



Calgary Planning Commission

Agenda Item: 7.2.3

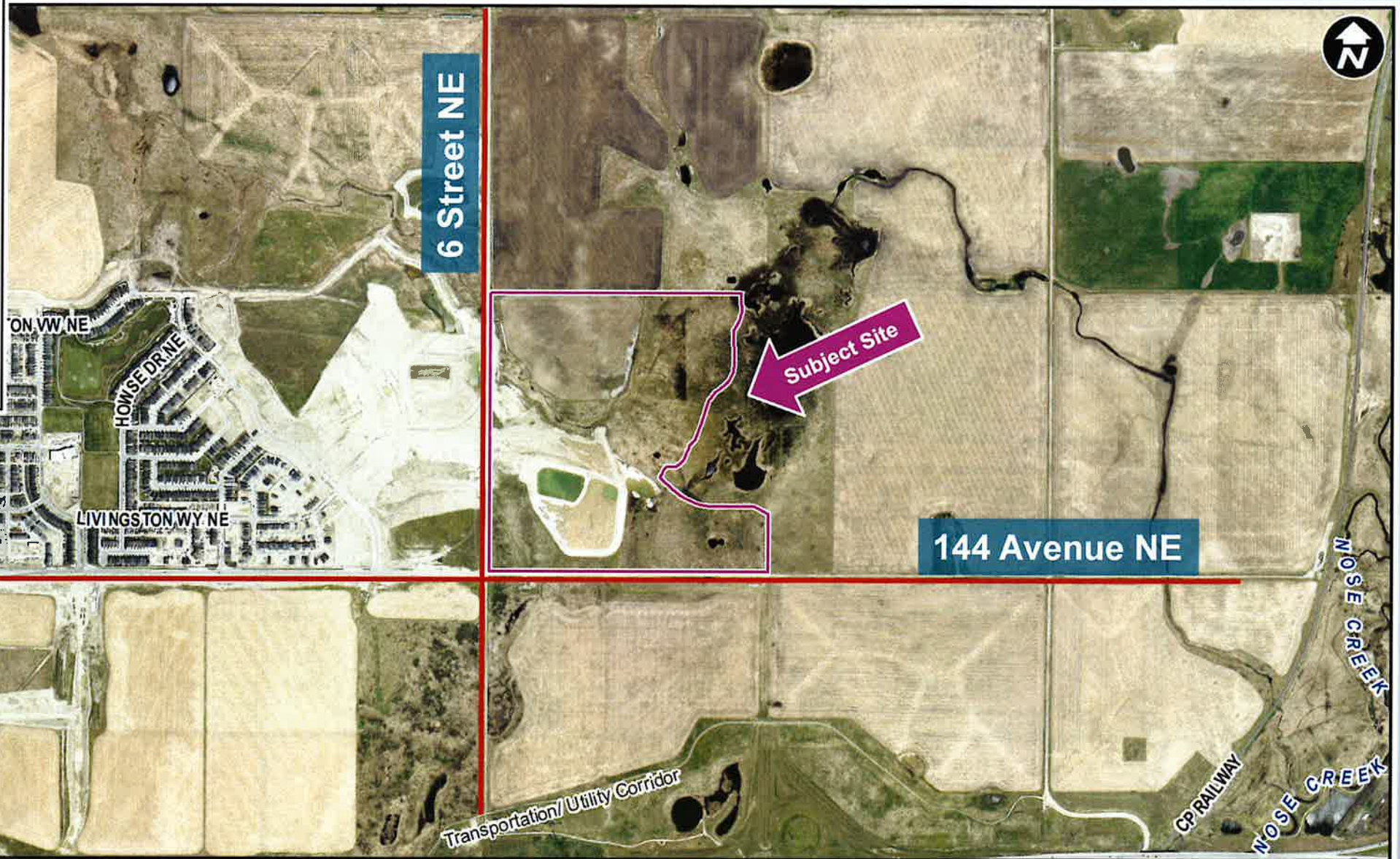
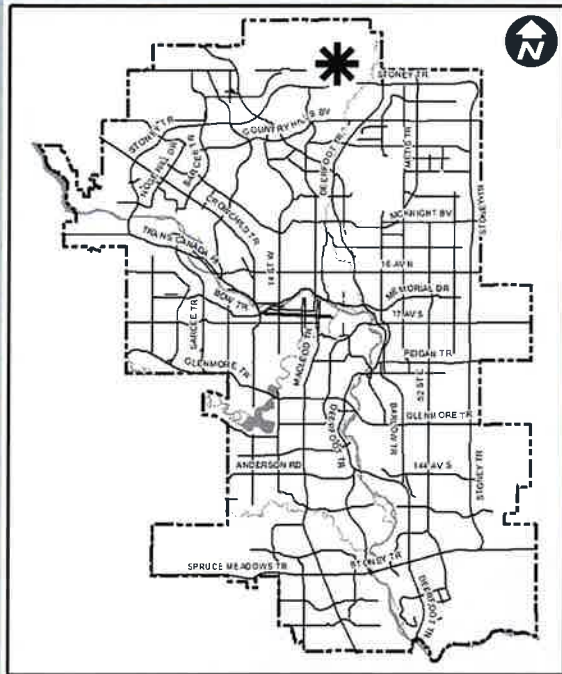
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 22 2021
ITEM: 7.2.3 - CPC2021-1025
Distrib- Presentation.
CITY CLERK'S DEPARTMENT

LOC2020-0057 / CPC2021-1025
Outline Plan
July 22, 2021

Corrections for Item 7.2.3, Attach 5 - Proposed Conditions of Approval - CPC2021-1025

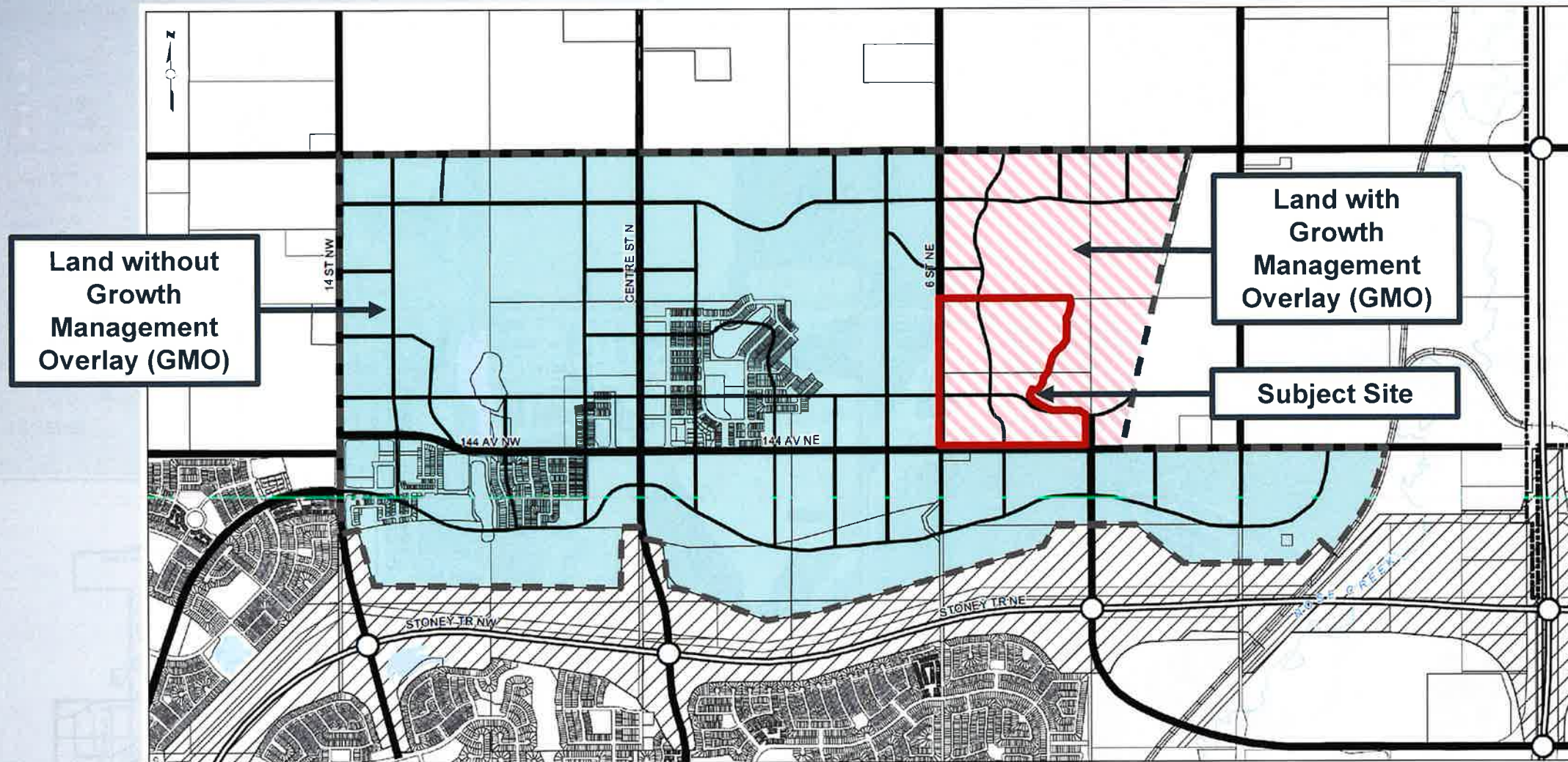
Replace existing condition of approval no. 4 with the following:

4. Notwithstanding condition number 3 above, if the growth management overlay has not been removed within five (5) years of the approval date, an extension to the Outline Plan approval period may be requested by the Applicants. In that review, City Administration will:
 - a) validate the assumptions in the associated supporting studies and timelines for the data;
 - b) validate the Outline Plan and associated supporting studies to current planning practices and contemporary engineering principles;
 - c) consider whether a new Outline Plan or changes to the existing Outline Plan and to the associated supporting studies are required; and
 - d) provide a recommendation for a decision for any proposed extension to the Calgary Planning Commission.



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

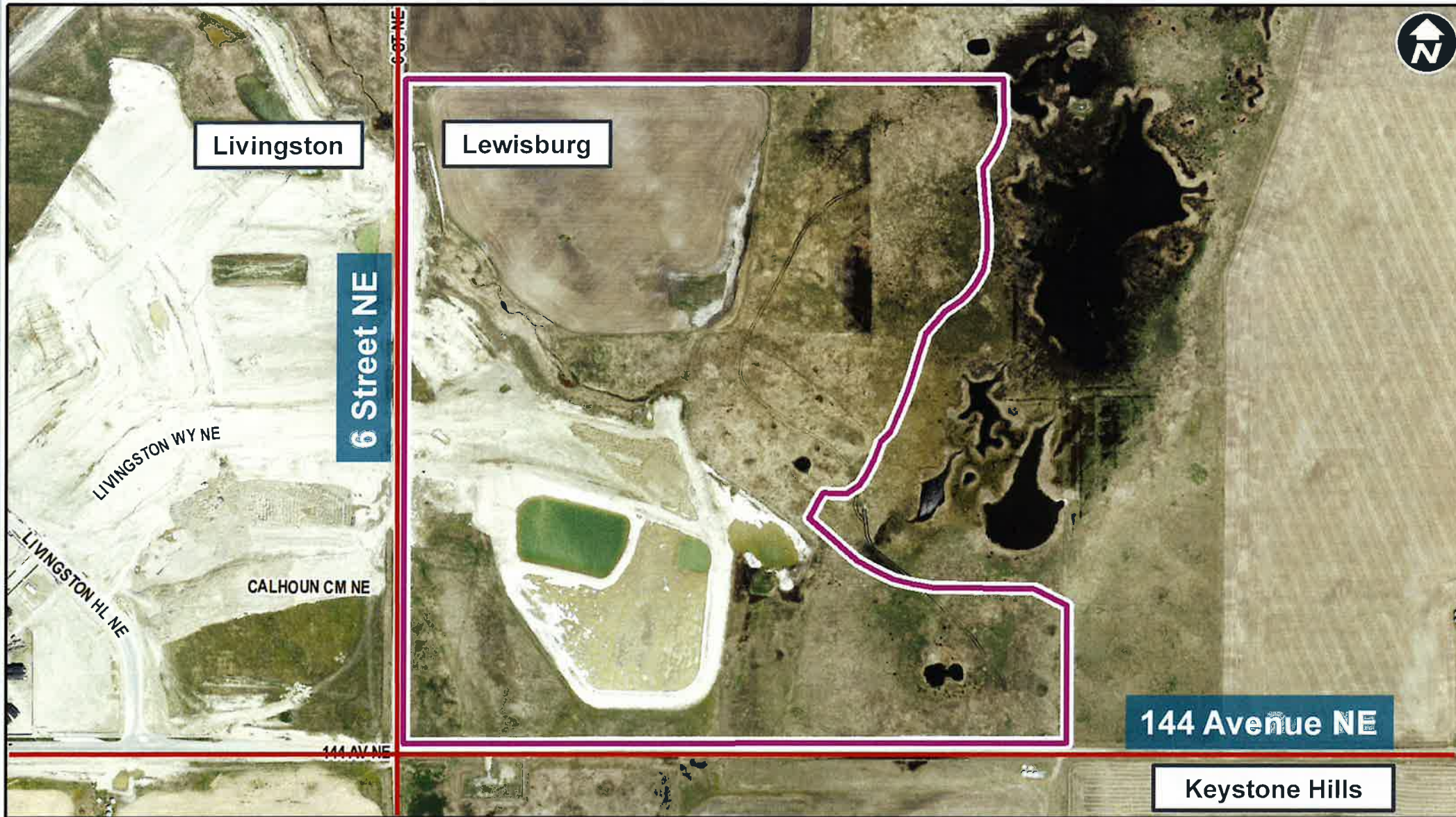


Map 4
Growth Management Overlay

Legend

- Transportation/Utility Corridor
- Plan Area Boundary
- Growth Management Overlay
- Growth Management Overlay Removal Area
- Skeletal Road
- Arterial Road
- Urban Boulevard
- Primary Collector/Collector
- Interchange

REVISED December 2018
APPROVED: 15P2012
AMENDED: 93P2018



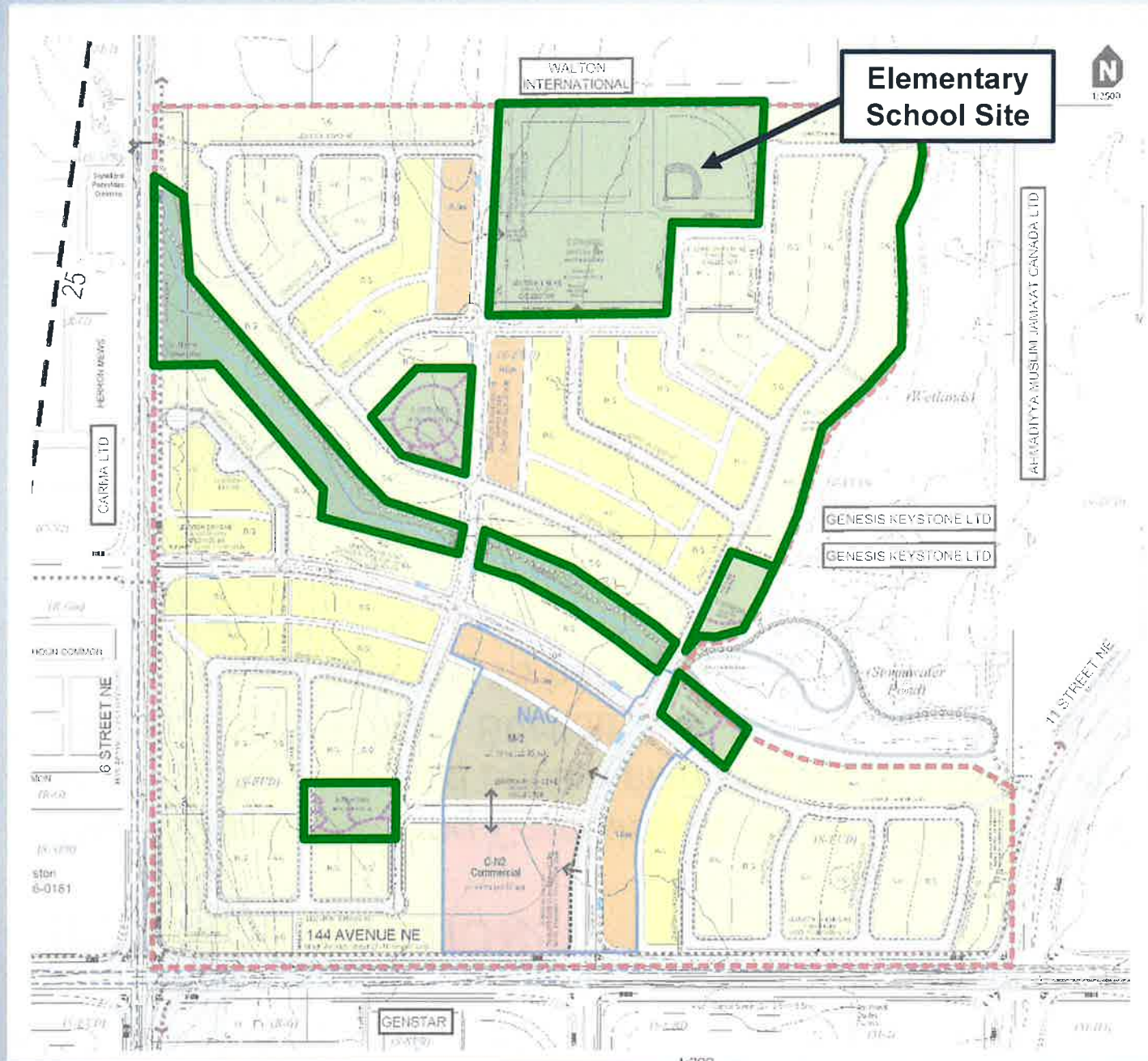
Parcel Size:

54.15 ha







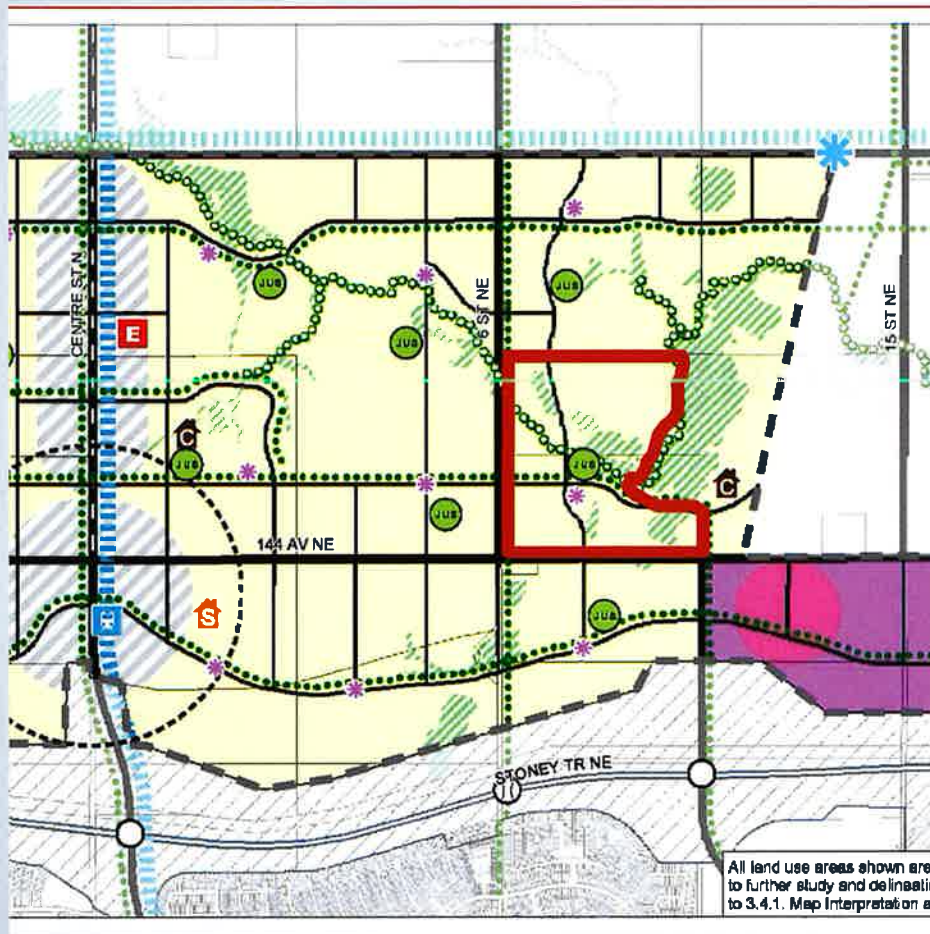


Environmental Reserve (ER)	2.25 ha
Municipal Reserve (MR)	1.51 ha
Municipal and School Reserve (MSR)	4.03 ha


RECOMMENDATION:

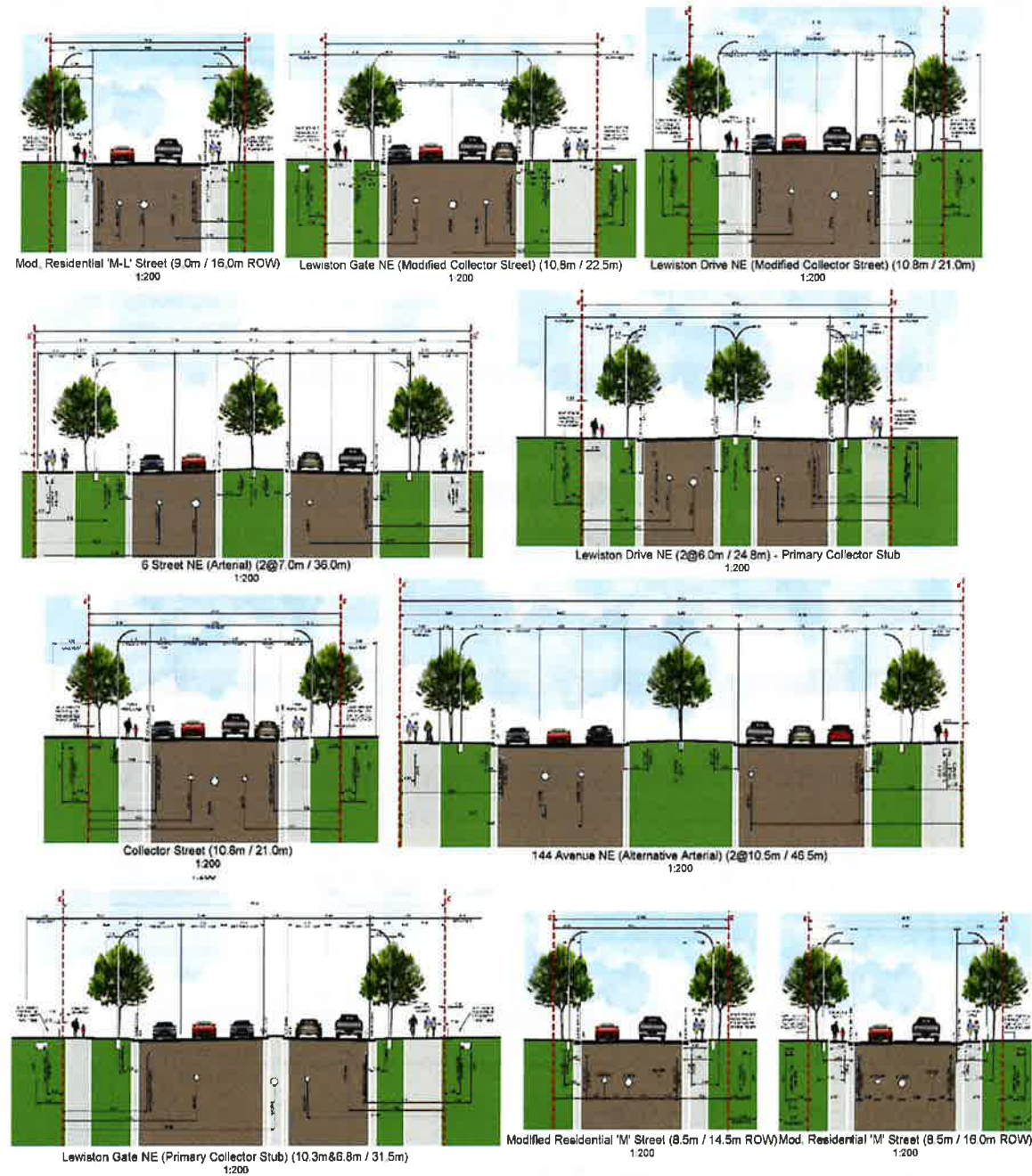
That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 54.15 hectares \pm (133.81 acres \pm), with conditions (Attachment 5).

Supplementary Slides



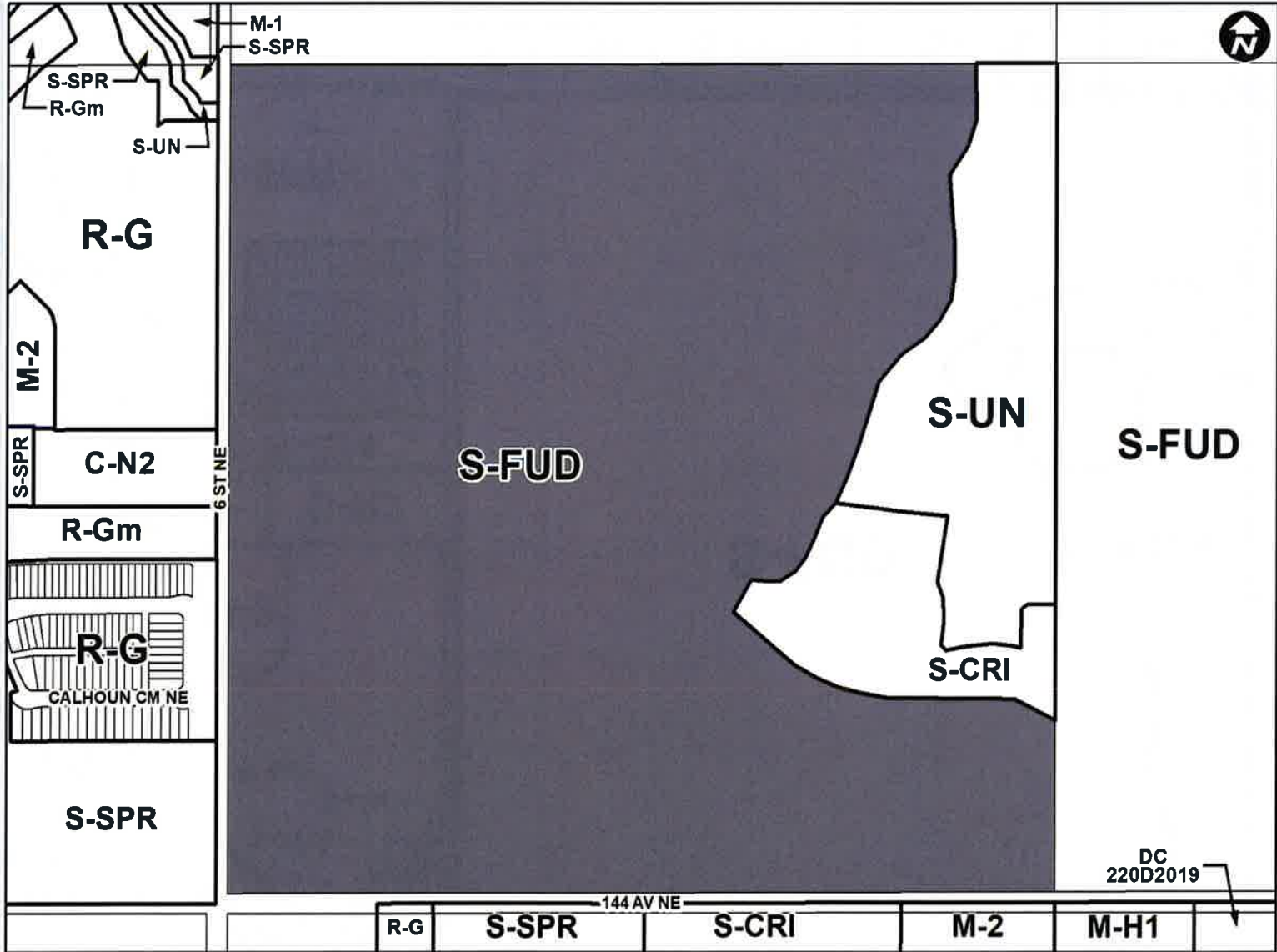
Land Use Concept

-  Subject Site
-  Residential
-  Environmental Open Space Study Area
-  Joint Use Site
-  Neighbourhood Activity Centre (NAC)

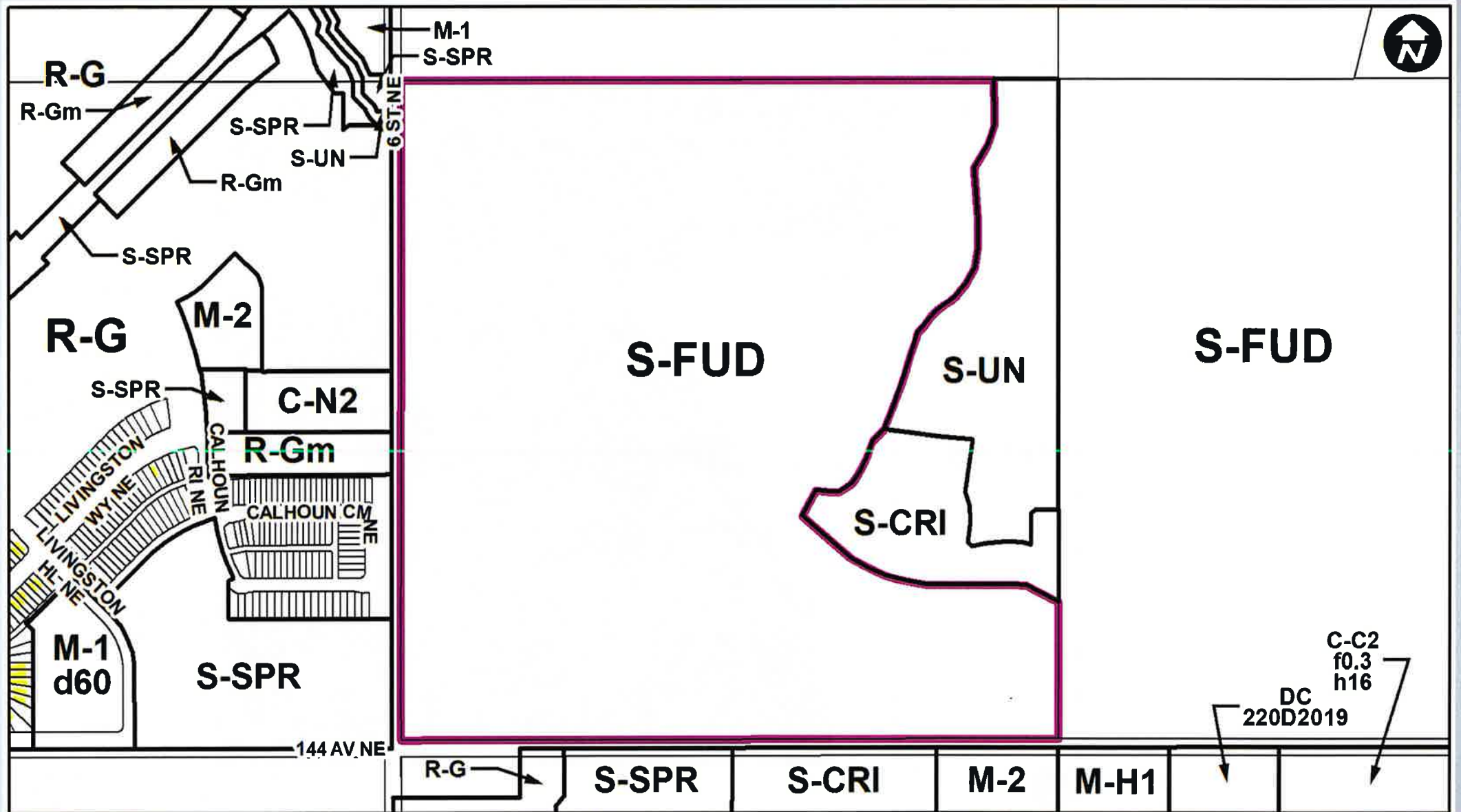


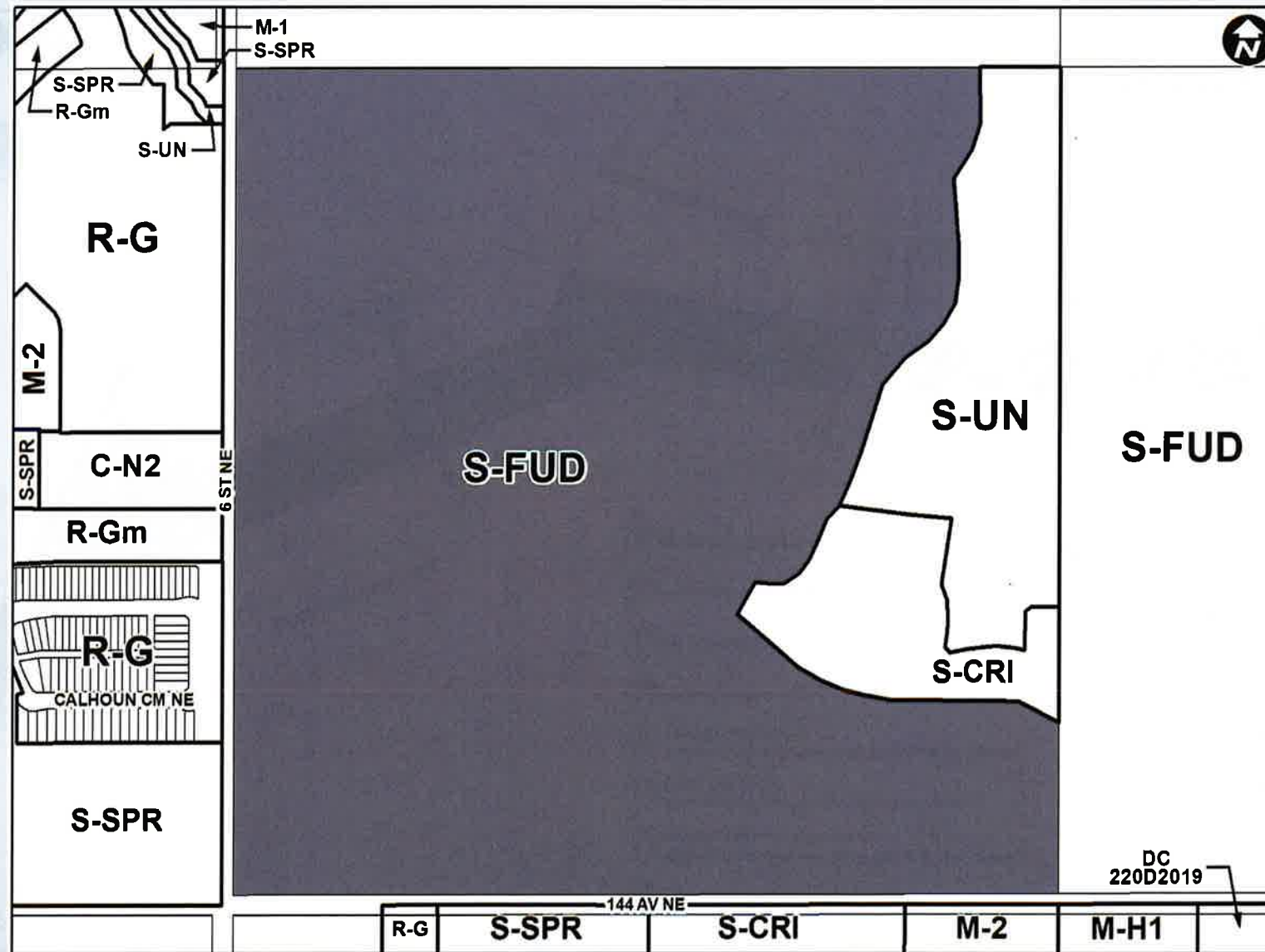
OUTLINE PLAN STATISTICS						
	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
Total Area			54.18	133.81		
less 9-JN (ER)			2.25	5.58		
Gross Developable Area			81.90	128.25		100.0%
Residential - Single Family			29.64	70.76		55.2%
Residential - Low Density Mixed Housing District (R-3)			26.64	68.67		
Anticipated number of laned lots based on 7.8m lot width	7.80	2,007.08	6.93	17.12	257	
Anticipated number of laneless lots based on 10.0m lot width	10.00	5,468.85	19.61	48.45	543	
					800	
Maximum number of lots based on 6.0m lot width	6.00	7,473.73			1244	
Residential - Low Density Mixed Housing District (R-Gm)			2.10	8.19		
Anticipated number of lots based on 6.1m lot width	6.10	853.55			107	
Maximum number of lots based on 5.0m lot width	5.00				131	
Total Frontage		8,127.28				
Multi-Family			1.19	2.95		2.3%
Multi-Residential - Medium Profile (M-2)			1.19	2.95		
Anticipated number of units based on 50upa	50 upa				148	
Maximum number of units based on 148upa	148 upa				437	
Total Number of Units					1056	
Anticipated					1056	
Maximum					1810	
Density						
Anticipated			20.3 upha	0.2 upa		
Maximum			34.9 upha	14.1 upa		
Commercial			1.44	3.57		2.8%
Commercial - Neighbourhood 2 District (C-N2)			1.44	3.57		
Public Utility Lots			0.01	0.03		0.0%
Special purposed - City and Regional Infrastructure (S-CRI)			0.01	0.03		
Open Space**			5.54	13.69		10.7%
Special purposed - School, Park and Community (S-SPR) (MR)			1.51	3.74		
Special purposed - School, Park and Community (S-SPR) (MSR)			4.03	9.95		
Roadways and Lanes			15.08	37.25		29.0%
144 Avenue Road Widening - Alternative Arterial (2@10.5m/46.5m)			1.08	2.62		
6 Street Road Widening - Modified Arterial (7.7m&9.10m/36.0m)			0.66	1.62		
11 Street NE Road Widening - Modified Arterial (2@10.0m/51.0m)			0.07	0.18		
Primary Collector Stub (10.3&8.8/31.6m)			0.17	0.41		
Primary Collector Stub (2x6.0m/24.8m)			0.12	0.30		
Collector Street (10.8m/21.0m)			2.18	5.33		
Mod. Collector Street (10.8m/21.0m)			1.03	2.55		
Mod. Collector Street (10.8m/22.5m)			0.51	1.27		
Residential Street (9.0/16.0m & 8.5/16.0m)			7.25	17.92		
Residential Street (8.5/14.5m)			0.38	1.60		
Lane (7.0m)			1.26	3.12		
Walkways			0.13	0.33		

**Note: Area provided for MR represents 10% of gross developable area of SW02-26-01-W5M



- 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





Lewisburg

DTR 3 - Revision

OUTLINE PLAN

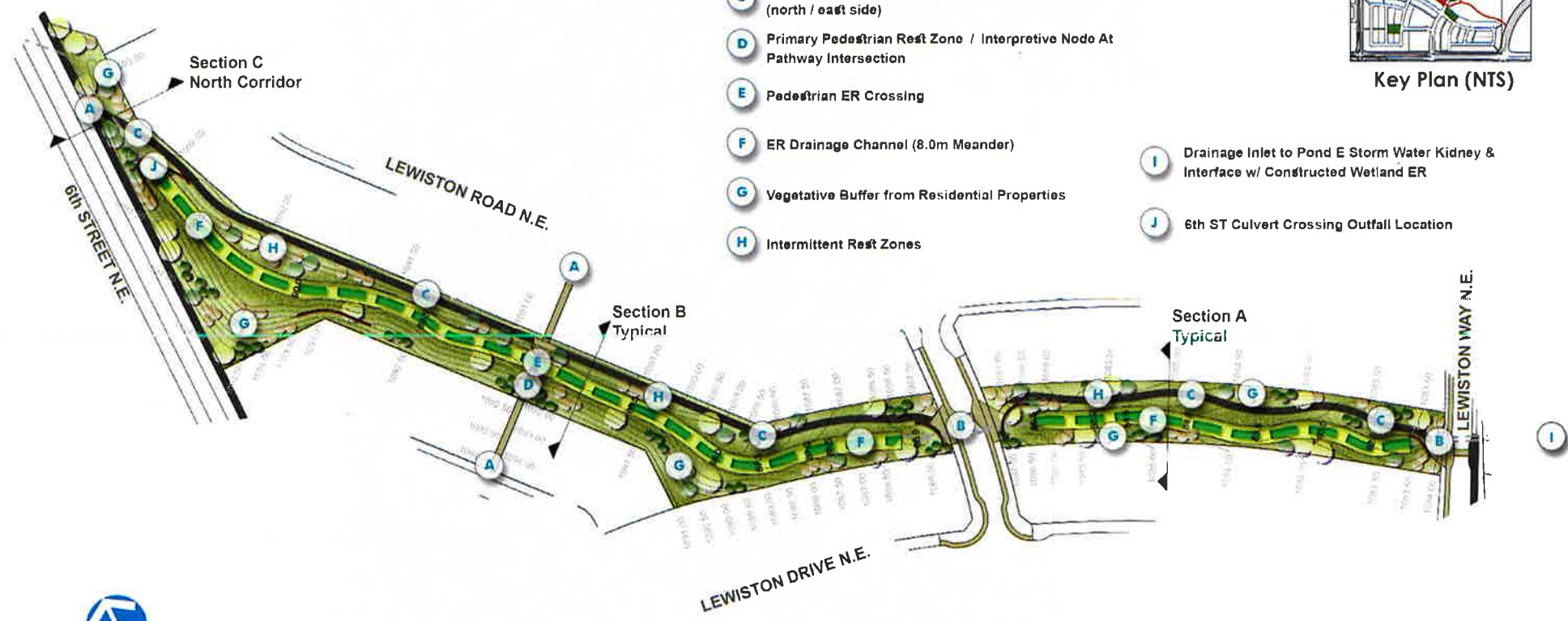


Legend

- A** Community Pedestrian Access Points
- B** Primary Entrance Node / Road Crossings c/w Traffic Calming Measures & Wayfinding
- C** 3.0m Paved Green Corridor / Regional Pathway (north / east side)
- D** Primary Pedestrian Rest Zone / Interpretive Node At Pathway Intersection
- E** Pedestrian ER Crossing
- F** ER Drainage Channel (8.0m Meander)
- G** Vegetative Buffer from Residential Properties
- H** Intermittent Rest Zones
- I** Drainage Inlet to Pond E Storm Water Kidney & Interface w/ Constructed Wetland ER
- J** 6th ST Culvert Crossing Outfall Location



Key Plan (NTS)



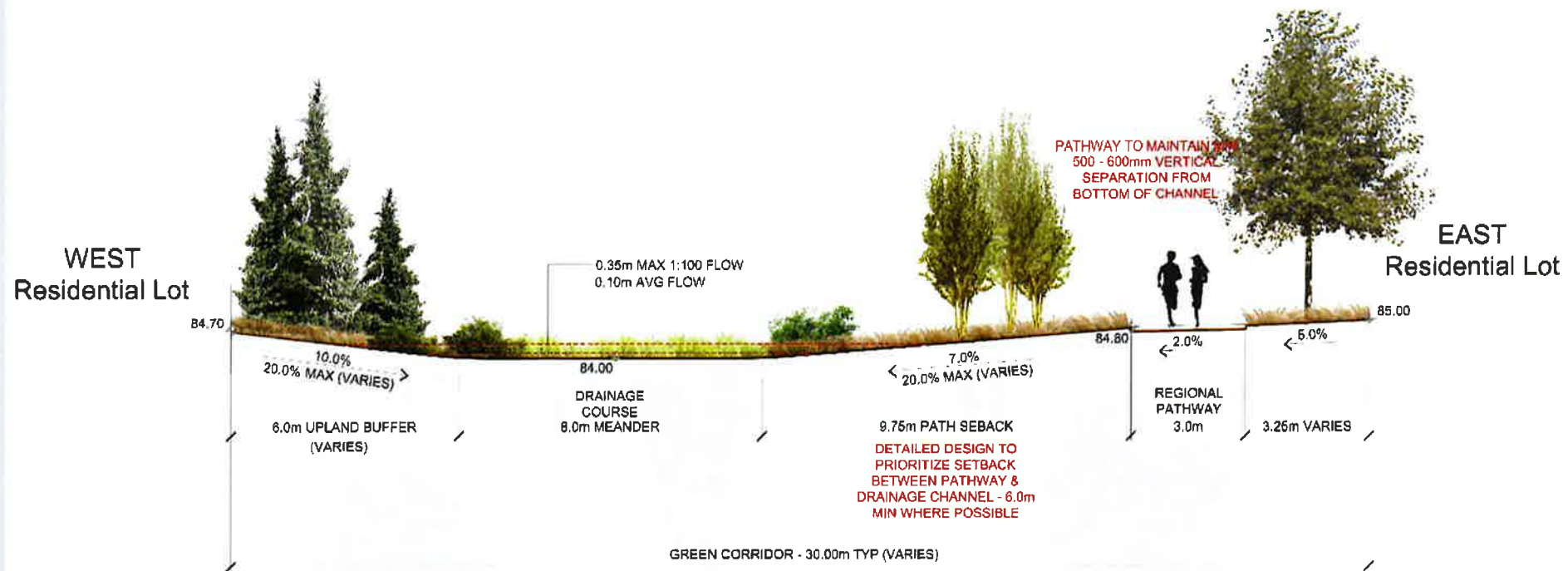
L.A. West

Landscape ■ Architectural ■ Design

Green Corridor/ER Concept Plan 4

June 2021

Lewisburg
OUTLINE
P L A N
DTR 3 - revisions



- Note:
- Primary channel profile as per SMDP
 - Slope gradient in upland zones to be minimized (20.0% max) c/w increased opsoil depth (0.5 - 0.75m)
 - Restoration plant palette shall be as per approved BIA report and approved at detailed design stage

Green Corridor/ER Section A Typical

Concept 5a
June 2021



Landscape ■ Architectural ■ Design



- Note:
- Primary channel profile as per SMDP
 - Slope gradient in upland zones to be minimized (20.0% max) c/w increased opsoil depth (0.5 - 0.75m)
 - Restoration plant palette shall be as per approved BIA report and approved at detailed design stage

Green Corridor/ER Section C Typical

Concept 5c
June 2021

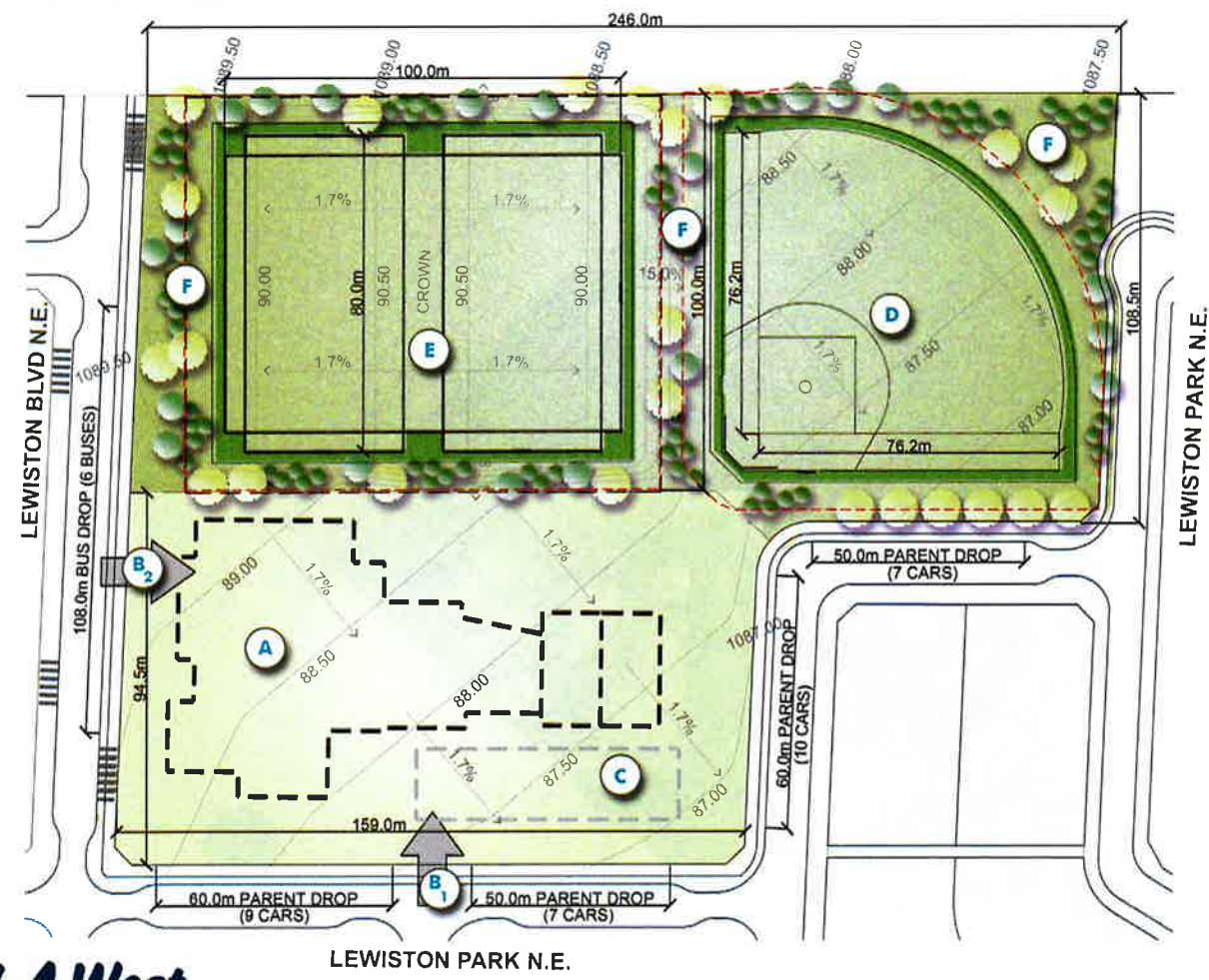
L.A. West

Landscape ■ Architectural ■ Design

Lewisburg

DTR 1 RESPONSE

OUTLINE PLAN



Key Plan (NTS)

Legend

- A** School Envelope
- B₁** Site Access - Preferred Option
- B₂** Site Access - Secondary Option
- C** Parking - Preferred Location - Low Point on Site
- D** 76.2m Softball Diamond
- E** Standard Major / Minor Soccer
- F** Buffer Planting

Playfield Area = 2.53ha (6.25ac)
 School Envelope Area = 1.50ha (3.70ac)
 Total CSSD K-6 Site = 4.03ha (9.95ac)

L.A. West
 Landscape ■ Architectural ■ Design

MSR Site
Concept Plan 1
 January 2021

Lewisburg

DTR 3 RESPONSE

OUTLINE PLAN



Key Plan (NTS)

Legend

- A** Pedestrian Entrance Plaza and Possible Entrance Feature or Community Art/Monument
- B** Activity Complex - Child and Adult Play Area Ages 5-12 + Parkour Course
- C** Shade/Picnic Pavilion and Hardsurface Picnic Space
- D** Central Open Space/Flexible Lawn Area
- E** Secondary Park Access Paths
- F** Formalized Pump Track Amenity
- G** Buffer Planting and Berming at Interface with Residential Lots
- H** Ornamental Planting at Park Entrance
- I** Pickleball Court
- J** Bike Parking & Central Staging Area

Central MR Park Site

Concept Plan

May 2021

2

L.A. West

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OUTLINE
PLAN

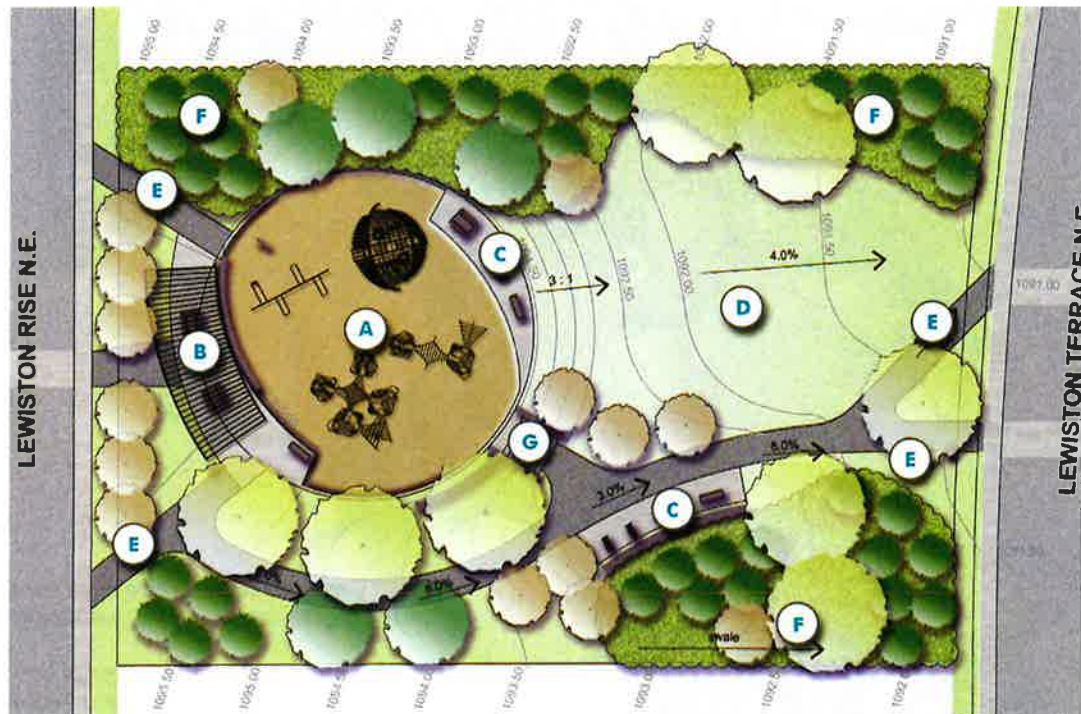
DTR 1 RESPONSE



Note:
Pathway gradients to be reviewed at detailed design -
slopes to be minimized wherever possible



Key Plan (NTS)



Legend

- A** Junior Playground - Ages 5- 12
- B** Shade / Picnic Pavilion & Hardsurface Picnic Space
- C** Seating / Picnic Nodes & Bike Parking
- D** Central Open Space / Flexible Lawn Area
- E** 2.5m Local Pathway Connections
- F** Buffer Planting & Berming at Interface With Residential Lots
- G** Steps Up To Playground

L.A. West

Landscape ■ Architectural ■ Design



Southwest MR Park Site

Concept Plan **3**

January 2021

Lewisburg DTR 1 RESPONSE

OUTLINE
PLAN



Note:
MR Pathways Shall Delineate Manicured MR Space
from Naturalized Landscape / Transition to Pond ER
& Constructed Wetland

Pathway gradients to be reviewed at detailed design
- slopes to be minimized wherever possible



Key Plan (NTS)

Legend

- A** Linear ER Drainage Corridor
- B** Primary Pedestrian Entrance Node / Regional Pathway Road Crossing c/w Traffic Calming Measures & Wayfinding
- C** 3.0m Paved Green Corridor / Regional Pathway
- D** Combined 4.0 Pond Maintenance Access & Regional Pathway Connection to East
- E** 4.0 Pond Maintenance Access Loop
- F** Manicured Lawn - informal Open Play Area
- G** Shade / Picnic Pavilion & Hardsurface Picnic Space
- H** 2.5m Paved Local Pathway Connection
- I** Pond E Inlet / Water Feature
- J** Additional 5.0m Linear ER Strip to Accommodate North / South Regional Pathway Connection

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Landscape ■ Architectural ■ Design

Pond MR 1

Concept Plan **6**

January 2021

Lewisburg

OUTLINE
PLAN

DTR 1 RESPONSE



Key Plan (NTS)

Legend

- A** Linear ER Drainage Corridor
- B** Primary Pedestrian Entrance Node / Regional Pathway Road Crossing c/w Traffic Calming Measures & Wayfinding
- C** 3.0m Paved Green Corridor / Regional Pathway
- D** Junior / Senior Playground - Mixed Ages 5-12 and Teens - Interpretive Features
- E** 4.0 Pond Maintenance Access Loop
- F** Manicured Lawn - informal Open Play Area
- G** Shade / Picnic Pavilion & Hardsurface Picnic Space
- H** 2.5m Paved Local Pathway Connection
- I** Pond E Inlet / Water Feature
- J** Upper Plaza Area c/w Community Entry Monument & Architectural Enhancements

Note:
Pathways Shall Delineate Manicured MR Space from Naturalized Landscape / Transition to Pond ER & Constructed Wetland

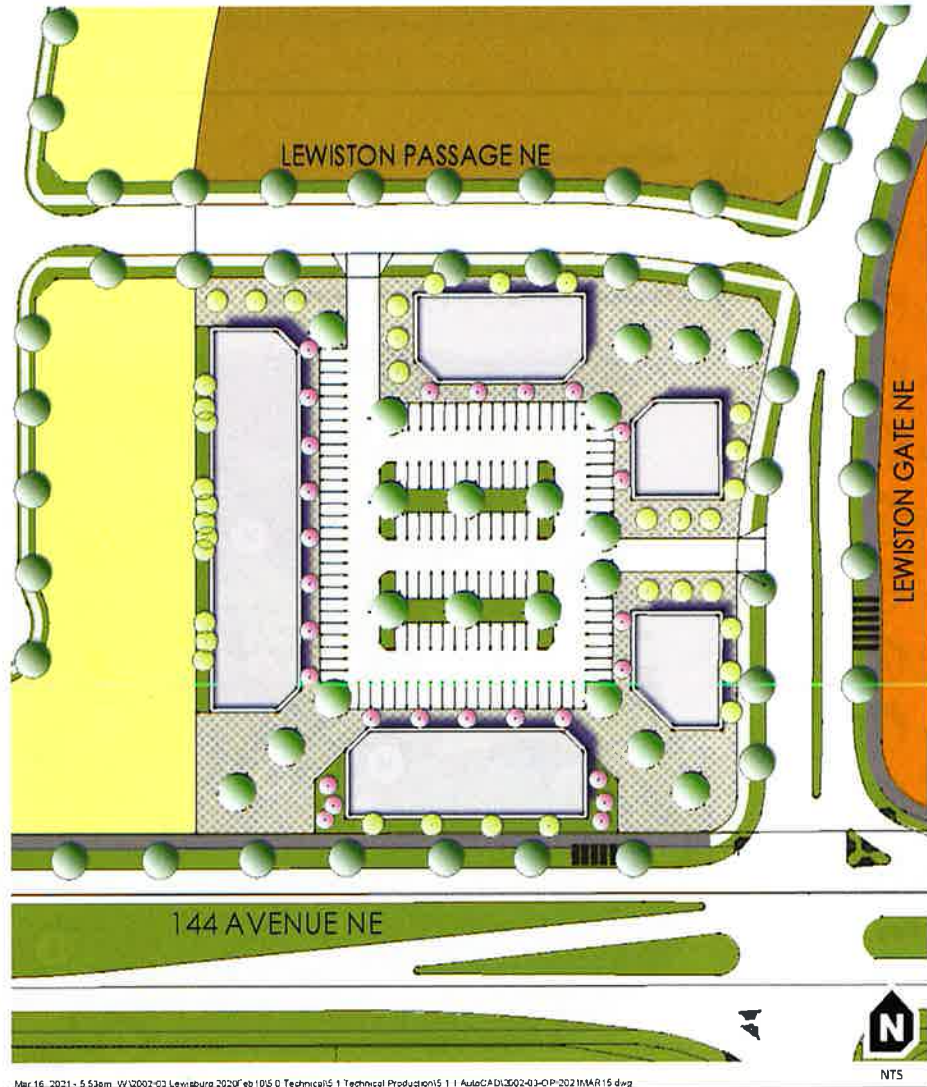
Pathway gradients to be reviewed at detailed design
- slopes to be minimized wherever possible

L.A. West

Landscape ■ Architectural ■ Design

Pond MR 2
Concept Plan 7

January 2021

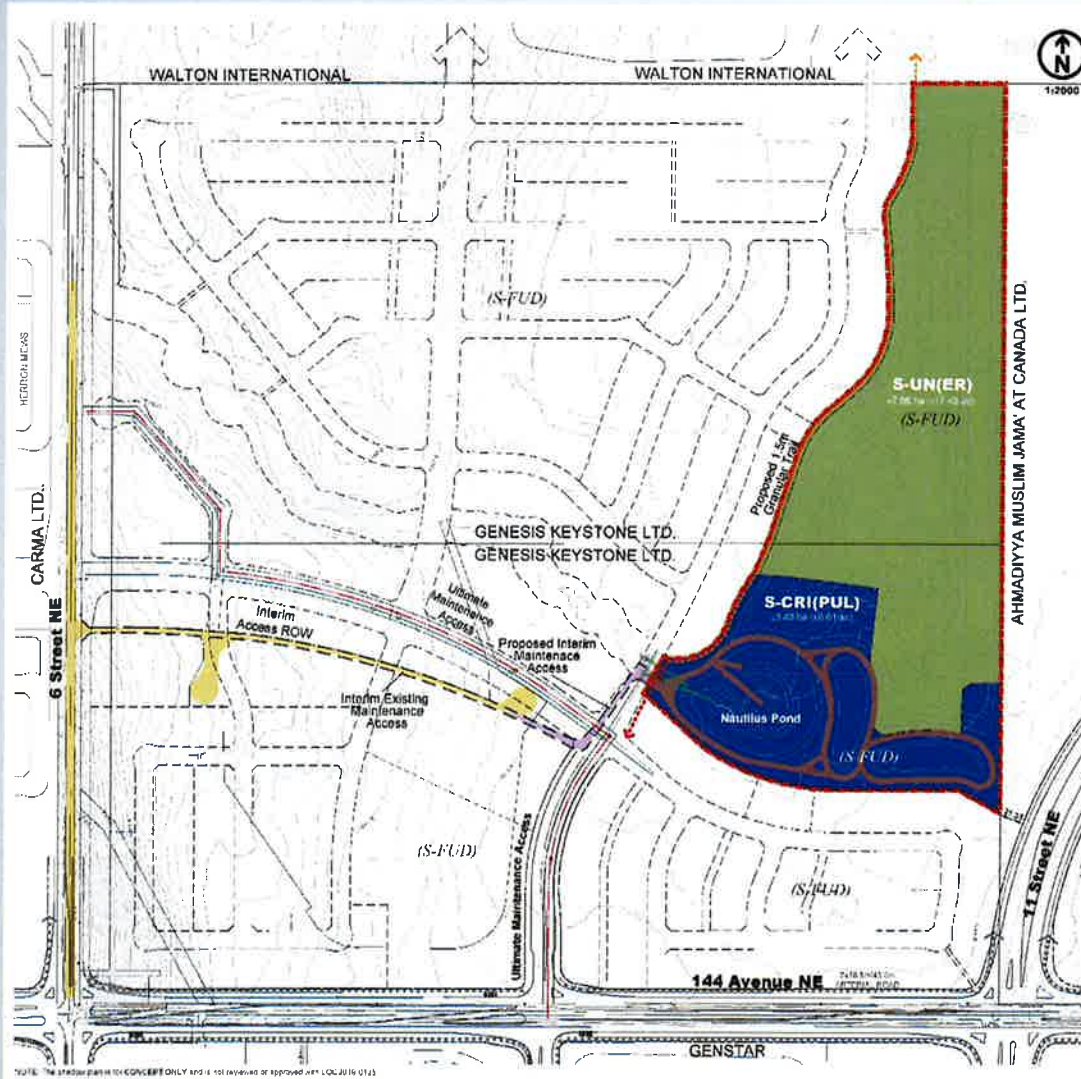


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Lewiston
Preliminary Commercial Concept Plan
 North Half of SW ¼ Sec. 02-28-01-W5M &
 Legal Subdivision 3 and 4 Sec 02-28-01-W5M
 March 2021

Adjacent Constructed Wetland and Stormwater Facility 27



STORMWATER KIDNEY™ POND

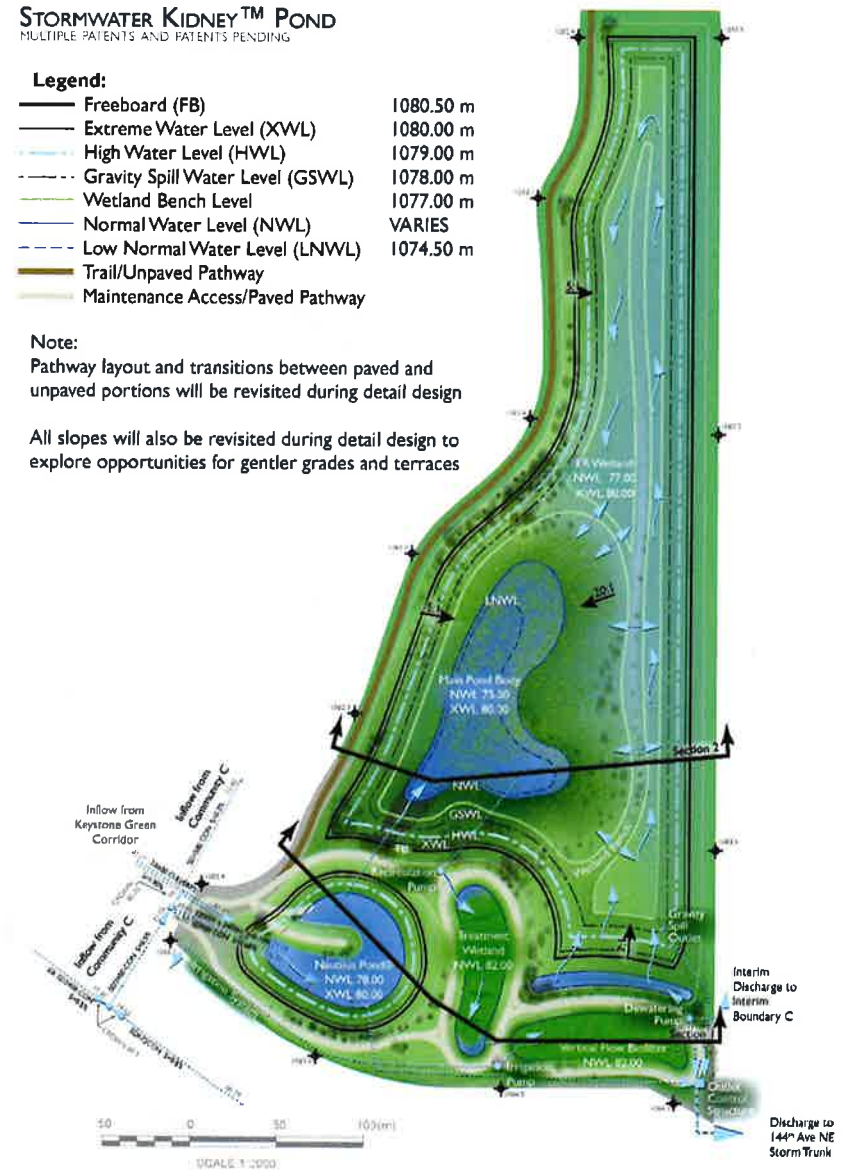
MULTIPLE PATENTS AND PATENTS PENDING

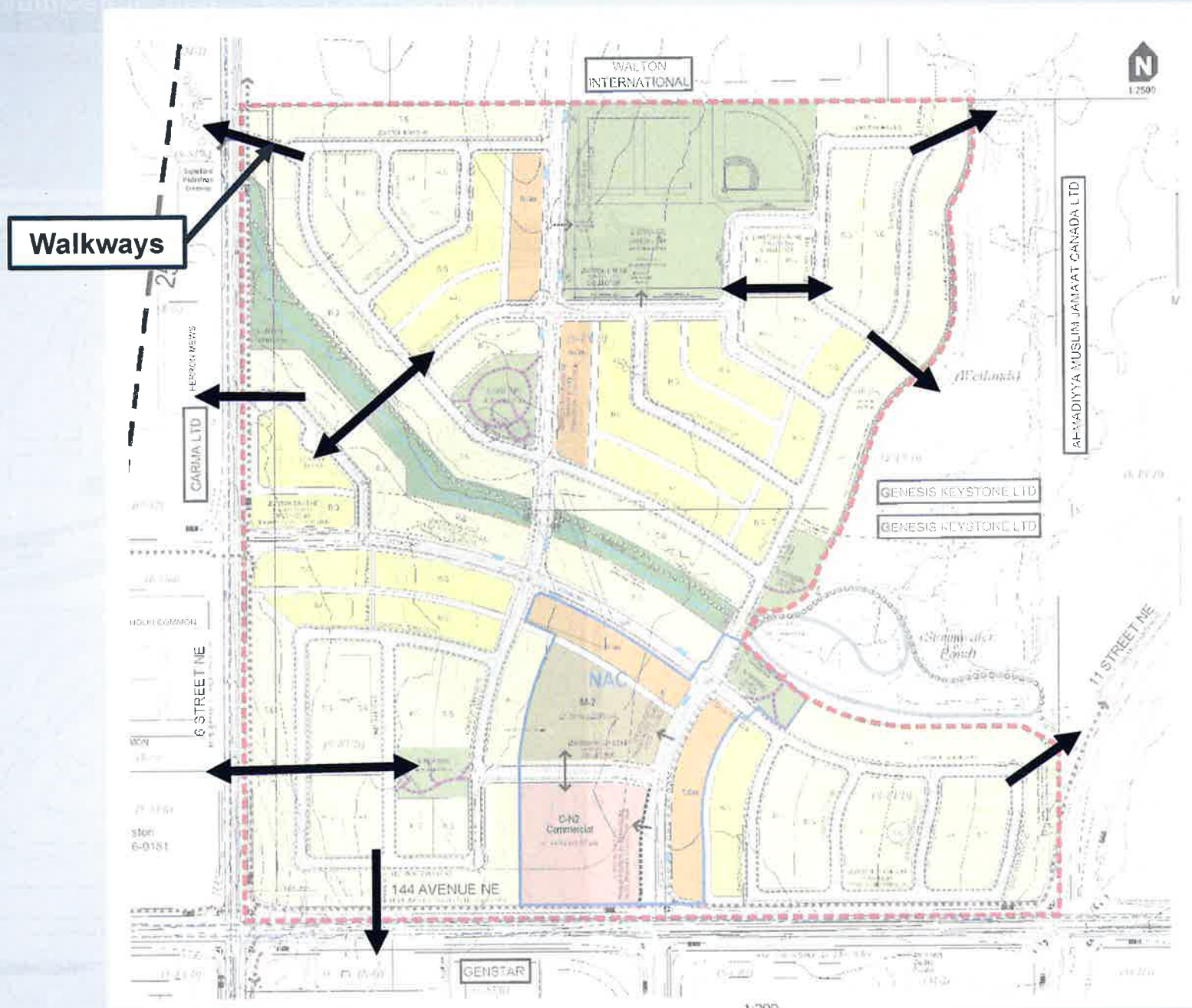
Legend:

Freeboard (FB)	1080.50 m
Extreme Water Level (XWL)	1080.00 m
High Water Level (HWL)	1079.00 m
Gravity Spill Water Level (GSWL)	1078.00 m
Wetland Bench Level	1077.00 m
Normal Water Level (NWL)	VARIES
Low Normal Water Level (LNWL)	1074.50 m
Trail/Unpaved Pathway	
Maintenance Access/Paved Pathway	

Note:
 Pathway layout and transitions between paved and unpaved portions will be revisited during detail design

All slopes will also be revisited during detail design to explore opportunities for gentler grades and terraces

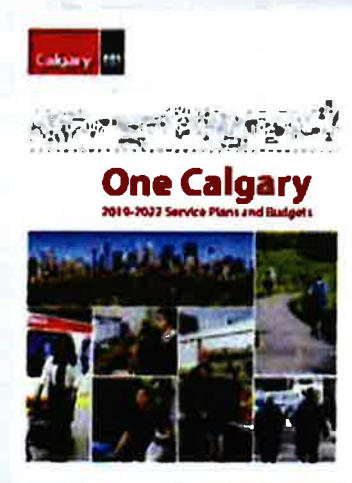
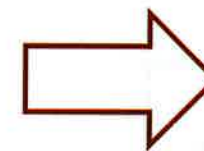
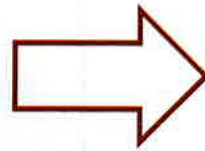




What is a Growth Management Overlay? What is a Business Case?

A **Growth Management Overlay (GMO)** indicates where unbudgeted infrastructure and services are needed to initiate new community development.

The **Business Case evaluation process** helps ensure that Council's investment decisions are informed by three key growth planning factors:



**Municipal Development
Plan/Calgary Transportation
Plan Alignment**

Market Demand

Financial Impact

**ASPs that reference New
Community Planning Guidebook
(such as *Cornerstone ASP*)**



**ASPs that do not reference New
Community Planning Guidebook
(such as *Keystone Hills ASP*)**

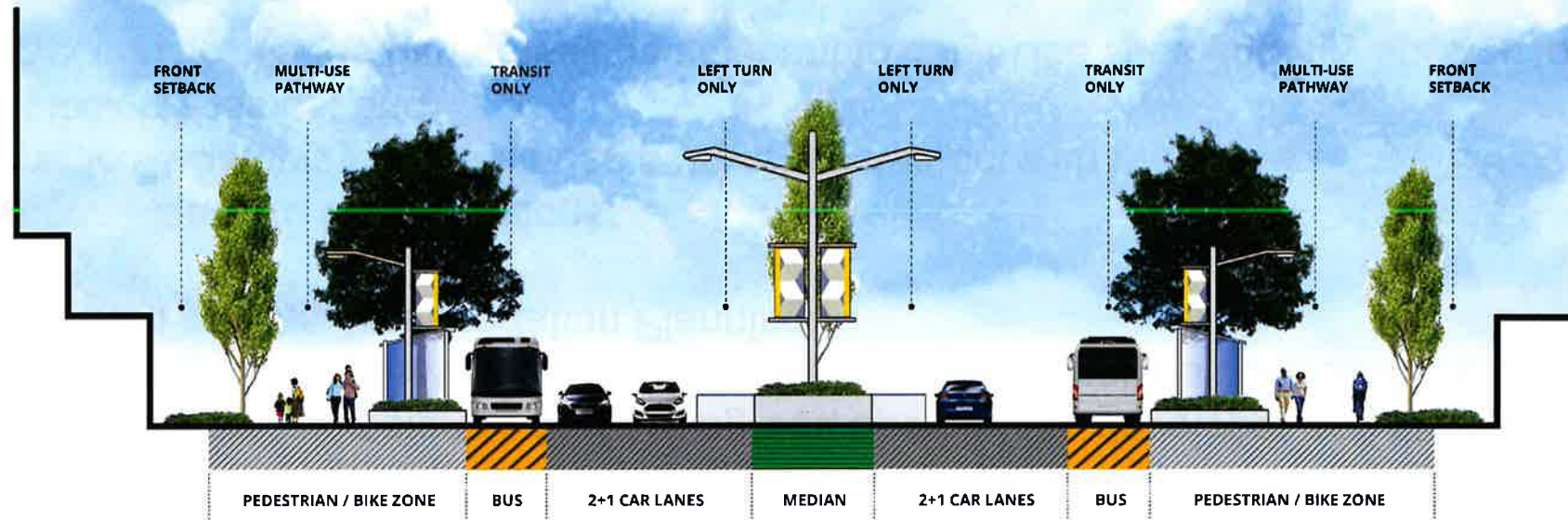


Proposed Condition of Approval related to Rapid Flashing Beacons (RFBs)

In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:

- at key connections to transit stations;
- where regional pathways or multi-use pathways intersect with the street;
- at mid-block crossings; and
- at intersections or pedestrian crossings adjacent to Joint Use sites (identify specific locations here).

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.



144 Avenue NW - Dedicated Bus Lane Option