



Calgary Planning Commission

Agenda Item: 7.2.6



LOC2023-0151

Outline Plan and Land Use Amendment

March 21, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

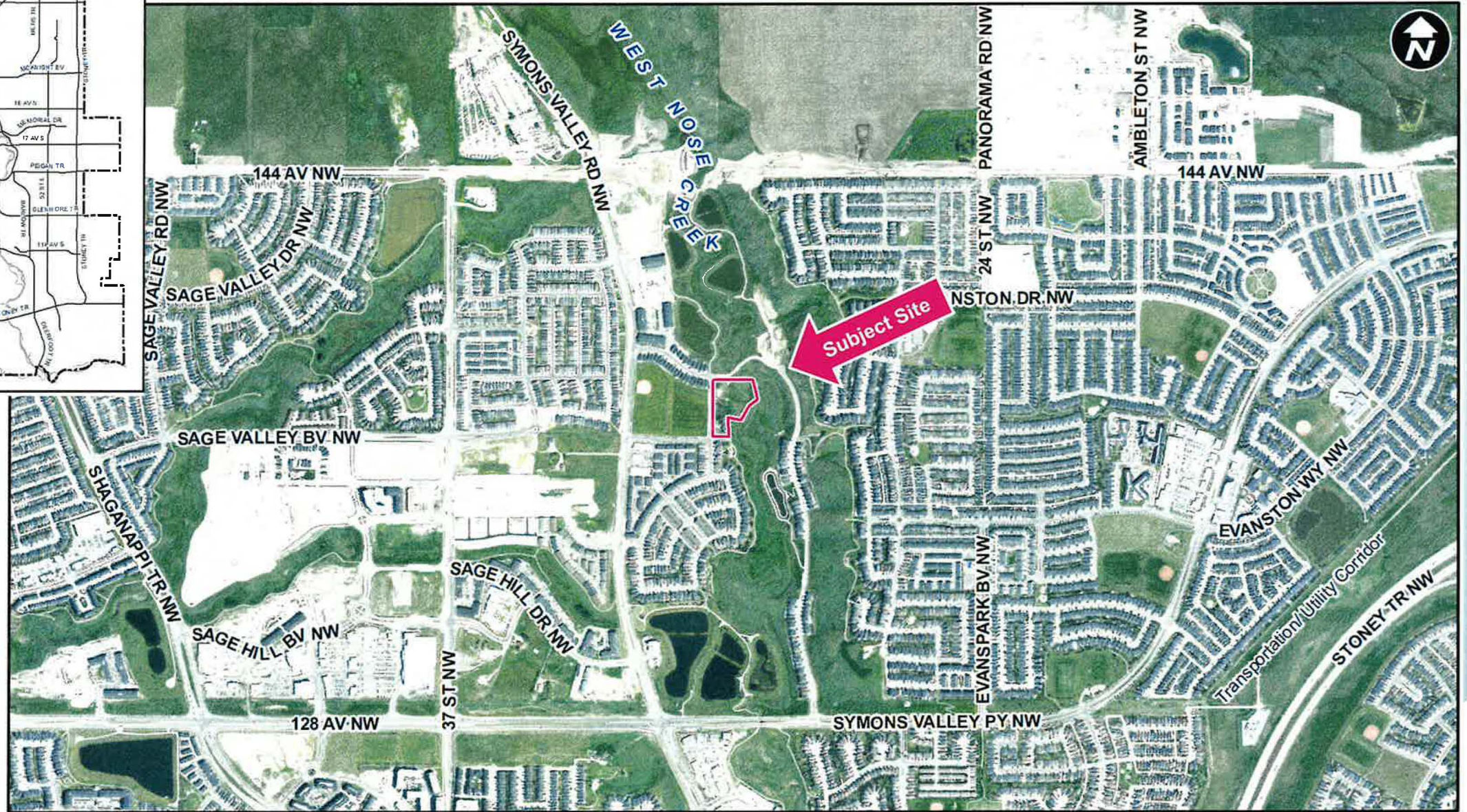
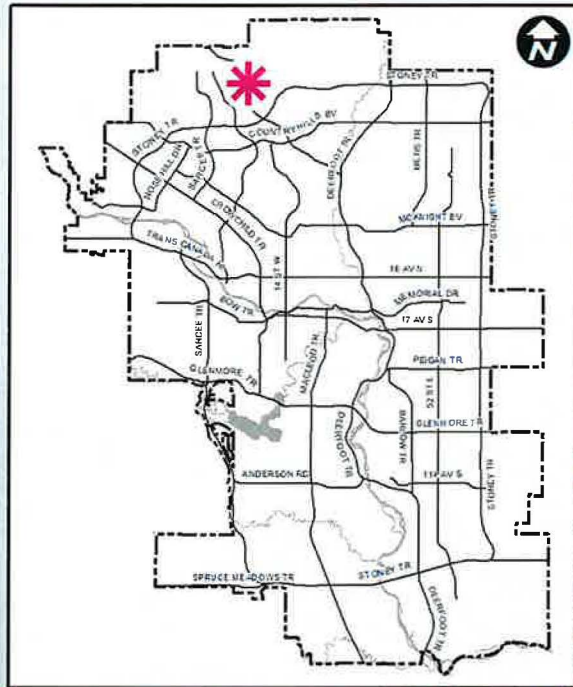
MAR 21 2024
ITEM: 7.2.6 - CPC2024-0341
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 13616 – 30 Street NW (Plan 8011537, Block 1) to subdivide 1.62 hectares \pm (4.00 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.62 hectares \pm (4.00 acres \pm) located at 13616 – 30 Street NW (Plan 8011537, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) 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



Parcel Size:

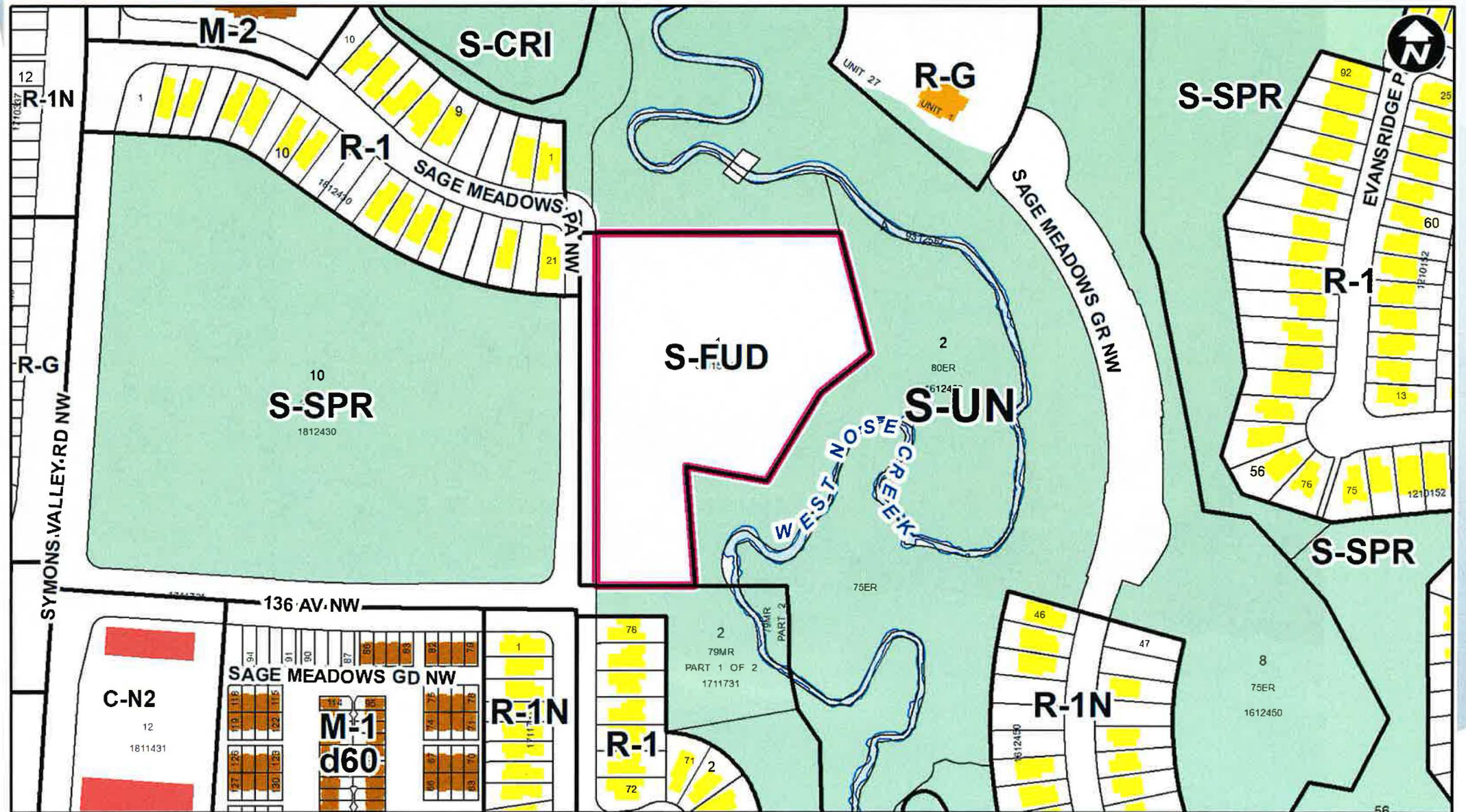
1.62 ha
4.00 ac

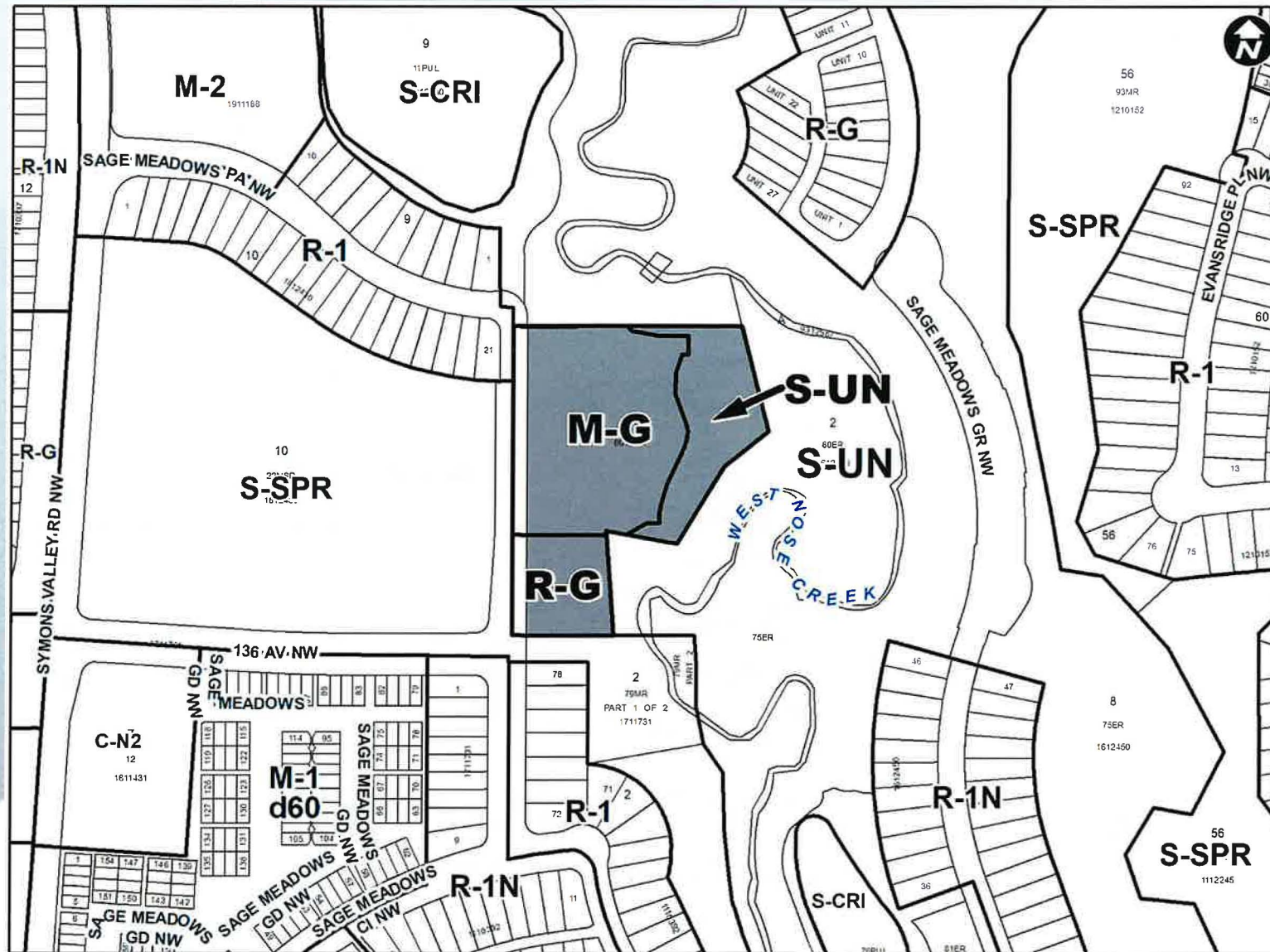


Surrounding Land Use

LEGEND

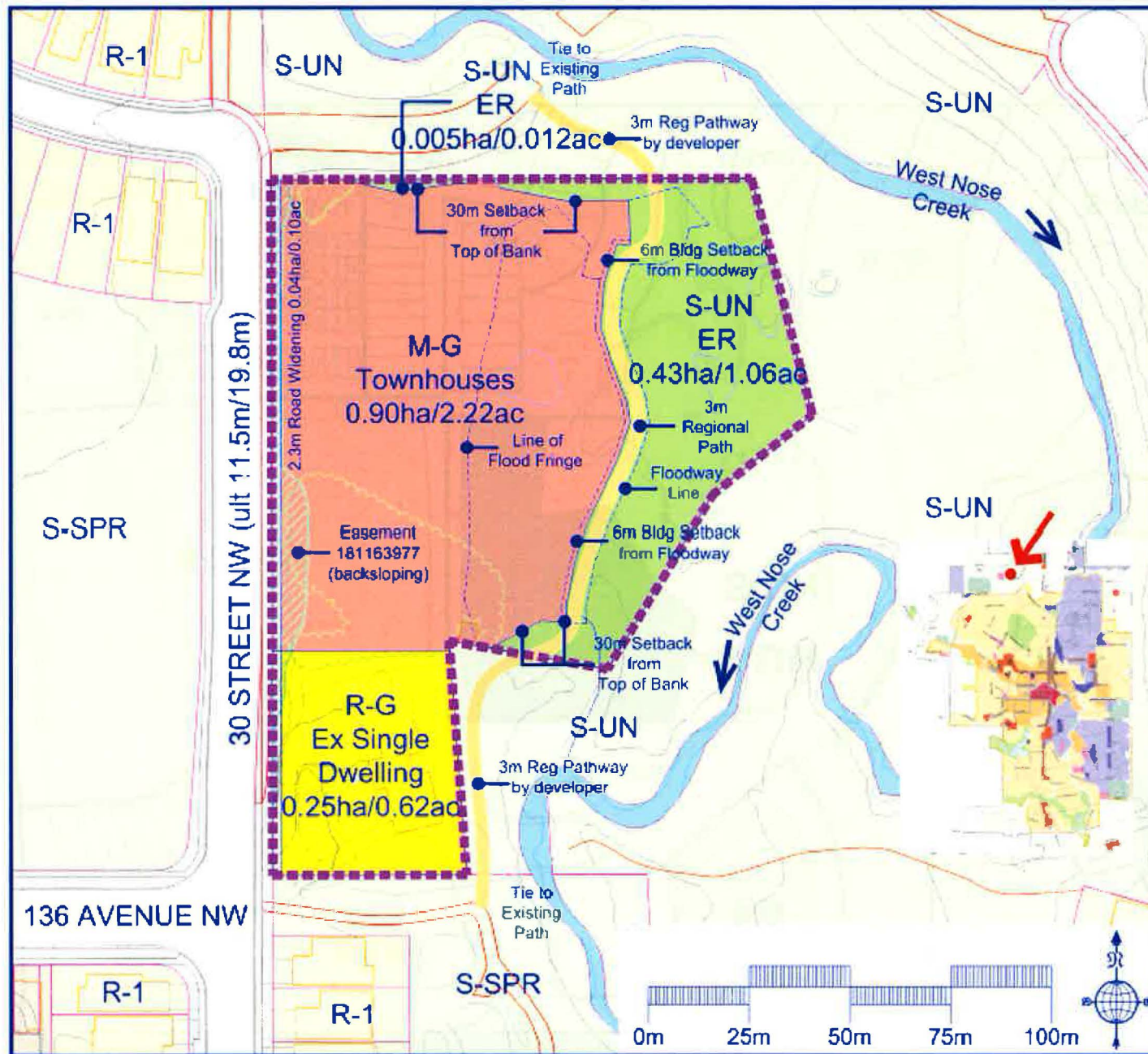
-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use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





Proposed Districts:

- M-G to accommodate a townhouse development.
- S-UN to accommodate an appropriate environmental setback from West Nose Creek.
- R-G to retain the existing Christie Ranch Estate house.



Outline Plan Features:

- Dedication and designation of the S-UN lands as ER
- Construction of the missing link of the Regional Pathway and connections to existing pathways
- Small road dedication along 30 Street NW

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Supplementary Slides

