

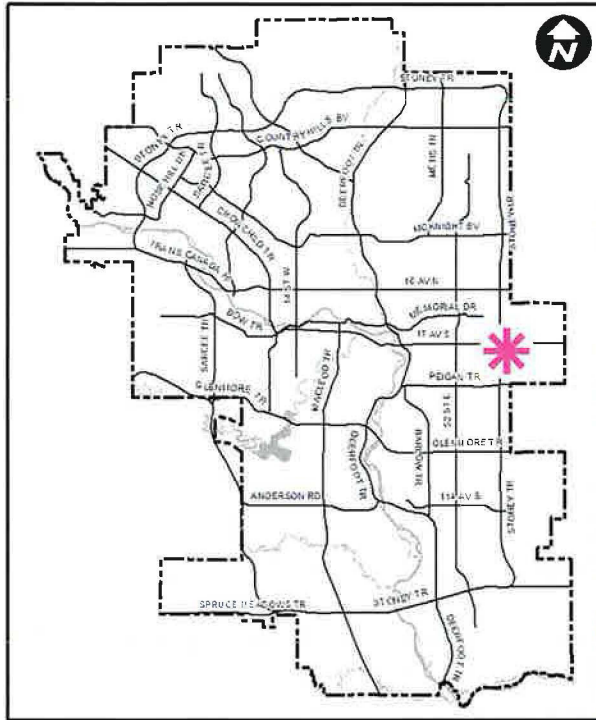


# Calgary Planning Commission













## Agenda Item: 7.2.2

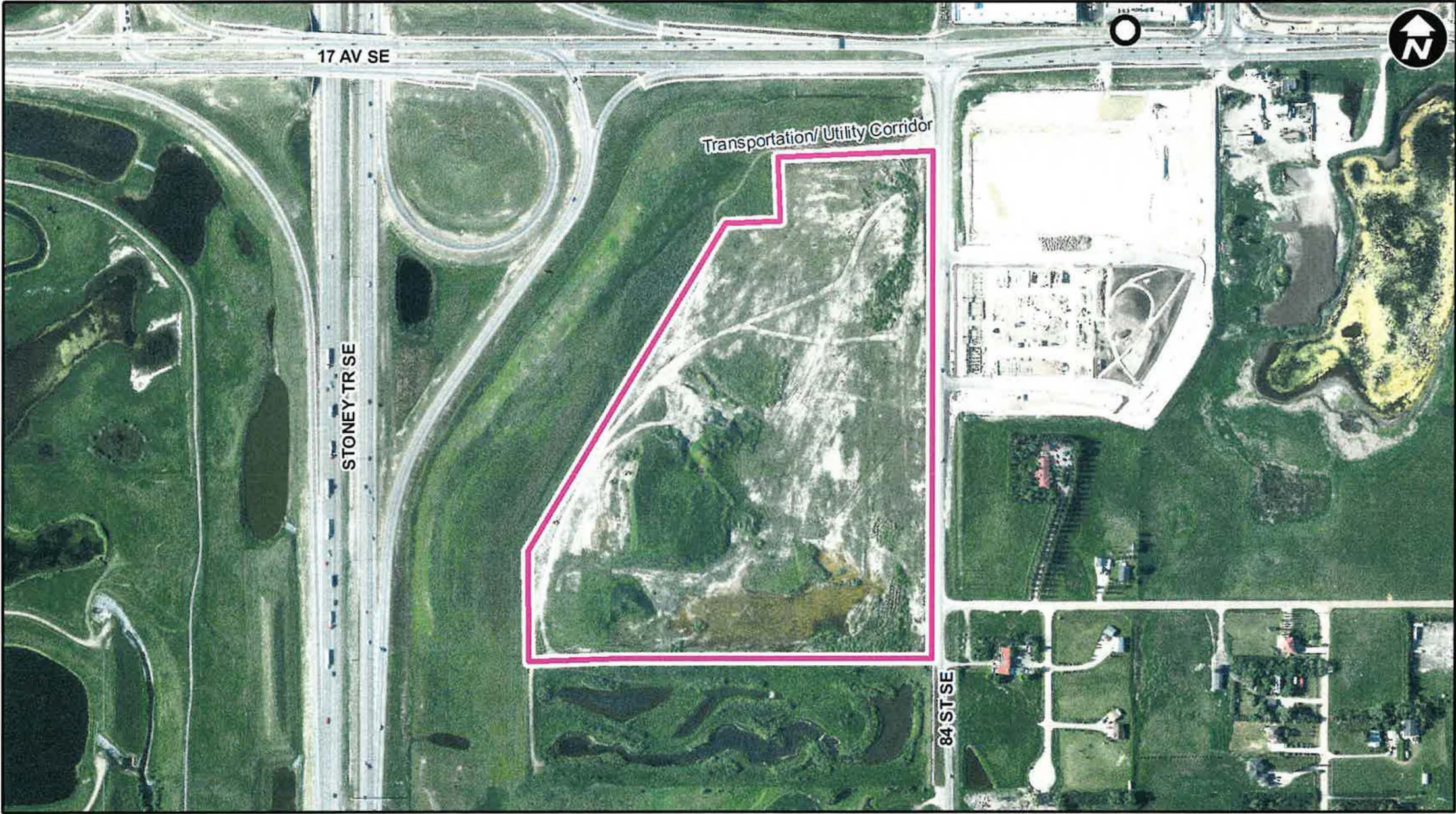
LOC2022-0159  
Land Use Amendment  
June 22, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 22 2023  
ITEM: #7.2.2 CPC 2023-0660  
*Distrib. presentation*  
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



○ Bus Stop

Parcel Size:  
18.53 ha



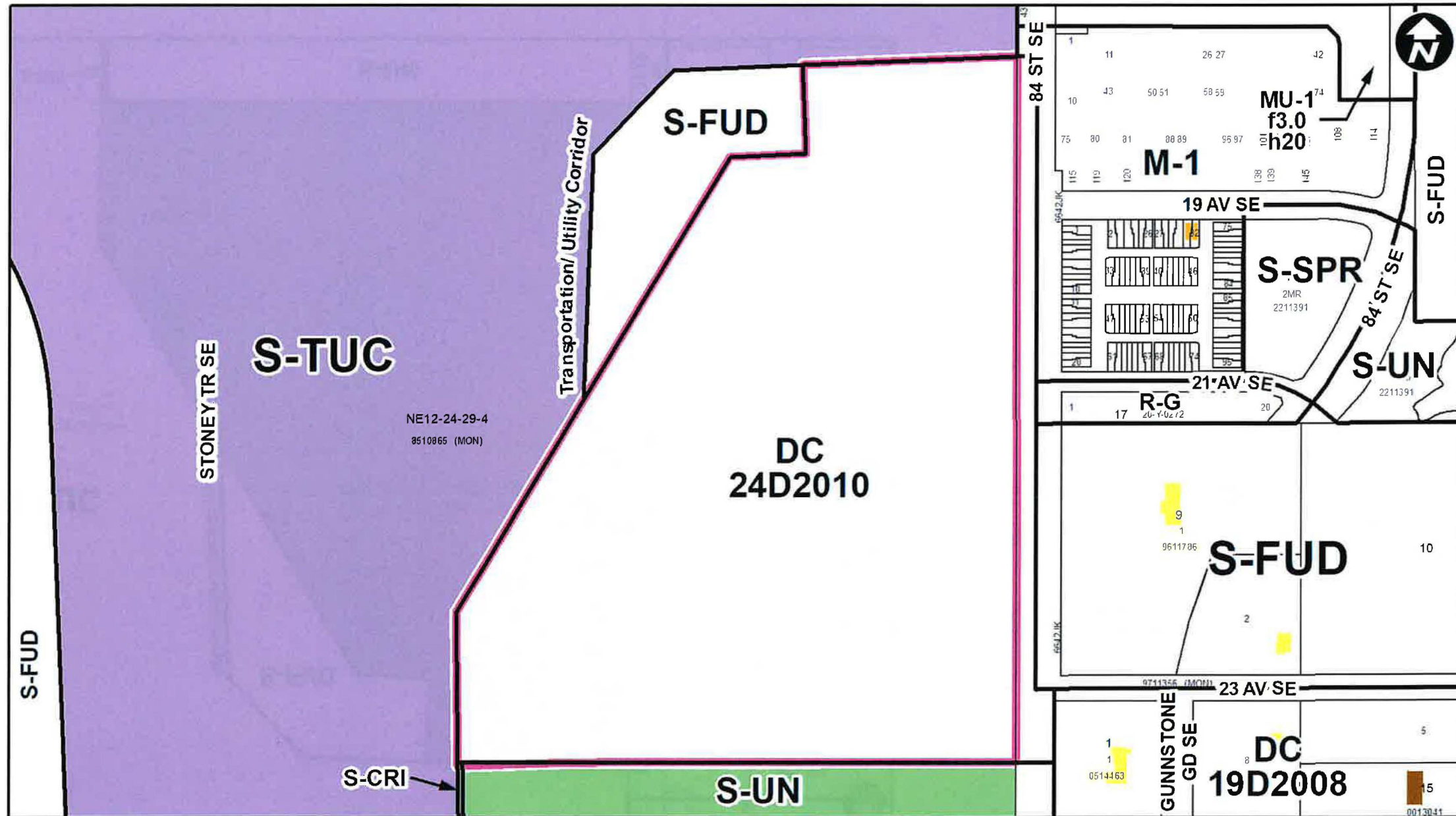
Looking south from NE corner of site

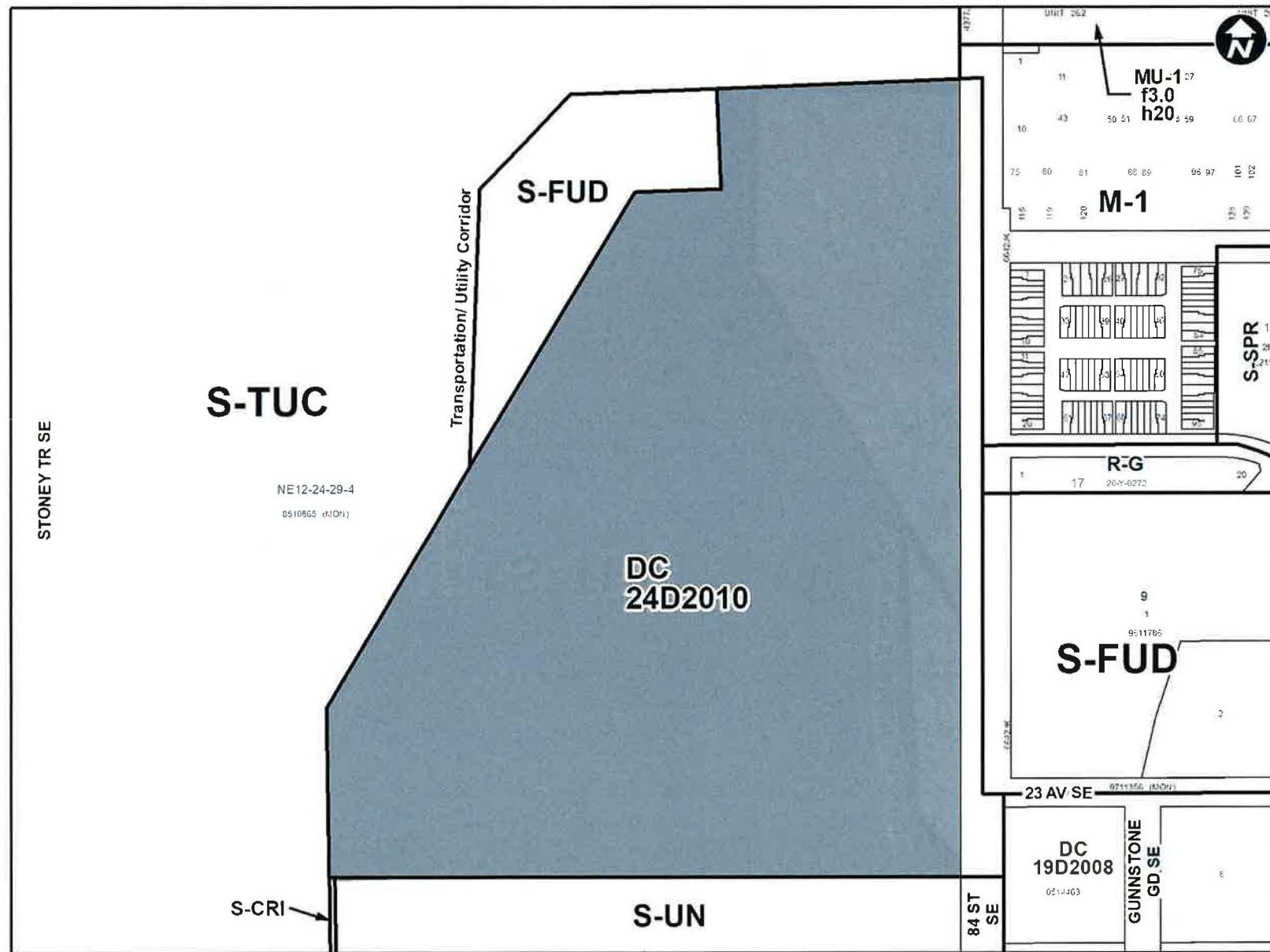
Looking north from SE corner of site



**LEGEND**

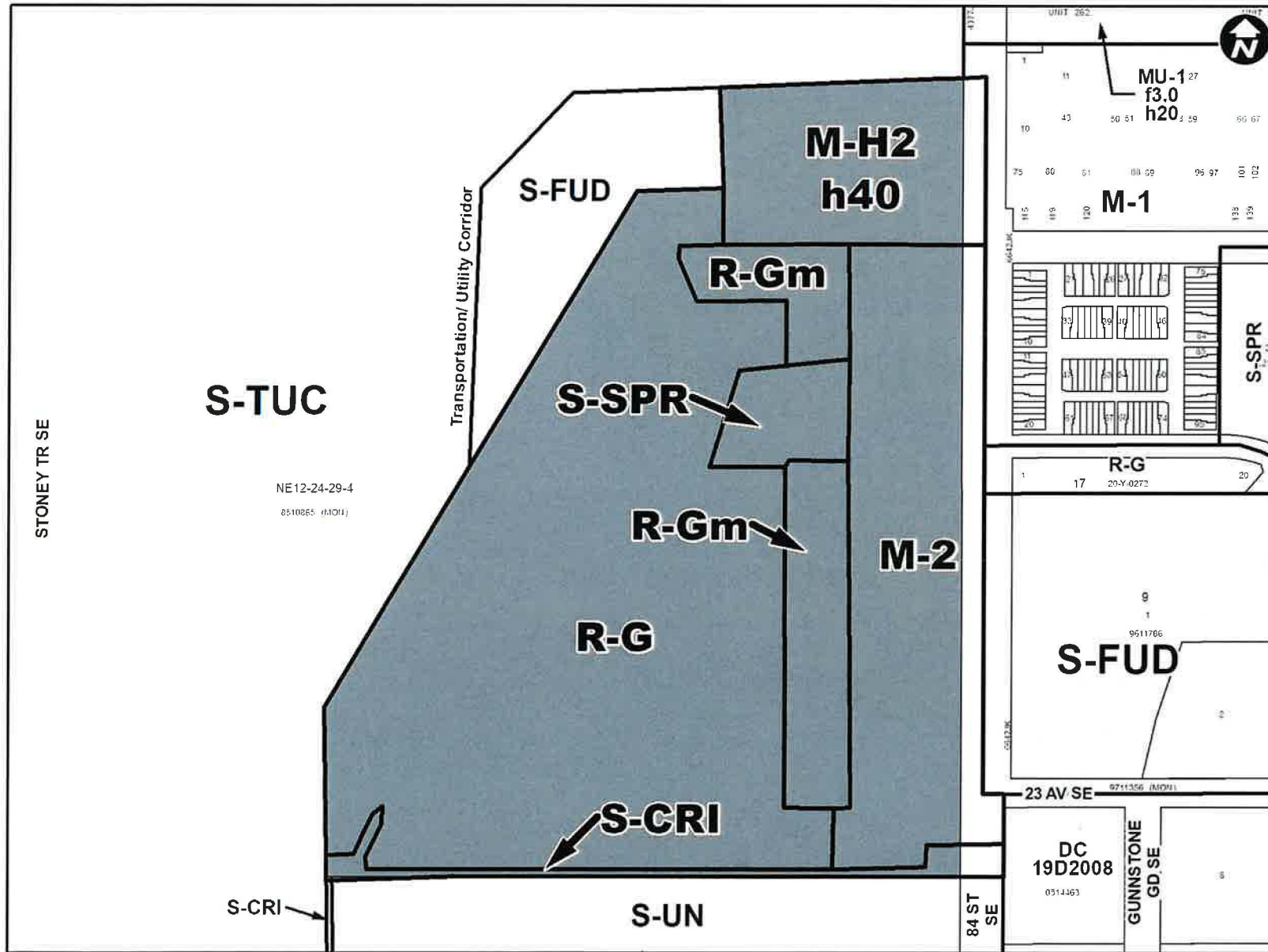
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





**Existing DC:**

- Based on the Commercial – Regional 3 (C-R3) District
- Specifies additional rules for retail unit size, orientation, drive-throughs, Floor Area Ratios (FAR), etc.



**Proposed Districts:**

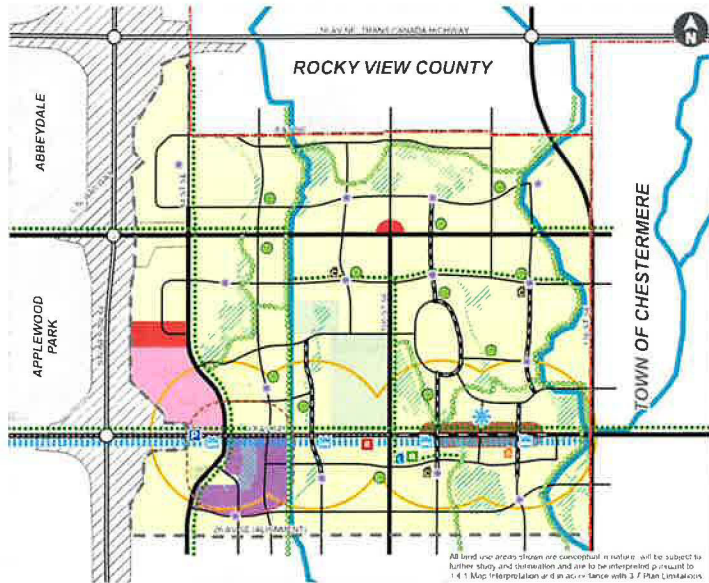
- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – Medium Profile (M-2) District;
- Multi-Residential – High Density Medium Rise (M-H2h40) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – School, Park, and Community Reserve (S-SPR) District.







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Map 5

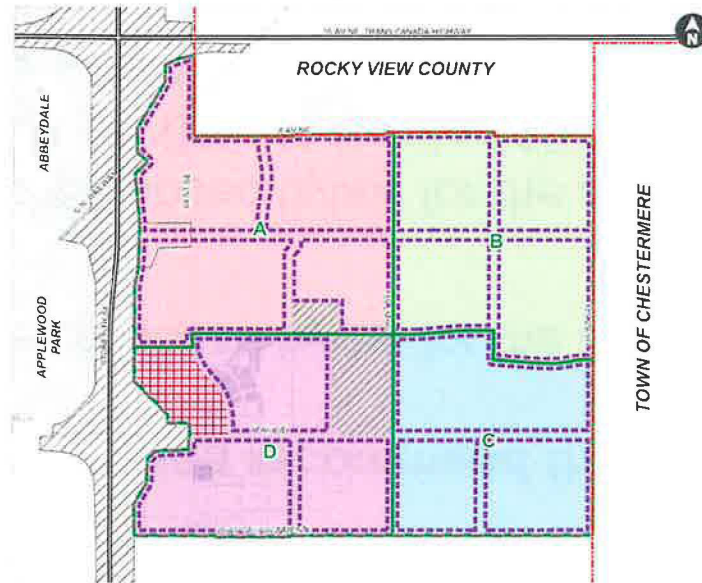
Land Use Concept

0 200 400 600 800 1,000 Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.

- Legend**
- City / Town / County Limits
  - Transportation / Utility Corridor
  - Plan Area Boundary
  - Neighbourhood Area
  - Neighbourhood Area (Residential)
  - Community Node / 2 Centre
  - Special Study Area
  - Urban Corridor
  - Super Regional Retail Centre
  - Community
  - Environmental Open Space Study Area
  - Transit Station Planning Area
  - 30cm Permanent Setback
  - Community Centre
  - Emergency Response Station
  - Library
  - Recreation Facility
  - Community Activity Centre
  - Joint Use Site
  - High School
  - Sheppard Regional Change Systems (per 2015 SHEPPARD REPORT)
  - Park and Ride
  - Arterial Street
  - Urban Boulevard
  - Neighbourhood Boulevard
  - Parkway
  - Collector Road
  - Full Interchange
  - Overpass
  - Regional Pathway
  - Green Corridor
  - BRT Route
  - BRT Stop
  - Park and Ride

Page 25



Map 6

Community and Neighbourhood Concept

0 200 400 600 800 1,000 Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.

- Legend**
- City / Town / County Limits
  - Transportation / Utility Corridor
  - Plan Area Boundary
  - Community
  - Neighbourhood
  - Community
  - Super Regional Retail Centre

Page 5



Table 3: Belvedere ASP Community Size, Number of Neighbourhoods, Anticipated Population and Jobs

Community Neighbourhood	Area (ha / ac)	Anticipated Number of Neighbourhoods	Anticipated Population	Anticipated Jobs
A	359 ha (886 ac)	4	19,600	2,200
B	279 ha (691 ac)	4	16,750	1,700
C	317 ha (785 ac)	3	16,150	2,200
D	266 ha (657 ac)	3	11,765	3,724
<b>Total</b>	<b>1,221 ha (3,019 ac)</b>	<b>14</b>	<b>64,265</b>	<b>9,824</b>

Page 24

## RECOMMENDATIONS:

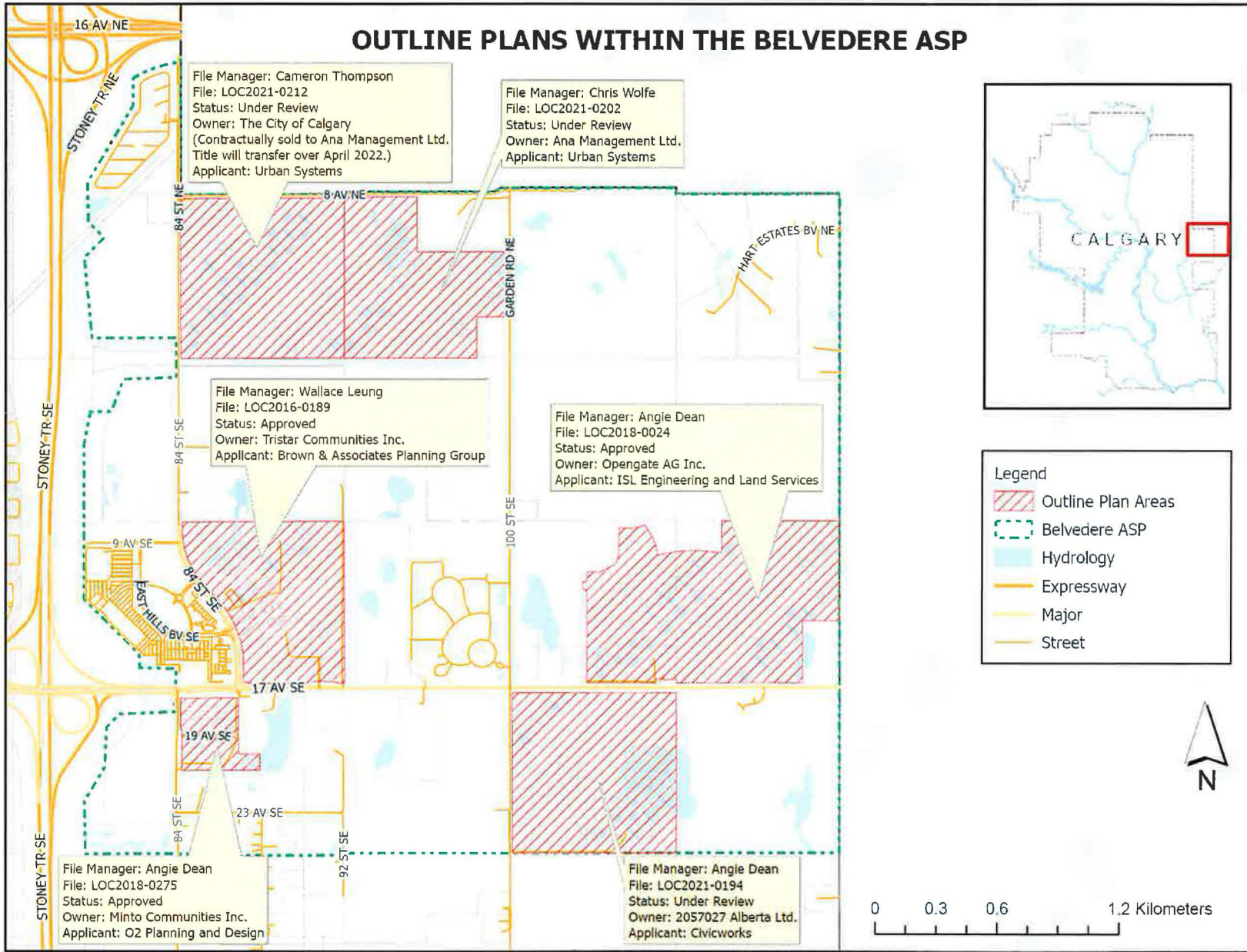
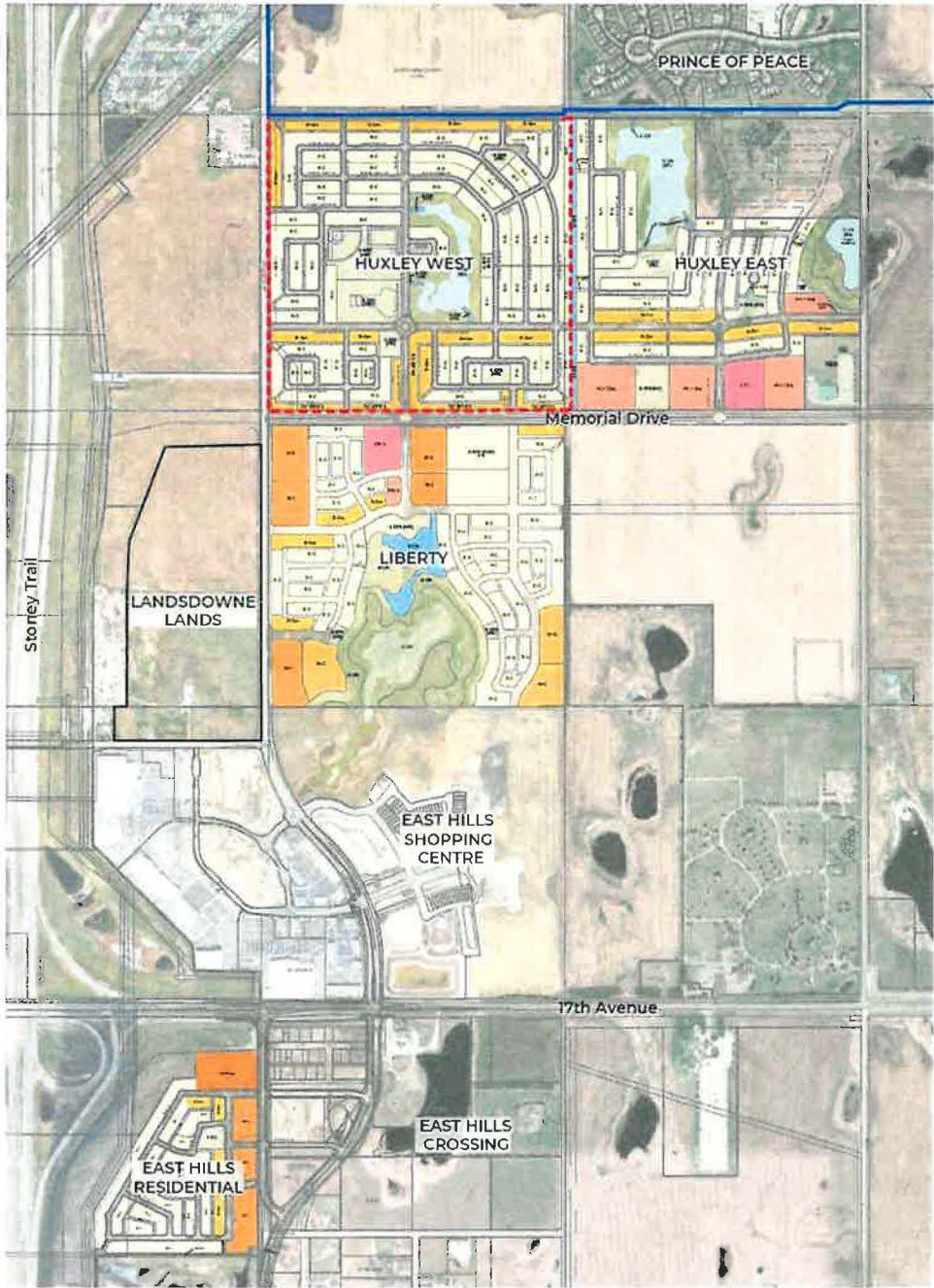
### That Calgary Planning Commission:

1. Forward this report (CPC2023-0660) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) to subdivide 18.53 hectares ± (45.79 acres ±) with conditions (Attachment 6).

### That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 18.53 hectares ± (45.79 acres ±) located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2h40) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose School, Park and Community Reserve (S-SPR) District.

# Supplementary Slides



# Existing Page 5

## Belvedere Area Structure Plan Introduction



### 2. INTRODUCTION

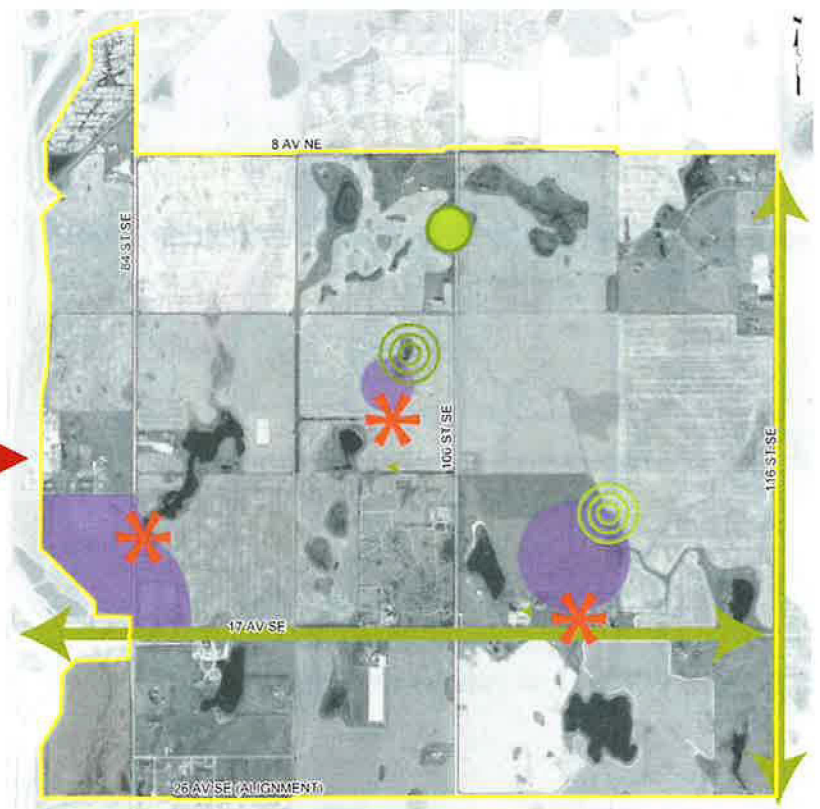
#### 2.1 Vision and Objectives

The vision and objectives for the Plan outline the aspirations of The City, its residents, partners and stakeholders. They have been developed through public and stakeholder engagement, review of relevant City

policies and analysis of the Plan Area. The policies contained within this ASP aim to guide development to achieve the objectives and realize the Plan vision.

- Neighbourhood Areas**
  - Quality, Attractive and Compact Form
    - compact, mixed use, high quality urban design
    - proximity to transit stations and stops
  - Complete Communities with a Strong Sense of Place
    - integrated, well connected, compact and vibrant
    - retail, employment, education, green space, public spaces and recreation facilities
    - access to schools, retail and services
  - At least one Neighbourhood Activity Centre per Neighbourhood
    - high-intensity nodes
    - local points of Neighbourhoods
    - hubs of employment, services, and higher density housing
    - employment and education centres built using design guidelines and sustainability techniques
    - access to wider employment, retail, leisure and cultural destinations
    - neighbourhood scale amenities and a mix of land uses
- Mixed Uses**
  - mix of land uses focused around transit, with the broadest range around Activity Centres
  - variety of housing choices and amenities meeting needs and interests for people of varying ages, budgets and lifestyles
- Prosperous Economy**
  - Urban Corridor and Community Activity Centre
  - Retail Centres (Super Regional and Community scales) shopping convenience and options for consumers
  - mix of employment opportunities including home based businesses, Local Commercial Uses and Live-Work Units around Activity Centres
  - competitive, diverse and adaptable local economy, attracting both new people and businesses
- Open Space - Agricultural Land, Natural Beauty, Critical Environmental Areas, Preservation and Green Infrastructure and Buildings**
  - conserve and enhance existing wetlands habitats and topography
  - visually appealing and biologically diverse environment, where the built form is designed to respect natural functions
  - sustainable design solutions
    - energy and resource use minimized
    - building designs incorporate green building methods and alternative energy solutions
- Range of Housing Opportunities and Choices**
  - Community diversity and sustainability by providing access to a range of housing opportunities in different built forms and different levels of affordability
- Connective Transportation System**
  - integrated grid street pattern with high quality urban design, Pedestrian Oriented developments with safe public realm
  - multiple commuting options
  - strategically placed pathway system connects destination points within Neighbourhoods adjacent Communities, downtown and beyond
  - comfortable walking distance to public amenities
  - transit and cycling facilities

# Proposed

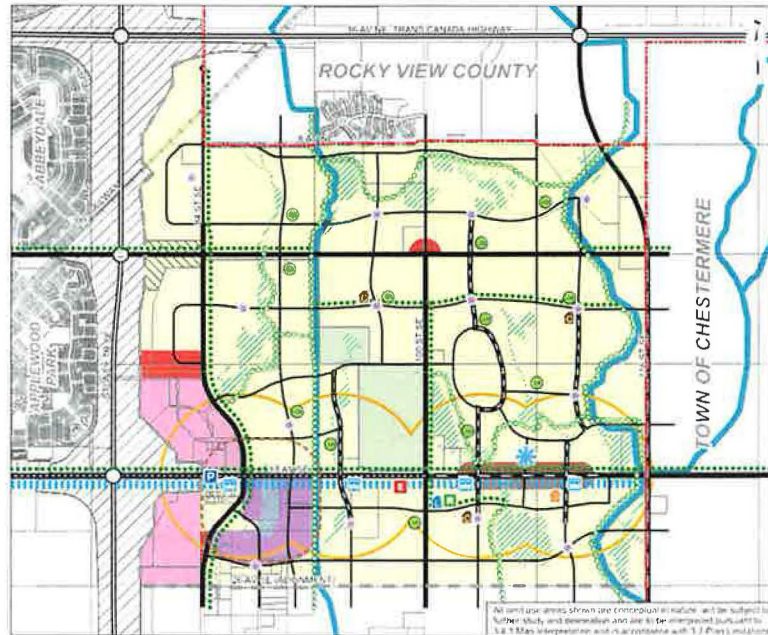


## Proposed Amendment:

- Remove shading indicating "Mixed Uses" from subject site
- Remove "Prosperous Economy" asterisk symbol from subject site

# Existing Map 5

Belvedere Area Structure Plan  
Shaping a More Compact Urban Form



Map 5

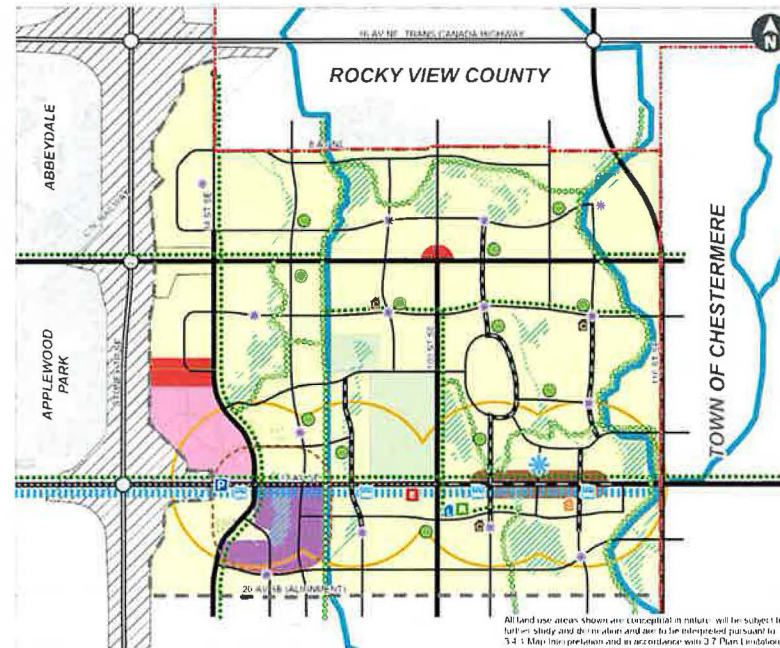
Land Use Concept

Legend	
City / Town / County Limits	Transit Station Planning Area
Transportation / Utility Corridor	300m Permanent Setback
Plan Area Boundary	Community Centre
Neighbourhood Area (Restricted)	Emergency Response Station
Community Retail 2 Centre	Library
Special Study Area	Recreation Facility
Urban Corridor	Community Activity Centre
Super Regional Retail Centre	Neighbourhood Activity Centre
Cometore	Joint Use Site
Environmental Open Space Study Area	High School
	Shenard / Regional Drainage System (per 2011 AECOM Report)
	Park and Ride
	Skittle Road
	Arterial Street
	Urban Boulevard
	Neighbourhood Boulevard
	Parkway
	Collector Road
	Full Interchange
	Overpass
	Regional Pathway
	Green Corridor
	BRT Route
	BRT Stop
	Park and Ride

Approved: 2P2013  
Amended: 16P2020

This map is conceptual only. No measurements of distances or areas should be taken from this map.

# Proposed Map 5



Map 5

Land Use Concept

Legend	
City / Town / County Limits	Transit Station Planning Area
Transportation / Utility Corridor	300m Permanent Setback
Plan Area Boundary	Community Centre
Neighbourhood Area (Restricted)	Emergency Response Station
Community Retail 2 Centre	Library
Special Study Area	Recreation Facility
Urban Corridor	Community Activity Centre
Super Regional Retail Centre	Neighbourhood Activity Centre
Cometore	Joint Use Site
Environmental Open Space Study Area	High School
	Shenard / Regional Drainage System (per 2011 AECOM Report)
	Park and Ride
	Skittle Road
	Arterial Street
	Urban Boulevard
	Neighbourhood Boulevard
	Parkway
	Collector Road
	Full Interchange
	Overpass
	Regional Pathway
	Green Corridor
	BRT Route
	BRT Stop
	Park and Ride

This map is conceptual only. No measurements of distances or areas should be taken from this map.

## Proposed Amendment:

- Remove shading indicating “Super Regional Retail Centre” from subject site, replace with shading referencing “Neighbourhood Area”

## Existing Page 24

### Belvedere Area Structure Plan

Shaping a More Compact Urban Form



Table 3: Belvedere ASP Community Size, Number of Neighbourhoods, Anticipated Population and Jobs

Community Neighbourhood	Area (ha / ac)	Anticipated Number of Neighbourhoods	Anticipated Population	Anticipated Jobs
A	359 ha (886 ac)	4	19,600	2,200
B	279 ha (691 ac)	4	16,750	1,700
C	317 ha (785 ac)	3	16,150	2,200
D	247 ha (611 ac)	3	8,500	3,600
<b>Total</b>	<b>1,202 ha (2,973 ac)</b>	<b>14</b>	<b>61,000</b>	<b>9,700</b>

### Proposed Amendment:

- Amend Community Neighbourhood 'D' and 'Total' to include:
  - Area: +19 ha (45 ac)
  - Anticipated Population: + 3,265
  - Anticipated Jobs: +124

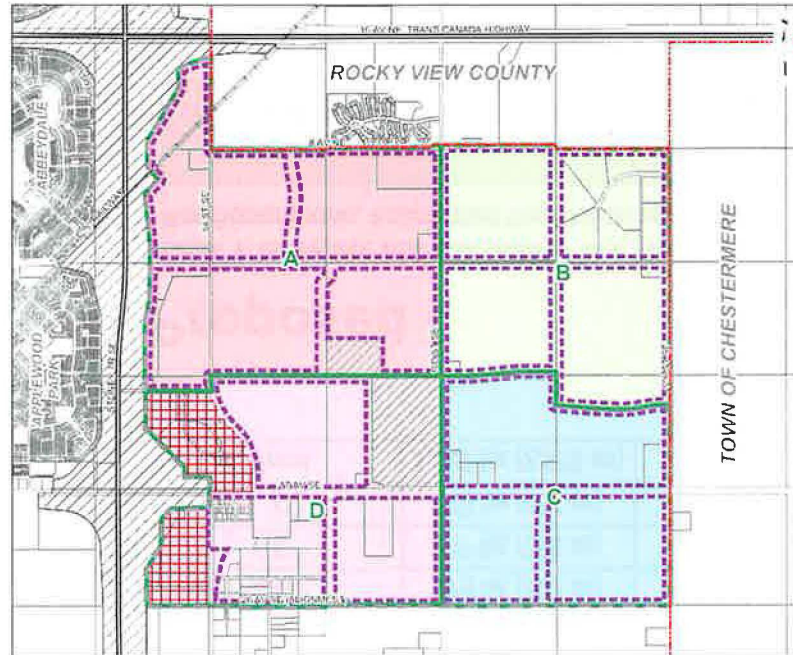
## Proposed

Table 3: Belvedere ASP Community Size, Number of Neighbourhoods, Anticipated Population and Jobs

Community Neighbourhood	Area (ha / ac)	Anticipated Number of Neighbourhoods	Anticipated Population	Anticipated Jobs
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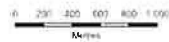
## Existing Map 6

**Belvedere Area Structure Plan**  
Shaping a More Compact Urban Form



Map 6

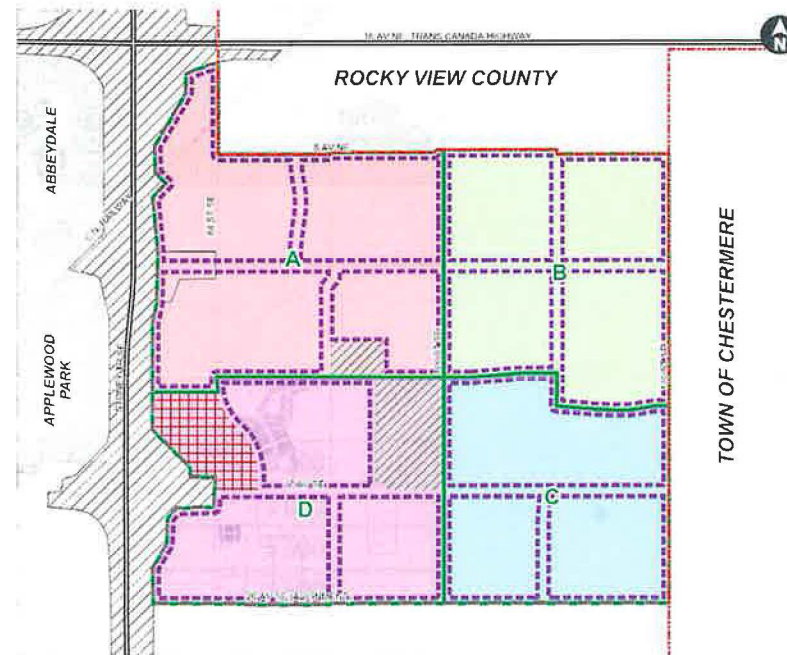
Community and Neighbourhood Concept



Approved: 2P2013  
Amended: 16P2020

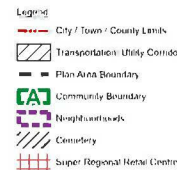
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## Proposed Map 6



Map 6

Community and Neighbourhood Concept

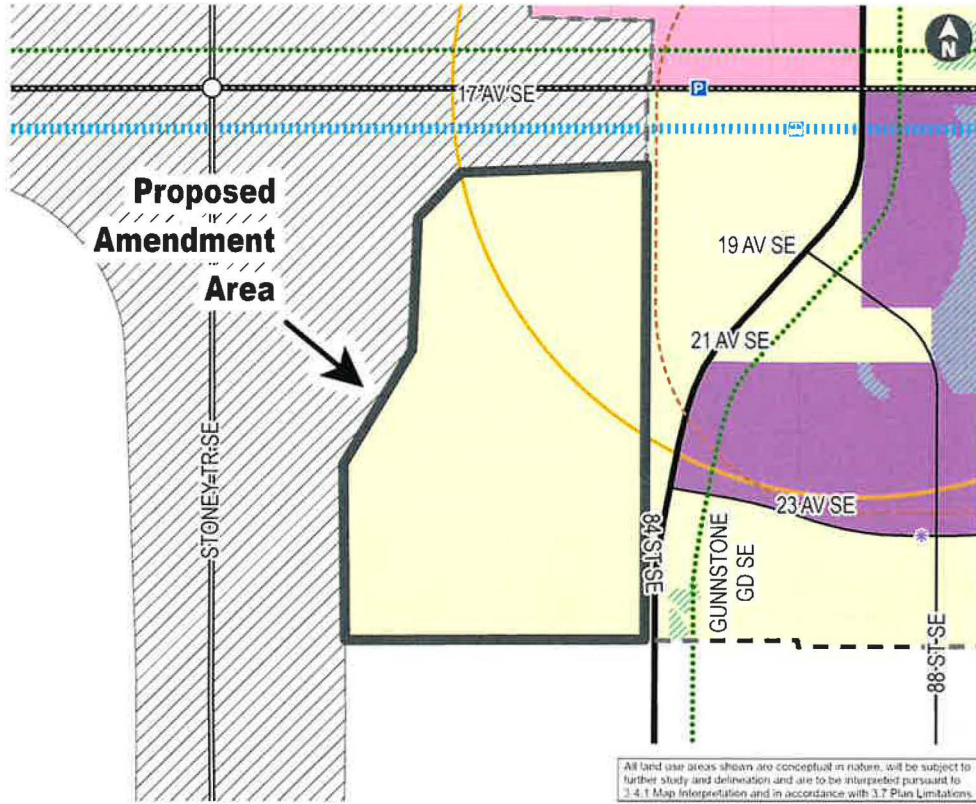


This map is conceptual only. No measurements of distances or areas should be taken from this map.

## Proposed Amendment:

- Remove hatching indicating “Super Regional Retail Centre” from subject site
- Extend Neighbourhood D boundary to include subject site





All land use areas shown are conceptual in nature, will be subject to further study and delineation and are to be interpreted pursuant to 3.4.1 Map Interpretation and in accordance with 3.7 Plus Limitations.

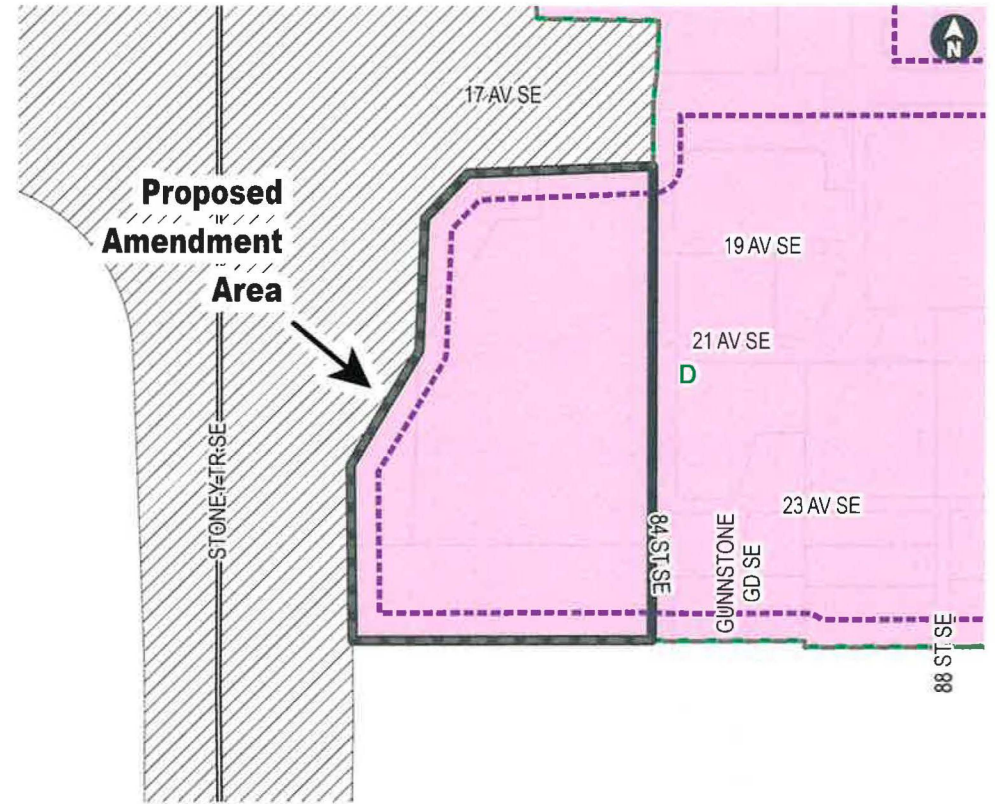
Map 5

### Land Use Concept

- |                                     |                               |                  |
|-------------------------------------|-------------------------------|------------------|
| Transportation / Utility Corridor   | Transit Station Planning Area | Collector Road   |
| Plan Area Boundary                  | 300m Permanent Subback        | Full Interchange |
| Neighbourhood Area                  | Neighbourhood Activity Centre | Regional Pathway |
| Special Study Area                  | Skeletal Road                 | BRT Route        |
| Super Regional Retail Centre        | Arterial Street               | BRT Stop         |
| Environmental Open Space Study Area | Parkway                       | Park and Ride    |



This map is conceptual only. No measurements of distances or areas should be taken from this map.



Map 6

### Community and Neighbourhood Concept

- |                                   |
|-----------------------------------|
| City / Town / County Limits       |
| Transportation / Utility Corridor |
| Plan Area Boundary                |
| Community Boundary                |
| Neighbourhoods                    |



This map is conceptual only. No measurements of distances or areas should be taken from this map.