



Public Hearing of Council

Agenda Item: 7.2.27



LOC2021-0212 / CPC2023-0579 Outline Plan & Land Use Amendment

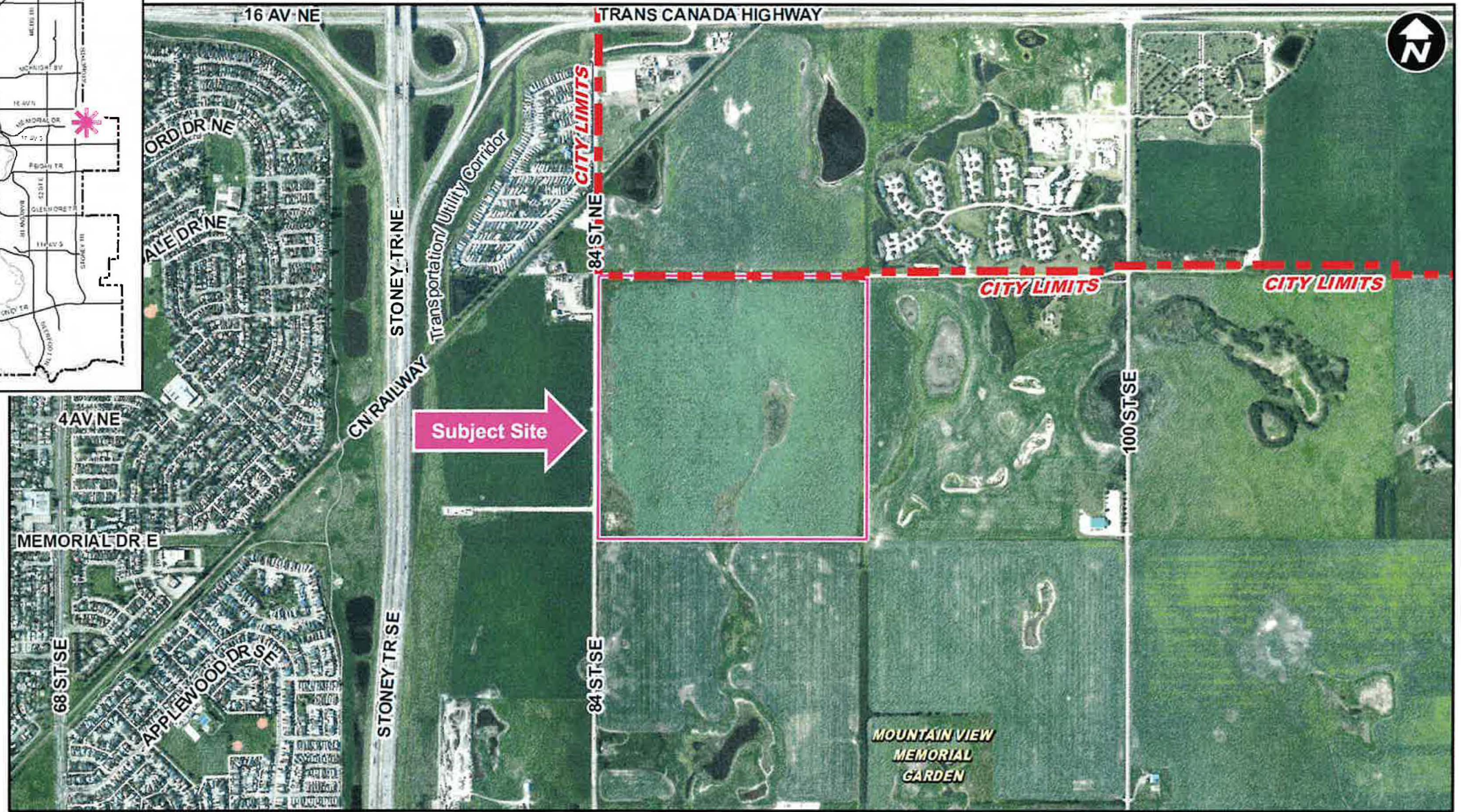
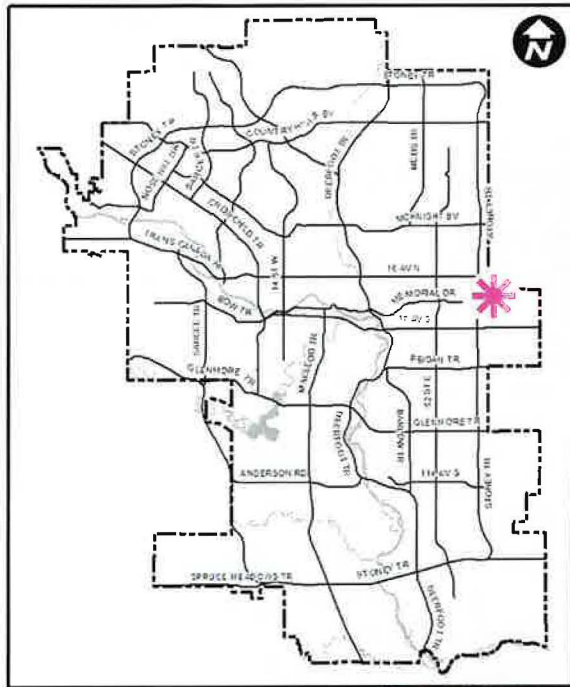
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.27 CPC2023-0579
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

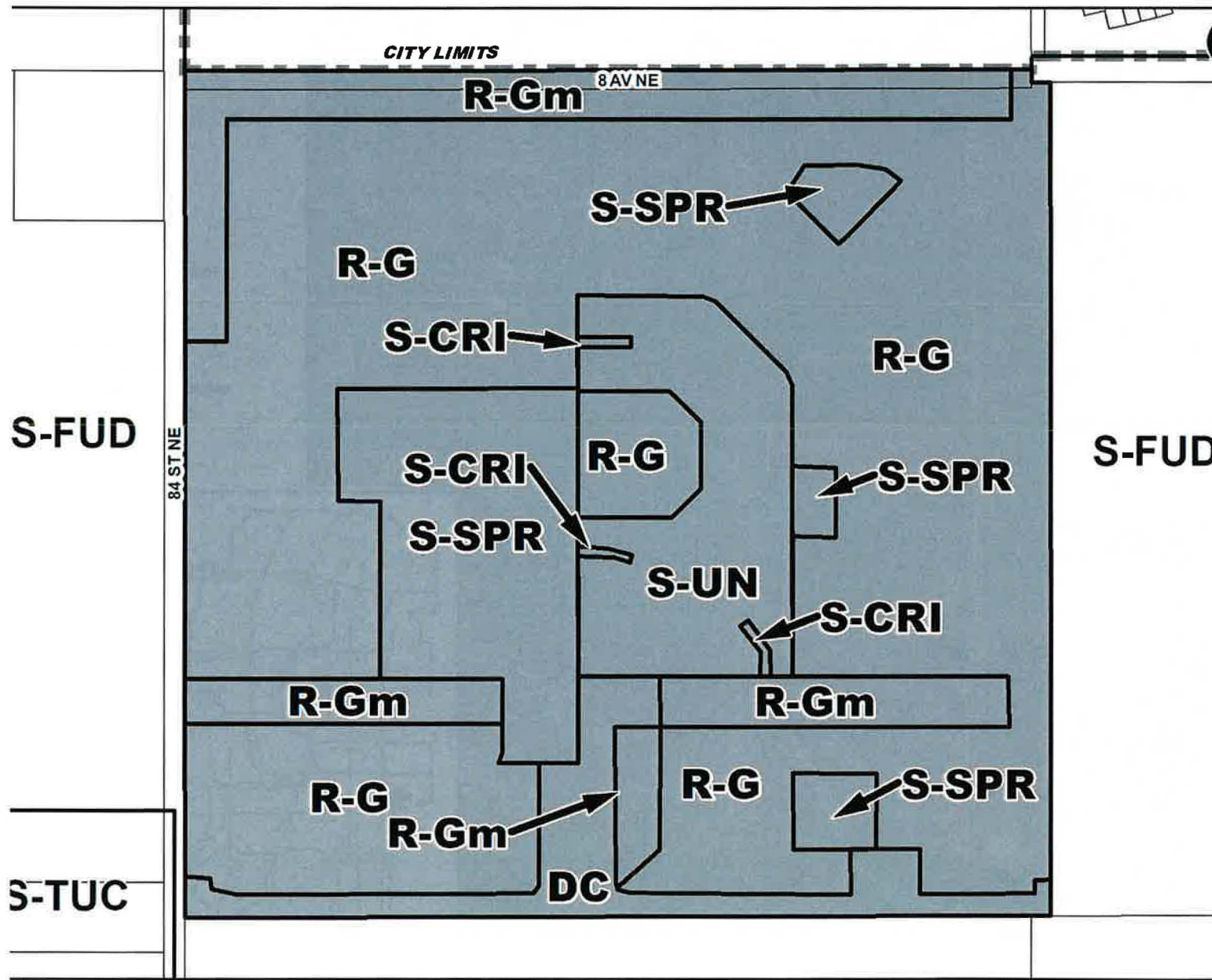
Give three readings to **Proposed Bylaw 117D2023** for the redesignation of 66.18 hectares \pm (163.5 acres \pm) located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 3).



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

Proposed Land Use Map



Land Use Statistics

R-G District: 29.49 ha ± (72.87 ac ±)

R-Gm District: 4.89 ha ± (12.08 ac ±)

DC/R-Gm District: 2.32 ha ± (5.73 ac ±)

S-SPR District: 6.34 ha ± (15.66 ac ±)

S-SCI District: 0.11 ha ± (0.27 ac ±)

S-UN District: 5.16 ha ± (12.75 ac ±)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 117D2023** for the redesignation of 66.18 hectares \pm (163.5 acres \pm) located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C) 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, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 3).

Supplementary Slides





Aerial View (looking north)

Ground View (looking northeast)

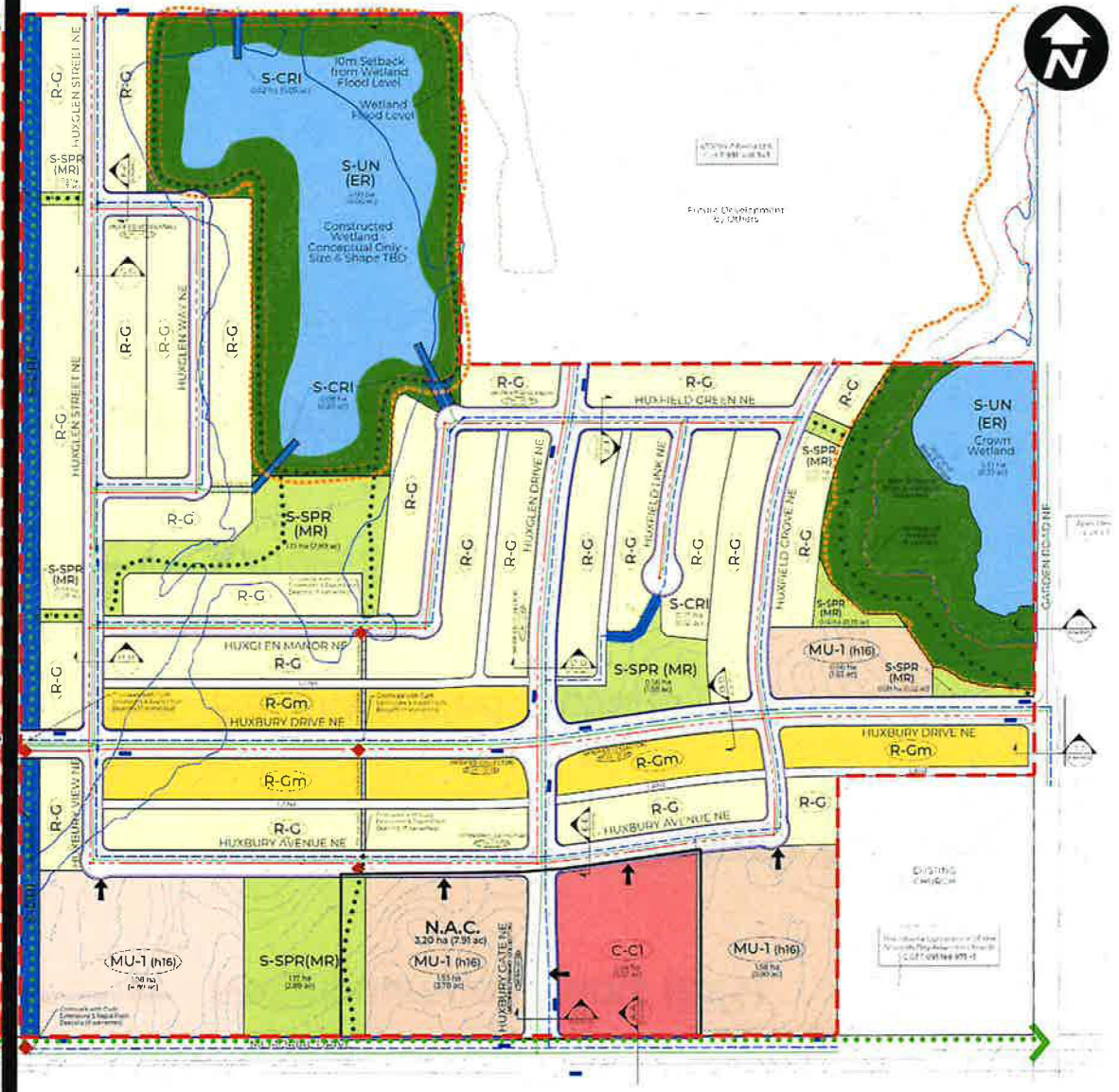


Adjacent Applications

Subject Site



LOC2021-0212 – Item 7.2.10



LOC2021-0202 – Item 7.2.9

Proposed Outline Plan



Neighbourhood Parks (MR)

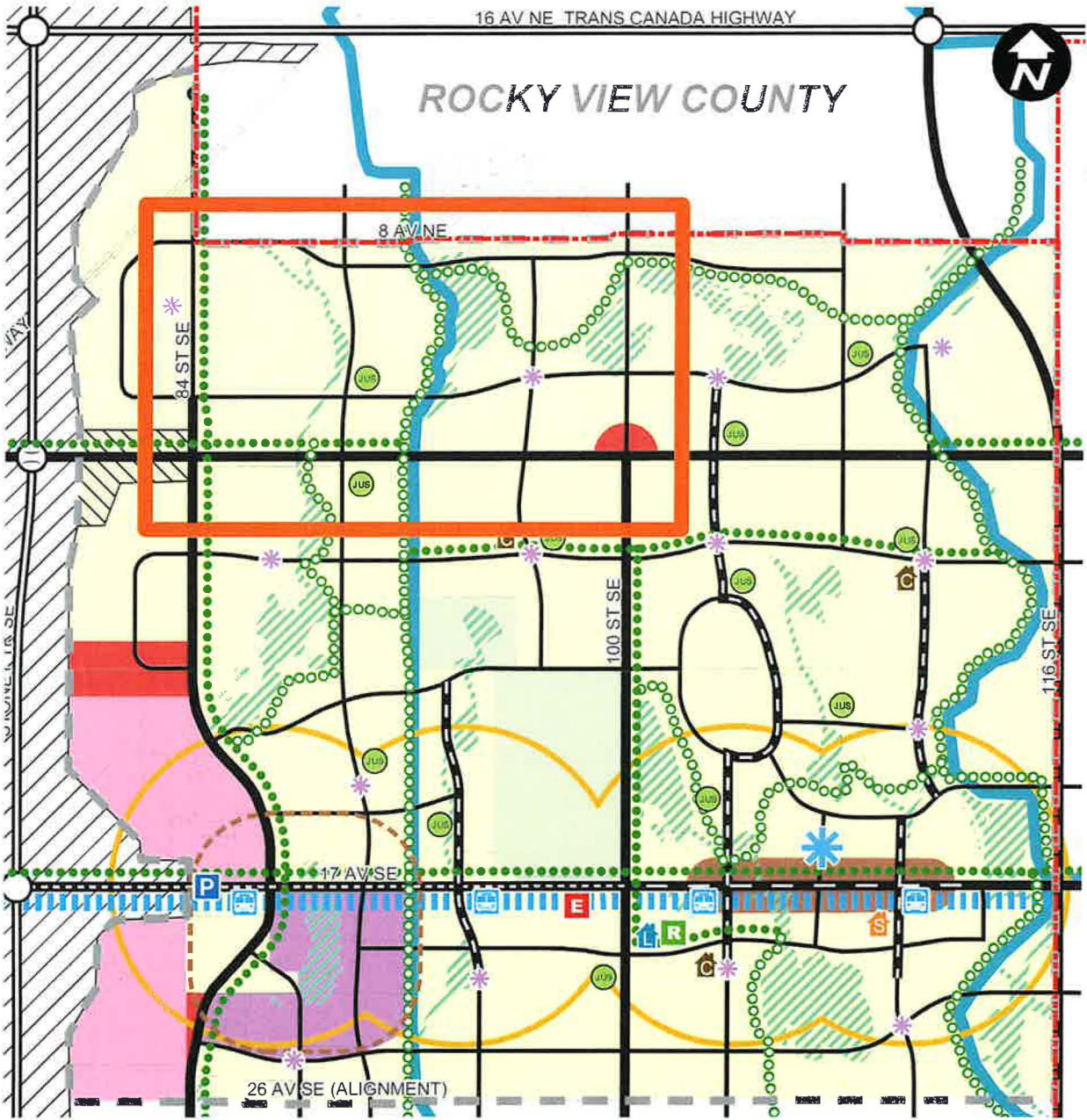
Regional / Multi-Use Pathway Network

Reconstructed Wetland

Middle School (CBE)

Neighbourhood Residential Areas

Belvedere Area Structure Plan



- Neighbourhood Area
- Neighbourhood Activity Centre
- JUS Joint Use Site
- Regional Pathway
- Green Corridor