

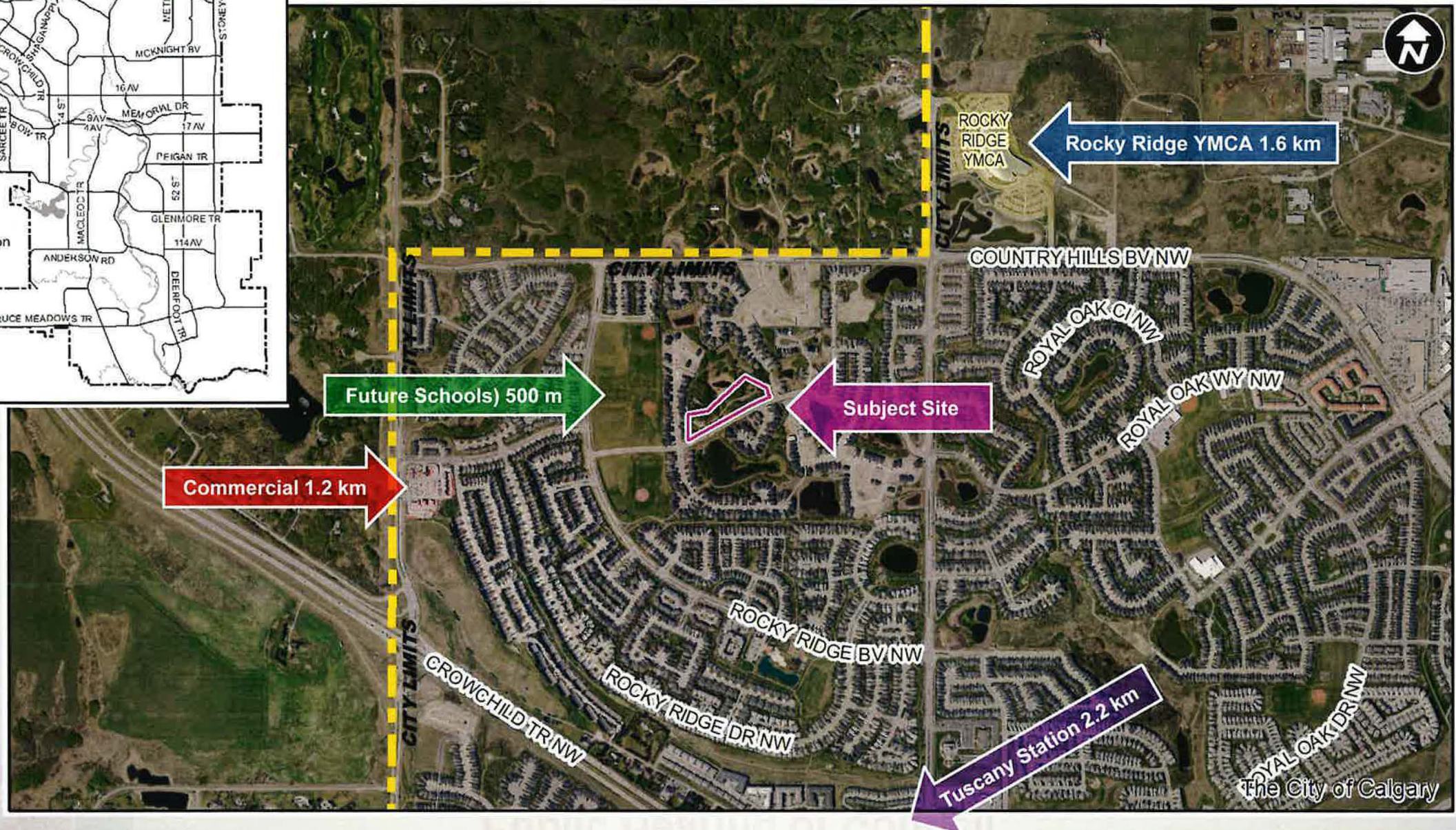
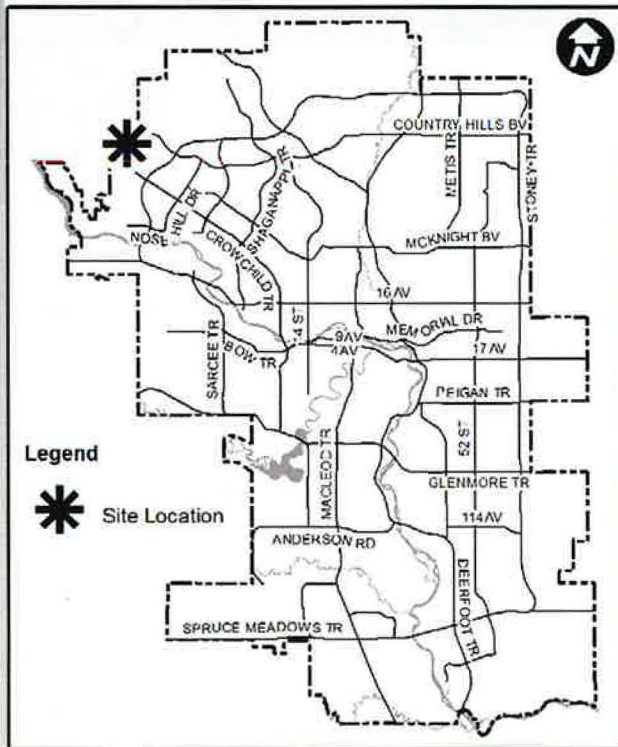


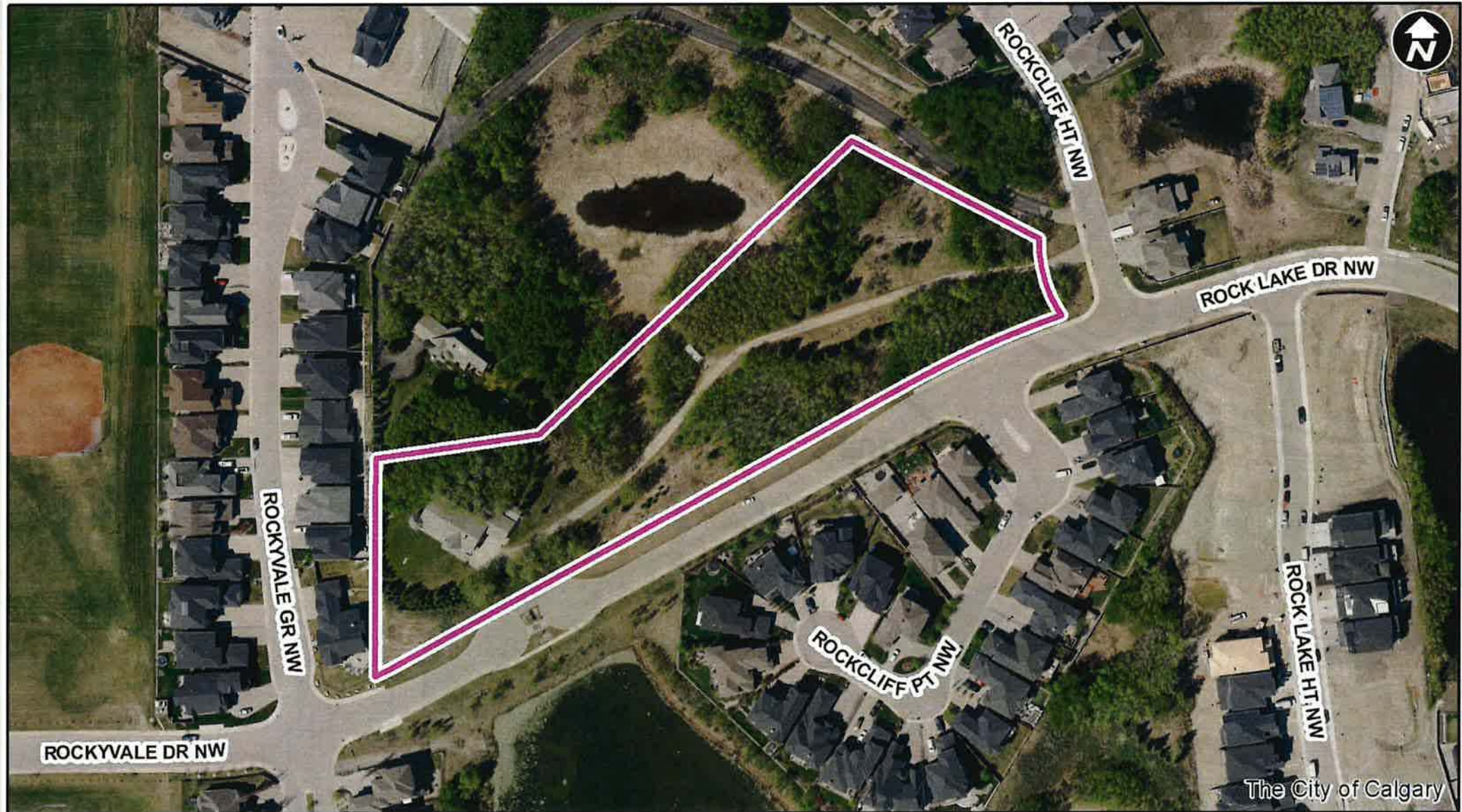
Public Hearing of Council
Agenda Item: 8.1.5

1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 05 2020
ITEM: #8.1.5 CPC20200902
PUBLIC
CITY CLERK'S DEPARTMENT

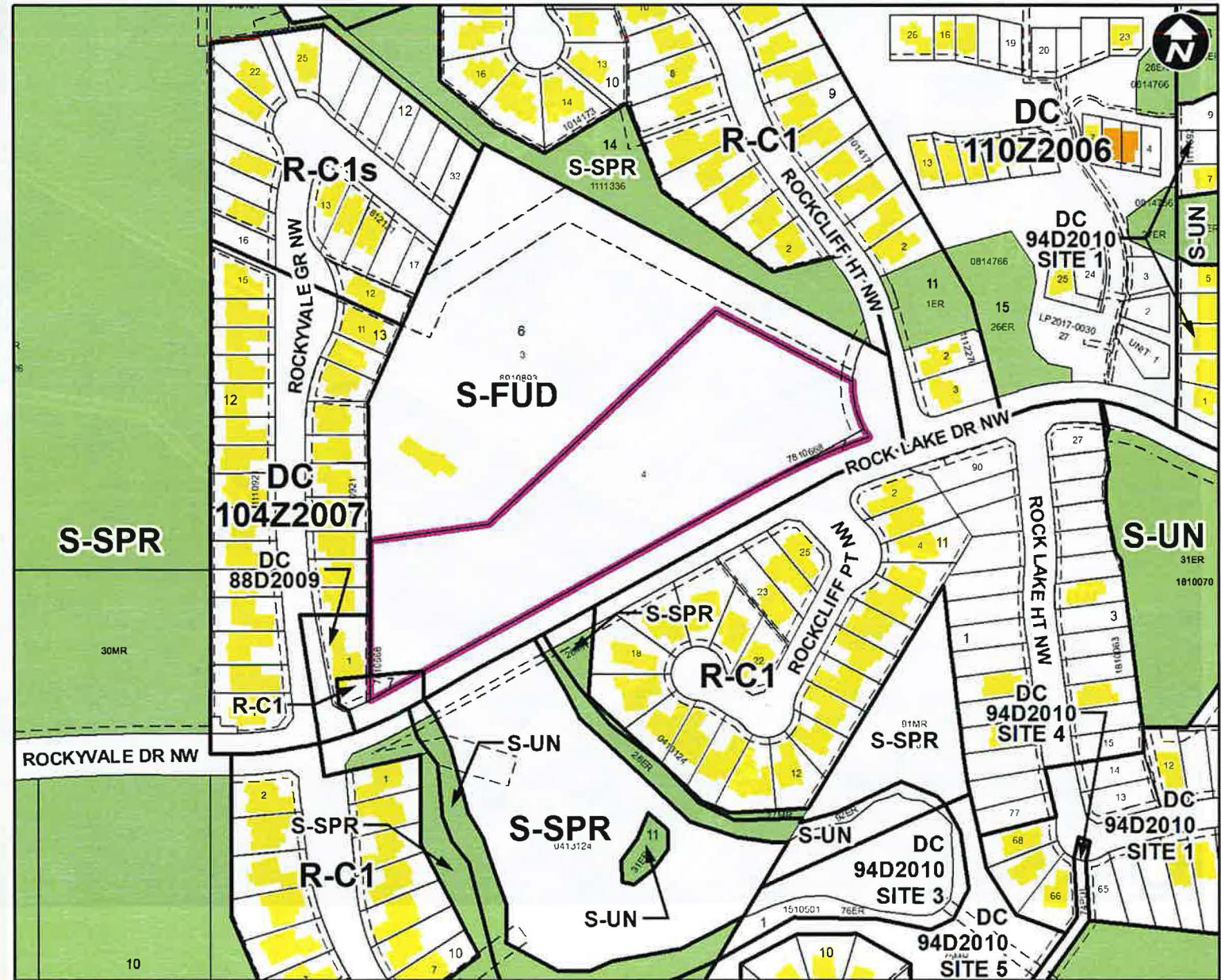
LOC2017-0015
Land Use Amendment
(S-FUD to R-C1s, S-SPR, S-UN)

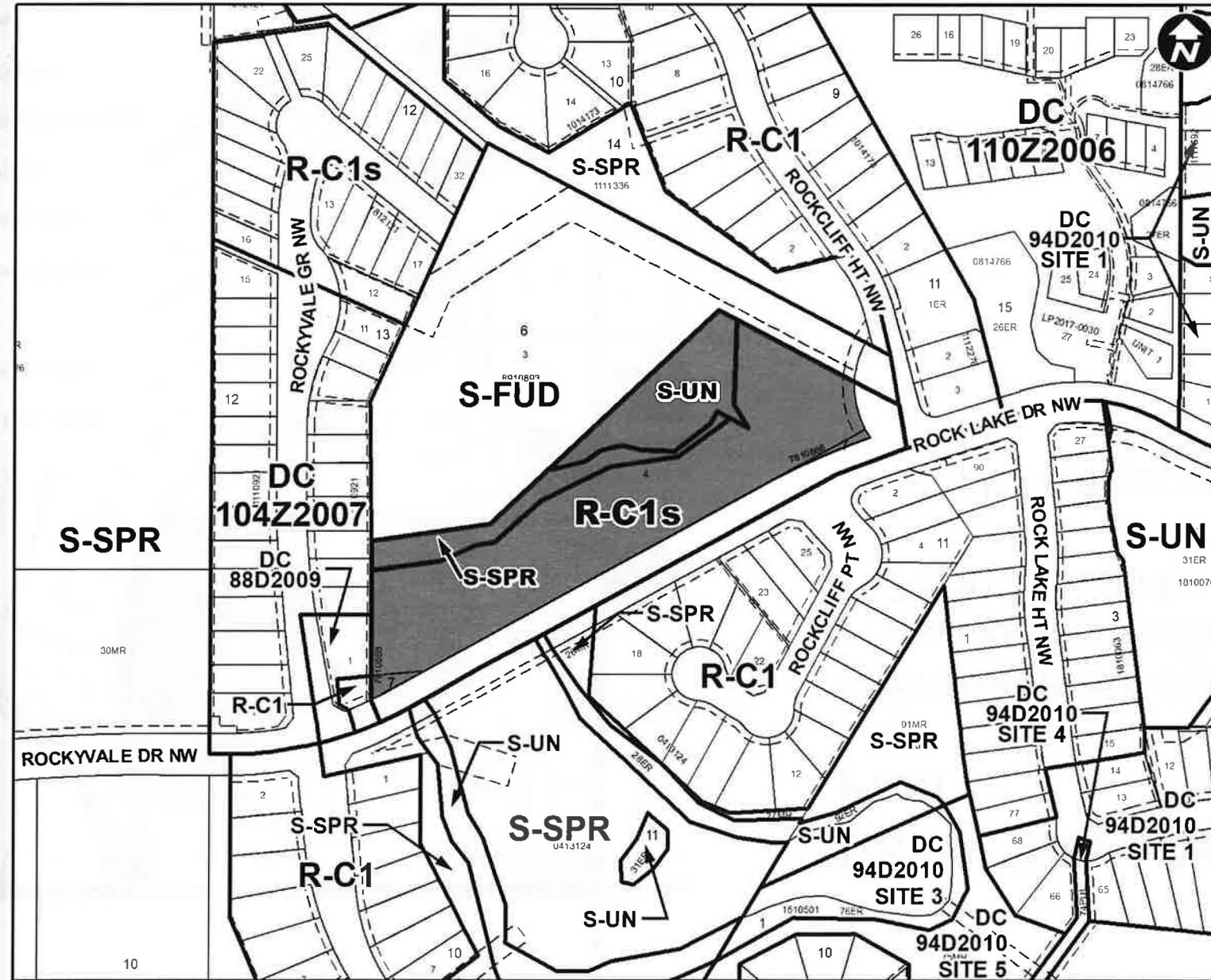


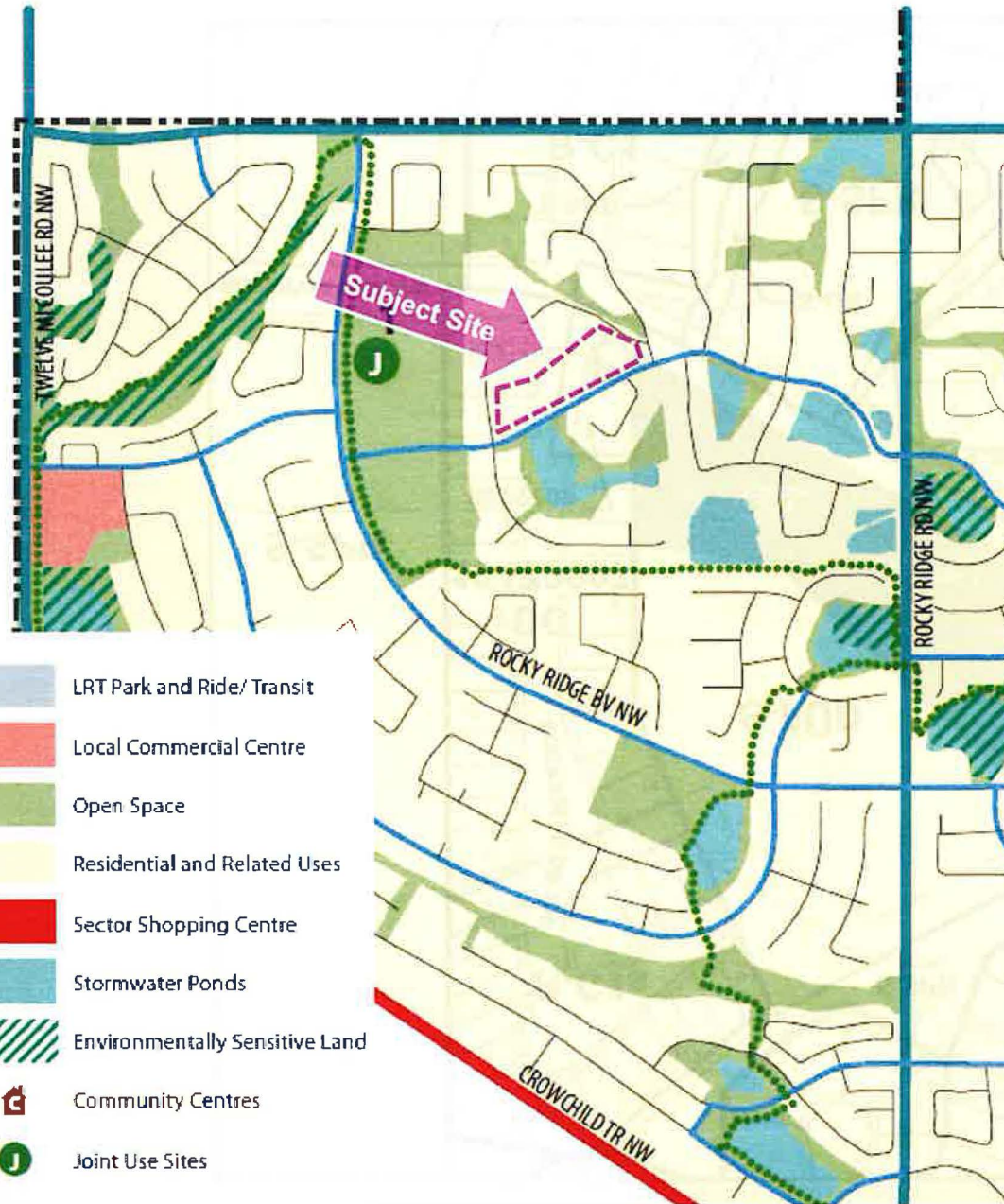


LEGEND

- 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







Rocky Ridge Area Structure Plan

- Envisions low-density residential development with densities around 7.4 to 9.8 uph for the subject lands
- 12uph / 4.8upa proposed

- Outline Plan approved by CPC on September 3, 2020
- 20 lot residential subdivision
- 0.18 ha of non-credit Municipal Reserve
- 0.29 of Environmental Reserve
- A new bus stop at the corner of Rock Lake Drive

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Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District **to** Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the **Proposed Bylaw 135D2020**.

Supplementary Slides

Reasons for Approval Recommendation:

- The proposed R-C1s land use conforms with the existing land use pattern in the area
- The proposal aligns with the Rocky Ridge ASP and Municipal Development Plan
- The proposal will protect an existing wetland area and provide a naturalized buffer
- The proposal provides non-credit municipal reserve

Concept Plan



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5 Rockcliff Heights
Lot 4, Block 6, Plan 8910893
July 21, 2020
Haviz Ali

5.0









