

# EAST HILLS SOUTH

LAND USE & ASP AMENDMENT

LOC 2020-0159

Outline Plan approved by CPC – June 21, 2023

PUBLIC HEARING

July 25, 2023

RIO  CAN



## INTRODUCTIONS

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# EXISTING CONDITIONS

- +/-19 ha (+/- 46 ac)
- Currently undeveloped, generally flat topography, previously used for agricultural purposes.
- Current land use designation is Direct Control 24D2010 (permitted uses of C-R3)





# VISION

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- East Hills South will provide variety housing types including single family estate, medium and small lots. In addition to row housing and apartments.
- Offering homes for a range of demographics, lifestyles, and incomes within the community.
- Includes opportunities for housing options such as secondary suites.
- Four multi-residential sites take advantage of access points to Old 84<sup>th</sup> Street, proposed BRT stops, and adjacent commercial sites.



(R-G) Residential  
Low Density Mixed Housing

(R-Gm) Residential  
Low Density Mixed Housing

(M-2) Multi-Residential  
Medium Profile

(M-H2) Multi-Residential  
High Density Medium Rise

(S-SPR) Special Purpose  
School, Park & Community Reserve

(S-CRI) Special Purpose  
City & Regional Infrastructure



## LAND USE CONCEPT

- Primarily residential neighbourhood with a variety of low to mid-density housing types.
- Four Multi-Family sites adjacent to Old 84<sup>th</sup> Street to take advantage of transit routes and proposed BRT (MAX Purple).
- The density for this community is approximately 27 UPA (68 UPHA) which aligns with the minimum density required in the Belvedere ASP.



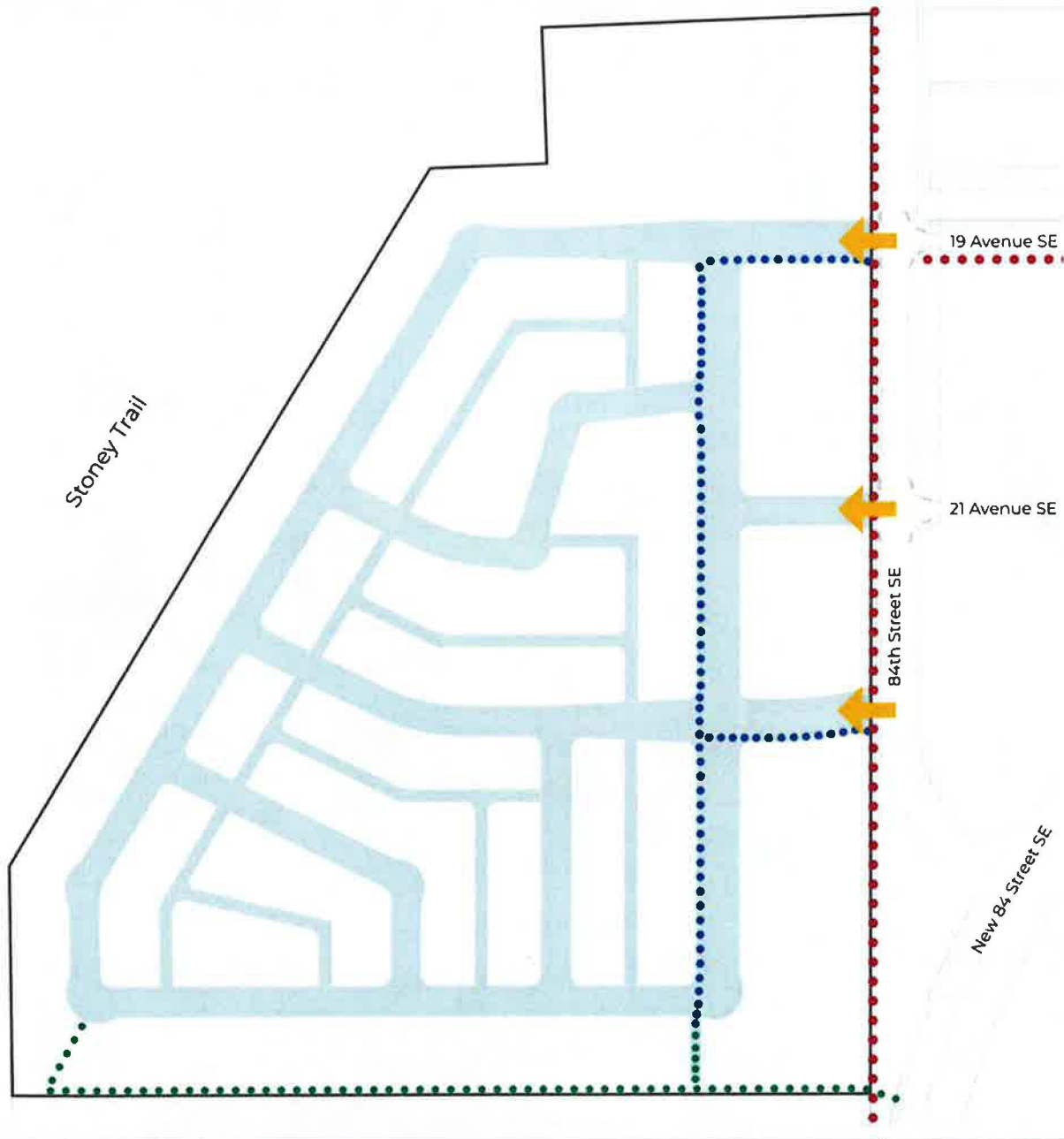
# MUNICIPAL RESERVE / OPEN SPACE



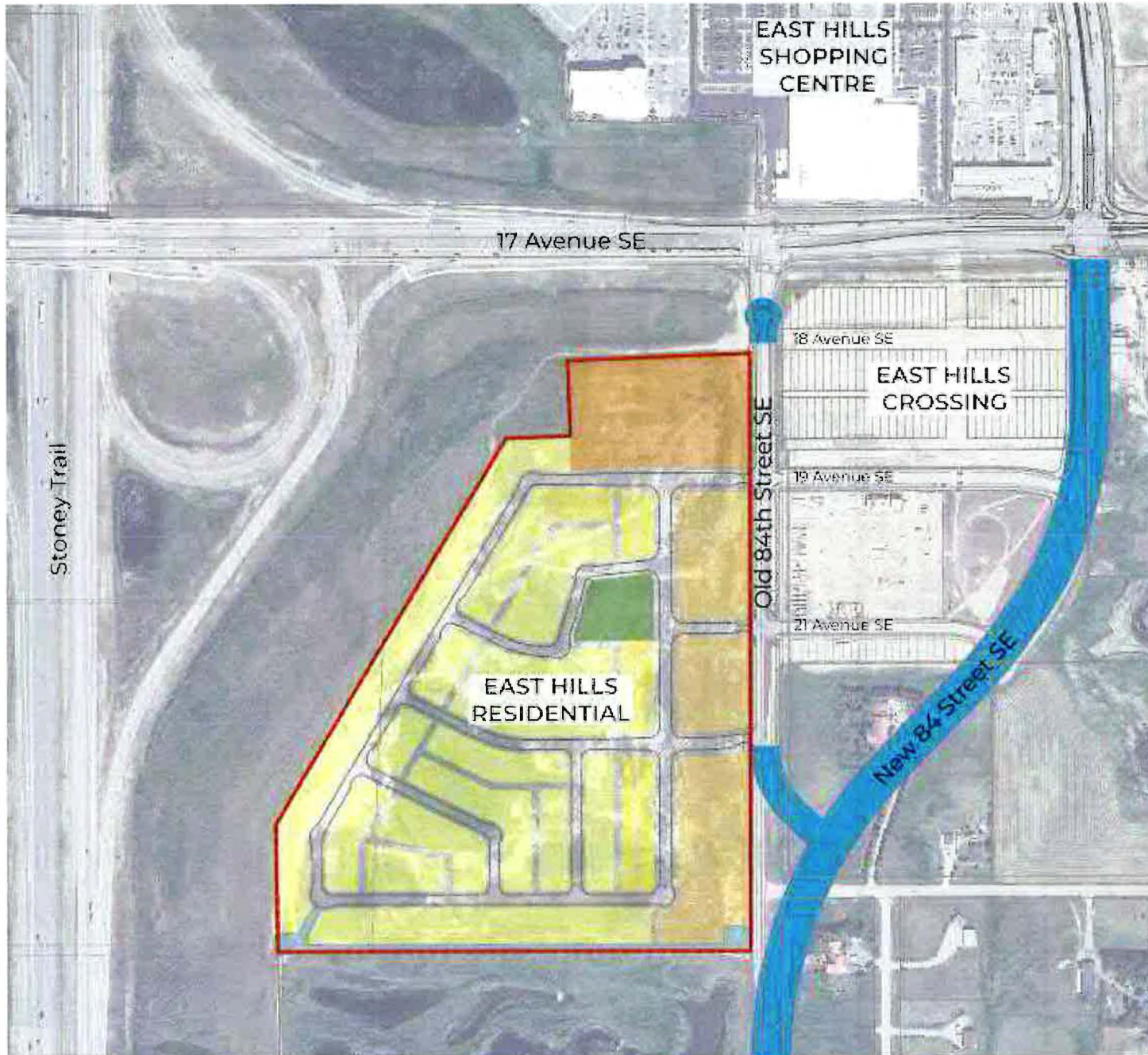
- Central open space will create opportunities for informal and formal social gathering, neighbourly interaction, passive and active recreation through elements such as a playground, asphalt trails, a plaza with benches, bike racks, plantings, and a shade structure.

## TRANSPORTATION & MOBILITY

- Designed to provide a well-connected, efficient transportation system that supports multi-modal movement through pathways, roadways and connections to adjacent transit stops / routes nearby.
- Strong transit connectivity (MAX Purple)
- Multi-use and local pathway connectivity







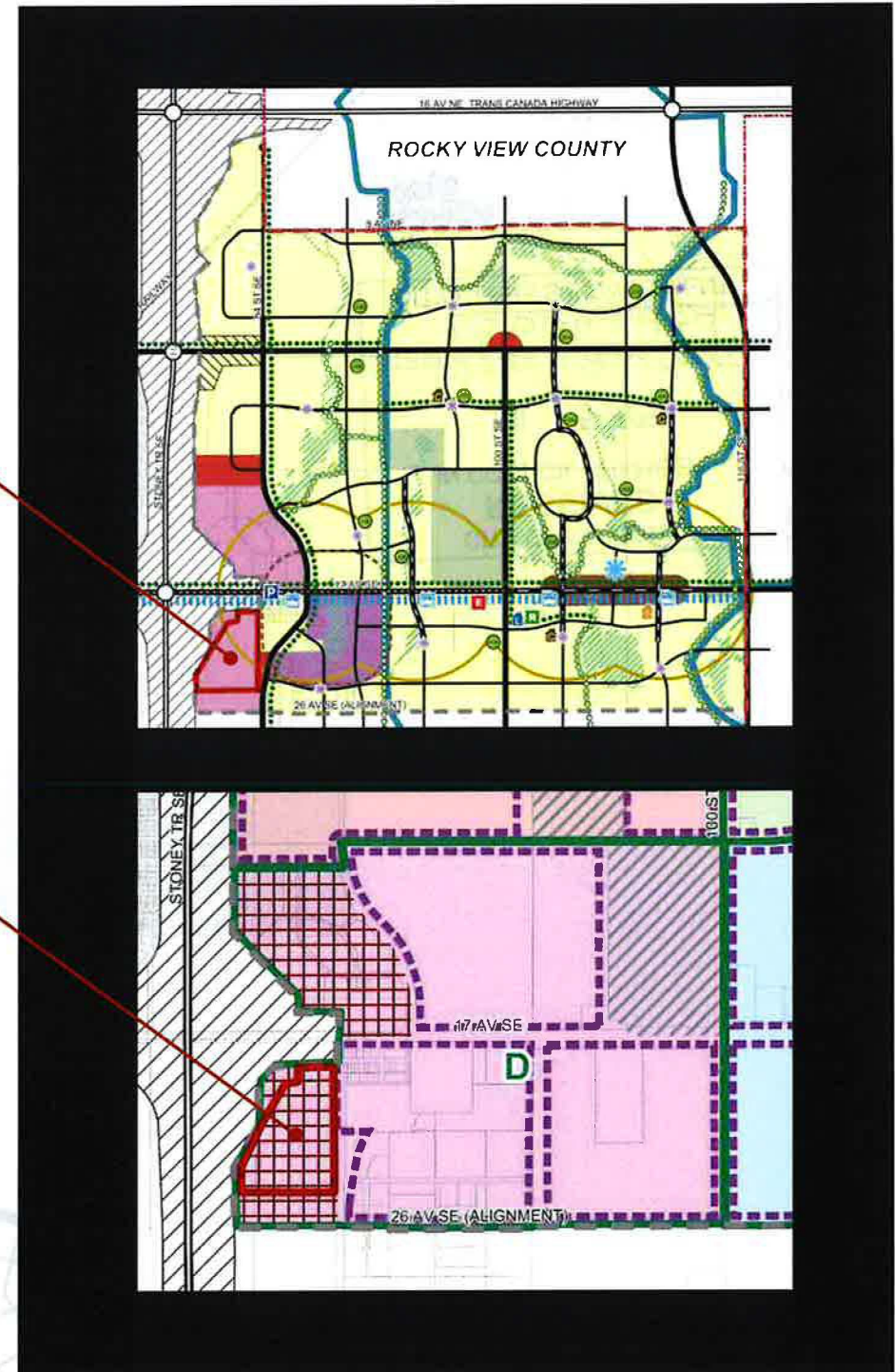
## 84<sup>th</sup> STREET SE

- No long-term connection of Old 84<sup>th</sup> Street to 17<sup>th</sup> Avenue.
- Access to 17<sup>th</sup> Avenue is a key component to support commercial development.
- New 84<sup>th</sup> Street is currently under construction.



# BELVEDERE AREA STRUCTURE PLAN (ASP) AMENDMENT

- The Outline Plan site is located within the Belvedere Area Structure Plan (adopted April 9, 2013)
- ASP Amendment proposed to change the "Super Regional Retail Centre" land use to "Residential" land use for East Hills South.
- ASP Amendment proposed to incorporate East Hills South into the existing "Neighborhood D", increasing the people and jobs.





THANK YOU

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 25 2023  
ITEM: 7.2.25 CP2023-0660  
Distrib - Presentation 2  
CITY CLERK'S DEPARTMENT

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