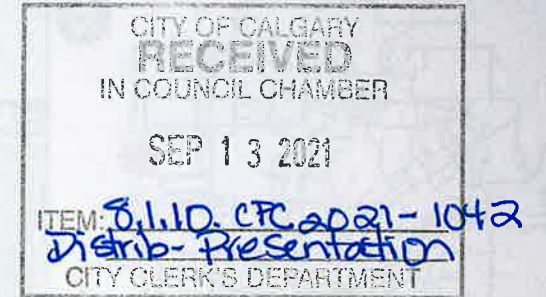


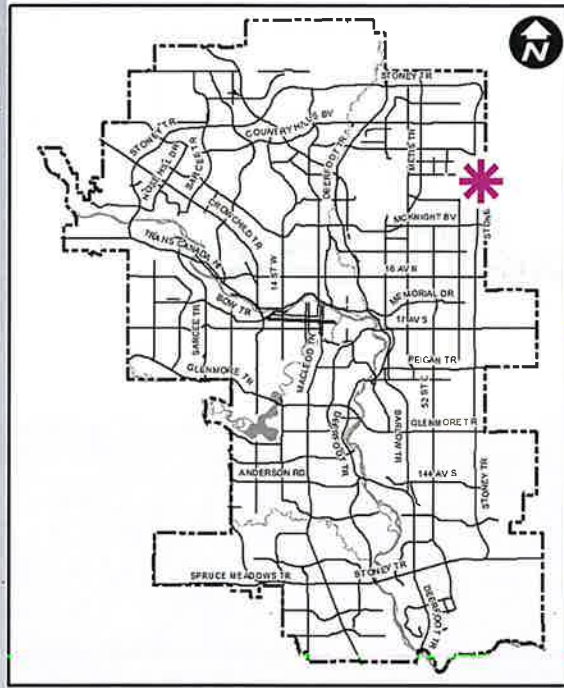


Public Hearing of Council

Agenda Item: 8.1.10

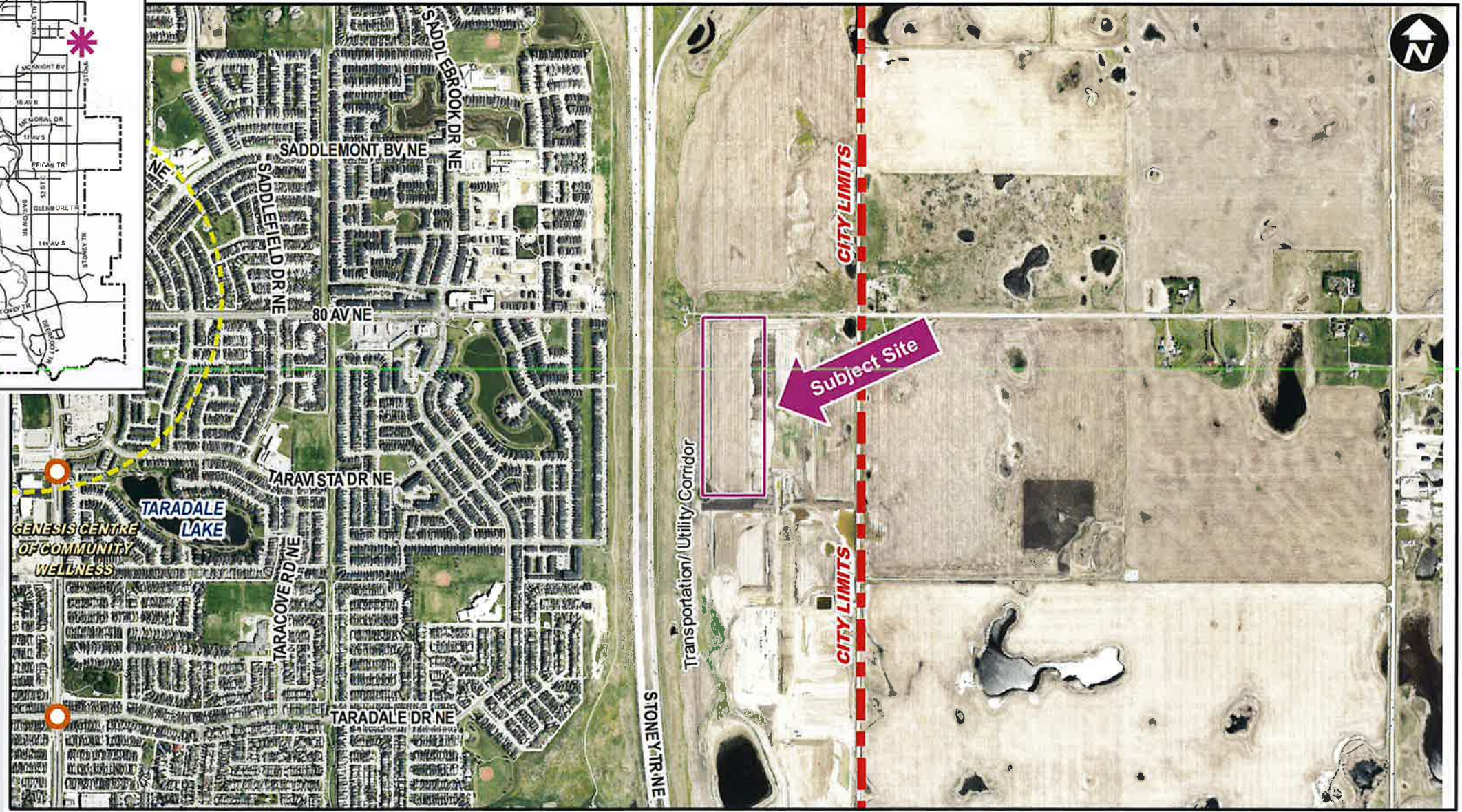


LOC2021-0047 / CPC2021-1042
Land Use Amendment
September 13, 2021



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





Land Use
Area

Parcel Size:

10.31 ha



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

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client:

PARTNERS DEVELOPMENT GROUP

sub-consultant:
URBAN systems

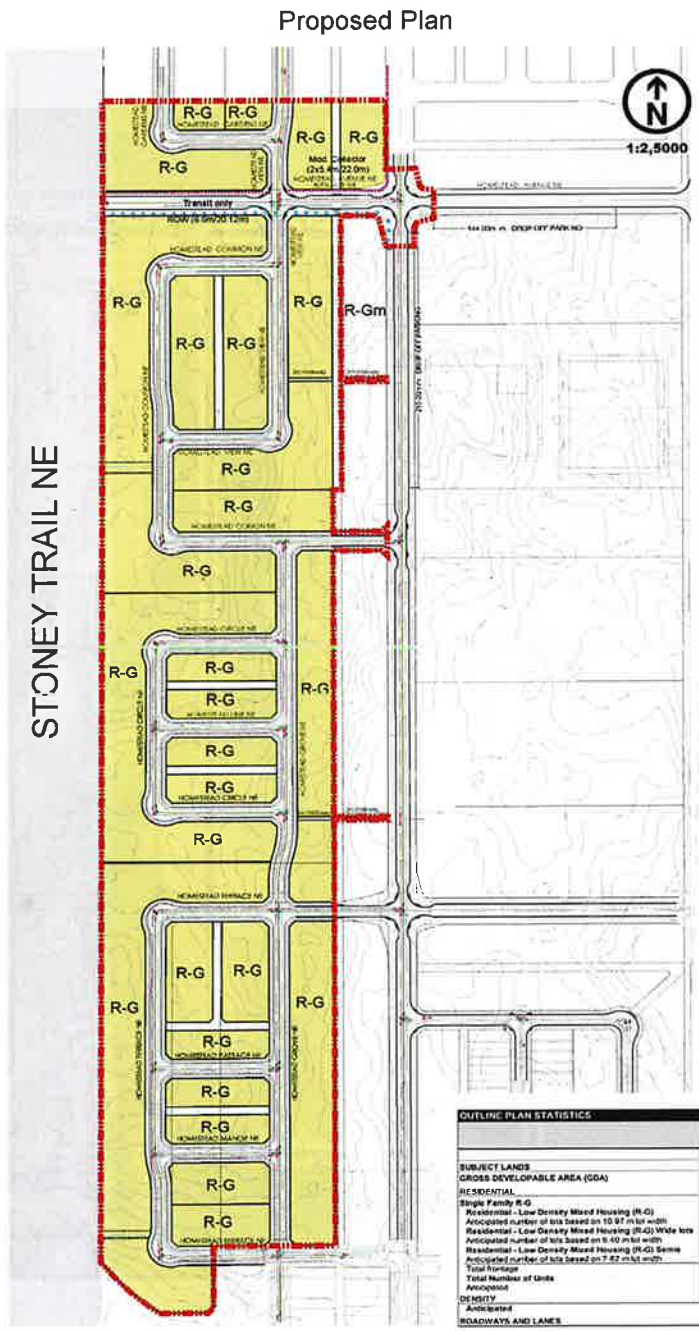
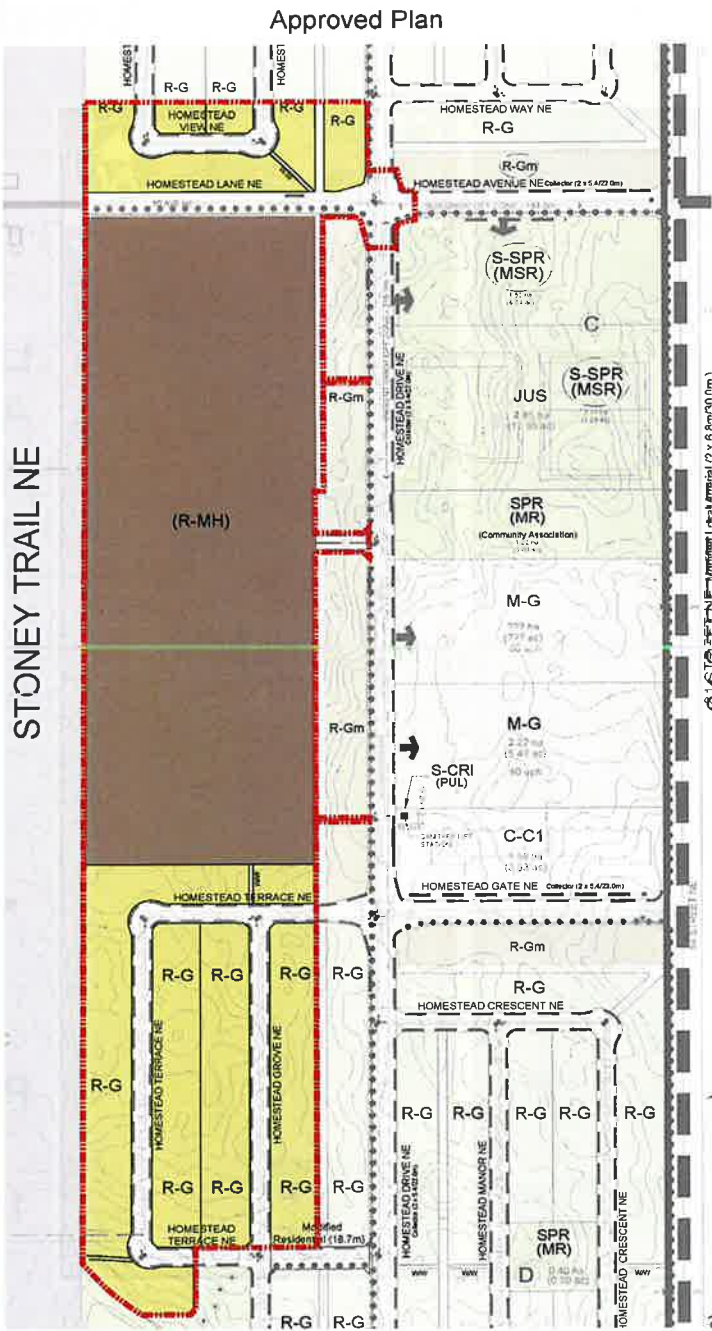
revisions:

no:	date:	description:
1	22-Mar-2021	Submission
2	04-June-2021	Client Comments
3		
4		
5		
6		
7		
8		
9		

- legend:
- Outline Plan Boundary
 - Contour Interval 0.5m
 - 1.5m Mens Sidewalk
 - 2.0m Separate Sidewalk
 - 3.0m Multi-use Pathway
 - Bus Pad 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
 - Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant

Notes:
Residential roads are:
laneless (8.5m/16.0m), laned (9.0m/16.0m)
unless otherwise noted
All lanes are 7.0m wide unless otherwise noted

OUTLINE PLAN STATISTICS						
	Lot width		Frontage	Reserves	Acres	Number of lots
	ft	m	ft	sq ft	ha	
SUBJECT LANDS					18.89	46.88
GROSS DEVELOPABLE AREA (GDA)					18.89	46.88
NET DEVELOPABLE					13.58	33.90
Single Family R-G					13.35	37.00
Residential - Low Density Mixed Housing (R-G)					9.53	23.55
Anticipated number of lots based on 10.97 m lot width	10.97	36				229
Residential - Low Density Mixed Housing (R-G) White lots					2.29	5.08
Anticipated number of lots based on 16.40 m lot width	16.40	25				117
Residential - Low Density Mixed Housing (R-G) Semi					1.53	3.78
Anticipated number of lots based on 7.62 m lot width	7.62	25				88
Total Reserves					36.54	
Total Number of Lots						412
Anticipated						
DENSITY						21.8 upha
Anticipated						28.3%
ROADWAYS AND LANES					5.84	13.89



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 142D2021** 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.