



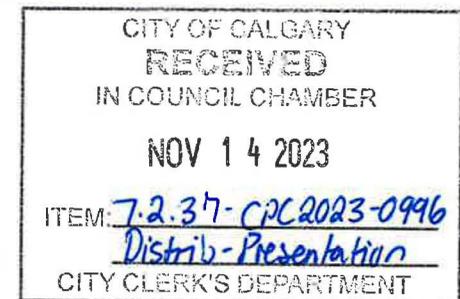
# Public Hearing of Council

Agenda Item: 7.2.37



## LOC2021-0184 / CPC2023-0996 Policy and Land Use Amendment

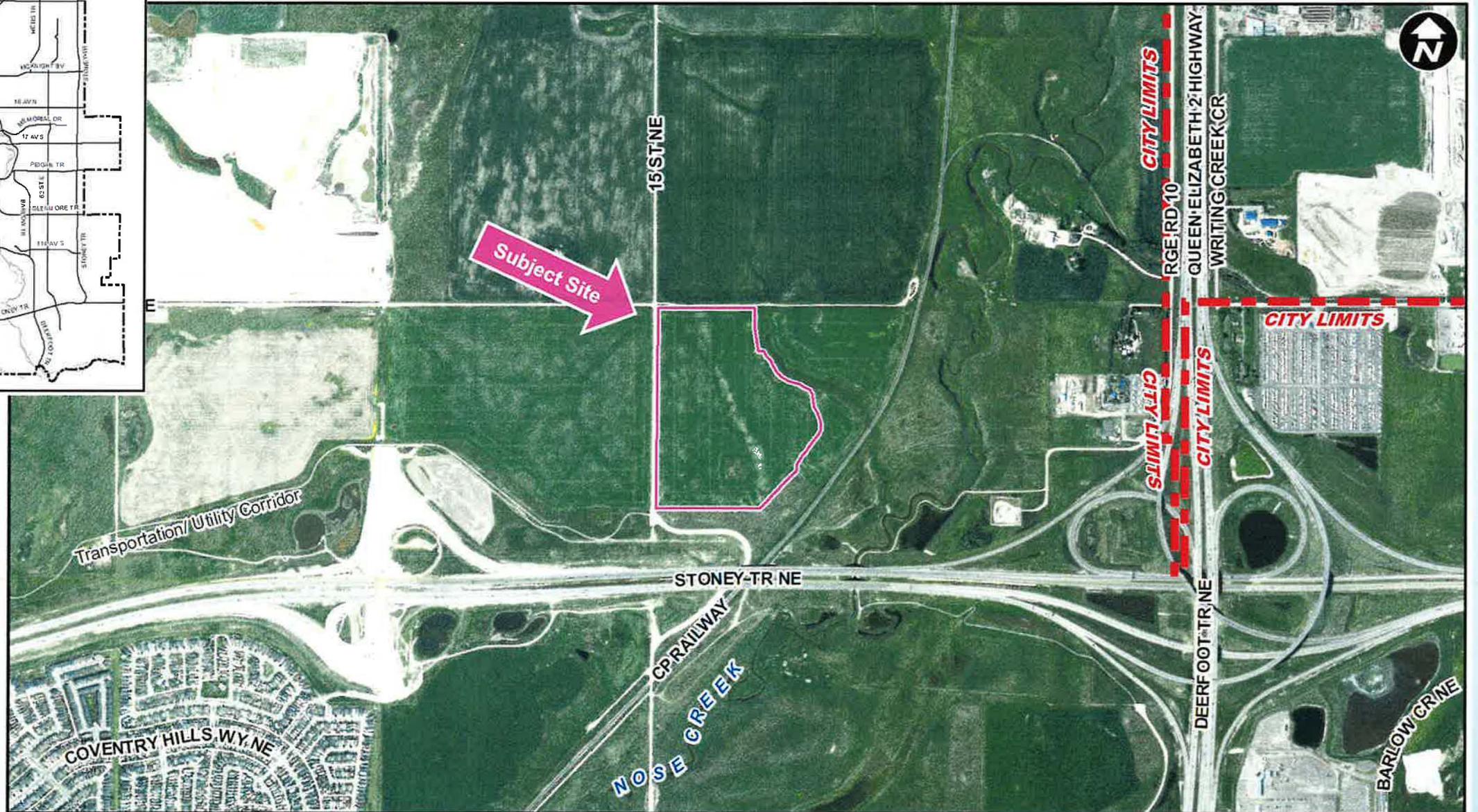
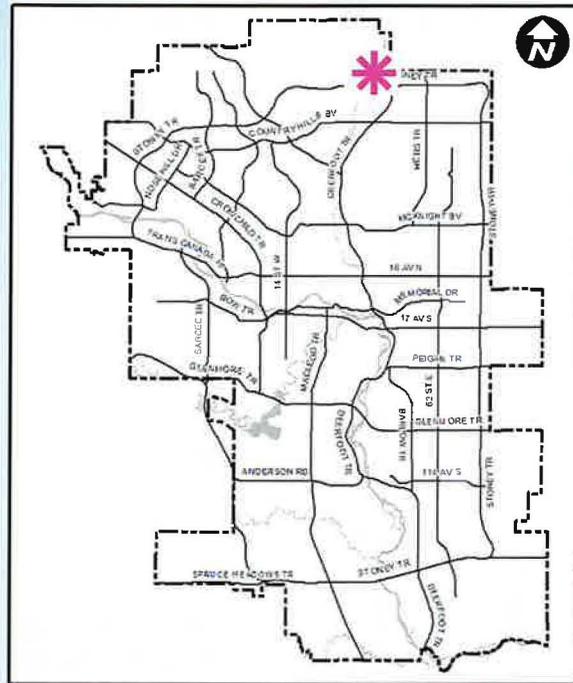
November 14, 2023



## Calgary Planning Commission's Recommendation:

That Council:

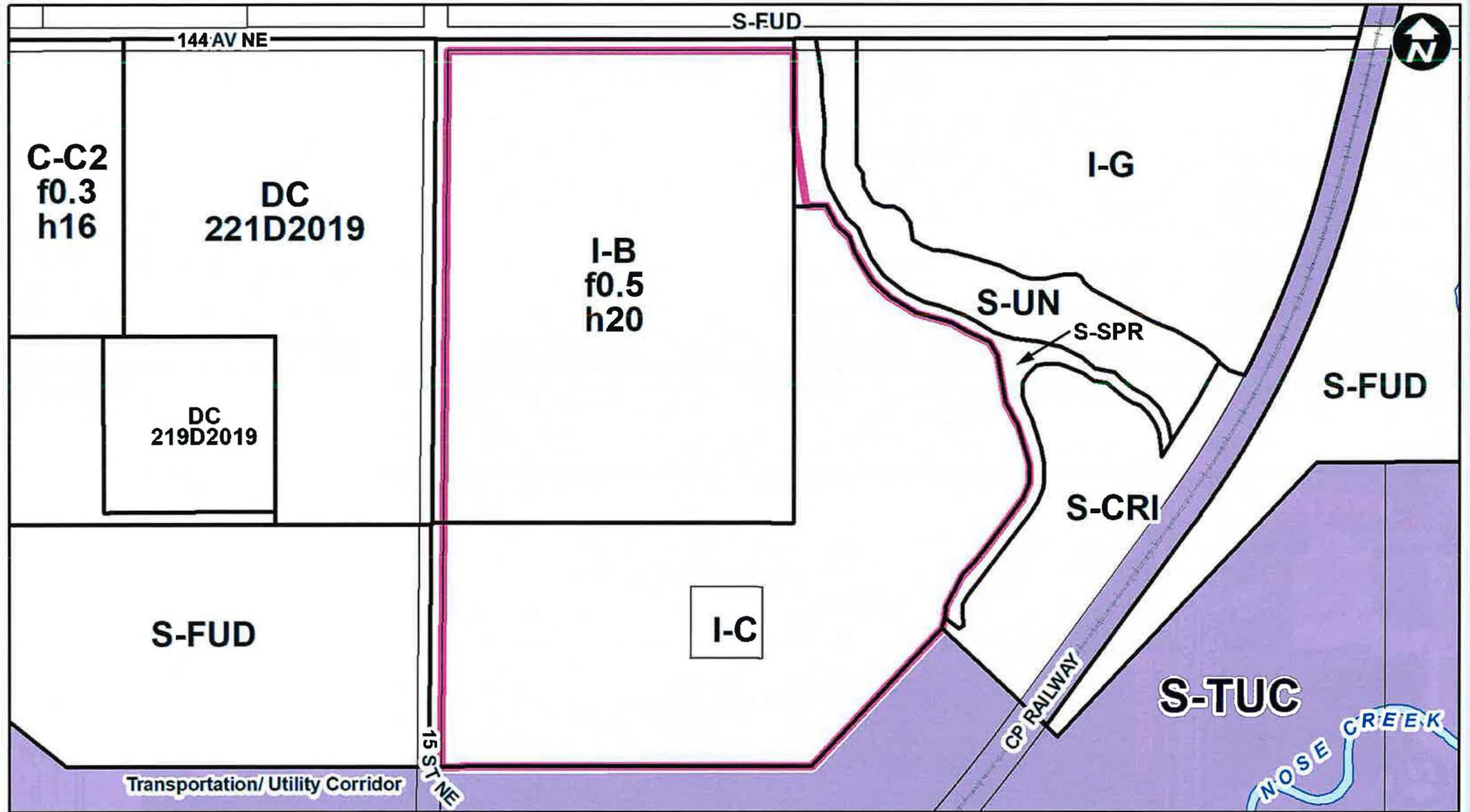
1. Give three readings to **Proposed Bylaw 79P2023** for the amendments to the Municipal Development Plan (Attachment 3);
2. Give three readings to **Proposed Bylaw 80P2023** for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and
3. Give three readings to **Proposed Bylaw 219D2023** 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 from Industrial – Business f0.50h20 (I-B f0.50h20) 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.

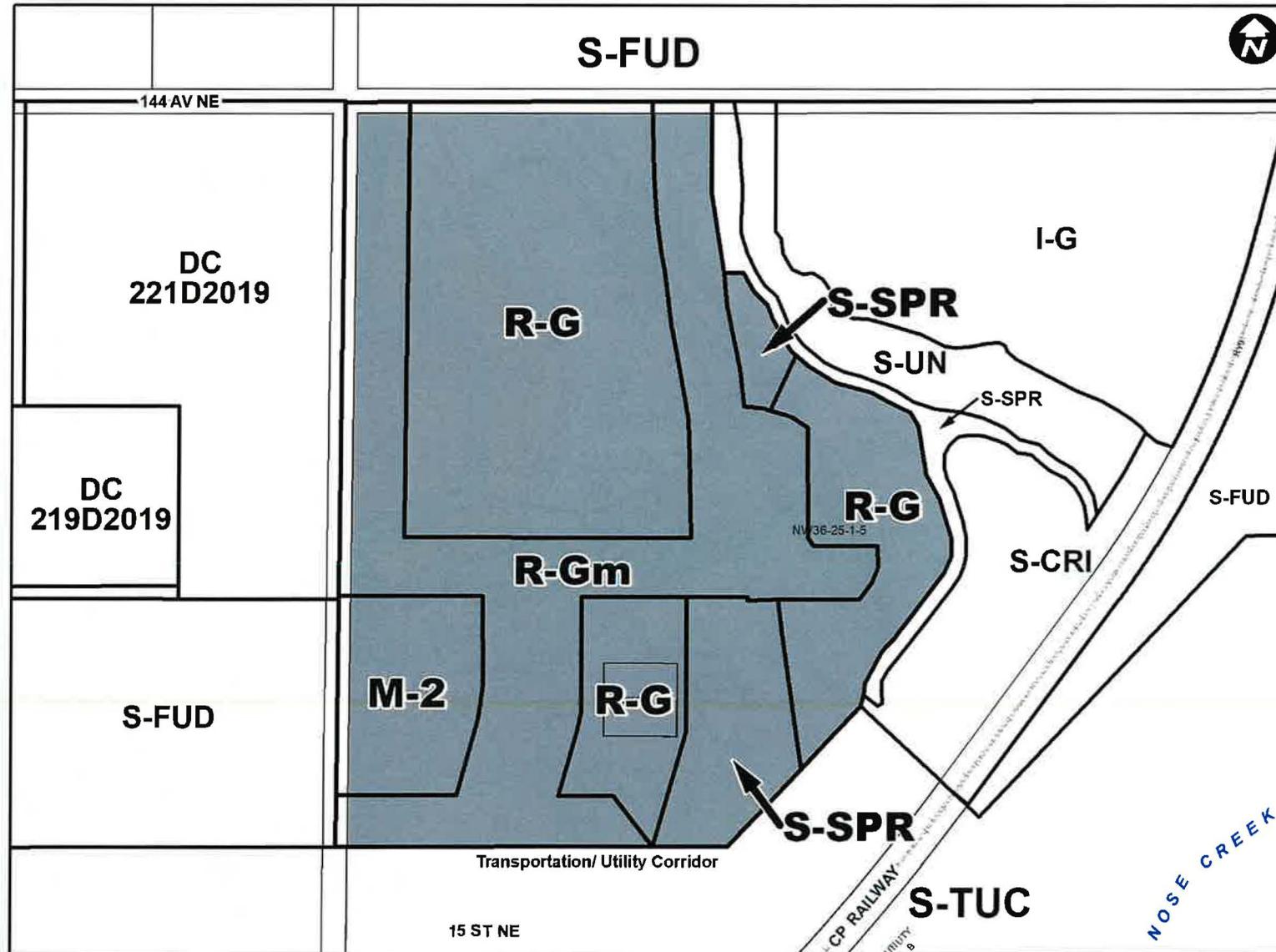


# Surrounding Land Use

### LEGEND

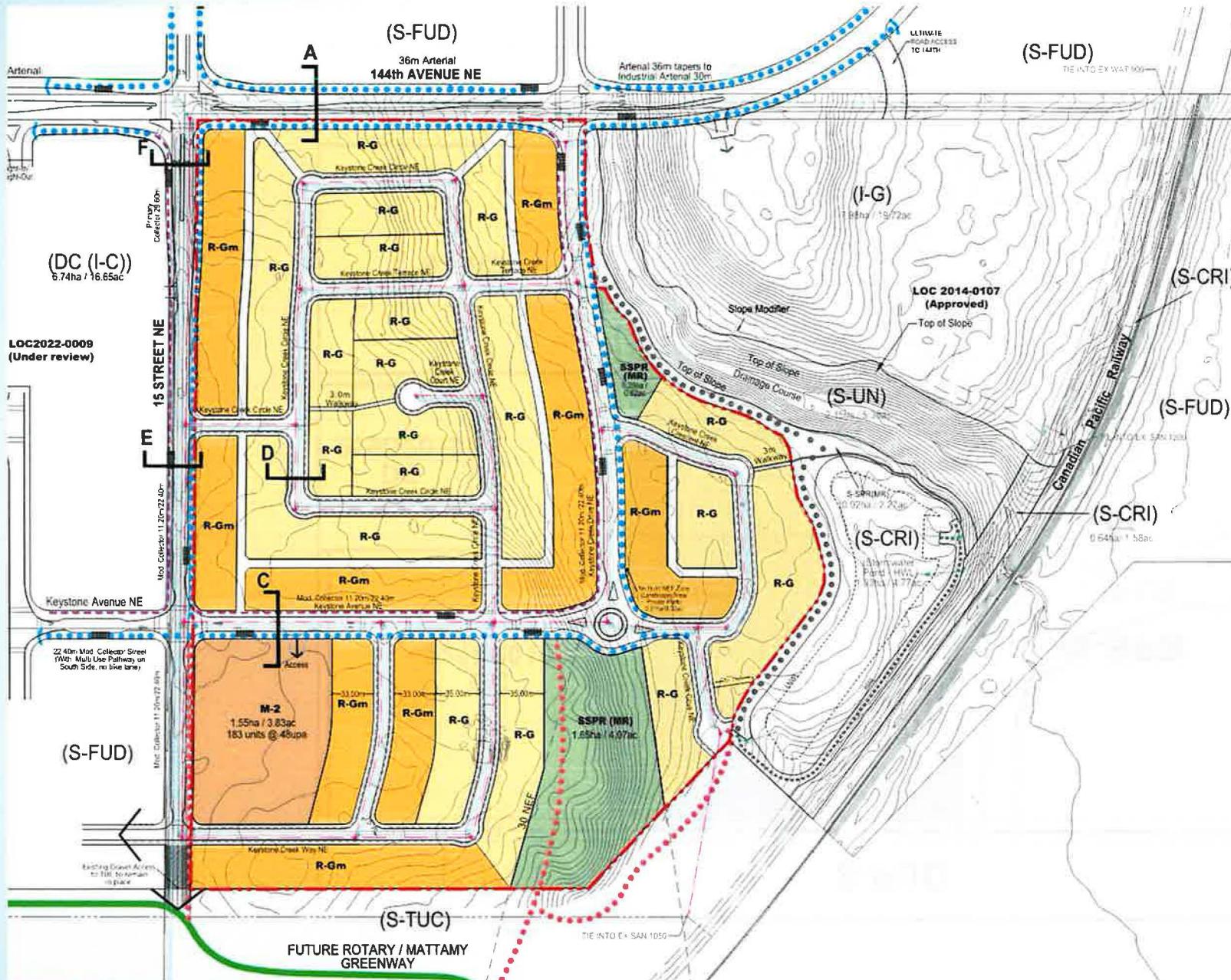
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





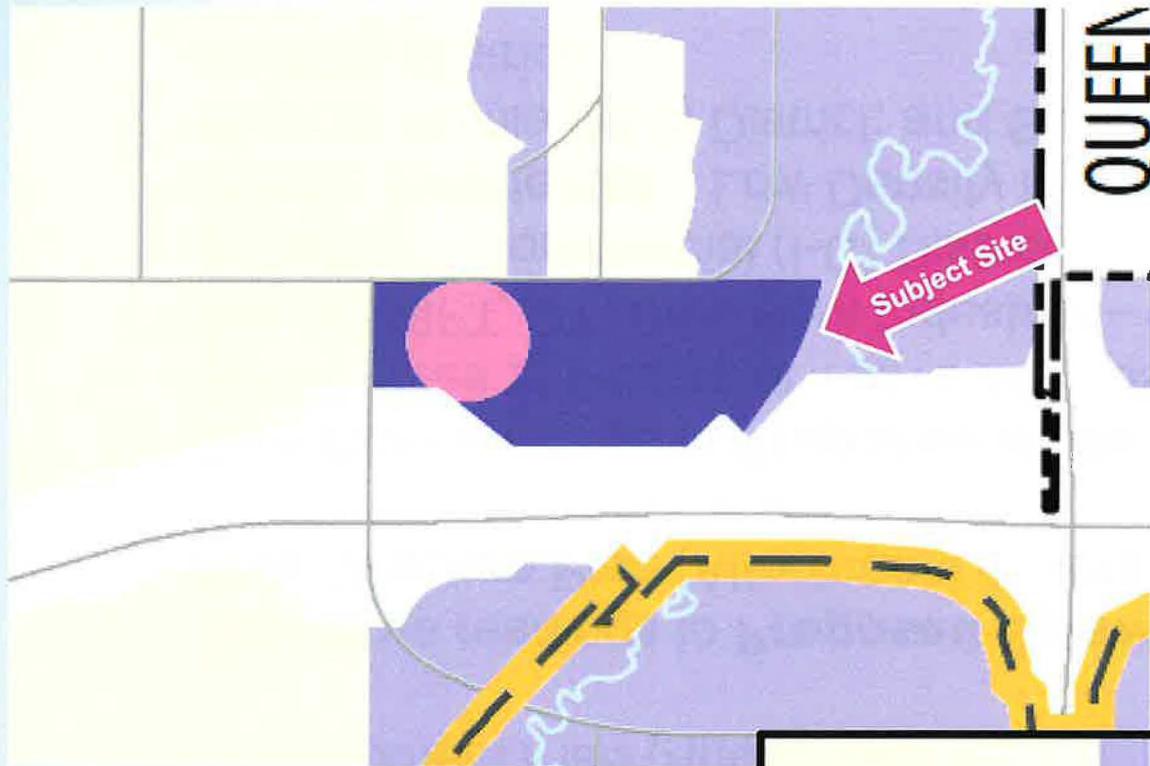
# Approved Outline Plan

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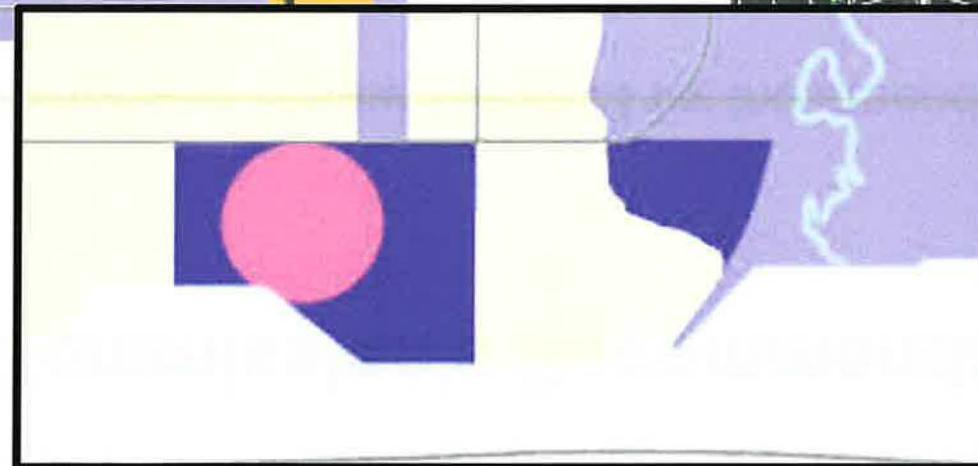
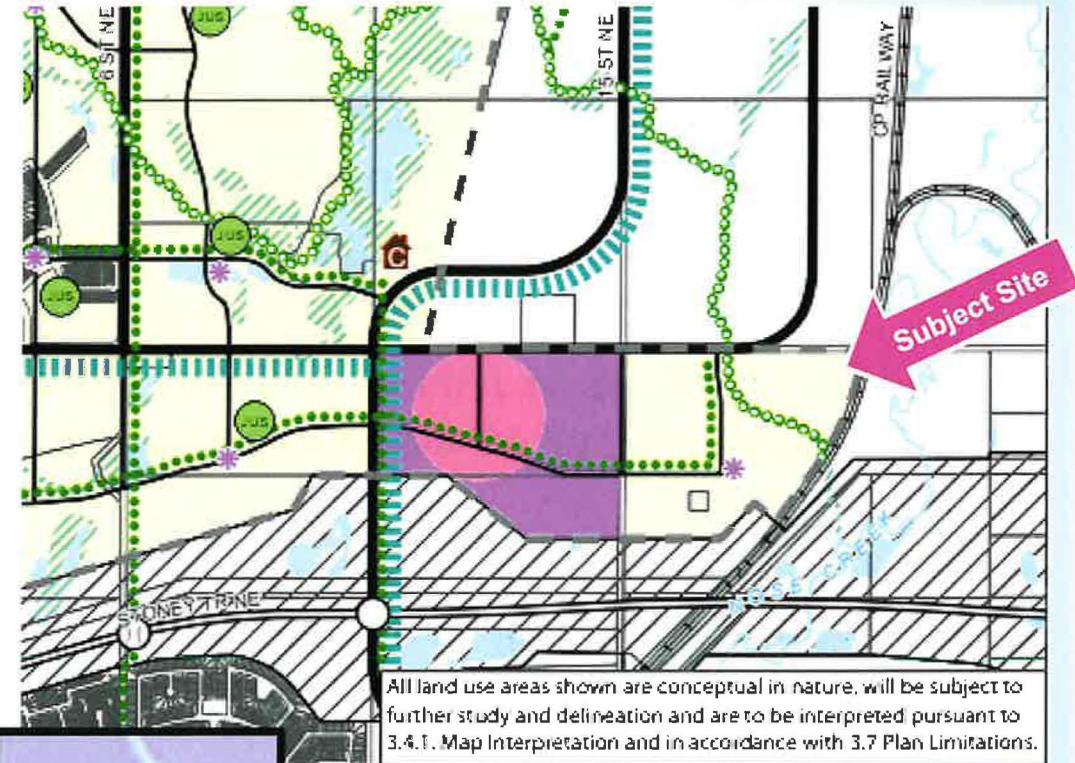


- Accommodates a mix of single detached, semi-detached dwellings, and rowhouses
- Includes a multi-residential site
- 1.9 hectares of open space has been provided through two separate park spaces.
- Achieves a residential density of 30.1 units per hectare or 12.2 units per acre (minimum of 20/8)

Municipal Development Plan



Keystone Hills Area Structure Plan



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## Supplementary Slides



