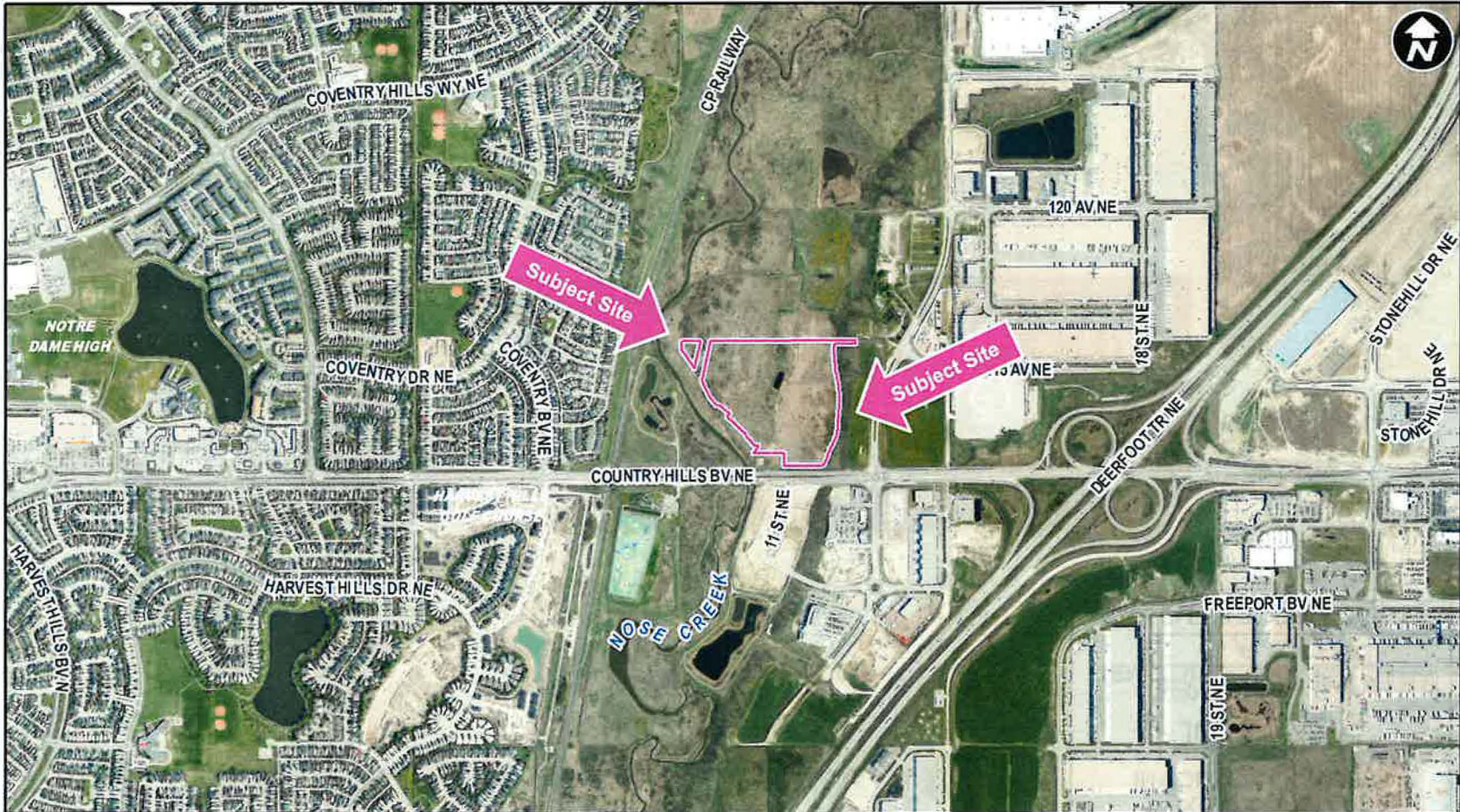


Public Hearing of Council
Agenda Item: 8.1.11

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 27 2020
ITEM: #8.1.11 Cpl 2020-0631
public
CITY CLERK'S DEPARTMENT

LOC2020-0011
Land Use Amendment
DC, S-CRI, S-UN to DC, S-CRI, S-UN

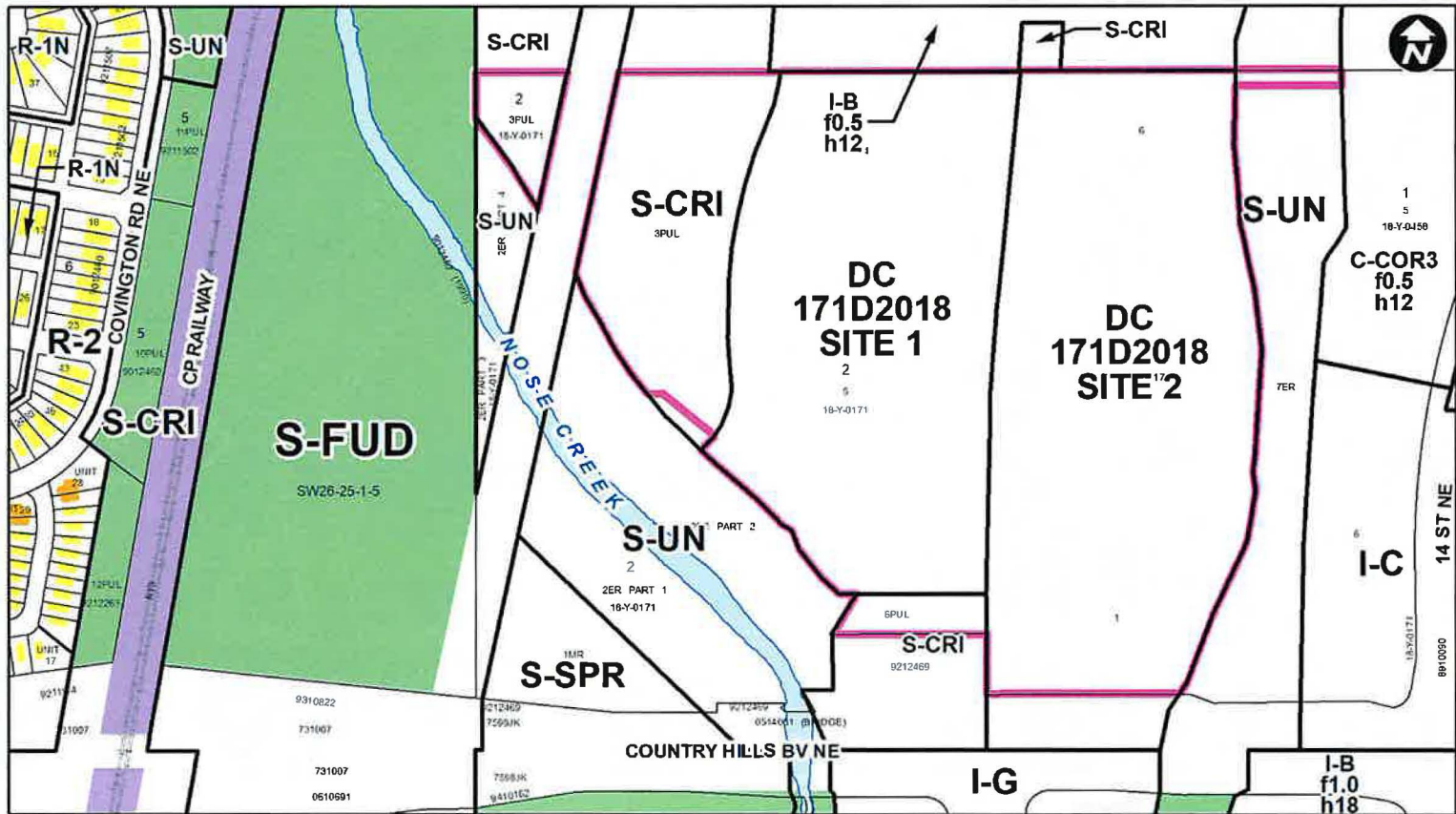






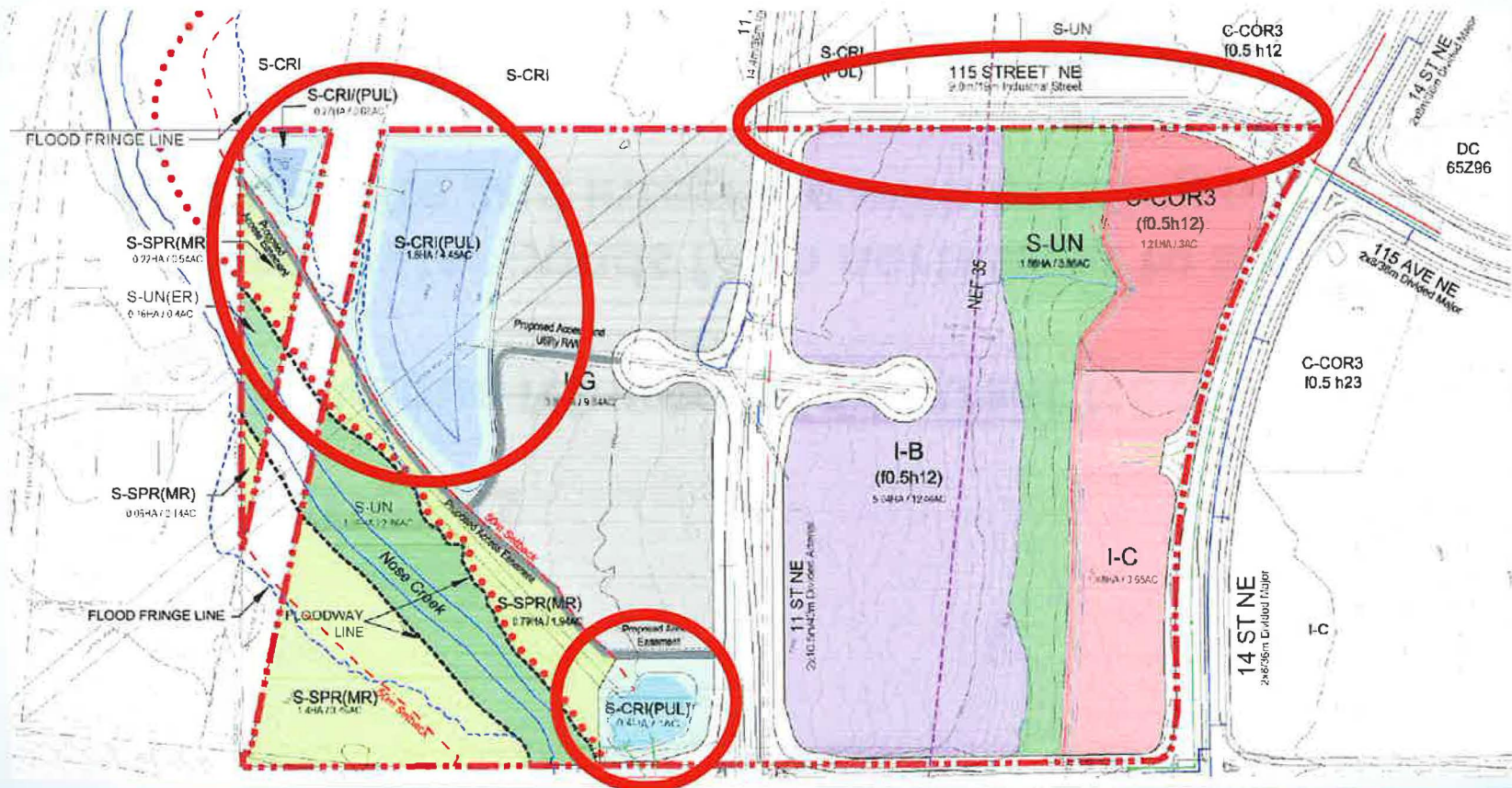
LEGEND

- 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





Originally Approved Outline Plan



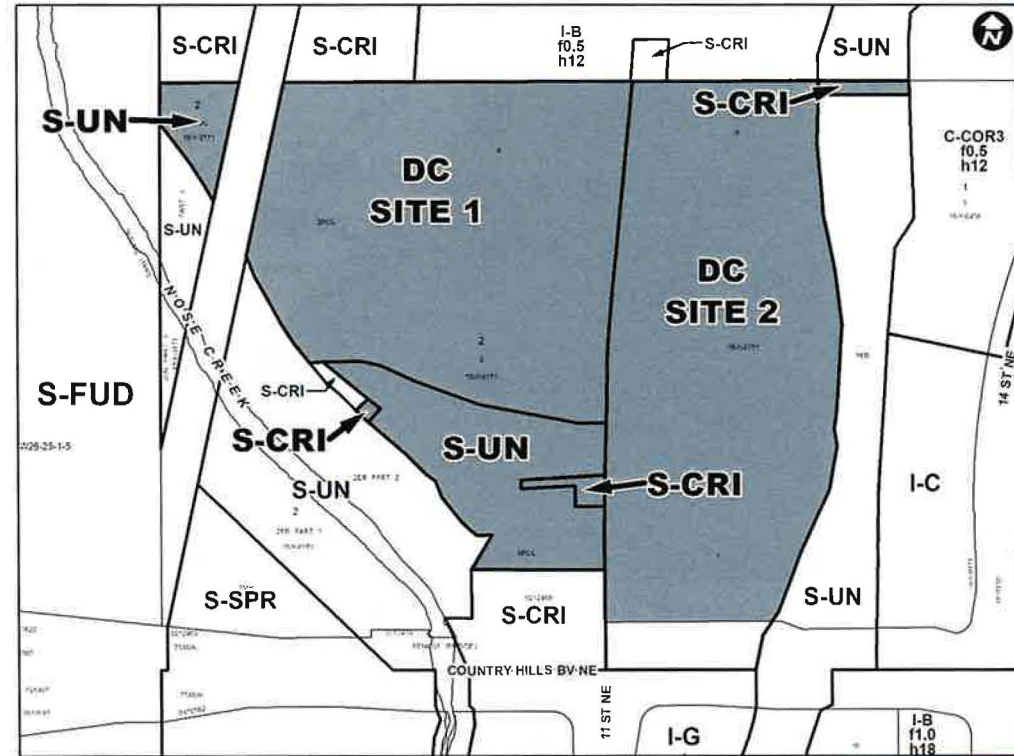
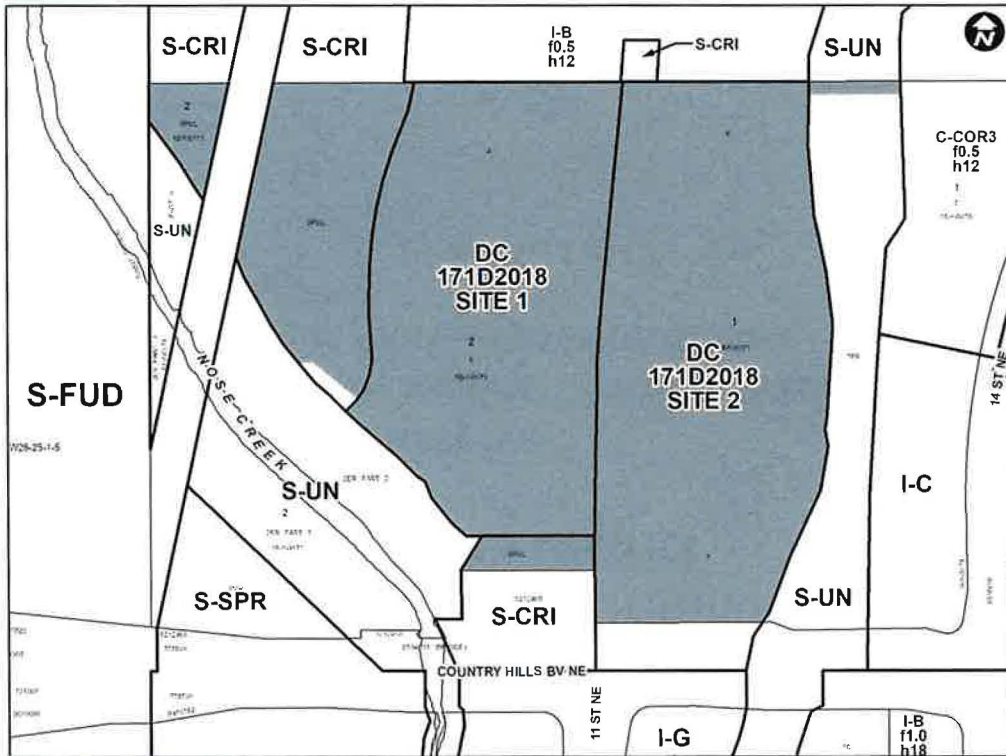
Main Adjustments

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



Existing Land Uses

Proposed Land Uses

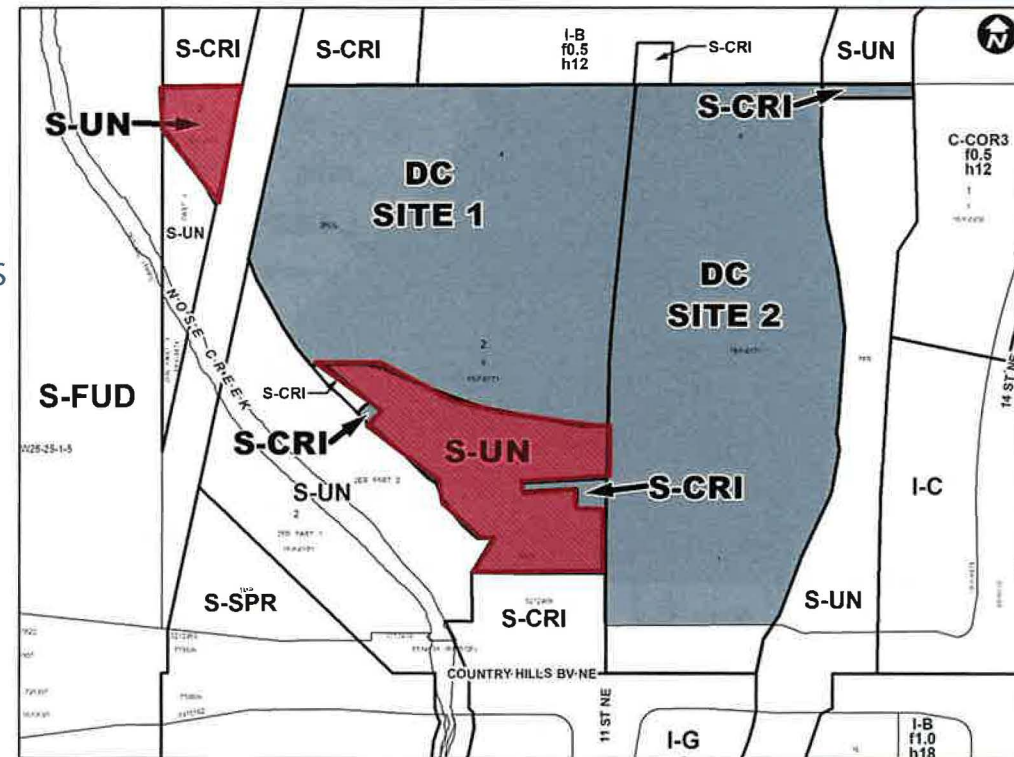




Proposed Land Uses

Special Purpose – Urban Nature (S-UN) District

- Environmental Reserve
- Accommodate creation of constructed wetlands / stormwater management facilities





Proposed Land Uses

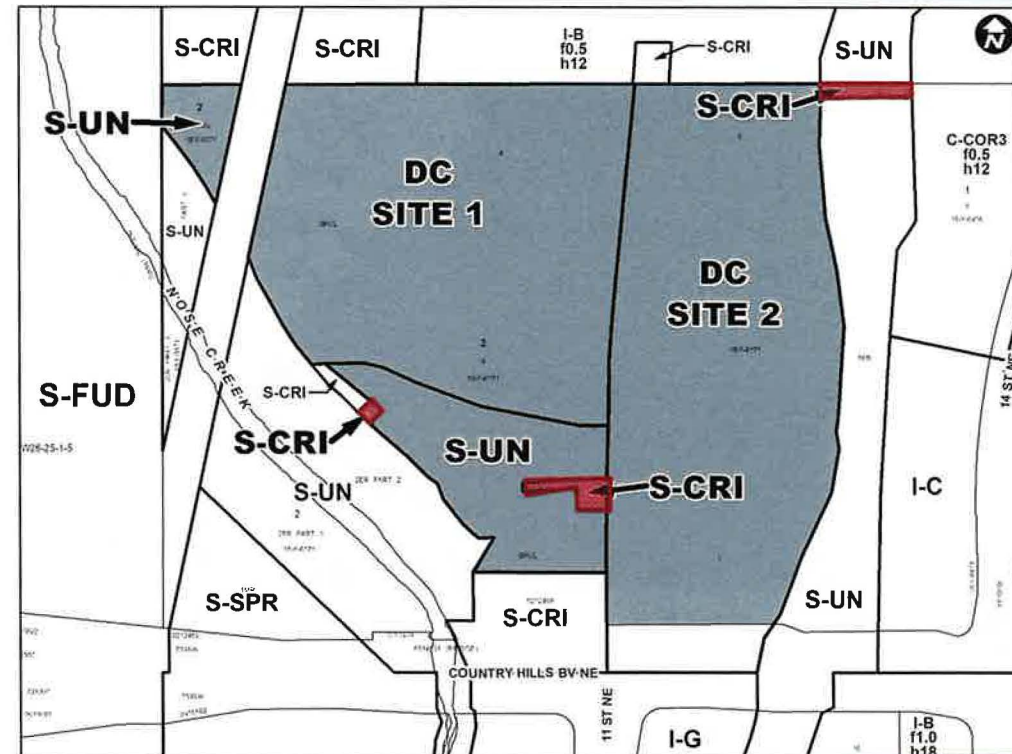
Special Purpose – Community and Regional Infrastructure (S-CRI) District

West side of the Subject Site:

- Accommodate access to inlet/outlet locations for stormwater management facilities

East side of the Subject Site:

- Accommodate removal of proposed 115 Av NE and create a public utility lot within the ER land





Proposed Land Uses

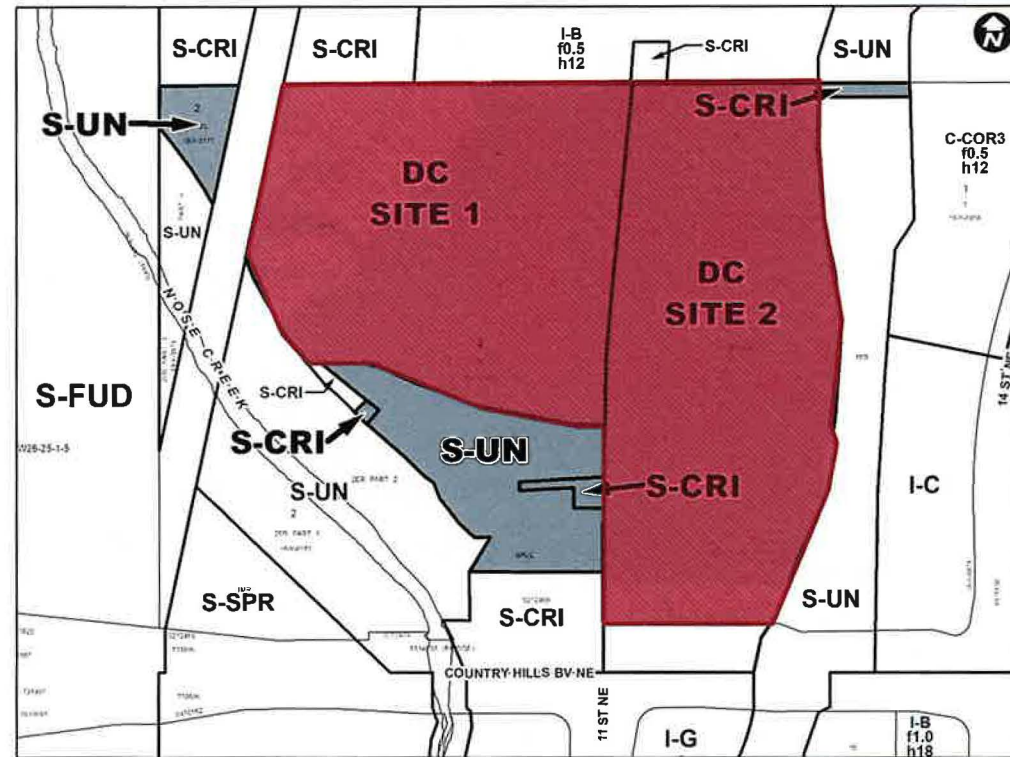
DC Direct Control District
 (Based on Industrial - Commercial (I-C) of 1P2007)

Site 1:

- Reflect larger area
- Add Discretionary "Place of Worship - Large" use

Site 2:

- Add Discretionary "Distribution Centre" use



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. 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 (S-UN) District **to** Special Purpose – Community and Regional Infrastructure (S-CRI), Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate industrial commercial uses, with guidelines (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 102D2020**.



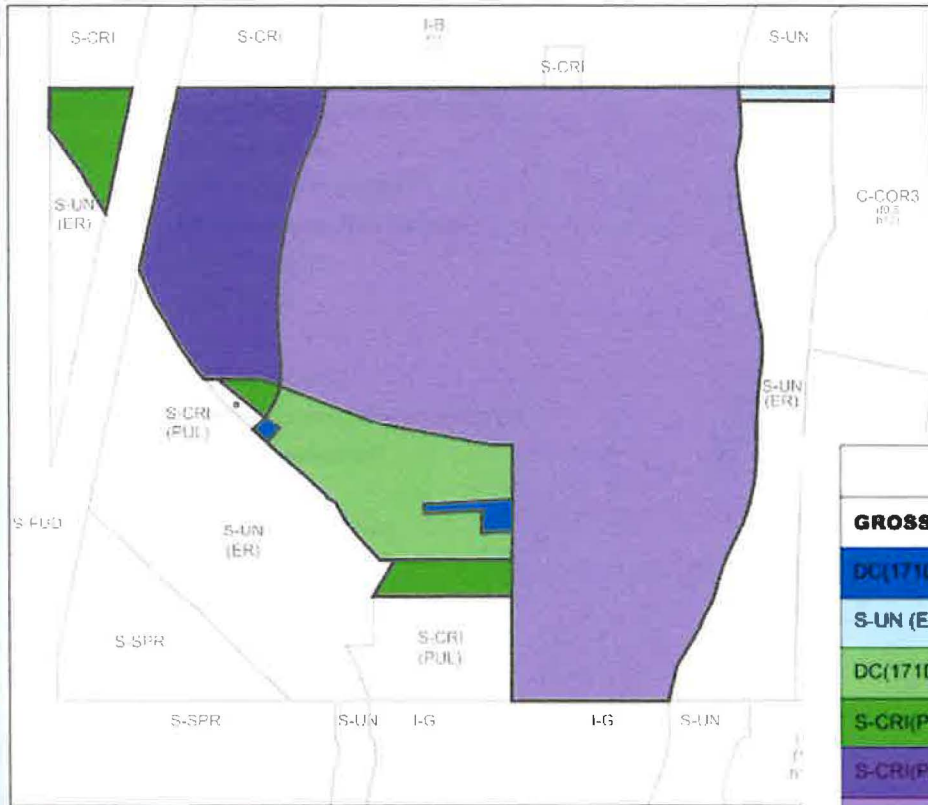
Supplementary Slides



LAND USE PLAN



Scale 1:2500

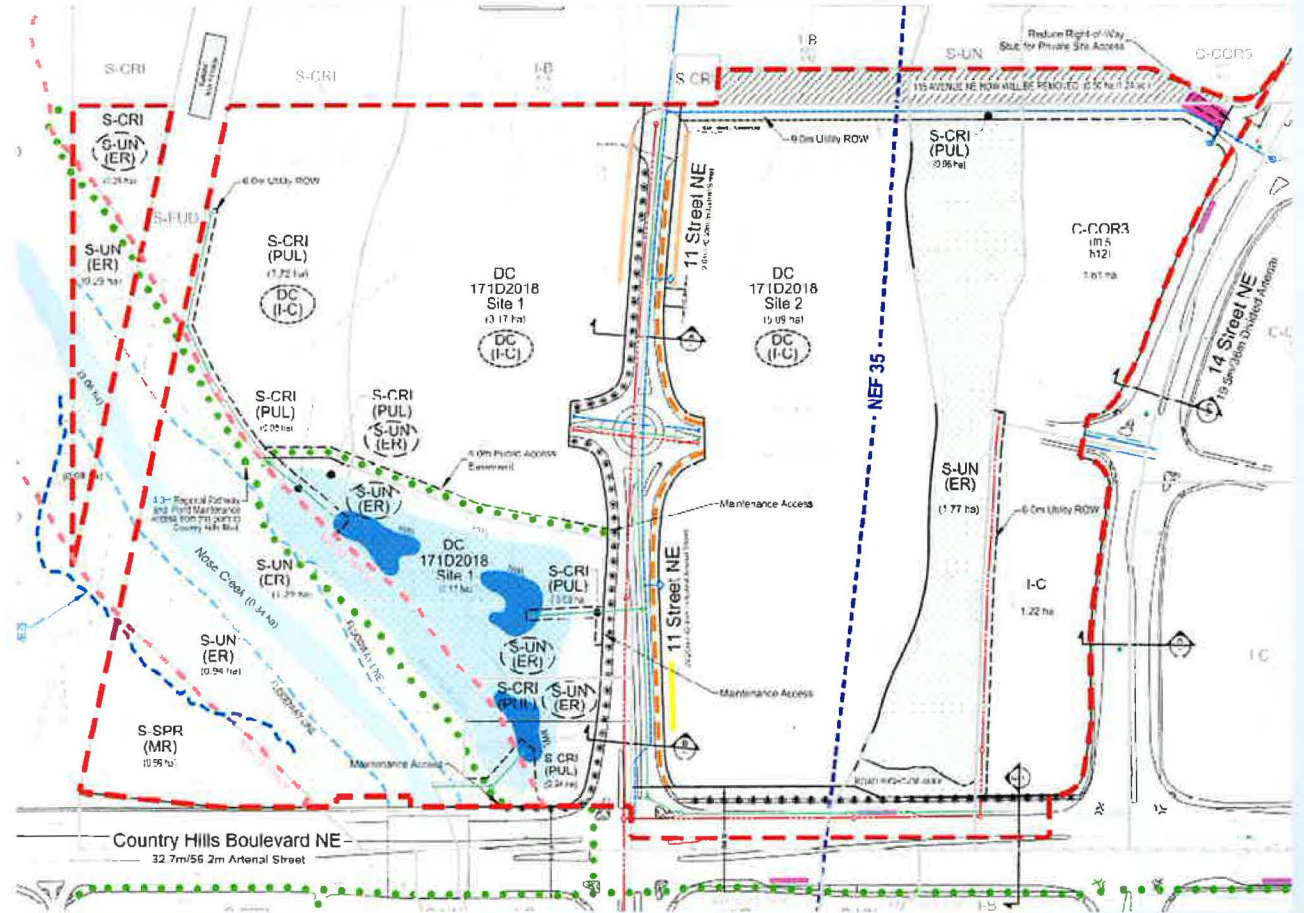


LAND USE PLAN STATISTICS			
	Hectares	Acres	%
GROSS AREA	13.15	32.49	100.0
DC(171D2018) SITE 1 to S-CRI(PUL)	0.08	0.20	0
S-UN (ER) to S-CRI(PUL)	0.06	0.15	1
DC(171D2018) SITE 1 to S-UN(ER)	1.14	2.82	9
S-CRI(PUL) to S-UN(ER)	0.54	1.33	4
S-CRI(PUL) to DC(I-C)	1.72	4.25	13
DC(171D2018) SITE 1 to DC(I-C)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



OUTLINE PLAN LEGEND

- OUTLINE PLAN BOUNDARY
- LAND USE BOUNDARY
- S-CRI EXISTING LAND USE
- I-G PROPOSED LAND USE
- ENVIRONMENTAL RESERVE
- LAND OWNER 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





LEGEND

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