

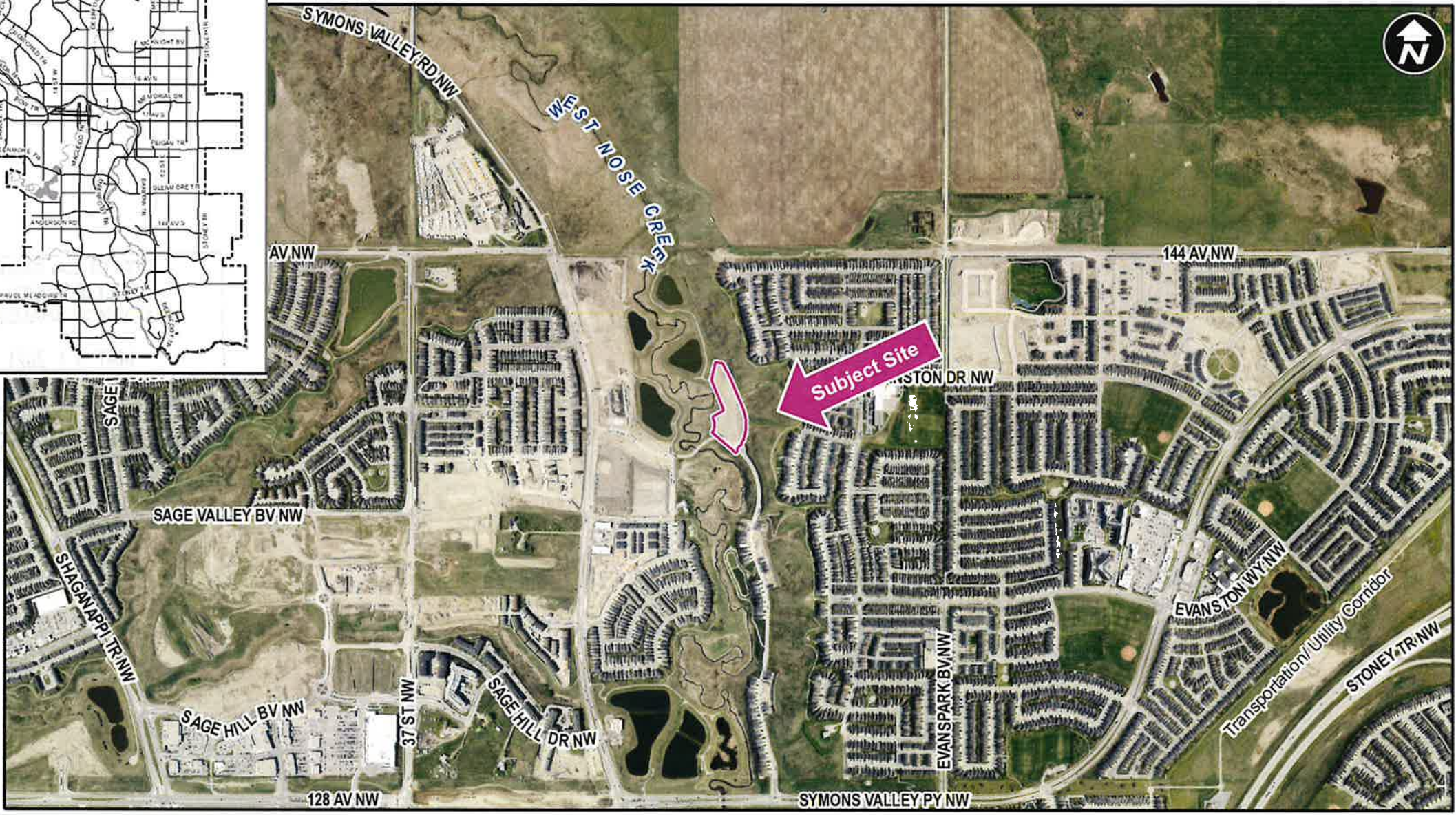
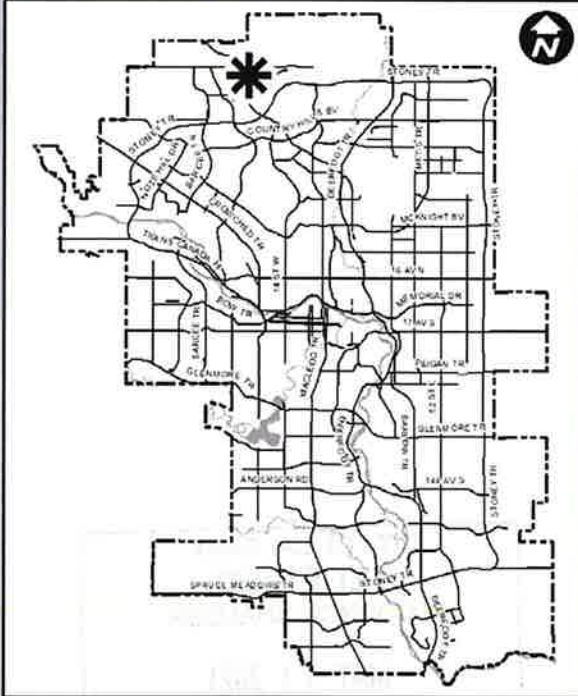


Public Hearing Council  
Agenda Item: 8.1.6

LOC2020-0138  
Land Use Amendment

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 31 2021  
ITEM: #8.1.6 CP2021-0526  
Public  
CITY CLERK'S DEPARTMENT

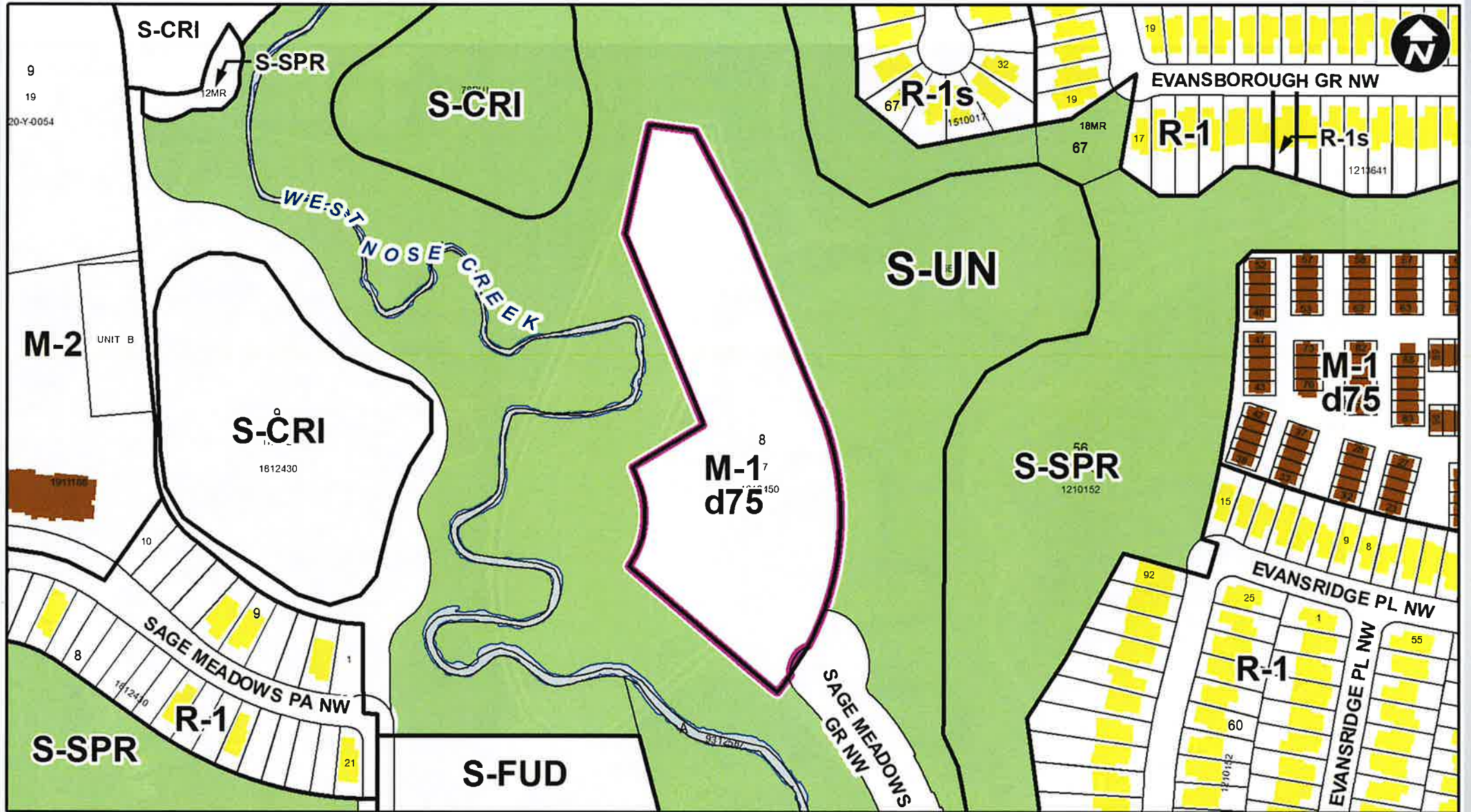




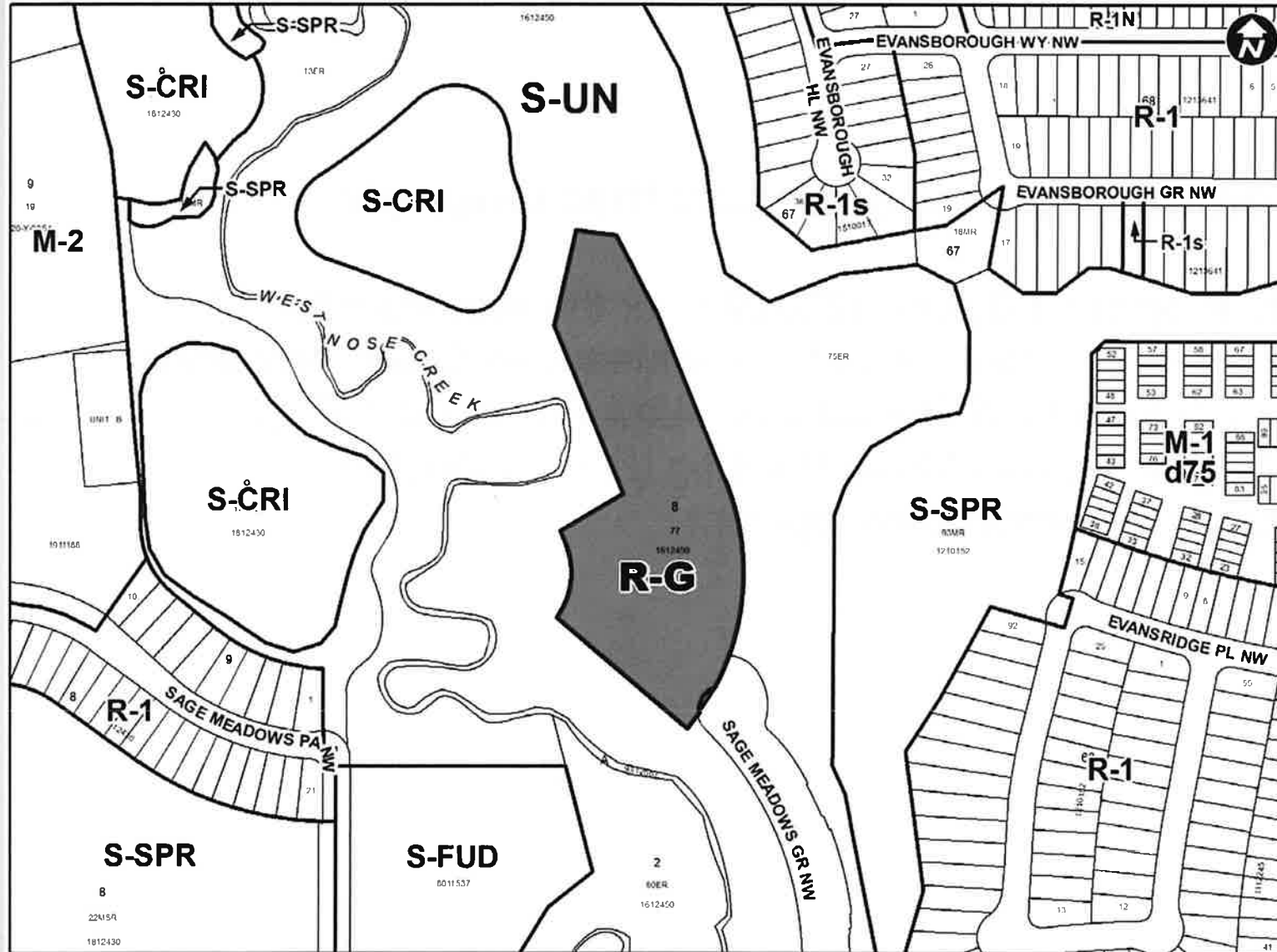








- LEGEND
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use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



**Proposed Land Use:**

Residential – Low Density  
Mixed Housing (R-G)  
District

- Maximum building height of 12 metres
- One main residential building per parcel

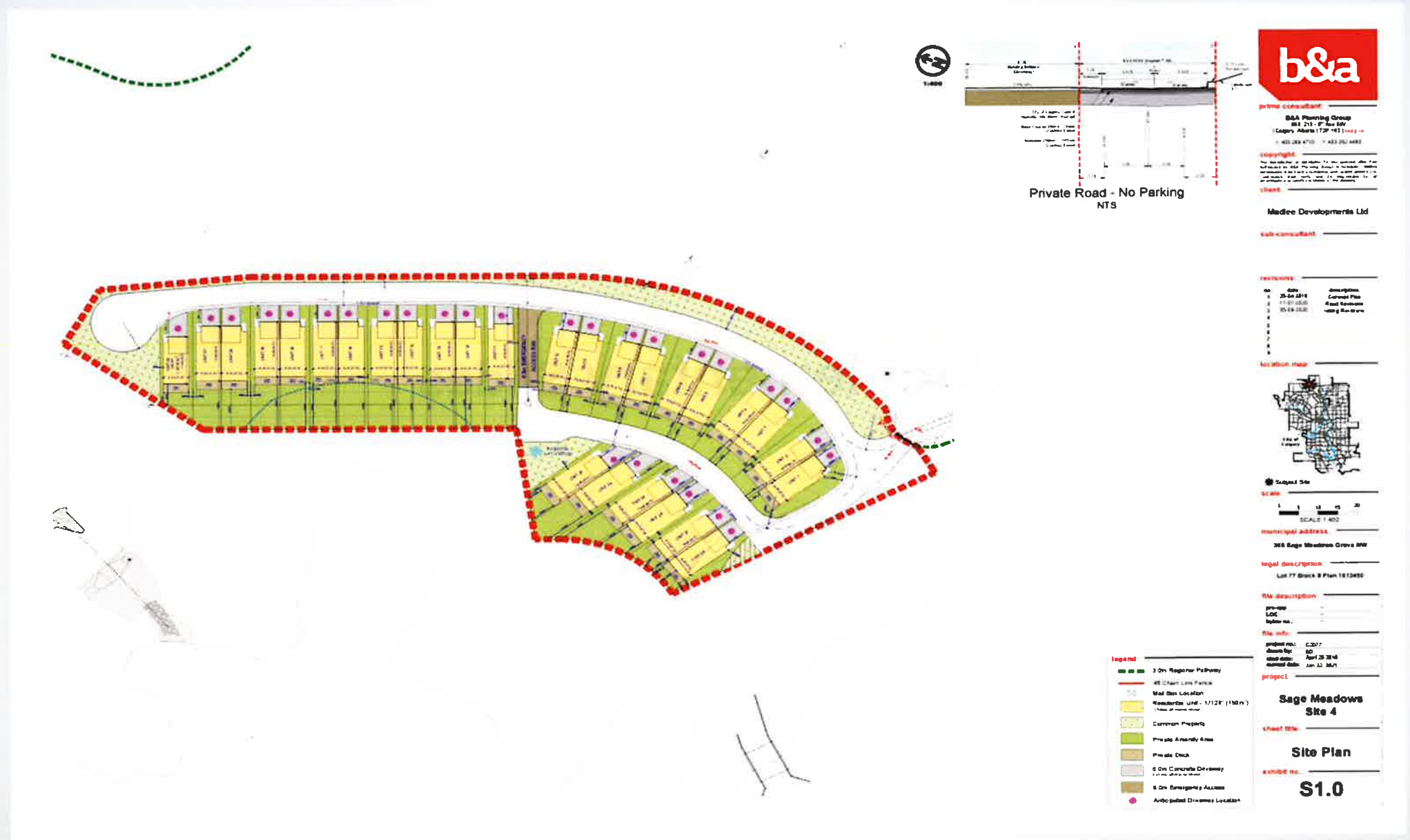
## Calgary Planning Commission recommend that Council:

1. Give three readings to **Proposed Bylaw 82D2021** for the redesignation of 1.72 hectares  $\pm$  (4.26 acres  $\pm$ ) located at 365 Sage Meadows Green NW (Plan 1612450; Lot 8; Block 77) from Multi-Residential – Low Profile (M-1d75) District to Residential – Low Density Mixed Housing (R-G) District to accommodate low density residential development

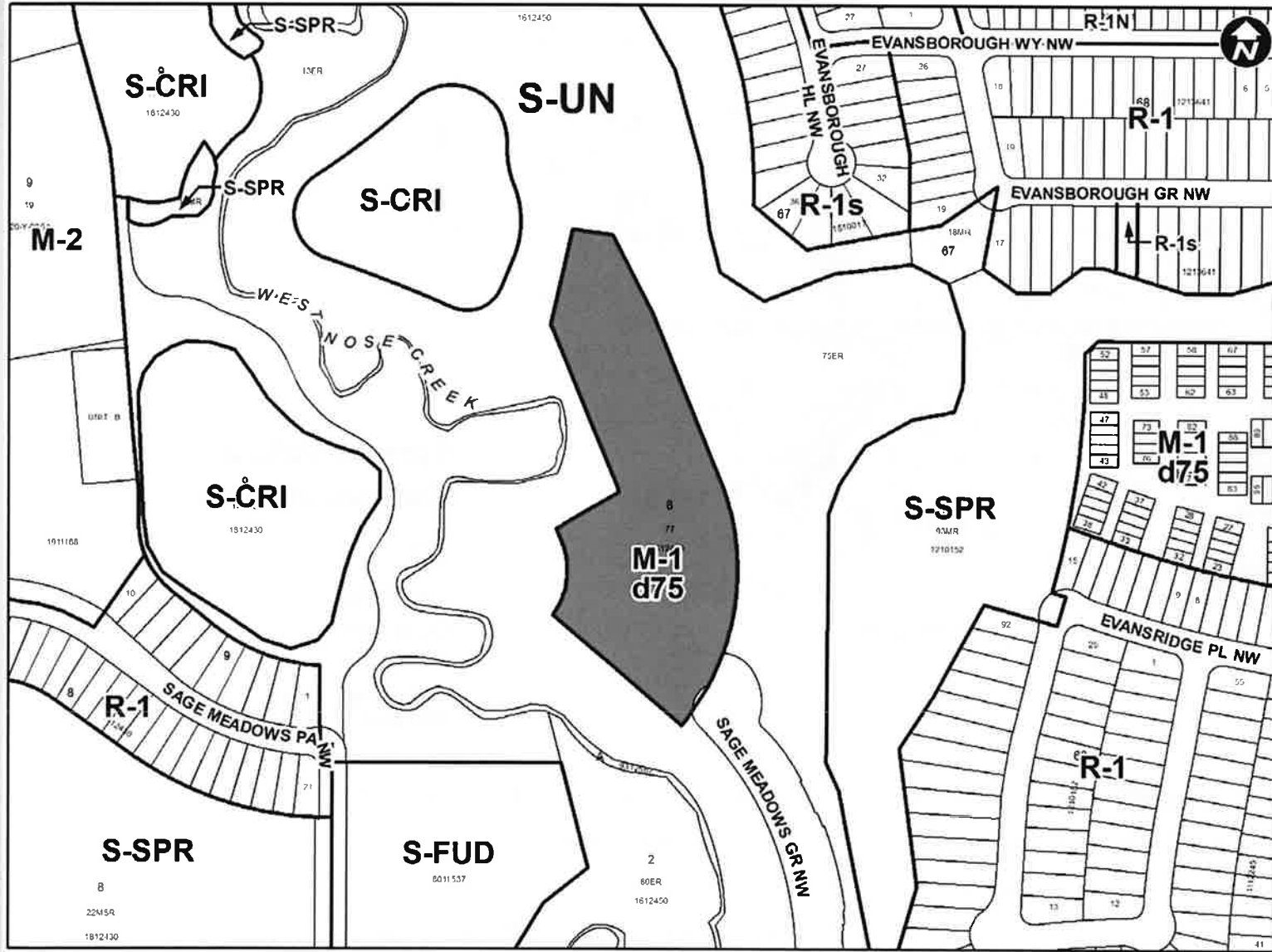
# Supplementary Slides



# Concept Plan







**Existing land use:**

M-1d75

- Primarily for low profile multi-residential development
- Maximum building height of 14 metres
- Maximum of 127 units could be accommodated on the site



**Symons Valley  
Community Plan**

Map 3  
Land Use  
Concept

APPROVED: 2P2001  
AMENDED: 55P2017

- |                    |                                |                                  |                    |
|--------------------|--------------------------------|----------------------------------|--------------------|
| Residential Area   | Gateway Commercial Area        | Powerline Right_of Way           | Transit Hub (BRT)  |
| Redevelopment Area | Conservation Area              | Transportation/ Utility Corridor | Community Park     |
| Business Park Area | Transit Oriented Planning Area | Core Commercial Area             | Fire Station       |
|                    |                                | Community Centre                 | Joint Use Site     |
|                    |                                |                                  | Neighbourhood Node |

Subject Parcel



