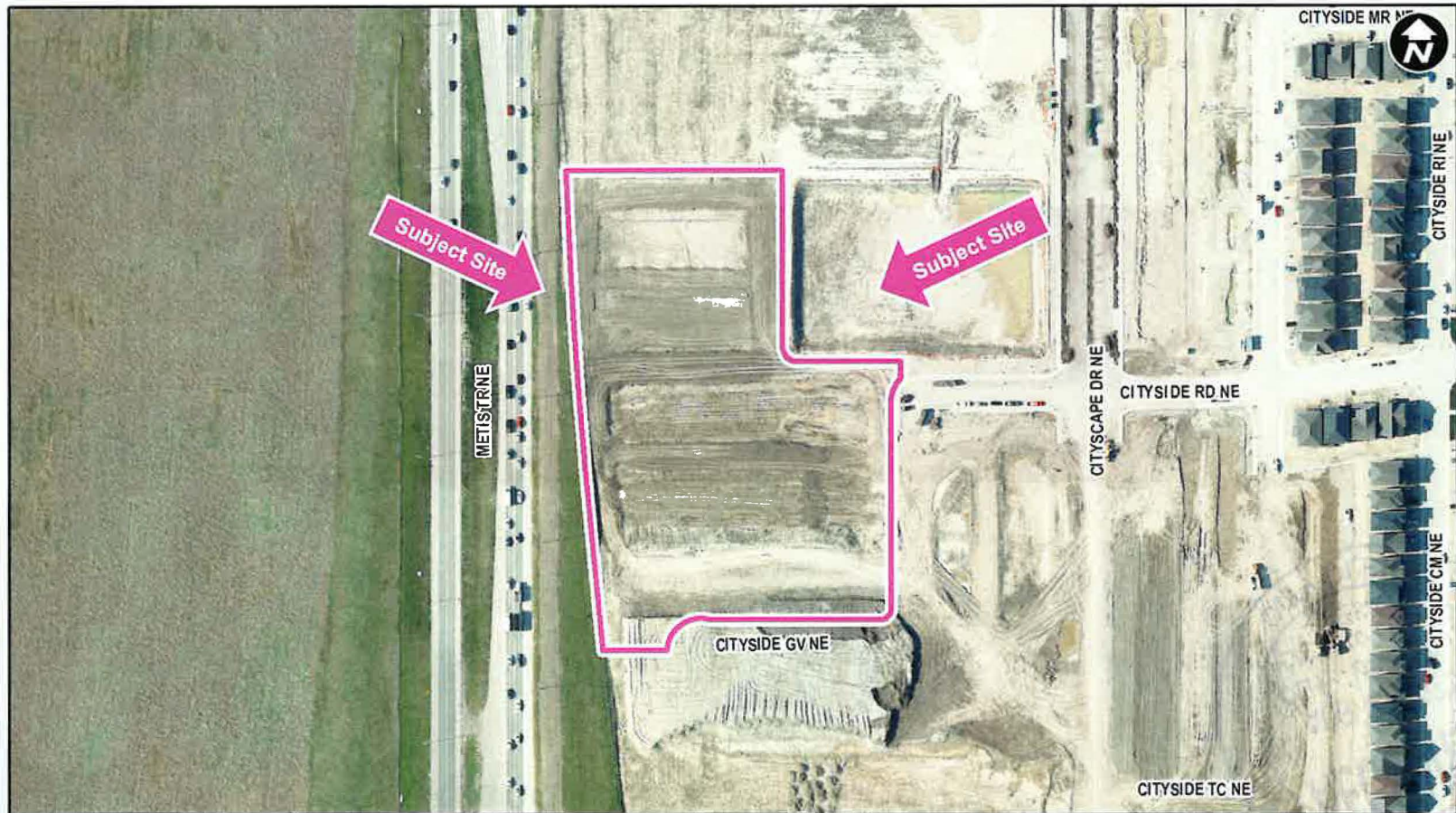


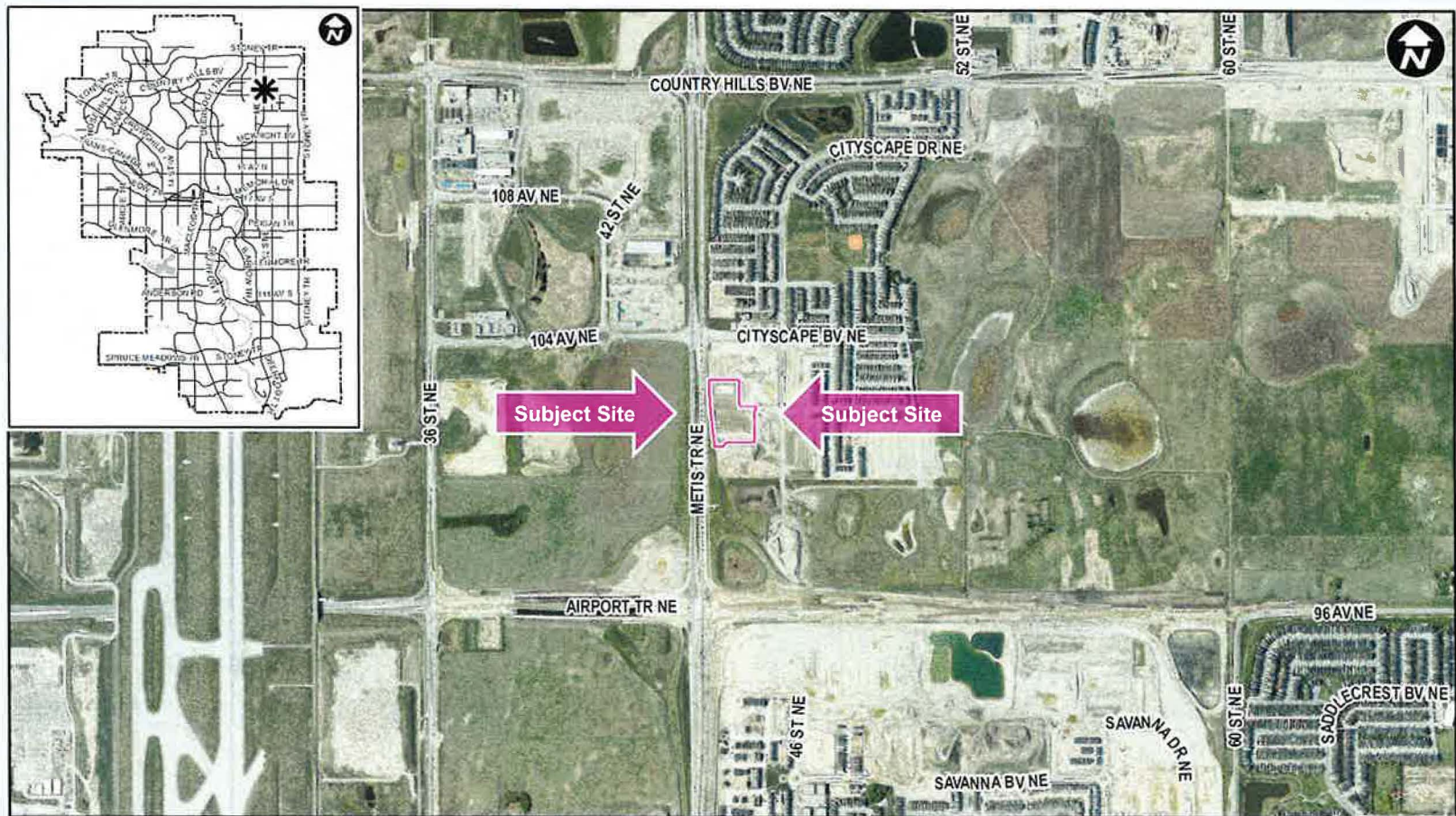


Calgary Planning Commission Agenda Item: 7.2.6 and 7.2.7



LOC2020-0037 Land Use Amendment & Outline Plan

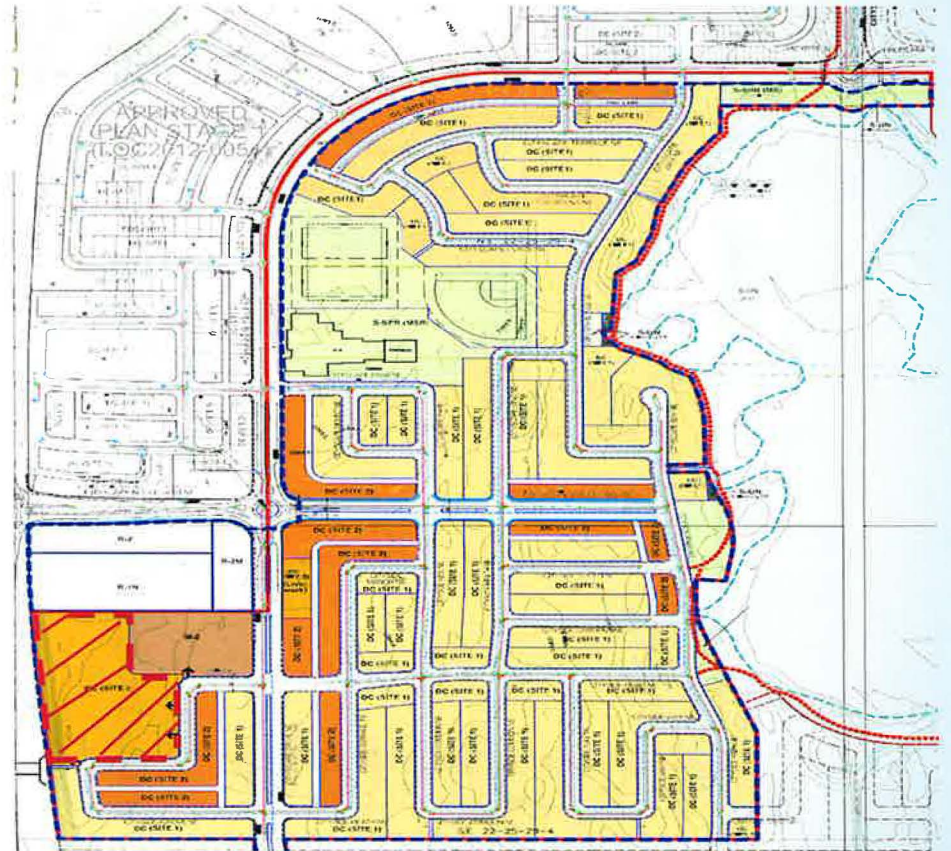


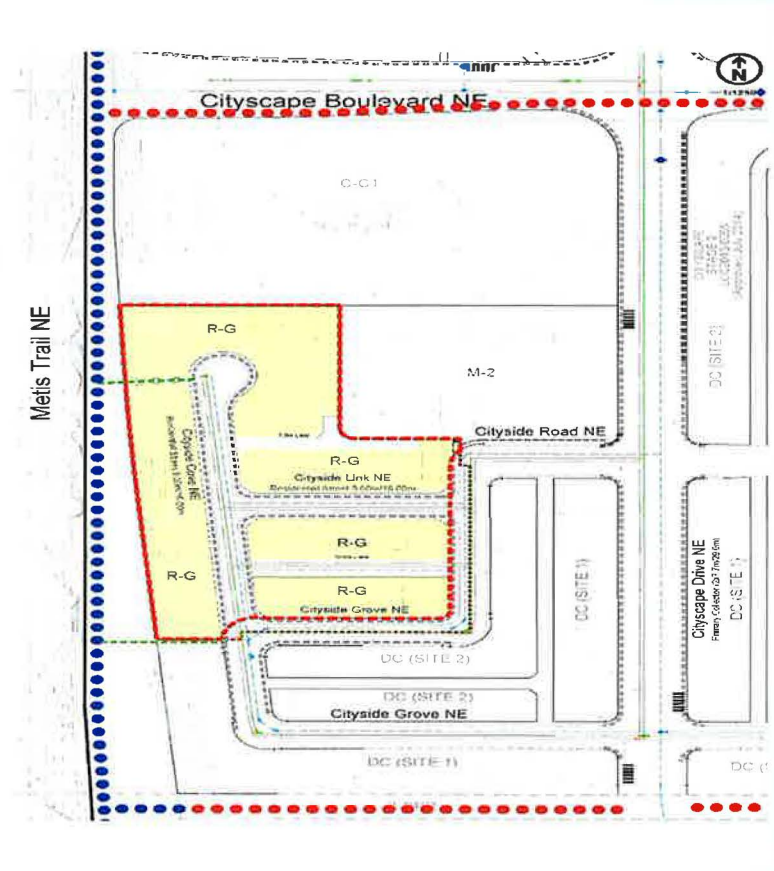
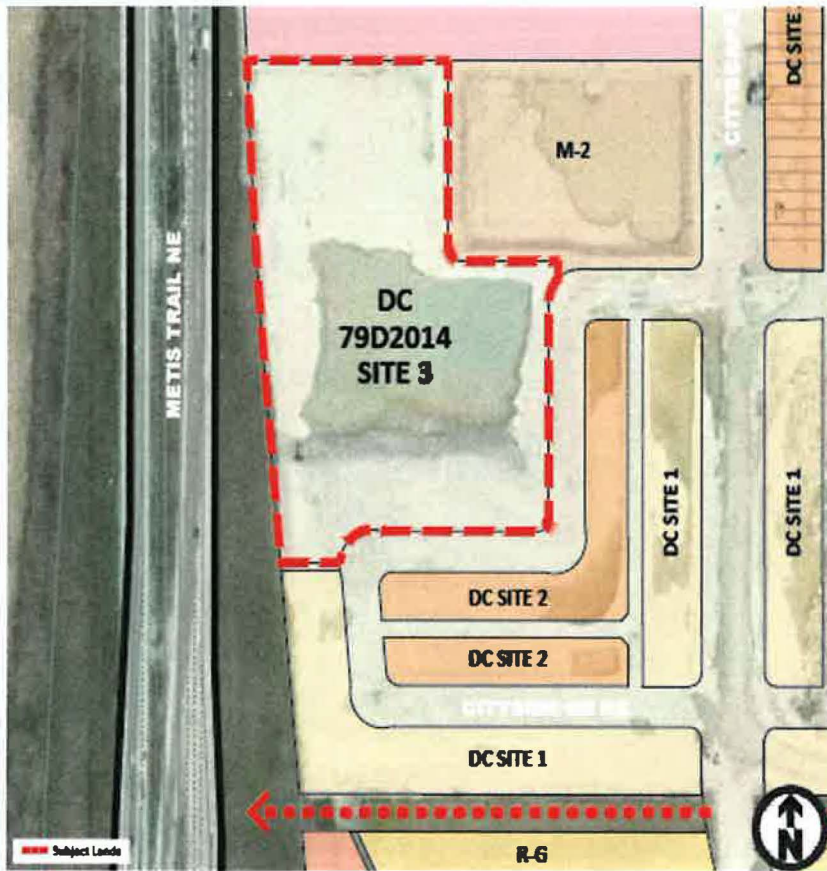


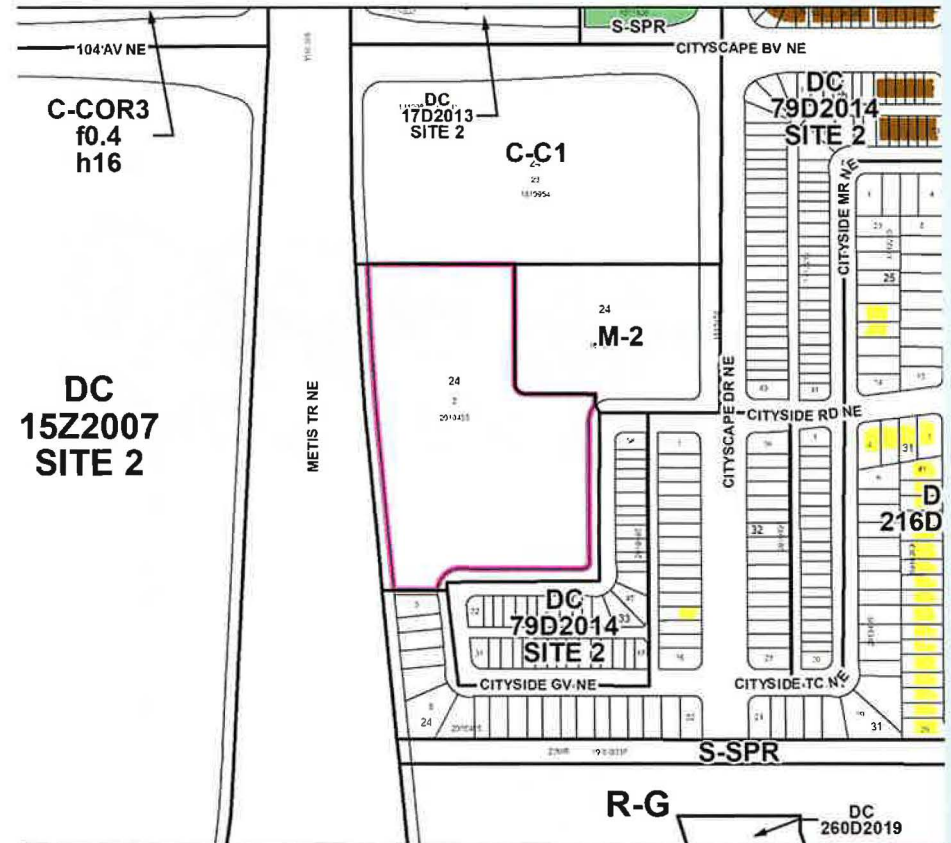


August 6, 2020

LOC2020-0037









August 6, 2020

LOC2020-0037



R-G Characteristics:

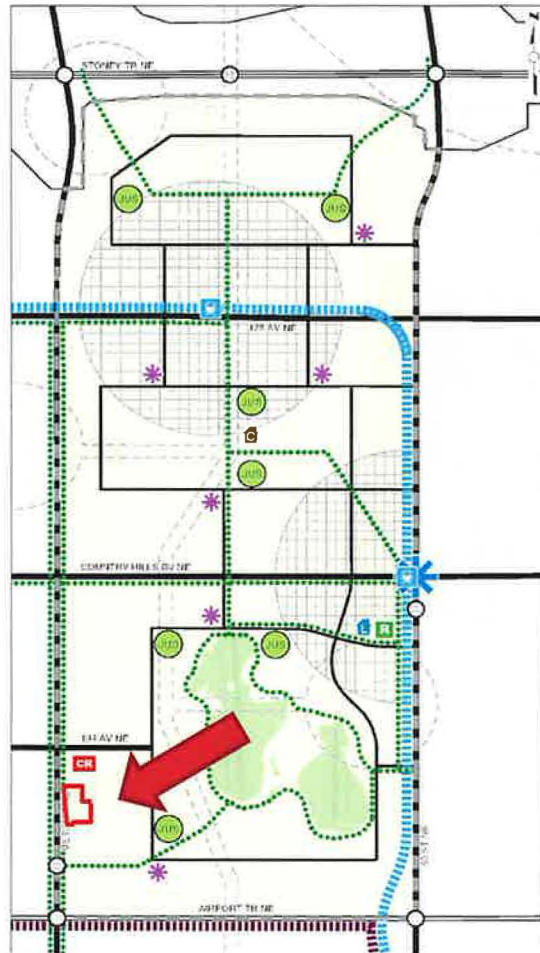
- Accommodates a range of low density residential development;
- Allows for single detached homes as a permitted use;
- Secondary Suites Permitted

Northeast Community 'A' Area Structure Plan

Map 3

Land Use Concept

0 250 500 750
Metres



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

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 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) to subdivide 2.21 hectares \pm (5.45 acres \pm) with conditions;
2. ADOPT, by bylaw, the proposed redesignation of 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 based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and
3. Give three readings to the proposed bylaw

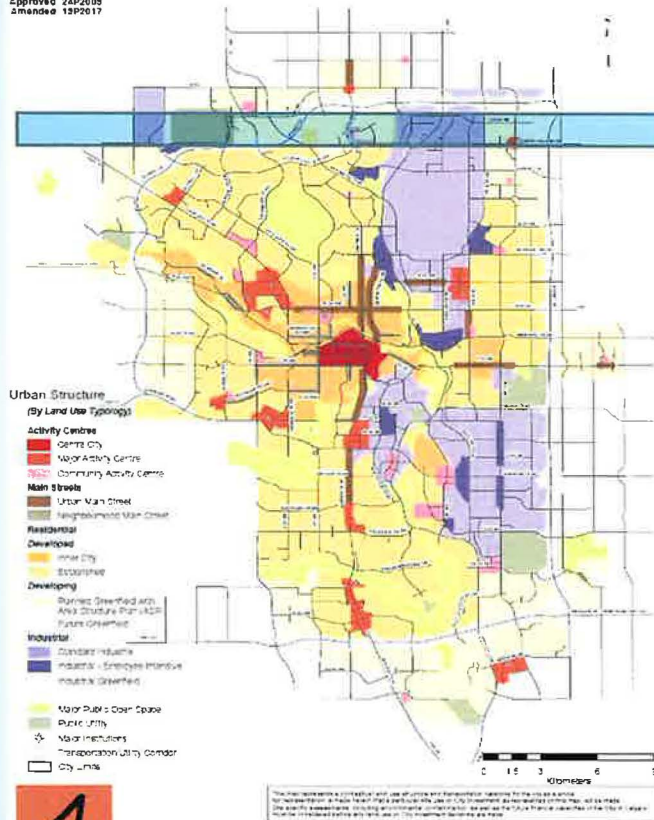
Table 1- Overview

	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

Approved 24P2009
Amended 13P2017



1 Urban Structure

Municipal Development Plan (2009)

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

Public Response

- Application circulated to all relevant stakeholders
No responses received.
- Public Hearing Notification will be posted on site
and mailed out to adjacent land owners .