



# Public Hearing of Council

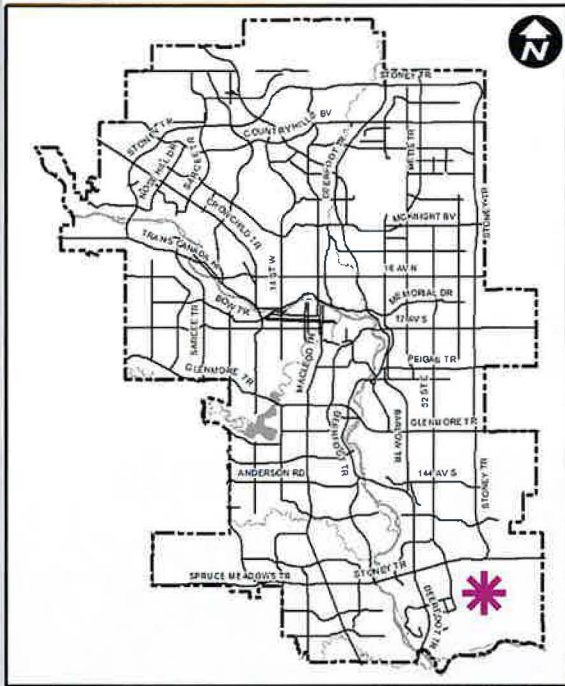
Agenda Item: 8.1.26



## LOC2021-0162 / CPC2022-0846 Outline Plan and Land Use Amendment

September 13, 2022

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
SEP 13 2022  
ITEM: 8.1.26 CPC2022-0846  
*Distribution*  
CITY CLERK'S DEPARTMENT



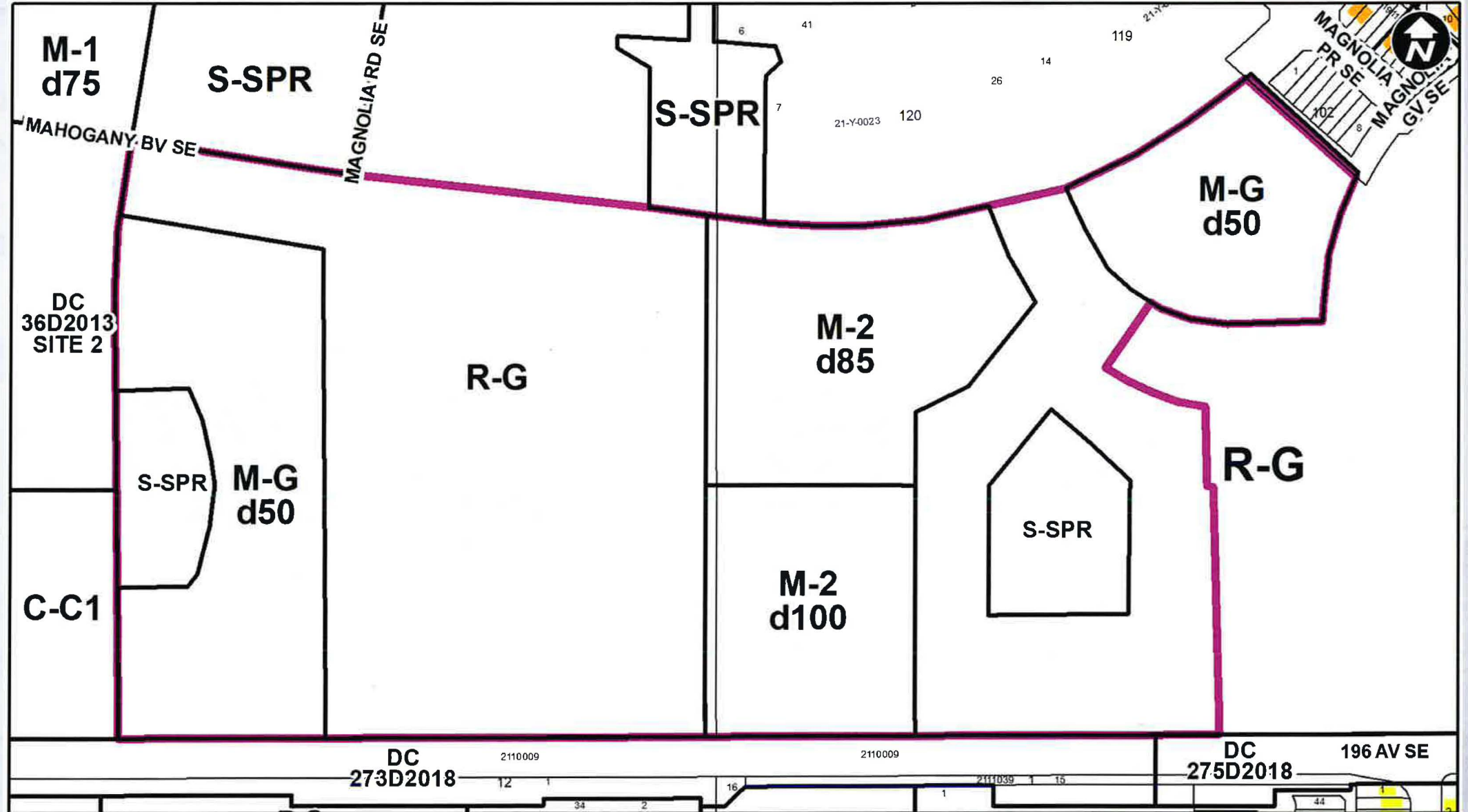
**LEGEND**

-  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

# Surrounding Land Use

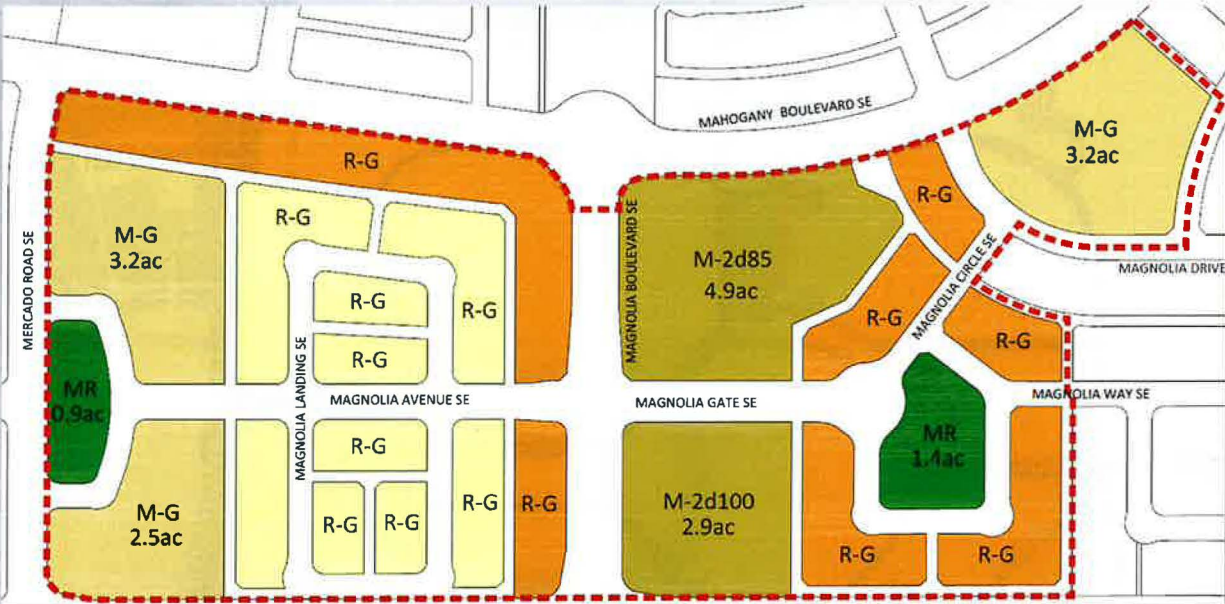
### LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



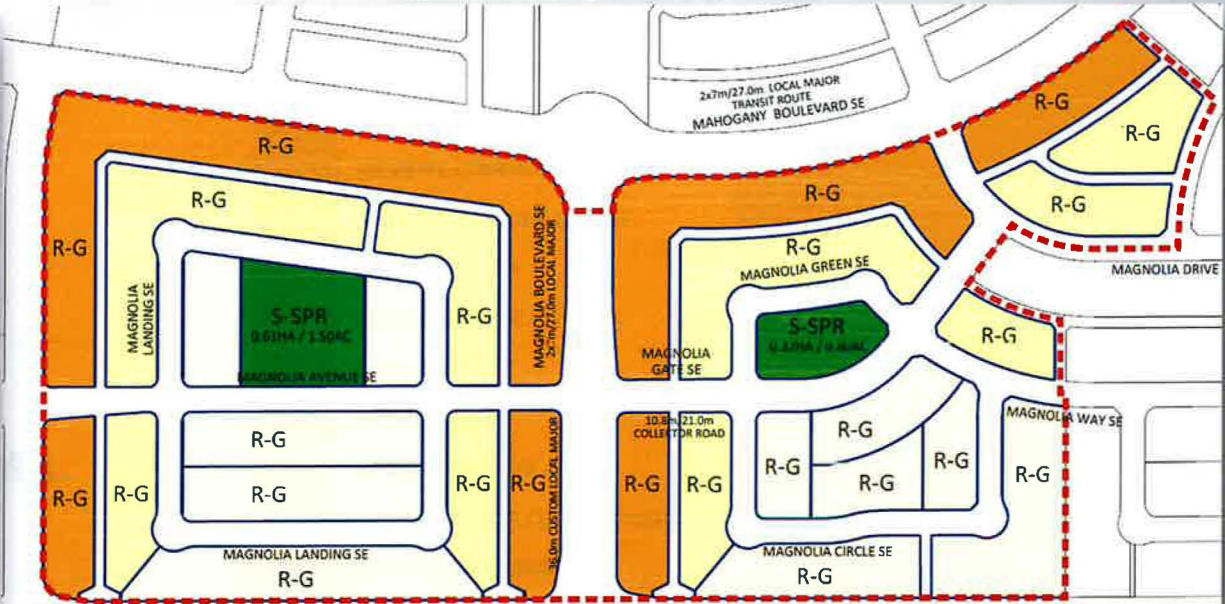


Former Outline Plan

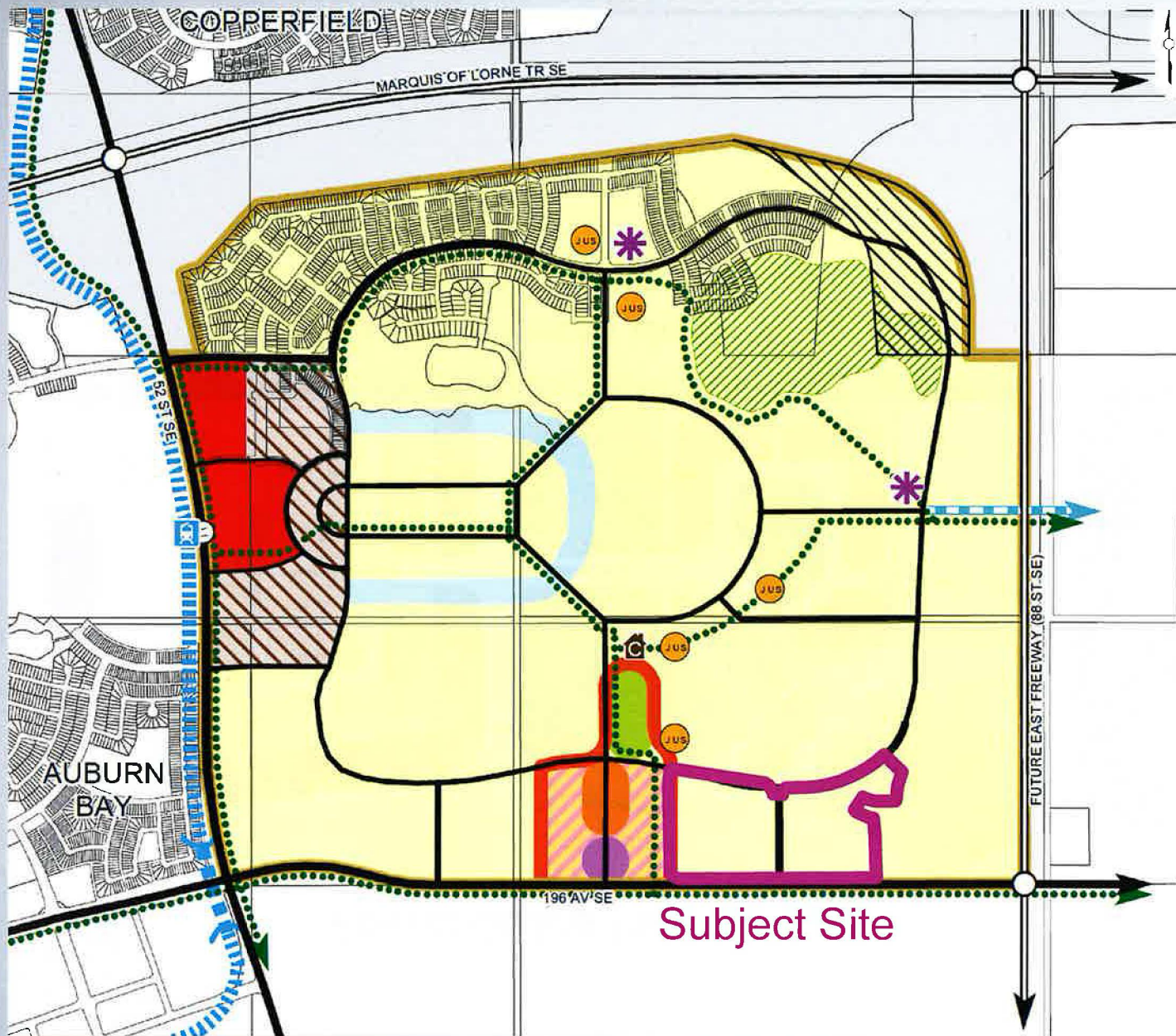


**Total Anticipated Units: 2731**  
**Density: 8.74 units per acre**

Approved Outline Plan



**Total Anticipated Units: 2502**  
**Density: 8.01 units per acre**



**Legend**

-  Study Area Boundary
-  Transportation/ Utility Corridor
-  Residential Area
-  Historic Area
-  Entryway
-  Neighbourhood Corridor
-  Transition Area
-  Core Commercial Centre
-  Wetland Conservation Area
-  Transit Station Planning Area
-  Private Recreation Facility
-  Transportation/ Utility Corridor Exemption Area (see section 2.3)
-  Neighbourhood Node
-  Village Area

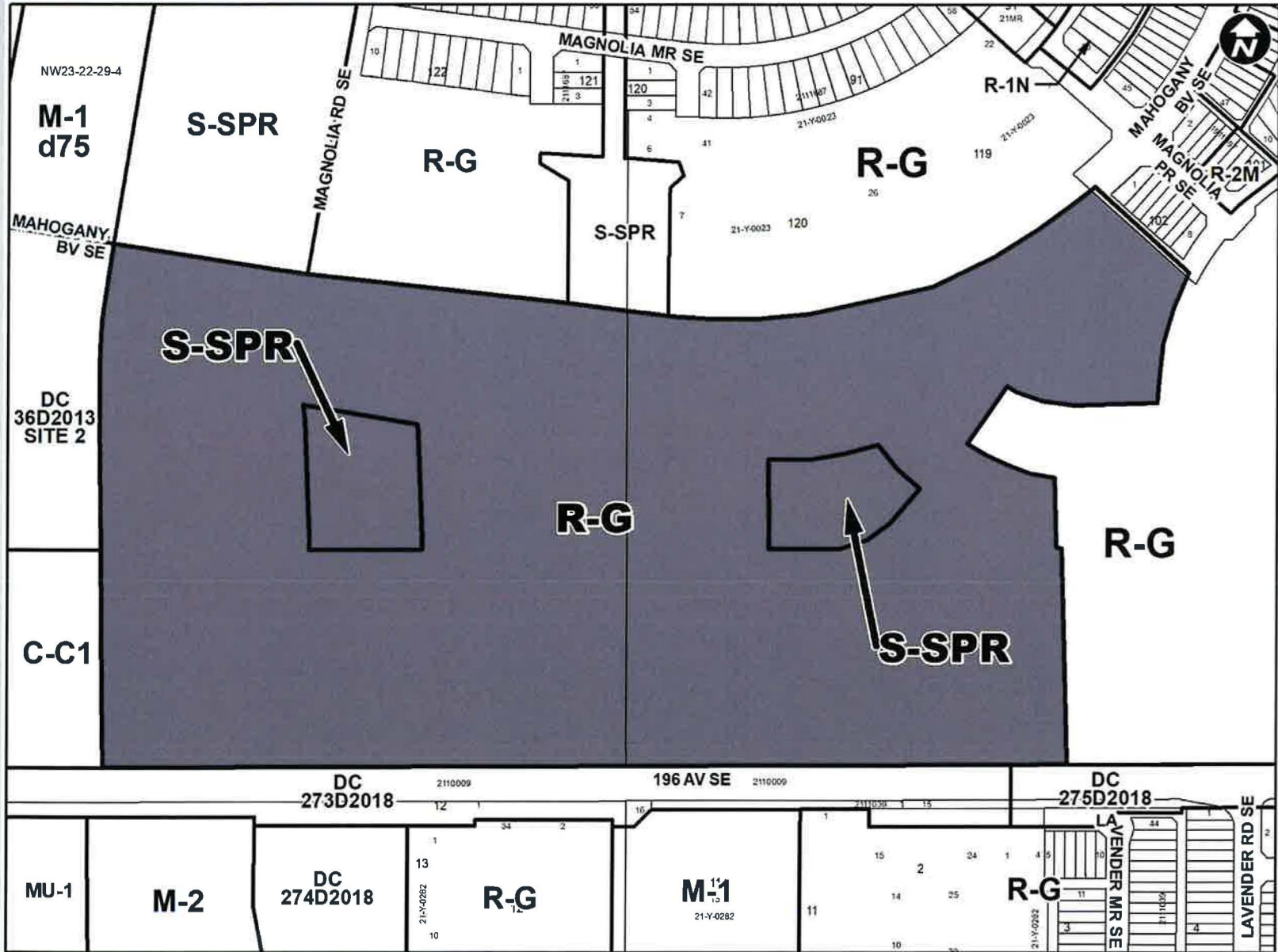
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 138D2022** for the redesignation of 10.83 hectares  $\pm$  (26.75 acres  $\pm$ ) located at 18007 – 88 Street SE and 18080 – 72 Street SE from Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85 and M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

# Supplementary Slides





Proposed **R-G**  
and **S-SPR** Districts