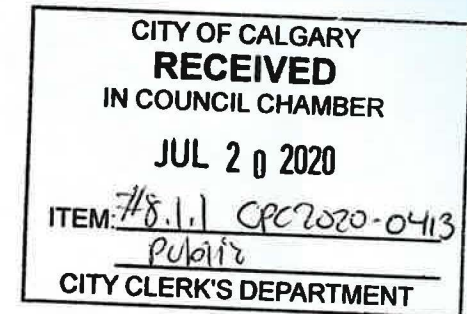
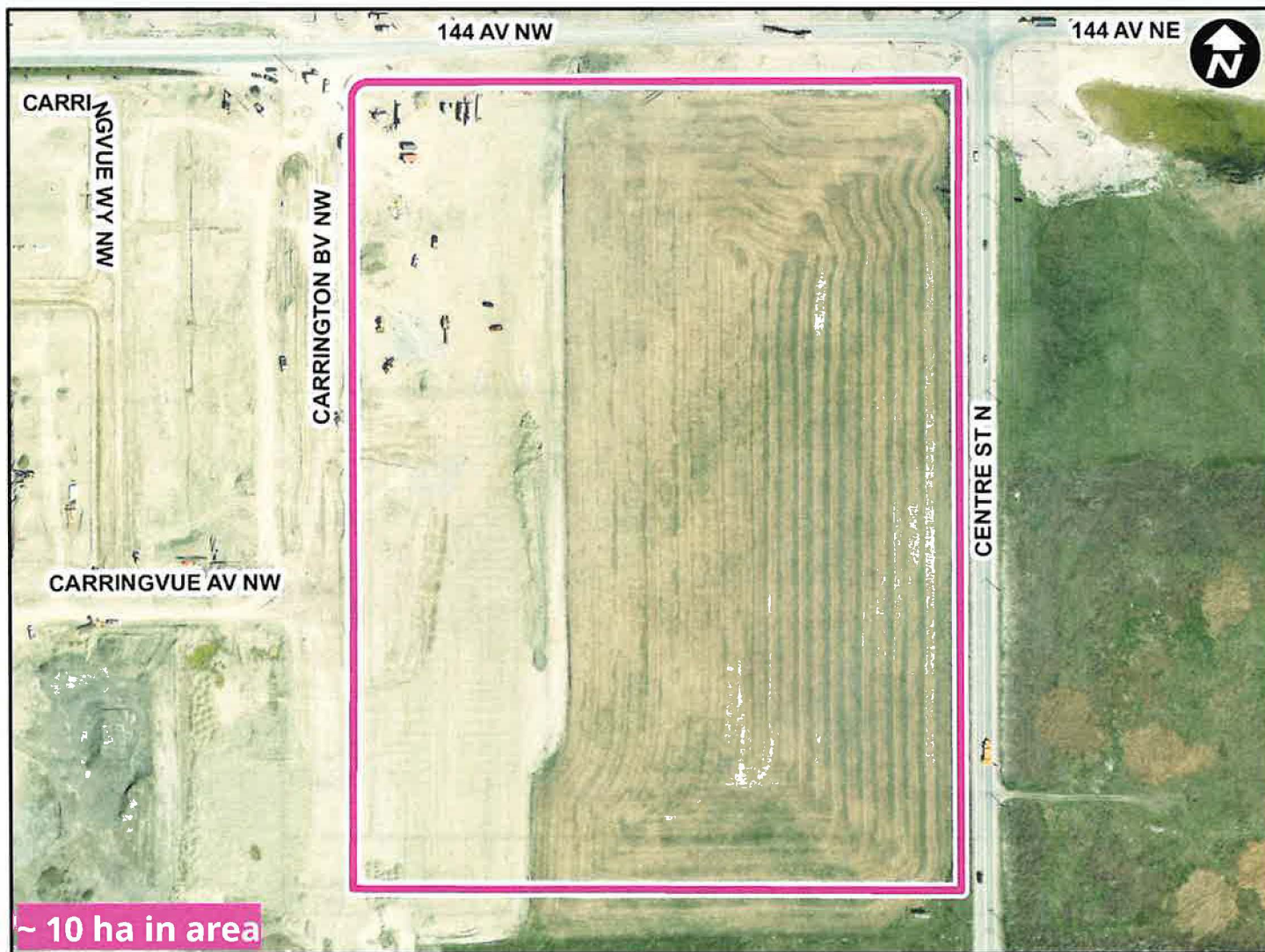


**Public Hearing of Council**  
**Agenda Item: 8.1.1**



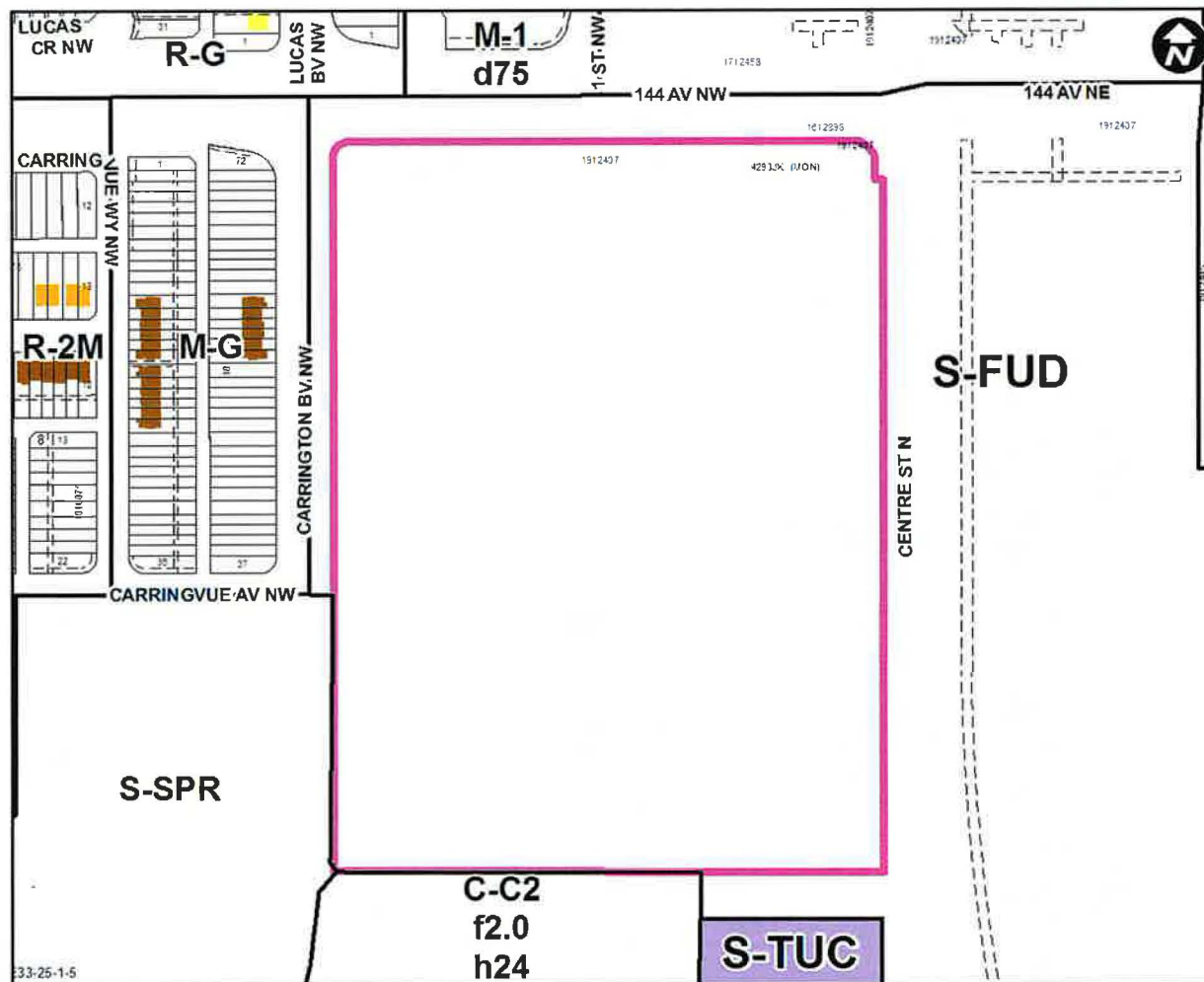
**LOC2018-0262**  
**Land Use Amendment**  
**S-FUD**  
**to**  
**M-1, M-G, S-SPR, DC (C-C1), DC (MU-1)**





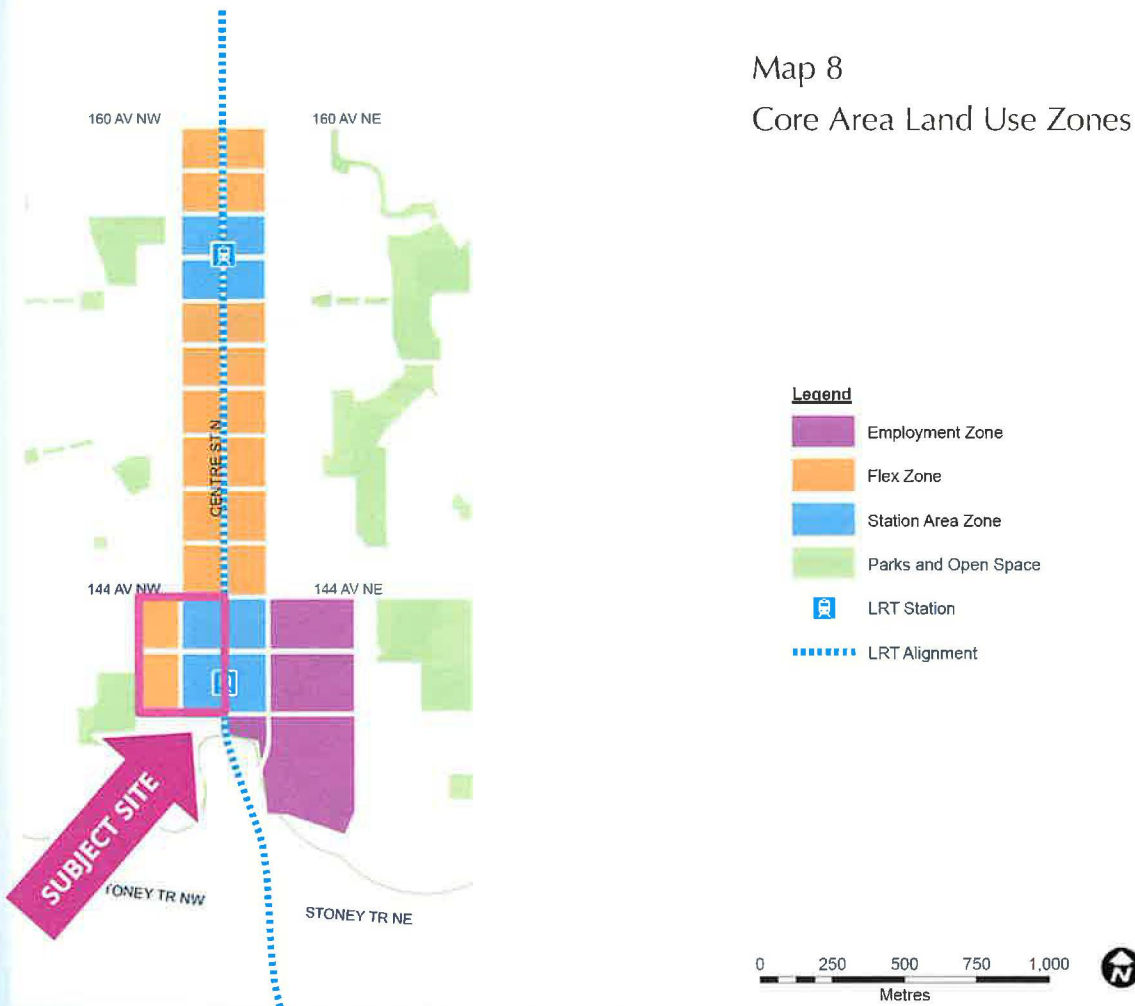
LEGEND

- 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
- Outline Plan Boundary



# Keystone Hills Core Area Policy

Map 8  
Core Area Land Use Zones



## Flex Zone

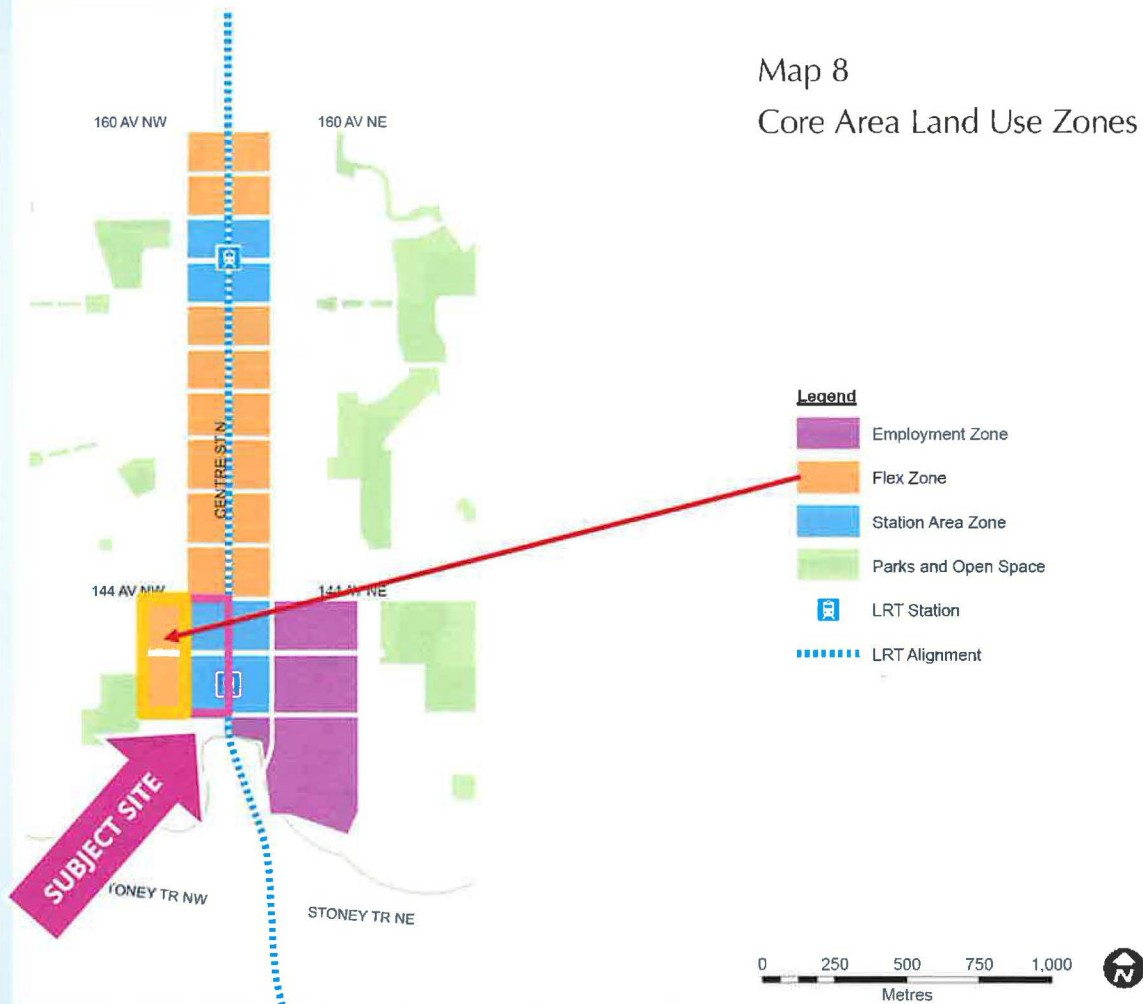
- Allows a wide variety of uses including multi-residential as well as retail, services and office uses.

## Station Area Zone

- Allows higher density development with a mix of uses, including multi-residential, office and retail/commercial.

# Keystone Hills Core Area Policy

Map 8  
Core Area Land Use Zones

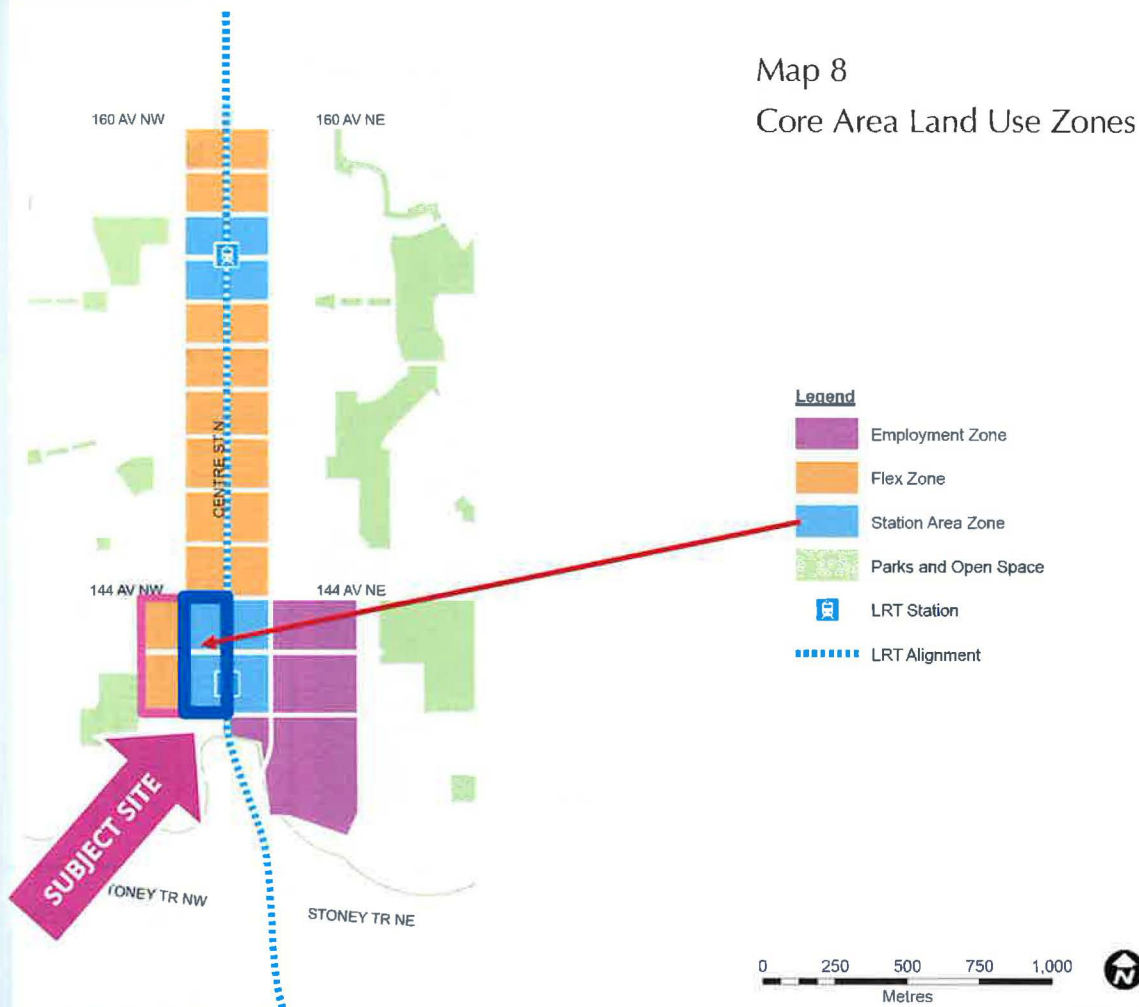


## Flex Zone

- Allows a wide variety of uses including multi-residential as well as retail, services and office uses.

# Keystone Hills Core Area Policy

Map 8  
Core Area Land Use Zones



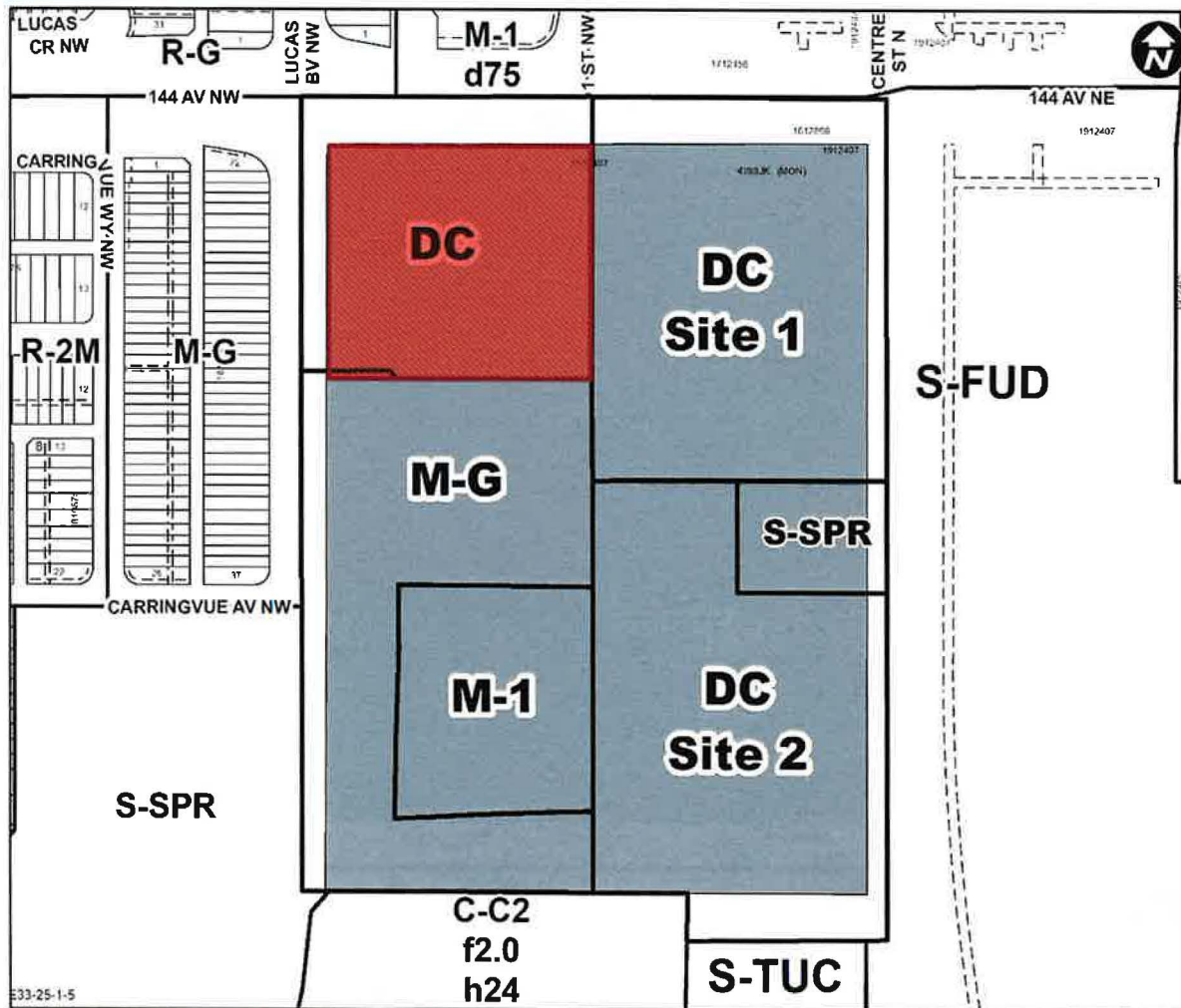
## Station Area Zone

- Allows higher density development with a mix of uses, including multi-residential, office and retail/commercial.



- **Site 1:** Maximum height of 30.0 metres and a maximum density of 3.0 FAR
- **Site 2:** Maximum height of 35.0 metres and a maximum density of 4.0 FAR

## Proposed Land Use



## Special Purpose – Future Urban Development (S-FUD) District to Direct Control Districts:

Based on the Commercial – Community 1 (C-C1) District

- Maximum height of 16.0 metres and a maximum density of 2.0 FAR.



- M-1 District - multi-residential development (apartment) in a variety of medium density forms
- M-G District - multi-residential development (townhouse) where units have direct access to grade
- S-SPR District - public park as a Municipal Reserve (MR)

## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 8.66 hectares  $\pm$  (21.4 acres  $\pm$ ) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 80D2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 1.54 hectares  $\pm$  (3.81 acres  $\pm$ ) located 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5 from special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
4. Give three readings to the **Proposed Bylaw 81D2020**.

## Supplementary Slides

# Outline Plan

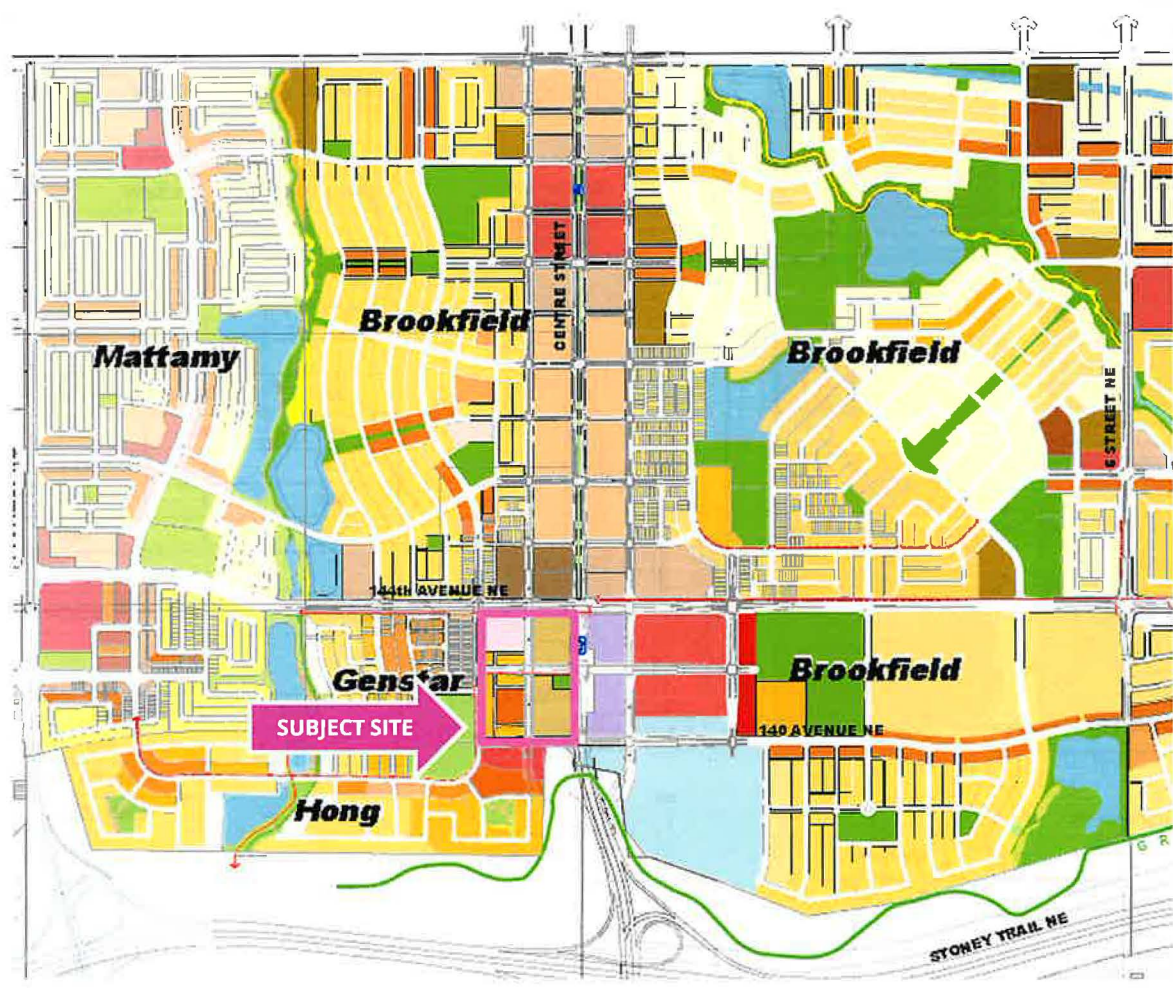
	HECTARES	ACRES
GROSS AREA OF PLAN	10.30	25.44
LESS: ENVIRONMENTAL RESERVE	0.0	0.0
NET DEVELOPABLE AREA	10.30	25.44

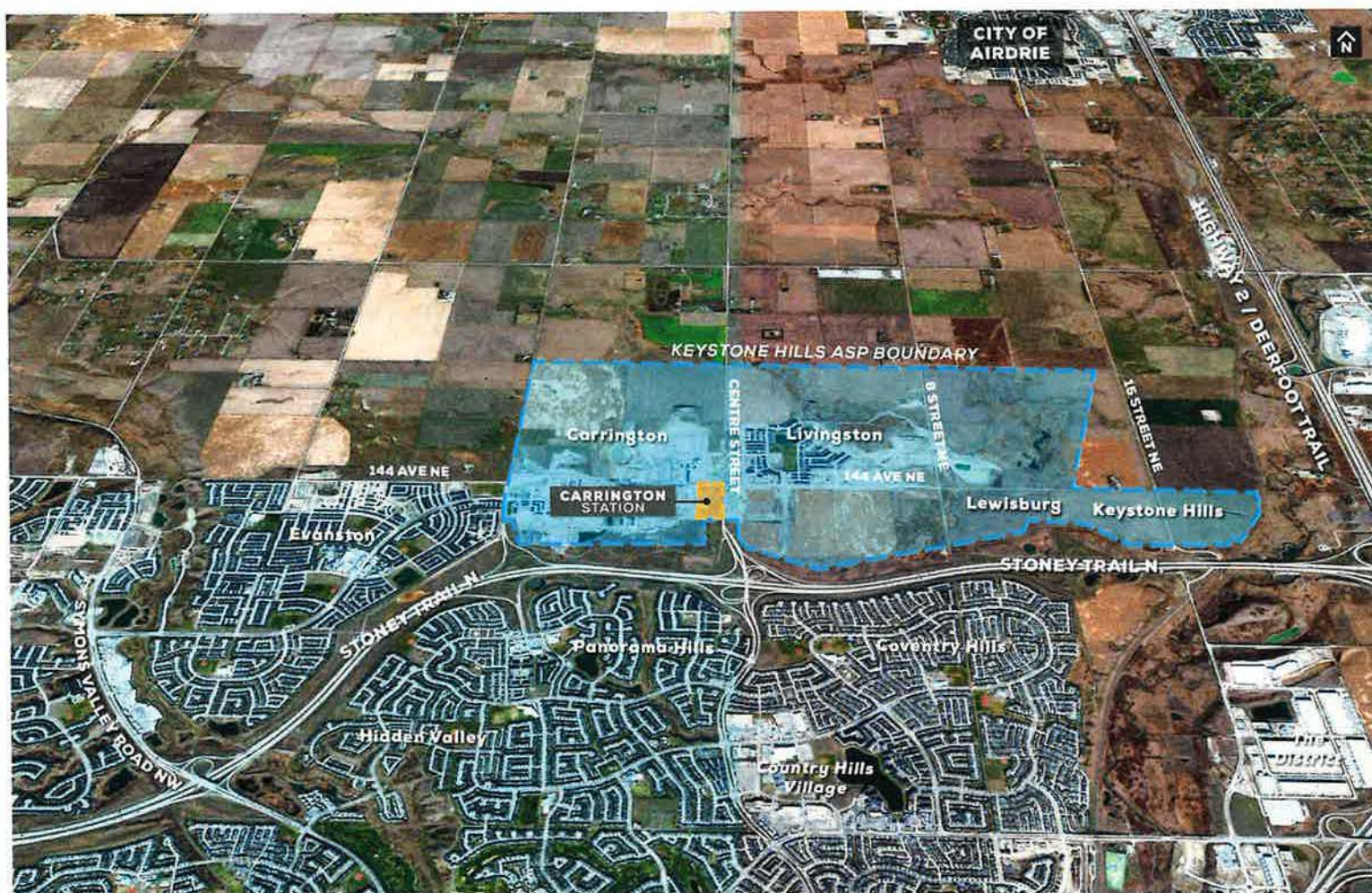
LAND USE	HECTARES	ACRES	# OF LOTS	# OF UNITS
Residential / Mixed Use				
DC (MU-1 f3.5h30)	2.30	5.68	1	204
DC (MU-1 f4.0h35)	2.56	6.33	1	230
M-1	0.86	2.12	1	43
M-G	1.55	3.84	80	80
Total Residential/Mixed Use	7.28	17.97	83	557
Commercial				
DC (C-C1)	1.34	3.31	1	
Total Commerical	1.34	3.31	1	

	HECTARES	ACRES	% OF NET AREA
ROADS	2.82	6.94	27.4

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.20	0.50	1.9
MR dedicated within Carrington	0.58	1.44	5.6
MR transferred to Lewisburg	0.25	0.61	2.4









**DISCLAIMER: THIS CONCEPT IS FOR ILLUSTRATIVE PURPOSES & IS SUBJECT TO CHANGE UPON DETAILED DESIGN.**

