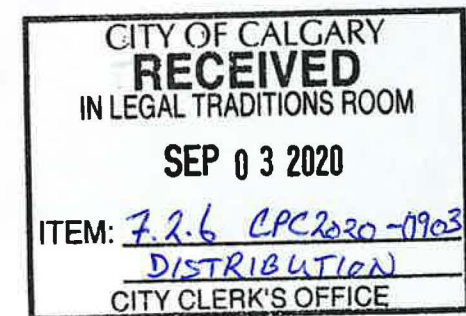
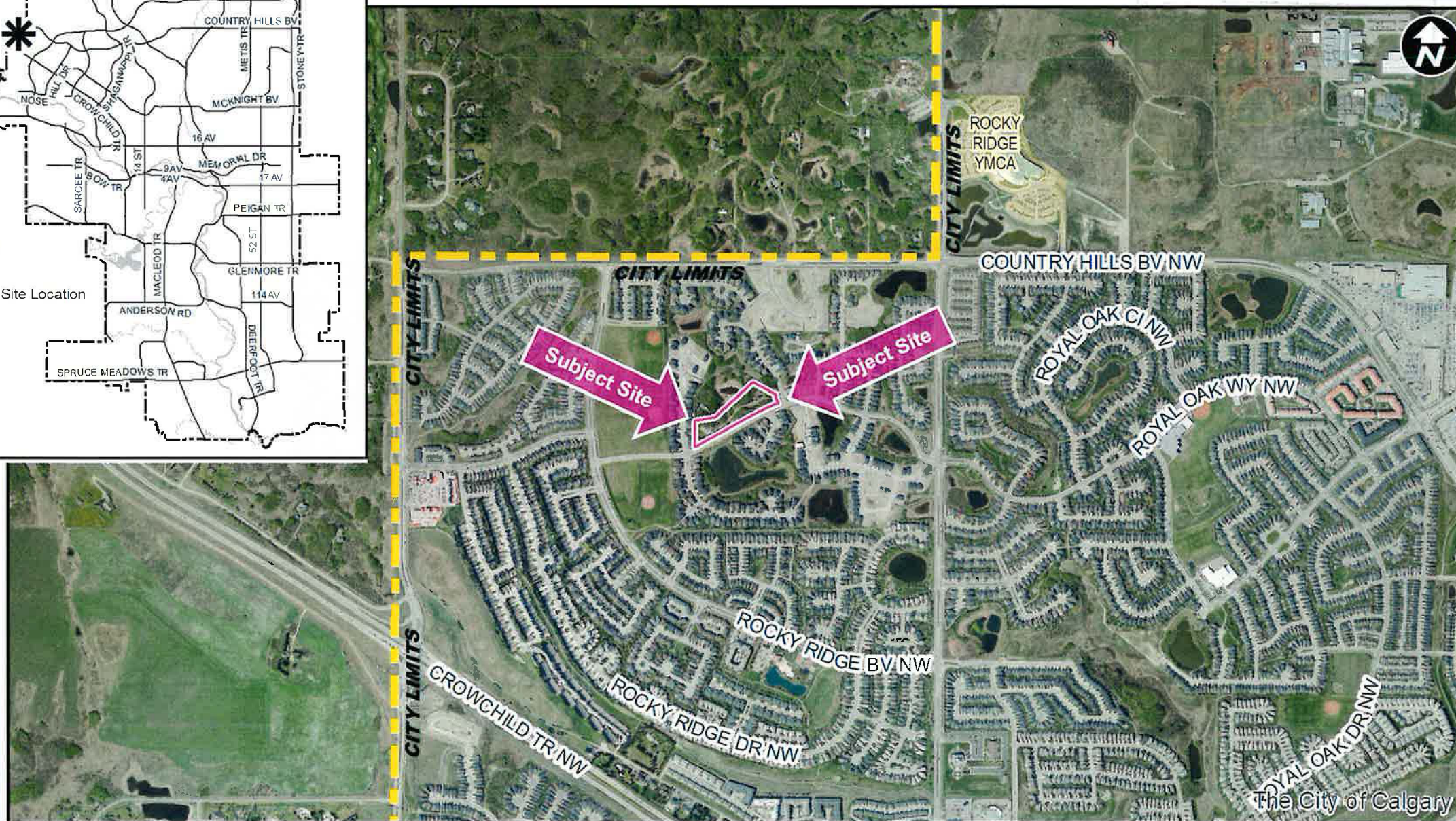
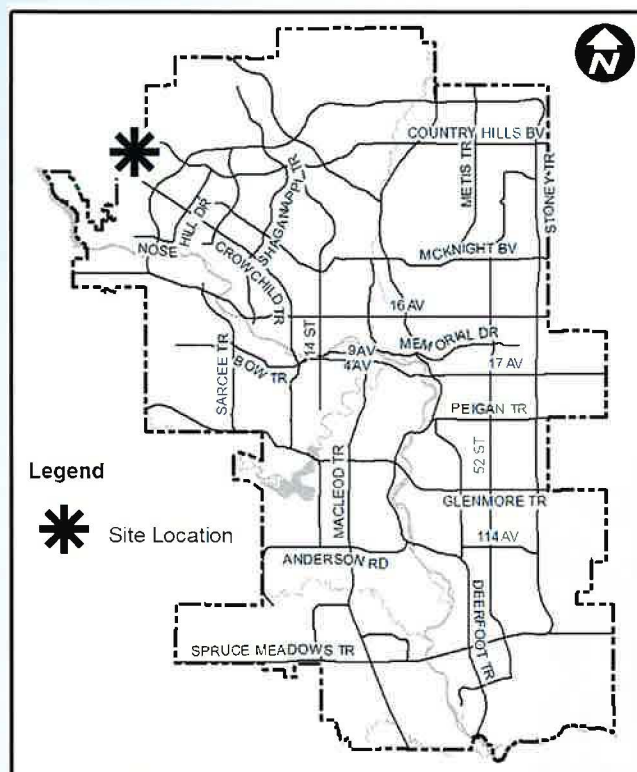


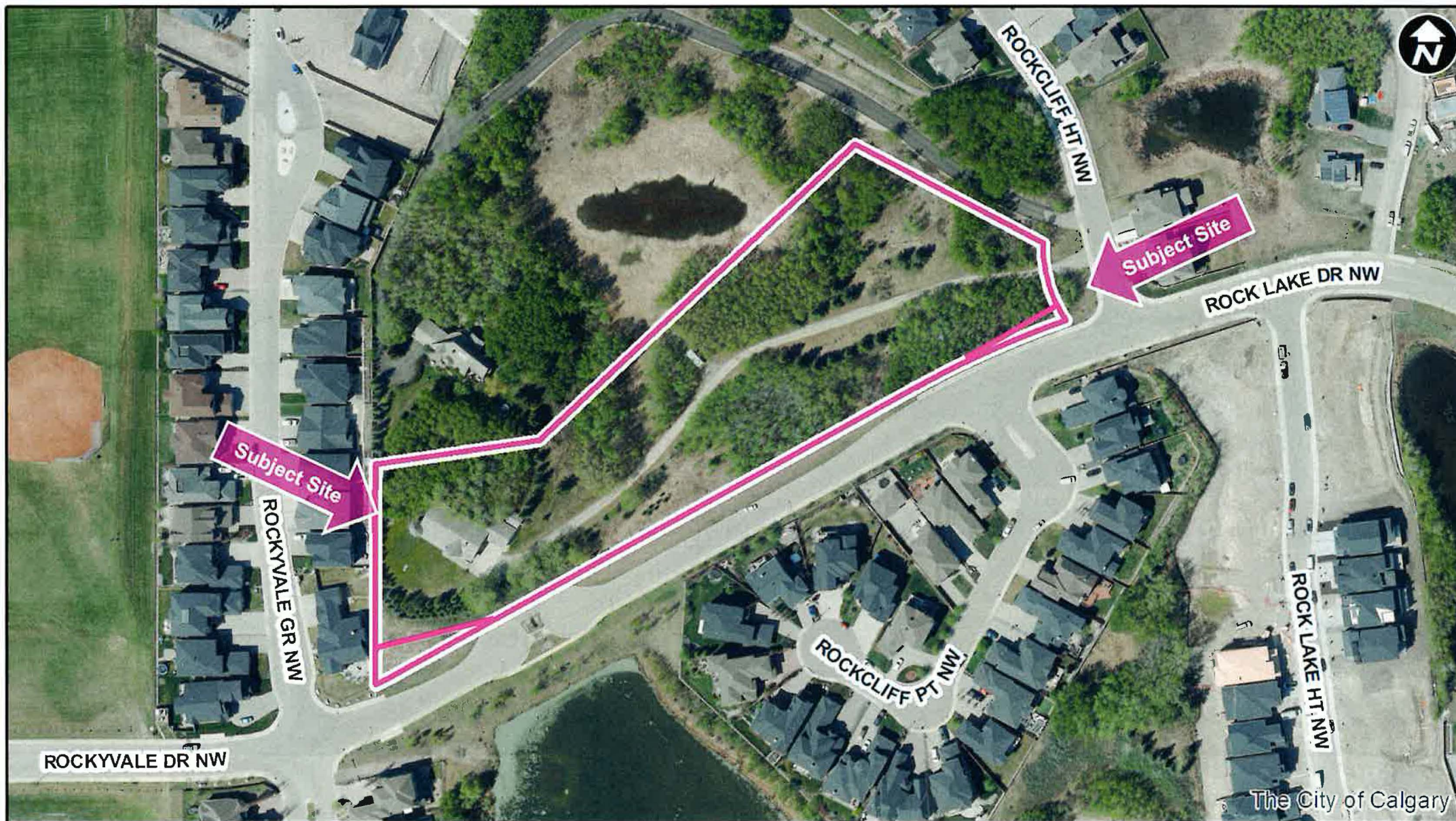


LOC2017-0015
Land Use Amendment &
Outline Plan



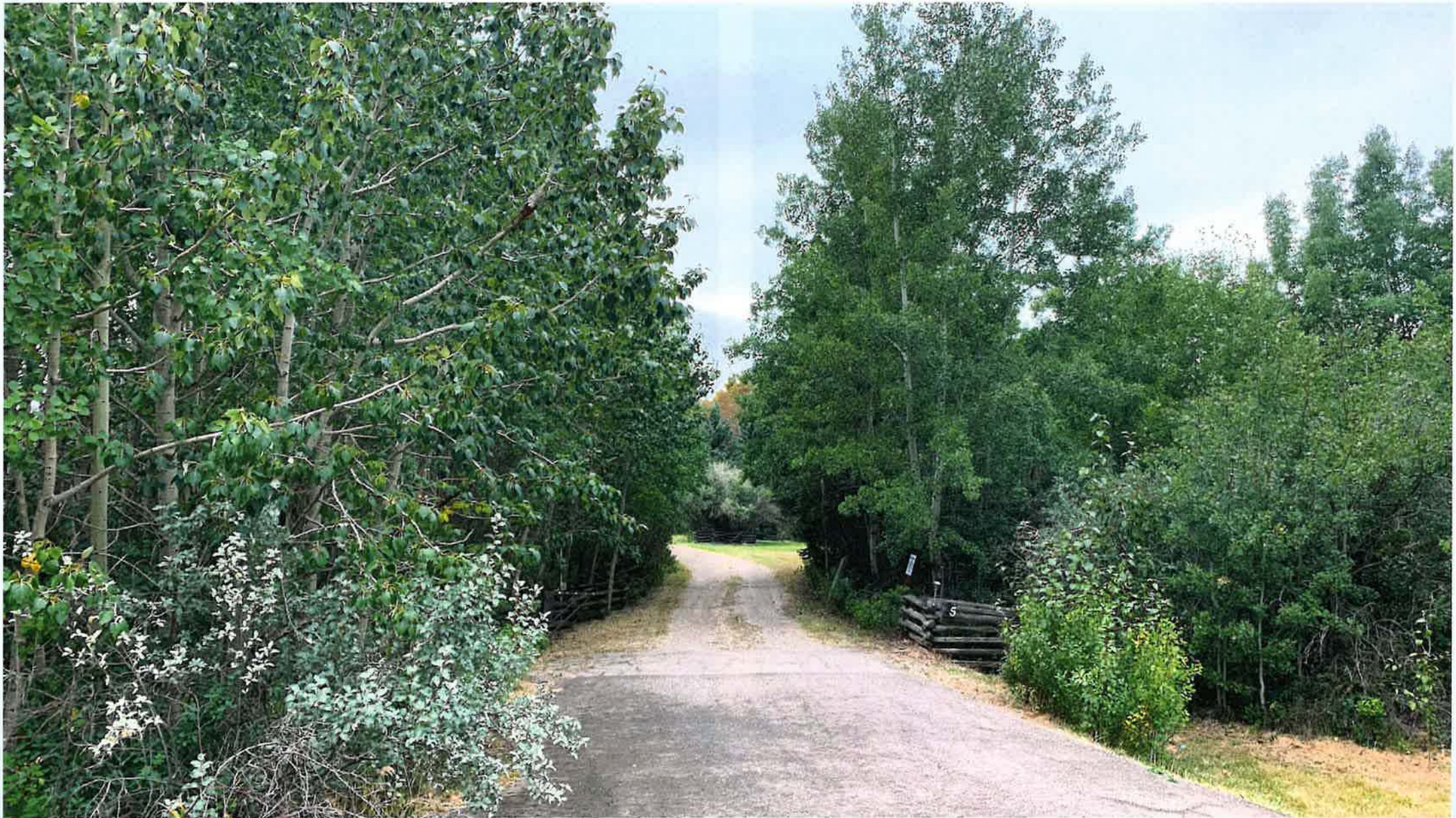






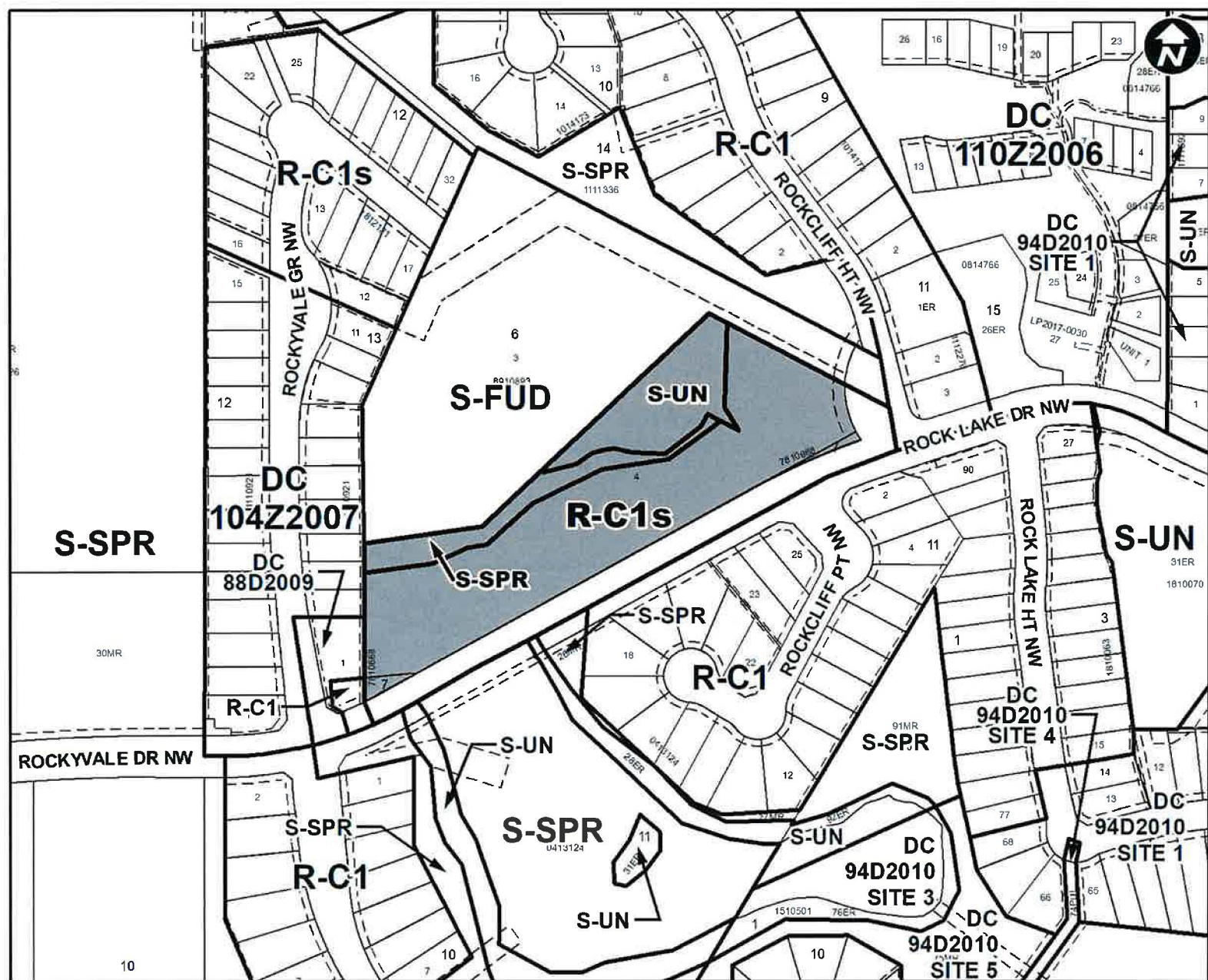








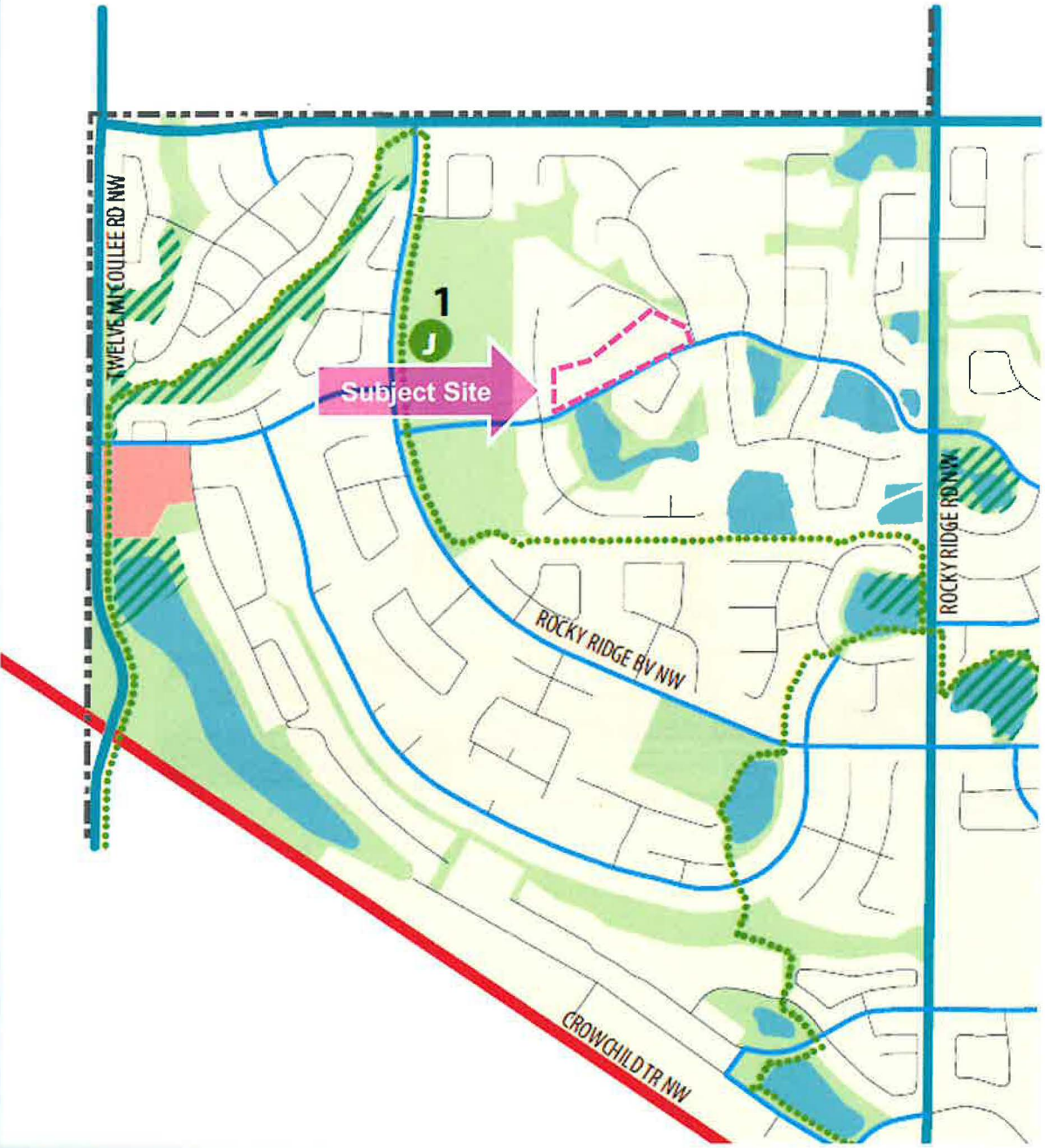




Rocky Ridge Area Structure Plan

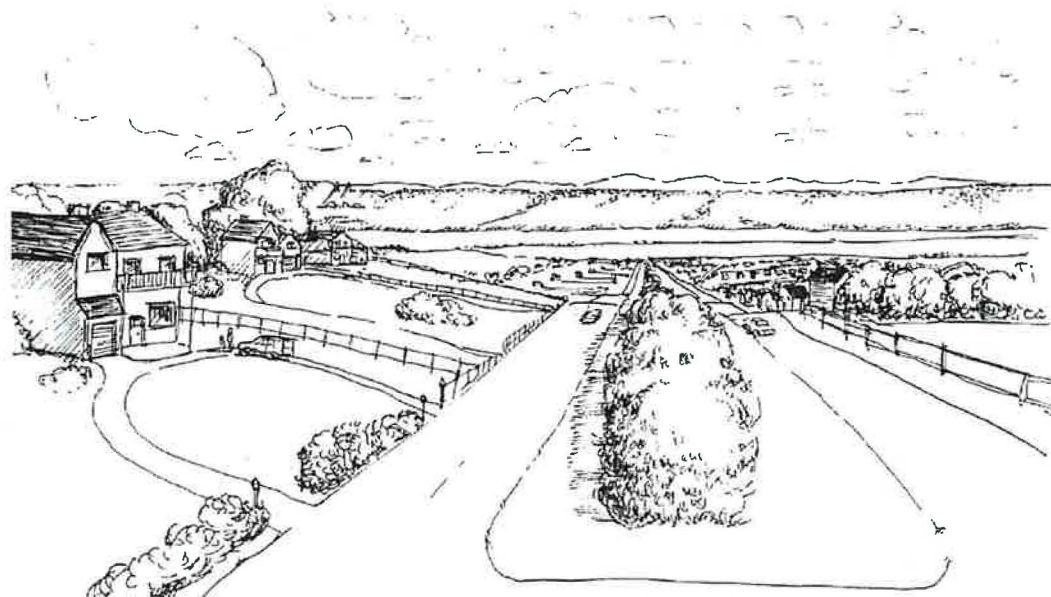
Map 2

Land Use and Transportation



Land Use

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



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

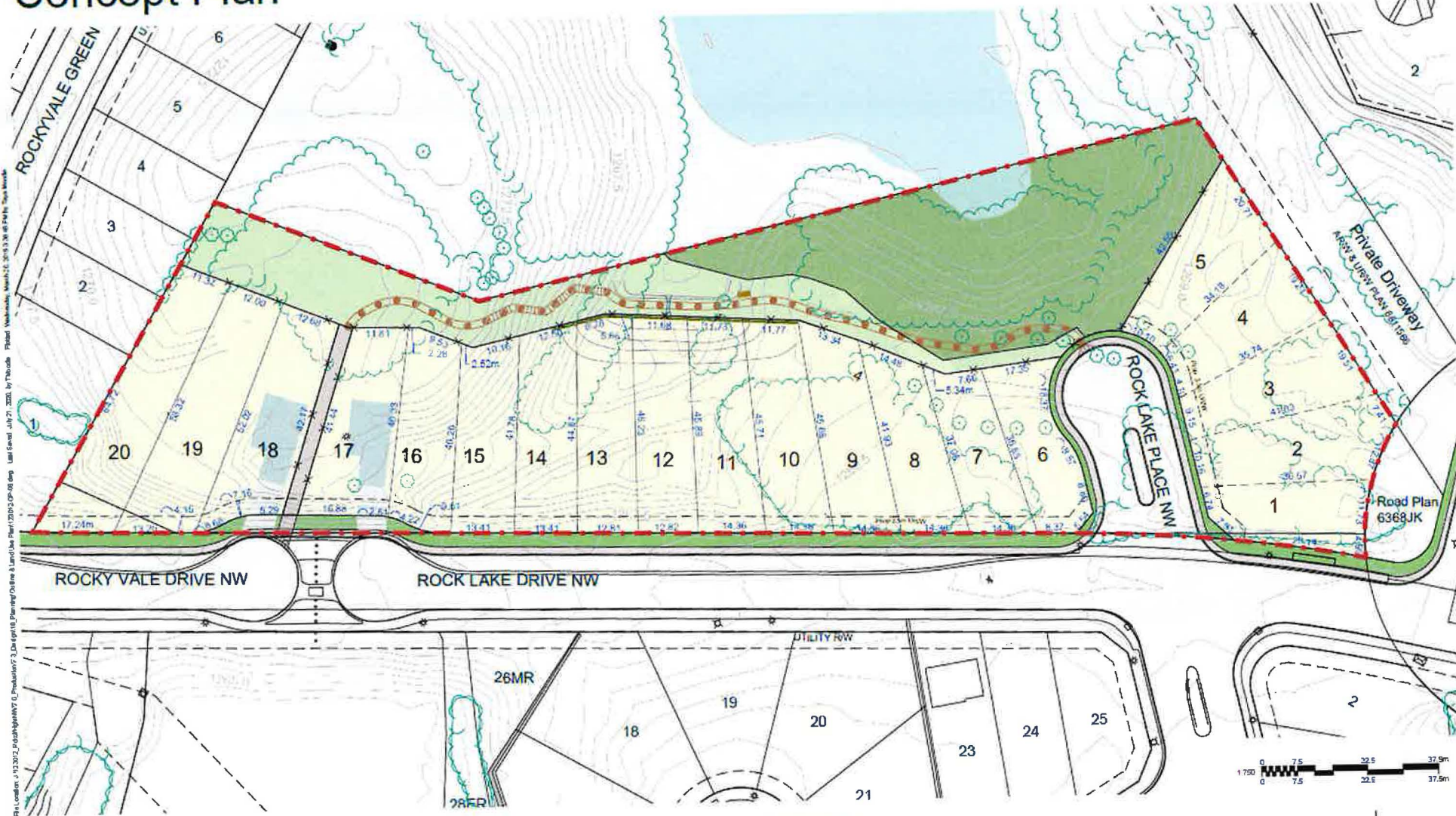
ADMINISTRATION RECOMMENDS:

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



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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

