



# Public Hearing of Council

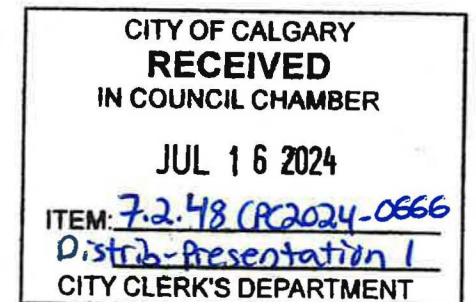
## Agenda Item: 7.2.48



# LOC2022-0186 / CPC2024-0666

## Outline Plan and Land Use Amendment

July 16, 2024





## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 220D2024** for the redesignation of 129.77 hectares  $\pm$  (320.68 acres  $\pm$ ) 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.





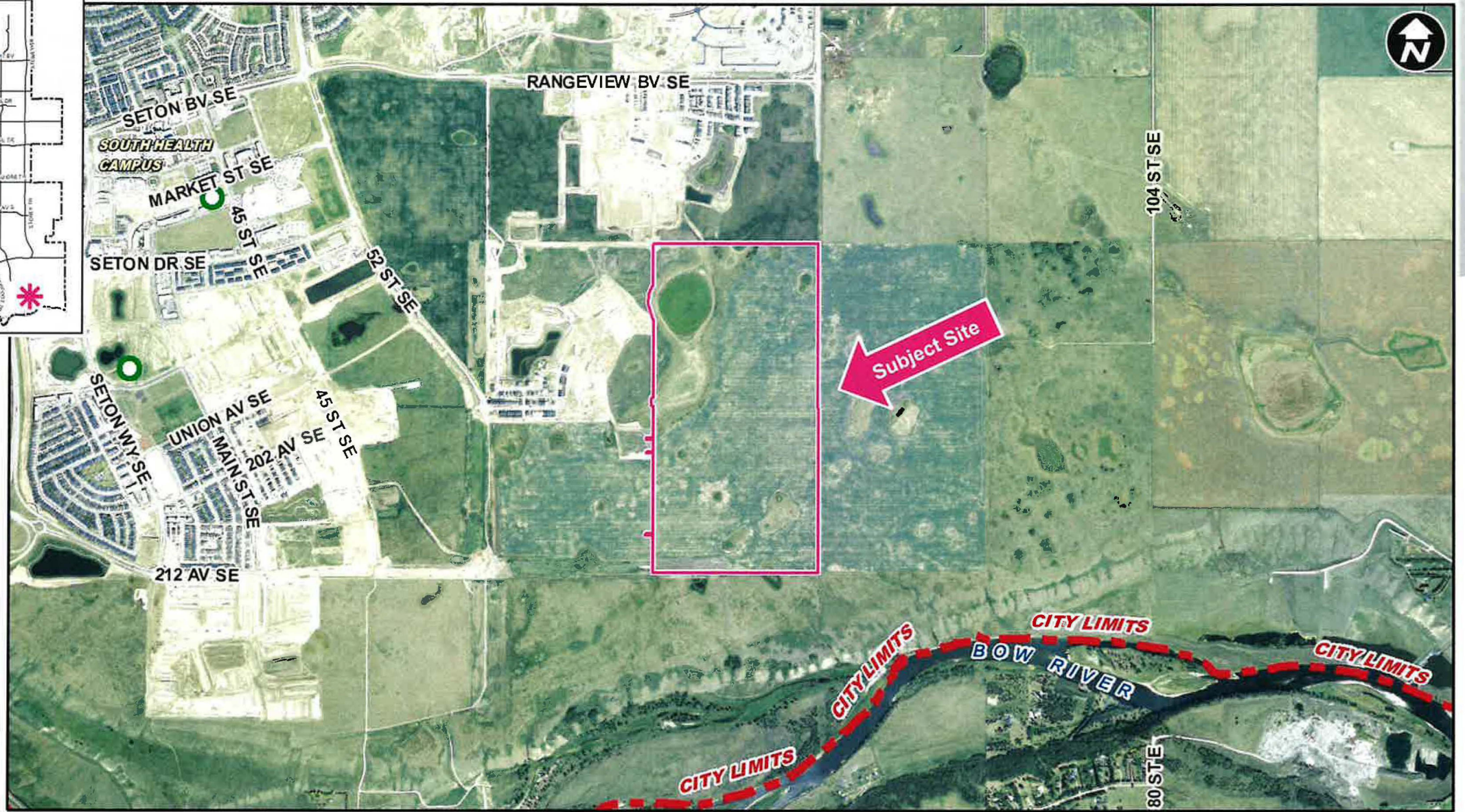
LEGEND

LRT Stations

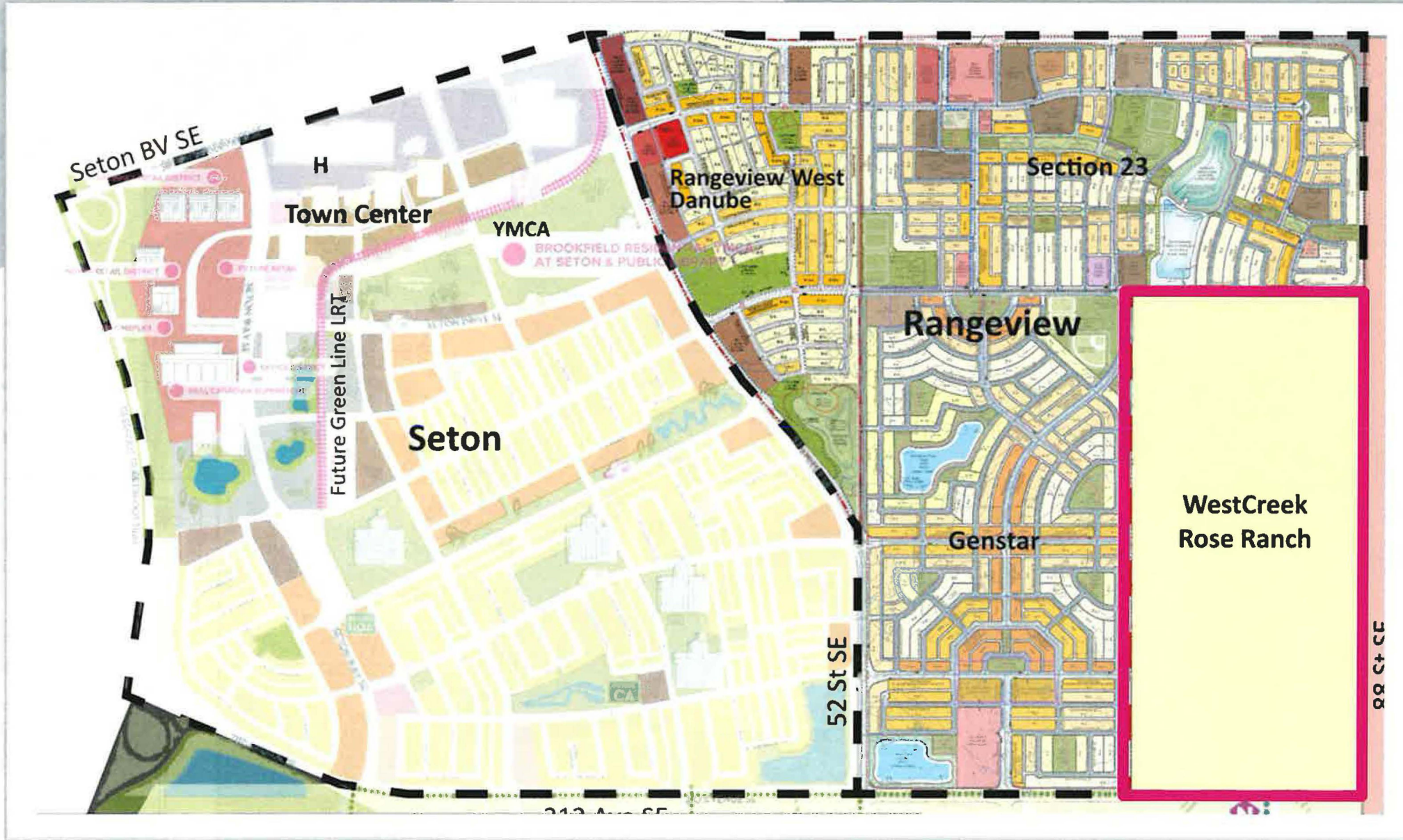
-  Blue
-  Downtown
-  Red
-  Green (Future)

Parcel Size:

129.90 ha  
800m x 1600m



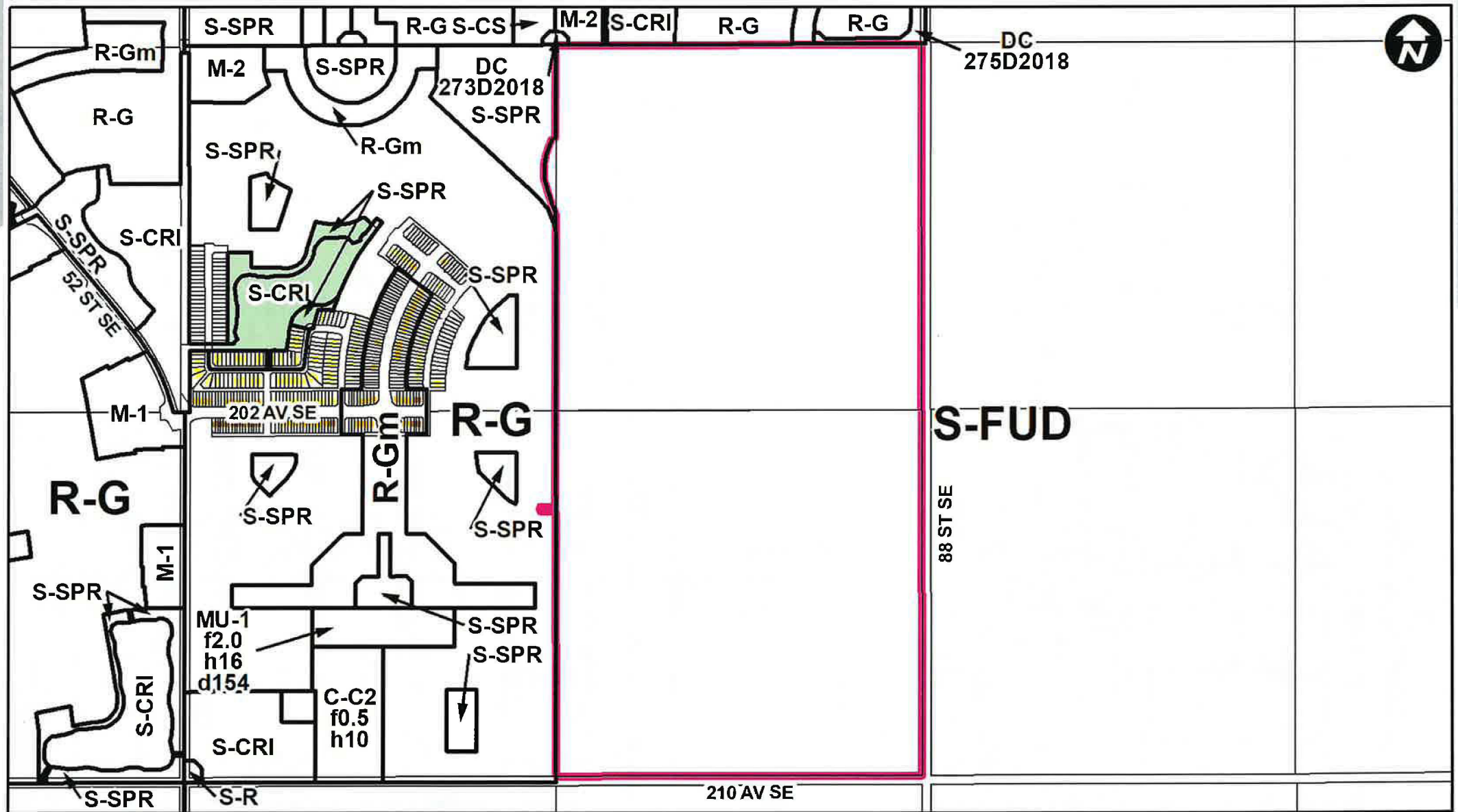




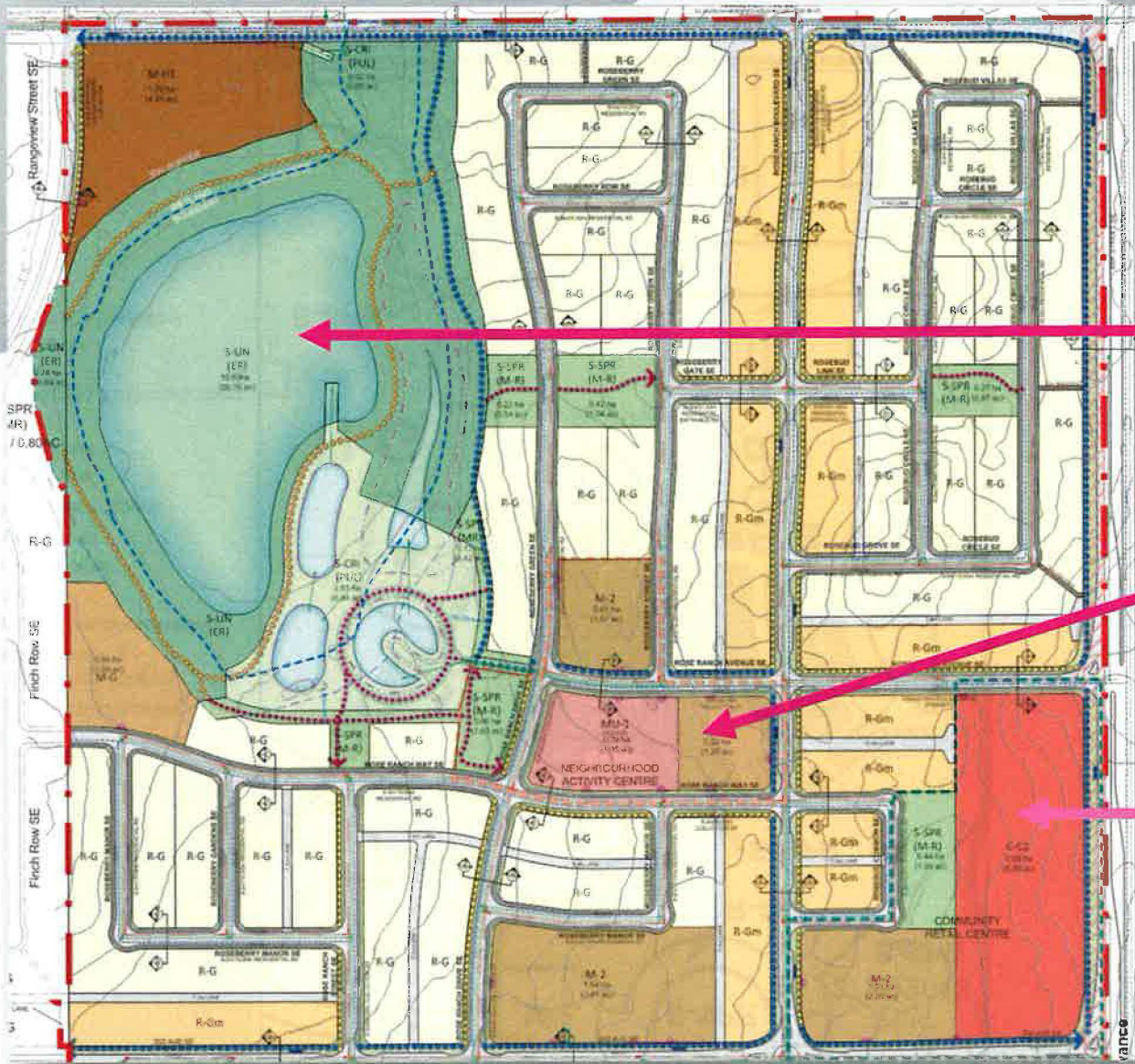


**LEGEND**

- 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



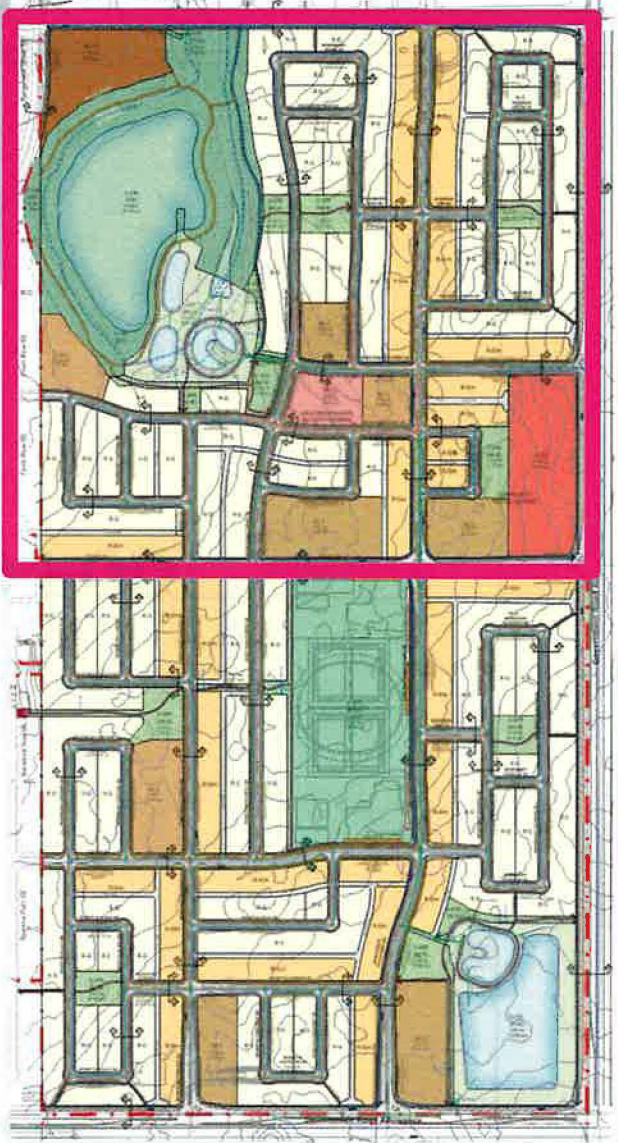




Retained/  
Reconstructed  
Wetland

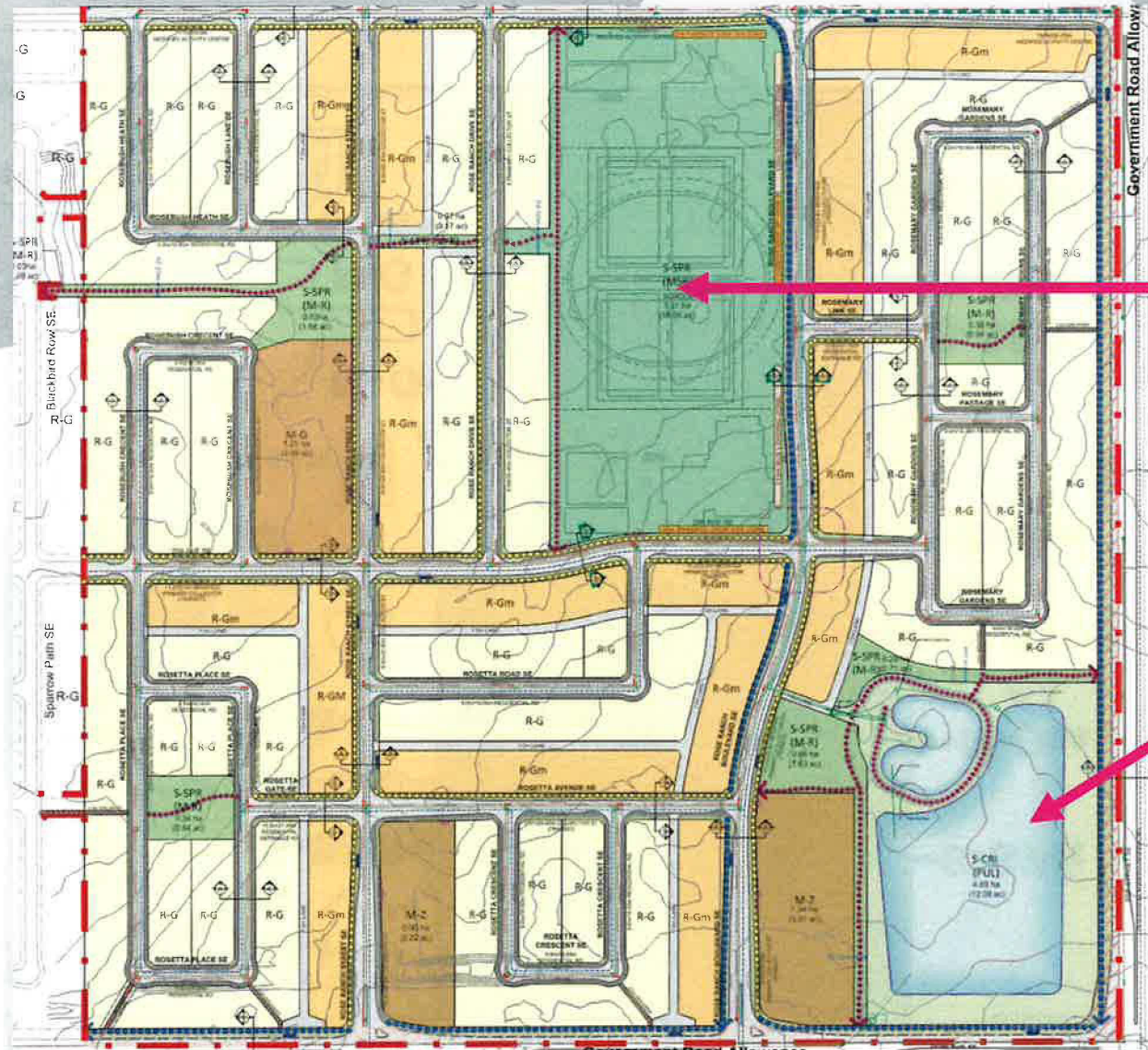
Neighbourhood  
Activity  
Centre

Community  
Retail  
Centre





# Approved Outline Plan (South)

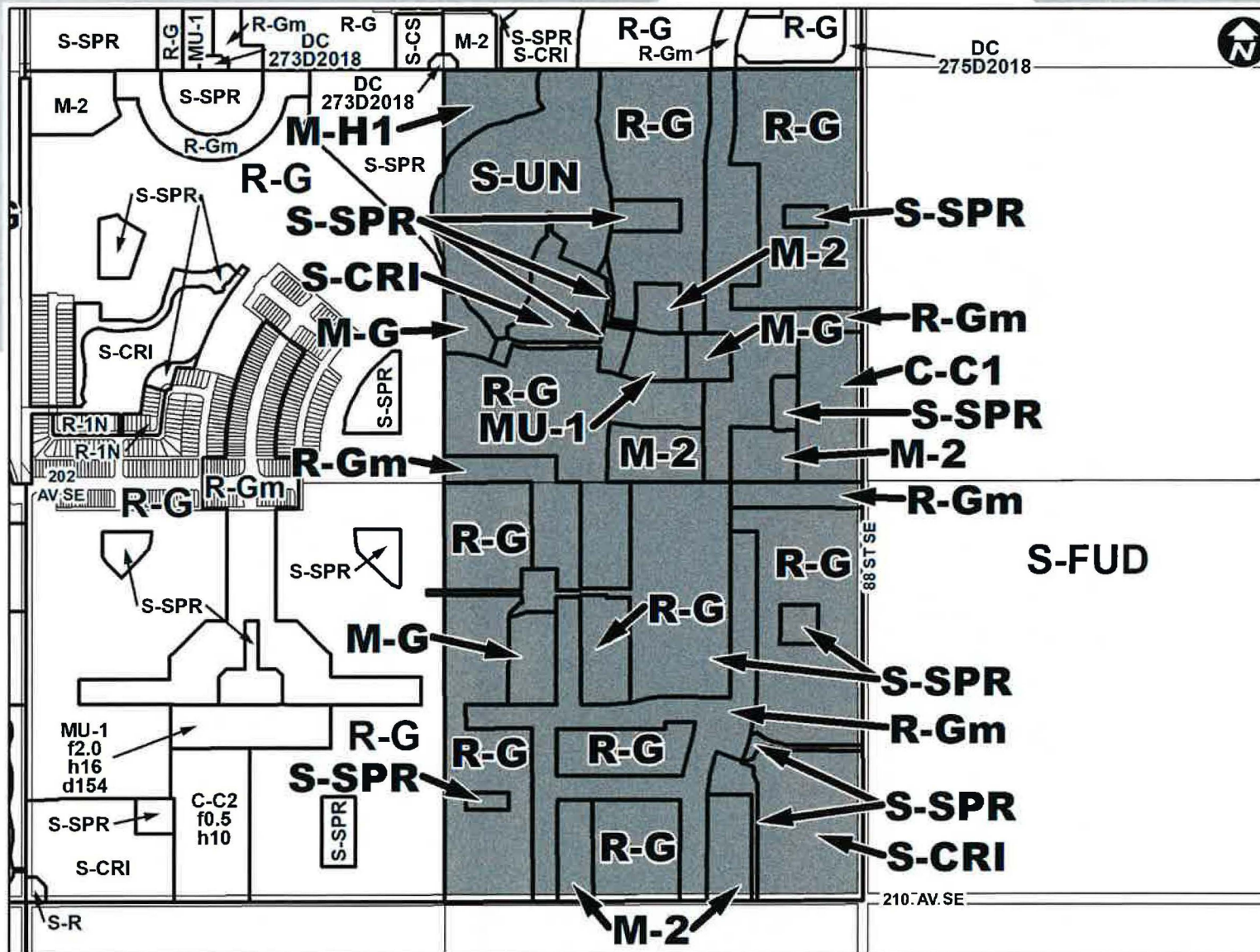


K-6 & Elementary School Site

Stormwater Pond







## 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



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## Supplementary Slides





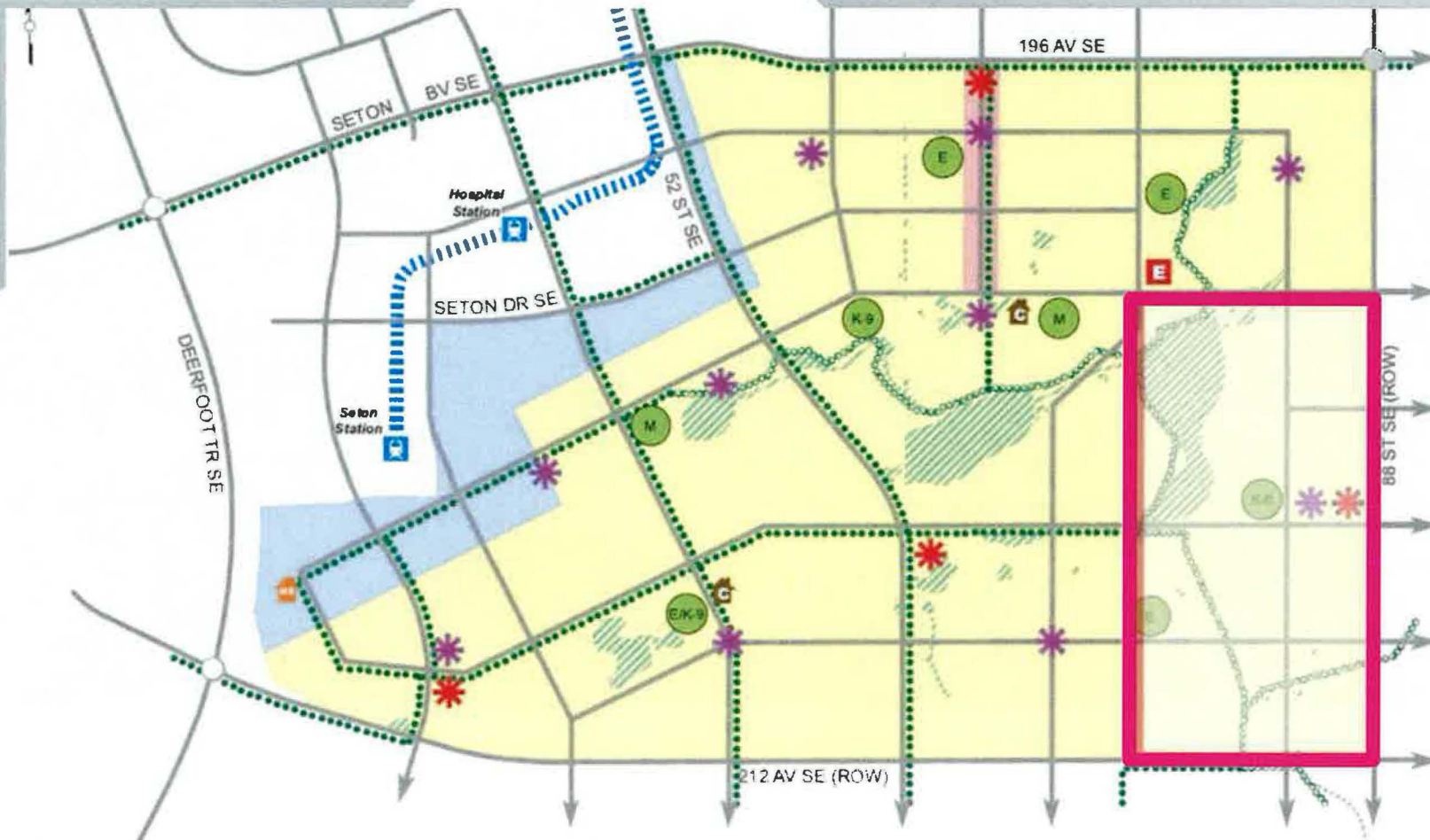






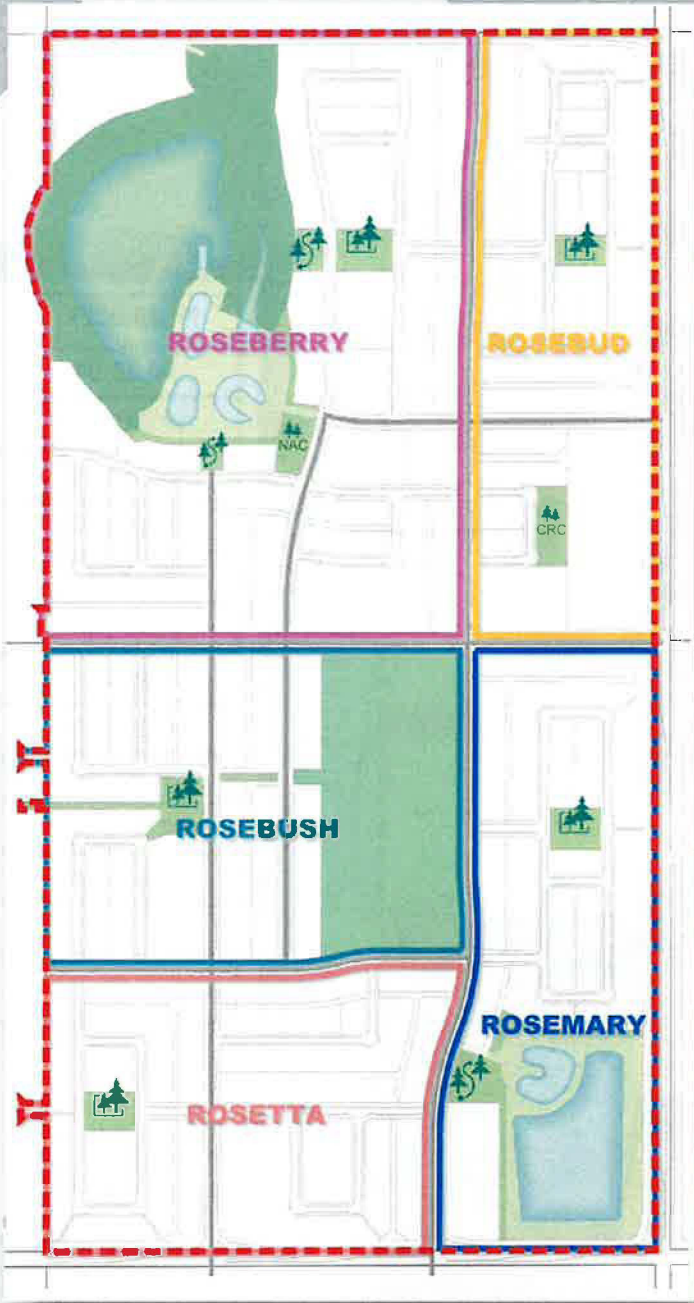






- |                                     |                                 |                            |                              |
|-------------------------------------|---------------------------------|----------------------------|------------------------------|
| Neighbourhood Area                  | Community Retail Centre         | High School                | Light Rail Transit Alignment |
| Transit Station Planning Area       | Joint Use Site (see Appendix B) | Emergency Response Station | Light Rail Transit Station   |
| Environmental Open Space Study Area | Community Association Site      | Green Corridor             | Interchange                  |
| Gateway Area                        | Regional Pathway                | Potential Interchange      |                              |
| Neighbourhood Activity Centre       |                                 |                            |                              |











- - - - - 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>

