



# Public Hearing of Council

## Agenda Item: 7.2.2



# LOC2020-0148 / CPC2023-0399

## Outline Plan and Land Use Amendment

June 20, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 20 2023  
ITEM: 7.2.2 CPC2023-0399  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

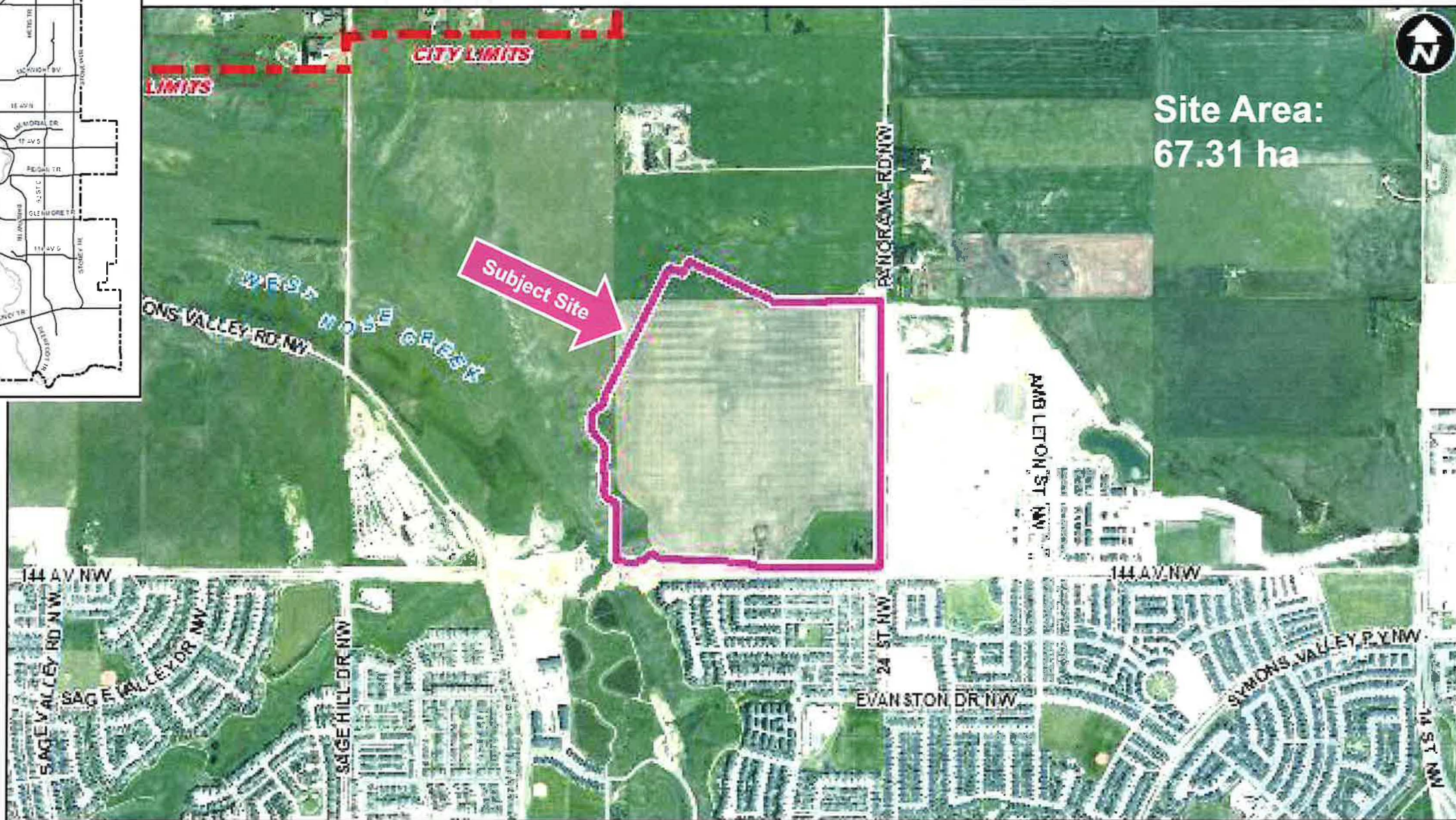
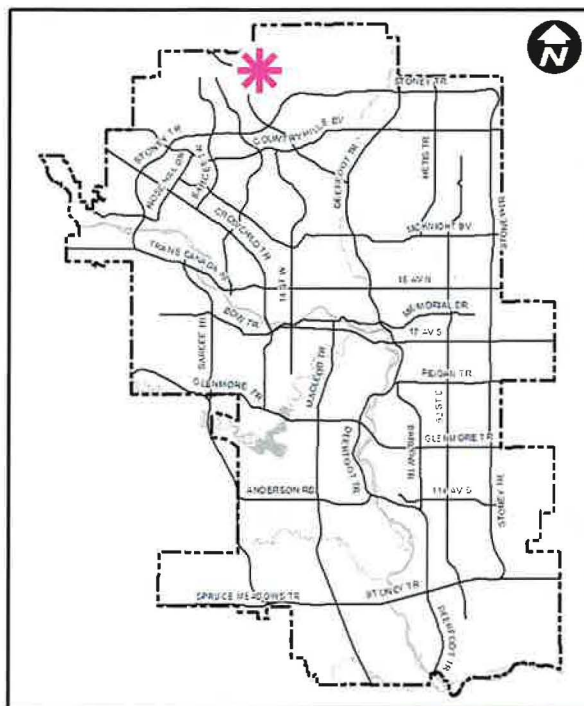


## Calgary Planning Commission's Recommendation:

That Council:

**File and Abandon the Proposed Bylaw 91D2023** for the redesignation of 33.02 hectares ± (81.59 acres ±) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.





### 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





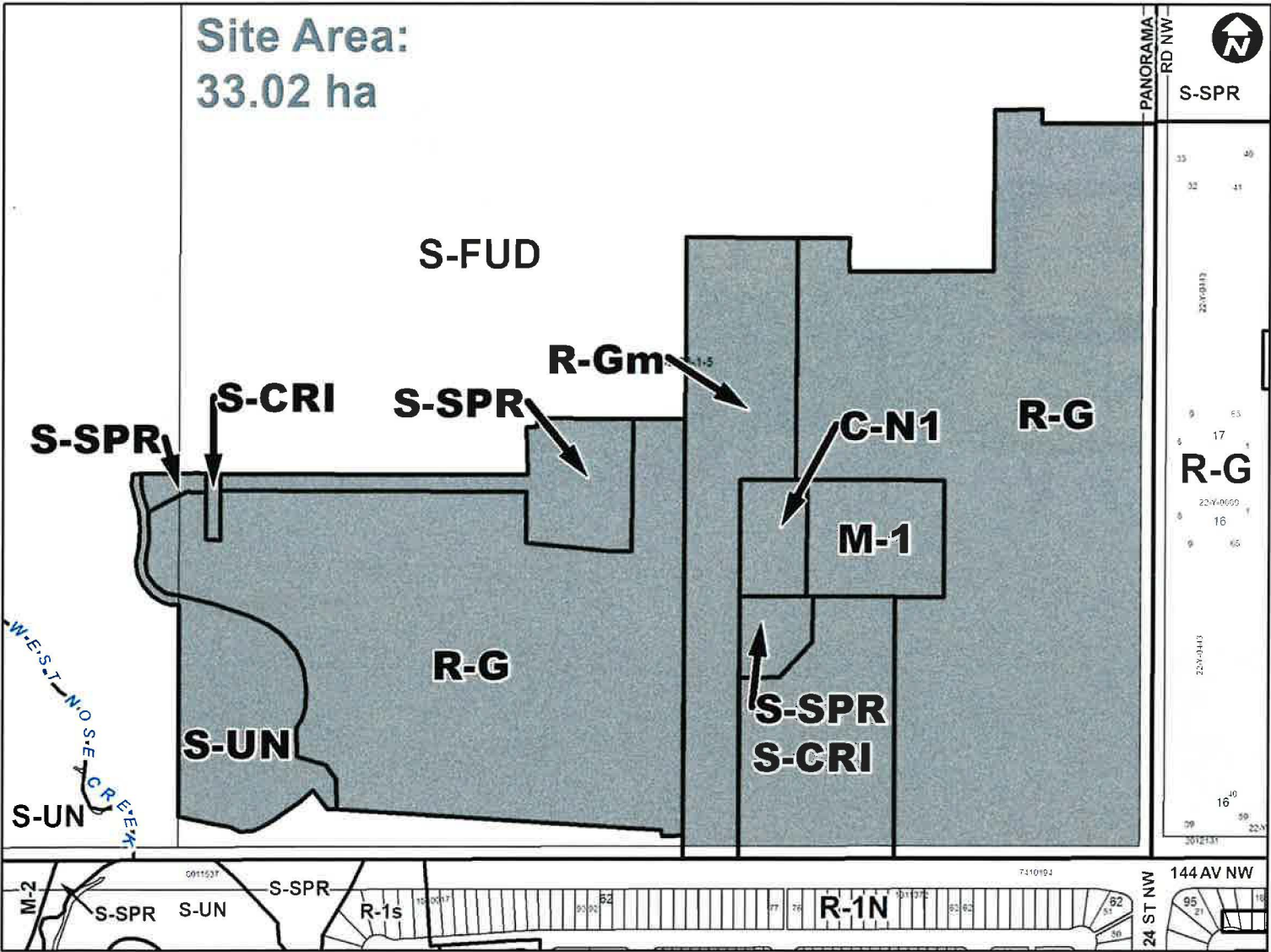
School Site

Neighbourhood Activity Centre

Storm Pond



# Proposed Land Use Map 5



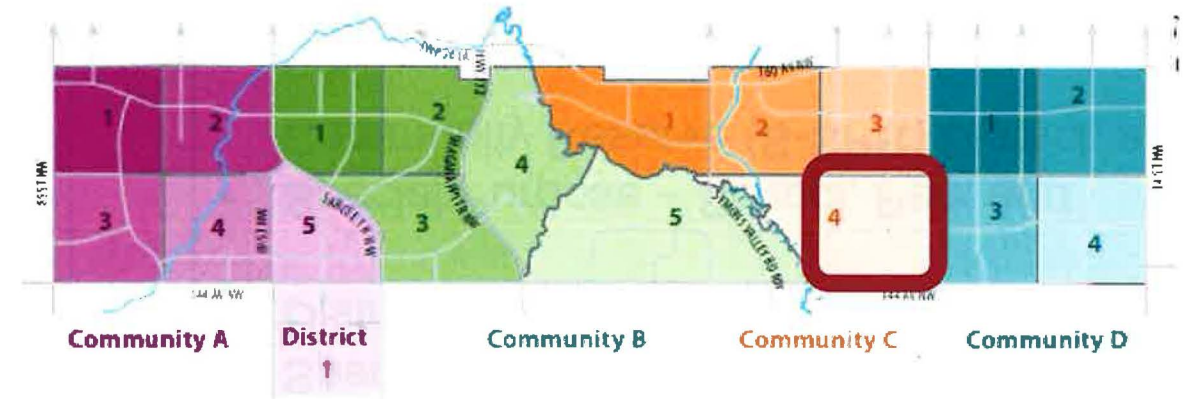
This application proposes the following districts:

- Residential – Low Density Mixed Housing (**R-G** and **R-Gm**) District;
- Multi-Residential – Low Profile (**M-1**) District;
- Commercial – Neighbourhood 1 (**C-N1**) District;
- Special Purpose – Urban Nature (**S-UN**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District; and
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District

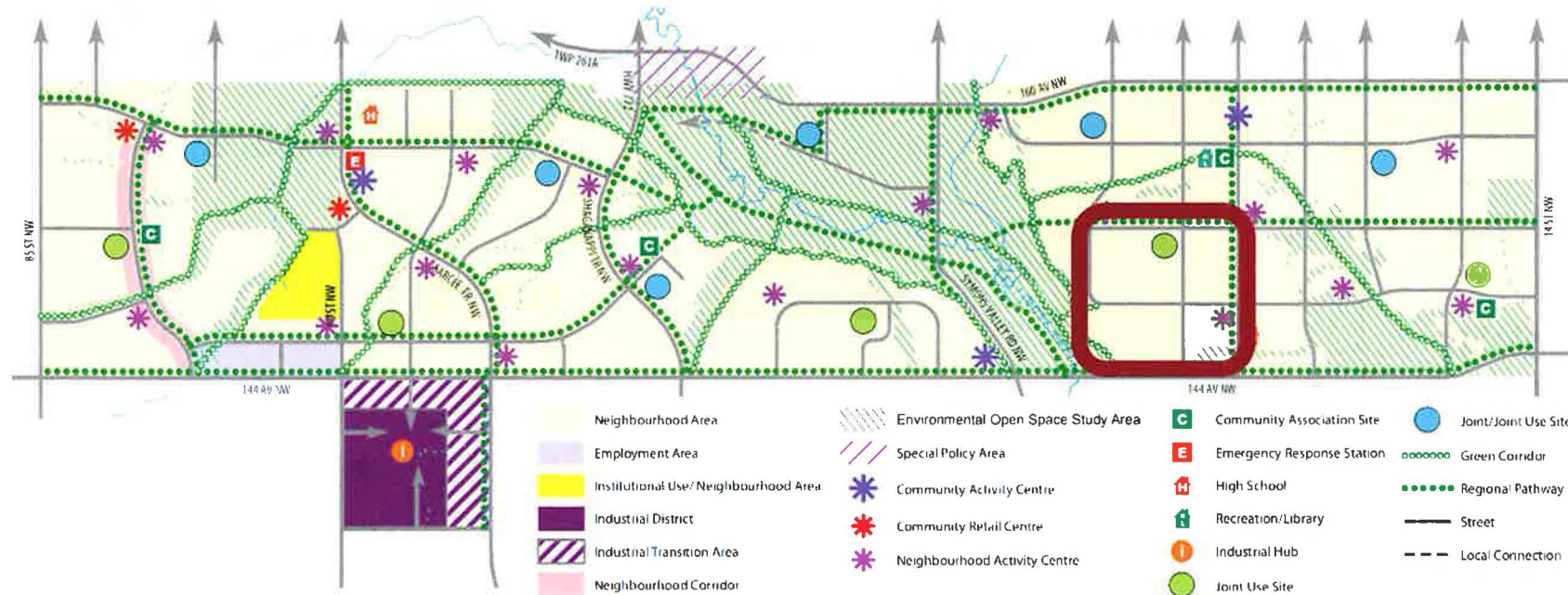
## GLACIER RIDGE AREA STRUCTURE PLAN

MAP 4: COMMUNITIES AND NEIGHBOURHOODS

Approved: 49P2015  
Amended: 37P2016

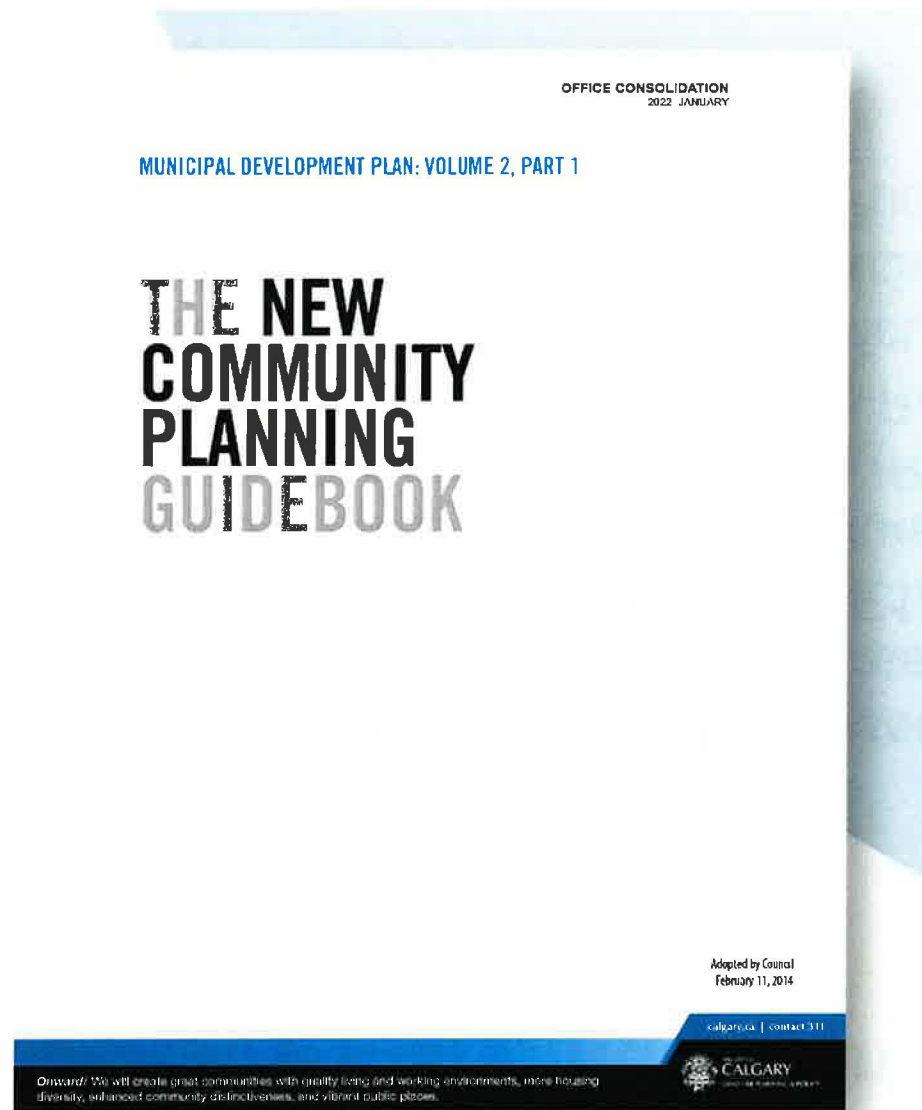


MAP 3: LAND USE CONCEPT





## MUNICIPAL DEVELOPMENT PLAN: VOLUME 2 NEW COMMUNITY PLANNING GUIDEBOOK



### 4.2 Implementation – Application Requirements

“Land Use approval should not be granted unless an Outline Plan for the site has been approved, where the Approving Authority deems an Outline Plan necessary.”

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## Supplementary Slides





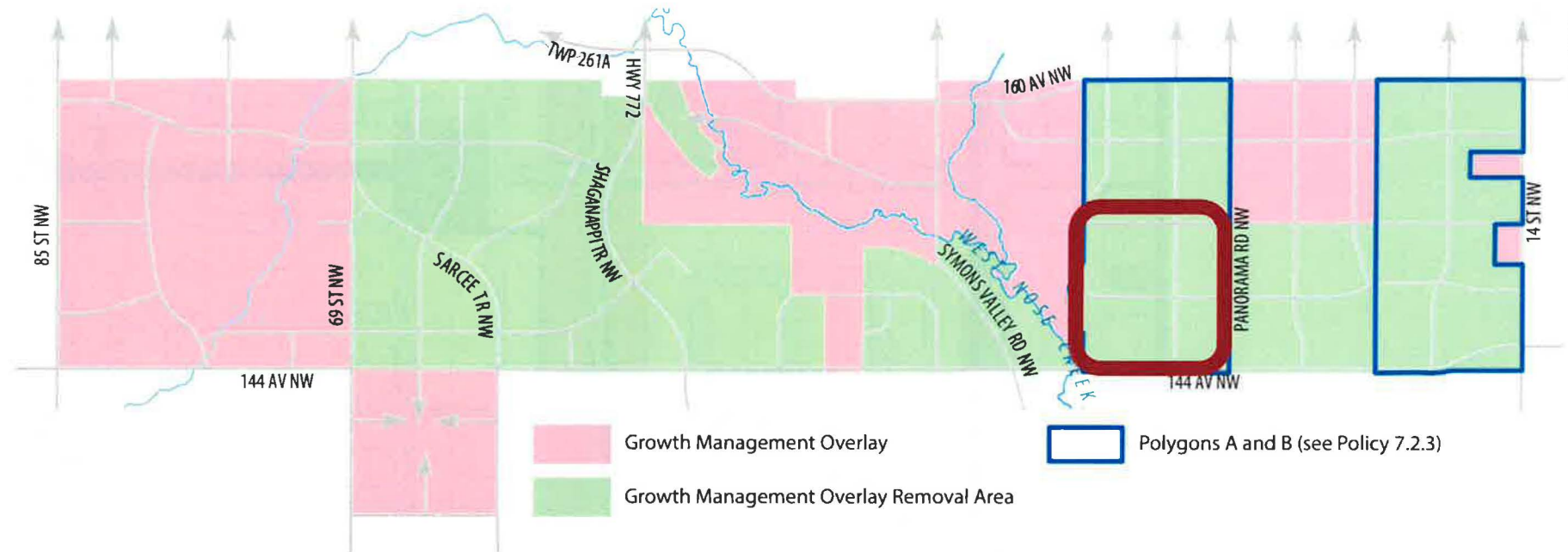
Northeast corner of plan area looking southwest



# GLACIER RIDGE AREA STRUCTURE PLAN

**MAP 10: GROWTH MANAGEMENT OVERLAY**

Approved: 49P2015  
Amended: 7P2023

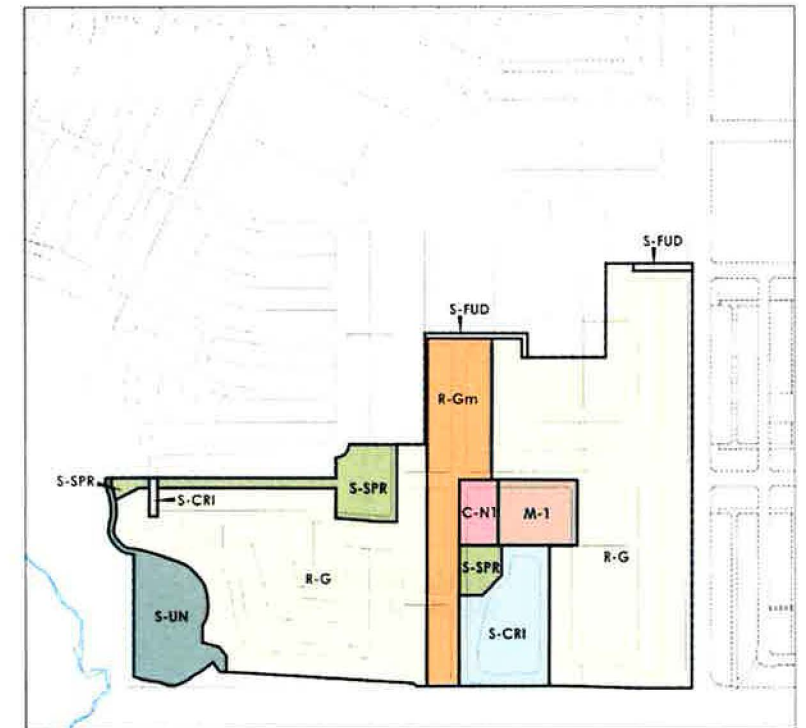


7.2.3 The two areas identified as **Polygons A and B** on Map 10 have **utility servicing capable** of supporting a population of **up to 2000 (650 units) each**. No land use redesignation, subdivision, and/or development permit beyond 650 units can be approved prior to planned increases in utility capacity becoming available, to the satisfaction of the Approving Authority. Applicants may be required to provide the Approving Authority with information regarding utility capacity.



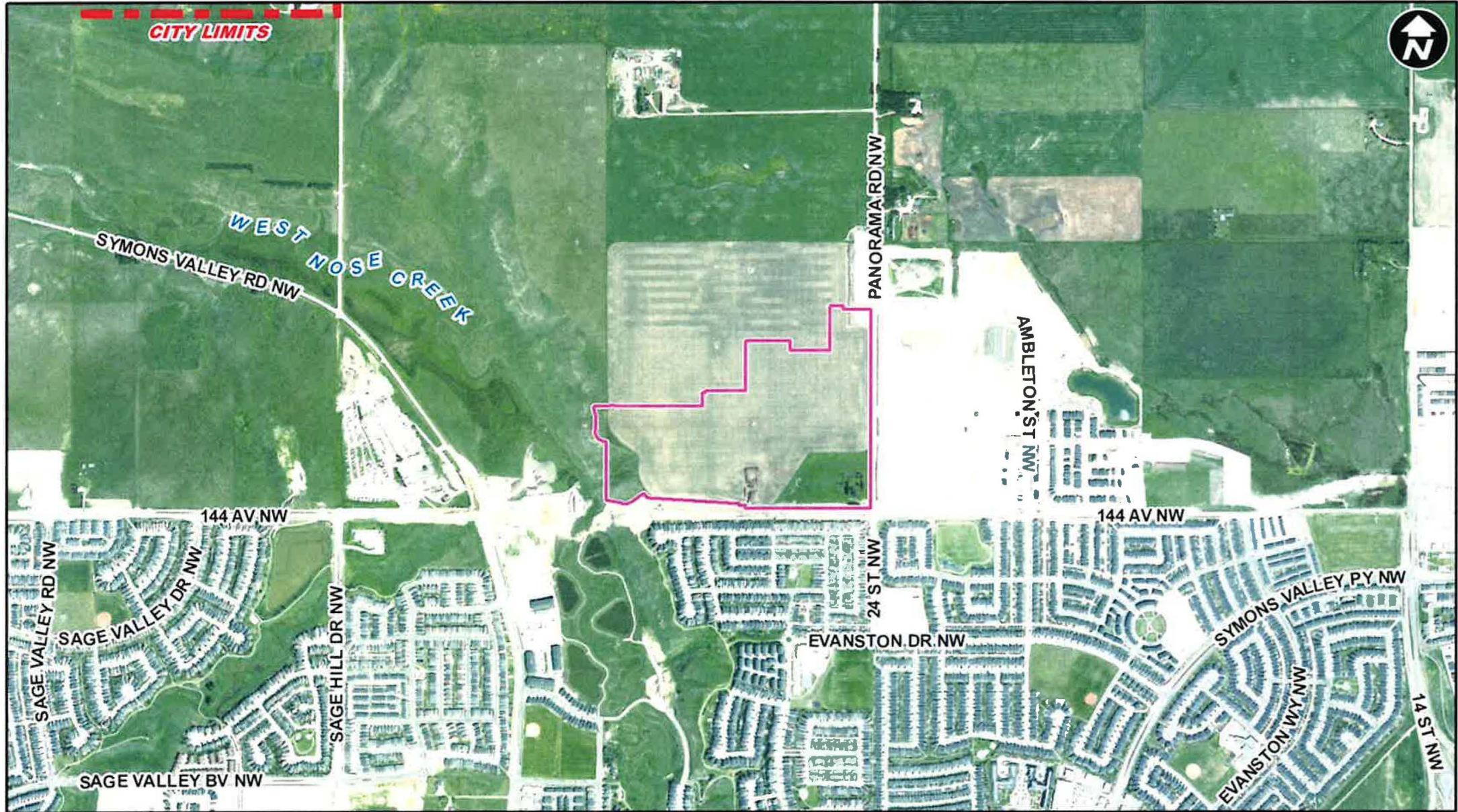


Partial Land Use Amendment boundary



Proposed Land Use NTS







- 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

