

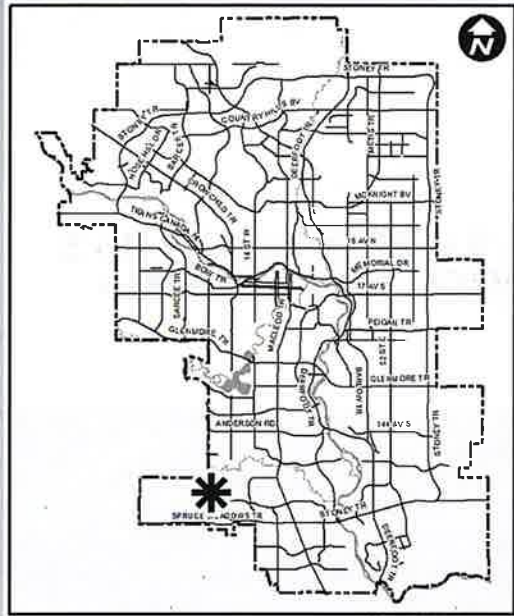


Public Hearing of Council

Agenda Item: 8.1.28



LOC2020-0163 / CPC2021-1013
Land Use Amendment & Outline Plan
September 13, 2021

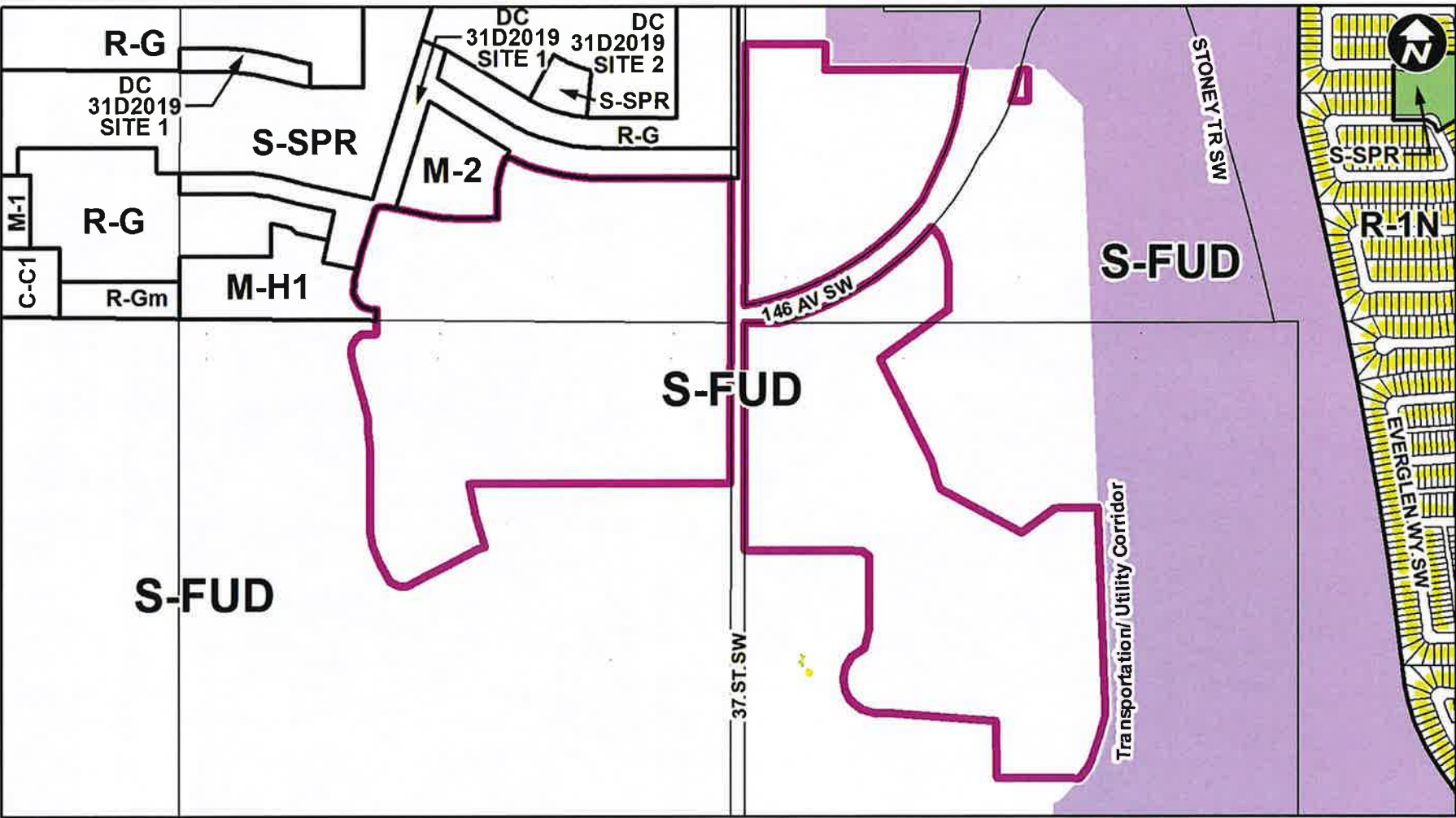


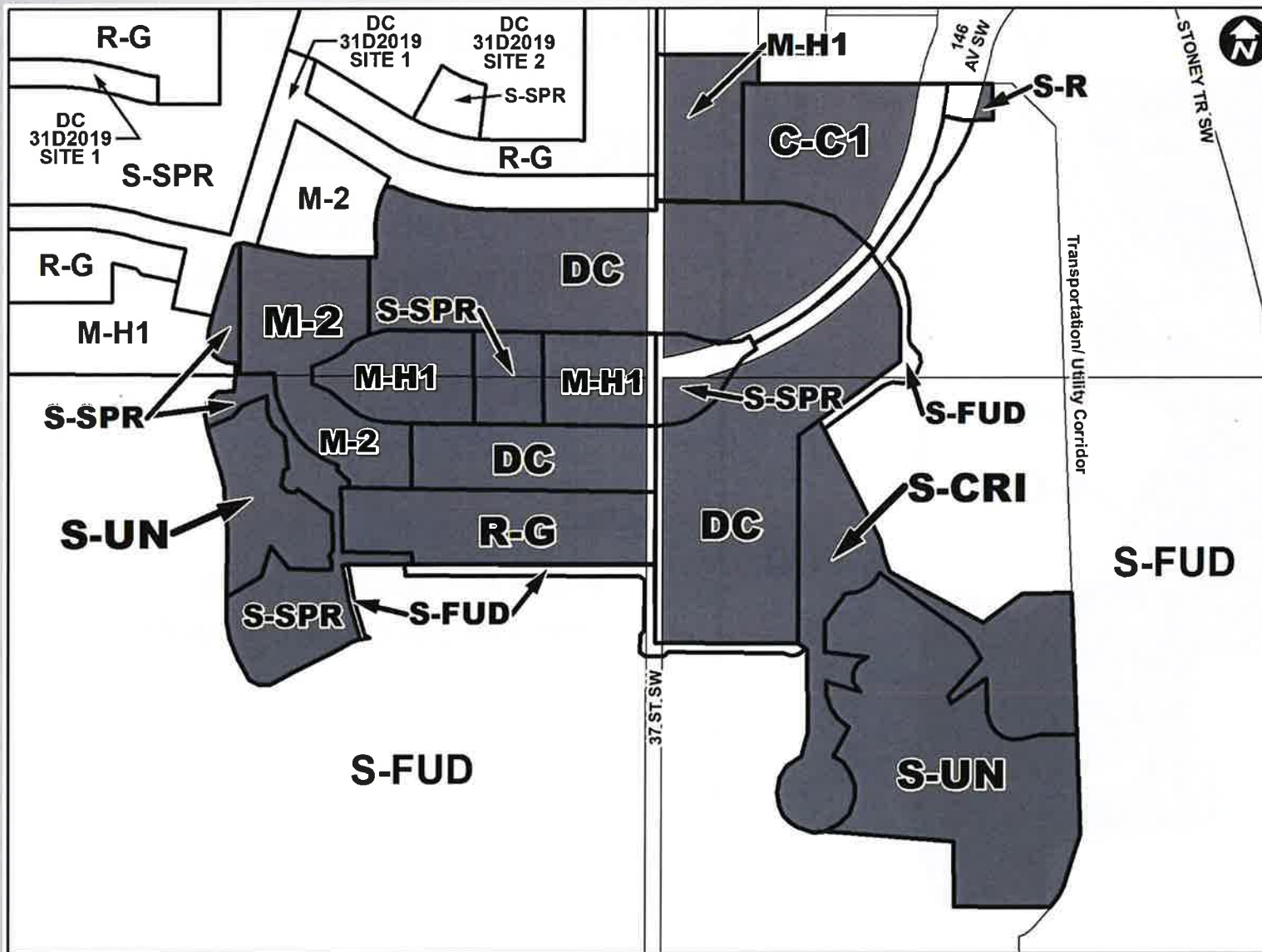
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



LEGEND

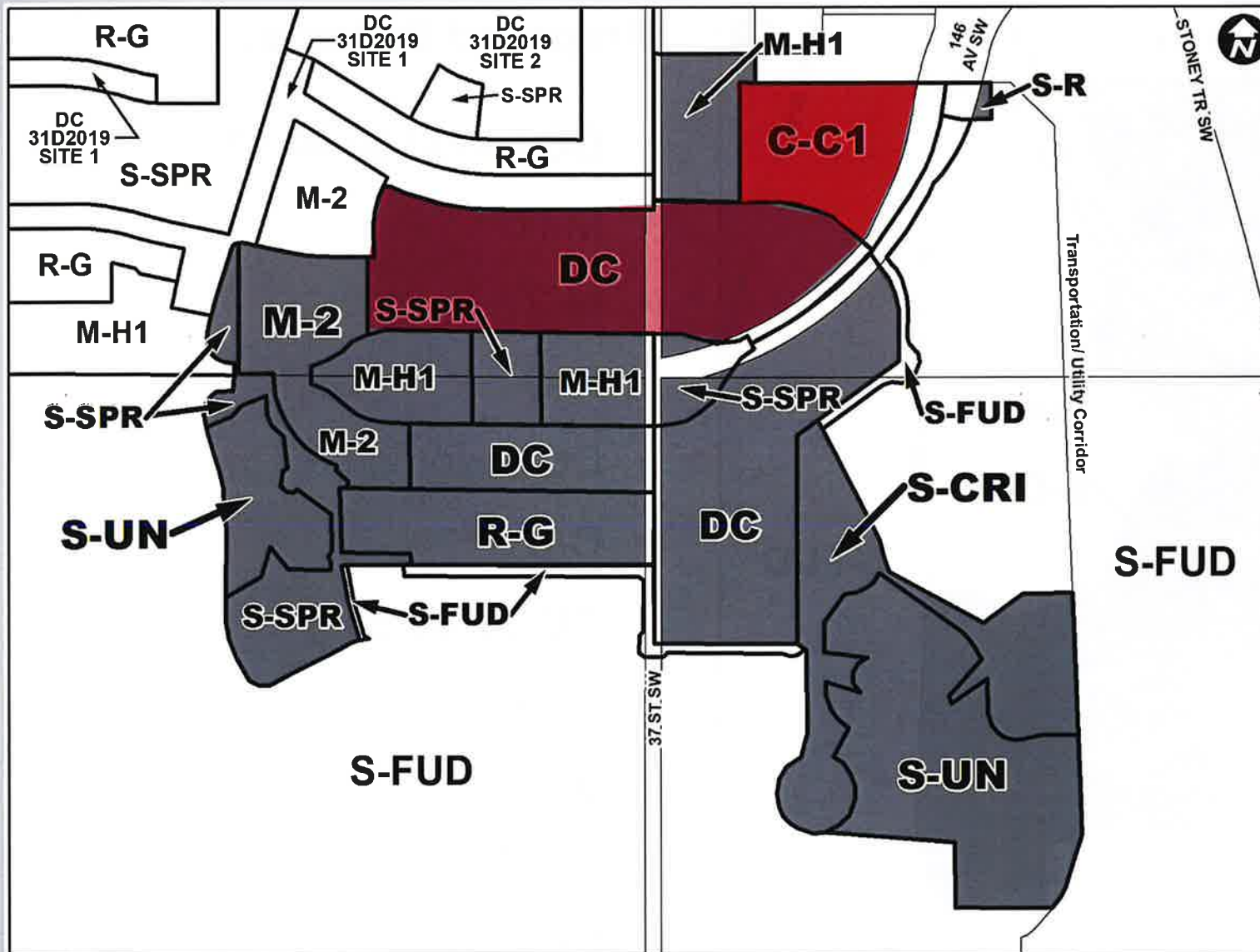
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed Districts:

- DC based on MU-1
- M-H1
- M-2
- R-G
- DC based on R-Gm
- C-C1
- DC based on S-CI
- S-SPR
- S-UN
- S-CRI
- S-R



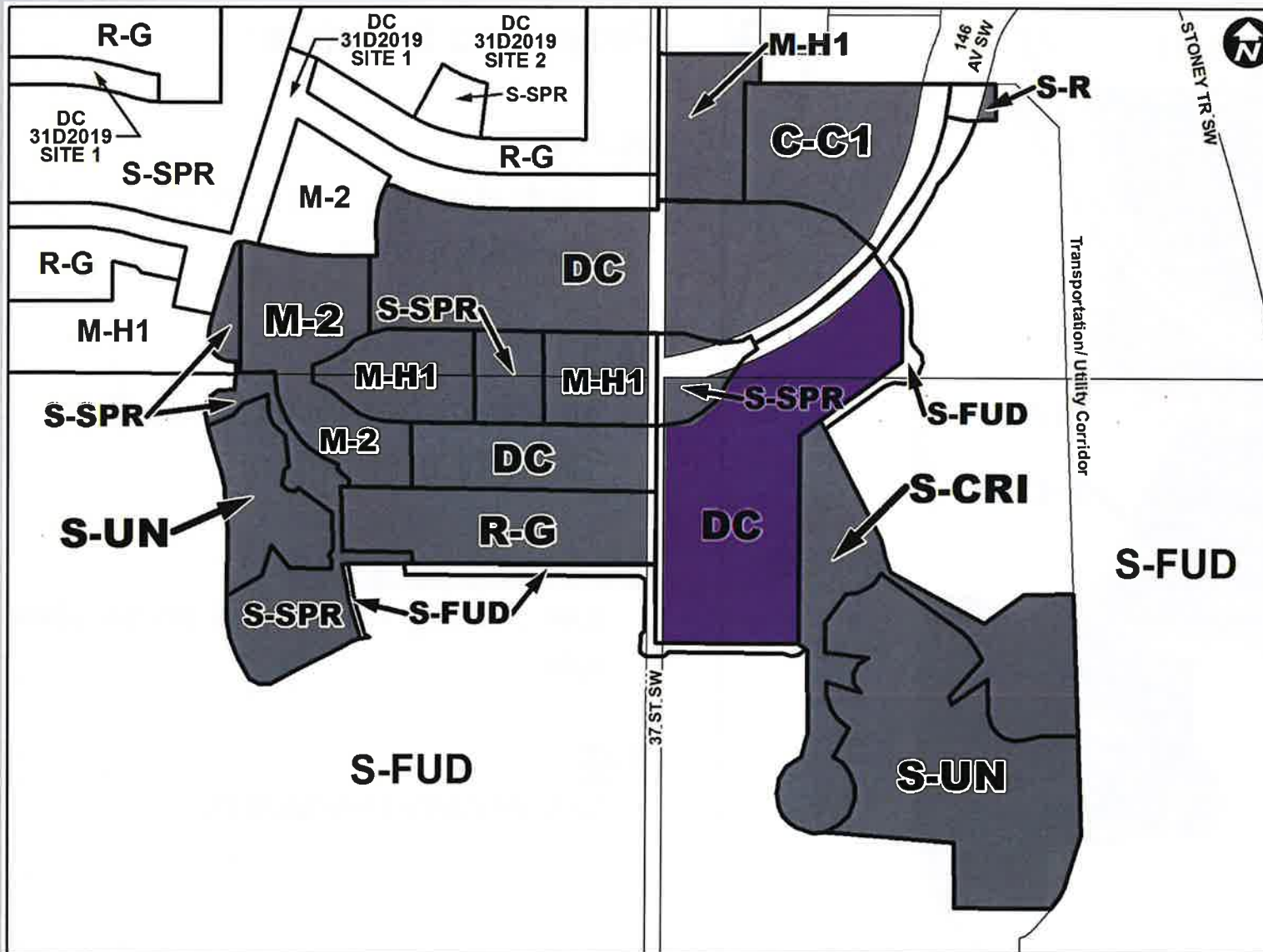
Proposed Districts:

DC based on MU-1

- mixed-use residential and commercial urban district
- building height 26m
- FAR 4.0

C-C1

- small to medium-scale commercial developments



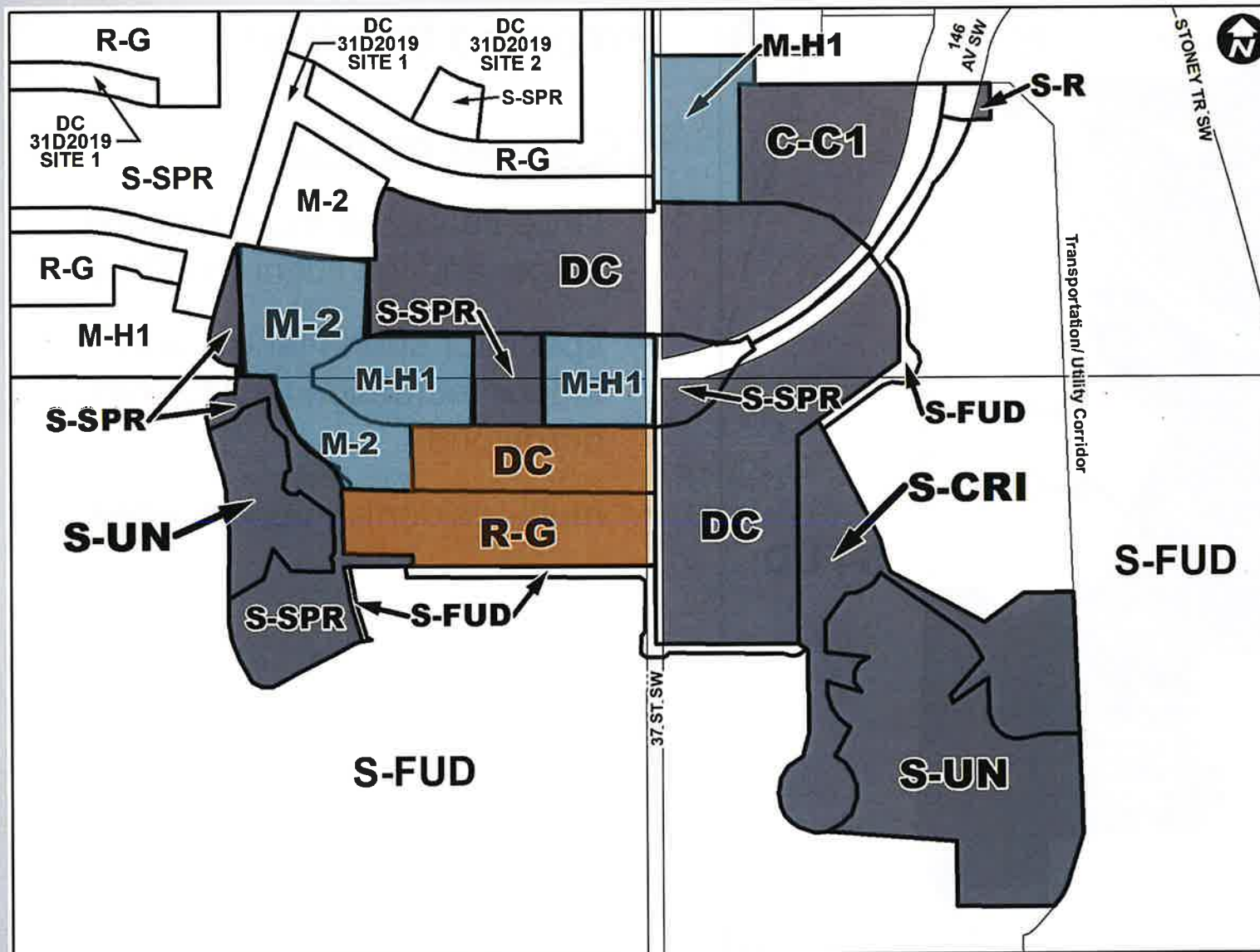
Proposed Districts:

DC based on S-CI

- large-scale culture, education, office, and institution facilities
- spectator sports facility and indoor recreation facility, with dormitories
- multi-residential opportunities

Proposed Land Use Map

8



Proposed Districts:

M-H1

- high density residential development

M-2

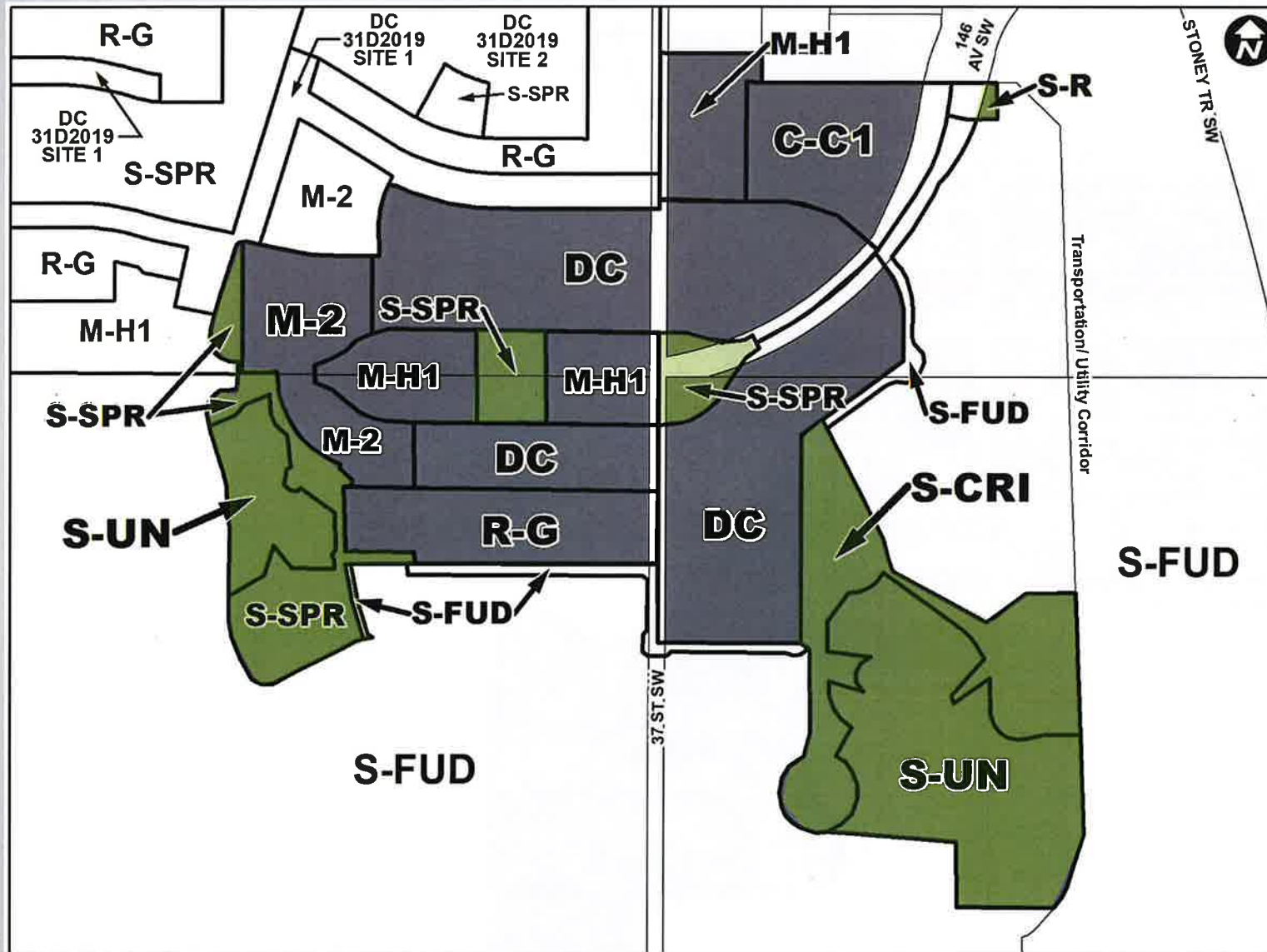
- medium height and medium density residential

DC based on R-Gm

- low-density residential on smaller lots

R-G

- low-density residential



Proposed Districts:

S-SPR

- schools, parks, open space and recreational facilities

S-UN

- landforms, natural vegetation or wetlands

S-CRI

- city and regional infrastructure (stormwater pond)

S-R

- indoor and outdoor recreation uses

Calgary Planning Commission's Recommendation:

11

That Council:

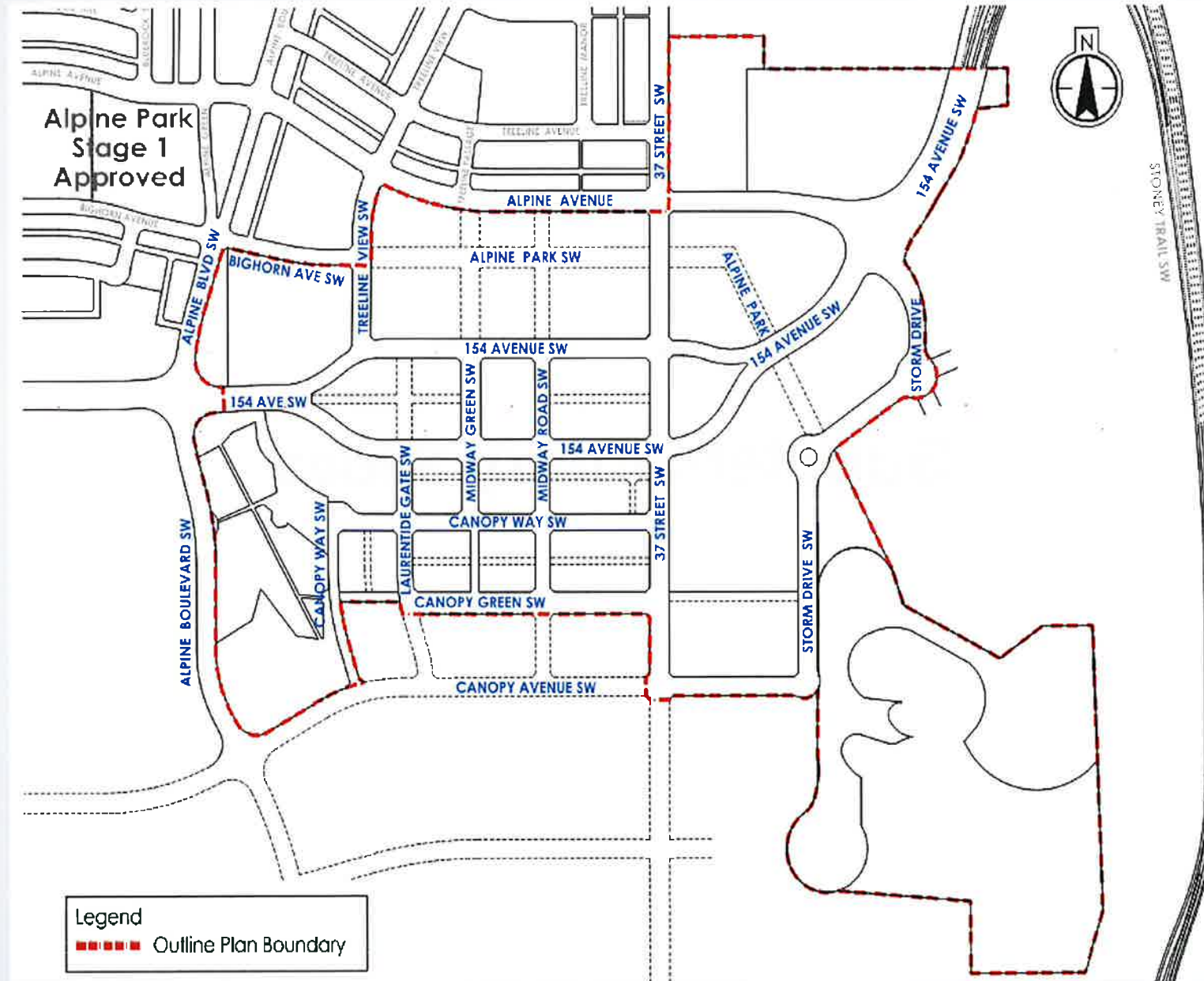
1. Give three readings to **Proposed Bylaw 135D2021** for the redesignation of 41.01 hectares \pm (101.34 acres \pm) located at 15113, 15350, 15620, 15717 and 16028 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5; Portions of SE1/4 Section 36-22-2-5; Portions of Section 31-22-1-5, Subdivisions 3, 4 and 6) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Community (C-C1) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control District to accommodate residential development, with guidelines (Attachment 5).
2. Give three readings to **Proposed Bylaw 136D2021** for the redesignation of 9.11 hectares \pm (22.50 acres \pm) located at 15113 and 15350 – 37 Street SW (Portions of NE1/4 Section 36-22-2-5; Portions of NW1/4 Section 31-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Direct Control District to accommodate mixed-use development, with guidelines (Attachment 6).
3. Give three readings to **Proposed Bylaw 137D2021** for the redesignation of 7.77 hectares \pm (19.19 acres \pm) located at 15350 and 15620 – 37 Street SW (Portions of NW1/4 Section 31-22-1-5; Portions of Section 31-22-1-5, Subdivision 5) from Special Purpose – Future Urban Development (S-FUD) District **to** Direct Control District to accommodate educational and recreational development, with guidelines (Attachment 7).

Calgary Planning Commission's Recommendation:

That Council;

ADOPT, by Resolution, the proposed street names, Canopy, Laurentide, Midway, Storm and Snowline.

Supplementary Slides





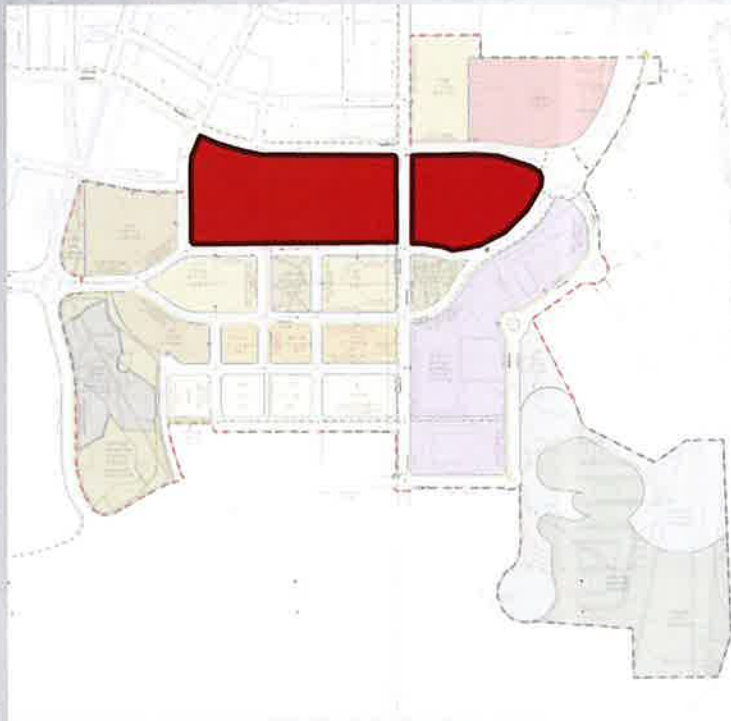


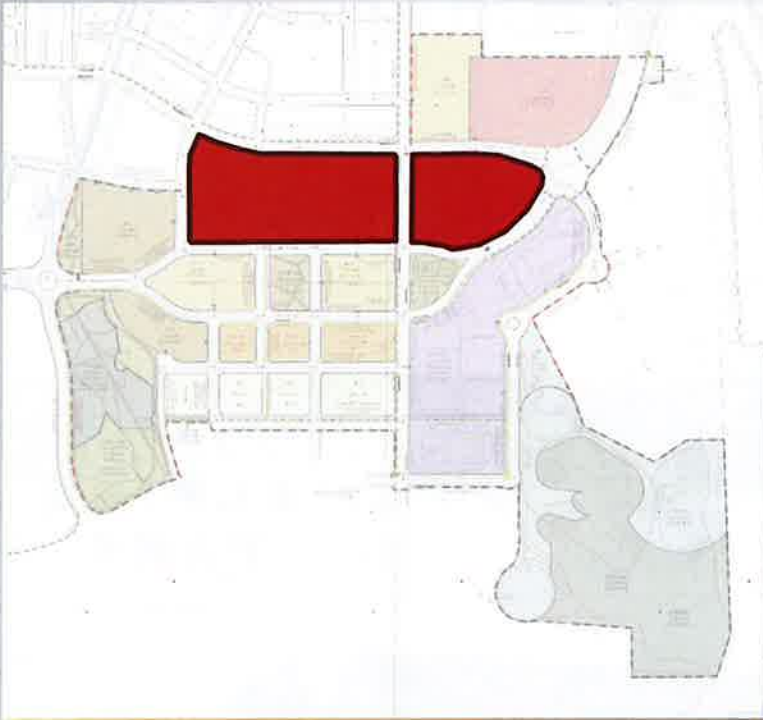




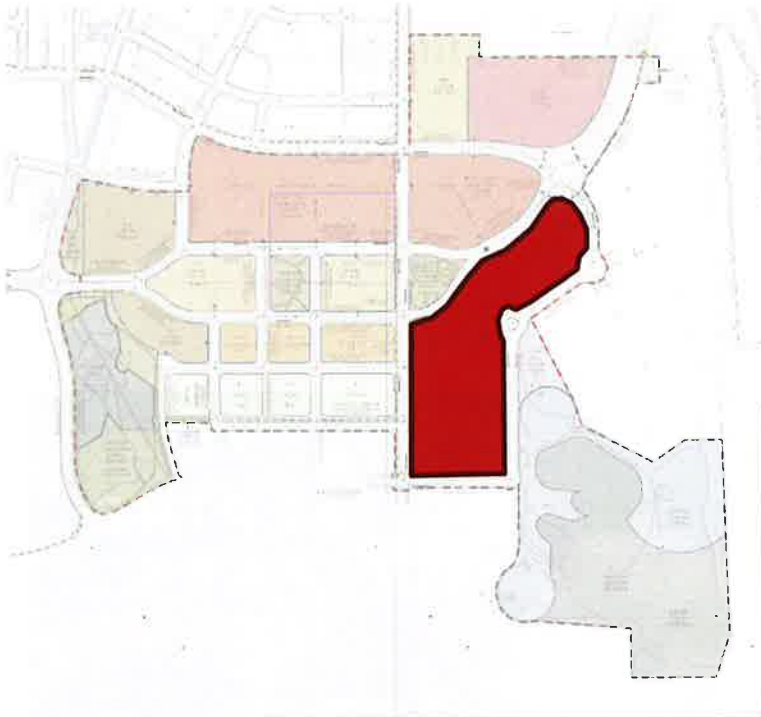


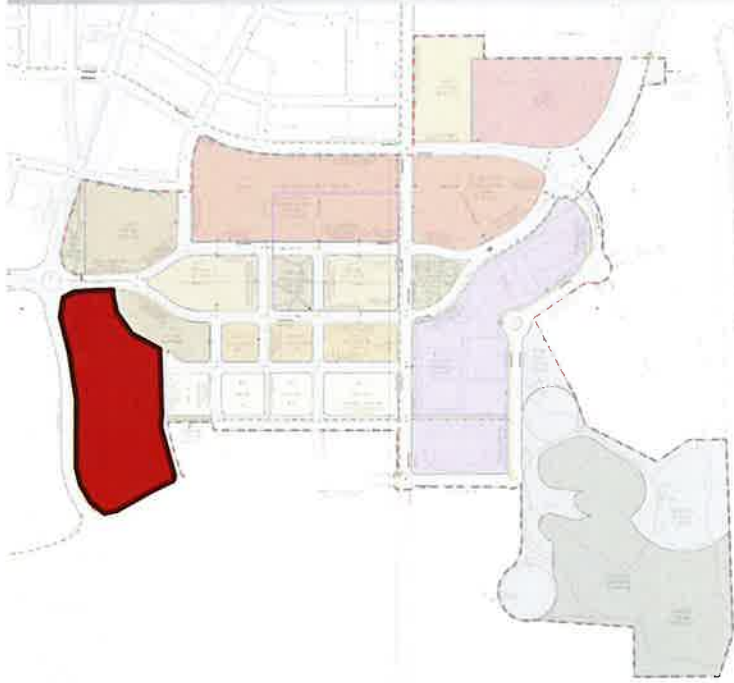
Proposed Village Centre Concept 20





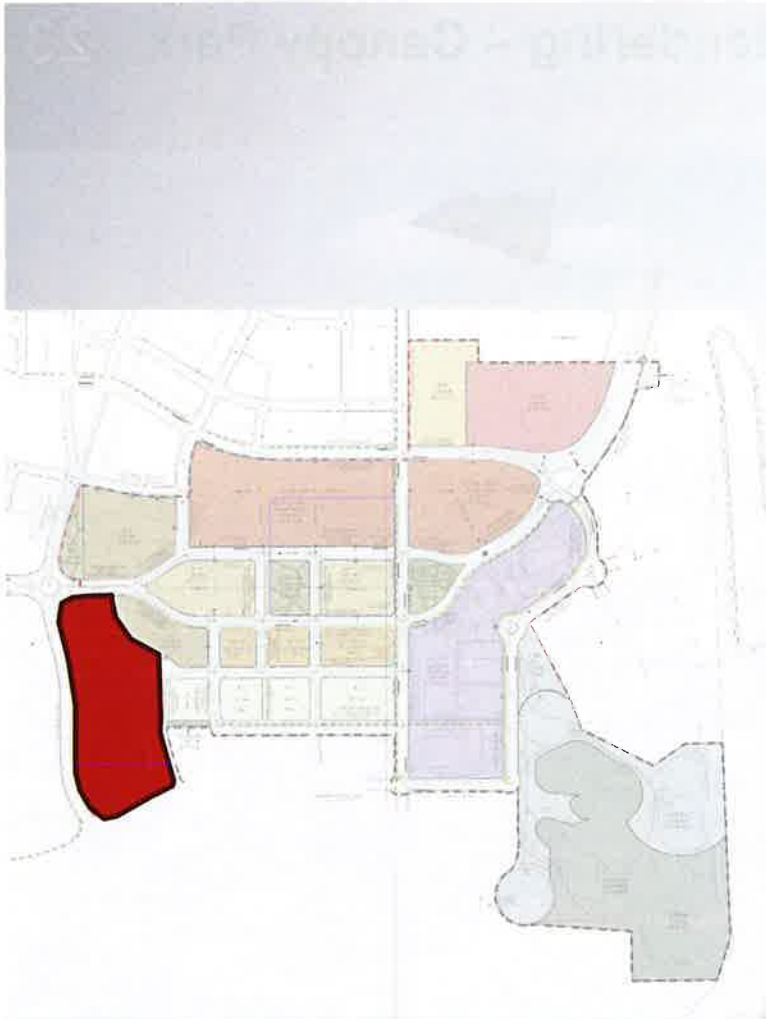
Proposed Rendering - Centre for Sport & Well-being 22





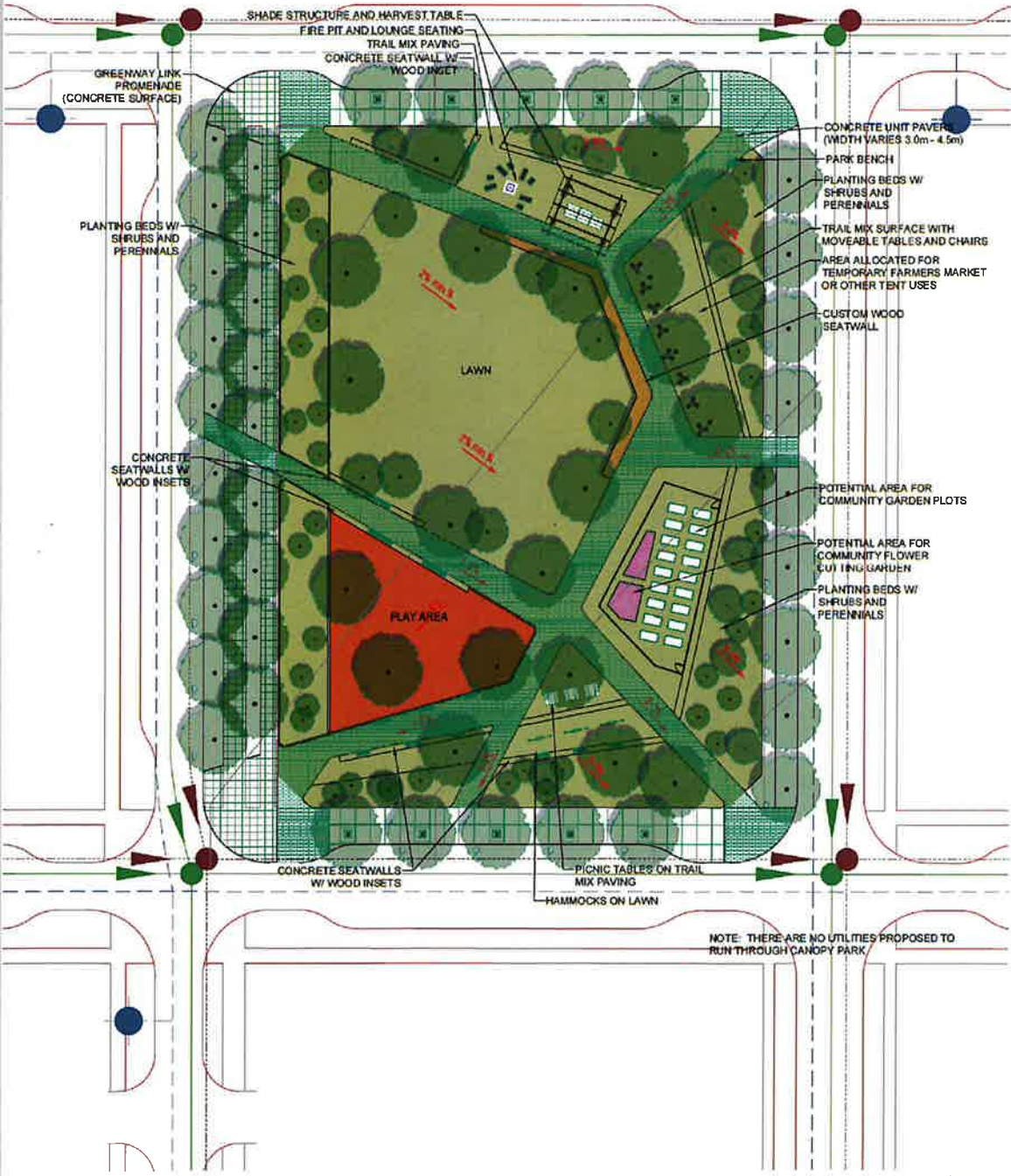
ALPINE PARK
STAGE 2 OUTLINE PLAN
- CANOPY PARK LOOKING EAST -





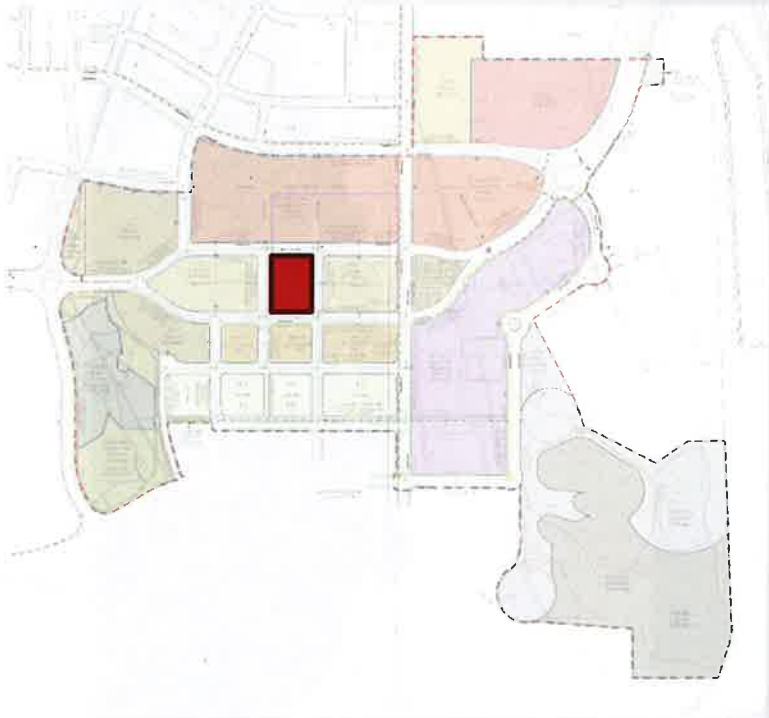
NOTES
 1. THERE ARE NO UTILITIES PROPOSED TO RUN THROUGH CANOPY PARK
 2. PRIOR TO APPROVAL OF THE AFFECTED TENTATIVE PLAN, THE NUMBER AND LOCATION/ALIGNMENT OF TRAILS WITHIN THE PROPOSED CANOPY PARK ARE TO BE CONFIRMED IN THE FIELD/IN THE FIELD WITH CALGARY PARKS - PLANNING, URBAN FORESTRY, PATHWAY, URBAN CONSERVATION AND DEVELOPMENT

1:500



GREENWAY PARK

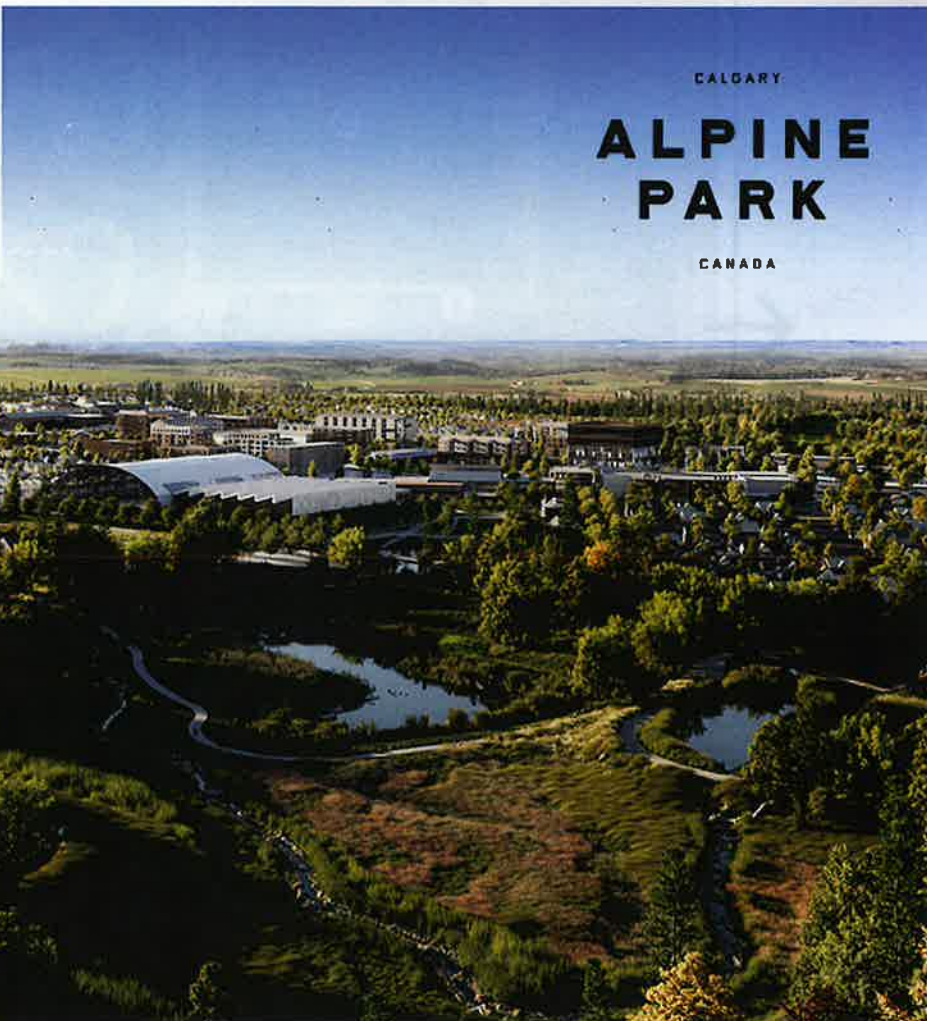
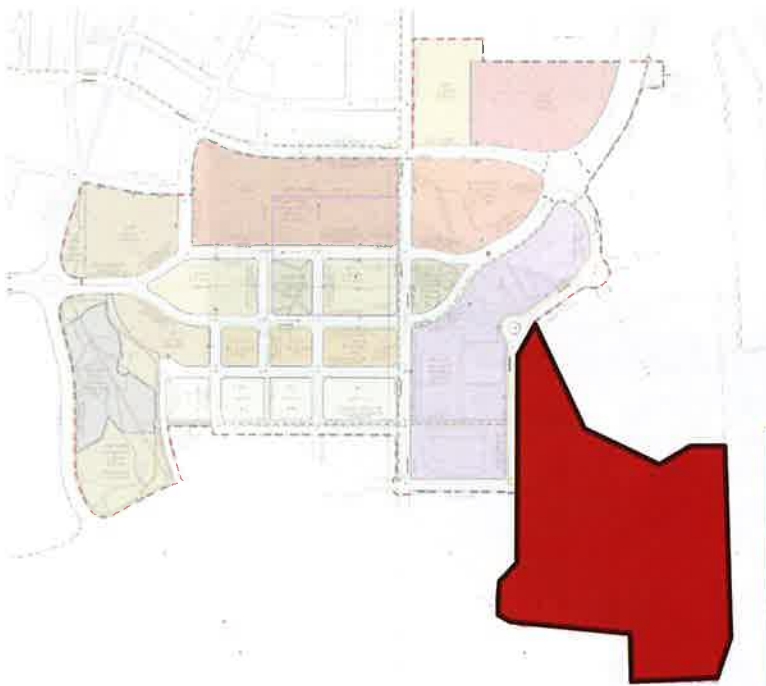
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Hillside Triangle Park Concept 26



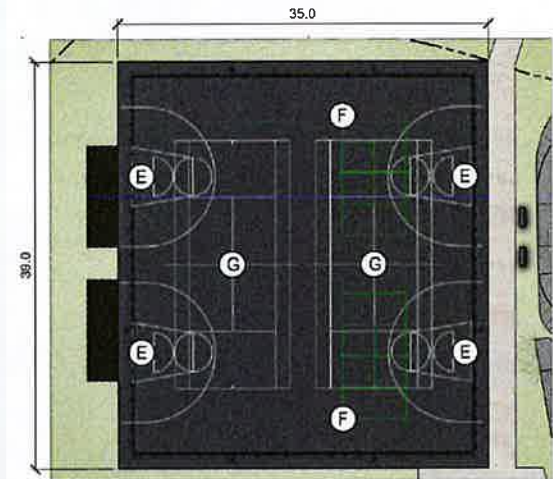




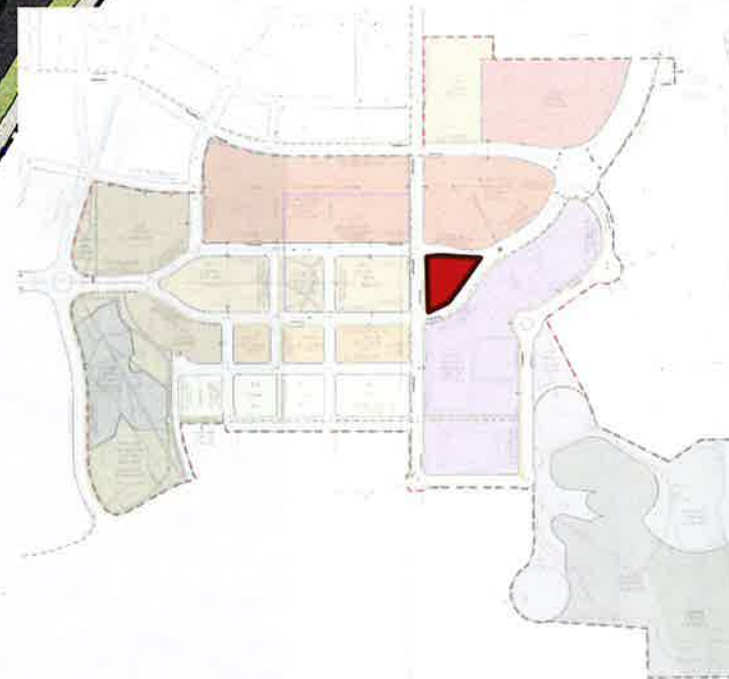
PLAN LEGEND

- (A) POSSIBLE COMMUNITY ASSOCIATION BUILDING (APPROX. 2000-2500 sq.ft.)
- (B) PARKING (+/- 31 STALLS)
- (C) BUS ZONE
- (D) MULTI COURT - SEE ENLARGEMENT
- (E) BASKETBALL NET AND COURT LINES (SUMMER)
HOCKEY GOALS & CREASE MARKINGS (WINTER)
- (F) PICKLEBALL COURTS
- (G) TENNIS COURTS
- (H) BICYCLE PUMP TRACK
- (I) OPEN LAWN AREAS, TYP.
- (J) PERIMETER FENCING

S-SPR (MR) COMMUNITY ASSOCIATION SITE - 0.57
ha +/- (1.42 ac +/-)



MULTI COURT ENLARGEMENT
NOT TO SCALE





Existing Rowhouses in Cityscape

Approved Stage One Outline Plan by Dream 30





