



LOC2021-0184

Policy and Land Use Amendment and Outline Plan

September 21, 2023

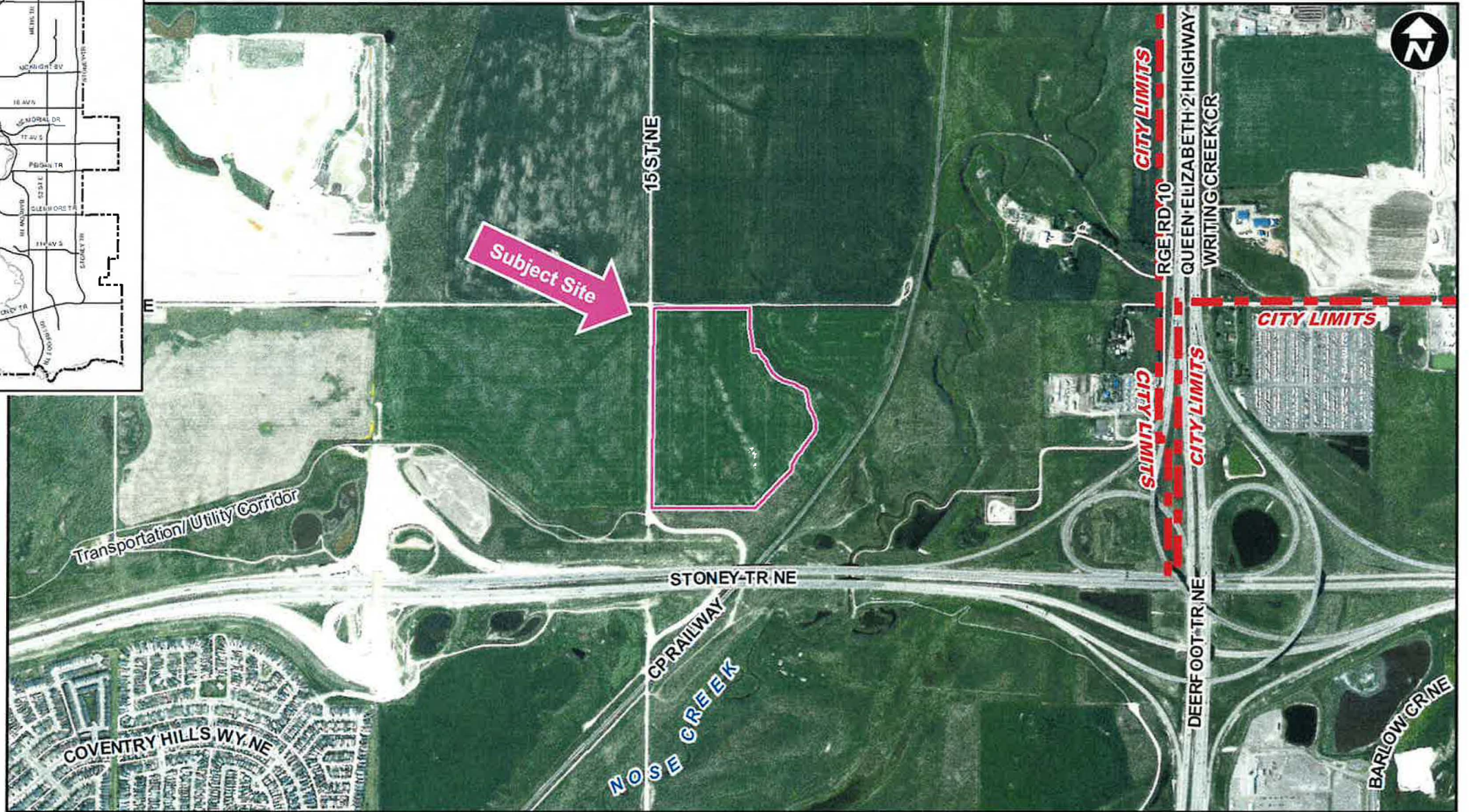
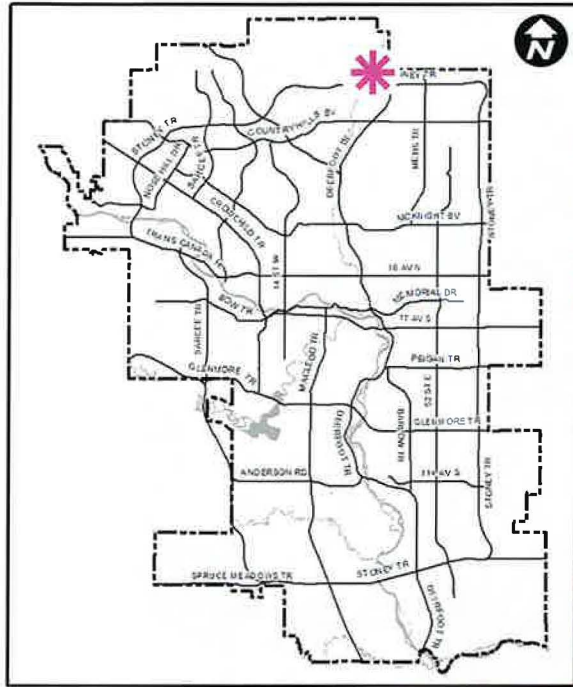
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 21 2023
ITEM: 7.2.7 - C2023-0066
district - presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed Outline Plan located at 13818 and 13920 – 15 Street NE (Portion of NW ¼ 36;25;1;5, and Plan 6268FT; OT) to subdivide 24.23 hectares ± (59.87 acres ±) with conditions (Attachment 2).

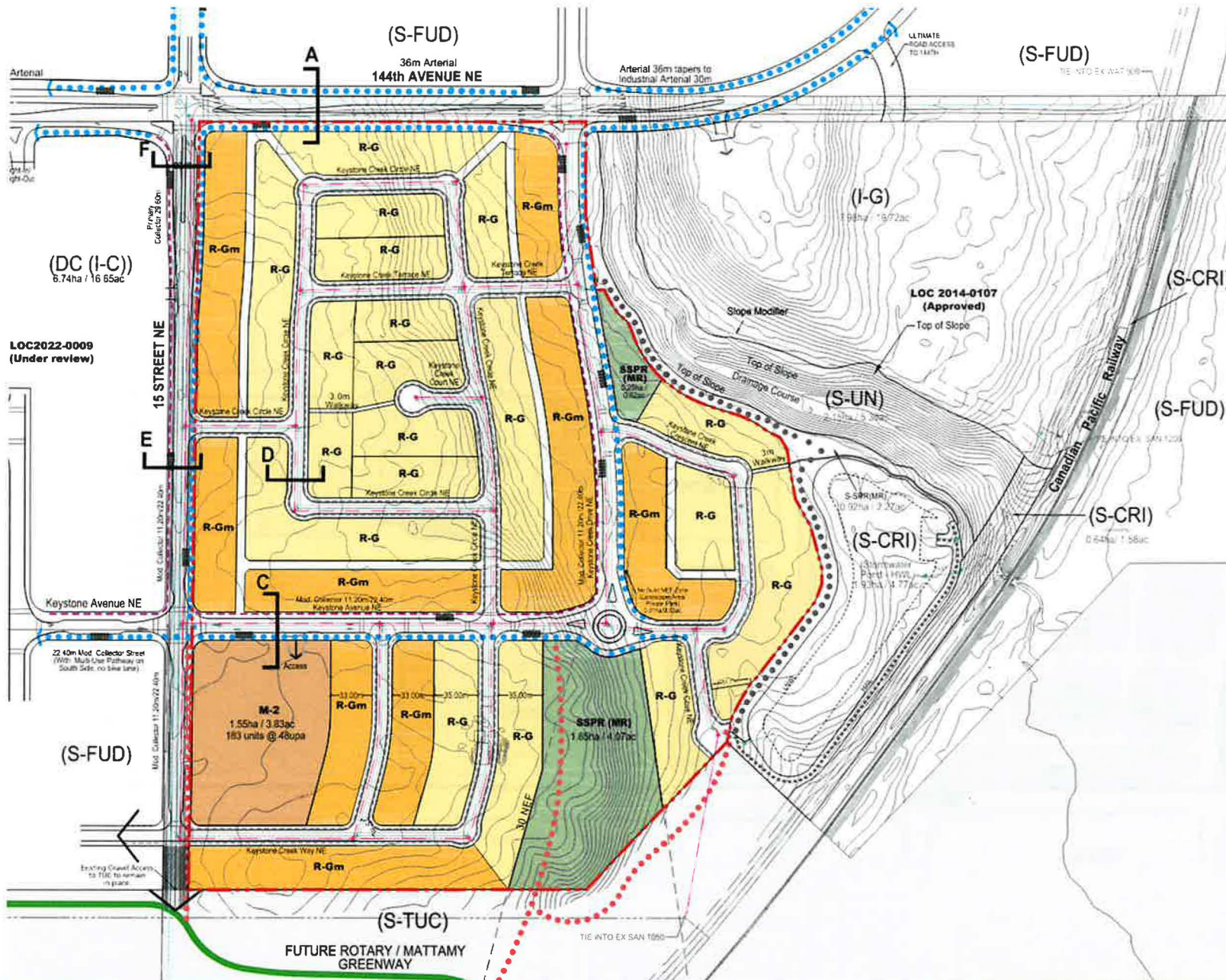
That Calgary Planning Commission Recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3);
3. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 24.23 hectares± (59.87 acres ±) located at 13818 and 13920 – 15 Street NE (Portion of NW ¼ 36;25;1;5, and Plan 6268FT, OT) **from** Industrial – Business (I-Bf0.50h20) District and Industrial-Commercial (I-C) 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; and Special Purpose – School, Park, and Community Reserve (S-SPR) District.



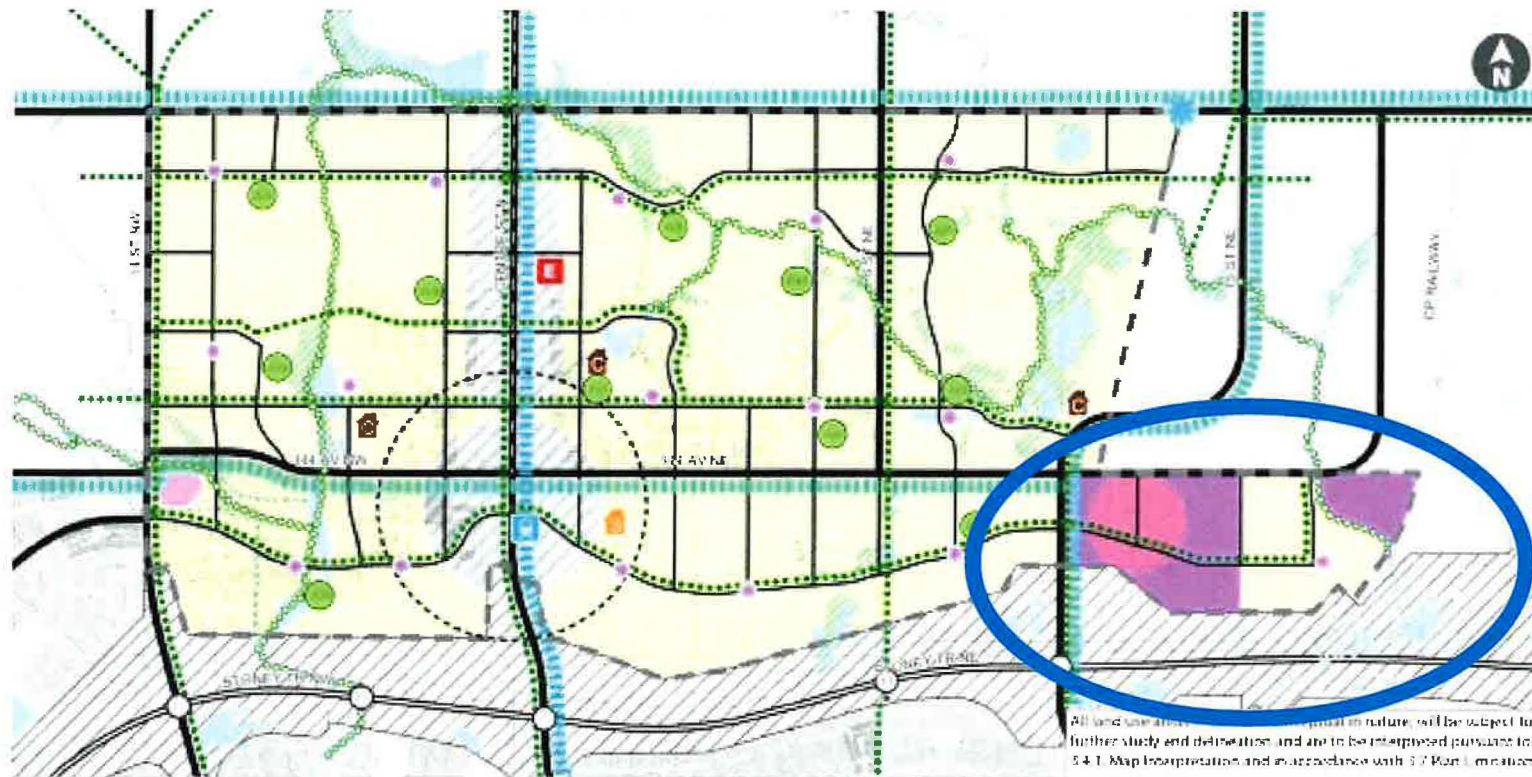


Proposed Outline Plan



- Accommodates a mix of single detached, semi-detached dwellings, and rowhouses
- Includes a multi-residential site
- 1.9 hectares of open space has been provided through two separate park spaces.
- Achieves a residential density of 30.1 units per hectare or 12.2 units per acre.





Map 5
Land Use Concept

Legend		
Transportation/Utility Corridor	Transit Station Planning Area	Arterial Street
Plan Area Boundary	Emergency Response Station	Urban Boulevard
Neighbourhood Area	Community Activity Centre	Primary Collector/Collector
Special Study Area (Major Activity Centre & Urban Corridor)	Neighbourhood Activity Centre	Full Interchange
Regional Retail Centre	Community Centre	Pedestrian Overpass
Community Retail Centre	Green Corridor	BRT Route
Industrial/Employment Area	Regional Pathway	LRT Alignment
Environmental Open Space Study Area	Skeletal Road	LRT Station

- Correct mapping errors in the MDP and ASP
- Reflect the 80% 20% split approved by Council at time of First Reading of the amending bylaws.
- Does not impact approvability of this application.

RECOMMENDATIONS:

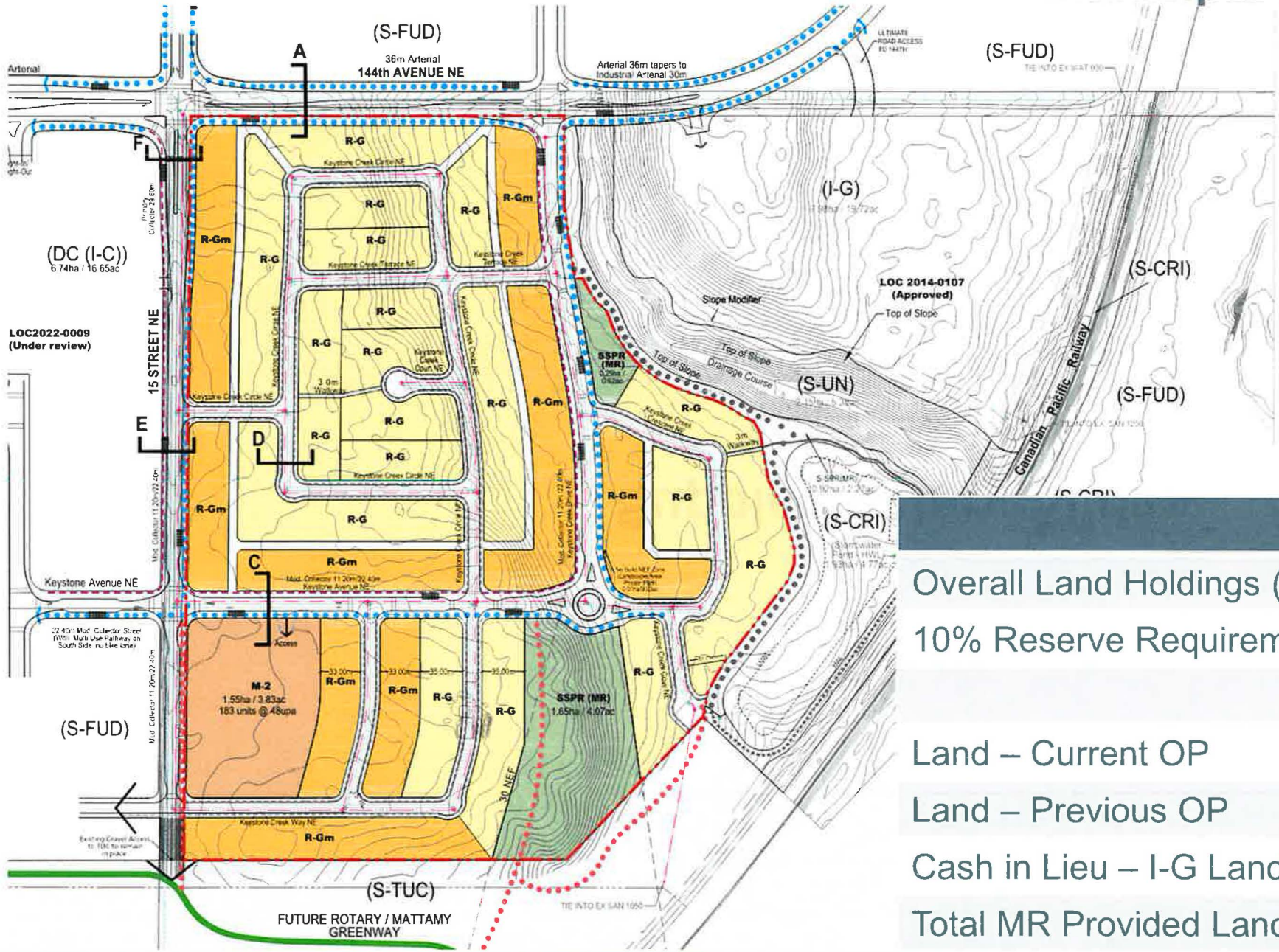
1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed Outline Plan located at 13818 and 13920 – 15 Street NE (Portion of NW ¼ 36;25;1;5, and Plan 6268FT; OT) to subdivide 24.23 hectares ± (59.87 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission Recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3);
3. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 24.23 hectares± (59.87 acres ±) located at 13818 and 13920 – 15 Street NE (Portion of NW ¼ 36;25;1;5, and Plan 6268FT, OT) **from** Industrial – Business (I-Bf0.50h20) District and Industrial-Commercial (I-C) 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; and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

Supplementary Slides

Municipal Reserve Dedications

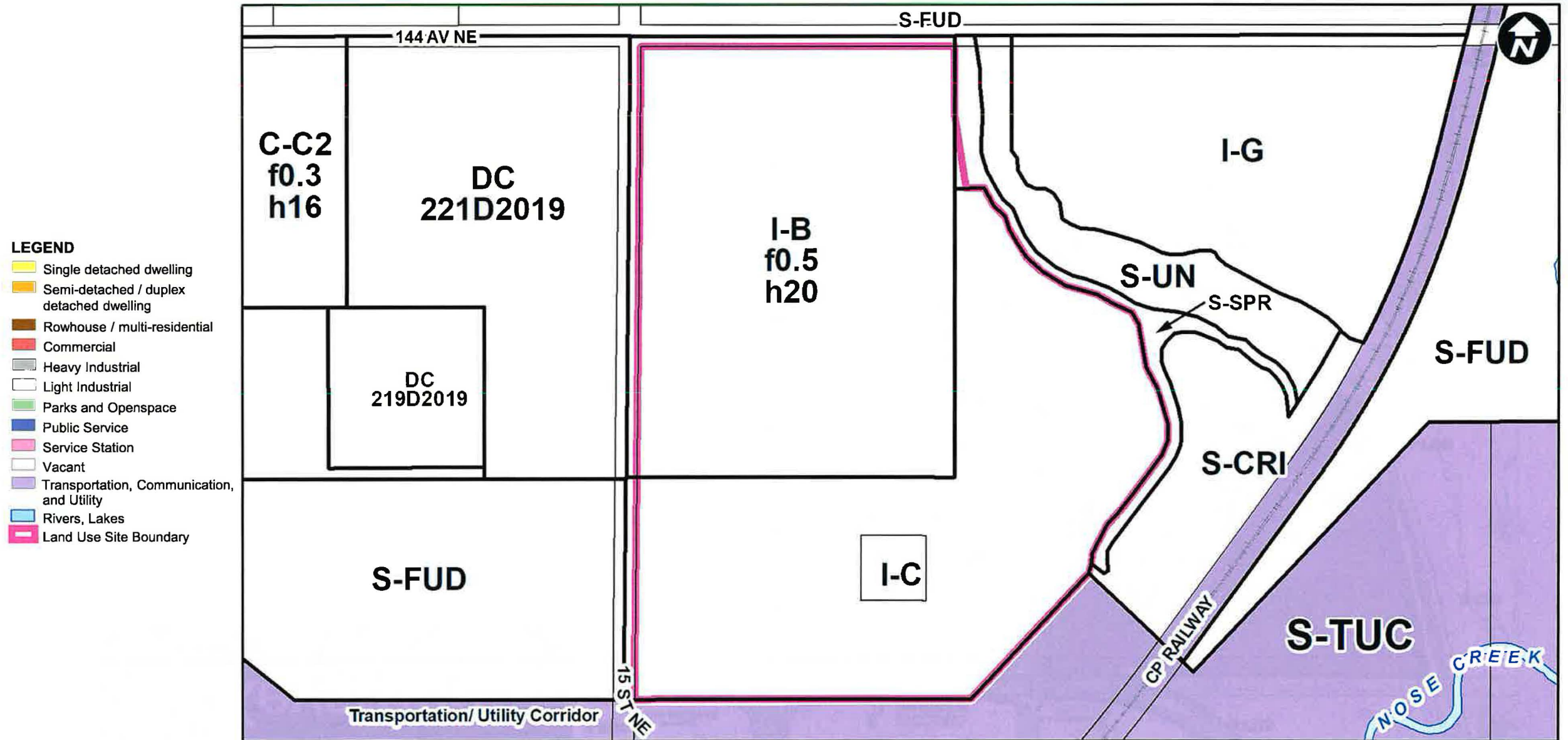


Overall Land Holdings (Less ER)	36.12 ha
10% Reserve Requirement	3.61ha
Land – Current OP	1.90 ha
Land – Previous OP	0.92ha
Cash in Lieu – I-G Lands	0.79ha
Total MR Provided Land/Cash	3.61 ha



OUTLINE PLAN STATISTICS
(11-Apr-19)

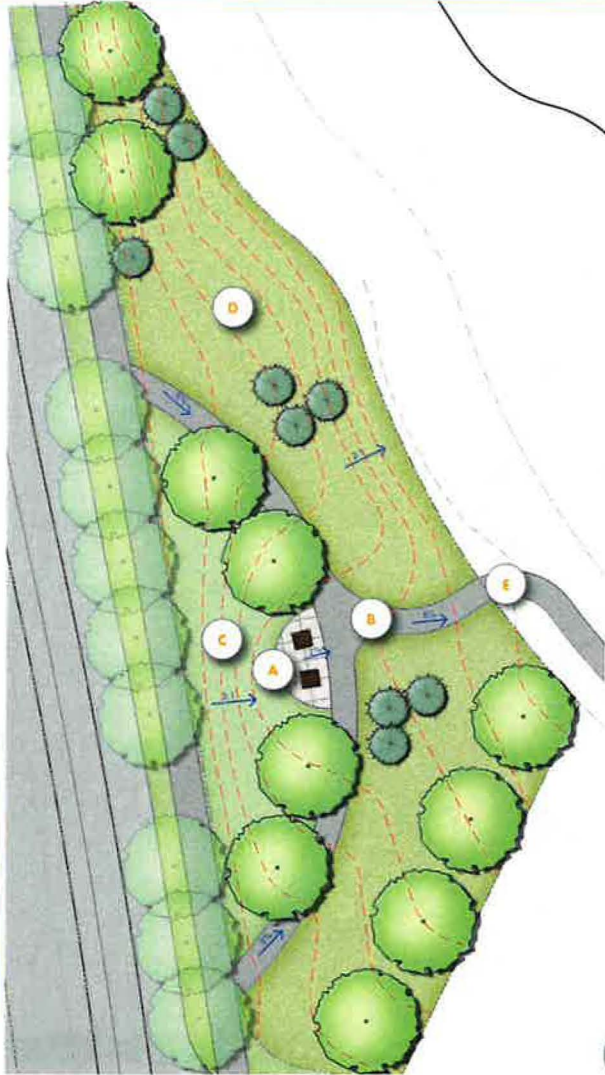
	Area (ha)	Area (ac)	% of GDA
Total Ownership Area	38.27	94.57	
Less Environmental Reserve (S-UN(ER))	2.15	5.31	
Gross Developable Area (GDA)	36.12	89.26	100%
Industrial - Commercial (I-C)	11.25	27.89	31.1%
Industrial - Business (I-B) 50h20	9.77	24.14	27.0%
Industrial General (I-G)	7.98	19.72	22.1%
Public Utility Lot (S-CRI / PUL)	2.85	7.29	8.2%
Stormwater Pond	1.93	4.77	
Maintenance Access Road	0.38	0.94	
Servicing	0.64	1.58	
Total Municipal Reserve (S-SPR(MR))	3.61	8.93	10.0%
Municipal Reserve - Provided	0.94	2.32	2.6%
Municipal Reserve CASH-IN-LIEU	2.67	6.60	7.4%
Roadways and Lanes	3.23	7.99	8.9%
144th Avenue NE Road Widening (south side)	0.24	0.59	
15th Street NE Road Widening (east side)	0.28	0.69	
Keystone Boulevard NE 31.0m Primary Collector Street with Multi-Use Pathway on south side	0.21	0.72	
Keystone Boulevard NE 23.00m Industrial Street with Multi-Use Pathway	0.20	0.49	
Keystone Boulevard NE (12.00m/22.60m) Industrial Street (no bike lanes) with Multi-Use Pathway	1.34	3.32	
Keystone Road NE (9.00m/19.00m) Industrial Street	0.88	2.17	



KEYSTONE HILLS

Legend

- A** Picnic Plaza
- B** 2.5m Wide Local Pathway
- C** Open Lawn
- D** Naturalized Area
- E** Connection to 2.5m Green Corridor Pathway



Key Plan (N.T.S.)



L.A. West

Landscape ■ Architectural ■ Design



North MR
Concept Plan

SUBJECT TO CHANGE ■ AUGUST 2023

1

KEYSTONE HILLS

- Legend**
- A** Playground with Slope Integrated (Ages 5-12)
 - B** Concrete Plaza & Trellis
 - C** Half Court Basketball
 - D** Active Open Space
 - E** Trail Kiosk & Seating Area
 - F** 3.0m Wide Rotary/Mattamy Greenway Connection
 - G** 2.5m Wide Local Pathway
 - H** Landscaped Buffer
 - I** Open Lawn
 - J** Naturalized Area
 - K** Concrete Swale



L.A. West

Landscape ■ Architectural ■ Design



Key Plan (N.T.S.)



South MR
Concept Plan

SUBJECT TO CHANGE ■ AUGUST 2023

2



