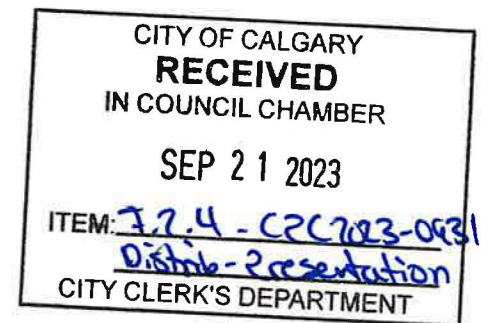




### LOC2022-0109

## Outline Plan and Land Use Amendment

2023 September 21

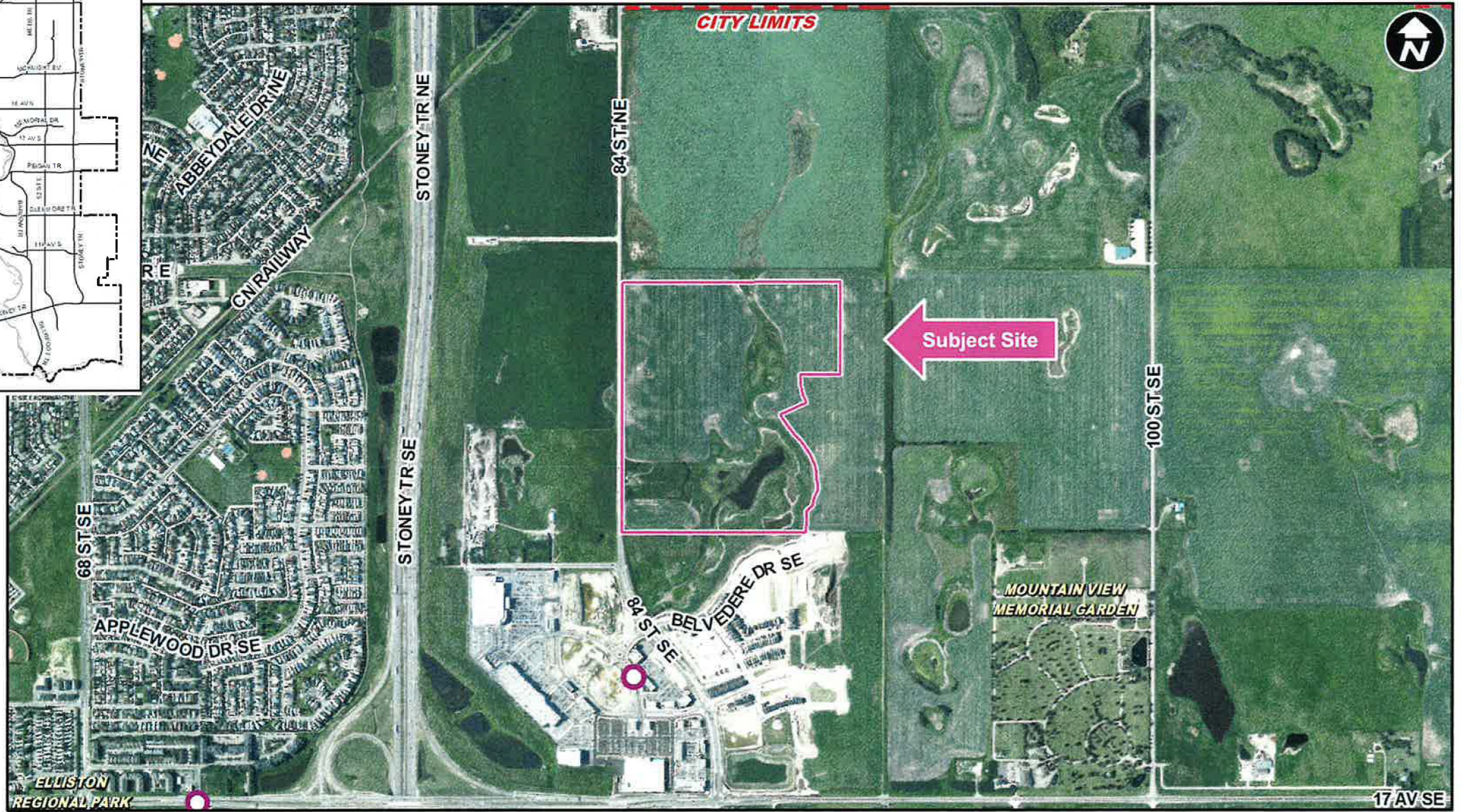
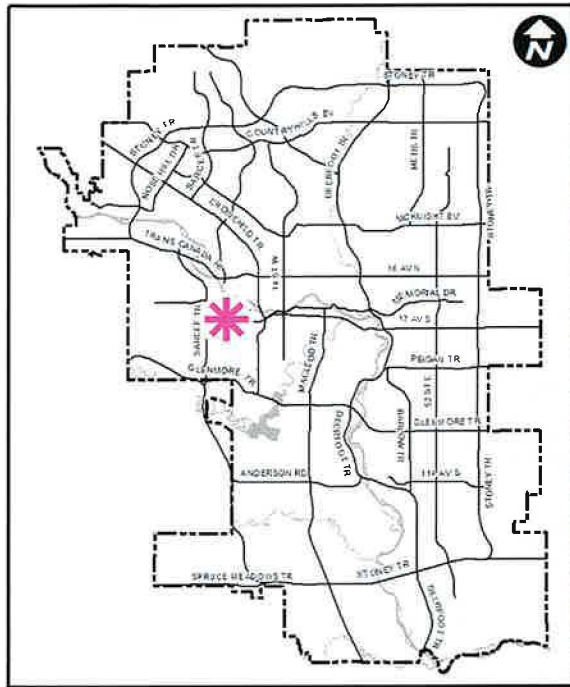


## RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated approving authority, approve the proposed outline plan located at 500 – 84 Street SE (NW ¼, 18, 24, 28, W4M), to subdivide 45.91 hectares ± (113.45 acres ±), with conditions (Attachment 2).

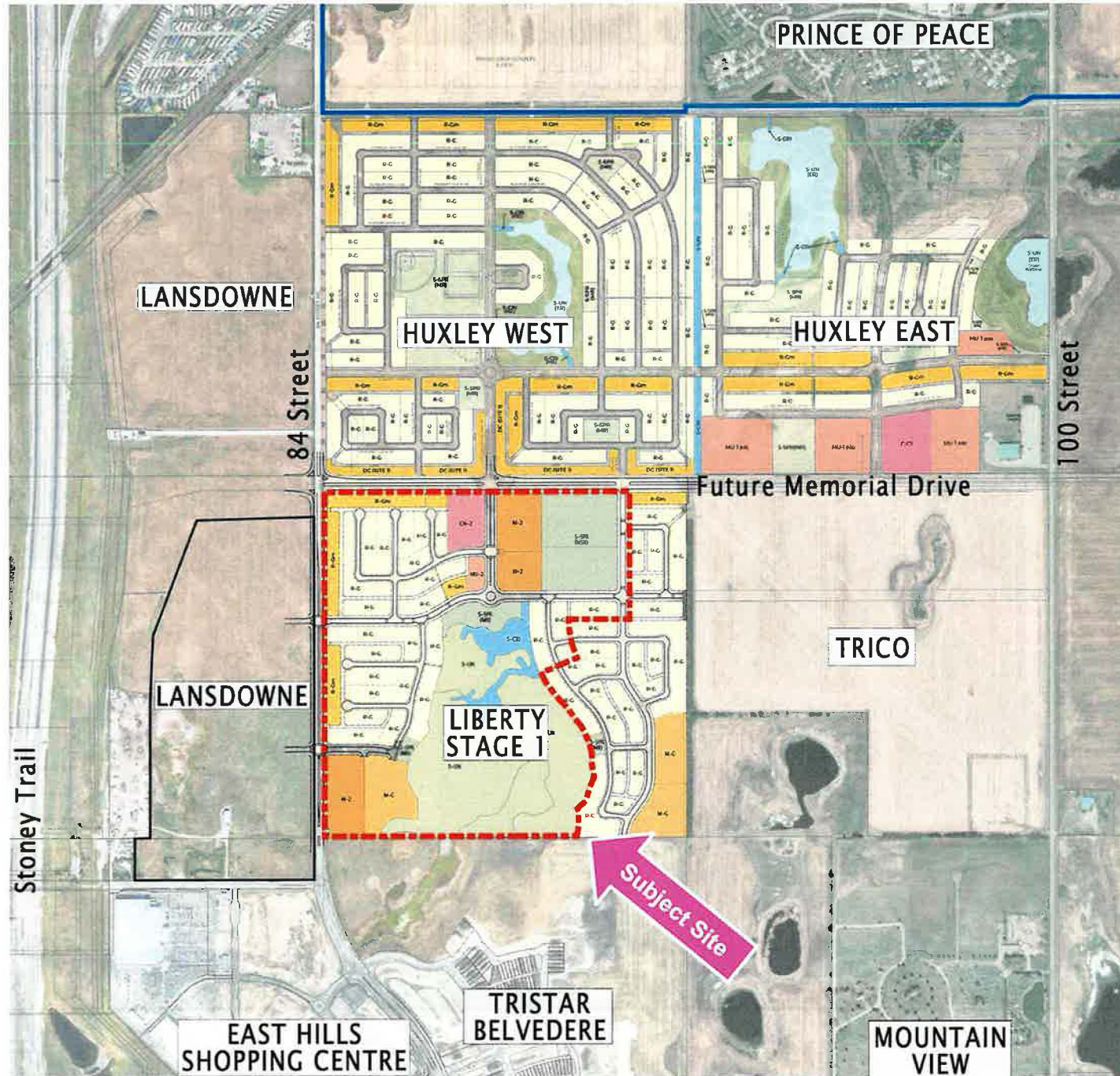
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 45.51 hectares ± (112.45 acres ±) located at 500 – 84 Street SE (NW ¼, 18, 24, 28, W4M) **from** Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G, R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – Active Frontage (MU-2f2.0h16) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.



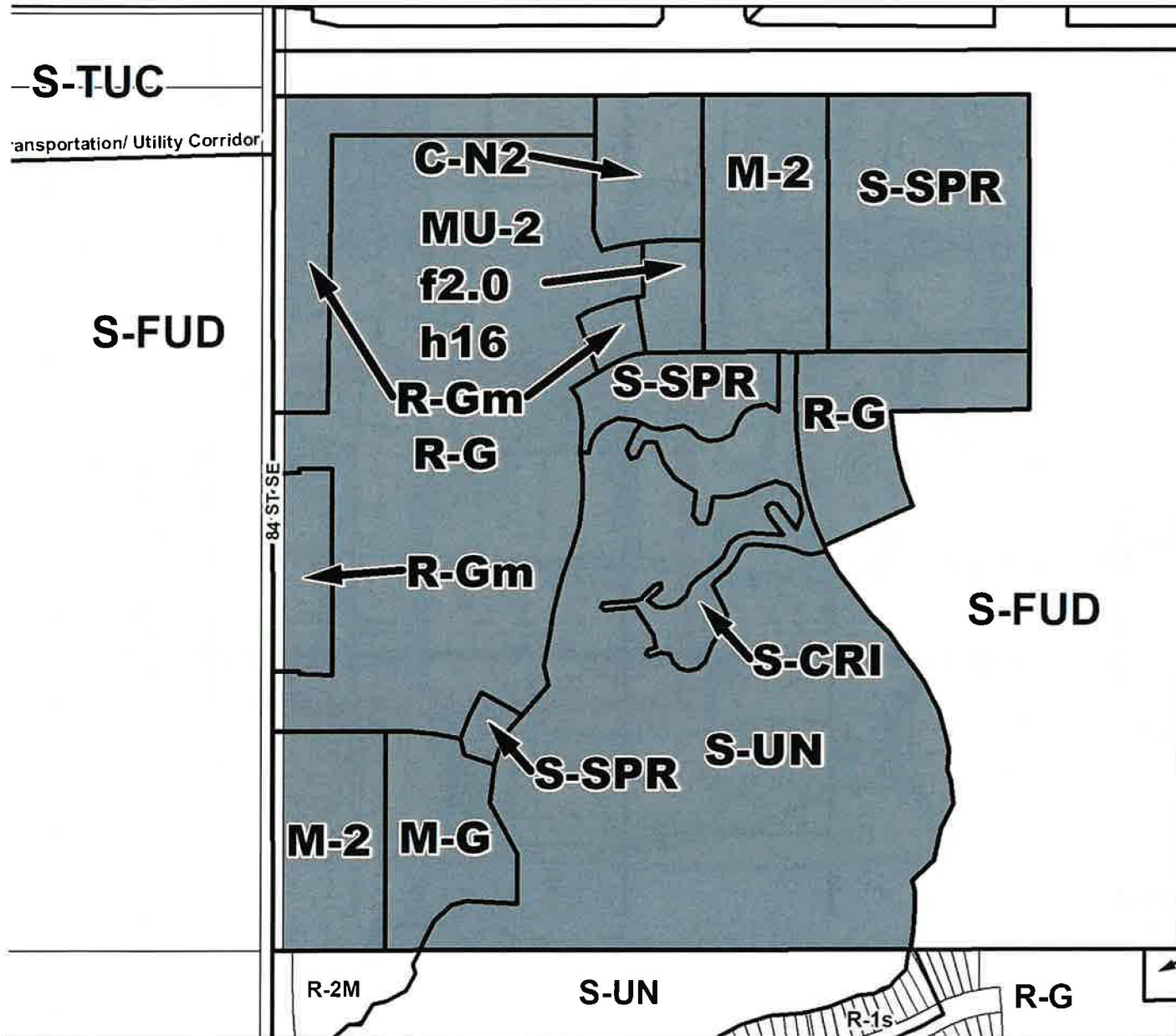
**LEGEND**

- 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





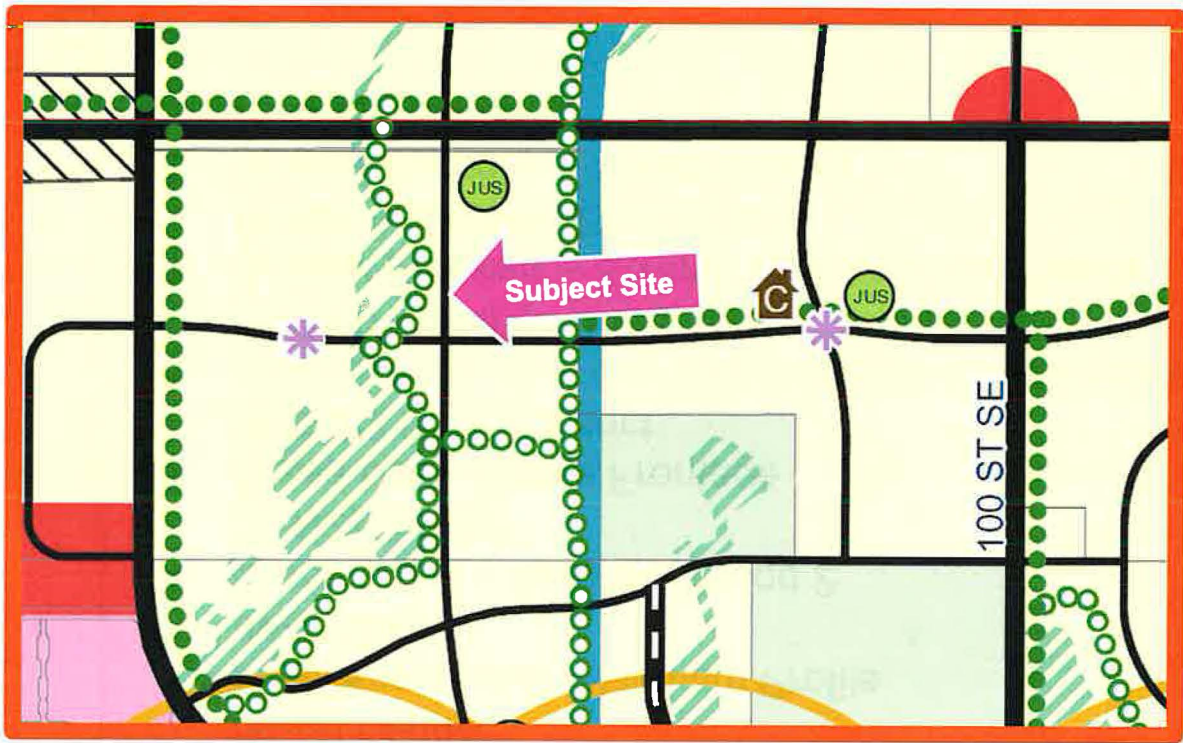
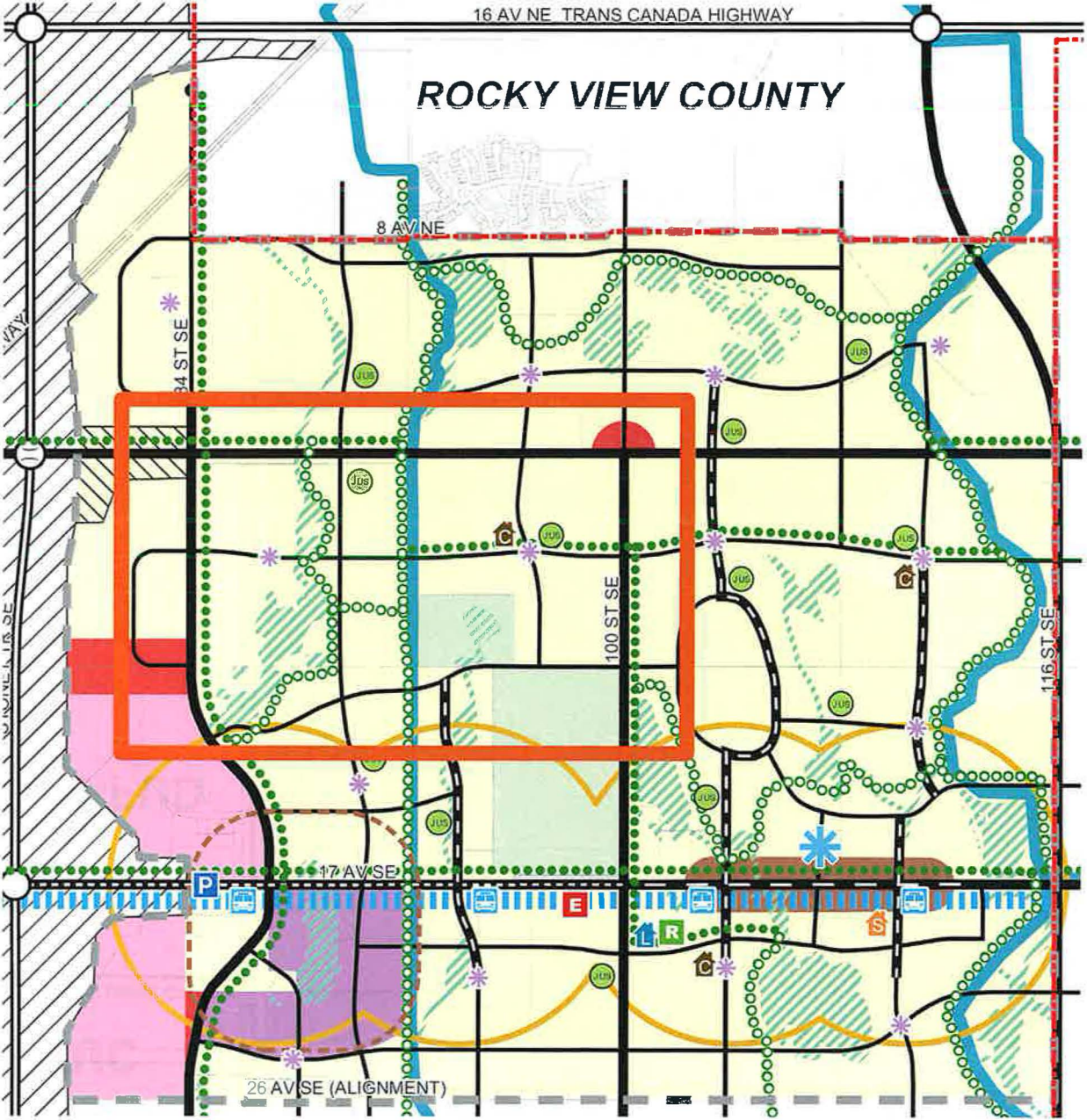




This application proposes several residential, commercial, mixed-use, and special purpose districts:

1. Residential – Low Density Mixed Housing (R-G and R-Gm) District;
2. Multi-Residential – At Grade Housing (M-G) District;
3. Multi-Residential – Medium Profile (M-2) District;
4. Commercial – Neighbourhood 2 (C-N2) District;
5. Mixed Use – Active Frontage (MU-2f2.0h16) District;
6. Special Purpose – City and Regional Infrastructure (S-CRI) District;
7. Special Purpose – School, Park and Community Reserve (S-SPR) District; and,
8. Special Purpose – Urban Nature (S-UN) District.

# The Belvedere Area Structure Plan



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



## RECOMMENDATIONS:

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## Supplementary Slides



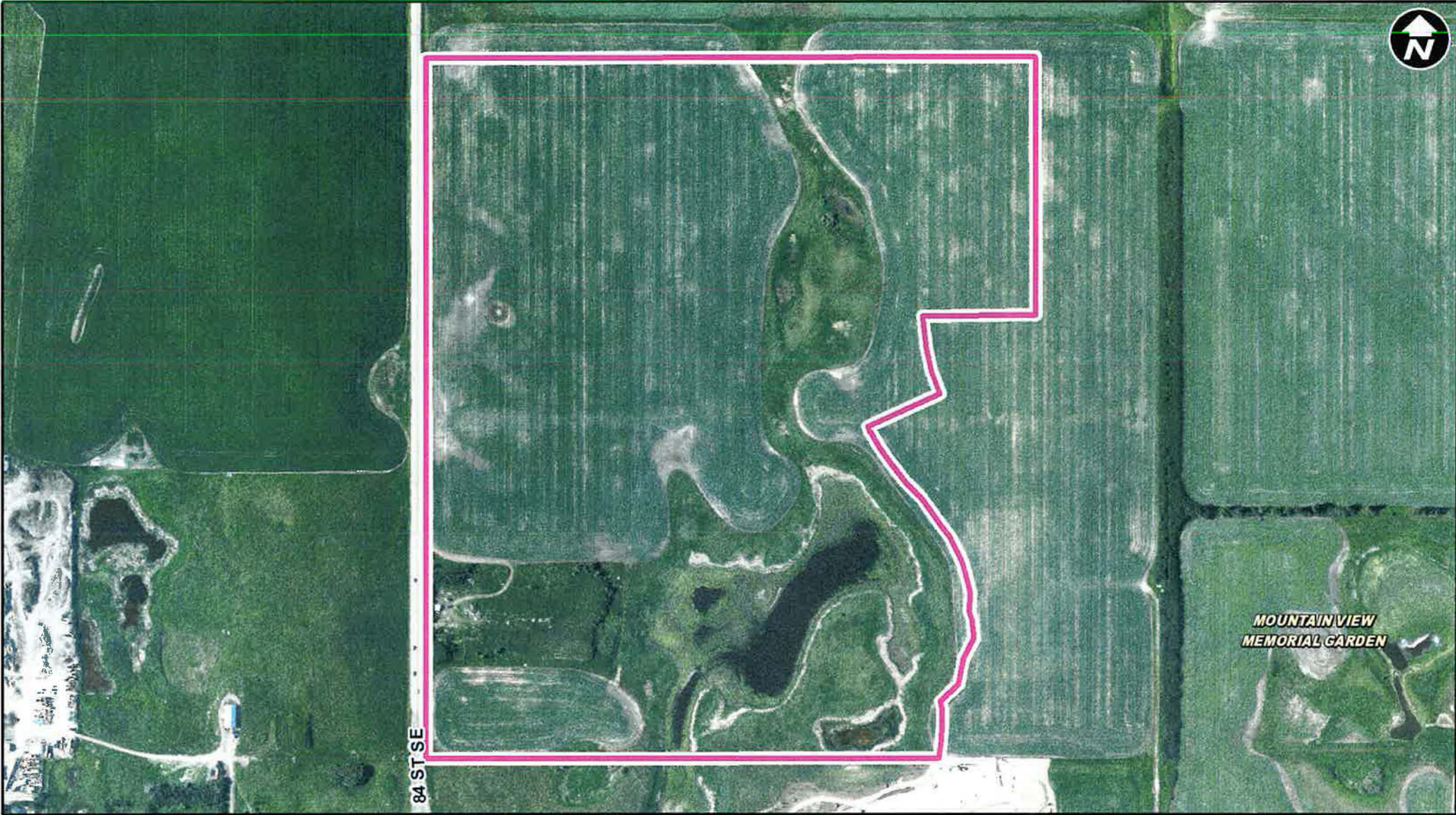
Site View, Looking South



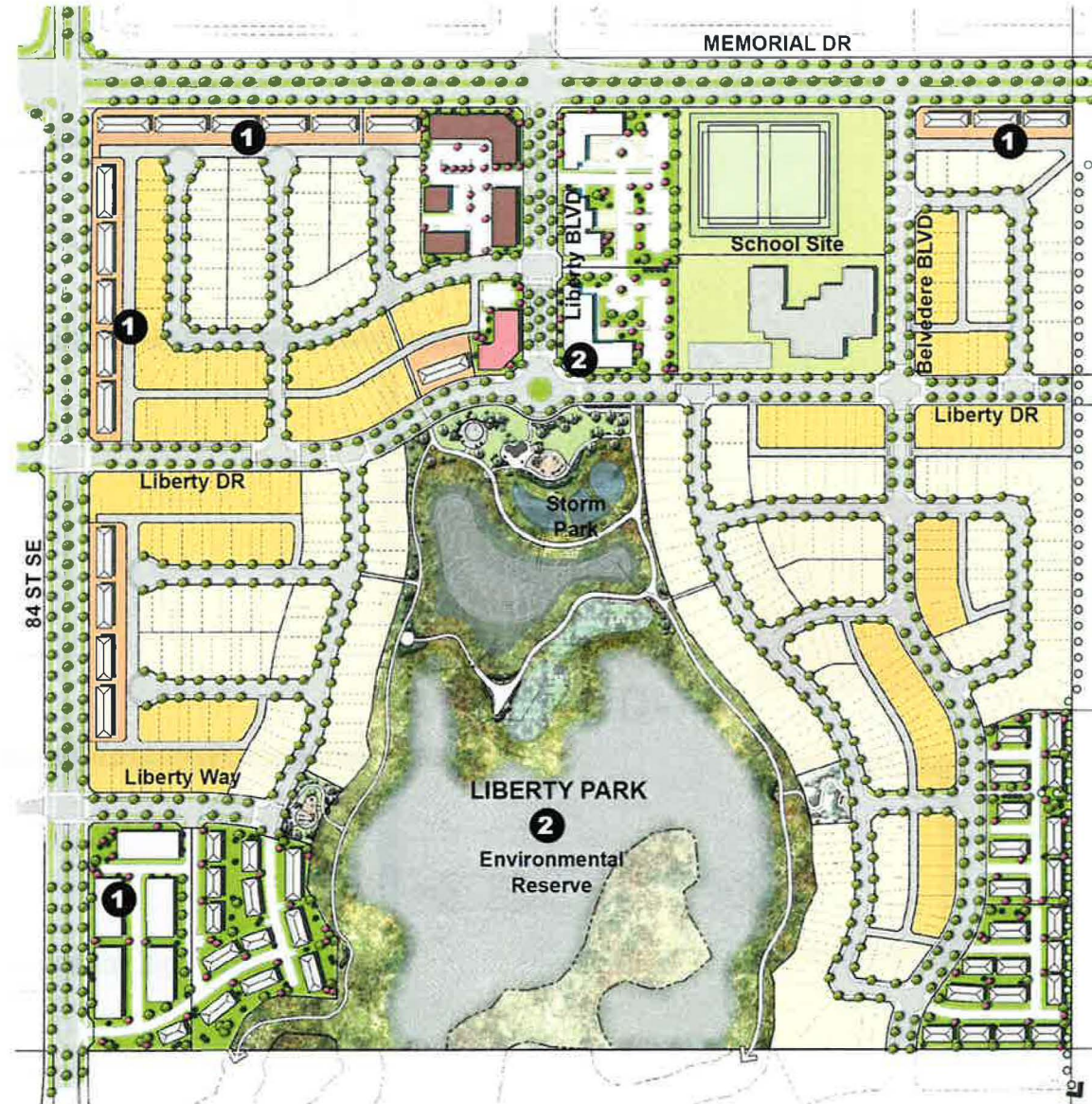
Wetland, Looking South



Site View, Looking East



- 1 Memorial DR / 84 ST Interface** will be addressed through street front townhouses, multi residential and neighbourhood commercial.



- 2 Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminu of Liberty Blvd will integrate th existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.





Memorial Dr

17 Ave SE



Belvedere ASP

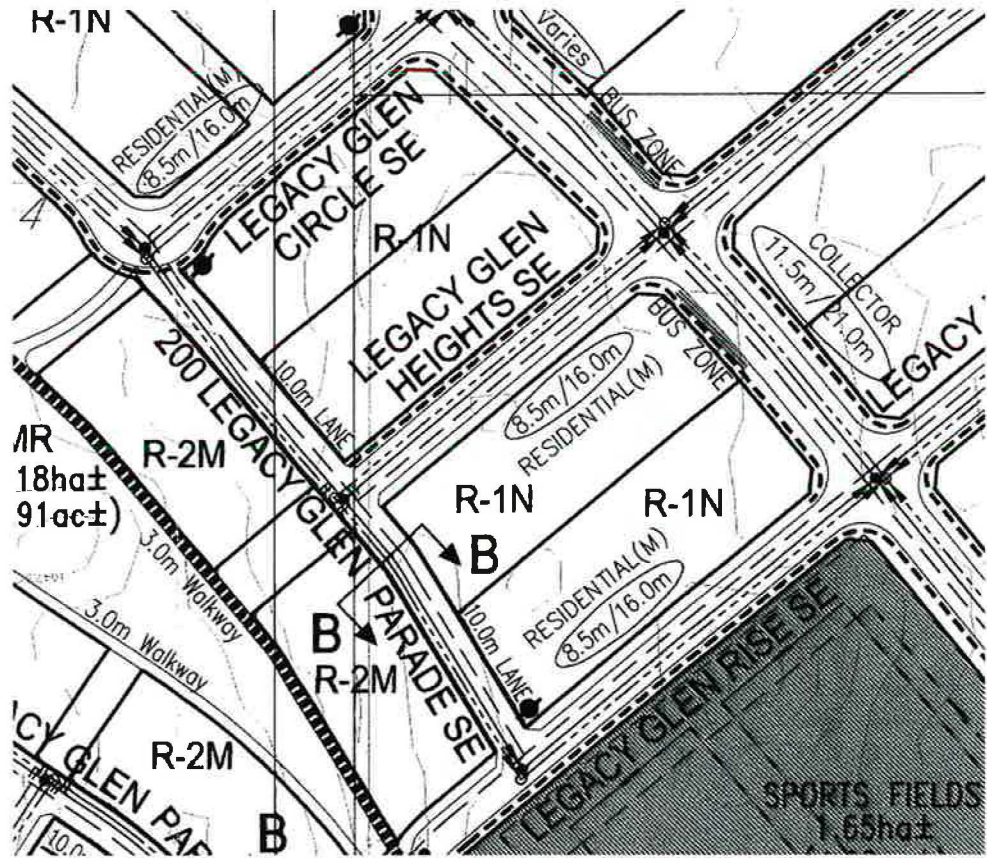


Subject Site

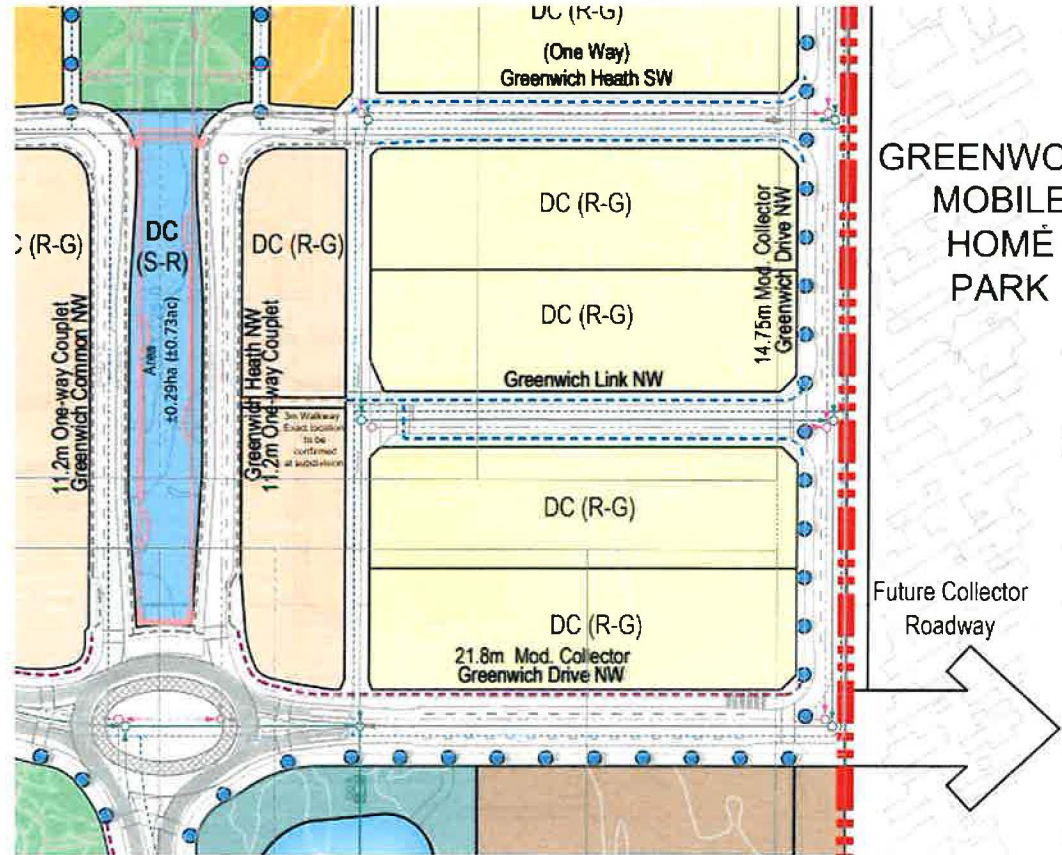


Approved Land Uses





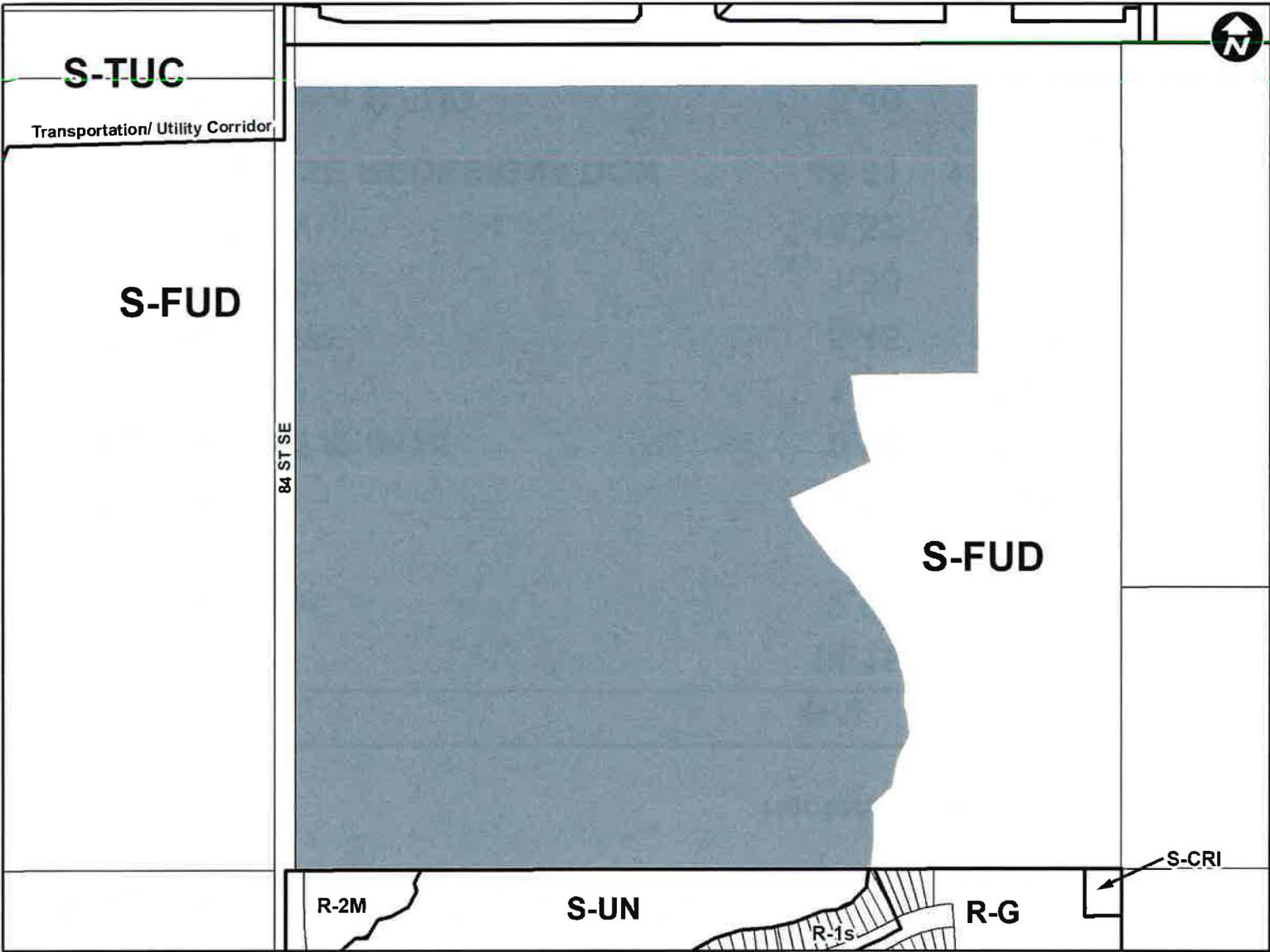
LOC2012-0012 Legacy



LOC2019-0183 Greenwich



<b>LAND USE REDESIGNATION STATISTICS</b>		
	<b>Hectares</b>	<b>Acres</b>
	<b>(+/-)</b>	<b>(+/-)</b>
<i>S-FUD to R-G</i>	14.15	34.98
<i>S-FUD to R-Gm</i>	2.99	7.39
<i>S-FUD to M-G</i>	1.70	4.20
<i>S-FUD to M-2</i>	4.35	10.75
<i>S-FUD to MU-2 f2.0h16</i>	0.54	1.33
<i>S-FUD to CN-2</i>	1.28	3.15
<i>S-FUD to S-SPR</i>	5.45	13.45
<i>S-FUD to S-CRI</i>	1.53	3.79
<i>S-FUD to S-UN</i>	13.52	33.41
<b>TOTAL LAND USE REDESIGNATION</b>	<b>45.51</b>	<b>112.45</b>
<i>S-FUD to Remain S-FUD</i>	0.40	1.00



- 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

