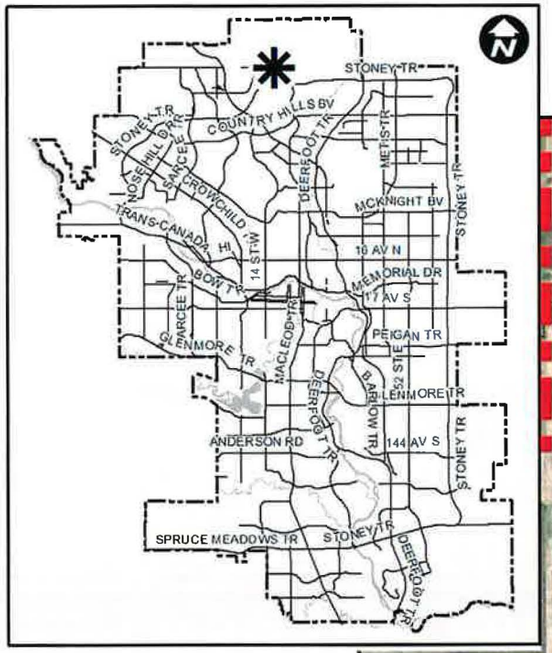
Calgary

Public Hearing of Council
Agenda Item: 8.1.8

LOC2020-0028 / CPC2021-1433
Land Use Amendment & Outline Plan
December 6, 2021

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 06 2021
ITEM: 8.1.8 CPC2021-1433
DISTRIBUTION
CITY CLERK'S DEPARTMENT



LEGEND

- 600m buffer from LRT station

LRT Stations

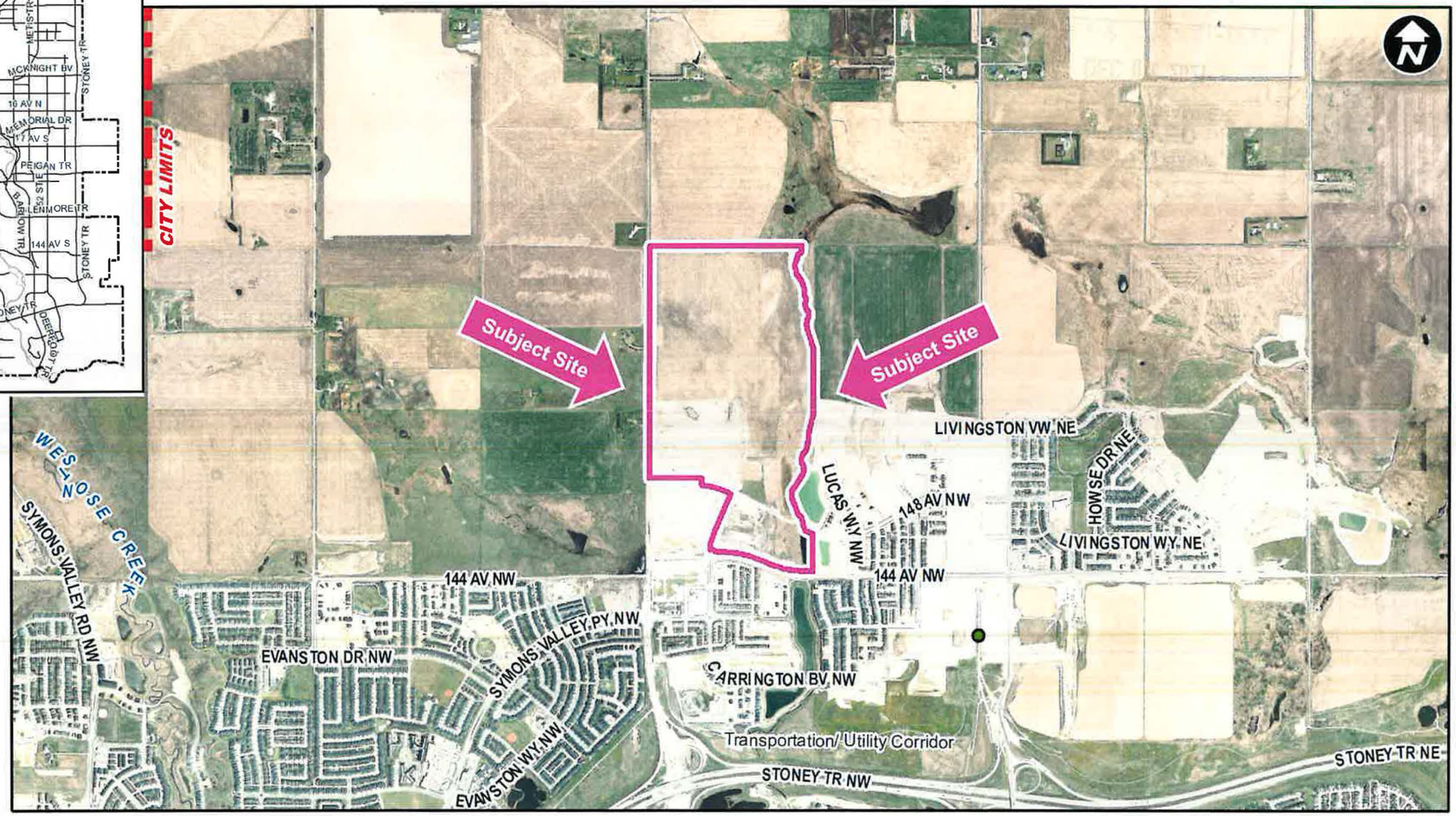
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

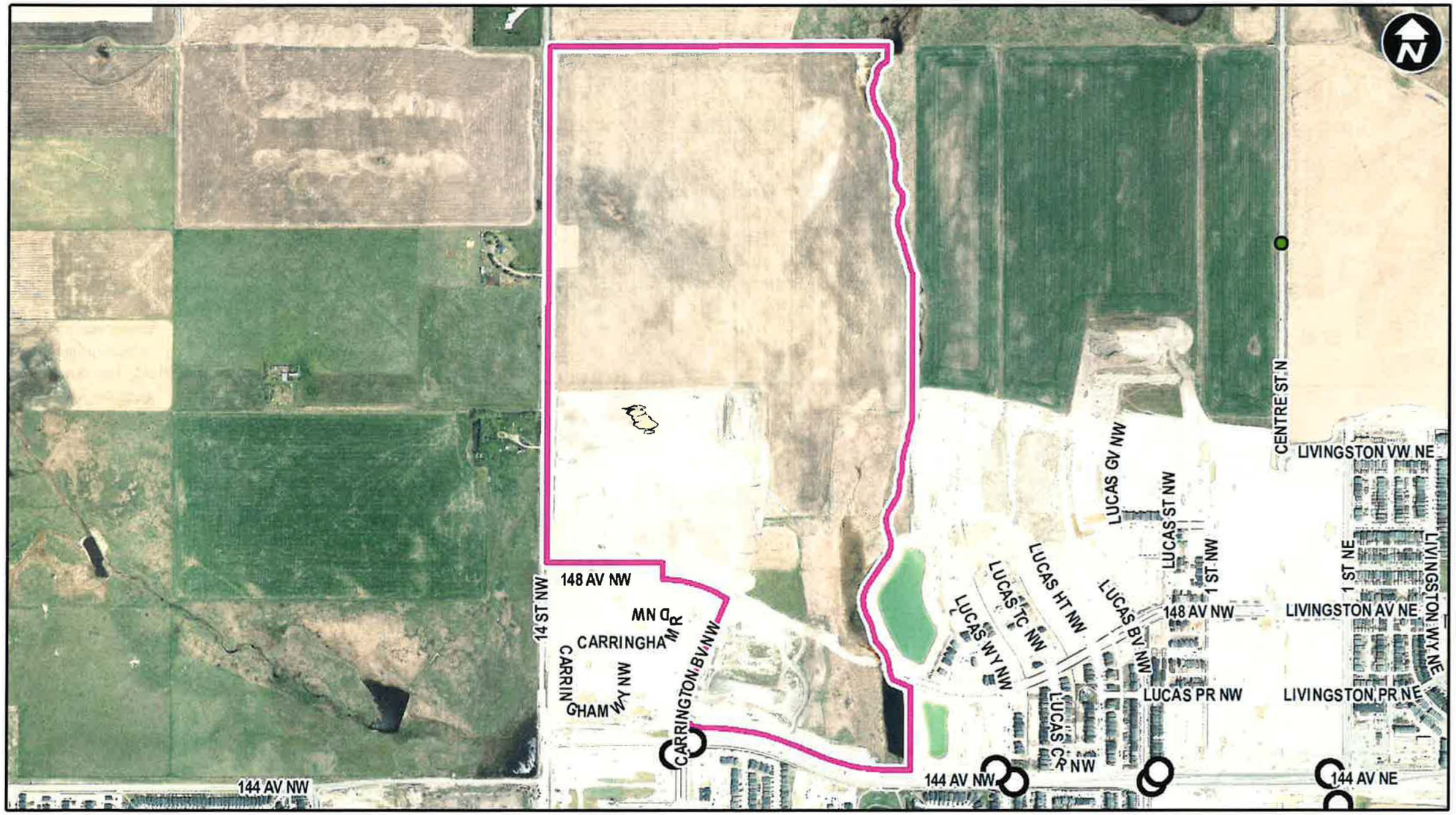
- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Location Map

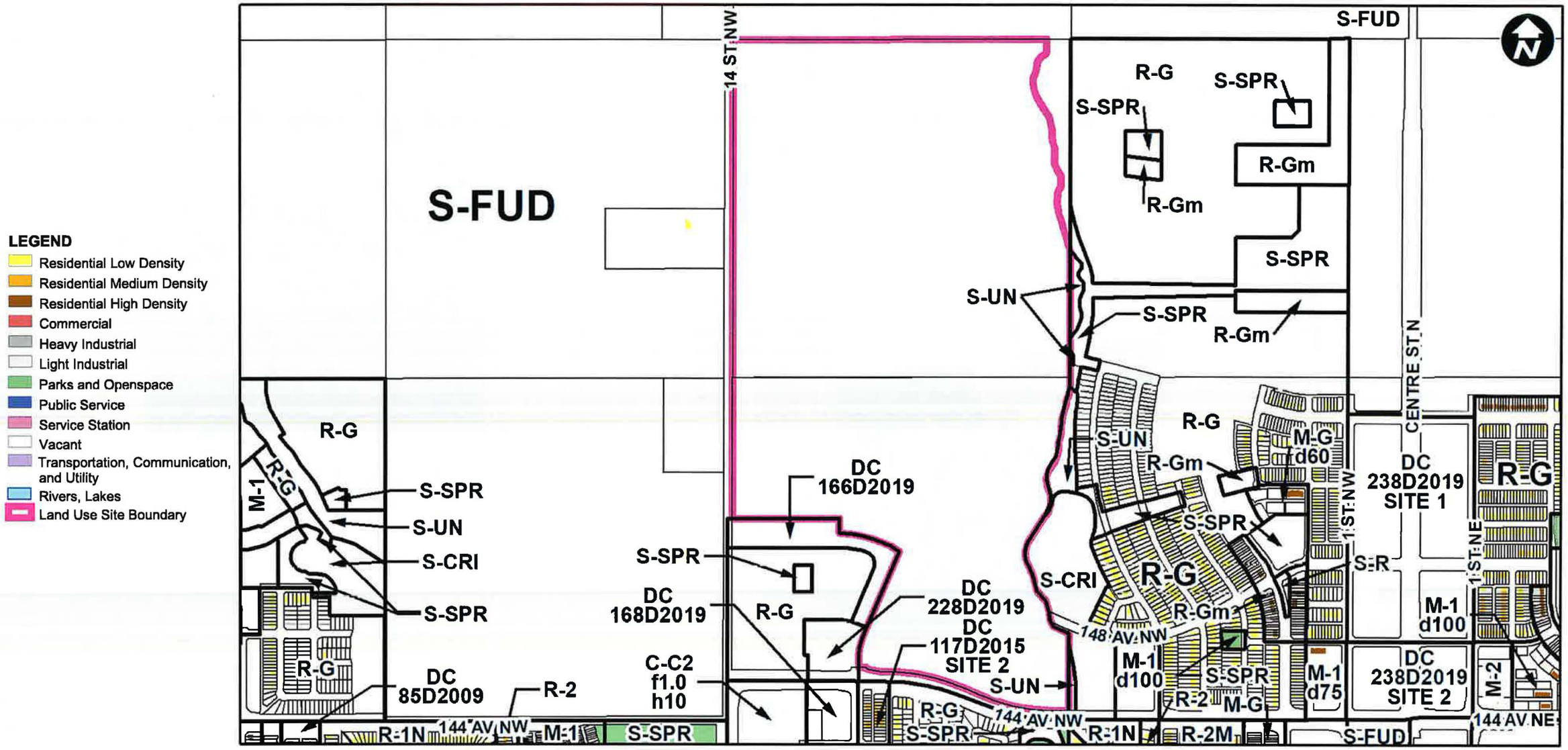


LEGEND

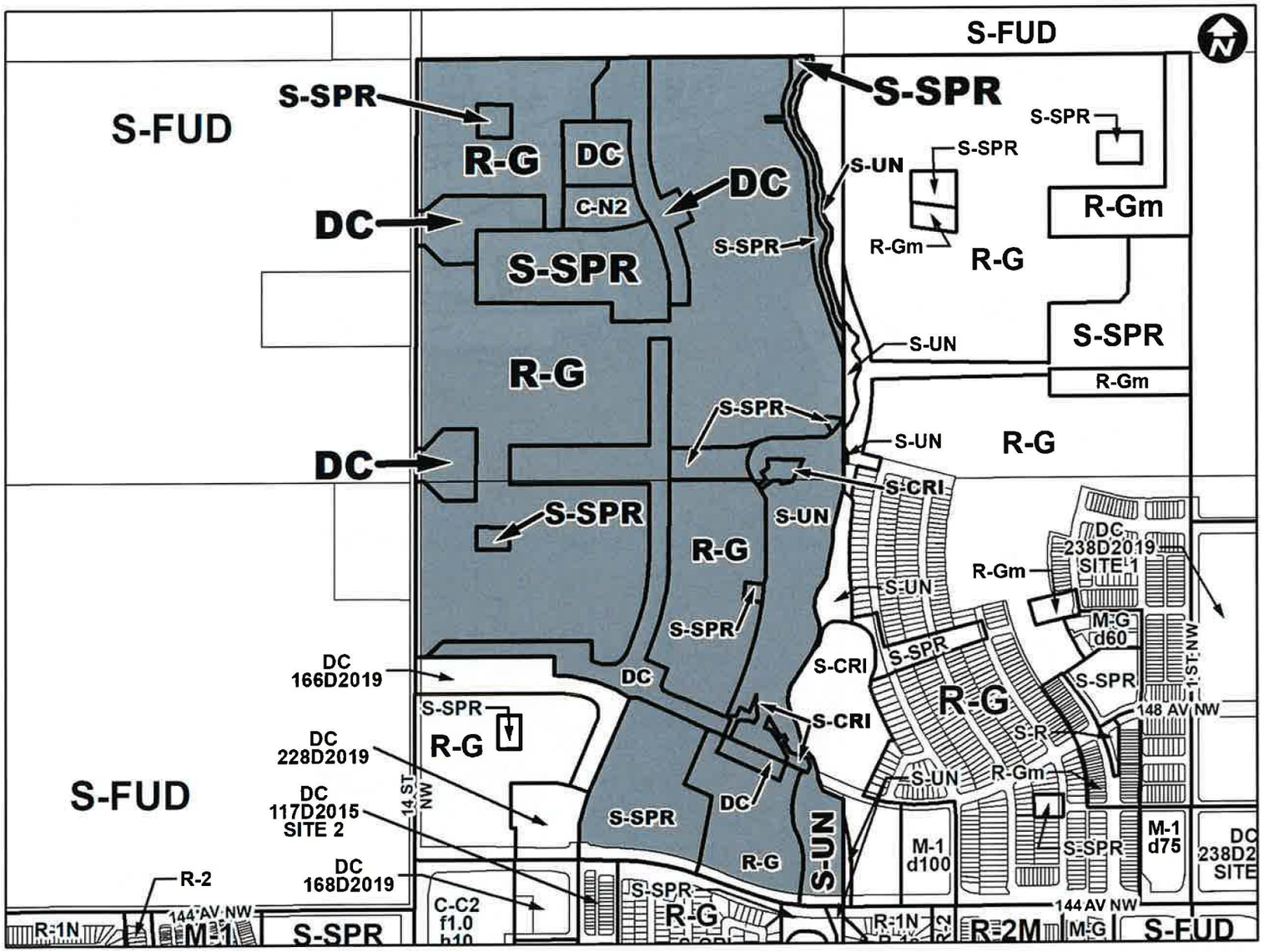
Bus Stop

Parcel Size:

103.86 ha

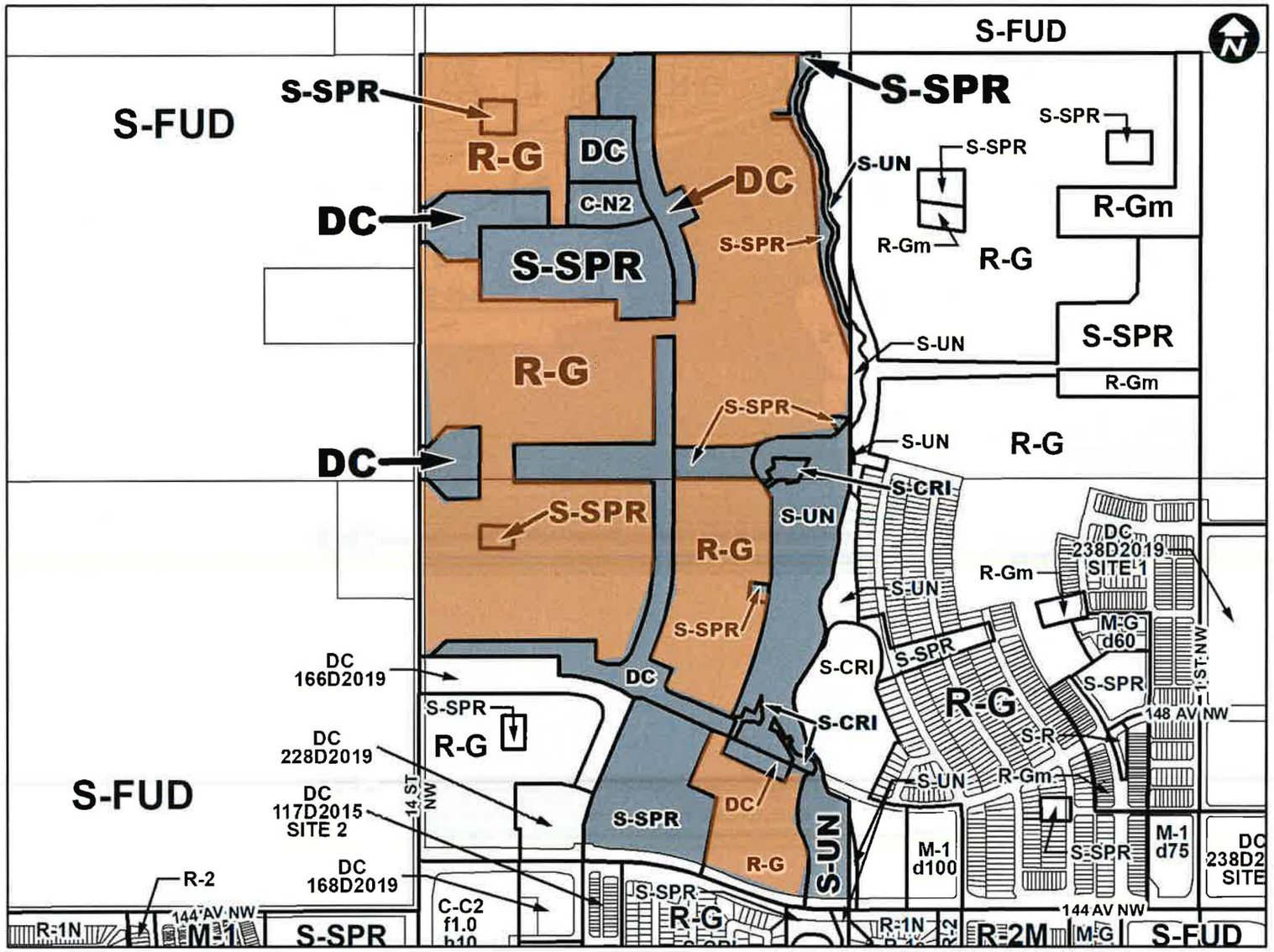

LEGEND
Residential Low Density
Residential Medium Density
Residential High Density
Commercial
Heavy Industrial
Light Industrial
Parks and Openspace
Public Service
Service Station
Vacant
Transportation, Communication, and Utility
Rivers, Lakes
Land Use Site Boundary
S-FUD
14 ST NW
R-G
S-SPR
R-Gm
S-UN
S-CRI
M-1
DC 166D2019
DC 168D2019
DC 228D2019
DC 117D2015 SITE 2
DC 85D2009
C-C2 f1.0 h10
R-2
144 AV NW
148 AV NW
M-1 d100
M-G d60
M-1 d75
DC 238D2019 SITE 1
DC 238D2019 SITE 2
CENTRE ST N
1 ST NW
1 ST NE
M-1 d100
M-2
144 AV NE
R-1N
R-2M

Proposed Land Use Map



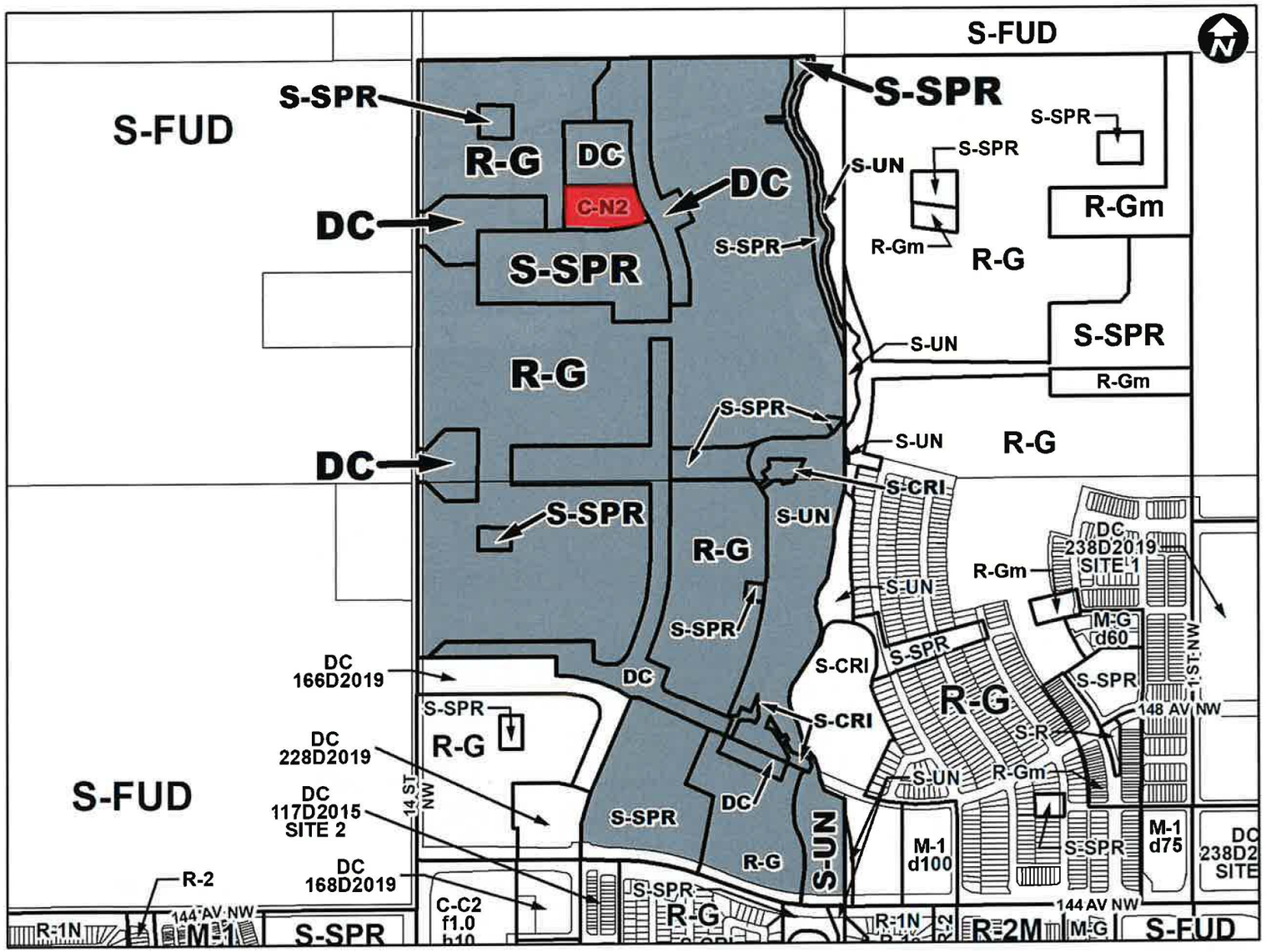
- Residential – Low Density Mixed Housing (R-G) District;
- Commercial – Neighbourhood 2 (CN-2) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and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

Proposed Land Use Map



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

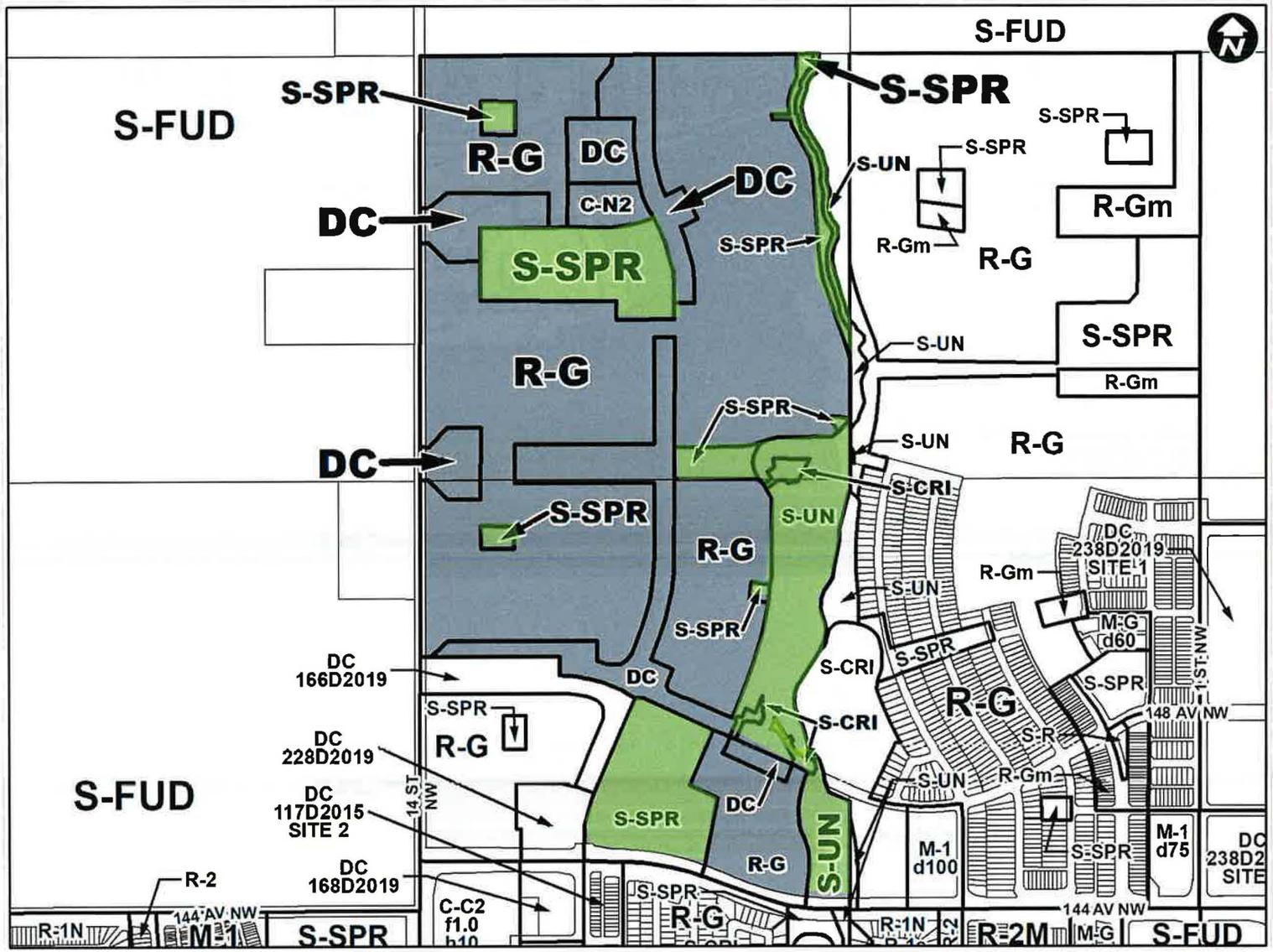
- Low density neighbourhoods in suburban greenfield locations.
- A wide range of low density residential development including Rowhouse Buildings and Single Detached Dwellings.



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 Land Use Map



Proposed Special Purpose Districts:

S-UN:

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

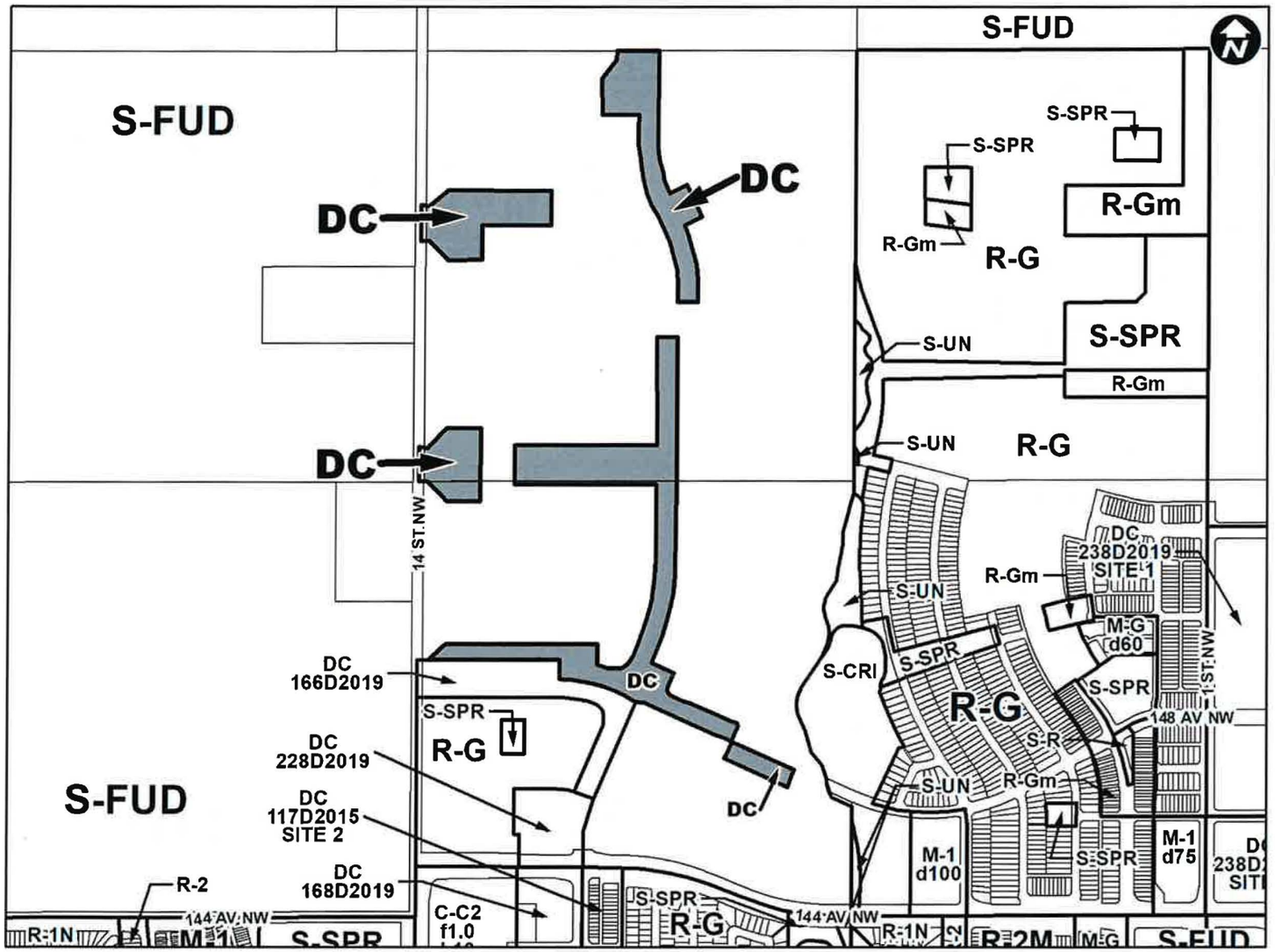
S-SPR:

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

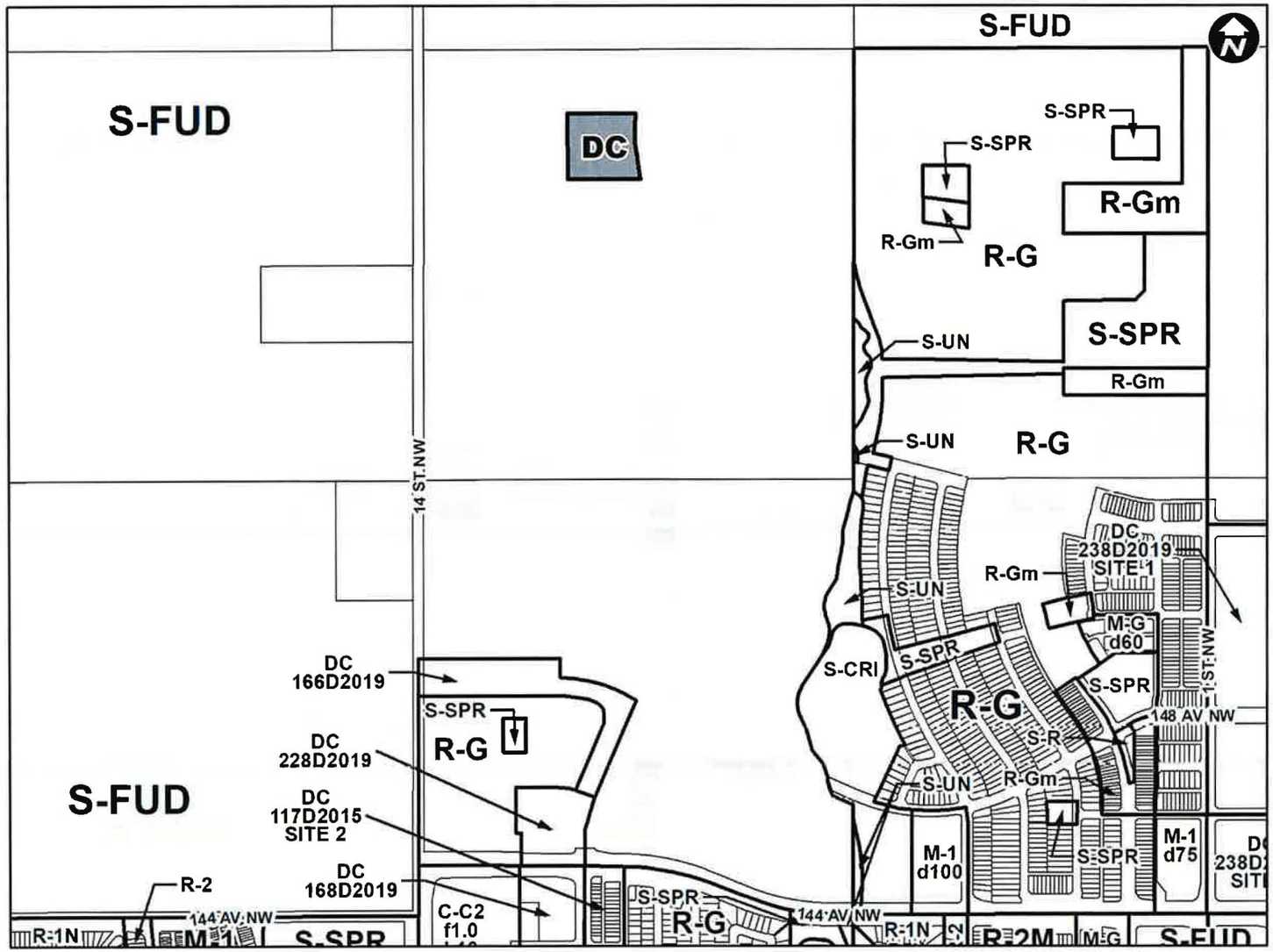
S-CRI

- Public Utility Lot (PUL)
- Stormwater treatment infrastructure

DC 1 Proposed Land Use Map

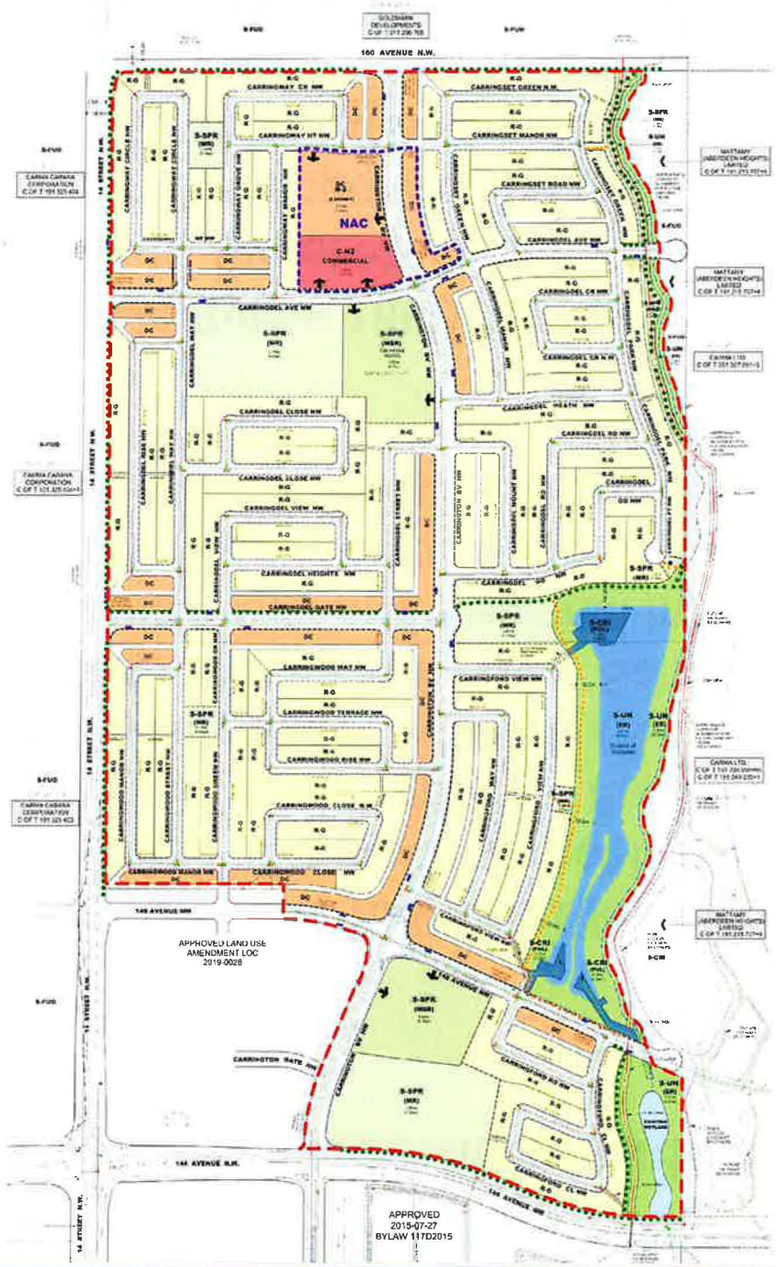

S-FUD
S-FUD
S-FUD
DC
DC
DC

DC 2 Proposed Land Use Map



Proposed DC District:

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


160 AVENUE N.W.
14 STREET N.W.
NAC
C-N2
COMMERCIAL
APPROVED LAND USE
AMENDMENT LOC
2019-0028
APPROVED
2015-07-27
BYLAW 117D2015

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 185D2021** for the redesignation of 105.40 hectares ± (260.45 acres ±) 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).

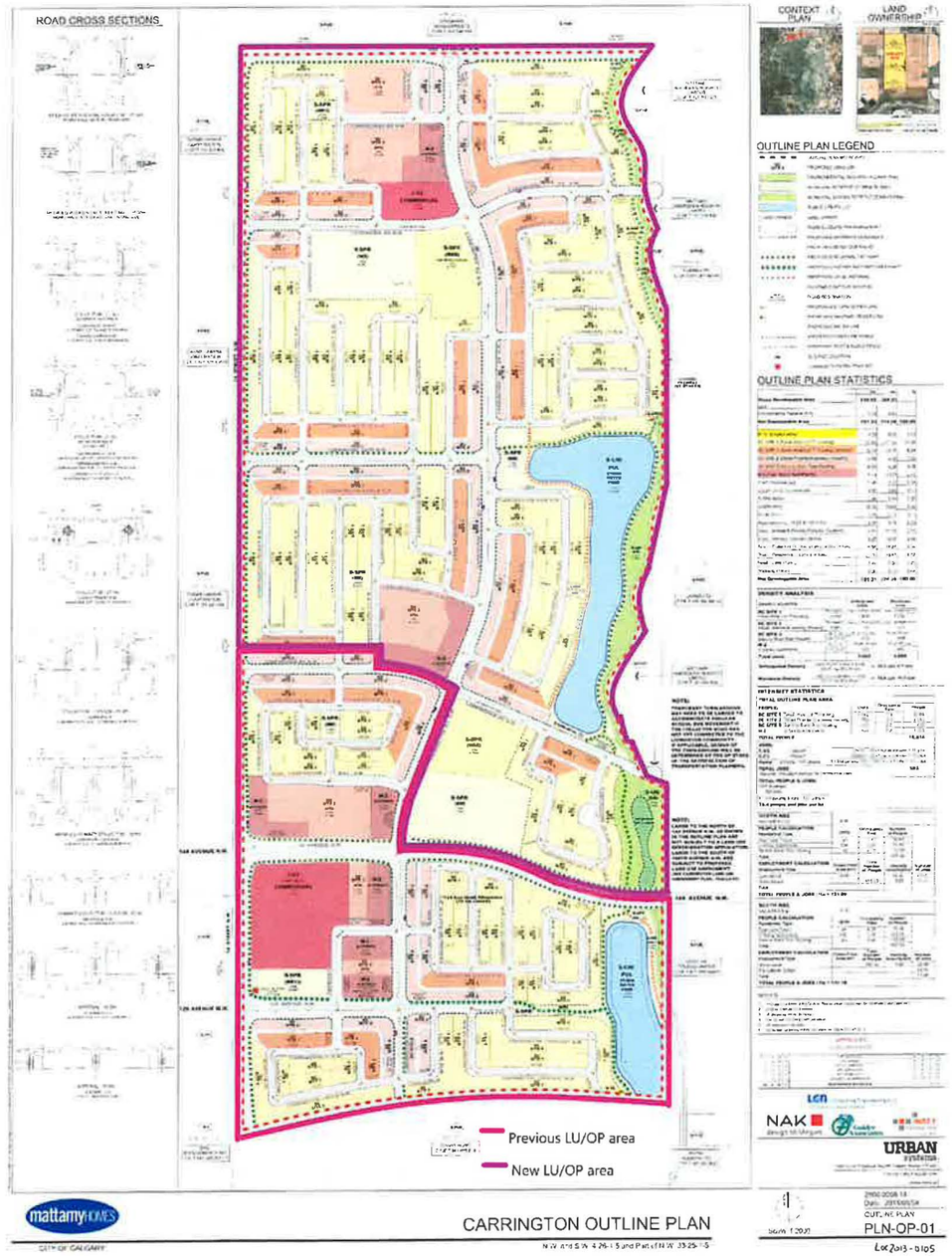
2. Give three readings to **Proposed Bylaw 186D2021** for the redesignation of 1.61 hectares ± (3.98 acres ±) located 15000 – 14 Street NW (Portion of NW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 4).

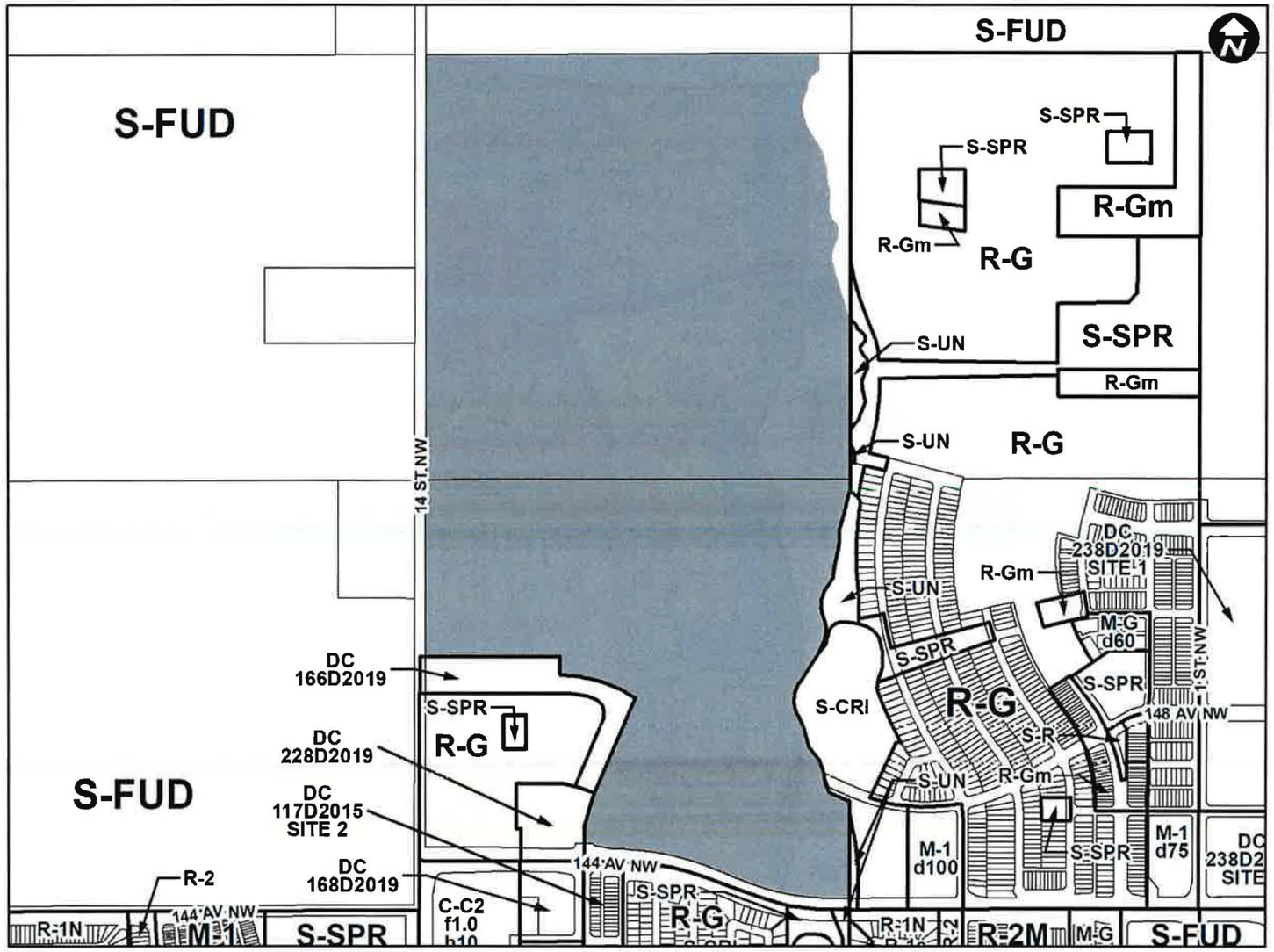
Supplementary Slides

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

LOC2013-0105
Outline Plan Map




S-FUD
S-FUD
S-FUD
S-SPR
S-SPR
R-Gm
R-Gm
R-G
S-SPR
S-UN
R-Gm
S-UN
R-G
14 ST NW
DC
238D2019
SITE 1
R-Gm
S-UN
M-G
d60
S-SPR
S-SPR
1 ST NW
S-CRI
R-G
148 AV NW
S-R
S-UN
R-Gm
DC
166D2019
S-SPR
R-G
DC
228D2019
DC
117D2015
SITE 2
DC
168D2019
R-2
144 AV NW
144 AV NW
S-SPR
C-C2
f1.0
R-G
M-1
d100
S-SPR
M-1
d75
DC
238D2
SITE
R-1N
M-1
S-SPR
R-1N
R-2M
M-G
S-FUD