

# Proposed Amendments to the Providence Area Structure Plan

1. The Providence Area Structure Plan attached to and forming part of Bylaw 21P2020, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled 'Land Use Concept' and replace with the revised Map 2 entitled 'Land Use Concept' attached as Schedule A.
  - (b) In Table 1 entitled 'Land Use Concept Elements', delete the element entitled 'Business Industrial Area' in its entirety.
  - (c) In Table 1 entitled 'Land Use Concept Elements', delete the wording under the title of "Employment Area" and replace with the following:

"The Employment area will accommodate a variety of office, light industrial, institutional, retail and other commercial uses and is intended to be walkable and transit-supportive."
  - (d) Delete the existing Map 3 entitled 'Community and Neighbourhood Boundaries' and replace with the revised Map 3 entitled 'Community and Neighbourhood Boundaries' attached as Schedule B.
  - (e) In Section 4 Land Use Areas, subsection 4.5 Employment Area, delete the first paragraph and replace with the following:

"The Employment Area is intended to accommodate a variety of employment-focused land uses that may include office, institutional, retail, commercial, light industrial, and business industrial uses in an urban form. These uses are to exhibit a high standard of building design, streetscapes, and landscaping."
  - (f) In Section 4 Land Use Areas, subsection 4.5 Employment Area, delete Policy 1 and replace with:
    - "1. The Employment Area should be primarily commercial and light industrial uses including, but not limited to, uses in the following categories:
      - office uses such as corporate office buildings, office campuses, information processing facilities and research facilities;
      - institutional uses such as postsecondary learning institutions, medical facilities, assisted living and senior's care facilities, organization, and clubs;
      - retail/commercial uses such as retail stores, consumer services, restaurants, financial institutions, hotels and theatres;
      - automobile dealerships;
      - light industrial uses such as microbreweries, major catering services, and micro-distribution; and
      - banquet facilities and convention centres."

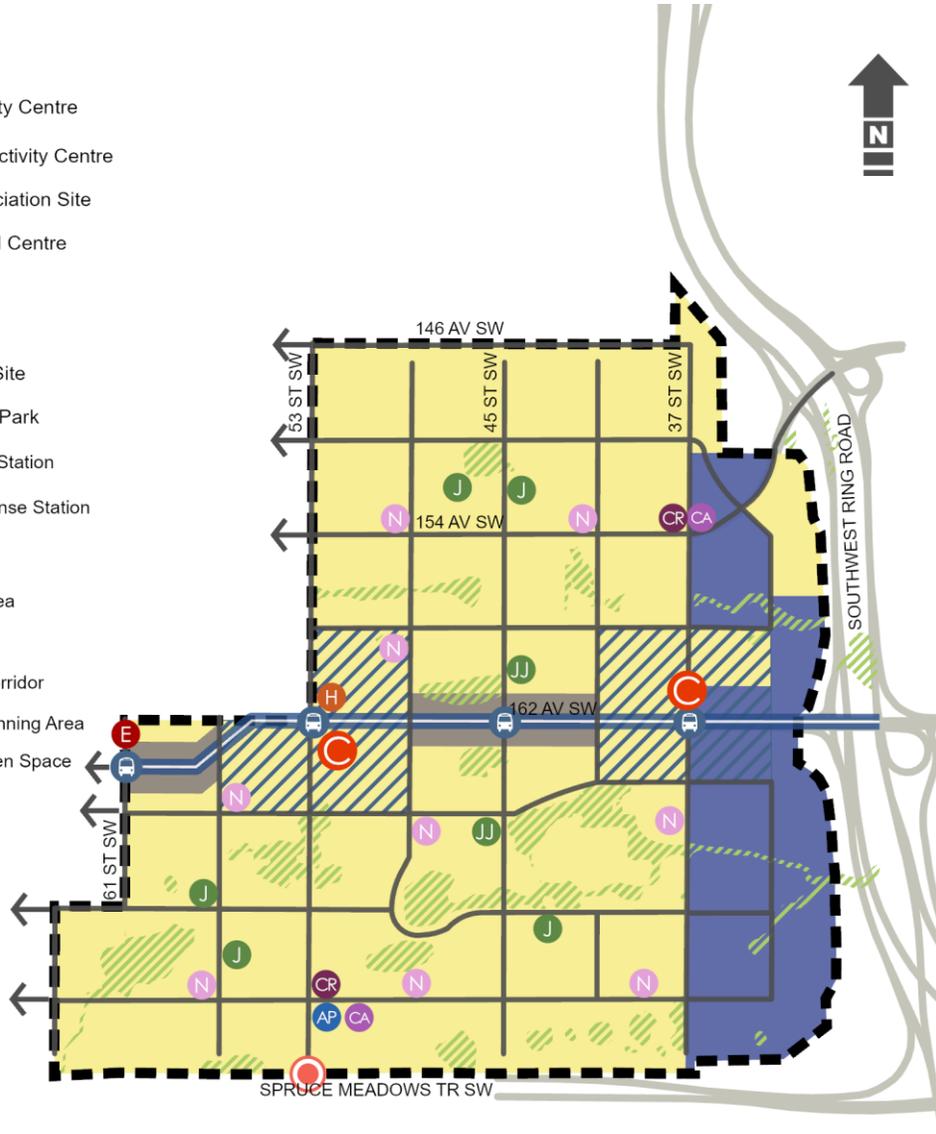
- (g) In Section 4 Land Use Areas, subsection 4.5 Employment Area, after Policy 7, add the following:
- “8. Convenient pedestrian routes connecting to 37 Street SW should be identified at the Outline Plan/Land Use Amendment stage.
  9. Parking lots within the Employment Area should be screened by landscaping.
  10. Utilities within the Employment Area should be located underground.
  11. Outdoor storage may be located within the Employment Area, subject to the discretions of the Approving Authority. Applicants must demonstrate at the Outline Plan/Land Use Amendment or Development Permit stage how negative visual impacts to the surrounding area will be minimized through screening or other design solutions.”
- (h) In Section 4 Land Use Areas, delete subsection 4.6 Business Industrial Area in its entirety.
- (i) Delete Map 4 entitled ‘Interface Areas’ and replace with the revised Map 4 entitled ‘Interfaces Areas’ attached as Schedule C.
- (j) In Section 5 Interface Areas, subsection 5.5 Foothills County Interface, delete Policy 1 and replace with the following:
- “1. To mitigate potential impacts from Sensitive Uses as defined in the Foothills County/The City of Calgary Intermunicipal Development Plan (IDP), The City of Calgary will collaborate and coordinate with Foothills County on development applications in the Employment Area.”
- (k) Delete Map 5 entitled ‘Environmental Open Space Study Area’ and replace with the revised Map 5 entitled ‘Environmental Open Space Study Area’ attached as Schedule D.
- (l) Delete Map 6 entitled ‘Transit Network’ and replace with the revised Map 6 entitled ‘Transit Network’ attached as Schedule E.
- (m) Delete Map 7 entitled ‘Street Network’ and replace with the revised Map 7 entitled ‘Street Network’ attached as Schedule F.
- (n) Delete Figure 5 entitled ‘162 Ave SW Intersections’ and replace with the revised Figure 5 entitled ‘162 Ave SW Intersections’ attached as Schedule G.
- (o) In Section 7 Mobility, subsection 7.3.6 Special Policy Area, delete the first paragraph and replace with the following:
- “A Special Policy Area is identified on Map 7: Street Network. The Employment area has the potential to generate truck traffic and this requires special consideration with regard to nearby residential uses.”

- (p) In Section 7 Mobility, subsection 7.3.6 Special Policy Area, delete Policy 1 and replace with the following:
- “1. At the Outline Plan/Land Use Amendment stage, the exact configuration of the intersection denoted by the Special Policy Area should be determined. This determination must consider the specific land use proposed within the Employment Area and should minimize any impact to Transit operations.”
- (q) Delete Map 8 entitled ‘Water Servicing’ and replace with the revised Map 8 entitled ‘Water Servicing’ attached as Schedule H.
- (r) Delete Map 9 entitled ‘Sanitary Servicing’ and replace with the revised Map 9 entitled ‘Sanitary Servicing’ attached as Schedule I.
- (s) Delete Map 9A entitled ‘Stormwater Management’ and replace with the revised Map 9A entitled ‘Stormwater Management’ attached as Schedule J.
- (t) Delete Table 3 entitled ‘Minimum Intensity Thresholds and Density Targets’ and replace with the revised Table 3 entitled ‘Minimum Intensity Thresholds and Density Targets’ attached as Schedule K.
- (u) In Appendix A, after Table 3, add Map 10A entitled ‘Minimum Density Targets’ attached as Schedule L.
- (v) Delete Map 11 entitled ‘Joint Use Sites’ and replace with the revised Map 11 entitled ‘Joint Use Sites’ attached as Schedule M.
- (w) Delete Map 12 entitled ‘Development Staging’ and replace with the revised Map 12 entitled ‘Development Staging’ attached as Schedule N.
- (x) Delete Map 13 entitled ‘Biophysical Features’ and replace with the revised Map 13 entitled ‘Biophysical Features’ attached as Schedule O.
- (y) Delete Map 14 entitled ‘Plan Area Constraints’ and replace with the revised Map 14 entitled ‘Plan Area Constraints’ attached as Schedule P.
- (z) Delete Map 15 entitled ‘Regional Corridors and Context’ and replace with the revised Map 15 entitled ‘Regional Corridors and Context’ attached as Schedule Q.

**SCHEDULE A**

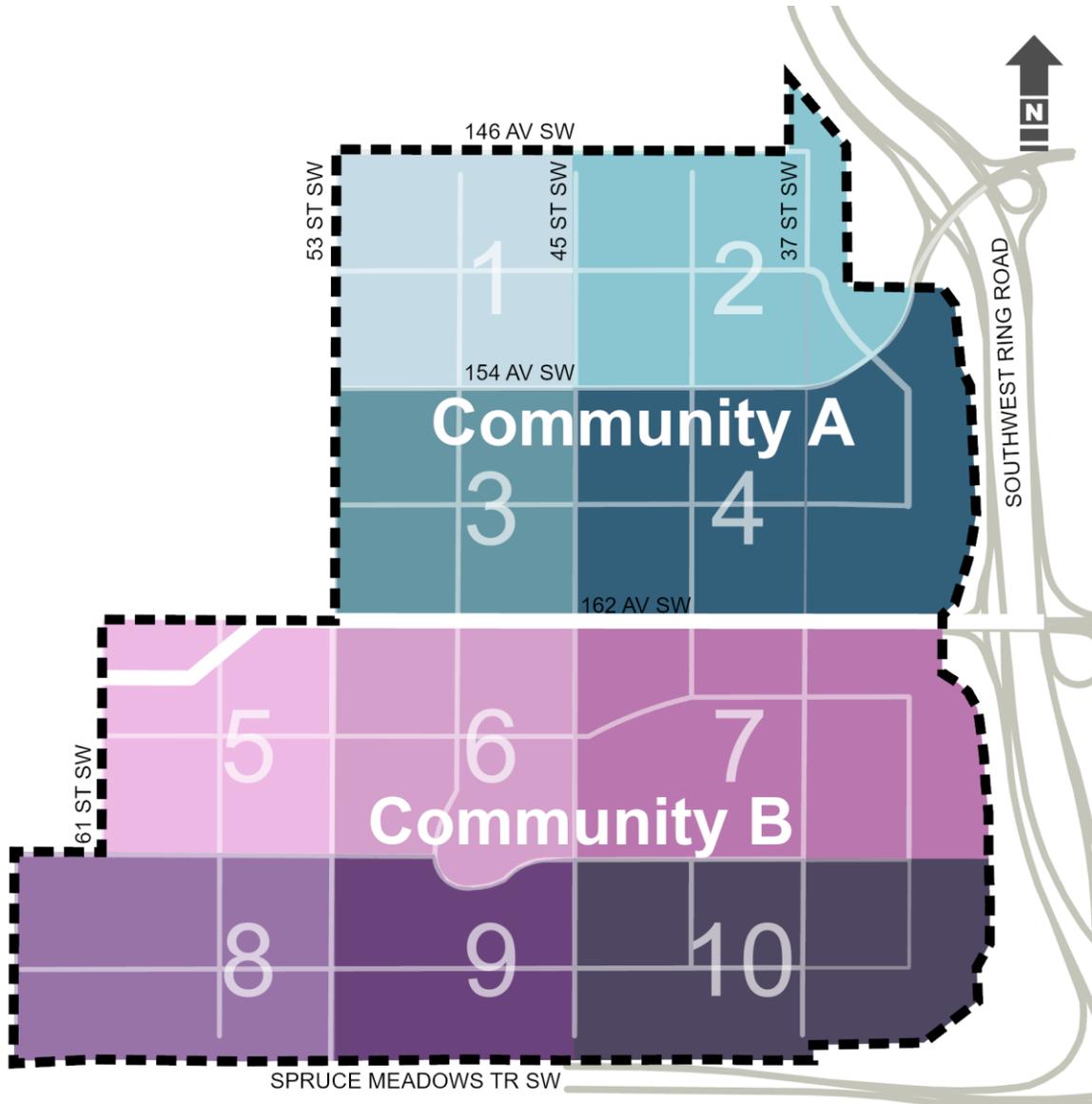
**Map 2: Land Use Concept**

-  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
-  Employment Area
-  Neighbourhood Corridor
-  Transit Station Planning Area
-  Environmental Open Space Study Area
-  Streets
-  Transitway
-  Plan Area



**SCHEDULE B**

**Map 3: Community and Neighbourhood Boundaries**



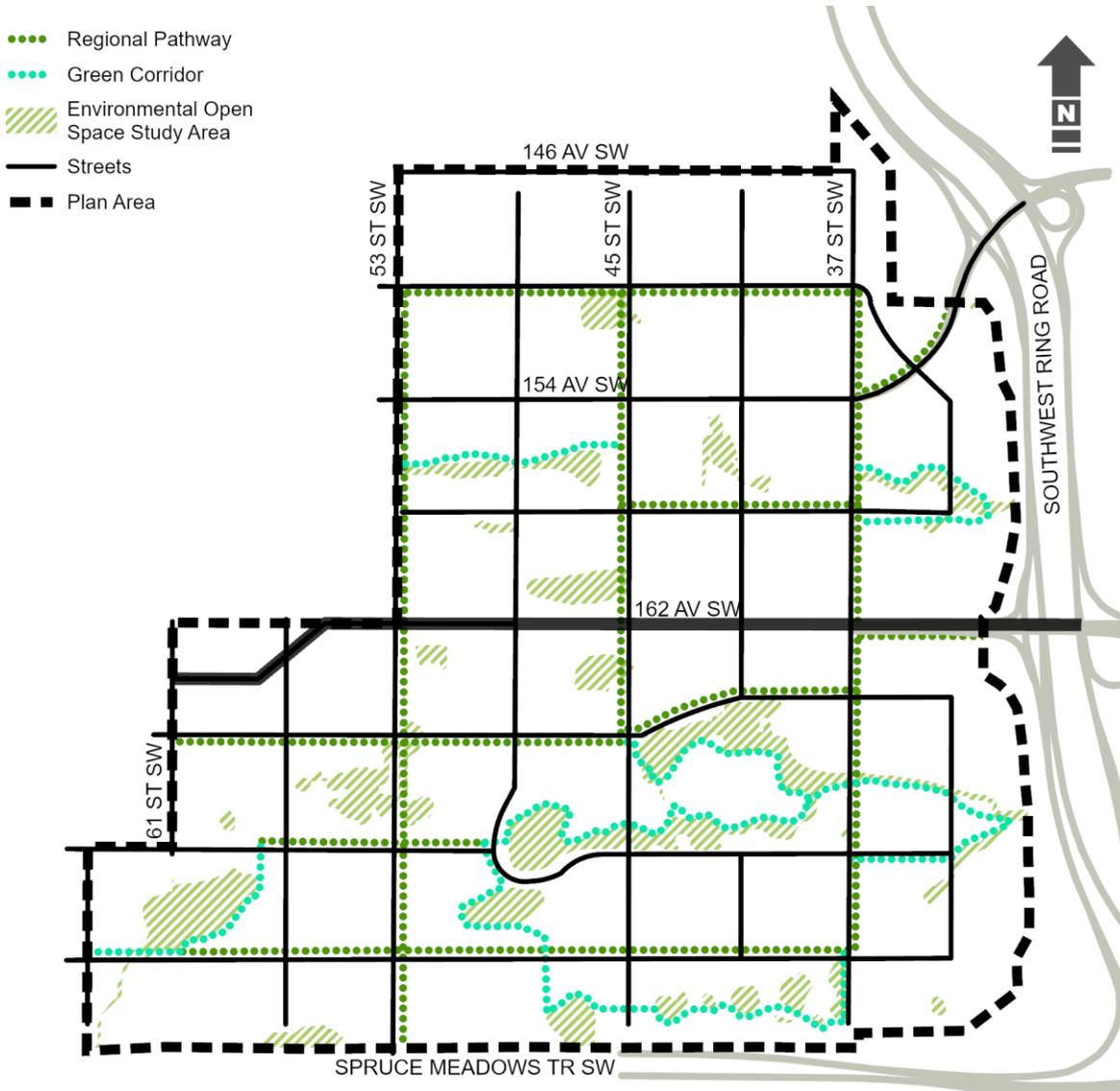
**SCHEDULE C**

**Map 4: Interface Areas**



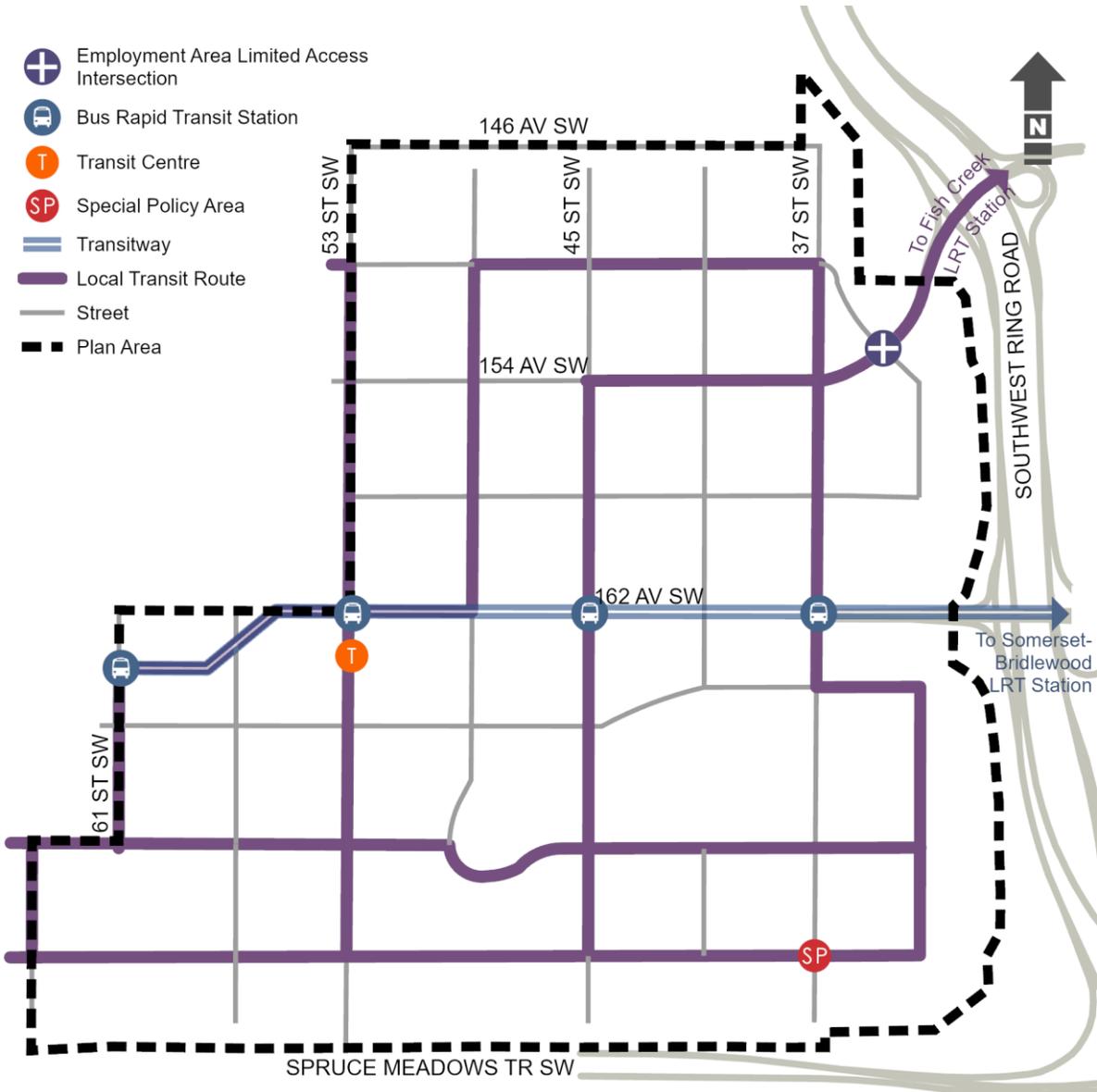
**SCHEDULE D**

**Map 5: Environmental Open Space Study Area**



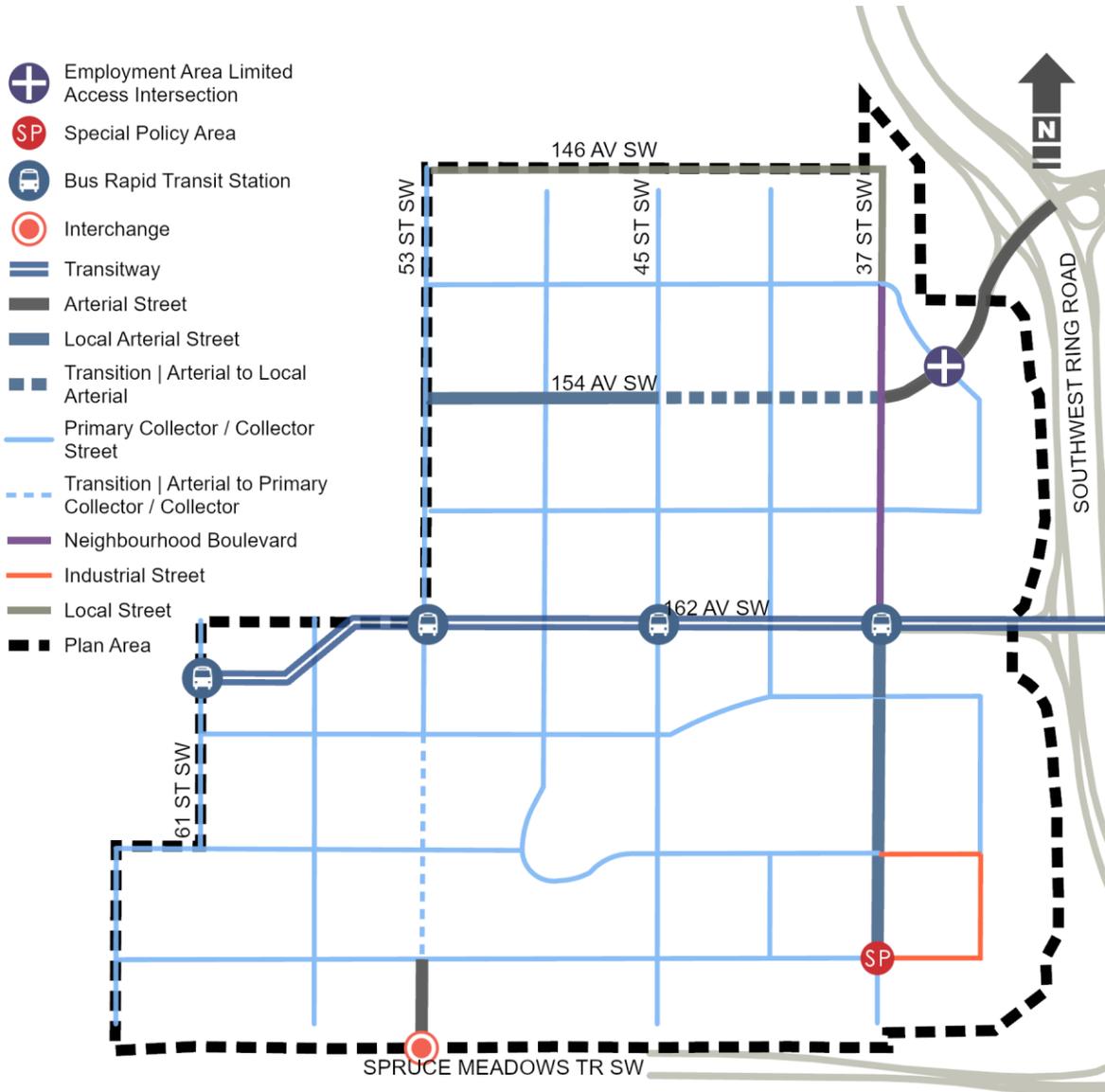
### SCHEDULE E

#### Map 6: Transit Network



**SCHEDULE F**

**Map 7: Street Network**



**SCHEDULE G**

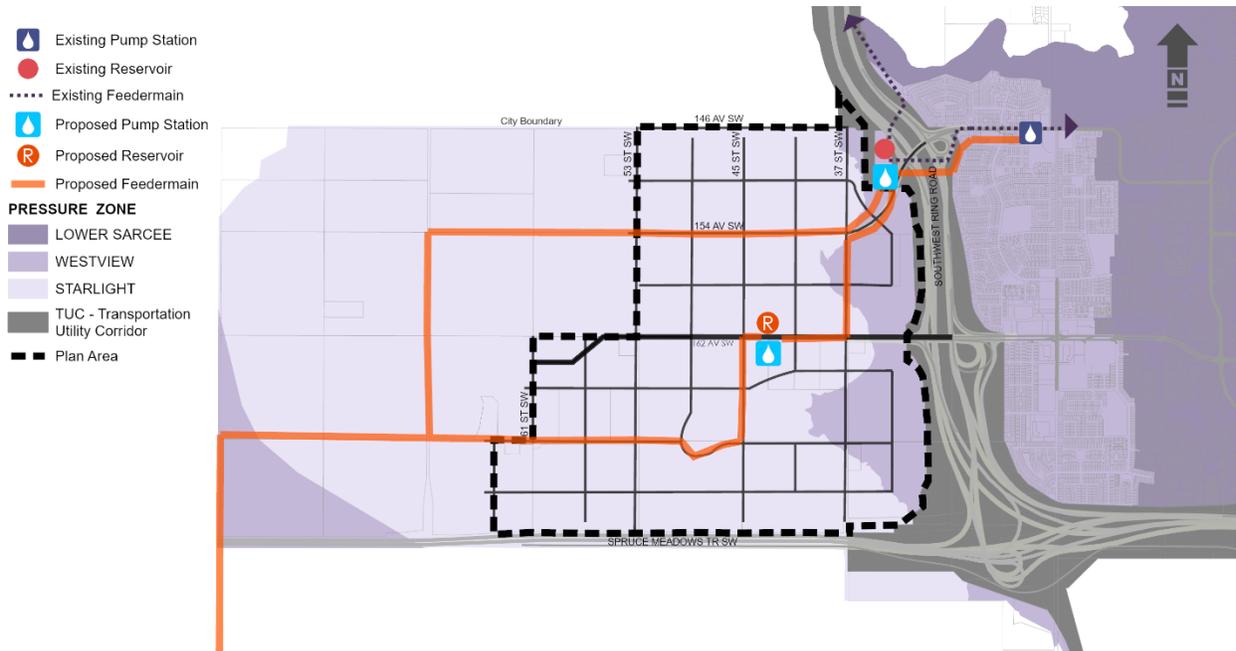
**Figure 5: 162 Avenue SW Intersections**



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### SCHEDULE H

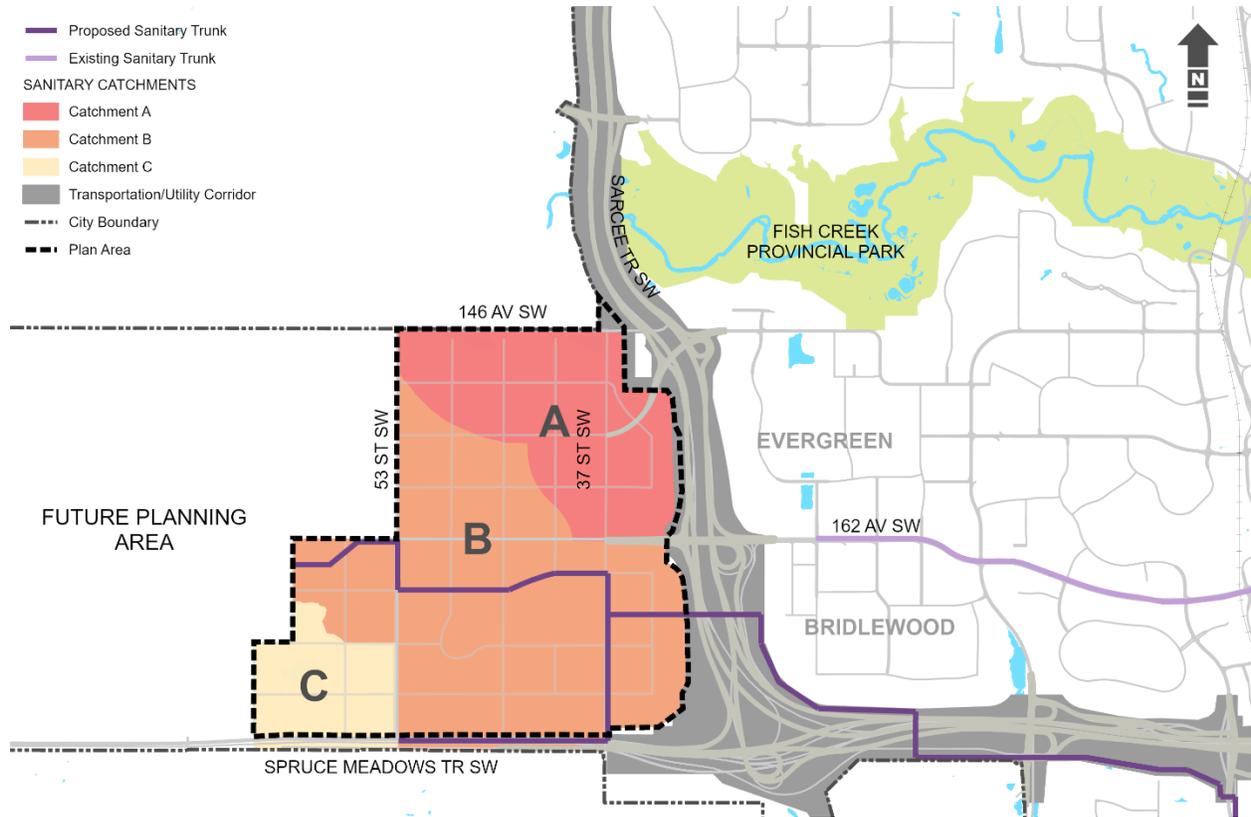
#### Map 8: Water Servicing



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**SCHEDULE I**

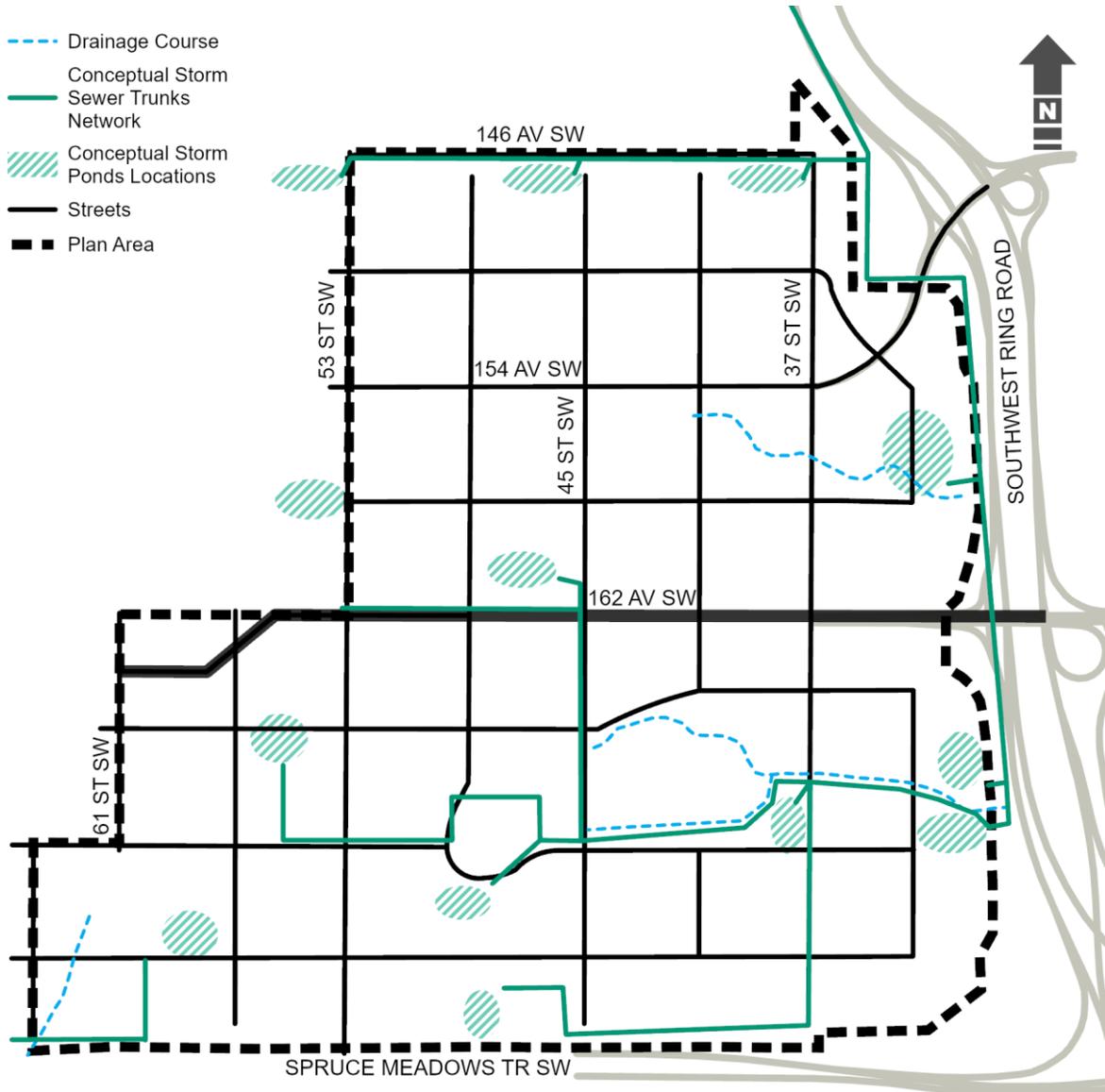
**Map 9: Sanitary Servicing**



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**SCHEDULE J**

**Map 9A: Stormwater Management**



**SCHEDULE K**

**Table 3: Minimum Intensity Thresholds and Density Targets**

Land Use	Minimum Intensity (People & Jobs per Gross Developable Hectare)	Minimum Density (Units per Gross Developable Residential Hectare)
Neighbourhood Area	Neighbourhood Areas outside of the Employment Area, Activity Centres, and Transit Station Planning Areas must provide sufficient intensity to achieve 60 people and jobs per hectare at a Community level.	20*
Neighbourhood Corridor	100	
Transit Station Planning Area**	100	
Community Activity Centre**	150	
Employment Area***	50	n/a

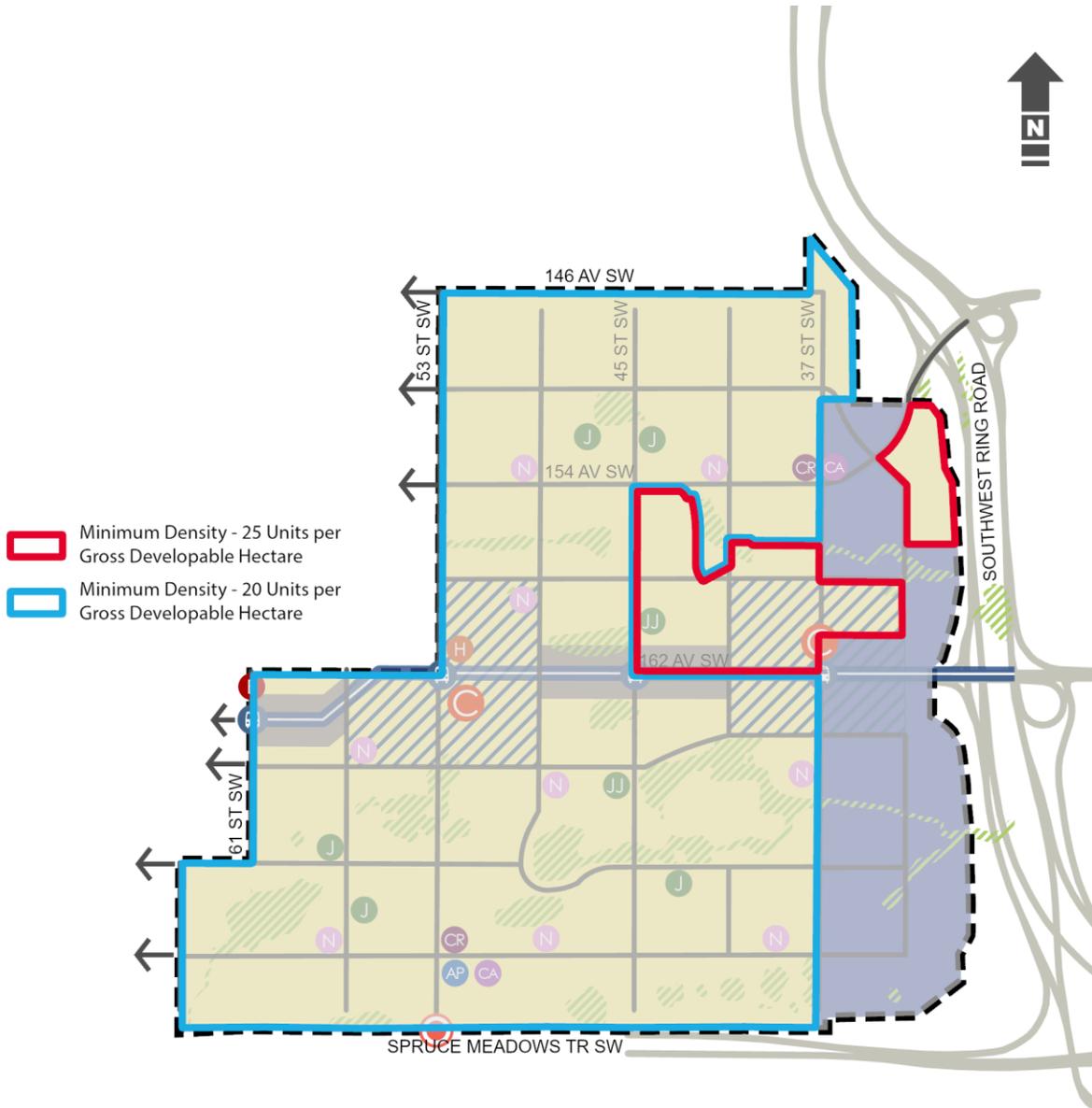
\* The Area Structure Plan was amended in 2024 to convert a portion of Employment Area lands to Neighbourhood Area. Because this amendment occurred after the approval of the Calgary Metropolitan Region Board Growth Plan (2022), the plan area identified on **Map 10A** must meet a minimum density of 25 Units per Gross Developable Residential Hectare.

\*\* People and jobs in the Community Activity Centres may contribute towards intensity in the Transit Station Planning Areas. High School students (1500) are not counted toward Community Activity Centre intensity or Transit Station Planning Area intensity, but may contribute to overall Community intensity.

\*\*\* Jobs in the Employment Area contribute towards overall Community intensity, and areas are included in the gross developable areas of the Communities.

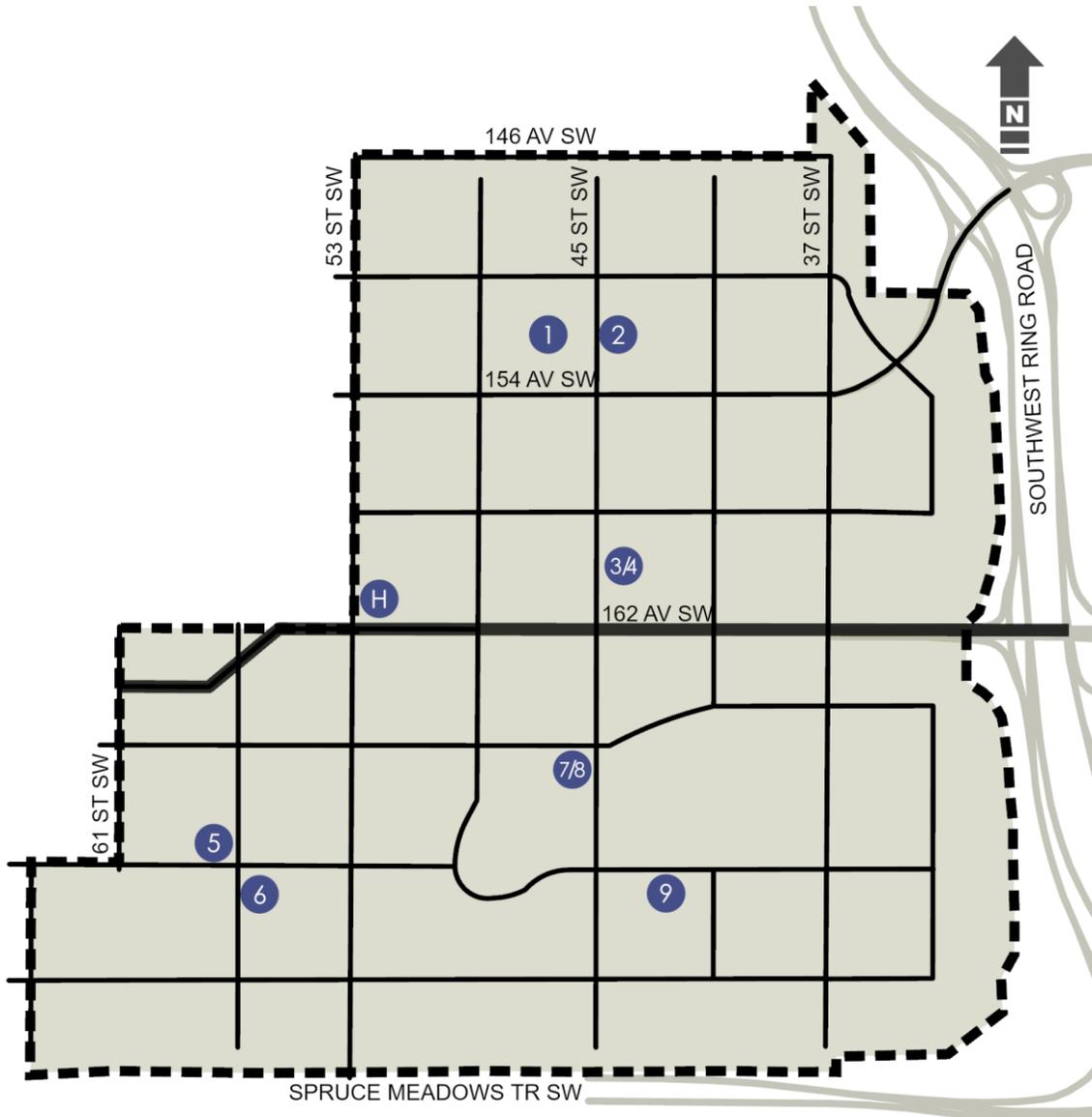
**SCHEDULE L**

**Map 10A: Minimum Density Targets**



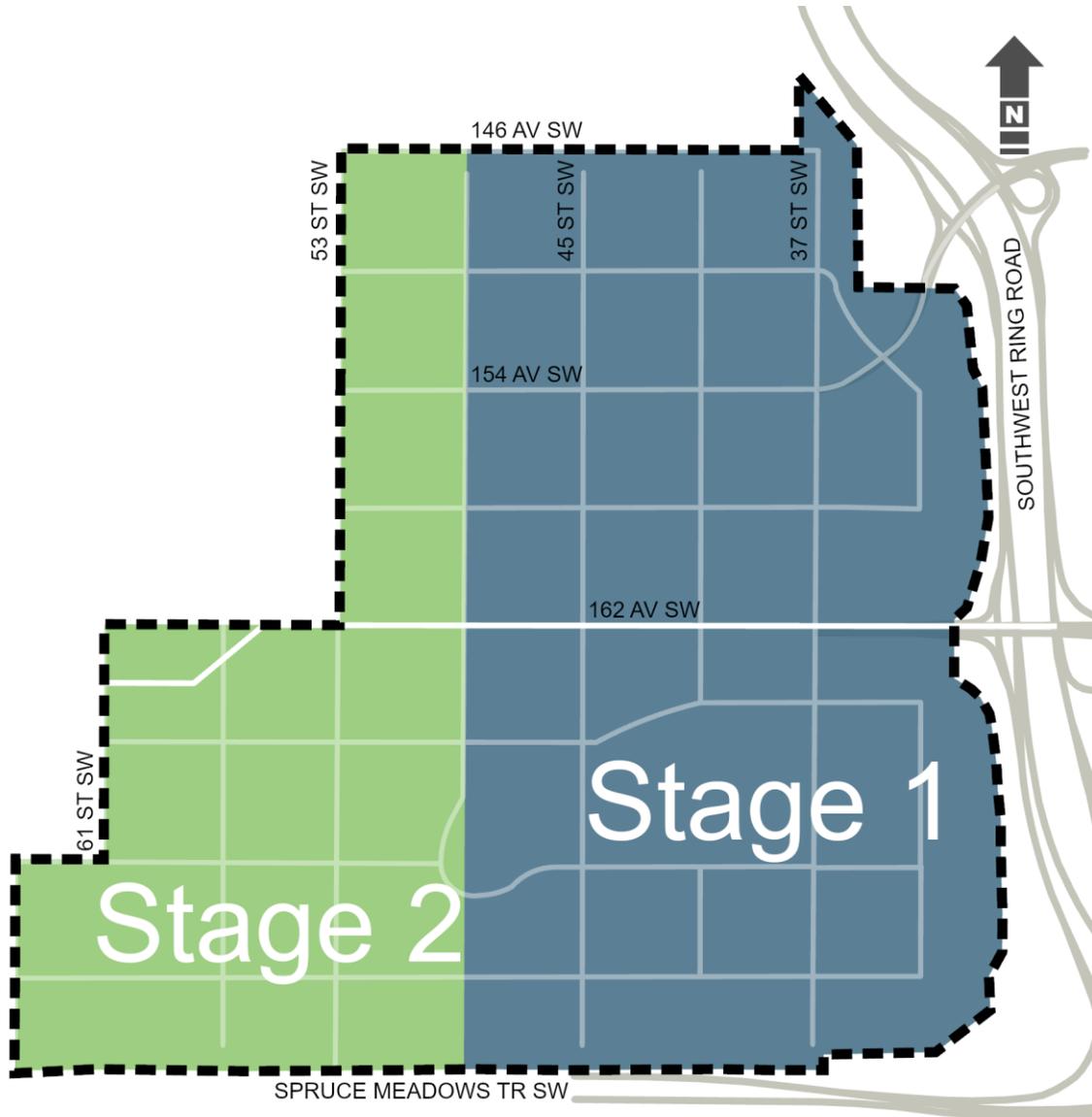
**SCHEDULE M**

**Map 11: Joint Use Sites**



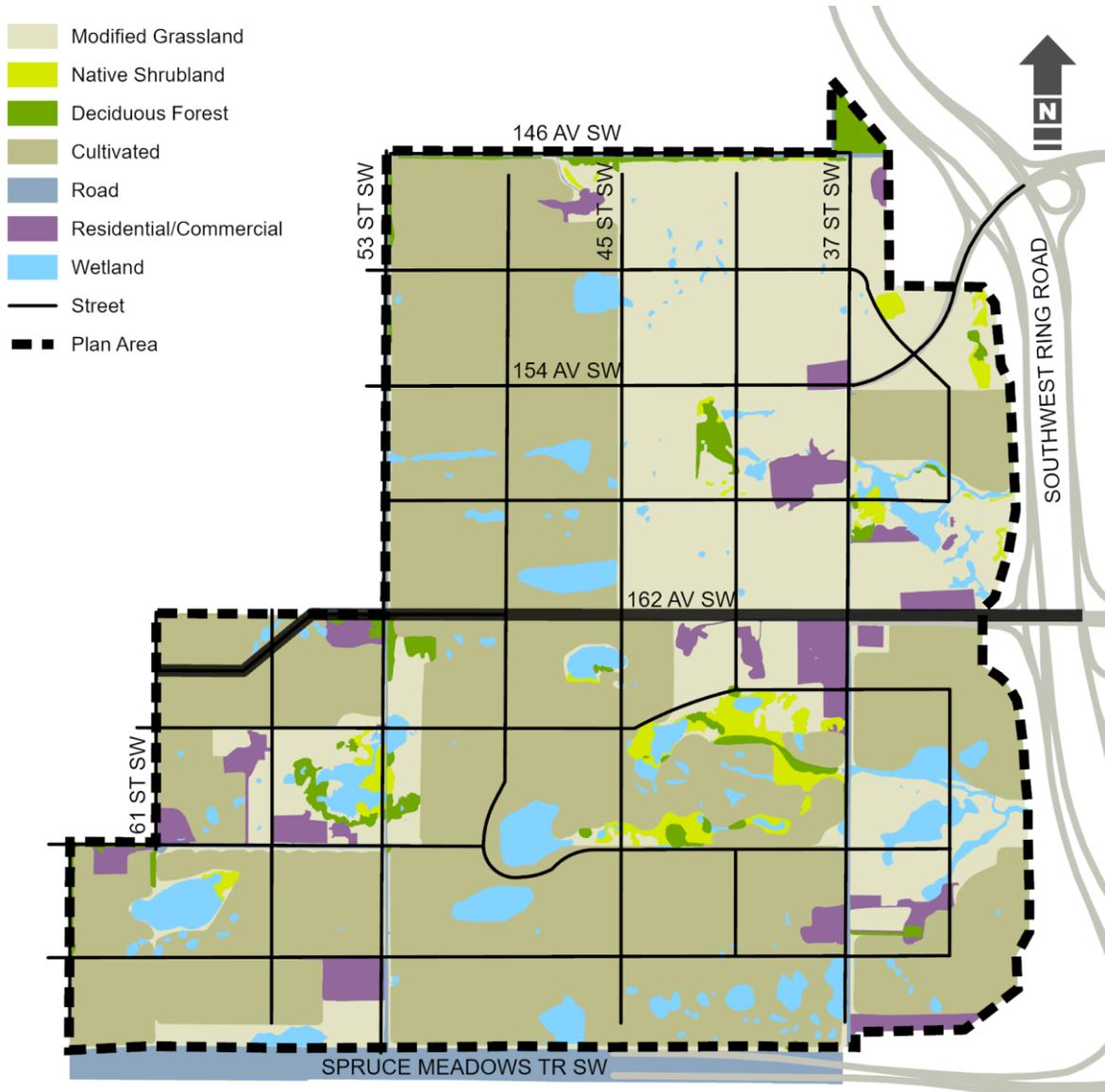
**SCHEDULE N**

**Map 12: Development Staging**



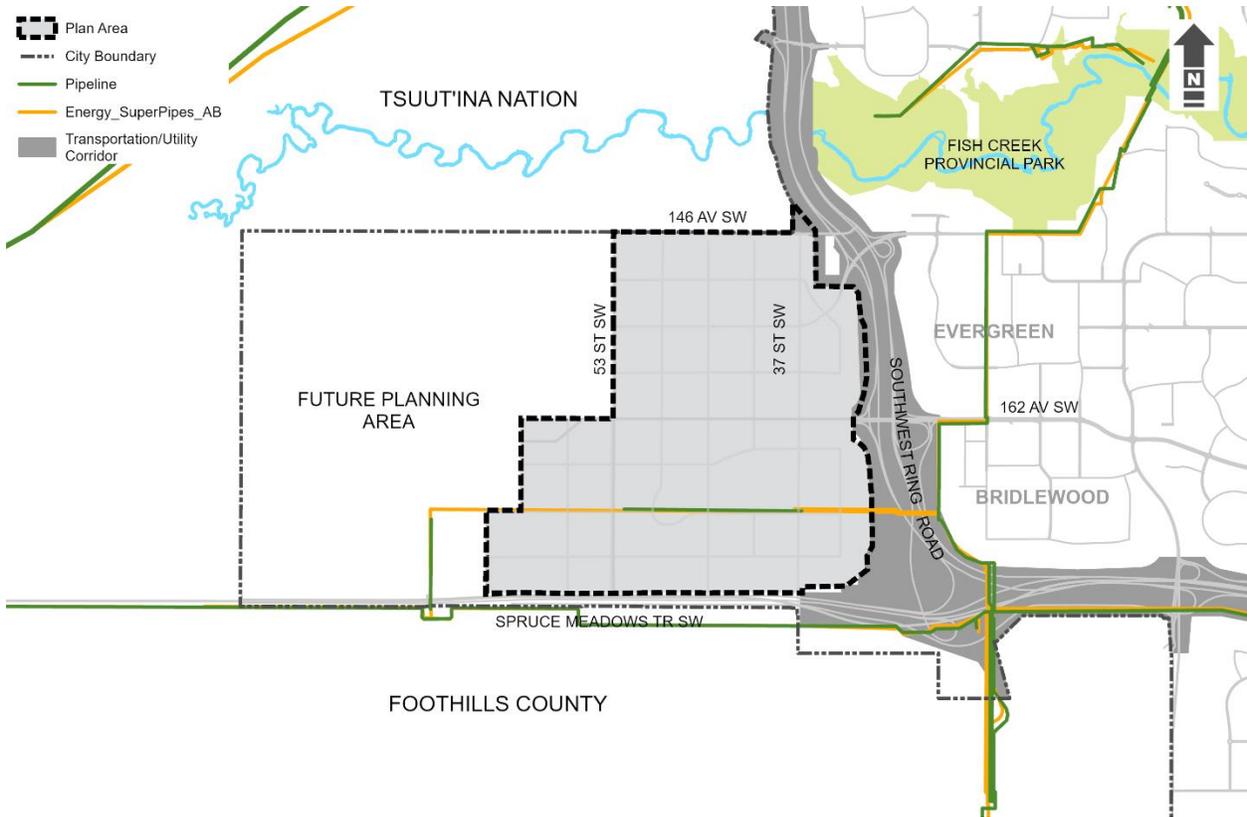
**SCHEDULE O**

**Map 13: Biophysical Features**



**SCHEDULE P**

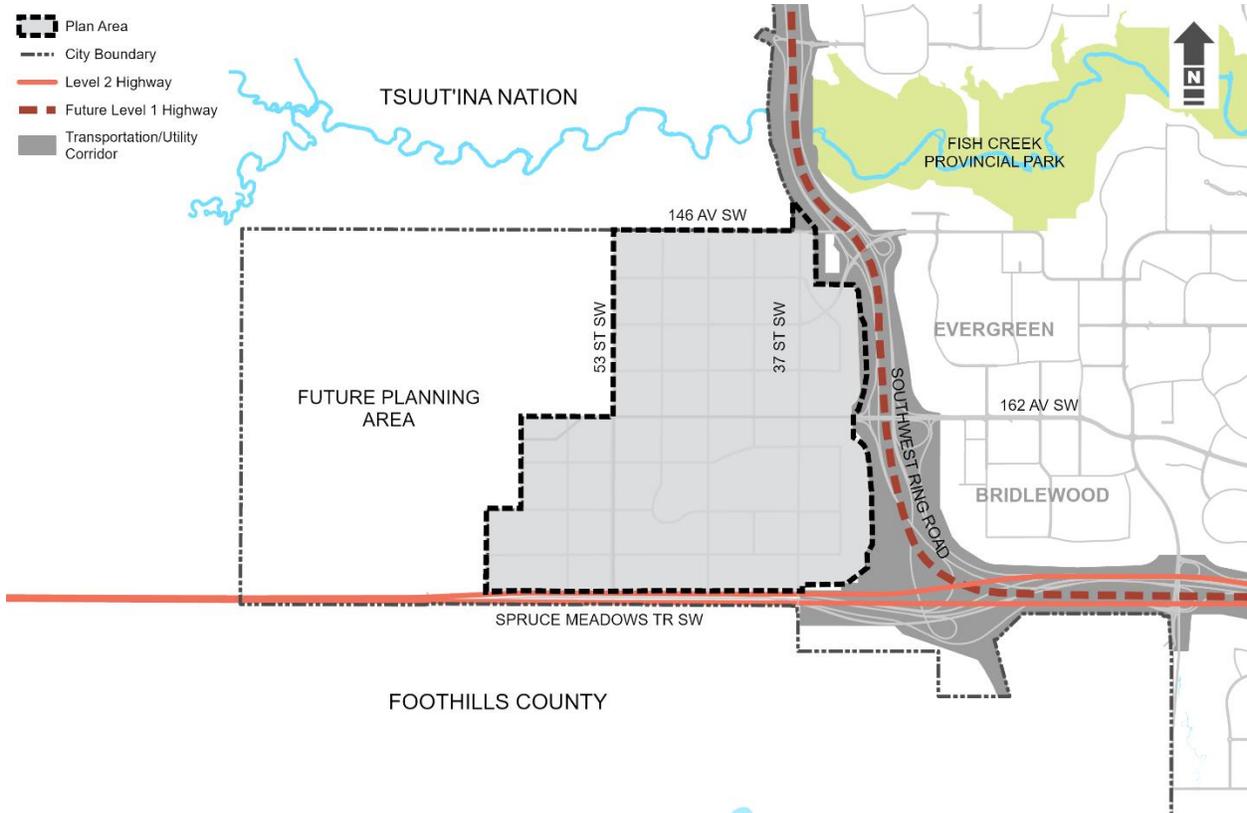
**Map 14: Plan Area Constraints**



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**SCHEDULE Q**

**Map 15: Regional Corridors and Context**



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