



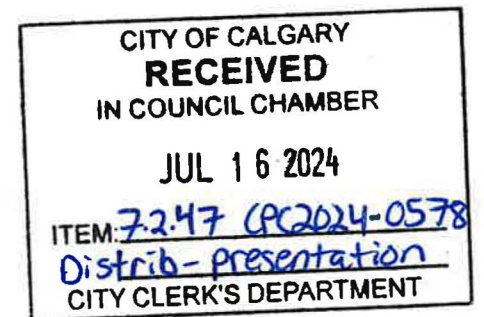
Public Hearing of Council

Agenda Item: 7.2.47



LOC2023-0205 / CPC2024-0578 Policy and Land Use Amendment

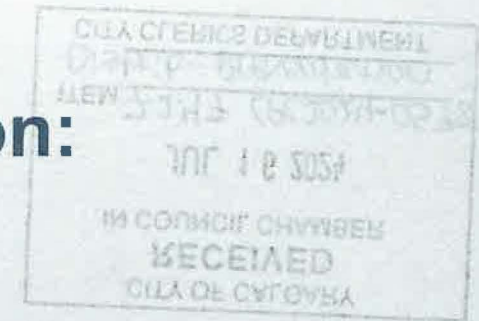
July 16, 2024

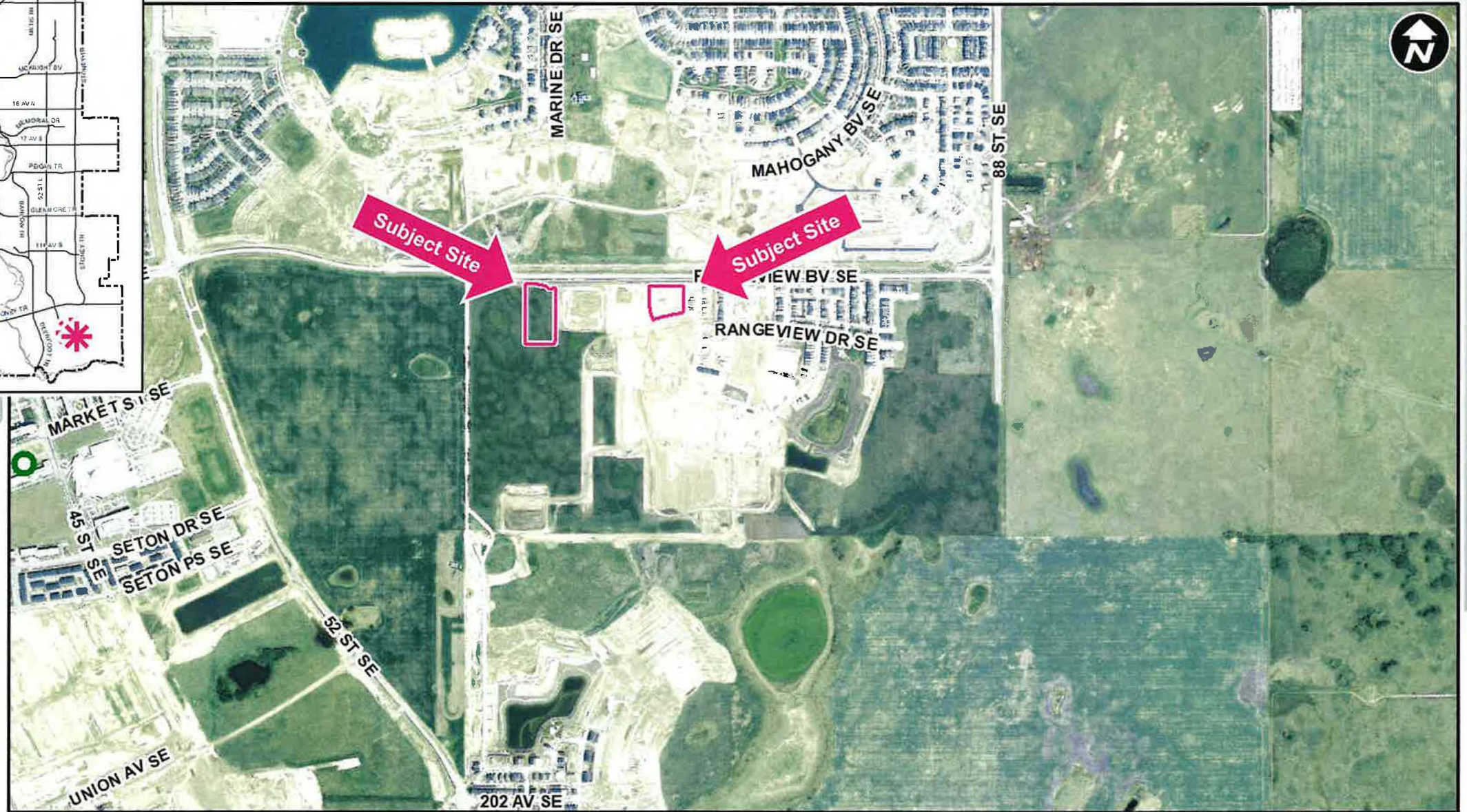
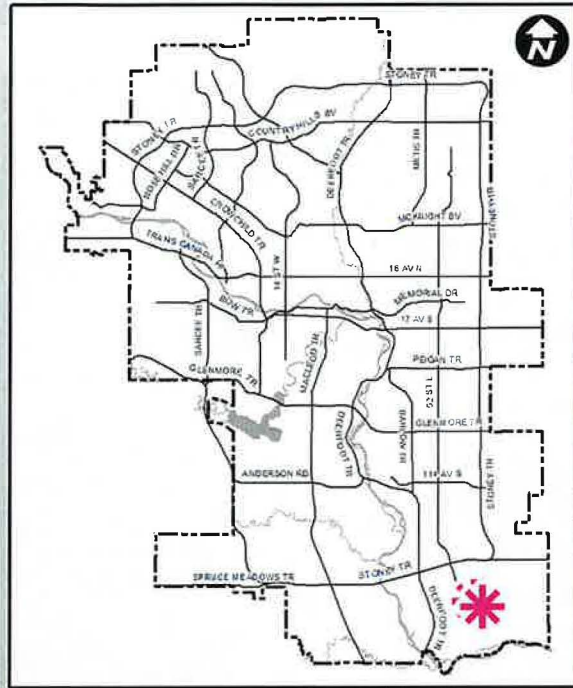


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 50P2024** for the amendments to the Rangeview Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 198D2024** for the redesignation of 1.87 hectares \pm (4.61 acres \pm) located at 19019 88 Street SE (Portion of the S1/2 Section 23-22-29-4) from Mixed Use – Active Frontage (MU-2) District and Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile (M-2) District and Multi-Residential – Low Profile (M-1) District.





LEGEND

600m buffer from LRT station

LRT Stations

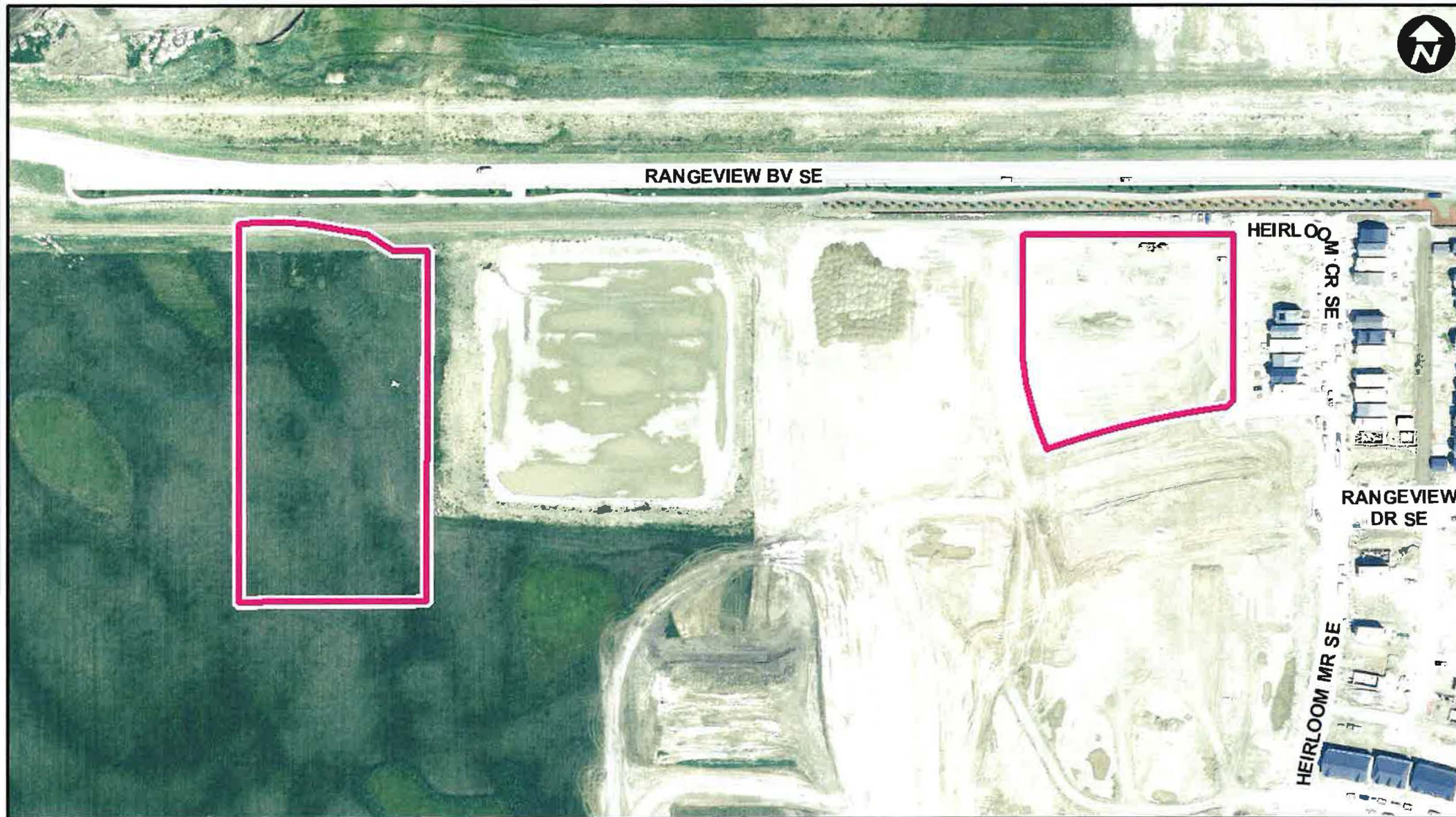
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

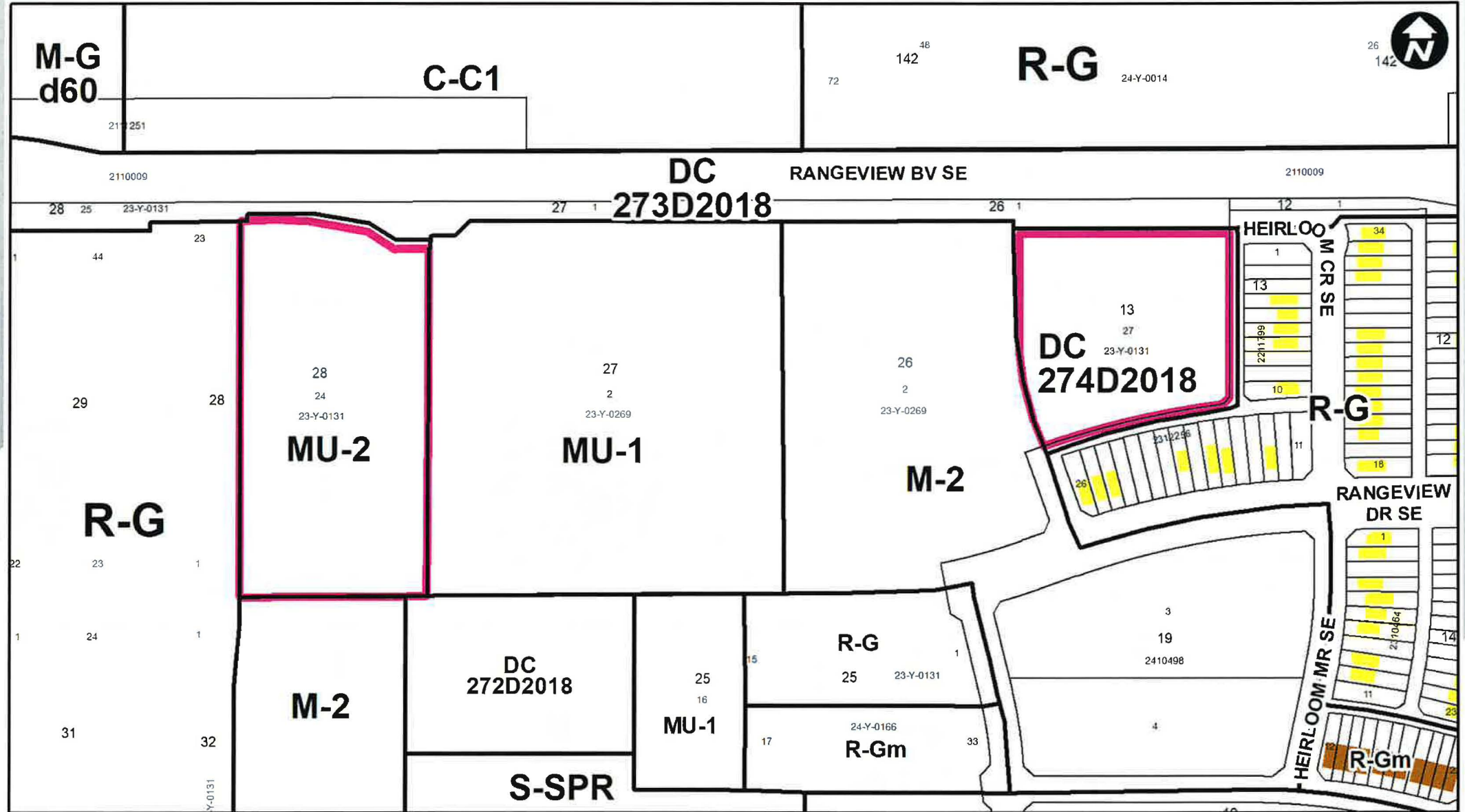


**Total Size of
Parcels:**
2.06 ha

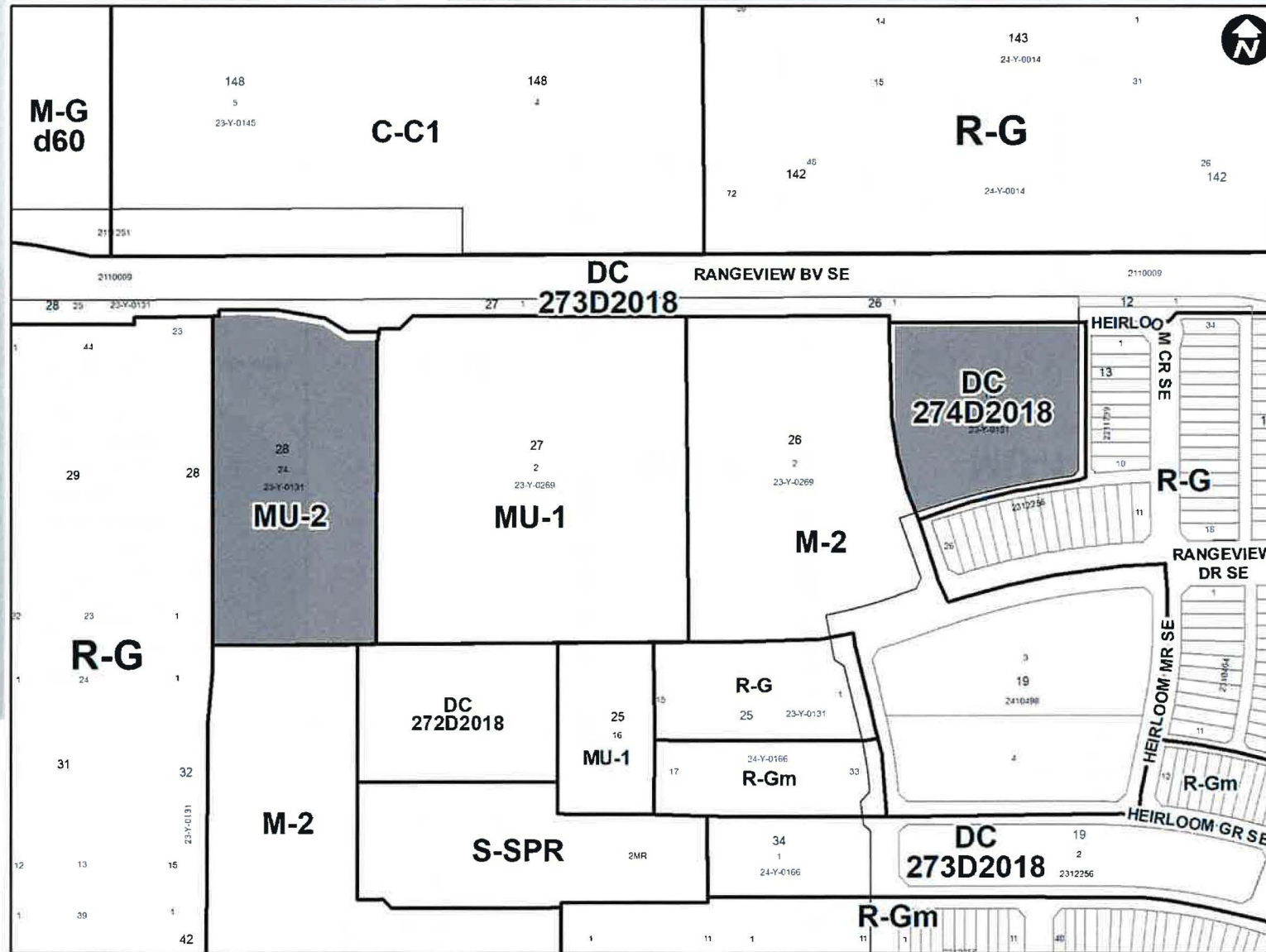
West Parcel:
1.24 ha

East Parcel:
0.82 ha

Surrounding Land Use



Existing Land Uses



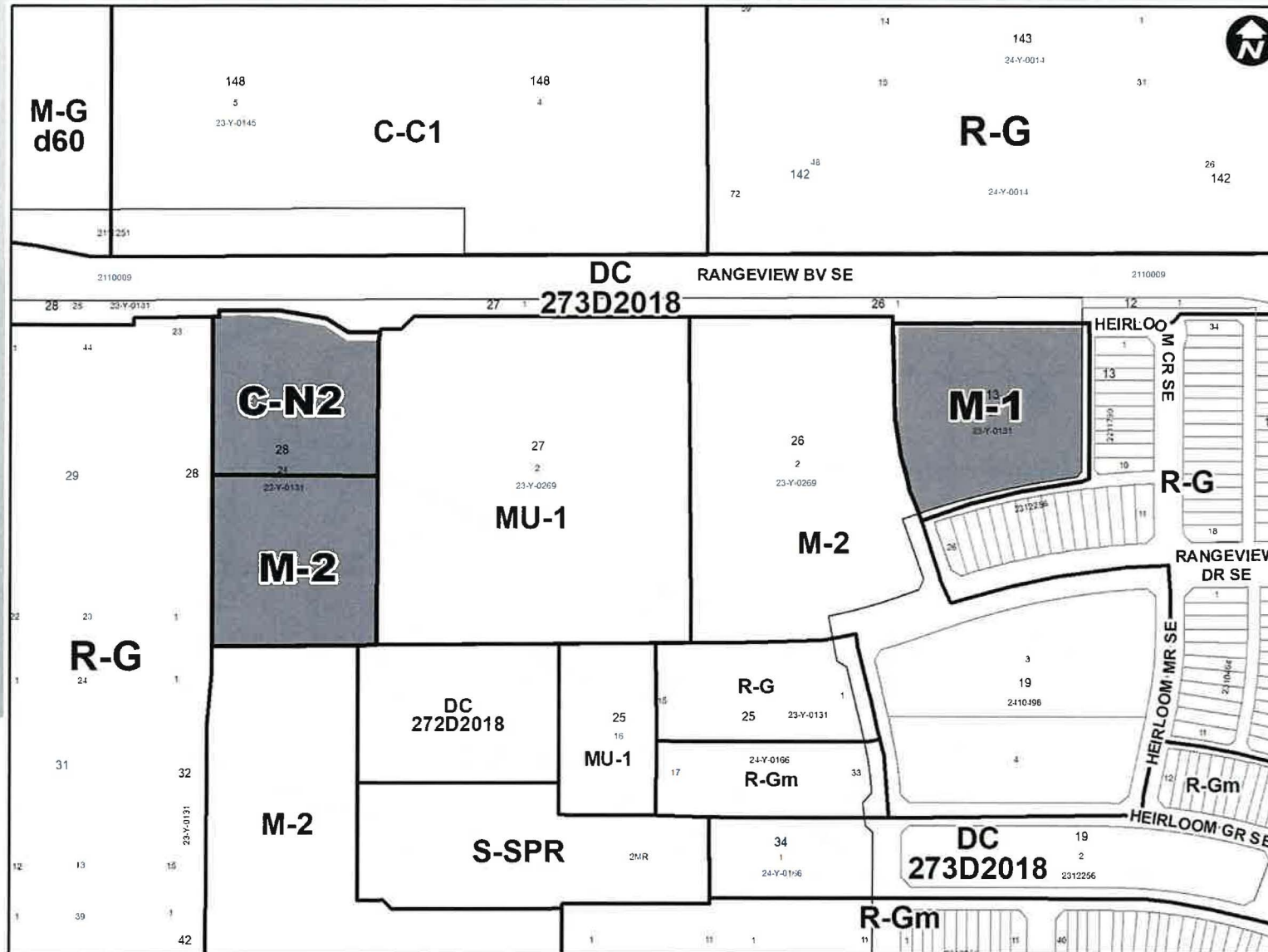
Mixed Use – Active (MU-2) District

- Allows for mixed-use development requiring commercial uses at grade

Existing Direct Control (DC) District [274D2018]:

- Intended to accommodate ‘pocket residential’ (small cluster housing developments)
- Approved alongside Genstar’s Rangeview outline plan in 2018

Proposed Land Uses



Proposed Commercial – Neighbourhood (C-N2) District:

- primarily small commercial uses, accessible by motor vehicle, maximum building height of 10 metres, maximum floor area ratio of 1.0

Proposed Multi-Residential – Medium Profile (M-2) District:

- apartment buildings, maximum building height of 16 metres, minimum density of 60 uph with no maximum density

Proposed Multi-Residential – Low Profile (M-1) District:

- apartment buildings, townhouses and rowhouses, maximum building height of 13 metres, minimum density of 50 uph and maximum density of 148 uph

Map 2: Land Use Concept



Proposed Amendment:

1. Replace Community Retail Centre with Neighbourhood Retail Centre in Section 4.9
 2. Remove the star indicating Community Retail Centre from Map 2: Land Use Concept
- *Neighbourhood Retail Centres are not shown as features of Map 2, therefore no icon needs to be added*

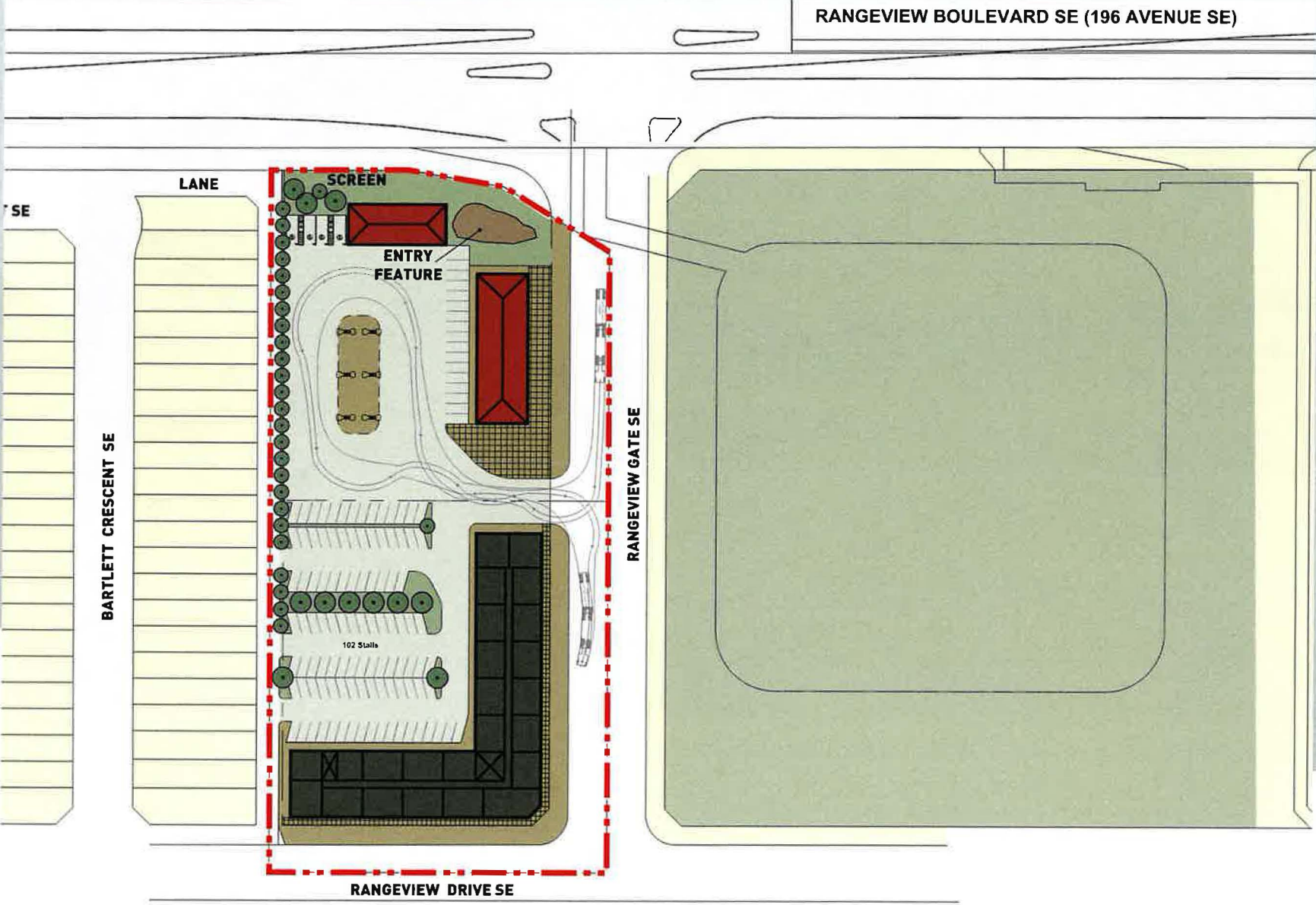
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Supplementary Slides





DRAFT CONCEPT

4.9 GATEWAY AREA

The Gateway Area combines three different land use areas in a comprehensively designed corridor.

INTENT

Create a sense of entrance into the Community through a quality street-oriented corridor transitioning from commercial, to medium-density residential, to low-density residential and allowing for a mix of these uses along the corridor.

Policies

Location

- 1. The Gateway Area should be located as shown on Map 2: Land Use Concept.

Composition

- 2. 1. The Gateway Area consists of
a. Community Retail Centre;
b. Neighbourhood Activity Centre; and
c. Neighbourhood Area.
3. Policies on the specific composition, intensity and design for each of these typologies shall apply, in addition to the general guidance in this section.
4. Entrance signage or features and complementary landscaping treatment should be located at the origin of the Gateway Area.
5. An architecturally distinct building, amenity space or signature feature should be located at the terminus point of the Gateway Area.
6. Residential, commercial, office and other compatible uses may be mixed within the Gateway Area.
7. The Gateway Area shall be comprehensively designed with the submission of a concept plan for the entire area that shows continuity between the three land use areas.

TO BE REPLACED WITH 'NEIGHBOURHOOD RETAIL CENTRE'