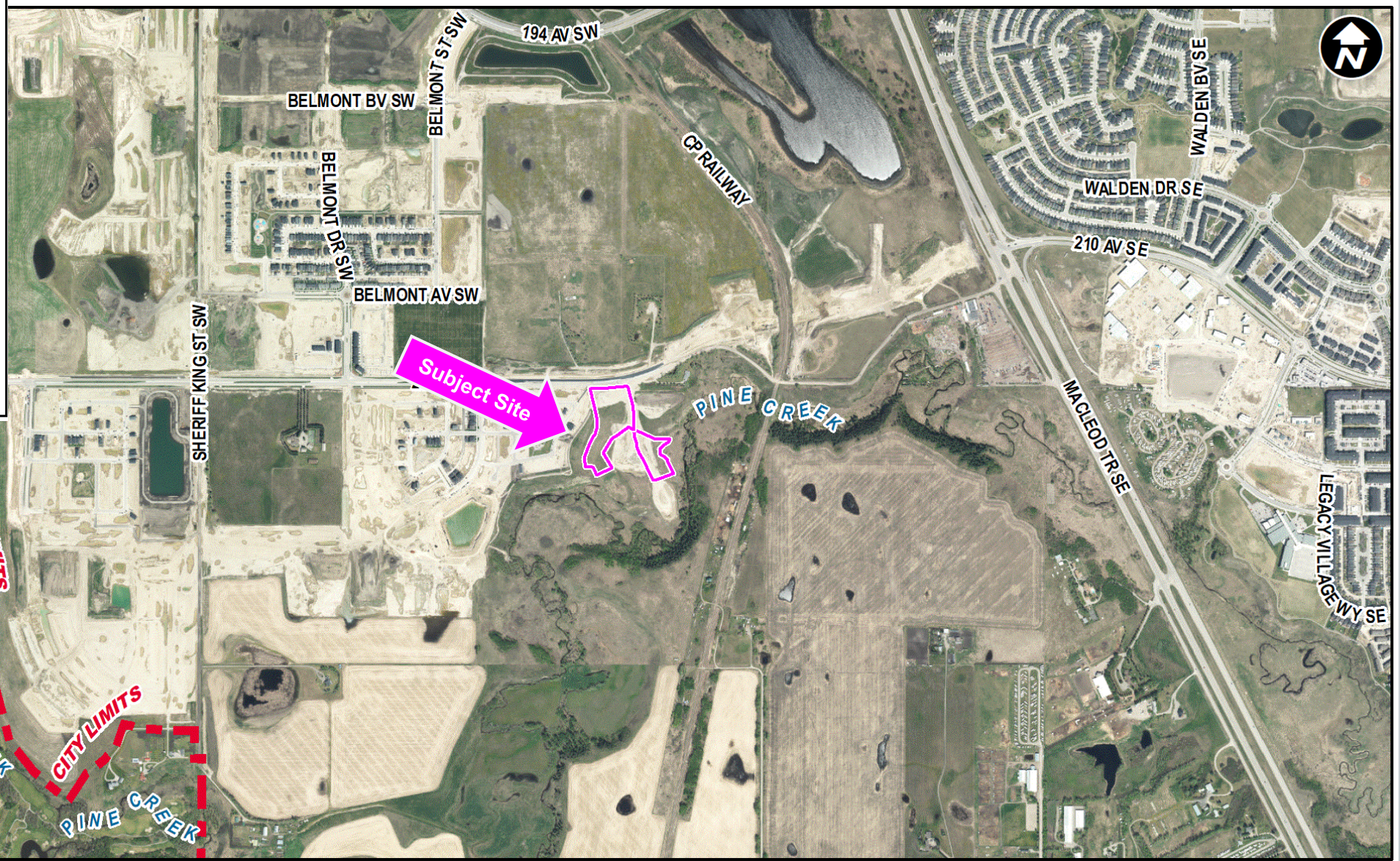
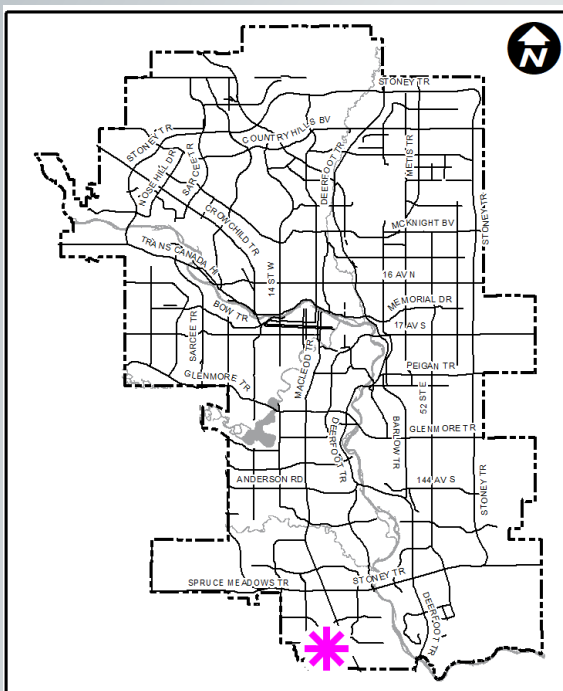
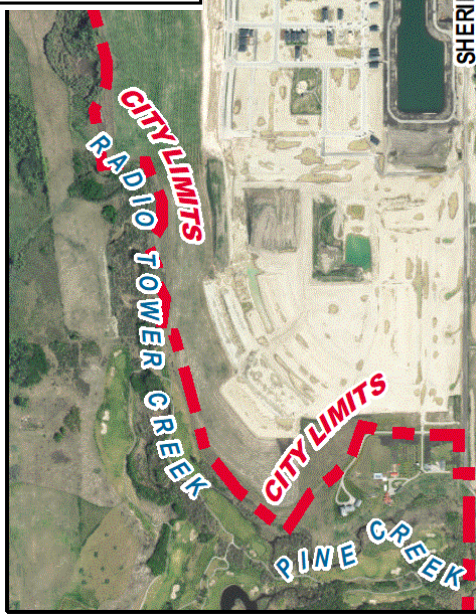




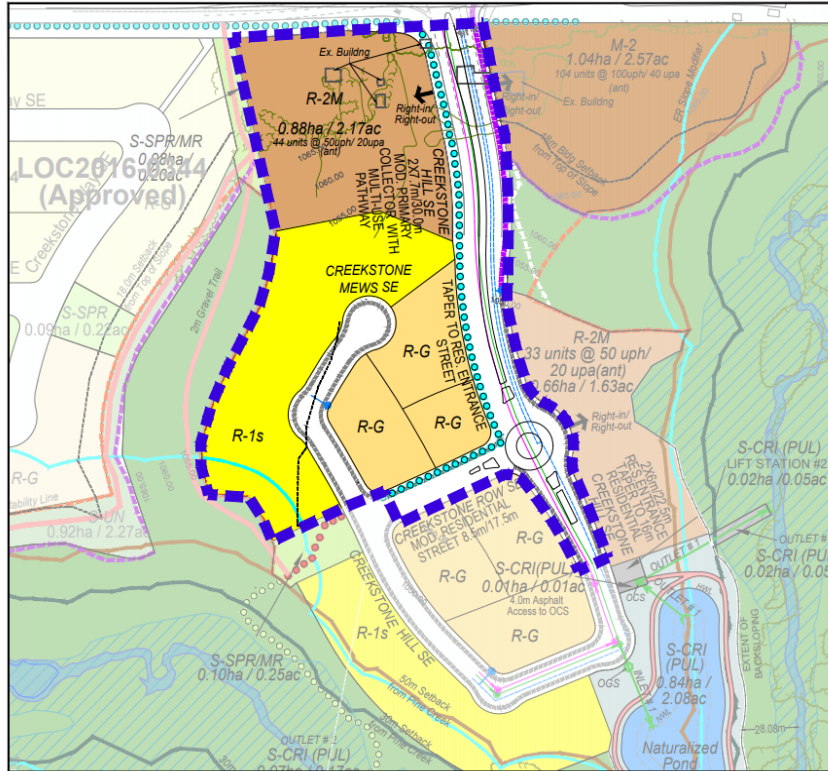
# LOC2021-0029 / CPC2021-0749 Outline Plan and Land Use Amendment June 17, 2021



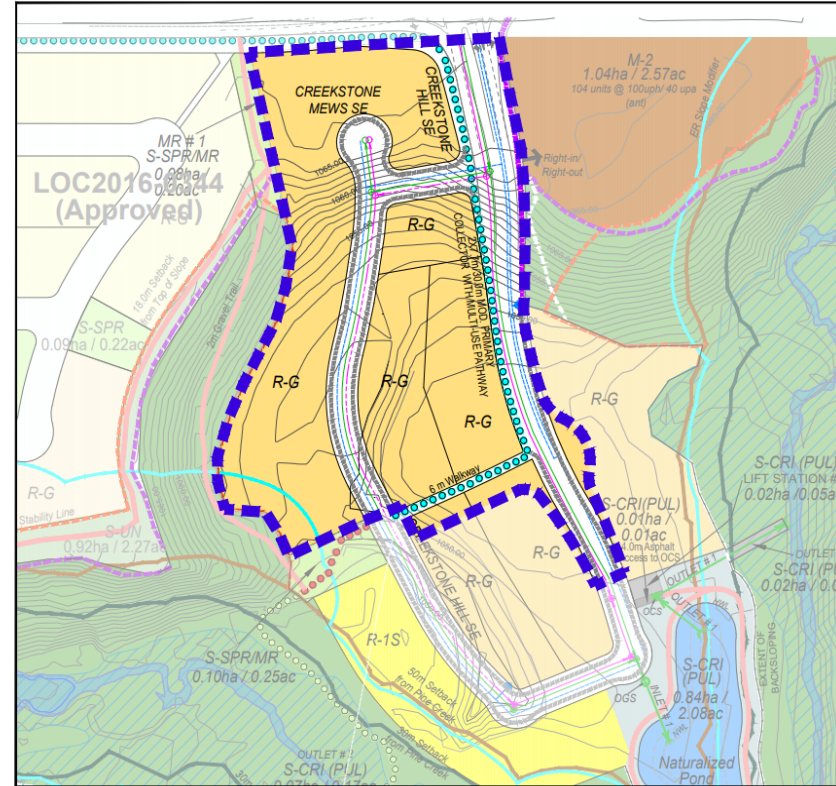
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



## APPROVED OUTLINE PLAN



## PROPOSED OUTLINE PLAN



1:2500

### Legend

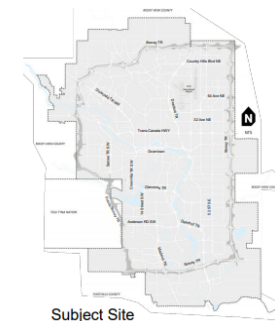
- Outline plan Boundary
- Contours Interval 1.0m
- R-1S: Residential - One Dwelling District
- R-G: Residential - Low Density Mixed Housing
- R-2M: Residential - Low Density Multiple Dwelling District
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Multi-use Pathway
- Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

**Notes:**  
Residential roads are:  
laneless (8.5m/16.0m) & laned (9m/16m)  
unless otherwise noted. All lanes are 7.0m wide.

Apr 27, 2021 - 8:38am W:\2101-13 Creekrise Land Use\_Highfield Land 2021\Jan25\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2101-13 OP LU 2021 Feb 18th.dwg

Outline Plan Statistics	Approved		Proposed	
	Area ha	# of Lots ac	Area ha	# of Lots ac
<b>Total Outline Plan</b>	3.35	8.28	3.35	8.28
<b>Residential Area</b>	2.26	5.58	2.28	5.63
Low Density Mixed Housing R-5 Number of lots (@10.97m)	0.85	2.10		
Low Density Mixed Housing R-G Number of lots (@10.36m)	0.53	1.31	2.28	5.63
Low Density Multiple Dwelling District R-2M	0.88	2.17	44	
<b>Roads (Residential 9.0m/16.0m)</b>	1.09	2.69	1.07	2.64
<b>Total Number of Units</b>		70		51

location map:



Subject Site

city file:

pre-app or LOC # etc

municipal address:

xx

legal description:

Portion of:

NE ¼ of Sec10, Twp 22, Rge1, W5M

revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		

## RECOMMENDATION(S):

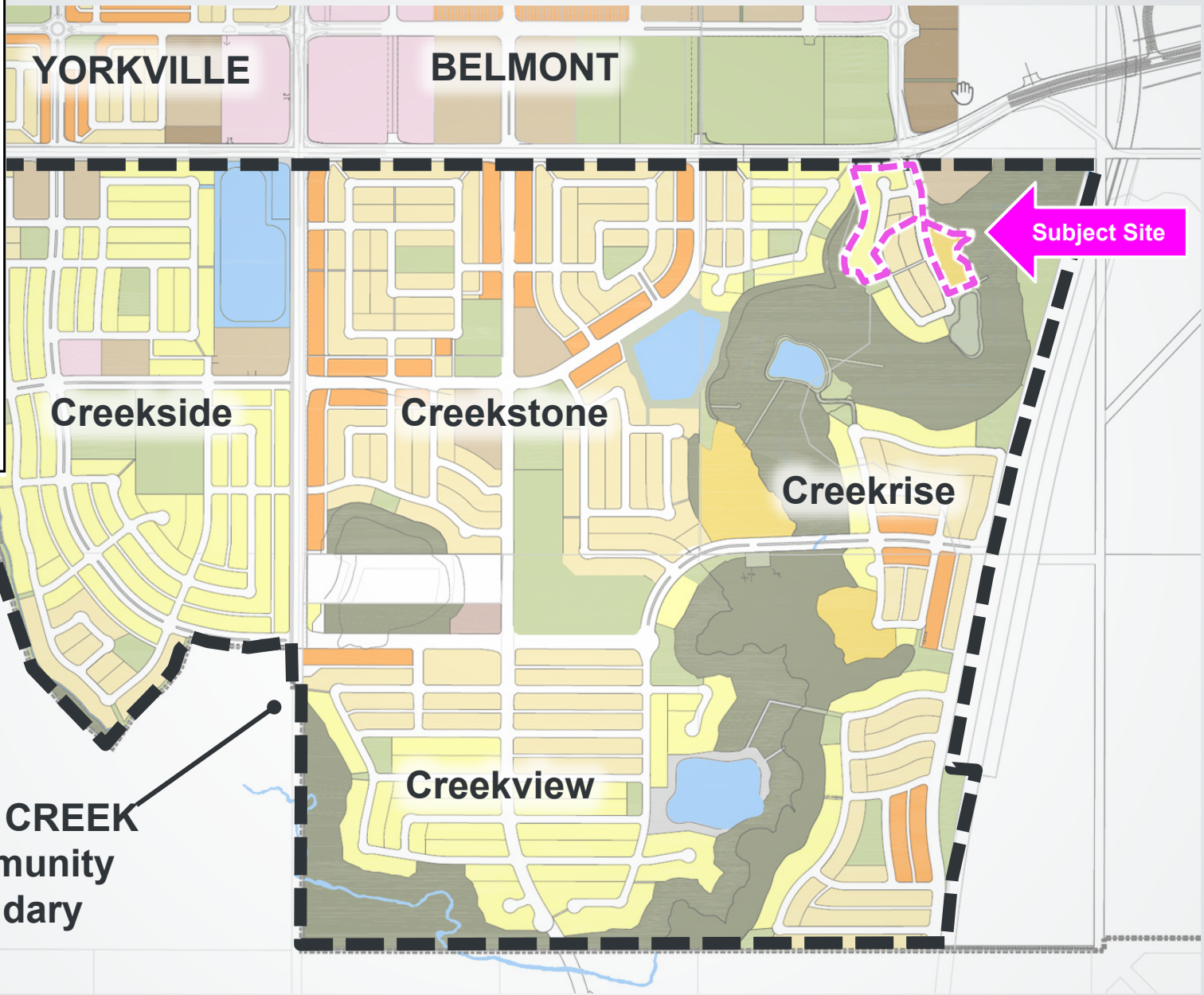
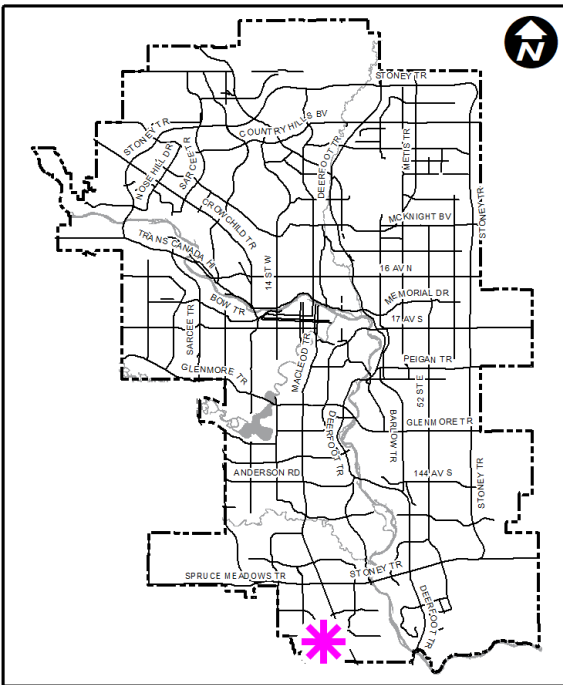
That Calgary Planning Commission:

1. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) to subdivide 3.35 hectares  $\pm$  (8.28 acres  $\pm$ ), with conditions (Attachment 5); and

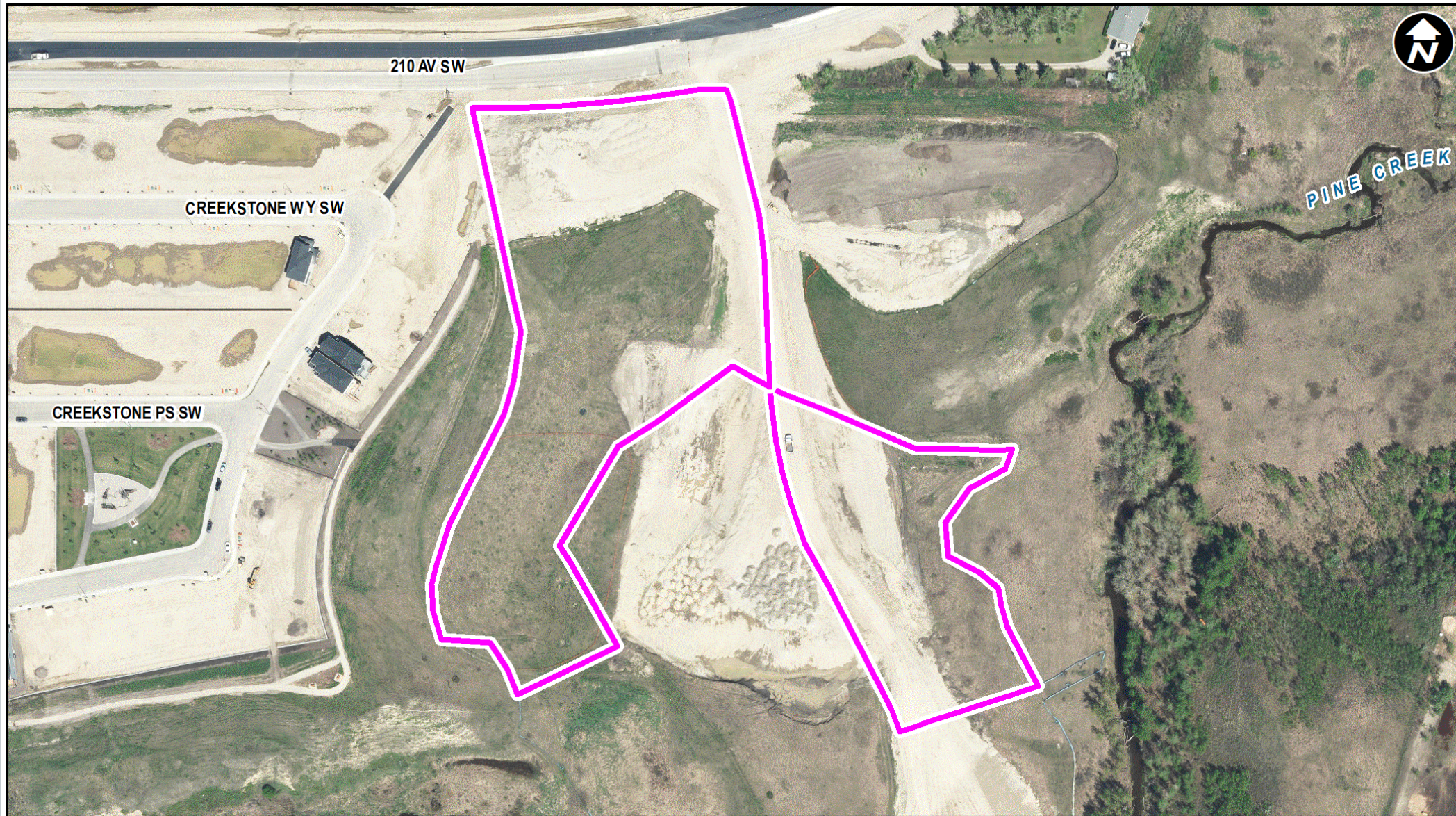
That Calgary Planning Commission recommend that Council:

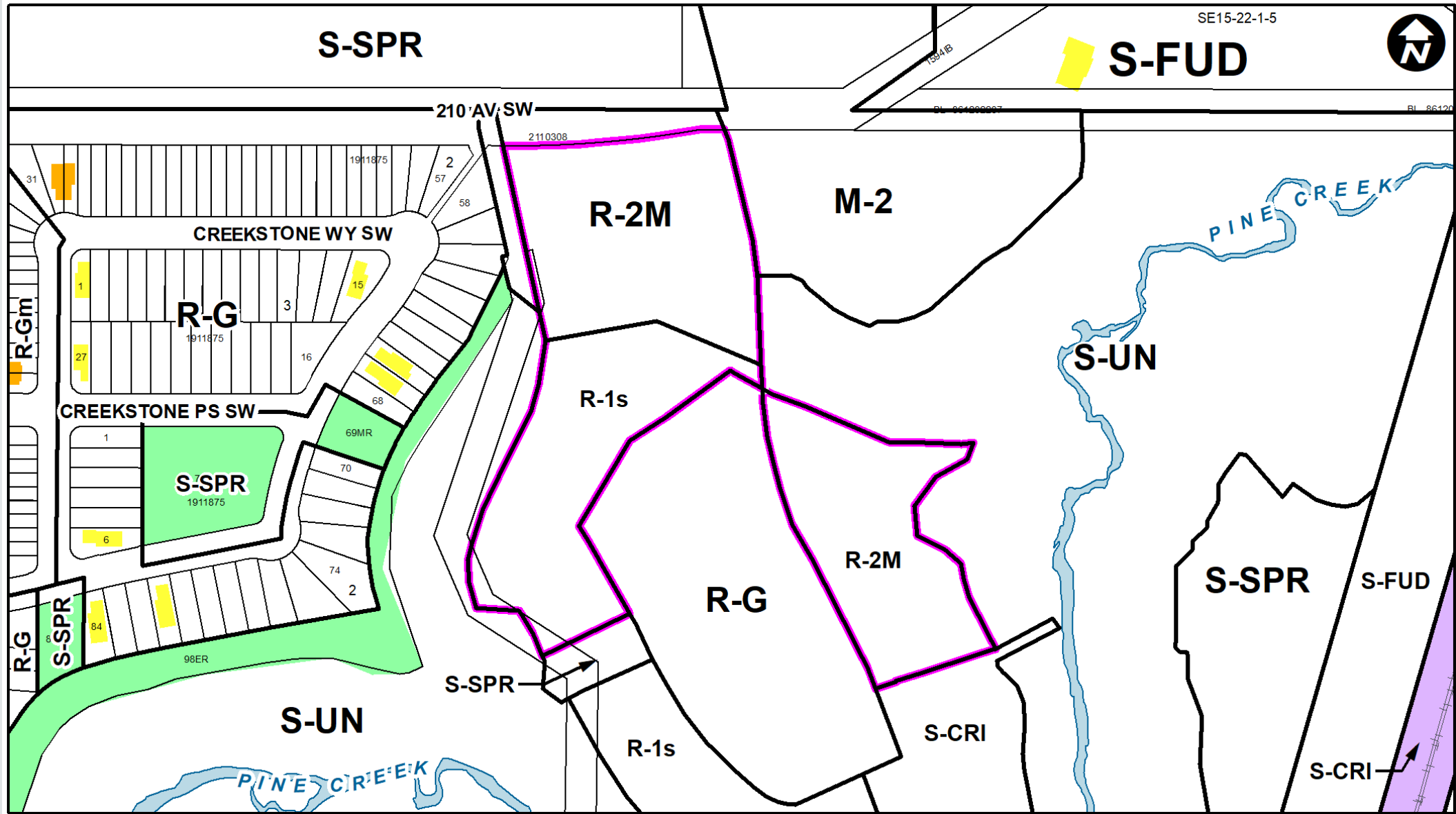
2. Give three readings to the proposed bylaw for the redesignation of 2.89 hectares  $\pm$  (7.14 acres  $\pm$ ) located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) from Residential - One Dwelling (R-1s) District and Residential - Low Density Multiple Dwelling (R-2M) District to Residential - Low Density Mixed Housing (R-G) District.

# Supplementary Slides



**PINE CREEK  
Community  
Boundary**





- 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



