



LOC2023-0383

Land Use Amendment & Outline Plan

April 25, 2024

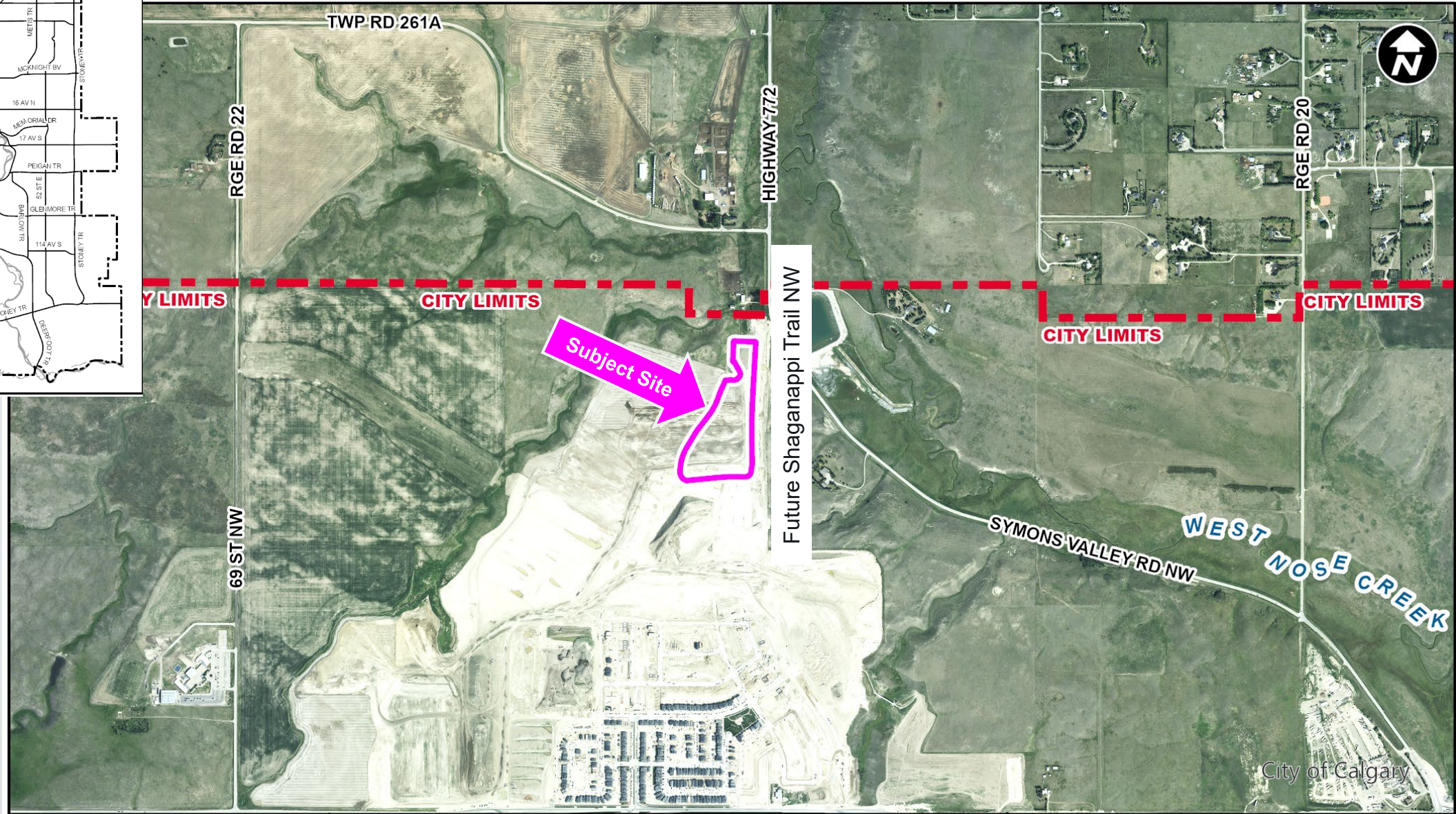
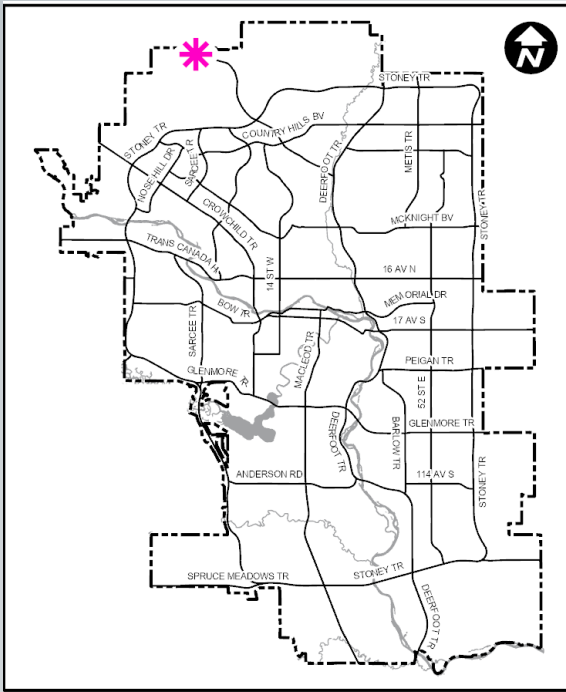
RECOMMENDATIONS:

That Calgary Planning Commission:













1. As the Council-designated Approving Authority, **APPROVE** the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares \pm (11.20 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 0.57 hectares \pm (1.42 acres \pm) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.



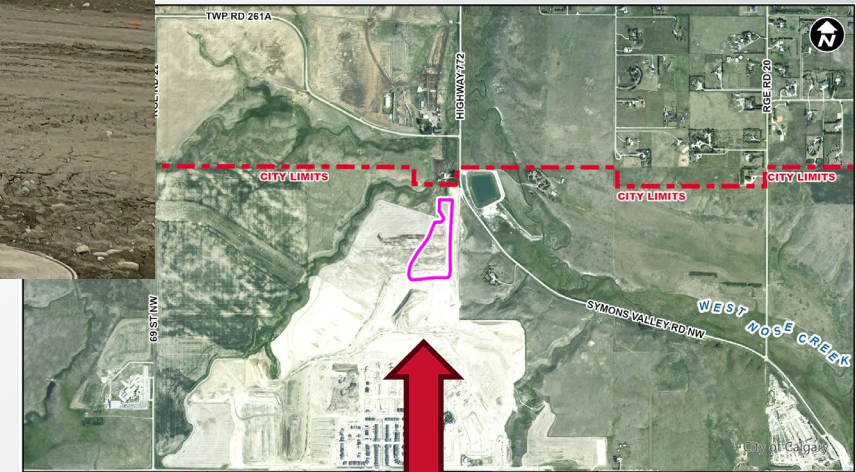
LEGEND

-  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

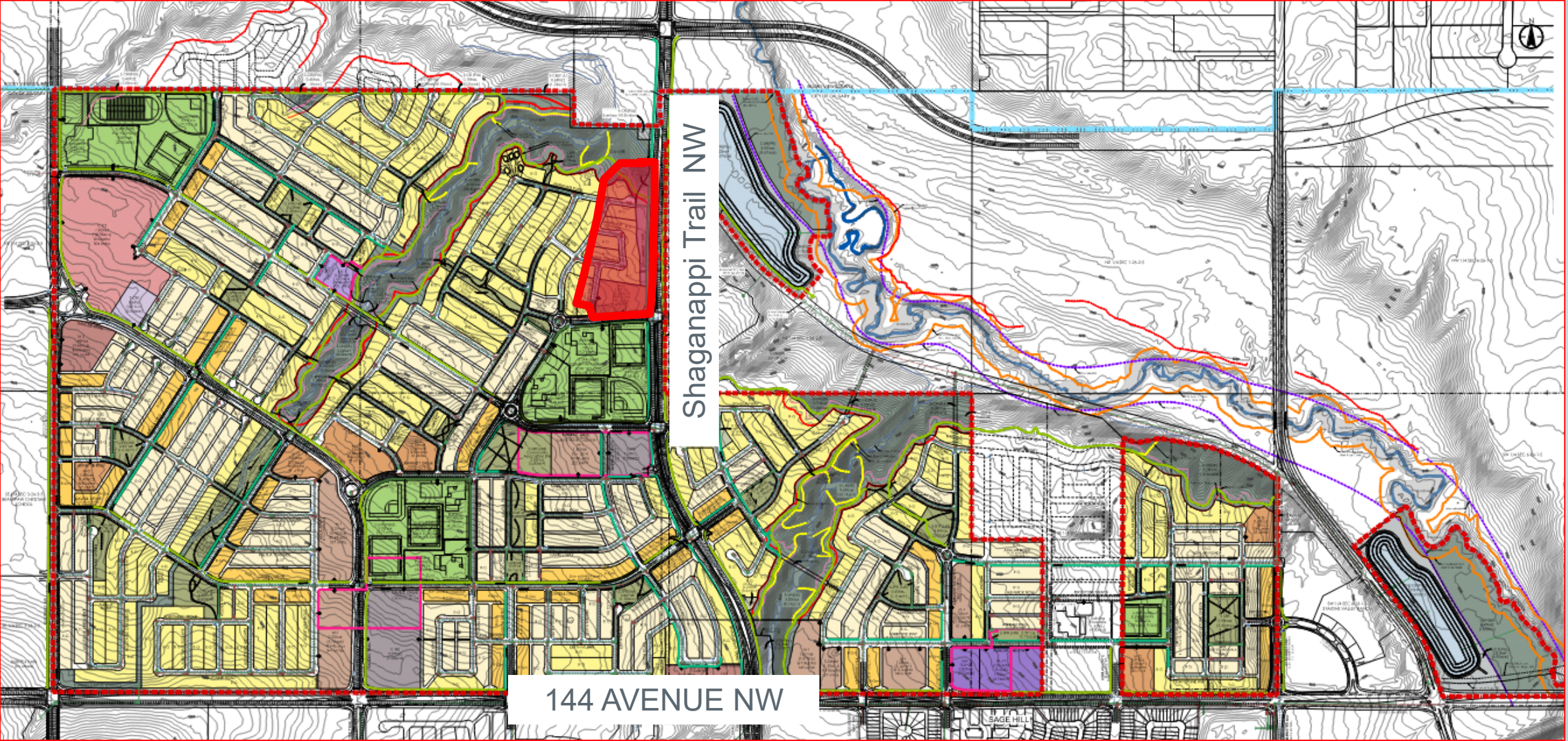


View looking north towards site

Future Shaganappi Trail NW

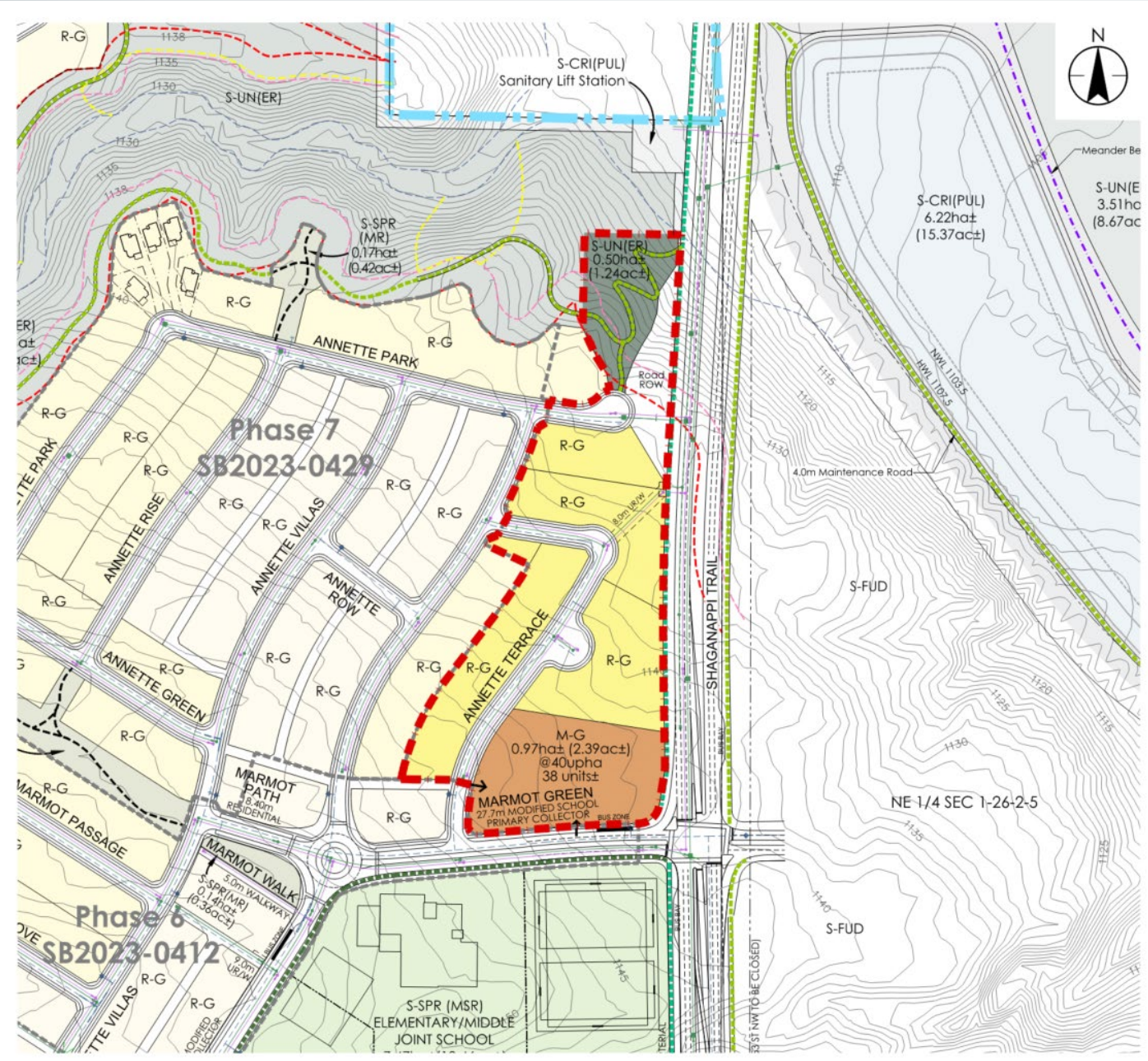


Key Plan



Shaganappi Trail NW

144 AVENUE NW

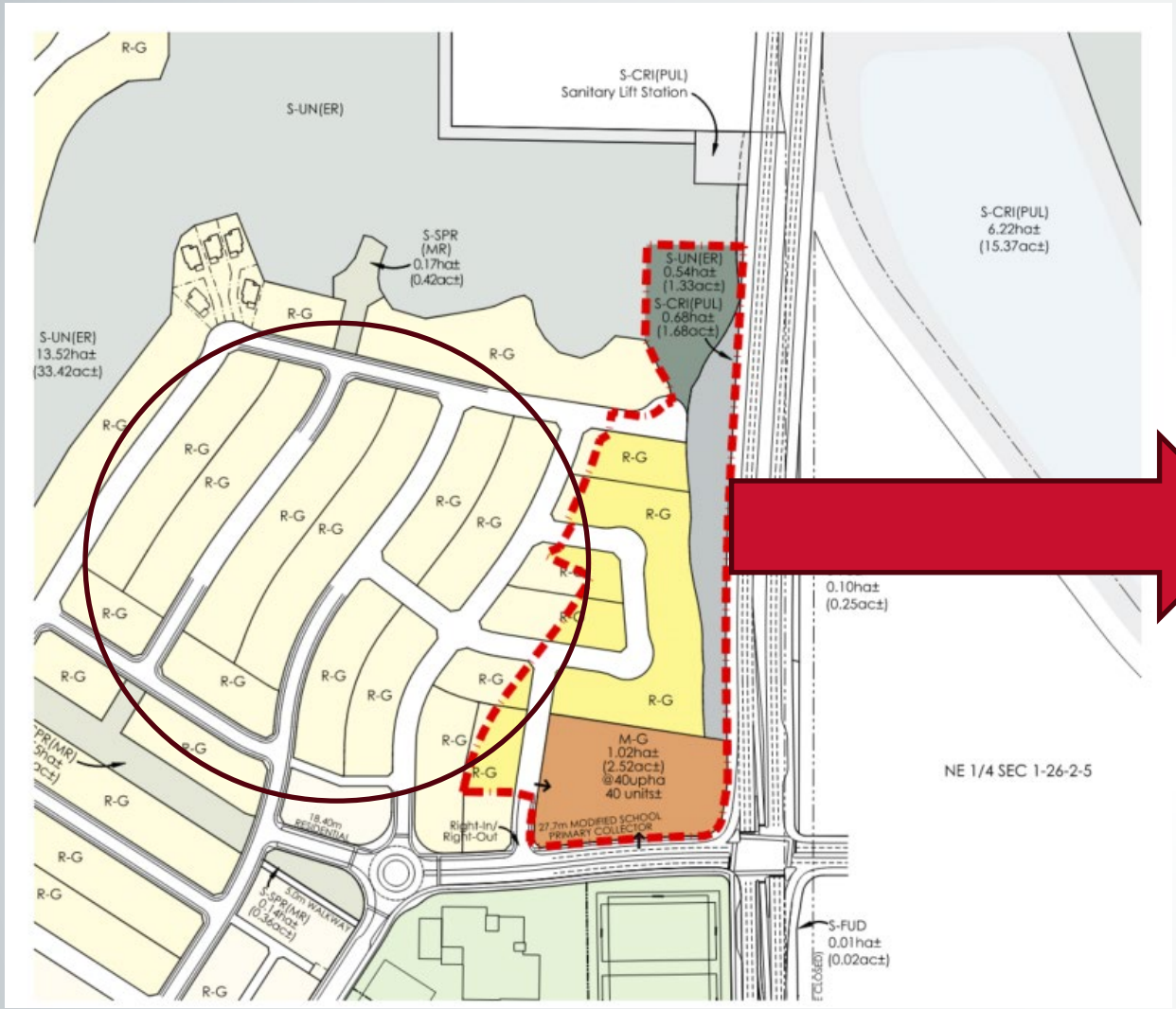


Total area of outline plan:

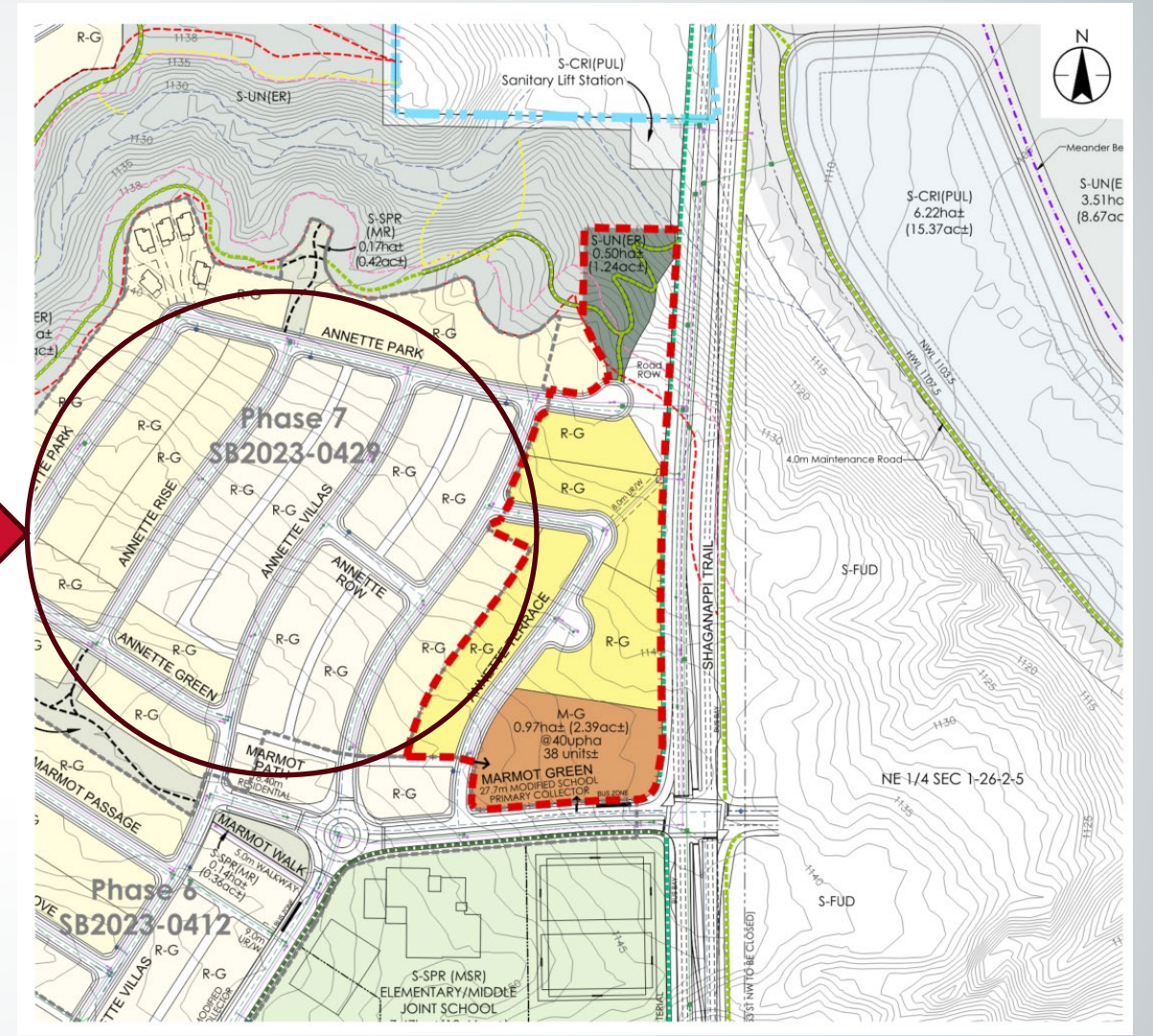
- 4.53 hectares

Includes:

- street realignment
- regional pathway
- residential blocks shifted east



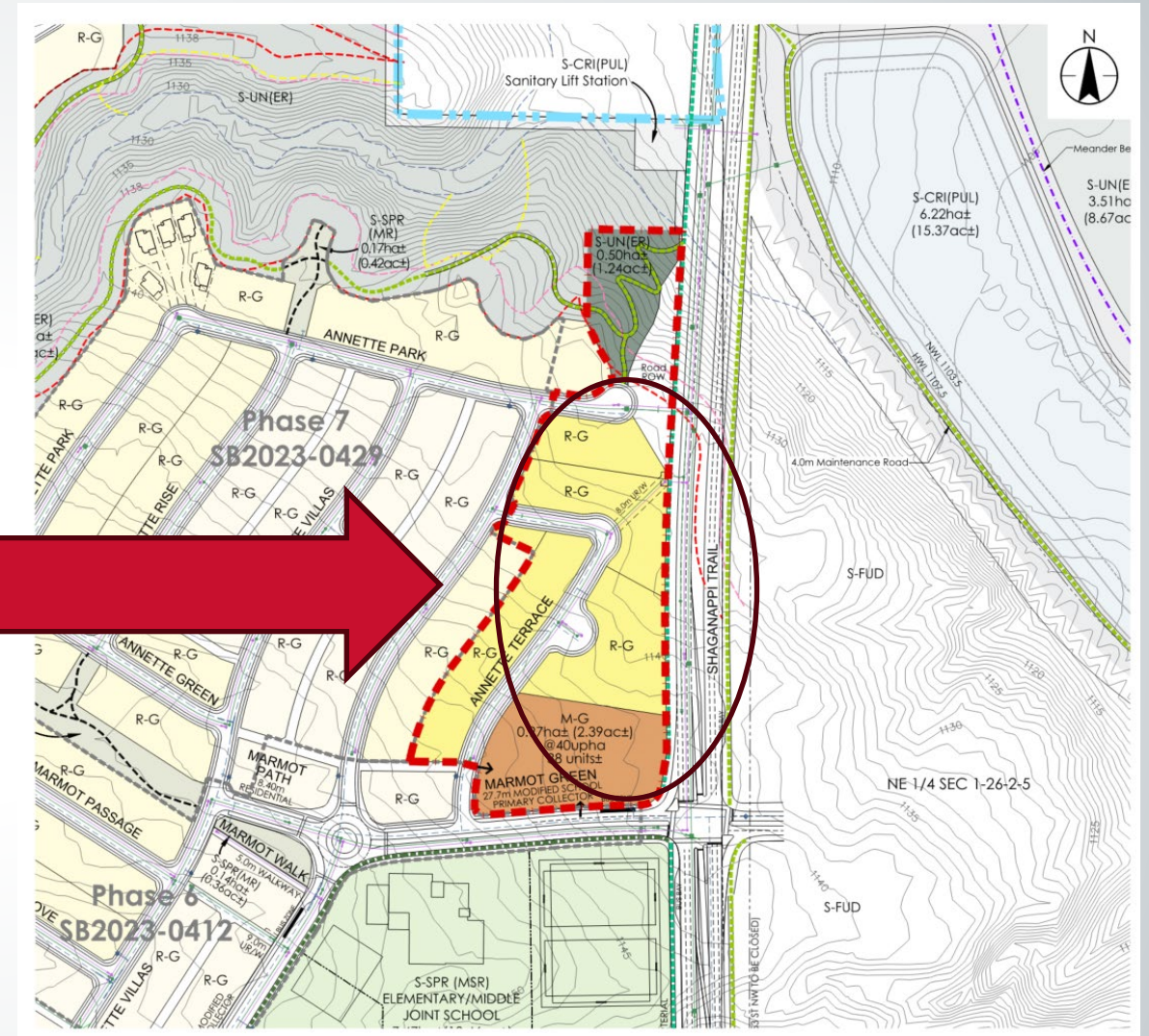
Existing Outline Plan – LOC2017-0368



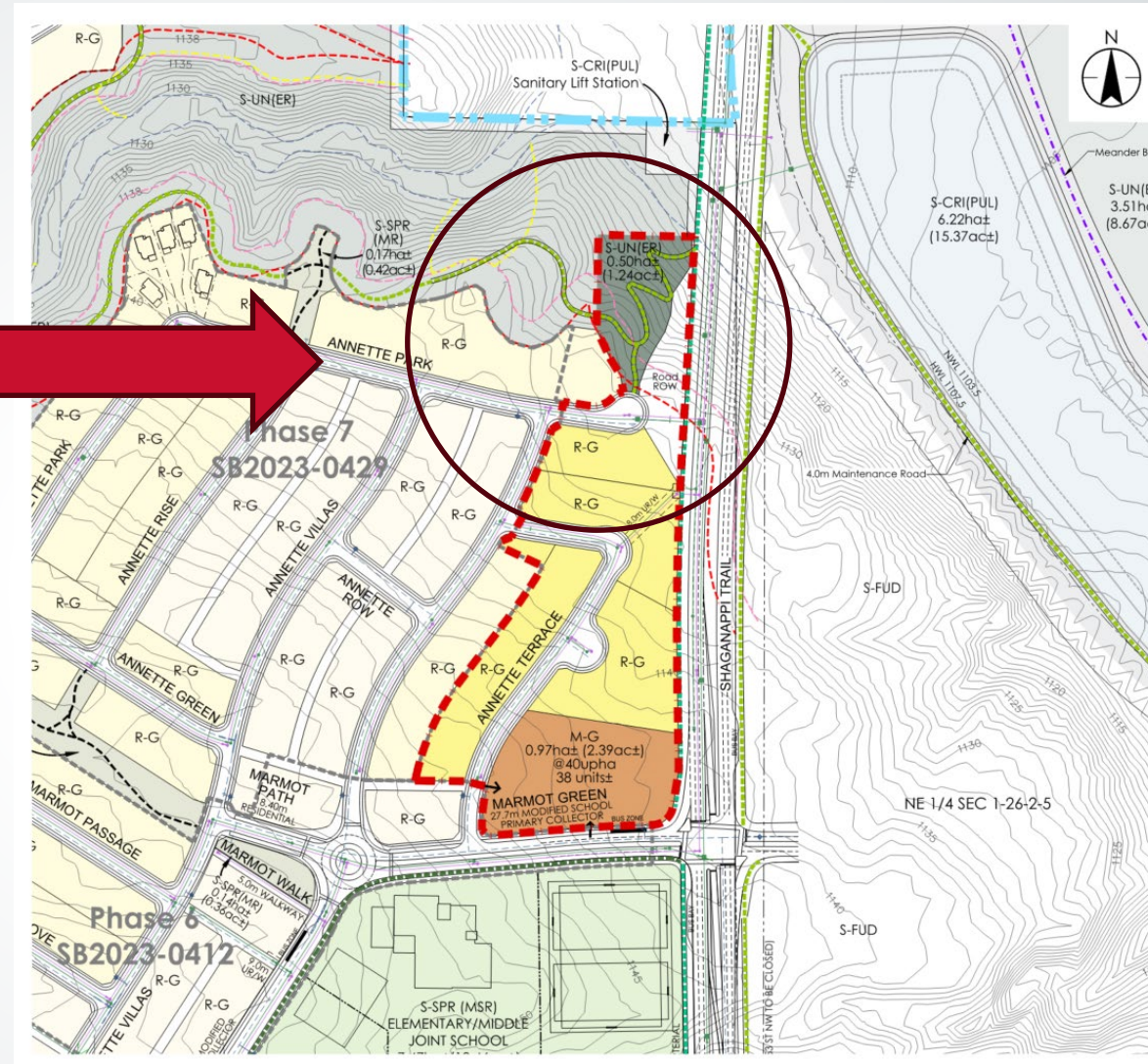
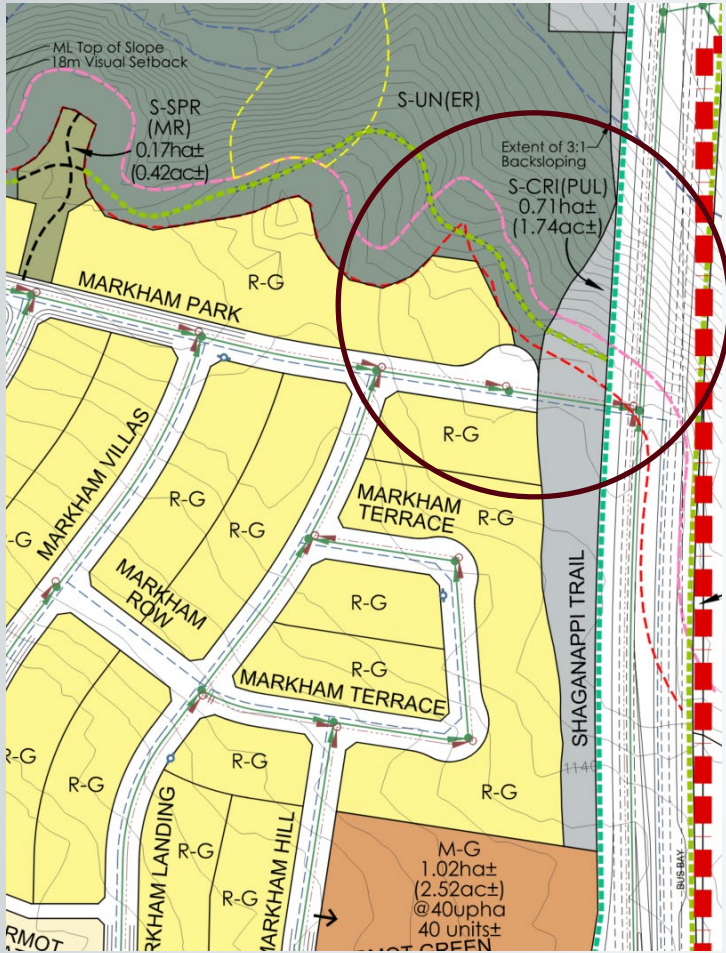
Proposed Outline Plan – LOC2023-0383



Existing Outline Plan – LOC2017-0368

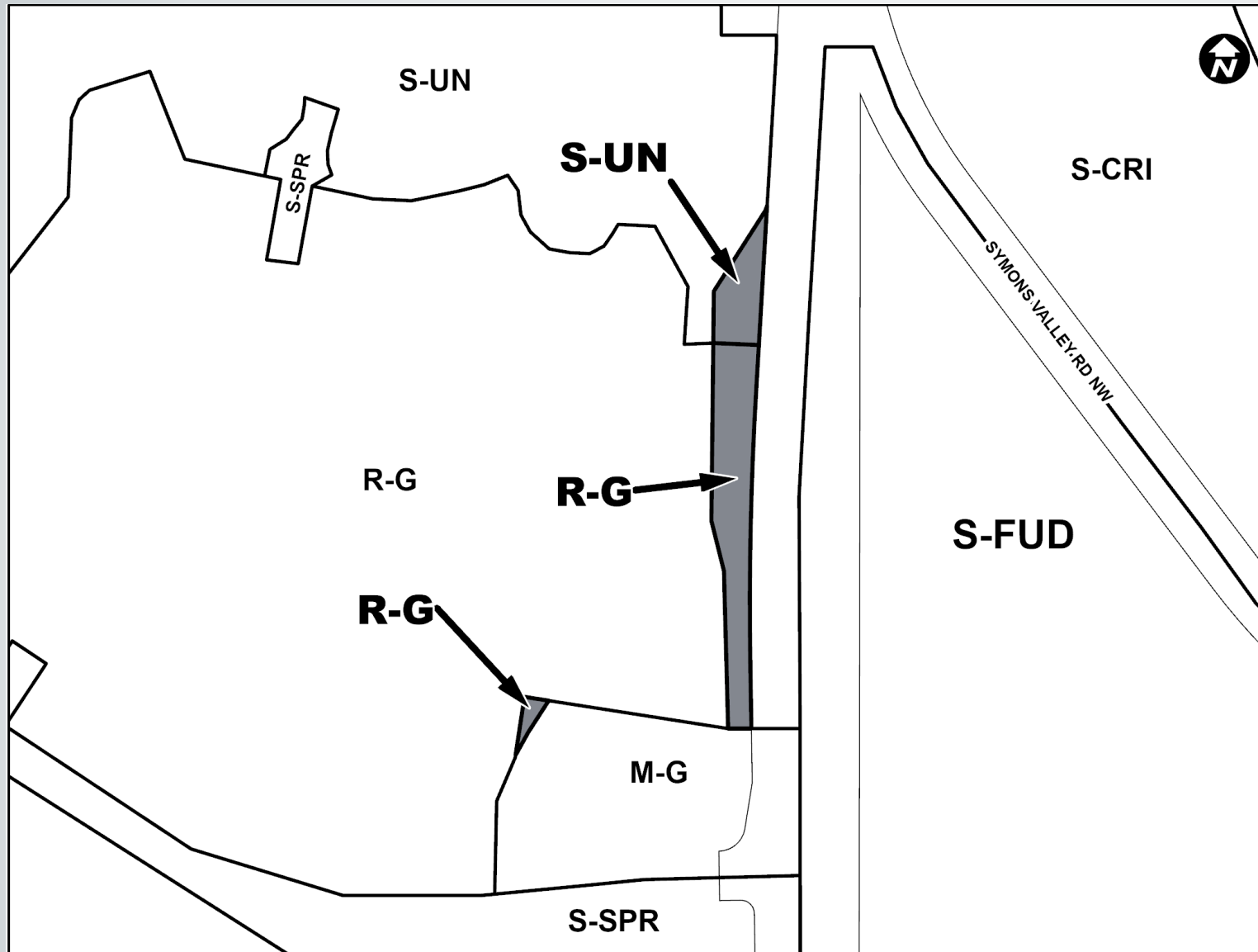


Proposed Outline Plan – LOC2023-0383



Approved Outline Plan – LOC2017-0368

Proposed Outline Plan – LOC2023-0383



Redesignate 0.57 hectares:

- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Multi-Residential – At Grade Housing (M-G) District

To:

- Residential – Low Density Mixed Housing (R-G) District
- Special Purpose – Urban Nature (S-UN) District

RECOMMENDATIONS:

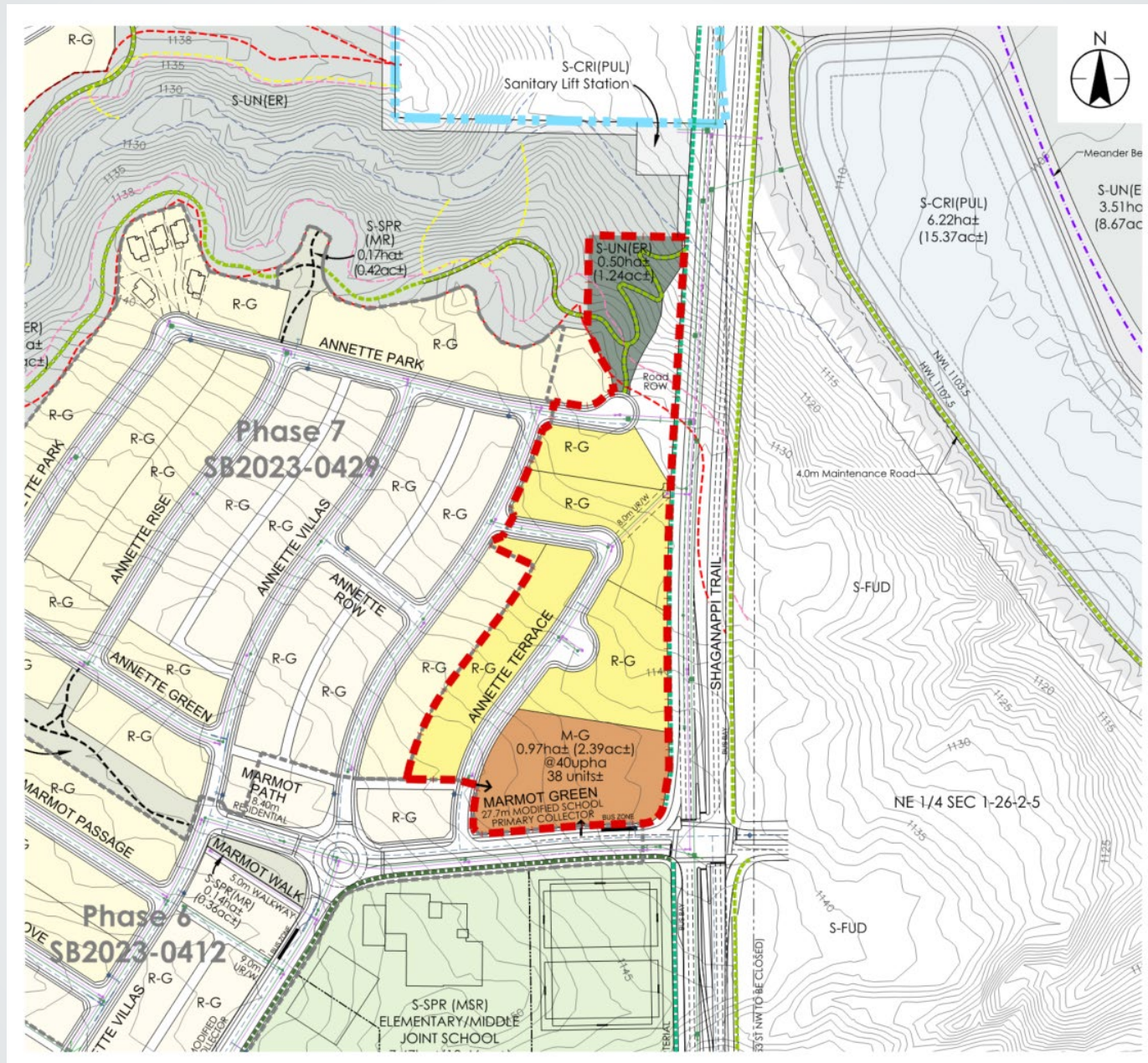
That Calgary Planning Commission:

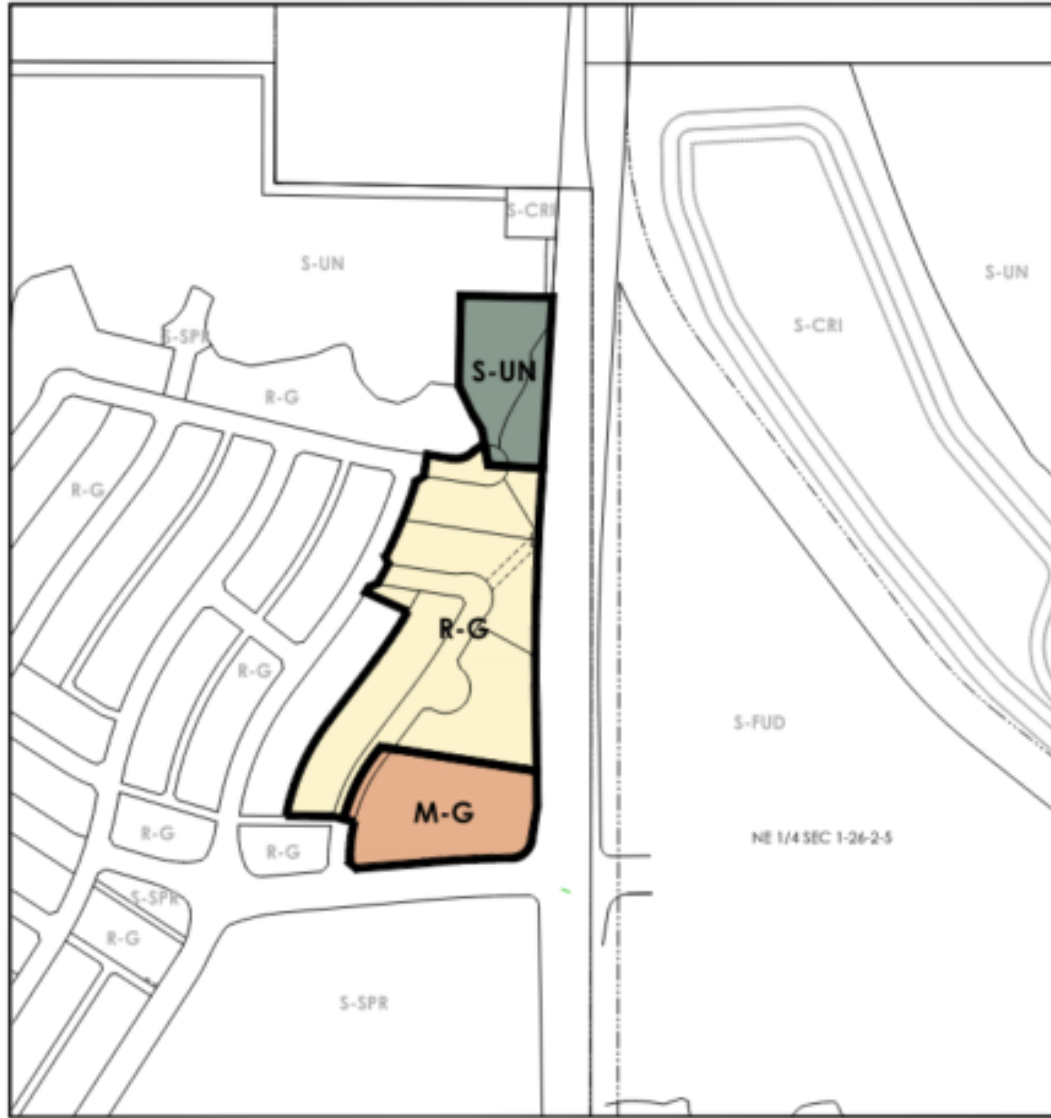
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That Calgary Planning Commission recommend that Council:

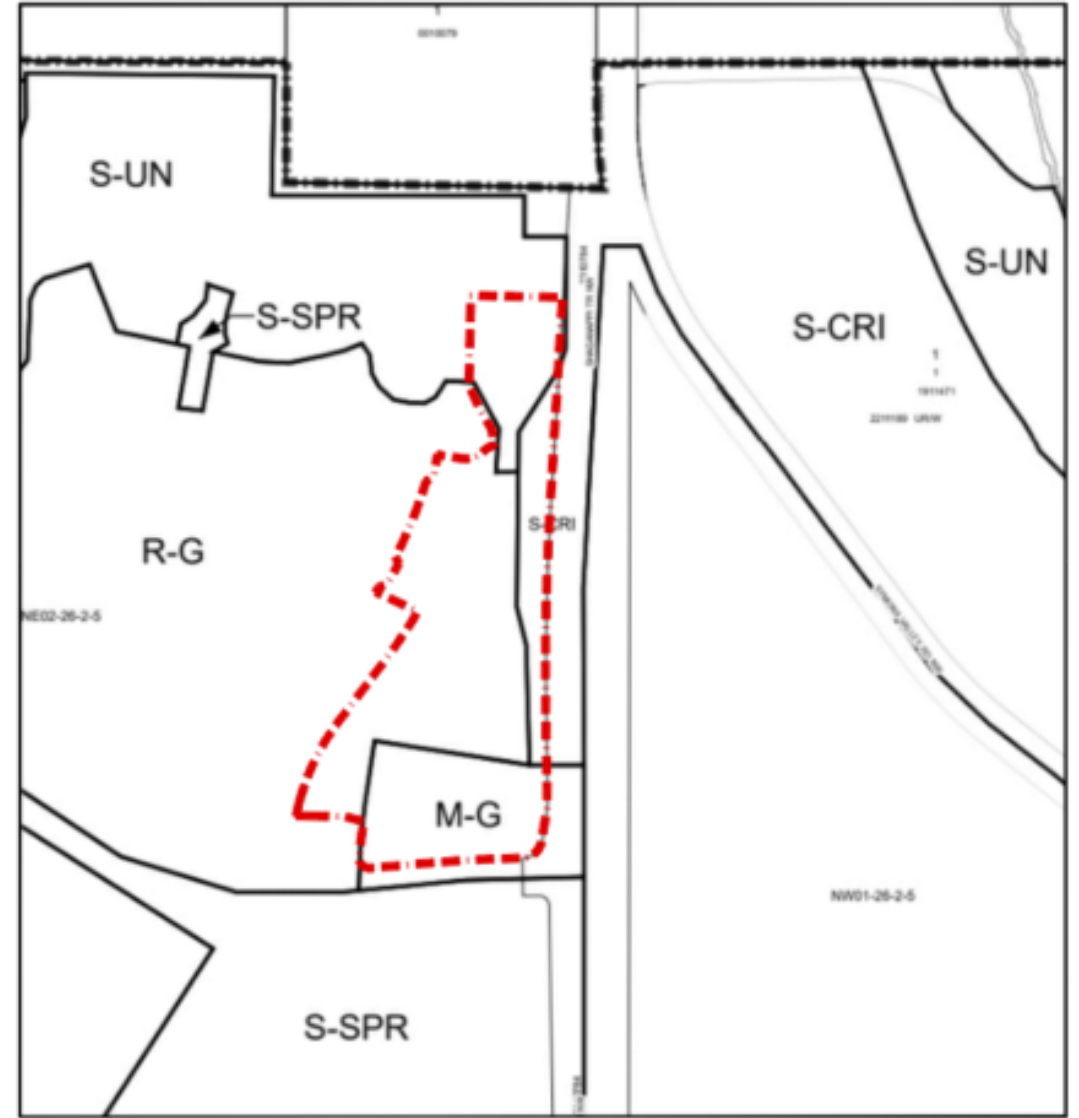
2. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.42 acres \pm) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.







PROPOSED LAND USE NTS

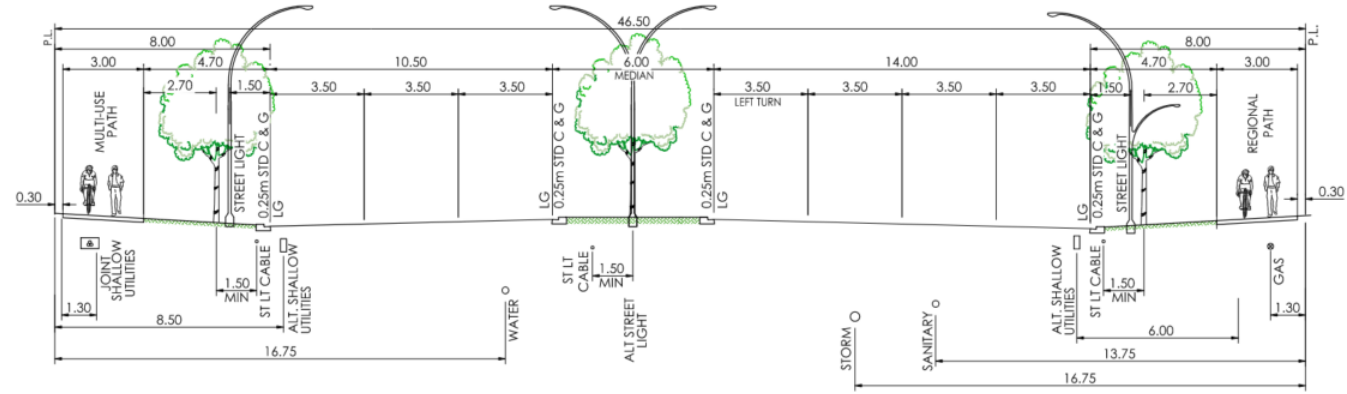


EXISTING LAND USE NTS

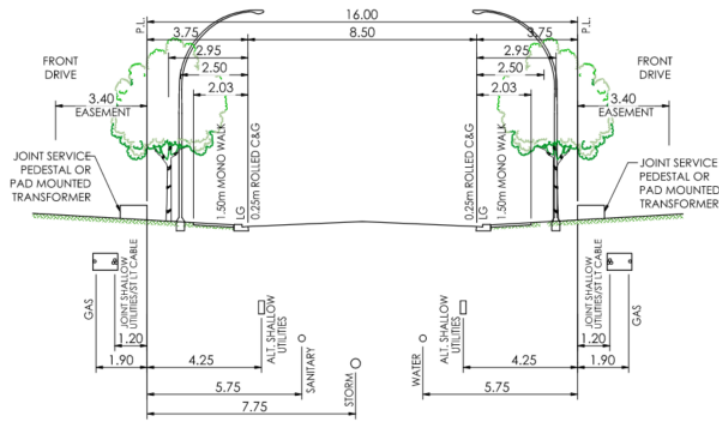


STREET KEY MAP NTS

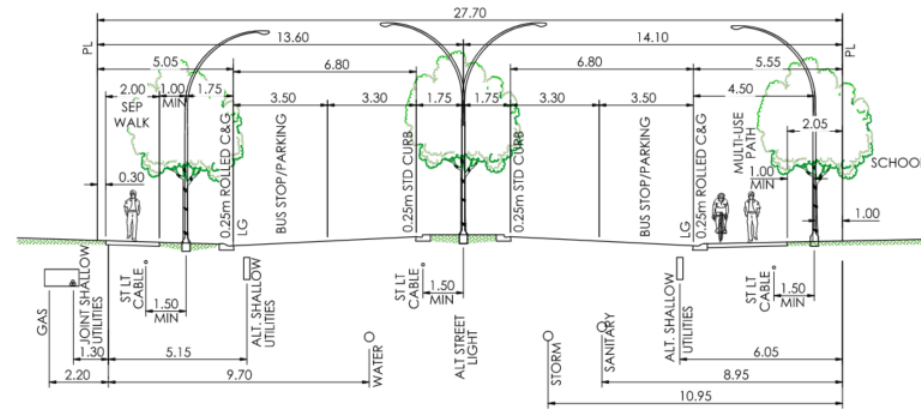
- 46.5m Modified Arterial
- 27.7m Modified School Primary Collector
- 16.0m Residential - Front Drive






46.50m MODIFIED ARTERIAL
 3.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
 Scale 1:200



16.0m RESIDENTIAL - FRONT DRIVE (per DGSS)
 Scale 1:200



27.70m MODIFIED SCHOOL PRIMARY COLLECTOR
 2.0m SEPARATE WALK ONE SIDE/3.5m MONO MULTI-USE PATH ONE SIDE - BUS ROUTE
 1:200

OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED	4.53 ha	11.20 ac		
 less ENVIRONMENTAL RESERVE (S-UN)	0.50 ha	1.24 ac		
GROSS DEVELOPABLE AREA (GDA)	4.03 ha	9.96 ac		100.0%
			Frontage	Units
RESIDENTIAL	3.10 ha	7.66 ac		76.9%
Low Density				0.0%
 R-G - Laneless	2.13 ha	5.27 ac		
Anticipated Number of Units (10.28m lot width)			487m	47 units
High Density				0.0%
 M-G	0.97 ha	2.39 ac		
Number of units (40upha)				38 units
TOTAL UNITS			Anticipated	85 units
DENSITY	Anticipated: 21.1 upha 8.5 upac			
PUBLIC DEDICATION	0.93 ha	2.30 ac		23.1%
Roads	0.93 ha	2.30 ac		

LAND USE STATISTICS		
S-CRI to R-G	0.41 ha	1.02 ac
M-G to R-G	0.03 ha	0.07 ac
S-CRI to S-UN	0.13 ha	0.33 ac
Total Redesignation	0.57 ha	1.42 ac
R-G to remain R-G	2.36 ha	5.82 ac
M-G to remain M-G	1.00 ha	2.47 ac
S-UN to remain S-UN	0.60 ha	1.49 ac

OP INTENSITY ANALYSIS			
Land Use	Units	People	Jobs
R-G (3.3 ppu)	47	155	
M-G (1.8 ppu)	38	68	
Total	85	223	0
Anticipated Total Intensity (4.03ha GDA)	55 ppl + jobs/ha		



Approved Outline Plan

Approved Units/Density		
Low Density		
R-G - Laneless	Frontage	Units
Anticipated Number of Units (10.28m lot width)	424m	41
High Density		
M-G	Area	Units
Anticipated Density: 40 upha	1.02 ha (2.52 ac)	40
Total Units		81
Area Outlined:	4.53 ha (11.20 ac)	
minus S-UN	0.54 ha (1.33 ac)	
Gross Developable Area	3.99 ha (9.87 ac)	
Anticipated Density	20.3 upha (8.2 upac)	
Anticipated Intensity	51 ppl + jobs/ha	



Proposed Amendment

Proposed Units/Density		
Low Density		
R-G - Laneless	Frontage	Units
Anticipated Number of Units (10.28m lot width)	487m	47
High Density		
M-G	Area	Units
Anticipated Density: 40 upha	0.97 ha (2.39 ac)	38
Total Units		85
Area Outlined:	4.53 ha (11.20 ac)	
minus S-UN	0.50 ha (1.24 ac)	
Gross Developable Area	4.03 ha (9.96 ac)	
Anticipated Density	21.1 upha (8.5 upac)	
Anticipated Intensity	55 ppl + jobs/ha	

U:\11600935\300_planning\300_outline_plan\02_cadd\11600935_cp_011.dwg Layout: comparison

FIGURE 2.0 | GLACIER RIDGE PHASE 8

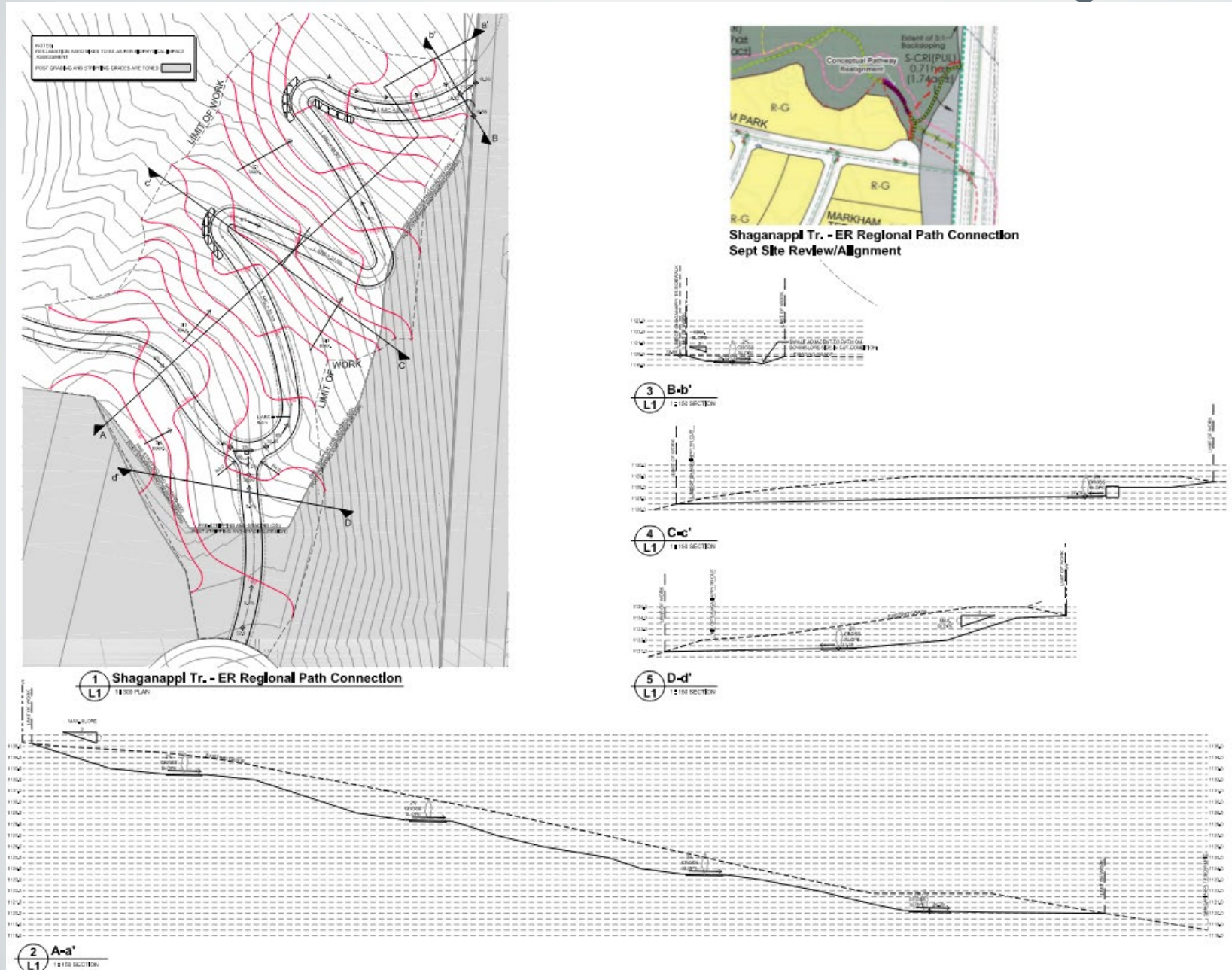
Outline Plan Amendment - Unit & Density Comparison



April 2024

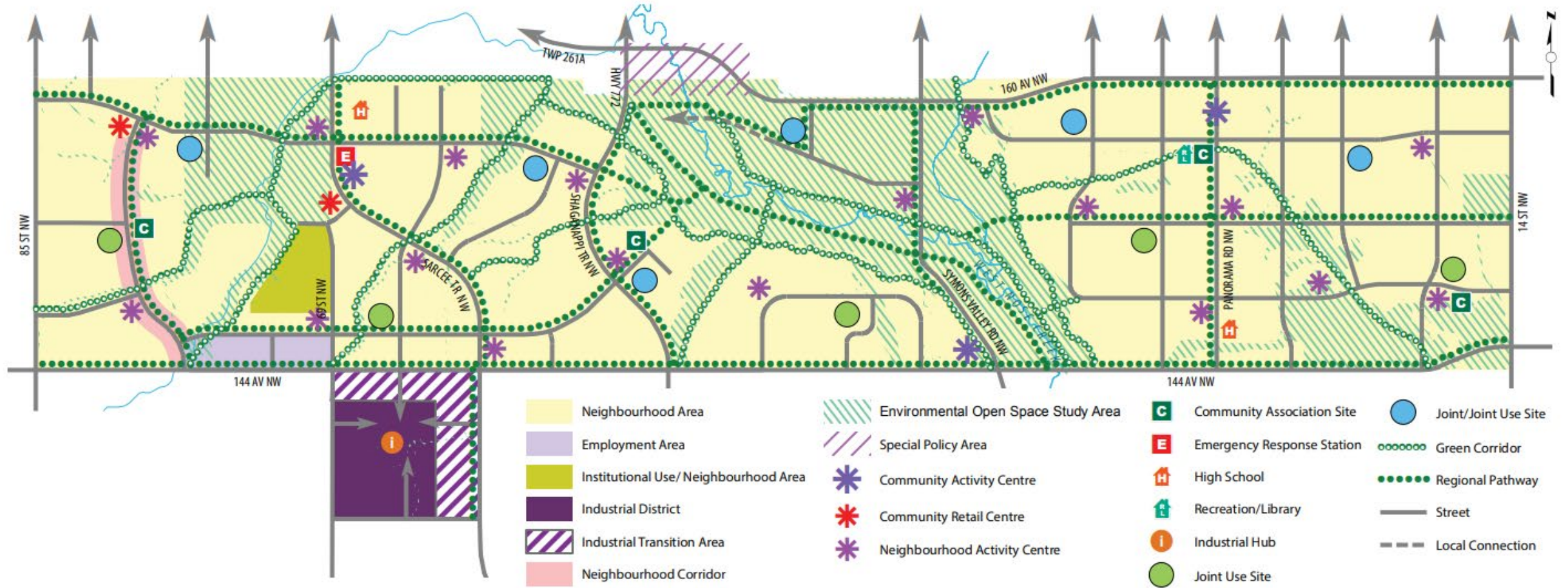
CONCEPT ONLY
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IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
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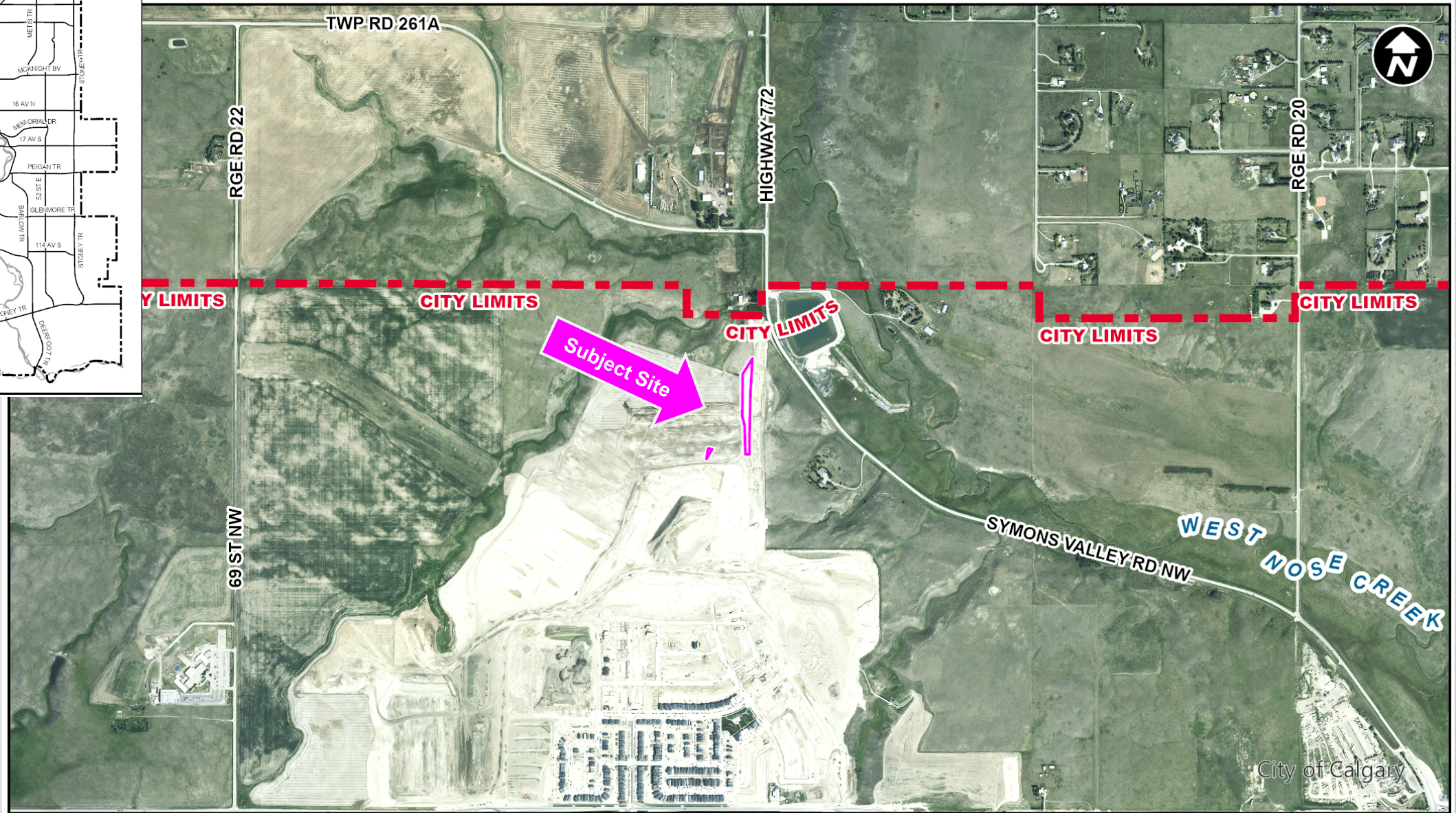
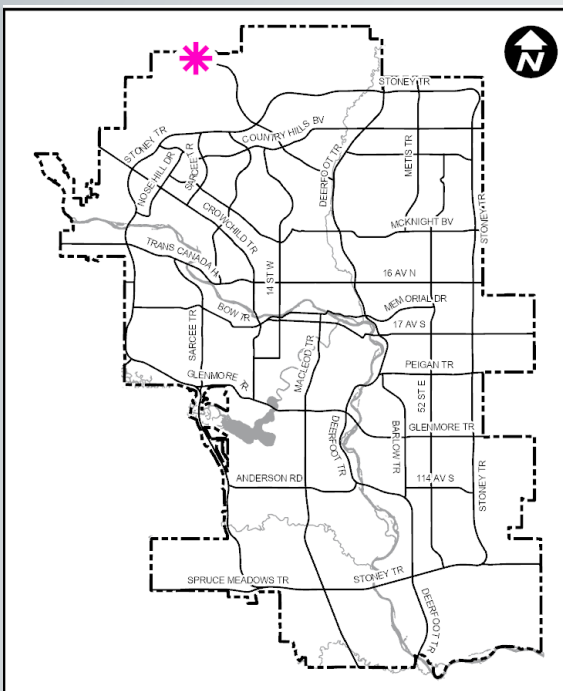
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






MAP 3: LAND USE CONCEPT

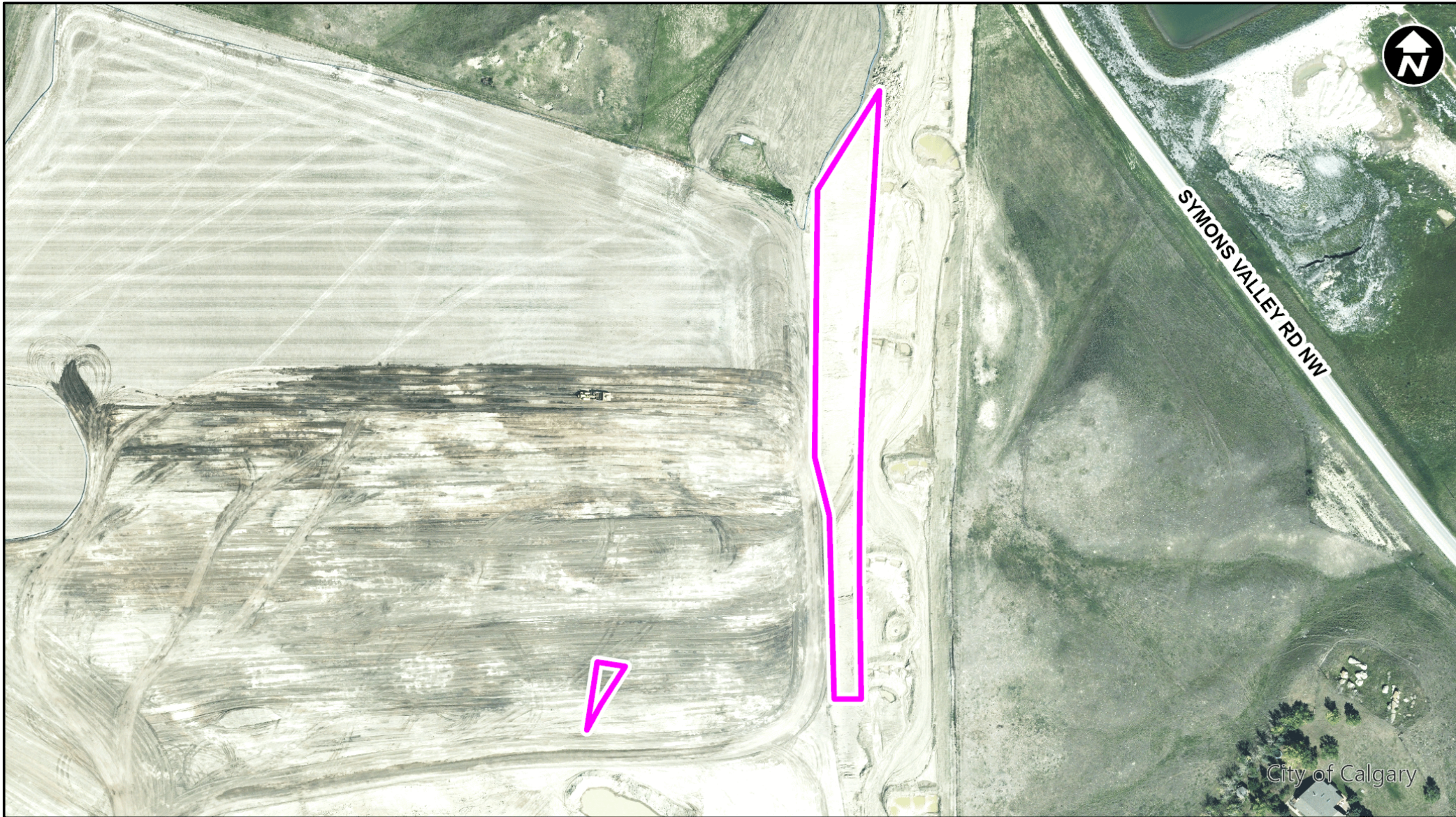
Approved: 49P2015
Amended: 37P2016





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

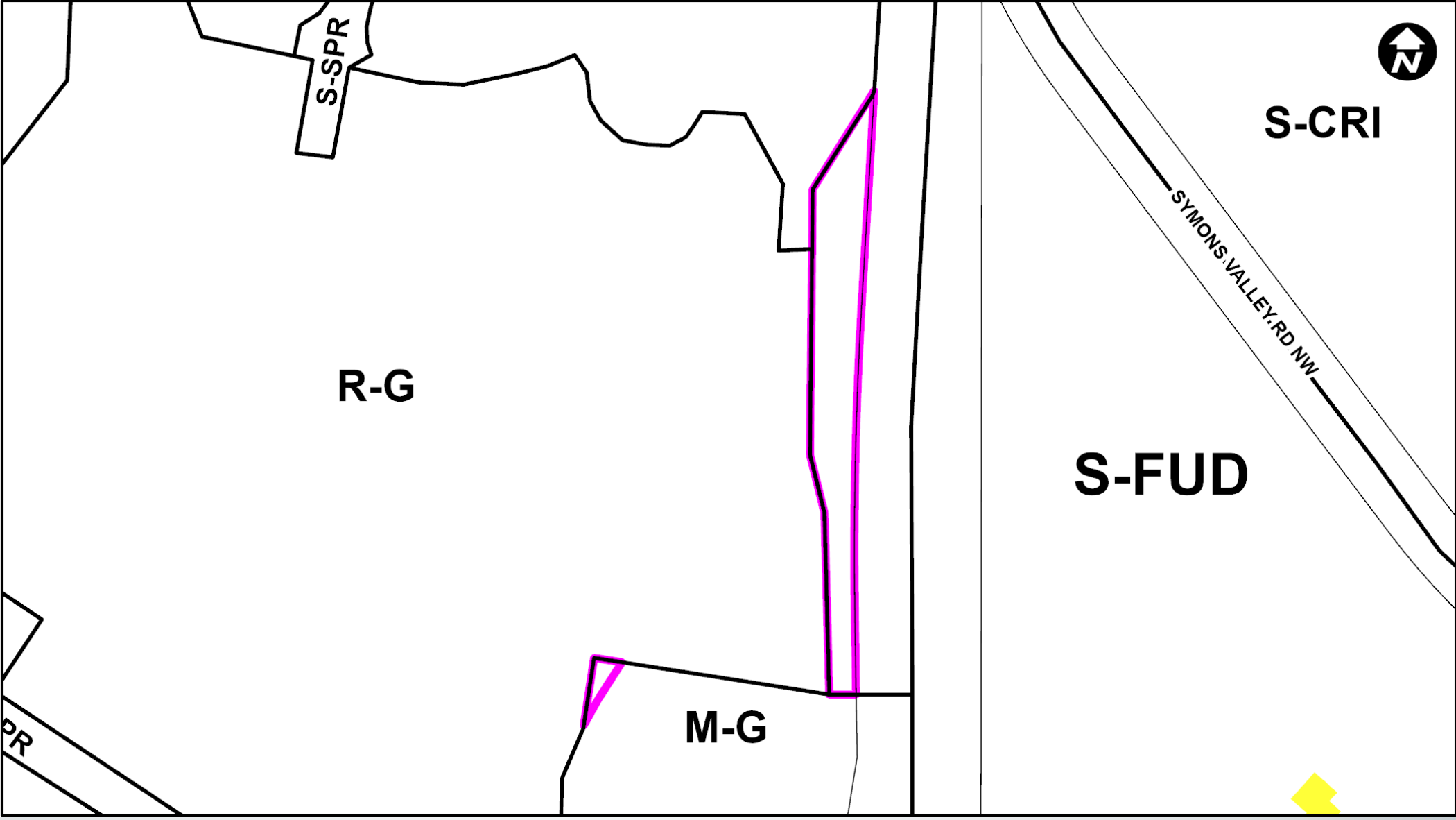


Add legend here

Parcel Size:

XX ha

XXm x **XX**m



- 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

