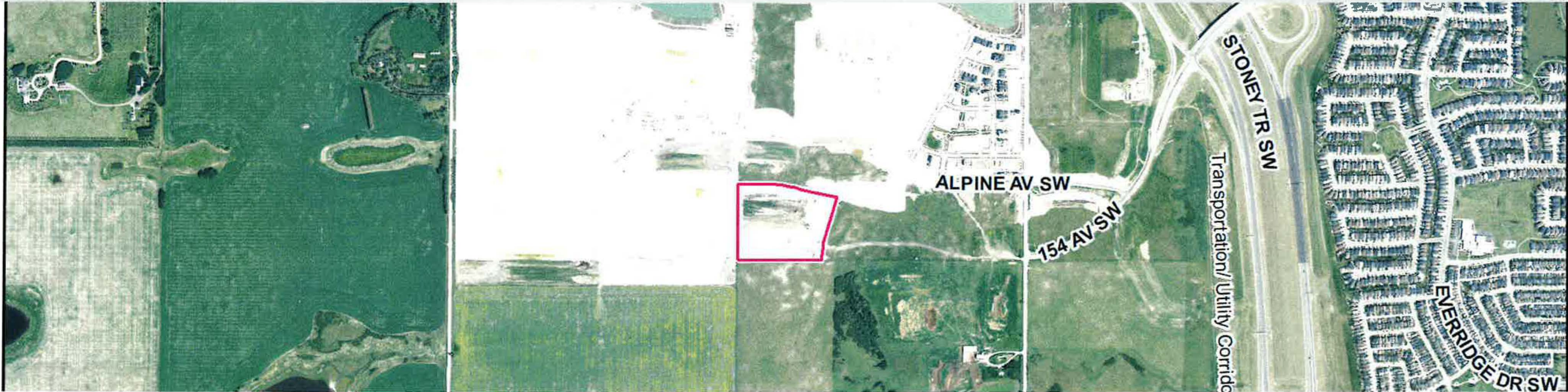




Public Hearing of Council

Agenda Item: 7.2.6



LOC2023-0380 / CPC2024-0353

Outline Plan & Land Use Amendment

May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 07 2024

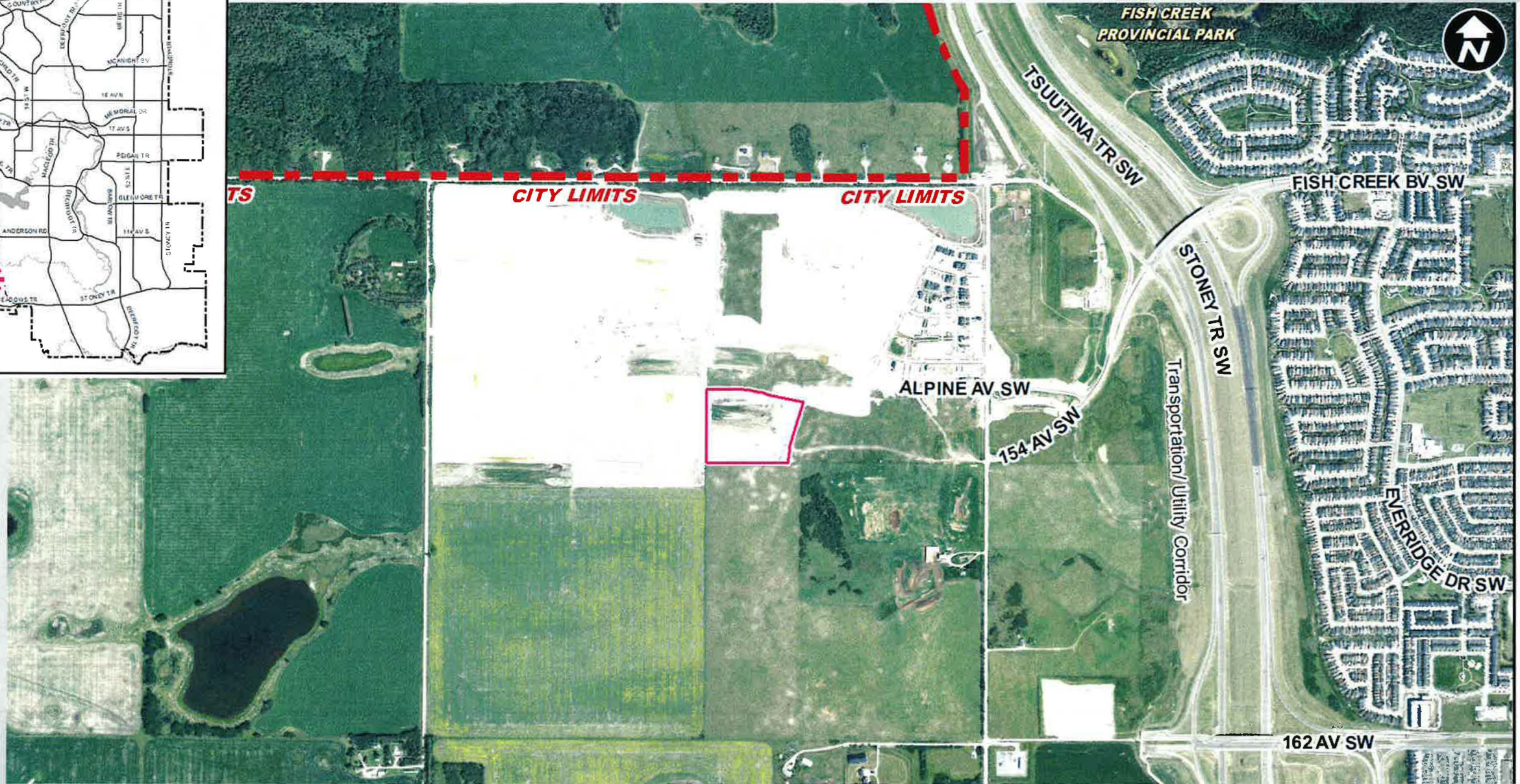
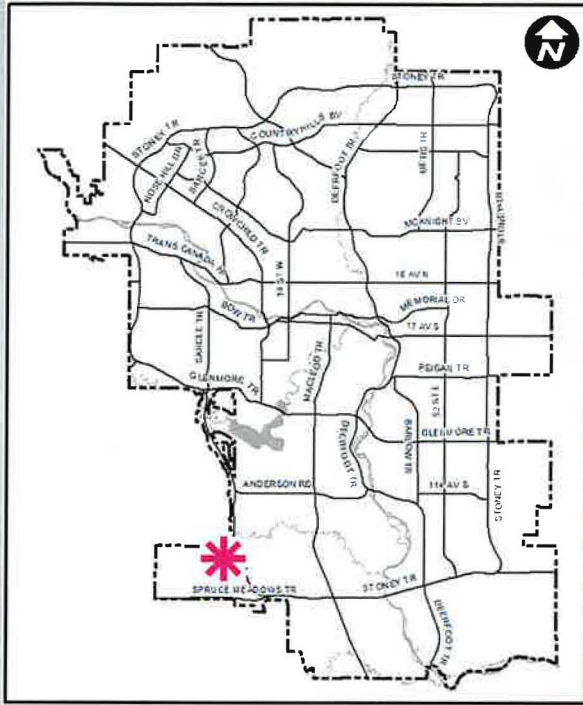
ITEM: 7.2.6 CPC2024-0353
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 152D2024** for the redesignation of 1.89 hectares \pm (4.67 acres \pm) located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).

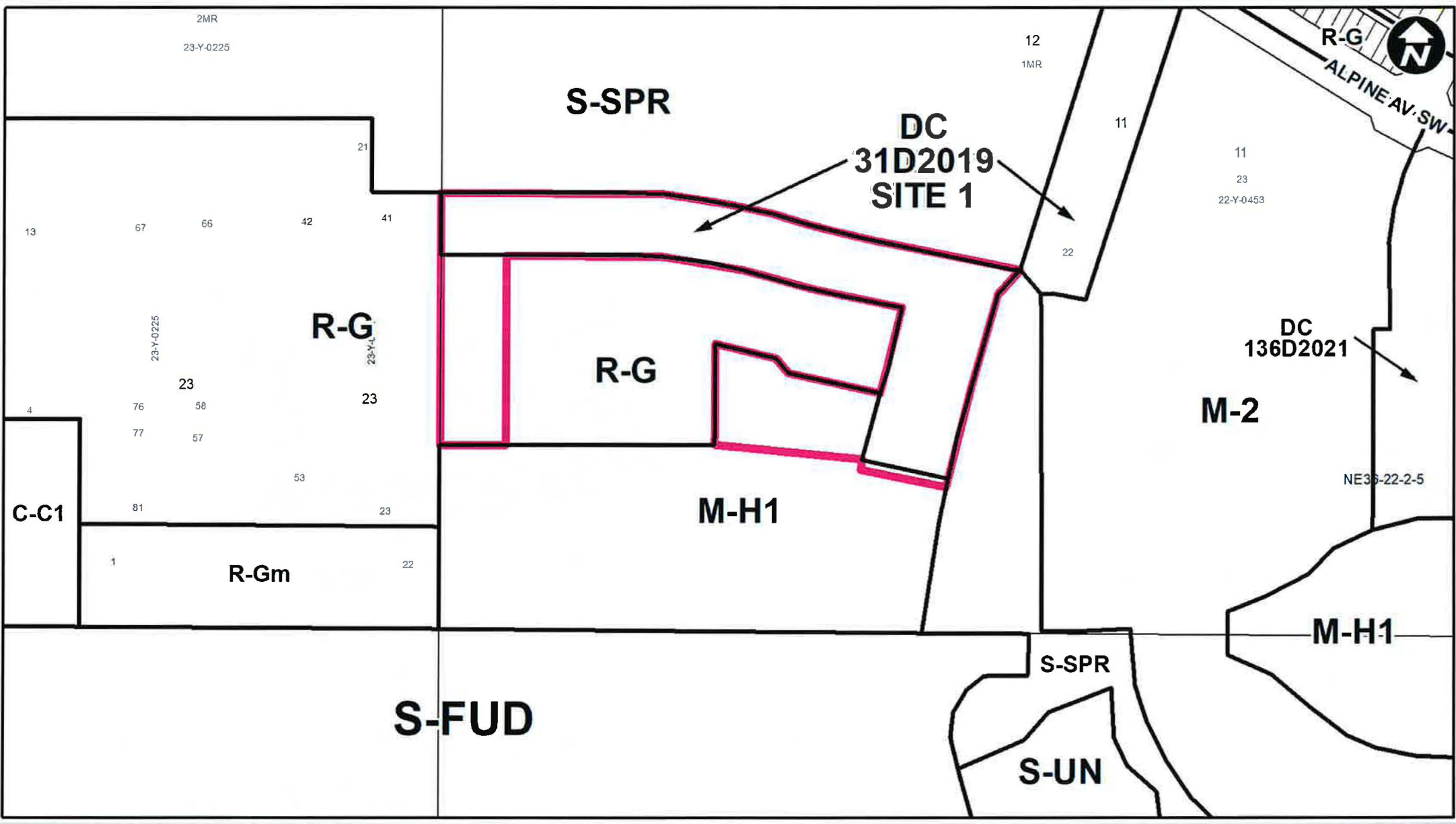


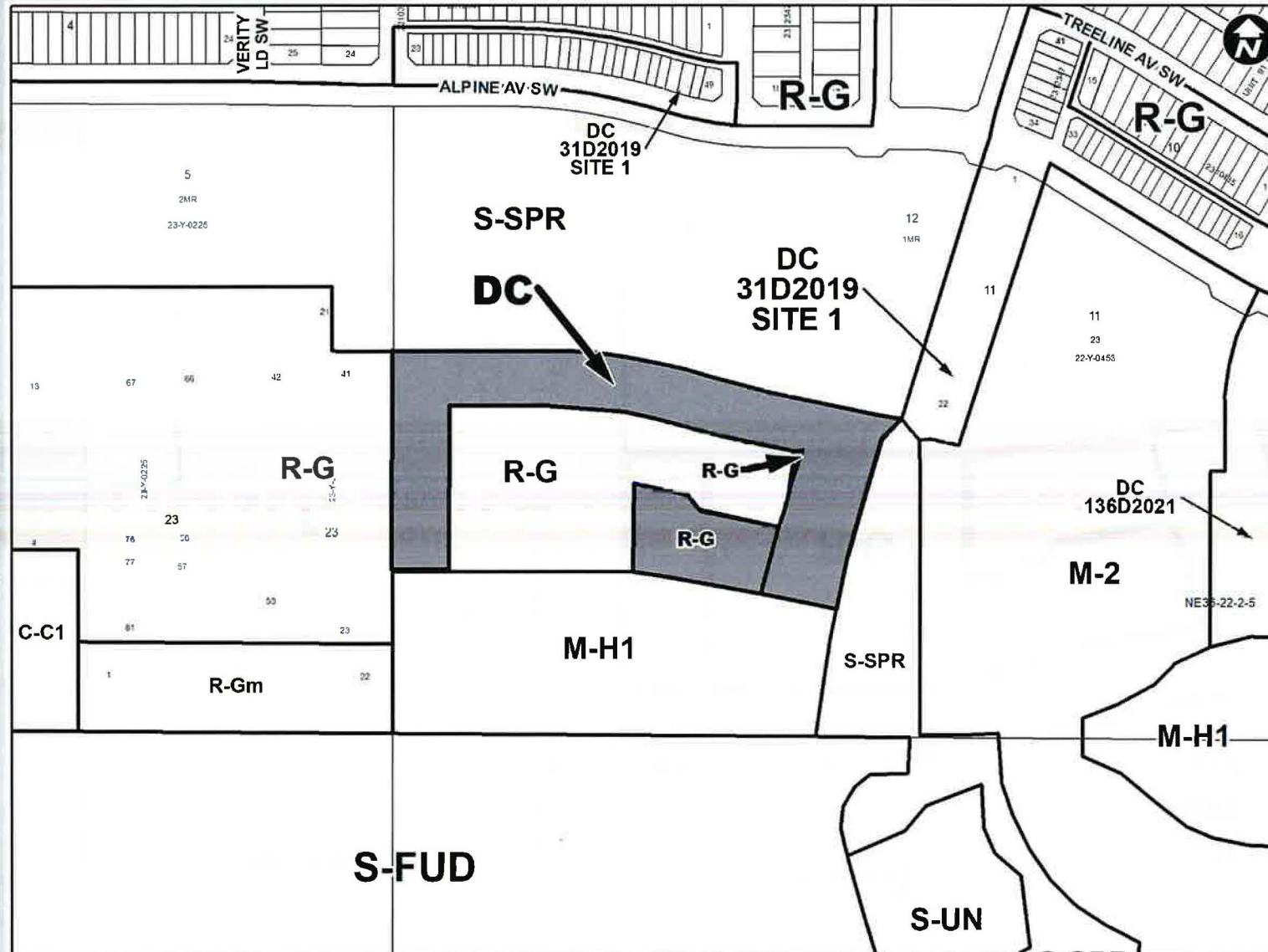




Parcel Size:

**4.70 ha
260m x 190m**

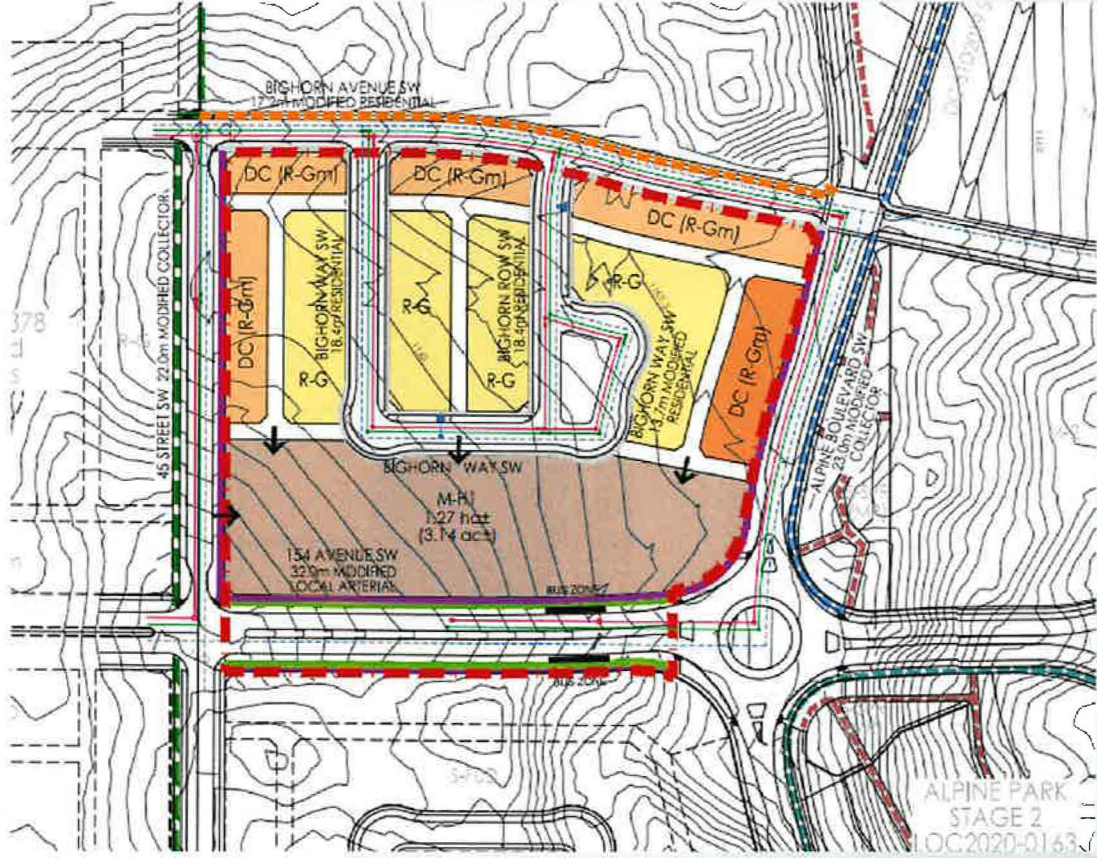
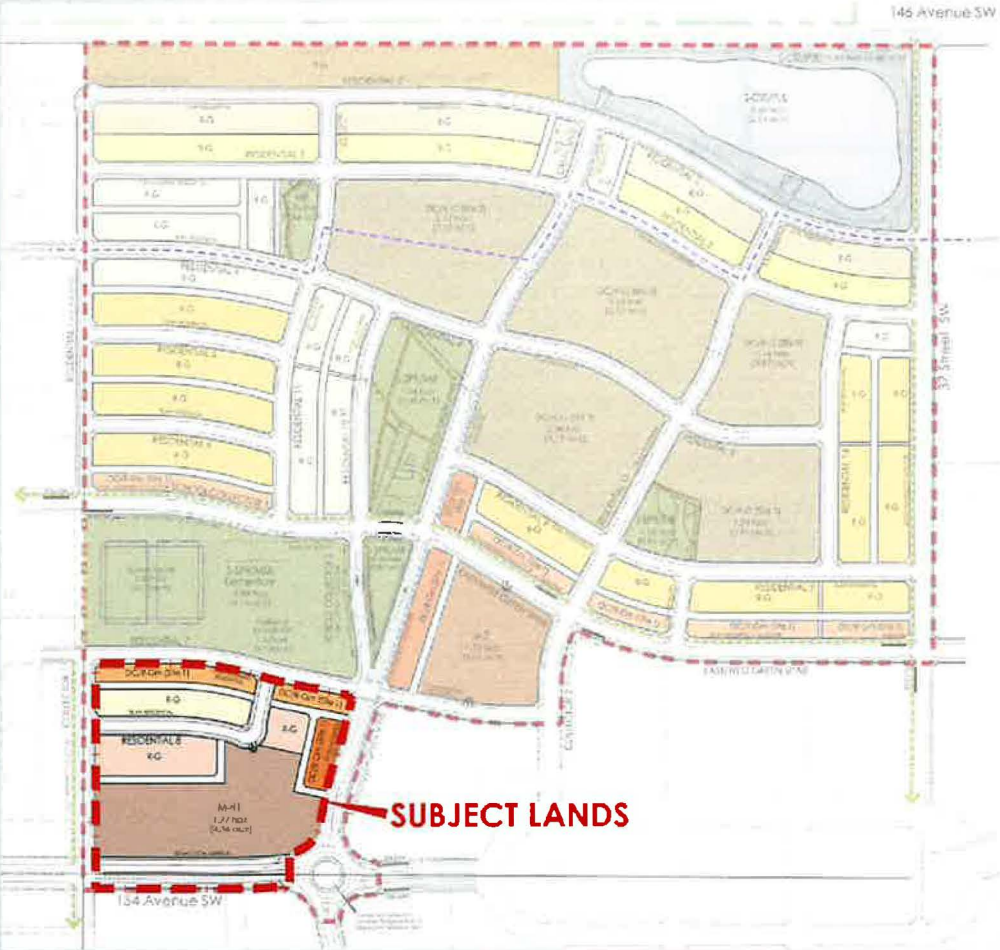




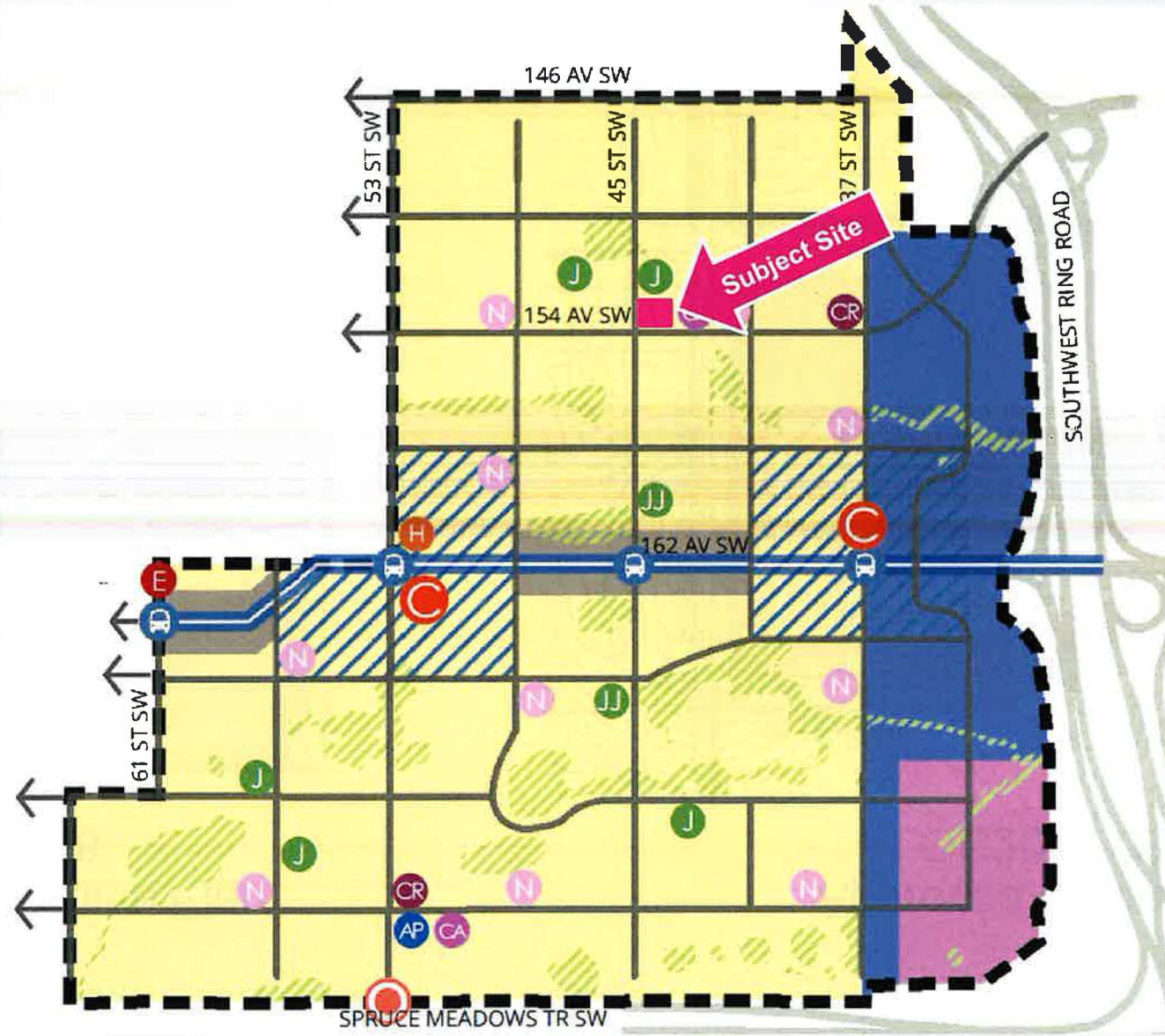
- Proposed Direct Control (DC) District to accommodate semi-detached dwellings and rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks (similar to the existing DC)
- Proposed Residential – Low Density Mixed Housing (R-G) District

Approved Stage 1 Outline Plan LOC2017-0308

Approved Outline Plan LOC2023-0380



- Community Activity Centre
- Neighbourhood Activity Centre
- Community Association Site
- Community Retail Centre
- High School
- Joint Use Site
- Joint | Joint Use Site
- Regional Athletic Park
- Bus Rapid Transit Station
- Emergency Response Station
- Interchange
- Neighbourhood Area
- Business Industrial Area
- Employment Area
- Neighbourhood Corridor
- Transit Station Planning Area
- Environmental Open Space Study Area
- Streets
- Transitway
- Plan Area



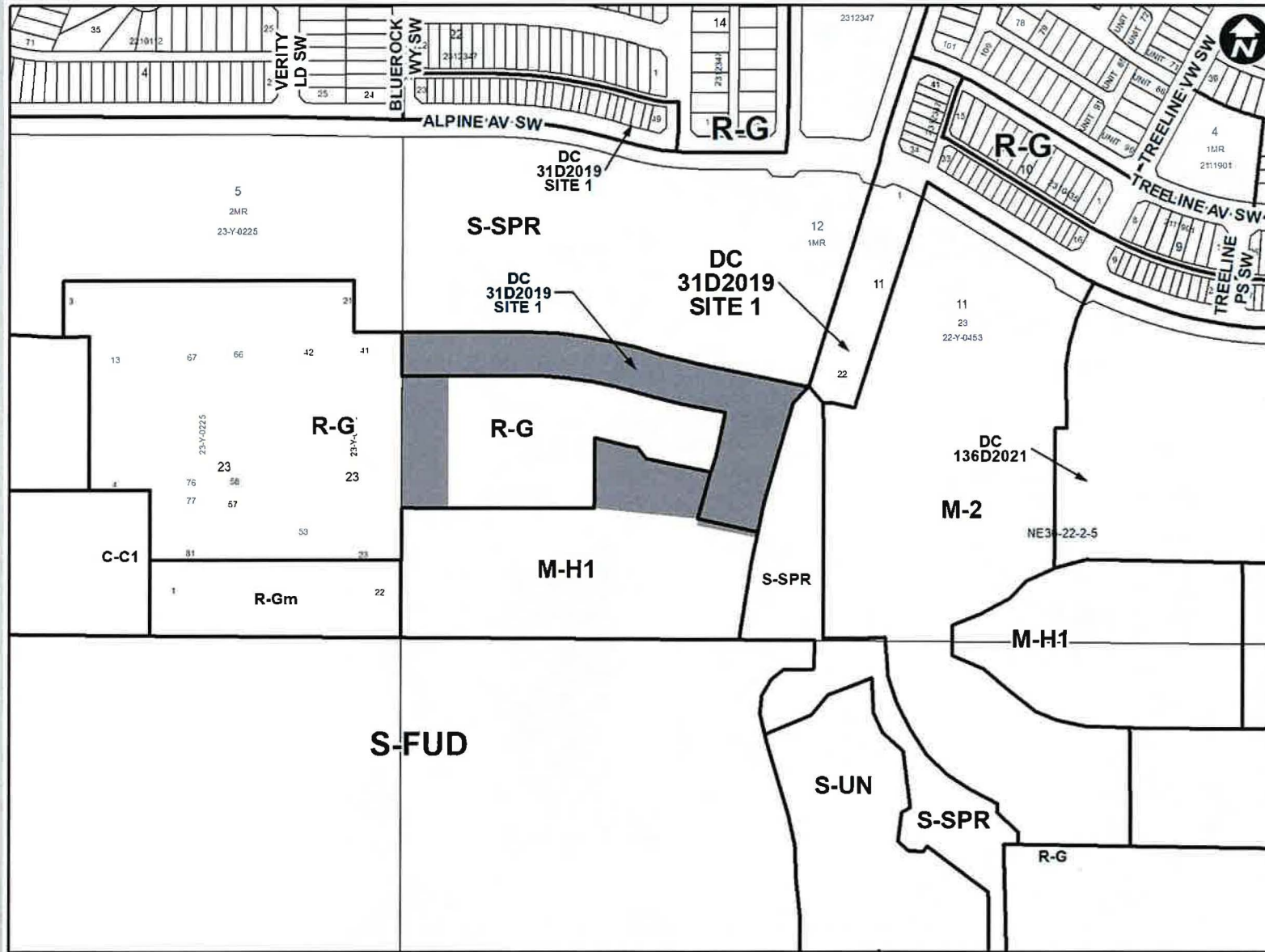
Calgary Planning Commission's Recommendation:

That Council:

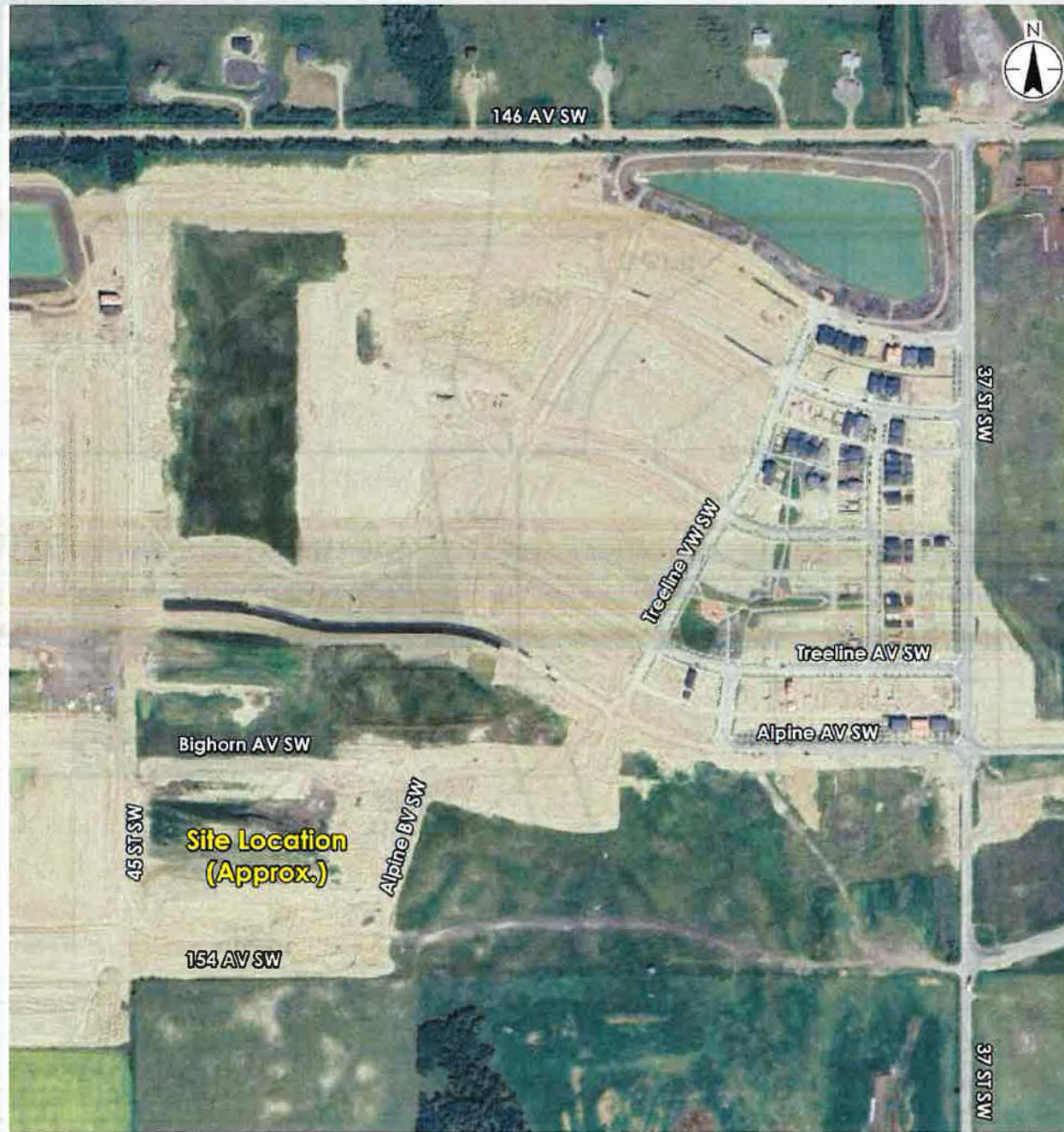
Give three readings to **Proposed Bylaw 152D2024** for the redesignation of 1.89 hectares \pm (4.67 acres \pm) located at 15153 – 37 Street SW (Portion of NE1/4 Section 36-22-2-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District, with guidelines (Attachment 7).

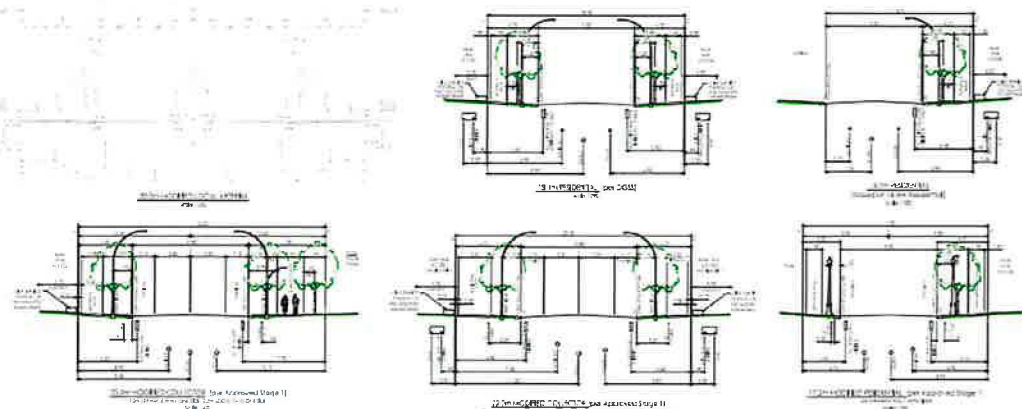
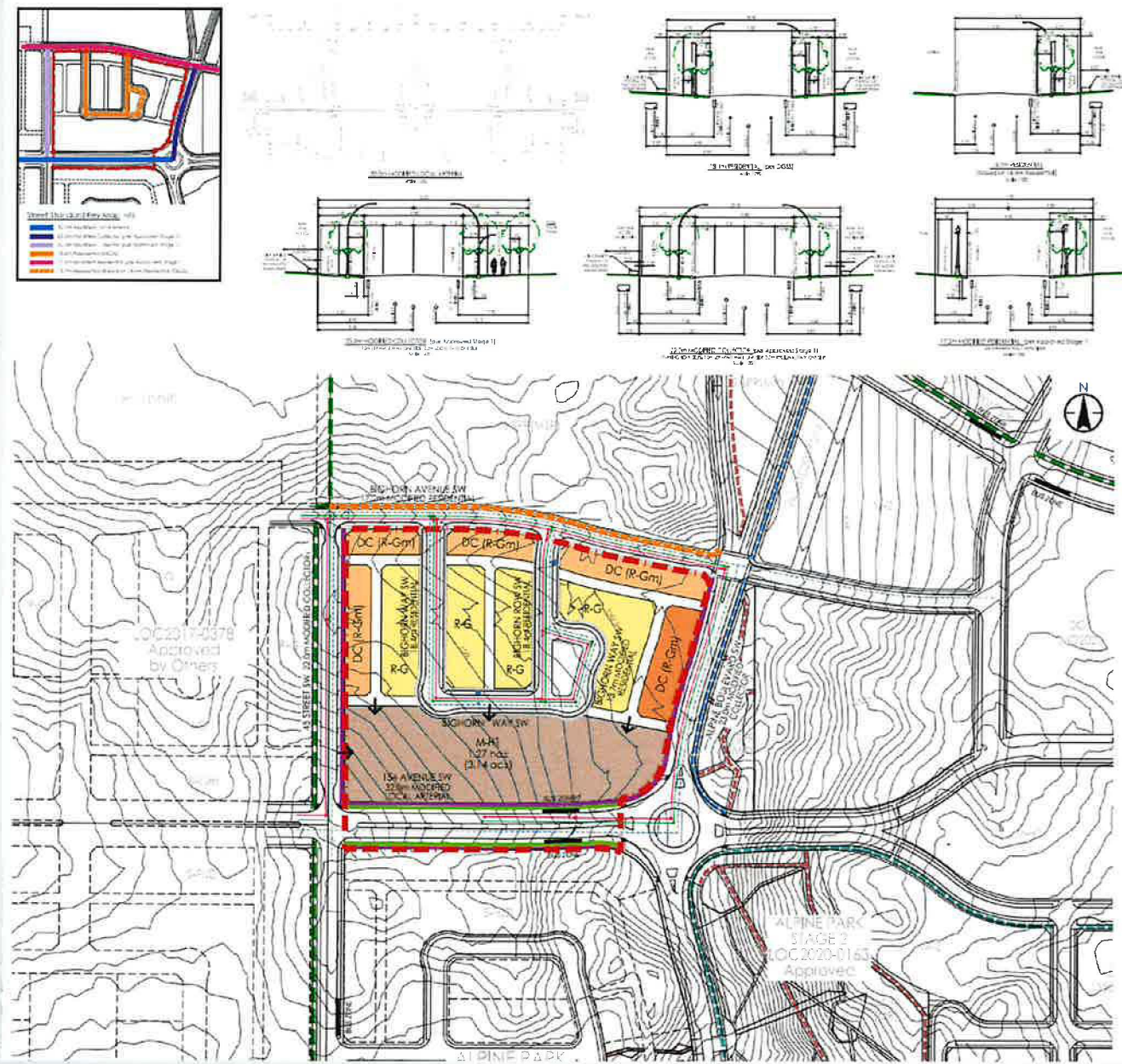
Supplementary Slides

Existing Land Use Map 11



- Multi-Residential – High Density Low Rise (M-H1) District
- Residential- Low Density Mixed Housing (R-G) District
- 31D2019- Direct Control District based on R-Gm District, to accommodate semi-detached and rowhouses on small-scale lots with minimal rear yard setbacks





Item	Description	Area	Volume	Notes
1	DC (R-Gm)	1,200 sqm	1,200 cu m	
2	R-G	800 sqm	800 cu m	
3	M-H1	400 sqm	400 cu m	
4	S-SPR	200 sqm	200 cu m	



Project Information
 Revision
 No. 1
 Date 2024-01-15
 Description



Revision	Date	Description
1	2024-01-15	Initial Issue

Starlec Consulting Ltd.
 4200 20th Street SW
 Calgary AB, Canada T2C 1Y8
 Tel: 403.271.8200
 Fax: 403.271.8209
 www.starlec.com

Copyright Reserved
 This document is the property of Starlec Consulting Ltd. and is intended for the use of the client only. It is not to be distributed, copied, or reproduced without the written consent of Starlec Consulting Ltd.

Client/Project:
 DREAM ASSET MANAGEMENT
 ALPINE PARK STAGE 1 - LOT 25
 Calgary, Alberta, Canada

Title:
 Outline Plan and
 Land Use Redesignation

Project No.: 11850926 Date: February 2024