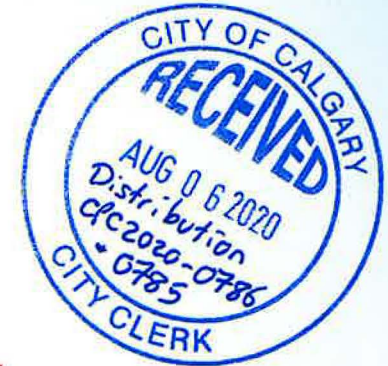




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LOC2017-0378 Land Use Amendment & Outline Plan

**Clerical Corrections**Conditions of Approval (CPC2020-0785 – Item 7.2.13)

- Condition #51 has been deleted
- Condition #57(c) has been amended (revised to #56(c))

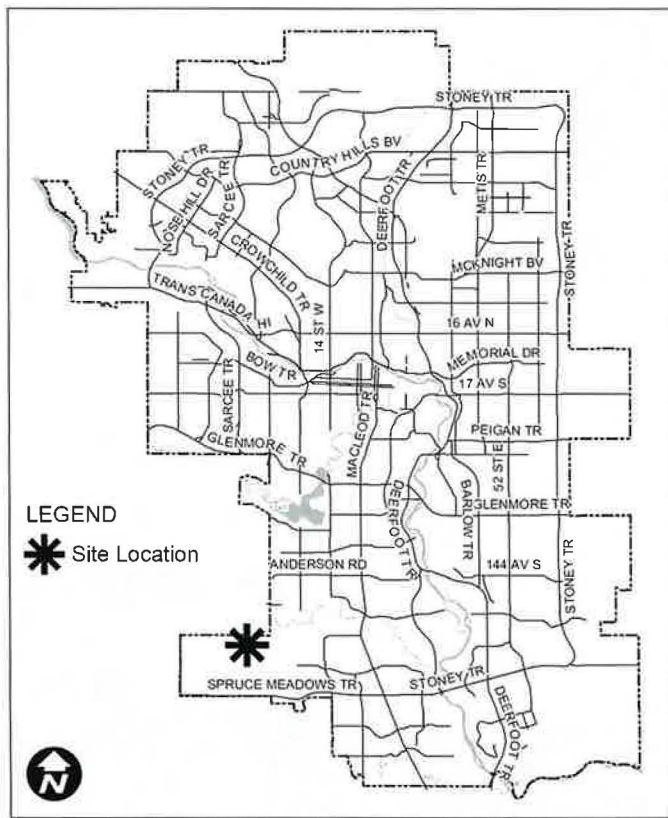




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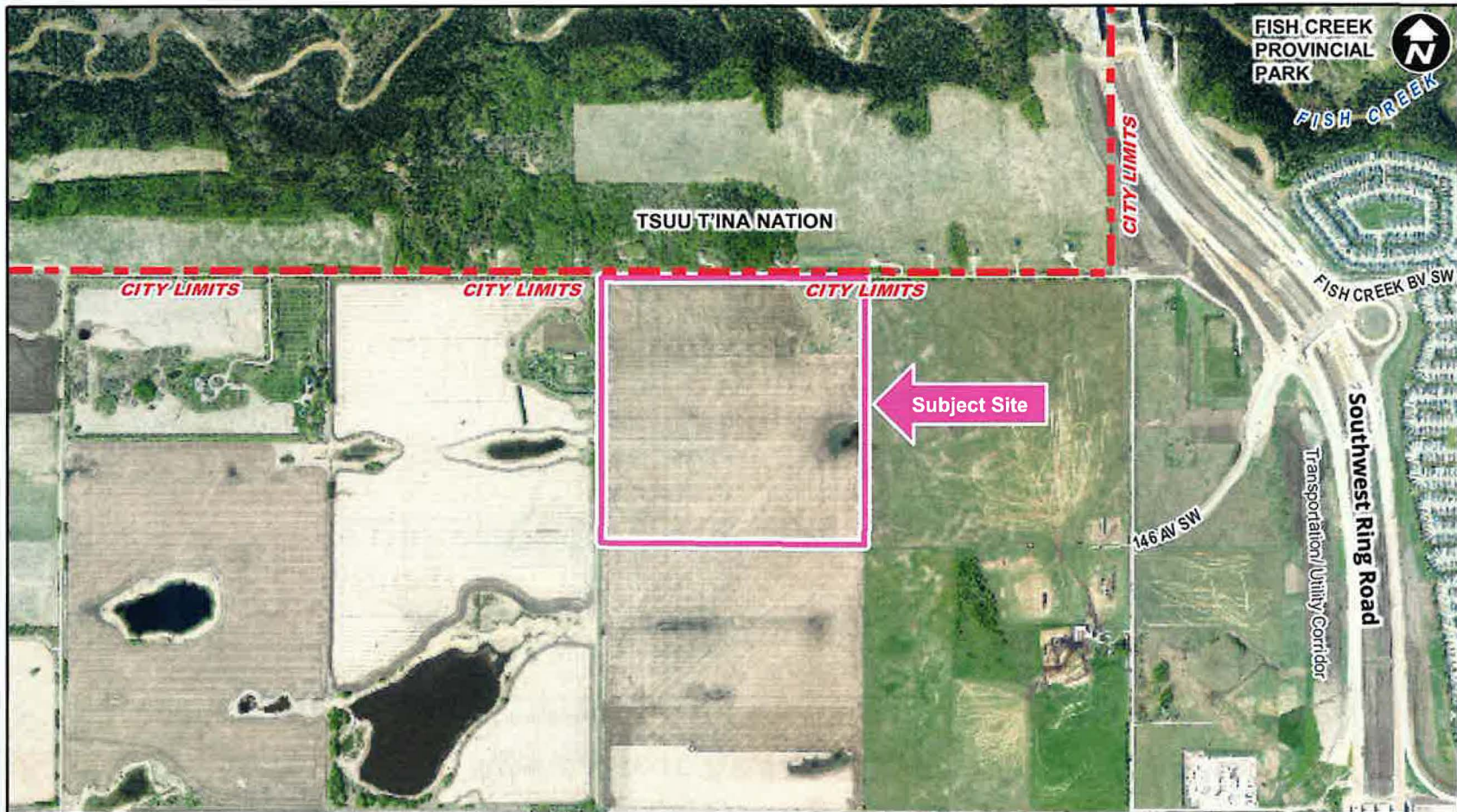
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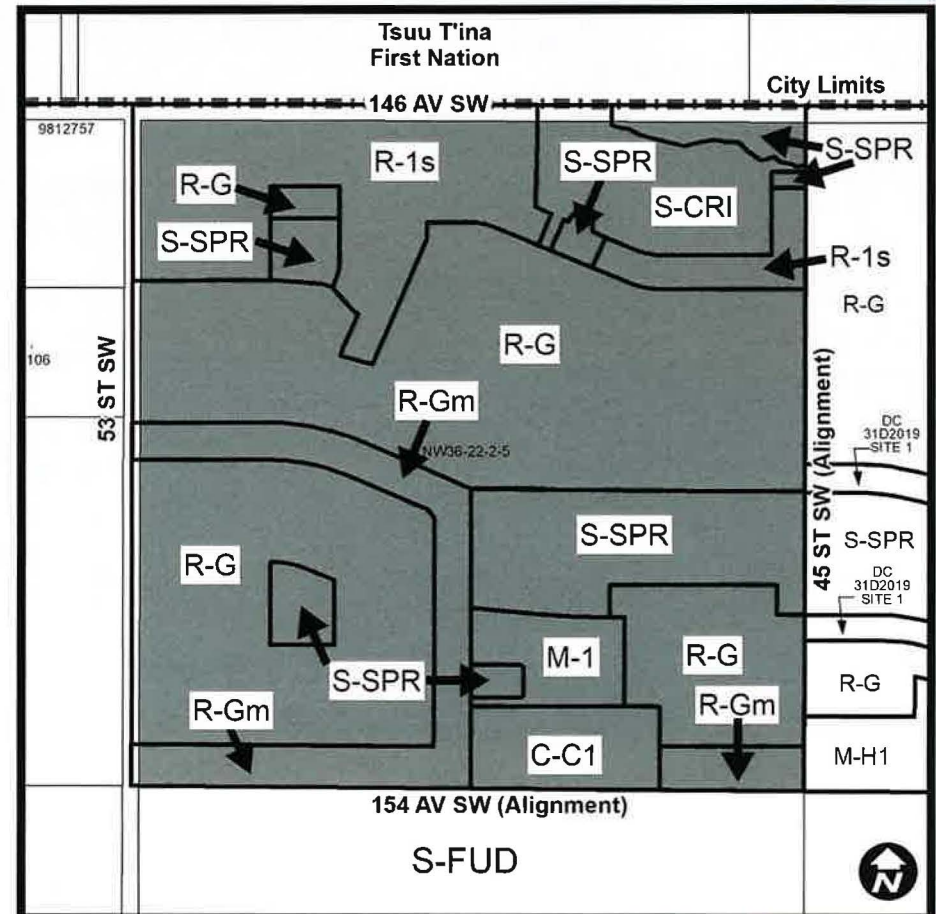
Calgary Planning Commission

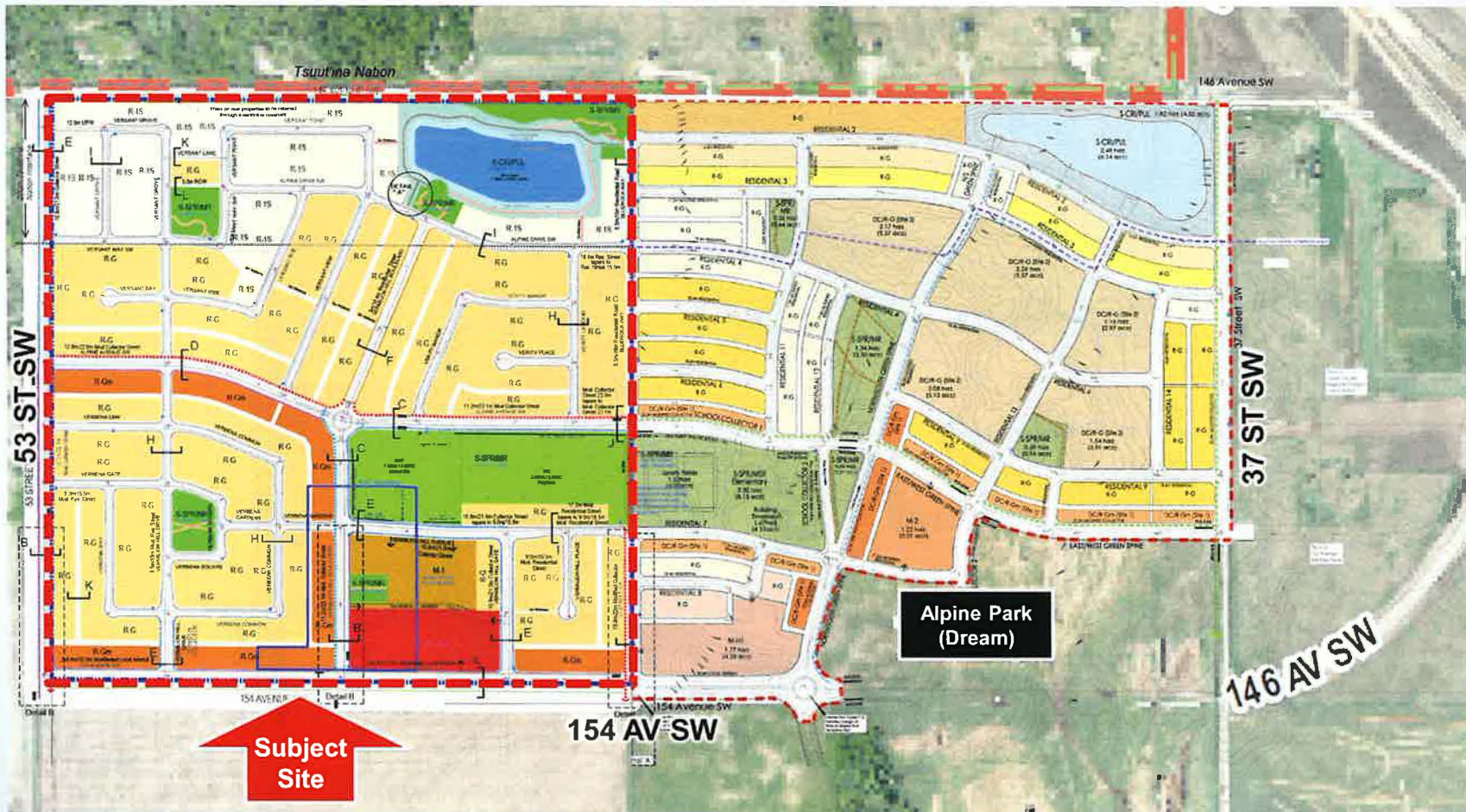
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Proposed Land Use Districts

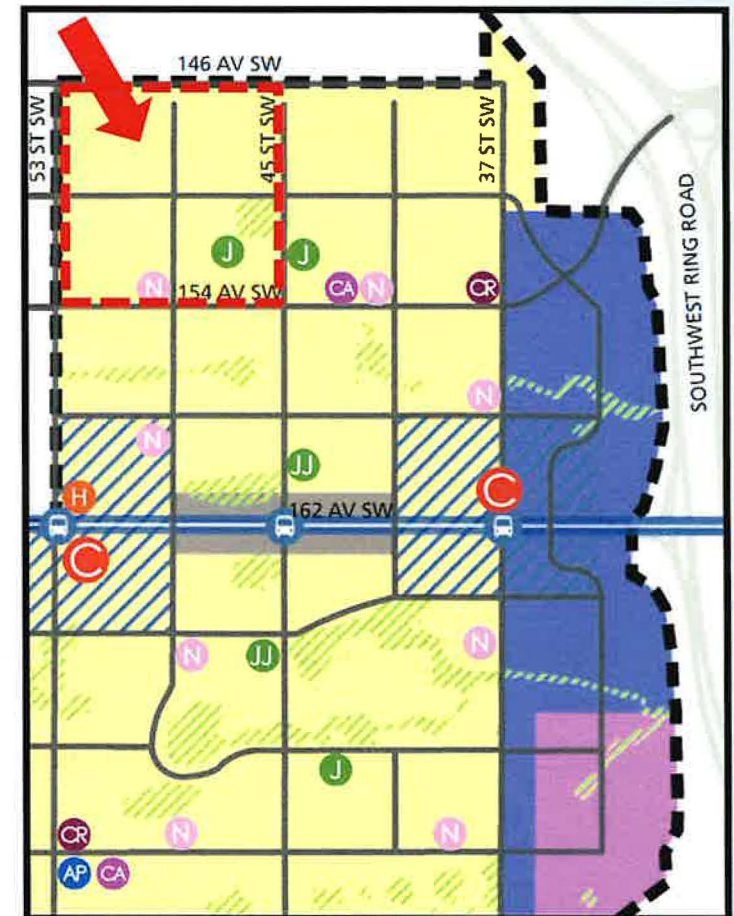
- Residential – One Dwelling (R-1s) District
- Residential – Low Density Mixed Housing (R-G/R-Gm) District
- Multi-Residential – Low Profile (M-1) District
- Commercial – Community 1 (C-C1) District
- Special Purpose – School, Park & Community Reserve (S-SPR)
- Special Purpose – City & Regional Infrastructure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





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 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
- Water Resources also engaged with a neighbouring landowner regarding stormwater management & 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



Reasons for Recommendation of Approval

- The proposal is in conformance with applicable policies identified in the Municipal Development Plan and the Providence Area Structure Plan

**Administration Recommendation**

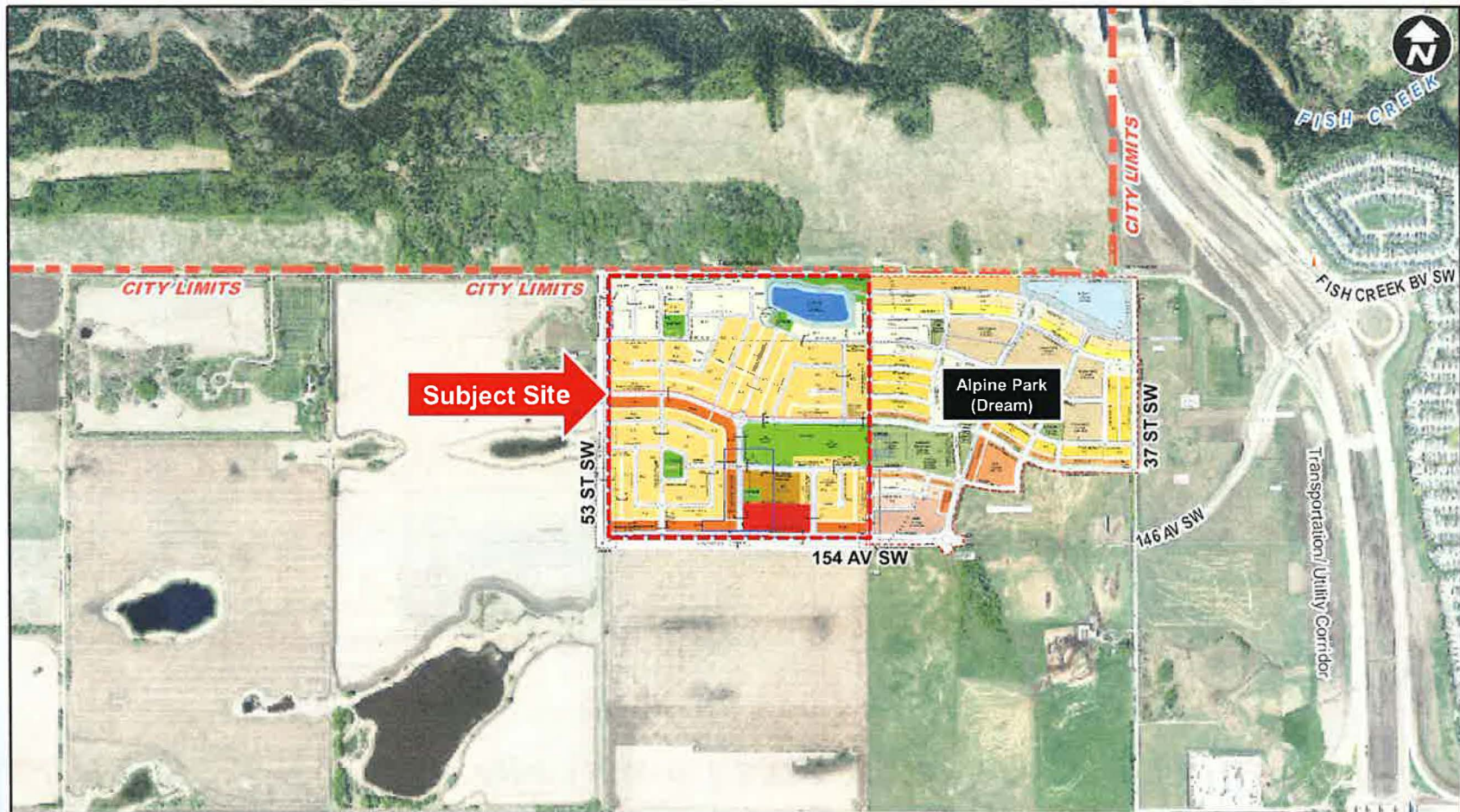
That Calgary Planning Commission:

1. Approve the proposed outline plan, with conditions
2. Require the applicant to provide a Dam Geotechnical Conceptual Design to the satisfaction of Water Resources prior to the land use amendment being forwarded to Council
3. Recommend that Council:
 - a) ADOPT, by bylaw, the proposed redesignation of 64.57 hectares
 - b) Give three readings to the proposed bylaw

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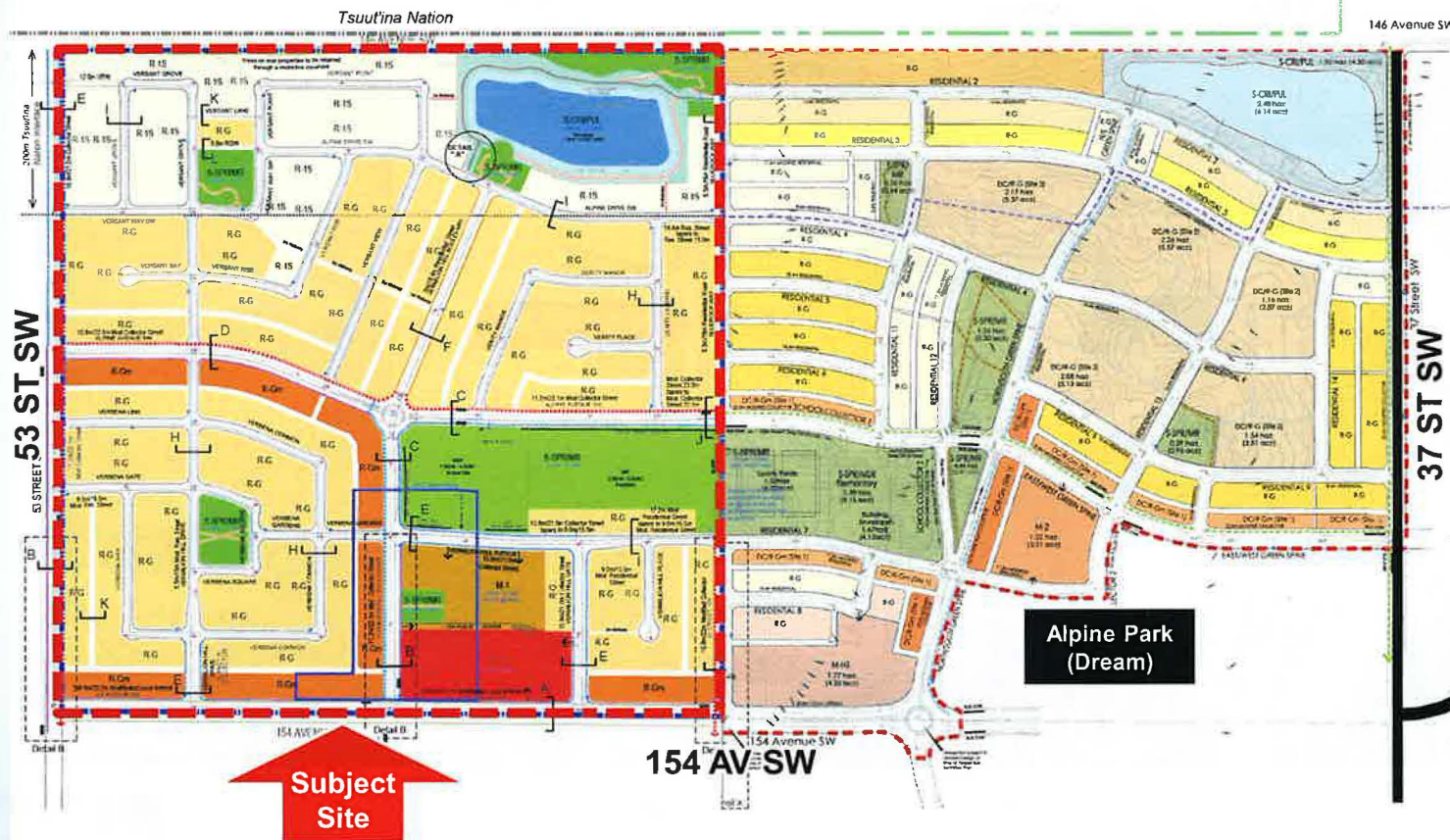
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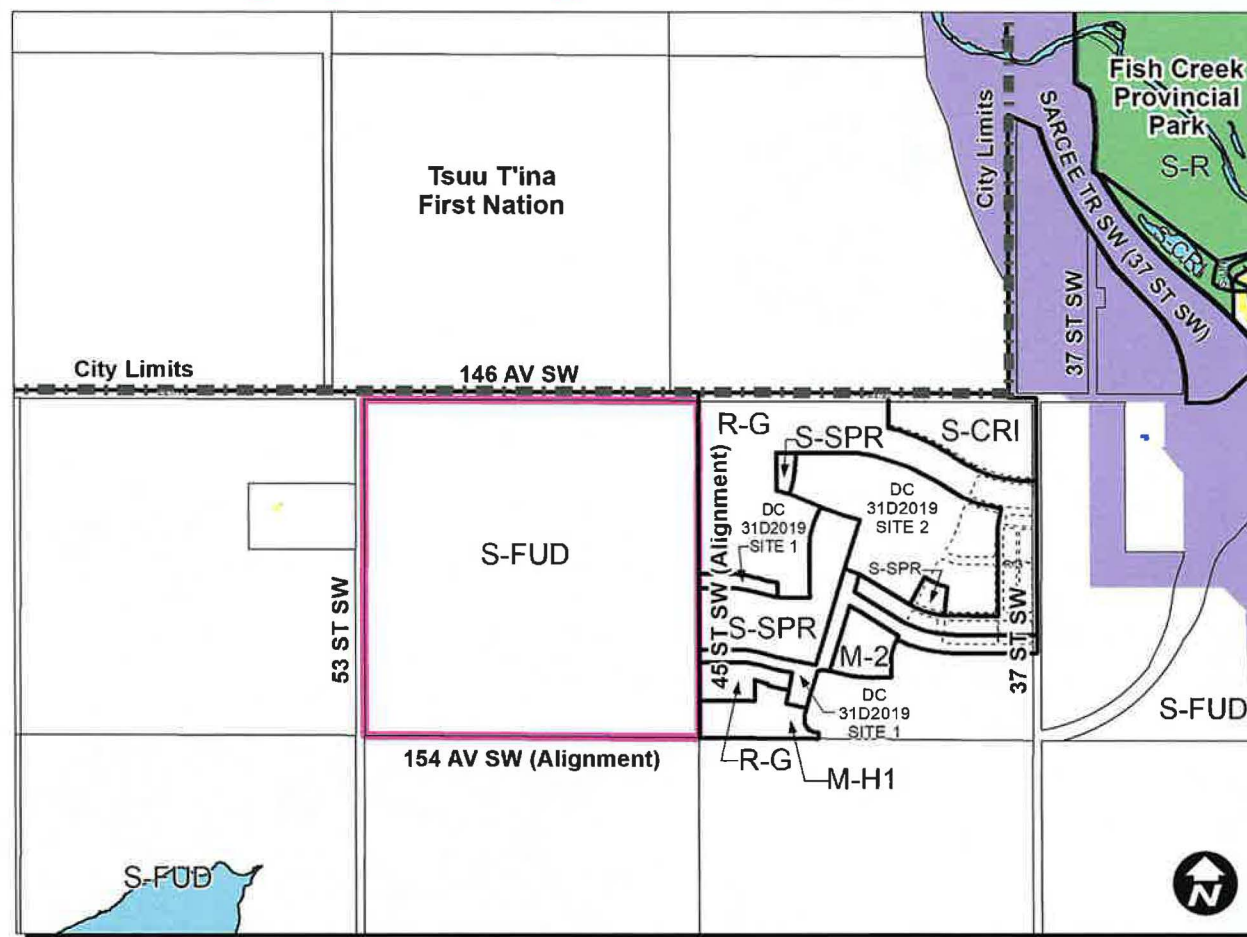


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LEGEND

- 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



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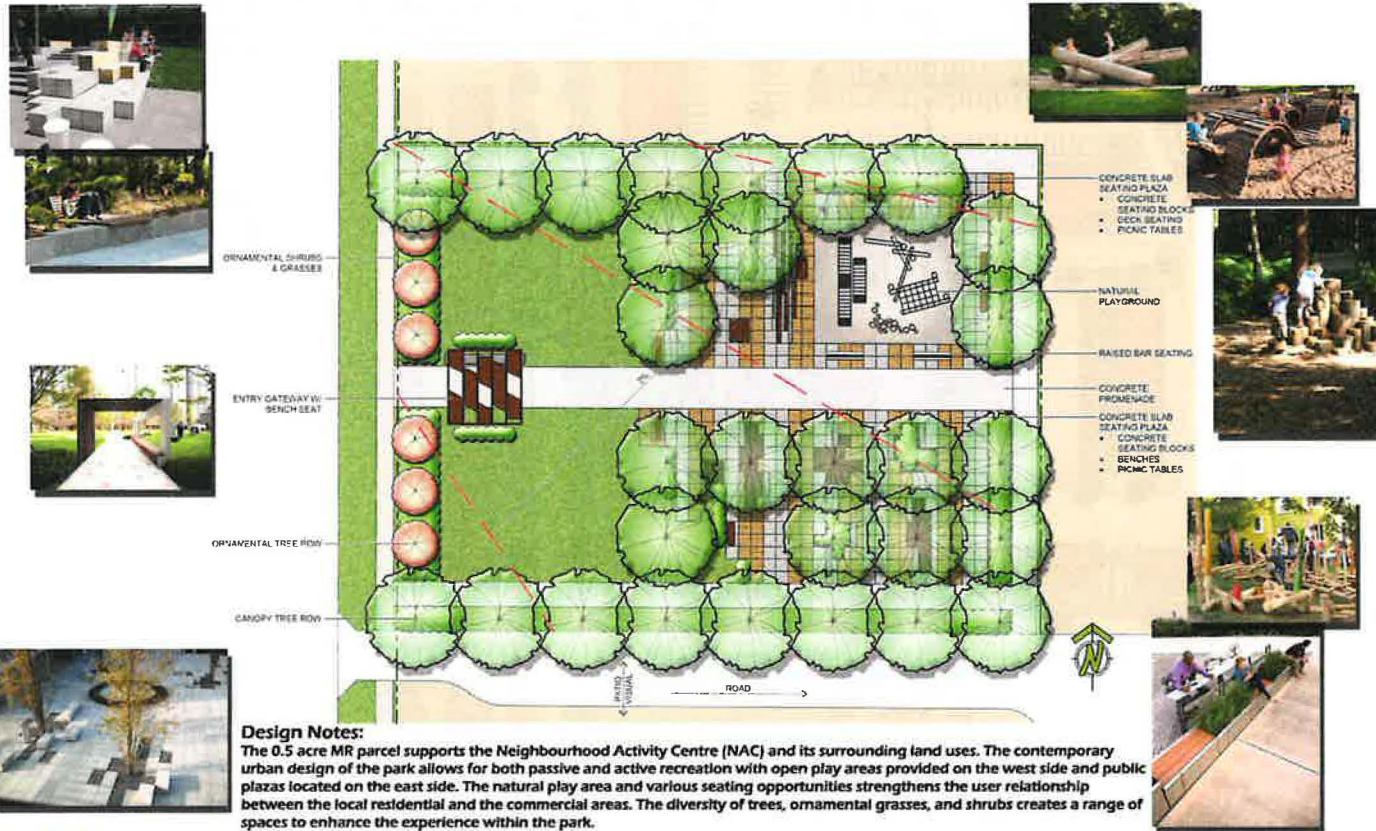




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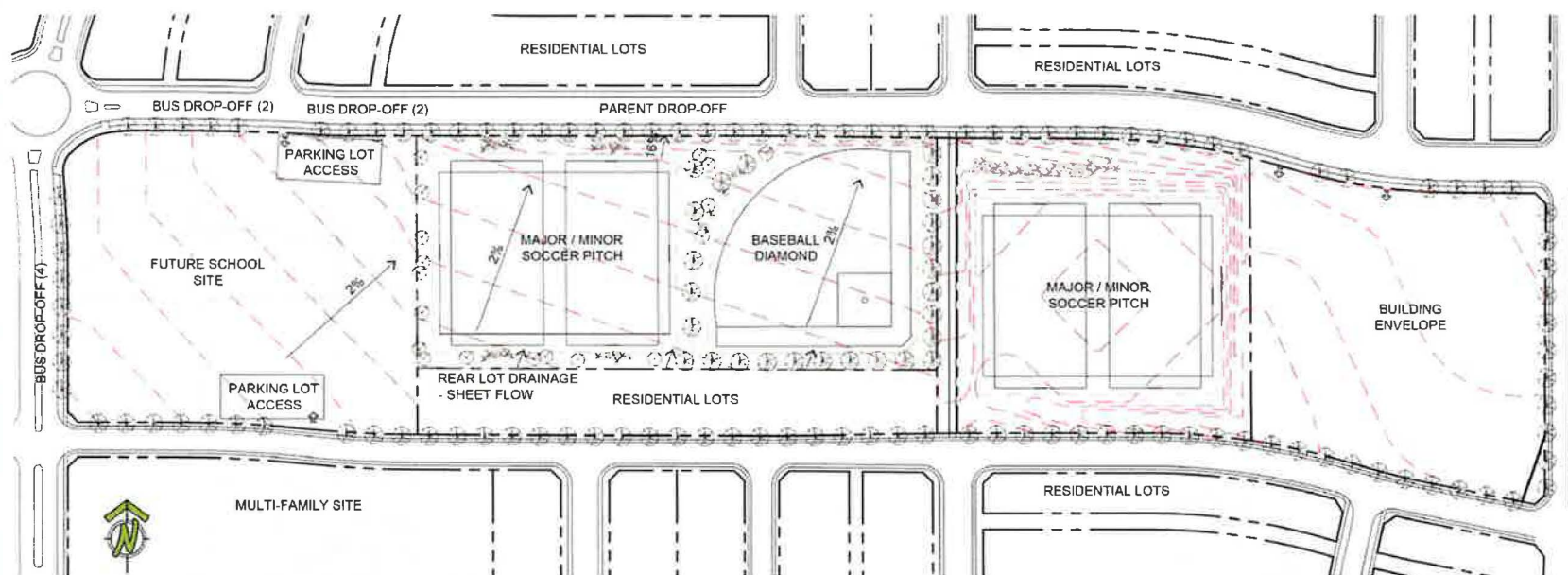
Design Notes:

The 0.5 acre MR parcel supports the Neighbourhood Activity Centre (NAC) and its surrounding land uses. The contemporary urban design of the park allows for both passive and active recreation with open play areas provided on the west side and public plazas located on the east side. The natural play area and various seating opportunities strengthens the user relationship between the local residential and the commercial areas. The diversity of trees, ornamental grasses, and shrubs creates a range of spaces to enhance the experience within the park.

NAC MR

SCALE N.L.S.

L.A. West



JOINT - JOINT USE SITE

REAL ESTATE

1. A West

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MSR
SCALE 1:100

L.A. West

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Design Notes:

The storm pond acts as a functional component to the community and an open space amenity. The presence of water in a community provides visual interest and contributes positively to the socio-economic value of a neighbourhood. The open space system, inclusive of the maintenance access, local pathway, and seating opportunities around the pond allow for passive and active recreation opportunities. The pedestrian connectivity to the outdoor classroom, pollination garden, and public seating plazas makes this a destination area for community gatherings and social events.

Overall Pond

RC&E 2018

1 A West

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Design Notes:

This MR is a focal point to the community neighbourhood, allowing for prominent views of Calgary's skyline. Public plazas with seating areas overlooking the storm pond and surrounding open space are primary features of the park, and also serve to accommodate the Irrigation pump house. The concept allows for passive and active recreation activities within the site and contiguous open space system. The PUL located on the west side of the MR has been designed to complement the park aesthetically, and to allow for seating opportunities within a space that would otherwise be unprogrammed. Enhancing this area will integrate it within the open space system to allow for informal activities when it is not required for City of Calgary Operations.

South Pond Enlargement

SCALE n Ls.

L.A. West

Design Notes:
This is a steerable MR with ample informal open play space for year round activity. A playground and seating plaza with feature walls provides structure to the public space. A variety of playground elements and social spaces enhance the activity centre in this park for community use and enjoyment.



NW MR

SCALE 1:1A

L.A. West

sion

