Calgary

Public Hearing of Council
Agenda Item: 8.1.19

CITY OF CALGARY
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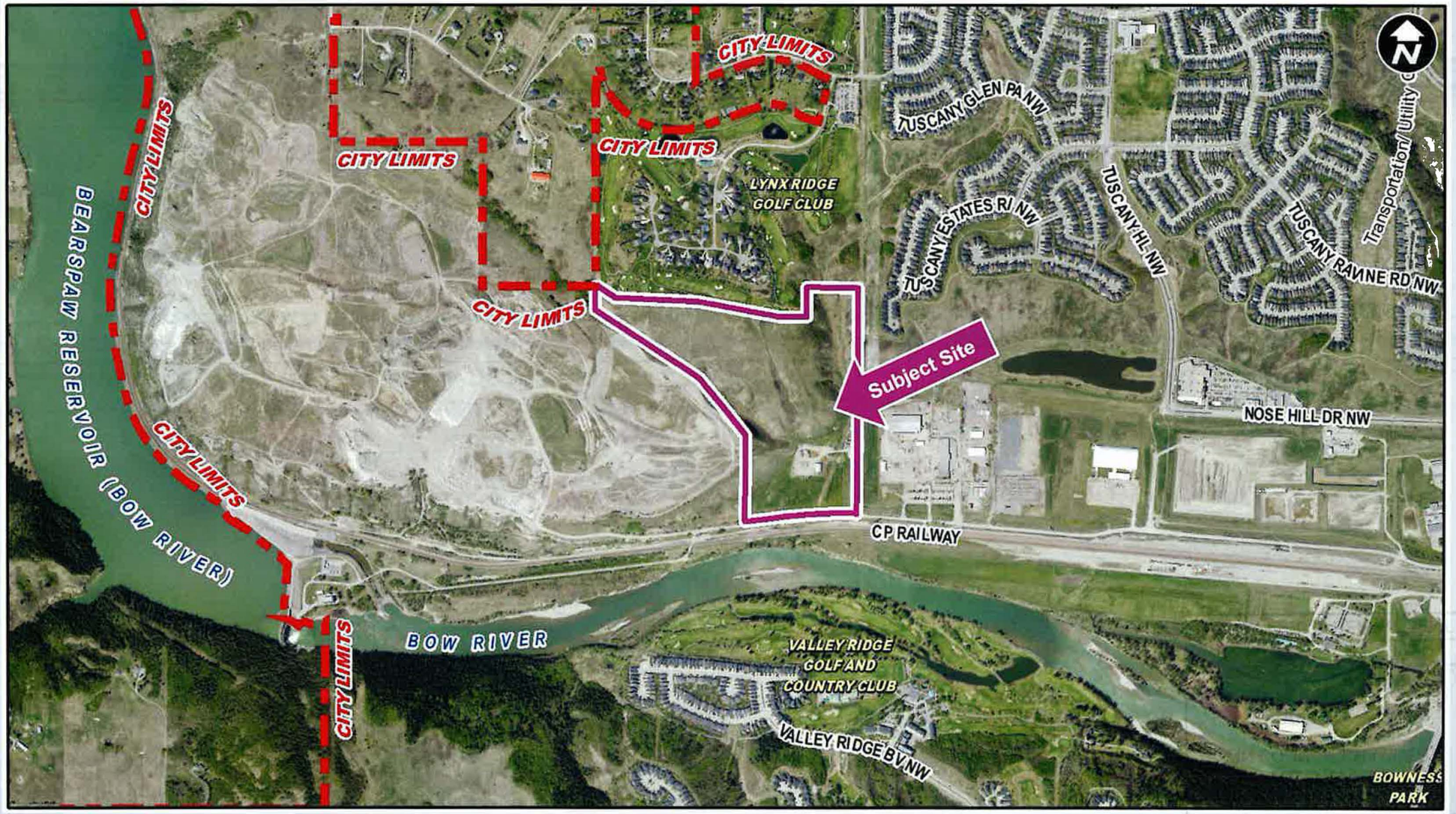
IN COUNCIL CHAMBER
DEC 14 2020
ITEM: 8.1.19 CPC2020-1115
Public
CITY CLERK'S DEPARTMENT

LOC2018-0279
Land Use Amendment
S-FUD to M-1, R-1, R-G, S-CRI, S-SPR, S-UN


CITY LIMITS
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LYNX RIDGE GOLF CLUB
TUSCANY GLEN PA NW
TUSCANY ESTATES RI NW
TUSCANY HL NW
TUSCANY RAVINE RD NW
Transportation/ Utility C
Subject Site
NOSE HILL DR NW
CP RAILWAY
BEARSPAW RESERVOIR (BOW RIVER)
BOW RIVER
VALLEY RIDGE GOLF AND COUNTRY CLUB
VALLEY RIDGE BV NW
BOWNESS PARK
N

CITY LIMITS
LYNX RIDGE
GOLF CLUB
Subject Site
Subject Site
BEARS PAW DAM RD NW
CP RAILWAY
N

S

P

Q

L

Lands to be Redesignated

S-FUD to R-1	±4.07 ha	±10.06 ac
S-FUD to R-G	±3.50 ha	±8.65 ac
S-FUD to M-1	±1.89 ha	±4.67 ac
S-FUD to DC (C-C2 f2.5 h26)	±5.38 ha	±13.29 ac
S-FUD to S-SPR (MR)	±2.24 ha	±5.54 ac
S-FUD to S-CRI (PUL)	±1.47 ha	±3.63 ac
S-FUD to S-SUN (ER)	±12.73 ha	±31.46 ac
Total:	±31.28 ha	±77.29 ac

Outline Plan Statistics:

Subject Site - Gross Area (Morton - Marquis)	±31.28 ha	±77.29 ac	
Less S-SUN (ER)	±10.65 ha	±26.32 ac	
Gross Developable Area	±20.63 ha	±50.98 ac	100%
Residential			
R-1 Residential - One Dwelling	±3.08 ha	±7.61 ac	14.9%
R-G Residential - Low Density Mixed Housing	±2.73 ha	±6.75 ac	13.2%
M-1 Multi-Residential - Low Profile	±1.53 ha	±3.78 ac	7.4%
Total Residential	±7.34 ha	±18.14 ac	35.6%
Mixed Use / Commercial			
DC(C-C2 f2.5 h26) Commercial - Community 2	±4.82 ha	±11.91 ac	23.3%
Park / Open Space			
S-SPR (MR) School, Park & Community Reserve	±2.13 ha	±5.26 ac	10.3%
S-CRI (PUL) City & Regional Infrastructure	±1.25 ha	±3.09 ac	6.1%
Total Special Purpose	±3.38 ha	±8.35 ac	16.4%
Roads			
Backsloping	±0.50 ha	±1.24 ac	
Walkway	±0.02 ha	±0.05 ac	
Residential Street (16.0m ROW / 8.5m)	±1.28 ha	±3.16 ac	
Collector Street (21.0m ROW / 10.8m)	±0.97 ha	±2.40 ac	
Custom Collector Street (Varies)	±0.15 ha	±0.37 ac	
Parkway (36.0m ROW / 2x9.1m)	±2.17 ha	±5.36 ha	
Total Roads	±5.09 ha	±12.58 ac	24.7%

Density & Intensity:

LU	Area / Frontage		Avg. Lot Width / Units per Ha	Lots/Units	Occupancy	People
R-1	754.64m		12.19m	61	3.30	201
R-G	669.66m		7.92m	84	2.95	248
M-1	±1.53 ha	±3.78 ac	148 upha	226	1.88	425
DC (C-C2 F2.5 H26)	±4.82 ha	±11.91 ac	160 upha	334*	1.88	628
TOTAL				705		1502

*55% of developable site area (3.79ha) are residential units

Density (705 units / 20.63 ha Gross Developable Area) = 34.17 upha (13.83 upa)

Intensity (1502 ppl / 31.28 ha Gross Area) = 48.01 ppha (19.42 ppa)

LU	Commercial / Retail Space (m²)	Intensity Assumption	Employees
DC (C-C2 f2.5 h26)	8423 m²	46.7sqm / employee	181

Combined Intensity (181 jobs + 1502 ppl / 31.28 ha) = 54 jobs & ppl / ha

Special Purpose – Future Urban Development (S-FUD) District to:

- Residential – One Dwelling (R-1) District (4.07 ha);
- Residential – Low Density Mixed Housing (R-G) District (3.50 ha);
- Multi-Residential – Low Profile (M-1) District (1.89 ha);
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District (5.38 ha);
- Special Purpose – City and Regional Infrastructure (S-CRI) District (1.47ha);
- Special Purpose – School, Park and Community Reserve (S-SPR) District (2.24 ha); and
- Special Purpose – Urban Nature (S-UN) District (12.73 ha).

Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1) District

- 4.07 Hectares (light yellow)
- Accommodate low-density residential development in the form of single detached, secondary suites.
- Maximum building height of 10 metres.

Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District

- 3.50 Hectares (dark yellow)
- Accommodate low-density residential development in the form of single detached, semi-detached, rowhouse, secondary suites.
- Maximum building height of 12 metres.

Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District

- 1.89 Hectares (orange)
- Accommodate multi-residential development in a variety of low height and medium density forms.
- Maximum density of 148 units per hectare.
- Maximum height of 14 metres.

Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District based on the Commercial – Community 2 (C-C2) District

- 5.38 Hectares (striped pink)
- Accommodate commercial development.
- Additional discretionary uses.
- Guidance for publicly accessible open space.
- FAR of 2.5.
- Maximum height of 26 metres.

Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District

- 1.47 Hectares (blue)
- Accommodate works depots, utility facilities, and infrastructure such as storm ponds.

Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District

- 2.24 Hectares (dark green)
- Accommodate for schools, parks, open space, and recreation facilities of various sizes and use intensities.
- The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR).

Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District (12.73 ha).

- 12.73 Hectares (light green)
- Purpose of preserving existing characteristics of a natural plant or animal community. The proposed S-UN is intended to protect environmentally sensitive areas as Environmental Reserve (ER).

Public Hearing of Council

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Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 31.28 hectares ± (77.29 acres ±) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and

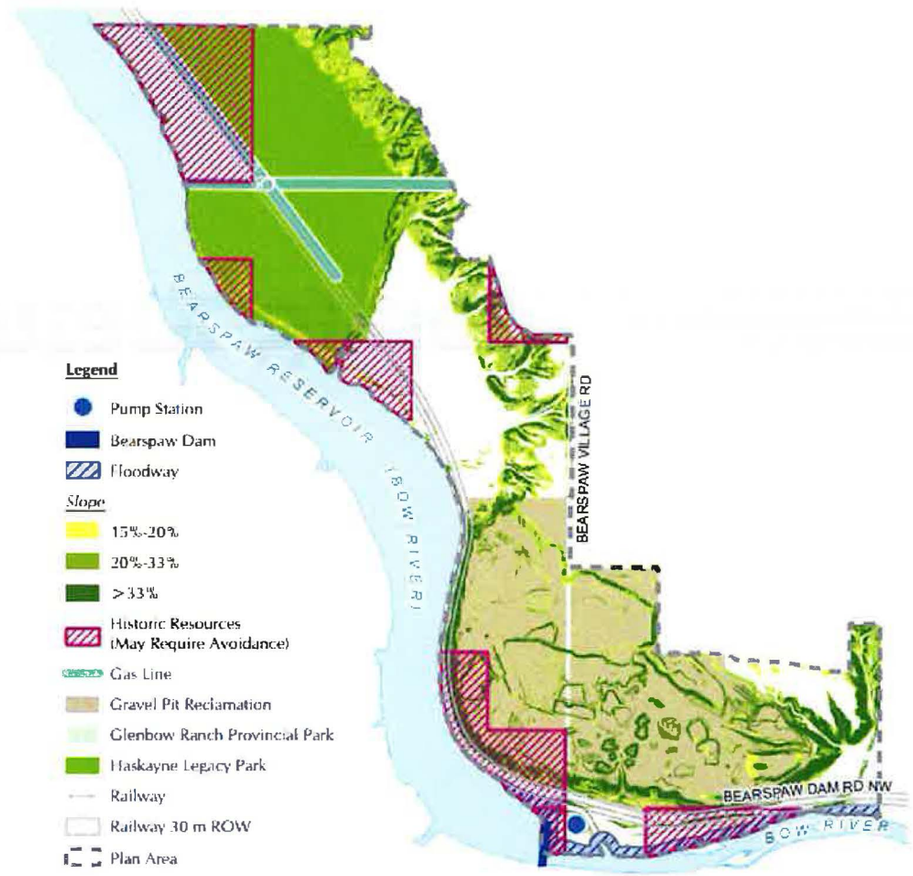
2. Give three readings to the **Proposed Bylaw 156D2020**.

Supplementary Slides

Haskayne area structure plan

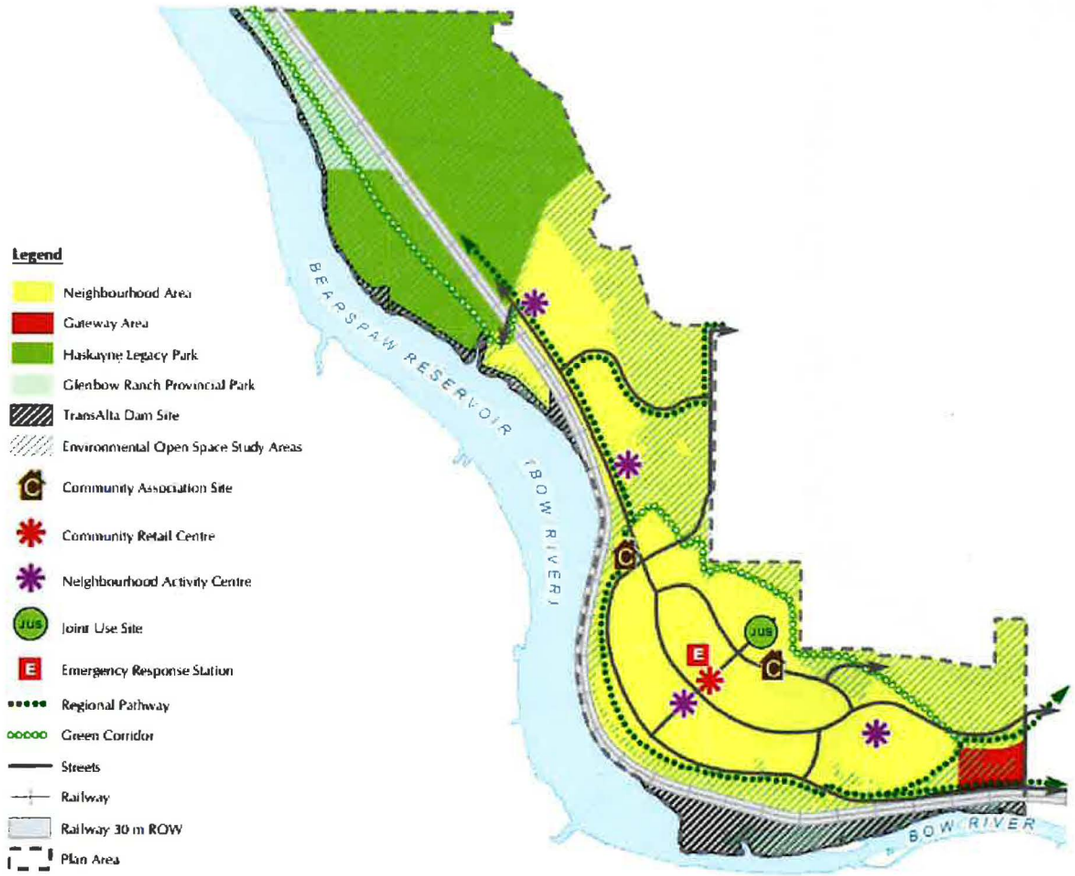
MAP 3: COMMUNITY STRUCTURE

MAP 2: PLAN AREA ATTRIBUTES

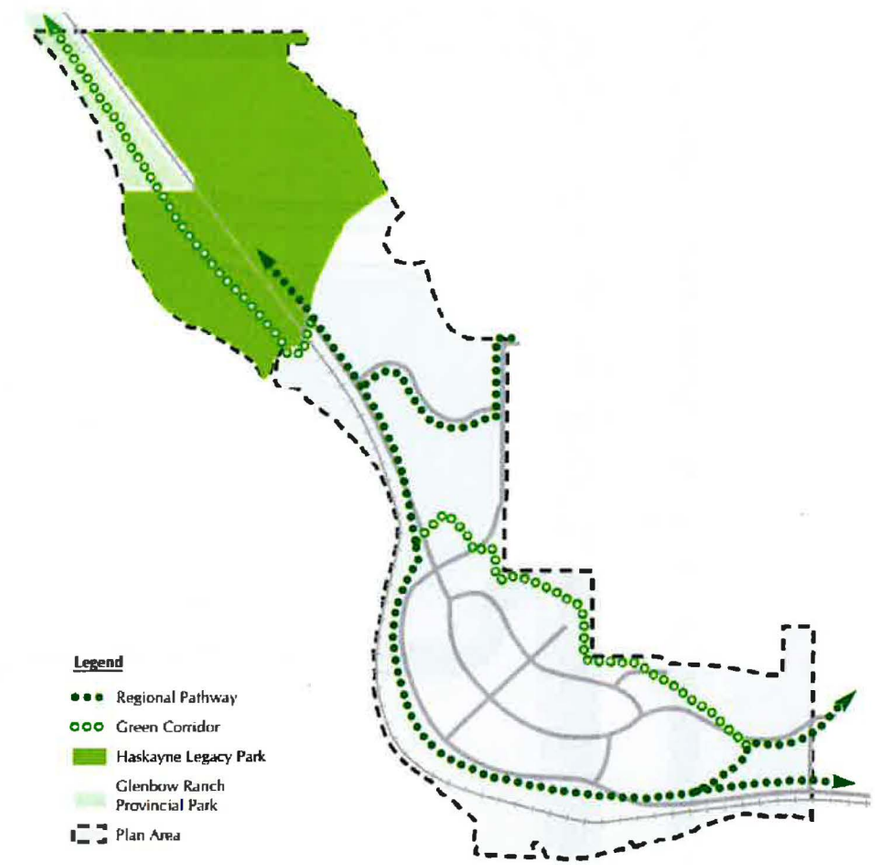


Haskayne area structure plan

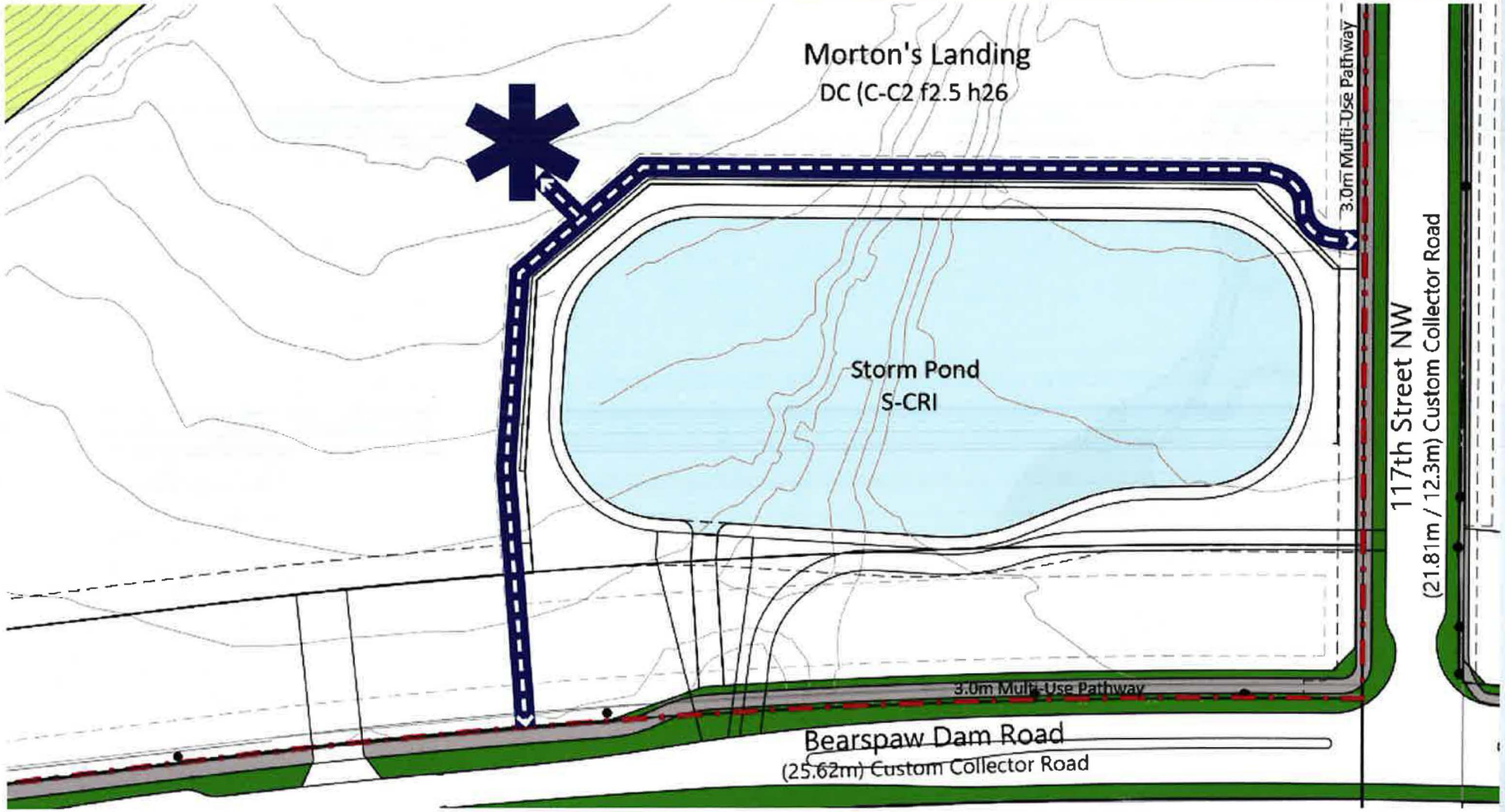
MAP 4: LAND USE CONCEPT



MAP 5: PARKS AND TRAILS



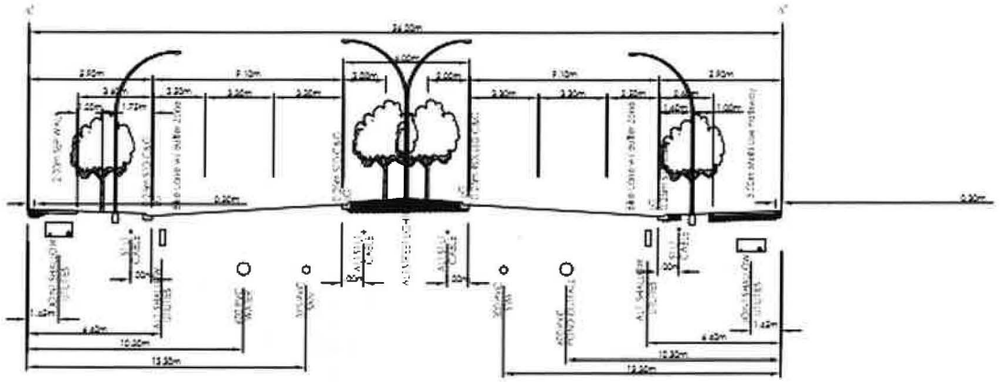
Morton Publicly Accessible Private Open Space Concept



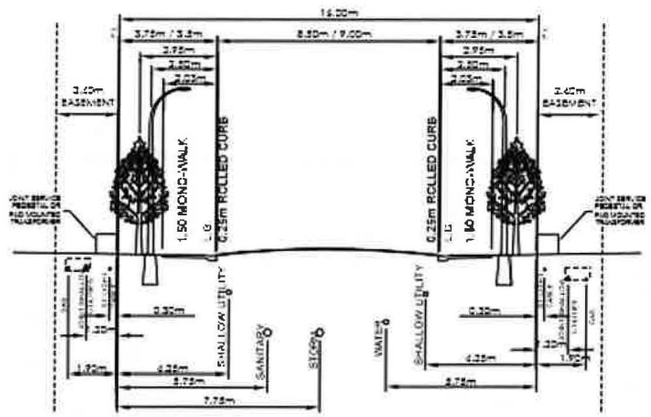
IBI

= Publicly Accessible Private Open Space. Minimum total area (0.202 ha, 0.5 ac)

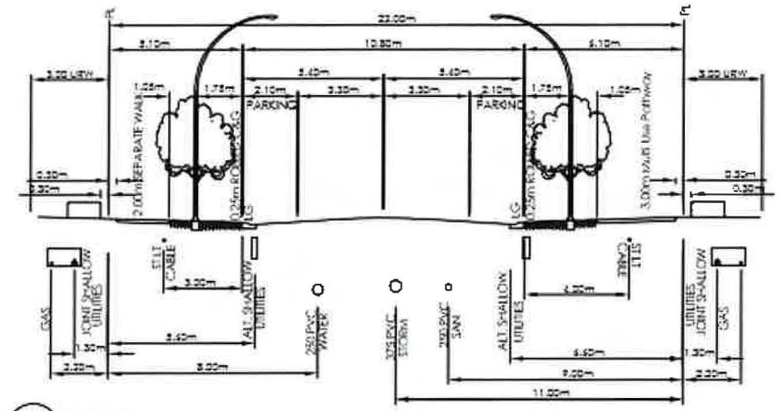
= Potential urban plaza. Exact location and size to be determined.



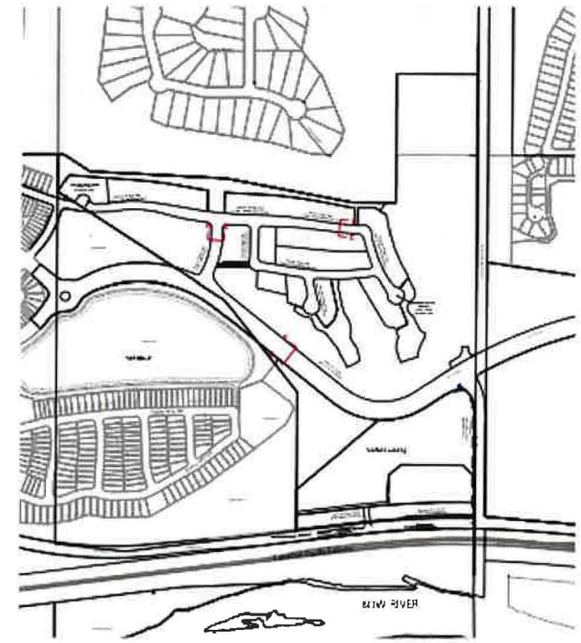
A-A 1.0 NOSE HILL DRIVE NW - PARKWAY (36.0m ROW / 2x9.1m PAVEMENT)
SCALE 1:200



C-C 1.0 MORTON RIDGE WAY - RESIDENTIAL STREET (16.0m ROW / 5.5m /9.0m - PAVEMENT)
SCALE 1:200



B-B 1.0 MORTON RIDGE GATE - RESIDENTIAL ENTRANCE STREET (22.0m ROW/ 10.8m PAVEMENT)
SCALE 1:200



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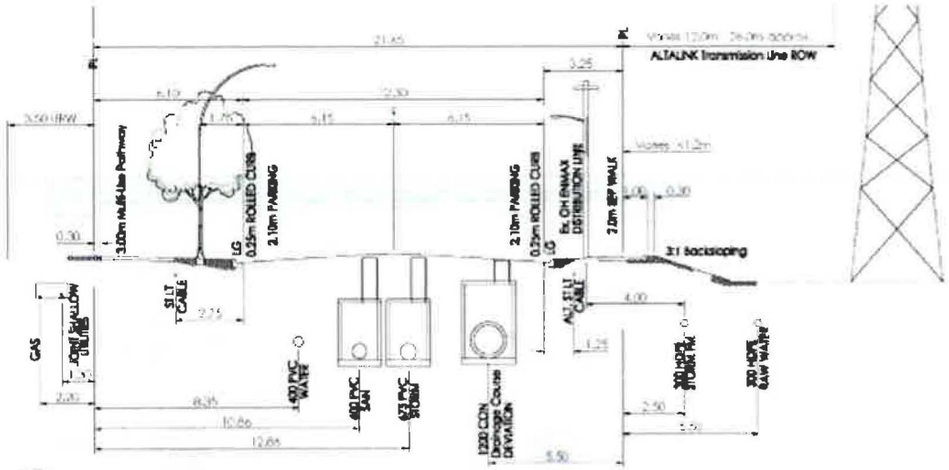
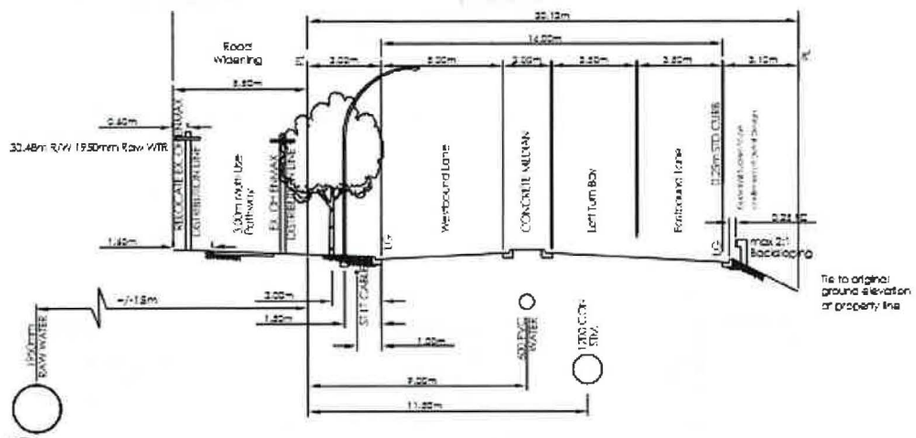
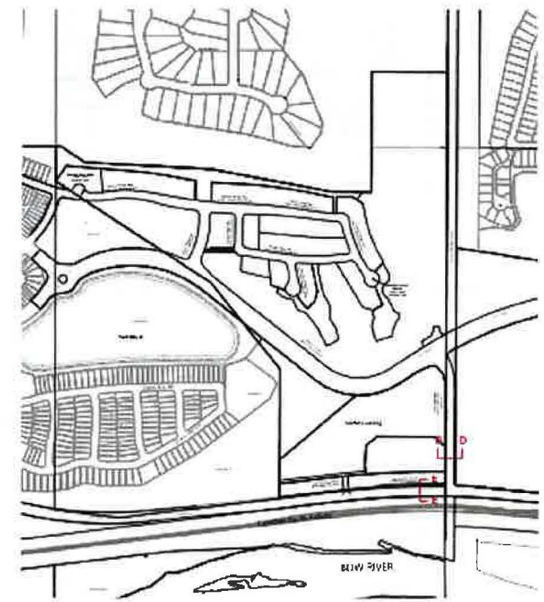


D-D 1.0 117th STREET NW - CUSTOM COLLECTOR (21.81m ROW/ 12.30m PAVEMENT)
SCALE 1:200



E-E 1.0 BEARSPAW DAM ROAD - MODIFIED COLLECTOR EAST PORTION (20.12 ROW (7m & 5m PAVEMENT)
SCALE 1:200



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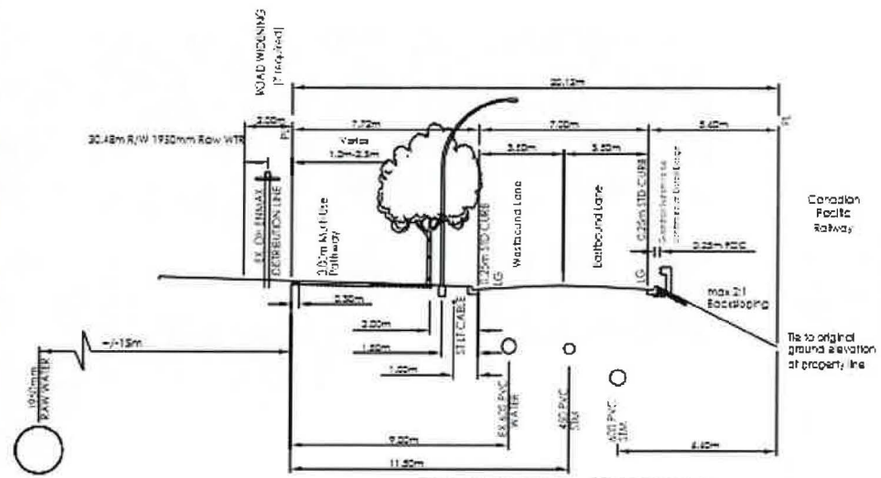

F-F 1.0 BEARSPAW DAM ROAD - MODIFIED COLLECTOR CENTER PORTION (20.12 ROW / 7.00 PAVEMENT)
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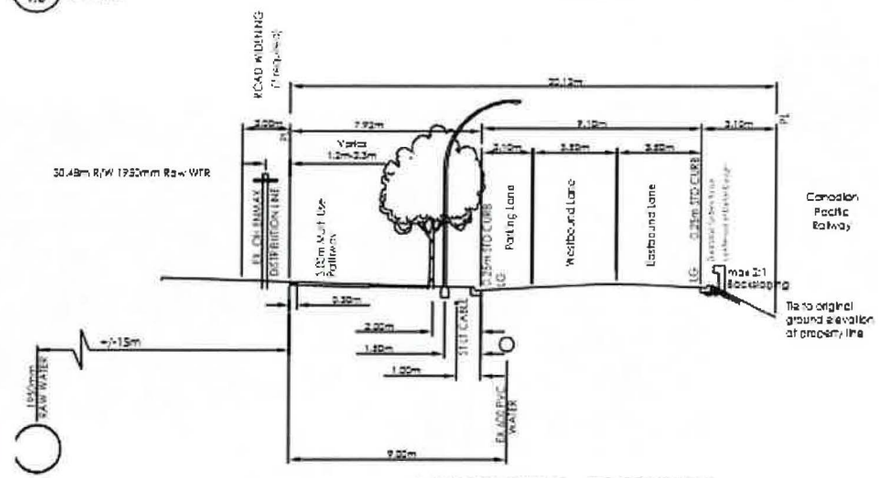

G-G 1.0 BEARSPAW DAM ROAD - MODIFIED COLLECTOR WEST PORTION (20.12 ROW / 7.00 PAVEMENT)
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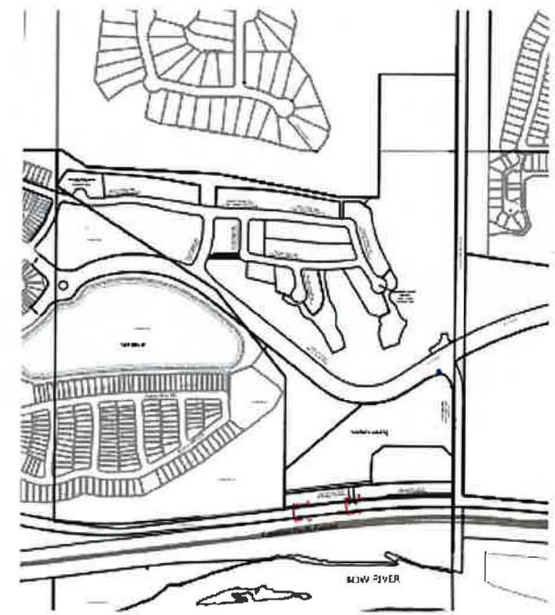

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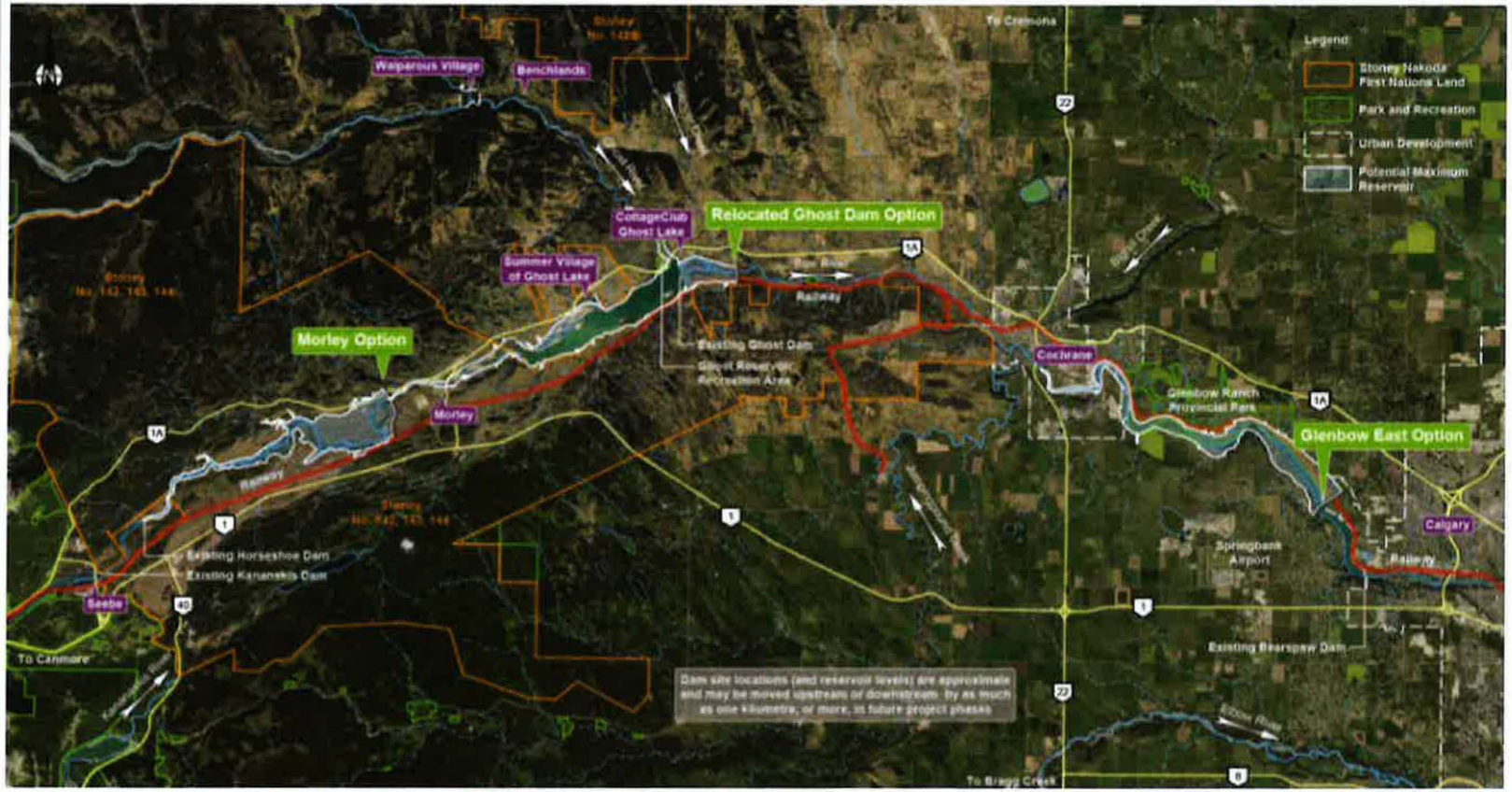


Project Timeline

2018

Minimum 12 years

- Conceptual Assessment
- Feasibility Study
- Engineering & Regulatory Approval
  - Preliminary Design
  - Environmental Impact Assessment
  - Indigenous People & Stakeholder Consultation
  - Detailed Design
  - Regulatory Approvals Process
- Construction
- Operation

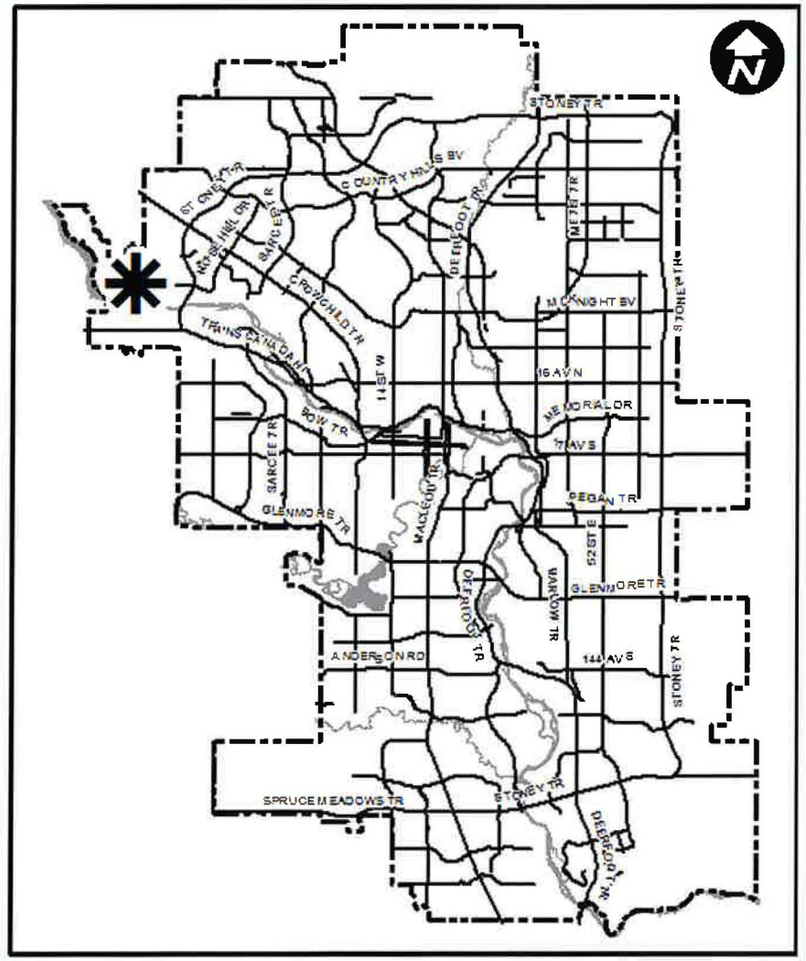
Keith
Lynx Ridge
Beaverspeak

Bearspaw Dam Rd NW

Lynx Ridge Rd

Lynx Ridge Blvd

TOP OF SHOULDER (TOP OF SLOPE)
18m SETBACK FROM TOP OF SLOPE
SLOPE STABILITY LINE
18m SETBACK FROM TOP OF SLOPE
TOP OF SHOULDER (TOP OF SLOPE)
R-2
R-1
R-1
R-1
R-2
DC 75Z2005
S-R
S-CRI
S-FUD
NAC 2
NAC 1
18m SETBACK FROM TOP OF SLOPE
SLOPE STABILITY LINE
18m SETBACK & SLOPE STABILITY SETBACK OVERLAP


STONEY TR
COUNTRY HILLS BV
ST ONEY TR
MARSH HILL DR
SARCEE TR
CROWCHILD TR
DEERFOOT TR
METIS TR
MIDNIGHT BV
TRANSCANADA HWY
14 ST W
16 AV N
STONEY TR
ROW TR
MEMORIAL DR
17 AV S
SARCEE TR
GLENMORE TR
MACLEOD TR
PEIGAN TR
52 ST E
GLENMORE TR
OGDEN RD
VARSITY TR
ANDERSON RD
144 AV S
STONEY TR
SPRUCE MEADOWS TR
STONEY TR
DEERFOOT TR
N