



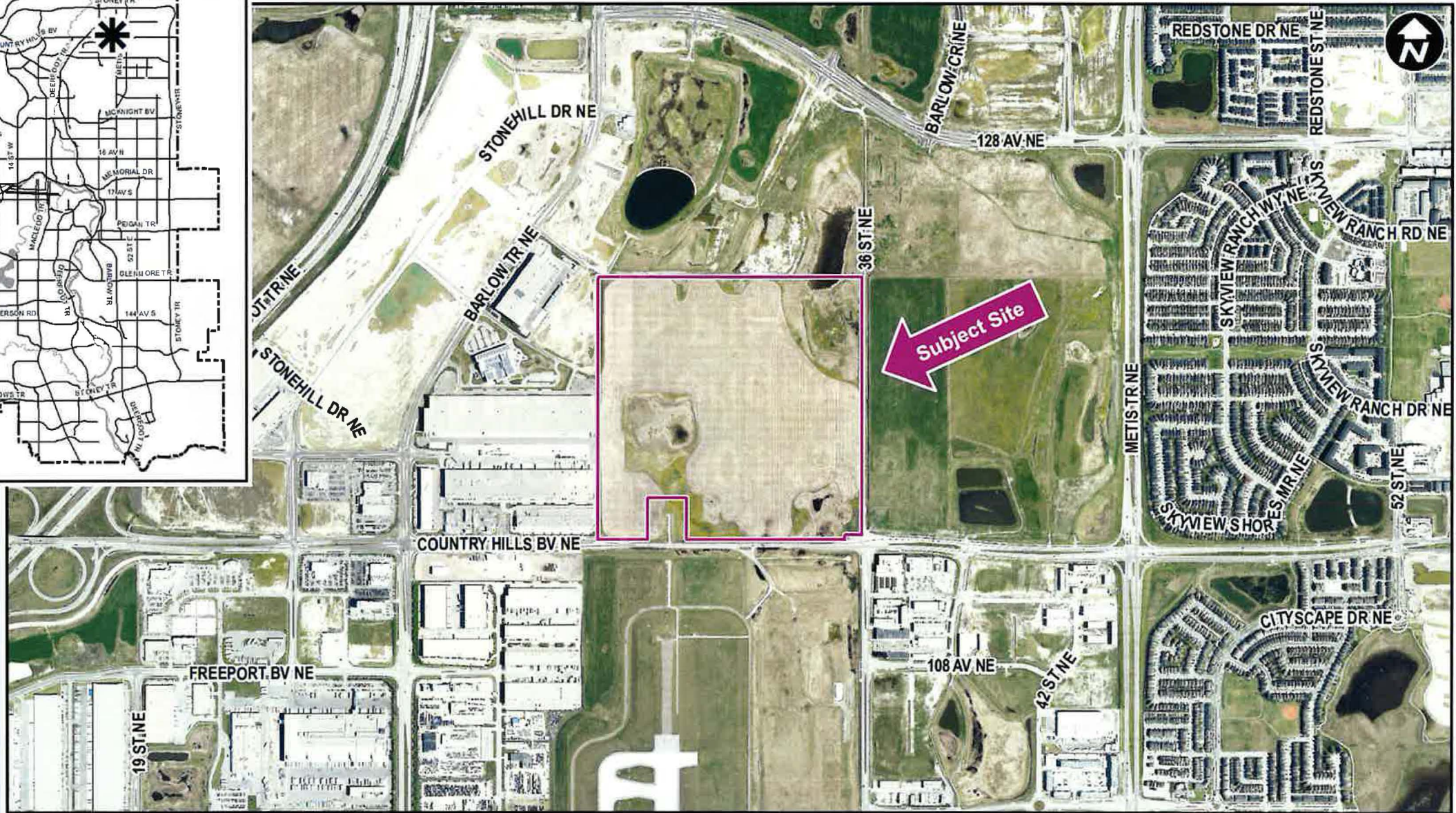
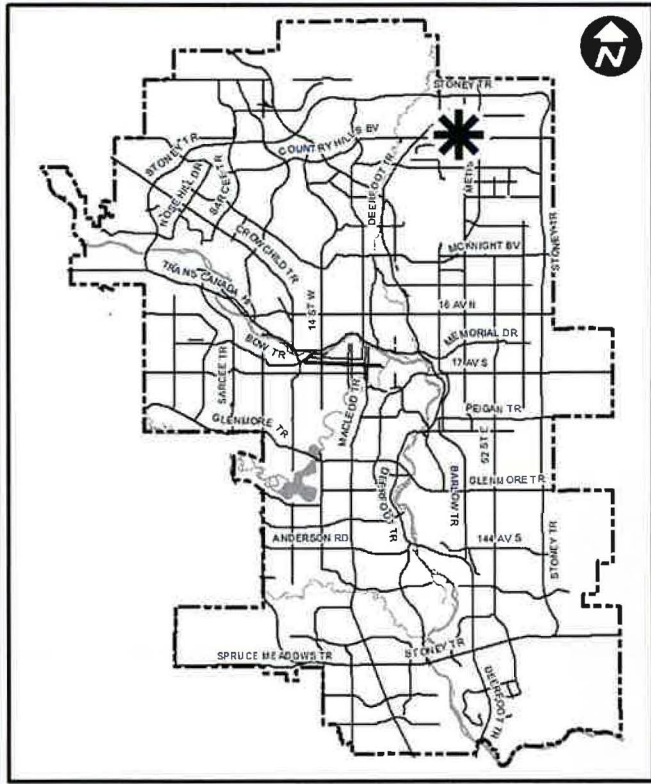
Calgary Planning Commission

Agenda Item: 7.2.3

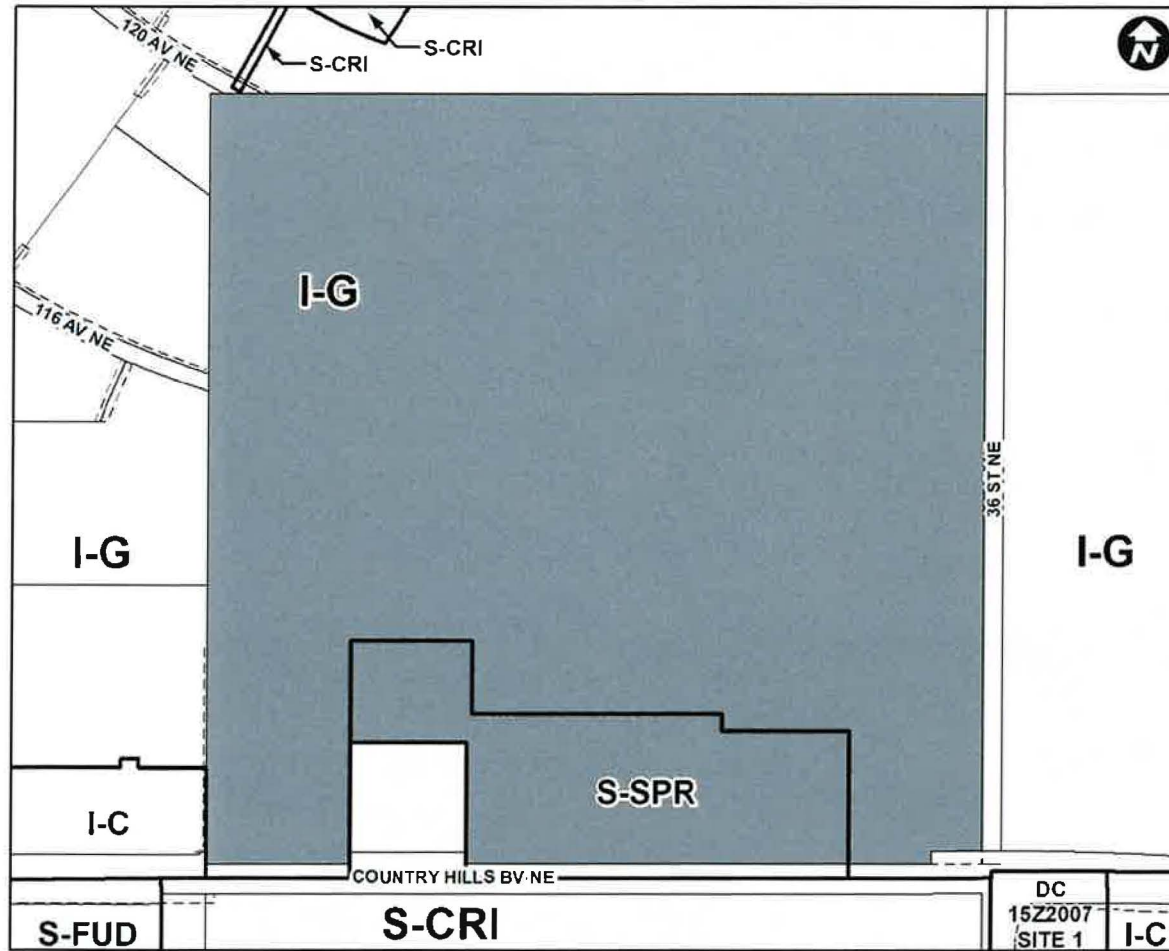
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 17 2020
ITEM: #7.2.3 Cpl20201429
Public
CITY CLERK'S DEPARTMENT

LOC2018-0145

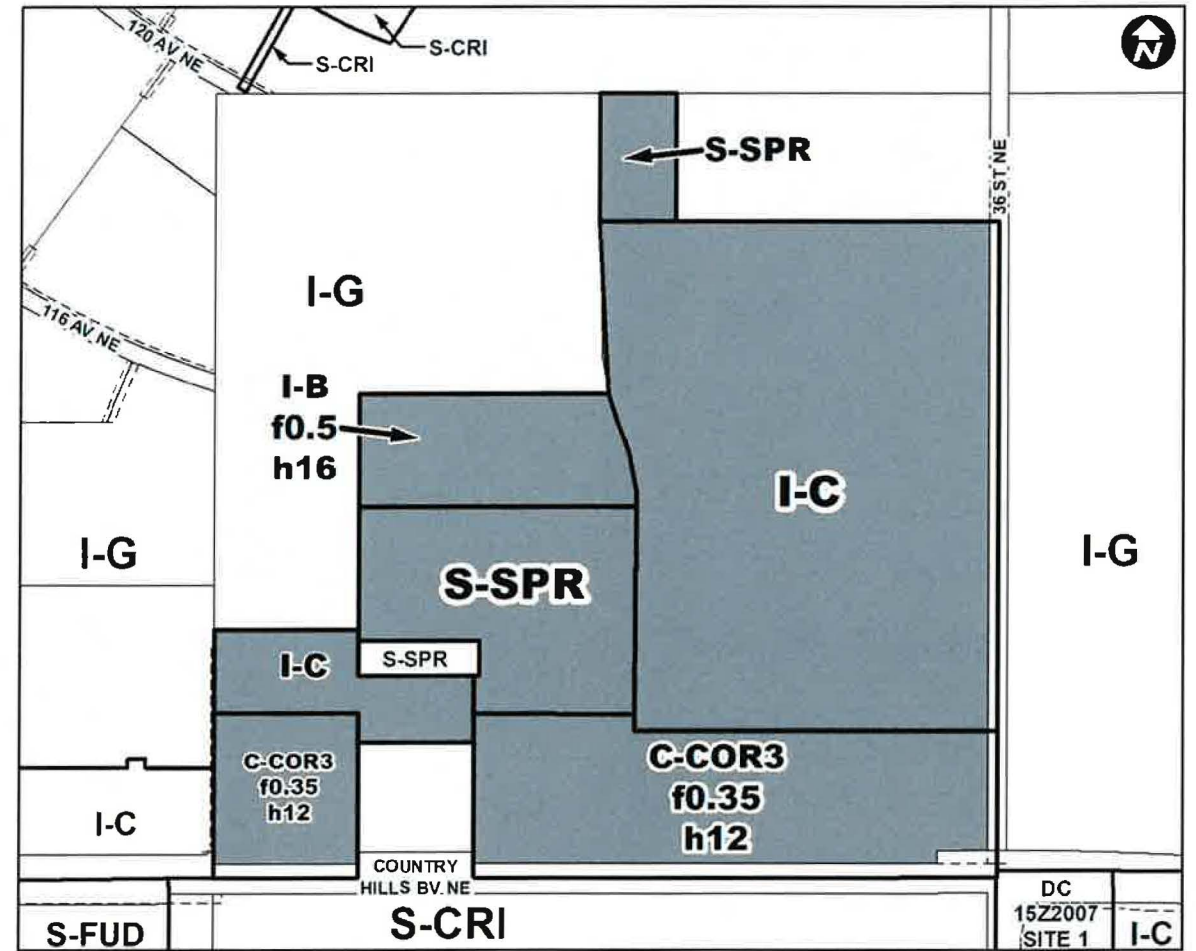
Land Use Amendment & Outline Plan



Outline Plan Area and Existing Land Uses

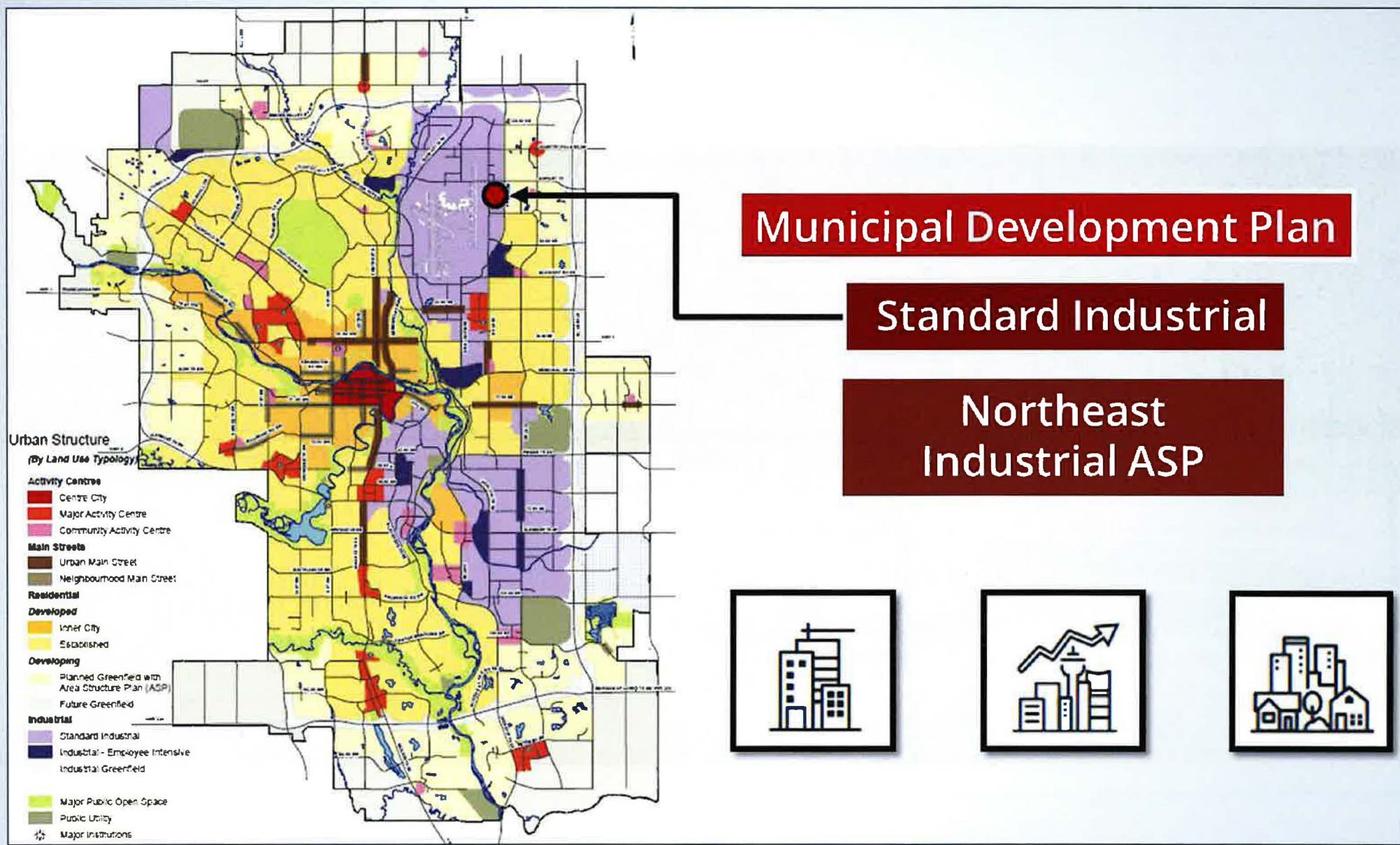


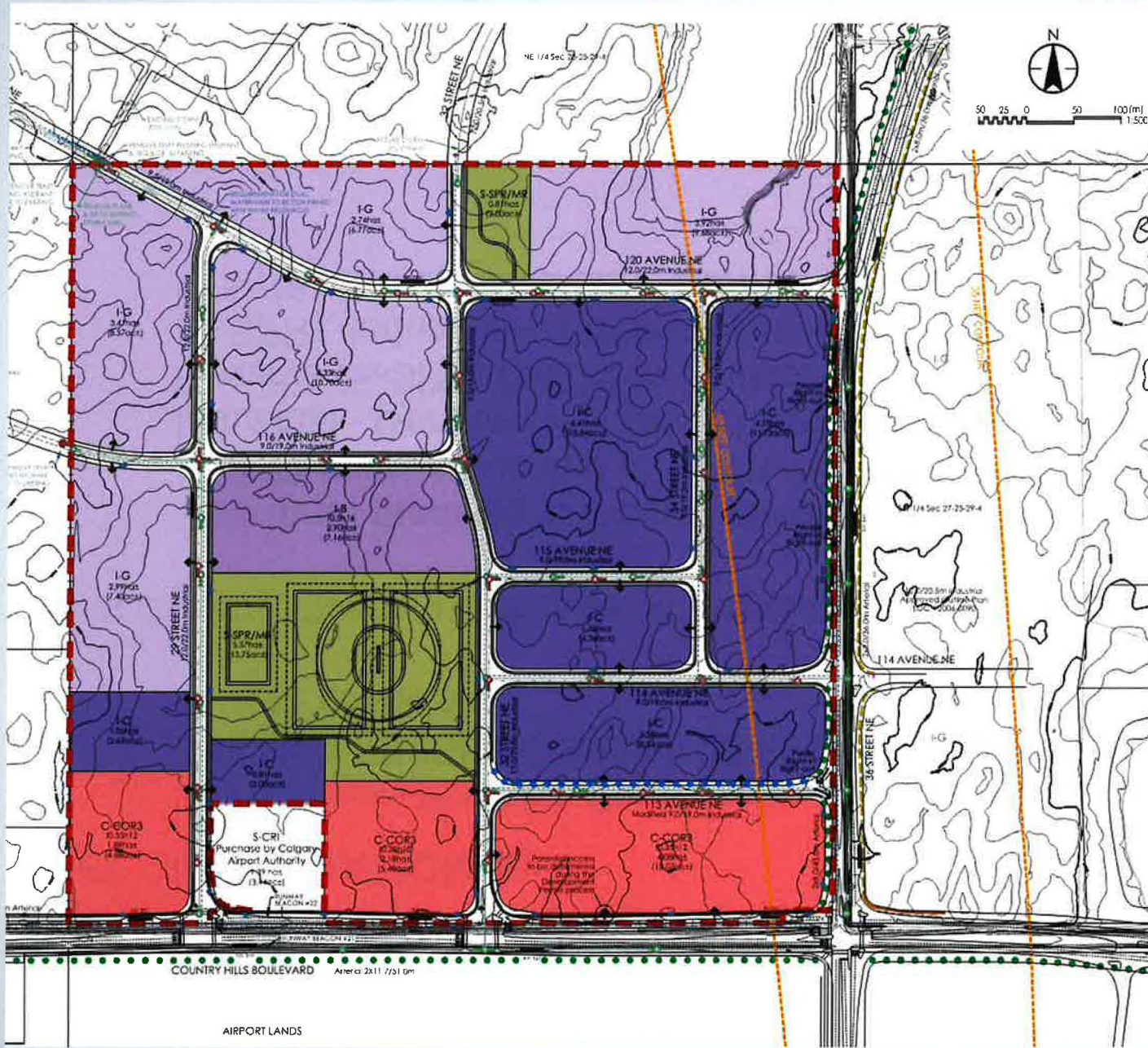
Land Use Amendment Area and Proposed Land Uses











Legend

- Outline Plan Boundary
- Land Use Boundary
- Regional Pathway
- Multi-Use Pathway
- 1.2m Mono Sidewalk
- 1.5m Mono Sidewalk
- 1.4m Separate Sidewalk
- 2.5m Separate Sidewalk
- NEF Contours
- Hydrant shown thus
- Sanitary Sewer shown thus
- Storm Sewer shown thus
- Water Lines shown thus
- Potential Access Locations
- Potential Access Location -to be determined during Development Permit process

Outline Plan Statistics

| | |
|---------------------|------------------------------|
| Total Area Outlined | 62.68 ha± (154.88 ac±) |
| I-G | 17.45 ha± (43.12 ac±) |
| I-C | 18.17 ha± (44.87 ac±) |
| I-B | 2.90 ha± (7.16 ac±) |
| C-COR3 | 8.16 ha± (20.15 ac±) |
| S-SPR (MR) | 6.38 ha± (15.75 ac±) (10.1%) |
| Road | 9.62 ha± (23.83 ac±) (15.4%) |

Land Use Statistics

| | |
|------------------------------------|-------------------------------|
| I-G to I-C | 21.01 ha± (51.93 ac±) |
| S-SPR to I-C | 0.96 ha± (2.37 ac±) |
| I-G to C-COR3 | 4.13 ha± (10.20 ac±) |
| S-SPR to C-COR3 | 5.68 ha± (14.04 ac±) |
| I-G to I-B | 3.40 ha± (8.40 ac±) |
| I-G to S-SPR | <u>6.39 ha± (15.79 ac±)</u> |
| Total Area of Redesignation | 41.57 ha± (102.73 ac±) |

RECOMMENDATION(S):

1. That Calgary Planning Commission approve the proposed outline plan located at 12021-36 Street NE (SE1/4 Section 28-25-29-4) to subdivide 62.68 hectares \pm (154.88 acres \pm), with conditions.

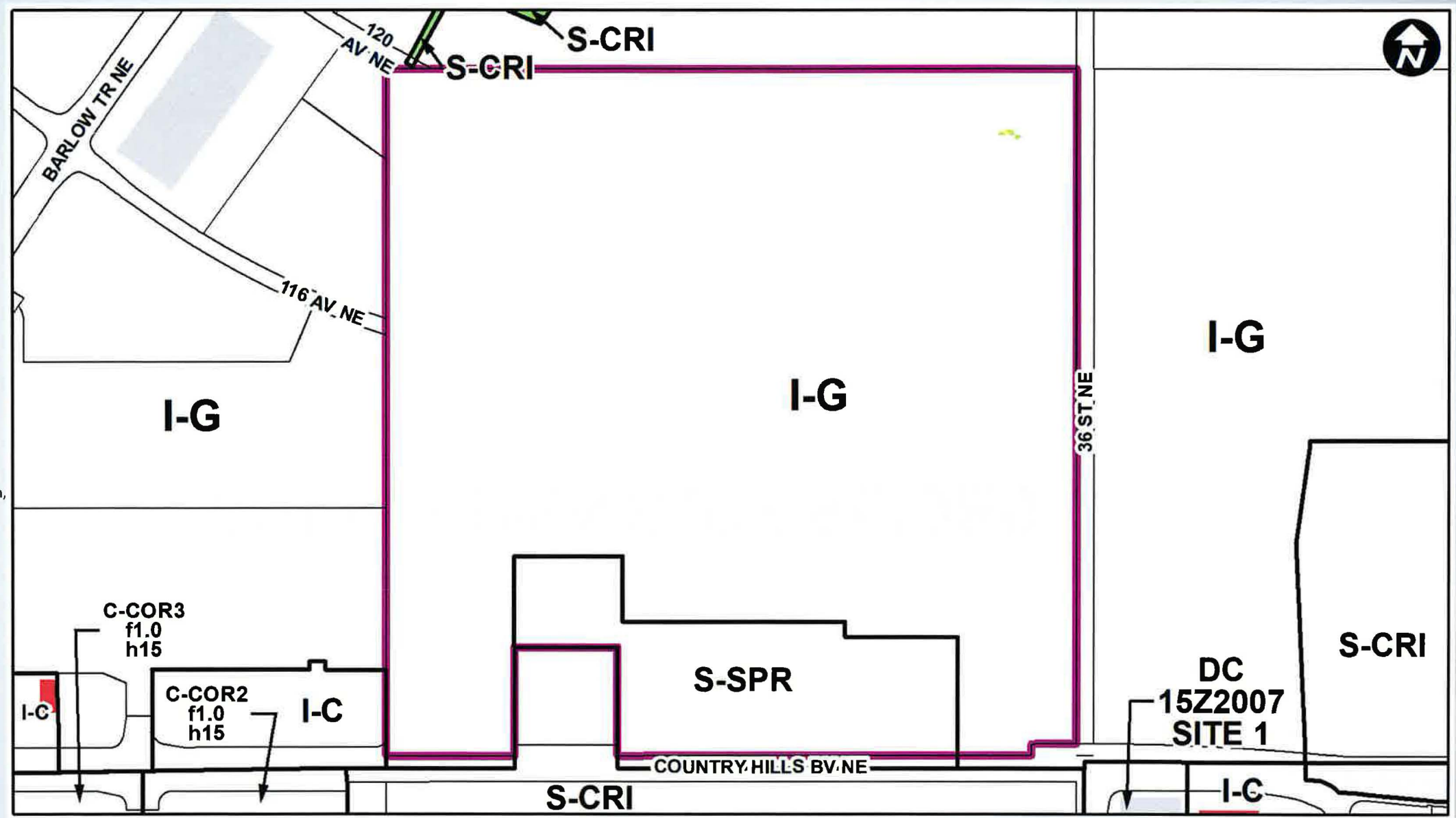
That Calgary Planning Commission recommend that Council:

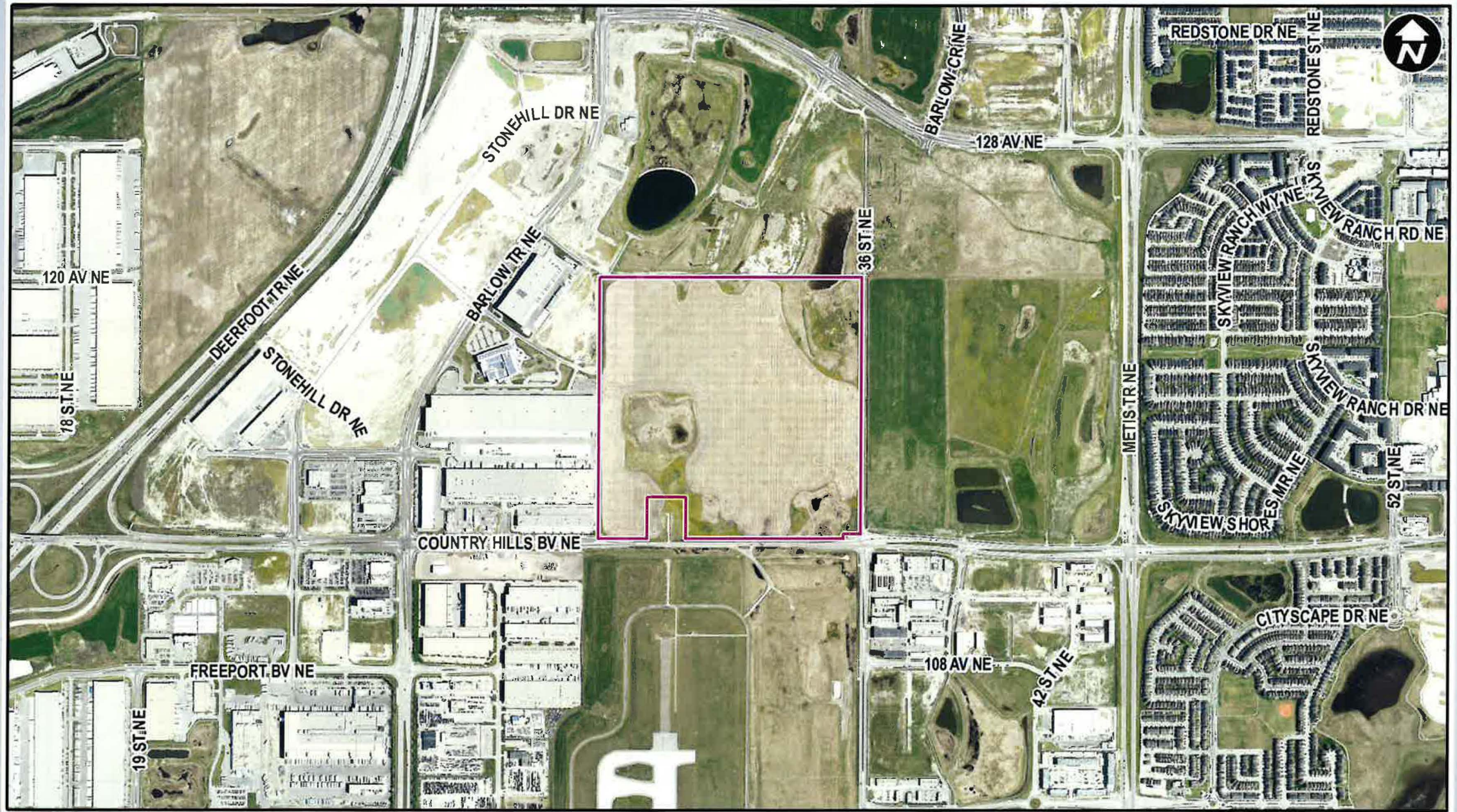
2. Give three readings to the proposed bylaw for the redesignation of 41.57 hectares \pm (102.73 acres \pm) located at **12021-36 Street NE** (SE1/4 Section 28-25-29-4) from Industrial - General (I-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – School, Park and Community Reserve (S-SPR), Industrial – Commercial (I-C) District, Industrial – Business f0.5 h16 (I-B f0.5h16) and Commercial – Corridor 3 f0.35h12 (C-COR3 f0.35h12) District.



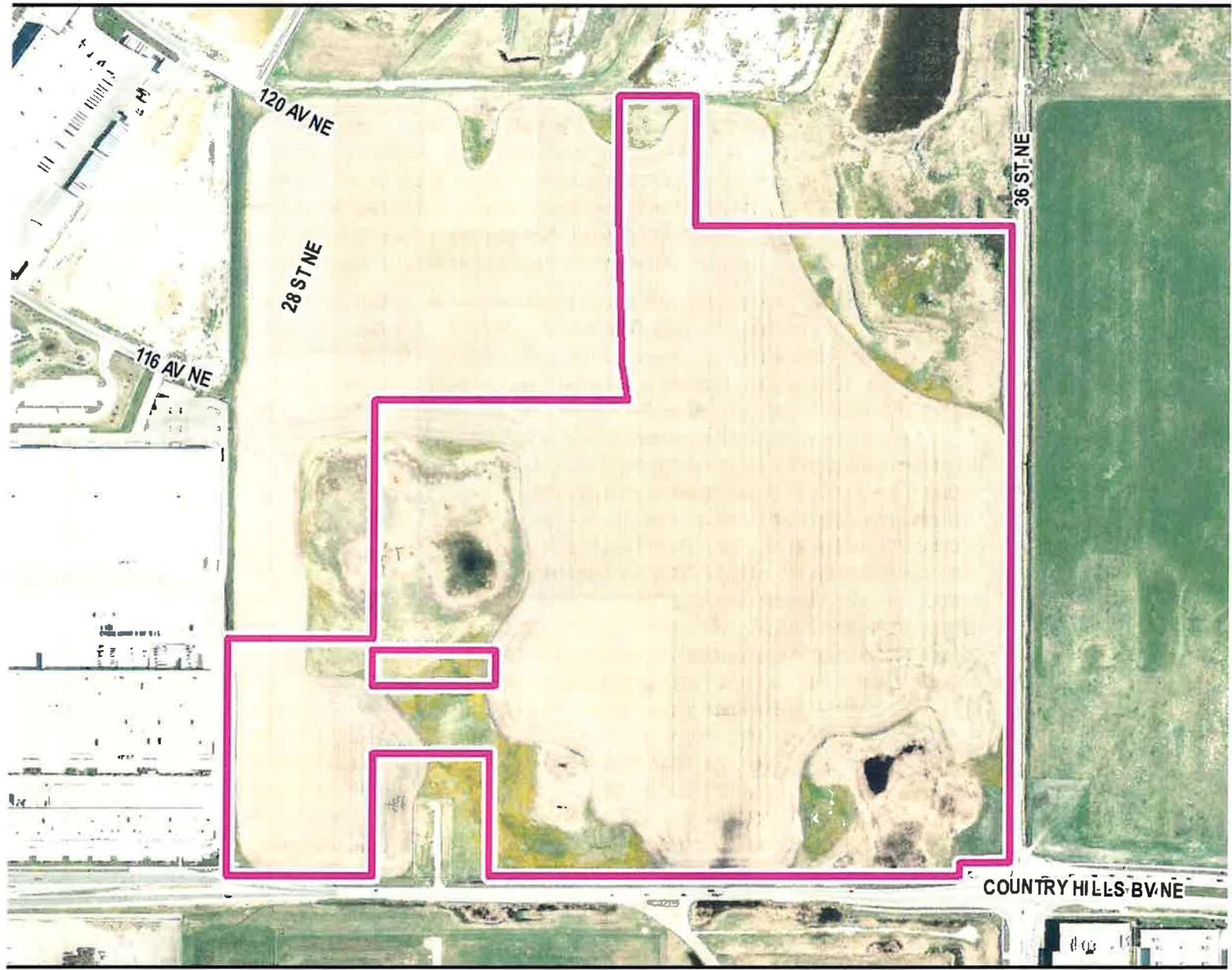
SUPPLEMENTARY SLIDES

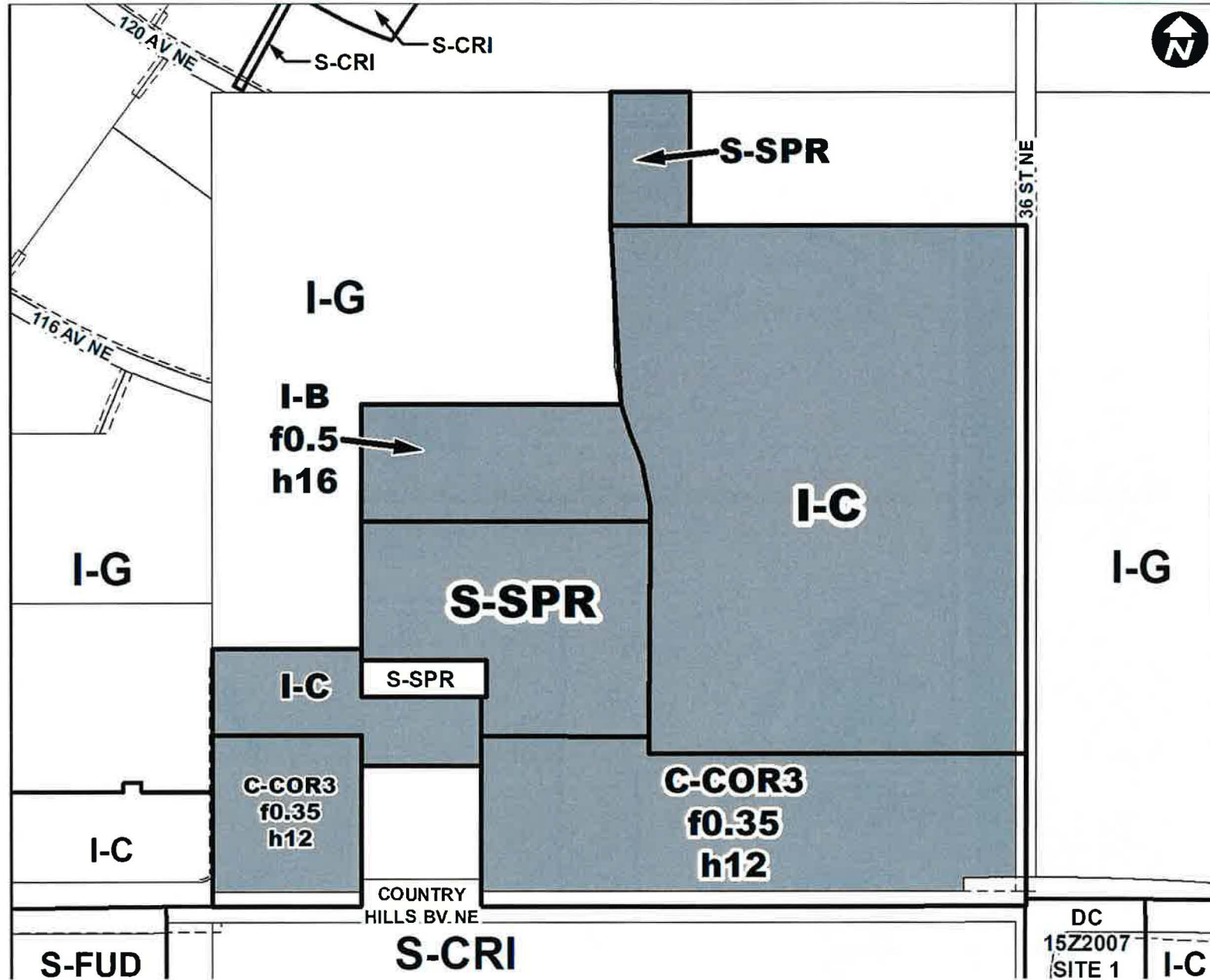
- LEGEND
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary













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| Total Area of Redesignation | 41.57 ha± (102.73 ac±) |

FIGURE 1.3 | BISHOP (STONEGATE)
Outline Plan & Land Use Redesignation



Dec 2020

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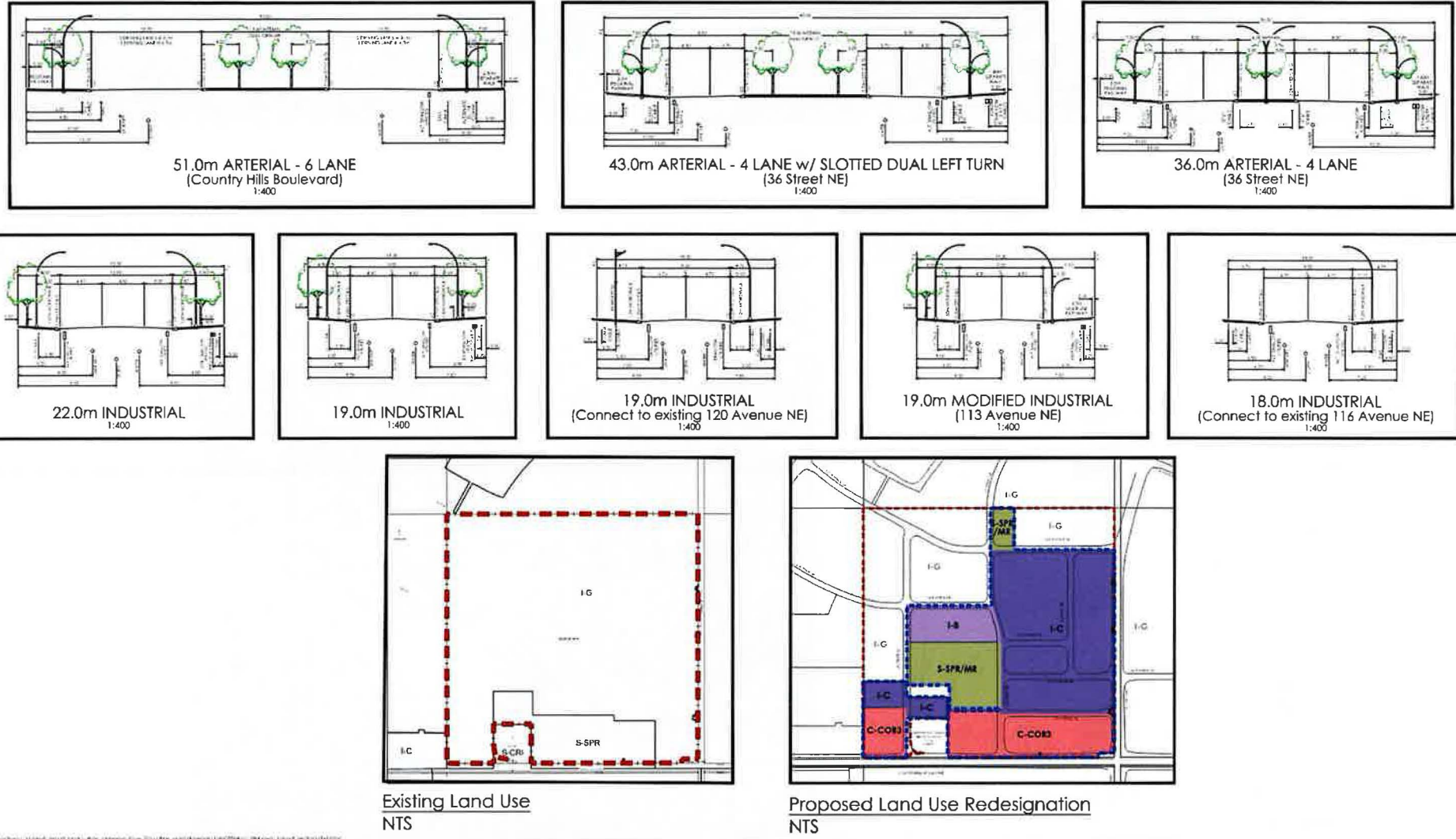
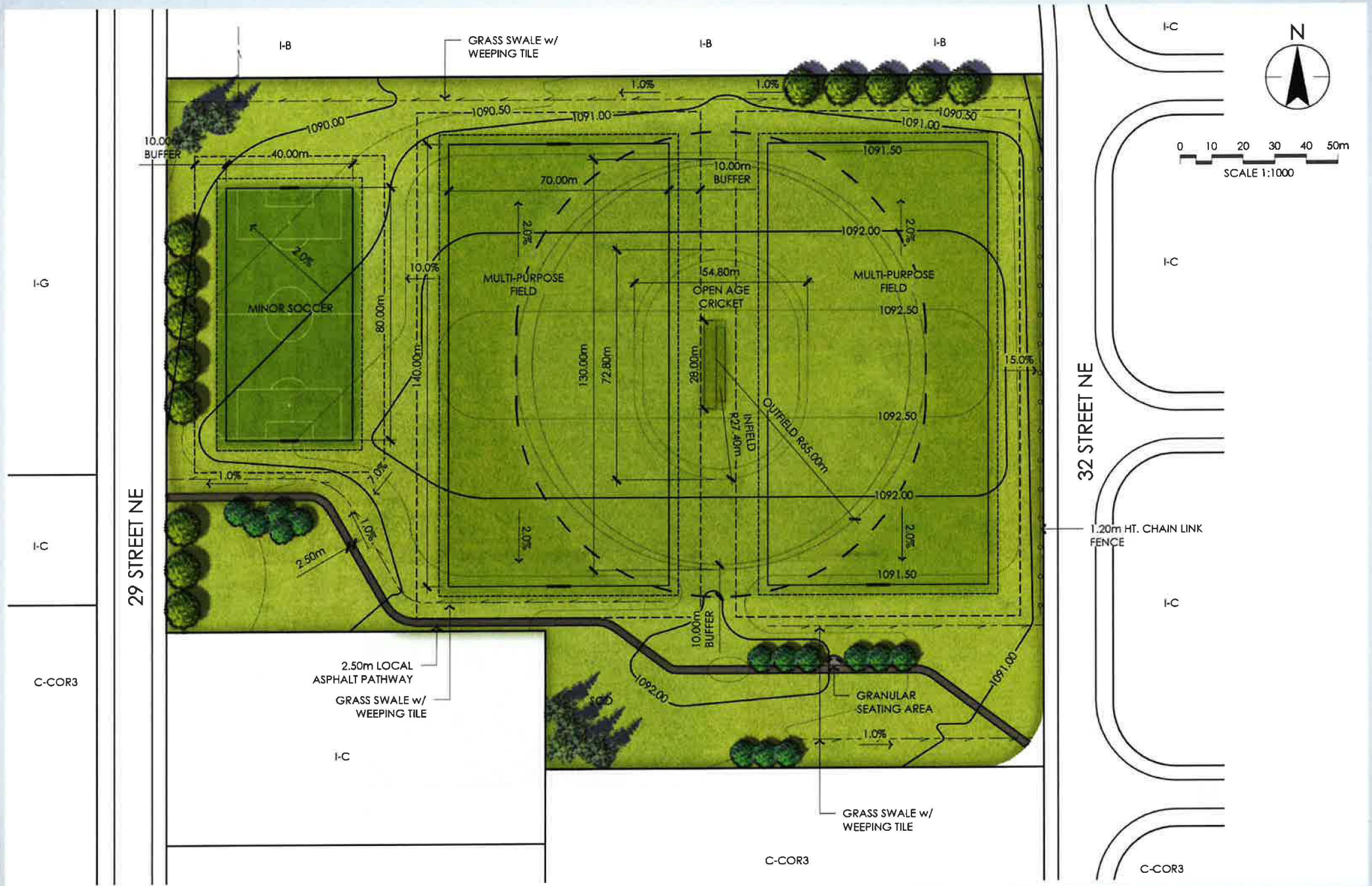


FIGURE 2.0 | BISHOP (STONEGATE)
Outline Plan & Land Use Redesignation



Dec 2020

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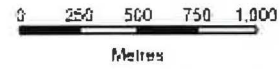




LOC2018-0145 SOUTH MUNICIPAL RESERVE
DRAFT CONCEPT FOR DISCUSSION

WSP|PARSONS | 2020

Map 3
Land Use Concept



Legend

- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/ Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
- Transit Station Planning Area
- Regional Pathway
- Expressway (Skeletal Road)
- Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Full Interchange
- Partial Interchange
- Potential Pedestrian Overpass
- Railway
- LRT Alignment
- LRT Station
- Airport Transit Connection (Technology TBD)

