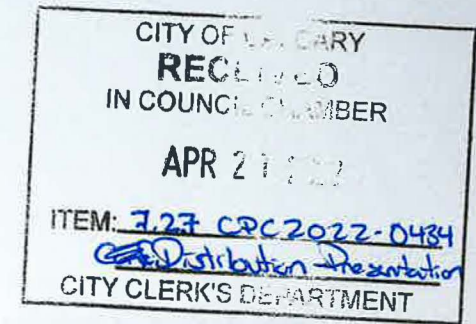




Calgary Planning Commission

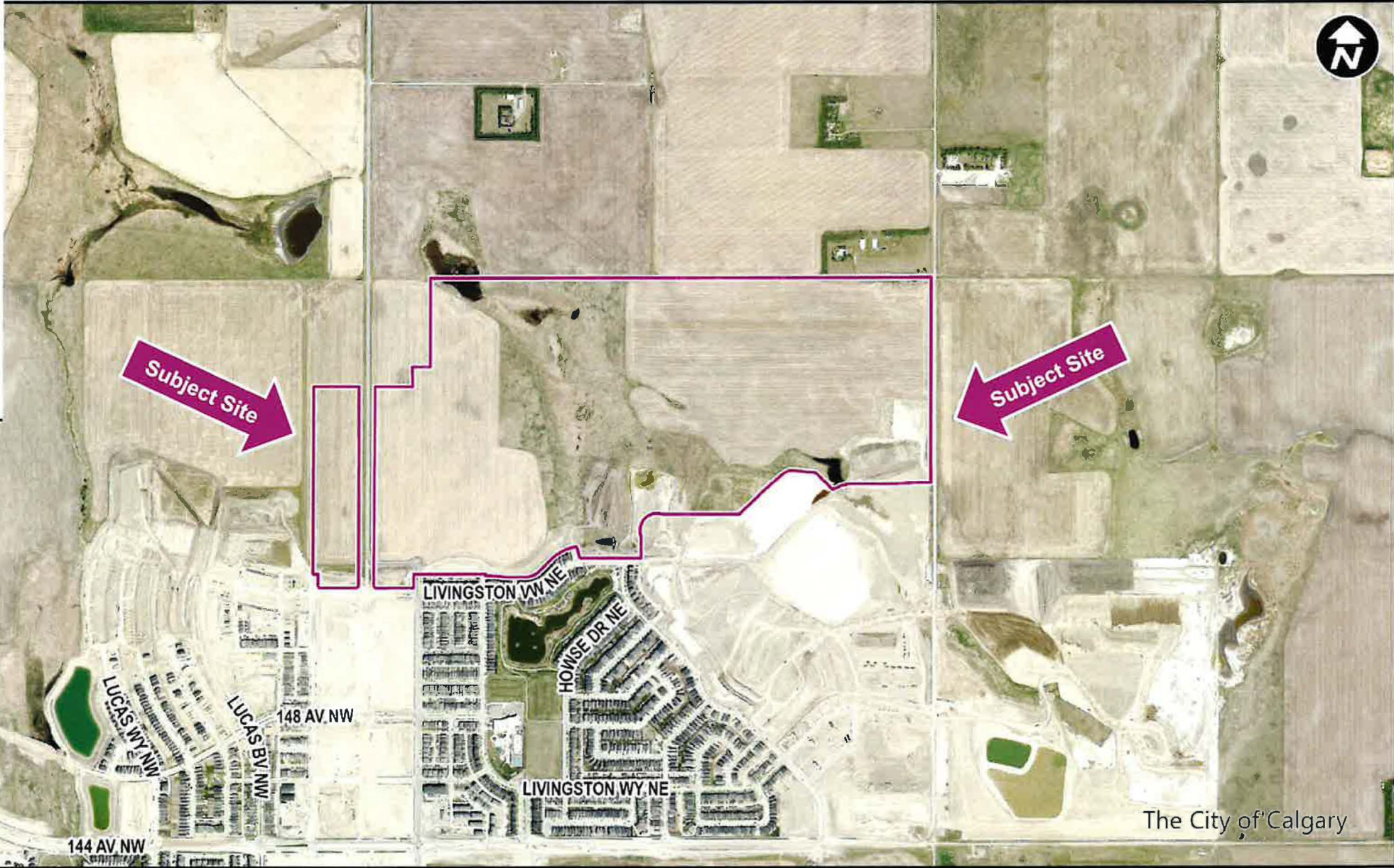
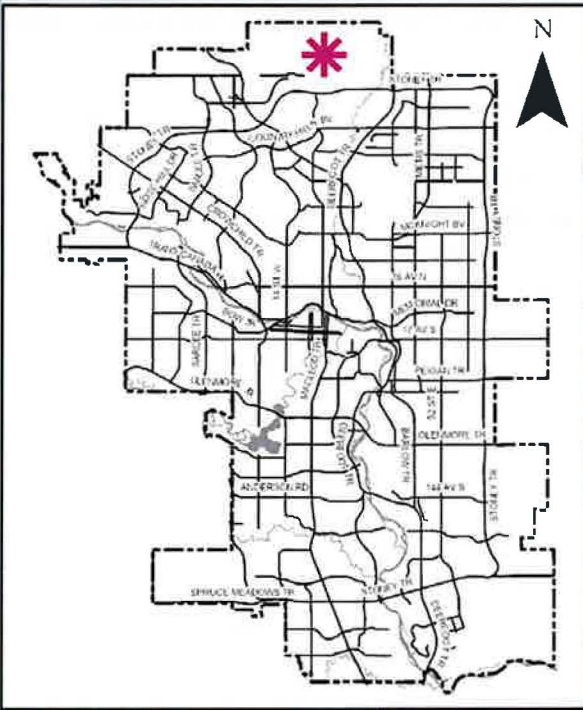
Agenda Item: 7.2.7



LOC2021-0090 / CPC2022-0434
Land Use Amendment & Outline Plan
April 21, 2022

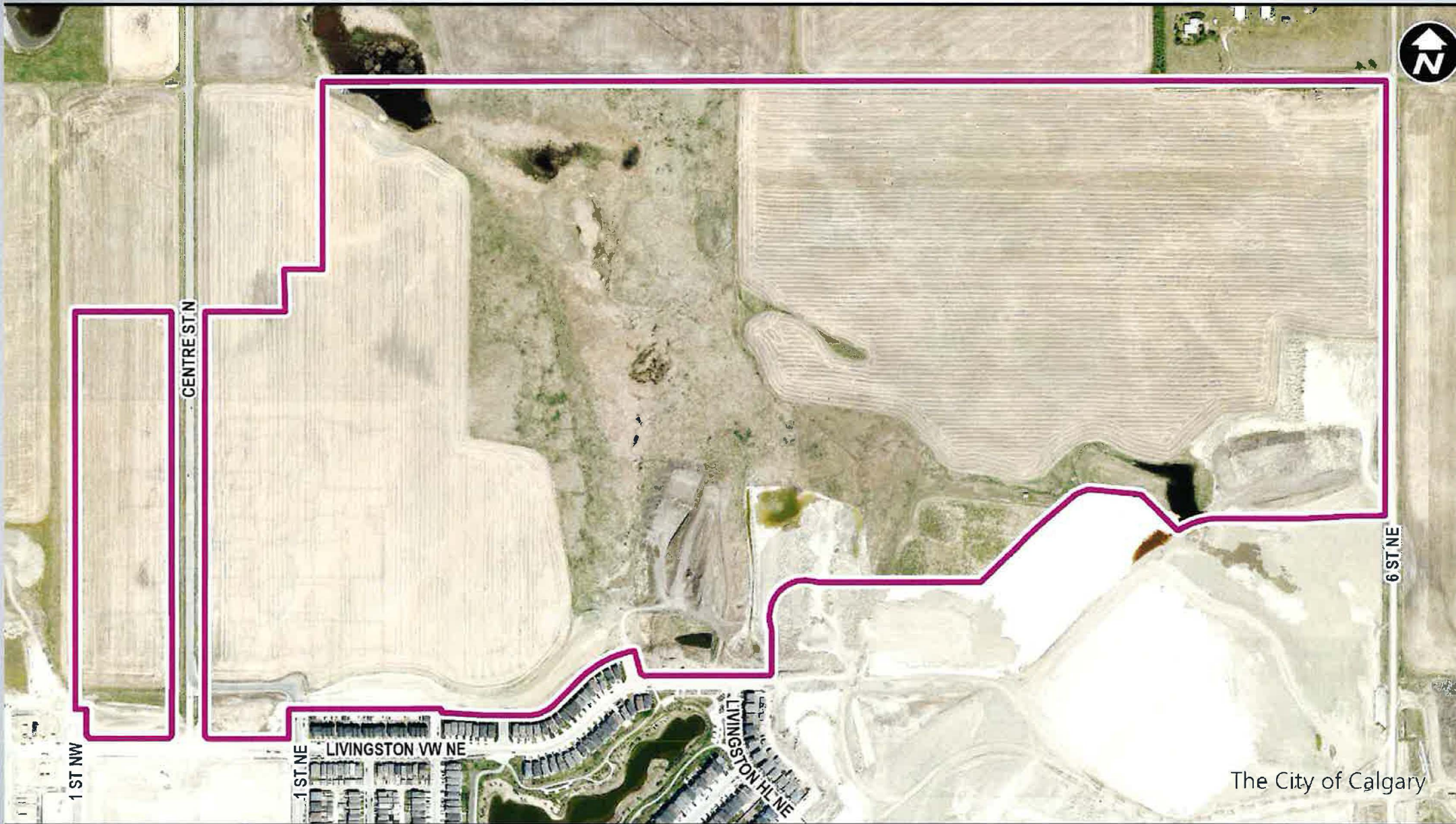
Minor Amendments to Report:

- Change Attachment 7 to Attachment 9 in recommendation 1
- Include “Mixed Use - General (MU-1f3.0h20) District in the list of Land Uses in Recommendation 2
- Delete the letter “a” before “500-144 Avenue NE” in Recommendation 2
- Renumber Building Height as Section 8 and Location of Uses as Section 9 to follow the Land Use Bylaw order in Attachment 5
- Delete the word “of” and capitalize “Section” in Section 10 of Attachment 5
- Bold and Italics all references to “lane” in Section 9 of Attachment 6
- Capitalize “Sections” in Section 12 of Attachment 6
- Change Section 15 to read “The provisions in Sections 16 and 17 apply only to Site 2”



- 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

The City of Calgary

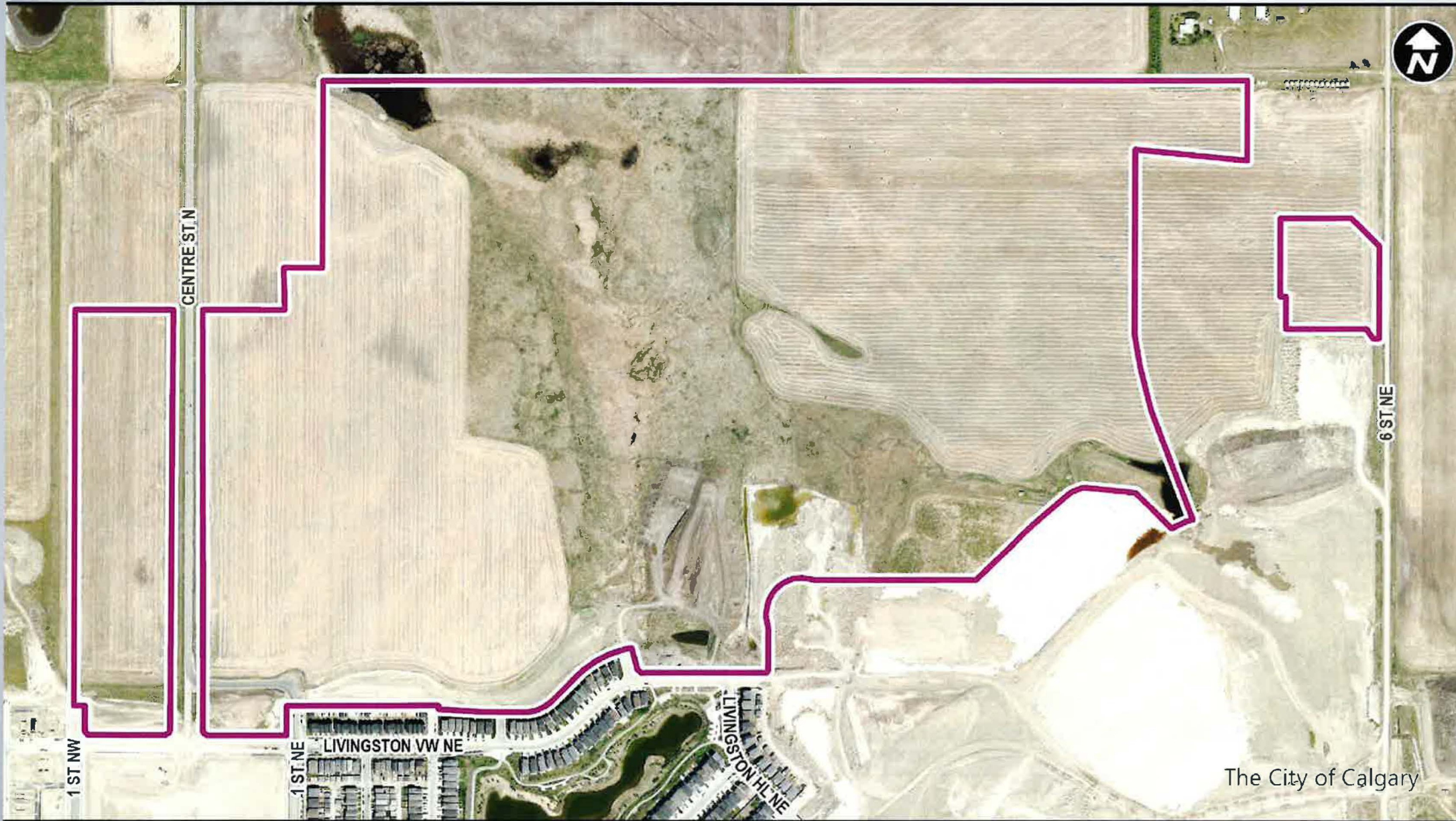


Add legend here

Parcel Size:

119.31 ha

The City of Calgary

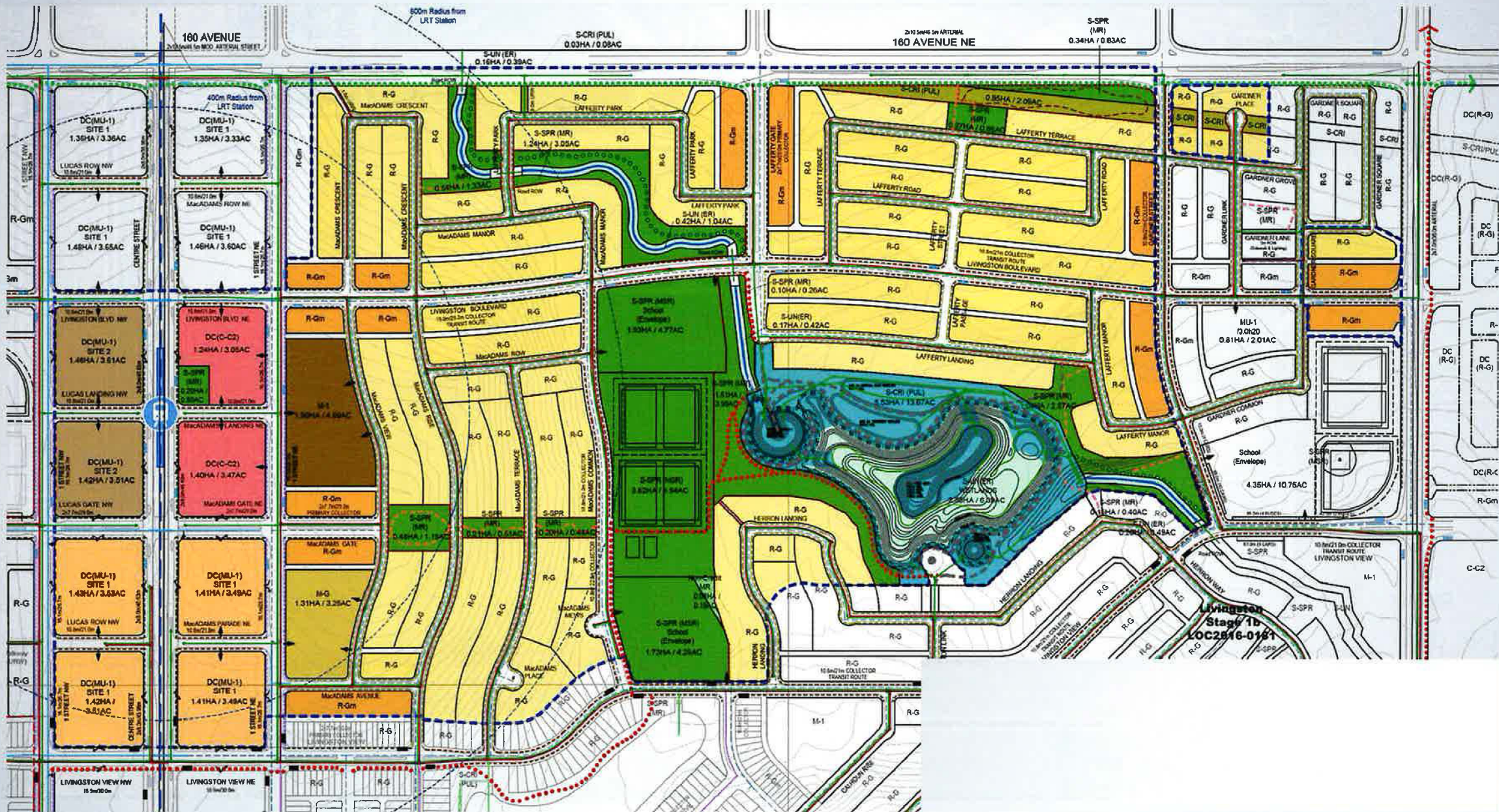


Add legend here

Parcel Size:

104.27 ha

The City of Calgary





- 160 Avenue NE Transit Station in Centre of Core Area
- Proposed higher density development adjacent to station.
- Centre Street is more active uses of transportation; 1 Street NE/1 Street NW more vehicular.



RECOMMENDATIONS:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) to subdivide 104.27 hectares \pm (257.63 acres \pm), with conditions (Attachment 9).

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 107.12 hectares \pm (264.69 acres \pm) located at a 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District; Multi-Residential – At Grade Housing (MG) District, Multi-Residential – Low Profile (M-1) 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 commercial developments, with guidelines (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 12.19 hectares \pm (30.12 acres \pm) located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate mixed-use developments, with guidelines (Attachment 6).

Supplementary Slides

