



Public Hearing of Council

Agenda Item: 7.2.25



LOC2022-0159 / CPC2023-0660

Land Use Amendment

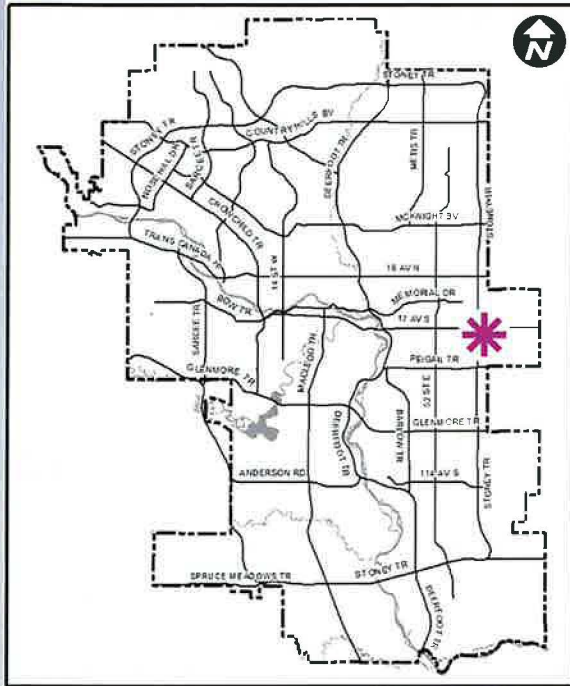
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.25 CPC2023-0660
Districk - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 46P2023** for the amendment to the Belvedere Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 125D2023** for the redesignation of 18.53 hectares \pm (45.79 acres \pm) 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.



LEGEND

600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

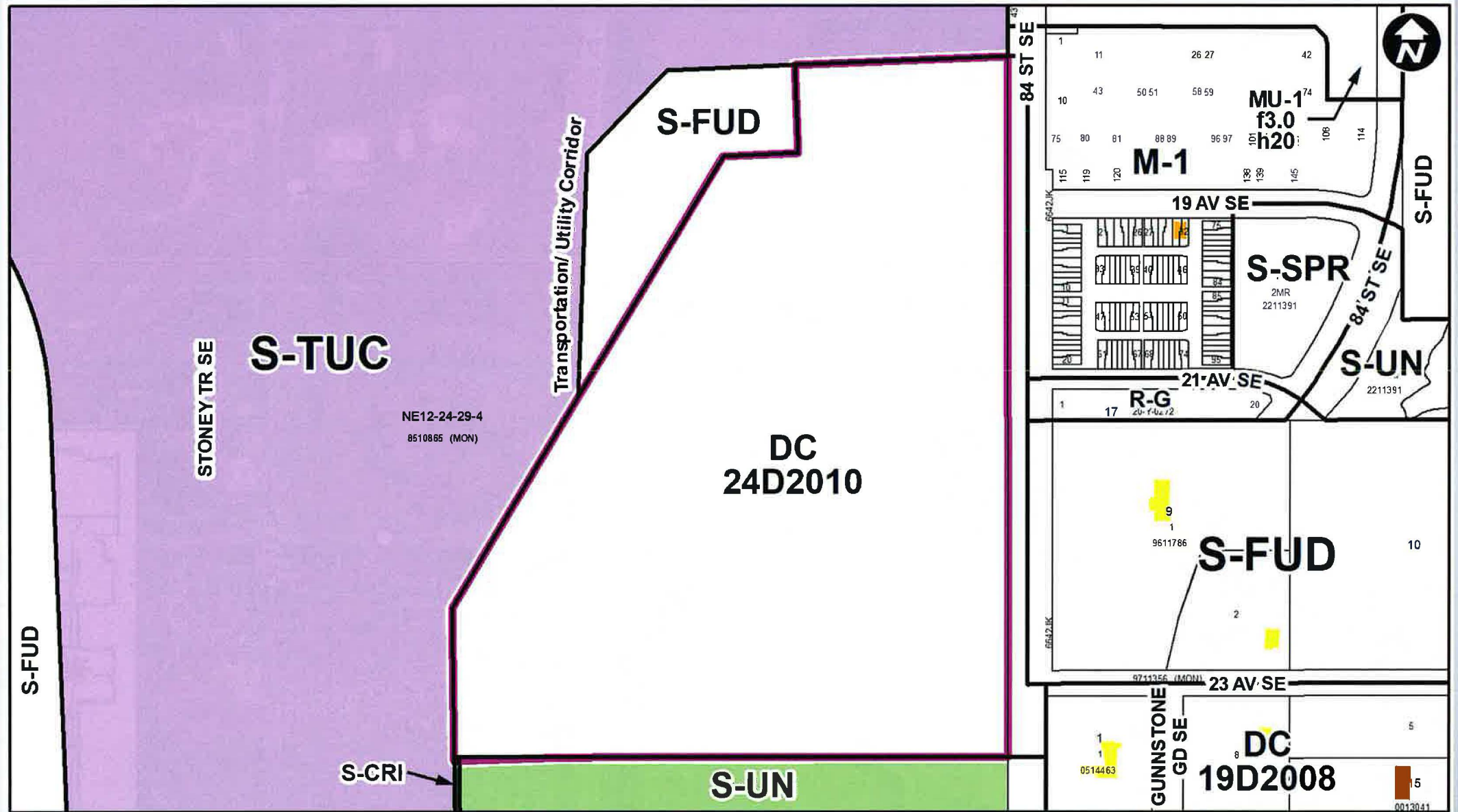
- Blue
- Blue/Red
- Red

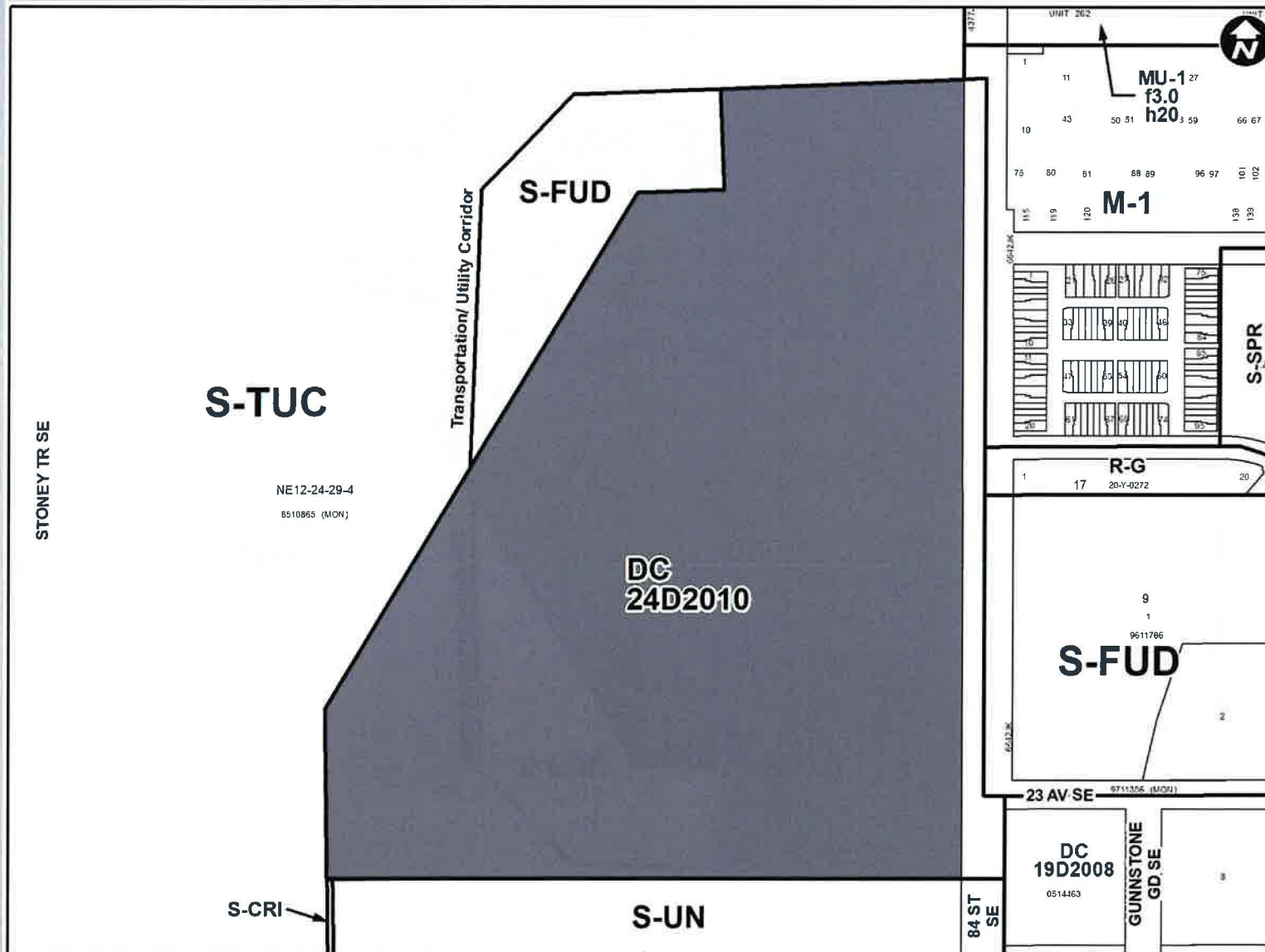
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

LEGEND

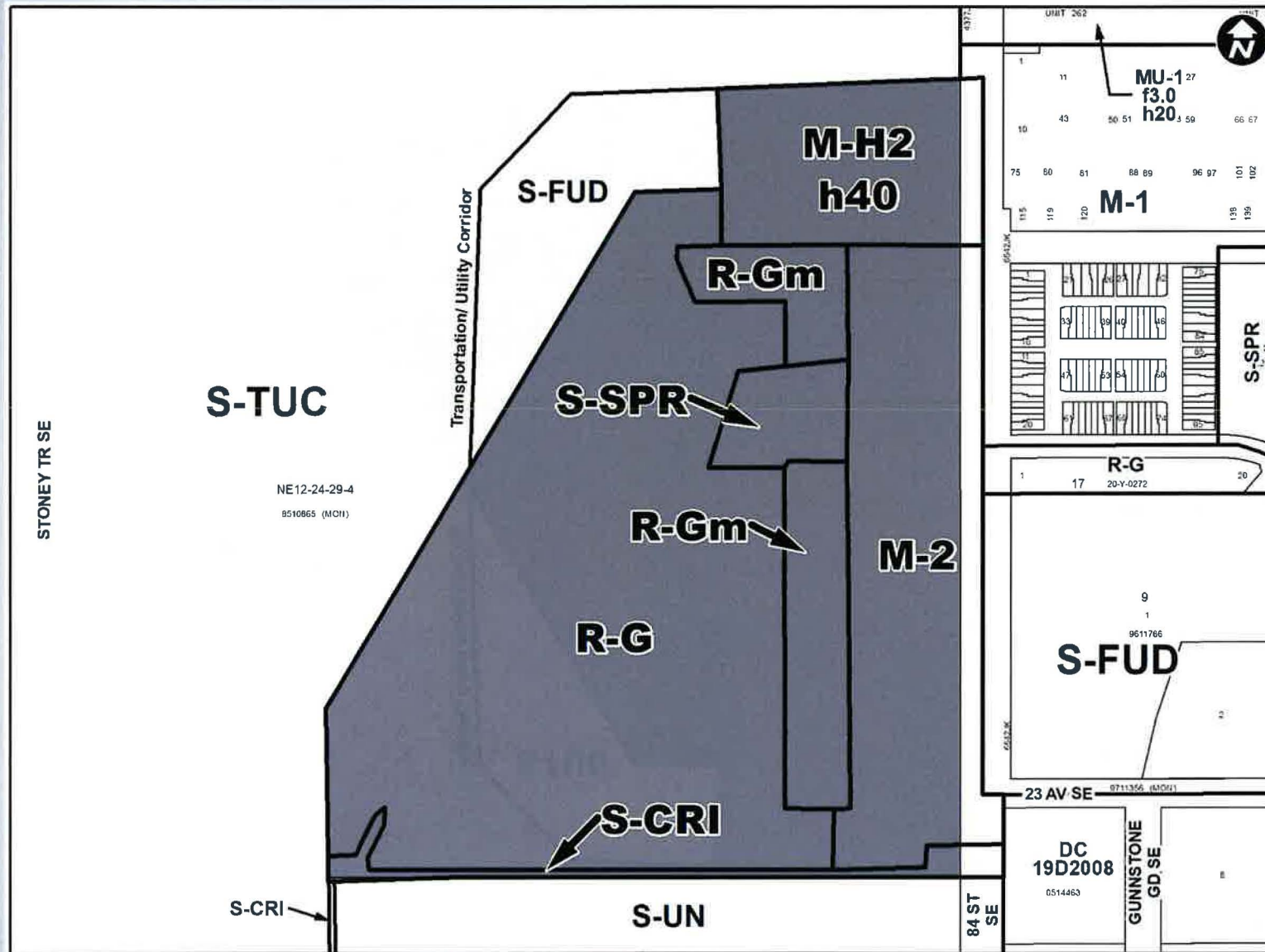
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





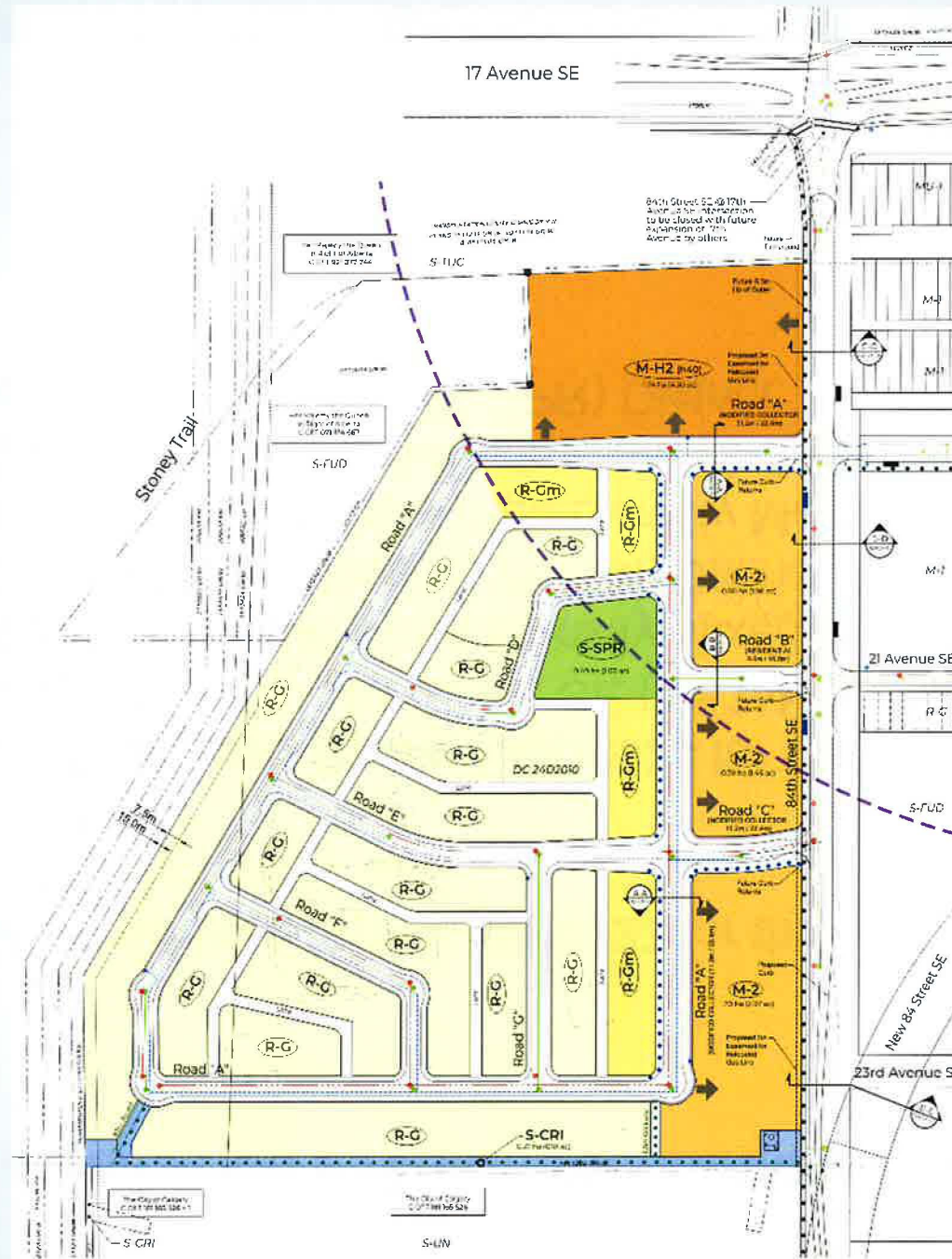
Existing DC:

- 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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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 Goals

- Quality Attractive and Compact Form
 - compact, mixed use, high quality urban design
 - proximity to transit stations and stops
- Concrete Communities with a Strong Sense of Place
 - integrated, well connected, compact and vibrant
 - retail, employment, education, green spaces and recreation facilities
 - access to schools, retail and services

Activity Centres per Neighbourhood

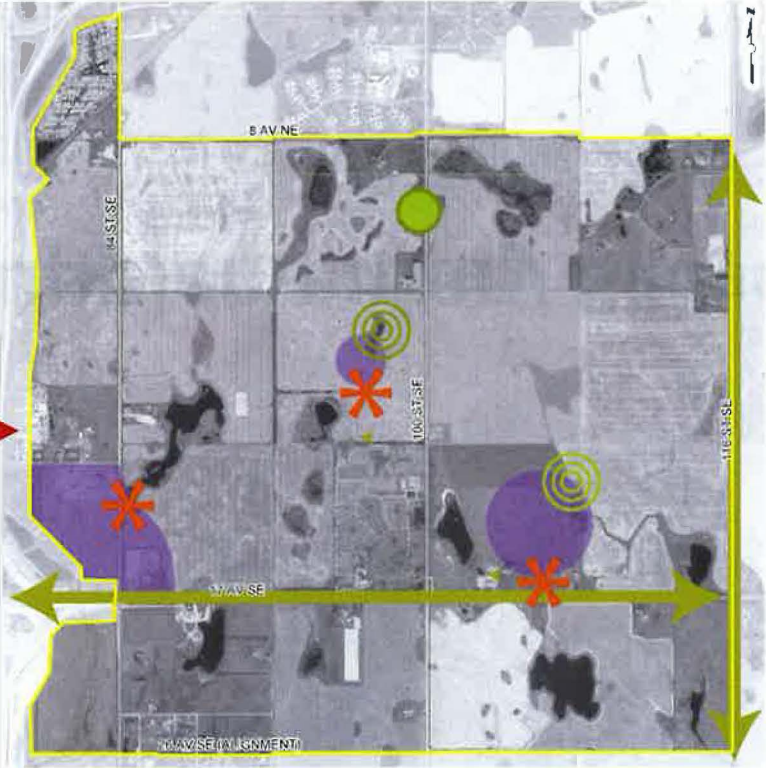
- high-intensity nodes
- focal points of Neighbourhoods
- hubs of employment, services, and higher density housing
- employment and education centres built using design guidelines and sustainability techniques
- access to wider employment, retail, leisure and cultural destinations
- neighbourhood scale 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



Proposed

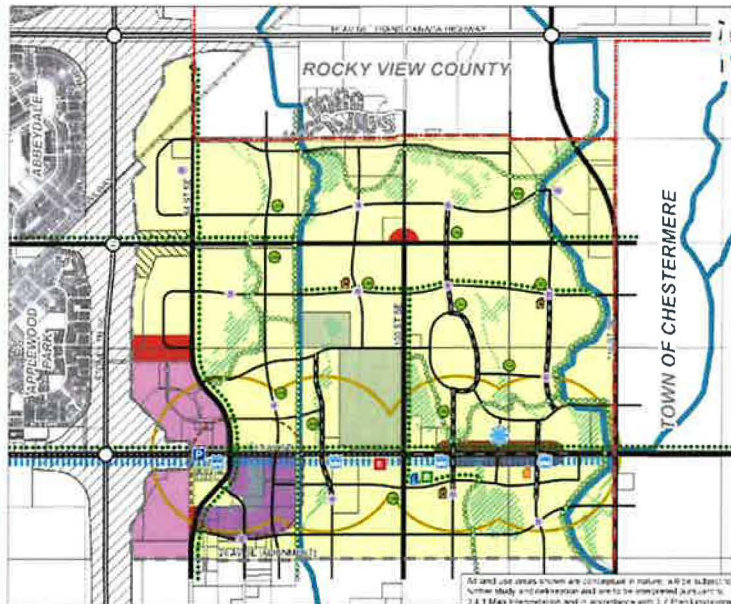


Proposed Amendment:

- 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



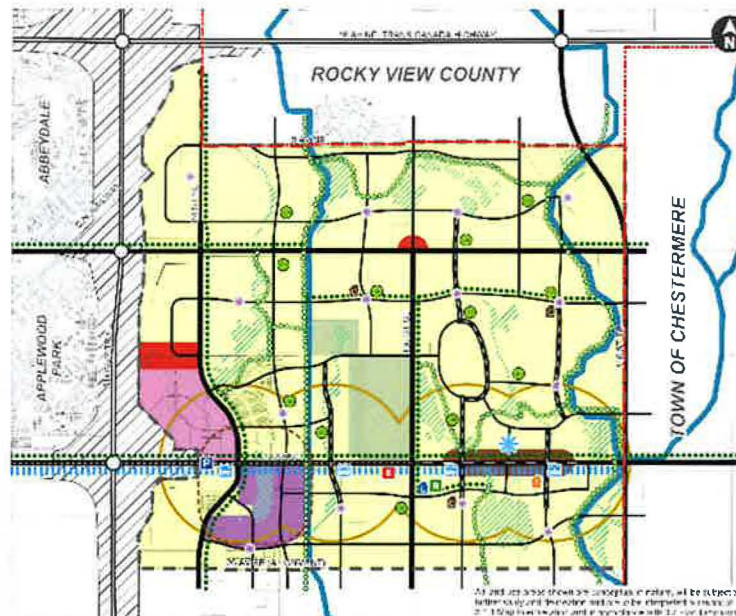
Approved: 202013
Amended: 16P2020

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

Part 1 - The Plan

23

Proposed Map 5



Map 5

Land Use Concept



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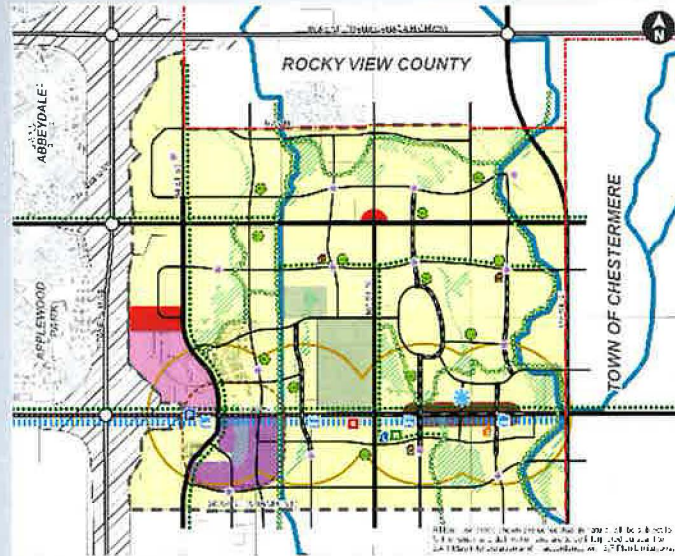
Proposed Amendment:

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

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Page 5

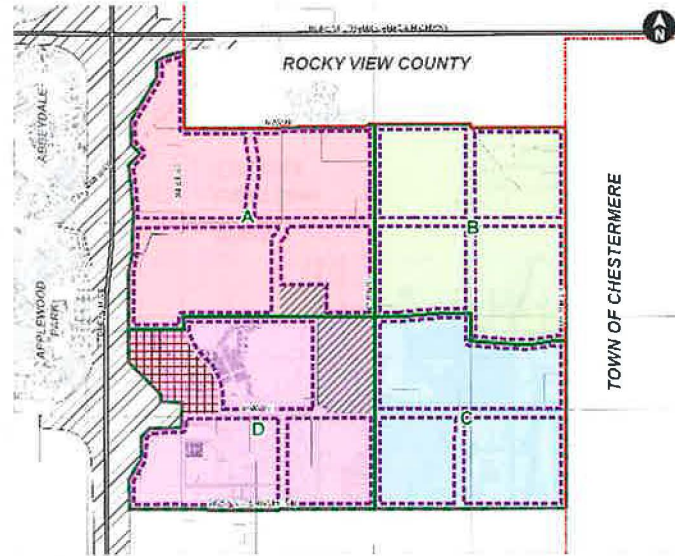


Map 5

Land Use Concept

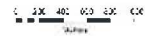


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Map 6

Community and Neighbourhood Concept



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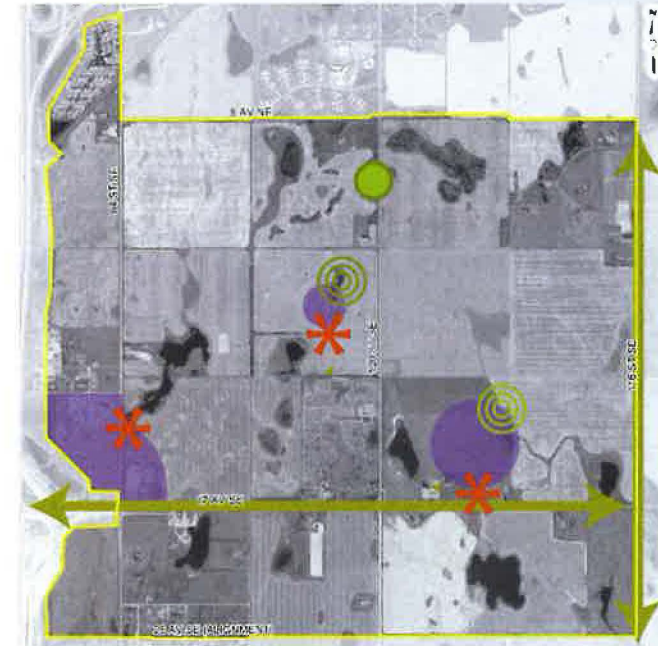


Table 3: Belvedere ASP Community Size, Number of Neighbourhoods, Anticipated Population and Jobs

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
Total	1,221 ha (3,019 ac)	14	64,265	9,824

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Existing Map 6

Belvedere Area Structure Plan
Shaping a More Compact Urban Form

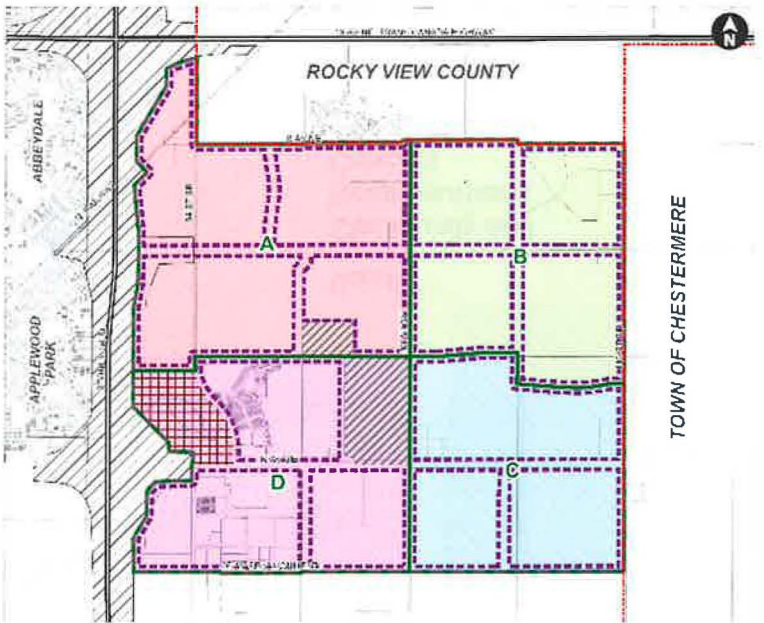


Map 6
Community and Neighbourhood Concept

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

Approved: JP2013
Amended: 16P2020
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Proposed Map 6



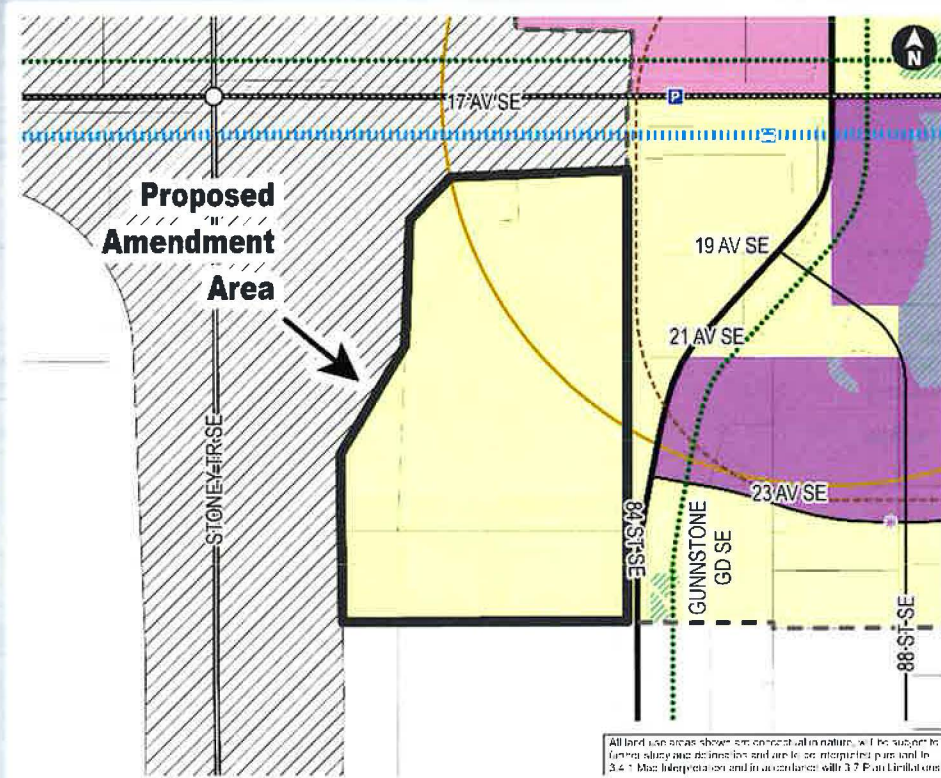
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 - Community
 - Super Regional Retail Centre

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Proposed Amendment:

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



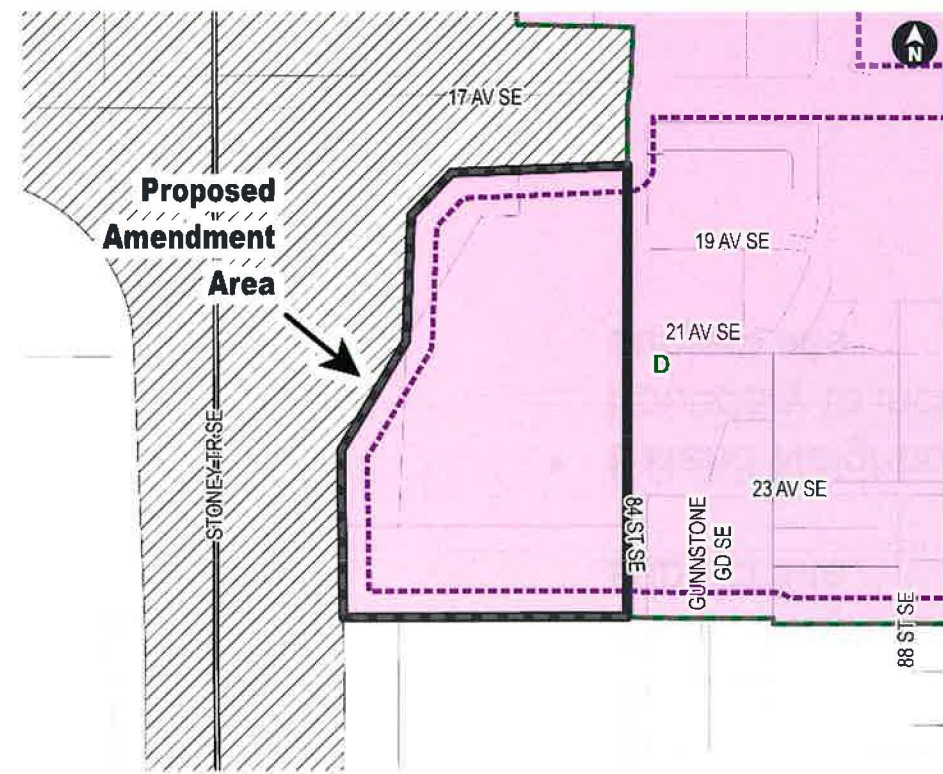
Map 5

Land Use Concept

- Legend**
- Transportation / Utility Corridor
 - Plan Area Boundary
 - Neighbourhood Area
 - Special Study Area
 - Super-Regional Retail Centre
 - Limited Residential Open Space Study Area
 - Transit Station Planning Area
 - 300m Perimeter Setback
 - Neighbourhood Activity Centre
 - Skeletal Road
 - Arterial Street
 - Highway
 - Collector Road
 - Full Interchange
 - Regional Pathway
 - DRT Route
 - DRT Stop
 - Park and Ride



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Map 6

Community and Neighbourhood Concept

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



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Existing Page 24

Belvedere Area Structure Plan

Shaping a More Compact Urban Form



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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
Total	1,202 ha (2,973 ac)	14	61,000	9,700

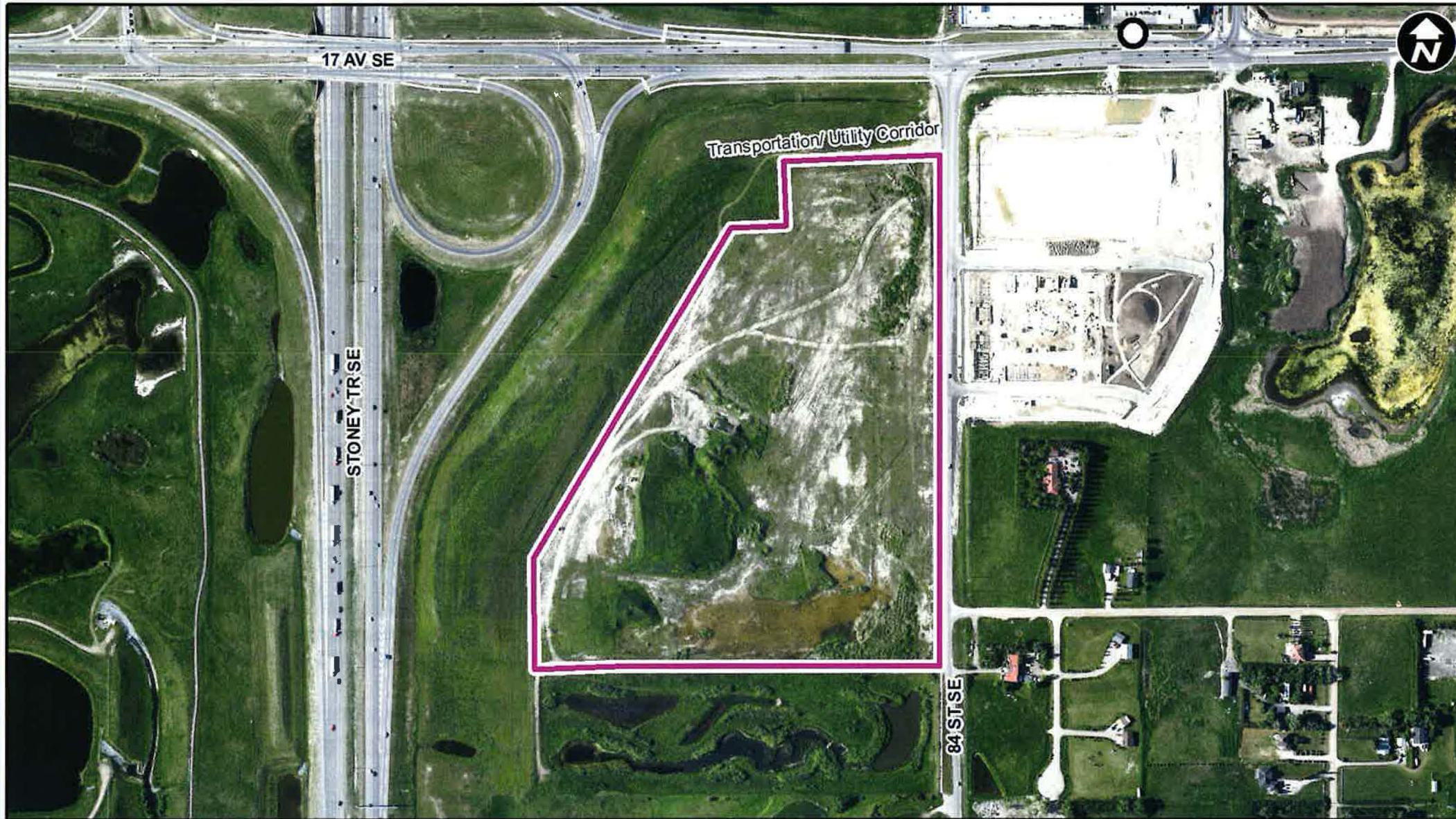
Proposed

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Total	1,221 ha (3,019 ac)	14	64,265	9,824

Proposed Amendment:

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



○ Bus Stop

Parcel Size:
18.53 ha



Looking south from NE corner of site

Looking north from SE corner of site

