



Public Hearing of Council

Agenda Item: 6.1.16



LOC2022-0009 / CPC2023-0117

Land Use Amendment

April 4, 2023

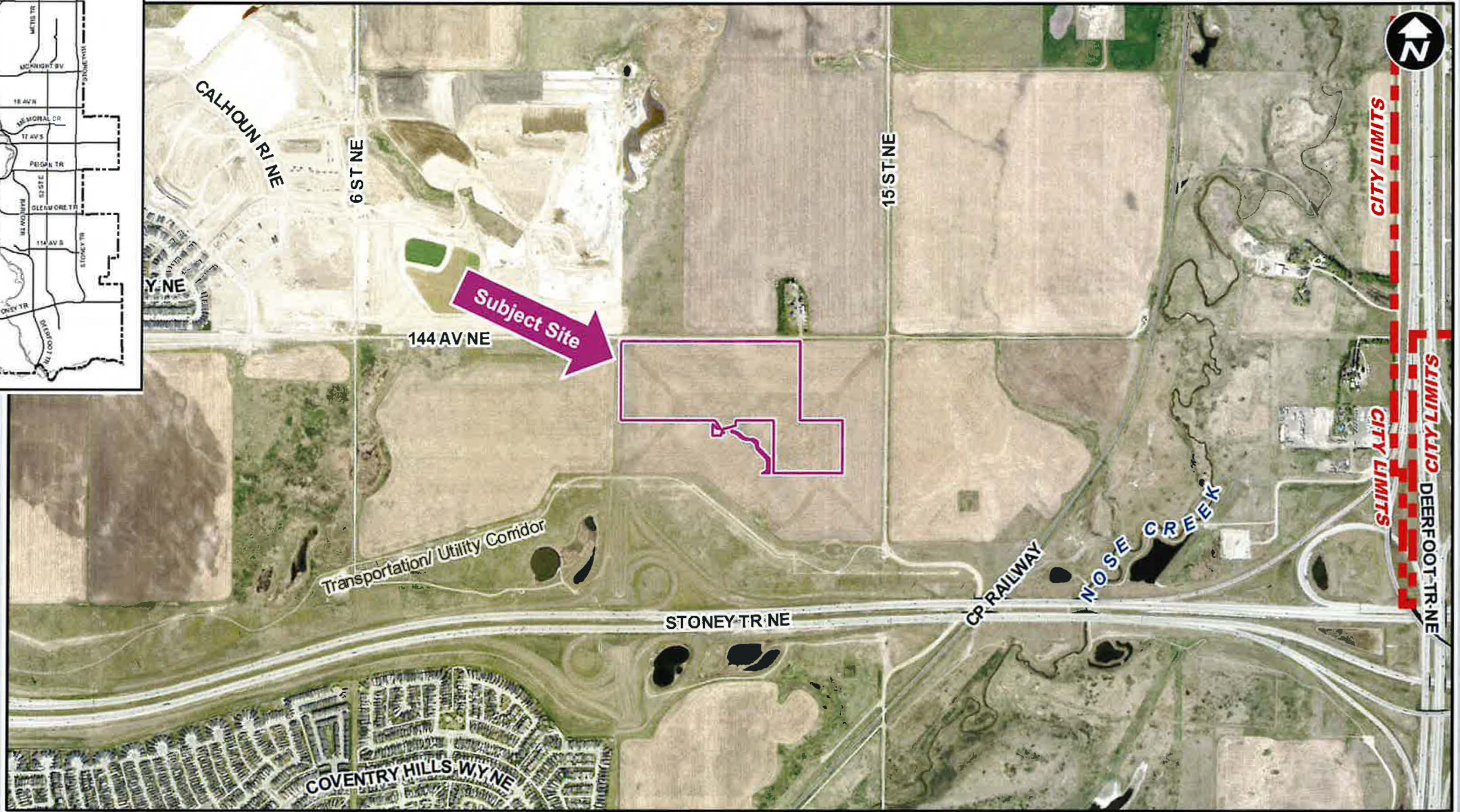
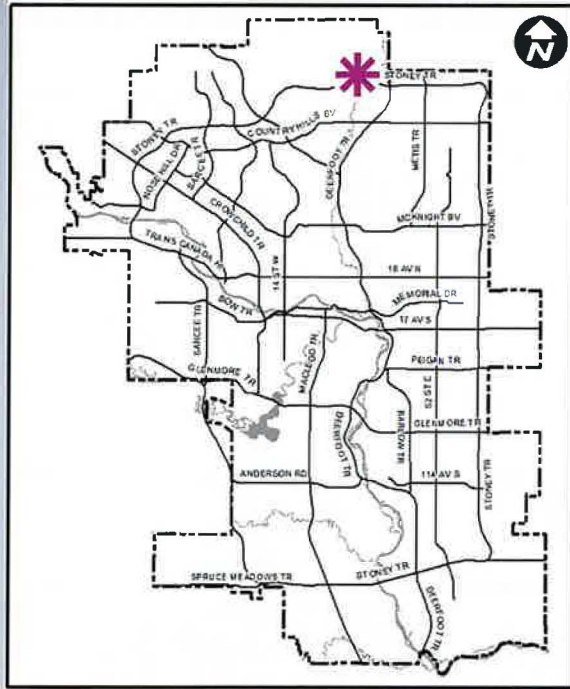
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 04 2023
ITEM: 6.1.16 CPC2023-0117
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

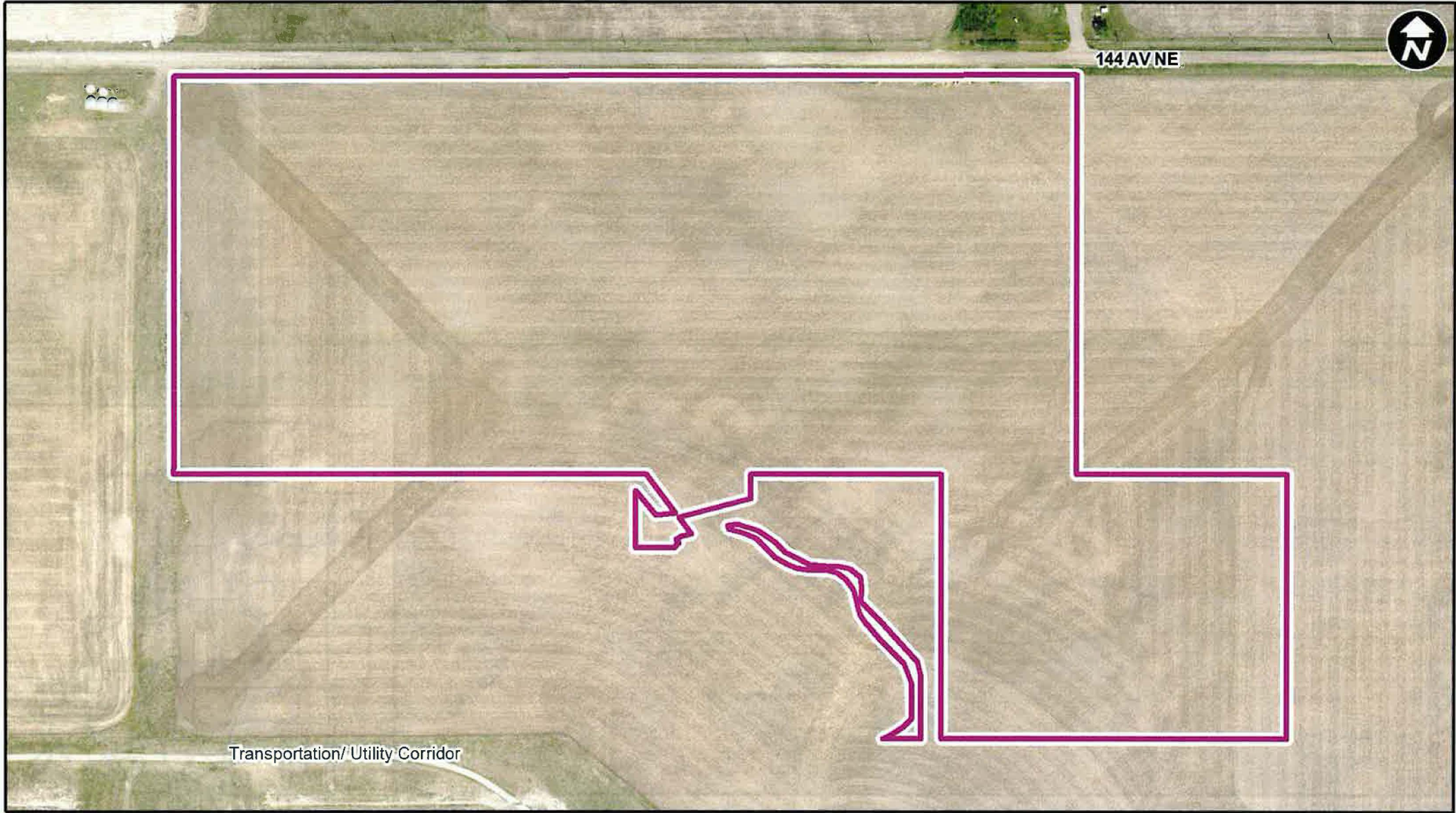
That Council:

1. Give three readings to **Proposed Bylaw 40D2023** for the redesignation of 6.48 hectares \pm (16.02 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (C R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District;
2. Give three readings to **Proposed Bylaw 41D2023** for the redesignation of 6.74 hectares \pm (16.65 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (Attachment 5); and
3. Give three readings to **Proposed Bylaw 42D2023** for the redesignation of 2.43 hectares \pm (6.01 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

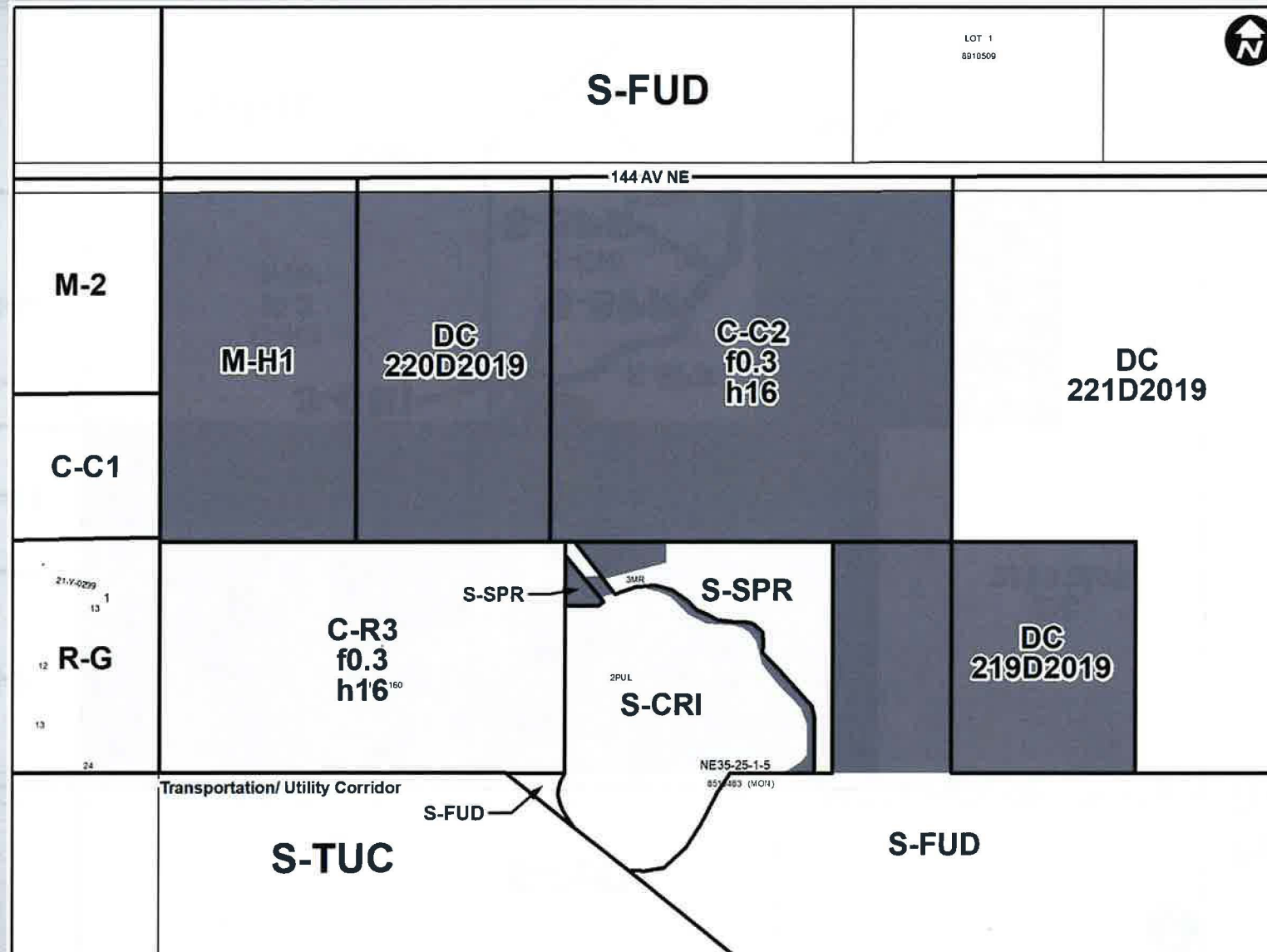


LEGEND

- 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

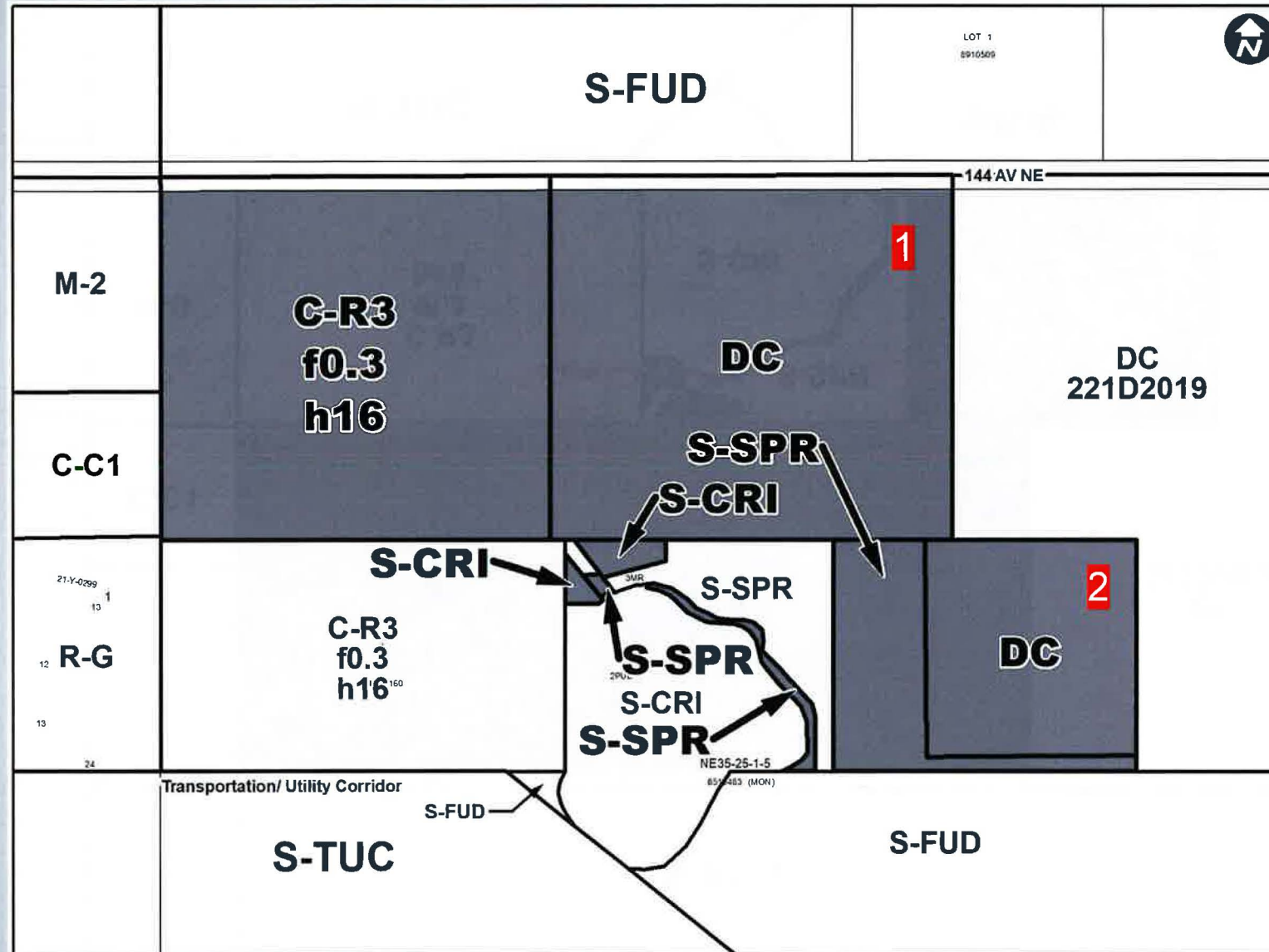


Parcel Size:
21.6 ha (53.5 ac)



Approved by LOC2016-0234

- Public Hearing – November 18, 2019



Proposed Direct Control Districts:

- Site 1 – DC based on C-C2
 - Residential accessed from grade
 - FAR – 2.0
 - Height 26 m
- Site 2 – DC based on M-H1
 - Reduced minimum density to 118 dph (48 dpa)
 - FAR – 3.0

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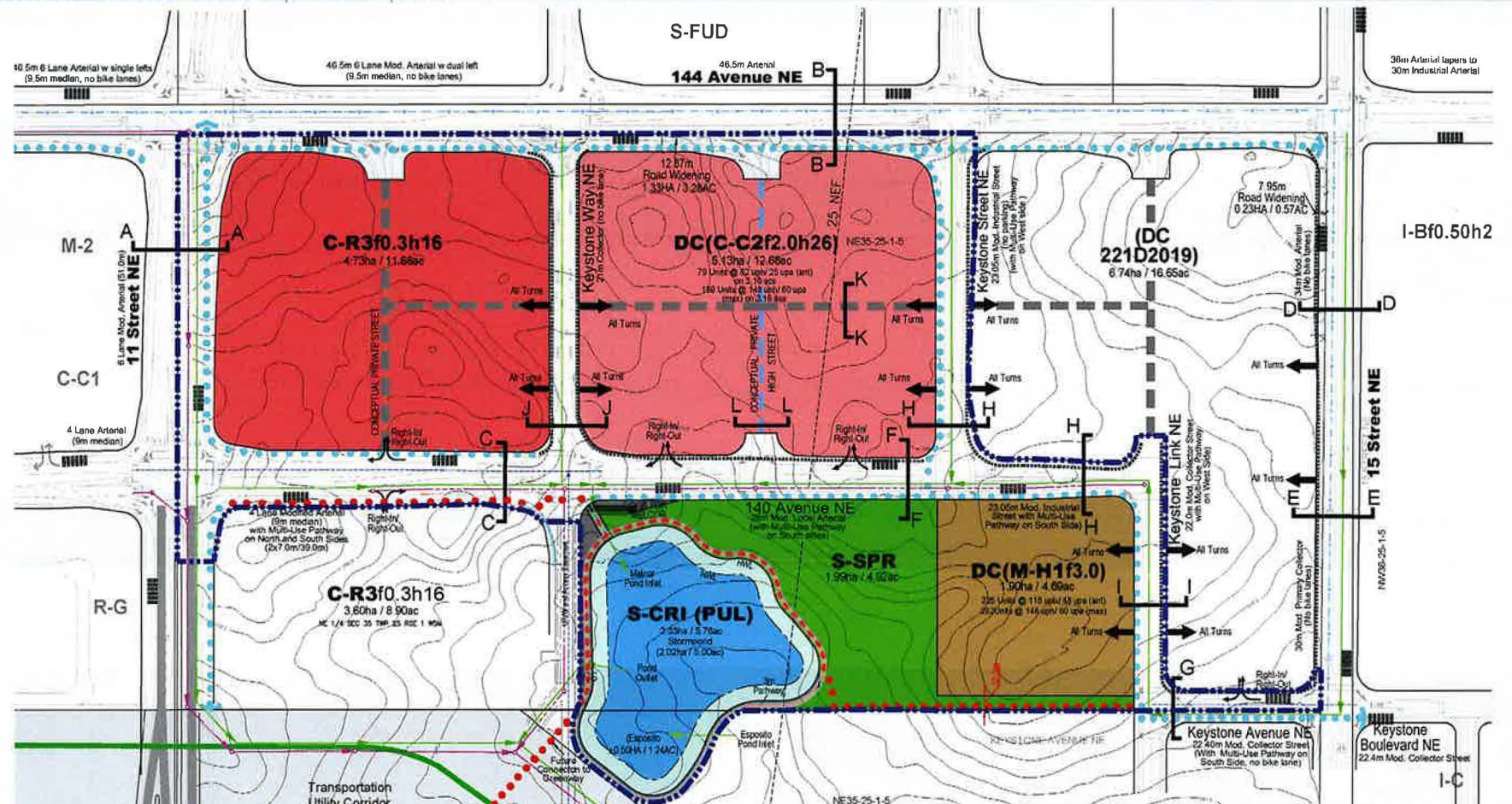
Supplementary Slides



From NW corner looking SE



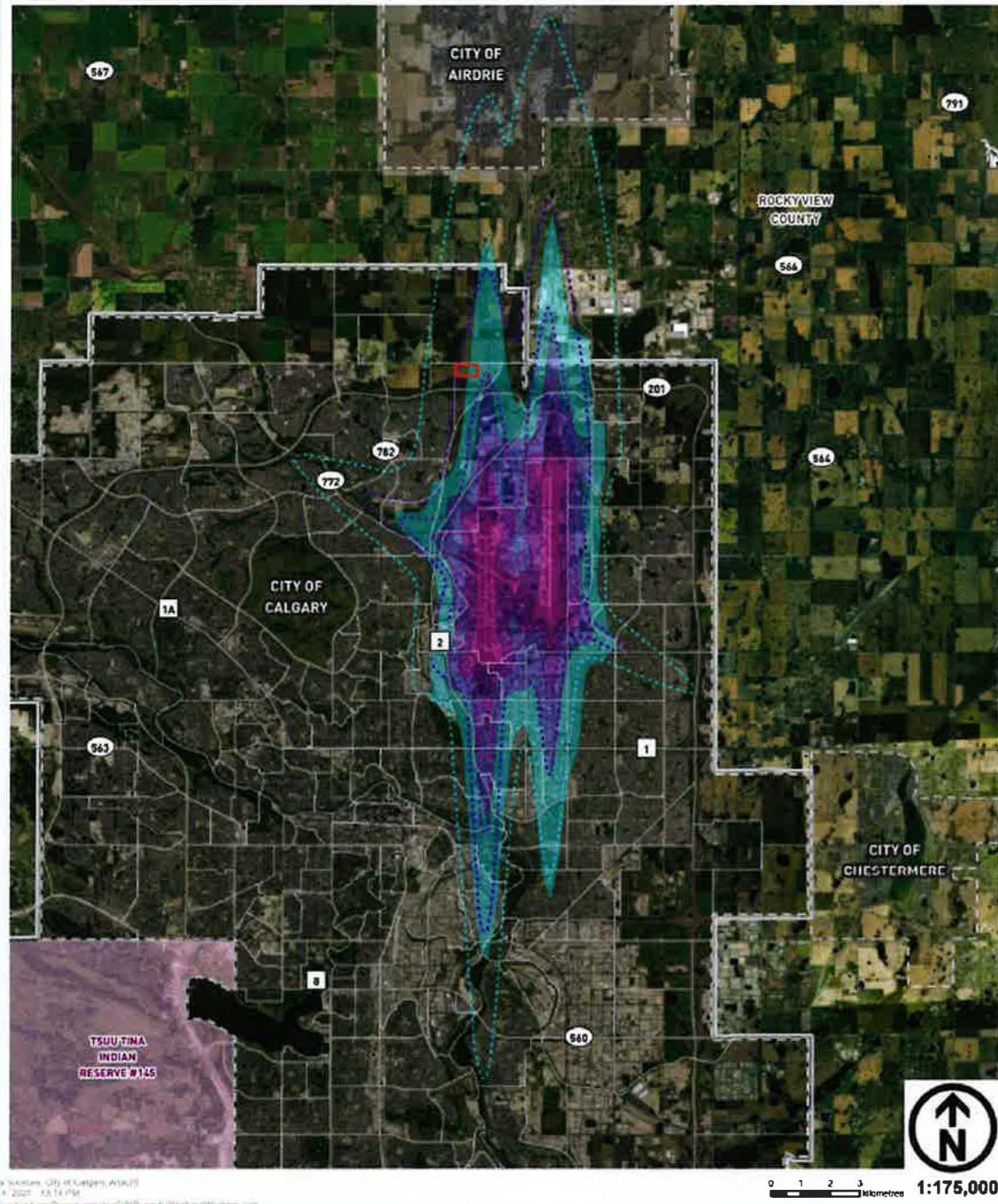
From NE corner looking SW

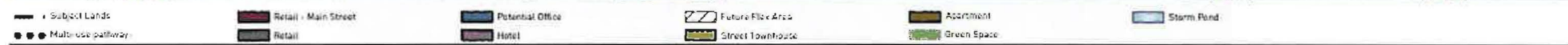


Legend:

- Outline Plan Boundary
- Land Use Boundary
- Contour Interval 0.5m
- Separate Sidewalk 2.0m
- Regional Pathway 3.0m
- Multi-Use Pathway 3.0m
- 3m Pathway
- 3.5m Greenway
- Bus Pad Location
- Deep Services - Proposed
 - Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant
 - Sanitary Trunk
 - Water Feedermain
- Conceptual Private Street
- Conceptual Private High Street

Note:
The alignment of conceptual private streets is subject to refinement at subdivision/development permit stage.





***Concept Only, Subject to Change**

Keystone Hills
 Development Concept plan
 Melcor Developments Ltd
 14111-115 Street NE
 November 2022

