

PROPOSED

IP2022-0340
ATTACHMENT 3

BYLAW NUMBER 29P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KEYSTONE HILLS AREA STRUCTURE PLAN BYLAW 15P2012 (IP2022-0340)

WHEREAS it is desirable to amend the Keystone Hills Area Structure Plan Bylaw 15P2012, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Keystone Hills Area Structure Plan attached to and forming part of Bylaw 15P2012, as amended, is hereby further amended as follows:
 - (a) In the Table of Contents, for section 6.4, add “6.4.2 Neighbourhood D Policies” after 6.4.1 General Neighbourhood Policies.
 - (b) Delete the existing Map 3 entitled ‘Constraints’ and replace it with the revised Map 3 entitled ‘Constraints’ as shown in Schedule A.
 - (c) Delete the existing Map 4 entitled ‘Growth Management Overlay’ and replace it with the revised Map 4 entitled ‘Growth Management Overlay’ as shown in Schedule B.
 - (d) In Section 6.1, in the second paragraph, delete the first sentence and replace with the following:

“The concept consists of three Complete Communities (Communities A, B, and C on Map 6: Community & Neighbourhood Concept) and an Employment/Industrial/Residential Area (Community D, See Sections 6.4.2 Neighbourhood D Policies and 6.1.1 Industrial/Employment Area).”
 - (e) In Section 6.2, in the first sentence, after the word “Industrial” add the word “/Residential”

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- (f) In Section 6.2, delete Table 1 and replace with the following:

“Table 1: Community Size and Anticipated Population and Jobs

Community (Map 6)	Area (ha/ac)	Anticipated Population	Anticipated Jobs
A	375 ha (927 ac)	25,900	3,200
B	392 ha (969 ac)	21,800	8,700
C	233 ha (576 ac)	12,700	2000
D*	82 ha (203 ac)	100	5,600
Total	1,082 ha (2,674 ac)	60,500	19,500

*For Community D, anticipated population and jobs for the Neighbourhood area will be determined through the Outline Plan/Land Use Amendment process.”

- (g) Delete the existing Map 5 entitled ‘Land Use Concept’ and replace it with the revised Map 5 entitled ‘Land Use Concept’ as shown in Schedule C.
- (h) Delete the existing Map 6 entitled ‘Community & Neighbourhood Concept’ and replace it with the revised Map 6 entitled ‘Community & Neighbourhood Concept’ as shown in Schedule D.
- (i) In Section 6.4.1, add the following at the end of the section:

“6.4.2 Neighbourhood D Policies

1. A portion of the lands within Community D have been identified as a Neighbourhood as shown conceptually on Map 6: Community & Neighbourhood Concept.
2. Neighbourhood D should be composed of a Neighbourhood Area that is designed around a Neighbourhood Activity Centre (NAC).
3. Neighbourhood D should range in size between 35 and 40 hectares (86 and 99 acres) including the Neighbourhood Area and the NAC.
4. The NAC policies listed in section 6.6.1 shall apply except the NAC is not required to meet the minimum requirements for non-residential uses as set out in policy 6.6.1(3) given the adjacent Regional Retail Centre and Industrial/Employment Area located in the western portion of Community D.
5. Neighbourhood D should achieve a minimum intensity of 60 people and jobs per gross developable hectare.

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6. While a Joint Use Site within Neighbourhood D has not been shown on Map 12: Joint Use Sites, the need for and potential location, and size of a Joint Use Site for Neighbourhood D will be determined through the Outline Plan/Land Use Amendment process.
7. While a Community Centre Site within Neighbourhood D has not been shown on Map 12: Joint Use Sites, the need for and potential location, and size of a Community Centre Site for Neighbourhood D will be determined through the Outline Plan/Land Use Amendment process.
8. Utility Servicing for Neighbourhood D will be determined through the Outline Plan/Land Use Amendment process.”

(j) In Section 6.4, delete Table 2 and replace with the following:

“Table 2: Community Size and Anticipated Number of Neighbourhoods

Community (Map 6)	Area (ha/ac)	Anticipated Number of Neighbourhoods
A	375 ha (927 ac)	6-9
B	392 ha (969 ac)	6-9
C	233 ha (576 ac)	3-5
D	82 ha (203 ac)	0-1
Total	1,082 ha (2,674 ac)	15-24

- (k) In Section 6.11.1(1), delete the words “, in the area south of 144th Avenue N, West of 15th Street N.E., to the Canadian Pacific rail line”.
- (l) In Section 6.11.1(2), delete bullet point a. and replace with the following:
“a. The Industrial/Employment Area should be comprised of approximately 20 hectares (50 acres) of land.”
- (m) Delete the existing Map 12 entitled ‘Joint Use Sites’ and replace it with the revised Map 12 entitled ‘Joint Use Sites’ as shown in Schedule E.
- (n) Delete the existing Map 13 entitled ‘Transportation’ and replace it with the revised Map 13 entitled ‘Transportation’ as shown in Schedule F.
- (o) Delete the existing Map 14 entitled ‘Transit’ and replace it with the revised Map 14 entitled ‘Transit’ as shown in Schedule G.

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2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON MAY 10, 2022

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

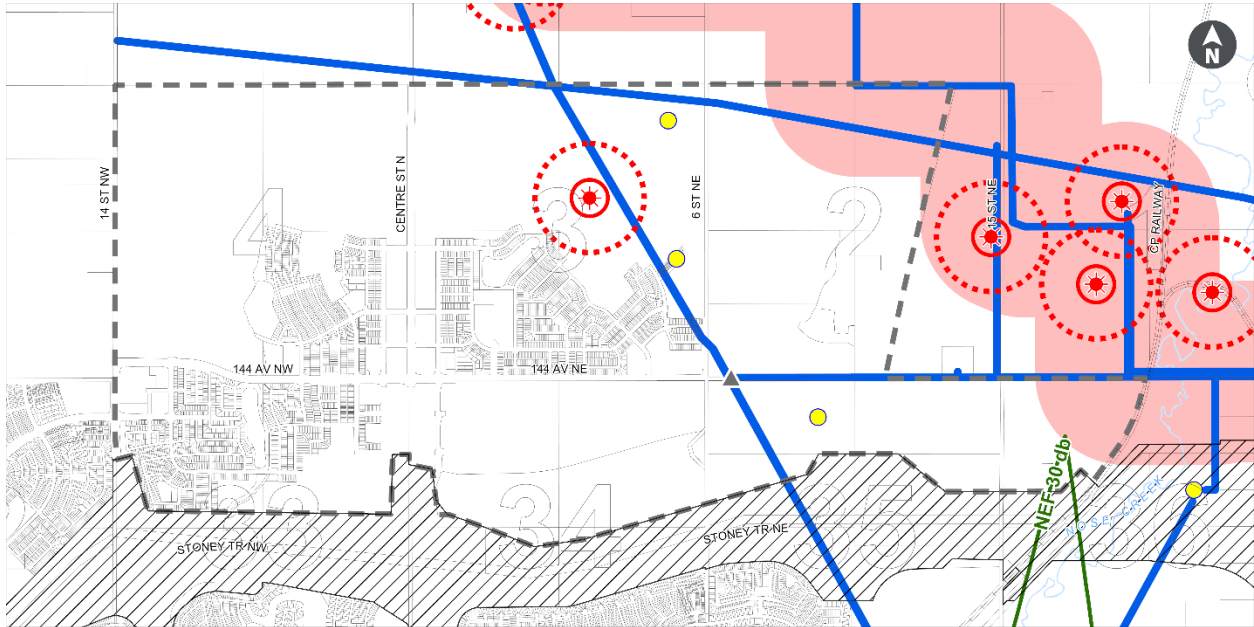
CITY CLERK

SIGNED ON _____

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SCHEDULE A



Map 3

Constraints

Legend

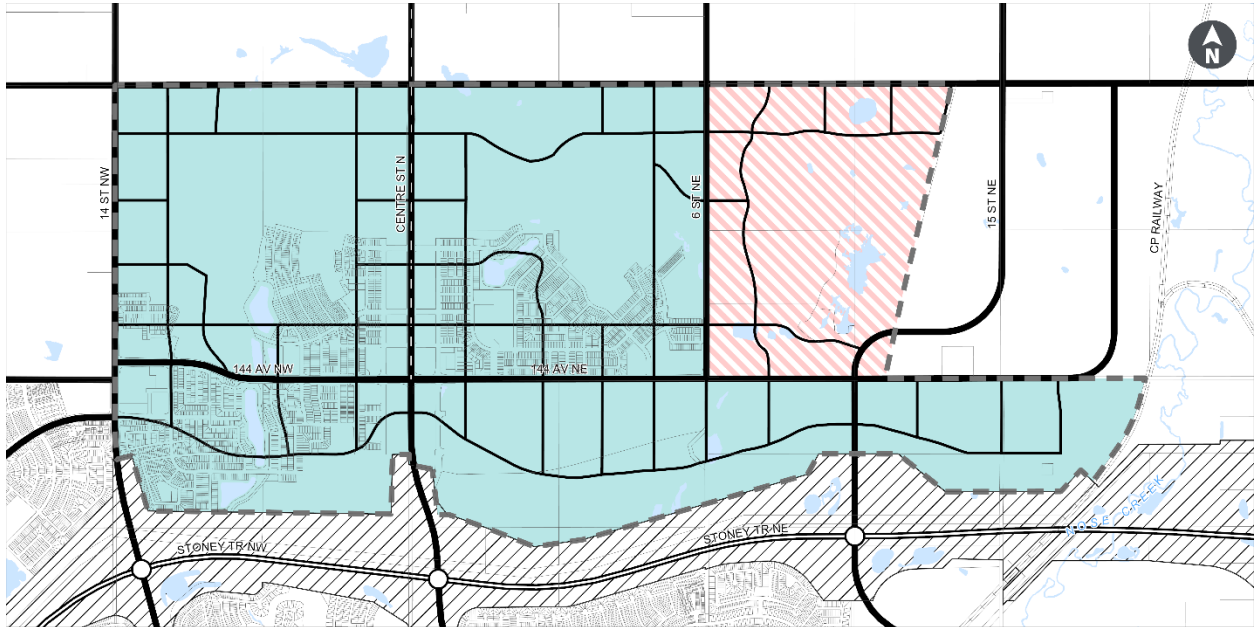
- | | |
|------------------------------------|---|
| --- Plan Area Boundary | ▭ Operating Well 100 m Setback |
| ▨ Transportation/ Utility Corridor | ⊘ Operating Well 200 m Nuisance Setback |
| ★ Operating Well | ▭ Level 2 Sour Gas Pipeline Setback |
| ● Abandoned Gas Well | ▲ Beddington Trap Facility |
| — Sour Gas Pipeline | — Noise Exposure Forecast Contour |
| — Pipeline | |



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SCHEDULE B



Map 4

Growth Management Overlay

Legend

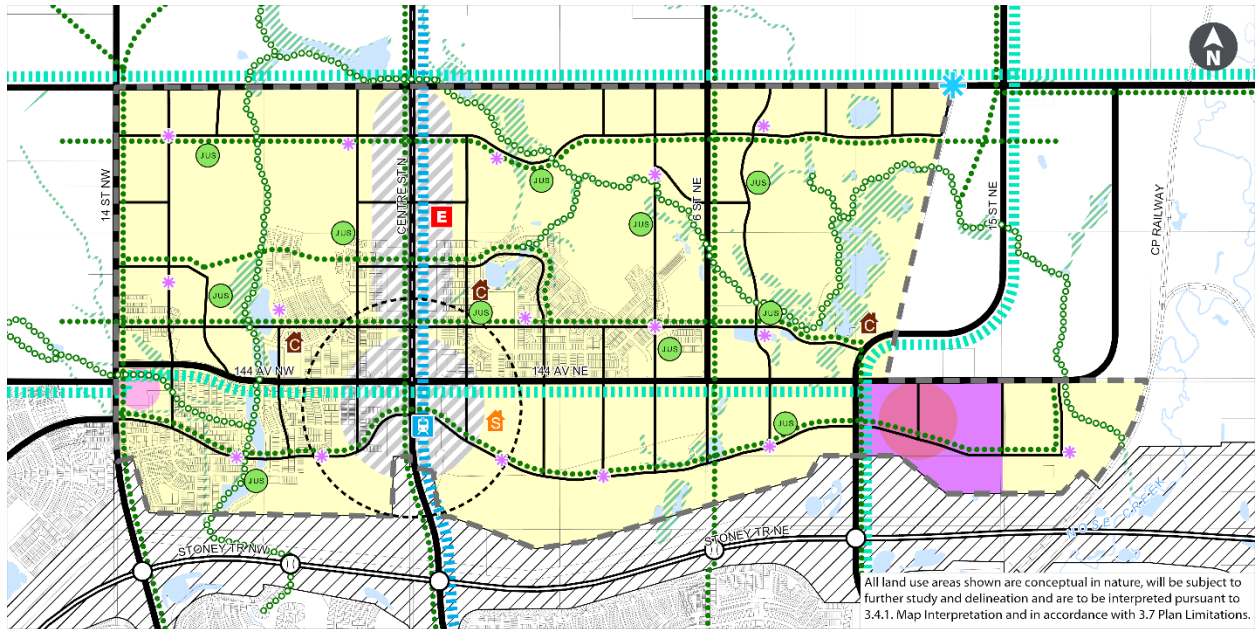
- | | | |
|---|---|--|
|  Transportation/Utility Corridor |  Growth Management Overlay Removal Area |  Urban Boulevard |
|  Plan Area Boundary |  Skeletal Road |  Primary Collector/Collector |
|  Growth Management Overlay |  Arterial Road |  Interchange |



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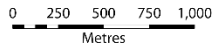
SCHEDULE C



Map 5
Land Use Concept

Legend

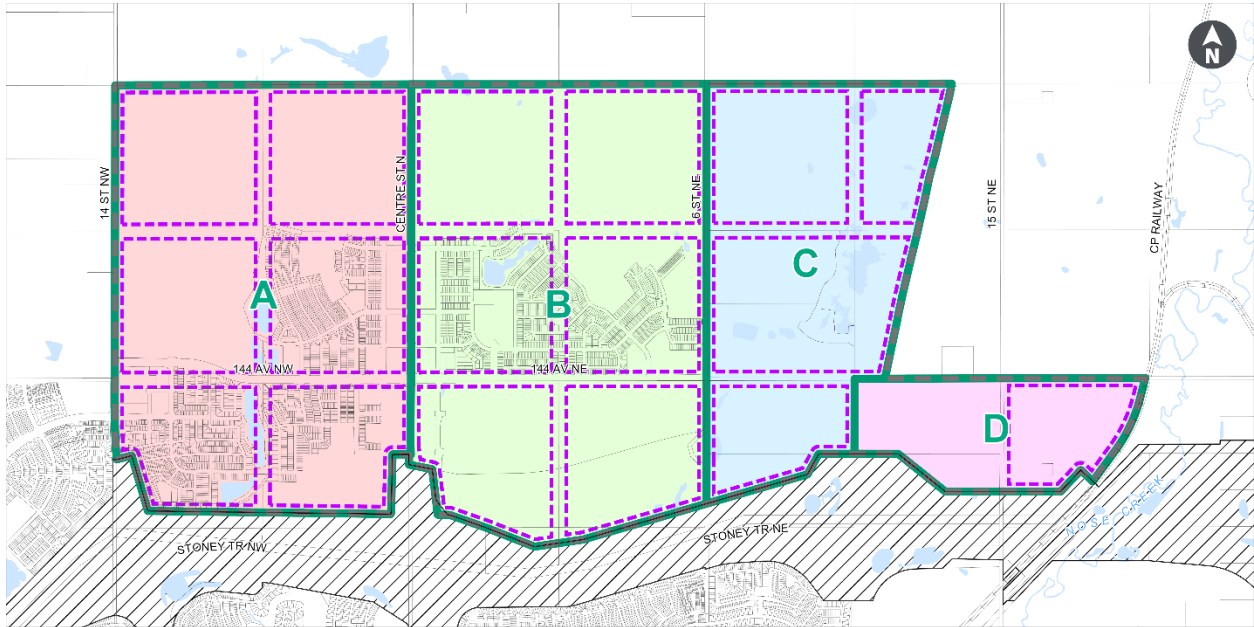
Transportation/Utility Corridor	Transit Station Planning Area	Arterial Street
Plan Area Boundary	Emergency Response Station	Urban Boulevard
Neighbourhood Area	Community Activity Centre	Primary Collector/Collector
Special Study Area (Major Activity Centre & Urban Corridor)	Neighbourhood Activity Centre	Full Interchange
Regional Retail Centre	Community Centre	Pedestrian Overpass
Community Retail Centre	Green Corridor	BRT Route
Industrial/ Employment Area	Regional Pathway	LRT Alignment
Environmental Open Space Study Area	Skeletal Road	LRT Station



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SCHEDULE D



Map 6

Community & Neighbourhood Concept

Legend

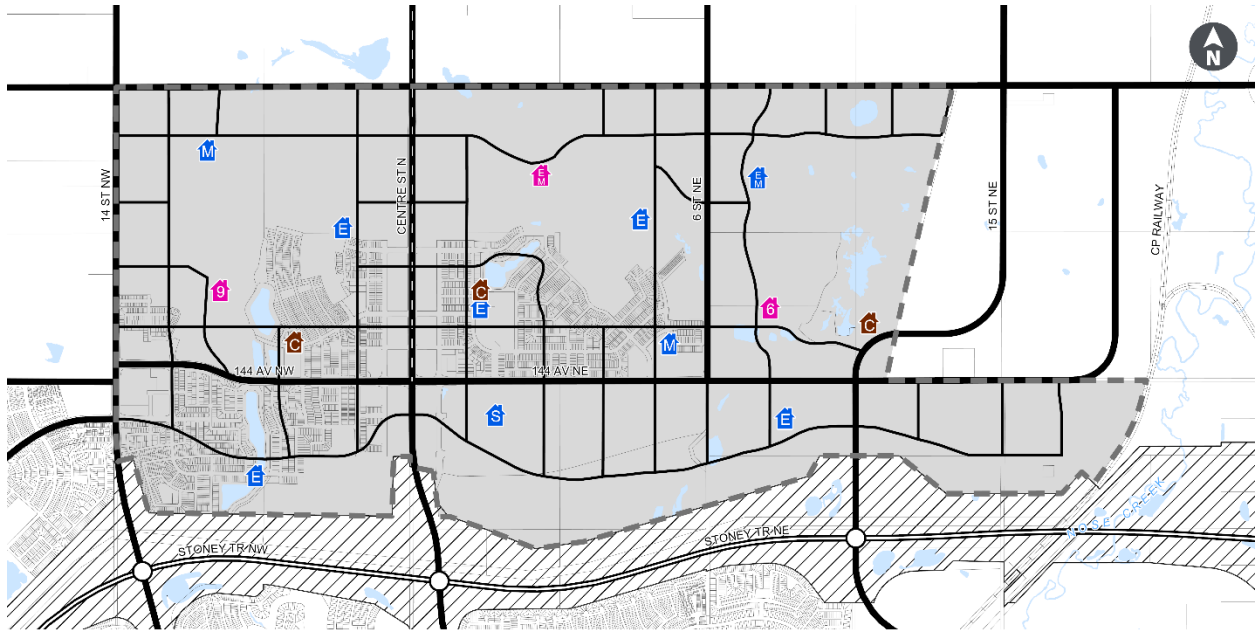
- Plan Area Boundary
- Transportation/ Utility Corridor
- Communities
- Neighbourhoods
(To Be Refined at Outline Plan Stage)

0 250 500 750 1,000
Metres

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SCHEDULE E

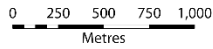


Map 12

Joint Use Sites

Legend

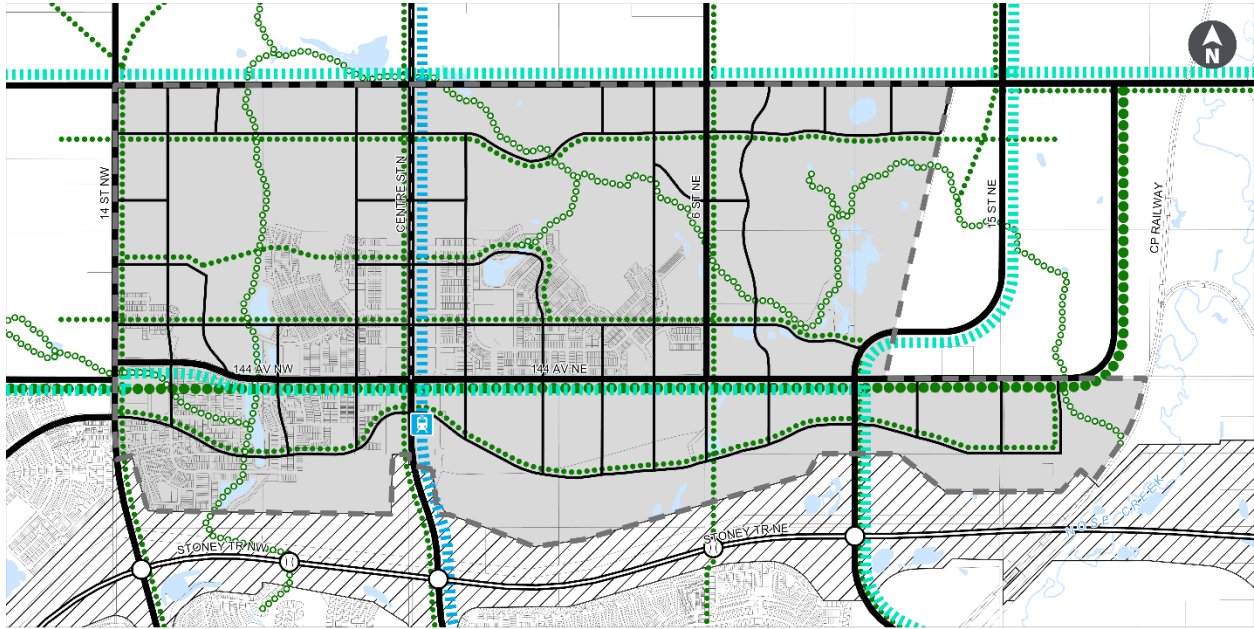
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|---|--|---|
|  Transportation/Utility Corridor |  CBE - Middle School |  Skeletal Road |
|  Plan Area |  CBE - High School |  Arterial Road |
|  Community Centre |  CCSD - Elementary/Middle Combined School |  Urban Boulevard |
|  CBE - Elementary School |  CCSD - K-6 |  Primary Collector/Collector |
|  CBE - Elementary/Middle Combined School |  CCSD - K-9 |  Interchange |



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SCHEDULE F



Map 13

Transportation

Legend

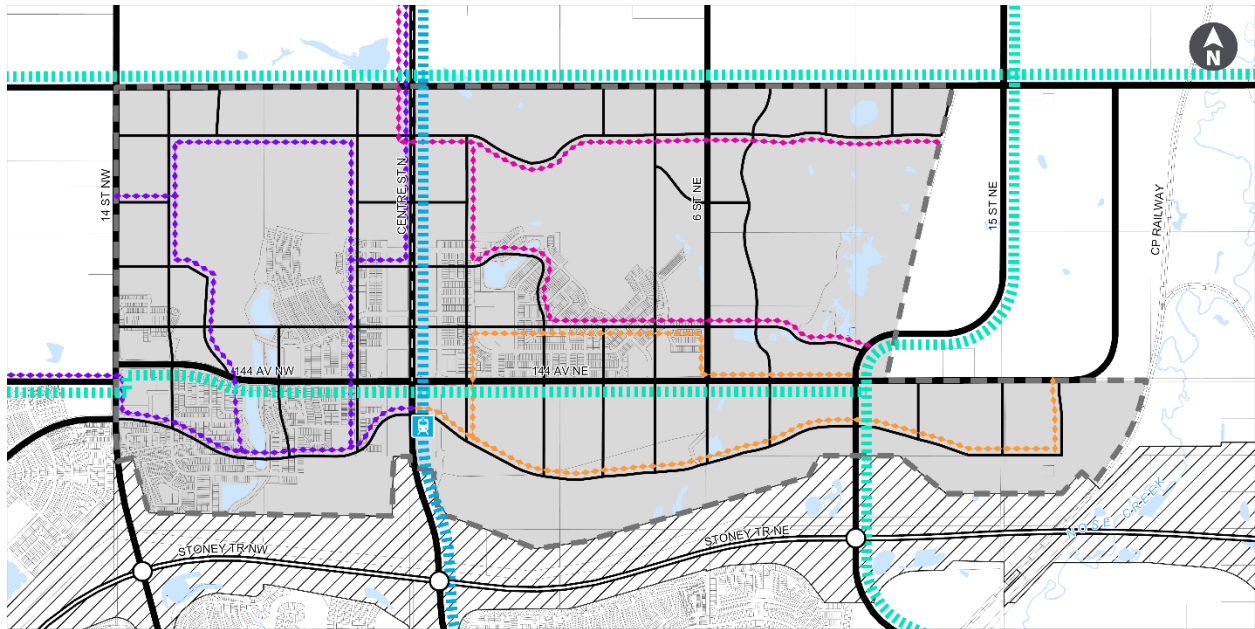
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|---------------------------------|-----------------------------|-------------------------|
| Transportation/Utility Corridor | Primary Collector/Collector | BRT Route |
| Plan Area | Full Interchange | Primary Cycling Network |
| Skeletal Road | Pedestrian Overpass | Regional Pathway |
| Arterial Street | LRT Alignment | Green Corridor |
| Urban Boulevard | LRT Station | |



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











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SCHEDULE G



Map 14
Transit

Legend

 Transportation/Utility Corridor	 Primary Collector/Collector	 Feeder Route 2
 Plan Area	 Full Interchange	 Feeder Route 3
 Skeletal Road	 LRT Alignment	 BRT Route
 Arterial Road	 LRT Station	
 Urban Boulevard	 Feeder Route 1	

