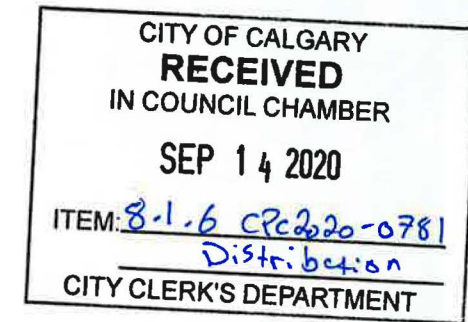


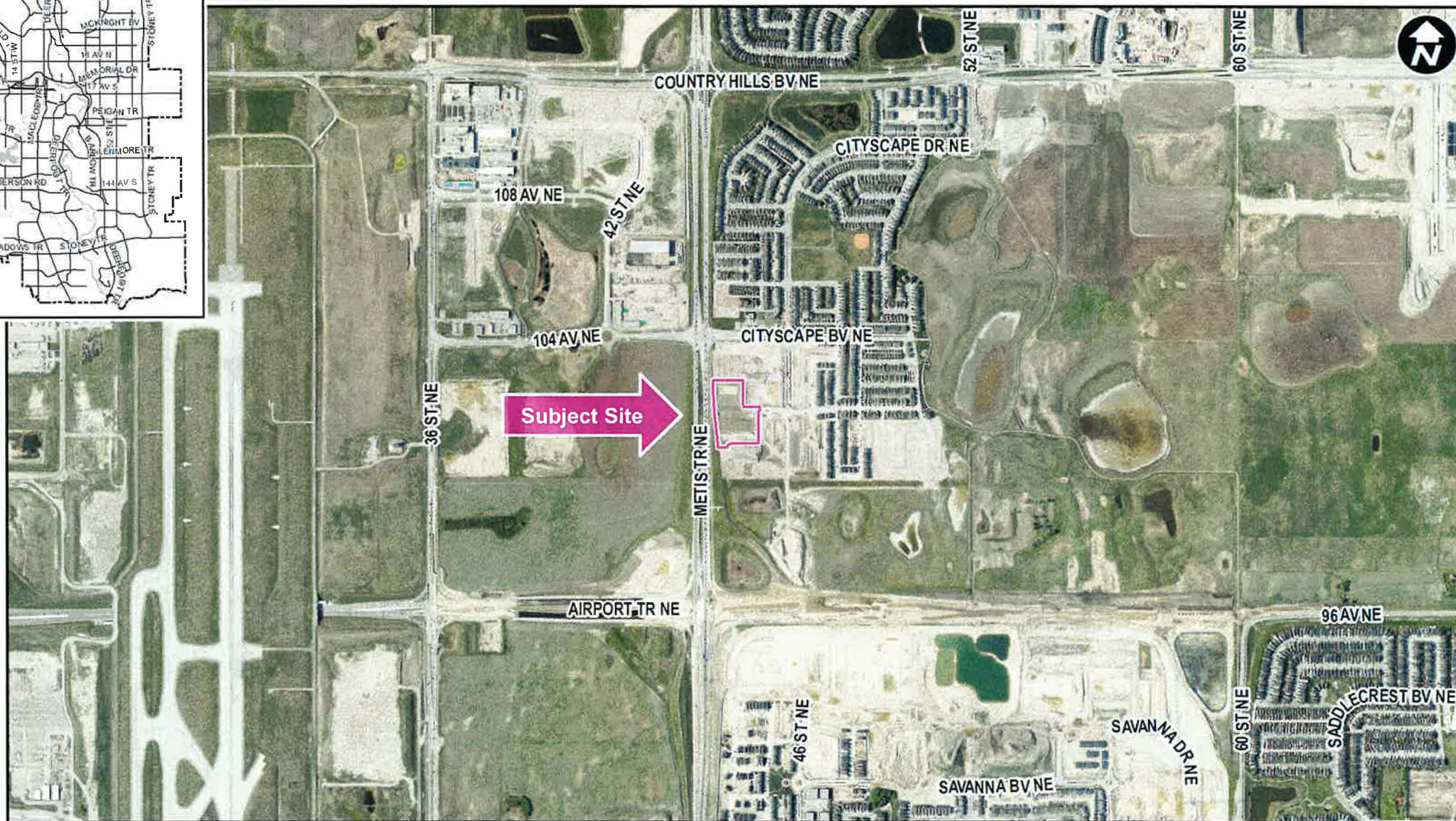
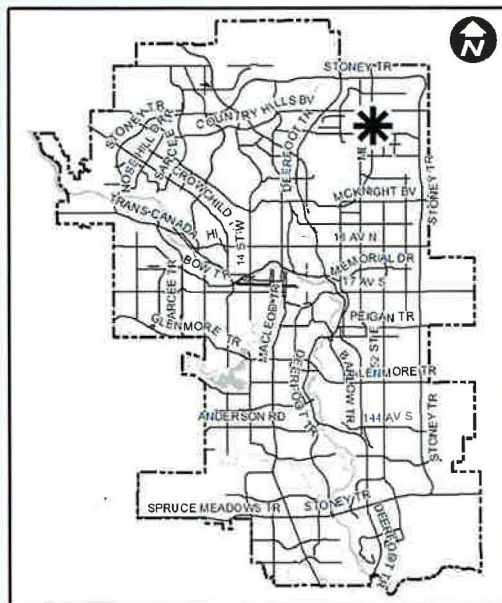


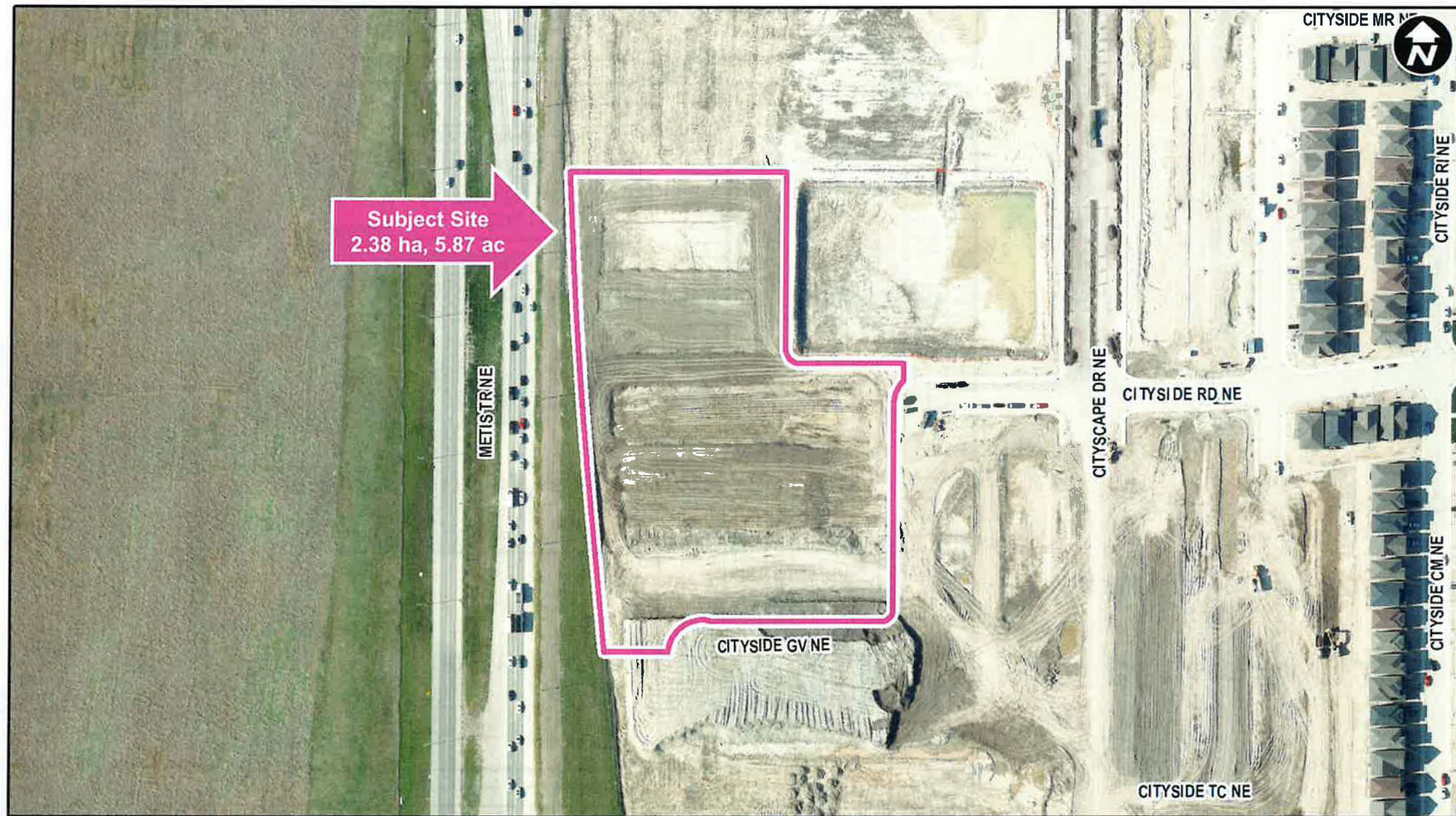
Public Hearing of Council

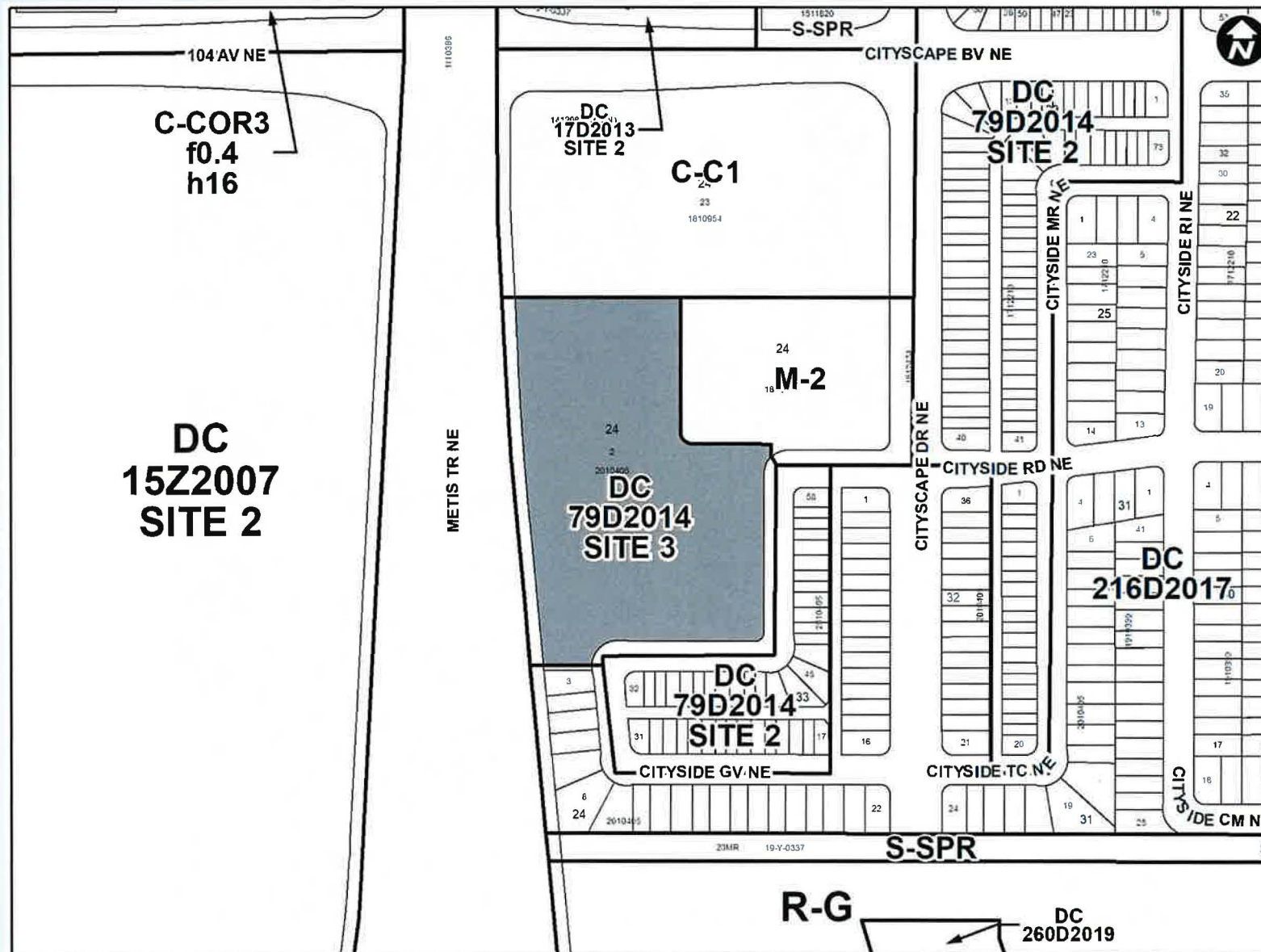
Agenda Item: 8.1.6



LOC2020-0037
Land Use Amendment
(DC to R-G)

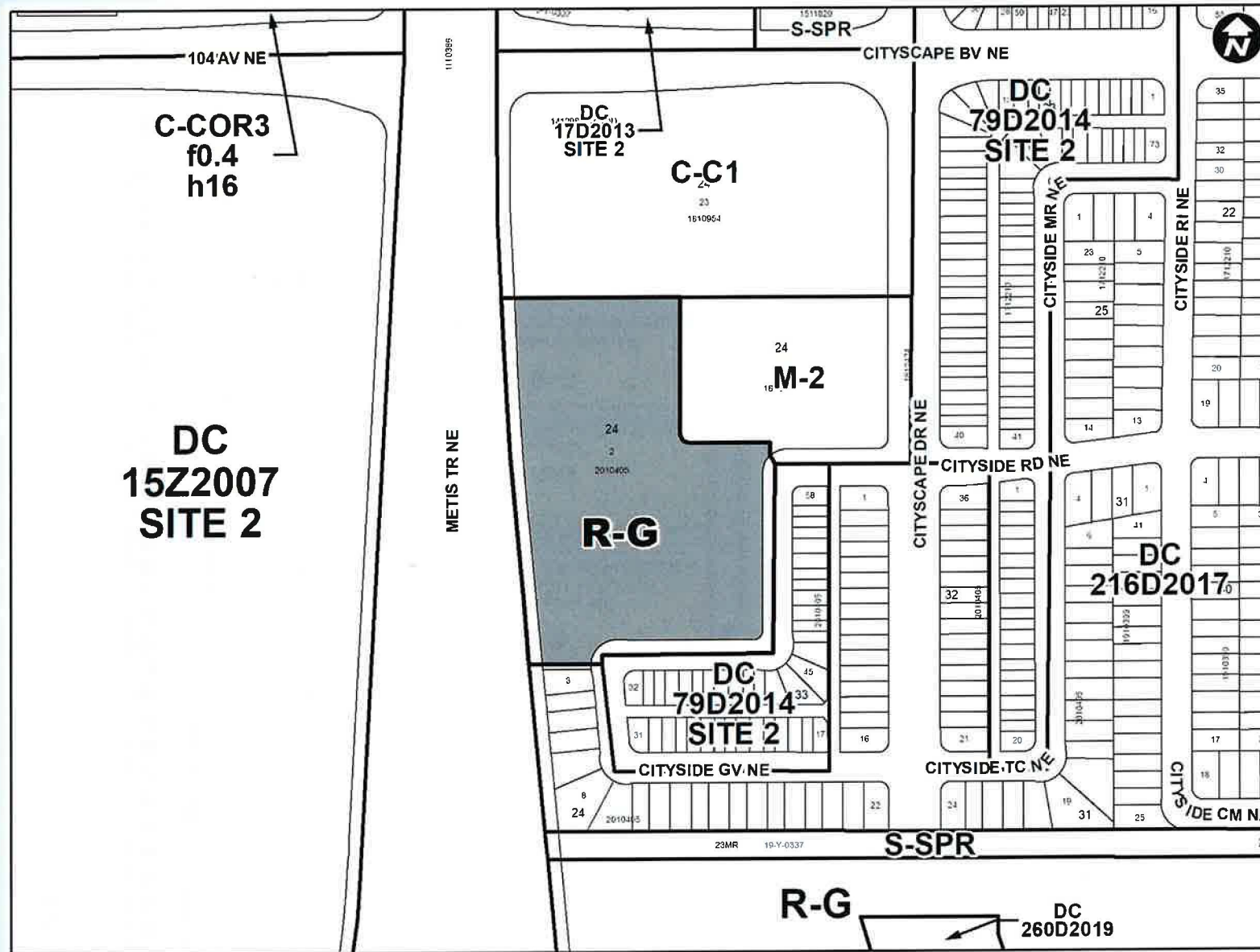






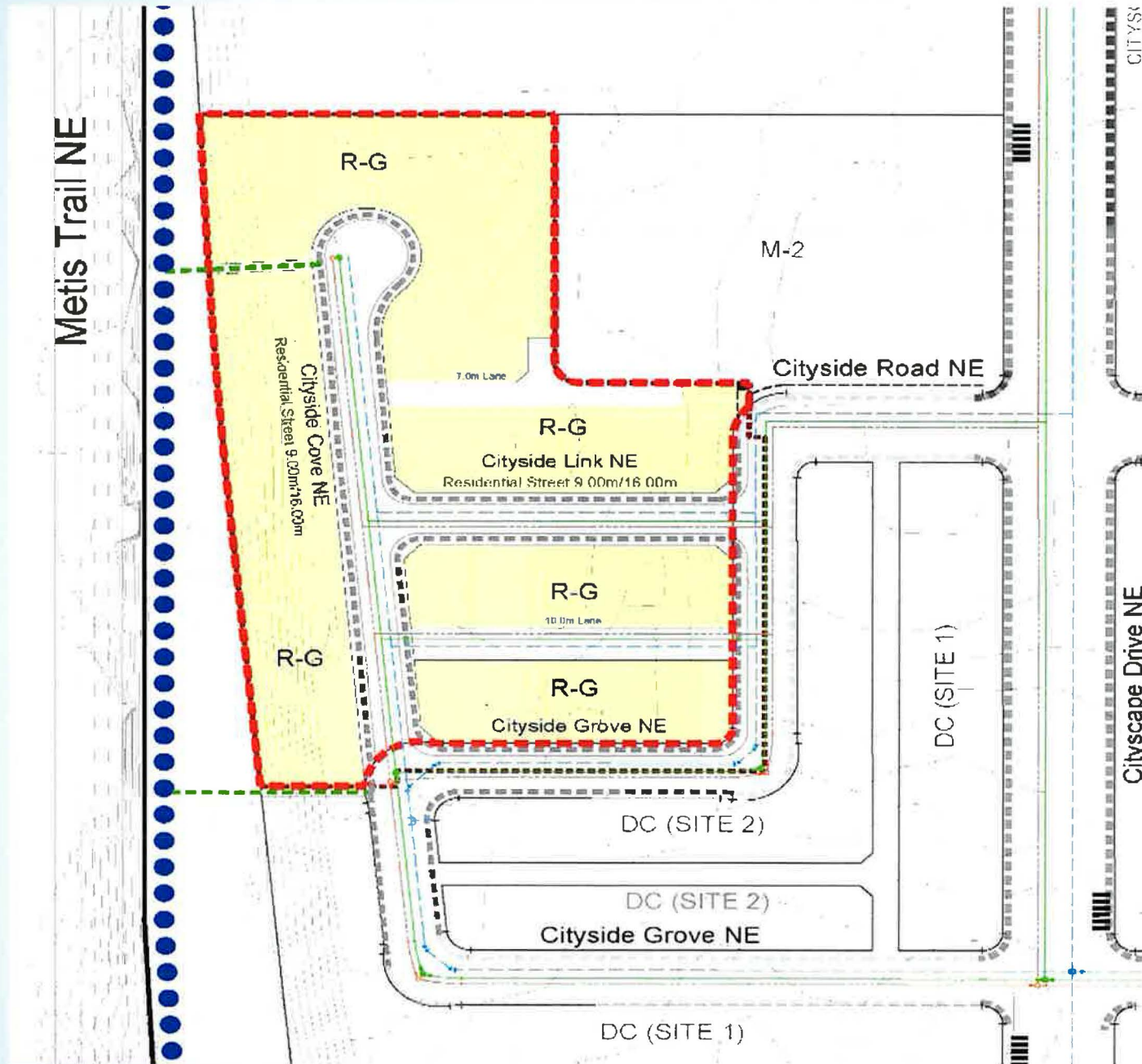
Existing Land Use

- DC based on R-2M District
- Approved by Council in 2014
- Back-to-back townhomes



Proposed Land Use

- DC based on R-2M District
- Approved by Council in 2014
- Back-to-back townhomes



(Revised) Outline Plan

- ~54 lots/units
- 24.5 units / ha; 9+ units / ac
- Public streets/lane
- Approved by CPC on August 9, 2020

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

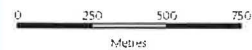
1. **ADOPT**, by bylaw, the proposed redesignation 2.38 hectares $\pm$ (5.87 acres $\pm$) located at 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the **Proposed Bylaw 124D2020**.

Supplementary Slides

Northeast Community 'A' Area Structure Plan

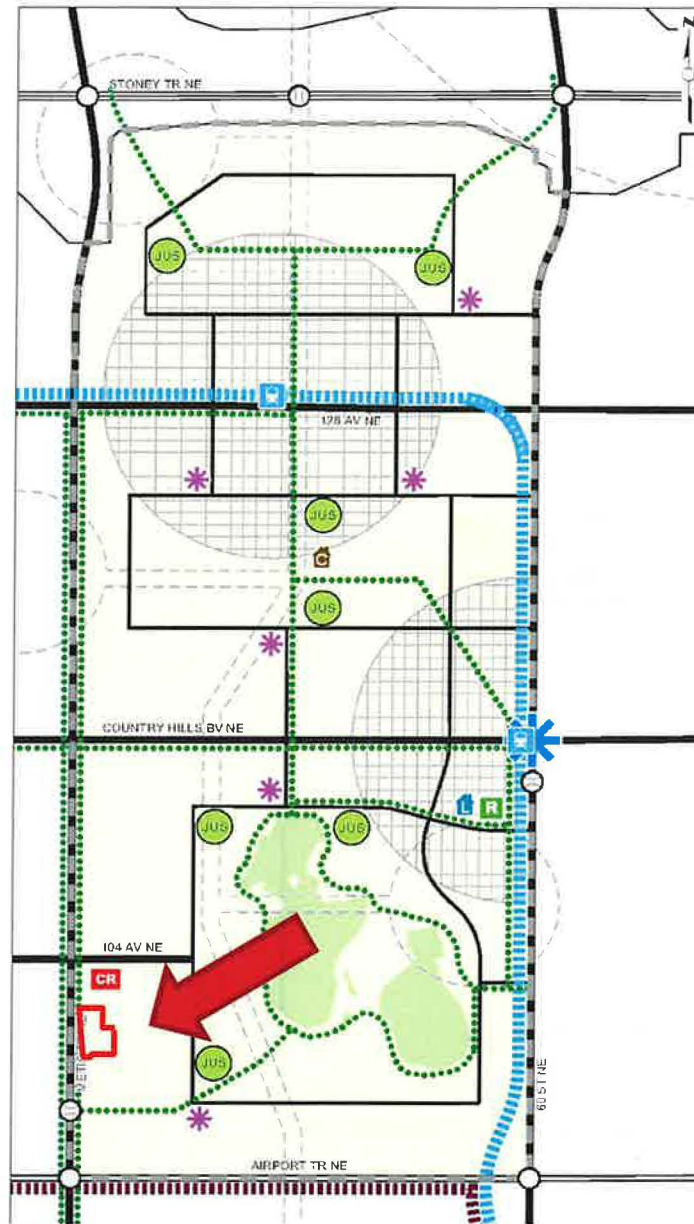
Map 3

Land Use Concept



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Major Activity Centre
- Neighbourhood Node
- Community Postal Centre
- Community Hall Site
- Recreation Centre Site
- Library Site
- Joint Use Site
- Regional Footway
- Predominantly Residential Area
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- Potential Pedestrian Overpass
- L.R.T. Line
- L.R.T. Station
- Airport Transit Connection (Technology TBD)
- Transit Planning Area
- Wetland Conservation Area

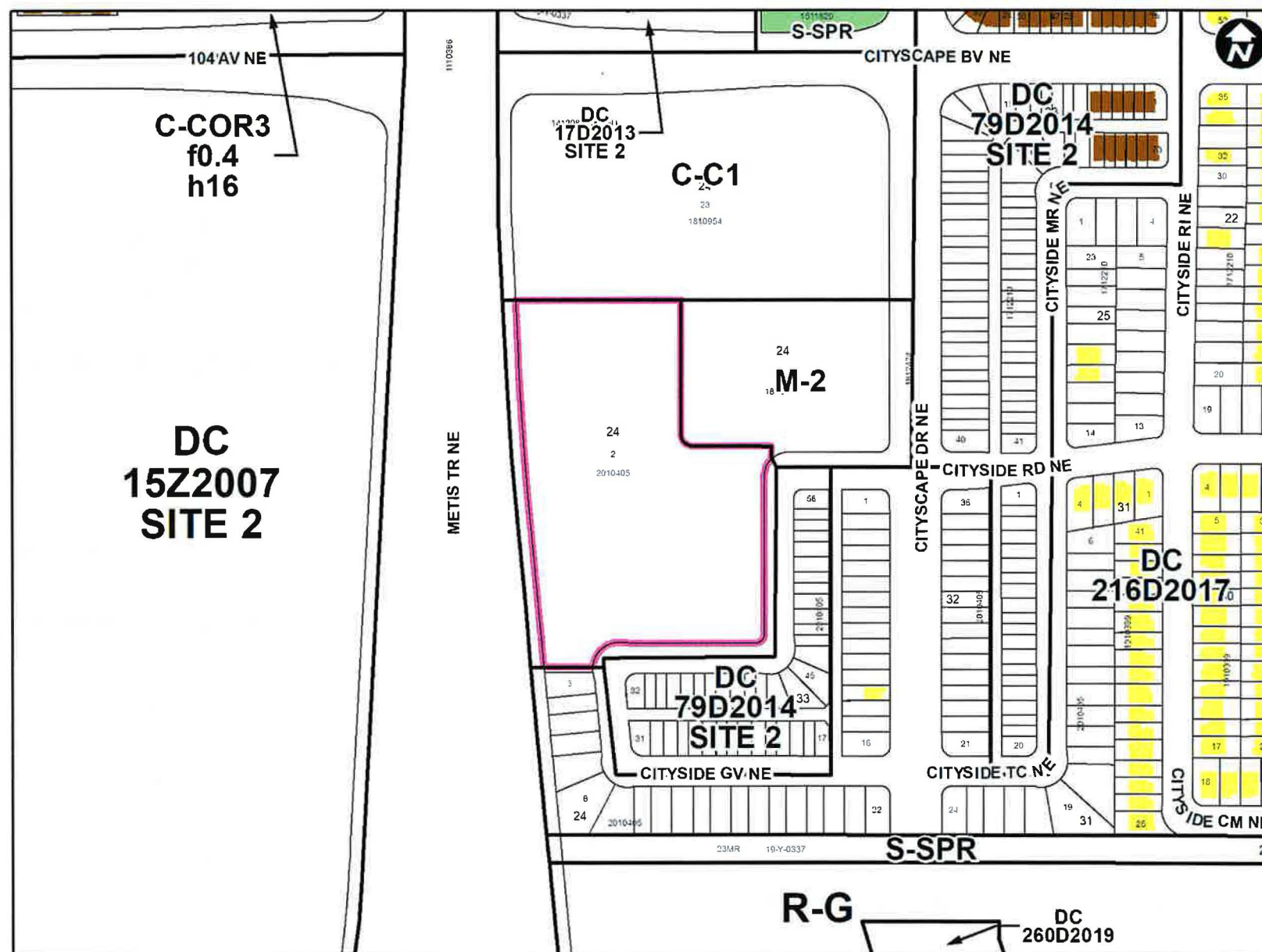


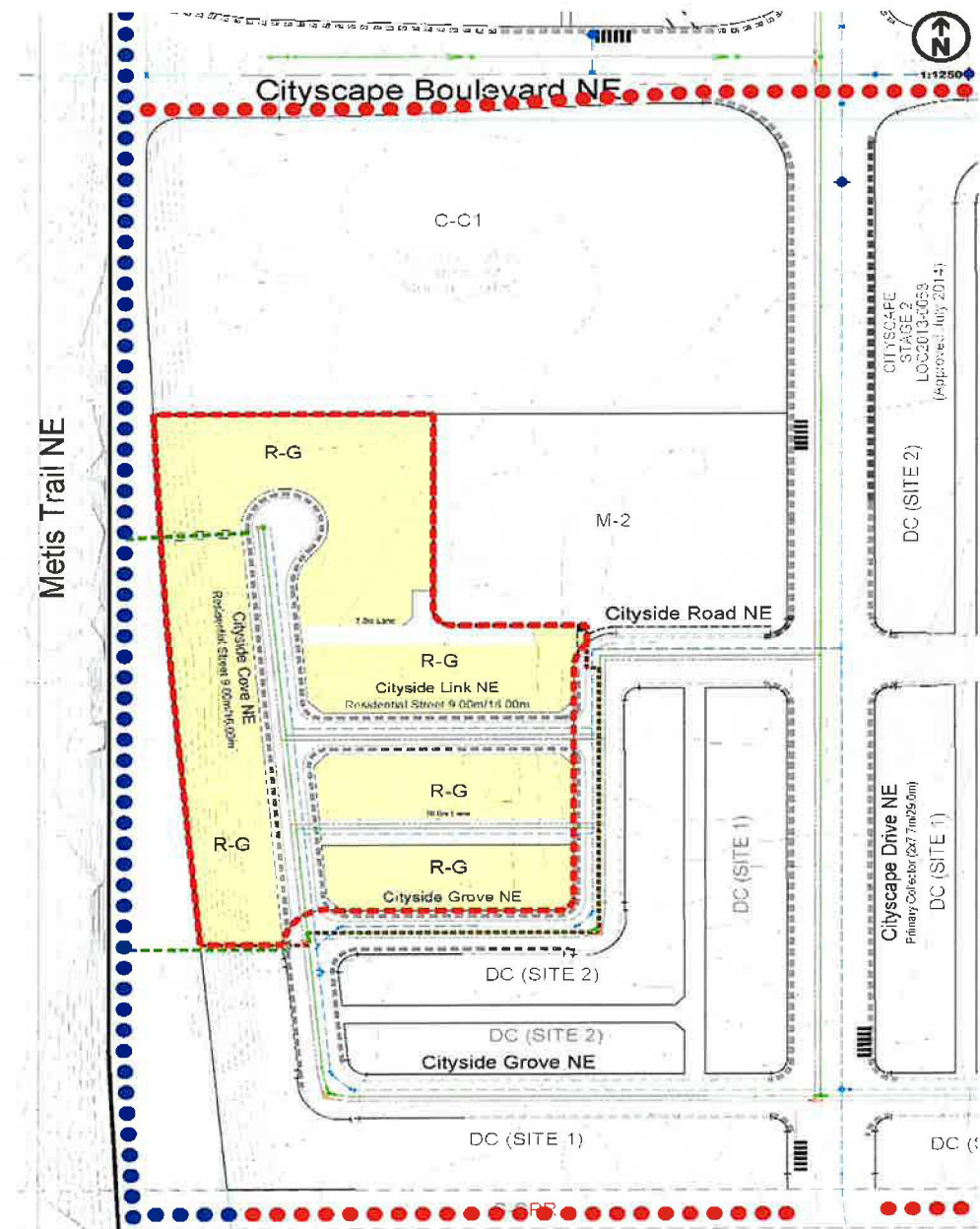
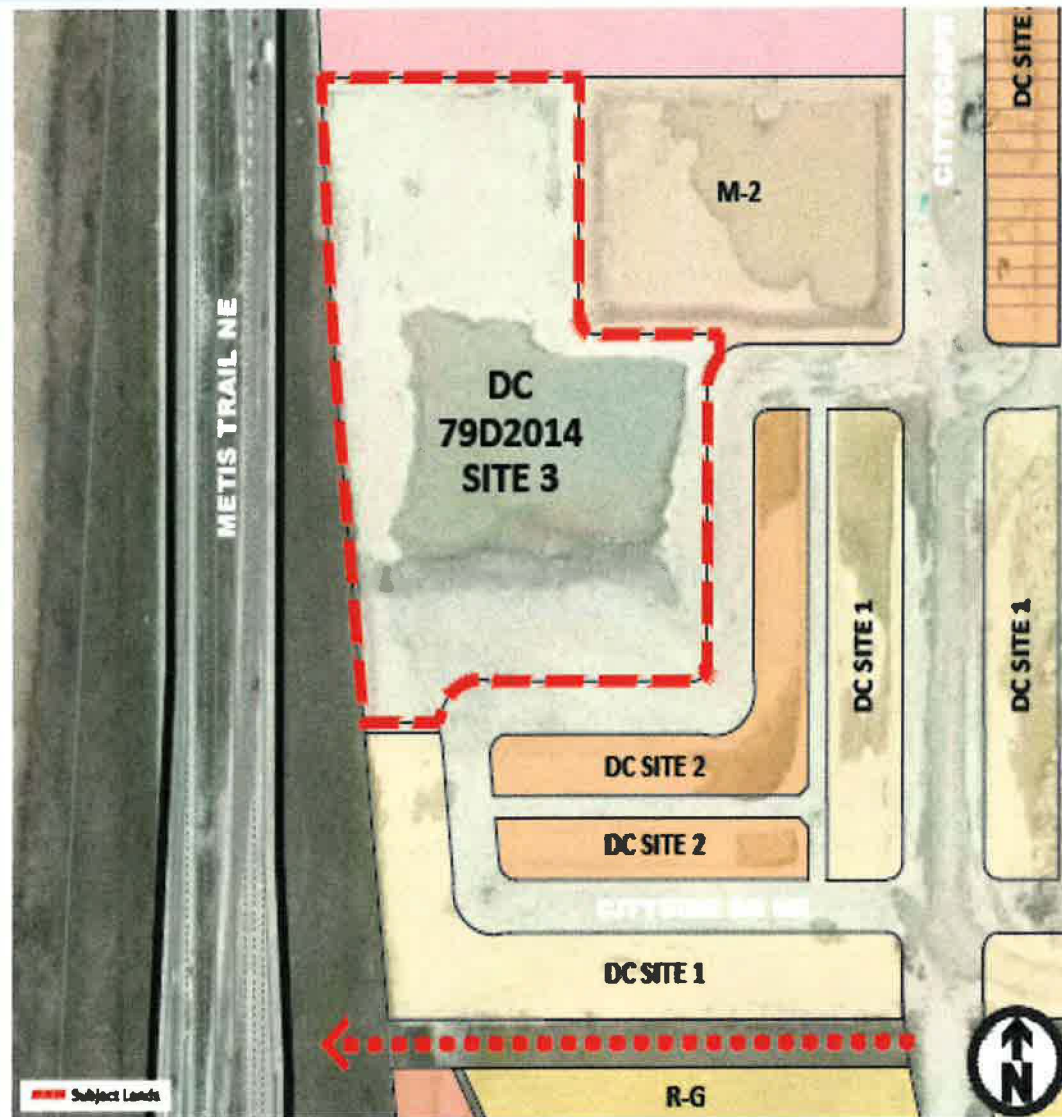
Northeast Community 'A' Area Structure Plan (2009)

- The ASP identifies the plan area as "Predominantly Residential Area"
- Proposal meets density targets as mandated by the local policy

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

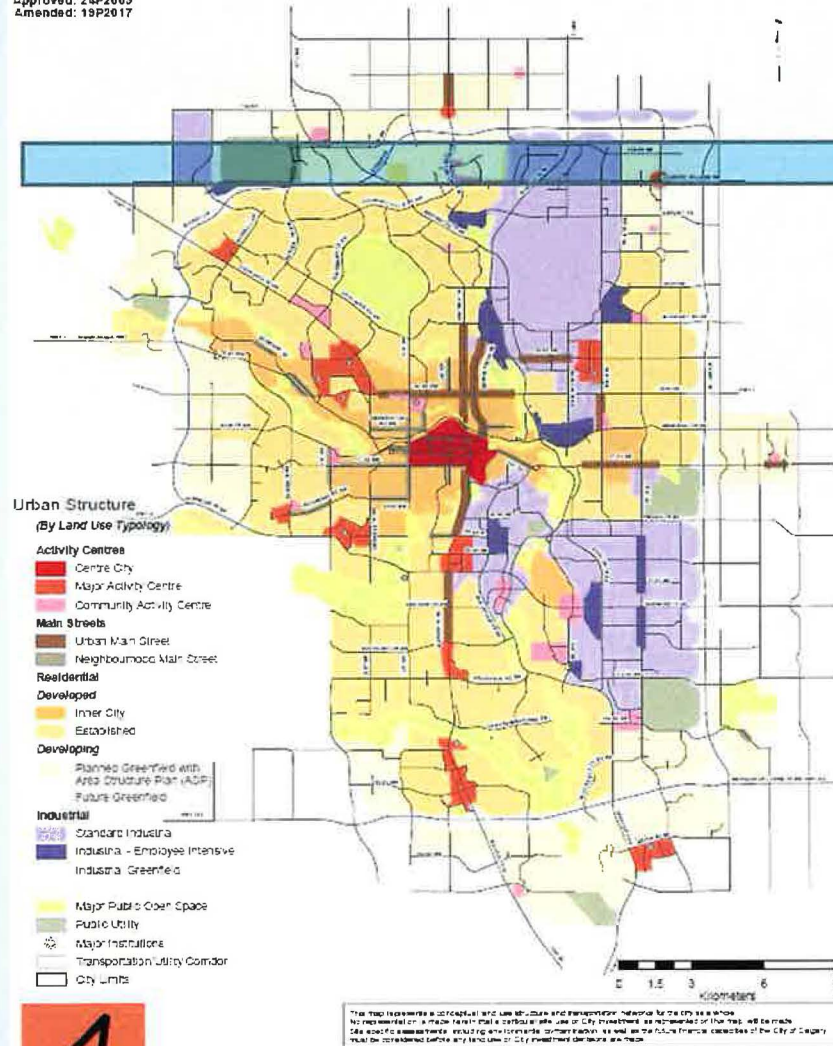








Approved: 24P2009
Amended: 19P2017



Municipal Development Plan (2009)

- The ASP identifies the plan area as "Predominantly Residential Area"
- Proposal meets density targets as mandated by the local policy

1 Urban Structure

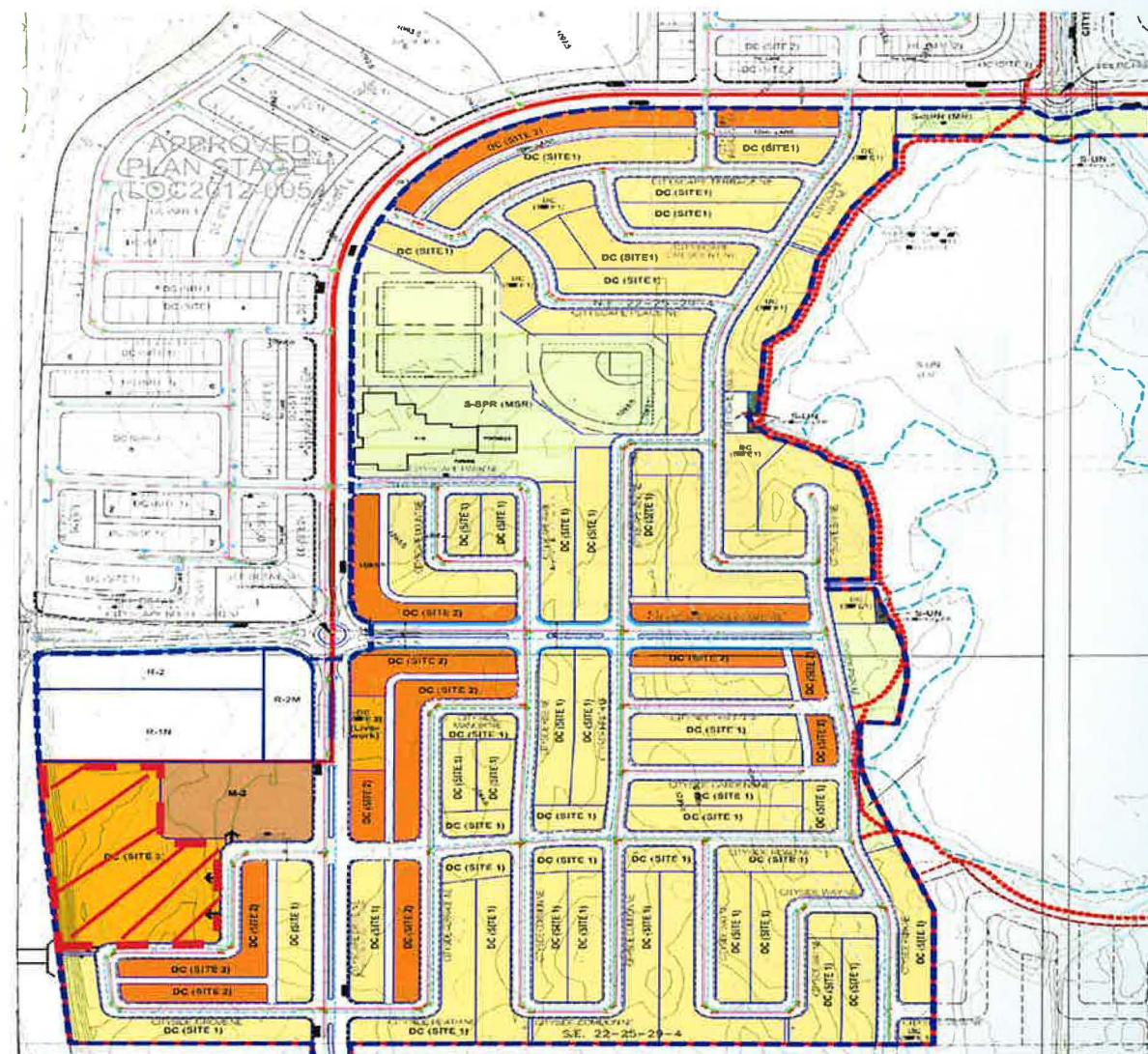


Table 1- Overview

	Density (Units Per Acre)
Proposed Outline Plan	9.91
Cityscape Stage 2 Approval (2014)	23.32
Cityscape Total	9.25
Northeast Community ASP Target	7

Table 2- Detailed Summary

	Existing Approved			Proposed	
	Area (Acres)	Units	Density (UPA)	Units	Density (UPA)
Proposed Outline Plan	5.45	126	23	54	9.91
Cityscape Stage 1	61.55	472	8	472	7.67
Cityscape Stage 2 (Including New Outline Plan)	113.25	1203	11	1131	9.99
Cityscape Stage 3	176.36	1645	9	1645	9.33
Total	351.16	3320	9.45	3320	9.25