

CITY OF CALGARY
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IN COUNCIL CHAMBER

APR 09 2024

ITEM: 7.2.7 CPC2024-0134
DISTRIB-PRESENTATION 2
CITY CLERK'S DEPARTMENT

PROPOSED LAND USE AMENDMENT IN CARRINGTON

LOC2022-0078

PUBLIC HEARING | CITY OF CALGARY
APRIL 9TH, 2024



HONG
FAMILY

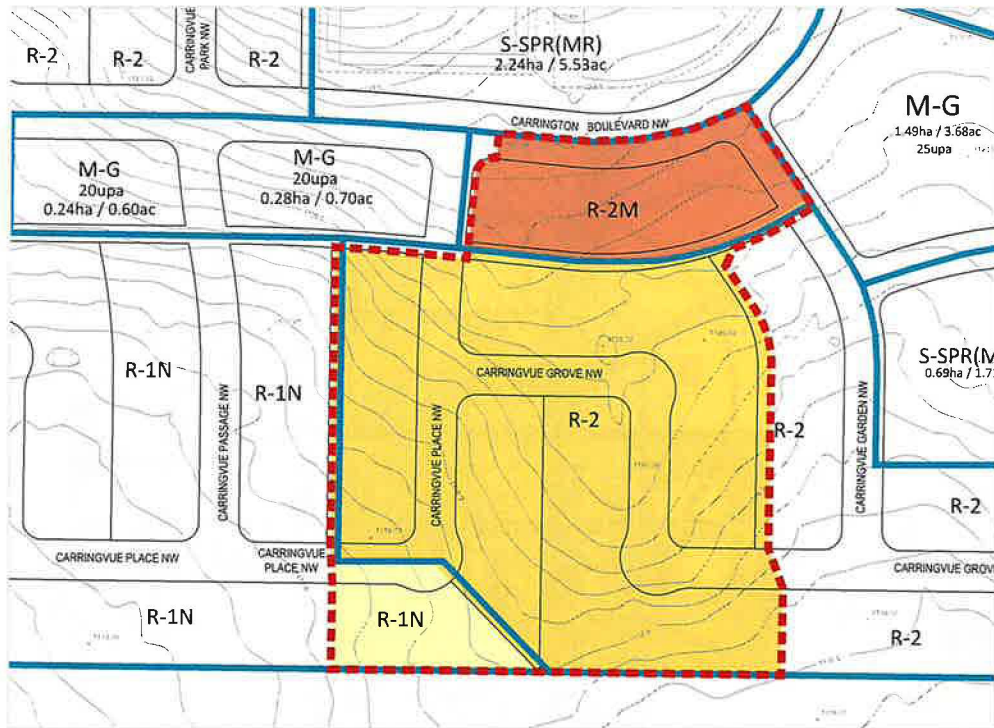


SITE LOCATION

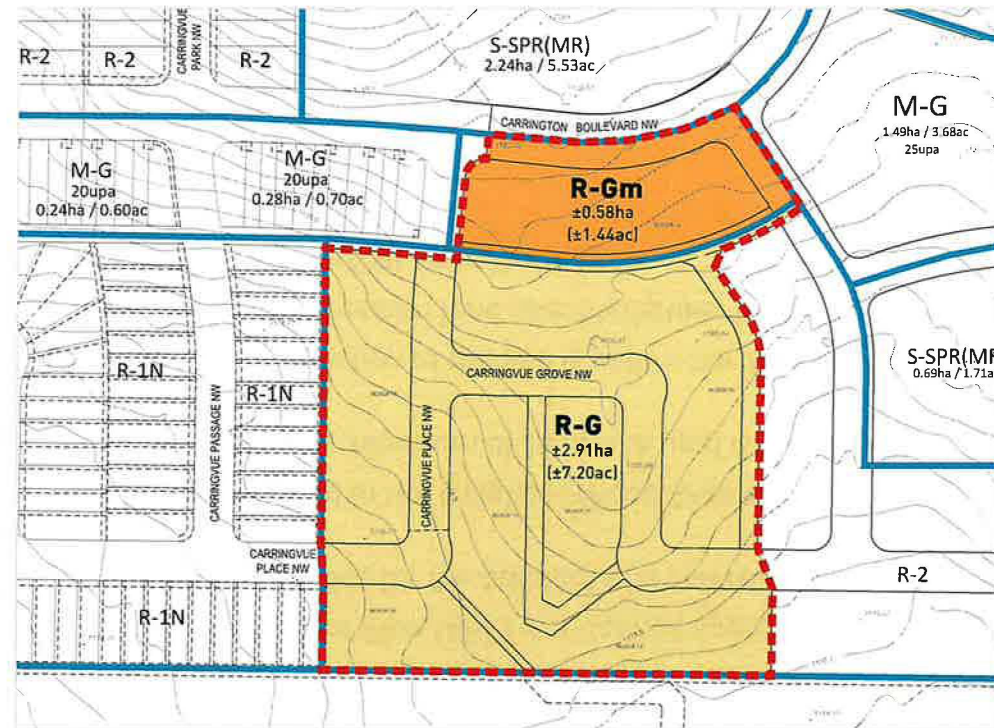
- + 3.5 hectares (8.6 acres) site on a portion of land on 13717R Centre Street NW in the community of Carrington.



PROPOSED LAND USE AMENDMENT



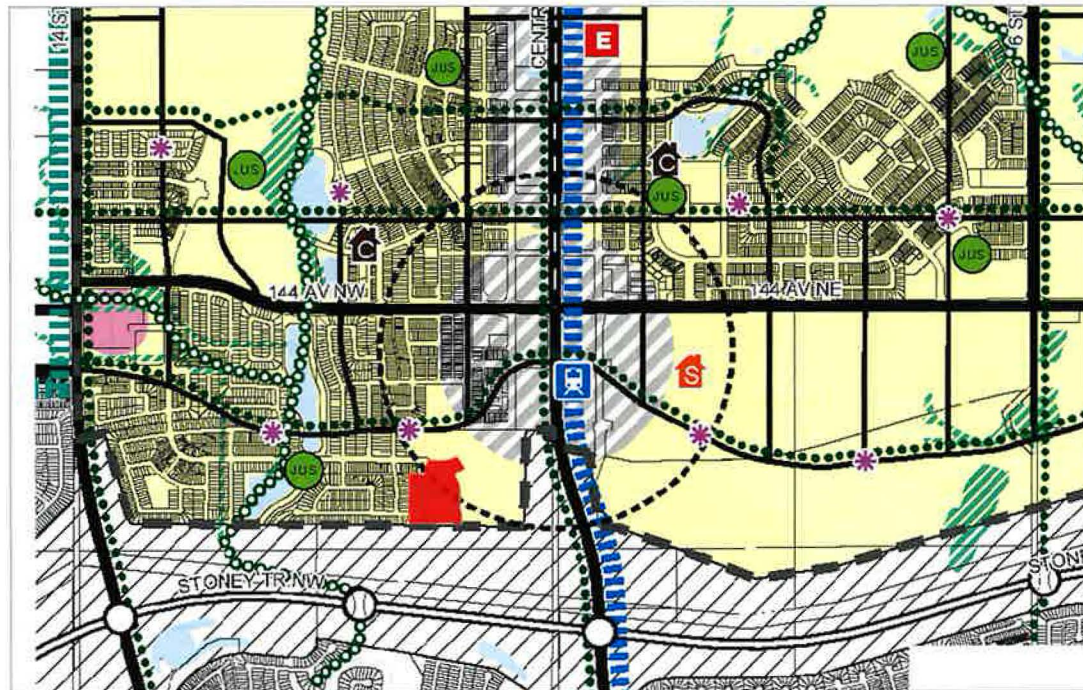
- + **Existing:** Residential - One / Two Dwelling District (R-2); Residential - Narrow Parcel One Dwelling District (R-1N), Residential - Low Density Multiple Dwelling District (R-2M)



- + **Proposed:** Residential - Low Density Mixed Housing (R-G), Residential - Low Density Mixed Housing (R-Gm)



KEYSTONE HILLS AREA STRUCTURE PLAN (ASP)

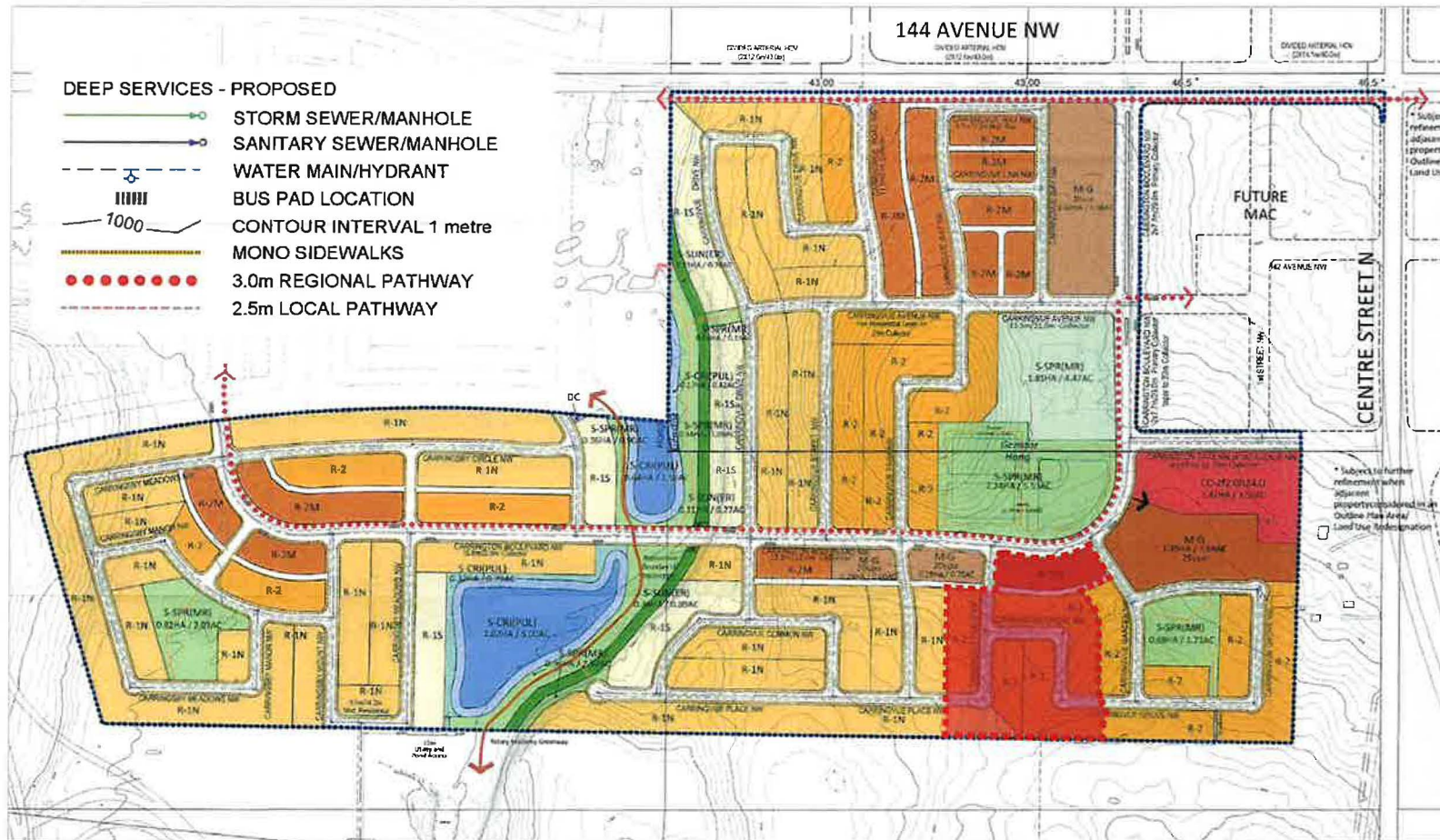


Transportation/Utility Corridor	Transit Station Planning Area	Arterial Street
Plan Area Boundary	Emergency Response Station	Urban Boulevard
Neighbourhood Area	Community Activity Centre	Primary Collector/Collector
Special Study Area (Major Activity Centre & Urban Corridor)	Neighbourhood Activity Centre	Full Interchange
Regional Retail Centre	Community Centre	Pedestrian Overpass
Community Retail Centre	Green Corridor	BRT Route
Industrial/ Employment Area	Regional Pathway	LRT Alignment
Environmental Open Space Study Area	Skeletal Road	LRT Station

- + Area Structure Plan (ASP) is a Council approved document that provides a high-level guide for the buildout of a community
- + Site is located in the Neighbourhood Area of the plan with primarily residential. A minimum of 20 uph (8 upa) is expected.
- + Northwest portion of the site is within the Transit Station Planning Area which will transition land use intensities: highest in proximity to the station and lowest further from the station.



KEYSTONE HILLS OUTLINE PLAN & LAND USE



- + Guides land use and subdivision in an area
- + Received outline plan approval in 2015
- + Currently designated for residential uses (R-2, R-1N and R-2M). Redesignation to other low density residential zoning (R-G and R-GM) will allow for different products that meets the market demand.
- + Low density residential aligns with the previous approval.



SUMMARY

- + Proposed uses remain in the low density residential category of the Land Use Bylaw and are consistent with the previous approval.
- + Redesignation will allow for larger homes to accommodate multi-generational families and secondary suites
- + Anticipate 67 R-G and 16 R-Gm units.
- + Allows for transition to higher density forms such as semi-detached dwellings and townhomes.

	Policy Expectation	Proposed
Density	8 upa/20 uph	9.6 upa/23.8 uph



QUESTIONS OR COMMENTS?

