



Calgary Planning Commission

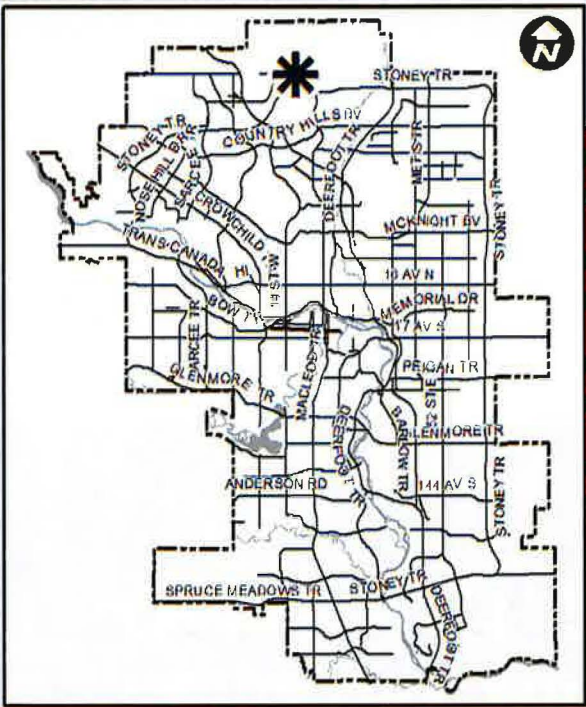
Agenda Item: 7.2.5

CITY OF CALGARY
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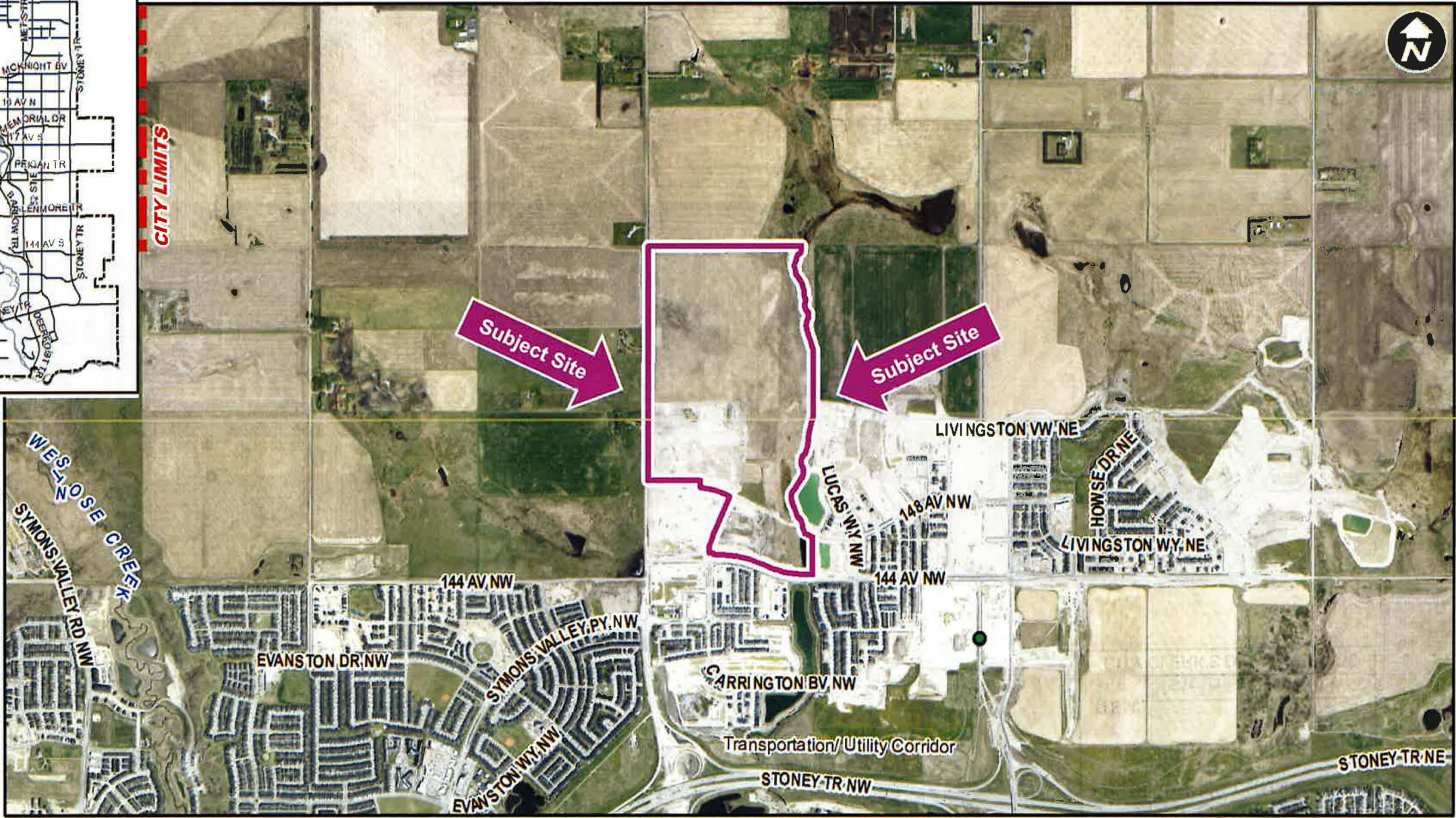
OCT 21 2021

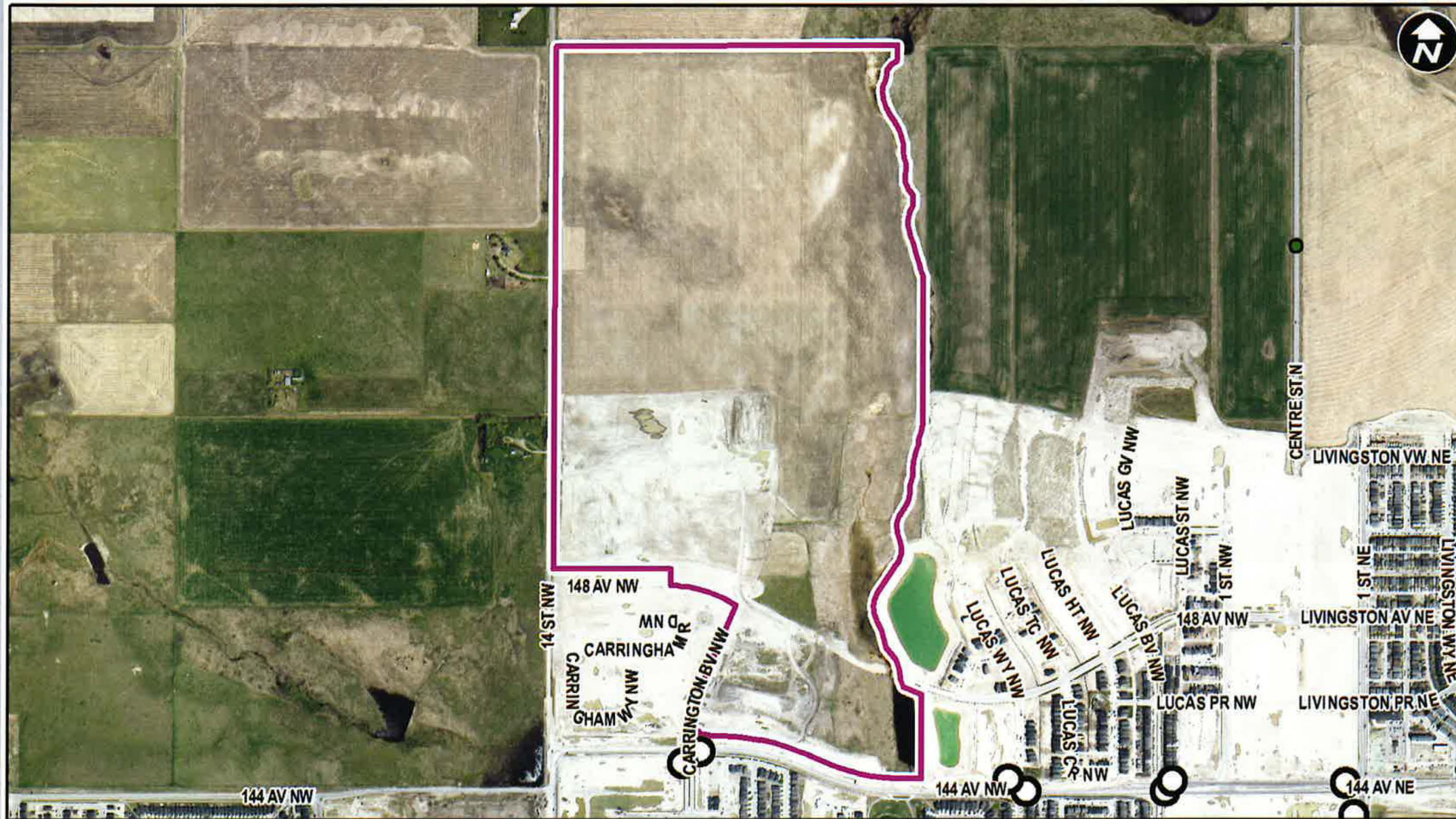
ITEM: 7.2.5 CPC2021-1433
Distrib-Presentation
CITY CLERK'S DEPARTMENT

LOC2020-0028 / CPC2021-1433
Land Use Amendment & Outline Plan
October 21, 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

○ Bus Stop

Parcel Size:

103.86 ha

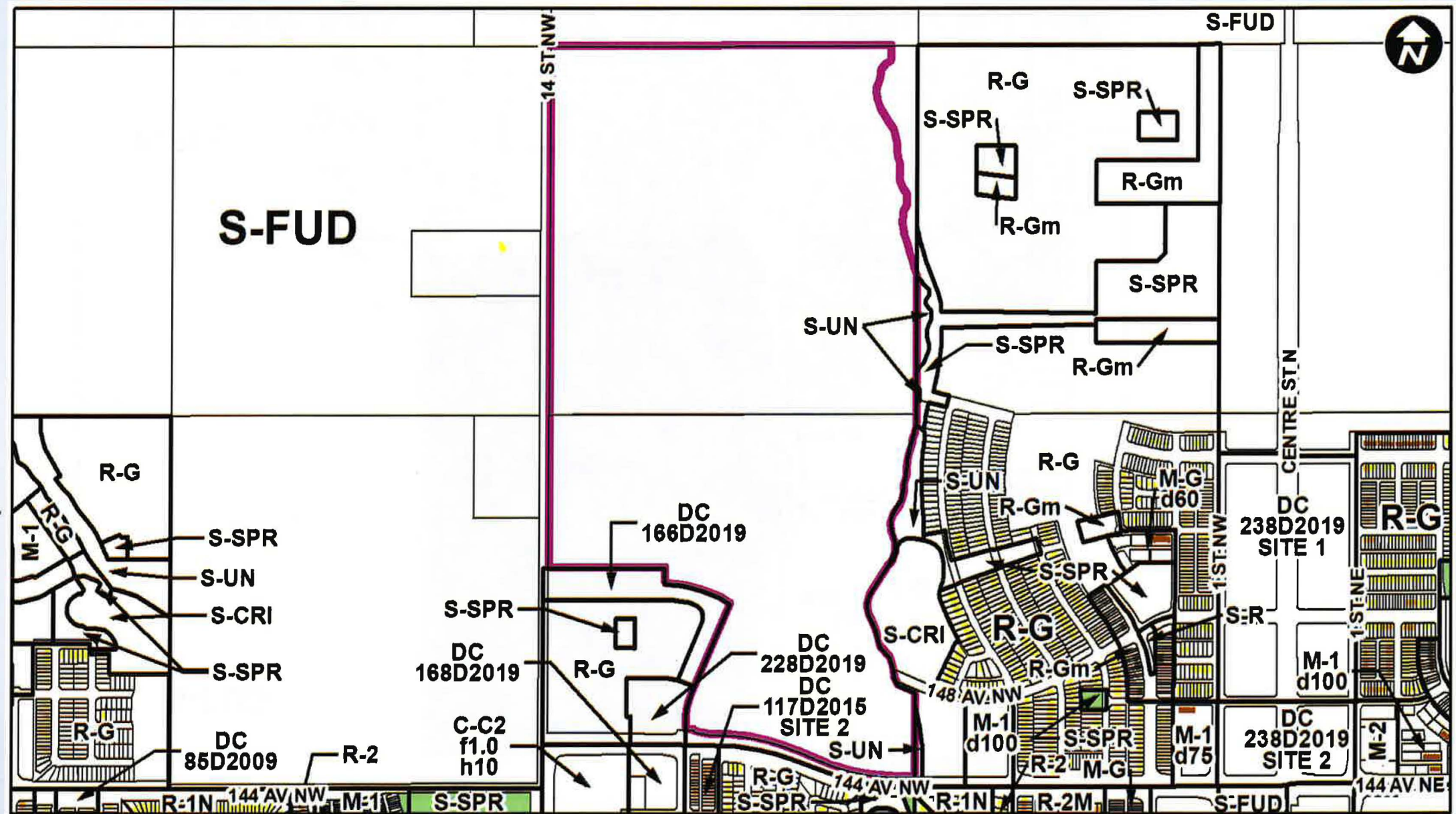


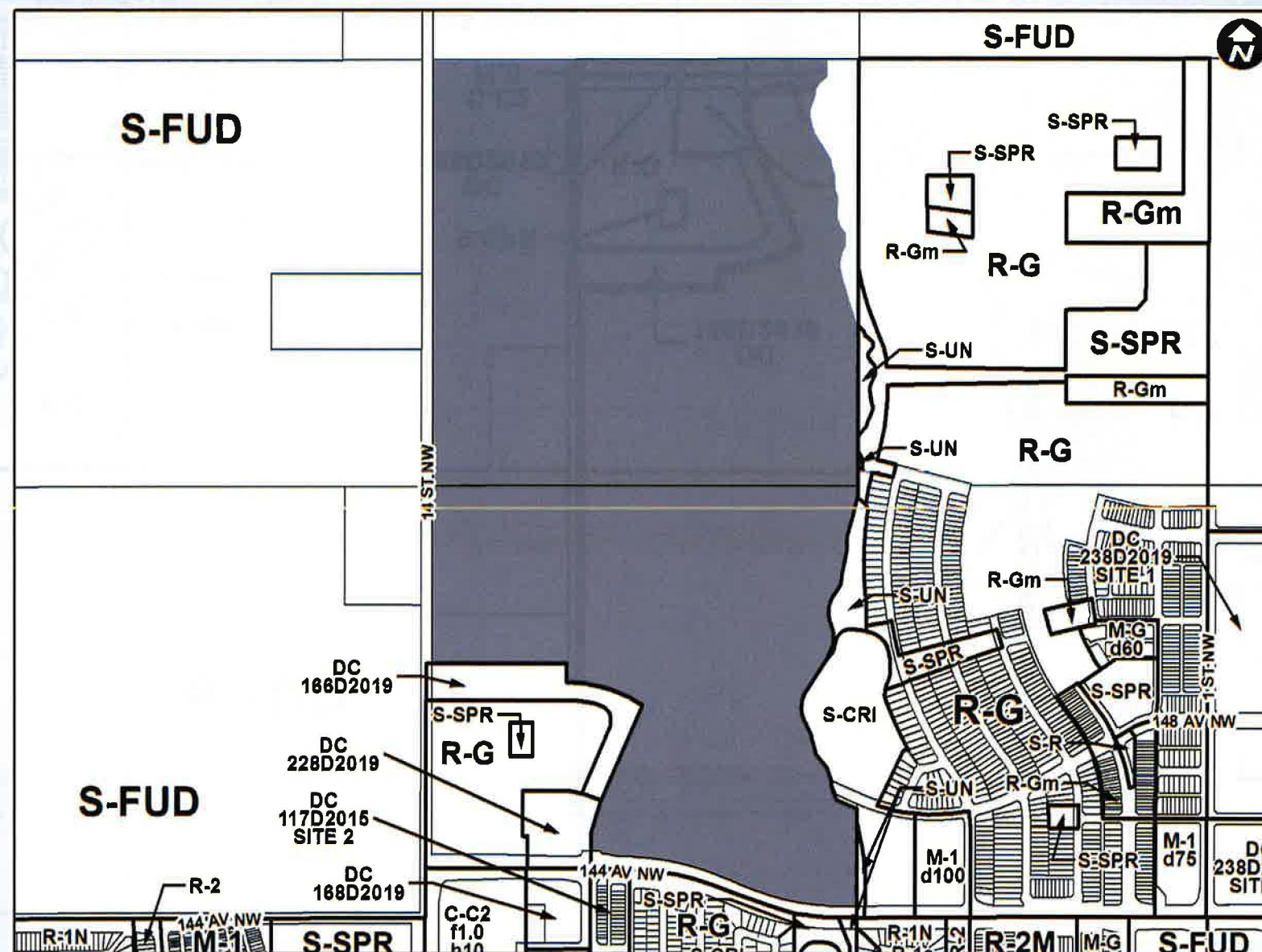
1 - View looking north from 14th Street NW and 144 Avenue NW



2 - View looking south from the corner of 14 Street NW and 176 Avenue NW

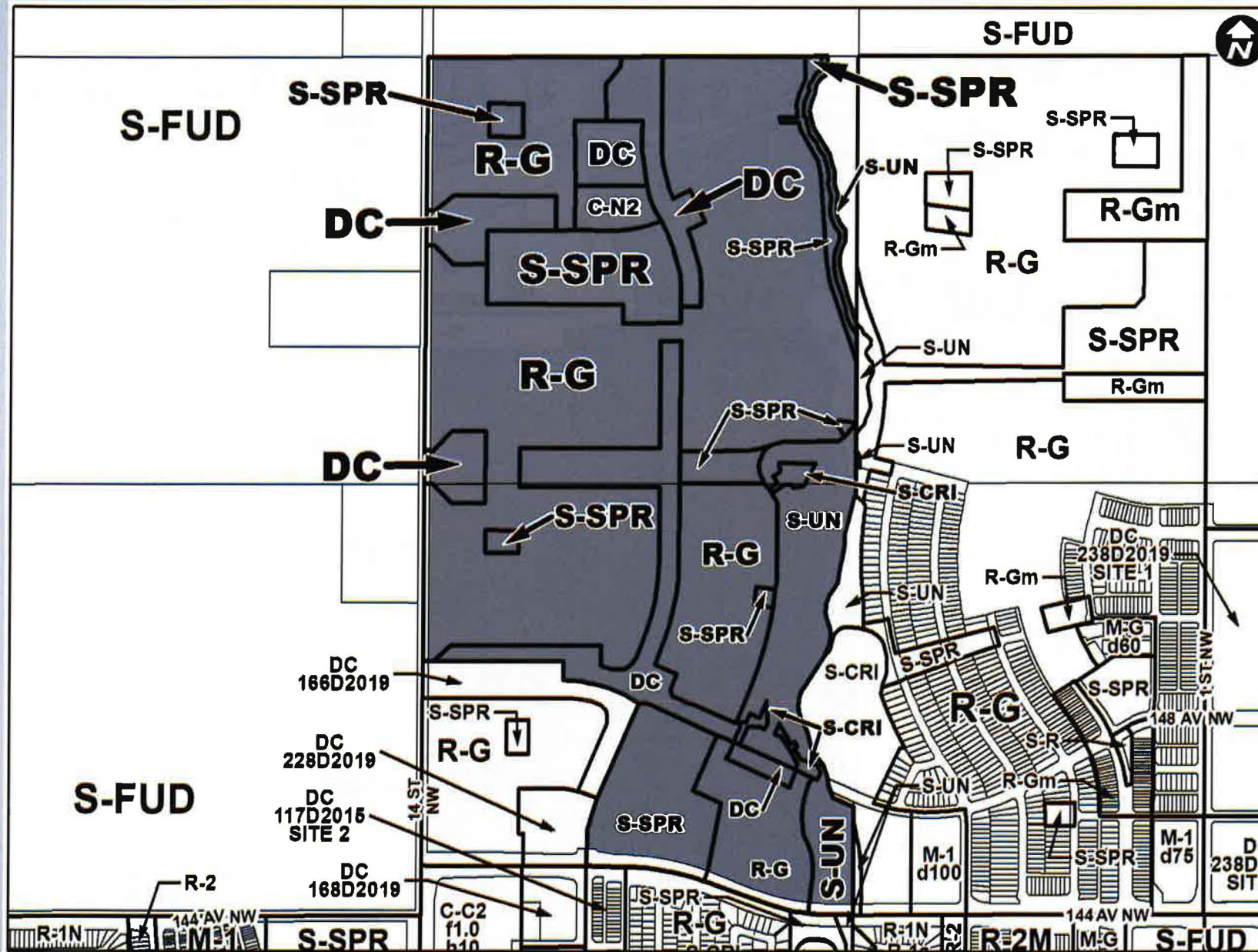
- LEGEND
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



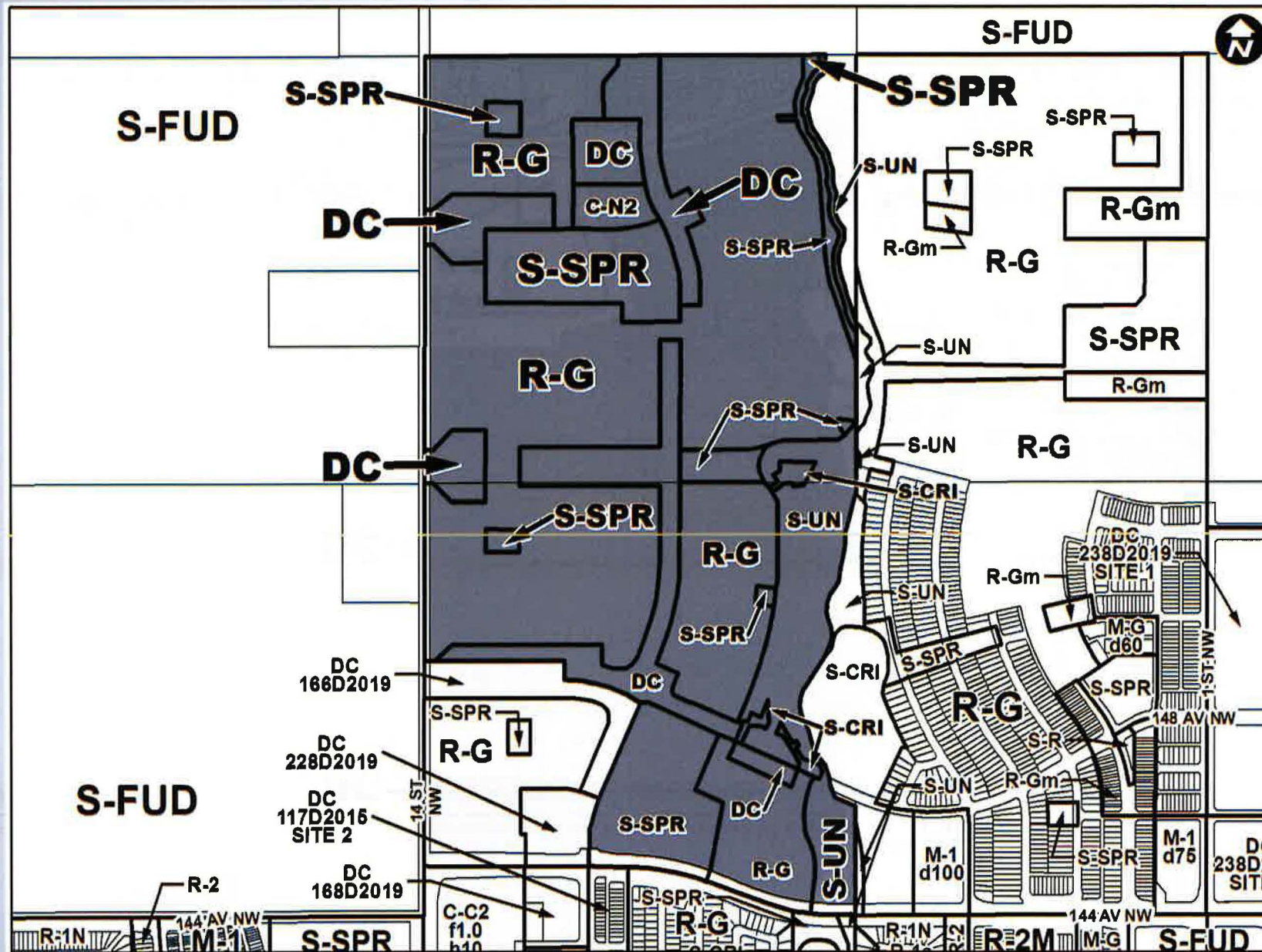


Proposed Land Use Map

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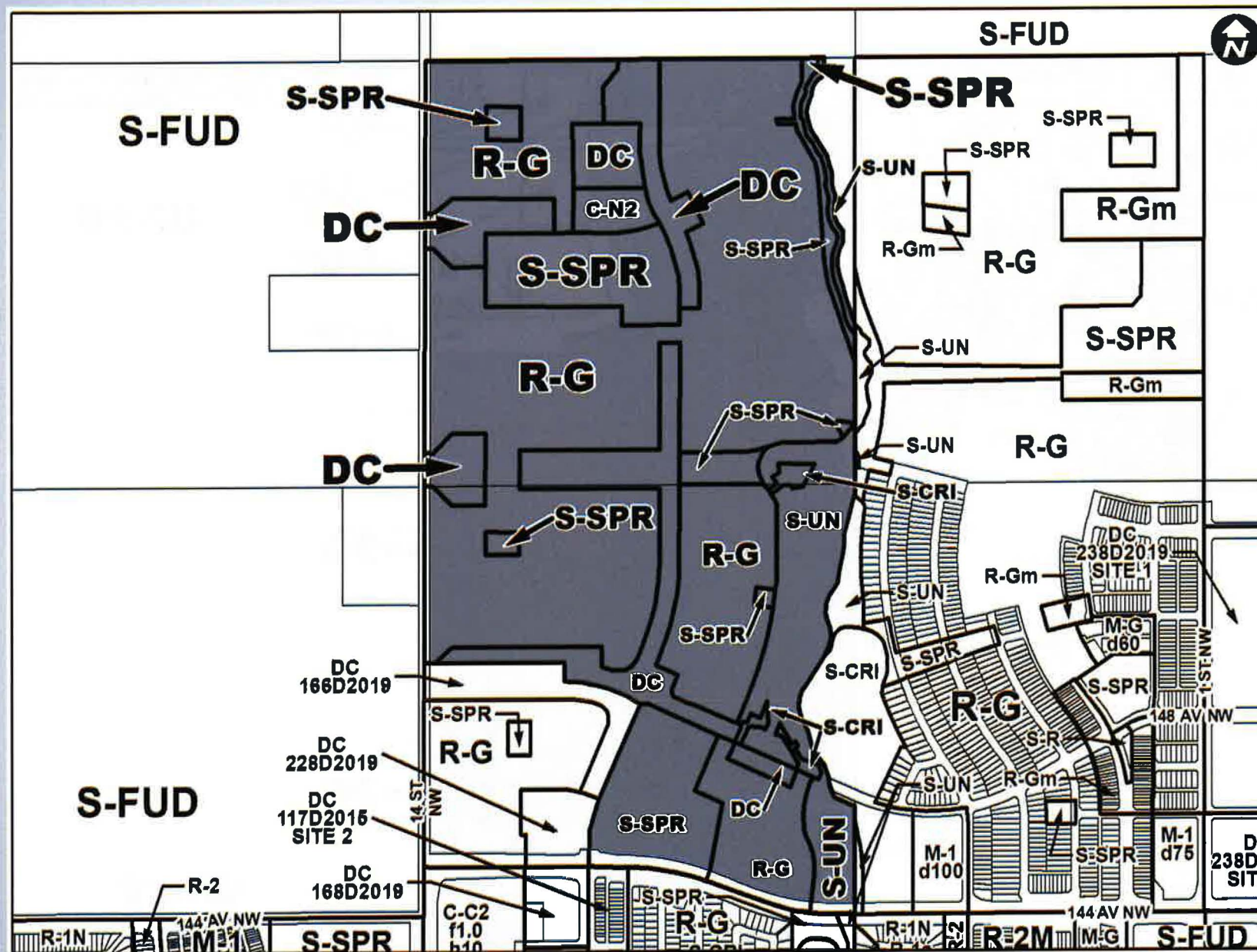


- Residential – Low Density Mixed Housing (R-G) District;
- Commercial – Neighbourhood 2 (CN-2) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Direct Control (DC) Districts.



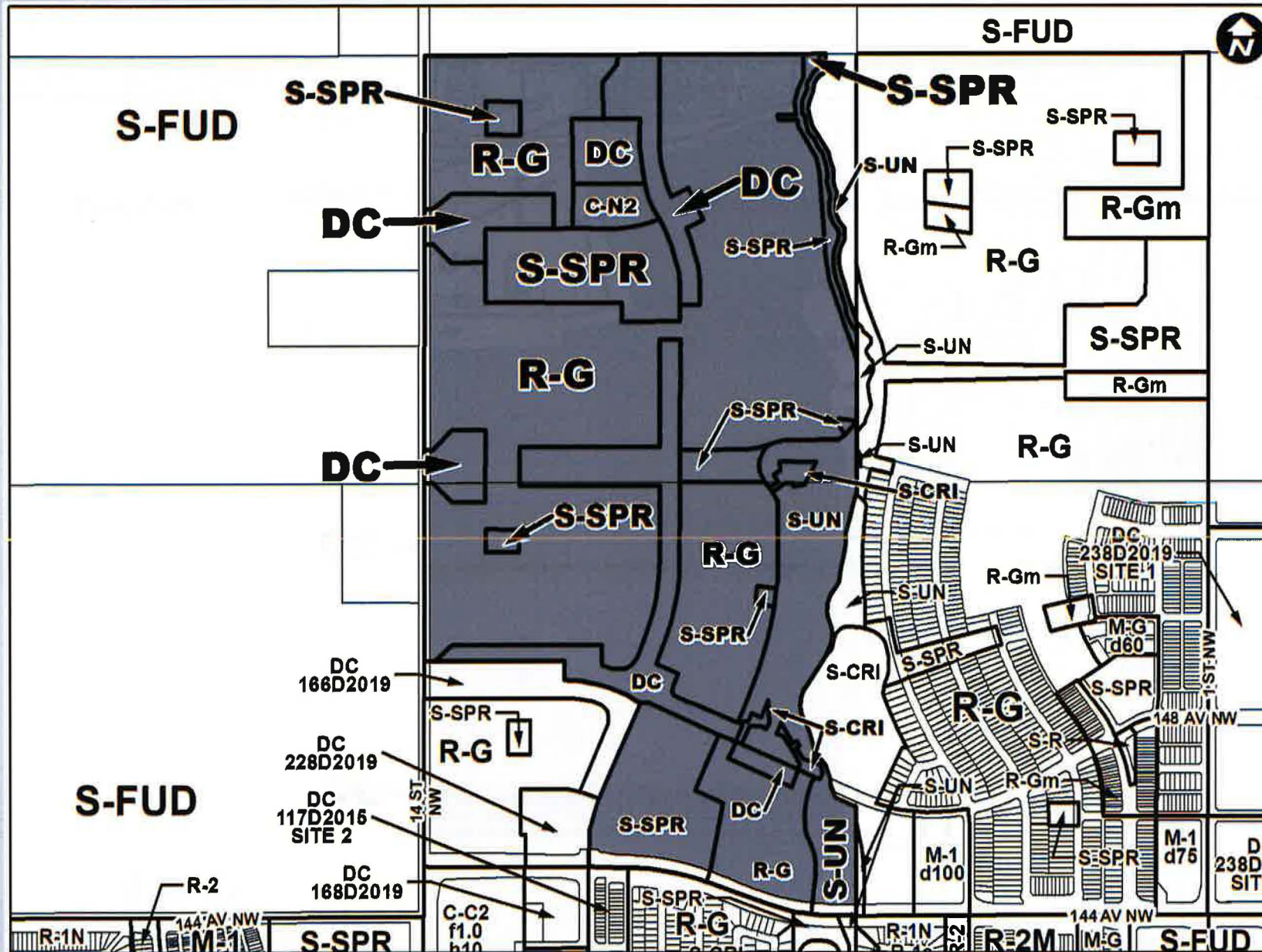
Residential – Low Density Mixed Housing (R-G) District:

- Low density neighbourhoods in suburban greenfield locations.
- A wide range of low density residential development including Rowhouse Buildings and Single Detached Dwellings.



Commercial – Neighbourhood 2 (CN-2) District:

- Small scale commercial developments.
- Opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.
- Limited automotive uses.



Proposed Special Purpose Districts:

S-UN:

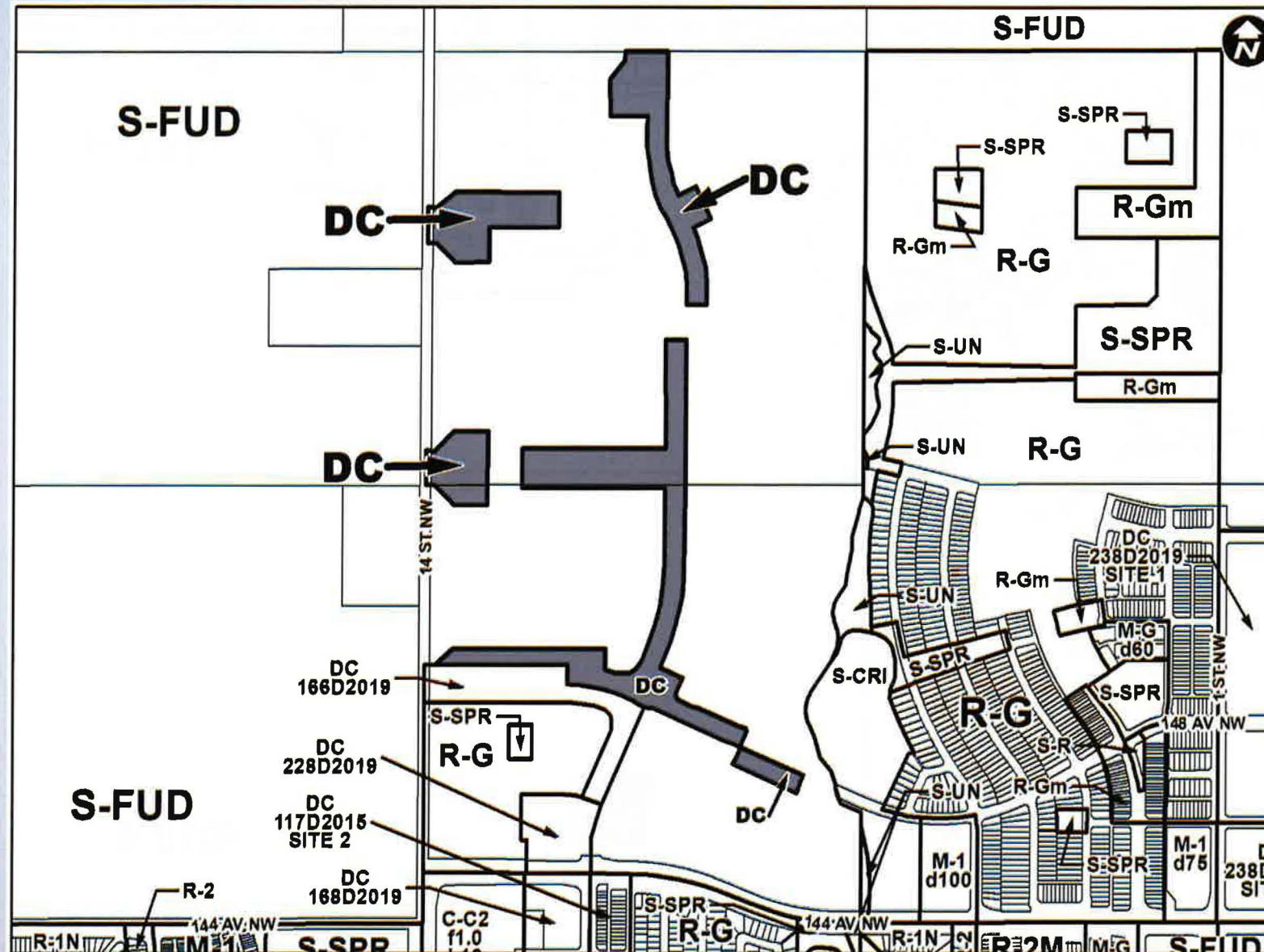
- Environmental Reserve (ER)
- Preserve the natural drainage and wetland area

S-SPR:

- Municipal Reserve (MR)
- Open space
- Municipal School Reserve (MSR)
- School sites

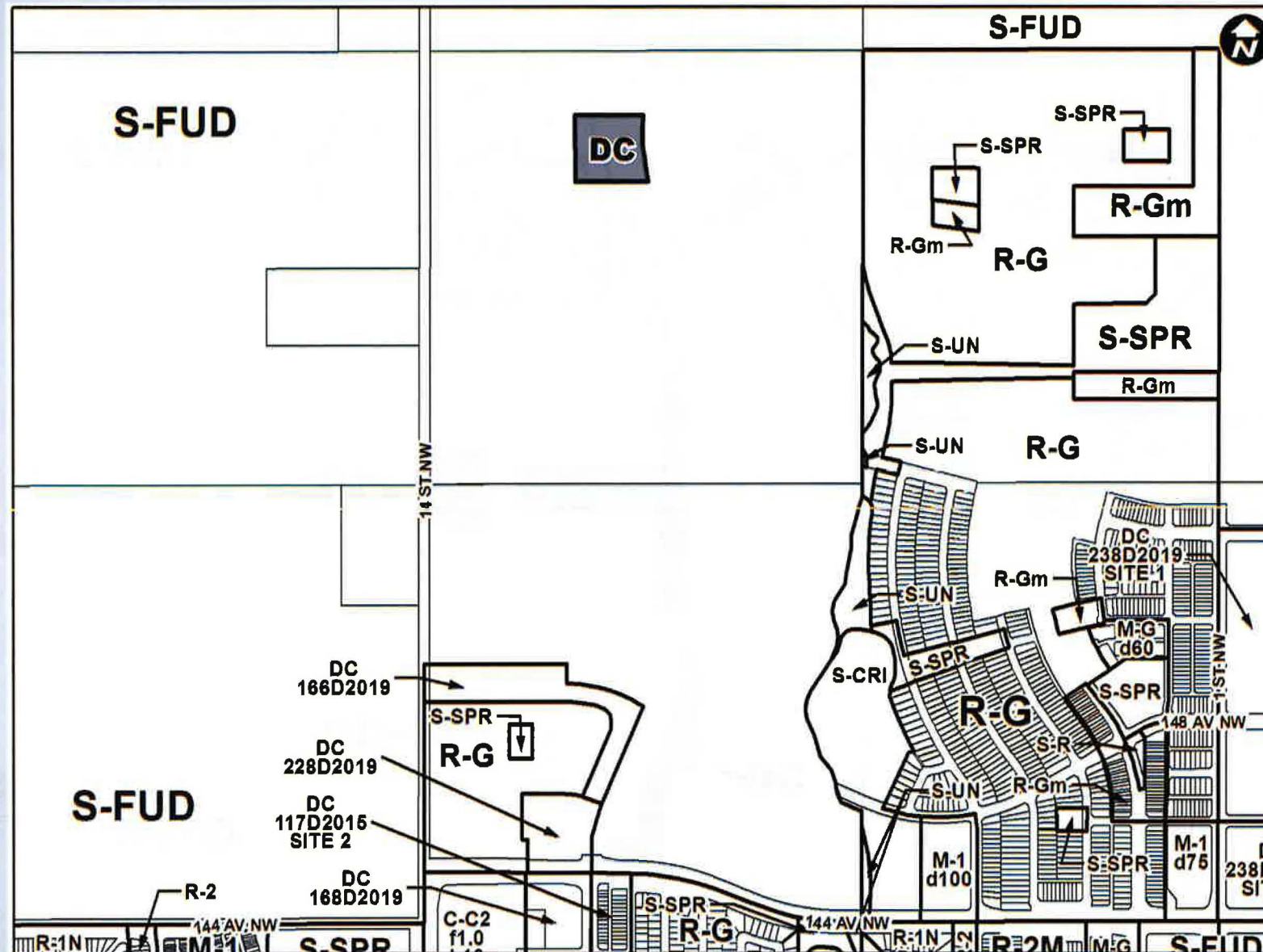
S-CRI

- Public Utility Lot (PUL)
- Stormwater treatment infrastructure



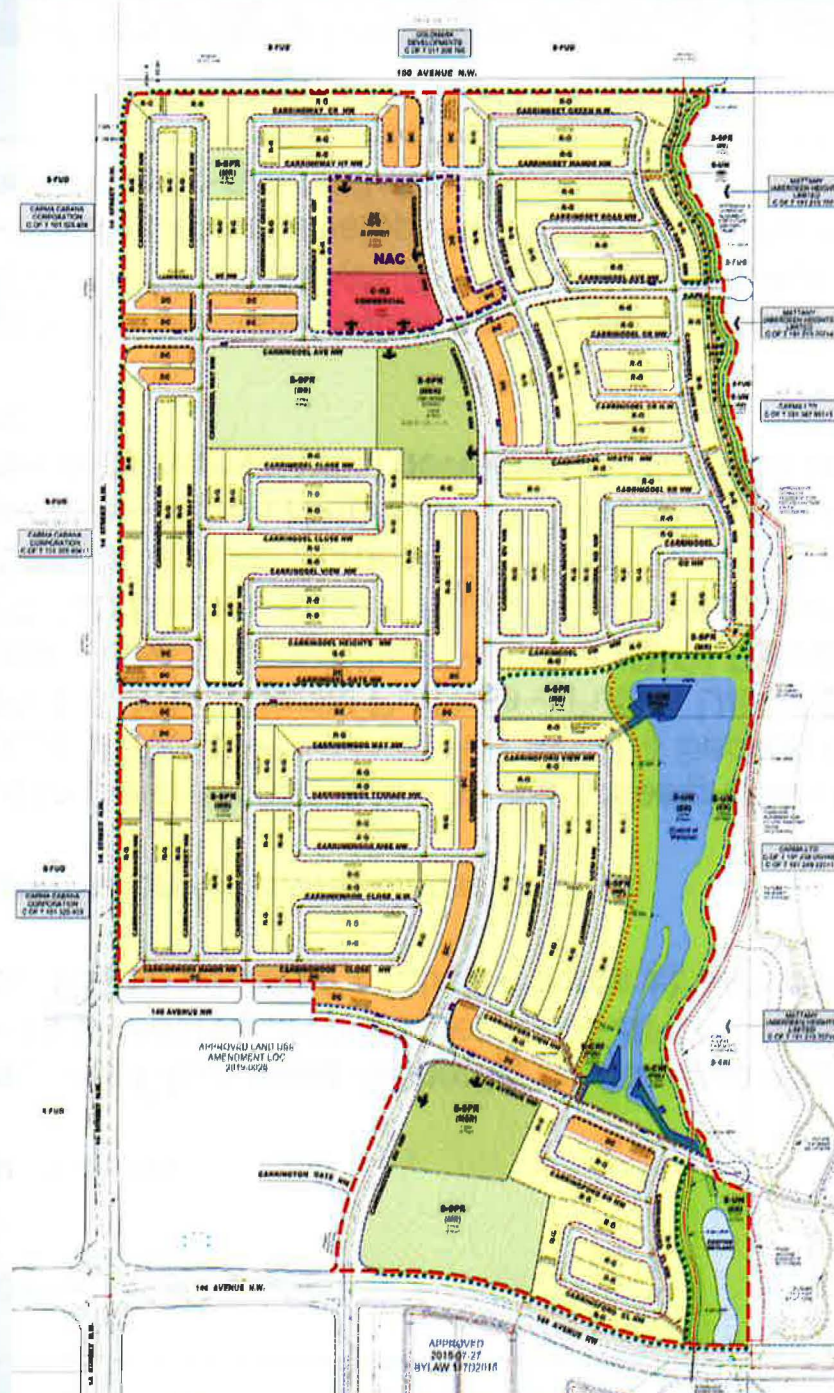
Proposed DC District:

- Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District
- Allows for Semi-detached Dwellings and Rowhouse Buildings with on small lots with minimal rear yard setback
- Live Work uses in Rowhouse Buildings



Proposed DC District:

- Direct Control District based on the Multi-Residential – Medium Profile (M-2) District
- Allows for additional building height to a maximum of 21m



RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) to subdivide 103.86 hectares $\pm$ (256.64 acres $\pm$), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 105.40 hectares $\pm$ (260.45 acres $\pm$) located 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate low density residential development on small lots, with guidelines (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 1.61 hectares $\pm$ (3.98 acres $\pm$) located 15000 – 14 Street NW (Portion of NW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 4).

Supplementary Slides

