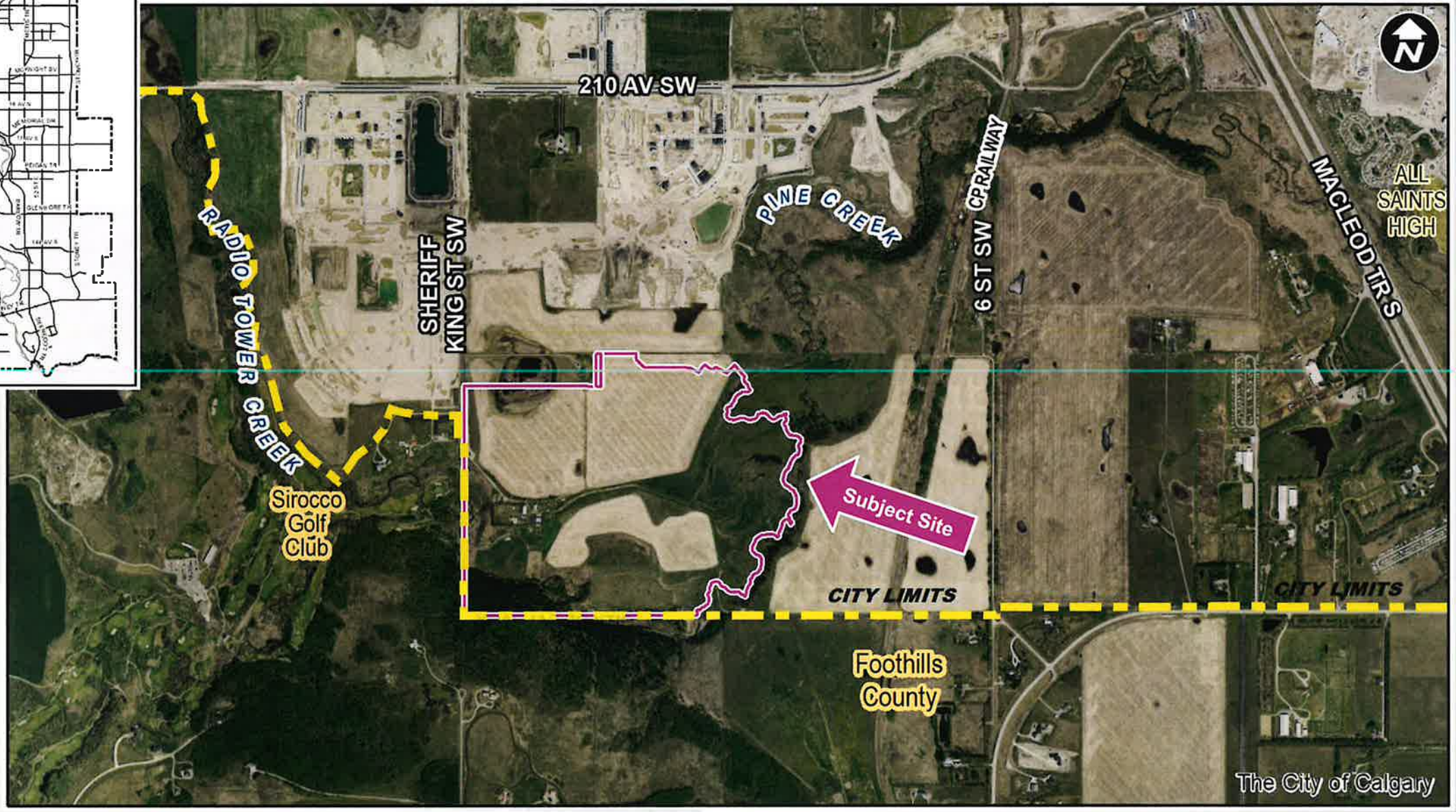
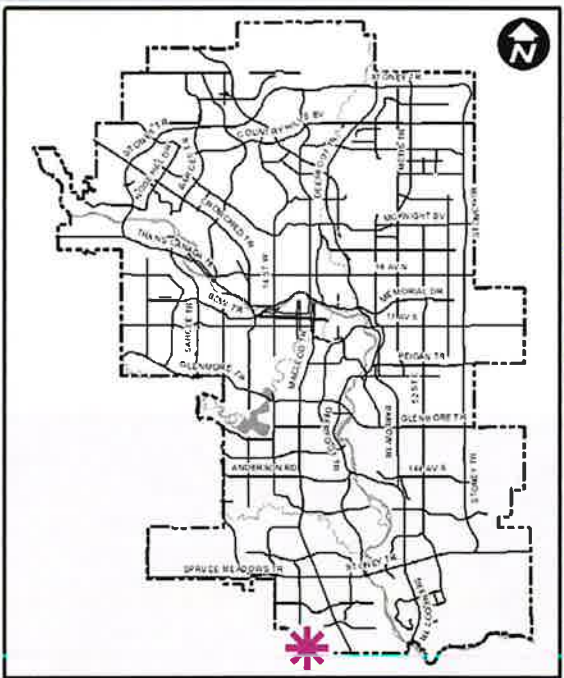




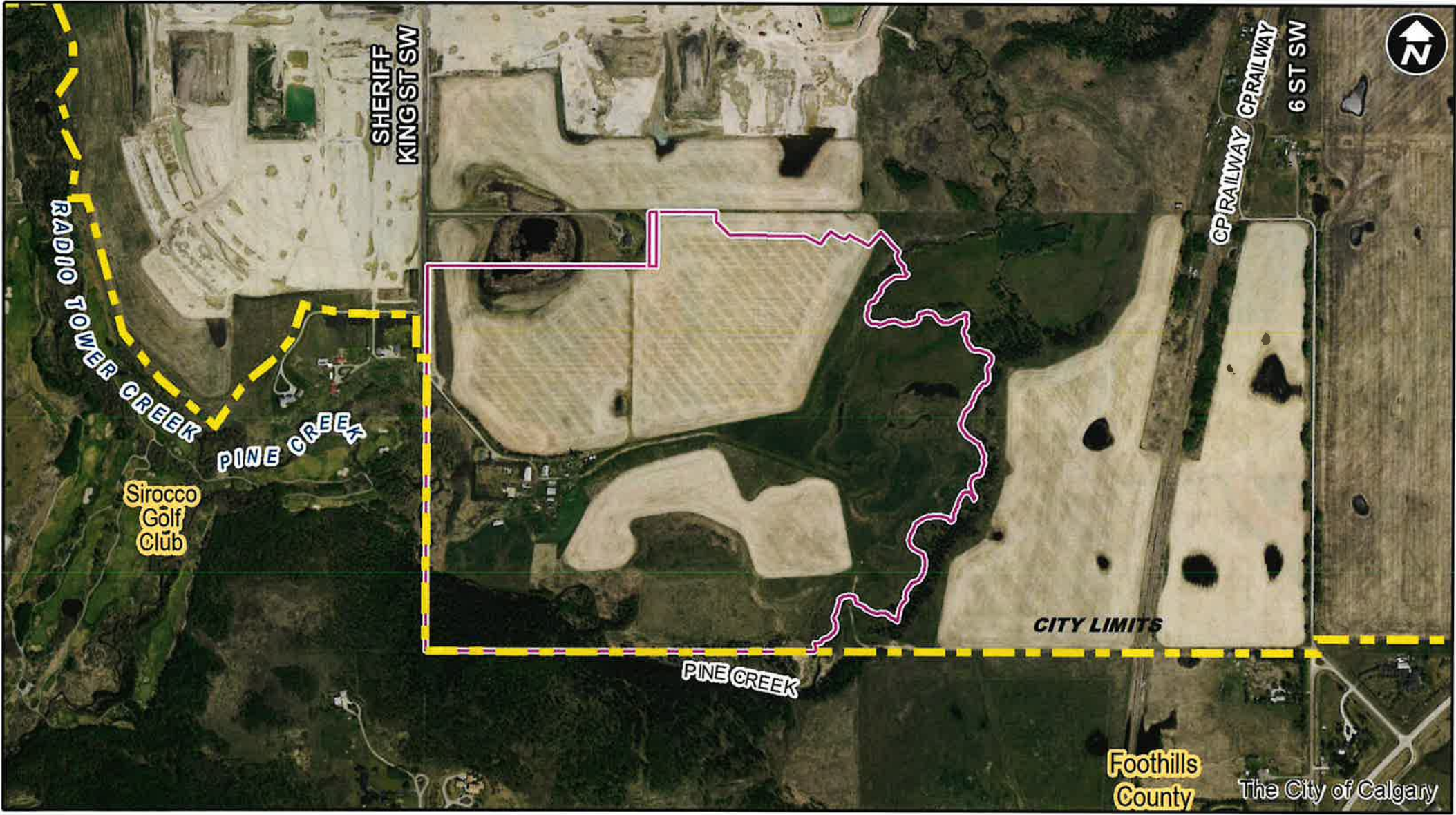
**LOC2017-0068**  
**Land Use Amendment**  
**May 31, 2021**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 31 2021  
ITEM: #8.1.19 *cross*  
public  
CITY CLERK'S DEPARTMENT



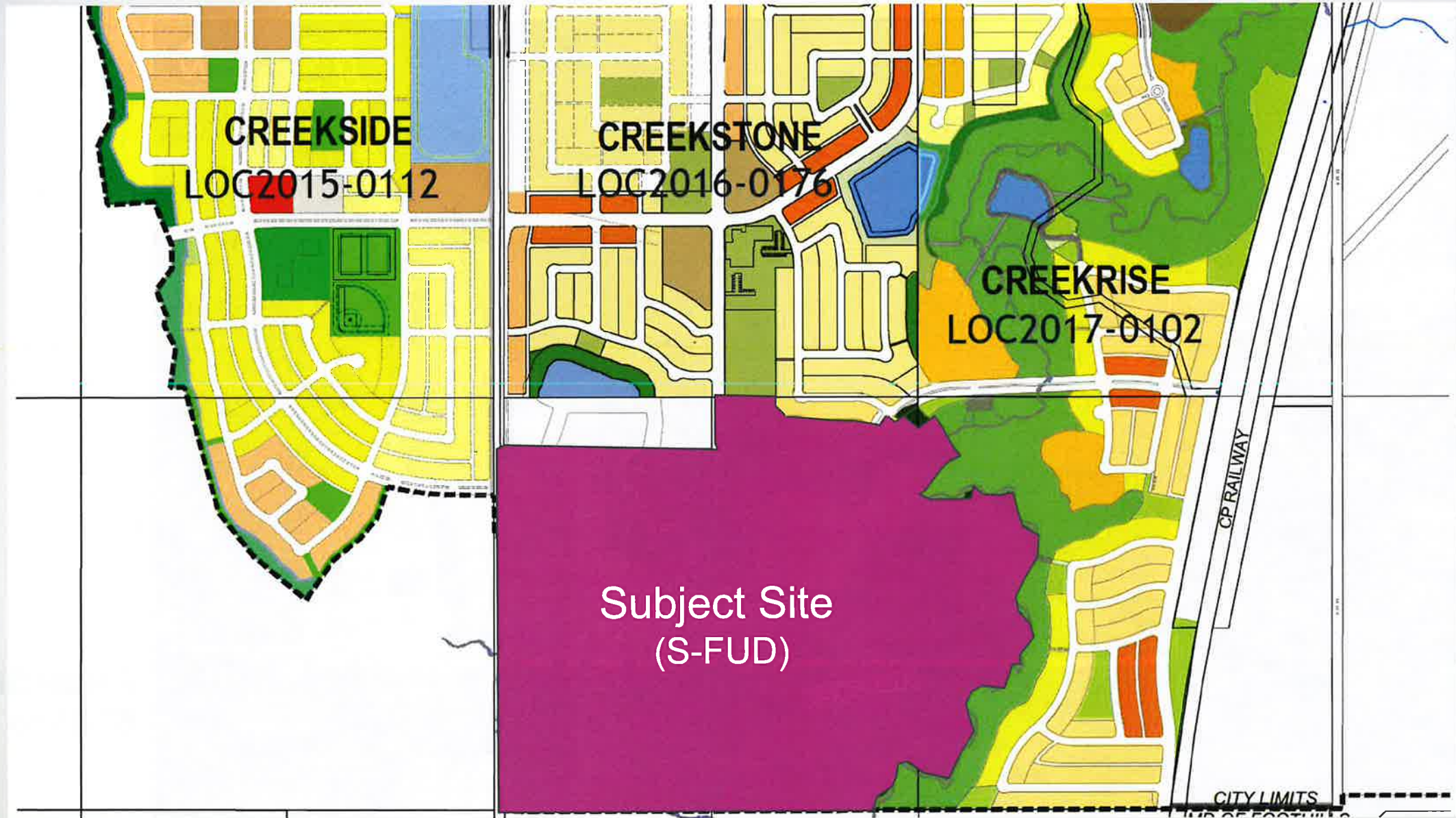


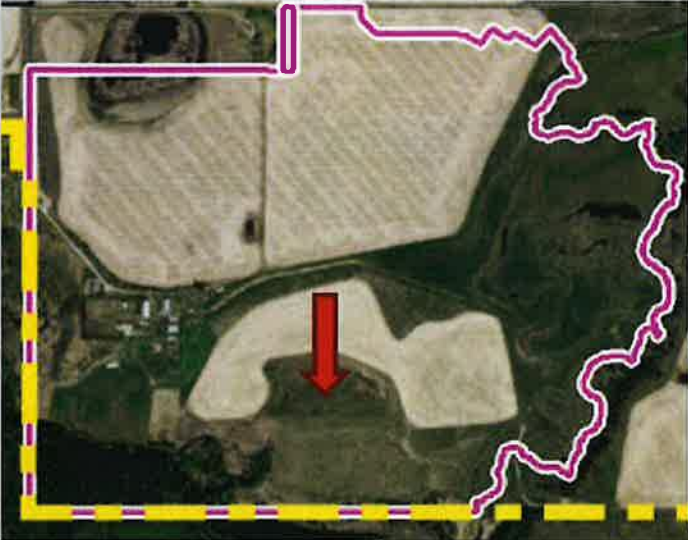




Parcel Size:  
67.85 ha





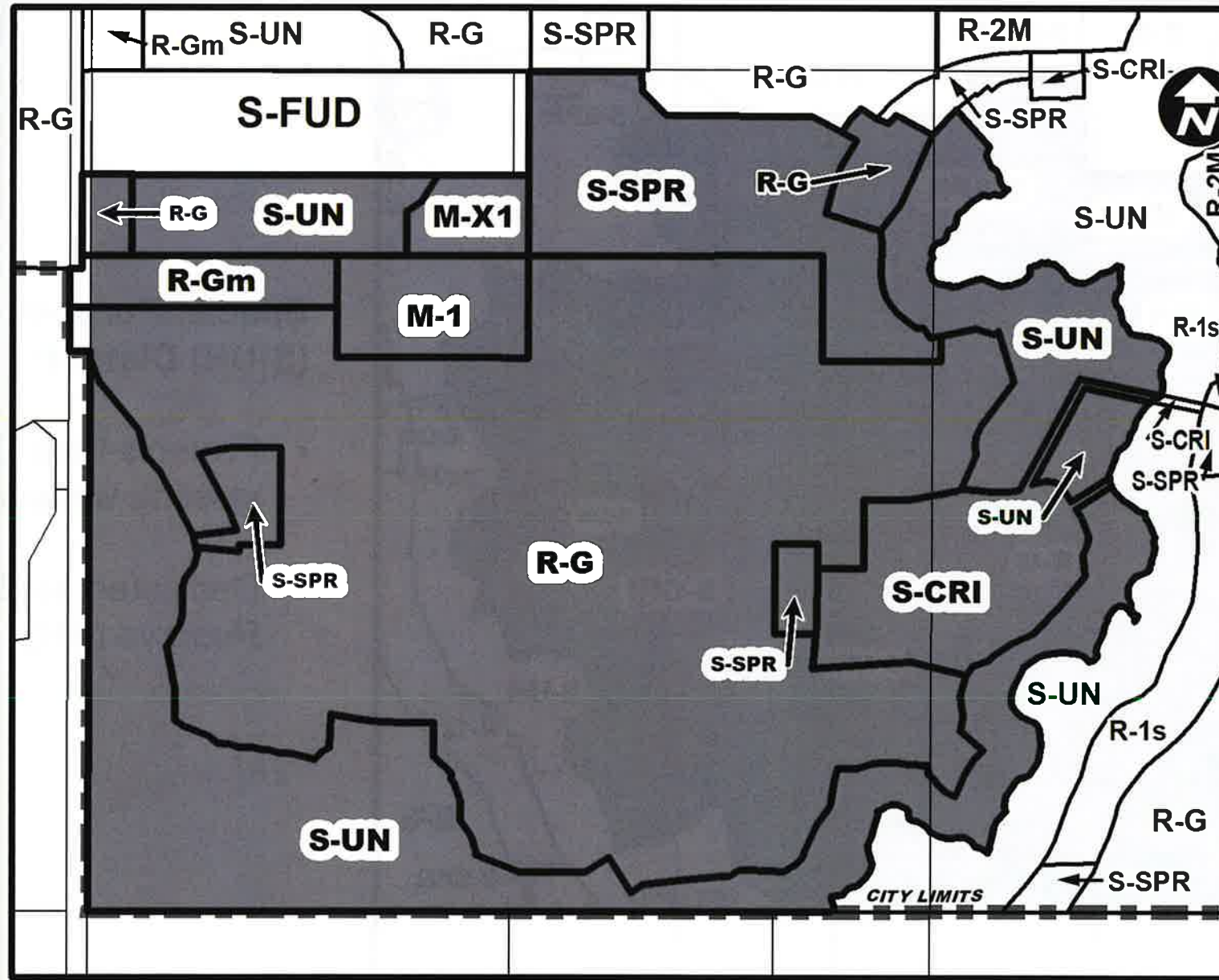


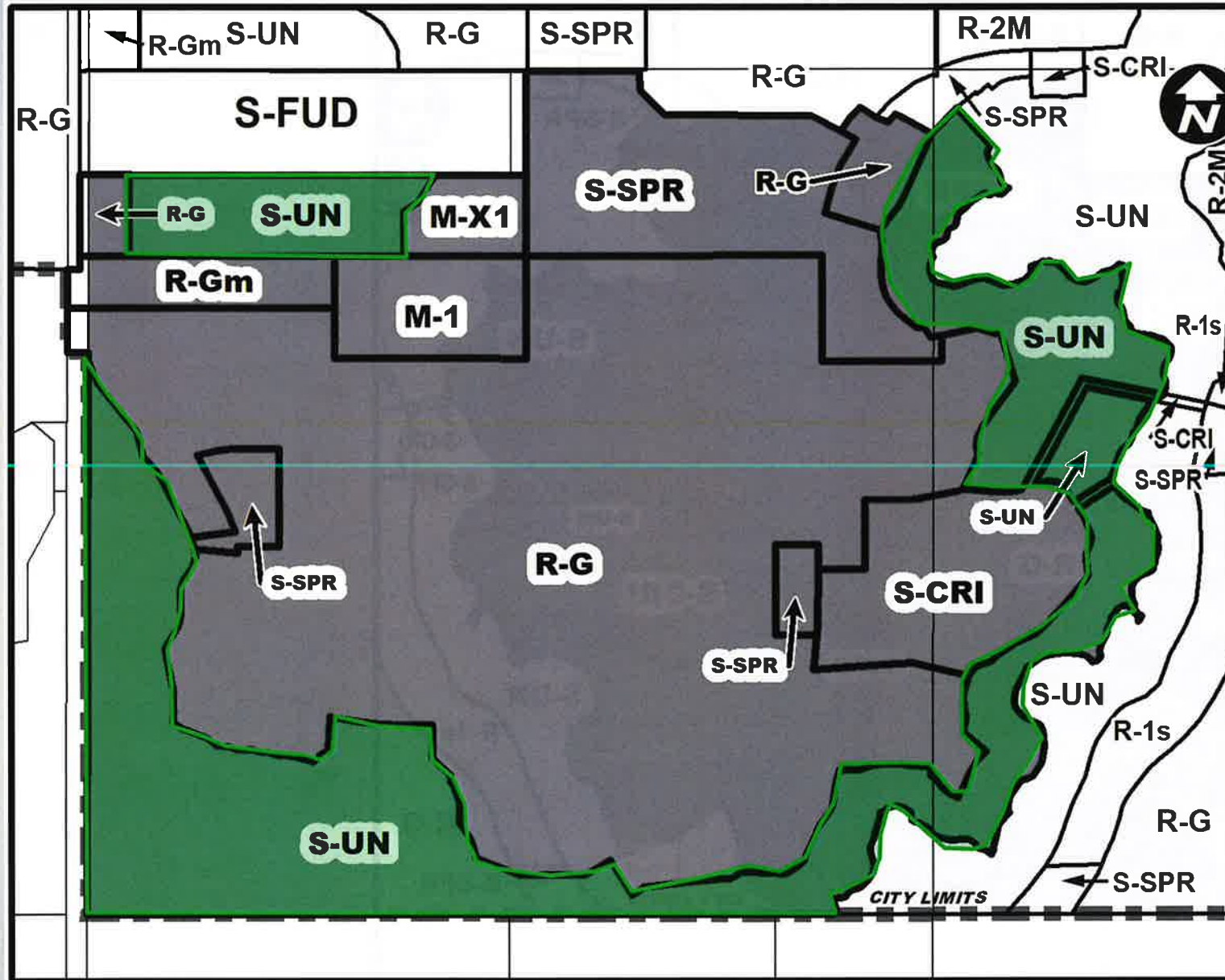


Site Photo – View of Valley Bottom





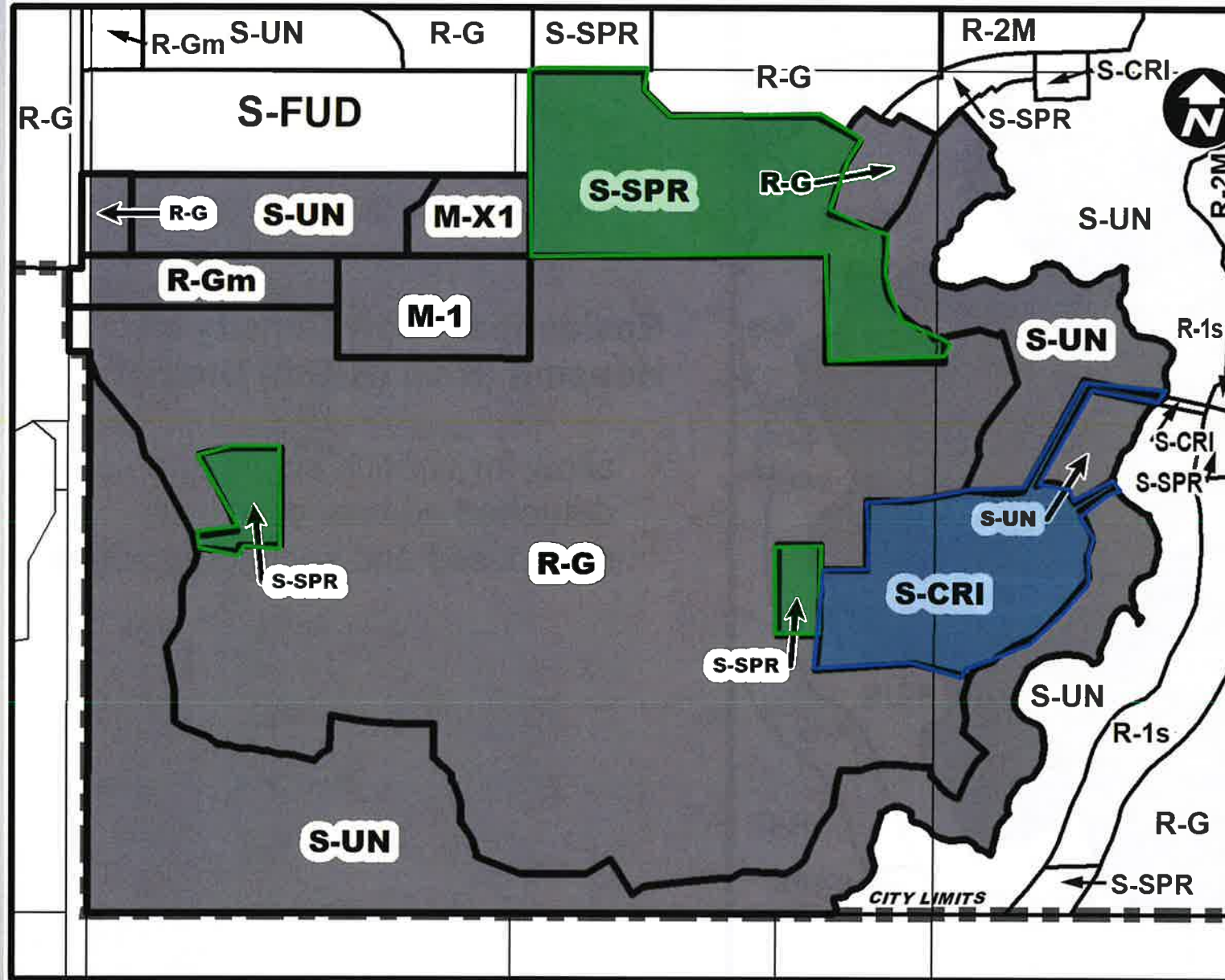




**Special Purpose – Urban Nature (S-UN) District:**

- Protects Pine Creek and the existing wetland
- Dedicated as Environmental Reserve (ER)





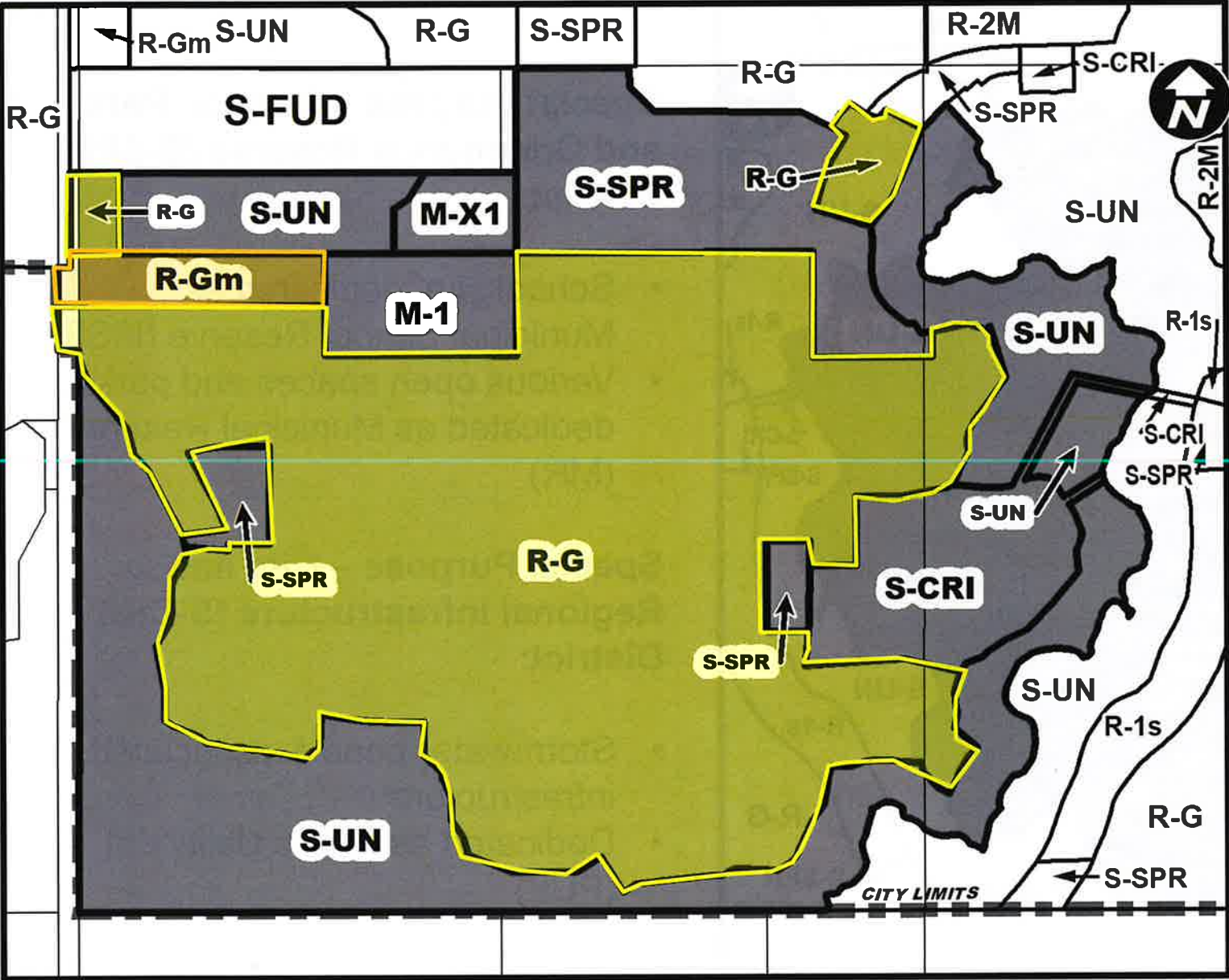
**Special Purpose – School, Park and Community Reserve (S-SPR) District:**

- School site, dedicated as Municipal School Reserve (MSR)
- Various open spaces and parks, dedicated as Municipal Reserve (MR)

**Special Purpose – City and Regional Infrastructure (S-CRI) District:**

- Stormwater pond & associated infrastructure
- Dedicated as Public Utility Lot (PUL)

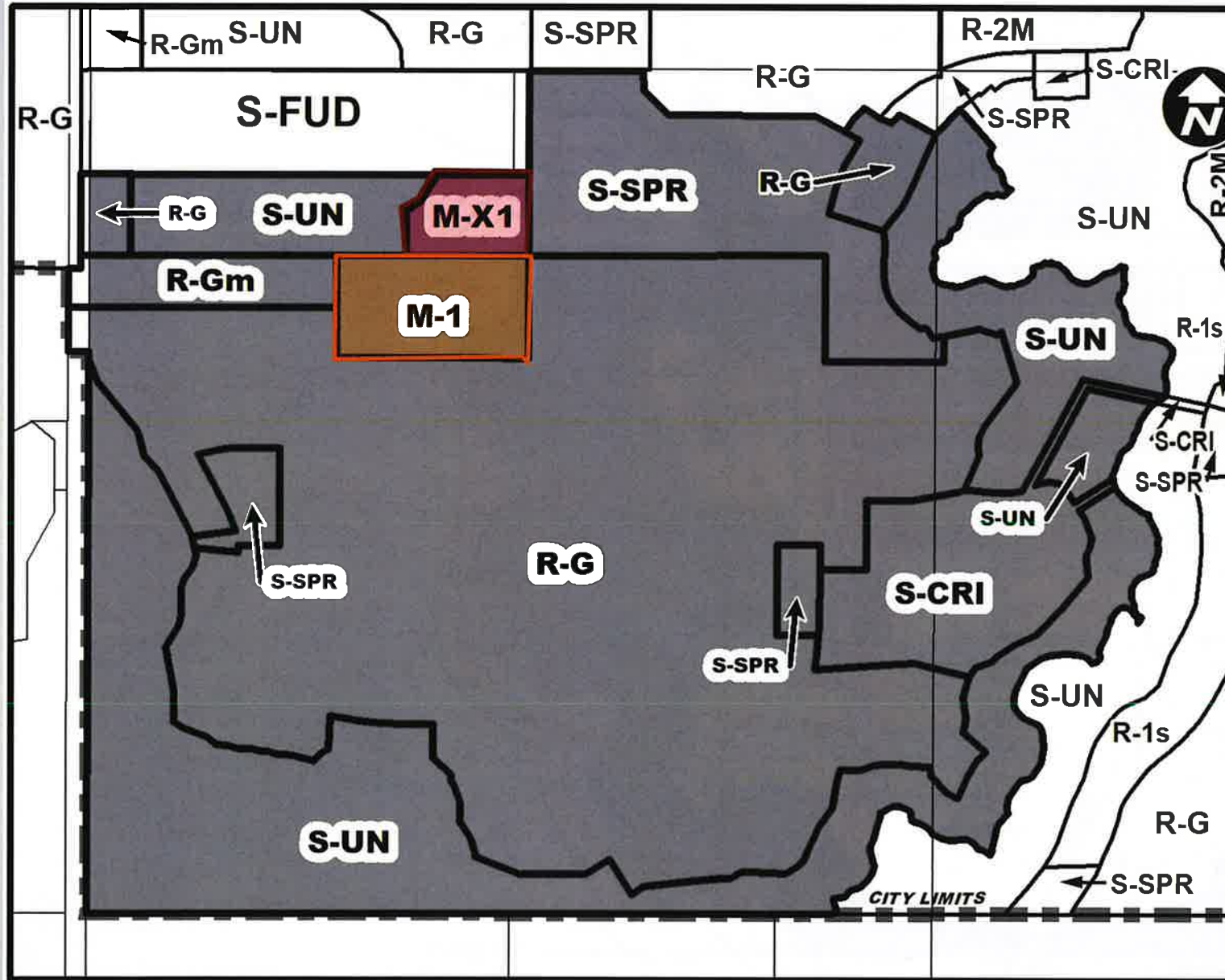




**Residential - Low Density Mixed Housing (R-G) (R-Gm) District:**

- allow for various single and semi-detached homes, duplexes, rowhouses and secondary suites

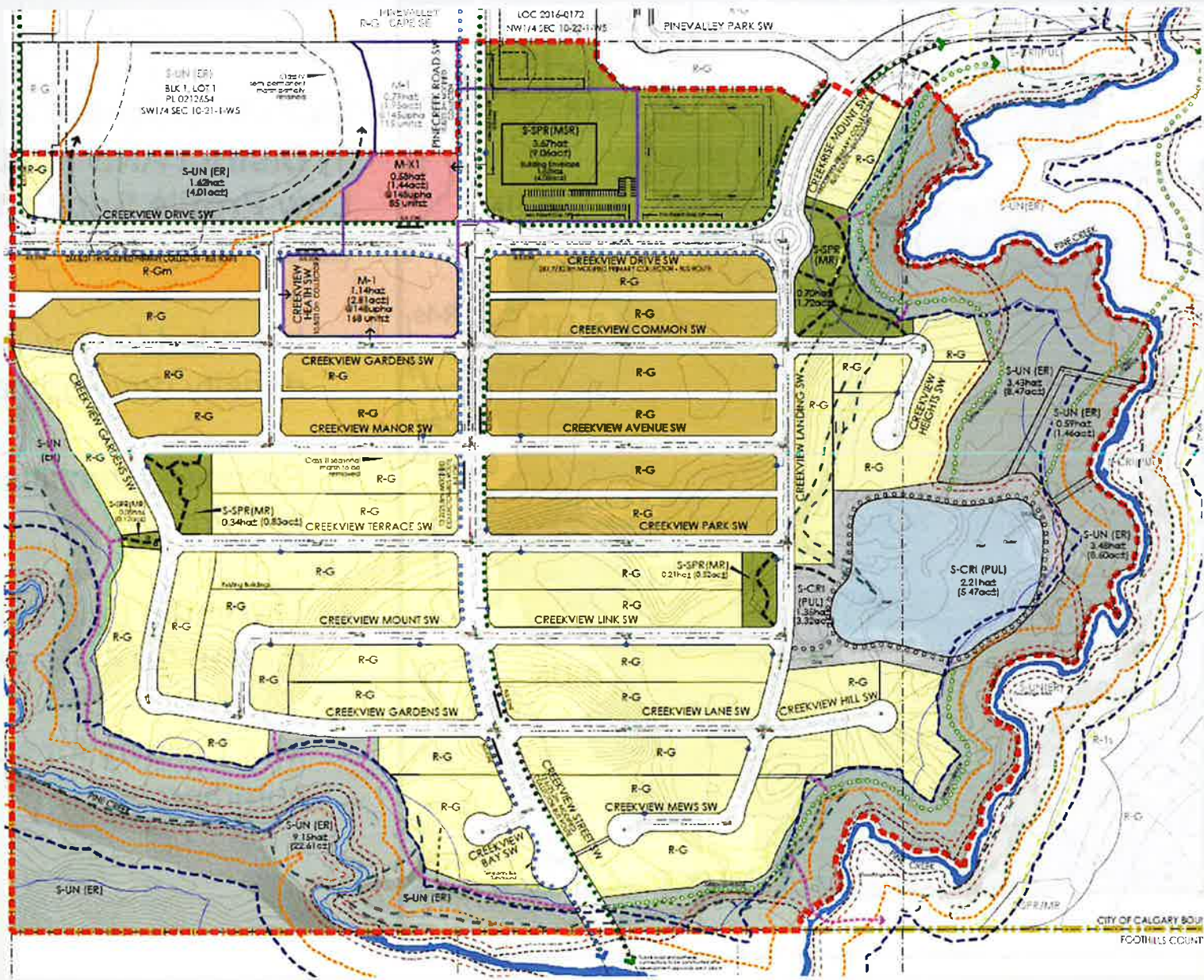




**Multi-Residential – Low Profile (M-1) District AND Multi-Residential – Low Profile Support Commercial (M-X1) District:**

- Intended for low height, medium density developments
- Proposed densities: 148 units per hectare
- Maximum building height: 14 metres (or 4 storeys)
- M-X1 allows for support commercial







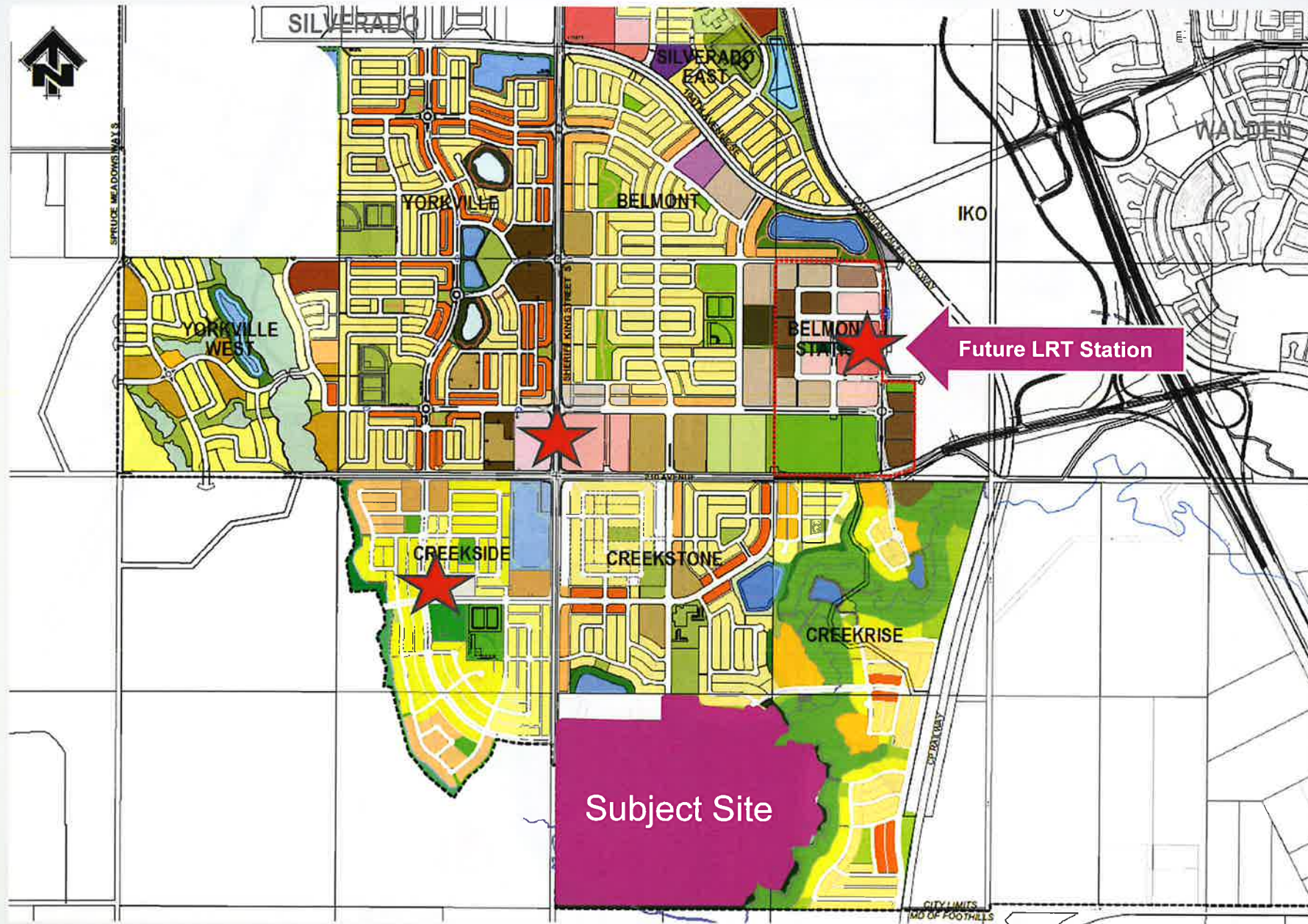
## Calgary Planning Commission's Recommendation:

That Council:

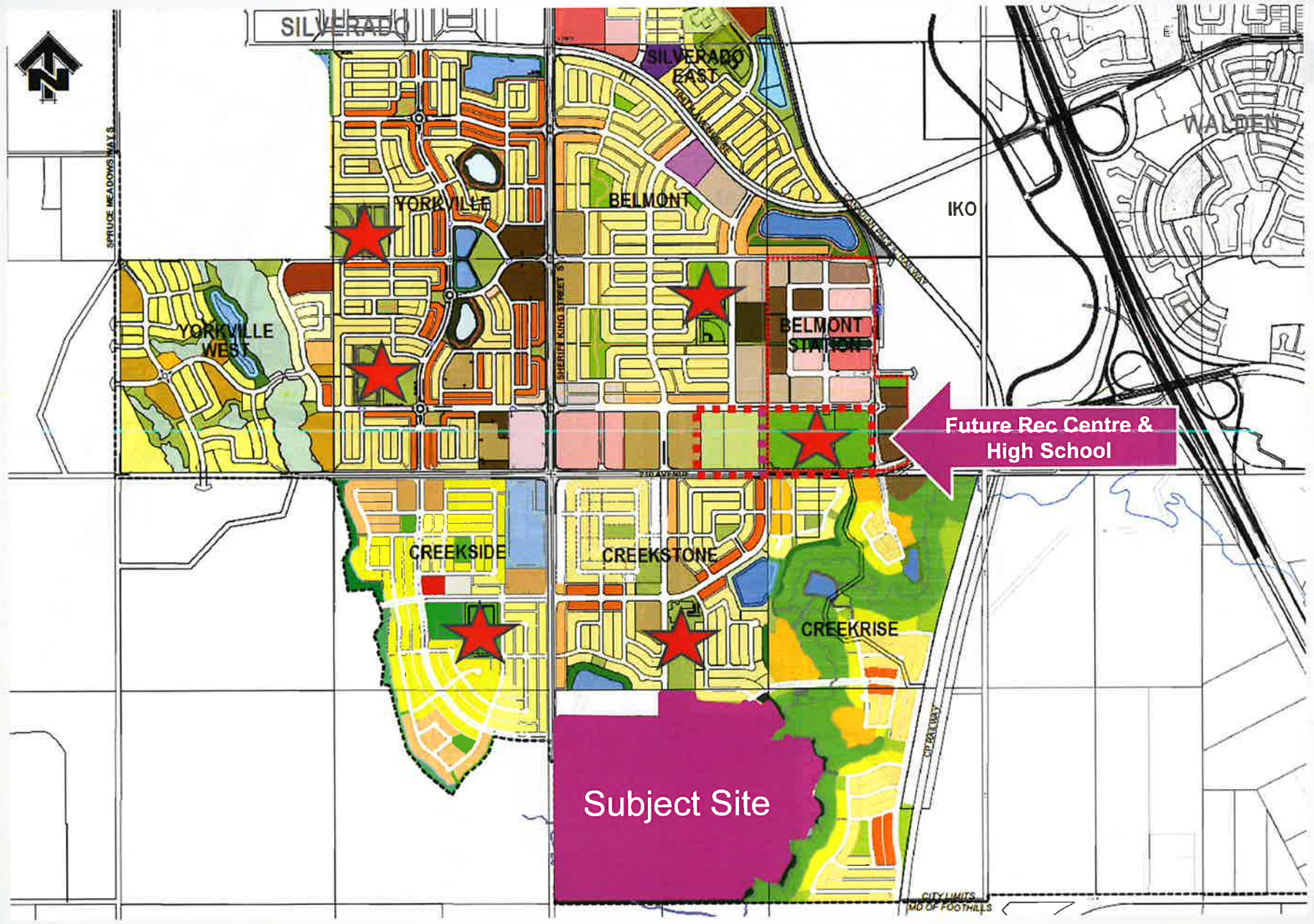
1. Give three readings to **Proposed Bylaw 81D2021** for the redesignation of 67.85 hectares  $\pm$  (167.67  $\pm$ ) located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

## Supplementary Slides

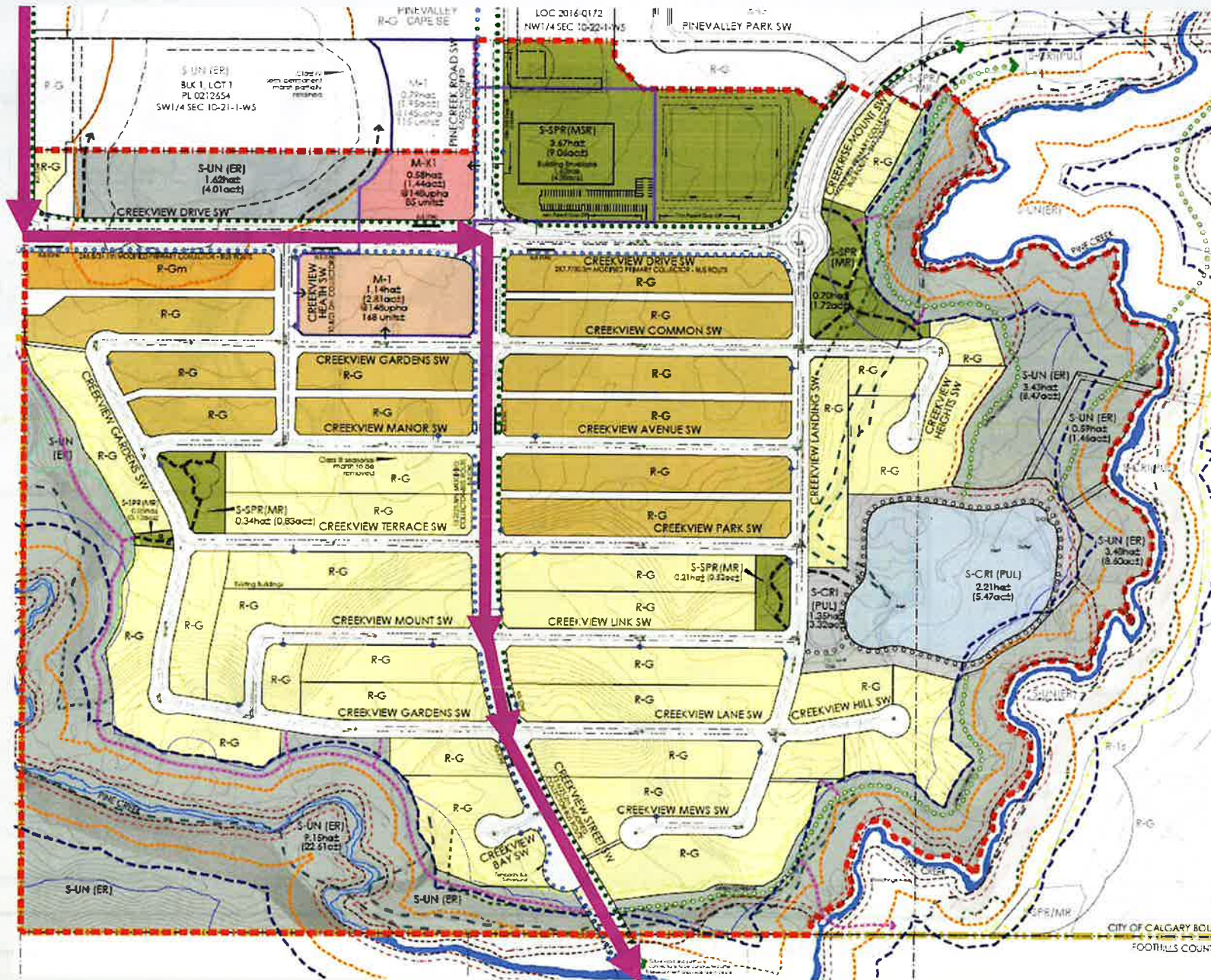




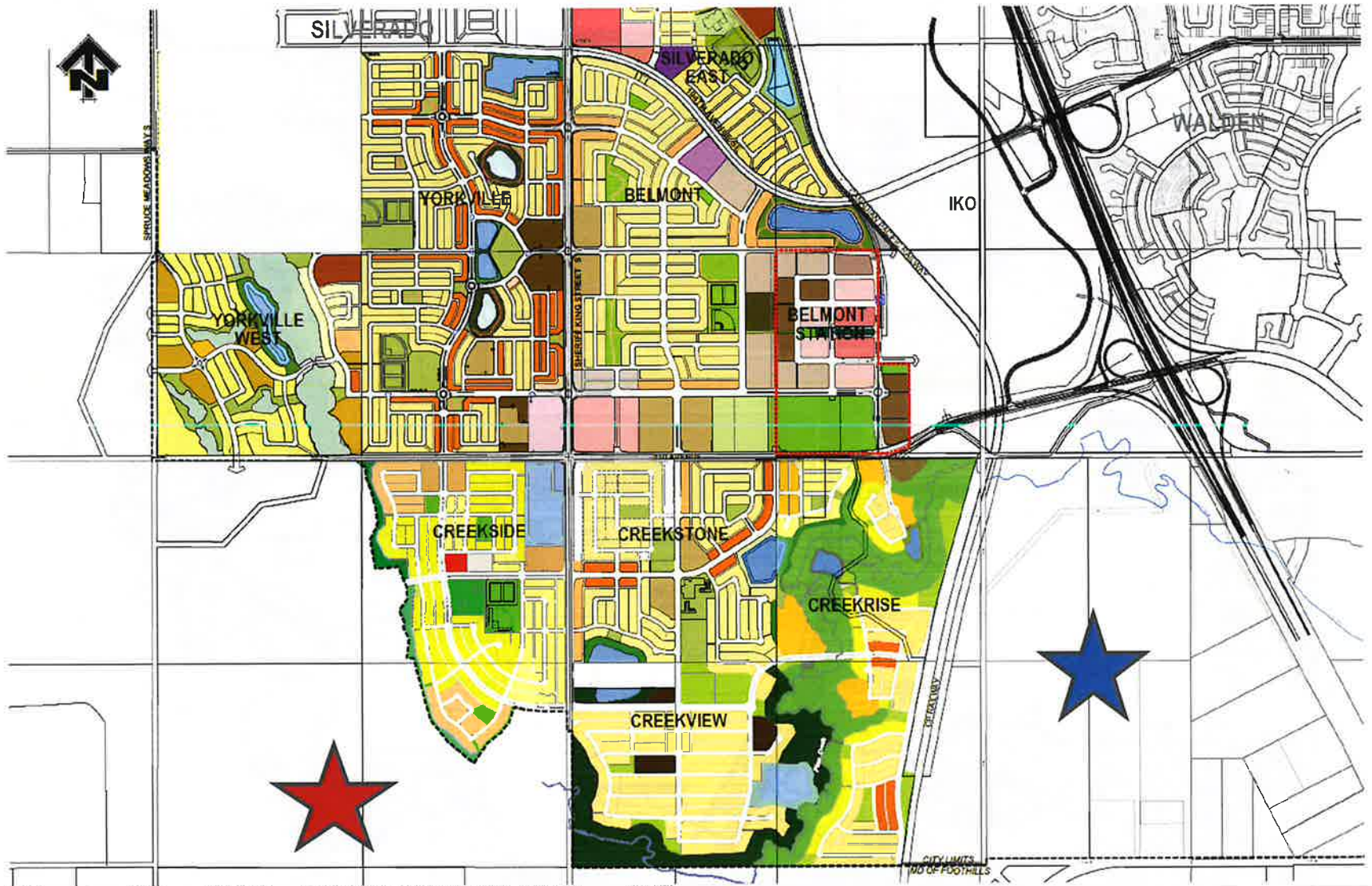












Nov 06, 2018 - 11:07am W:\1925 Belmont OP\_LL\Drawing CAD Files\1925 Combined communities June2017.dwg Layout: SOUTH CALGARY COMMUNITY

\* SUBJECT TO CHANGE DUE TO APPLICATION PENDING

**WEST MACLEOD CONTEXT MAP**

November 2018







