



## Public Hearing of Council

Agenda Item: 8.1.15

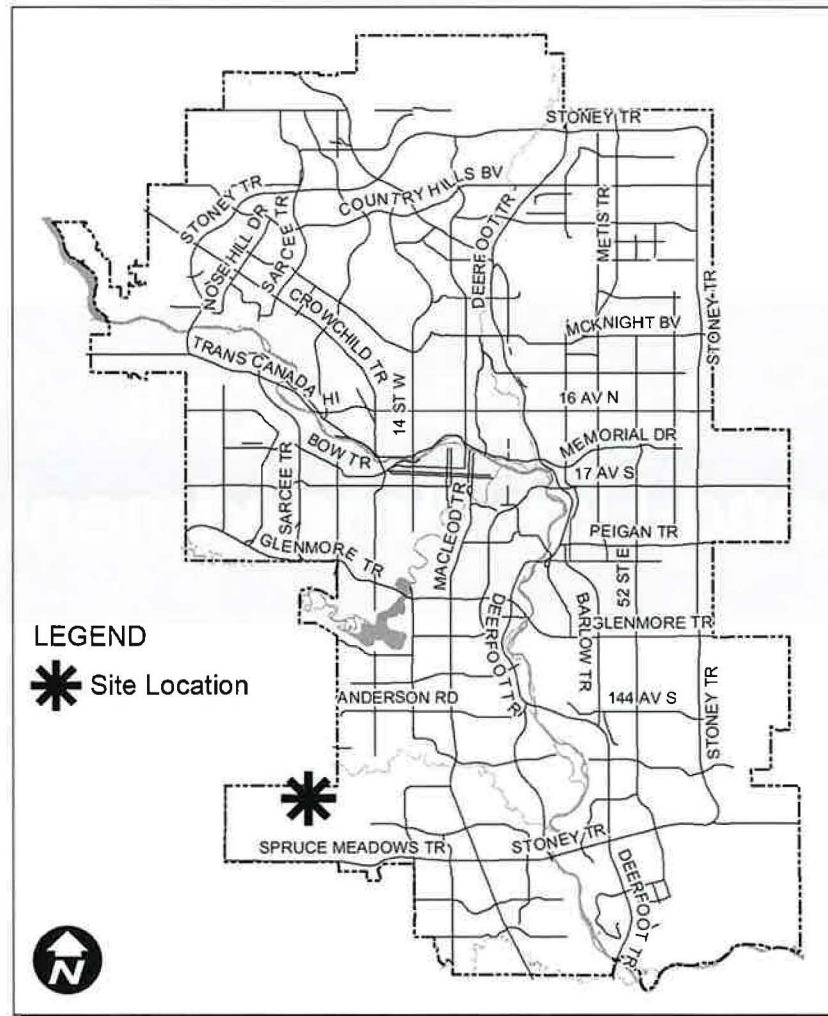
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# LOC2017-0378 Land Use Amendment



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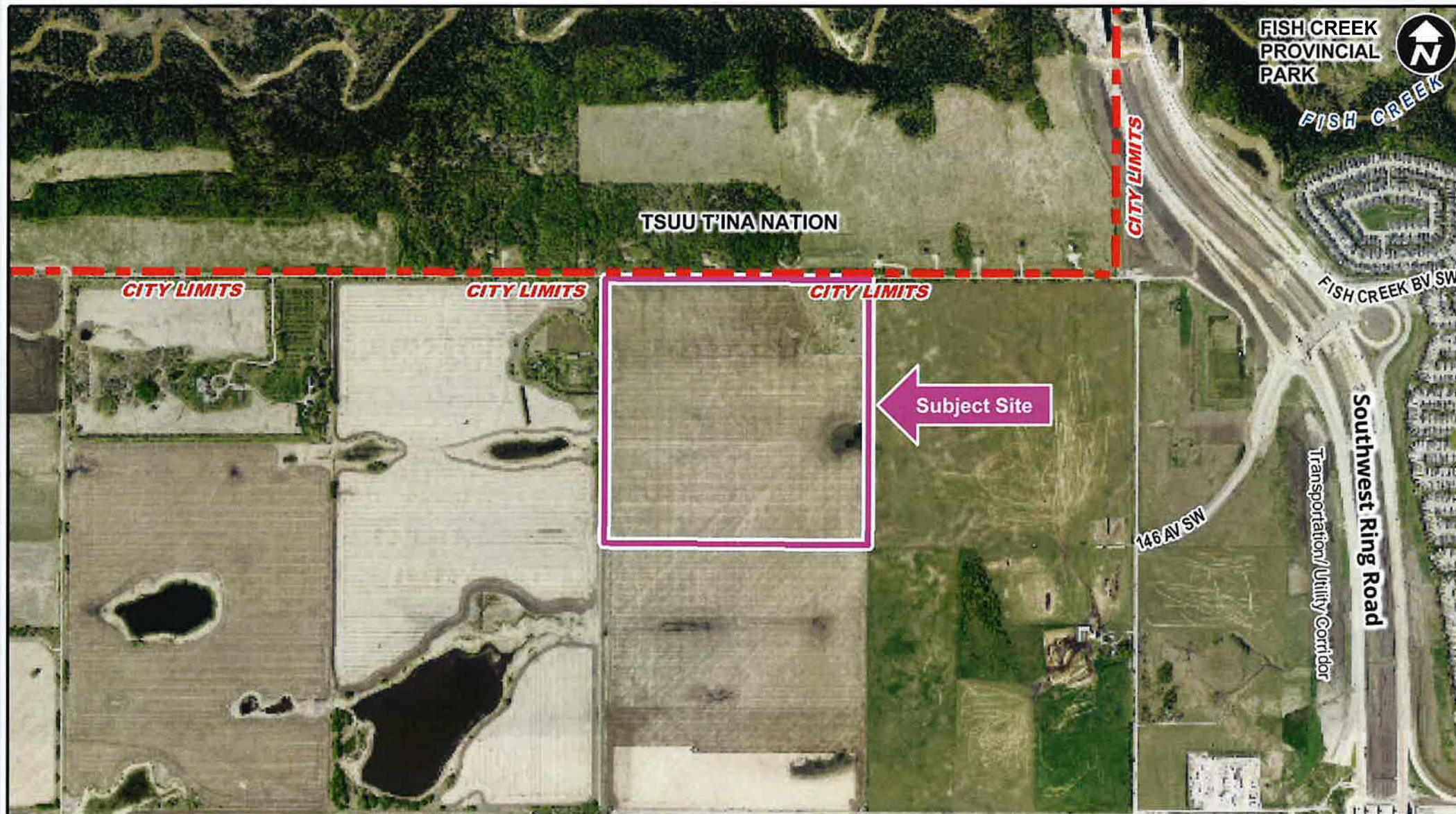




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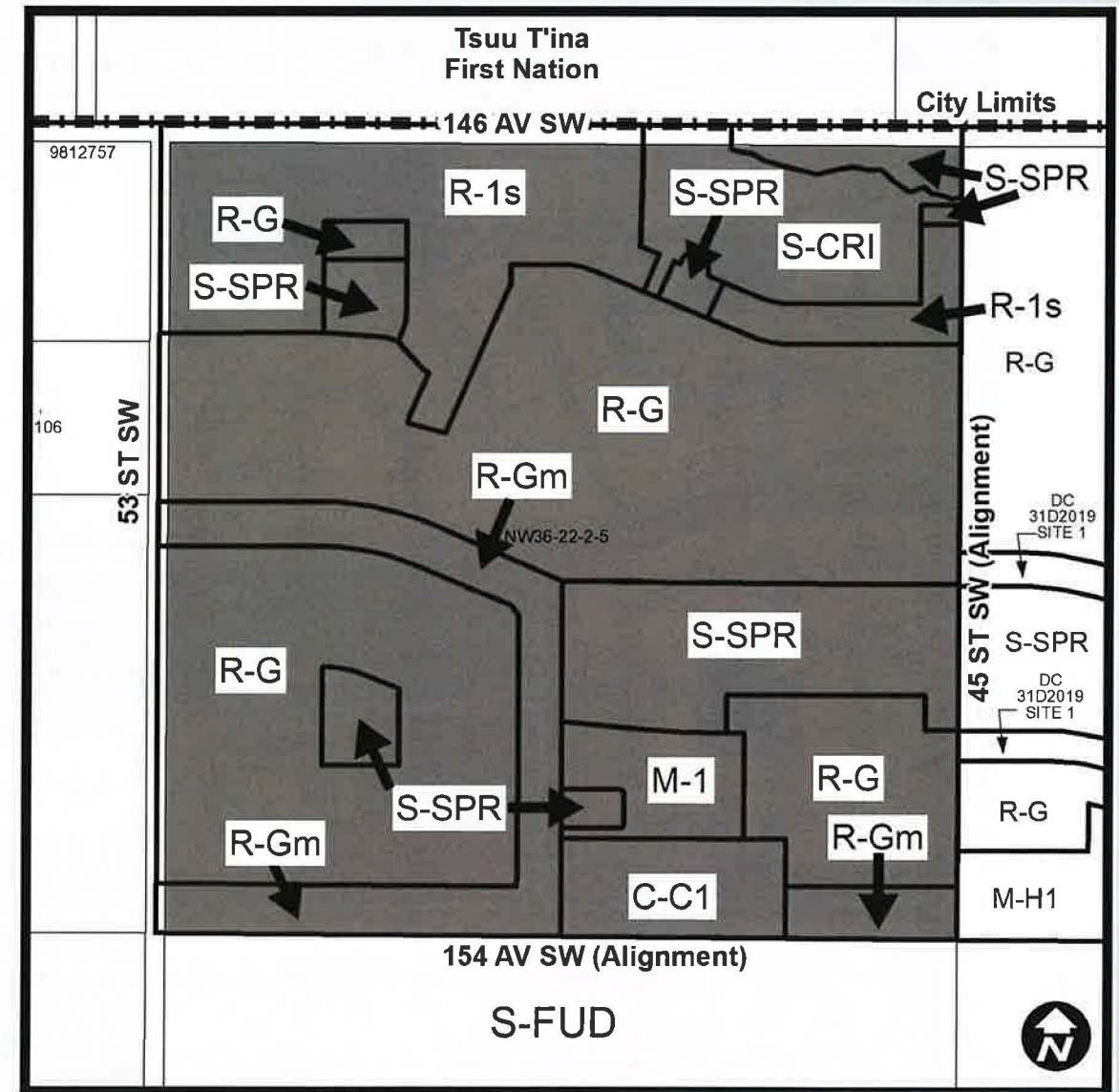






## Proposed Land Use Districts

- Residential – One Dwelling (R-1s) District
- Residential – Low Density Mixed Housing (R-G/R-Gm) District
- Multi -Residential – Low Profile (M-1) District
- Commercial – Community 1 (C -C1) District
- Special Purpose – School, Park & Community Reserve ( S-SPR)
- Special Purpose – City & Regional Infrastructure (S -CRI)





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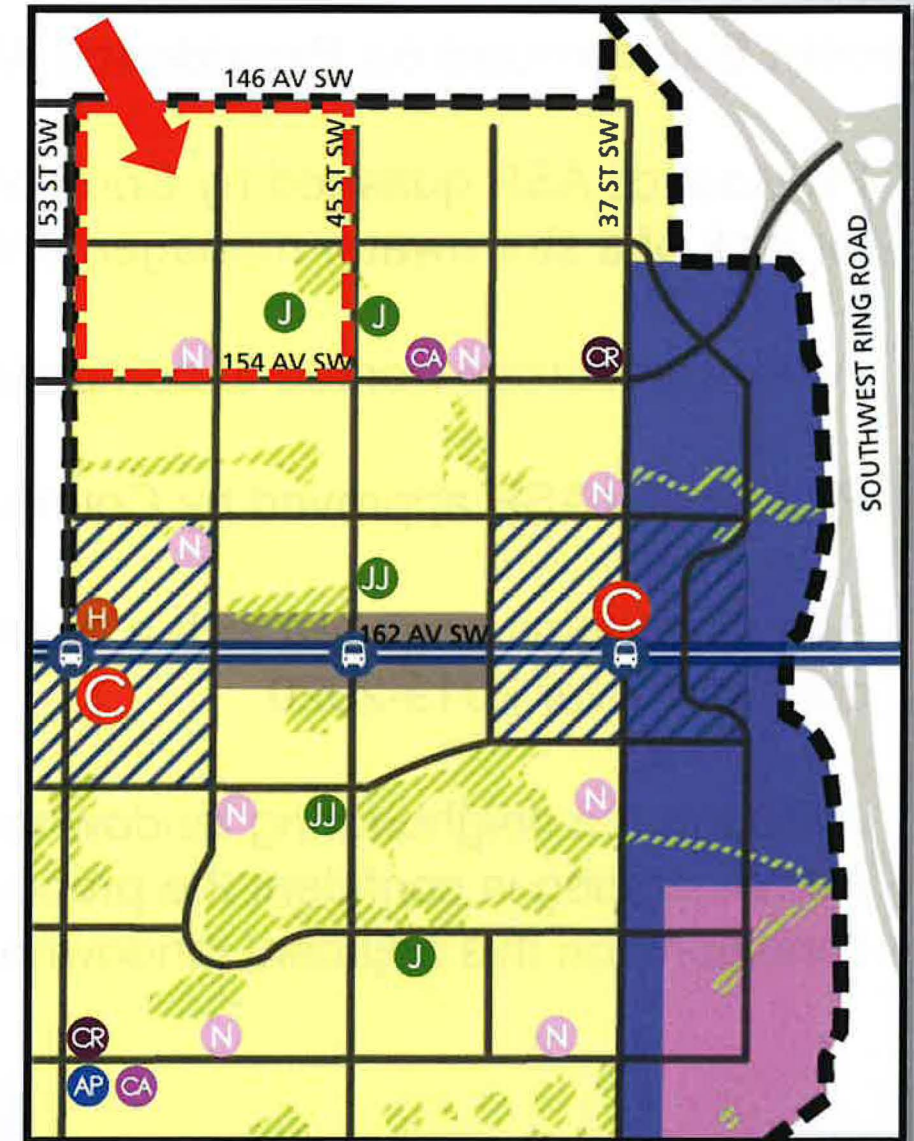
Subject Site

Alpine Park  
(Dream)



## Providence Area Structure Plan

- The site is identified in the ASP as a 'neighbourhood area' with primarily residential uses
- A Neighbourhood Activity Centre and middle school site (joint use site) are included in the proposed development
- The proposed plan incorporates the Tsuut'ina Nation Interface Area (200m buffer) that has a maximum density of 12 units per hectare
- The development meets the minimum density requirement of 20 units per hectare





## Recent Background on Providence ASP & Stormwater Management

- Providence ASP quashed by Court of Queen's Bench February 2019 due to a legal challenge for lack of a stormwater management map
- Water Resources worked to complete the Master Drainage Plan 2019-2020
- Providence ASP approved by Council on July 27, 2020
- Administration engaged with a neighbouring landowner regarding their water drainage concerns over 2019-2020
- Although the neighbouring landowner still has concerns regarding water drainage, Administration is confident the proposed development will not negatively alter existing conditions on this adjacent landowner's property





## Calgary Planning Commission's Recommendation:

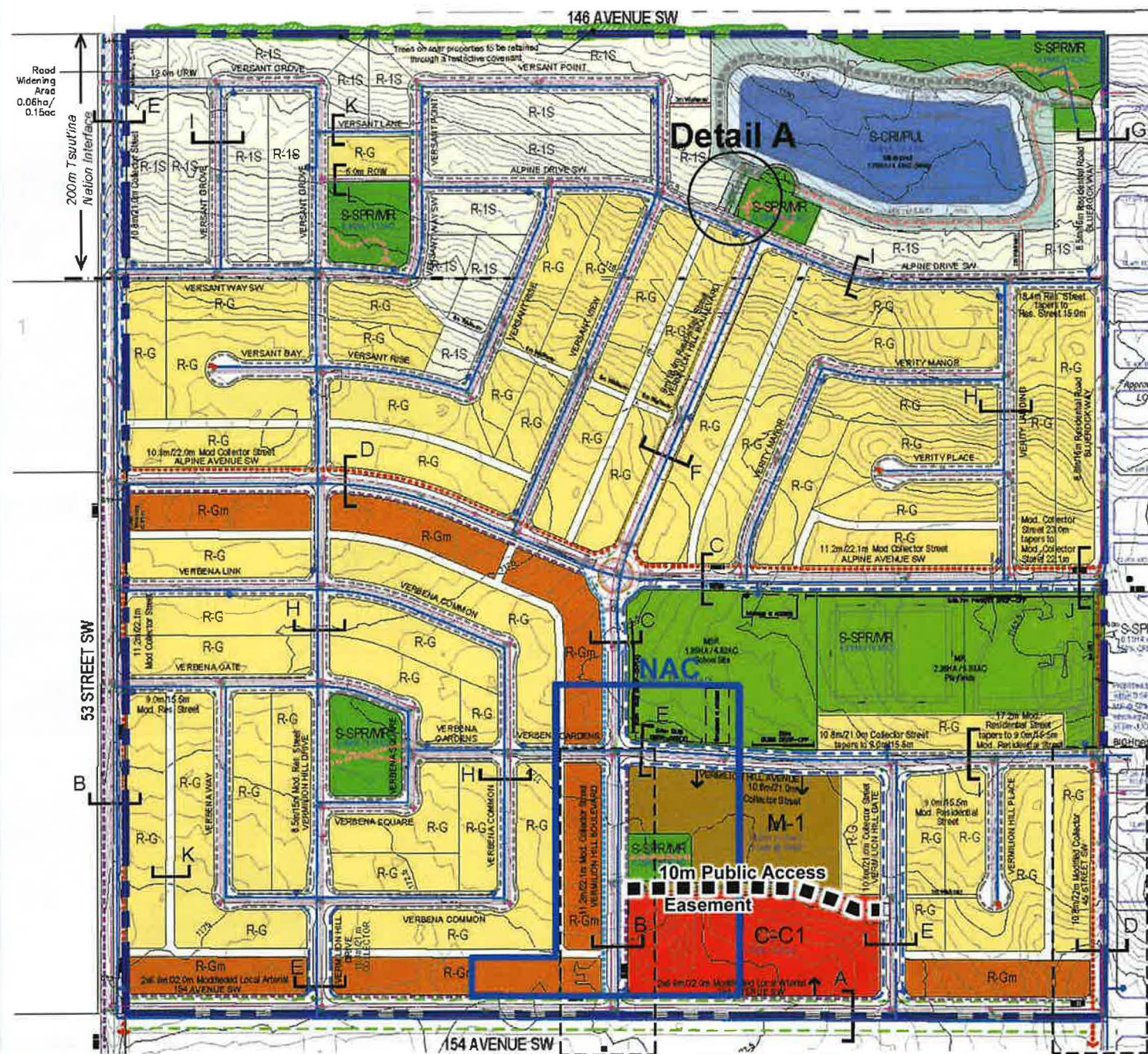
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 64.57 hectares  $\pm$  (159.55 acres  $\pm$ ) located at 5315 - 146 Avenue SW (NW1/4 Section 36 -22-2-5) from Special Purpose – Future Urban Development (S -FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R -G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi -Residential – Low Profile (M -1) District, Commercial – Community 1 (C -C1) District, Special Purpose – School, Park and Community Reserve (S -SPR) District and Special Purpose – City and Regional Infrastructure (S -CRI) District; and
2. Give three readings to the **Proposed Bylaw 127D2020**.



## SUPPLEMENTARY SLIDES







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