



Calgary Planning Commission
Agenda Item: 7.23 & 7.24

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LOC2020-0011
Land Use Amendment
&
Outline Plan

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CITY OF CALGARY
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IN COUNCIL CHAMBER

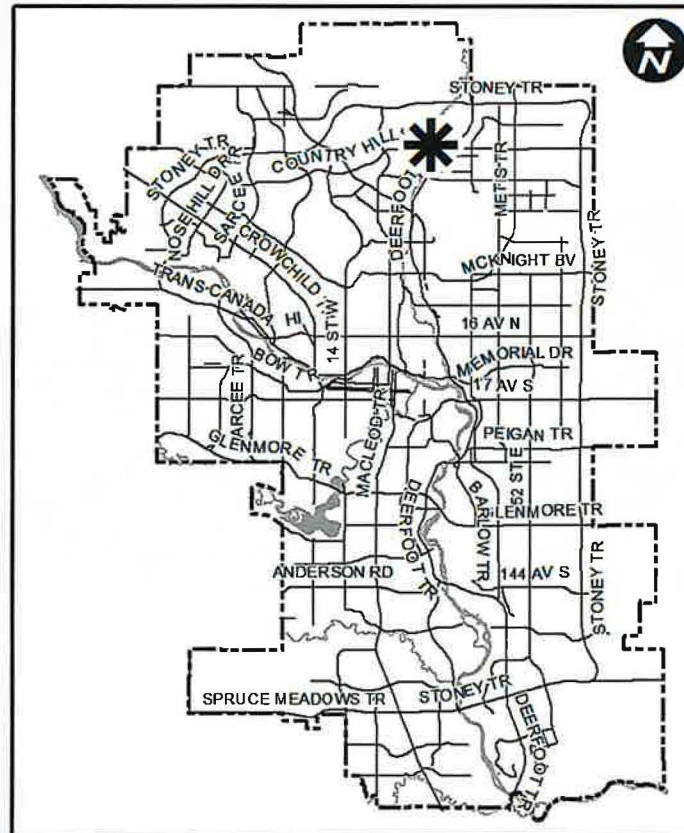
JUL 02 2020

ITEM: # 7.23, 7.24
CPC2020-0631, 0630

CITY CLERK'S DEPARTMENT

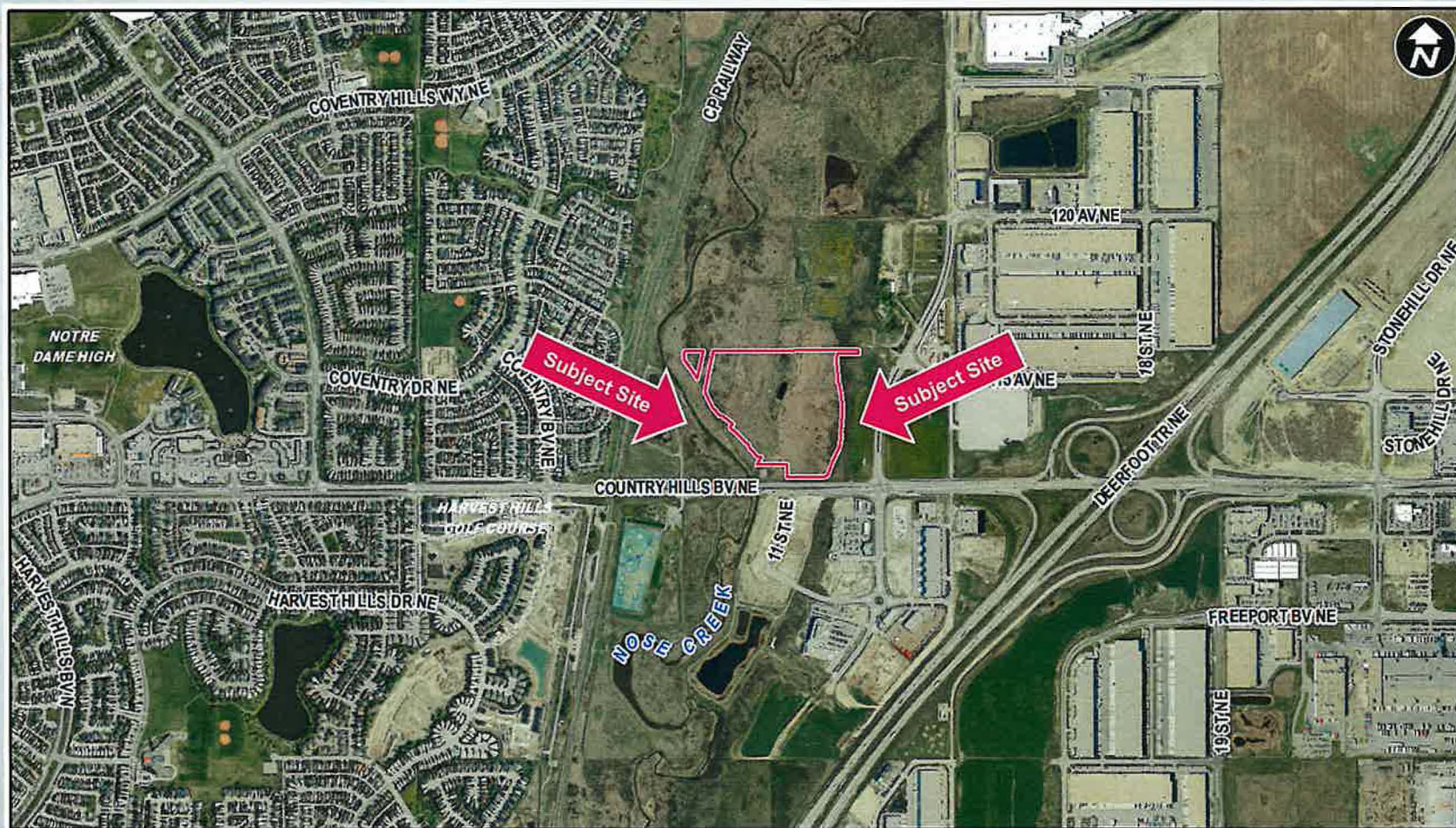
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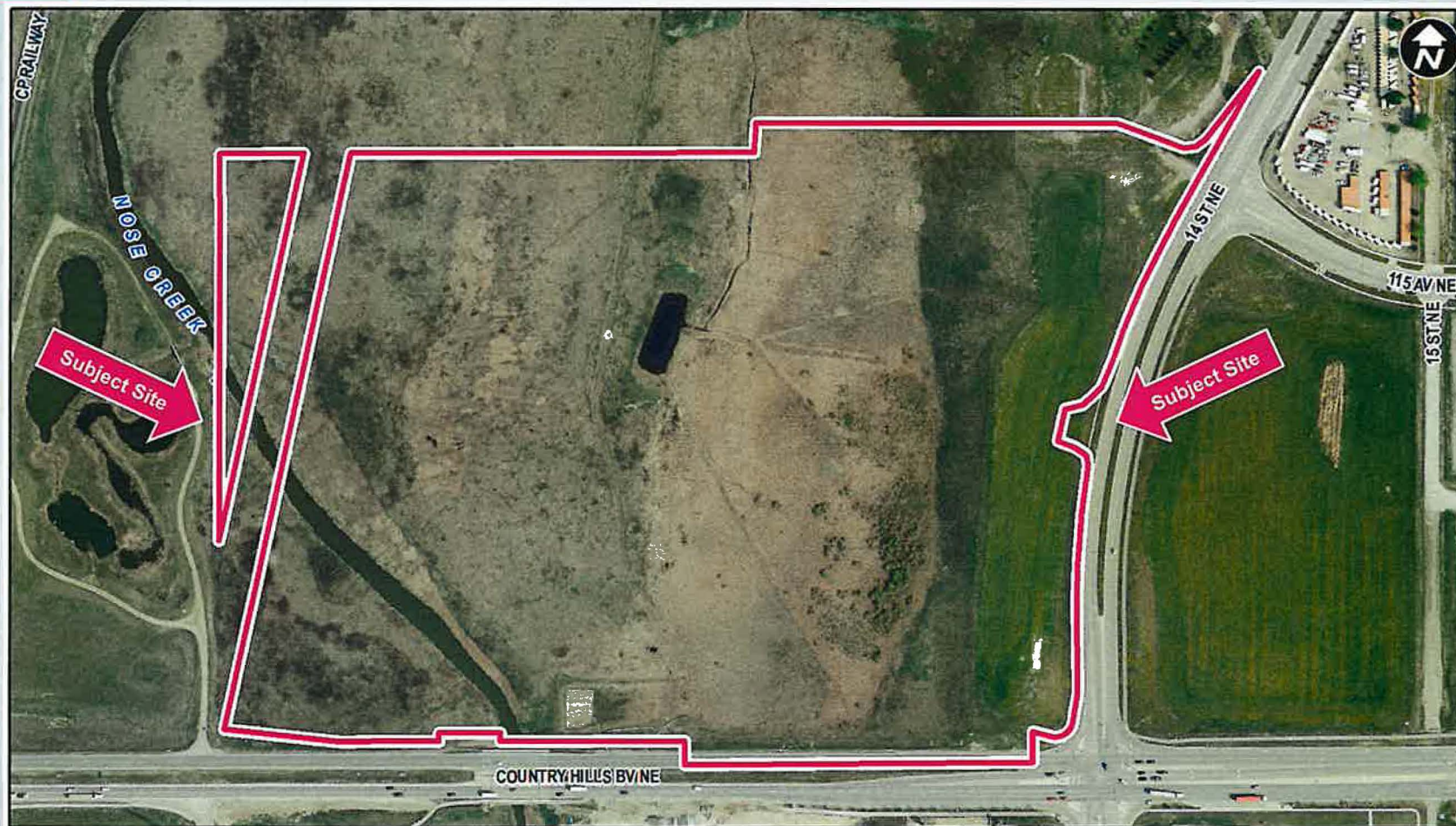
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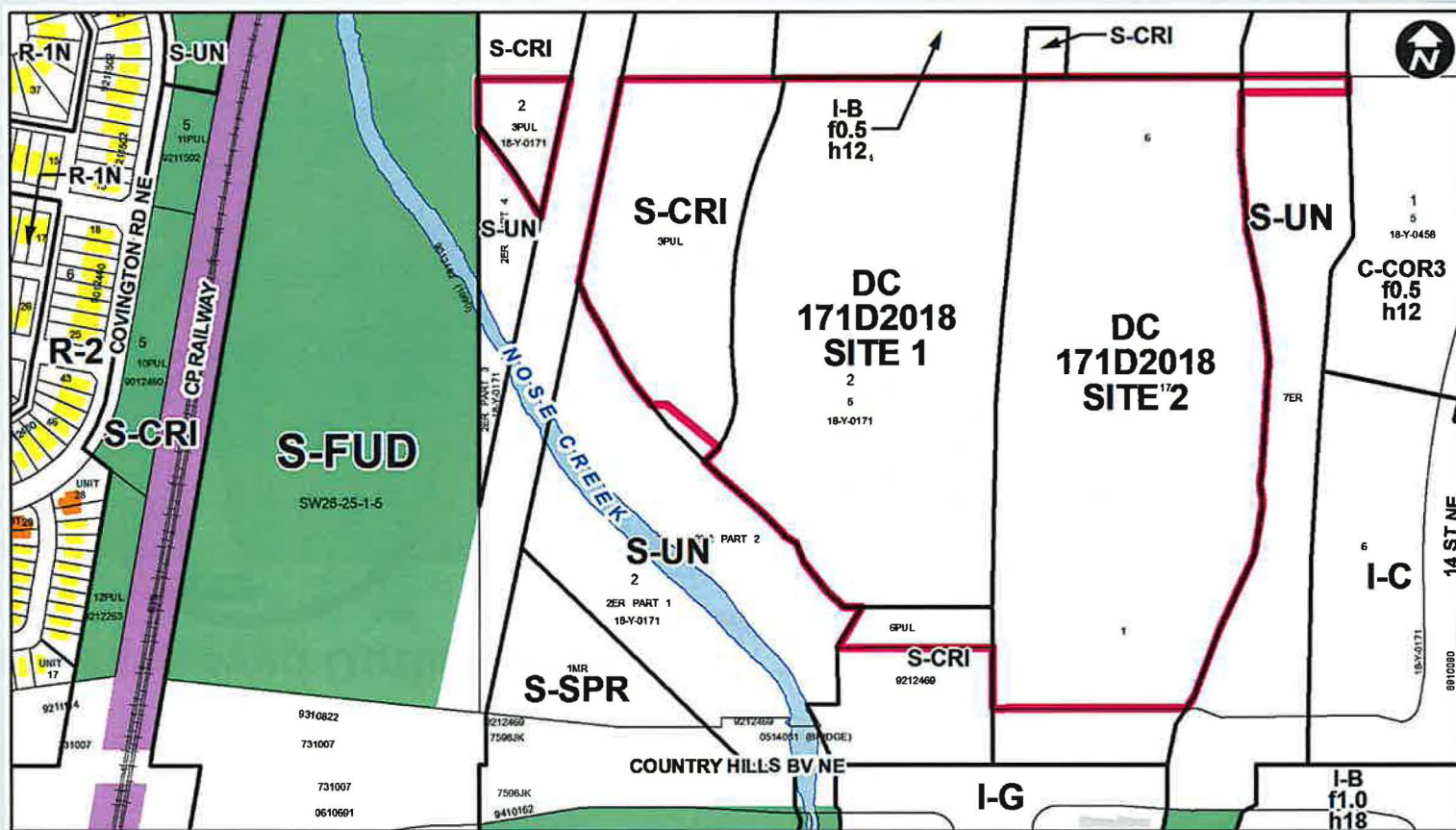
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Originally Approved Outline Plan

The map displays a complex land use plan with the following labeled areas and features:

- Top Left:** S-CRI, S-CRI(PUL) 0.77HA / 0.63AC, FLOOD FRINGE LINE.
- Middle Left:** S-SPR(MR) 0.22HA / 0.56AC, S-UN(ER) 0.16HA / 0.44AC, S-SPR(MR) 0.05HA / 0.14AC, FLOOD FRINGE LINE, FLOODWAY LINE.
- Center:** S-UN 1.50HA / 1.73AC, S-SPR(MR) 1.29HA / 1.94AC, Proposed Access and Utility Path, Proposed Roadway, Proposed Roadway Easement, Proposed Access Easement, S-CRI(PUL) 0.62HA / 1AC.
- Top Right:** S-CRI, 115 STREET NE 9.0m/19m Industrial Street, S-UN, C-COR3 10.5 h12.
- Bottom Right:** I-B (10.5h12) 5.04HA / 12.65AC, I-C 1.14HA / 3.65AC, C-COR3 (10.5h12) 121HA / 3AC, C-COR3 10.5 h23, 14 ST NE 2x8/35m Divided Major, 115 AVENUE 2x8/40m Divided Major, DC 65296.

Red circles highlight specific areas: one around the top-left S-CRI(PUL) area, another around the top-right S-UN and C-COR3 area, and a third around the bottom-center S-CRI(PUL) area.

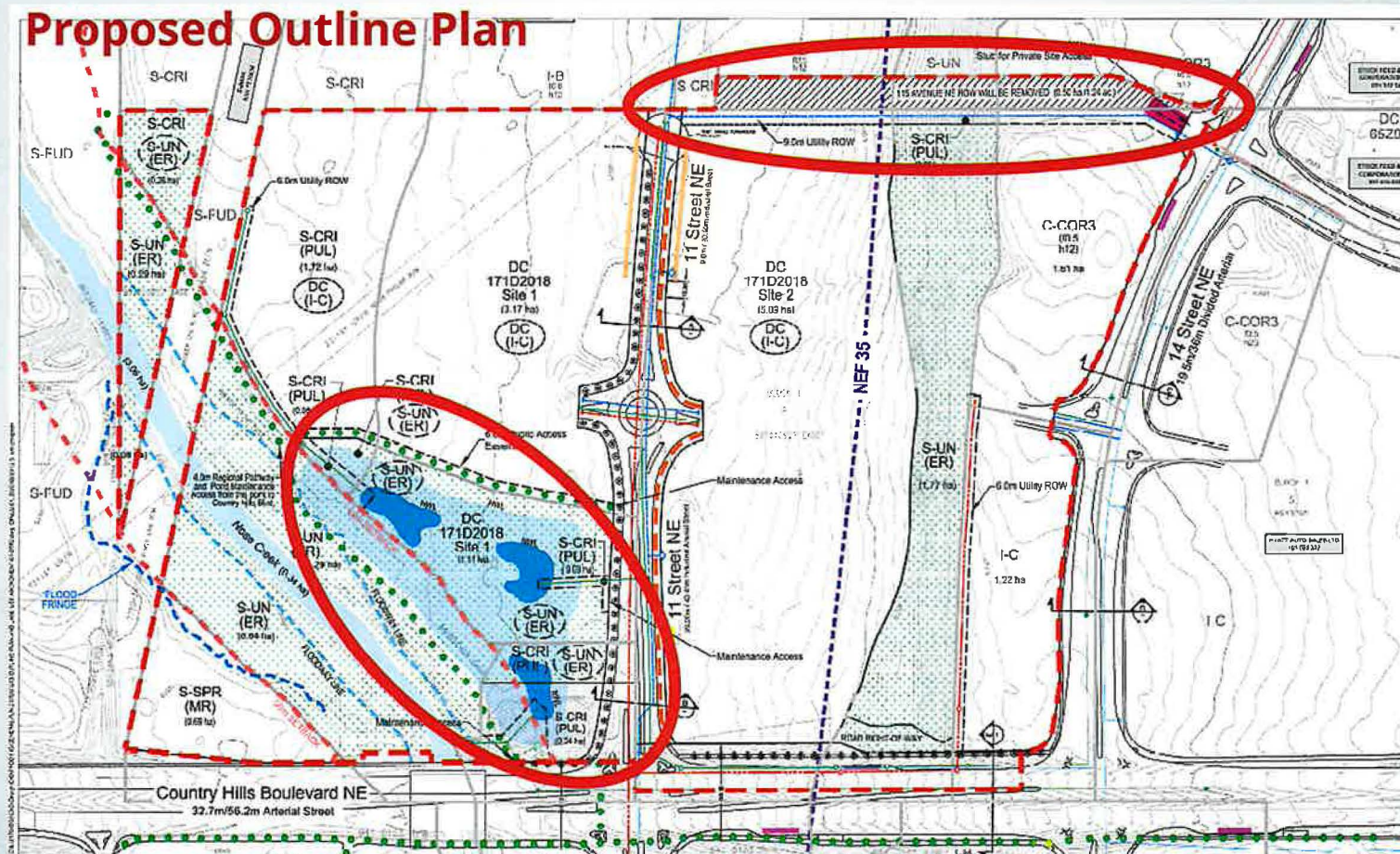


Main Adjustments

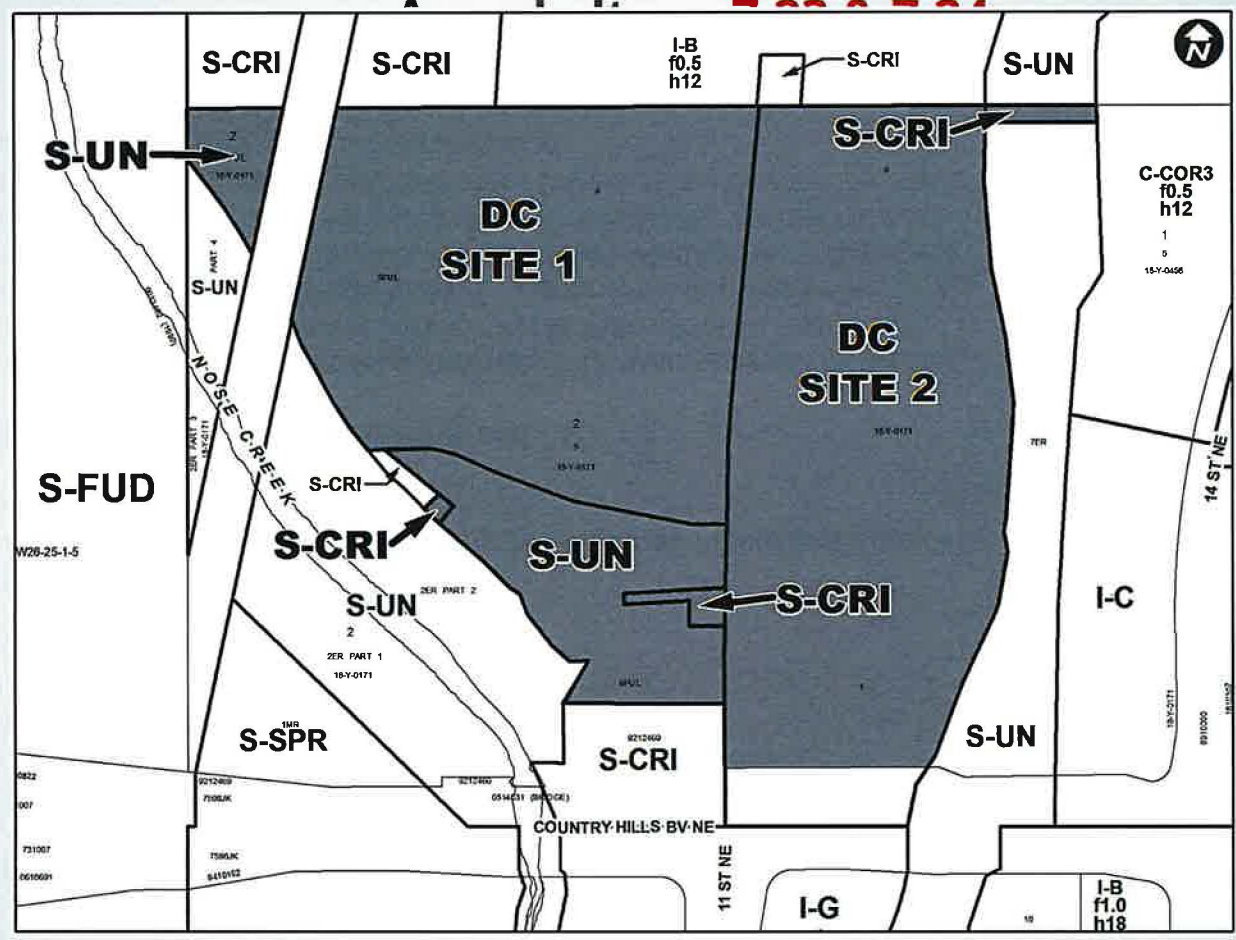
- 1. Remove 115 Avenue NE west of 14 Street NE. (*not dedicated*)**
- 2. Shift of stormwater mgmt. ponds from northwest to southeast. (*integrate with existing pond*)**
- 3. Increase of area for DC (I-C) Site 1 west of 11 Street NE.**

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Proposed Outline Plan



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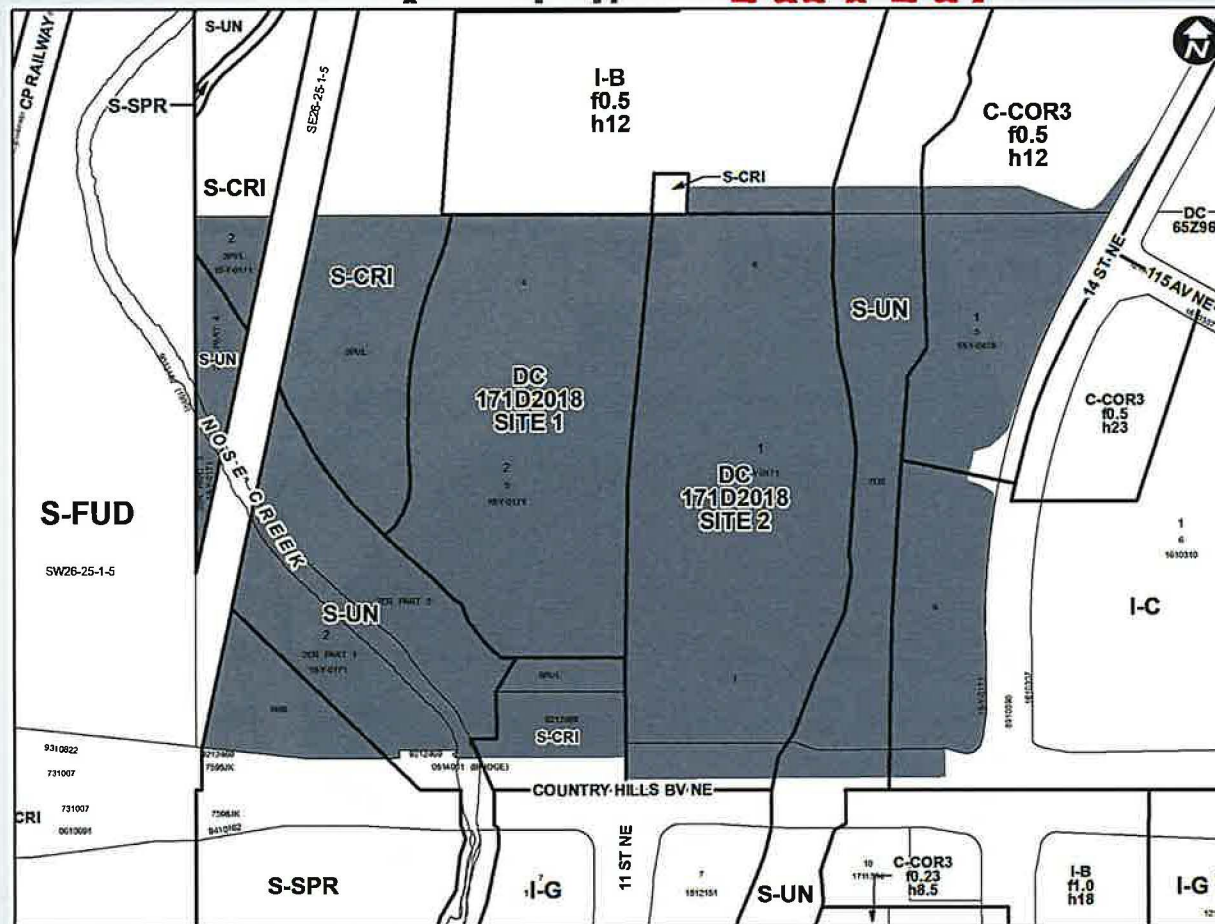
ADMINISTRATION RECOMMENDATION:

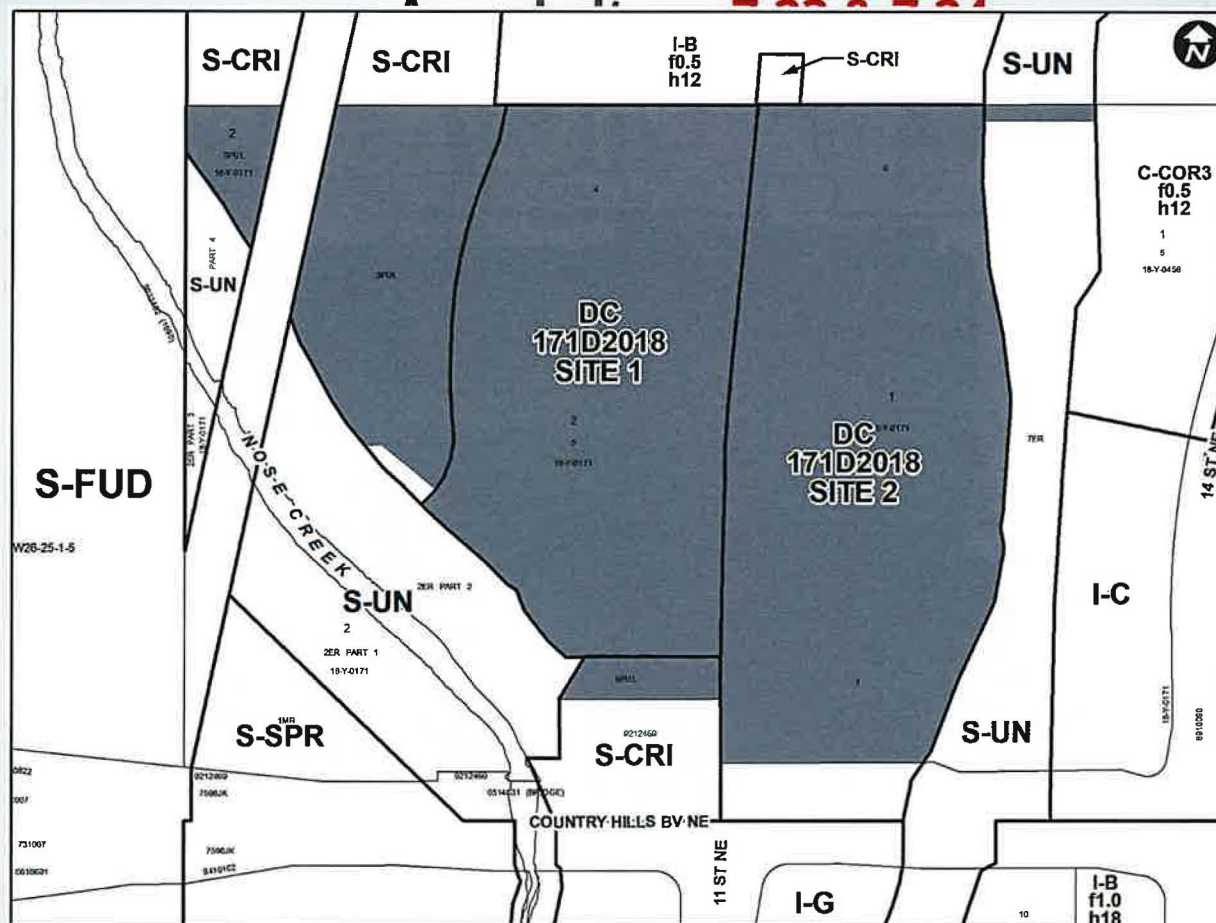
That Calgary Planning Commission APPROVE the proposed outline plan located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) to subdivide 22.73 hectares $\pm$ (56.17 acres $\pm$), with conditions (Attachment 1).

AND

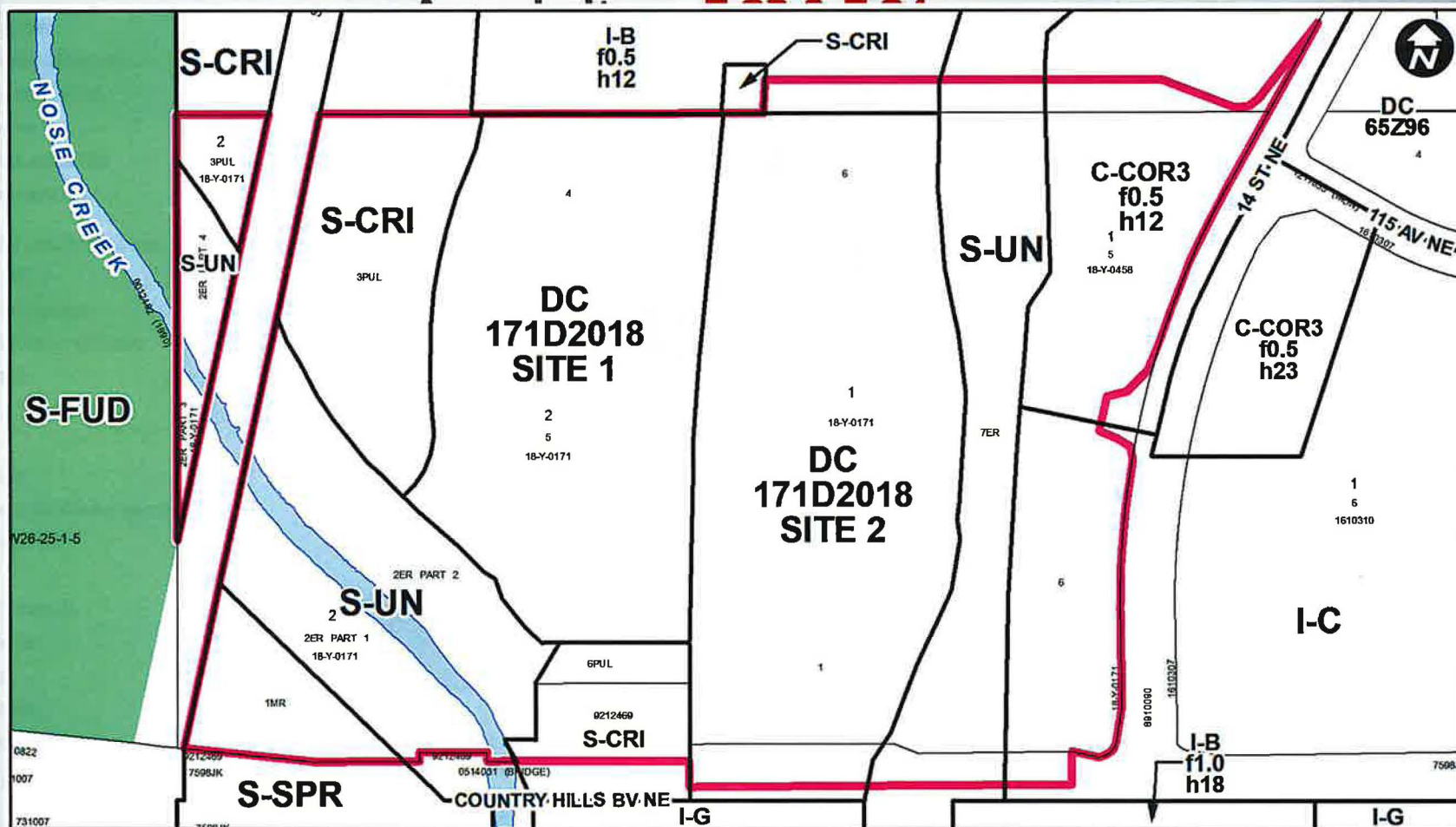
That Calgary Planning Commission:

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.





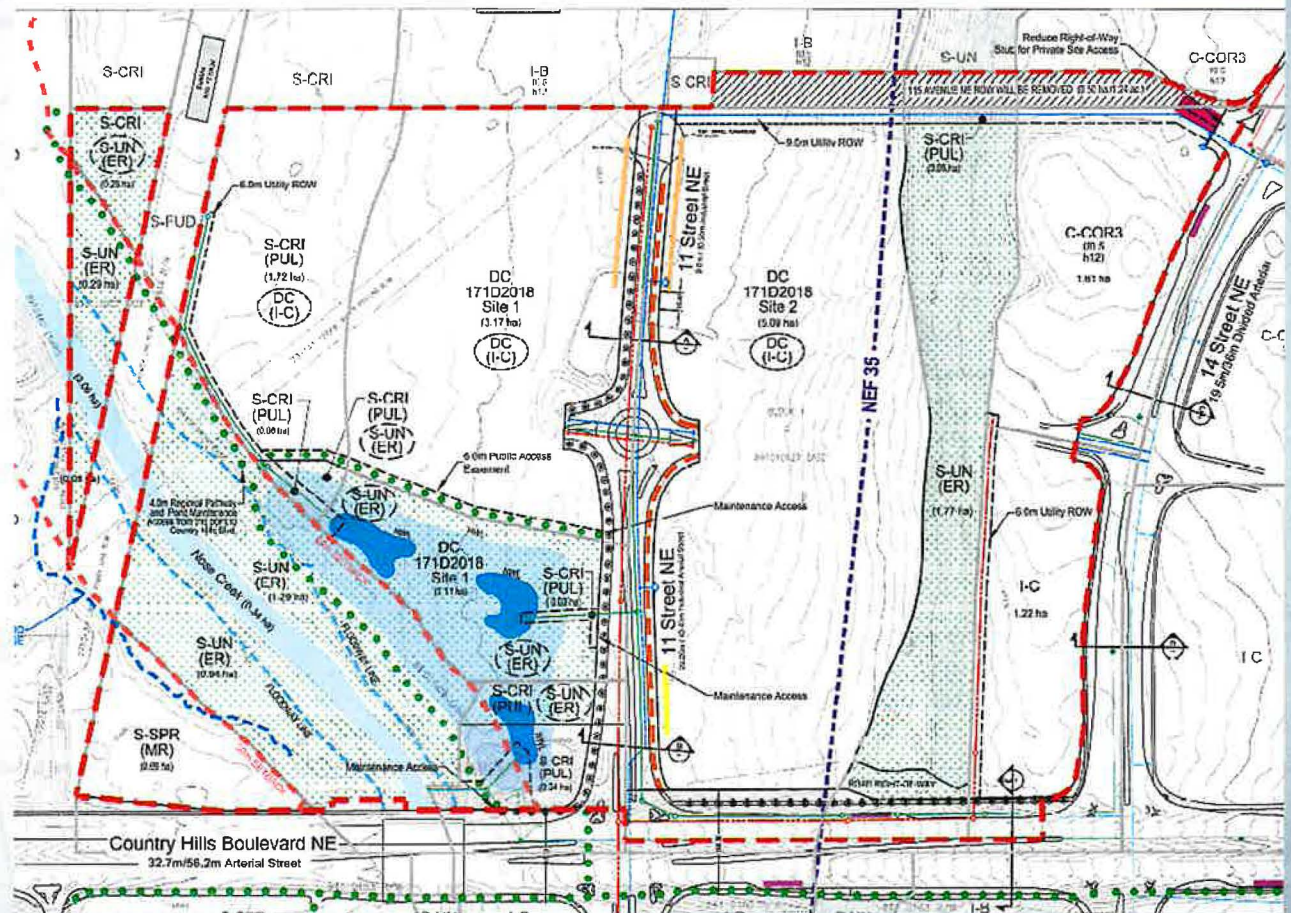
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OUTLINE PLAN LEGEND

	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

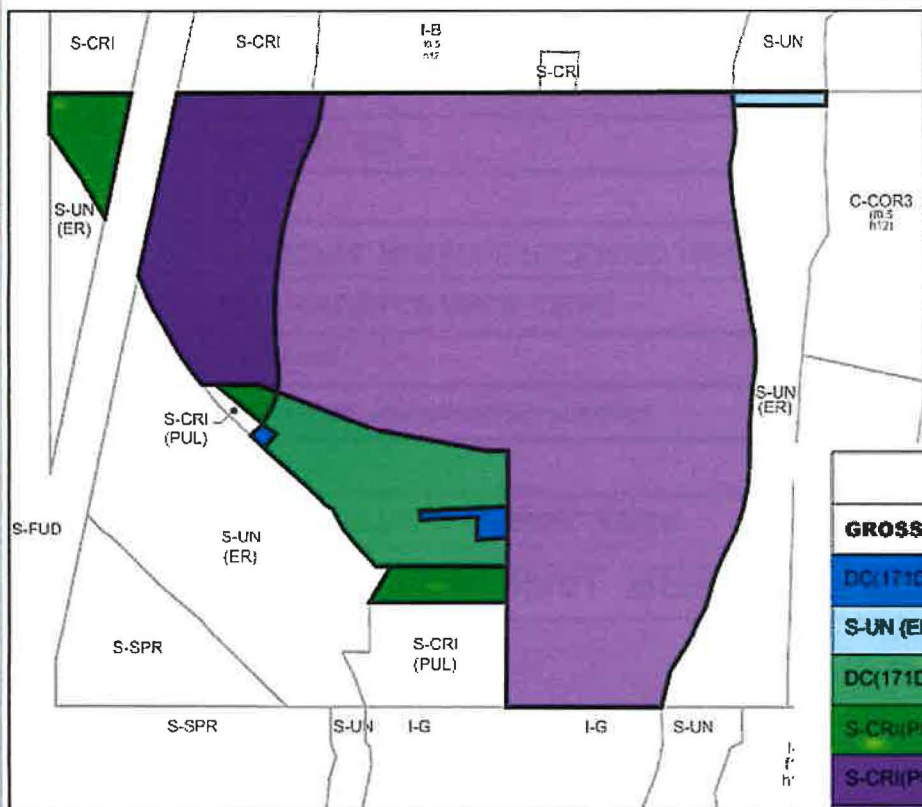




LAND USE PLAN



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