

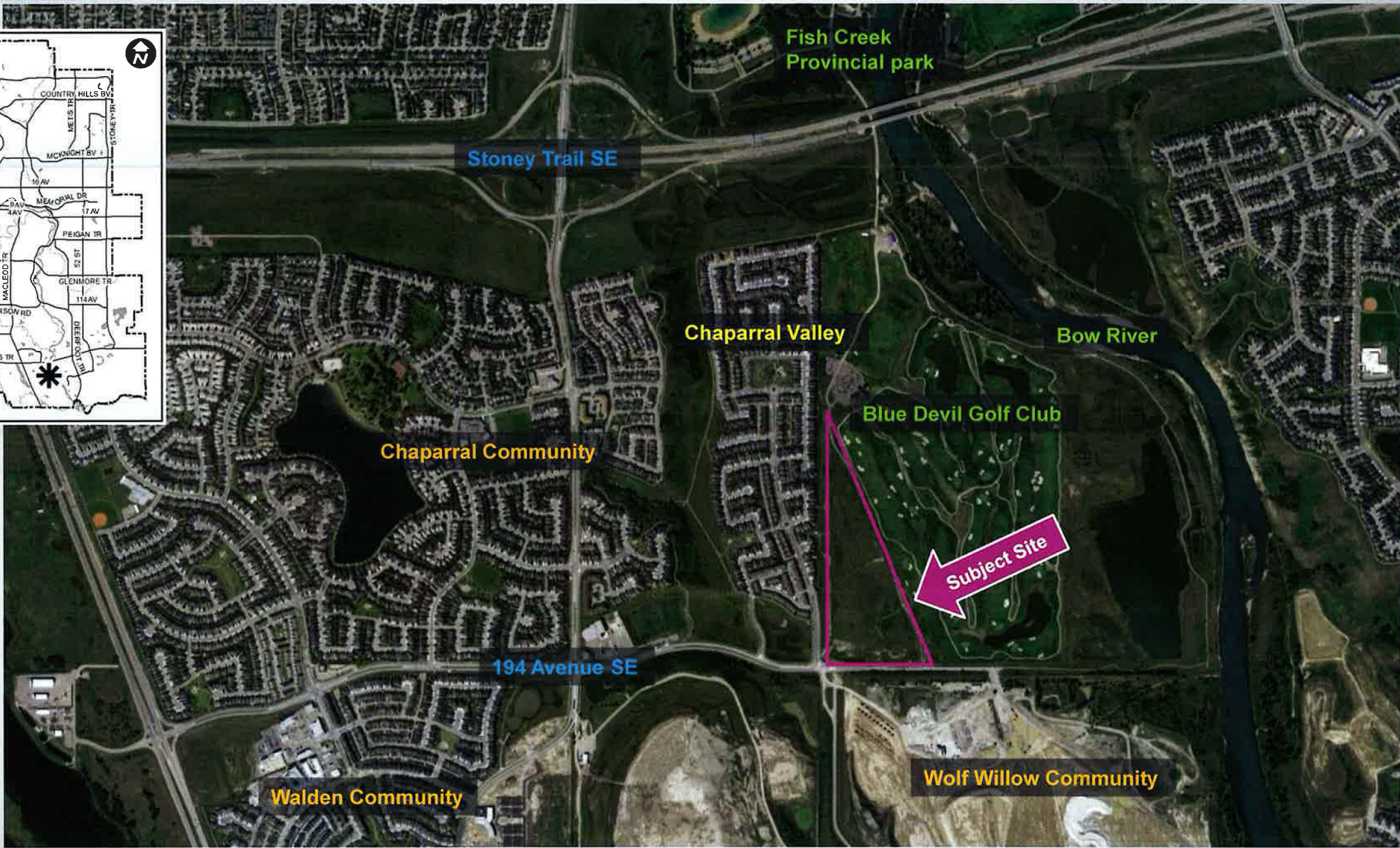
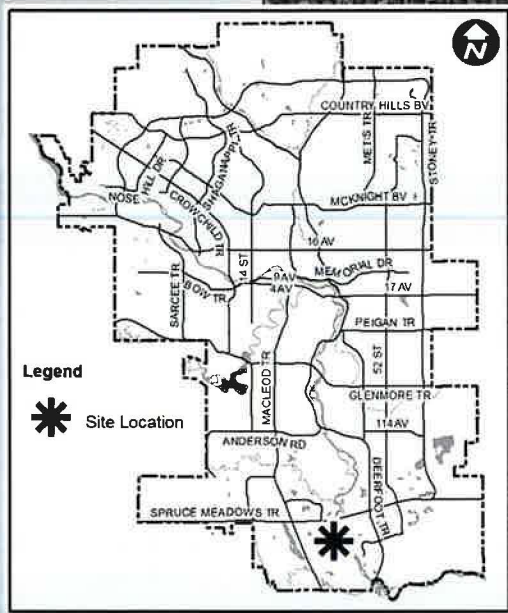


# Public Hearing of Council Agenda Item: 8.1.23

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 14 2020  
ITEM 8.1.23 CFC2020-111  
Public  
CITY CLERK'S DEPARTMENT

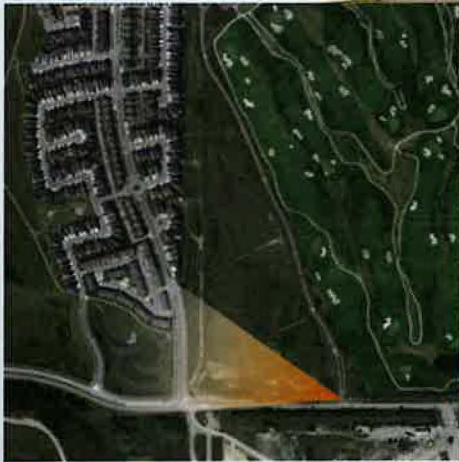
**LOC2018-0256  
Land Use & Policy  
Amendment  
S-R  
to  
R-1s, R-G, R-Gm, M-G, S-CRI**





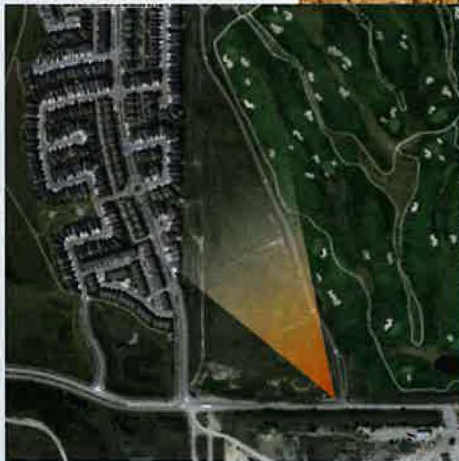


Looking West





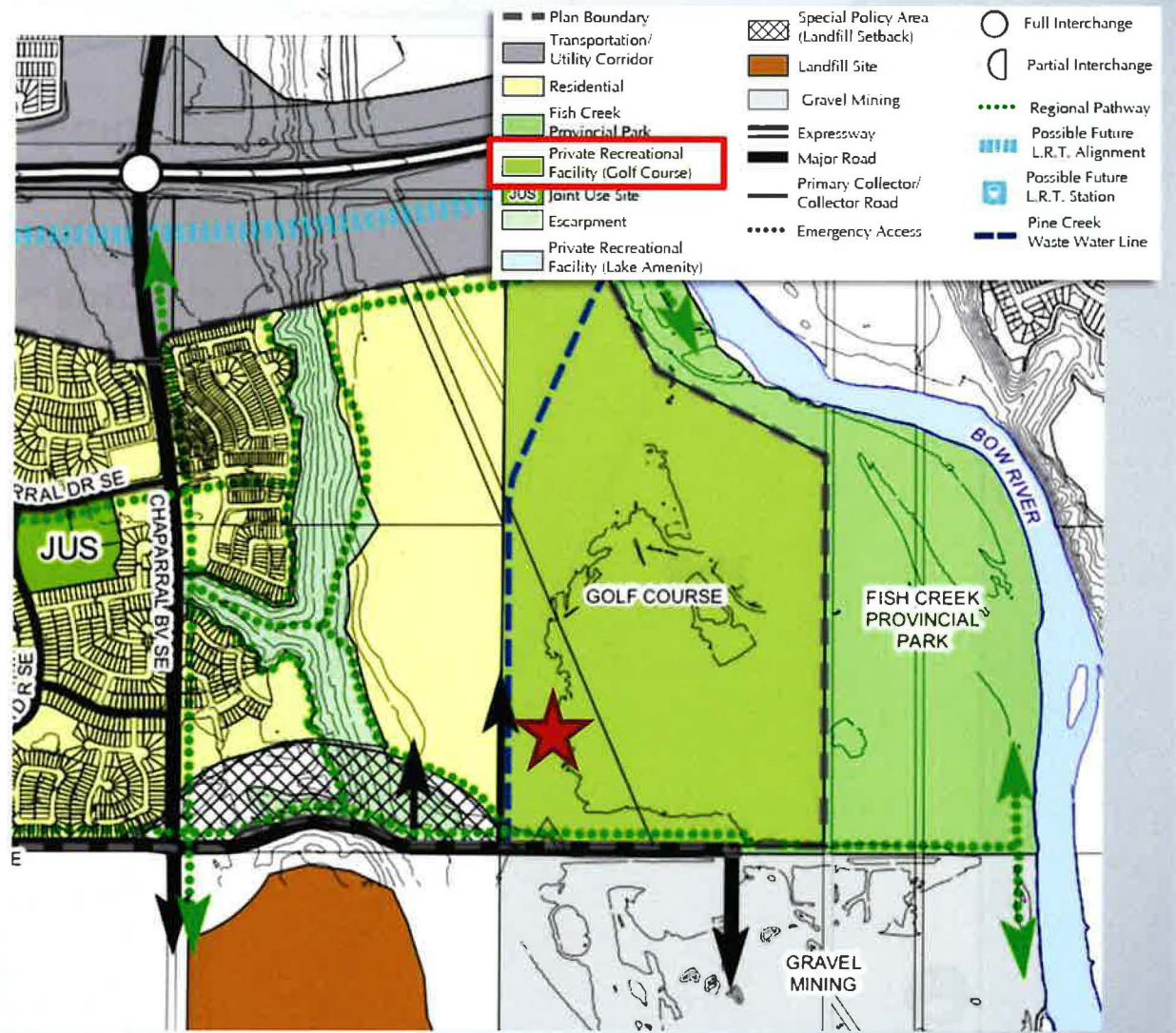
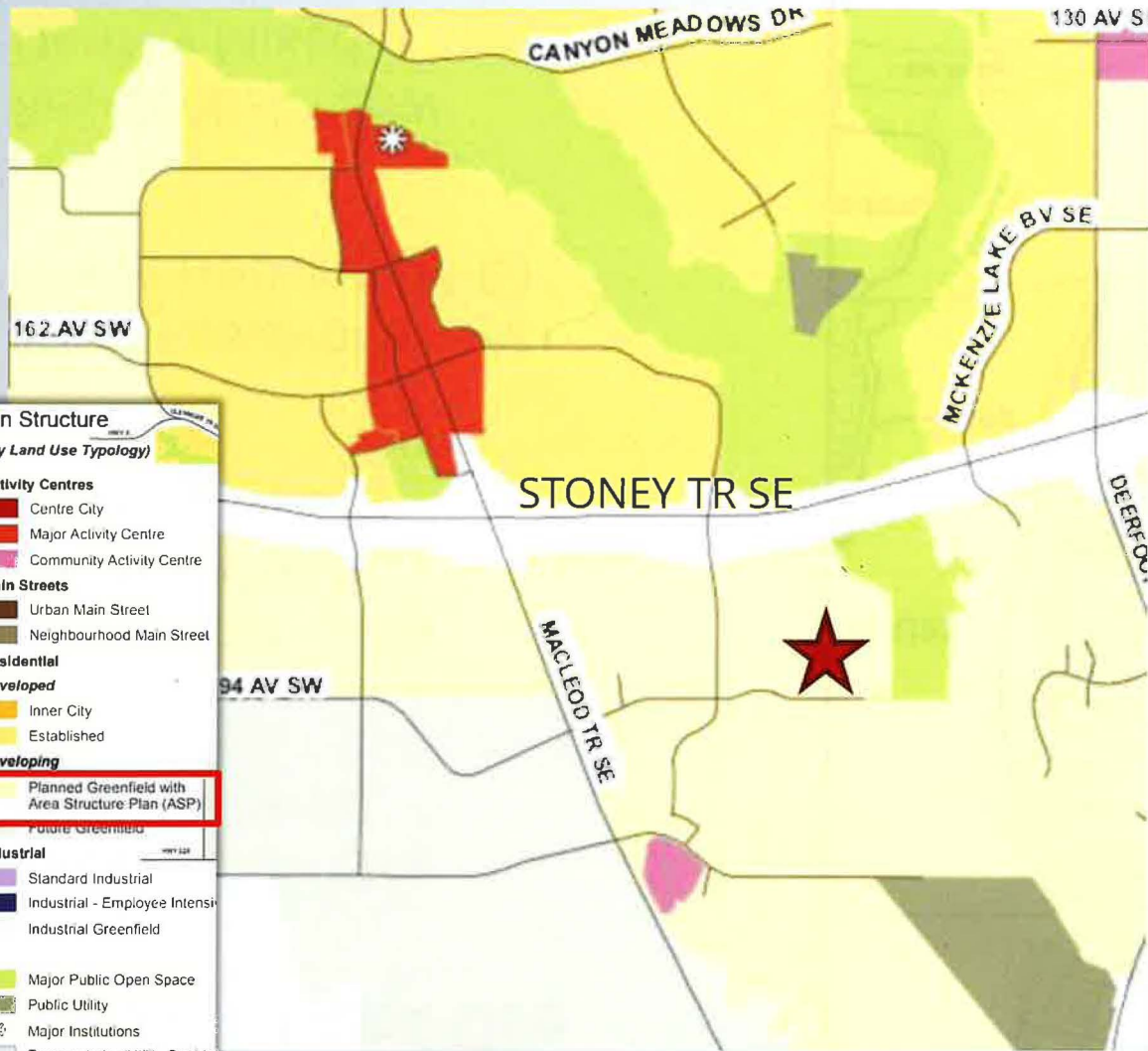
Looking North West





# Municipal Development Plan

# Chaparral Area Structure Plan





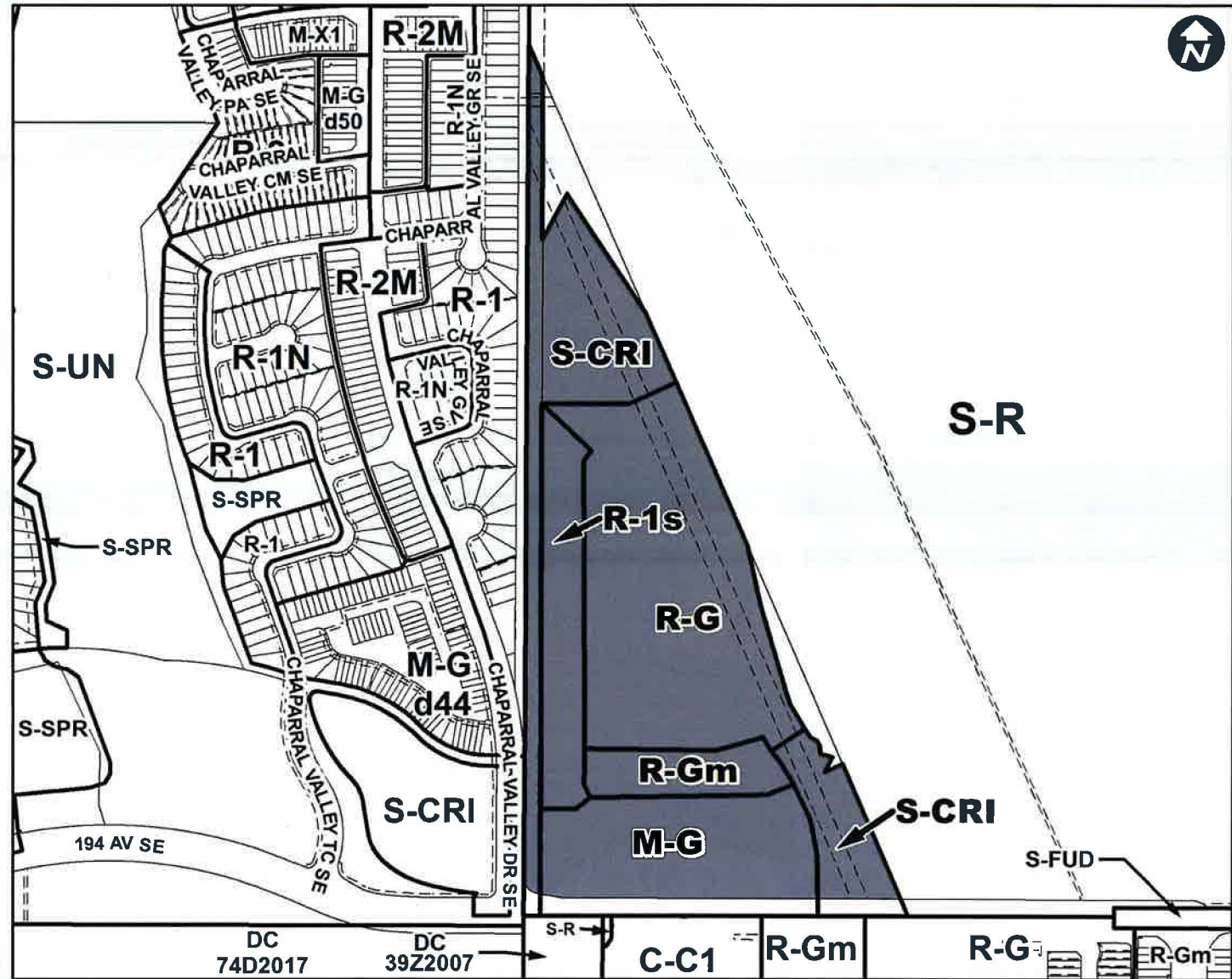
# Proposed Land Use

Residential - One Dwelling (R-1s)

Residential - Low Density Mixed Housing (R-G)

Multi-Residential - At Grade Housing (M-G)

Residential - Low Density Mixed Housing (R-Gm)

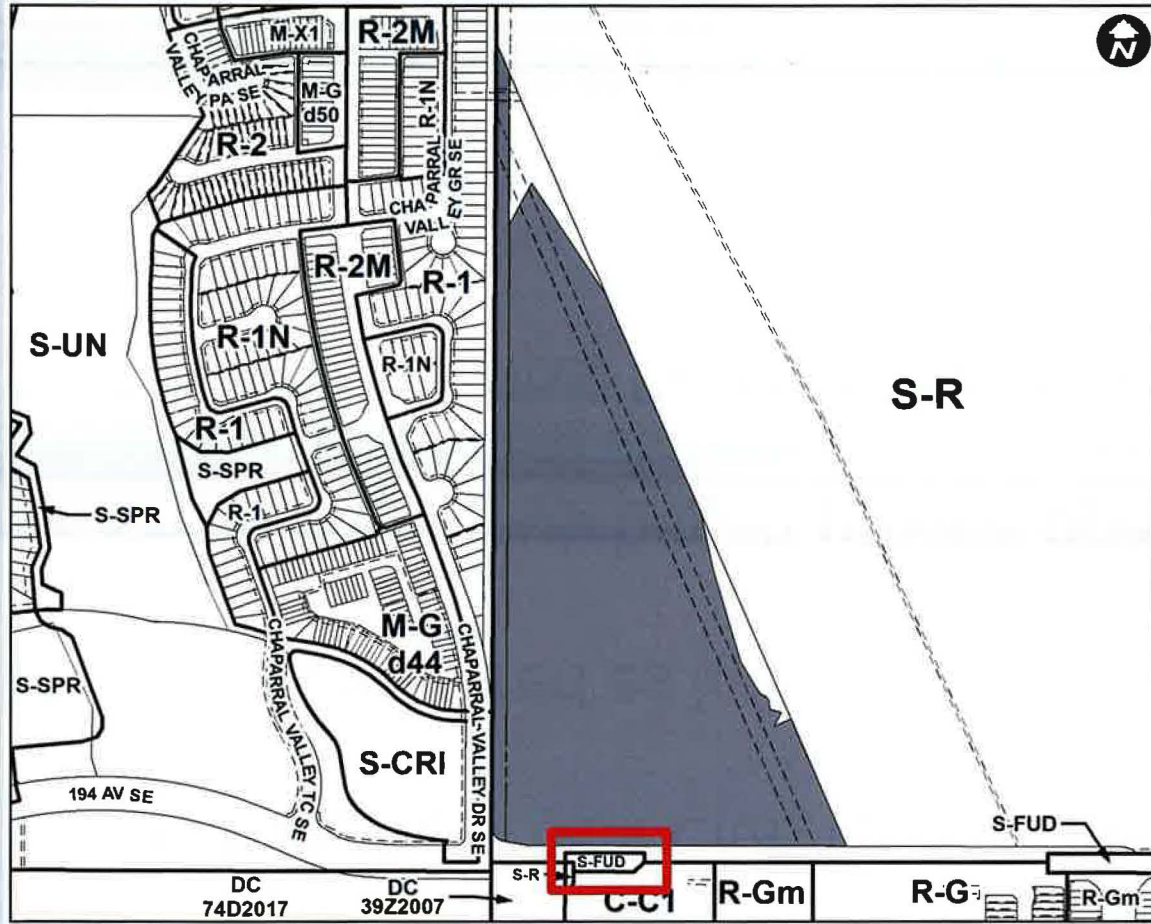


## Municipal Reserve

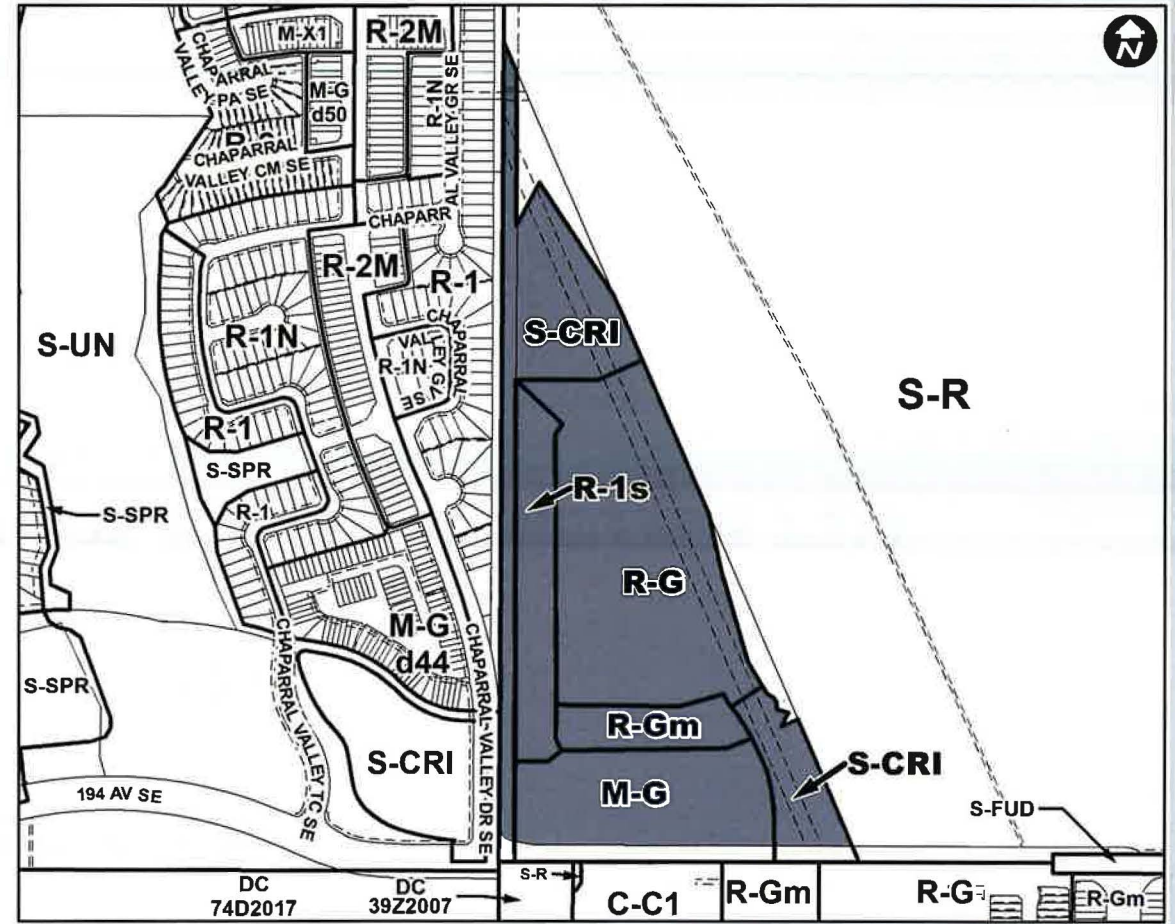
- Blue Devil Golf Club land subdivided in 2002
- MR deferred as long as Club was accessible to public
- In 2009, club began private operations and cash-in-lieu was paid
- No Municipal Reserves are owing



# Housekeeping



Existing



Corrected



## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

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

Give three readings to **Proposed Bylaw 53P2020**.

**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

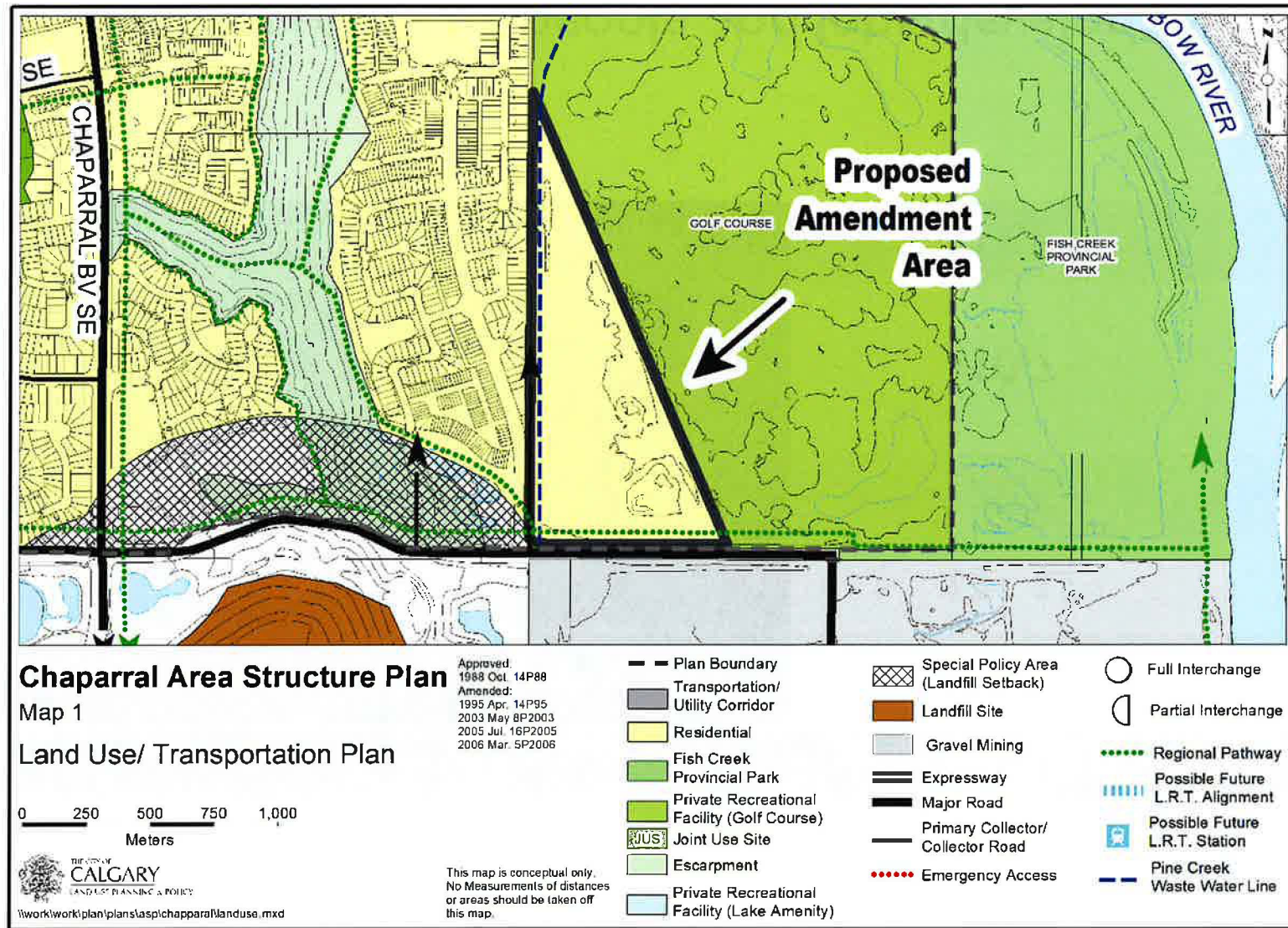
Give three readings to the **Proposed Bylaw 159D2020**.



Supplementary Slides



# ASP Amendment





## Density

	Units per Hectare	Units per Acre
MDP minimum residential density	20	8
ASP Requirement: Residential density	12 - 17	5 - 7
Proposed plan density	20.5	8.3
Current Chaparral residential density without proposed plan	10.7	4.3
Chaparral residential density with proposed plan	11.6	4.7

## Intensity

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



## Application Timeline

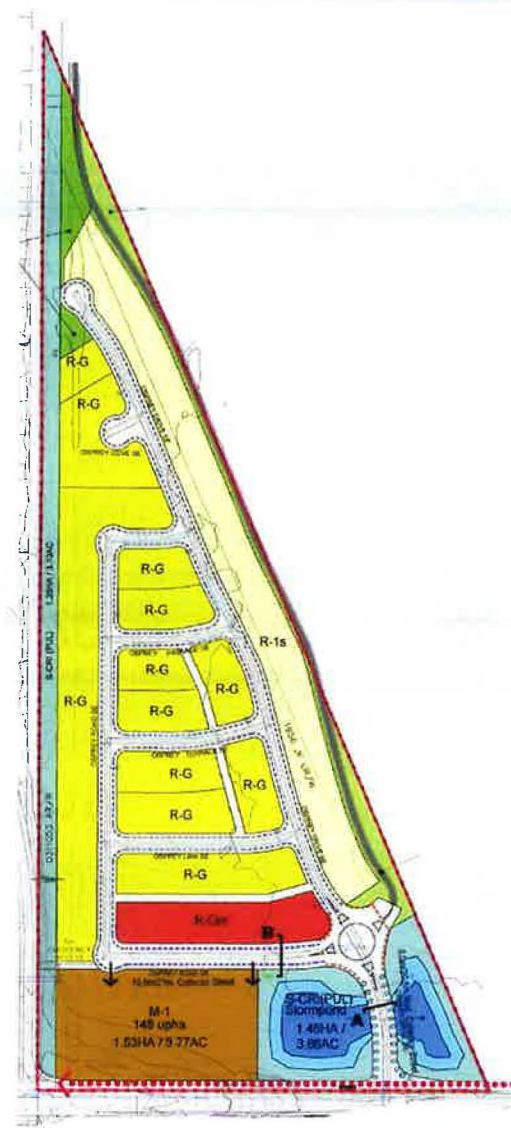
		City	Applicant
Application submitted	November 20, 2018		
ITR	December 4, 2018	14 days	
DTR1 issued	February 4, 2019	62 days	
Amended plan submission	July 23, 2019		169 days
DTR2 issued	September 5, 2019	44 days	
Amended plan submission	October 21, 2019		46 days
DTR3 issued	November 14, 2019	24 days	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



# Engagement

Applicant changes based on engagement:

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



Previous

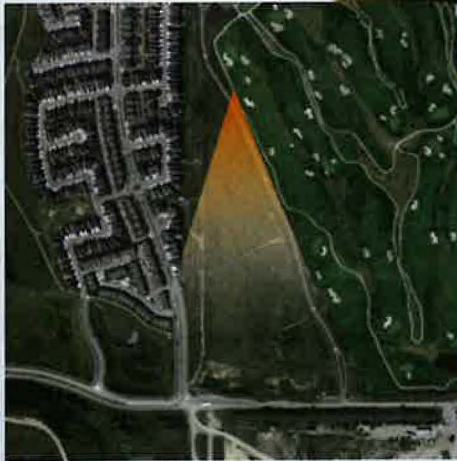


Proposed



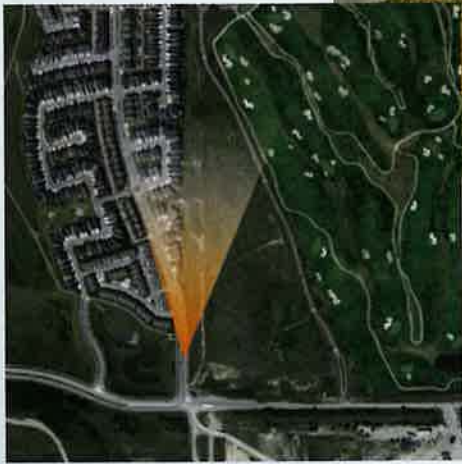
Looking South

15

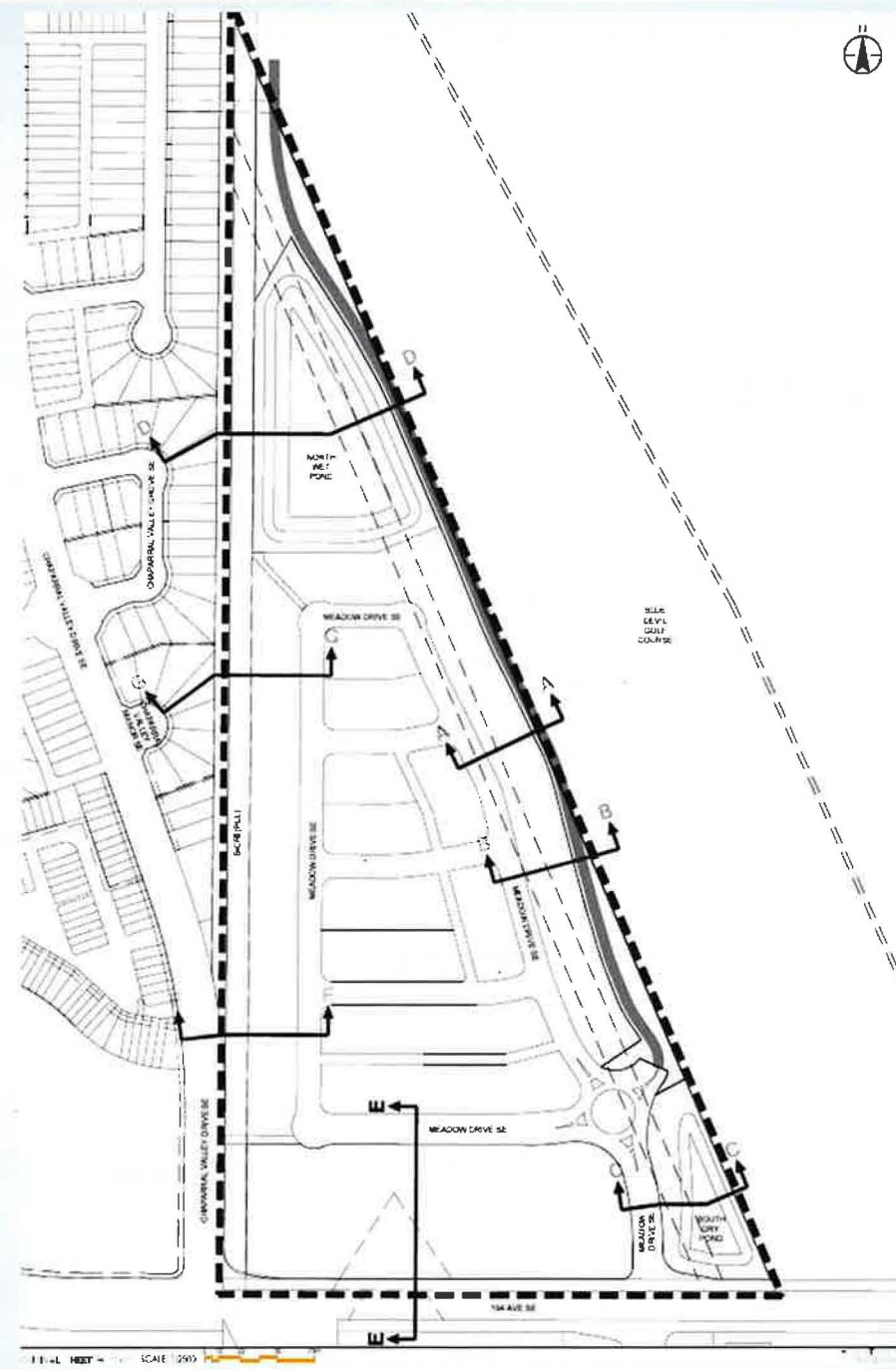




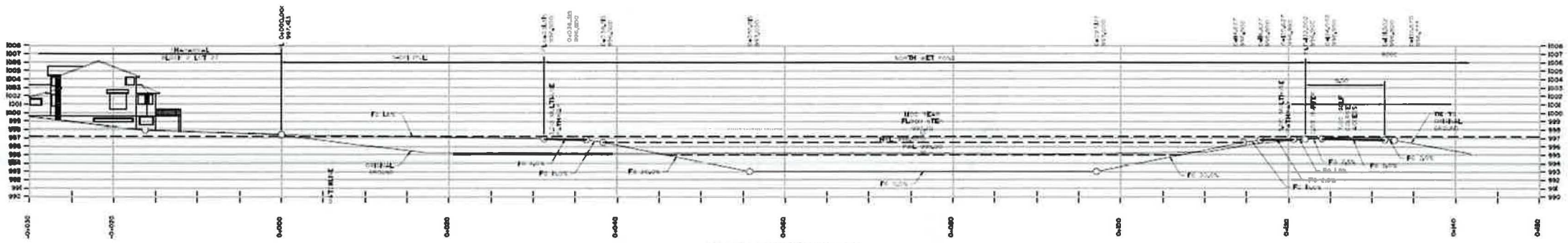
Looking South





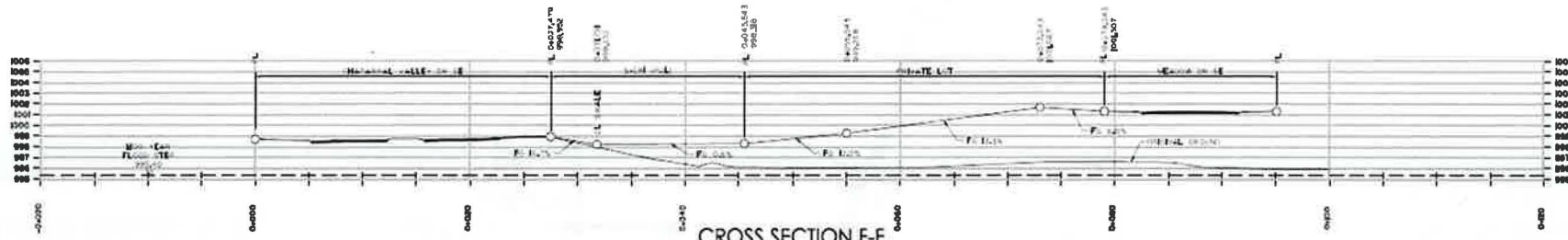






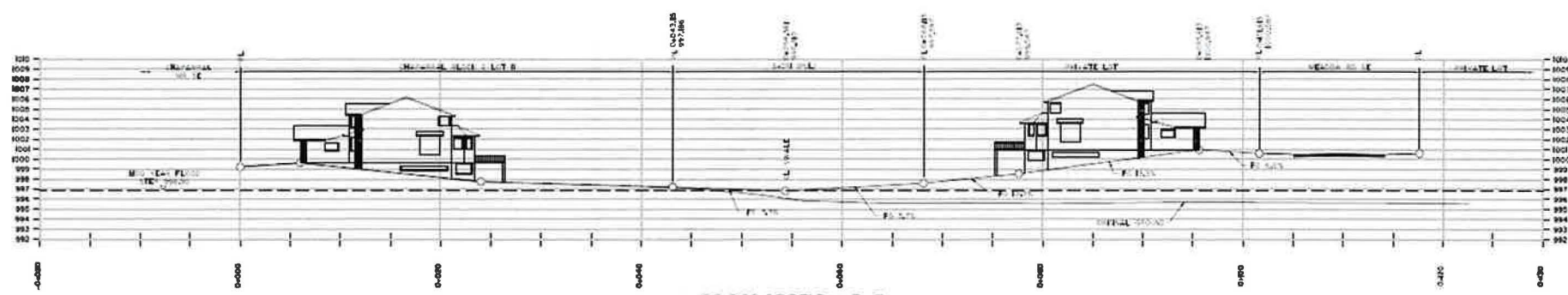
CROSS SECTION D-D

HOR SCALE 1:500



CROSS SECTION F-F

HOR SCALE 1:500



CROSS SECTION G-G

HOR SCALE 1:500

