



LOC2022-0075 – CPC2023-0034
Land Use Amendment and Outline Plan
January 26, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.1 CPC2023-0034
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

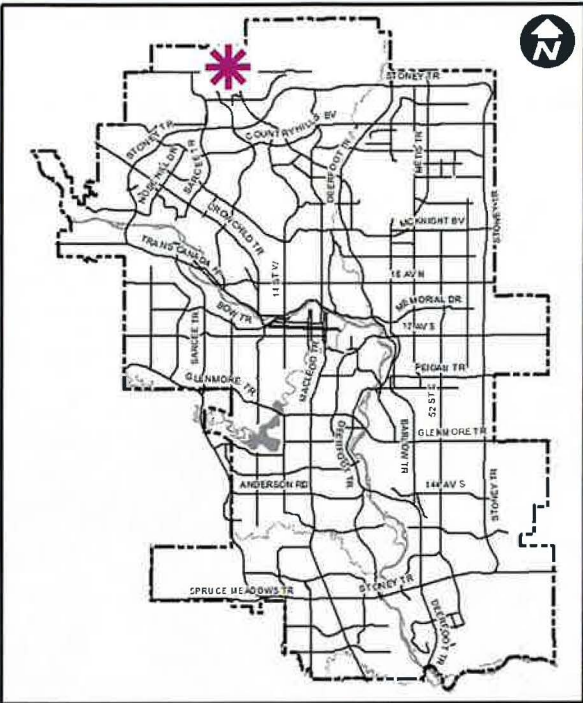
That Calgary Planning Commission:

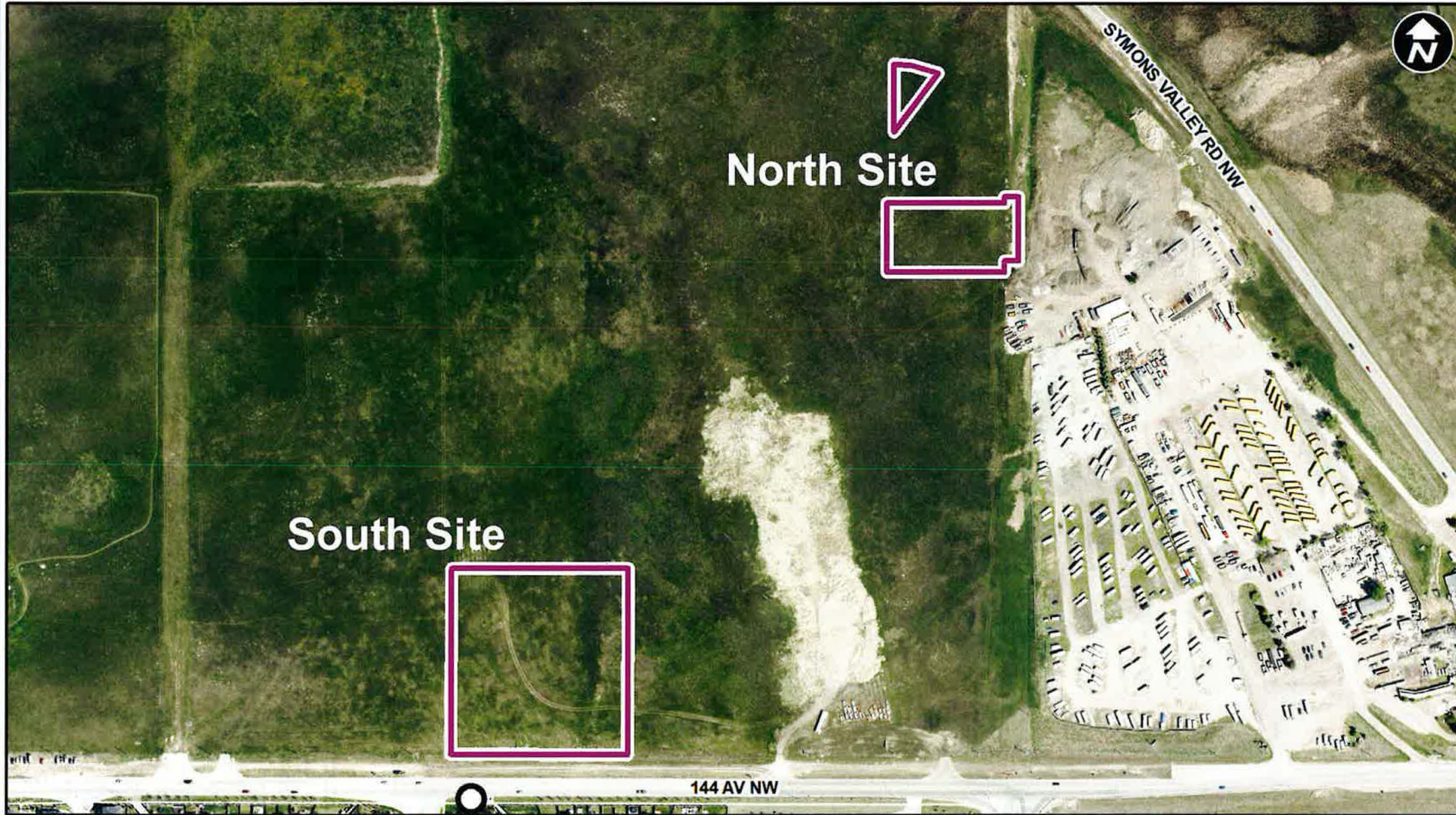
1. **APPROVE** the proposed outline plan located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) to subdivide 2.42 hectares \pm (6.00 acres \pm), with conditions (Attachment 2).

That the Calgary Planning Commission recommend that Council

2. Give three readings to the proposed bylaw for the redesignation of 1.76 hectares \pm (4.35 acres \pm) located at 3810 and 4040 – 144 Avenue NW (Plan 7510325, Block 1; Portion of SE1/4 Section 1-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District **to** Commercial – Community 1 (C-C1) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.







Parcel Sizes:

North Site
1.06 ha
76m x 132m

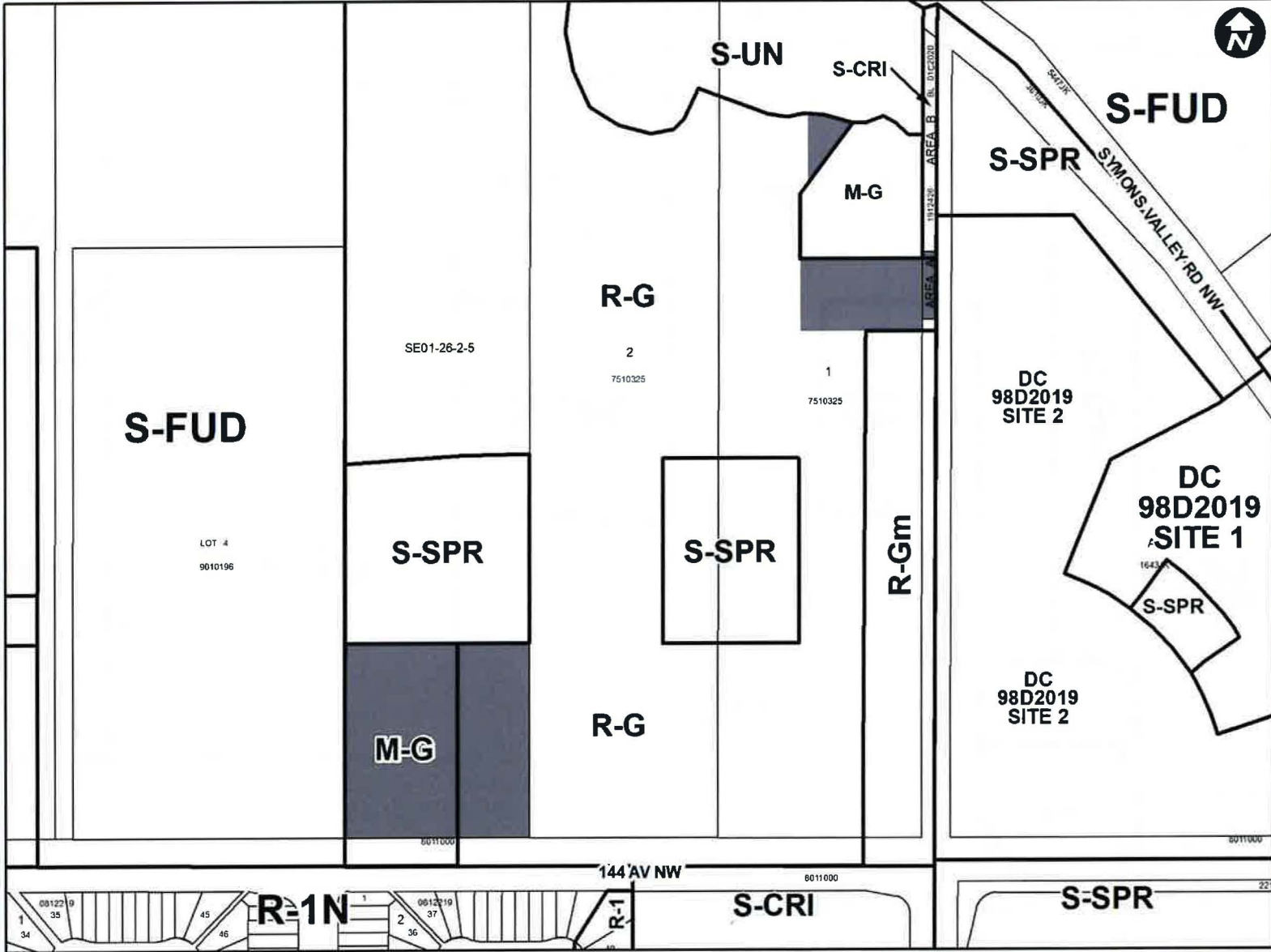
South Site
1.36 ha
118m x 118m



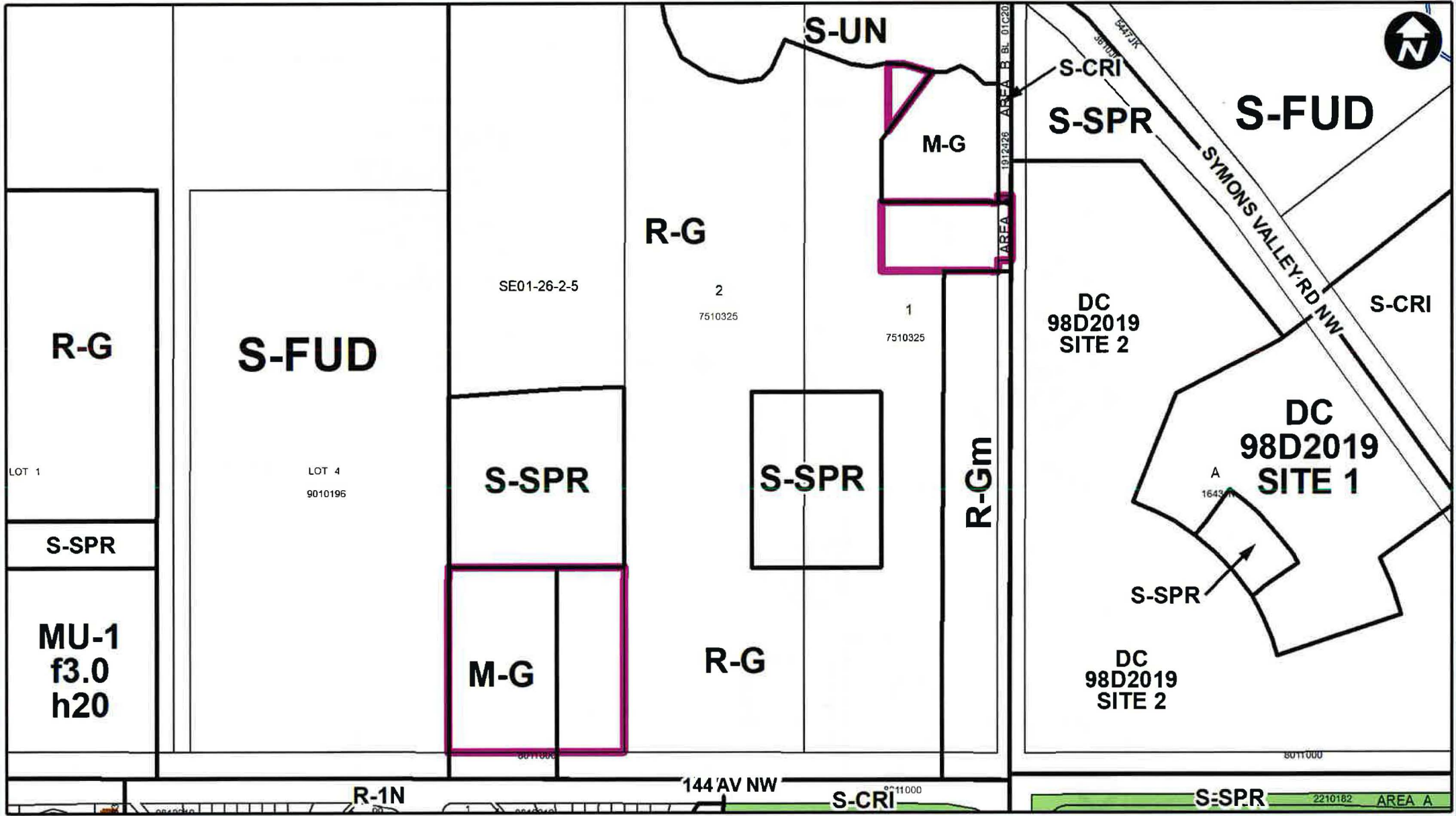


South Site

144 Avenue NW



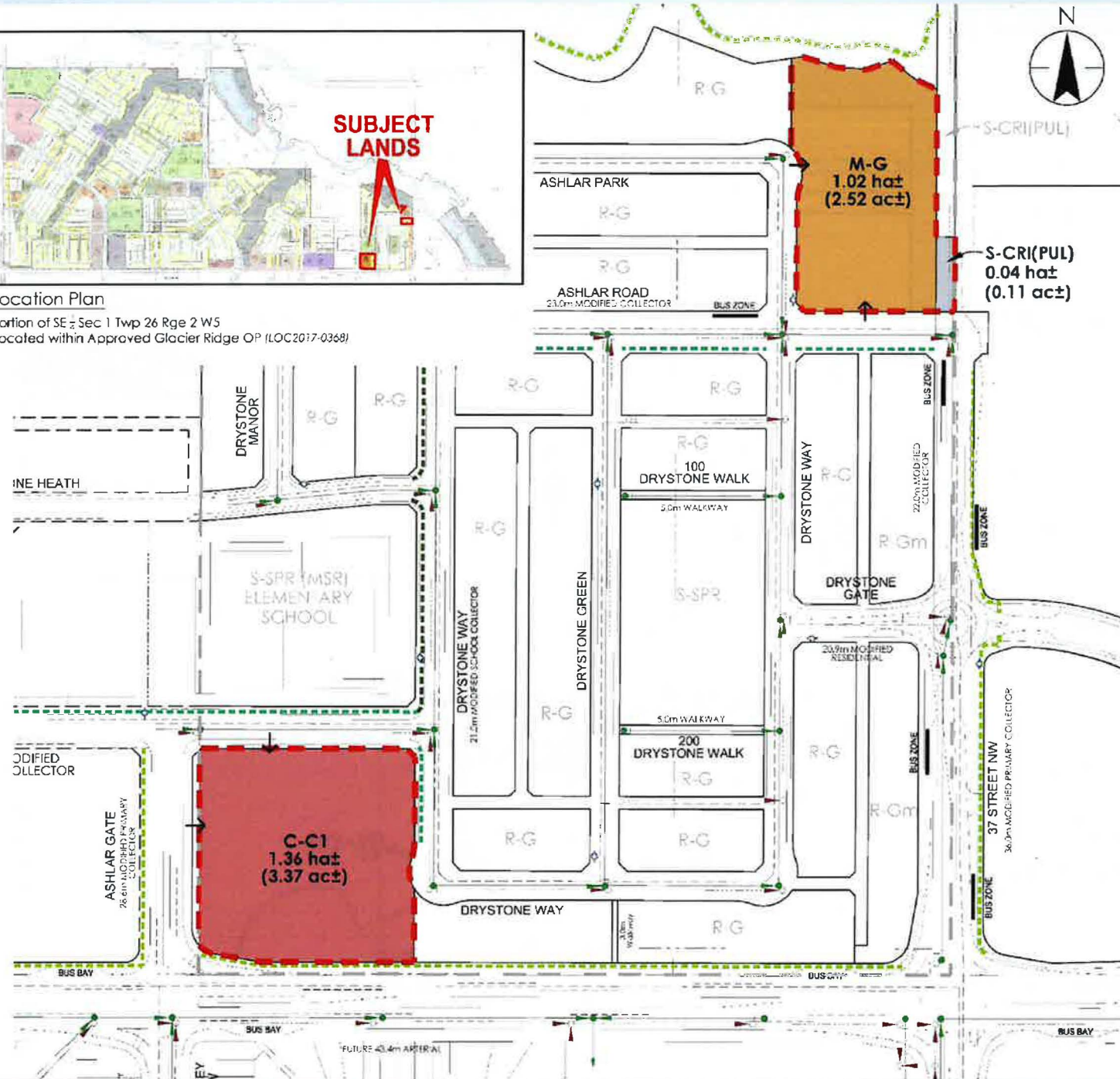
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

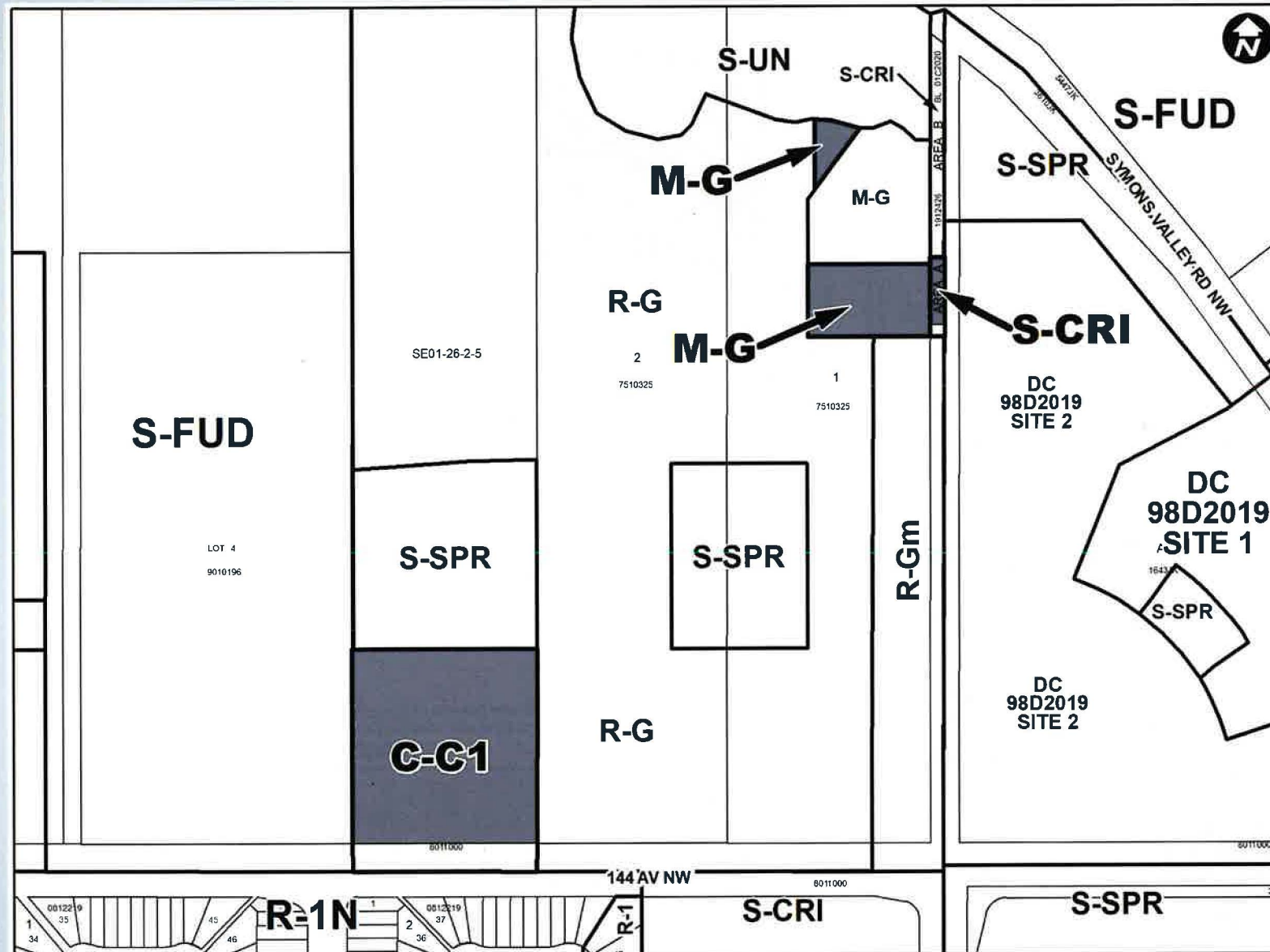




Location Plan

Portion of SE 1/4 Sec 1 Twp 26 Rge 2 W5
Located within Approved Glacier Ridge OP (LOC2017-0368)





Proposed M-G District:

- Grade-oriented multi-residential developments of low height and low density

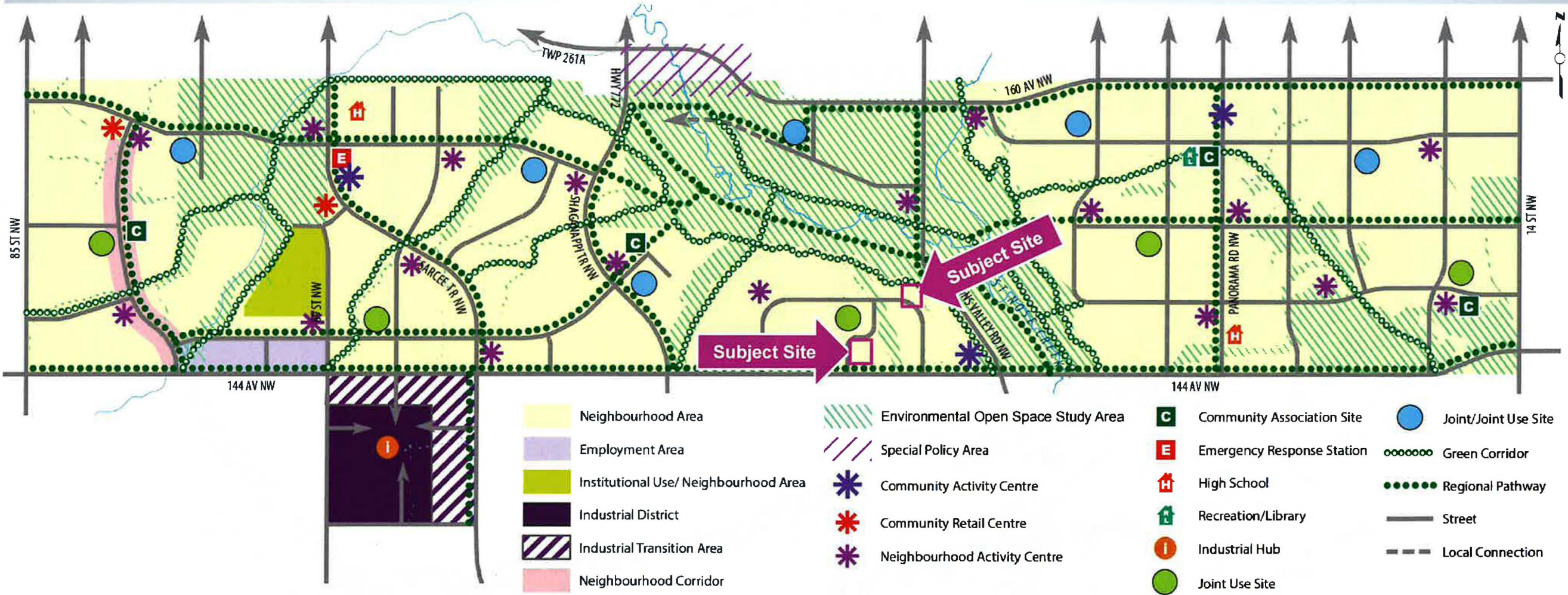
Proposed S-CRI District:

- Infrastructure and utility facilities

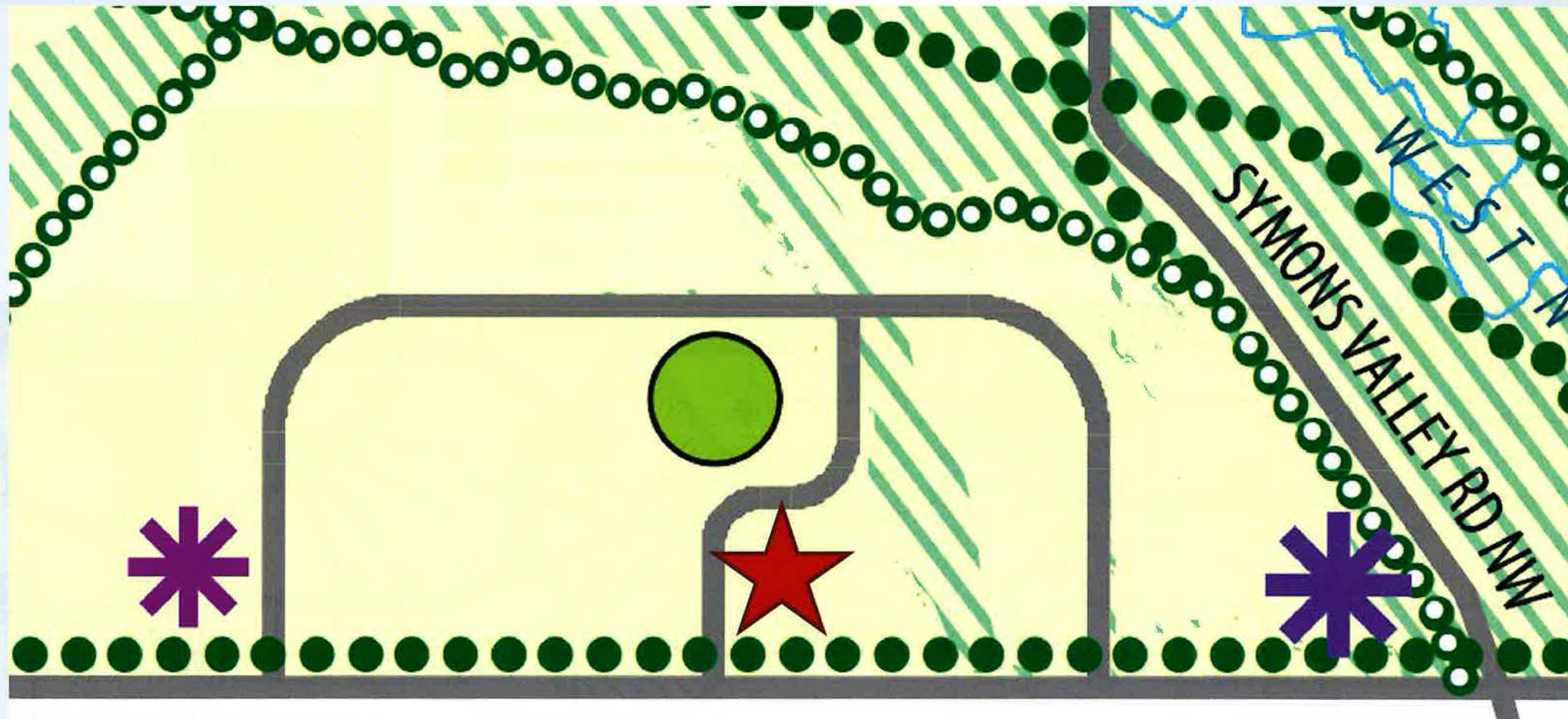
Proposed C-C1 District:

- Small to mid-scale commercial development

Map 3: Land Use Concept – Glacier Ridge Area Structure Plan



Map 3: Land Use Concept – Glacier Ridge Area Structure Plan (partial)



Future Neighbourhood
Activity Centre

Proposed C-C1 Site

Future Community
Activity Centre

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Supplementary Slides

| | C-N1 | C-N2 | C-C1 |
|-----------------|-----------------------------|--|-------------------------------|
| Purpose | Small scale commercial | Small scale commercial | Small to mid-scale commercial |
| Parcel Area Max | 1.2 hectares | 1.2 hectares | 3.2 hectares |
| FAR | 1.0 | 1.0 | 1.0 |
| Building Height | 10 metres | 10 metres | 10 metres |
| Uses | Limited use sizes and types | Limited use sizes and types; limited automotive uses | Limited automotive uses |

