

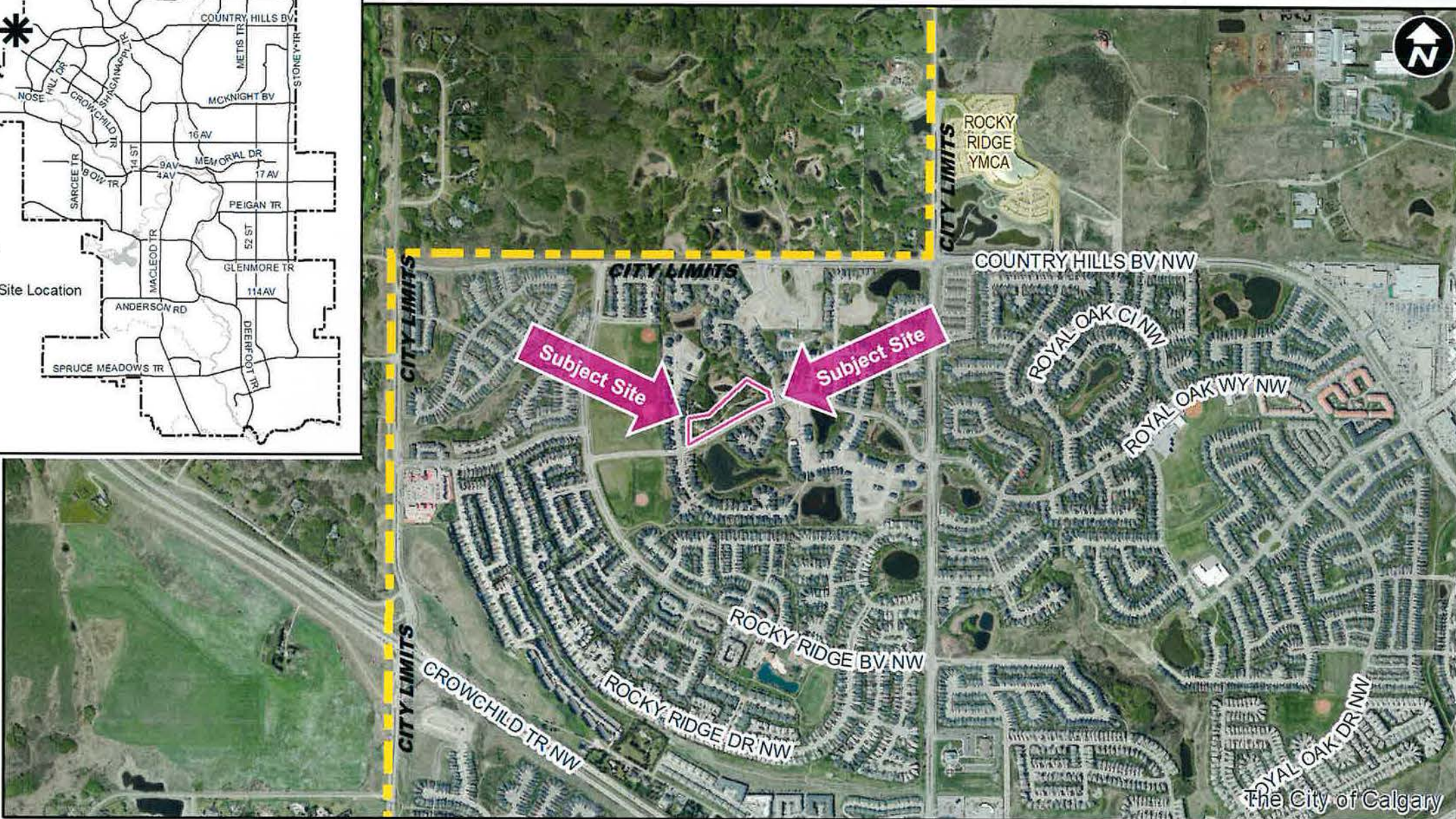
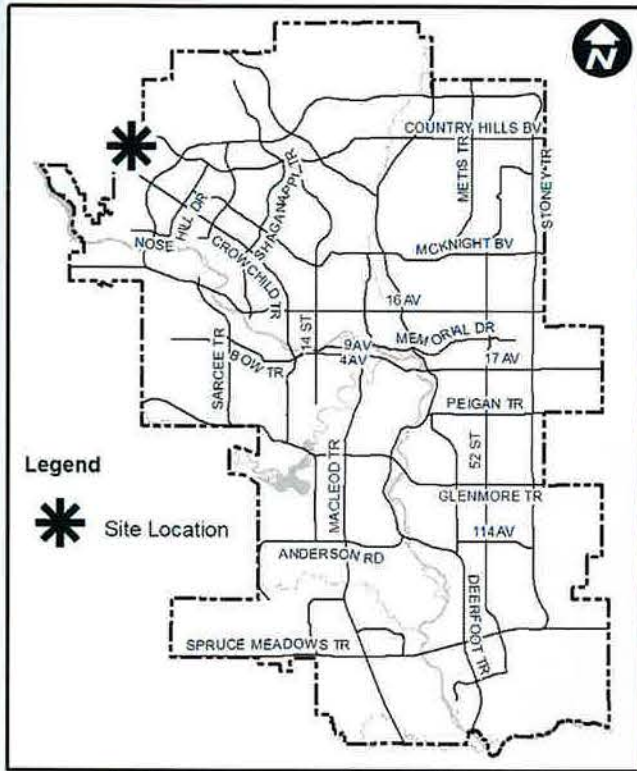
Calgary Planning Commission  
Agenda Item: 7.2.5 and 7.2.6



LOC2017-0015  
Land Use Amendment &  
Outline Plan

CITY OF CALGARY  
**RECEIVED**  
IN LEGAL TRADITIONS ROOM  
SEP 03 2020  
ITEM: 7.2.5 CPC2020-0902  
DISTRIBUTION  
CITY CLERK'S OFFICE

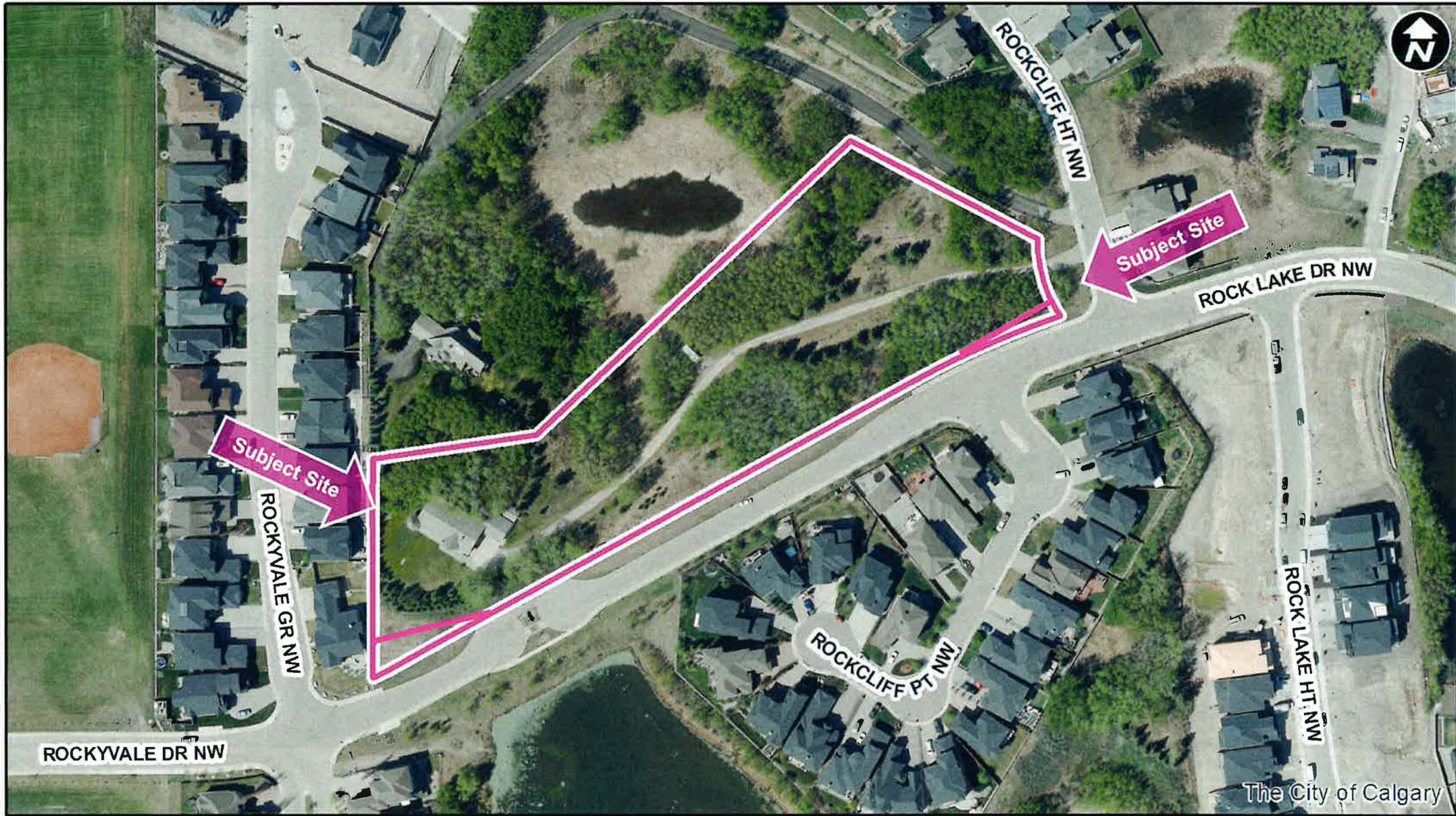




















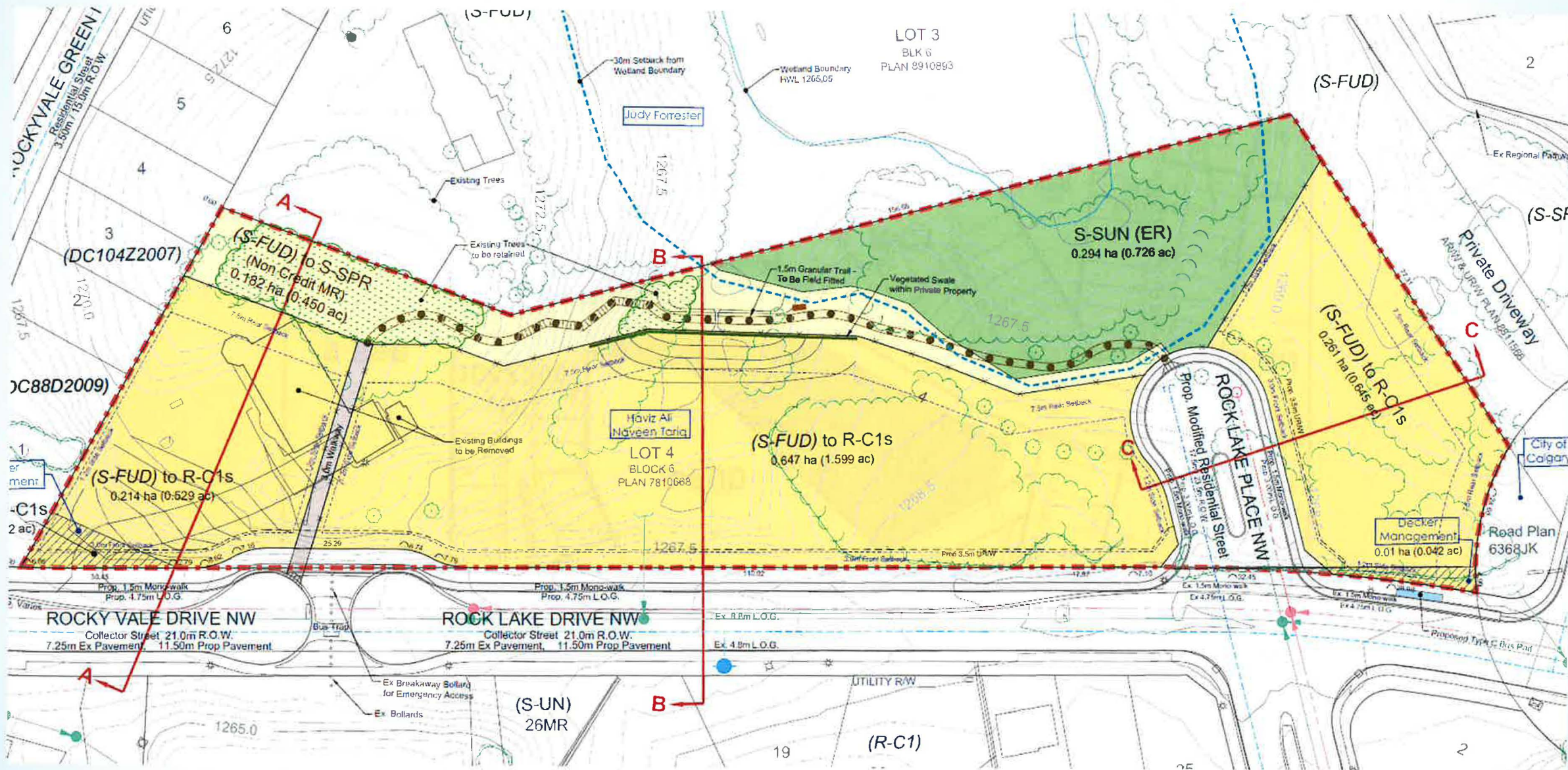




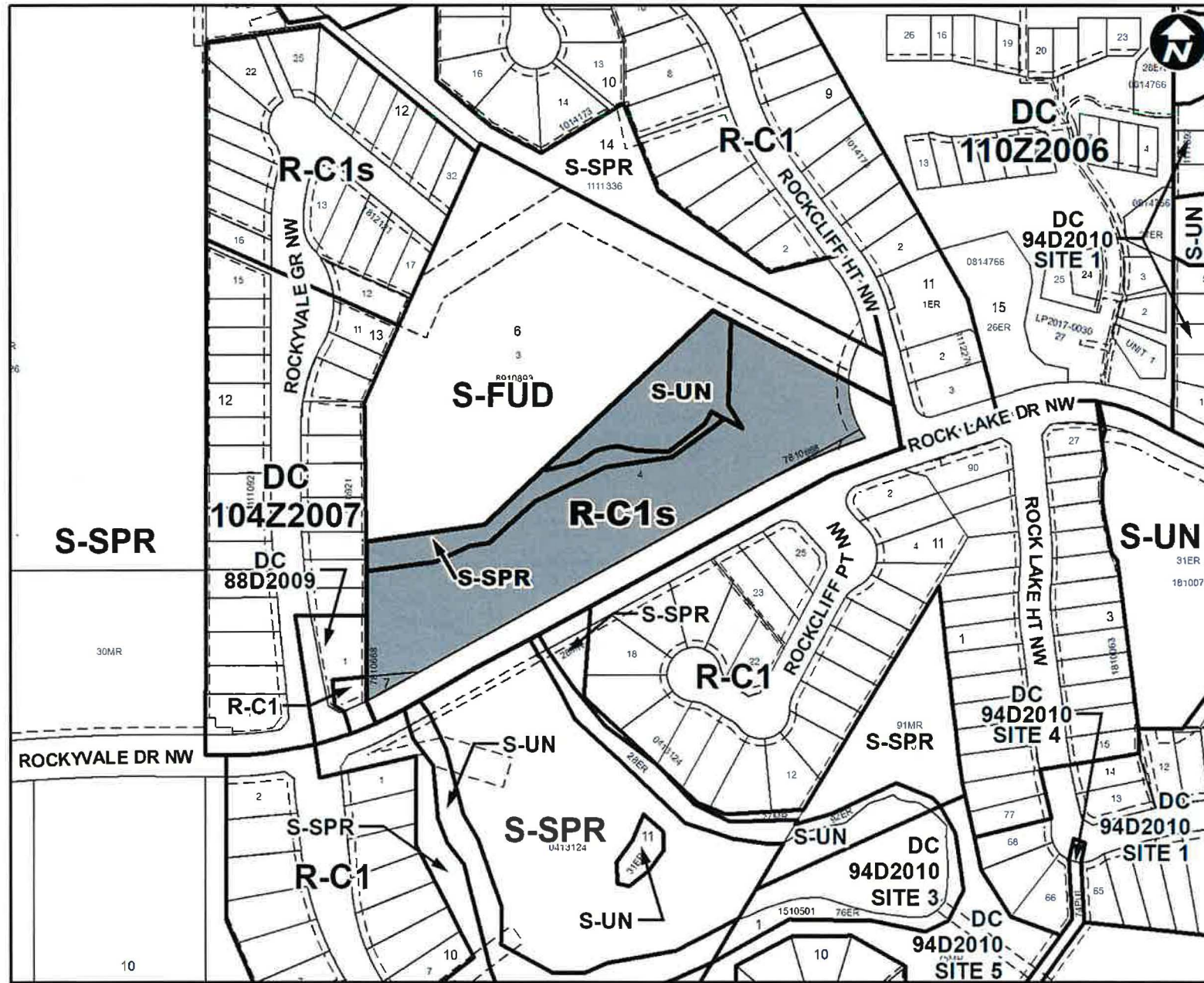










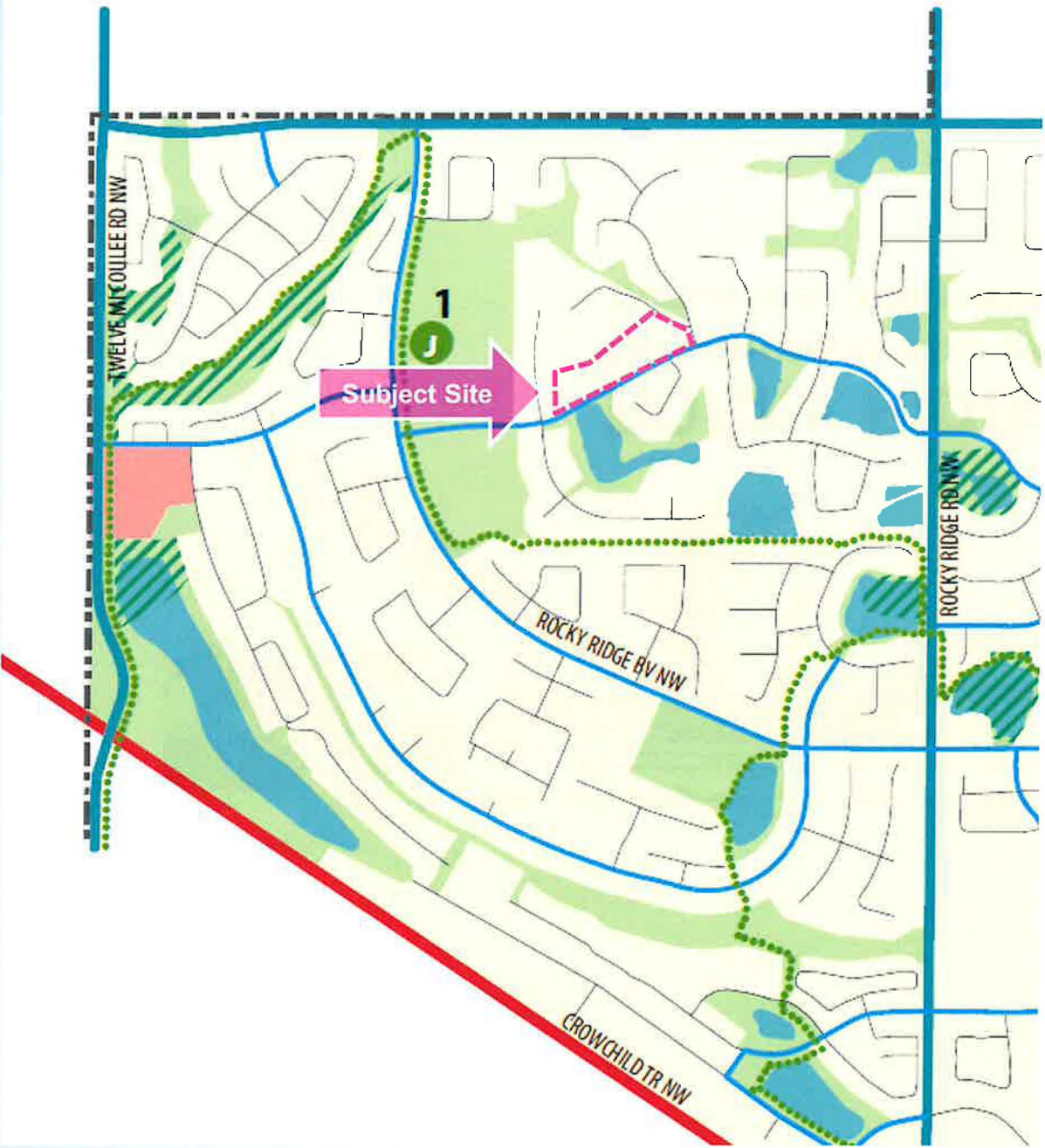




# Rocky Ridge Area Structure Plan

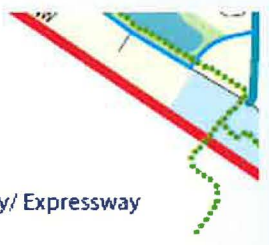
## Map 2

### Land Use and Transportation

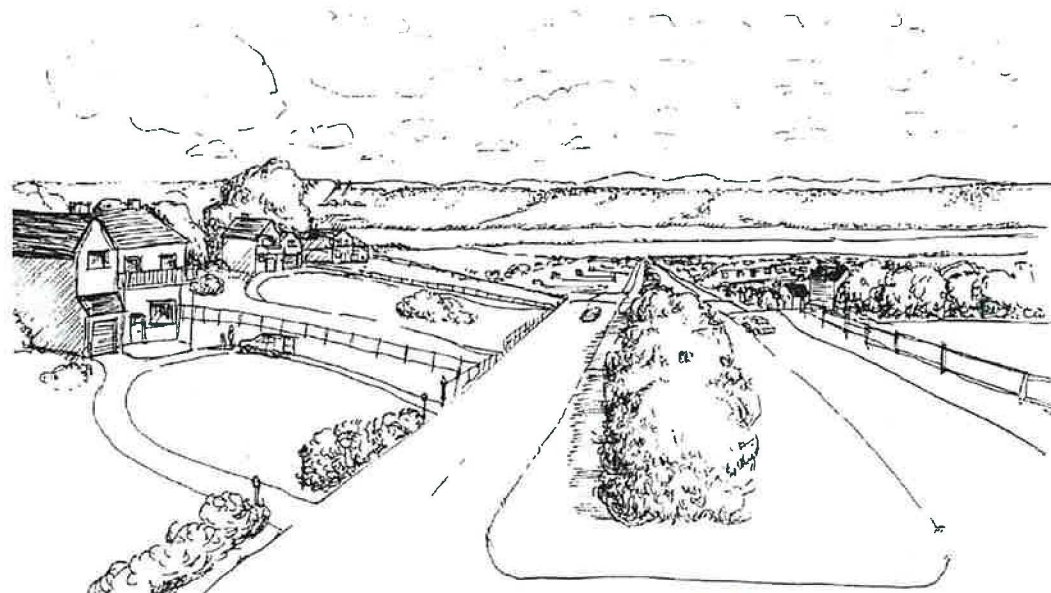


Land Use

- LRT Park and Ride/ Transit
- Local Commercial Centre
- Open Space
- Residential and Related Uses
- Sector Shopping Centre
- Stormwater Ponds
- Environmentally Sensitive Land
- Community Centres
- Joint Use Sites
- Freeway/ Expressway
- Major Road
- Collector Street
- Residential Street
- Regional Pathway
- City Limits
- Transportation/ Utility Corridor







## ROCKY RIDGE

### Area Structure Plan and Supporting Information

THE CITY OF CALGARY  
LAND USE AND MOBILITY  
PLANNING AND TRANSPORTATION POLICY

1992 October  
BYLAW 13P92

### Policy Considerations

- ASP envisions low-density residential development with densities around 7.4 to 9.8 uph (this application proposes 12 uph)
- Applications are to be evaluated based on context and impact on existing development
- Proposed R-C1s district will allow for low-density residential development sensitive to the existing context
- Density for entire ASP area is anticipated to be 9.9 to 14.8 uph
- MDP density target for greenfield areas is 20 uph



**Reasons for Approval Recommendation:**

- The proposed R-C1s land use conforms with the existing land use pattern in the area
- The proposal aligns with the Rocky Ridge ASP and Municipal Development Plan
- The proposal will protect an existing wetland area and provide a naturalized buffer
- The proposal provides non-credit municipal reserve
- The proposal will utilize existing infrastructure and amenities



## **ADMINISTRATION RECOMMENDS:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

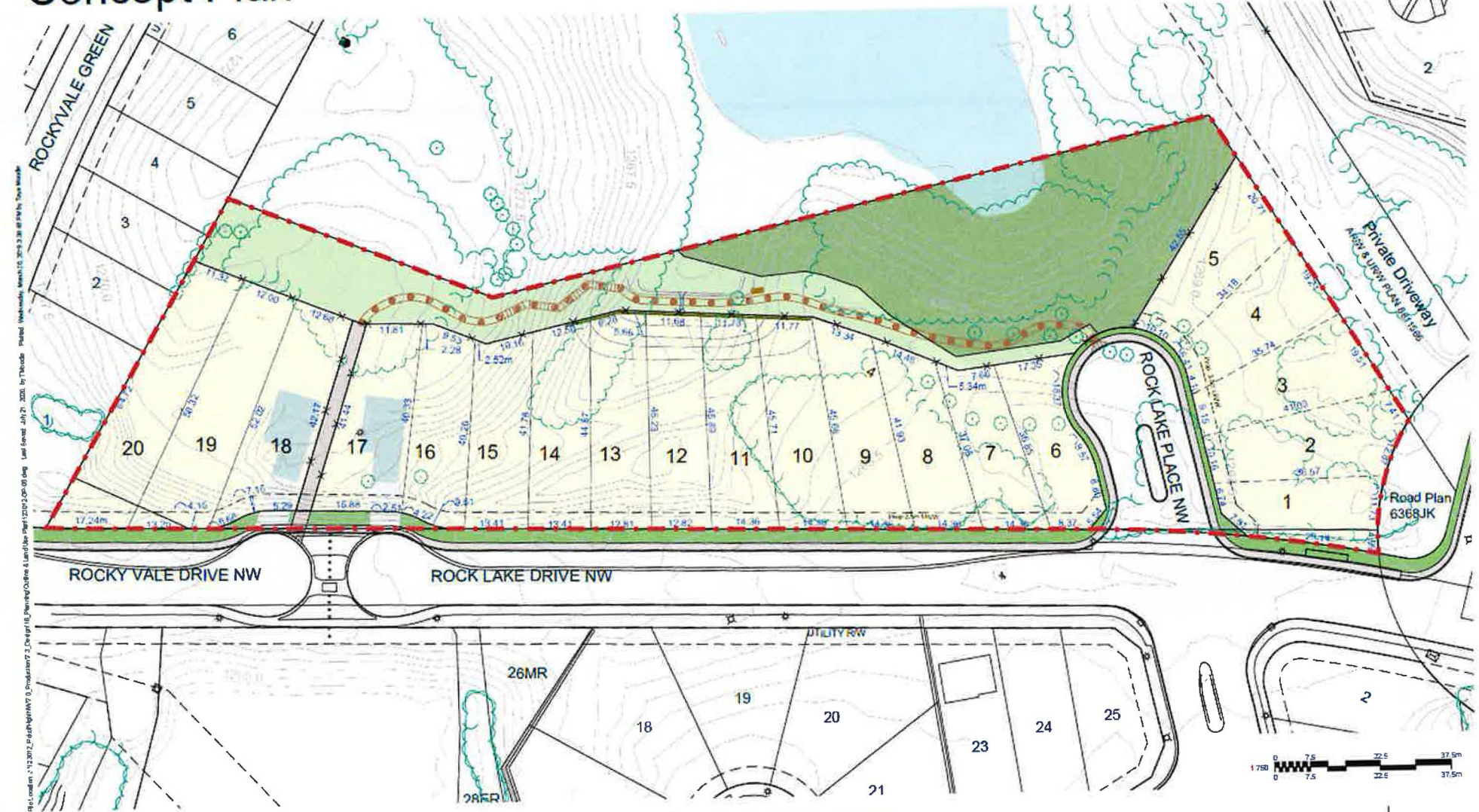
1. That Calgary Planning Commission APPROVE the proposed outline plan located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) to subdivide 1.75 hectares  $\pm$  (4.32 acres  $\pm$ ) with conditions (Attachment 1).
2. ADOPT, by bylaw, the proposed redesignation of 1.75 hectares  $\pm$  (4.32 acres  $\pm$ ) located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (R C1s) District; and
3. Give three readings to the proposed bylaw.







# Concept Plan

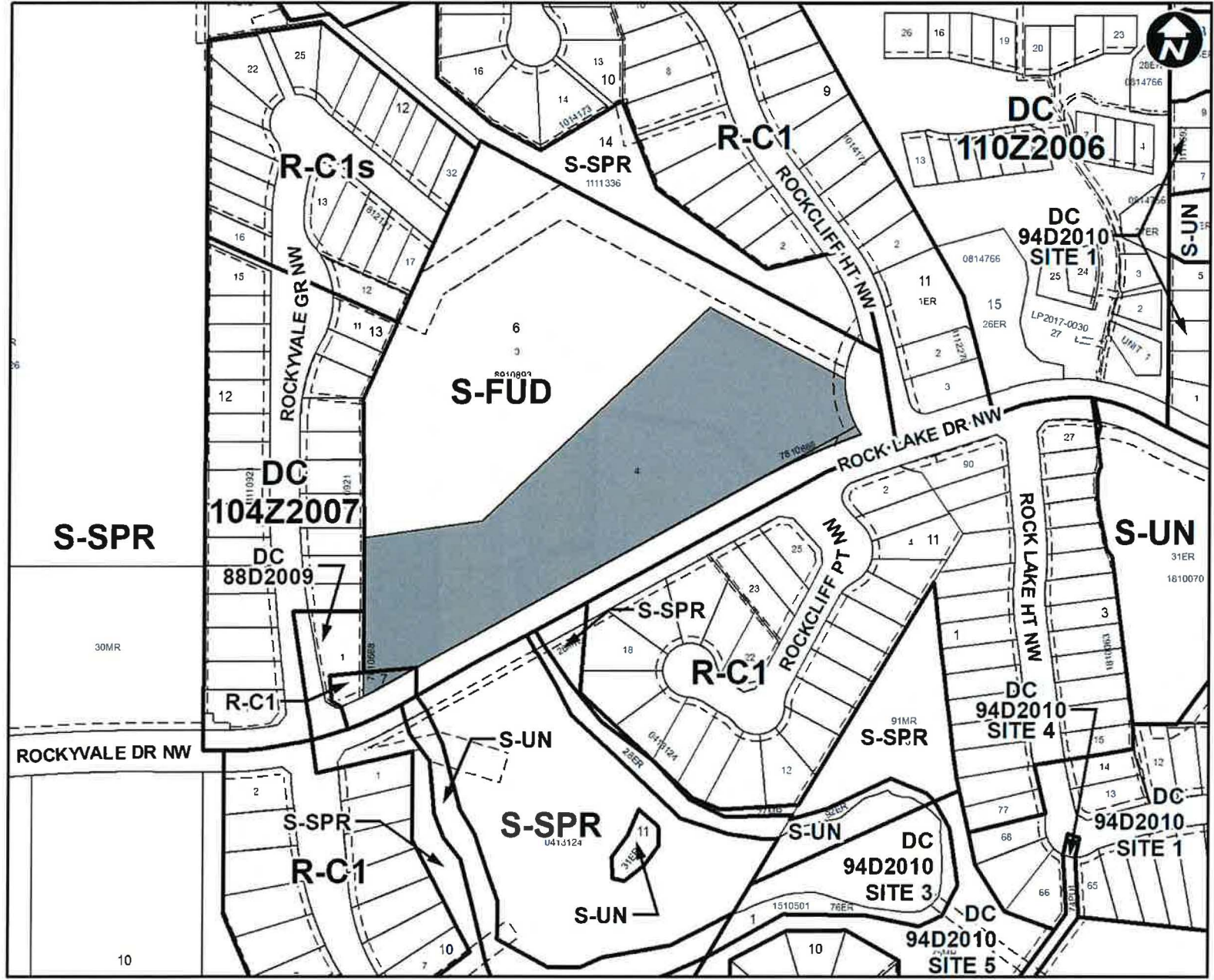


**IBI** IBI GROUP  
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 ibigroup.com

**5 Rockcliff Heights**  
 Lot 4, Block 6, Plan 8910893  
 July 21, 2020  
 Haviz Ali

5.0







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

