



# Calgary Planning Commission

## Agenda Item: 7.2.4

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 22 2021  
ITEM: 7.2.4-CPC2021-1063  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

**LOC2020-0159 / CPC2021-1063**  
**Land Use Amendment & Outline Plan**  
**July 22, 2021**

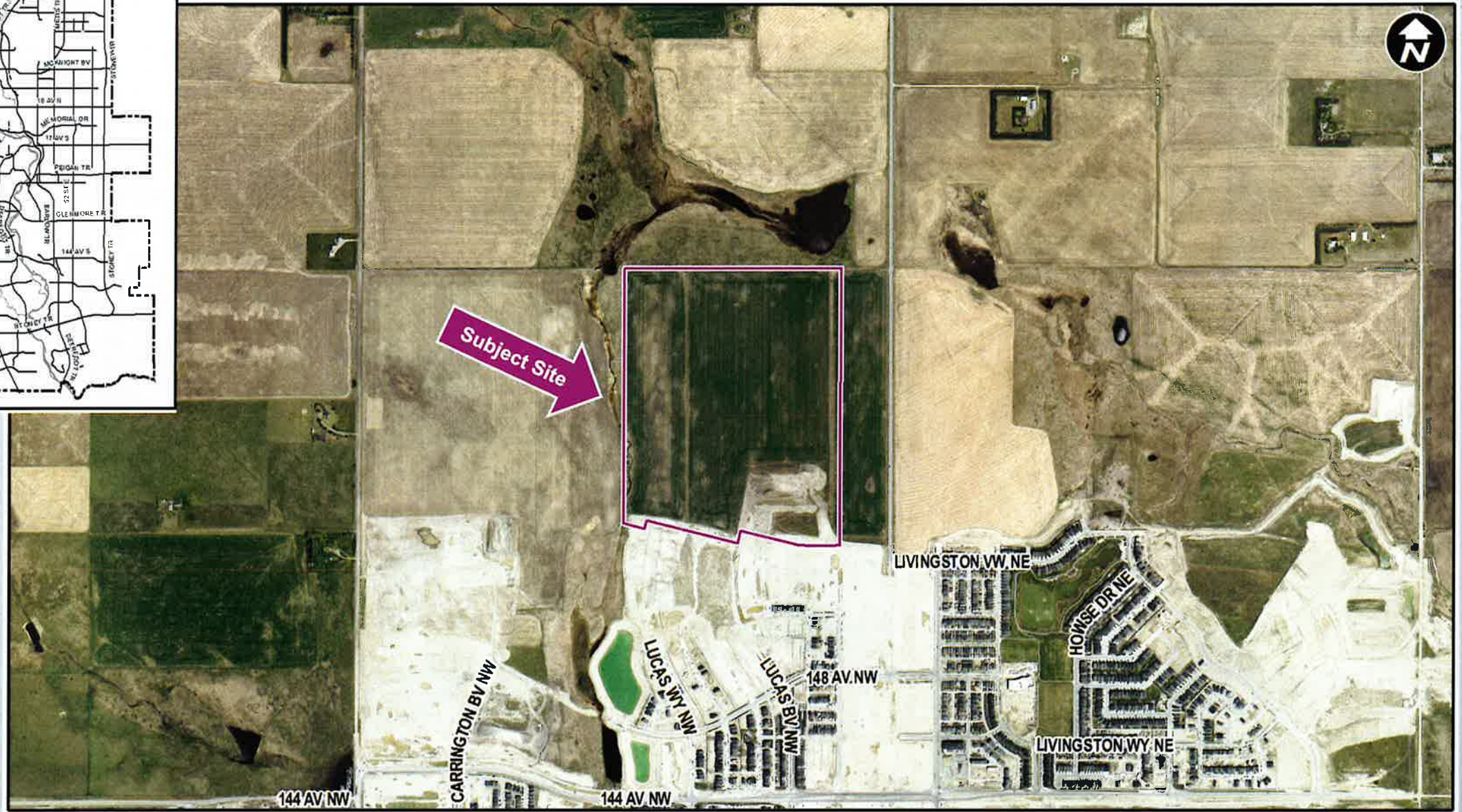
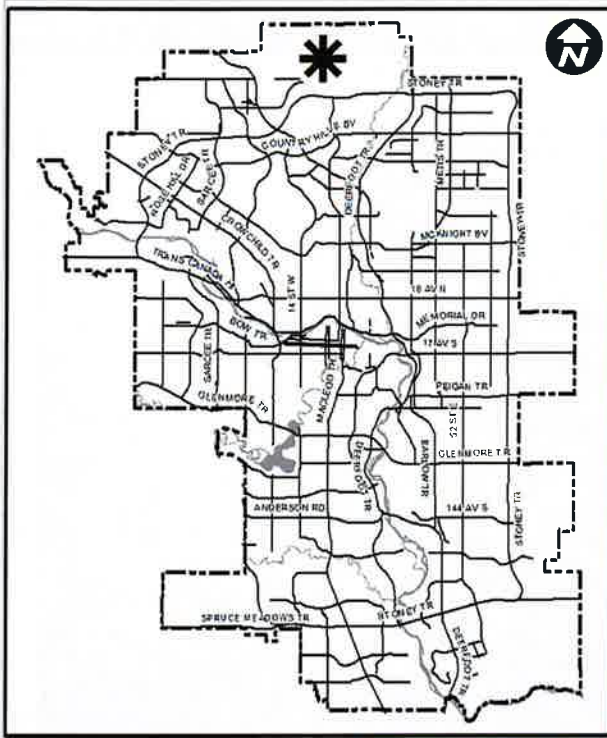
## MINOR COVER REPORT CORRECTION:

### RECOMMENDATION(S):












That Calgary Planning Commission **APPROVE** the proposed outline plan located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) to subdivide 55.05 hectares  $\pm$  (136 acres  $\pm$ ), with conditions (Attachment **6 7**)

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 55.05 hectares  $\pm$  (136 acres  $\pm$ ) located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

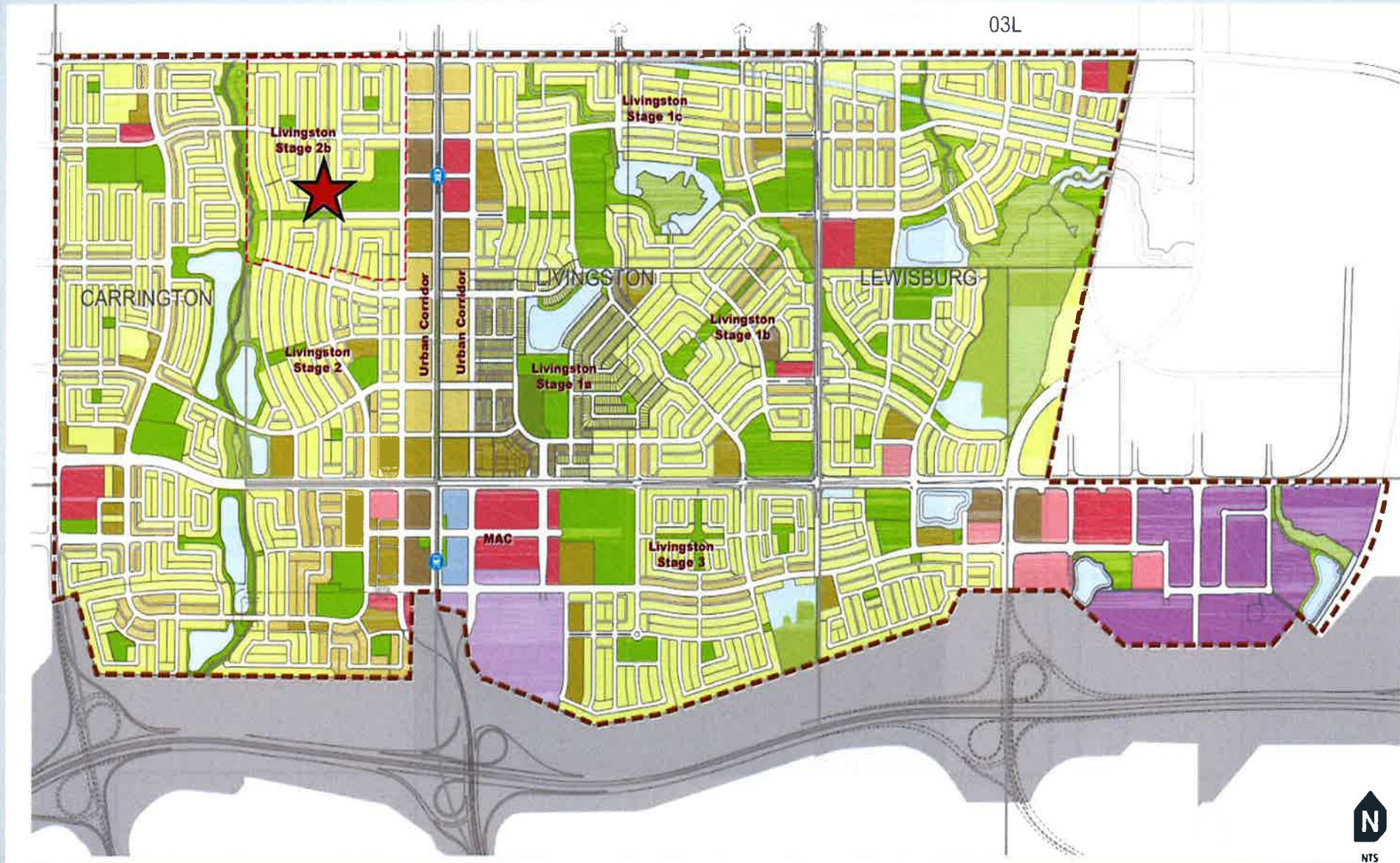


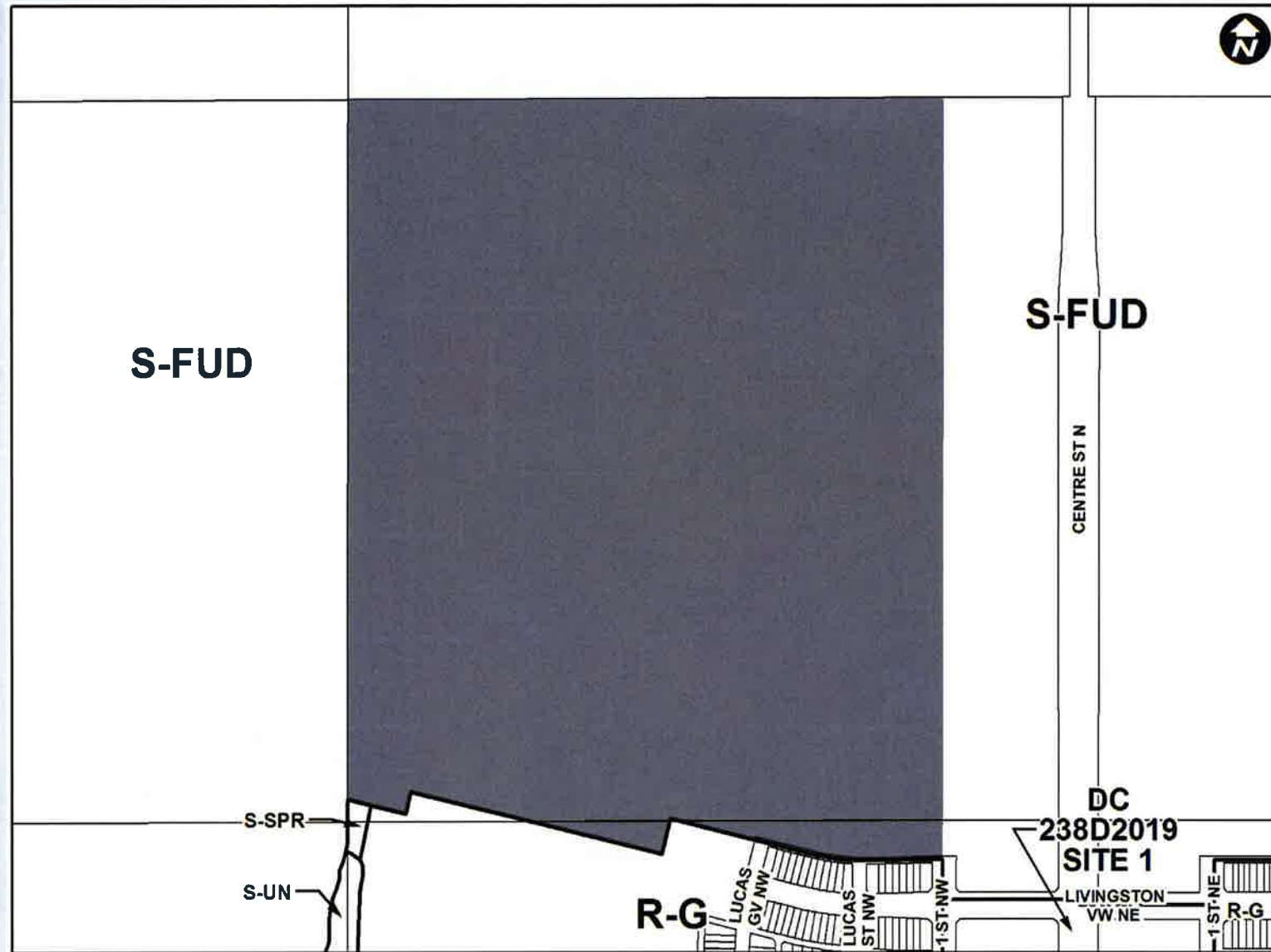
**LEGEND**

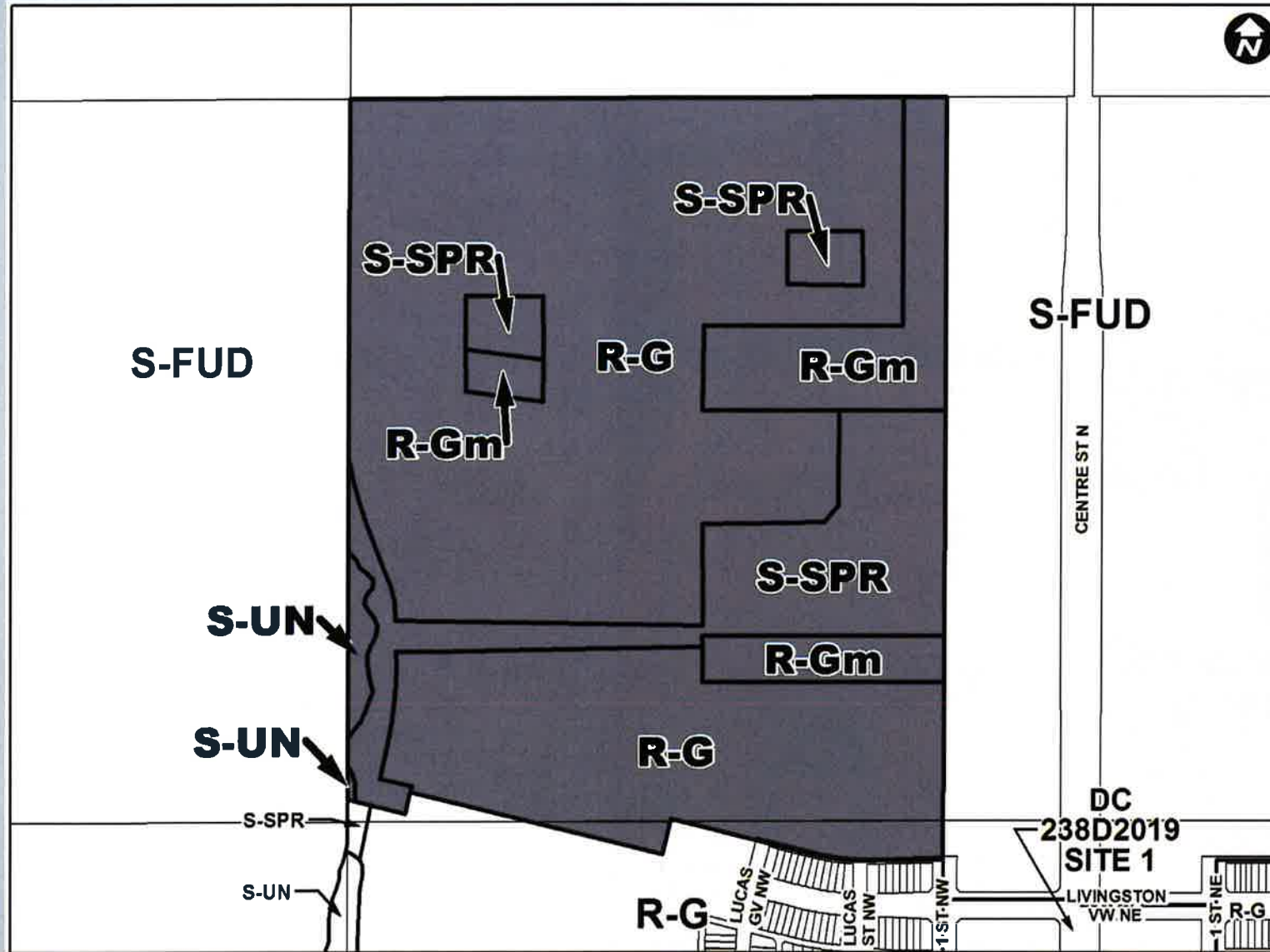
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



Parcel Size:  
55.05 ha







**Proposed Districts:**

- Residential – Low Density Mixed Housing (R-G) District
- Residential – Low Density Mixed Housing (R-Gm) District
- Special Purpose – School, Park and Community Reserve (S-SPR) District
- Special Purpose - Urban Nature (S-UN) District









## RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) to subdivide 55.05 hectares  $\pm$  (136 acres  $\pm$ ), with conditions (Attachment 7)

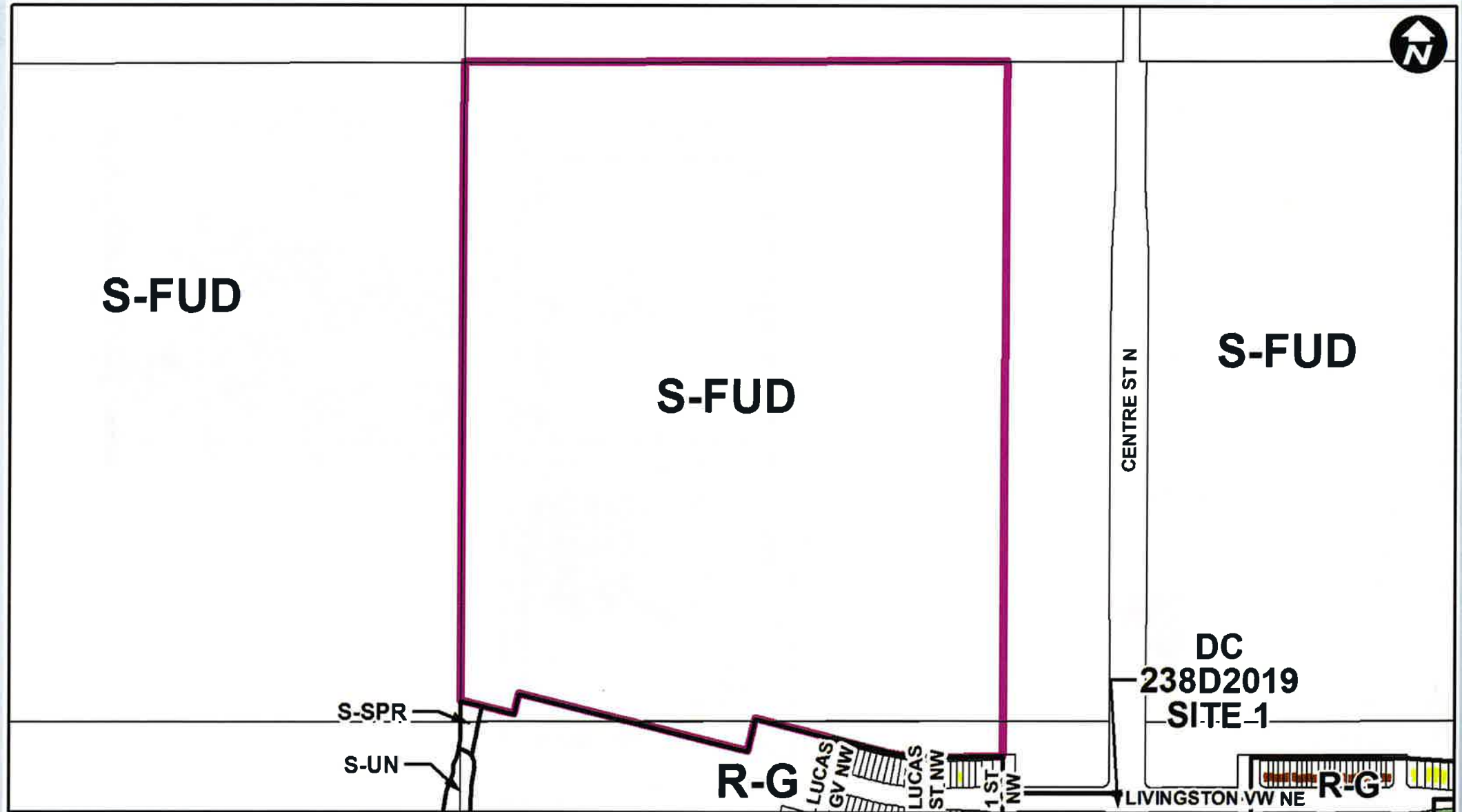
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 55.05 hectares  $\pm$  (136 acres  $\pm$ ) located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) 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



Livingston

Stage 2B Outline Plan

Brookfield Residential



Key Plan (NTS)

Statistics:

School Envelope:	1.62ha / 4.00ac
Playfields:	2.45ha / 6.06ac
Total MSR:	4.07ha / 10.06ac

L.A. West  
Landscape • Architectural • Design

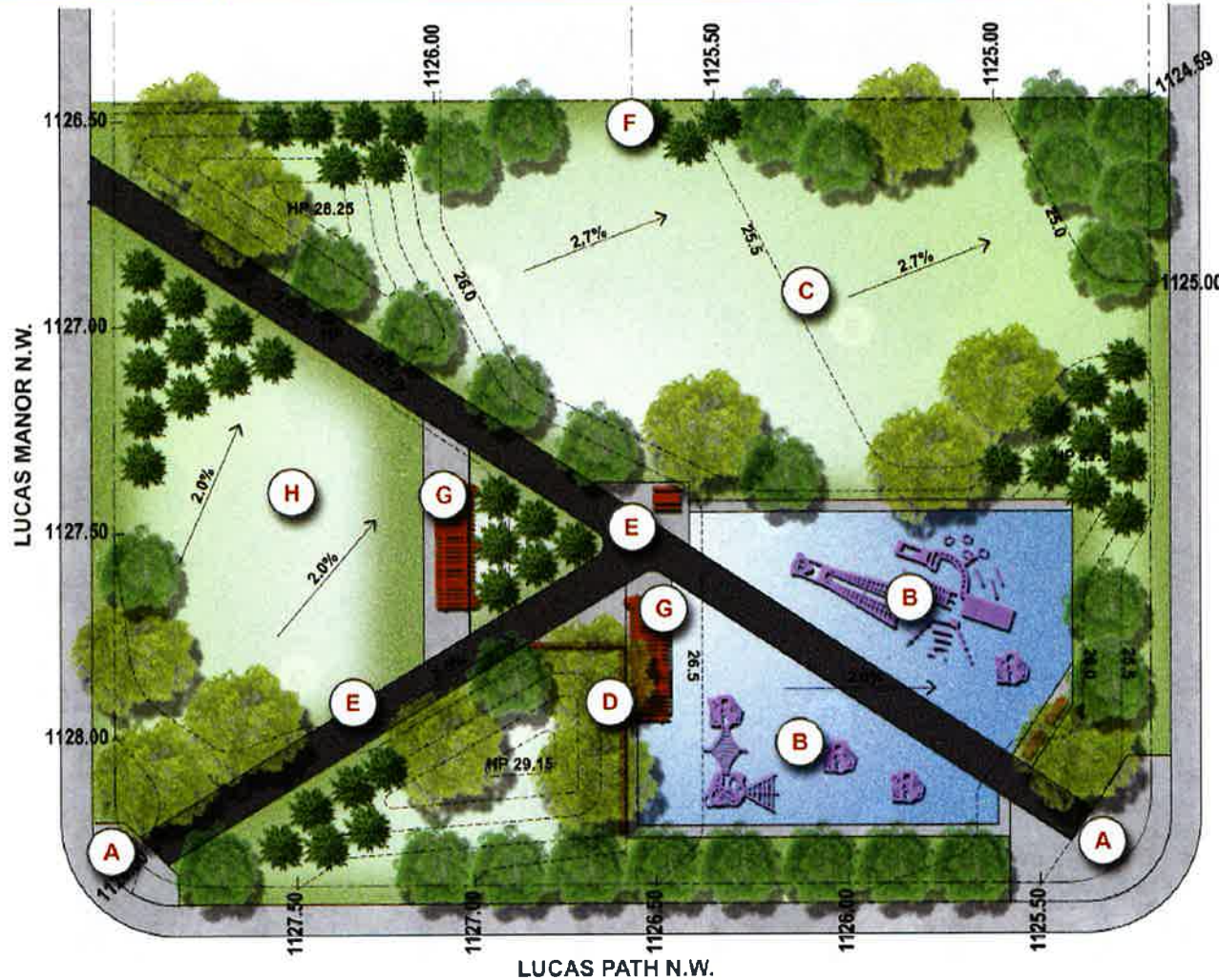
CBE Elementary Site  
Conceptual Plan  
March 2021



Livingston

Stage 2B Outline Plan

Brookfield Residential



Key Plan (NTS)

Legend

- A** Pedestrian Entrance Plaza with Community Icon
- B** Junior & Senior Playground (Ages 5-12 + Teens - Rubber Surface)
- C** Primary Open Space - Active
- D** Low Walled or Continuous Seating
- E** Internal Park Pathways 2.5m local
- F** Buffer Planting
- G** Overhead Shade Structure
- H** Secondary Open Space - Passive



Northeast MR Park Site  
Conceptual Plan

March 2021

L.A. West

Landscape • Architectural • Design

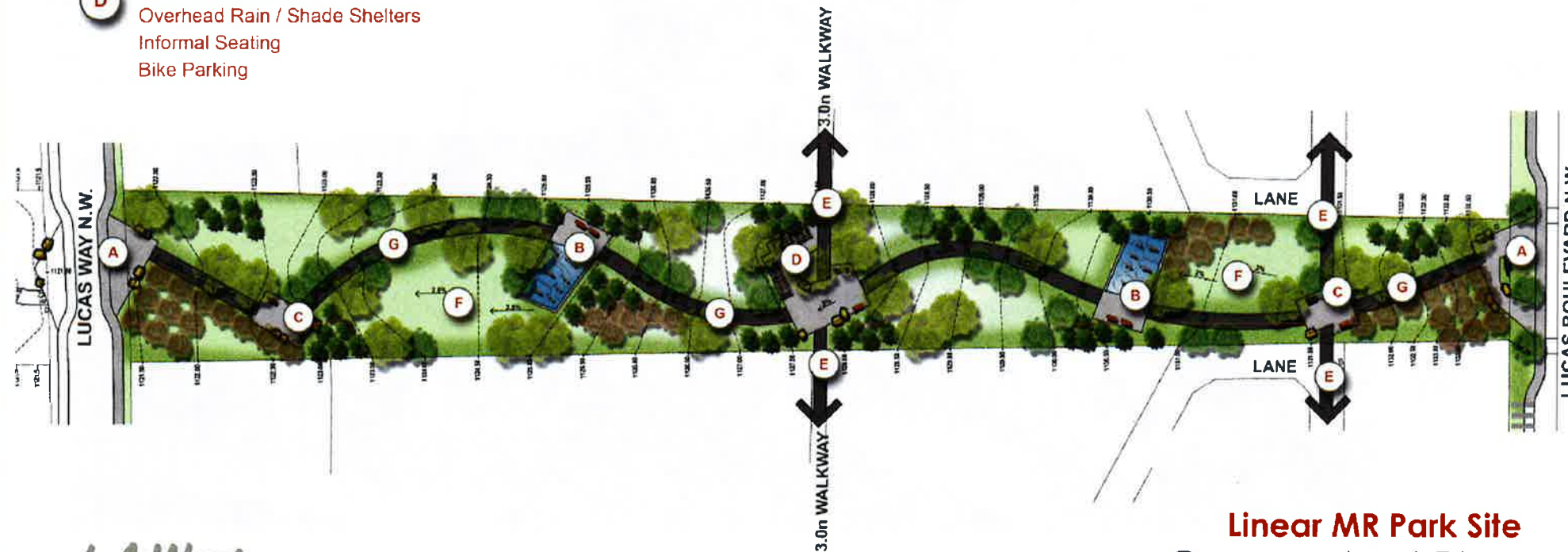


Legend

- A** Pedestrian Entrance Plaza with Community Icon
- B** Seating & Fitness Node  
Outdoor Fitness Equip
- C** Seating & Wayfinding Node
- D** Central Picnic / Rest node  
Overhead Rain / Shade Shelters  
Informal Seating  
Bike Parking
- E** Pathway / Walkway Connections
- F** Informal Open Lawn Areas
- G** 3.0m Paved Regional Pathway



Key Plan (NTS)



L.A. West

Landscape • Architectural • Design

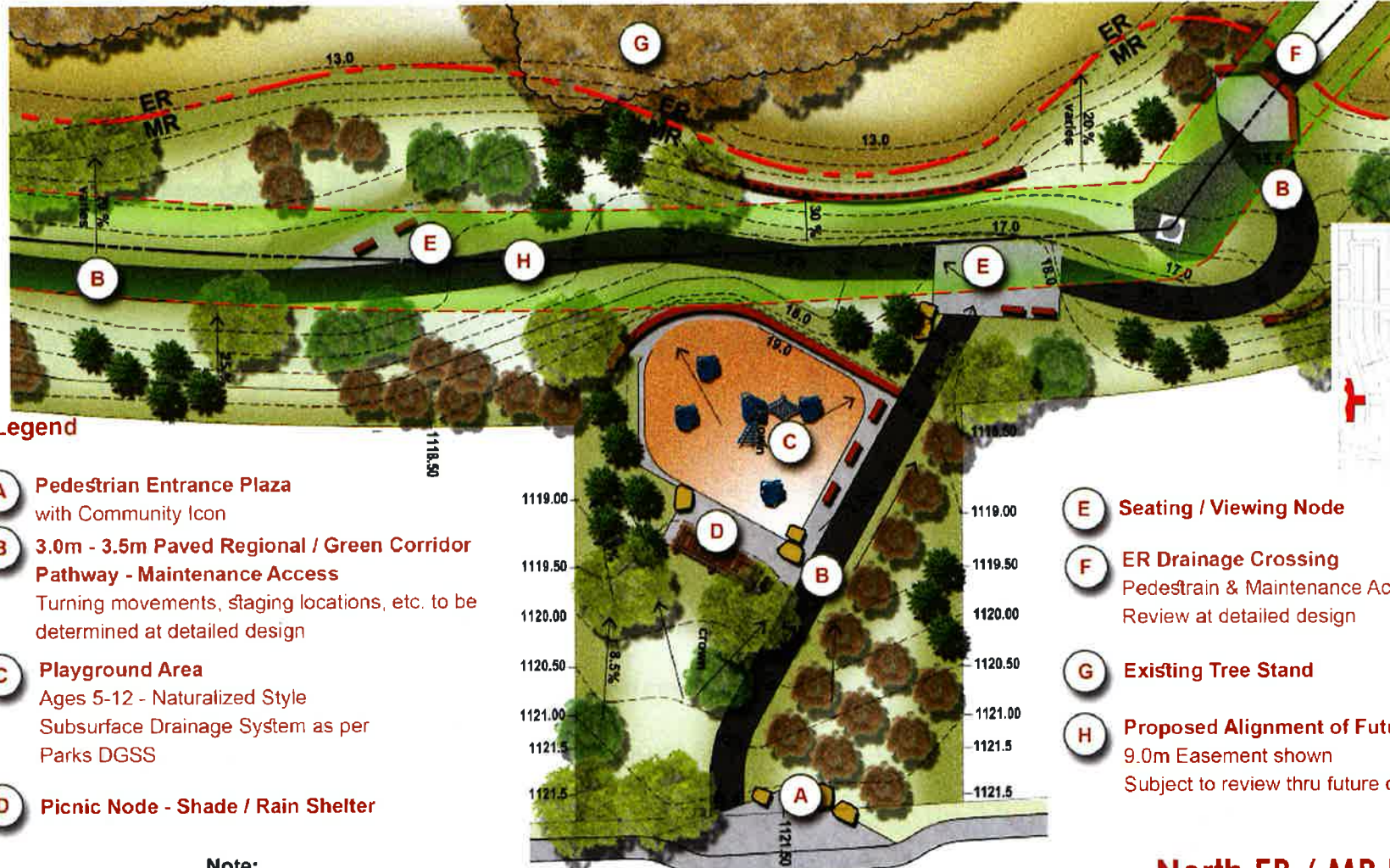
Linear MR Park Site  
Conceptual Plan

March 2021

Livingston

Stage 2B Outline Plan

Brookfield Residential



Legend

- A** Pedestrian Entrance Plaza with Community Icon
- B** 3.0m - 3.5m Paved Regional / Green Corridor Pathway - Maintenance Access  
Turning movements, staging locations, etc. to be determined at detailed design
- C** Playground Area  
Ages 5-12 - Naturalized Style  
Subsurface Drainage System as per Parks DGSS
- D** Picnic Node - Shade / Rain Shelter

- E** Seating / Viewing Node
- F** ER Drainage Crossing  
Pedestrian & Maintenance Access  
Review at detailed design
- G** Existing Tree Stand
- H** Proposed Alignment of Future Sanitary Trunk  
9.0m Easement shown  
Subject to review thru future detailed design

**Note:**  
Plant material adjacent to ER drainage corridor shall be native varieties to compliment ER conditions

L.A. West

Landscape - Architectural - Design

LUCAS WAY N.W.

North ER / MR Park Site  
Conceptual Plan

May 2021

Livingston

Stage 2B Outline Plan

Brookfield Residential



Note:  
Plant material adjacent to ER drainage corridor shall be native varieties to compliment ER conditions

**Legend**

- A** Pedestrian Entrance Plaza with Community Icon
- B** 3.0m - 3.5m Paved Regional / Green Corridor Pathway - Maintenance Access  
Turning movements, staging locations, etc. to be determined at detailed design
- C** Seating / Viewing Node
- D** ER Drainage Crossing  
Pedestrian & Maintenance Access  
Review at detailed design
- E** Existing Tree Stand
- F** Proposed Alignment of Future Sanitary Trunk  
9.0m Easement shown  
Subject to review thru future detailed design

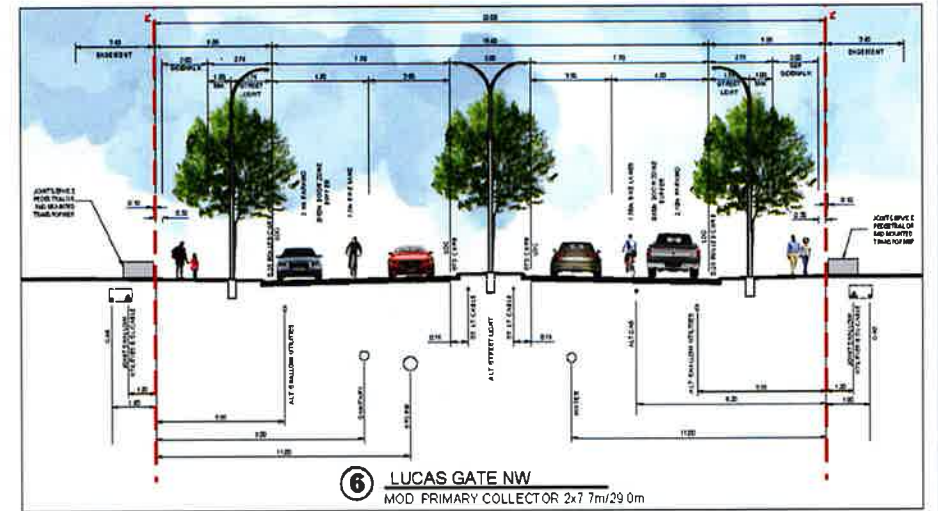
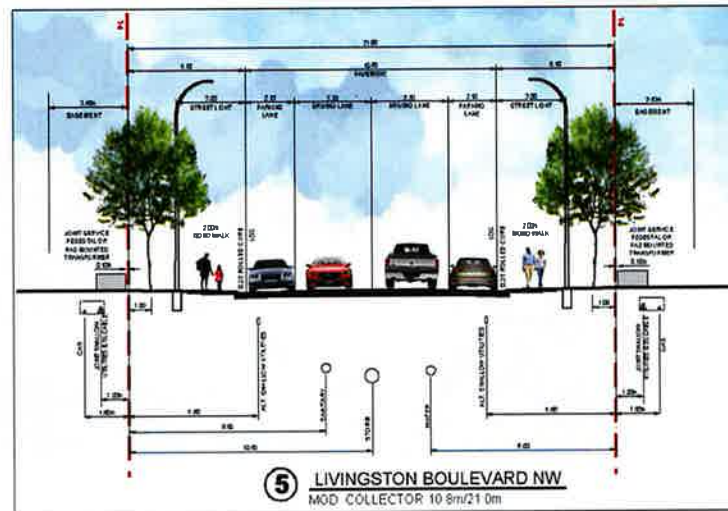
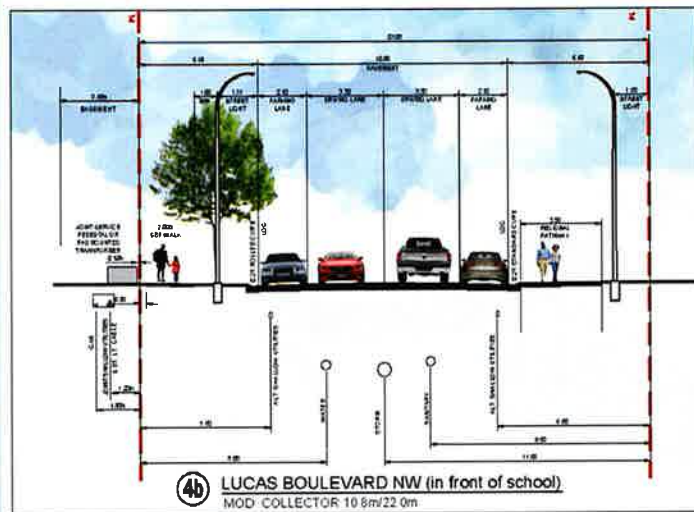
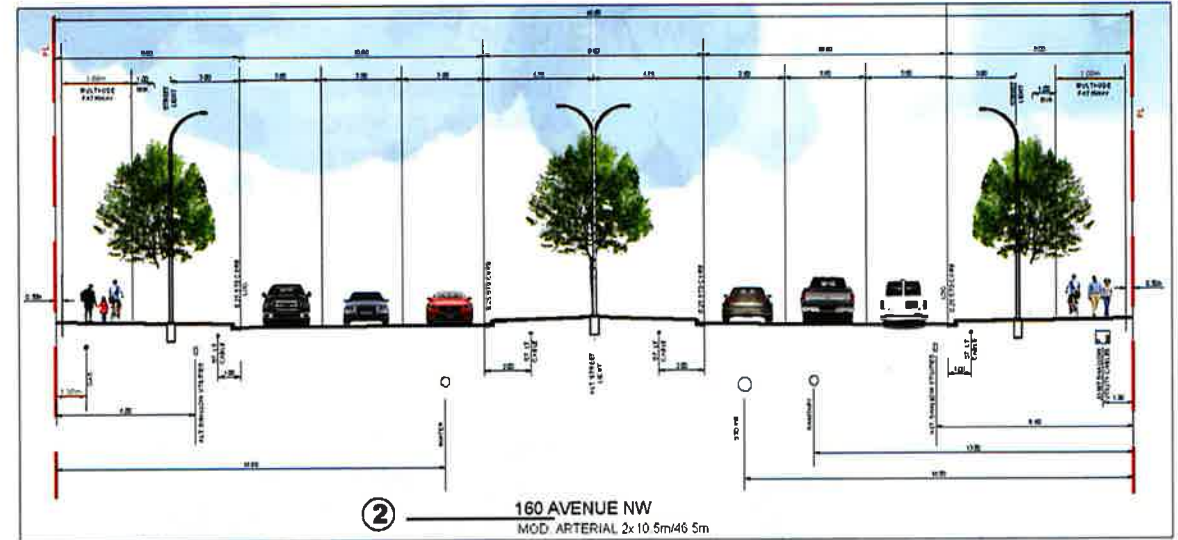
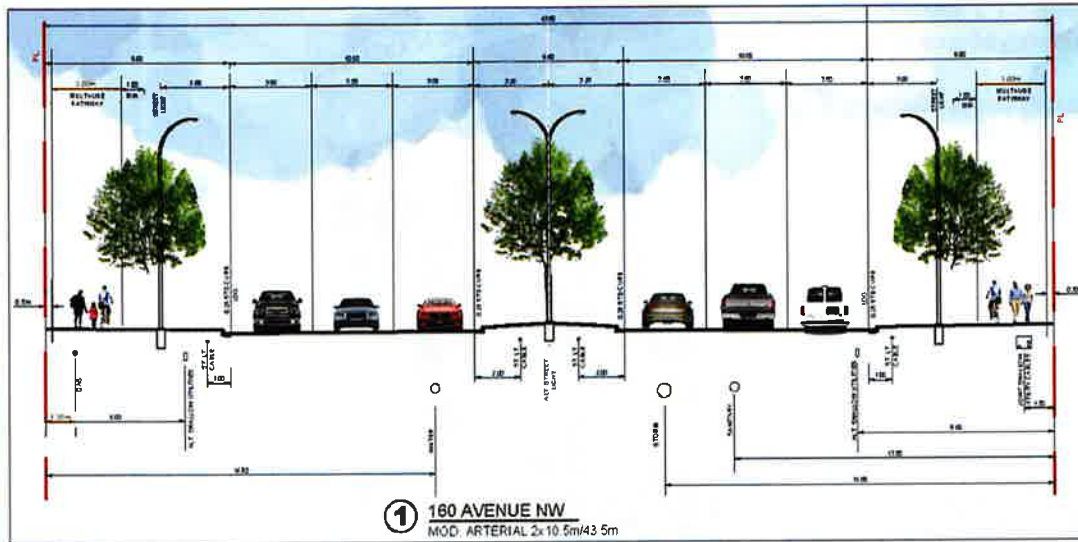


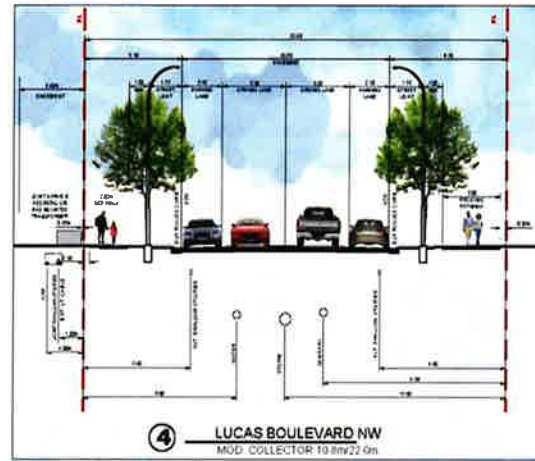
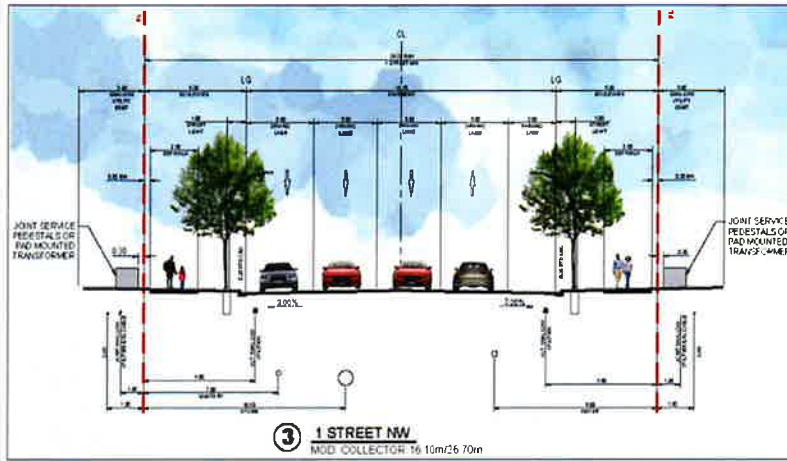
Key Plan (NTS)

South ER / MR Park Site  
Conceptual Plan

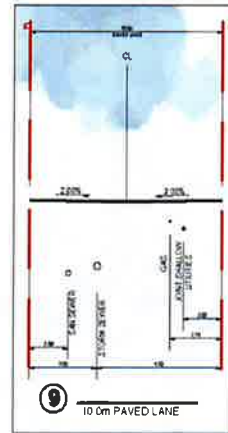
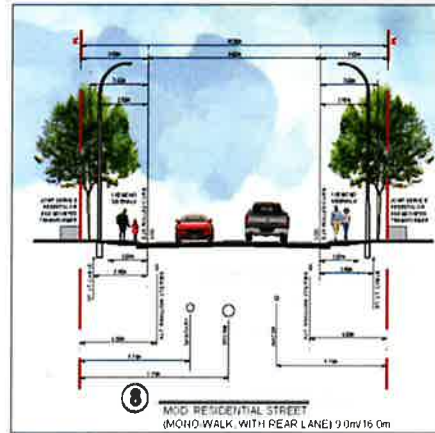
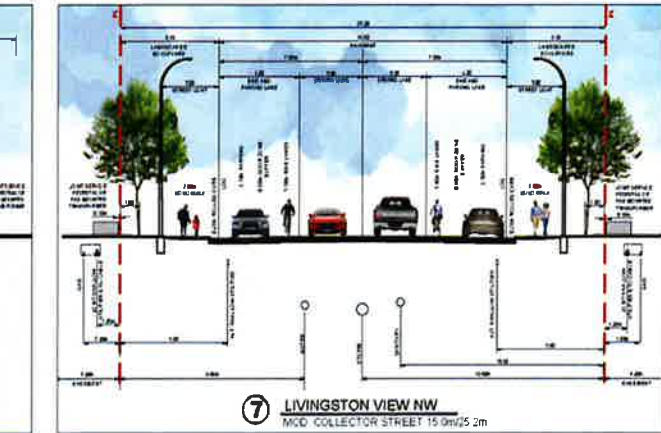
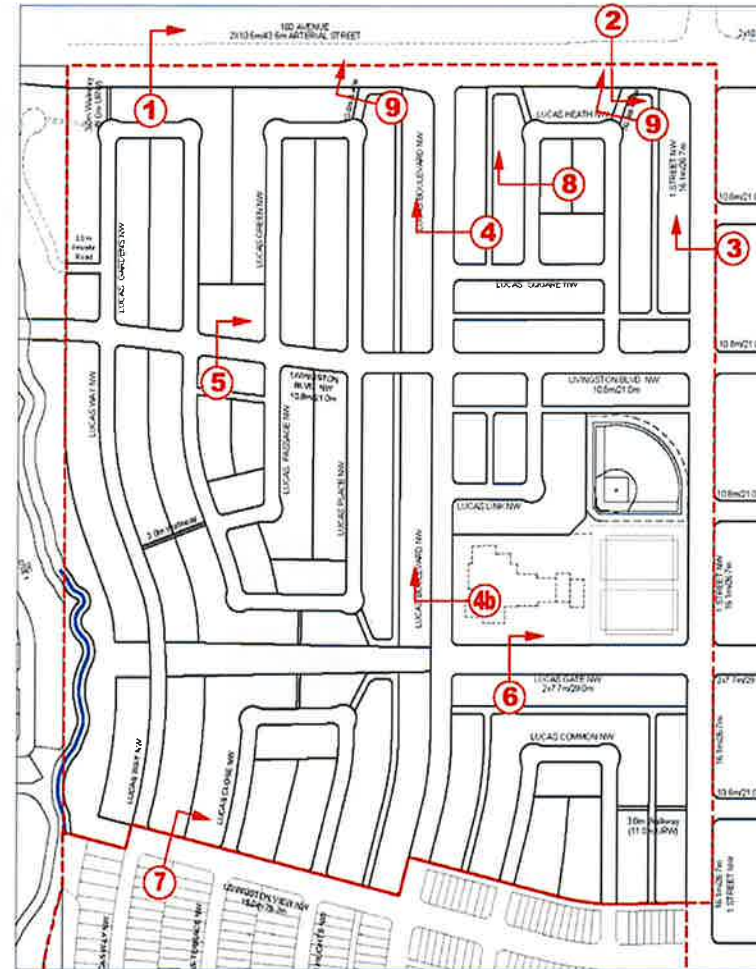
May 2021

**L.A. West**  
Landscape • Architectural • Design





road cross-section location: \_\_\_\_\_



Notes:  
Residential roads are:  
Residential M Street (9.0m/16.0m) unless otherwise noted.

Lanes are 7.0m unless otherwise noted.

municipal address: \_\_\_\_\_

1555 Centre Street N

legal description: \_\_\_\_\_

Portion of E Sec 04  
Twp 28 Rge 1W5M

file description: \_\_\_\_\_

pre-app: x00x

LOC: x00x

bylaw no.: -

file info: \_\_\_\_\_

project no.: #1910-12

drawn by: TZ/BD

start date: January, 2020

current date: May 28, 2021

project: \_\_\_\_\_



Stage 2b

sheet title: \_\_\_\_\_

Outline Plan & Land Use  
Redesignation

exhibit no.: \_\_\_\_\_

1.0

