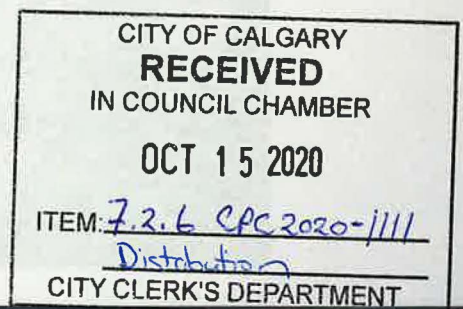
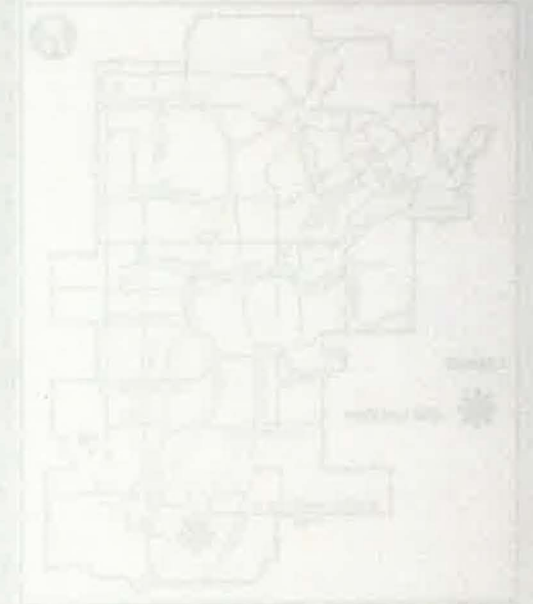
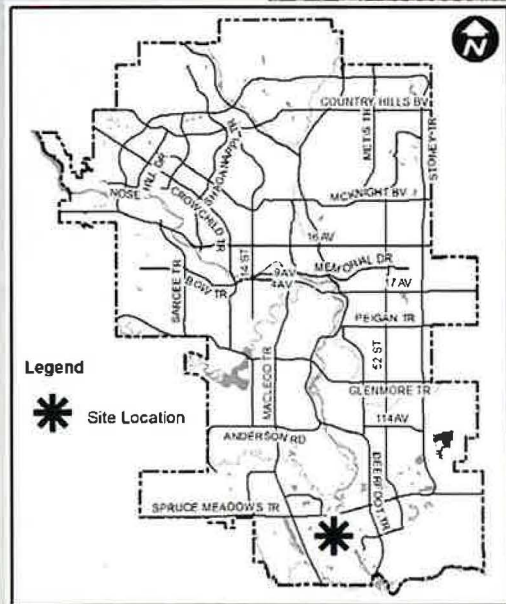
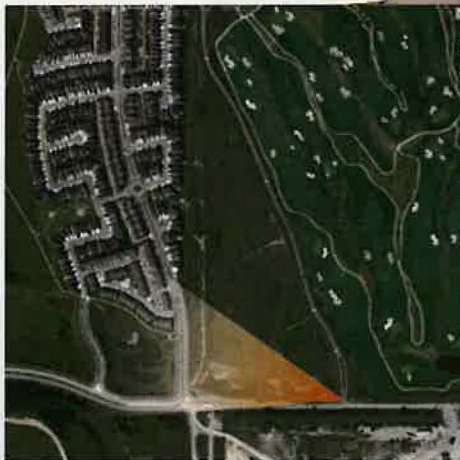


Calgary Planning Commission
Agenda Item: 7.2.6 & 7.2.7

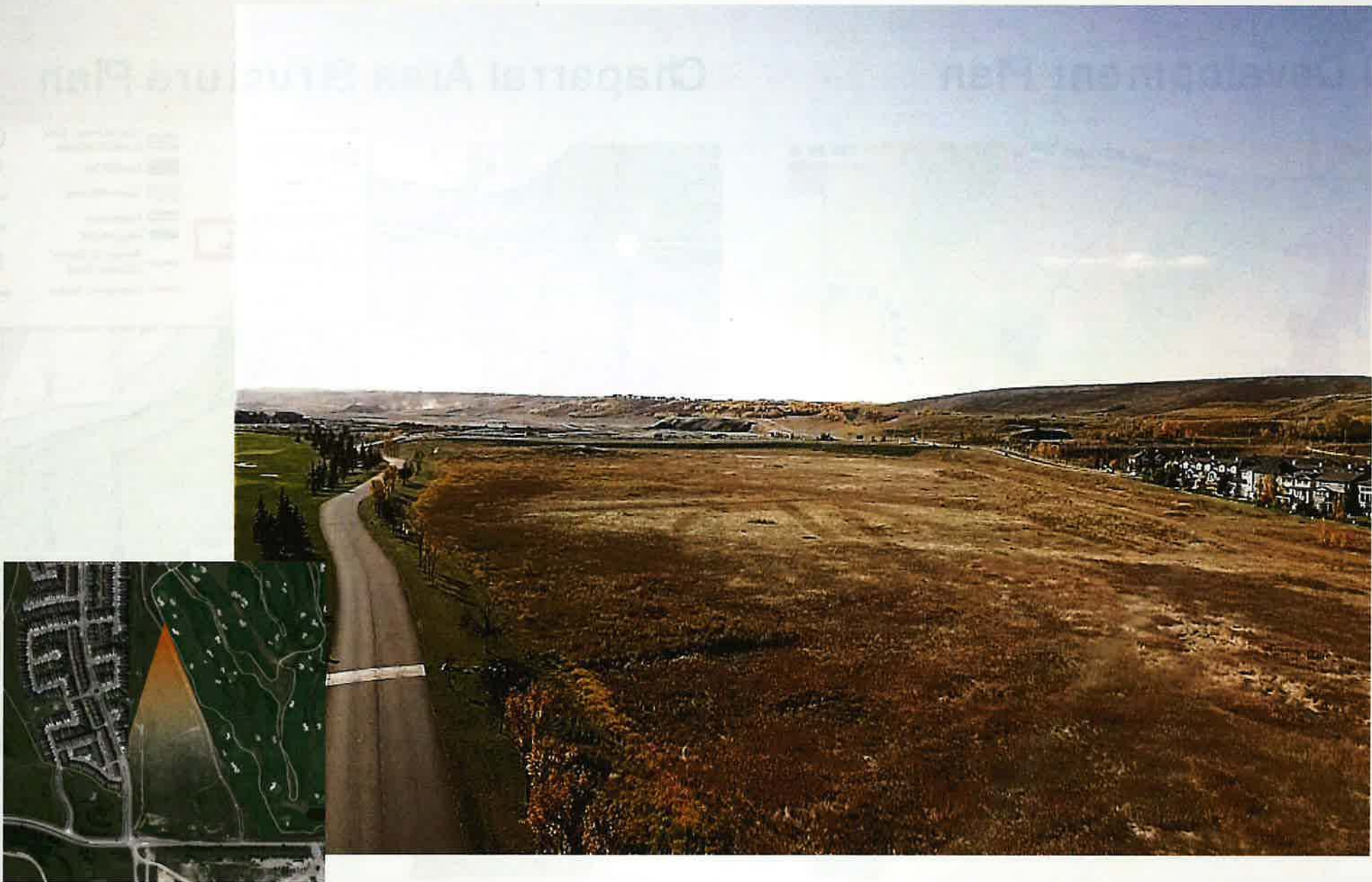
LOC2018-0256
Land Use Amendment
&
Outline Plan



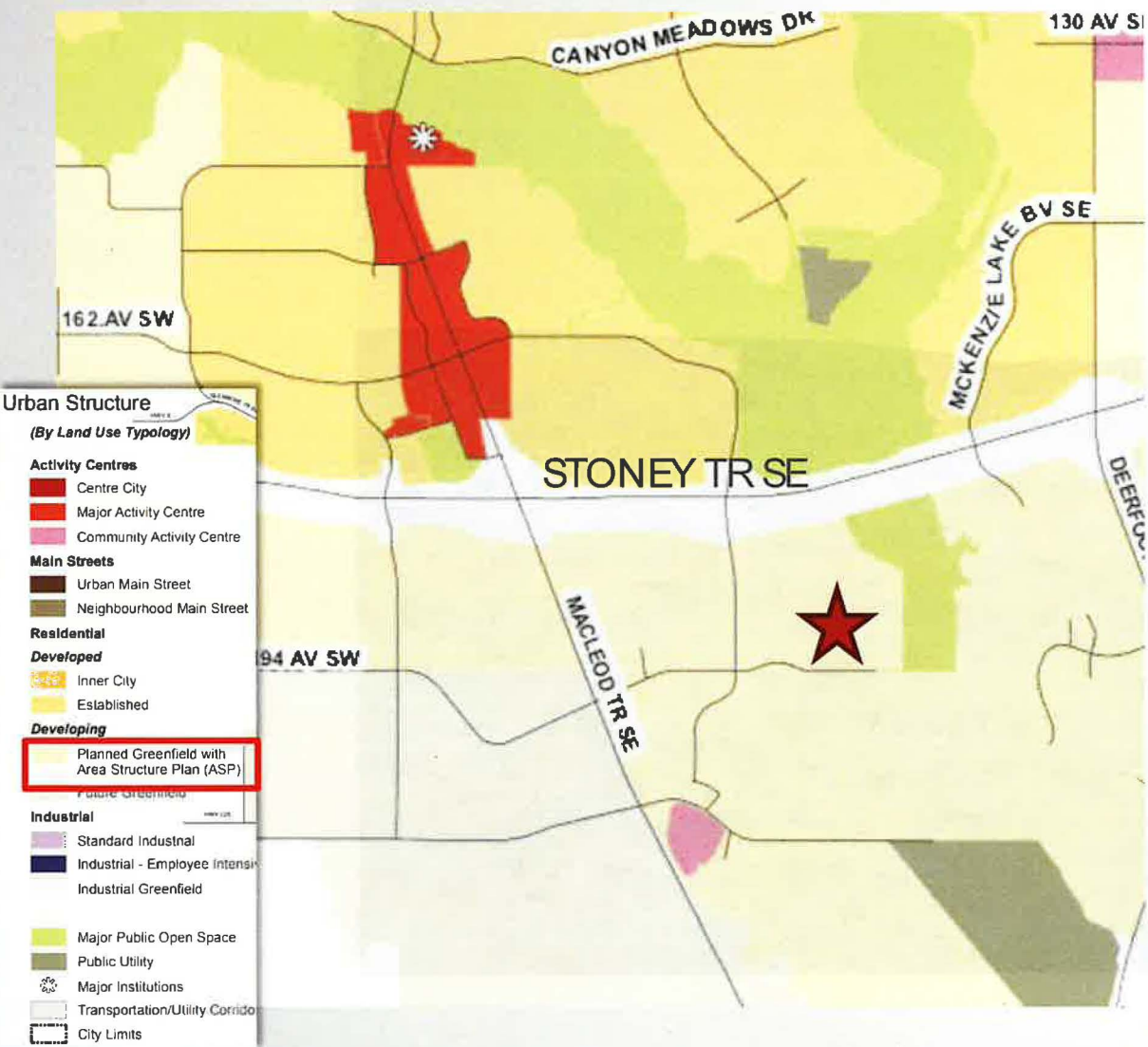




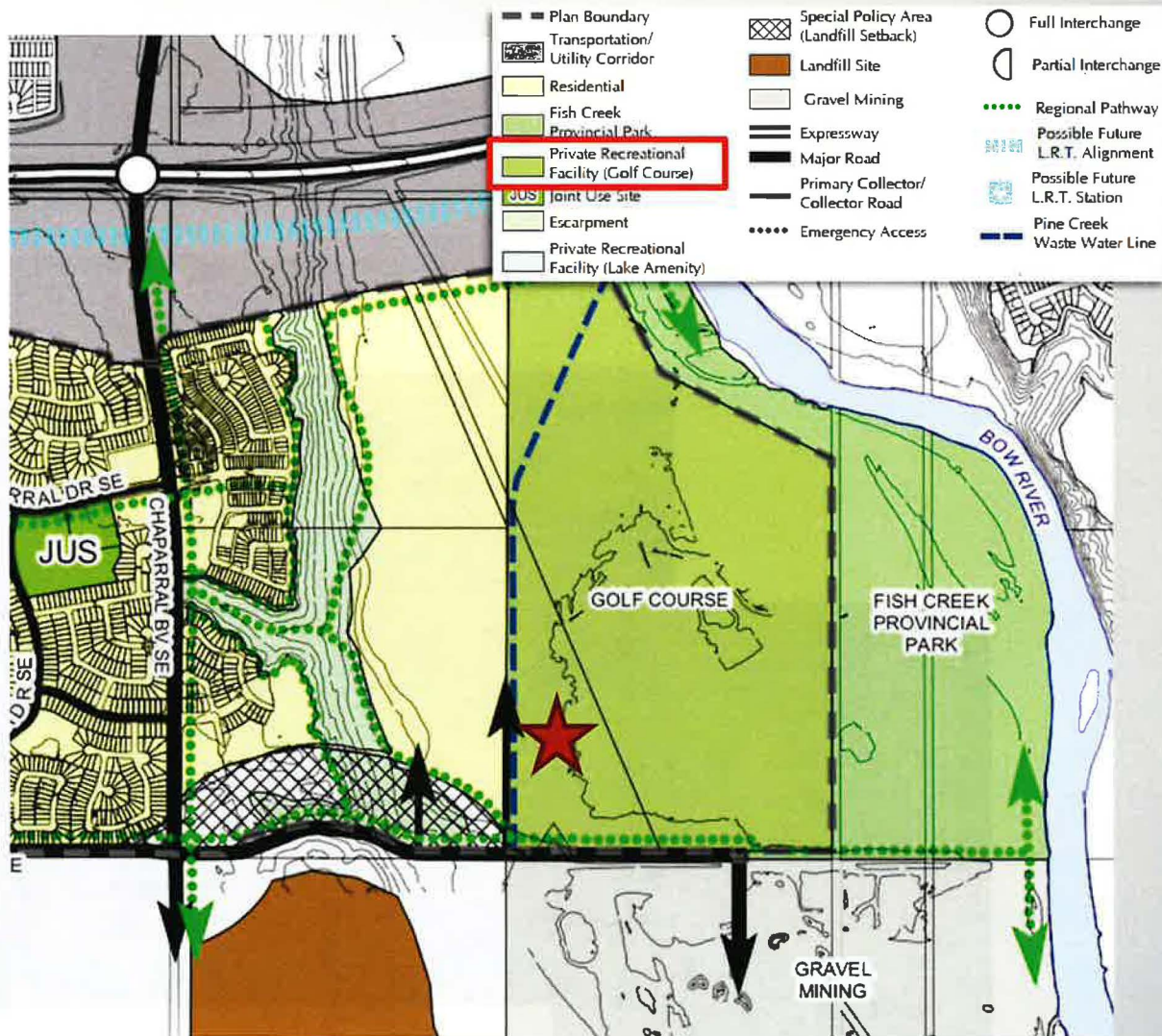




Municipal Development Plan



Chaparral Area Structure Plan



Density

	Units per Hectare	Units per Acre
MDP minimum residential density	20	8
ASP Requirement: Residential density	12 - 17	5 - 7
Outline plan density	20.5	8.3
Current Chaparral residential density excluding outline plan	10.7	4.3
Chaparral residential density including outline plan	11.6	4.7

Intensity

Anticipated 308 dwelling units; 61 people and jobs/developable hectare

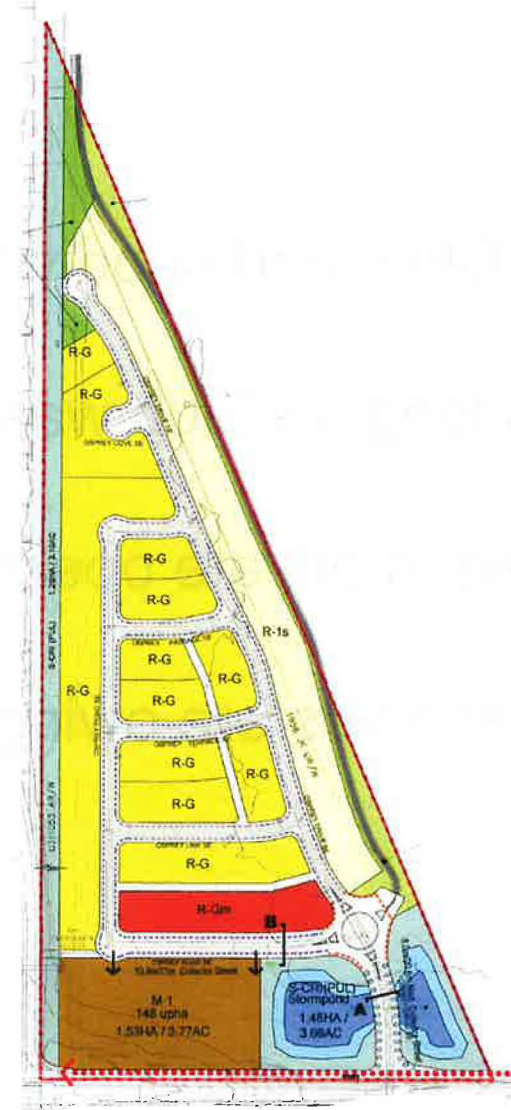
Municipal Reserve

- Blue Devil Golf Club land subdivided in 2002
- MR deferred as long as Club was accessible to public
- In 2009, club began private operations and cash-in-lieu was paid
- No Municipal Reserves are owing

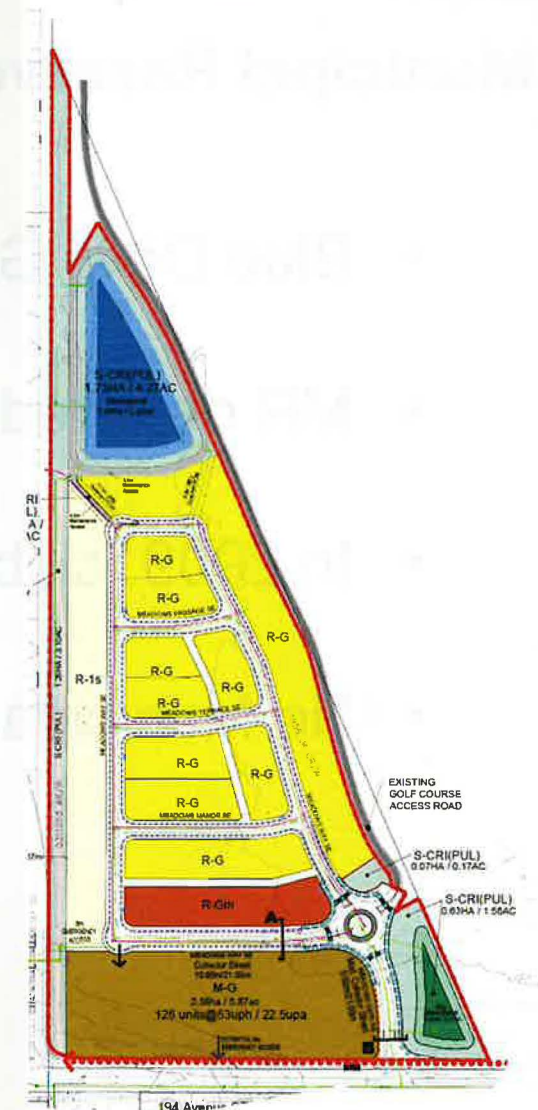
Engagement

Applicant changes based on engagement:

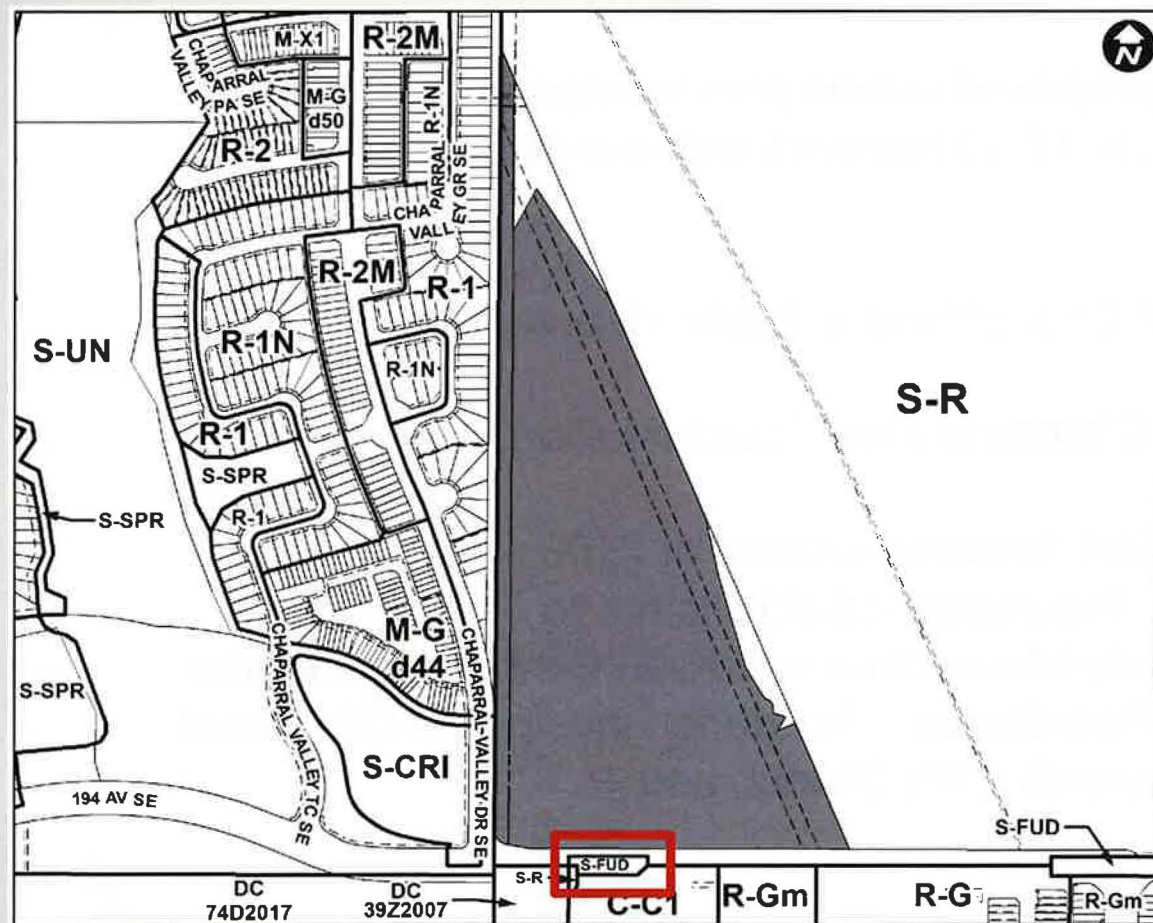
- Moved stormwater pond to northern tip of site
- Changed multi-residential from M-1 to M-G



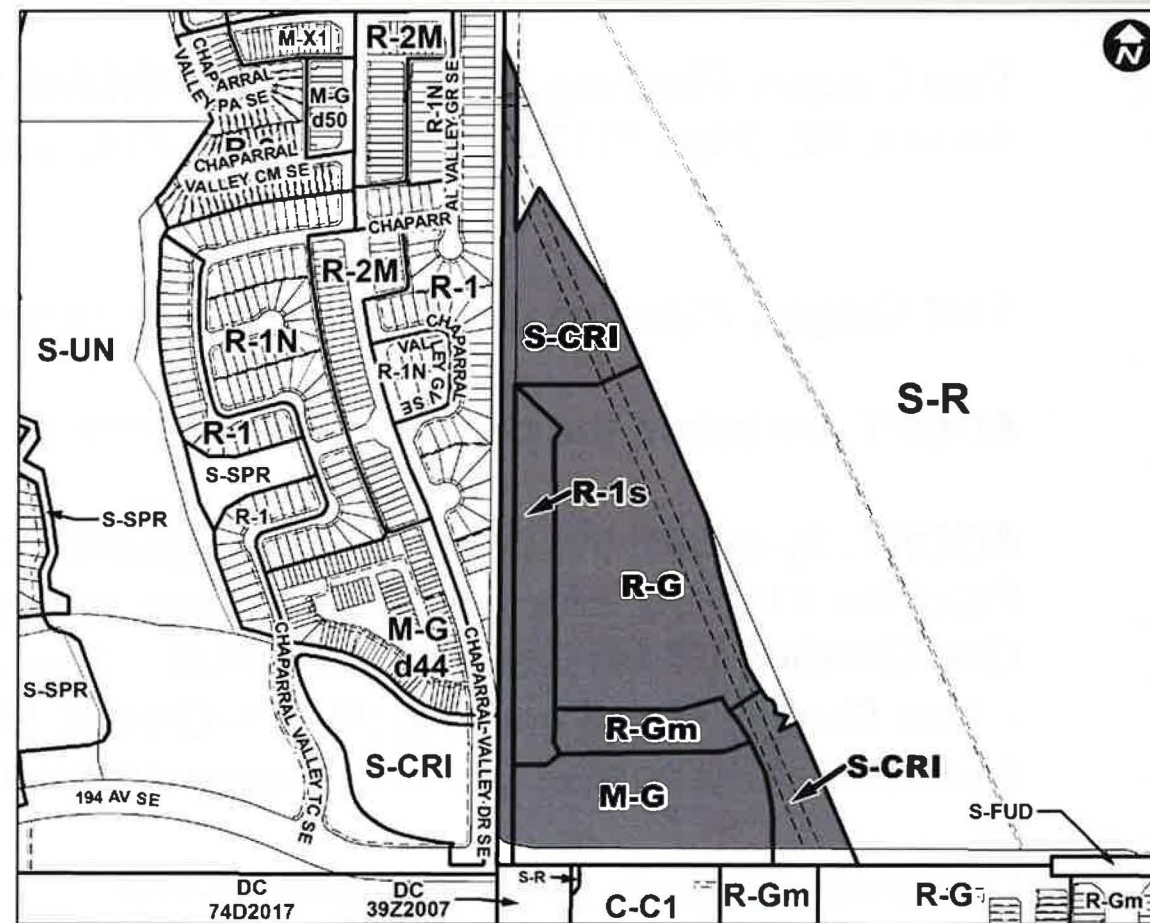
Previous



Proposed



Existing



Corrected

Administration's Recommendation:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) to subdivide 15.69 hectares with conditions

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

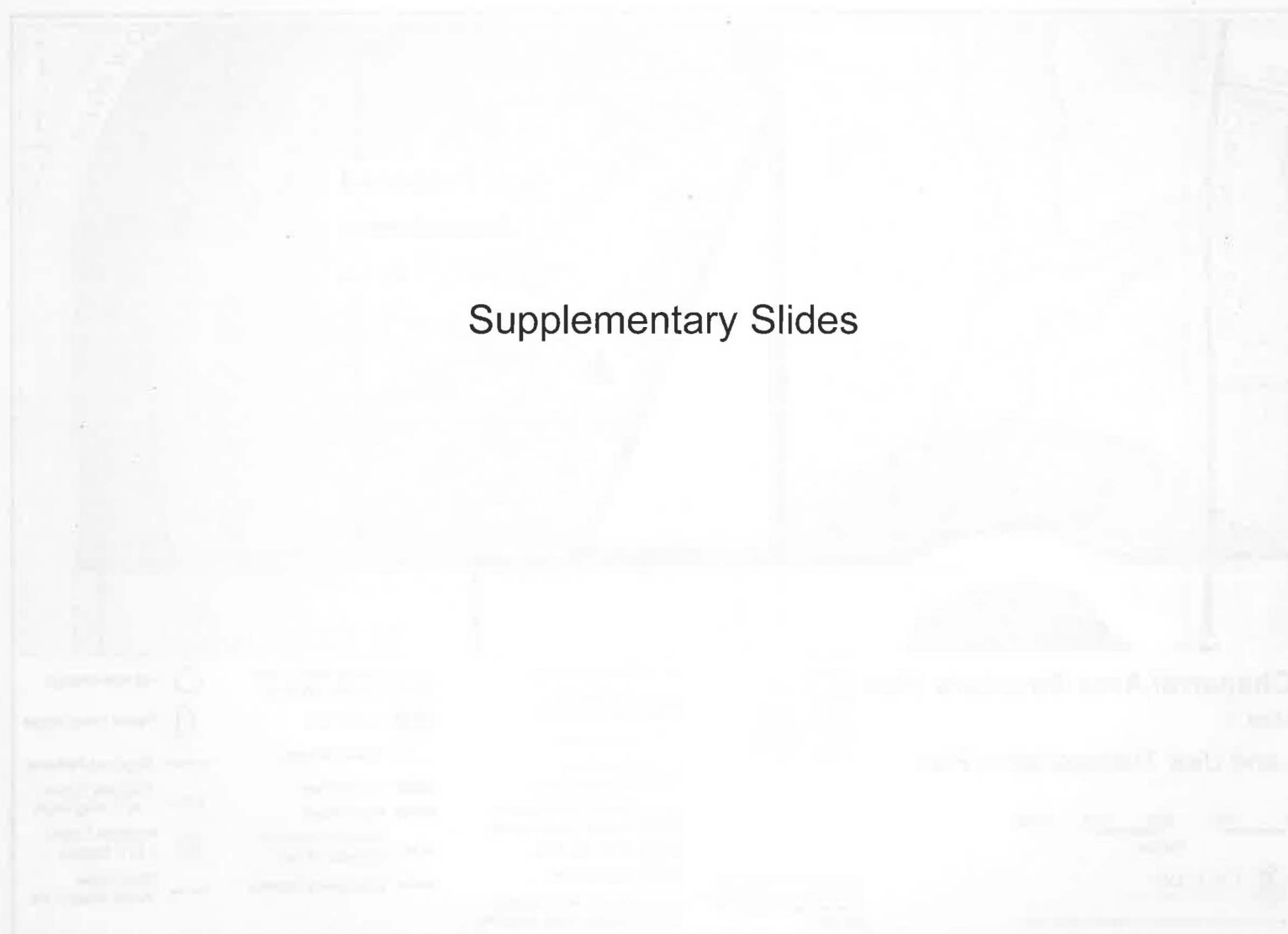
ADOPT, by bylaw, the proposed amendment to the *Chaparral Area Structure Plan*; and

ADOPT, by bylaw, the proposed redesignation of 15.69 hectares located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) 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 – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and

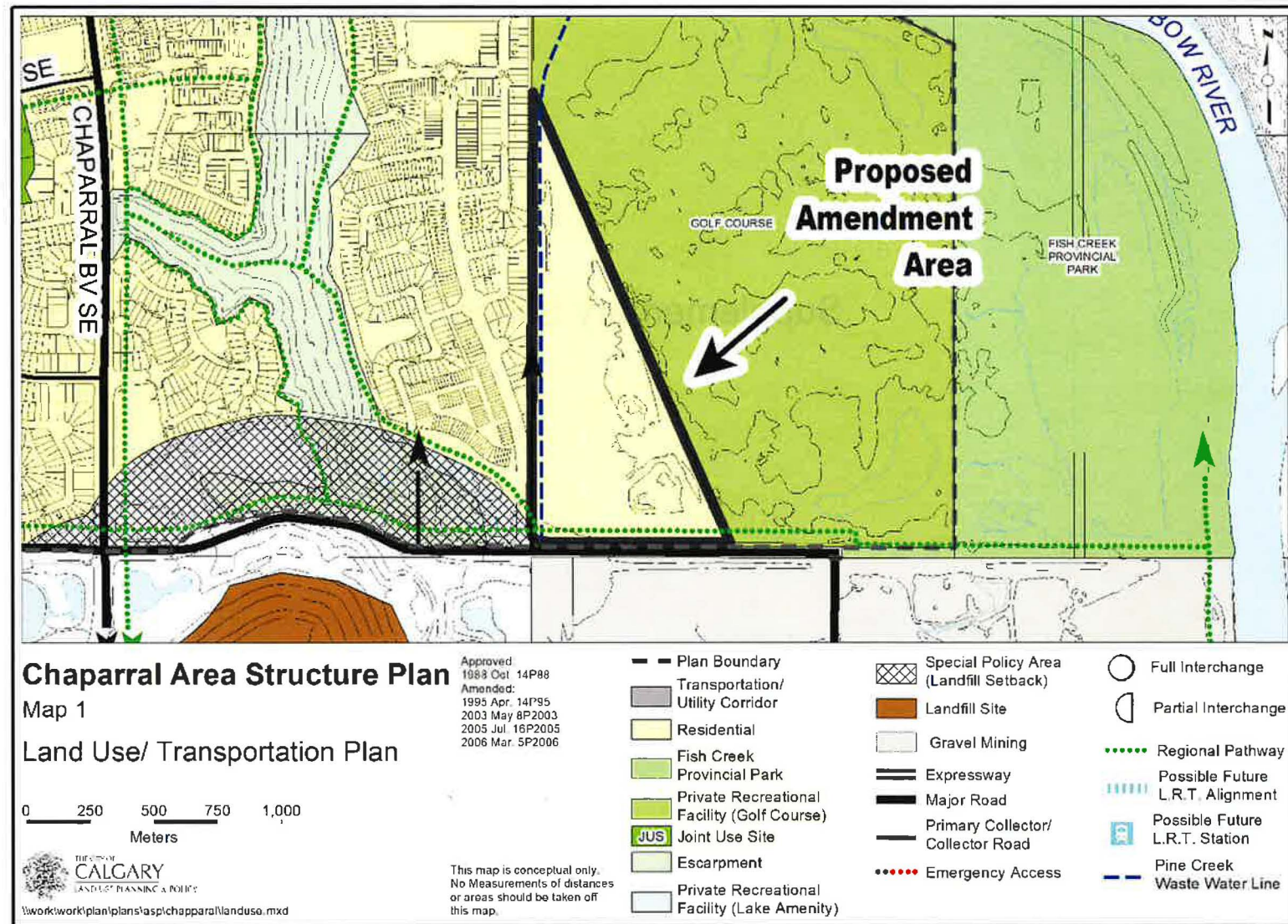
Give three readings to the proposed bylaw.

the membrane

Supplementary Slides

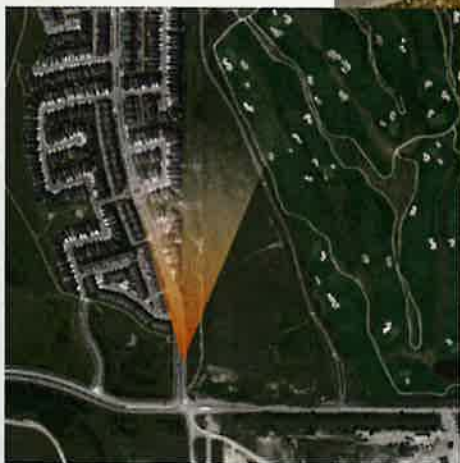


ASP Amendment



Application Timeline

		City	Applicant
Application submitted	November 20, 2018		
ITR	December 4, 2018	14 days	
DTR1 issued	February 4, 2019	62 days	
Amended plan submission	July 23, 2019		169 days
DTR2 issued	September 5, 2019	44 days	
Amended plan submission	October 21, 2019		46 days
DTR3 issued	November 14, 2019	24 days	
Amended plan submission	August 21, 2020		281days
CPAG decision meeting	September 16, 2020	26 days	
Calgary Planning Commission	October 15, 2020	29 days	
	TOTAL	199 days	496 days





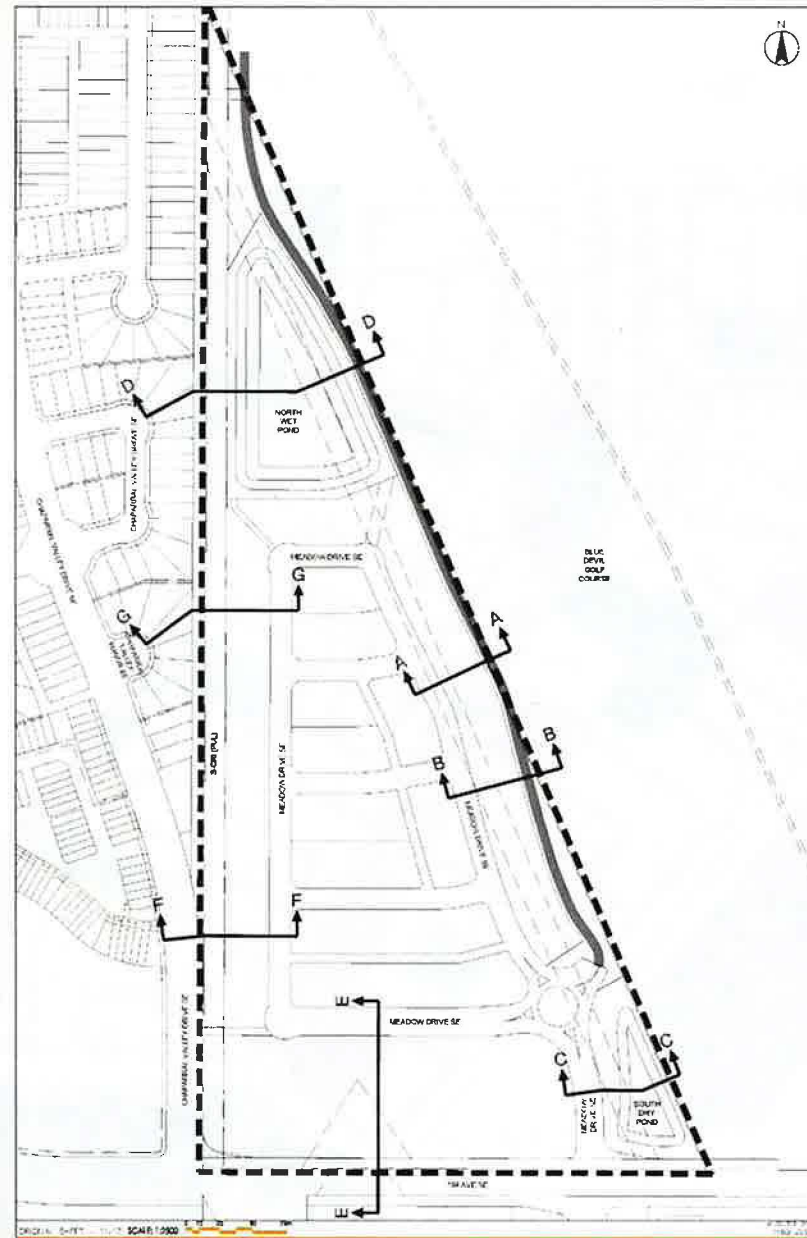
Legal Descriptions:
 Plan 0712765, part 1 and 2
 (Part 1) Sec. 13, 27, 31, 35
 (Part 2) Sec. 17, 22, 26, 34
 Sec. 18, 22, 26, 34
Municipal Address:
 2107 - 194 Ave SE

Prepared for:
WEST CREEK

Prepared by:
L.A. West b&a
 PLANNING GROUP

Stantec





Stantec
 200 325 25th Street SE
 Calgary, AB T2A 7H6
 www.stantec.com

Legend
 - - - 2005 PLATON BOUNDARY
 - - - 2005 PLATON BOUNDARY

West Coast Developments Ltd.
 Planning Services

Scale 1:1000
PLAN VIEW

