

BYLAW NUMBER 27P2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE NORTHEAST COMMUNITY 'A'
AREA STRUCTURE PLAN BYLAW 19P2007**

WHEREAS it is desirable to amend the Northeast Community 'A' Area Structure Plan Bylaw 19P2007, 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. This Bylaw may be cited as the "Northeast Community 'A' Area Structure Plan Amendment Number 3 Bylaw."
2. The Northeast Community 'A' Area Structure Plan attached to and forming part of Bylaw 19P2007, as amended, is hereby further amended as follows:
 - (a) In Section 1.8, following existing text, insert a new paragraph as follows:

"For the purposes of this ASP, the term "Core Centre" is taken to mean lands as identified in mapping as "Core Centre" (i.e., west of 60 Street NE)."
 - (b) In Section 6.4.1, delete the first paragraph and replace with the following text:

"The purpose of the Core Centre is to create a community oriented institutional, residential and commercial development area, west of 60 Street NE. The Core Centre will function as the community hub for the Northeast Regional Policy Plan residential area. The Cornerstone Area Structure Plan will provide a similar role as community hub for the neighbourhoods east of 60 Street NE. The Core Centre Area (west of 60 Street NE) is anchored by an LRT station and community facilities including a recreation centre, library, and community hall. Strong pedestrian, bicycle and transit connections link the Core Centre to the surrounding residential neighbourhoods and areas beyond. The Core Centre also includes commercial and retail uses, including a pedestrian oriented main street retail area and integrated multi-family residential development. Retail and commercial uses are subject to development guidelines as contained within this ASP, to ensure that Core Centre retail and commercial developments are oriented towards pedestrians and the daily shopping needs of surrounding communities. Similarly, identified Gateway Commercial Centres within the Northeast Industrial ASP will be subject to development guidelines to ensure that these commercial and retail uses do not compete with, or affect the success of Core Centre commercial and retail uses."
 - (c) In Section 6.4.1, in the second paragraph, delete the first sentence and replace with the following text:

"The Core Centre is centrally located within the Plan, and with the *Northeast Regional Policy Plan* area, occupying the two western corners at the intersection of 60th Street NE and Country Hills Boulevard NE

- (d) In Section 6.4.1, in the third paragraph, delete the first sentence and replace with the following text:

"Required land area and/or minimum and maximum size requirements for Core Centre Area components, including but not limited to the LRT station, recreation centre, community hall, public library, multi-residential, and commercial and retail, will be generally identified within this ASP."

- (e) Delete Section 6.4.2 (1a.ii) and renumber the remainder of list accordingly.

- (f) Delete Section 6.9 entirely (including 6.9.1 and 6.9.2).

- (g) In Section 6.11, in the first paragraph, delete the first sentence and replace with the following text:

"There are two (2) Transit Planning Areas within the Plan area, with each area anchored by an LRT station. The Transit Planning Area applies to a 600 metre radius from each station (affecting the west side of 60 Street NE only)."

- (h) Delete Section 12.3.2 (3i) and renumber the remainder of list accordingly.

- (i) Delete the existing Map 1 entitled "Plan Area" and insert the revised Map 1 entitled "Plan Area", attached hereto as Schedule A.

- (j) Delete the existing Map 2 entitled "Community Areas" and insert the revised Map 2 entitled "Community Areas", attached hereto as Schedule B.

- (k) Delete the existing Map 3 entitled "Land Use Concept" and insert the revised Map 3 entitled "Land Use Concept", attached hereto as Schedule C.

- (l) Delete the existing Map 4 entitled "Core Centre Area Map" and insert the revised Map 4 entitled "Core Centre Area Map", attached hereto as Schedule D.

- (m) Delete the existing Map 5 entitled "Density" and insert the revised Map 5 entitled "Density", attached hereto as Schedule E.

- (n) Delete the existing Map 6 entitled "Environmentally Significant Areas" and insert the revised Map 6 entitled "Environmentally Significant Areas", attached hereto as Schedule F.

- (o) Delete the existing Map 7 entitled "Land Use Constraints" and insert the revised Map 7 entitled "Land Use Constraints", attached hereto as Schedule G.

(p) Delete the existing Map 8 entitled “Joint Use Sites” and insert the revised Map 8 entitled “Joint Use Sites”, attached hereto as Schedule H.

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

READ A FIRST TIME THIS ____ DAY OF _____, 2014.

READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

PROPOSED

Schedule A

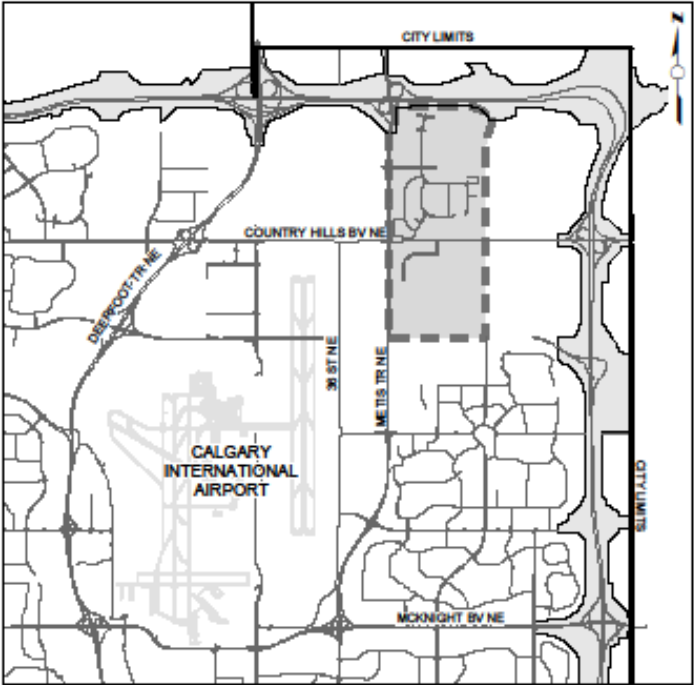
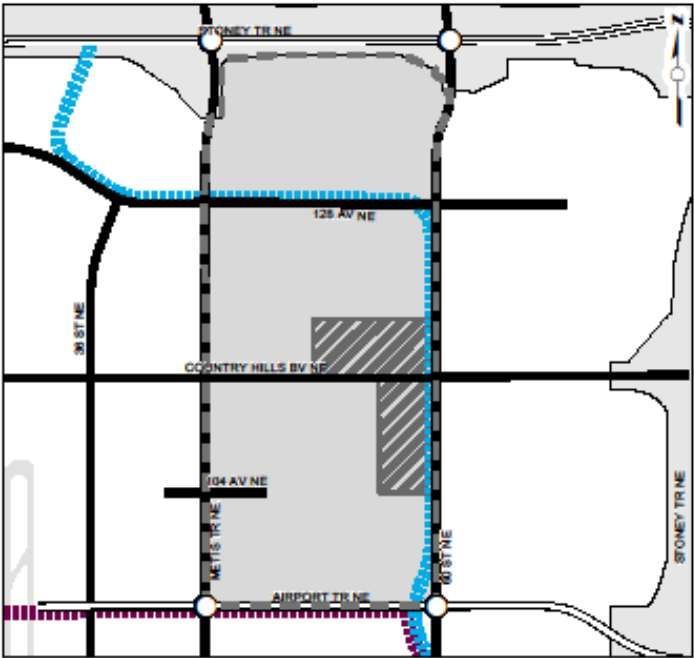
PROPOSED

Northeast
Community 'A'
Area Structure Plan

Map 1

Plan Area

- Legend**
- Plan Boundary
 - Transportation/Utility Corridor
 - Freeway (Skeletal Road)
 - Expressway (Skeletal Road)
 - Major Road (Arterial Street)
 - Interchange
 - L.R.T. Alignment
 - Airport Transit Connection (Technology TBD)
 - Country Hills Station Area Plan



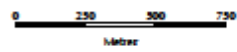
This map is conceptual only. No measurements of distance or area should be taken from this map.

Schedule B

**Northeast
Community 'A'
Area Structure Plan**

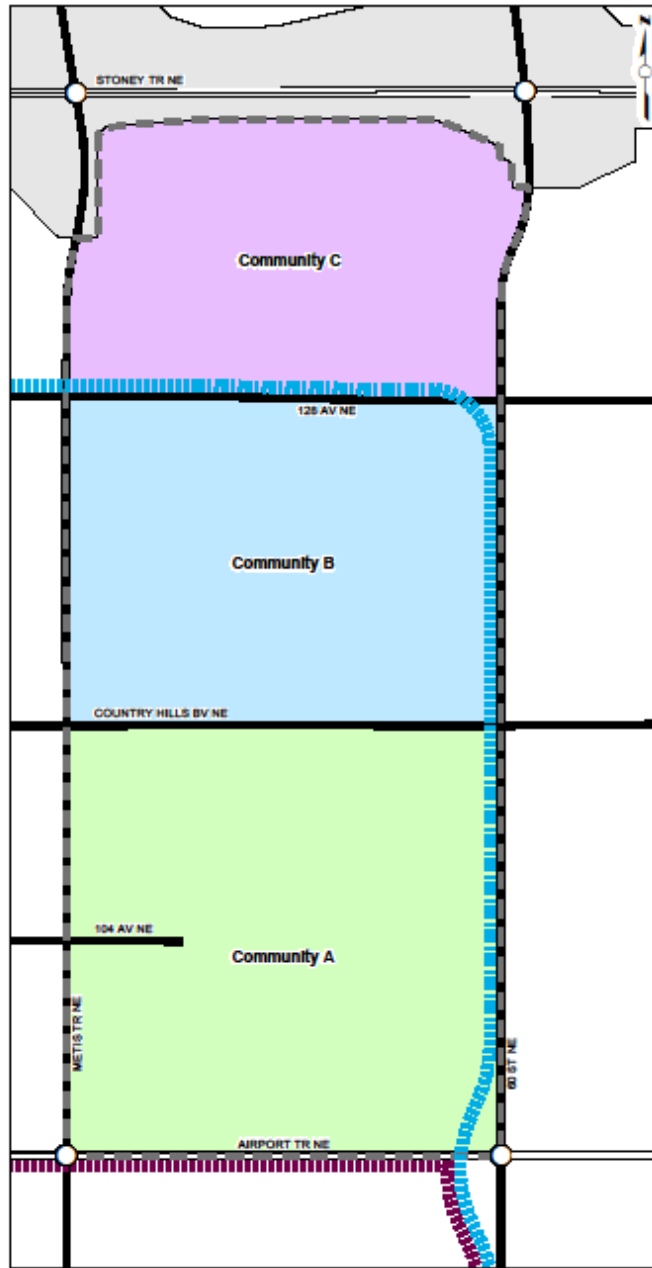
Map 2

Community Areas



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Interchange
- L.R.T. Alignment
- Alpert Transit Connection (Technology TSD)



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Schedule C

DRAFT PROPOSED

Northeast
Community 'A'
Area Structure Plan

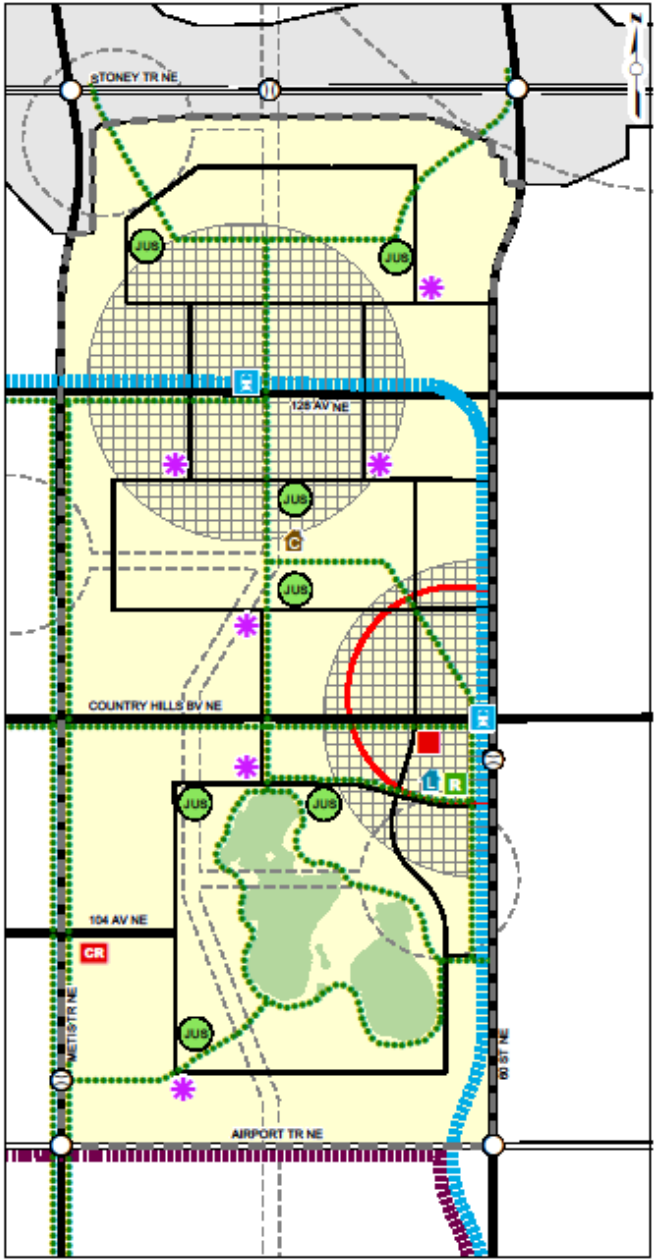
Map 3

Land Use Concept



- Legend**
- Plan Boundary
 - Transportation/Utility Corridor
 - Main Street Retail
 - Neighbourhood Node
 - Community Retail Centre
 - Community Mall Site
 - Recreation Centre Site
 - High School Site
 - Library Site
 - Toll Services Site
 - Joint Use Site
 - Regional Pathway
 - Predominantly Residential Area
 - Care Centre
 - Freeway (Skeletal Road)
 - Expressway (Skeletal Road)
 - Major Road (Arterial Street)
 - Collector Road
 - Interchange
 - Potential Pedestrian Overpass
 - L.R.T. Line
 - L.R.T. Station
 - Airport Transit Connection (Technology TSD)
 - Transit Planning Area
 - Wildland Conservation Area

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Schedule D

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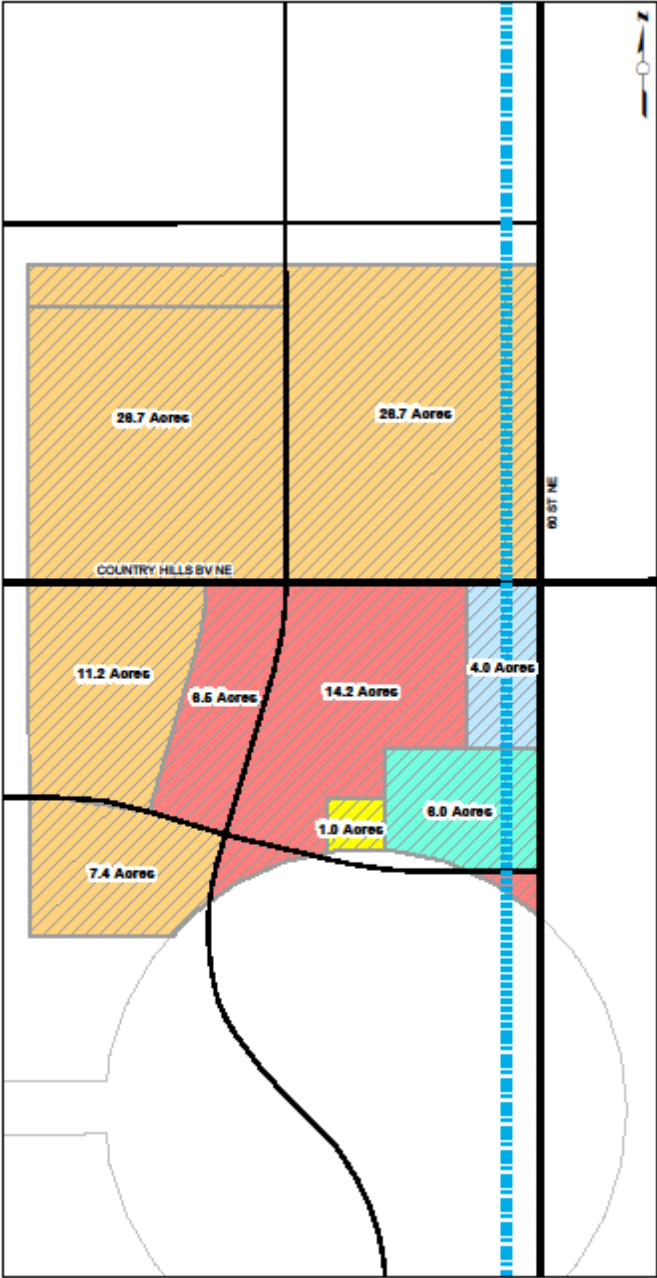
Northeast
Community 'A'
Area Structure Plan

Map 4

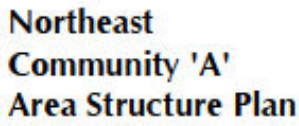
Core Centre
Area Map



- Legend**
- Retail
 - Multi-Family
 - LRT Station
 - Community Mall
 - Recreation Centre
 - Library
 - Core Centre / Comprehensive Planning Area
 - Major Road (Arterial Street)
 - Collector Road
 - L.R.T. Alignment

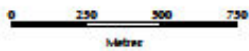


Schedule E



Map 5

Density

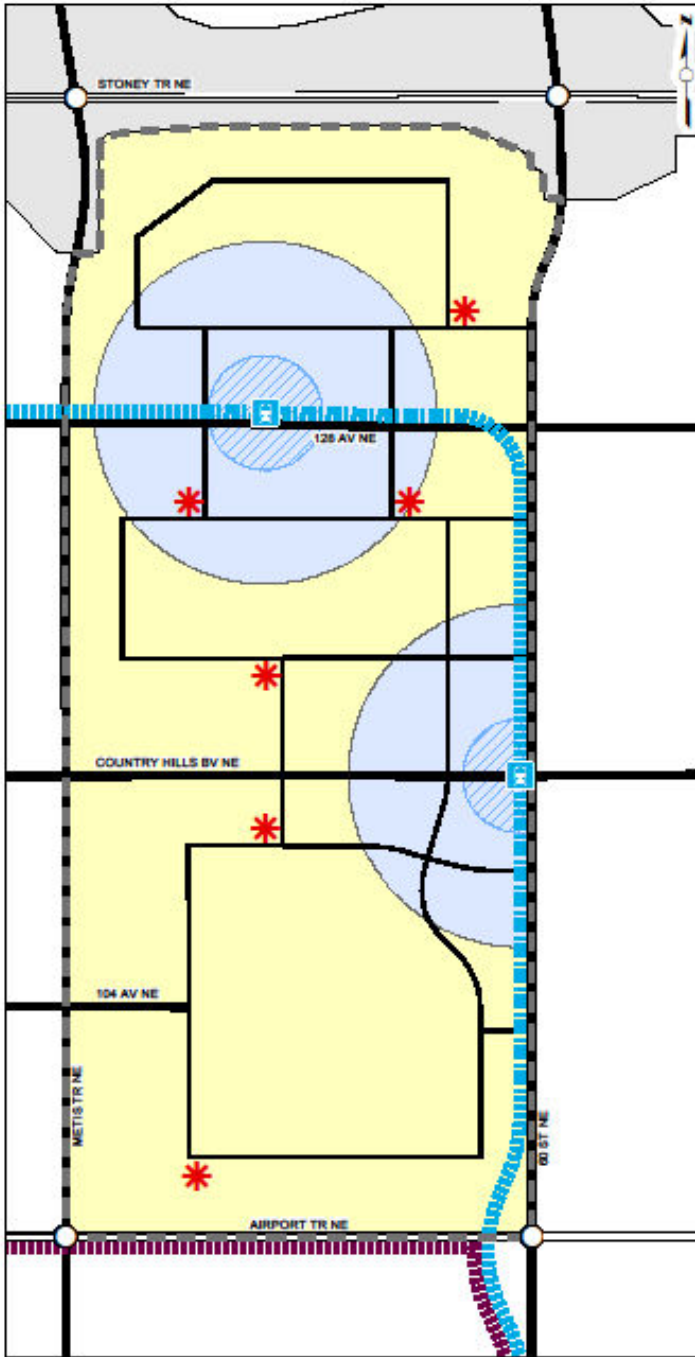


Legend

-
- Main Boundary
 Transportation/Utility Corridor
 5.5 UPA (Min)
 7 UPA (Min)
 20 UPA (Min)
 30 UPA (Min)
 Freeway (Skeletal Road)
 Expressway (Skeletal Road)
 Major Road (Arterial Street)
 Collector Road
 Interchange
 L.R.T. Line
 L.R.T. Station
 Airport Transit Connection (Technology TSD)

NOTE:
Minimum ASD area density of 8.5 upa.

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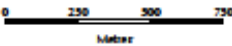
Schedule F

PROPOSED

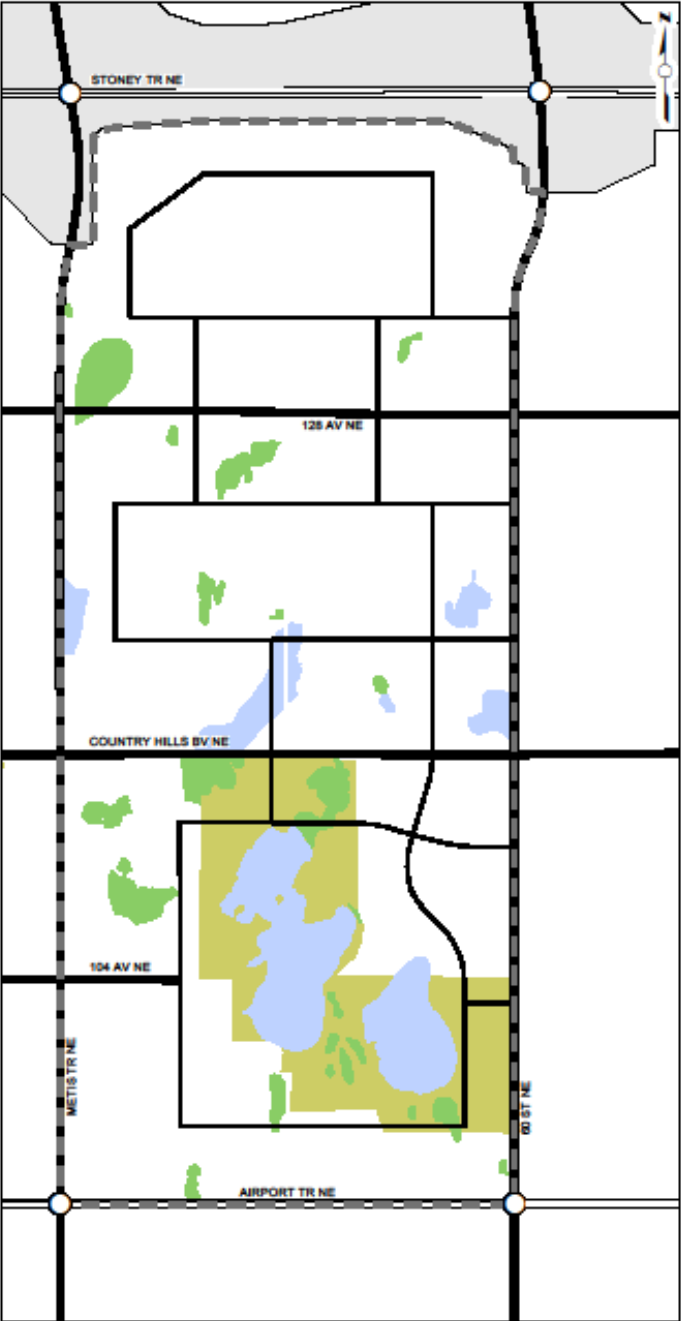
Northeast
Community 'A'
Area Structure Plan

Map 6

Environmentally
Significant Areas



- Legend**
- Plan Boundary
 - Transportation/Utility Corridor
 - Freeway (Skeletal Road)
 - Expressway (Skeletal Road)
 - Major Road (Arterial Street)
 - Collector Road
 - Interchange
 - Upland Grassland
 - Wetlands**
 - Type 3 Seasonal
 - Type 4 Semi-permanent



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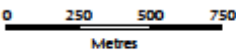
Schedule G

PROPOSED

Northeast
Community 'A'
Area Structure Plan

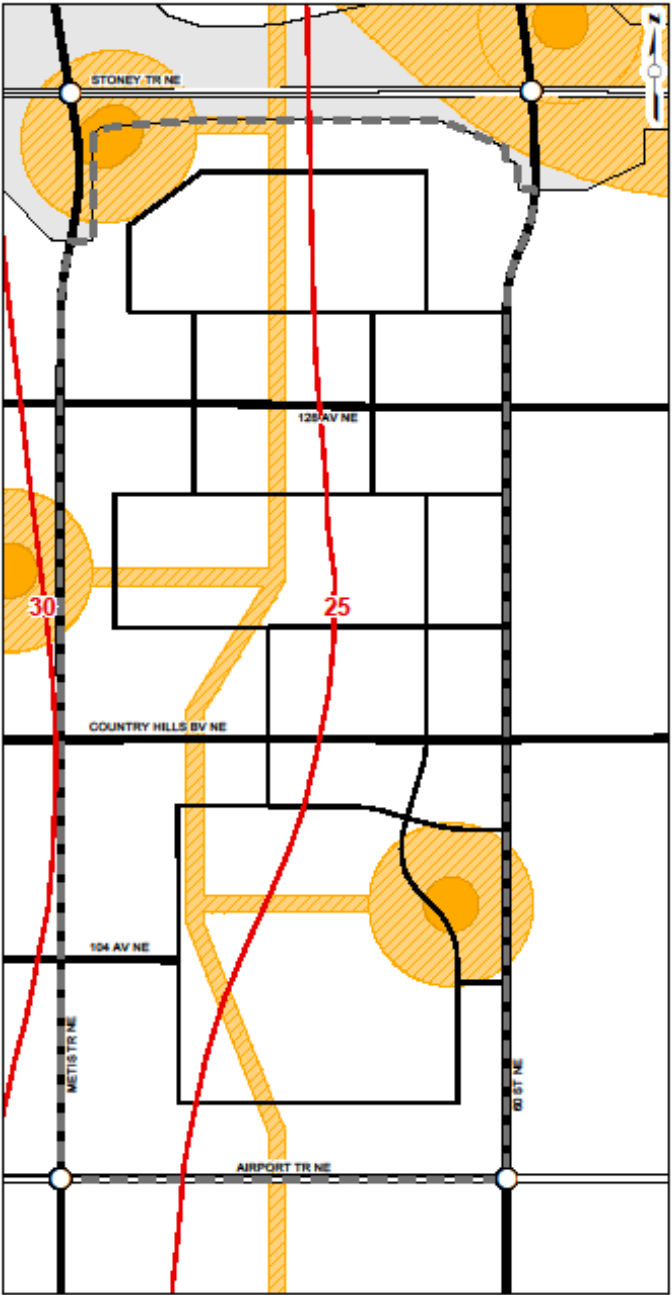
Map 7

Land Use Constraints



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- N.E.P. Centre
- Seal Car Sebelior (Facility, Pipeline & Well)
- 100m Car Well Sebelior (EUS)
- 200m Car Well Sebelior (City of Calgary)



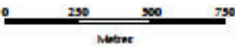
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Schedule H

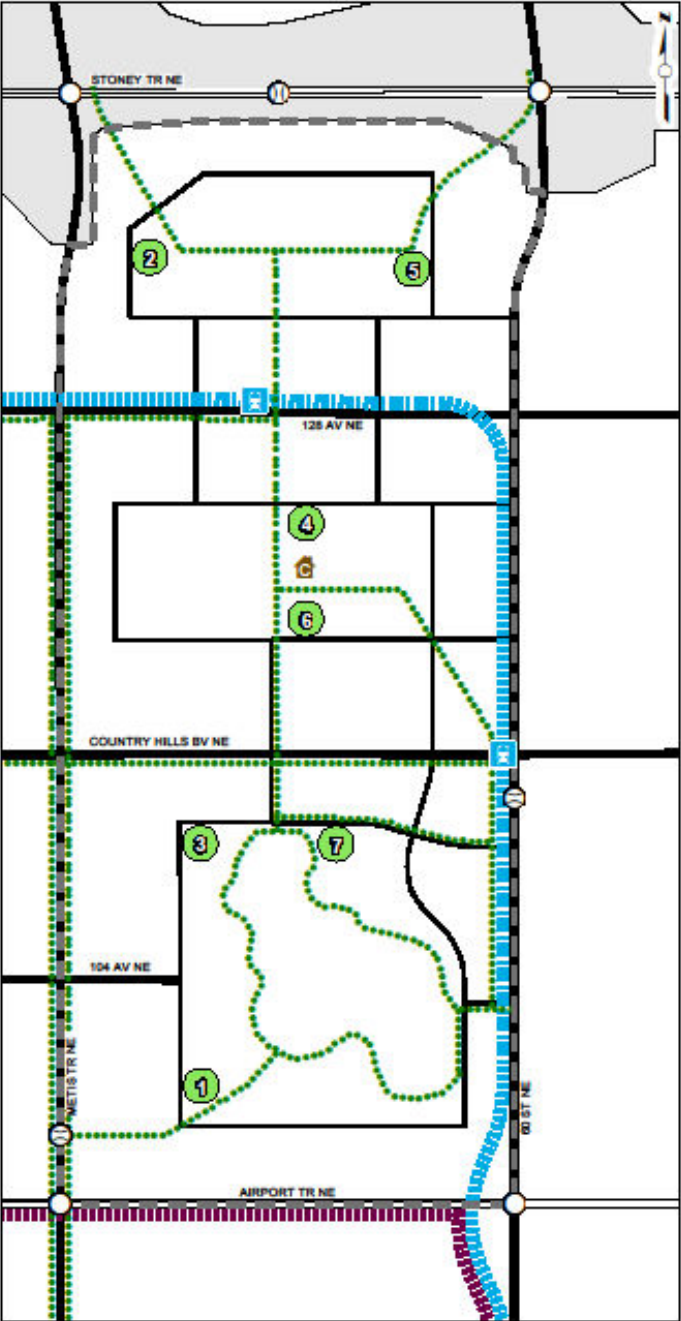
DRAFT PROPOSED

Northeast
Community 'A'
Area Structure Plan

Map 8
Joint Use Sites



- Legend**
- Plan Boundary
 - Transportation/Utility Corridor
 - Community Hall Site
 - Joint Use Site
 - Regional Pathway
 - Freeway (Skeletal Road)
 - Expressway (Skeletal Road)
 - Major Road (Arterial Street)
 - Collector Road
 - Interchange
 - Potential Pedestrian Overpass
 - L.R.T. Line
 - L.R.T. Station
 - Airport Transit Connection (Technology TSC)



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