



Public Hearing of Council

Agenda Item: 7.2.37



LOC2022-0165 / CPC2023-0778 Outline Plan and Land Use Amendment

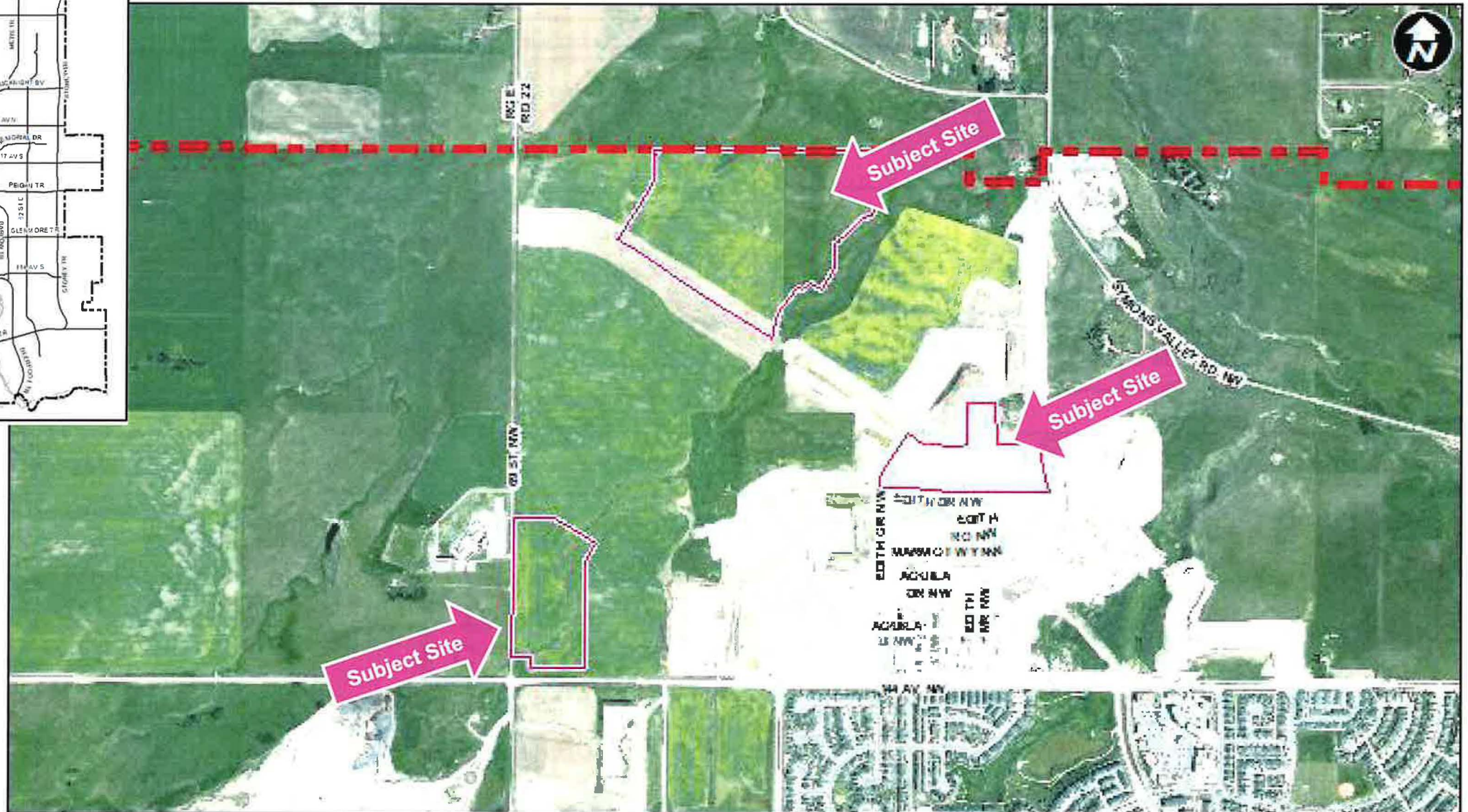
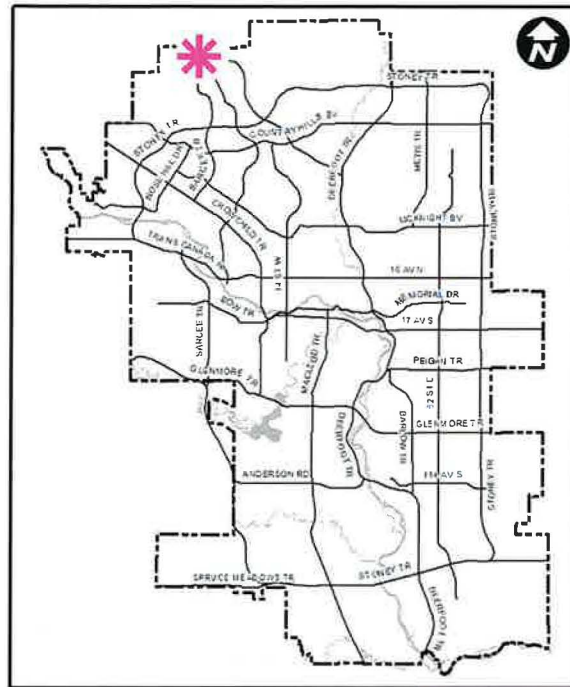
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.37 - LOC2023-0778
Distribution - Presentation
CITY CLERK'S DEPARTMENT













Calgary Planning Commission's Recommendation:

That Council:

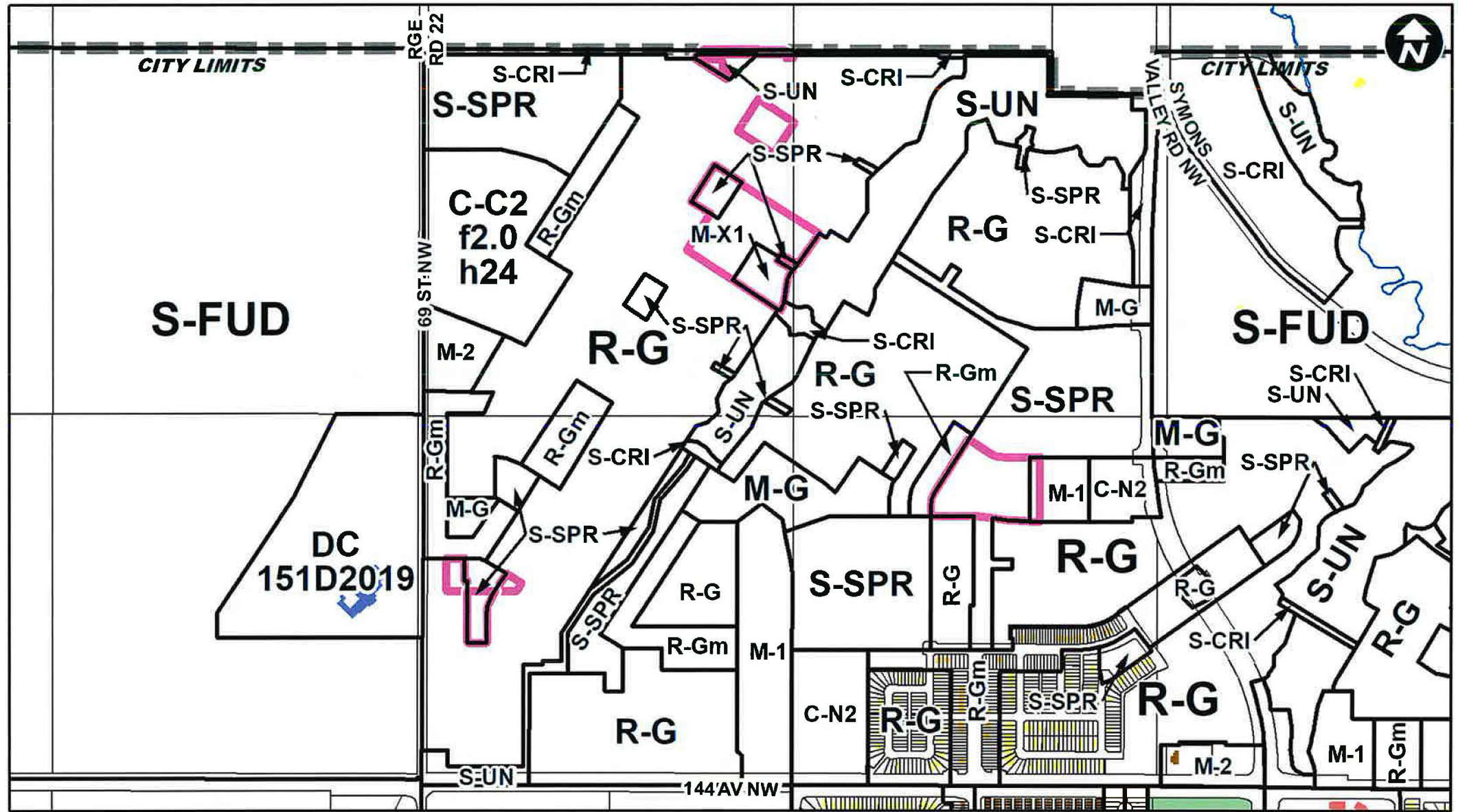
Give three readings to **Proposed Bylaw 162D2023** for the redesignation of 9.52 hectares \pm (23.52 acres \pm) located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District, Mixed Use – General (MU-1h20) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

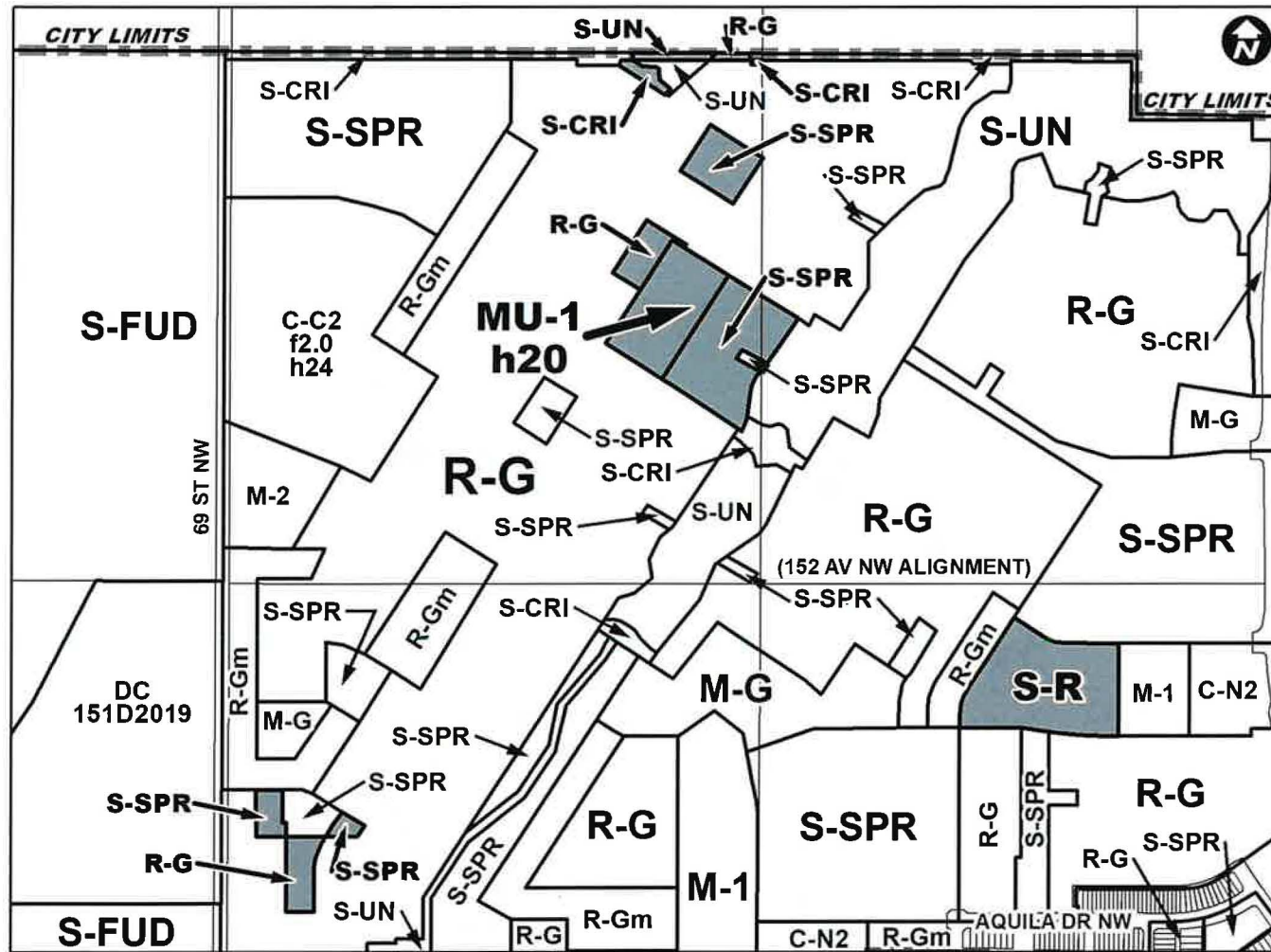


LEGEND

-  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

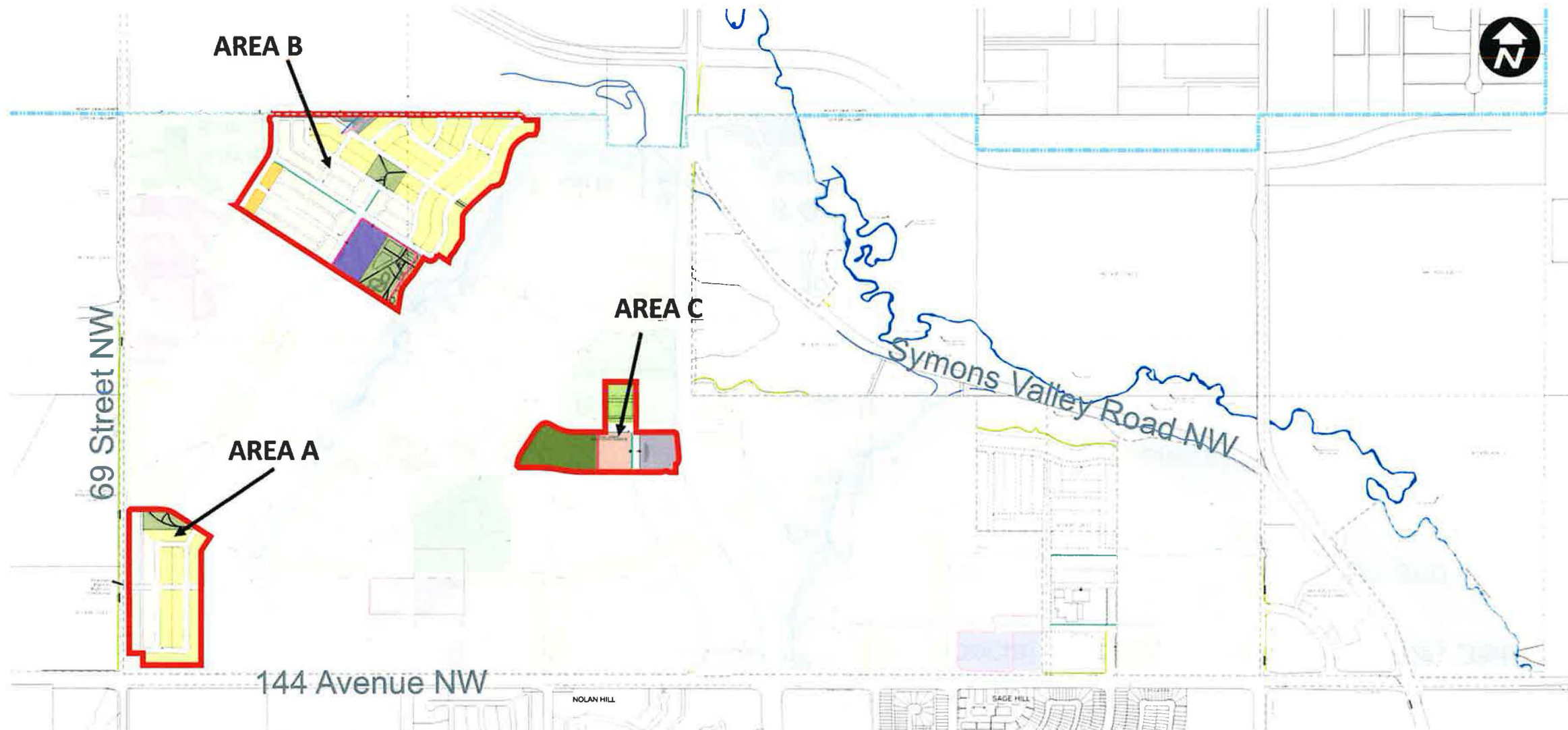
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





This application proposes the following districts:

- Special Purpose – Recreation (**S-R**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District;
- Mixed-Use - General (**MU-1h20**) District;
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District
- Residential – Low Density Mixed Housing (**R-G**) District; and
- Special Purpose – Urban Nature (**S-UN**) District



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 162D2023** for the redesignation of 9.52 hectares \pm (23.52 acres \pm) located at 6500 – 144 Avenue NW (portions of NW1/4, SW1/4, SE1/4 Section 2-26-2-5) and 15505 Symons Valley Road NW (portions of NE1/4 Section 2-26-2-5) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District **to** Residential – Low Density Mixed Housing (R-G) District, Mixed Use – General (MU-1h20) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

Supplementary Slides



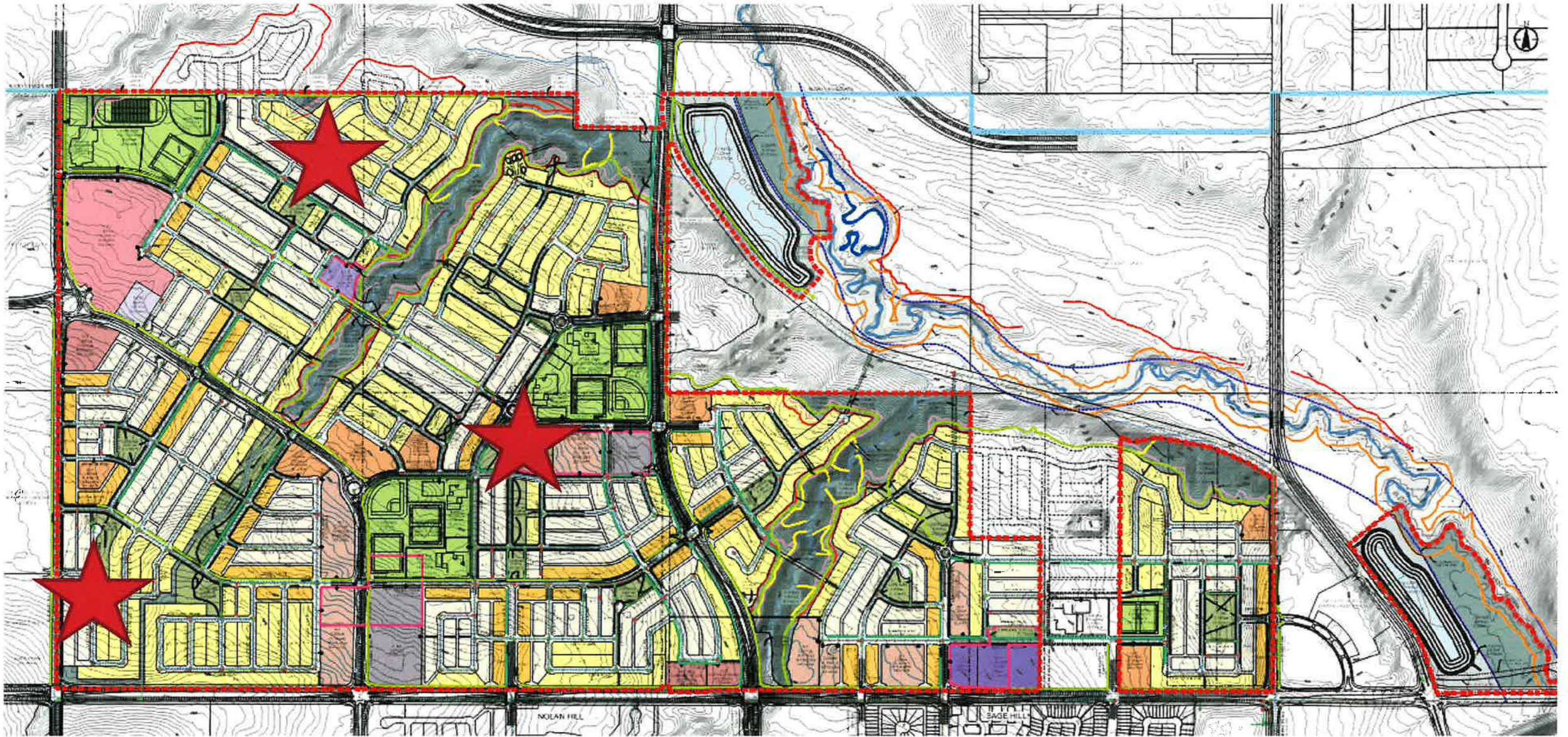
69 Street NW looking Northeast

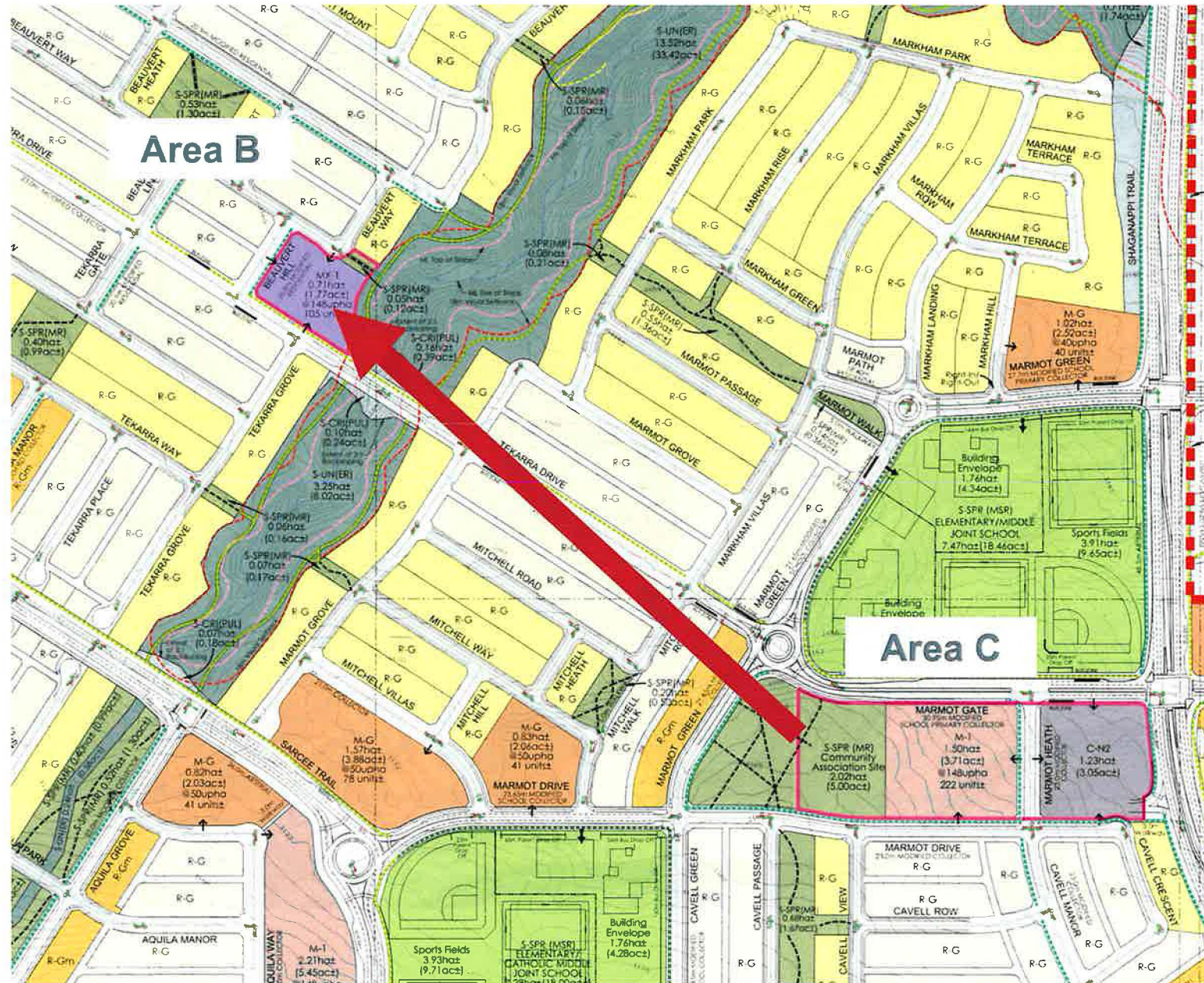


69 Street NW looking Southeast
toward 144 Avenue NW

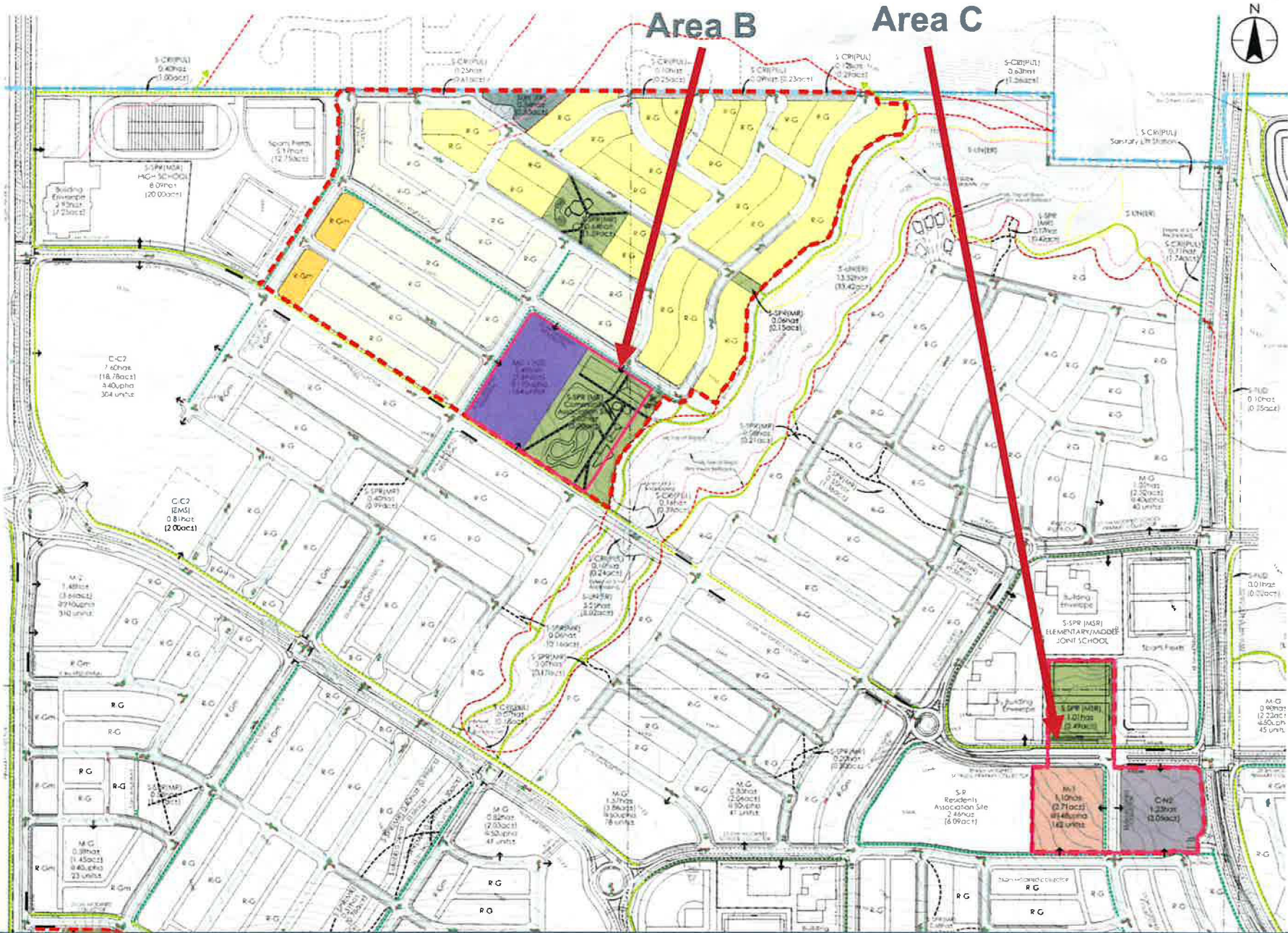


69 Street NW looking South
Bears paw Christian School





- Relocate municipal reserve from the Neighbourhood Activity Centre (NAC) in **Area C**
- to an existing NAC in **Area B**



Area B

- Proposing a Mixed Use District as part of the new NAC
- Reconfigured blocks and streets

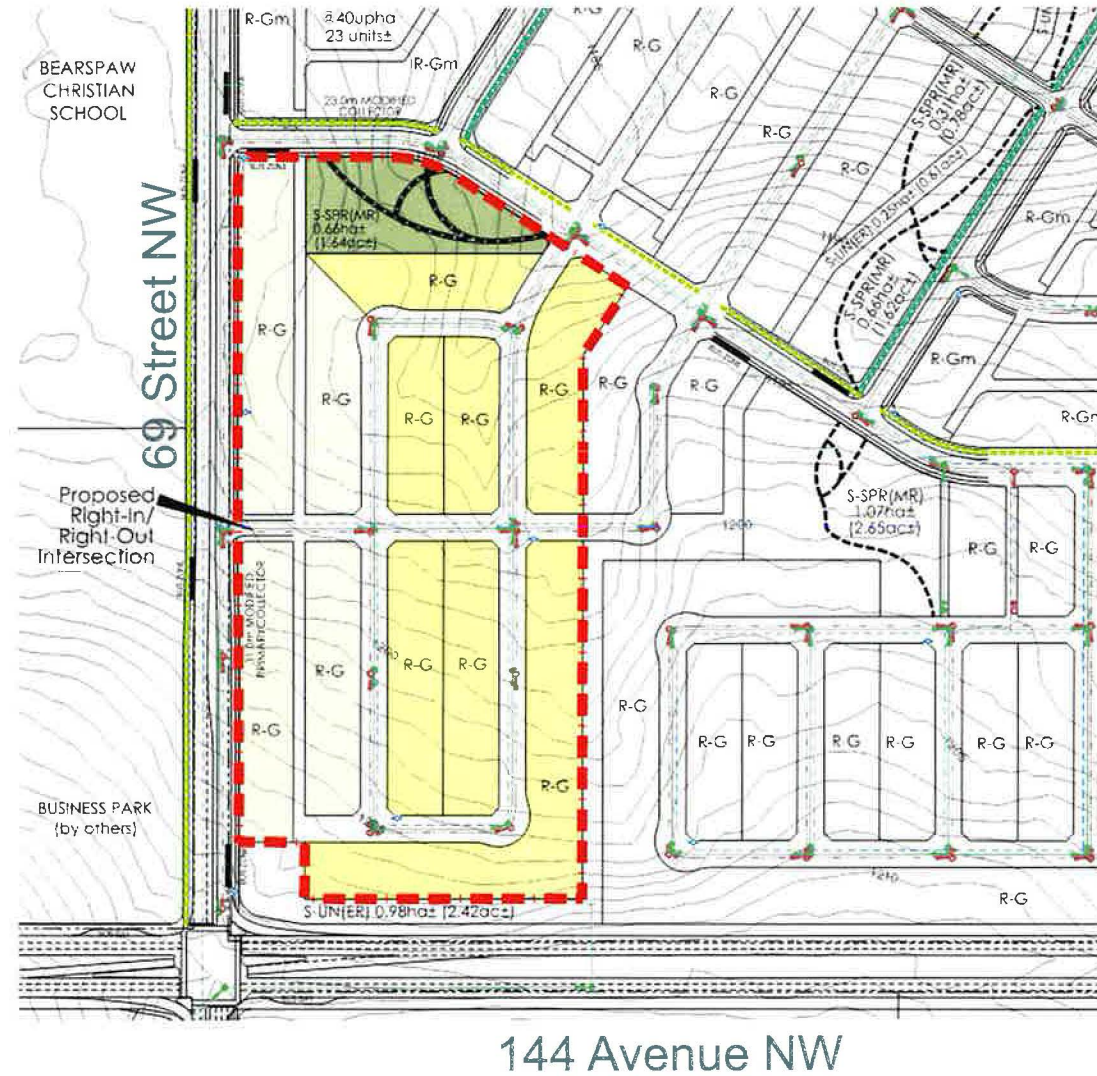
Area C

- Updated the NAC boundary



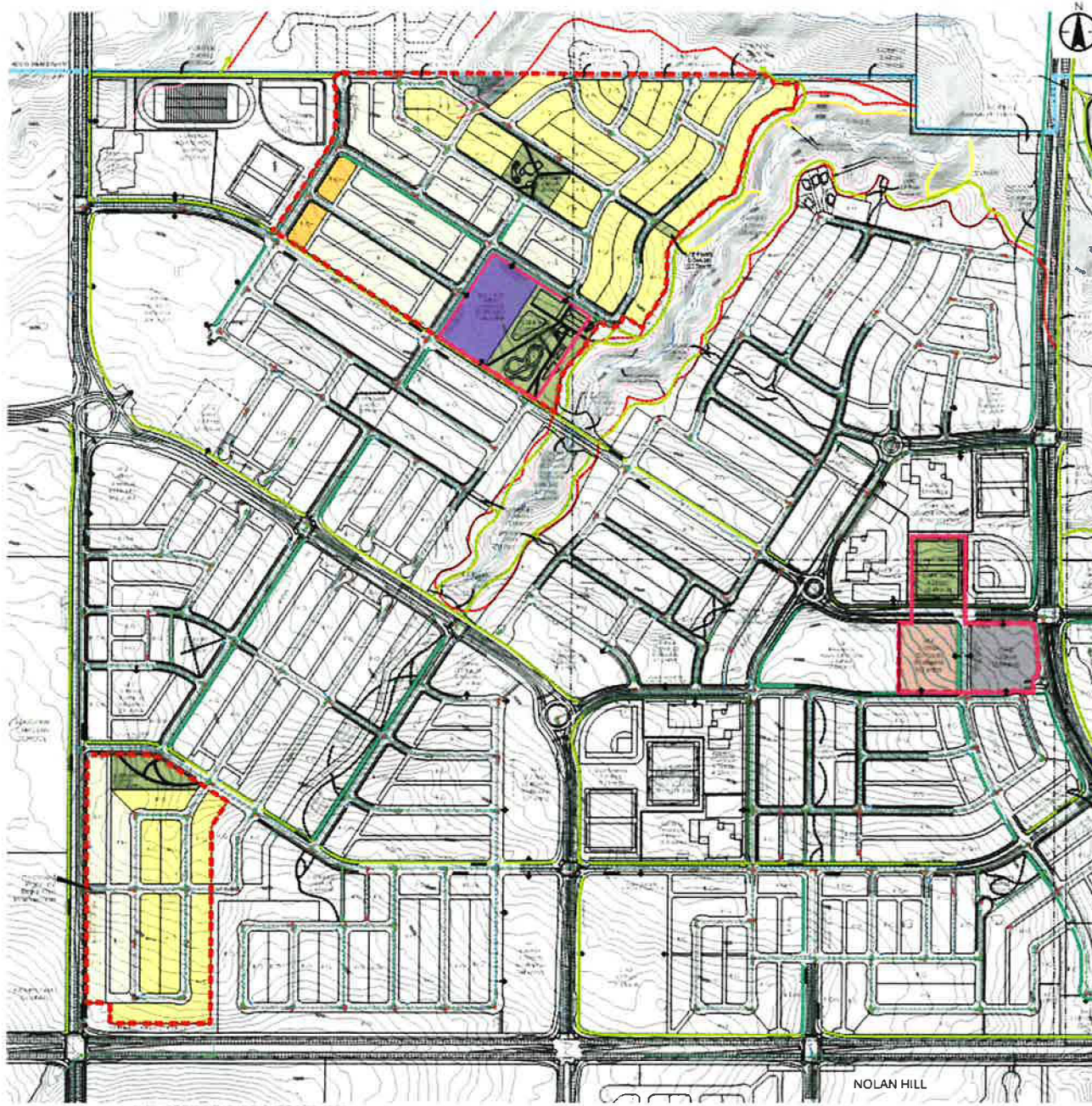
LOC2017-0368

SITE A



Site A

- Changed street layout
- Aligns with the street network shown in the Glacier Ridge Area Structure Plan



Municipal Reserve is conserved

Density: 24.3 units per hectare/9.8 units per acre

NAC in Area B: 107 people & jobs per hectare

NAC in Area C: 124 people & jobs per hectare

MAP 3: LAND USE CONCEPT

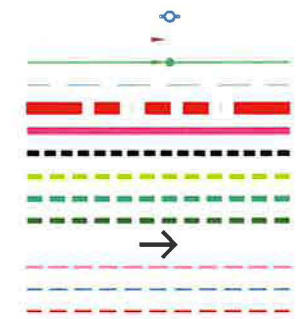
Approved: 49P2015
Amended: 37P2016

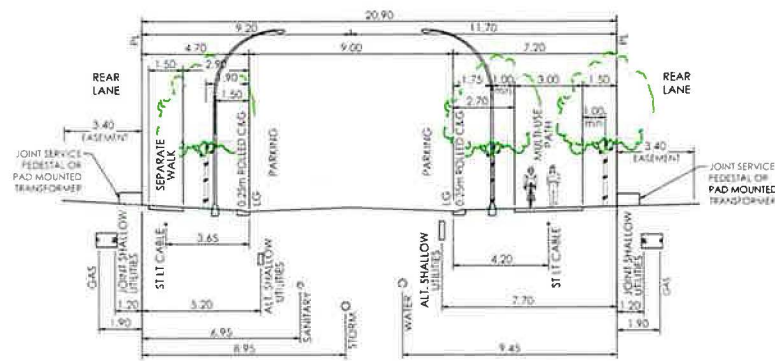




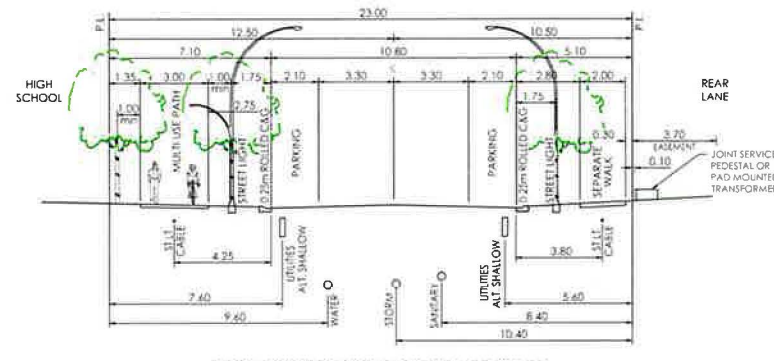
Legend

- Hydrant shown thus
- Sanitary Sewer shown thus
- Storm Sewer shown thus
- Water Lines shown thus
- Outline Plan Boundary
- Neighbourhood Activity Centre Boundary
- Local Pathway System
- 3.0m Regional Path
- 3.0m Multi-Use Path
- 3.5m Mono-Walk Multi-Use Path
- Potential Access Location
- Top of Slope
- Toe of Slope
- 18m Visual Setback

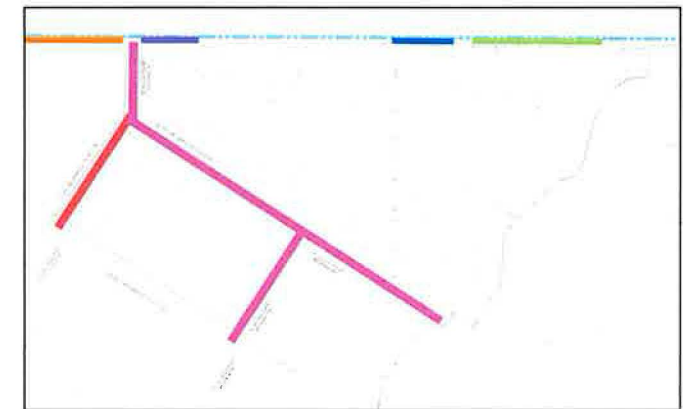




20.9m MODIFIED RESIDENTIAL (Green Street)
1.5m SEPARATE WALK ONE SIDE / 3.0m MULTI USE PATH ONE SIDE
Scale 1:250



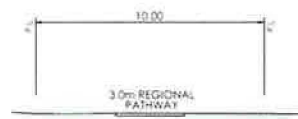
23.0m MODIFIED COLLECTOR (Green Street)
2.0m SEPARATE WALK ONE SIDE / 3.0m MULTI-USE PATH ONE SIDE
Scale 1:250



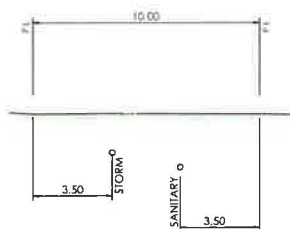
- Legend**
- Subject Lands
 - 23.0m Modified Collector
 - 20.9m Modified Residential
 - 10.0m S-CRI(PUL) w/ Regional Pathway
 - 10.0m S-CRI(PUL) w/ Two Services
 - 10.0m S-CRI(PUL) w/ Three Services & Easement
 - 12.0m S-CRI(PUL) w/ Three Services

** All unreferenced roads are DGSS 2014 Road Standards.
All unreferenced lanes are 7.0m standard.*

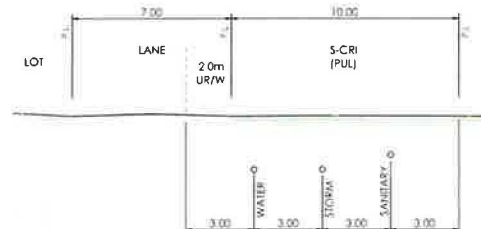
MODIFIED STREET KEY MAP
NTS



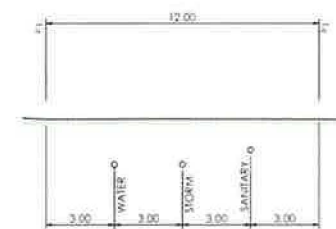
10.0m S-CRI(PUL) w/ REGIONAL PATHWAY
ALONG NORTH BOUNDARY
Scale 1:250



10.0m S-CRI(PUL) ALONG NORTH BOUNDARY
w/ TWO SERVICES
Scale 1:250



10.0m S-CRI(PUL) ALONG NORTH BOUNDARY
w/ THREE SERVICES & EASEMENT
Scale 1:250



12.0m S-CRI(PUL) ALONG NORTH BOUNDARY
w/ THREE SERVICES
Scale 1:250

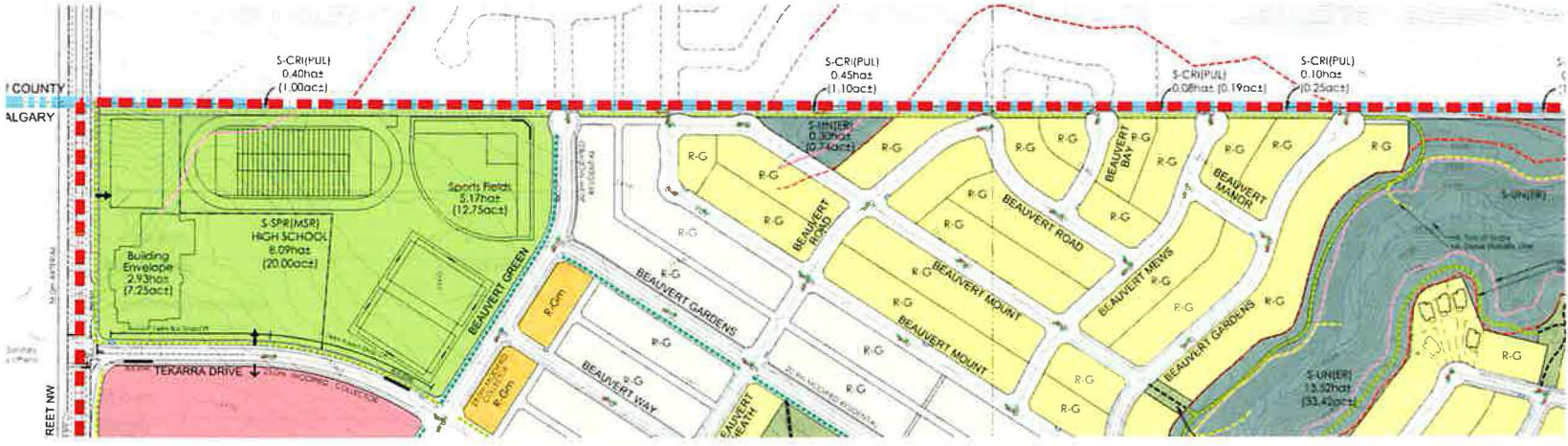
OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED	41.35 ha	102.18 ac		
less ENVIRONMENTAL RESERVE (S-UN)	0.34 ha	0.83 ac		
GROSS DEVELOPABLE AREA (GDA)	41.02 ha	101.35 ac		100.0%
RESIDENTIAL	24.66 ha	60.93 ac		60.1%
Low Density	22.07 ha	54.53 ac		53.8%
RG - Laned	8.51 ha	21.02 ac		
Anticipated Number of Units (8.43m lot width)			2,489m	295 units
RG - Laneless	13.06 ha	32.26 ac		
Anticipated Number of Units (10.28m lot width)			3,601m	350 units
RGm - Townhomes	0.51 ha	1.25 ac		
Anticipated Number of Units (6.0m lot width)			149m	24 units
Total frontage			6,239m	
High Density	2.59 ac	6.40 ac		6.3%
M-1	1.10 ha	2.71 ac		
Number of units (110upha)				162 units
MU-1 h20	1.49 ha	3.69 ac		
Number of units (110upha)				164 units
TOTAL UNITS			Anticipated	995 units
DENSITY	Anticipated: 24.3 upha 9.8 upac			
COMMERCIAL	1.23 ha	3.05 ac		3.0%
C-N2	1.23 ha	3.05 ac		
CREDIT OPEN SPACE (S-SPR)	4.40 ha	10.87 ac		10.7%
Open Space & Parks	2.38 ha	5.87 ac		
Community Association	2.02 ha	5.00 ac		
PUBLIC DEDICATION	10.72 ha	26.50 ac		26.1%
S-CRI (PUL)	0.56 ha	1.38 ac		
Roads and Lanes	10.17 ha	25.12 ac		

LAND USE STATISTICS		
S-SPR to R-G	1.02 ha	2.52 ac
S-CRI to R-G	0.06 ha	0.16 ac
R-G to MU-1	1.64 ha	4.05 ac
S-SPR to MU-1	0.14 ha	0.34 ac
R-G to S-CRI	0.01 ha	0.03 ac
S-UN to S-CRI	0.16 ha	0.39 ac
R-G to S-SPR	2.33 ha	5.75 ac
MX-1 to S-SPR	0.88 ha	2.17 ac
S-SPR to S-R	2.65 ha	6.56 ac
M-1 to S-R	0.50 ha	1.24 ac
S-CRI to S-UN	0.13 ha	0.31 ac
Total Redesignation	9.52 ha	23.52 ac
R-G to remain R-G	28.44 ha	70.28 ac
R-Gm to remain R-Gm	0.87 ha	2.14 ac
S-SPR to remain S-SPR	0.87 ha	2.15 ac
S-CRI to remain S-CRI	0.68 ha	1.67 ac
S-UN to remain S-UN	0.25 ha	0.63 ac

OP Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-G (3.3 ppu)	645		2128	
R-Gm (2.3 ppu)	24		55	
M-1 (1.8 ppu)	162		291	
MU-1				
Commercial (1 job/15 m ²)		300 m ²		20
Residential (1.8 ppu)	164		295	
C-N2 (1 job/30m ²)		4920 m ²		164
S-SPR (CA Site & School Site)				50
Total	995		2,769	234

AREA B - NAC Intensity Analysis				
Land Use	Area (ha)	Area	People	Jobs
MU-1	1.49 ha			
Commercial (300 m ²) @ 1 job/15 m ²		300 m ²		20
Residential (110 uph) @ 1.8 ppu			295	
S-SPR CA Site	1.69 ha			25
Total	3.18 ha		295	45
Anticipated NAC Intensity			107 ppl + Jobs/ha	

AREA C - NAC Intensity Analysis				
Land Use	Area (ha)	Area	People	Jobs
M-1 (110 uph) @ 1.8 ppu	1.10 ha		293	
C-N2 1 job/30 m²	1.23 ha	4920 m ²		164
S-SPR School Site	1.01 ha			25
Roads	0.55 ha			
Total	3.89 ha		293	189
Anticipated NAC Intensity			124 ppl + Jobs/ha	



LOC2017-0368



LOC2022-0165



Approved Outline Plan

OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	41.35 ha	102.18 ac	
less ENVIRONMENTAL RESERVE(S) UN	0.30 ha	0.74 ac	
GROSS DEVELOPABLE AREA (GDA)	41.05 ha	101.44 ac	100.0%
RESIDENTIAL			
Low Density	25.97 ha	64.18 ac	63.3%
RG - Lined	0.26 ha	0.64 ac	
Anticipated Number of Units (18.43m ² of ADP)			30791 357 Units
RG - Caneless	15.67 ha	38.77 ac	
Anticipated Number of Units (12.7m ² of ADP)			17320 198 Units
RGm - Townhomes	9.04 ha	22.37 ac	
Anticipated Number of Units (39.6m ² of ADP)			1495 24 Units
Total Residences			5495
High Density	1.81 ac	4.48 ac	4.4%
M-1	1.0 ha	2.47 ac	
Number of Units (14.5m ²)			142 Units
M-2	0.72 ha	1.75 ac	
Number of Units (14.6m ²)			125 Units
TOTAL UNITS			Anticipated 1512 units
DENSITY			
	Anticipated 24.7 upha		
	10.0 upac		
COMMERCIAL			
C-N2	1.23 ha	3.05 ac	3.0%
CREDIT OPEN SPACE (S-SPR)			
Open Space & Parks	2.38 ha	5.87 ac	5.8%
Community Association	0.00 ha	0.00 ac	
PUBLIC DEDICATION			
S-CR1 (PUI)	0.62 ha	1.54 ac	
Roads and Lanes	10.85 ha	26.80 ac	



OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	41.35 ha	102.18 ac	
less ENVIRONMENTAL RESERVE (S-UN)	0.34 ha	0.83 ac	
GROSS DEVELOPABLE AREA (GDA)	41.02 ha	101.35 ac	100.0%
RESIDENTIAL	24.86 ha	60.93 ac	60.1%
Low Density	22.07 ha	54.53 ac	53.0%
EG - Labeled	8.58 ha	21.02 ac	
Articulated Number of Units (per 1000 sqm)	1.83	1.83	203 UNITS
EG - Laneless	13.50 ha	33.51 ac	
Articulated Number of Units (per 1000 sqm)	1.40	1.40	140 UNITS
EGm - Townhomes	0.51 ha	1.25 ac	
Articulated Number of Units (per 1000 sqm)	1.99	1.99	24 UNITS
TOTAL TOWNHOMES			24 UNITS
High Density	2.59 ac	6.40 ac	6.3%
M-1	0.00 ha	0.00 ac	
NUMBER OF UNITS (TOWNHOMES)			0 UNITS
MU-1 h20	0.00 ha	0.00 ac	
NUMBER OF UNITS (TOWNHOMES)			0 UNITS
TOTAL UNITS			MIXED/IND 375 UNITS
DENSITY			
Articulated: 24.3 upha			
9.8 upac			
COMMERCIAL	1.23 ha	3.05 ac	3.0%
C-N2	0.00 ha	0.00 ac	
CREDIT OPEN SPACE (S-SPR)	4.40 ha	10.87 ac	10.7%
Open Space & Parks	2.35 ha	5.81 ac	
Community Association	2.05 ha	5.06 ac	
PUBLIC DEDICATION	10.72 ha	26.50 ac	26.1%
S-CRI (Pub)	0.34 ha	0.83 ac	
Roads and lanes	10.38 ha	25.67 ac	

Proposed Outline Plan Amendment

