



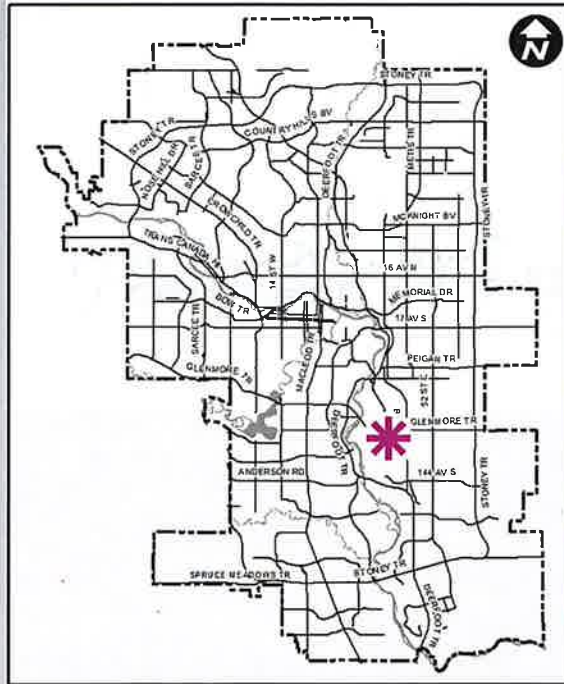
Public Hearing of Council

Agenda Item: 8.1.29

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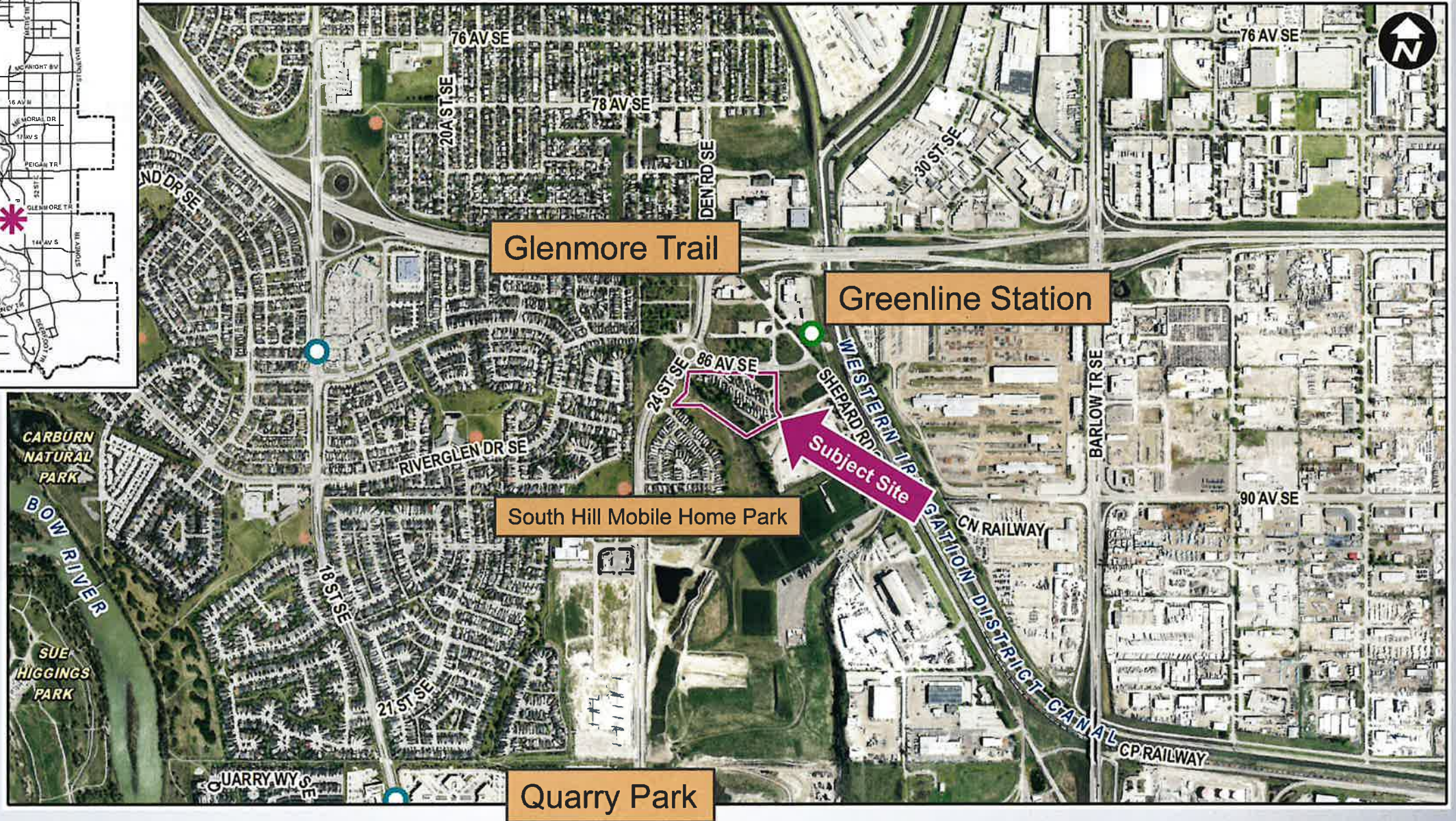


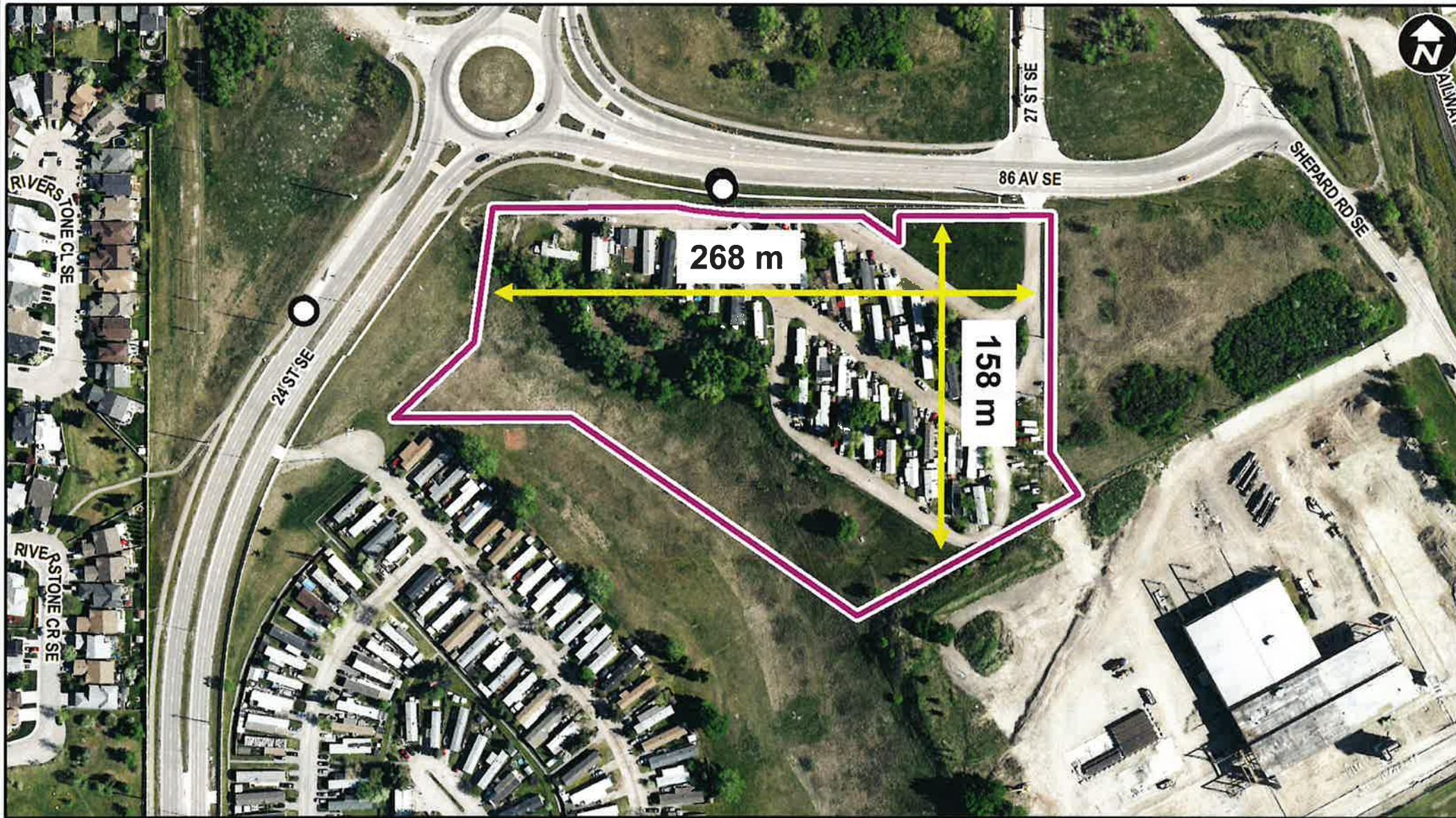
LOC2020-0108 / CPC2021-1017
Policy & Land Use Amendment
September 13, 2021



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

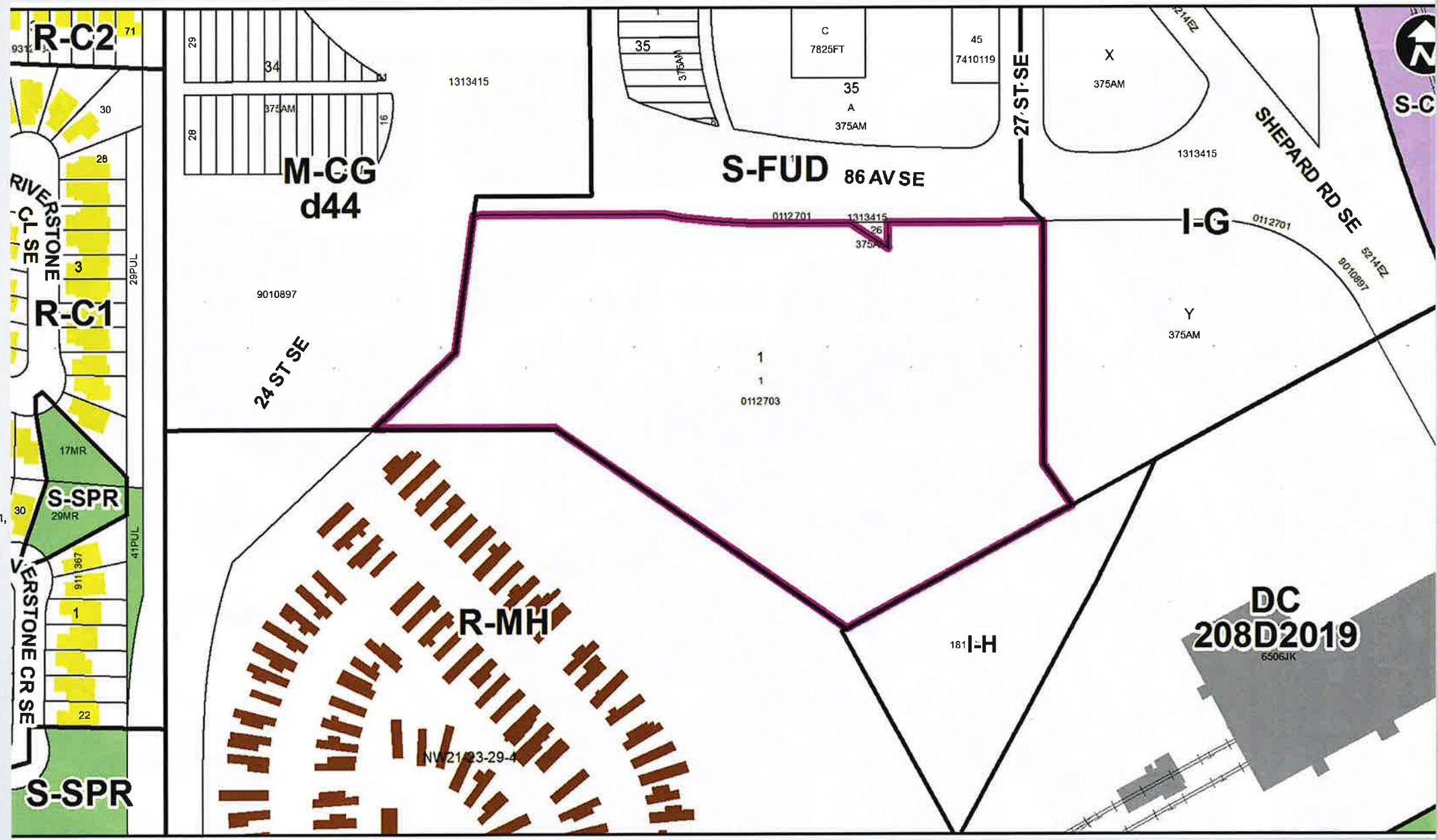


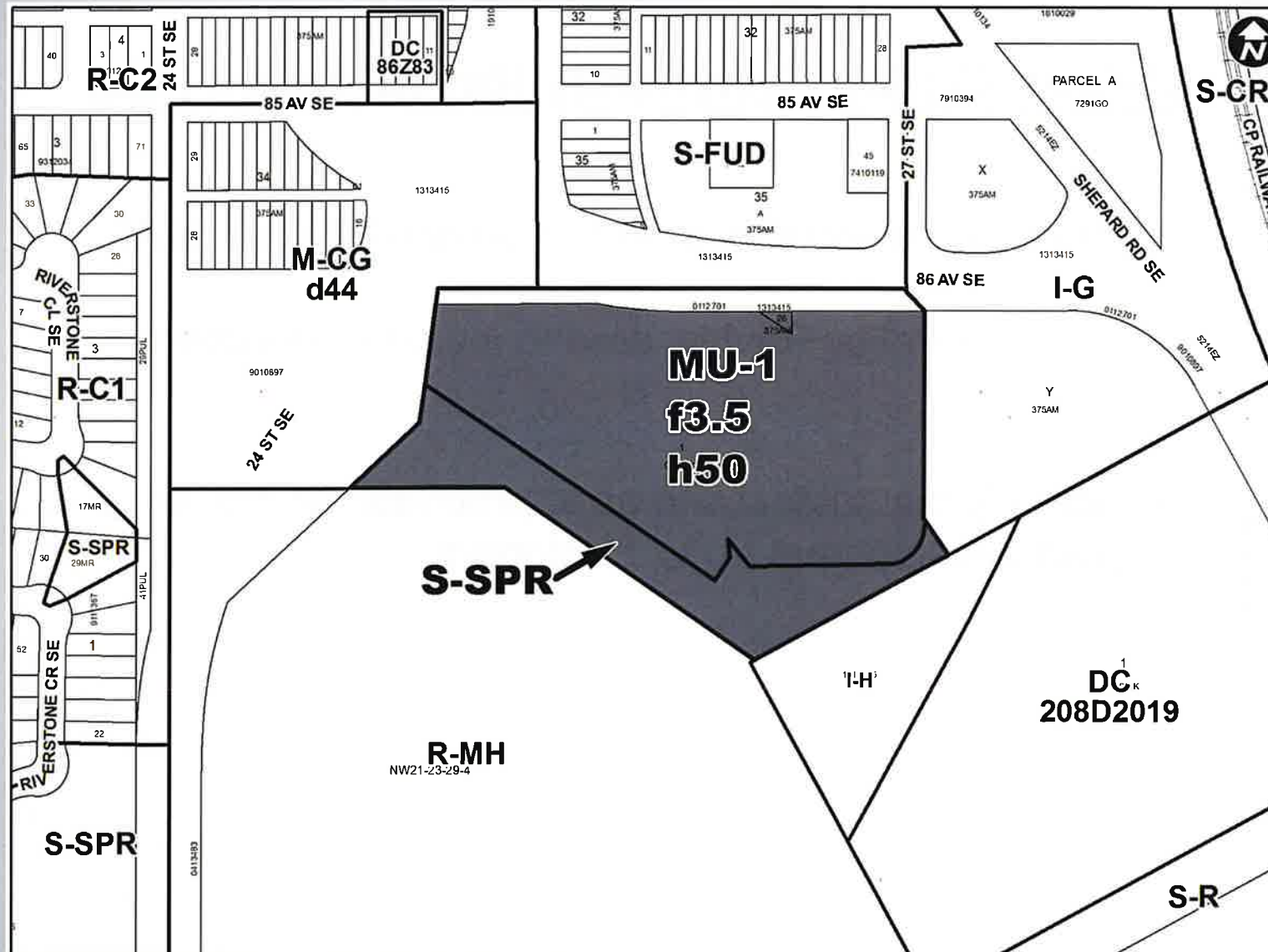


Parcel Size:

4.16 ha
268m x 158m

- 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



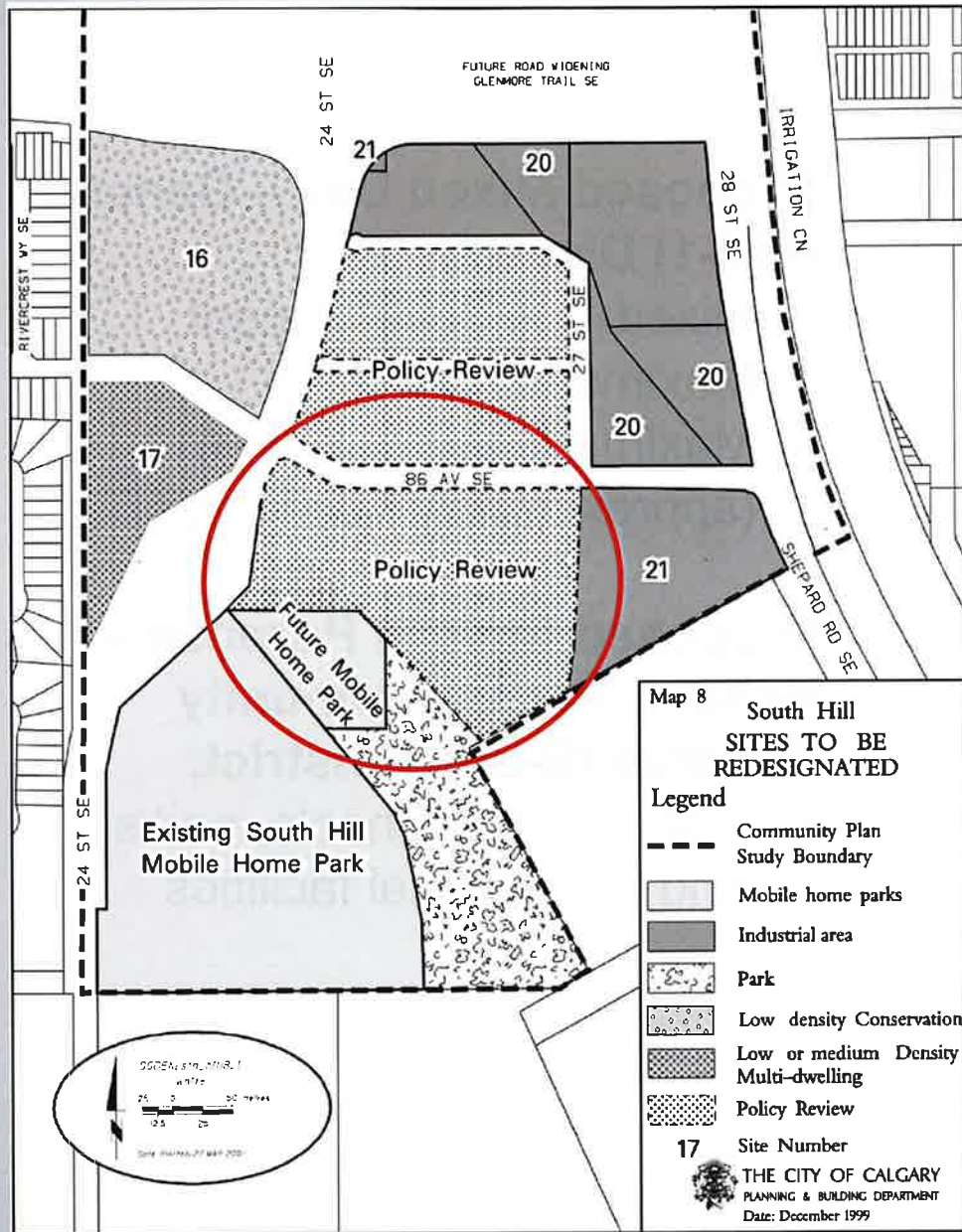


Proposed Mixed Use – General (MU-1) District:

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

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

- Intended for schools, parks and recreational facilities



Millican-Ogden Community Revitalization Plan

- Remove references to site as a mobile home park
- Expand Policy Review area to include the subject site
- Identify the subject site as appropriate for mixed-use development up to 15 storeys

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 49P2021** for the amendments to the Millican-Ogden Community Revitalization Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 134D2021** 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



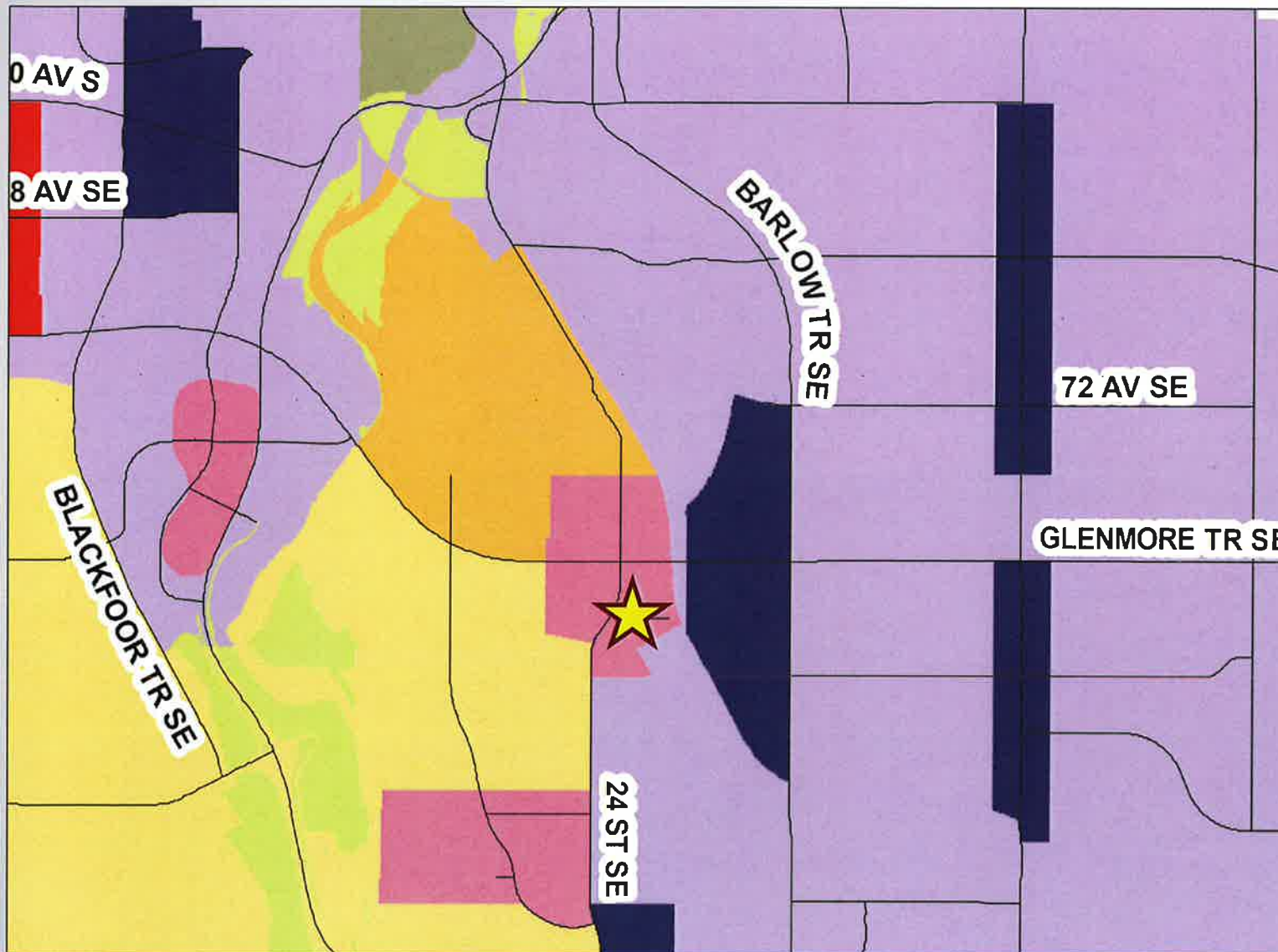




Restricted Uses:

- Residential
- Hospital
- School
- Food Establishment





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