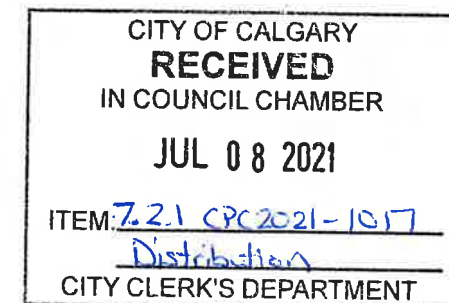
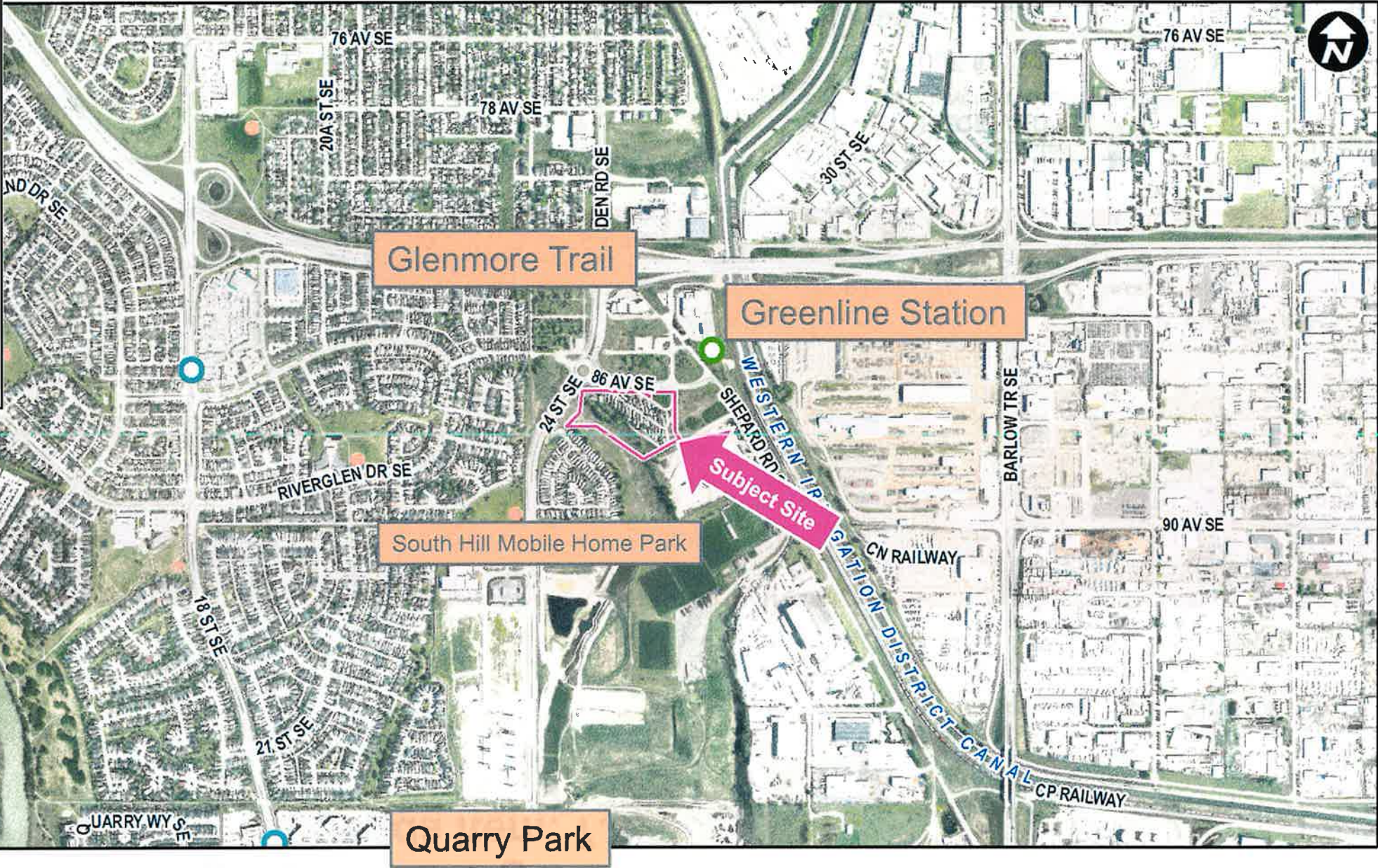
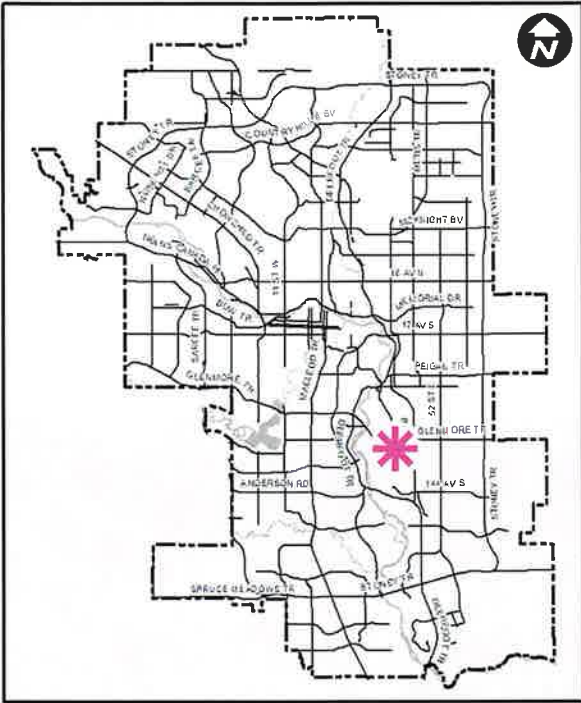


**LOC2020-0108 / CPC2021-1017**  
**Policy & Land Use Amendment**  
**July 8, 2021**

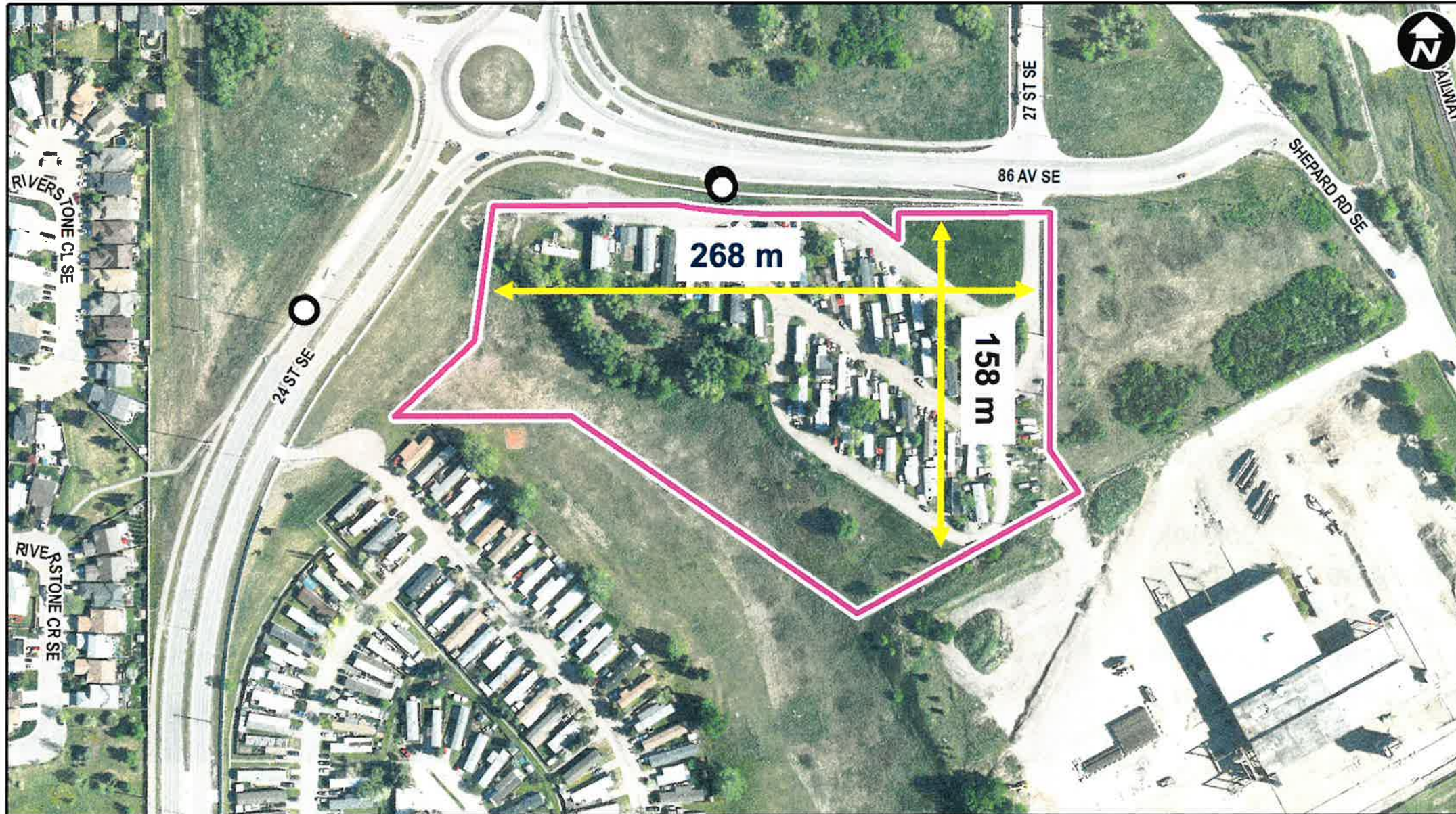






- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow

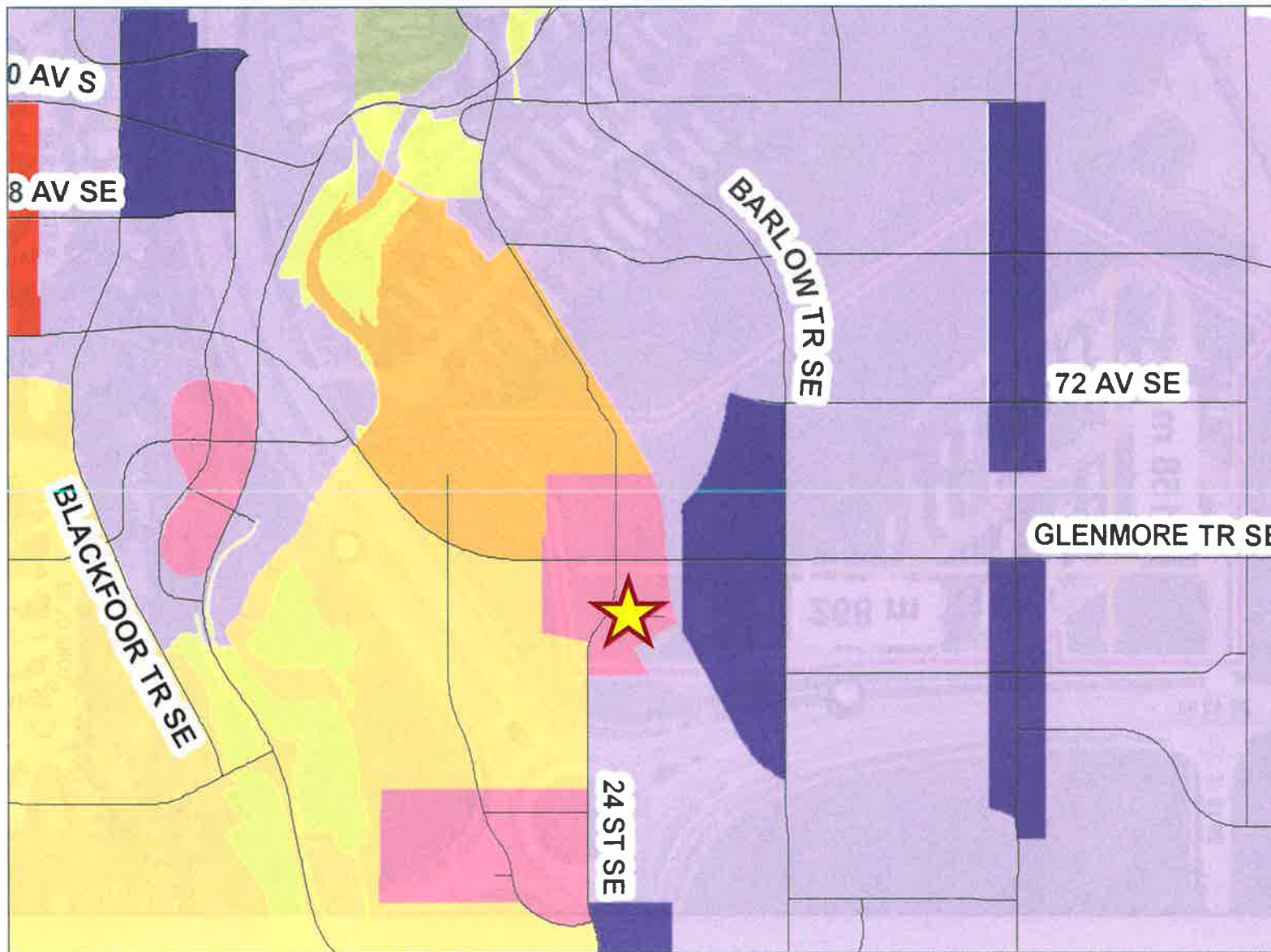




Parcel Size:

**4.16** ha  
**268m x 158m**





**Community Activity Centres** are areas of moderate job and population growth, near one or more communities and supported by the Primary Transit Network.

Achieve a minimum intensity threshold of 150 jobs and population per gross developable hectare

Broad range of ground oriented and medium to high density apartment housing to accommodate a diverse range of the population

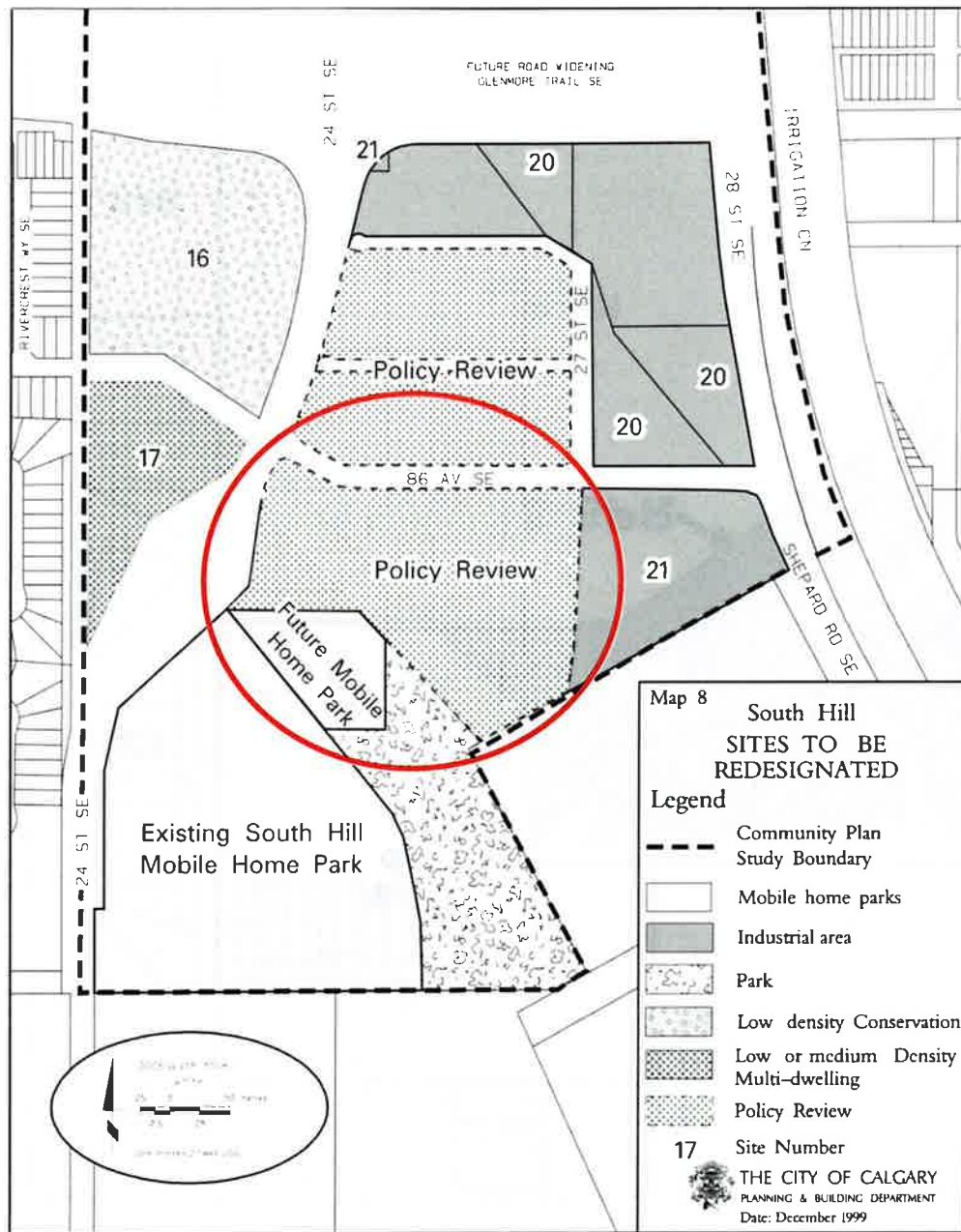
Link land use decisions to transit investments and increase mobility options

## Millican-Ogden Community Revitalization Plan

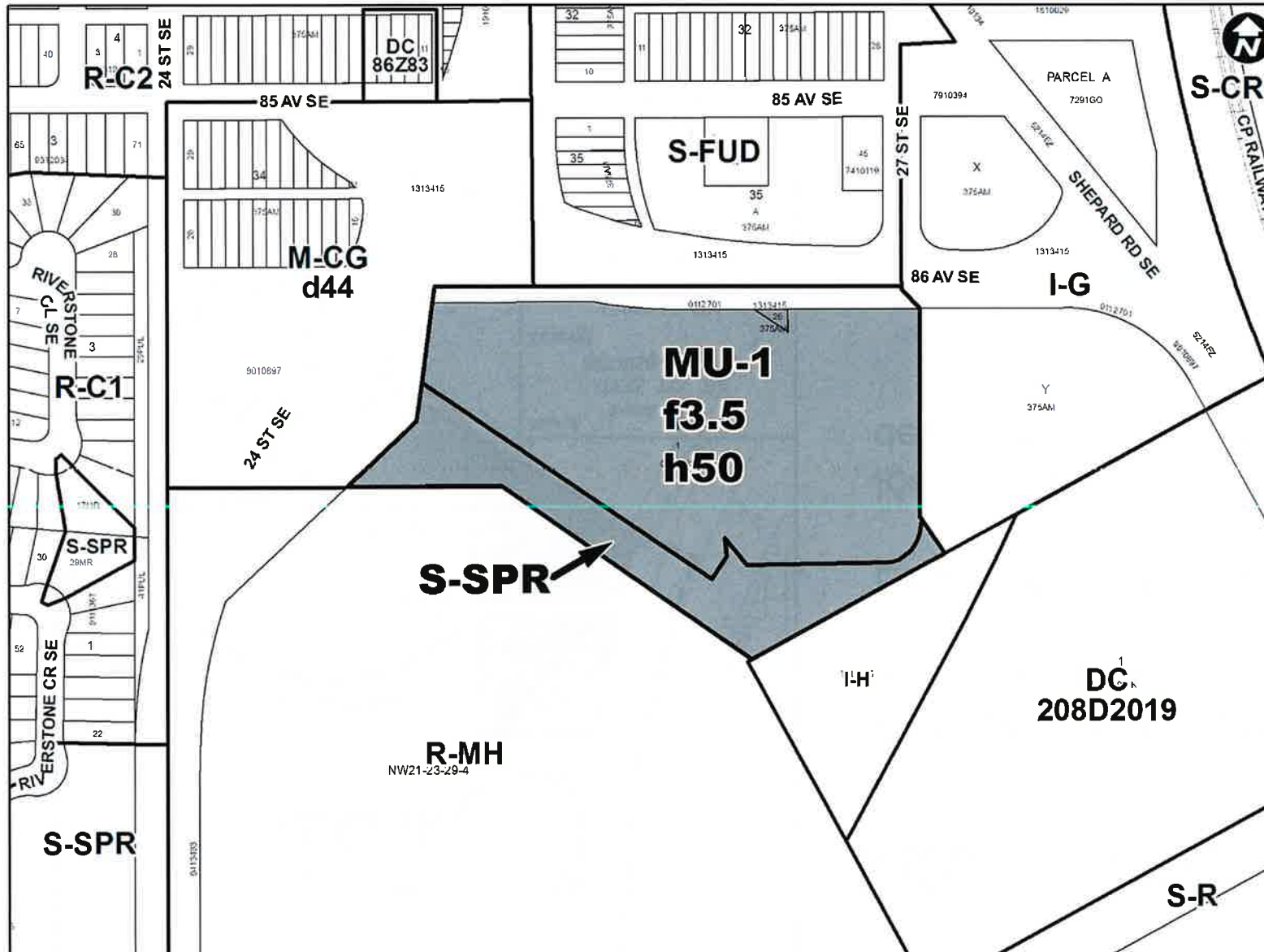
Remove references of land use redesignations to mobile home park district for the subject site.

Expand Policy Review area to include the subject site

Identify the subject site as appropriate for mixed-use development up to 15 storeys







## Proposed Mixed Use – General (MU-1) District:

- Mixed-Use Developments
- Maximum FAR of 3.5
- Maximum height of 50 m (approximately 15 storeys)

## Proposed Special Purpose – School, Park, Community Reserve (S-SPR) District:

- designed for areas intended for schools, parks and recreational facilities











## RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Community Revitalization Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 4.16 hectares  $\pm$  (10.28 acres  $\pm$ ) located at 2729 & 2789 – 86 Avenue SE (Plan 374AM, Block 38, Lot 26 & Plan 0112703. Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Mixed Use – General (MU-1) District and Special Purpose – School, Park, Community Reserve (S-SPR) District.



## Supplementary Slides











- 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

