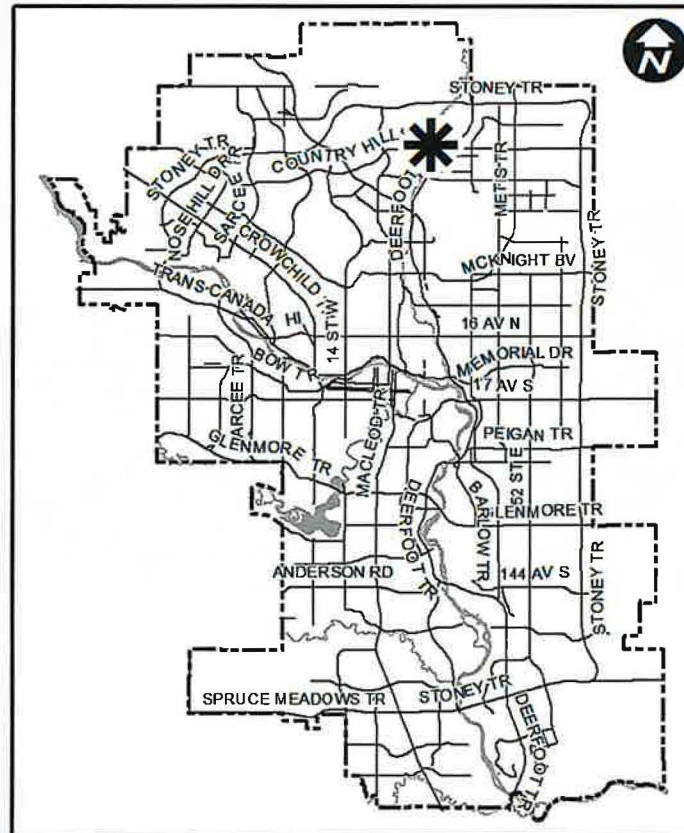
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LOC2020-0011
Land Use Amendment
&
Outline Plan

electronic display dist.	CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER	public
JUL 02 2020		
ITEM: # 7.23, 7.24		
CPC2020-0631, 0630		
CITY CLERK'S DEPARTMENT		

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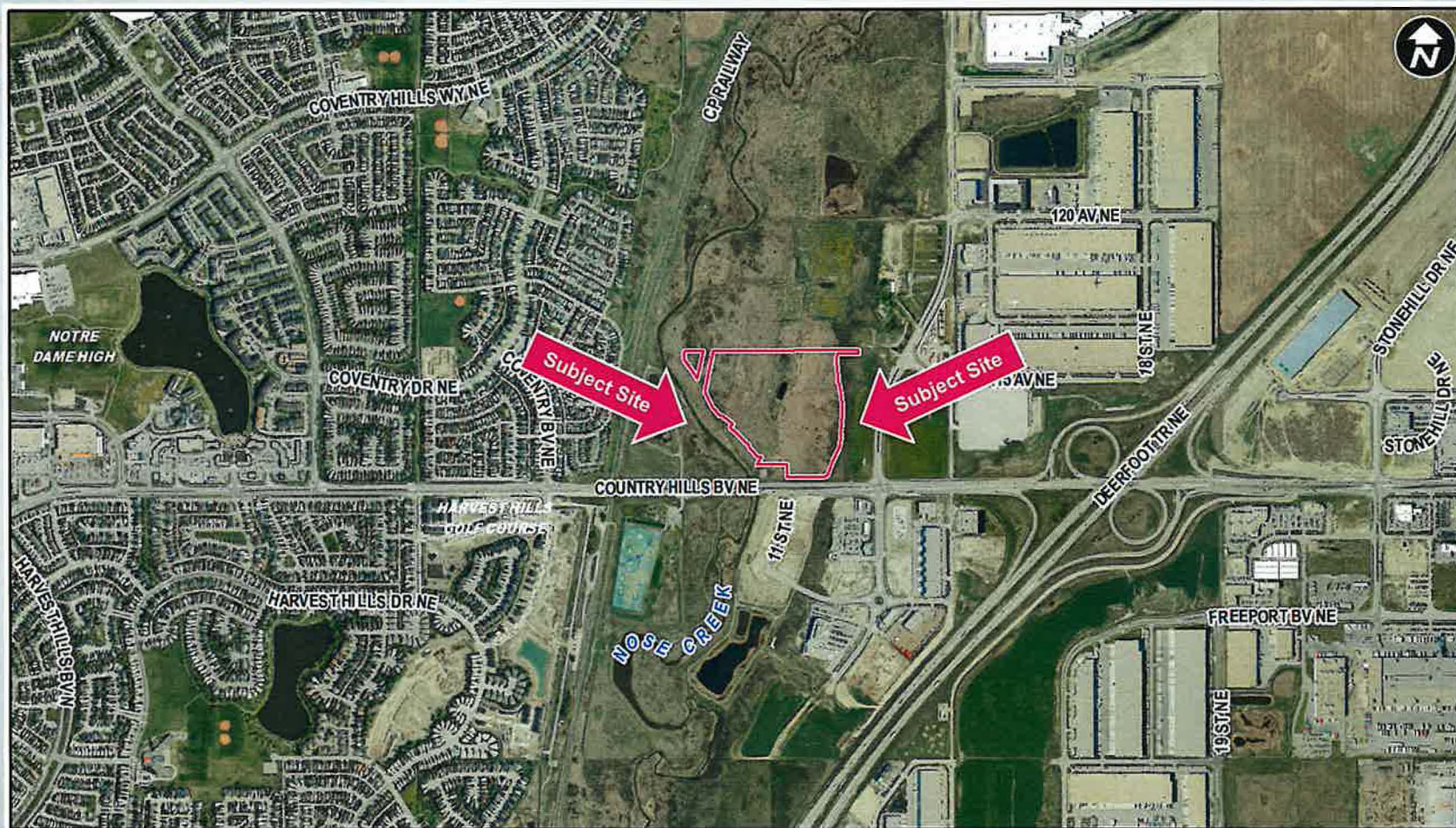
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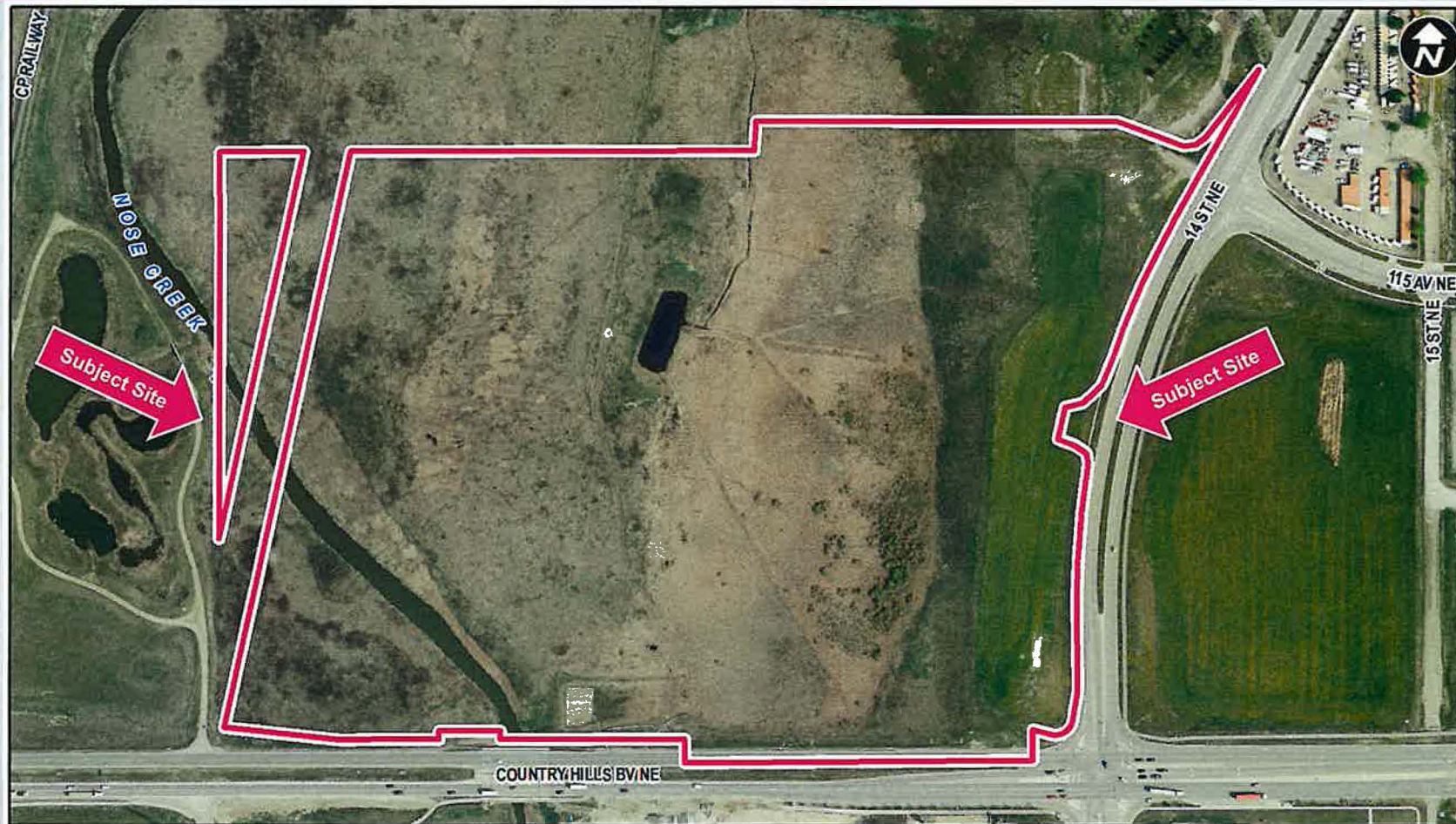
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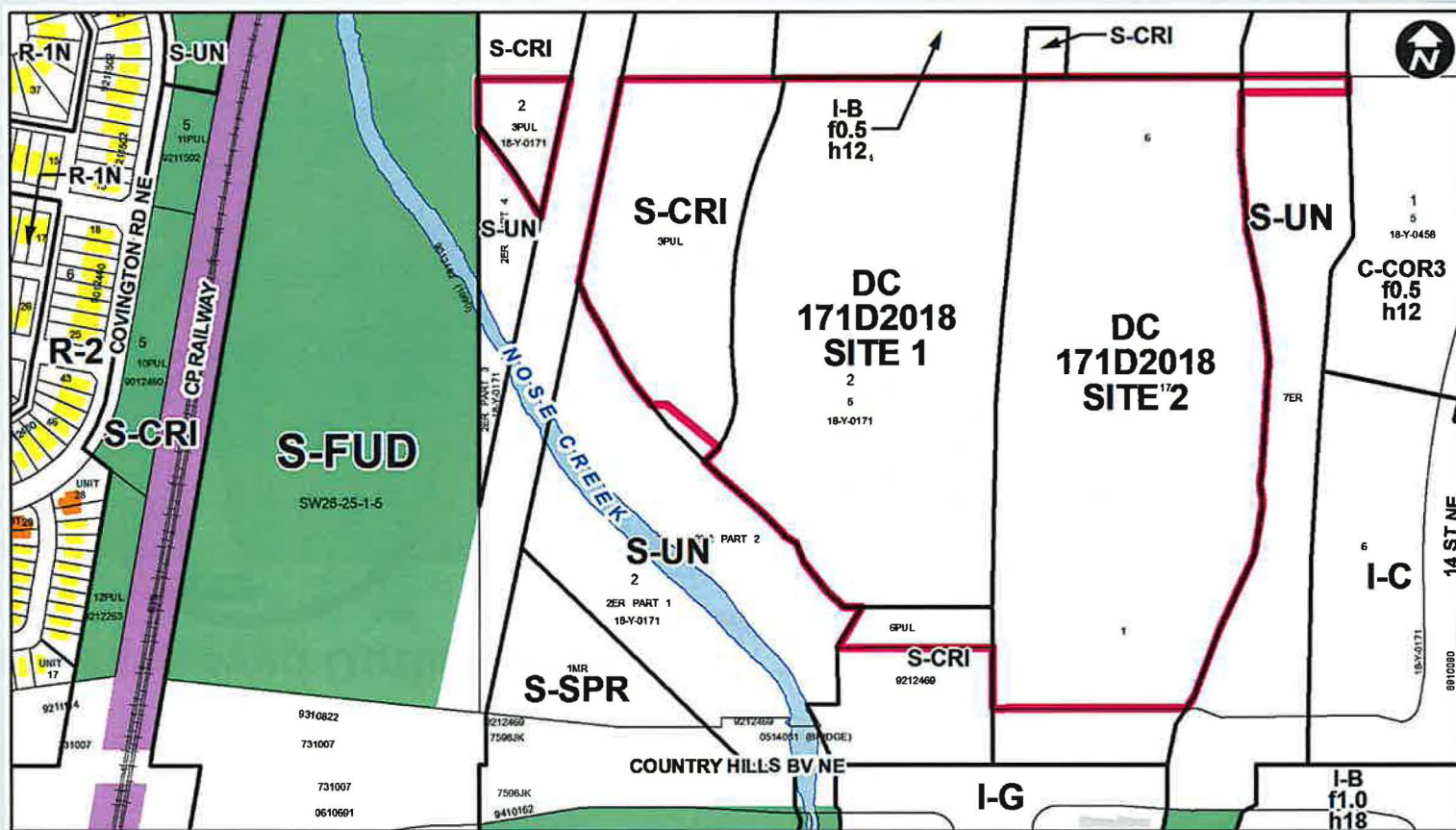
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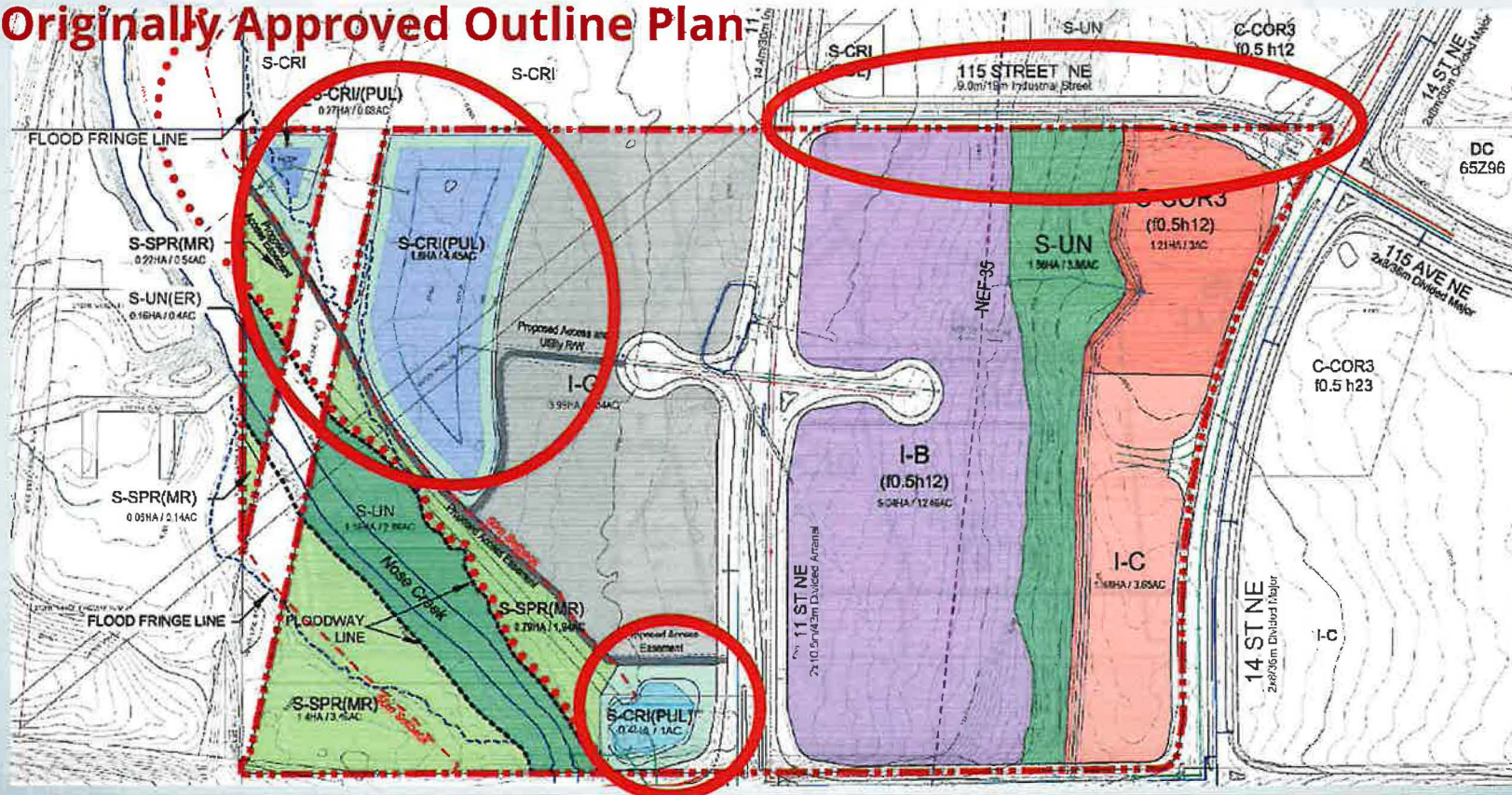
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Originally Approved Outline Plan

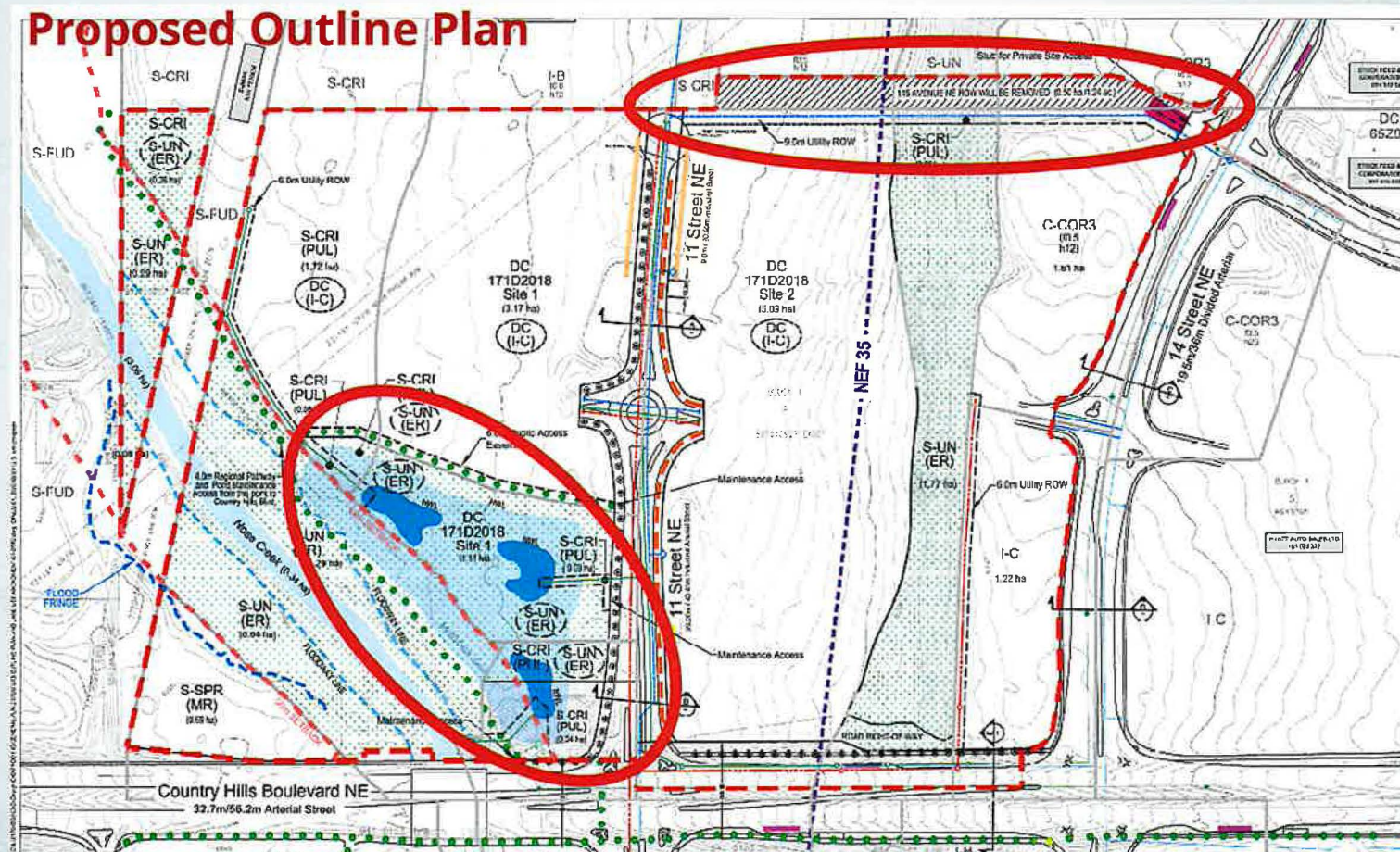




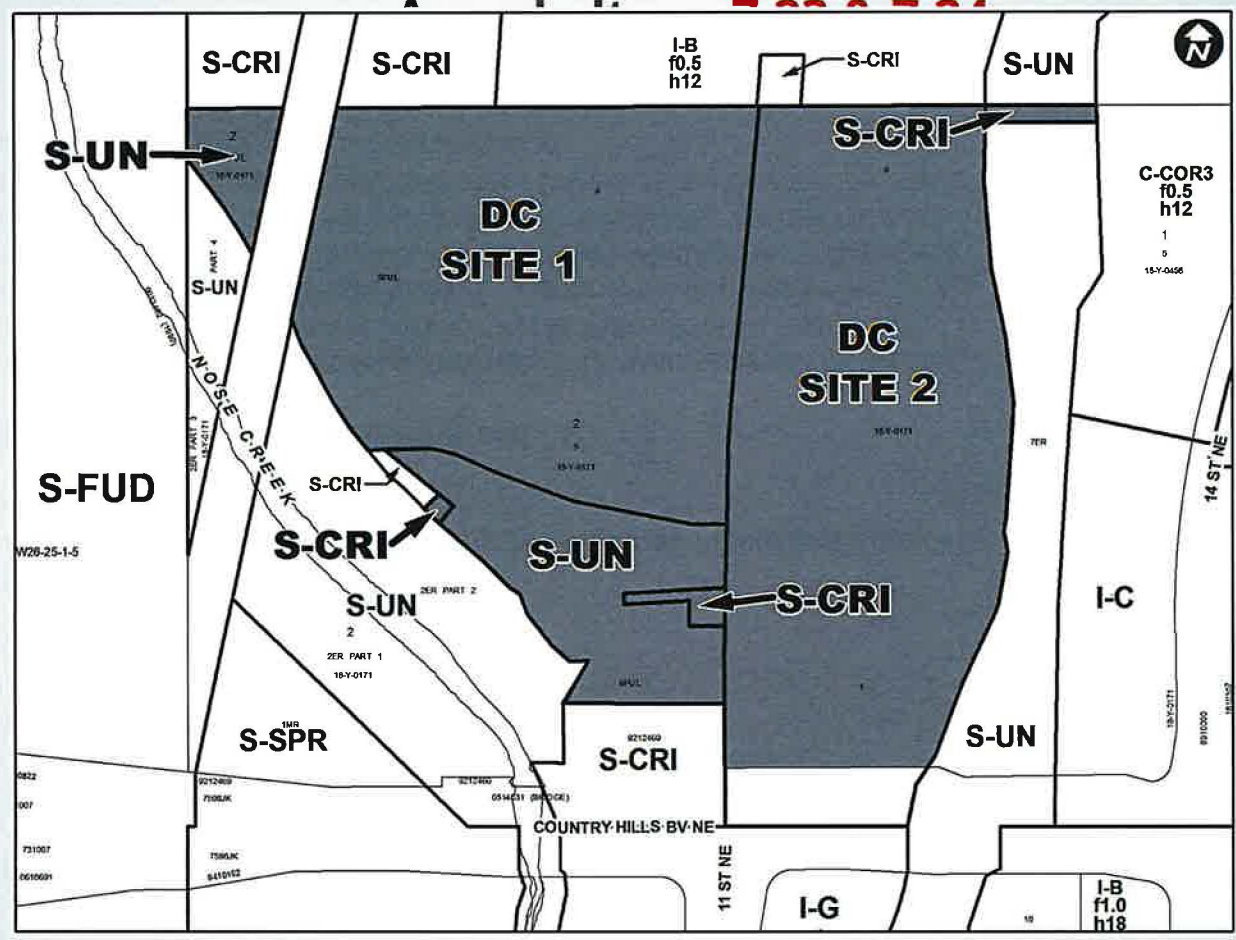
Main Adjustments

- 1. Remove 115 Avenue NE west of 14 Street NE. (*not dedicated*)**
- 2. Shift of stormwater mgmt. ponds from northwest to southeast. (*integrate with existing pond*)**
- 3. Increase of area for DC (I-C) Site 1 west of 11 Street NE.**

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ADMINISTRATION RECOMMENDATION:

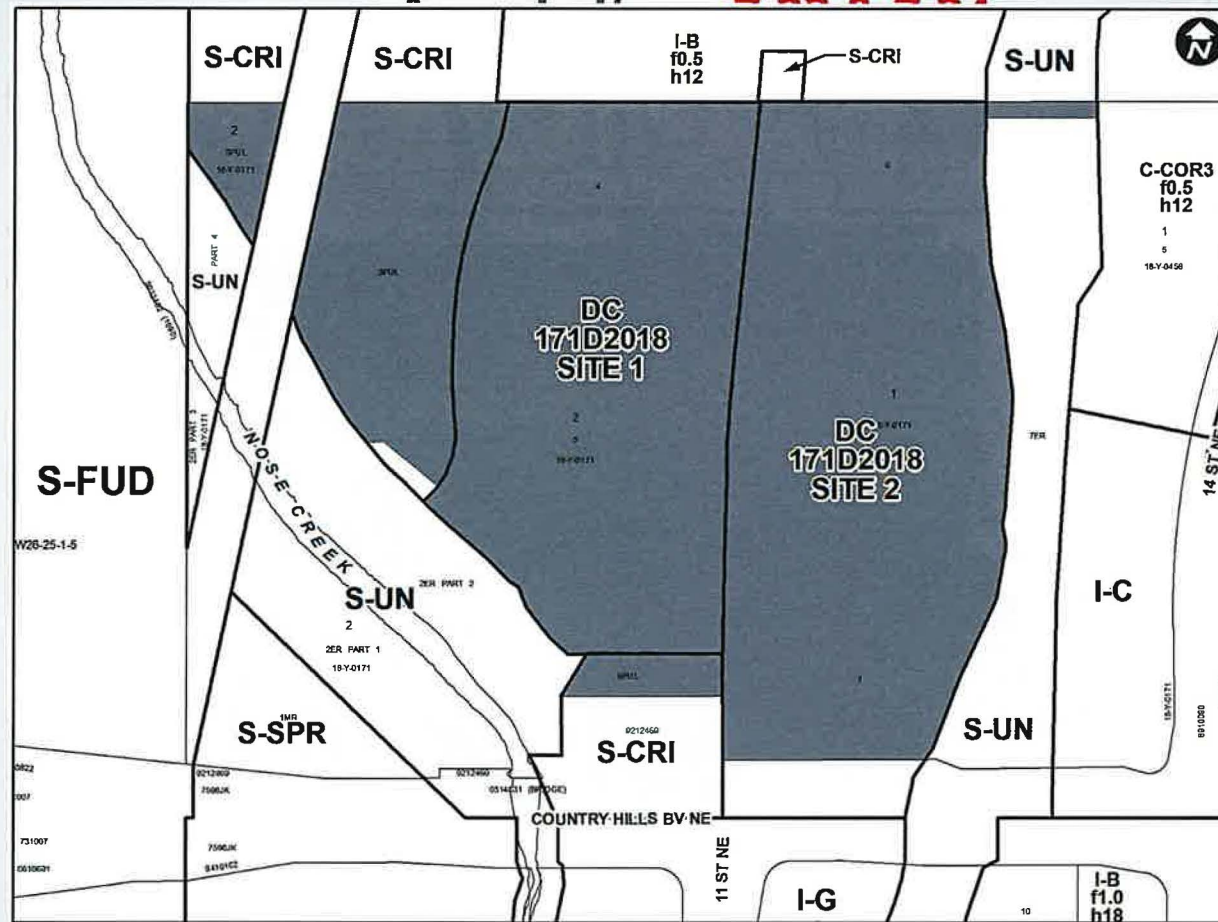
That Calgary Planning Commission APPROVE the proposed outline plan located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) to subdivide 22.73 hectares $\pm$ (56.17 acres $\pm$), with conditions (Attachment 1).

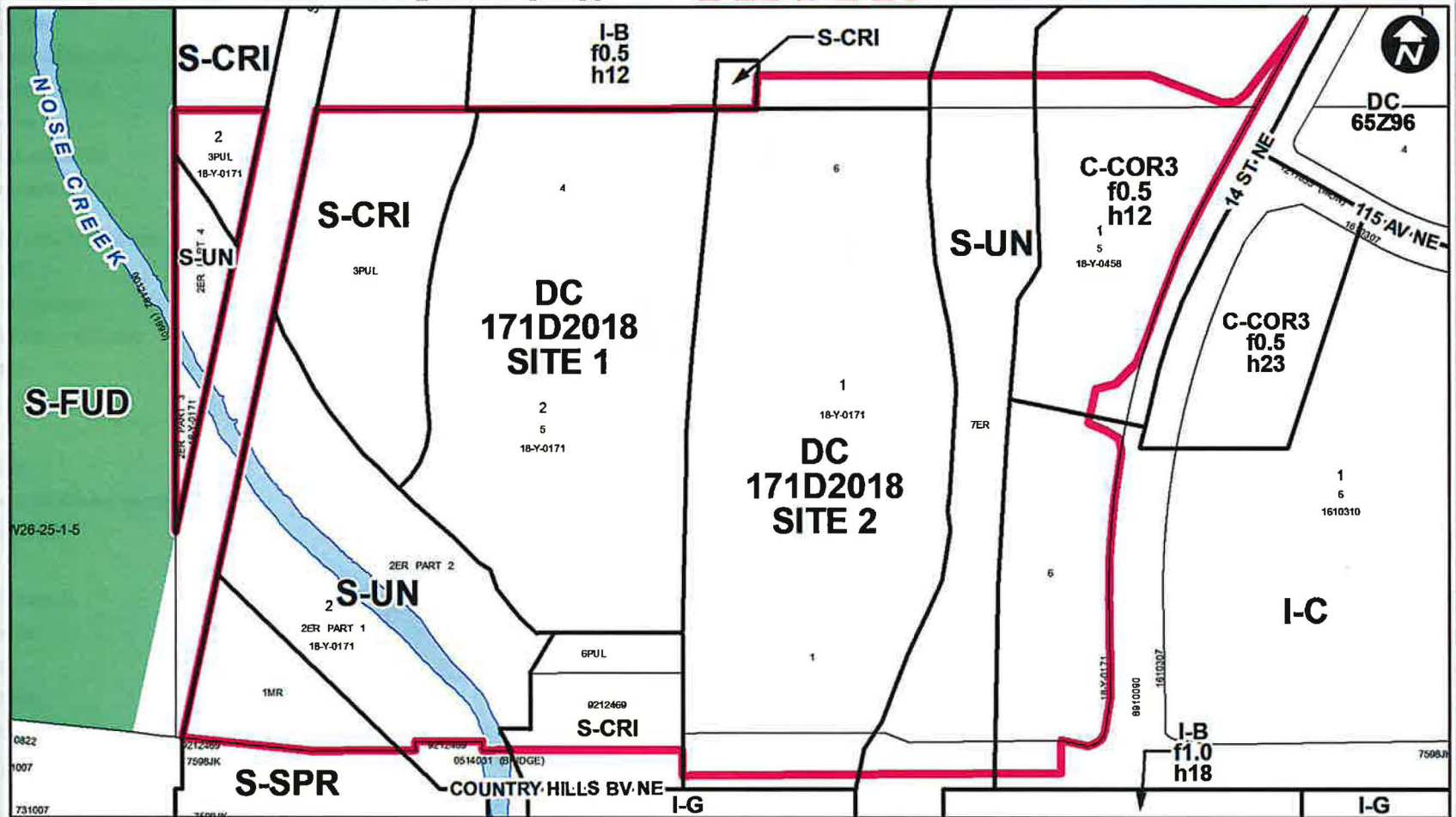
AND

That Calgary Planning Commission:

1. Direct this report (CPC2020-0631) to the 2020 July 27 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) ADOPT, by bylaw, the proposed redesignation of 13.15 hectares $\pm$ (32.49 acres $\pm$) located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) from DC Direct Control District, Special Purpose – Community and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (SUN) District to Special Purpose – Community and Regional Infrastructure (SCRI), Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate industrial commercial uses, with guidelines (Attachment 2); and
 - b) Give three readings to the proposed bylaw.







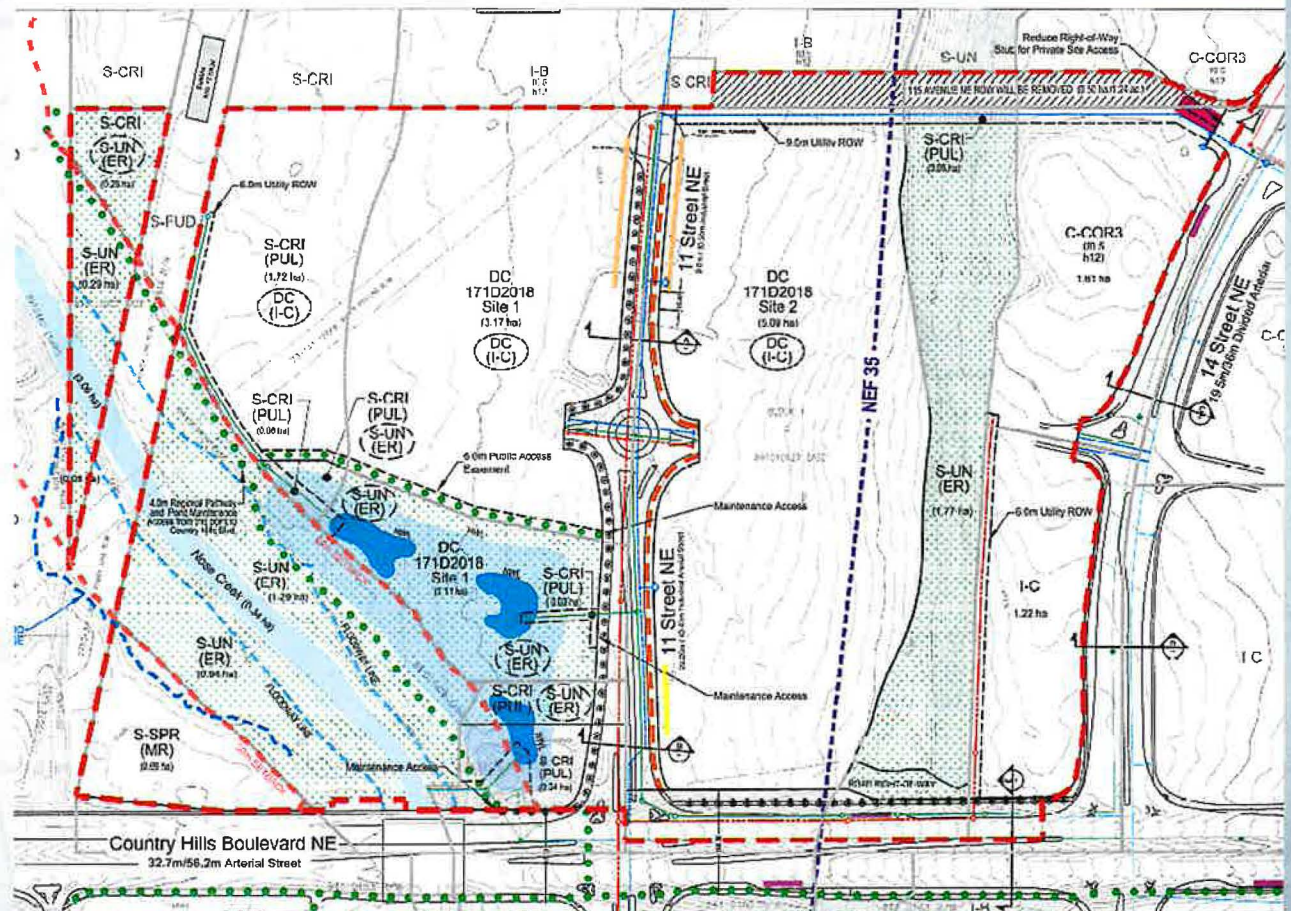
LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

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OUTLINE PLAN LEGEND

	OUTLINE PLAN BOUNDARY
	LAND USE BOUNDARY
	EXISTING LAND USE
	PROPOSED LAND USE
	ENVIRONMENTAL RESERVE
	LAND OWNER
	MULTI-USE PATHWAY (3.0)
	REGIONAL PATHWAY (Varies from 4.0m-3.0m)
	CONTOUR INTERVAL
	FLOODWAY
	FLOOD FRINGE
	ROAD DESIGNATION
	BUS ZONE (APPROXIMATE LOCATION)
	RIGHT-IN RIGHT OUT ACCESS
	ALL TURNS ACCESS
	10.0m WIDE MUTUAL ACCESS EASEMENT
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE

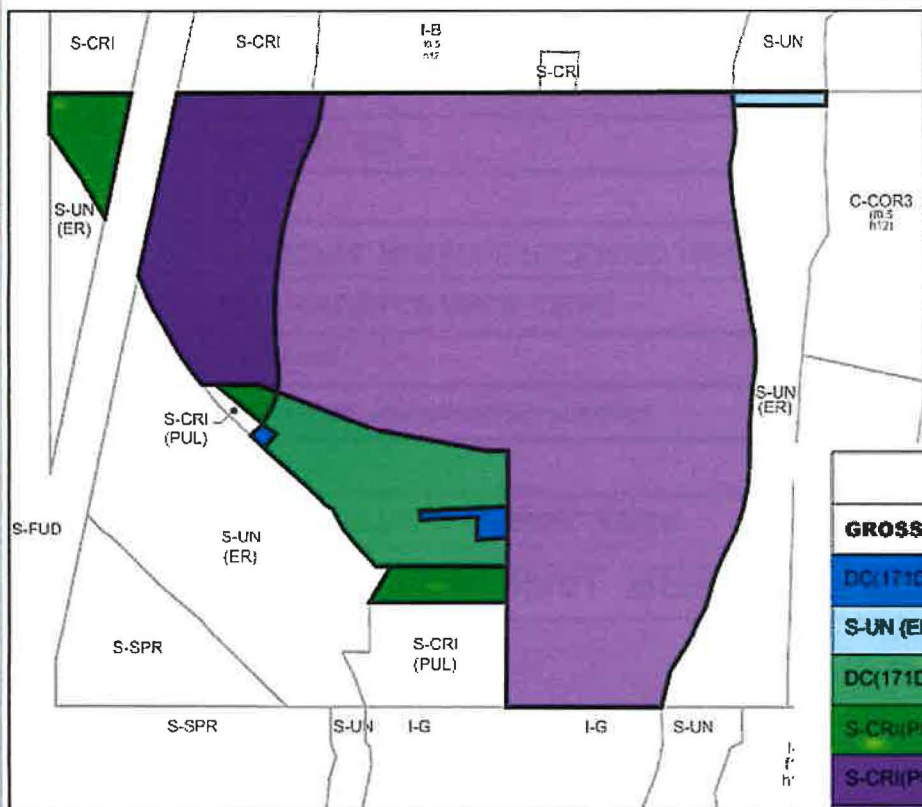




LAND USE PLAN



Scale 1:2500



LAND USE PLAN STATISTICS	Hectares	Acres	%
GROSS AREA	13.15	32.49	100.0
DC(171D2018) SITE 1 to S-CRI(PUL)	0.08	0.20	0
S-UN (ER) to S-CRI(PUL)	0.06	0.15	1
DC(171D2018) SITE 1 to S-UN(ER)	1.14	2.82	9
S-CRI(PUL) to S-UN(ER)	0.54	1.33	4
S-CRI(PUL) to DC(I-C)	1.72	4.25	13
DC(171D2018) SITE 1 to DC(I-C)	9.61	23.74	73

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MUNICIPAL RESERVE STATISTICS	Hectares	Acres	%
GROSS TITLED PARCEL AREA	21.41	52.91	
LESS			
(S-UN) SPECIAL PURPOSE URBAN NATURE (ER)	5.92	14.63	
NOSE CREEK	0.40	0.99	
NET DEVELOPABLE AREA	15.09	37.29	
MUNICIPAL RESERVE REQUIRED (10%)	1.509	3.729	10
LAND	0.687	1.698	
CASH IN LIEU	0.800	2.170	

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OUTLINE PLAN STATISTICS

	Hectares	Acres	%
Gross Developable Area	22.73	56.17	
Less			
(S-UN) Special Purpose - Urban Nature	5.92	14.63	
Nose Creek	0.40	0.99	
Net Developable Area	16.41	40.55	100
<i>I-B by Others</i>	<i>0.39</i>	<i>0.96</i>	<i>2</i>
<i>S-UN by Others</i>	<i>0.12</i>	<i>0.30</i>	<i>1</i>
DC(I-C) Direct Control Industrial Commercial District	9.98	24.66	61
(C-COR3) Commercial Corridor 3 District	1.61	3.97	10
(I-C) Industrial - Commercial District	1.22	3.01	7
(S-SPR) Special Purpose - School, Park and Community Reserve District	0.69	1.71	4
S-CRI (PUL) Special Purpose - Community Service District	0.49	1.22	3
ROADS	1.91	4.72	12
<i>Road - Divided Arterial - 14 Street NE</i>	<i>0.04</i>	<i>0.10</i>	
<i>Road - Industrial Arterial and Industrial Street - 11 Street NE</i>	<i>1.25</i>	<i>3.09</i>	
<i>Road - Arterial Street - Country Hills Boulevard NE</i>	<i>0.62</i>	<i>1.53</i>	
Net Developable Area	16.41	40.55	100