

Calgary Planning Commission

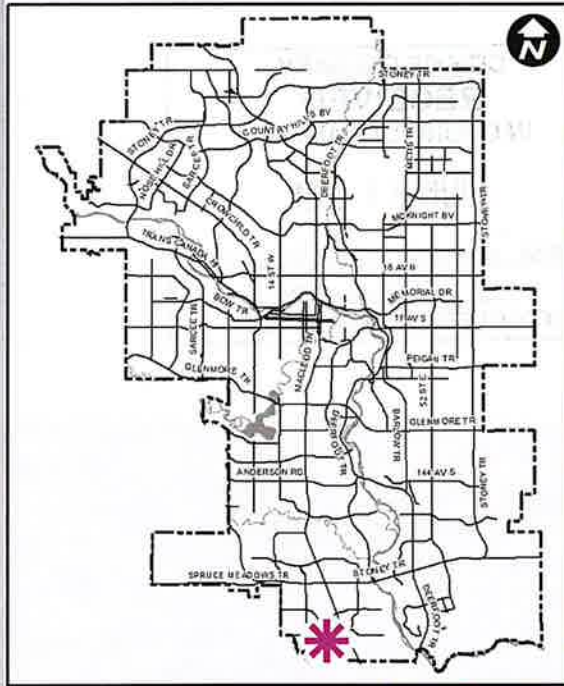
Agenda Item: 7.2.10



LOC2021-0029 / CPC2021-0749

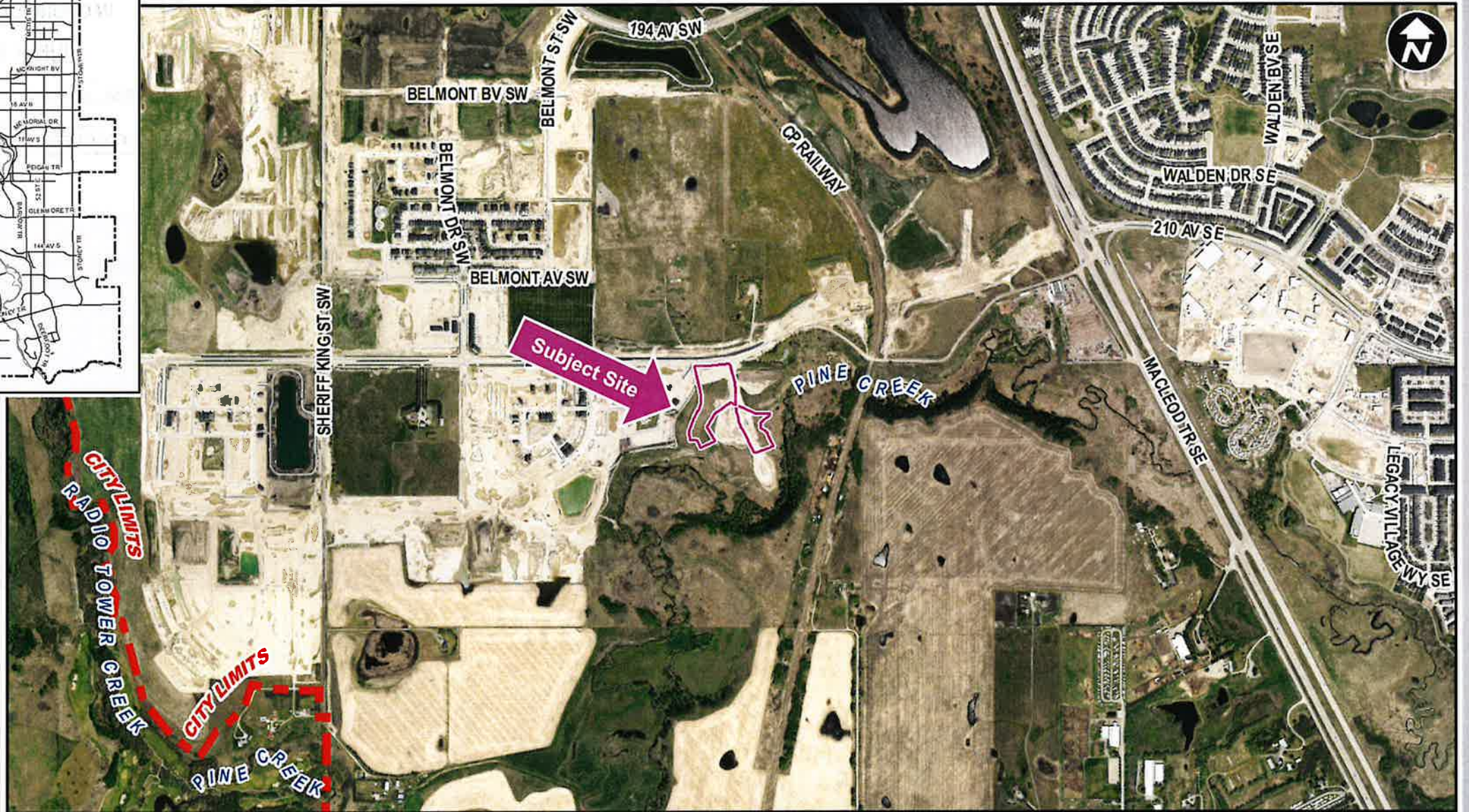
Outline Plan and Land Use Amendment

June 17, 2021

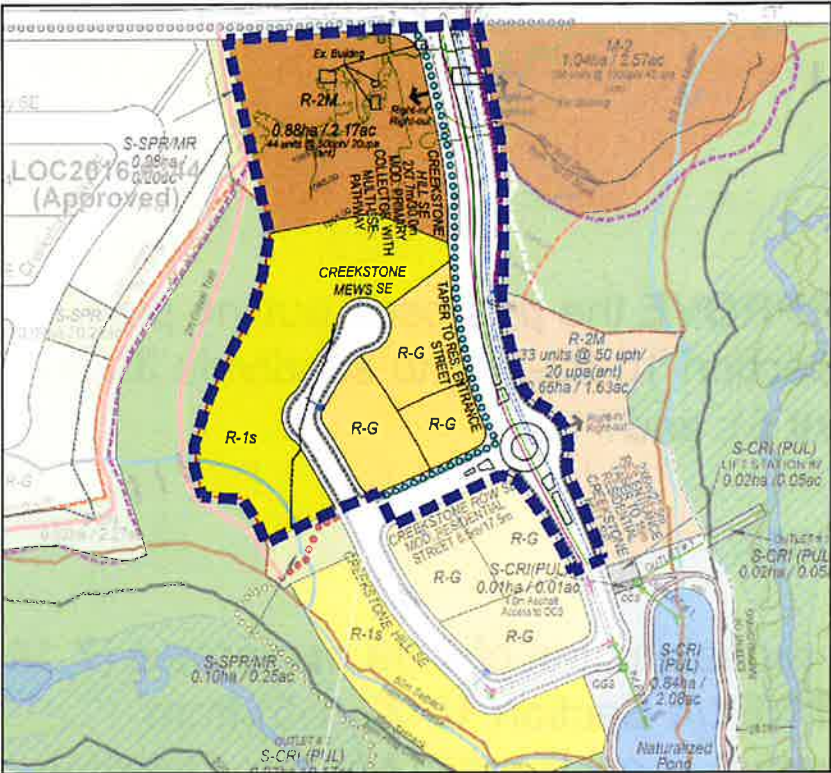


LEGEND

- 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



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

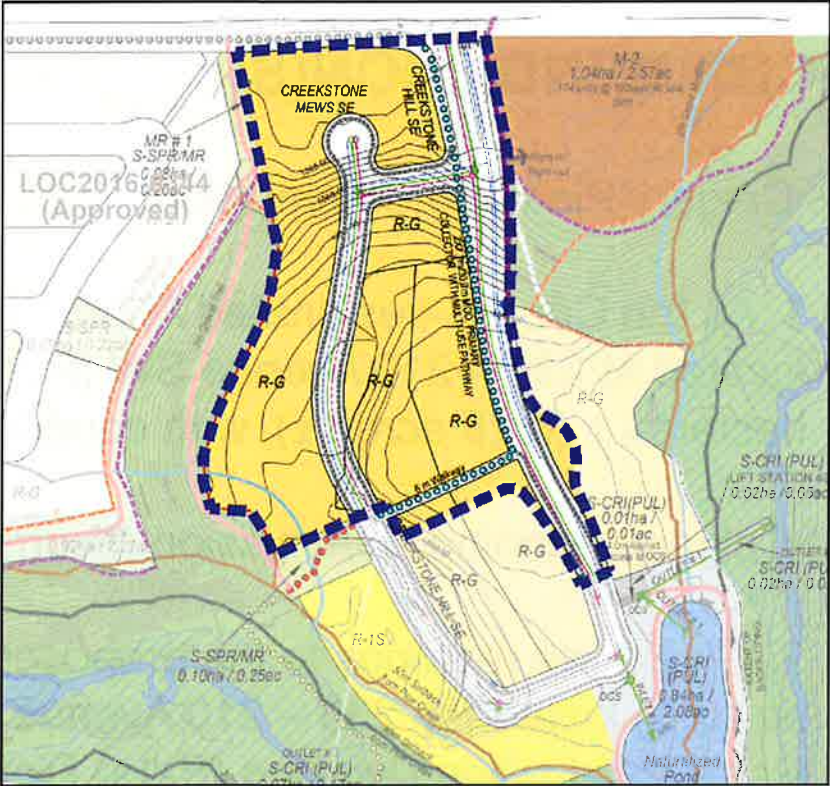
Notes:

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

Apr 27, 2021 11:43 AM W:\2101-12-Creekside Land Use-Highland\2021\LOC21-0029\TDR\cadd\TDR\cadd\Production\511-AutoCAD\2101-12-OP-03-2021-Final.dwg



PROPOSED OUTLINE PLAN



location map: _____ city file: _____
pre-app or LOC # etc

municipal address: _____
xx

legal description: _____
Portion of:
NE 1/4 of Sec10, Twp 22, Rge1, W5M

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



Subject Site

Outline Plan Statistics	Approved			Proposed		
	ha	ac	# of Lots	ha	ac	# of Lots
Total Outline Plan	3.35	8.28		3.35	8.28	
Residential Area	2.26	5.58		2.28	5.63	
Low Density Mixed Housing R-1S	0.85	2.10				
Number of lots (@10.97m)			14			
Low Density Mixed Housing R-G	0.53	1.31		2.28	5.63	
Number of lots (@10.36m)			11			51
Low Density Multiple Dwelling District R-2M	0.88	2.17	44			
Roads (Residential 9.0m/16.0m)	1.09	2.69		1.07	2.64	
Total Number of Units			70			51

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

