



Calgary Planning Commission

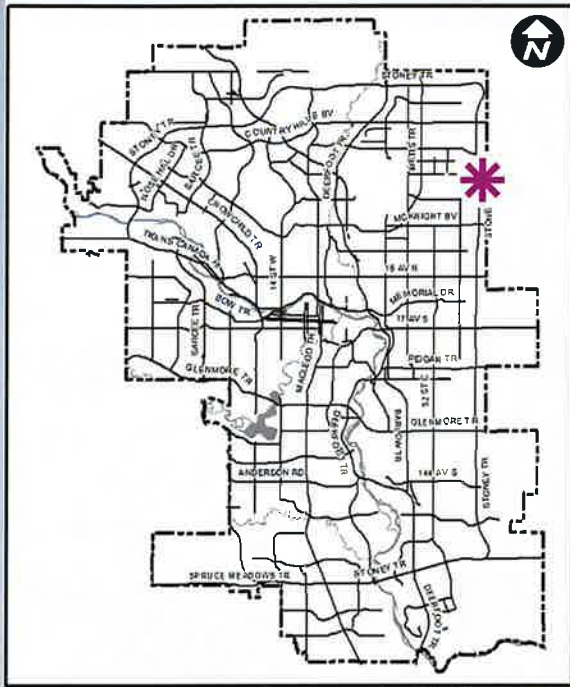
Agenda Item: 7.2.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 22 2021
ITEM: 7.2.5-CPC2021-1042
Distrib-Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0047 / CPC2021-1042
Land Use Amendment & Outline Plan
July 22, 2021

PROPOSED OUTLINE PLAN CONDITIONS OF APPROVAL CORRECTION:

Condition #17 and #18 have been addressed by the applicant and are not required in the final document.



LEGEND

- 600m buffer from LRT station
- LRT Stations**

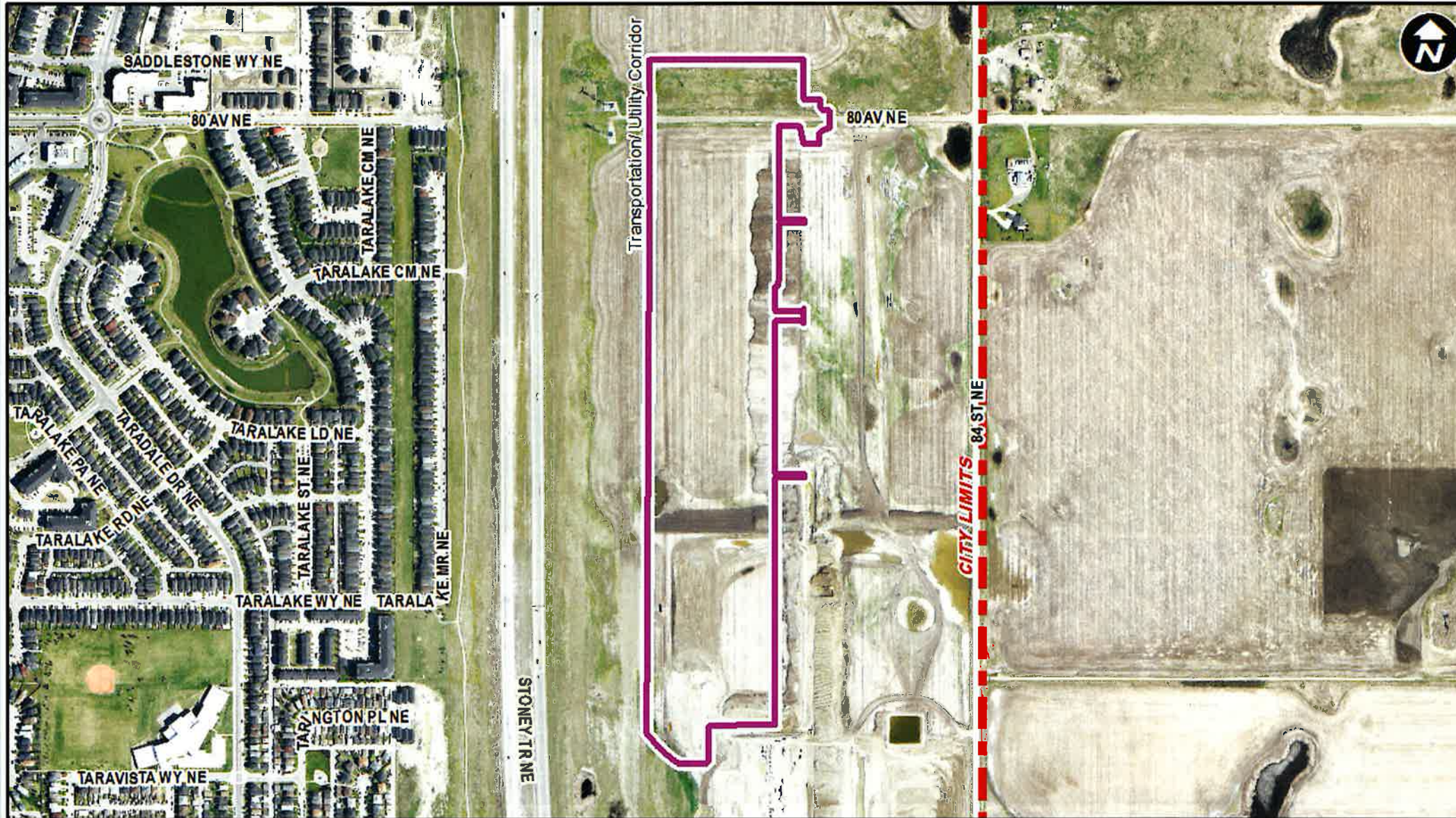
 - Blue
 - Downtown
 - Red
 - Green (Future)

- LRT Line**

 - Blue
 - Blue/Red
 - Red

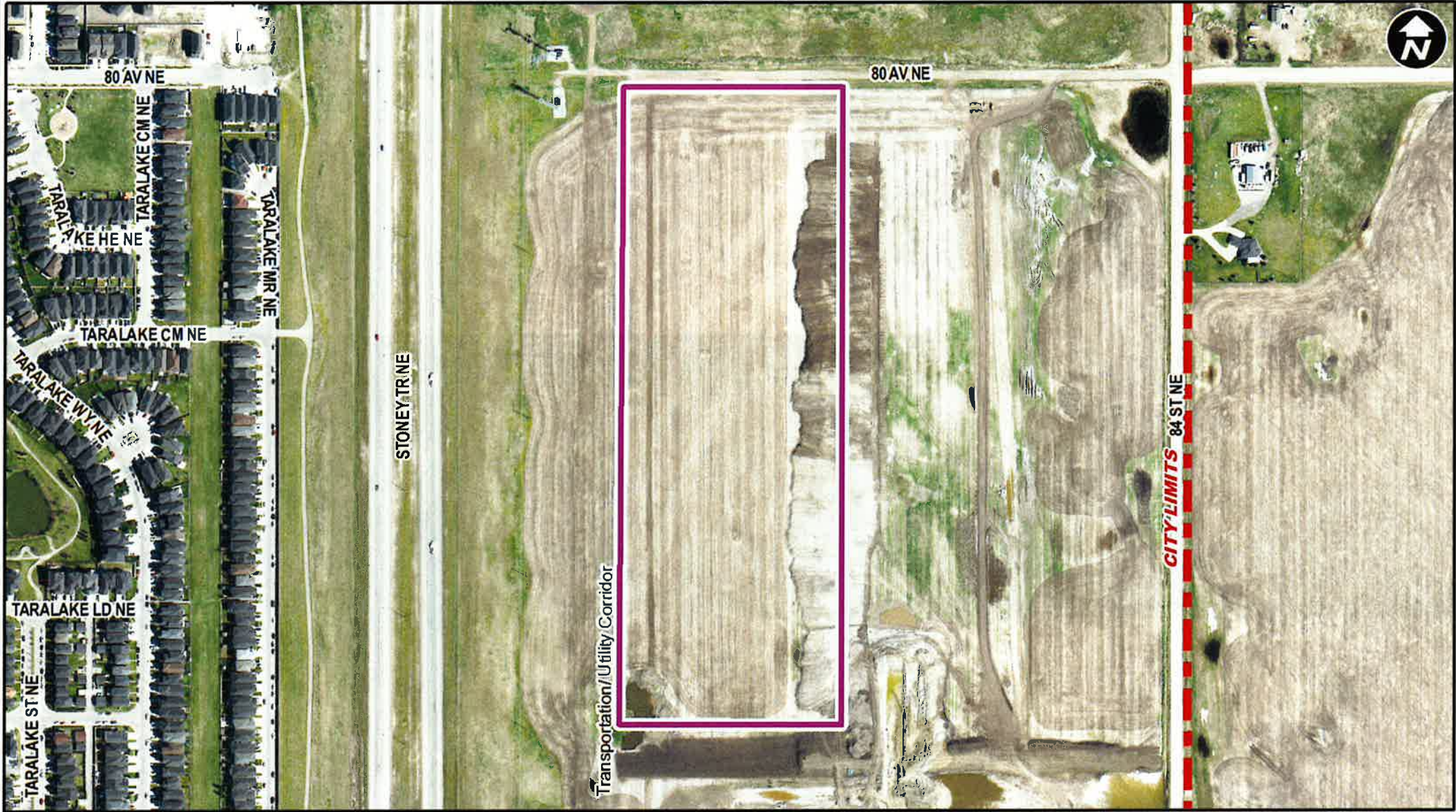
- Max BRT Stops**

 - Orange
 - Purple
 - Teal
 - Yellow



Outline Plan Area

Parcel Size:
19.52 ha



Land Use Area

Parcel Size:

10.31 ha





prime consultant:
B&A Planning Group
 600, 215 - 9th Ave SW
 | Calgary, Alberta | T2P 1K3 | bapg.ca
 t: 403 269 4733 f: 403 262 4480

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client:
PARTNERS DEVELOPMENT GROUP

sub-consultant:
URBAN systems

revisions:

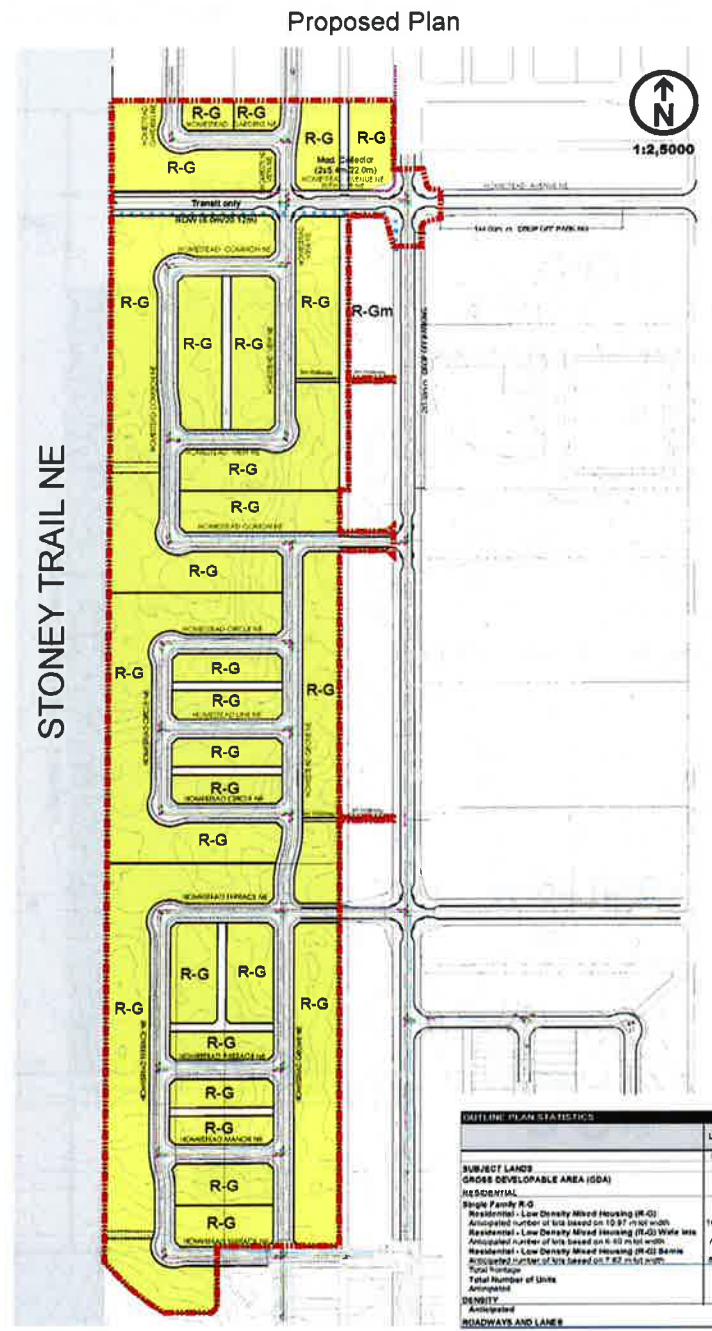
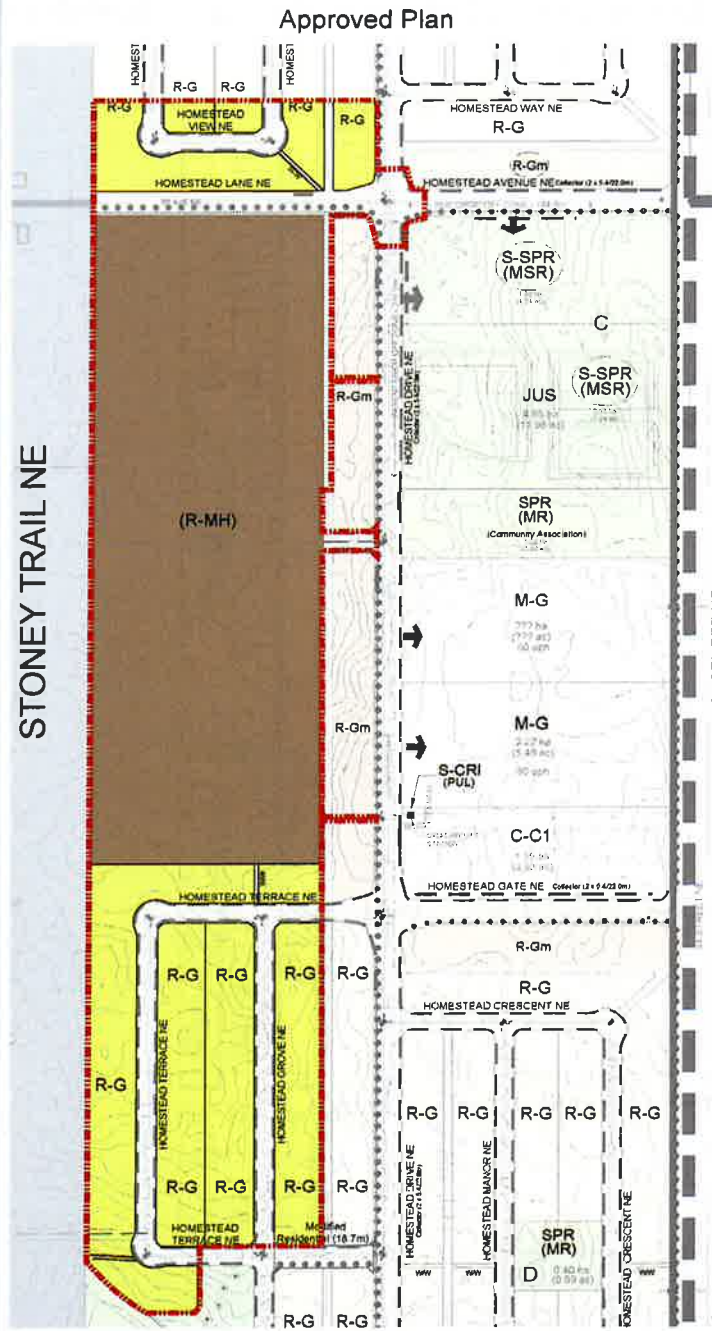
no.	date:	description:
1	22-Mar-2021	Submission
2	04-June-2021	DIV1 Comments
3		
4		
5		
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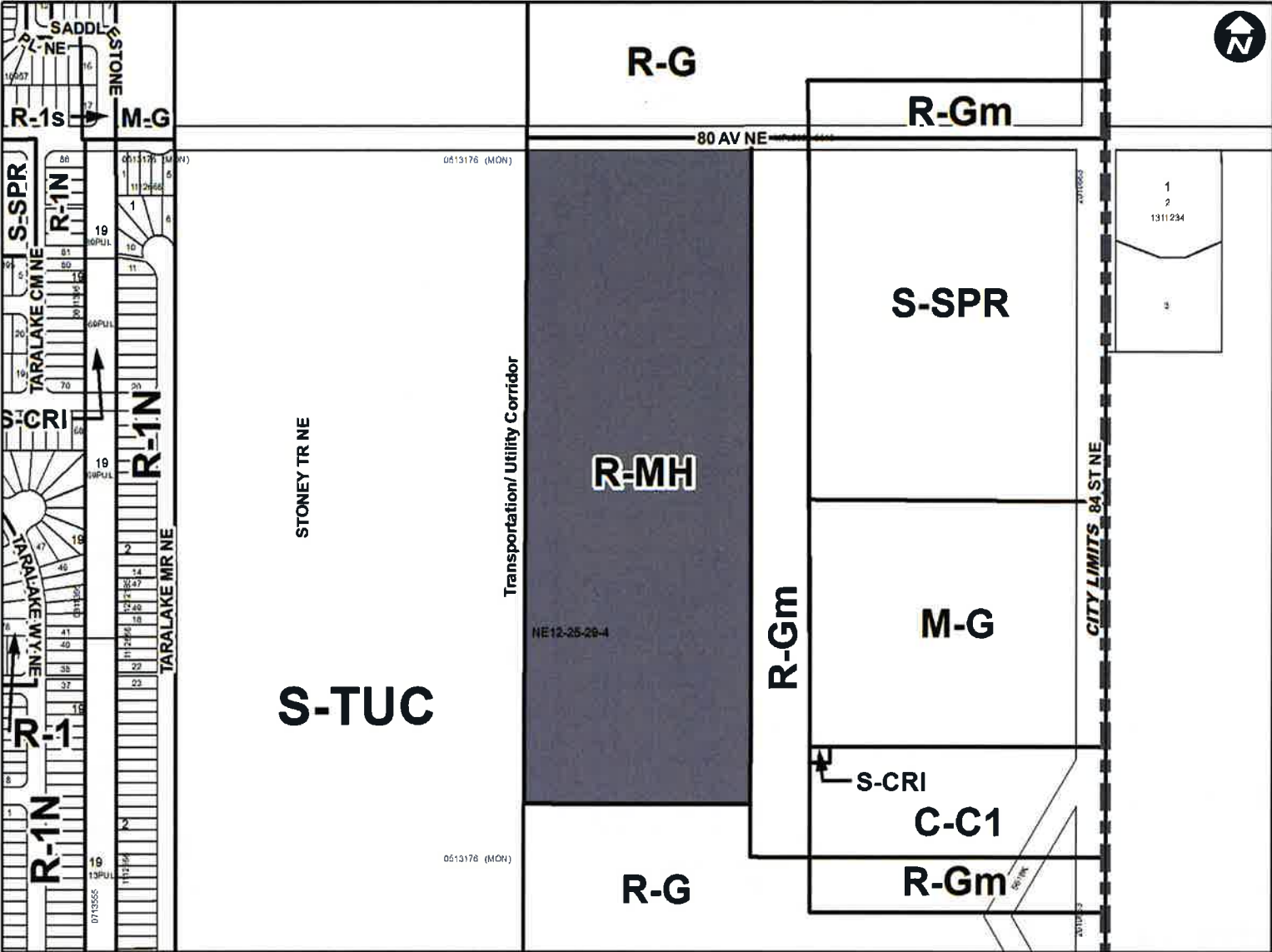
- legend:
- Outline Plan Boundary
 - Contour Interval 0.5m
 - 1.0m Mono Sidewalk
 - 2.0m Separate Sidewalk
 - 3.0m Multi-use Pathway
 - Blue Post Location
 - Land Use Redesignation Boundary
 - R-MH Low Density Residential Districts
 - Manufactured Home
 - R-G Low Density Residential Districts

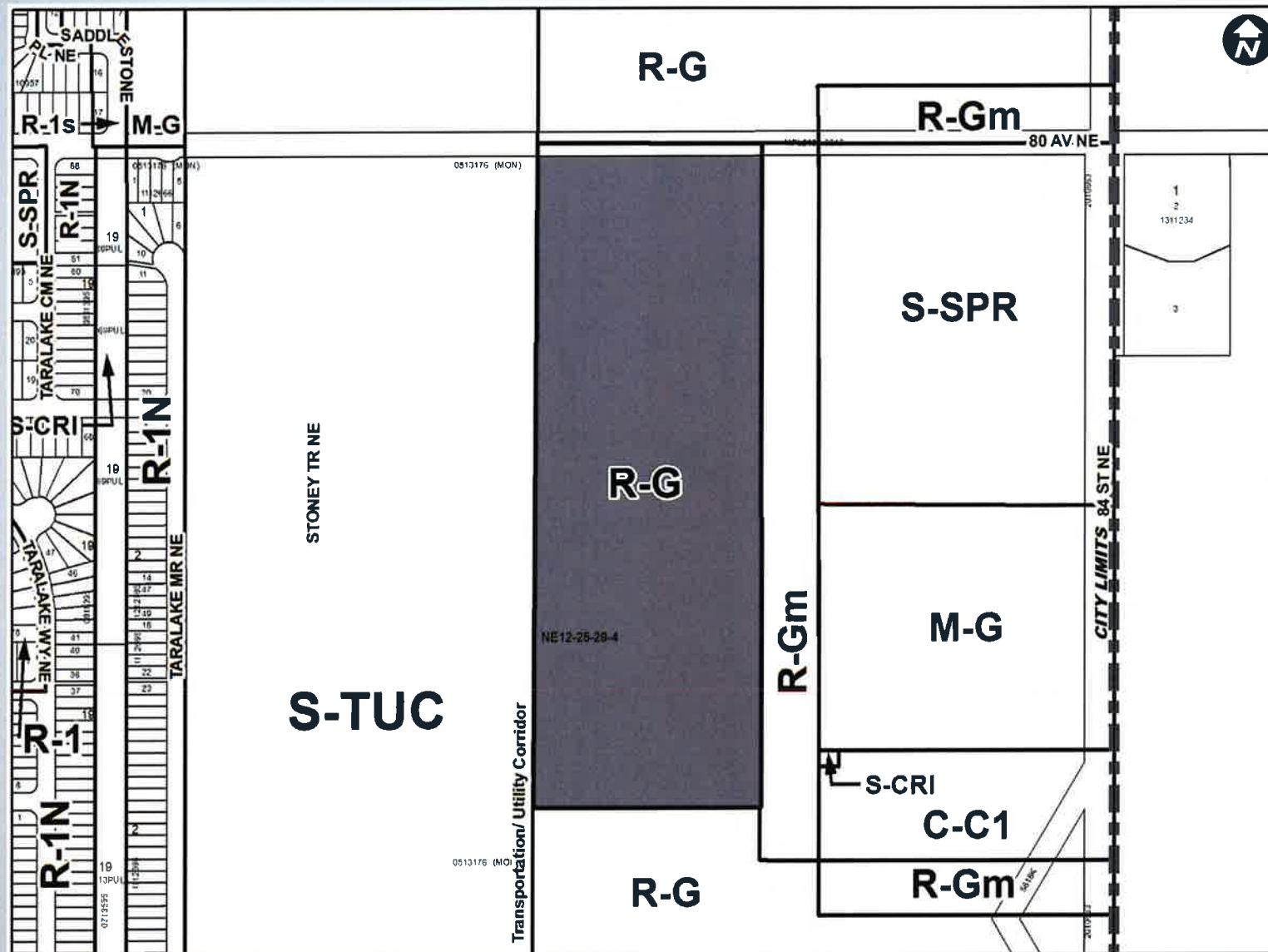
- Deep Services - Existing
- Water Main/Hydrant
- Deep Services - Proposed
- Slim Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant

Notes:
 Residential roads are laneless (8.0m/16.0m), laned (9.0m/18.0m) unless otherwise noted.
 All lanes are 7.0m wide unless otherwise noted.

SUBJECT LANDS	Lot Width		Frontage	Reserves	Area	Number of Lots	% of GDA
	Low	High					
GROSS DEVELOPABLE AREA (GDA)			18.80		48.88		100.0%
RESIDENTIAL			13.38		32.96		70.7%
Single Family R-G					13.38	107.00	
Residential - Low Density Mixed Housing (R-G)							
Anticipated number of lots based on 10.97 front width	10.97	30	204	9.55	22.95	229	
Residential - Low Density Mixed Housing (R-G) Whole lots							
Anticipated number of lots based on 6.93 lot width	7.02	20	902	2.20	9.90	117	
Residential - Low Density Mixed Housing (R-G) Bunking							
Anticipated number of lots based on 7.87 lot width	8.45	21	406	1.82	3.78	88	
Total Number of Lots						1434	
Anticipated						12	
DENSITY						21.8 units	8.8 units
ROADWAYS AND LANES			5.56		13.89		29.3%

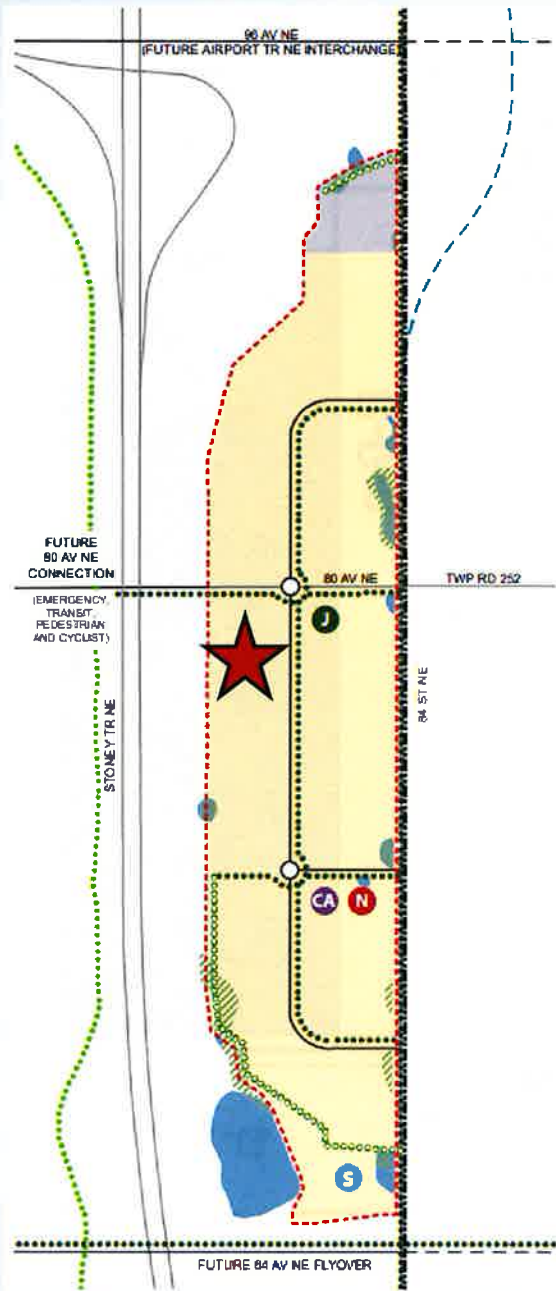







Proposed Residential – Low Density Mixed Housing (R-G) District:

- Allows for a variety of low density residential building forms including single and semi detached development and rowhouses
- Maximum building height of 12 metres
- One main residential building per parcel



- Boundaries**
- City Limits
 - East Stoney ASP
- Land Use**
- Neighbourhood Area
 - Future Study Area
 - Environmental Open Space Study Area
 - Wetlands
 - Proposed Stormwater Pond
- Transportation**
- Existing Street
 - Proposed Street
 - Future Rocky View County Road
 - Future 84 ST NE (Subject to Cooperative Study with County)
 - Parks Foundation Greenway
 - Proposed Regional Pathway
 - Proposed Green Corridor
- Facilities**
- Neighbourhood Activity Centre
 - Joint Use Site
 - Community Association Site
- APPROVED: 23P2017
 AMENDED: 87P2018



 Subject Site

RECOMMENDATIONS:

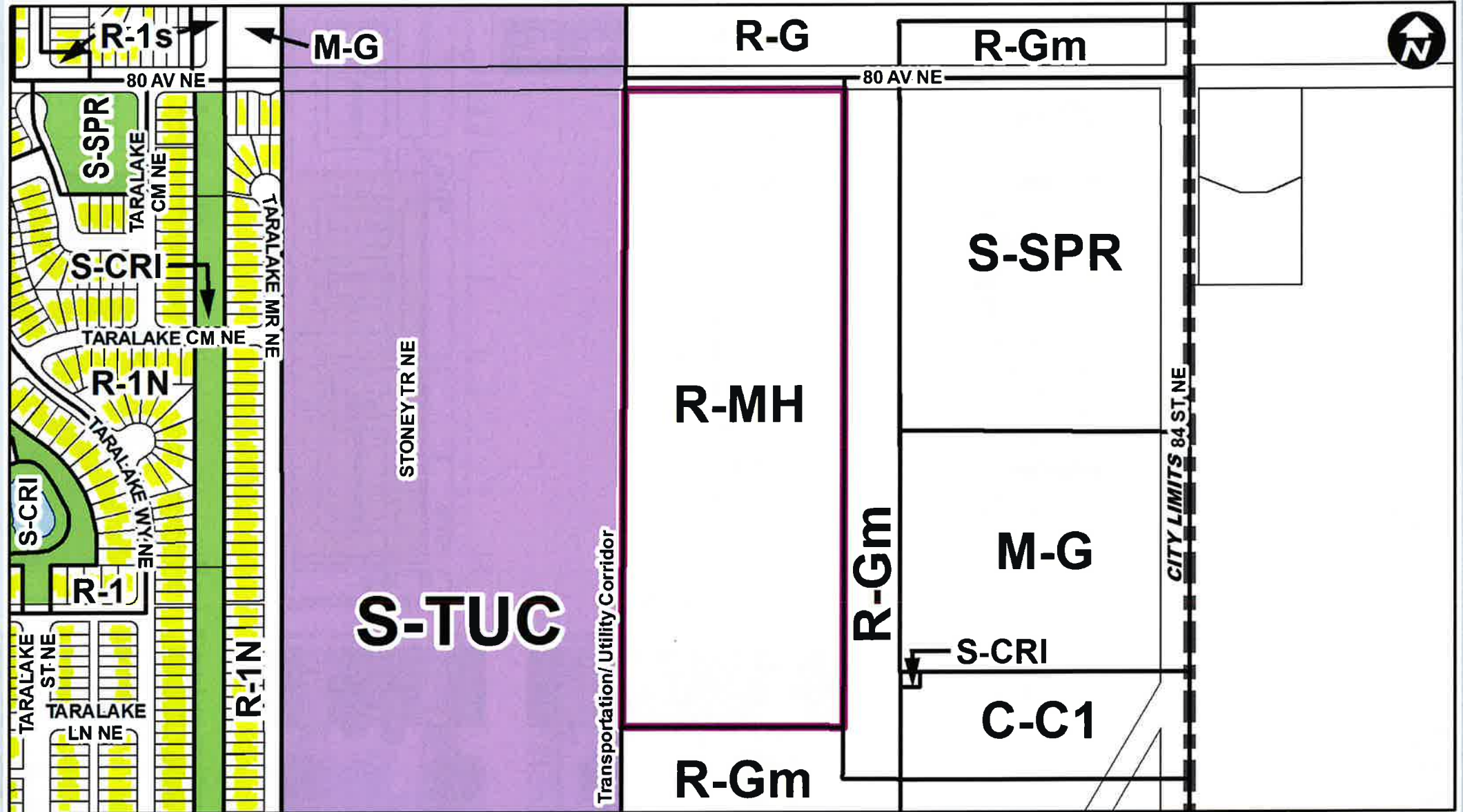
That Calgary Planning Commission **APPROVE** the proposed outline plan located at located at 7111, 7697 and 8393 – 84 Street NE (Portion of E1/2 Section 12-25-29-4; Portion of SE1/4 Section 13-25-29-4) to subdivide 19.52 hectares \pm (48.23 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

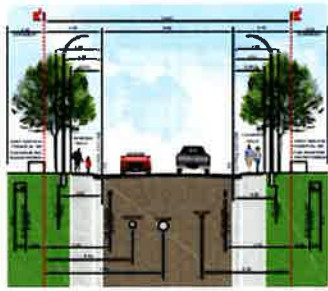
1. Give three readings to the proposed bylaw for the redesignation of 10.31 hectares \pm (25.38 acres \pm) located at 7697 – 84 Street NE (Portion of NE1/4 Section 12-25-29-4) from Residential – Manufactured Home (R-MH) District to Residential – Low Density Mixed Housing (R-G) District.

Supplementary Slides

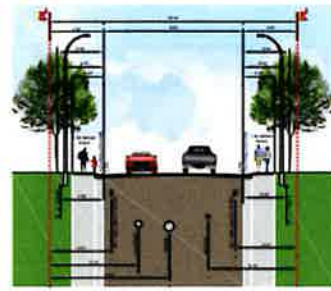
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



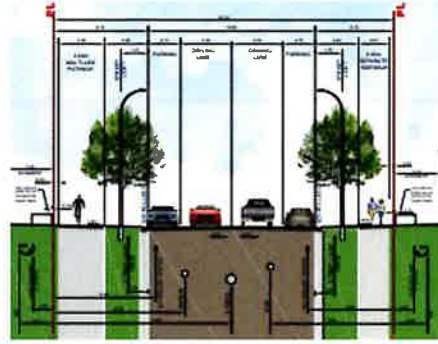
Cross-Sections:



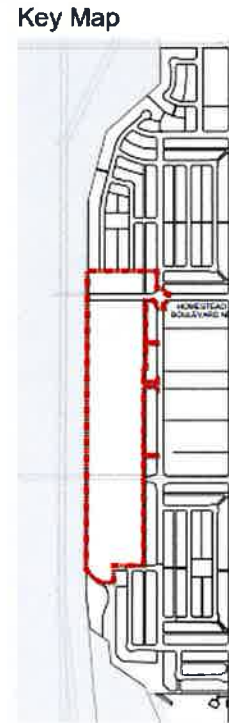
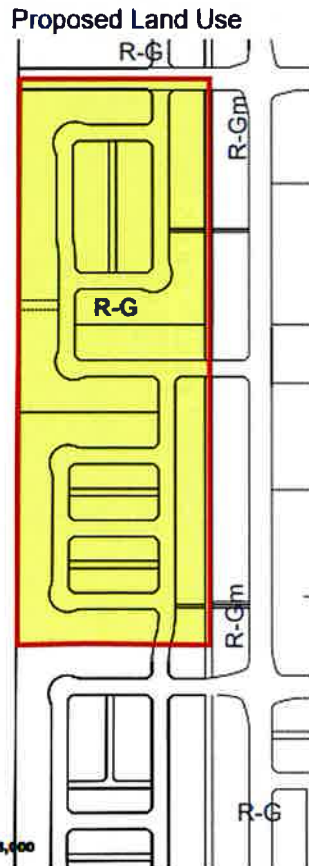
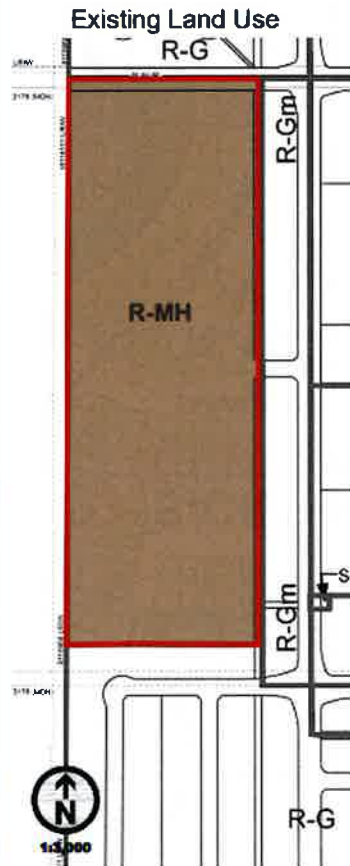
Residential 'M' Street (8.5m / 16.0m ROW) - 1:200



Residential 'M-L' Street (9.0m / 16.0m ROW) - 1:200



Mod Collector Street (10.8m / 22.0m ROW) - 1:200



FROM	TO	HA	AC
R-MH	R-G	10.31	25.48
TOTAL		10.31	25.48

location map:



Subject Site



municipal address:

7111 & 7697 84 Street NE

legal description:

Portions of: NE & SE Sec12
Twp25Rge29-W4M

file description:

pre-app: ...
 LOC: LOC2021-0047
 bylaw no.: ...
 file info:
 project no.: 2012-04
 drawn by: ...
 start date: January 28, 2021
 closure date: Jun 30, 2021

project:

HOMESTEAD

sheet title:

**Outline Plan &
Land Use Redesignation**

exhibit no.:

1.0