



LOC2021-0067 Outline Plan, Road Closure & Land Use Amendment

December 21, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 21 2023
ITEM: 7.2.4 CPG2023-1321
Darrin Presentation - CPG2023-1321
CITY CLERK'S DEPARTMENT

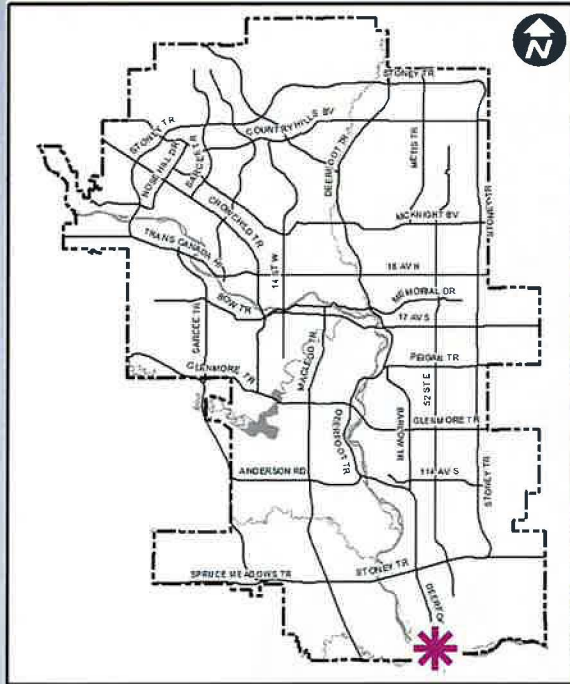
RECOMMENDATIONS:

2

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and Registered Road Closure Plan 2211489 for portions of 56 Street SE, to subdivide 134.88 hectares \pm (333.29 acres \pm), with conditions (Attachment 2).

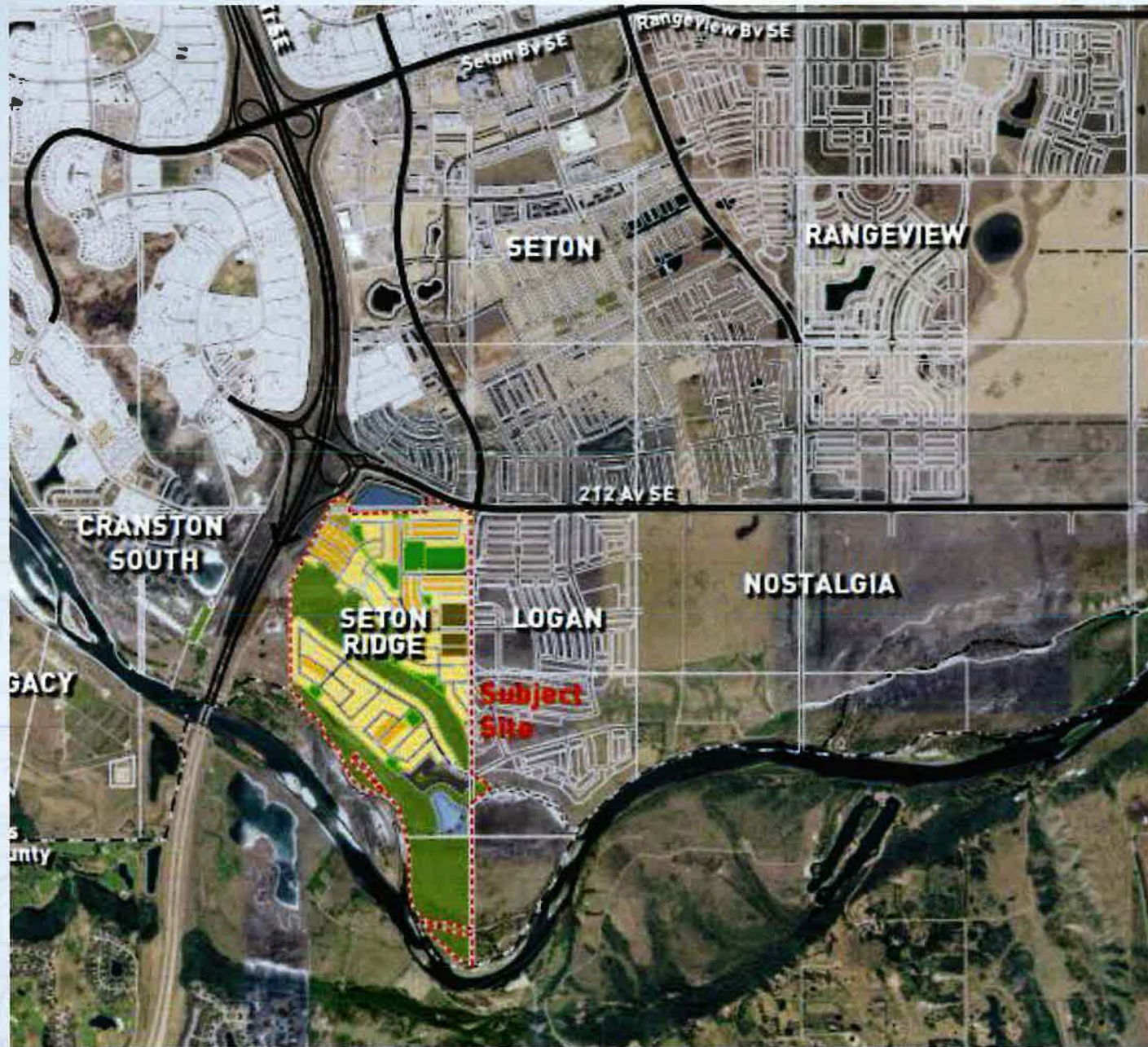
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the proposed closure of 3.06 hectares \pm (7.56 acres \pm) of road (Plan 2211489, Area 'A' and Area 'B') adjacent to 21410 and 21850 – 40 Street SE and 22707 and 21820 – 56 Street SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 134.88 hectares \pm (333.29 acres \pm) located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and the closed road **from** Agriculture and Natural Resource Industry (ANRI) District and Undesignated Road Right-of-Way **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low profile (M-1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – Community Service (S-CS) District.



LEGEND

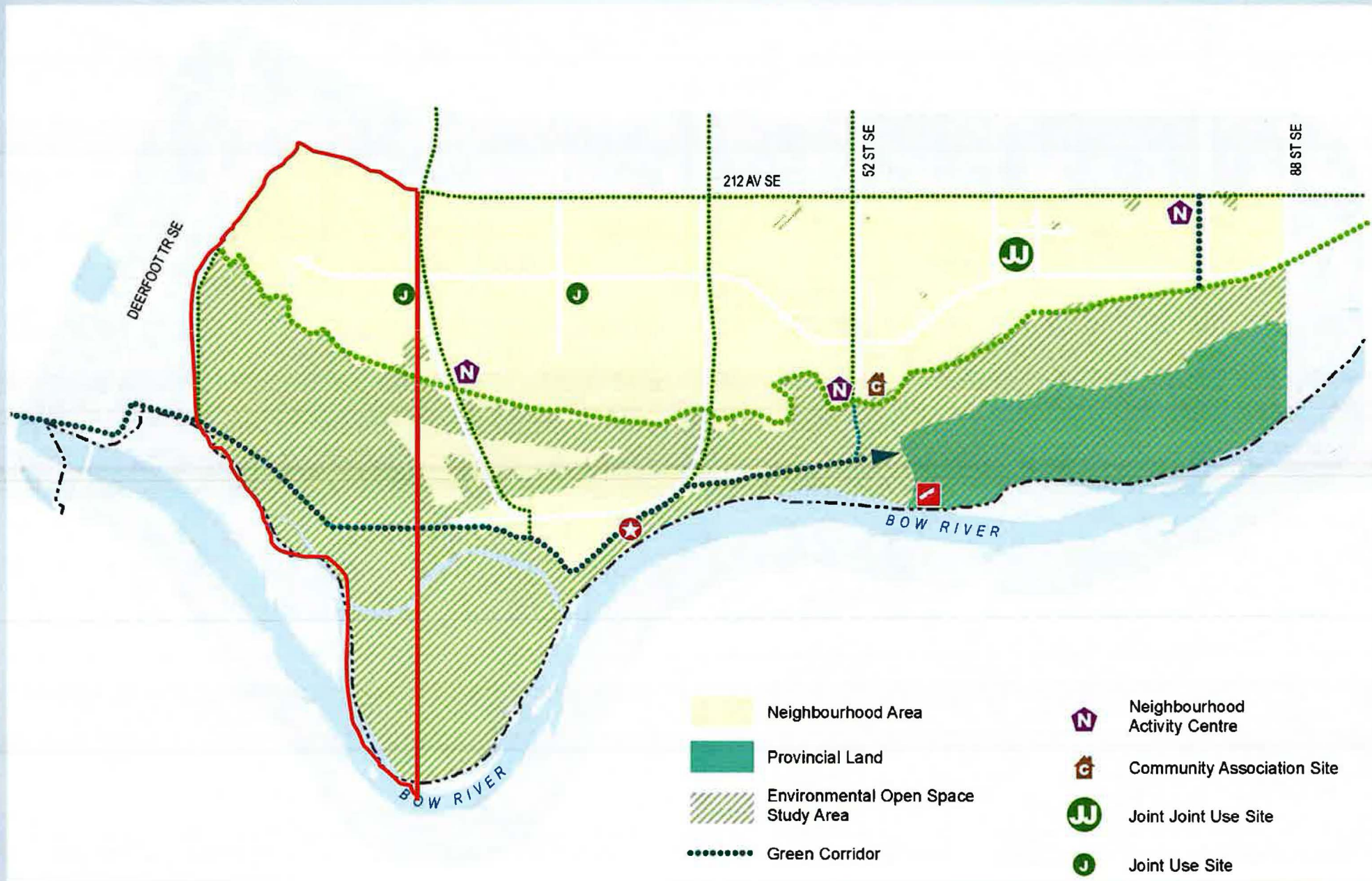
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



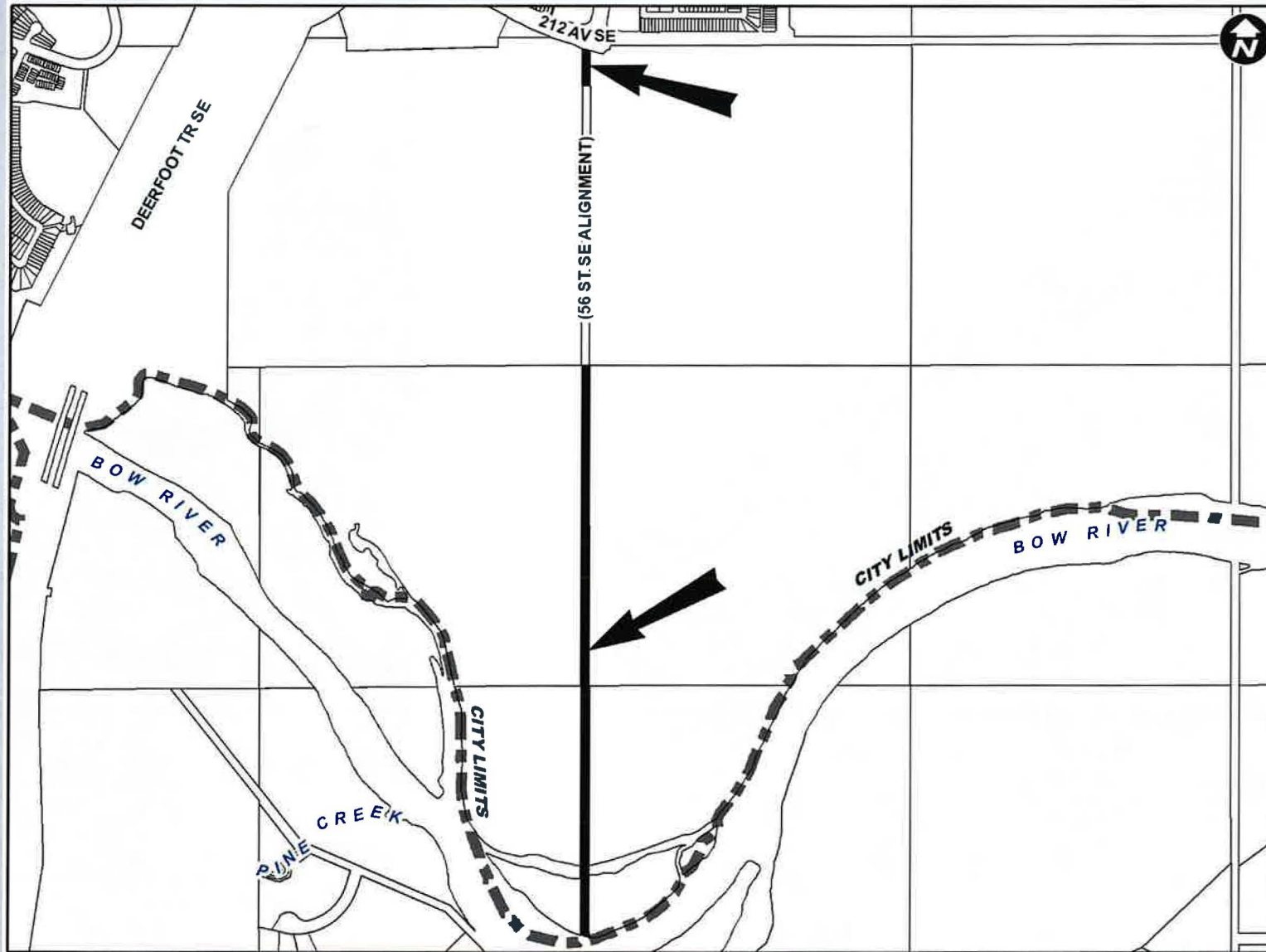








Proposed Road Closure Map



Segments of 56 Street SE are being closed, re-aligned and re-named.



Neighbourhood Residential Areas

School Site

Sloped Wetlands & Escarpments within Environmental Reserve

Green Corridors



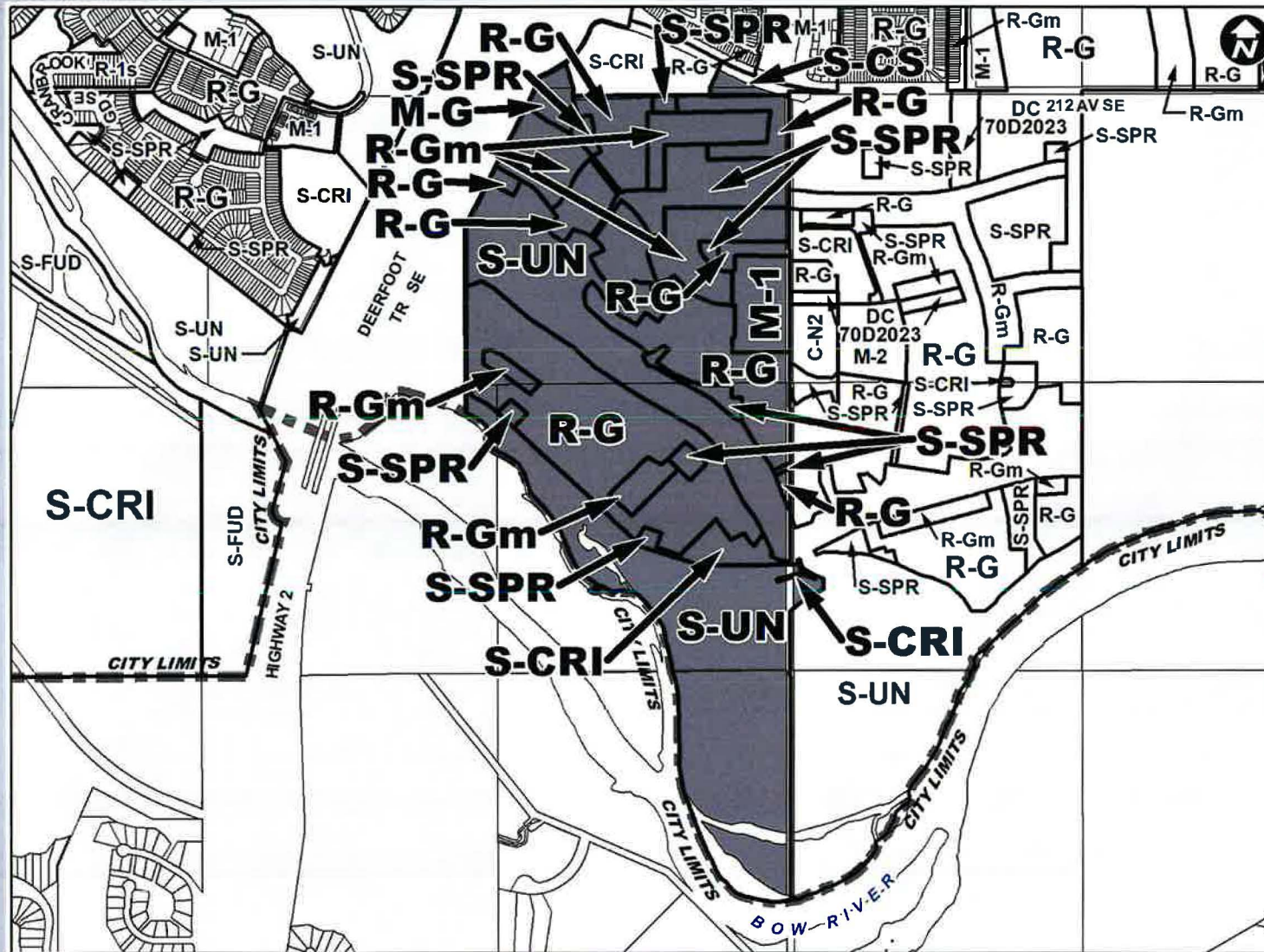
Neighbourhood Residential Areas

Green Corridor

Storm Pond and Enhanced Wetland

Riparian Wetland Within Environmental Reserve

Proposed Land Use Map 12



This application proposes several districts for the neighbourhood:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – Community Service (S-CS) District

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Supplementary Slides

Seton Ridge

Logan Landing

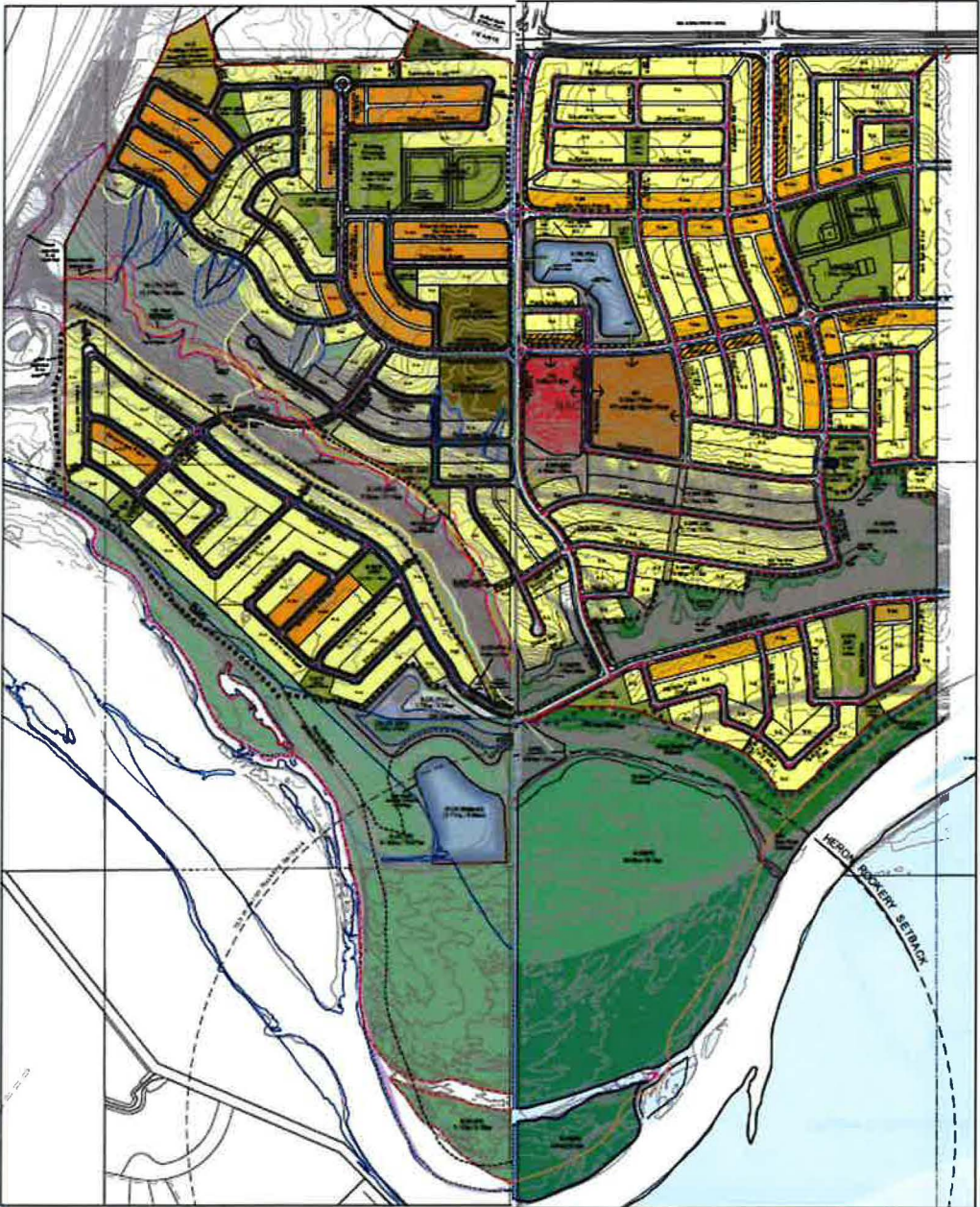


Figure 10: Pre-Development Environmental Reserve Area

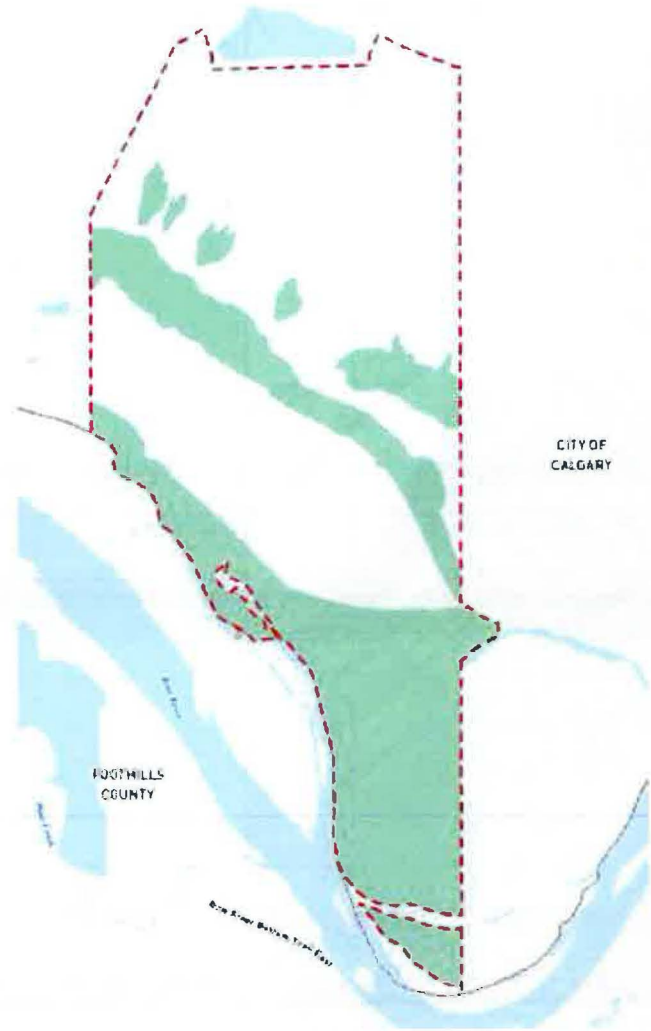
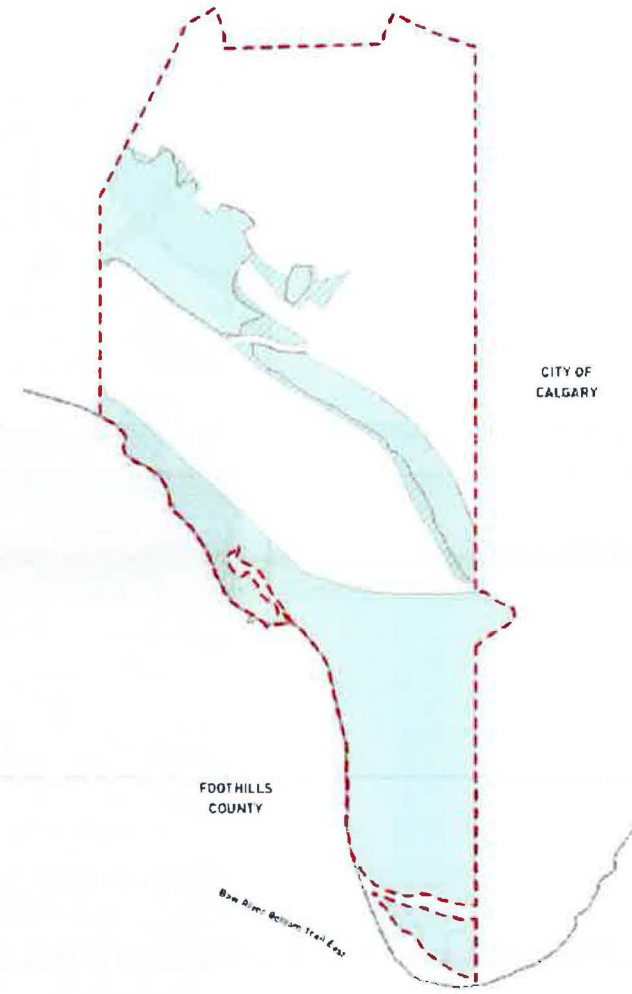
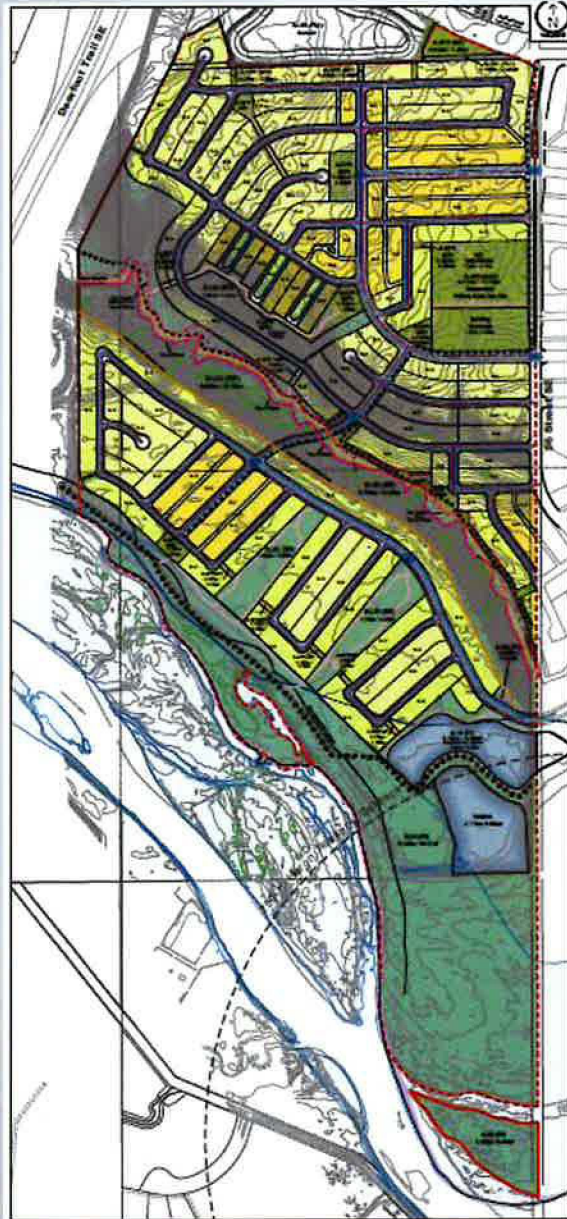


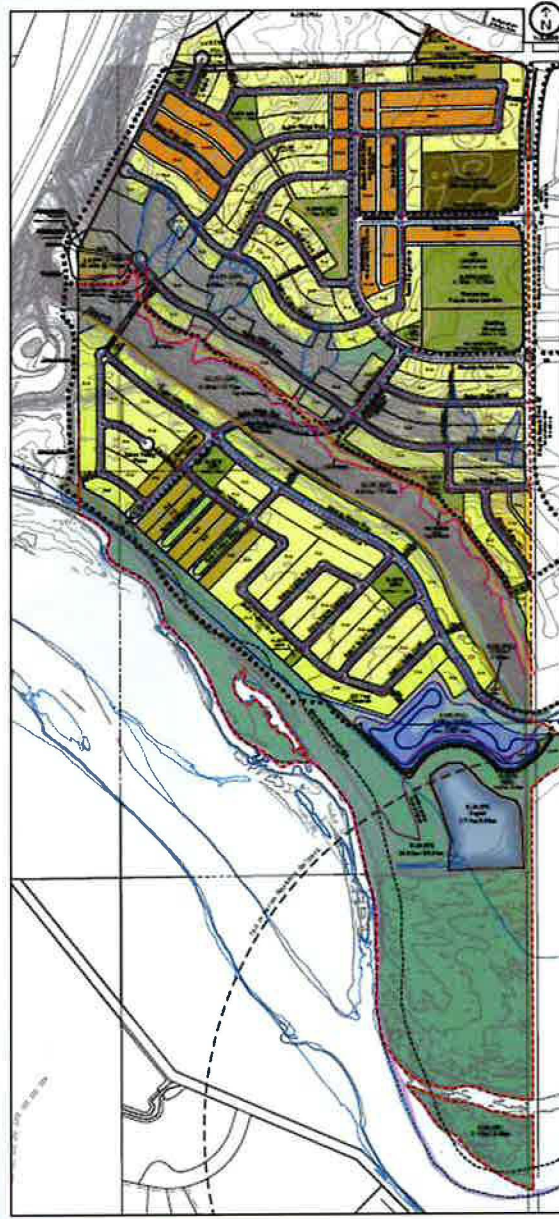
Figure 11 Post-Development Environmental Reserve Area



April 2021

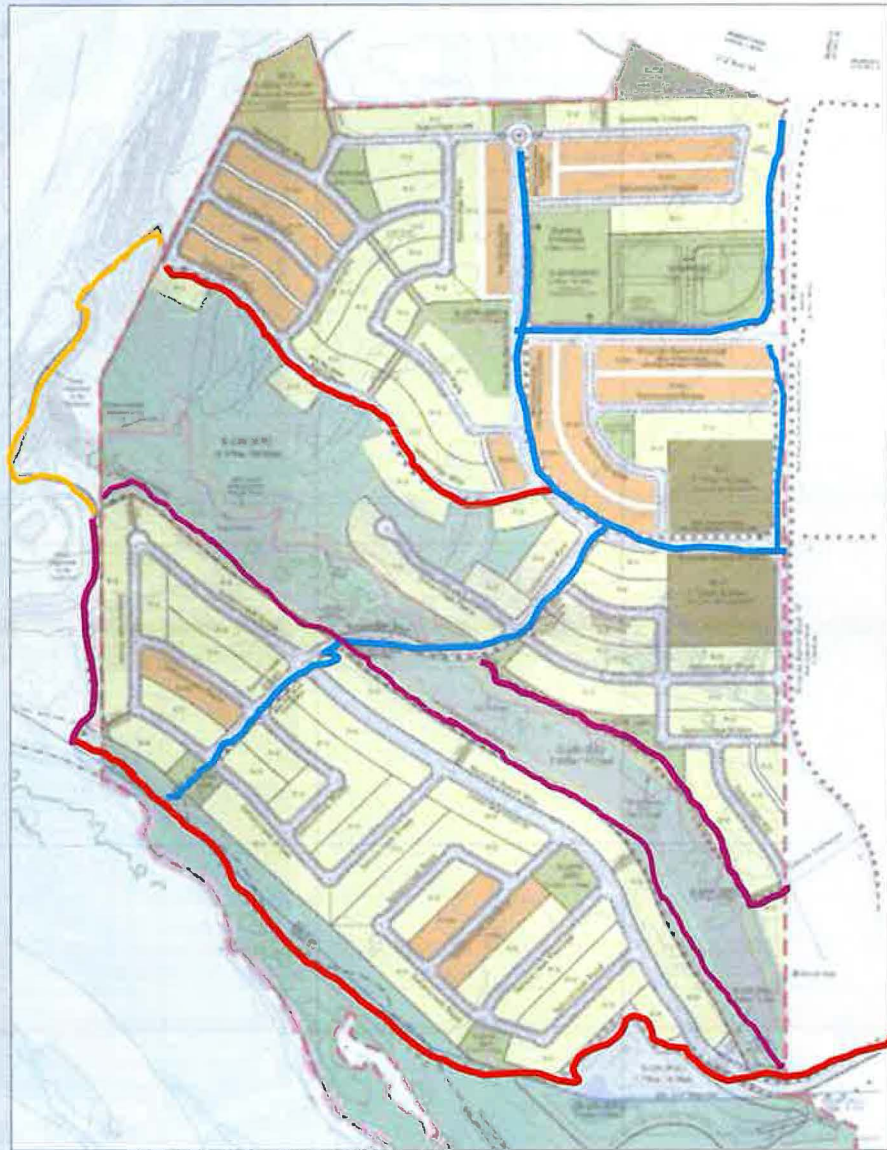


April 2023



November 2023





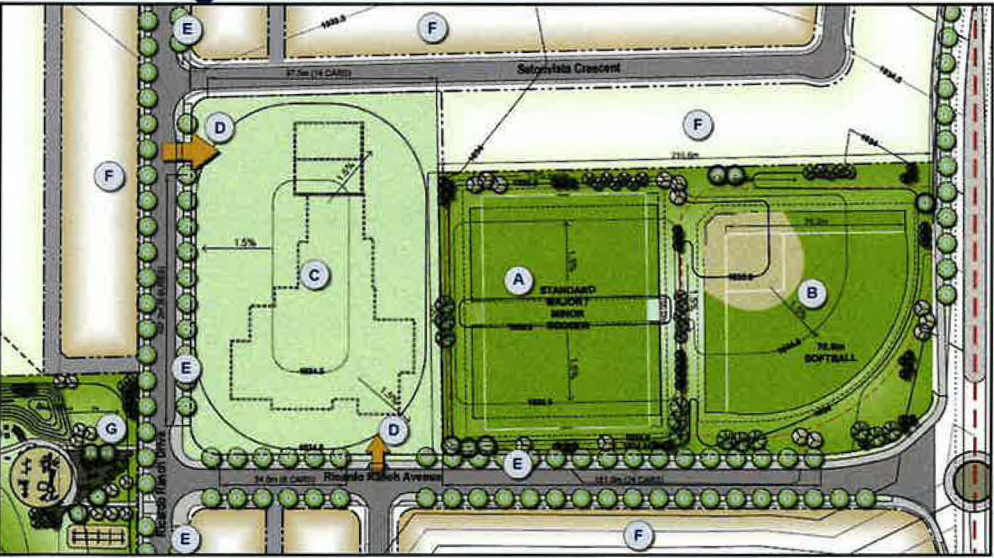
- Green Corridors 3.0m
- Regional Pathway 3.0m
- Multi-Use Pathway 3.0m/3.5m
- Gravel Trail

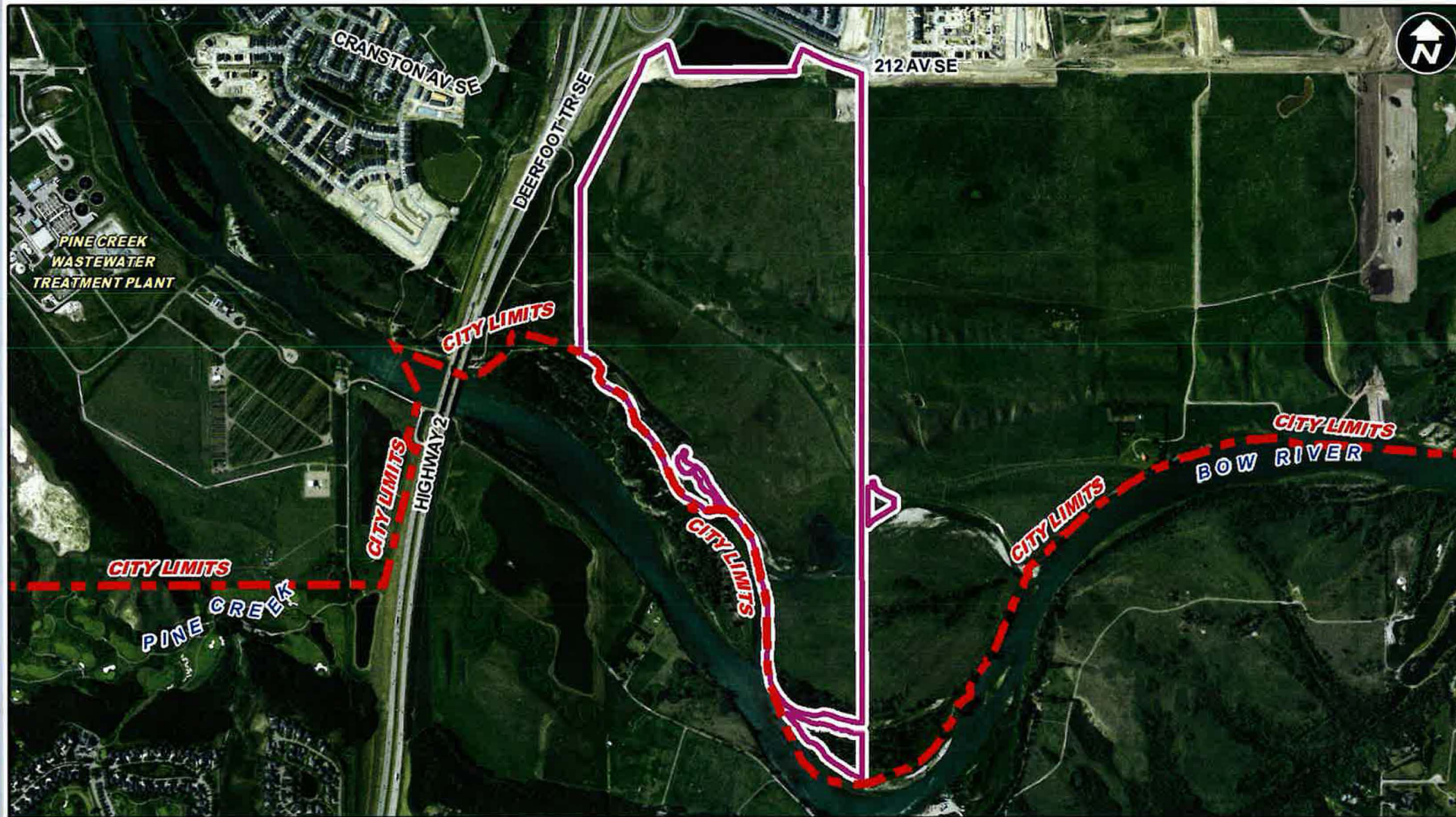


Green Corridors 3.0m



-  Avulsion Channel
-  Floodway
-  200 Year Meander





Add legend here

Parcel Size:

XX ha
XXm x XXm

