



# LOC2022-0186

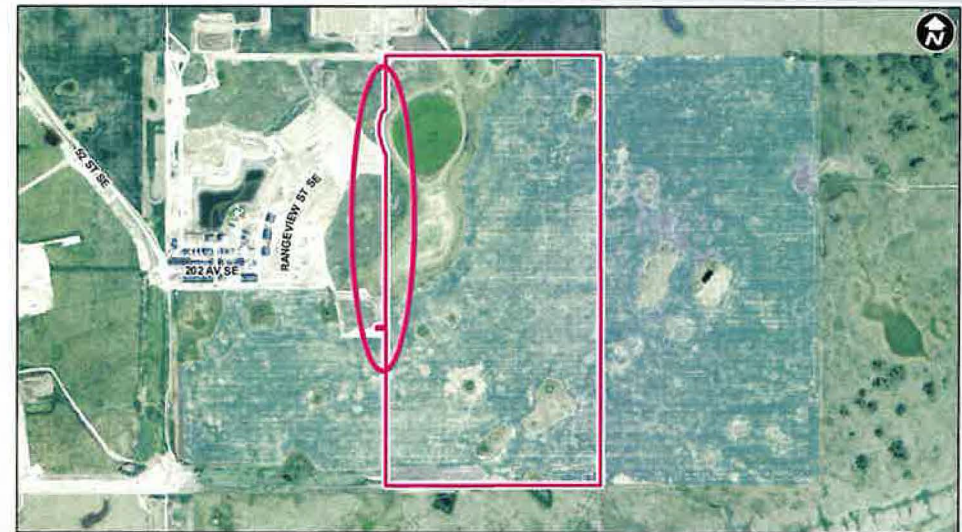
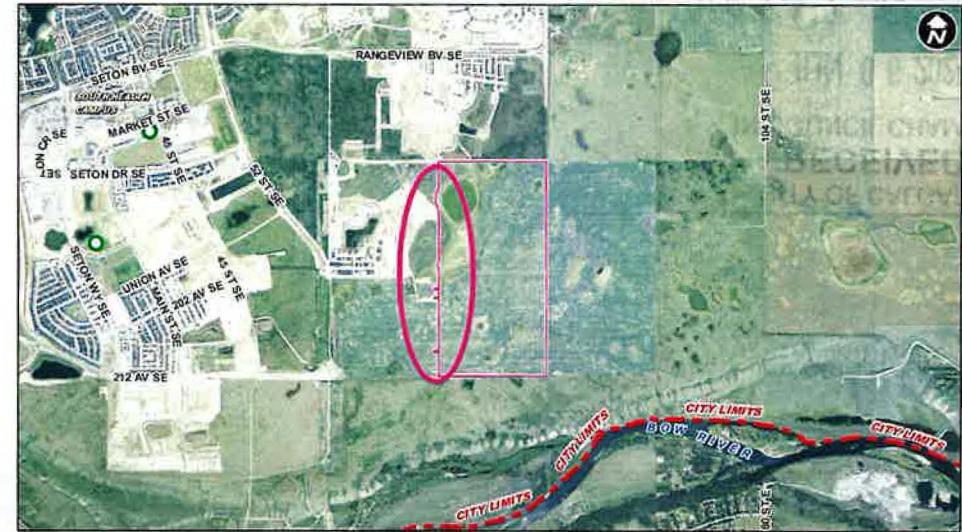
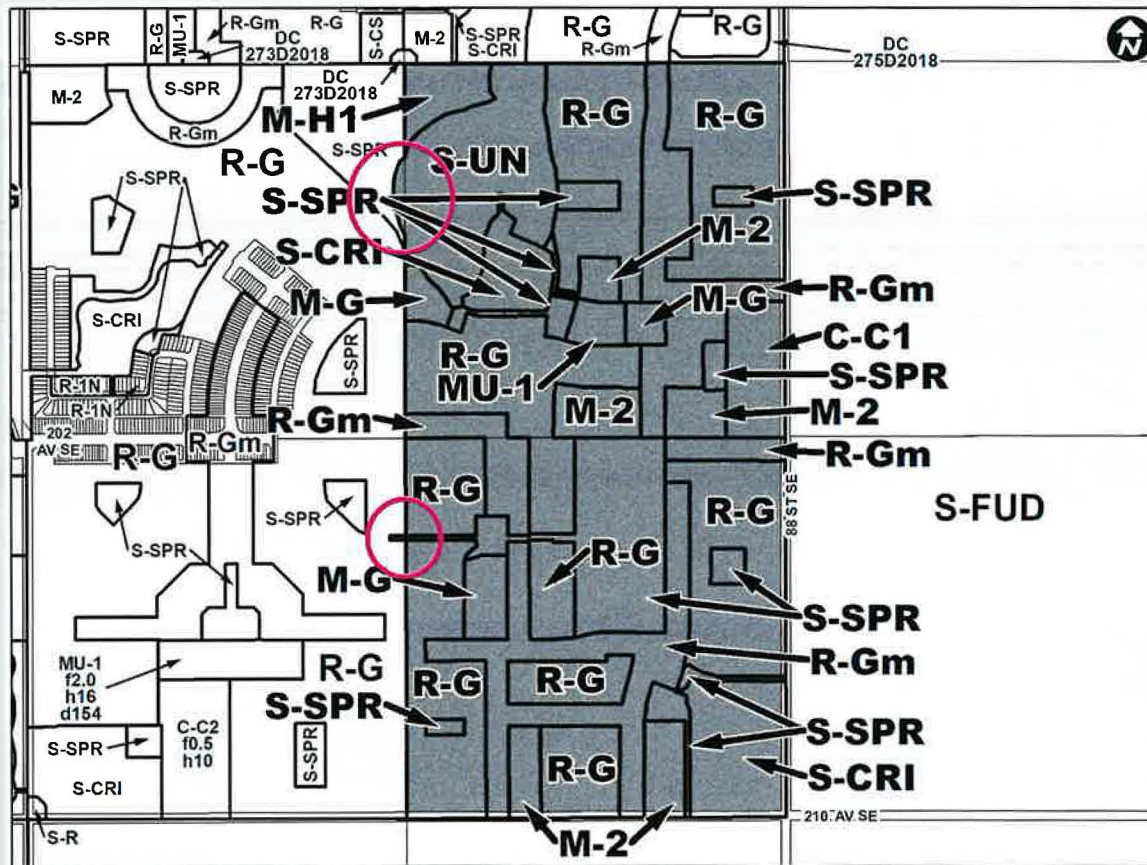
# Outline Plan and Land Use Amendment

June 6, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 06 2024  
ITEM: 7.2.4 CR2024-0666  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

**Added Legal Description/Addresses of Affected Parcels:**

- Portion of SE1/4 Section 14-22-29-4 [20405 – 88 Street SE]
- Portion of SW1/4 Section 14-22-29-4 [20706 – 72 Street SE]
- Portion of NW1/4 Section 14-22-29-4 [19610 – 72 Street SE]



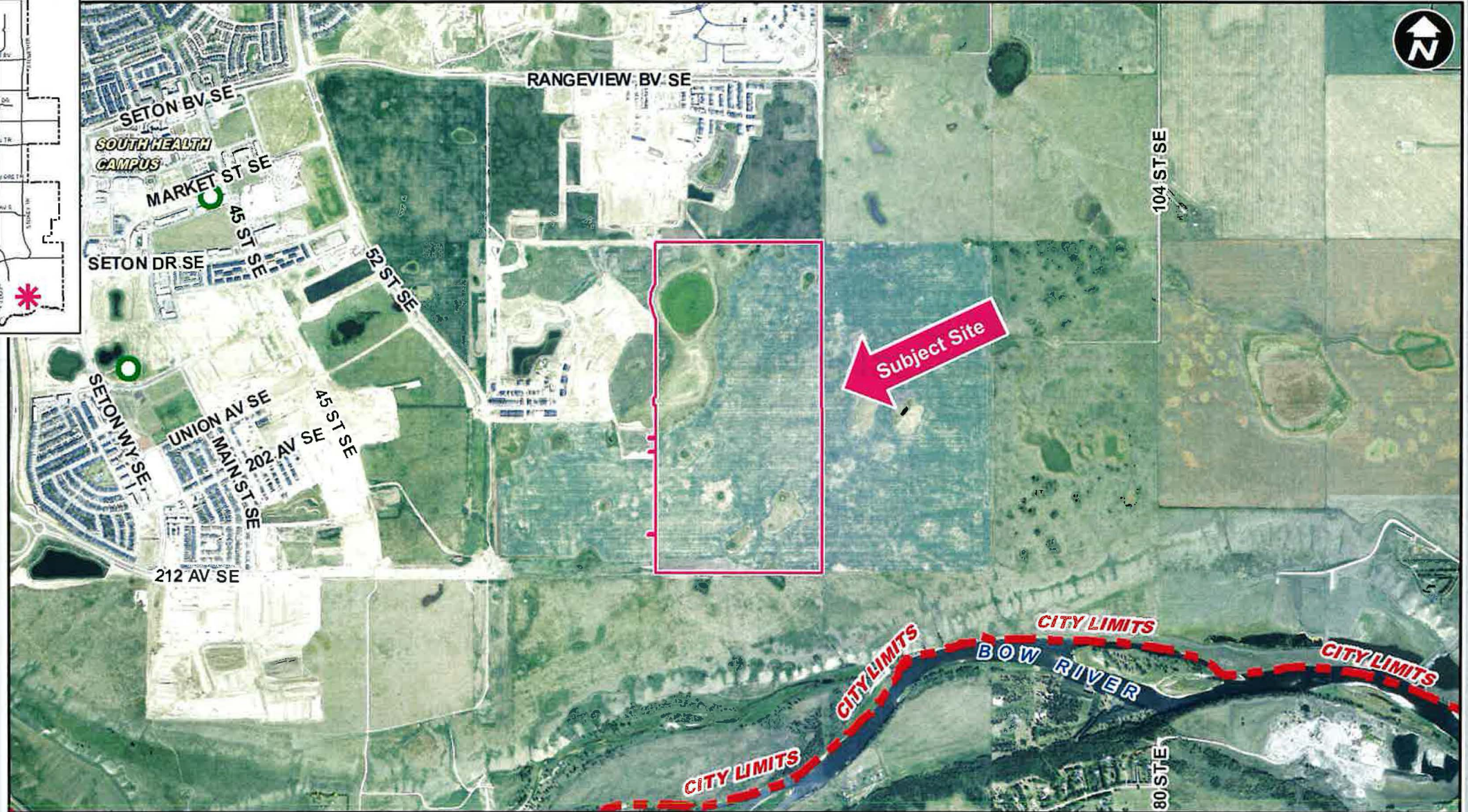
## RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4) to subdivide 129.90 ± hectares (320.99 acres ±) with conditions (Attachment 2).

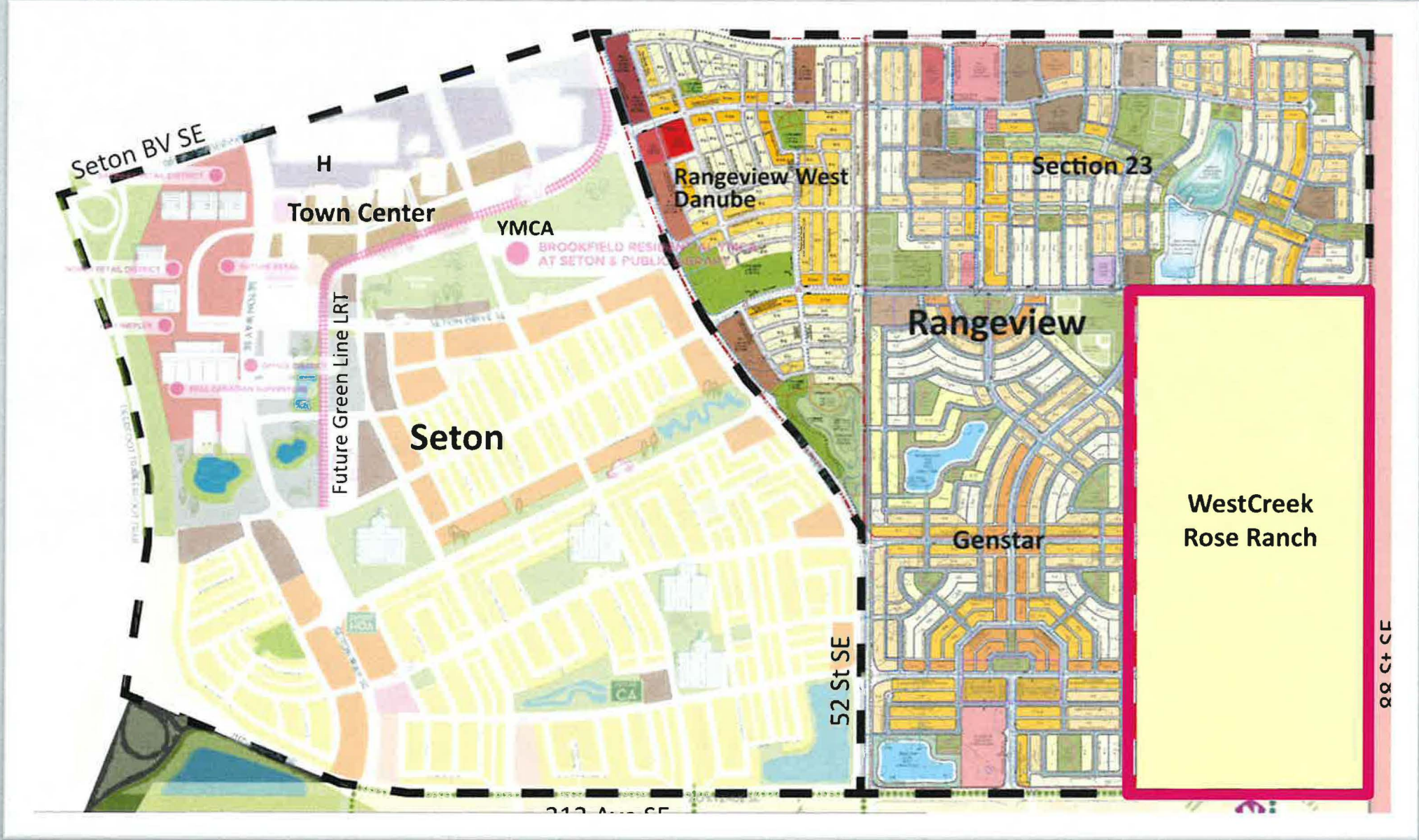
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 129.77 hectares ± (320.68 acres ±) located at 19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District 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 – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Community 1 (C-C1) District, Mixed Use – General (MU-1f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.



- LEGEND**
- LRT Stations**
- Blue
  - Downtown
  - Red
  - Green (Future)

**Parcel Size:**  
**129.90 ha**  
800m x 1600m





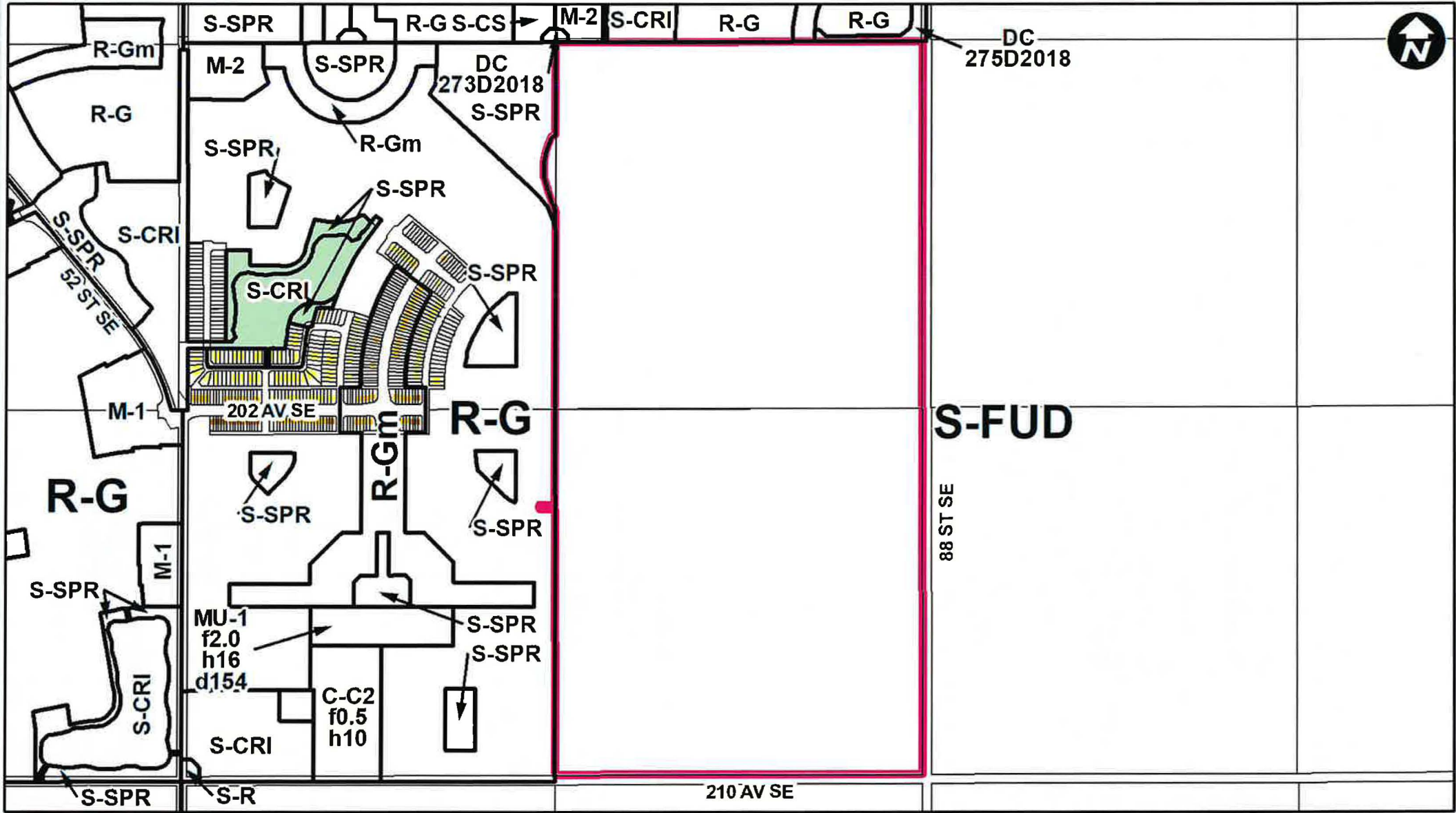


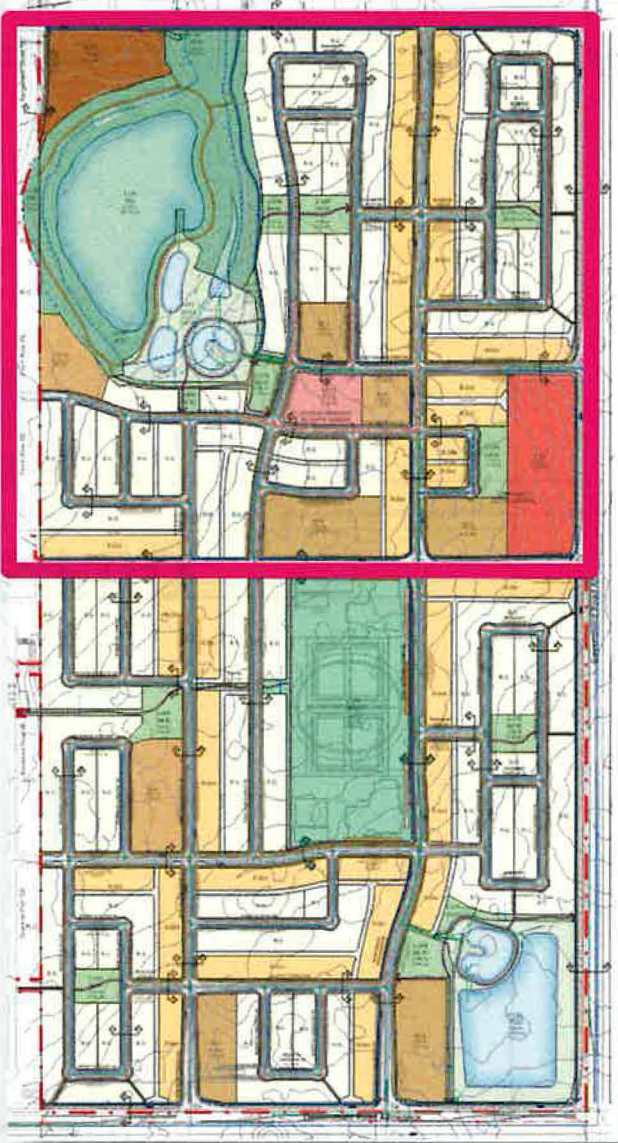
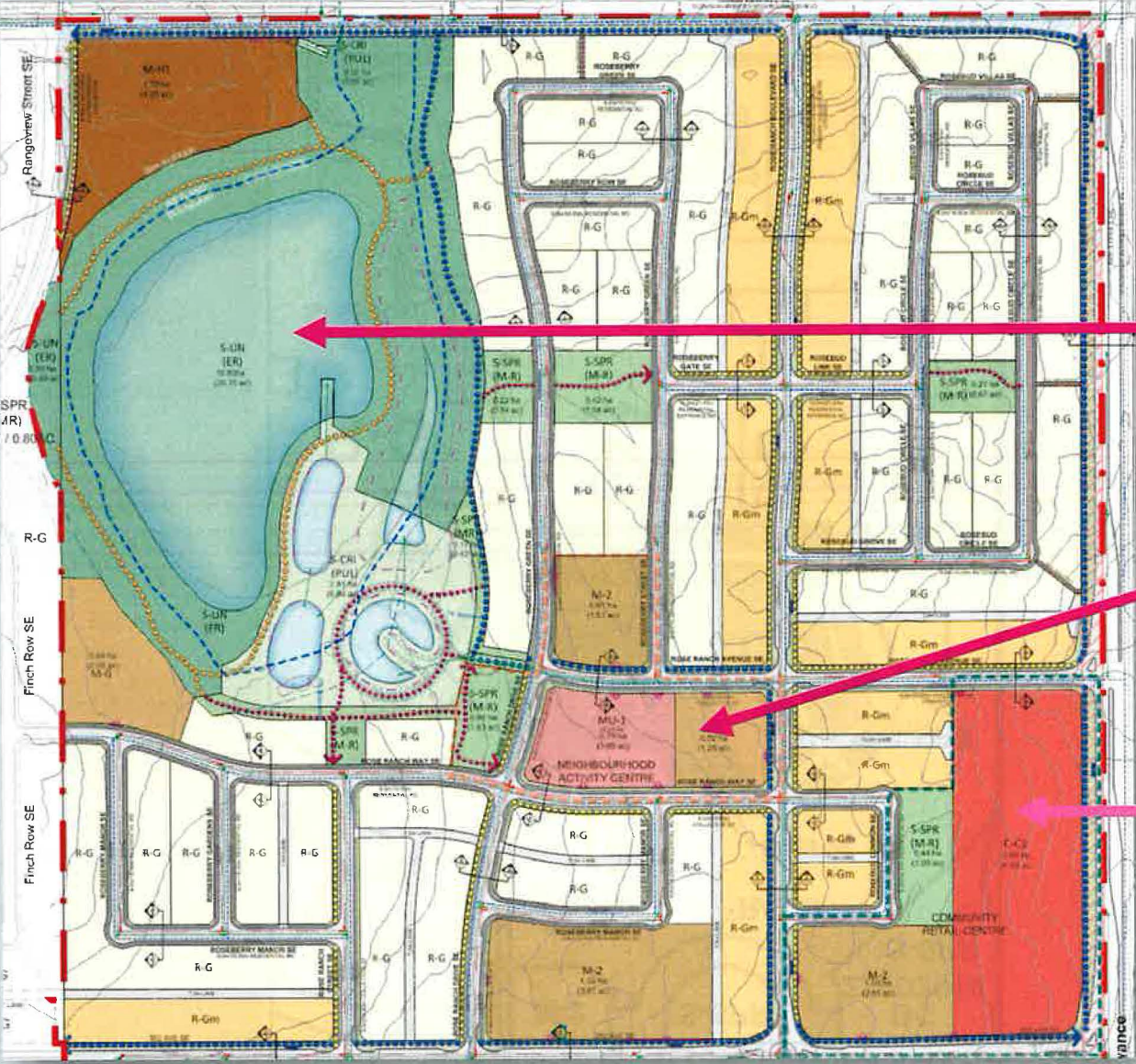




# Surrounding Land Use

- 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



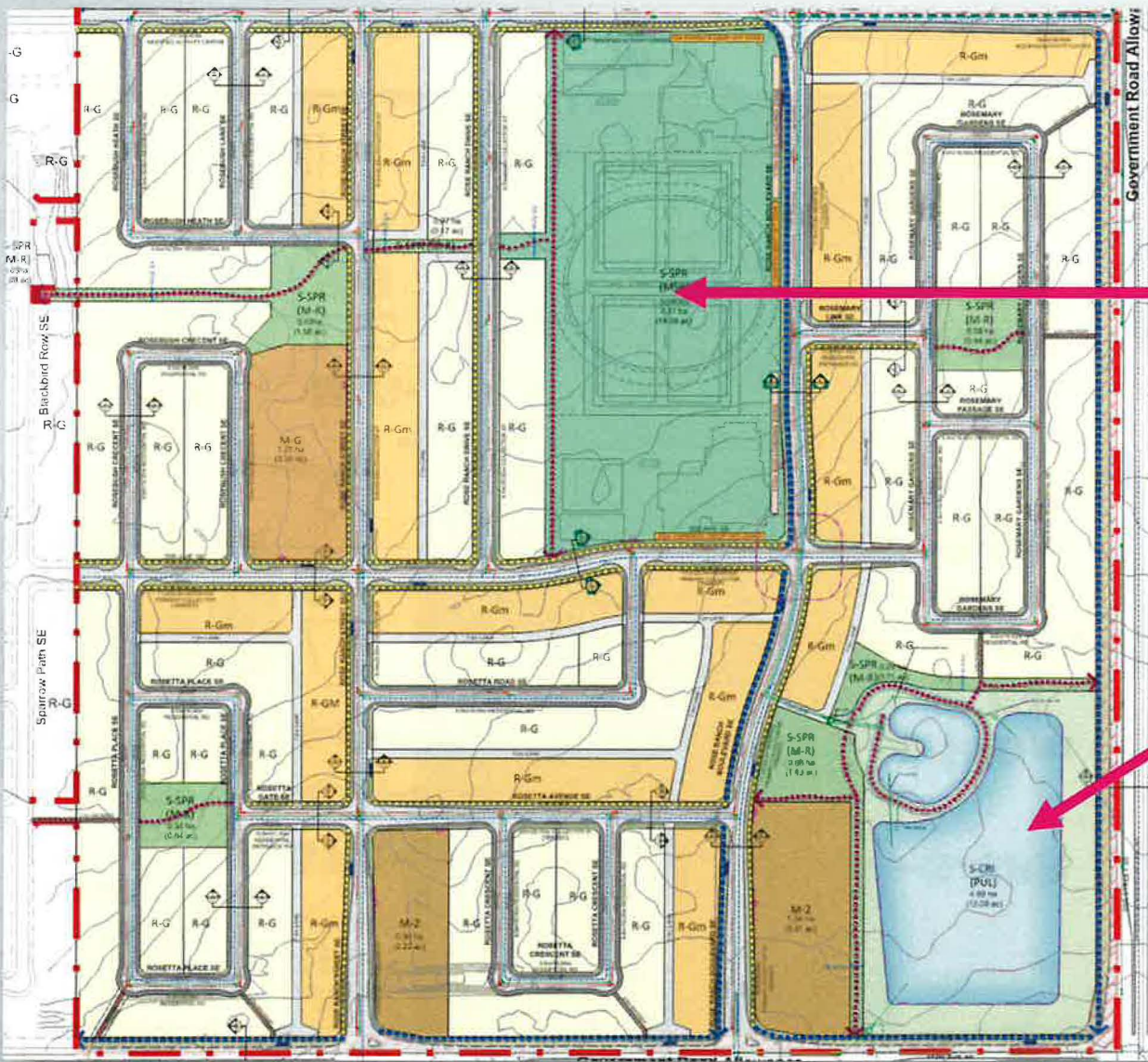


Retained/  
Reconstructed  
Wetland

Neighbourhood  
Activity  
Centre

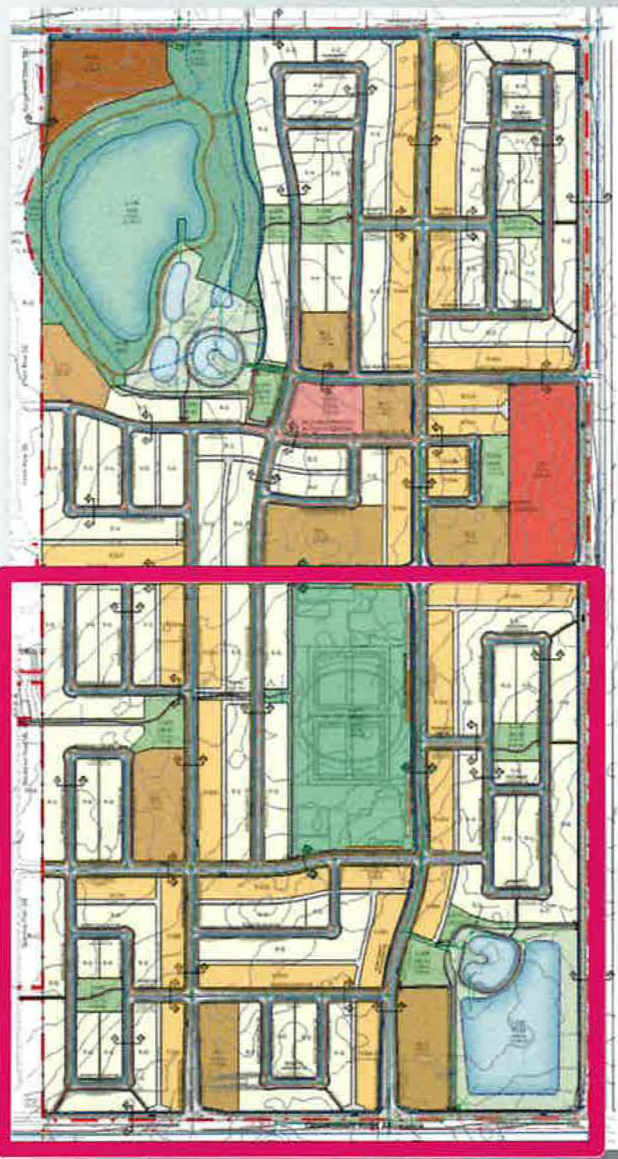
Community  
Retail  
Centre

# Proposed Outline Plan (South)

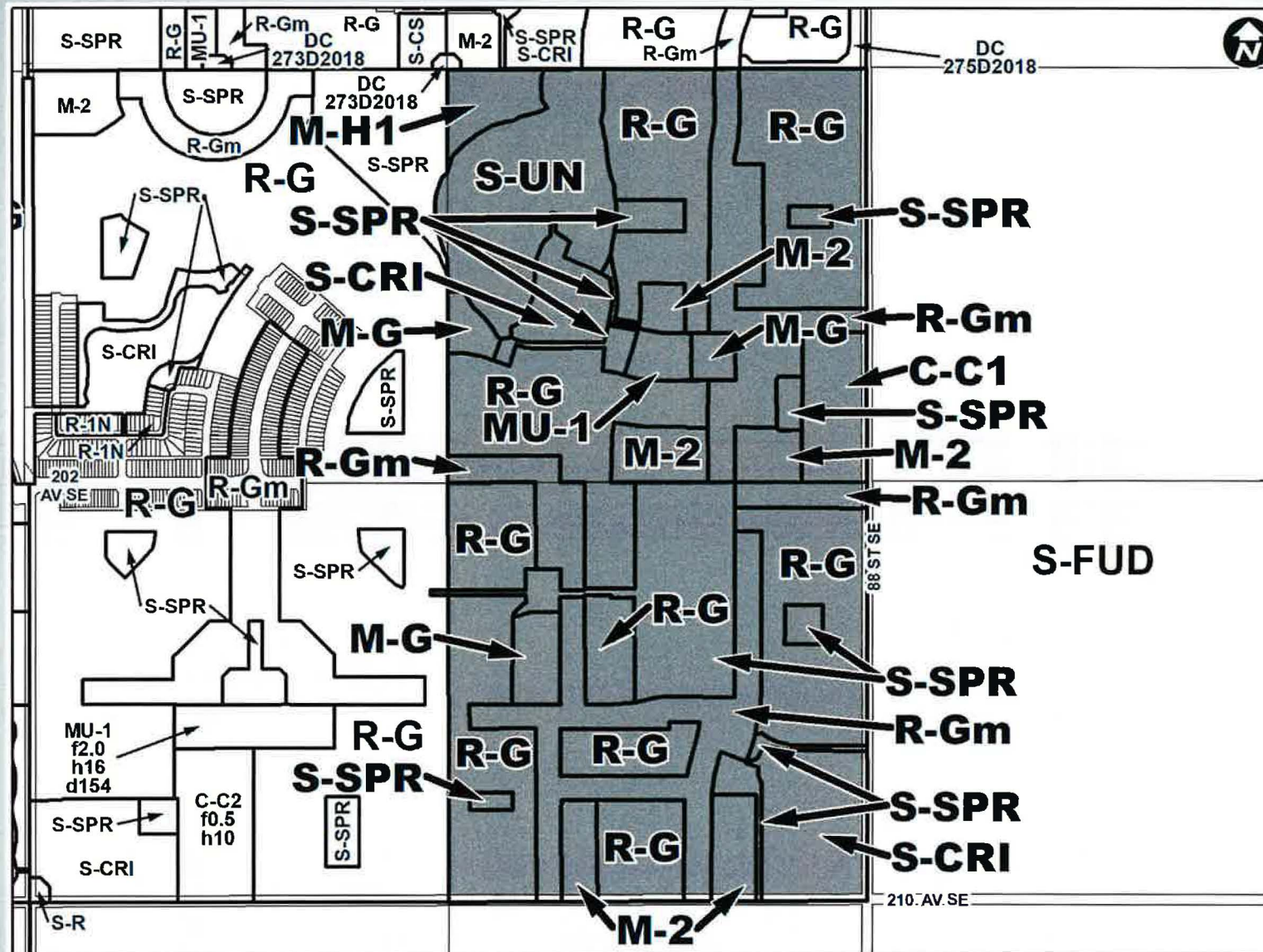


K-6 & Elementary School Site

Stormwater Pond



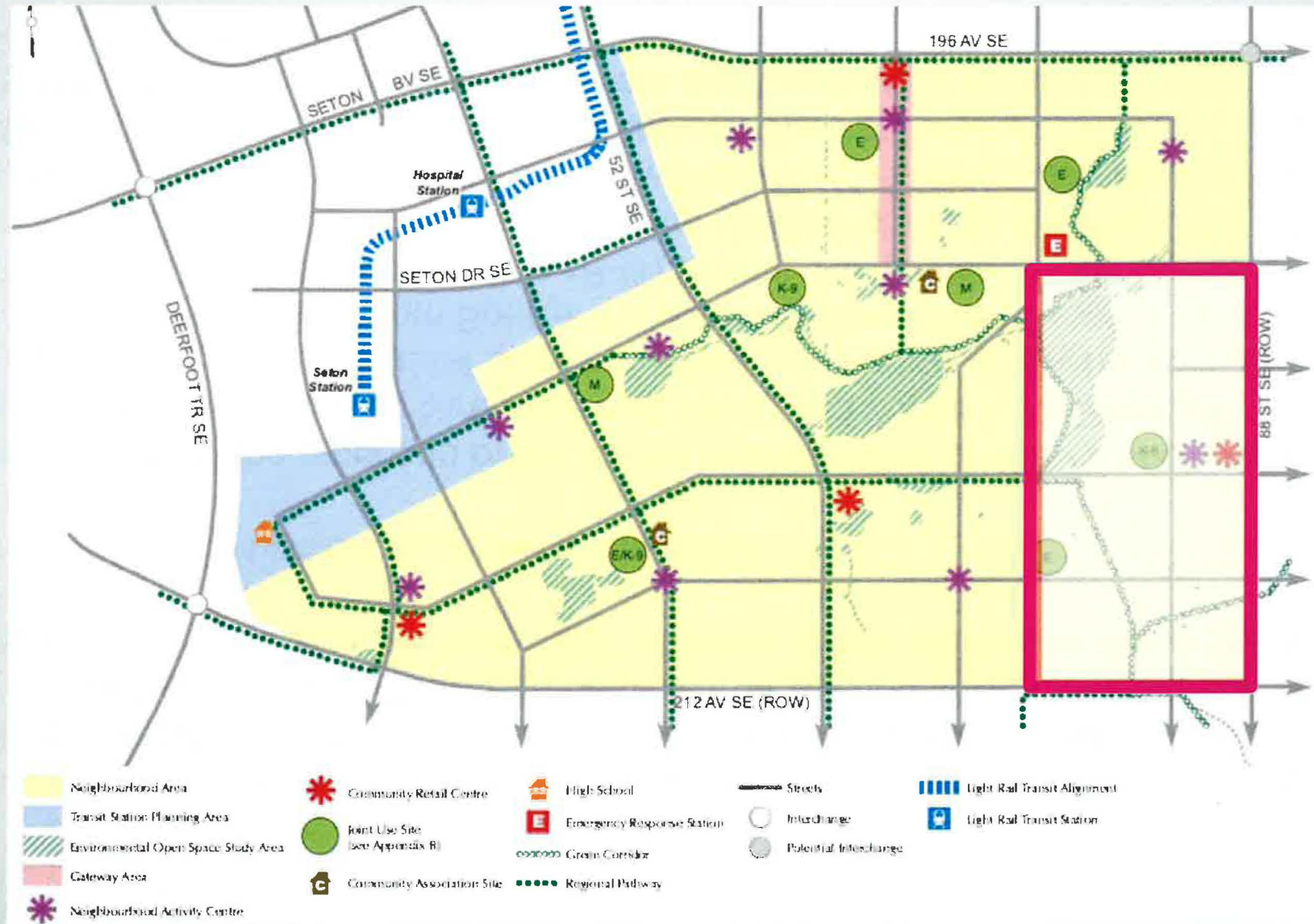
# Proposed Land Use Map 12



## Proposed Districts:

- 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 – Medium Profile (M-2) District
- Multi-Residential – High Density Low Rise (M-H1) District
- Mixed Use - General (MU-1f3.0h24) District
- Commercial – Community 1 (C-C1) District
- Special Purpose – Urban Nature (S-UN) District
- Special Purpose – School, Park and Community Reserve (S-SPR) District
- Special Purpose – City and Regional Infrastructure (S-CRI) District

# Rangeview Area Structure Plan & Municipal Development Plan 13



## RECOMMENDATIONS:

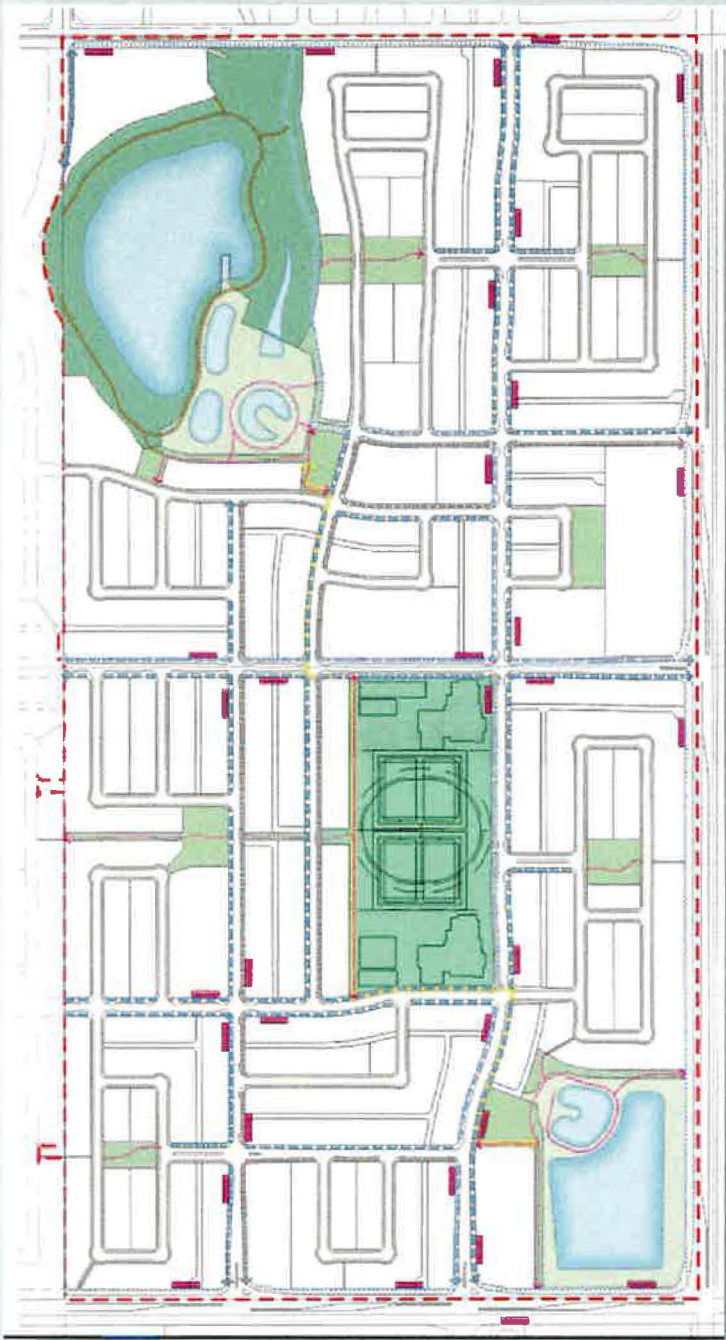
That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4) to subdivide 129.90 ± hectares (320.99 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

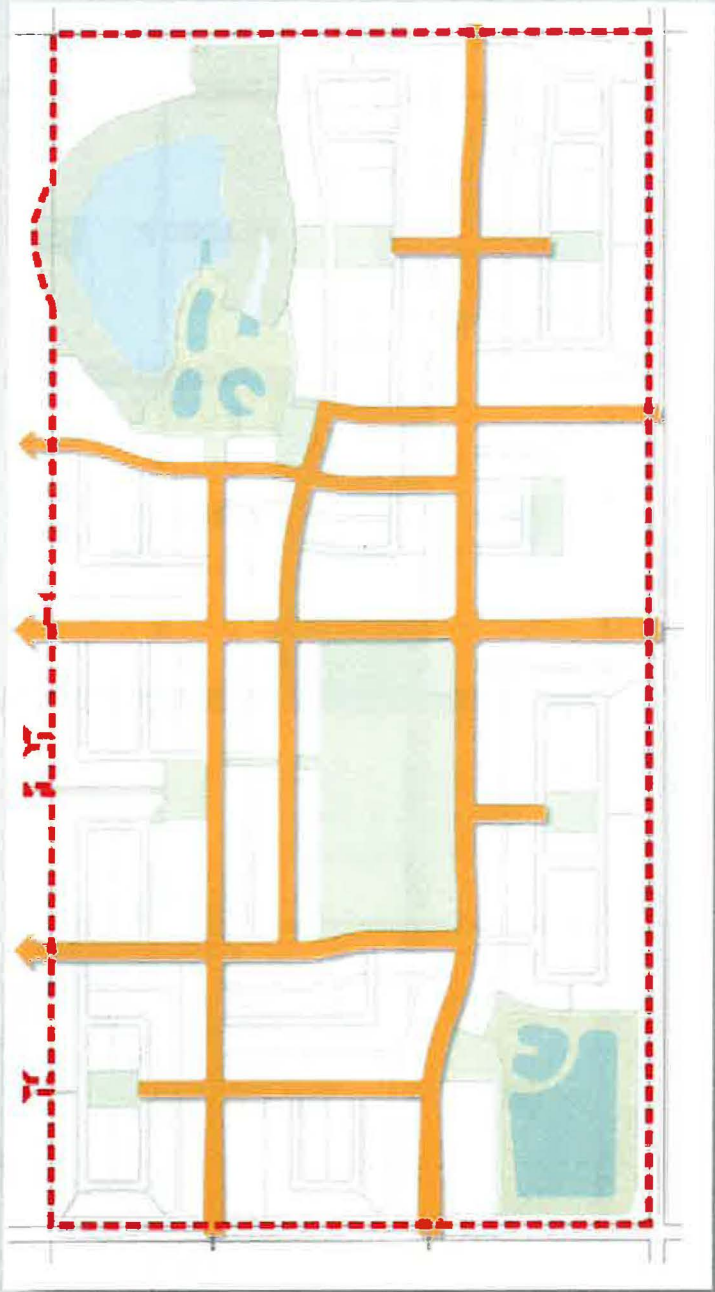
2. Give three readings to the proposed bylaw for the redesignation of 129.77 hectares ± (320.68 acres ±) located at 19555 and 20405 – 88 Street SE and 19610 and 20706 – 72 Street SE (Portion of NE1/4 Section 14-22-29-4; Portion of SE1/4 Section 14-22-29-4; Portion of SW1/4 Section 14-22-29-4; Portion of NW1/4 Section 14-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District 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 – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Community 1 (C-C1) District, Mixed Use – General (MU-1f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

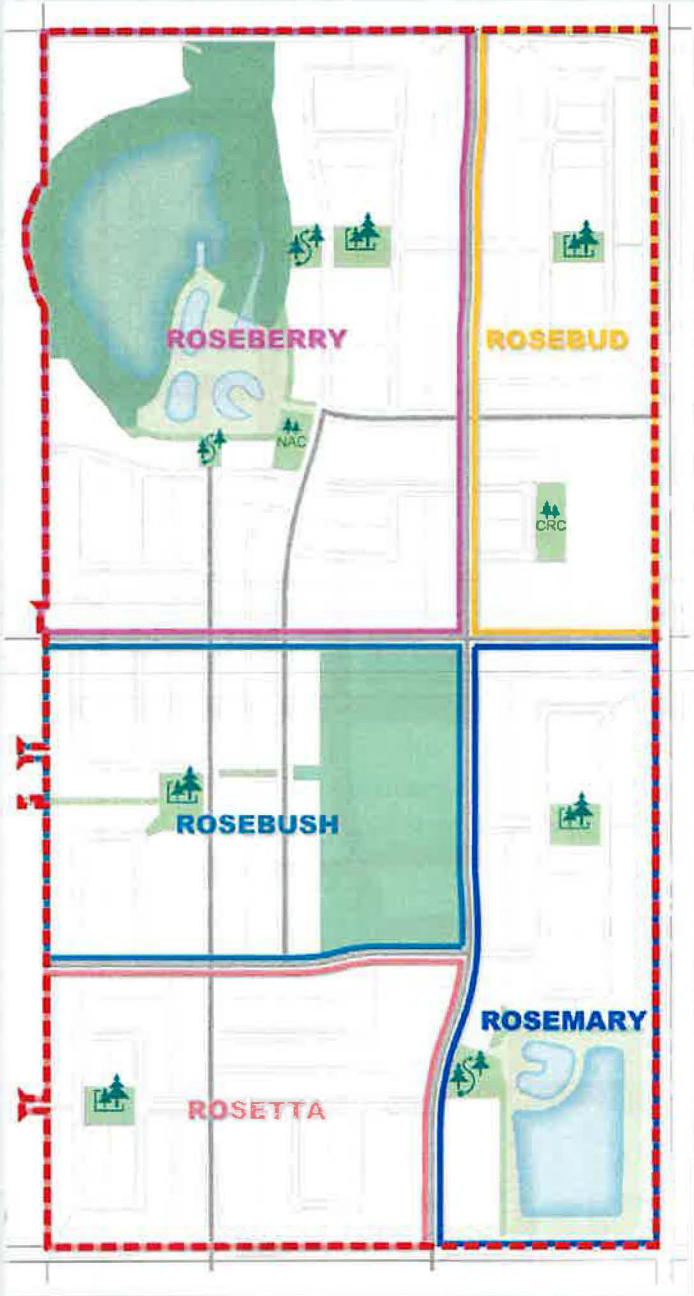
## Supplementary Slides



- Subject Lands
- - - 1.5m MONOWALK
- ▣ 2.0m MONOWALK
- ▣ 3.5m MULTI-USE MONOWALK
- 3.0m MULTI-USE PATHWAY
- REGIONAL PATHWAY
- LOCAL PATHWAY
- WALKWAY CONNECTION
- NATURALIZED PATHWAY
- ▨ GREEN CORRIDOR
- ▣ BUS ZONE



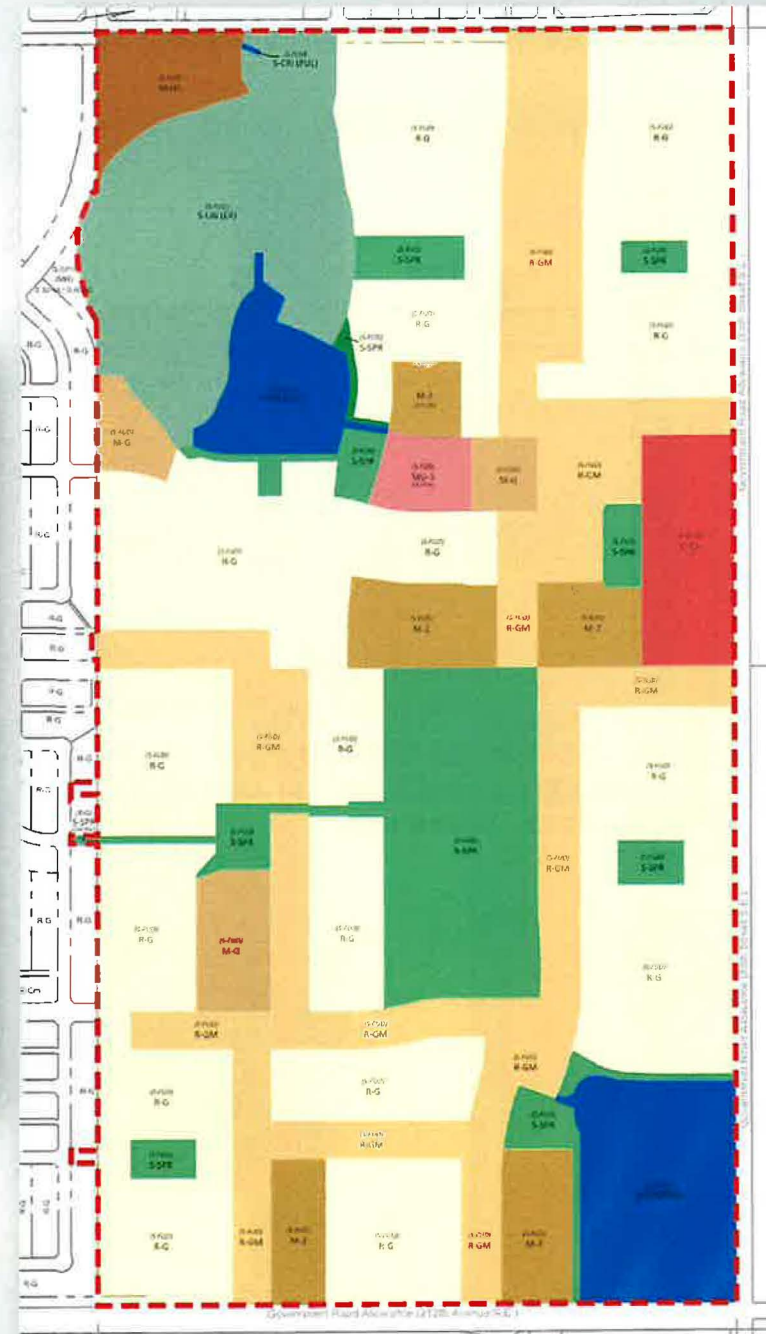


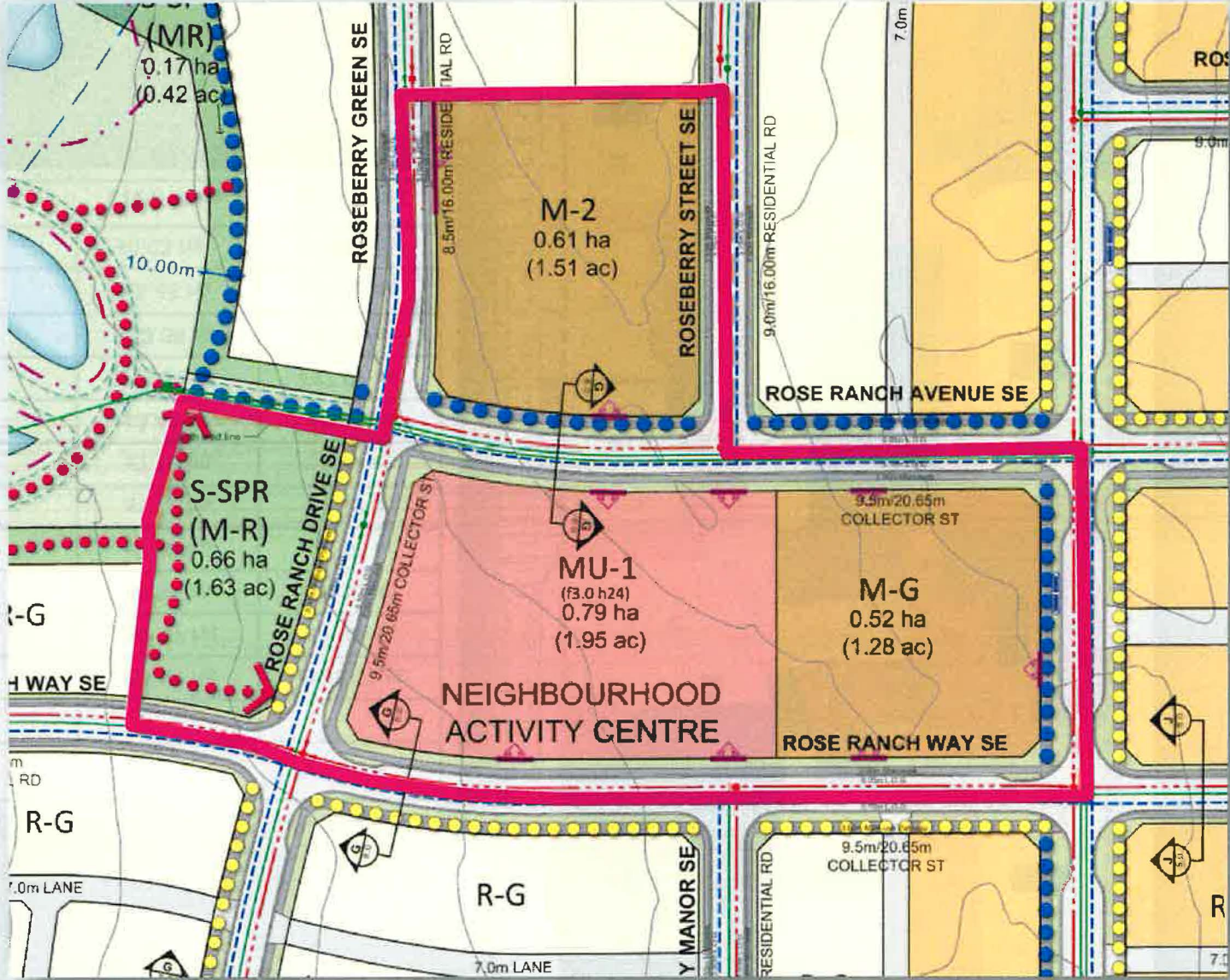


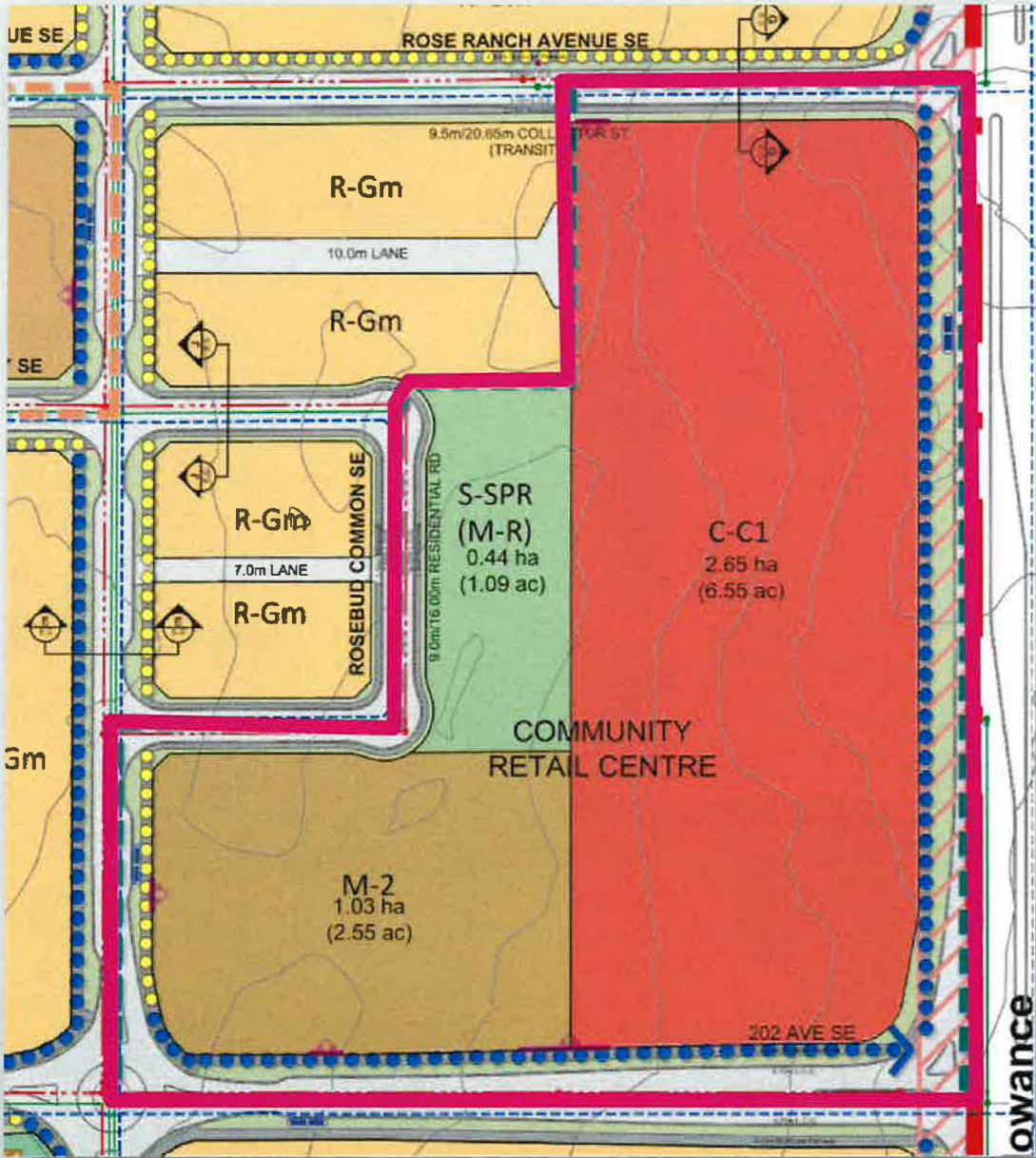
- - - Subject Lands
- Sub-Community Cross-Roads
- Sub-Community Pocket Park
- Entry Park to Open Space System
- Community Retail Centre Park
- Neighbourhood Activity Centre Park

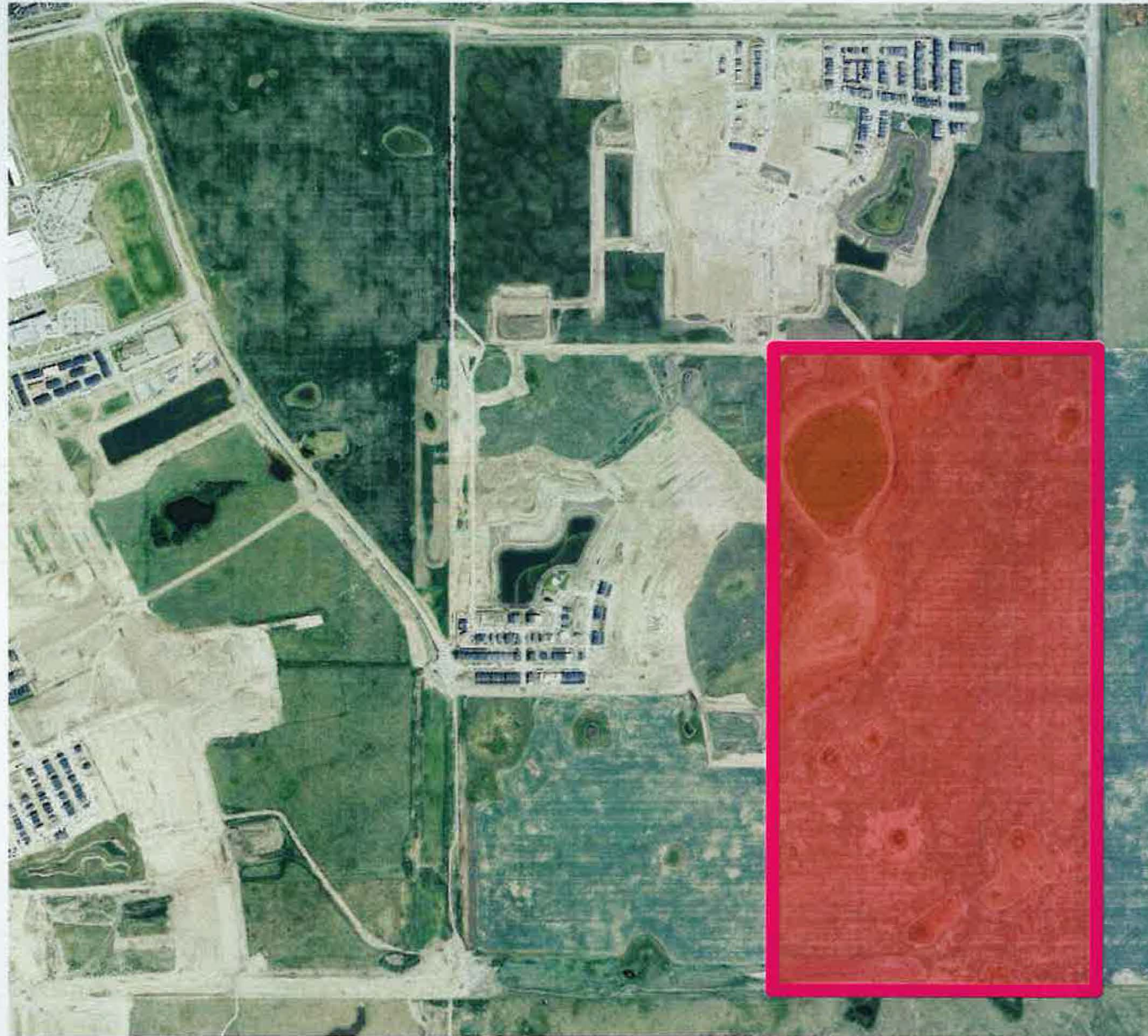
Land Use Statistics:

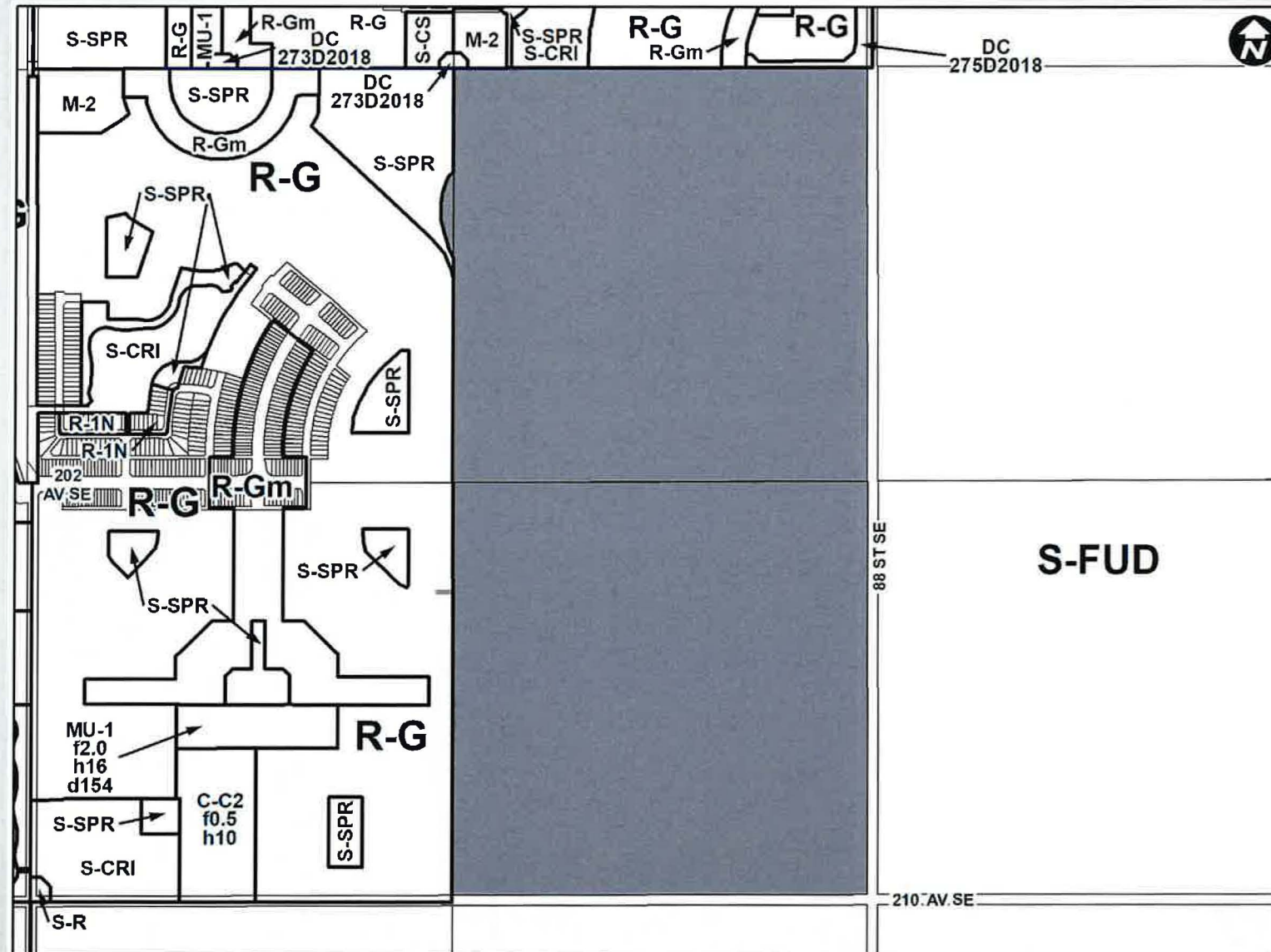
Lands to be Redesignated		
S-FUD to R-G	±55.04 ha	±136.01 ac
S-FUD to R-GM	±23.67 ha	±58.49 ac
S-FUD to M-G	±3.37 ha	±8.33 ac
S-FUD to M-2	±7.28 ha	±18.00 ac
S-FUD to M-U1 (f3.0 h24)	±1.12 ha	±2.76 ac
S-FUD to M-H1	±2.19 ha	±5.41 ac
S-FUD to C-C1	±3.41 ha	±8.43 ac
S-FUD to S-UN	±11.32 ha	±27.97 ac
S-FUD to S-SPR	±13.86 ha	±34.25 ac
S-FUD to S-CRI	±8.48 ha	±20.95 ac
R-G (Genstar) to S-SPR	±0.03 ha	±0.08 ac
<b>Total</b>	<b>±129.77 ha</b>	<b>±320.68 ac</b>

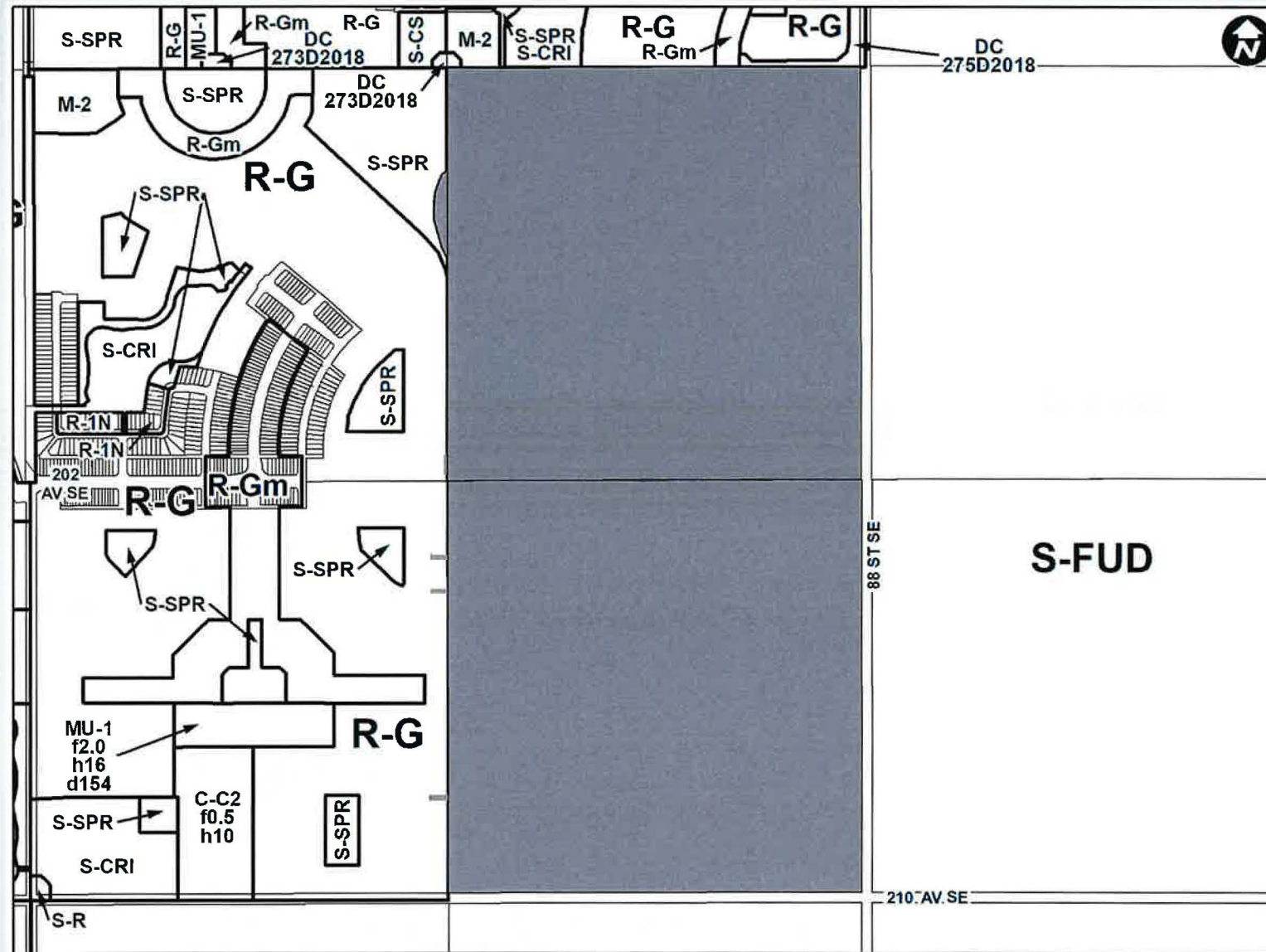














# Location Map (Land Use Boundary) 25

