

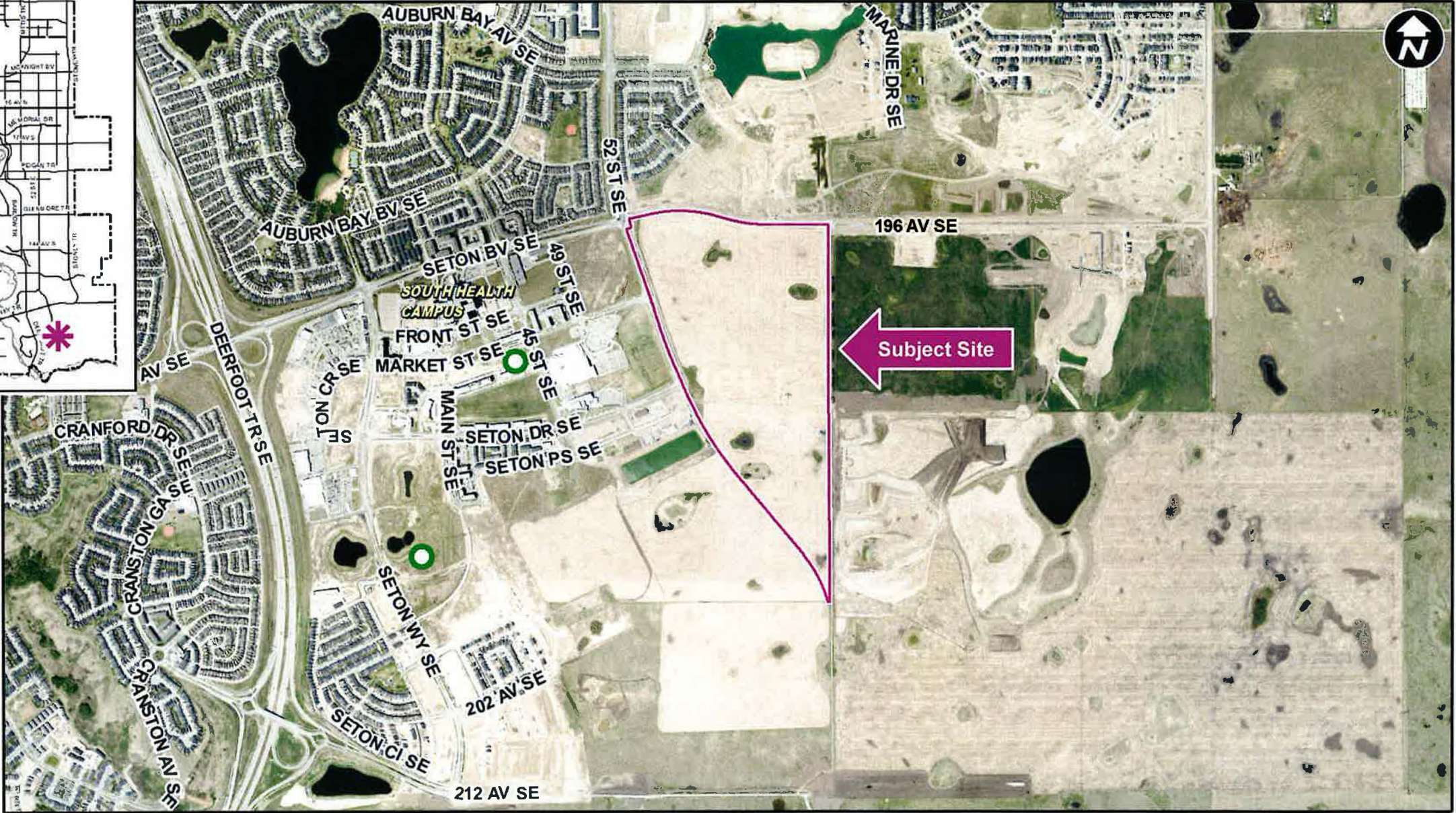


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 24 2022
ITEM: 7.2.3-CPC2022-0338
Distrib-Presentation
CITY CLERK'S DEPARTMENT

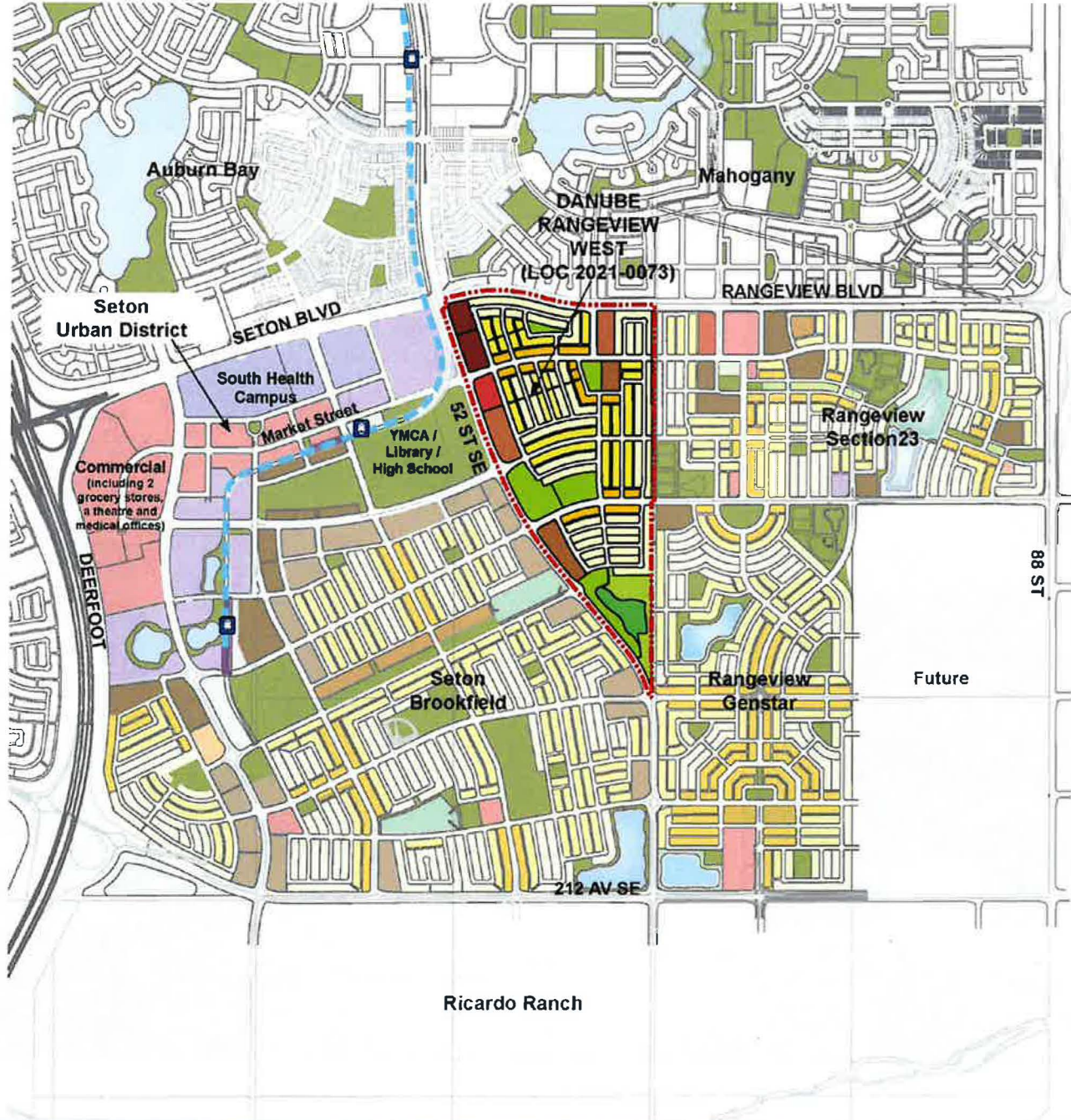
LOC2021-0073

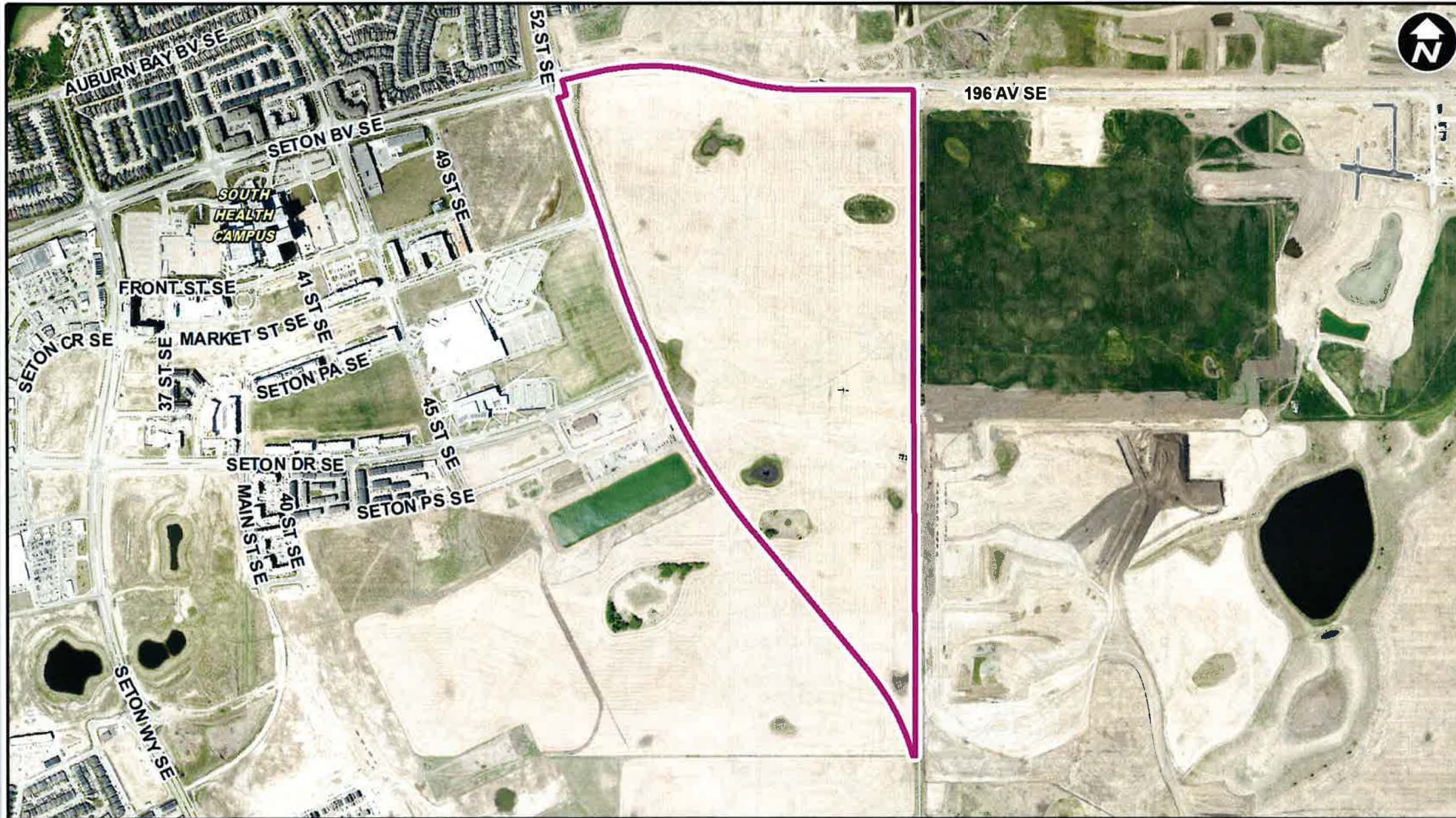
Outline Plan and Land Use Amendment

March 24, 2022

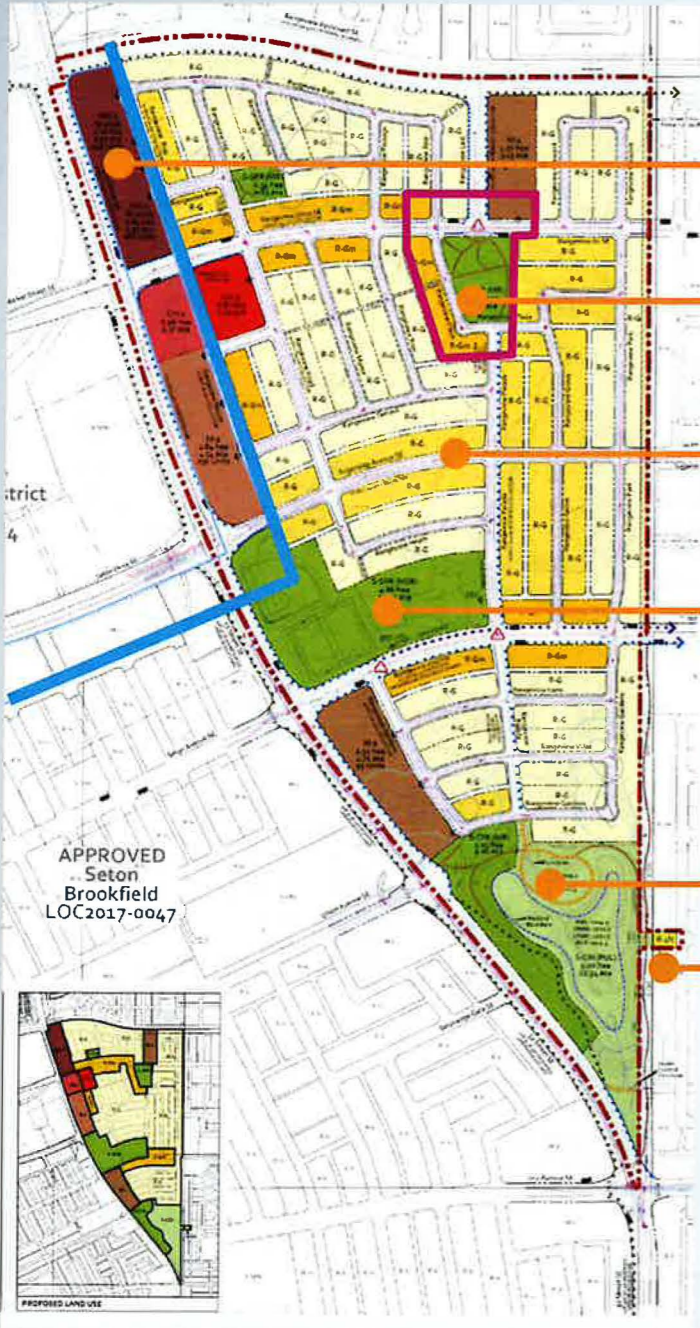


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





Parcel Size:
83.40 hectares
206.08 acres
850 metre width
(east to west)
1,600 metre
length
(north to south)
Slope:
from NW to SE



Transit Station Planning Area

Neighbourhood Activity Centre

Neighbourhood Residential Areas

School Site – Calgary Separate School Division – K-9

Storm Park

Update to the Adjacent Outline Plan

Proposed Districts:

Residential

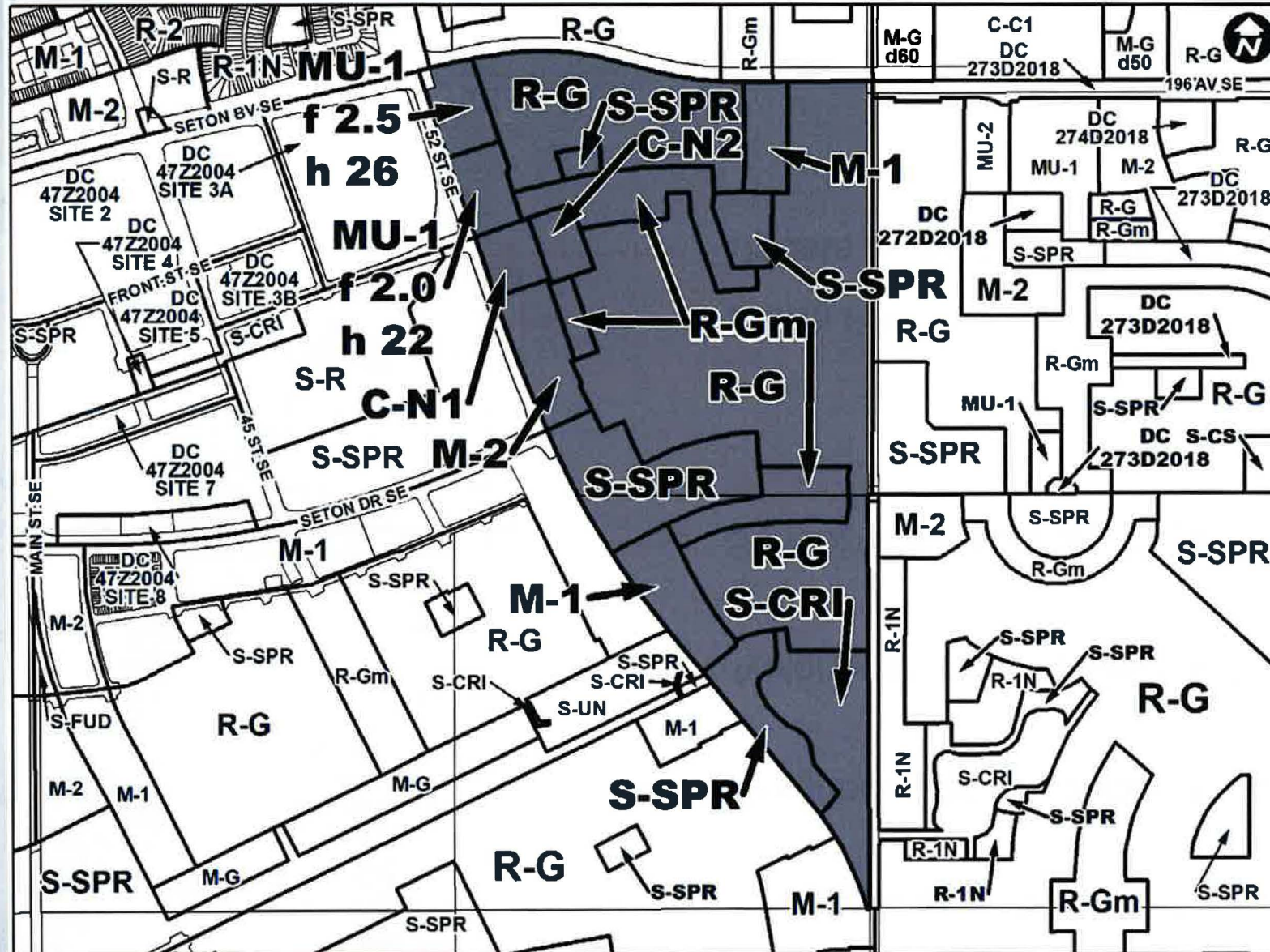
- R-G
- R-Gm
- M-1
- M-2

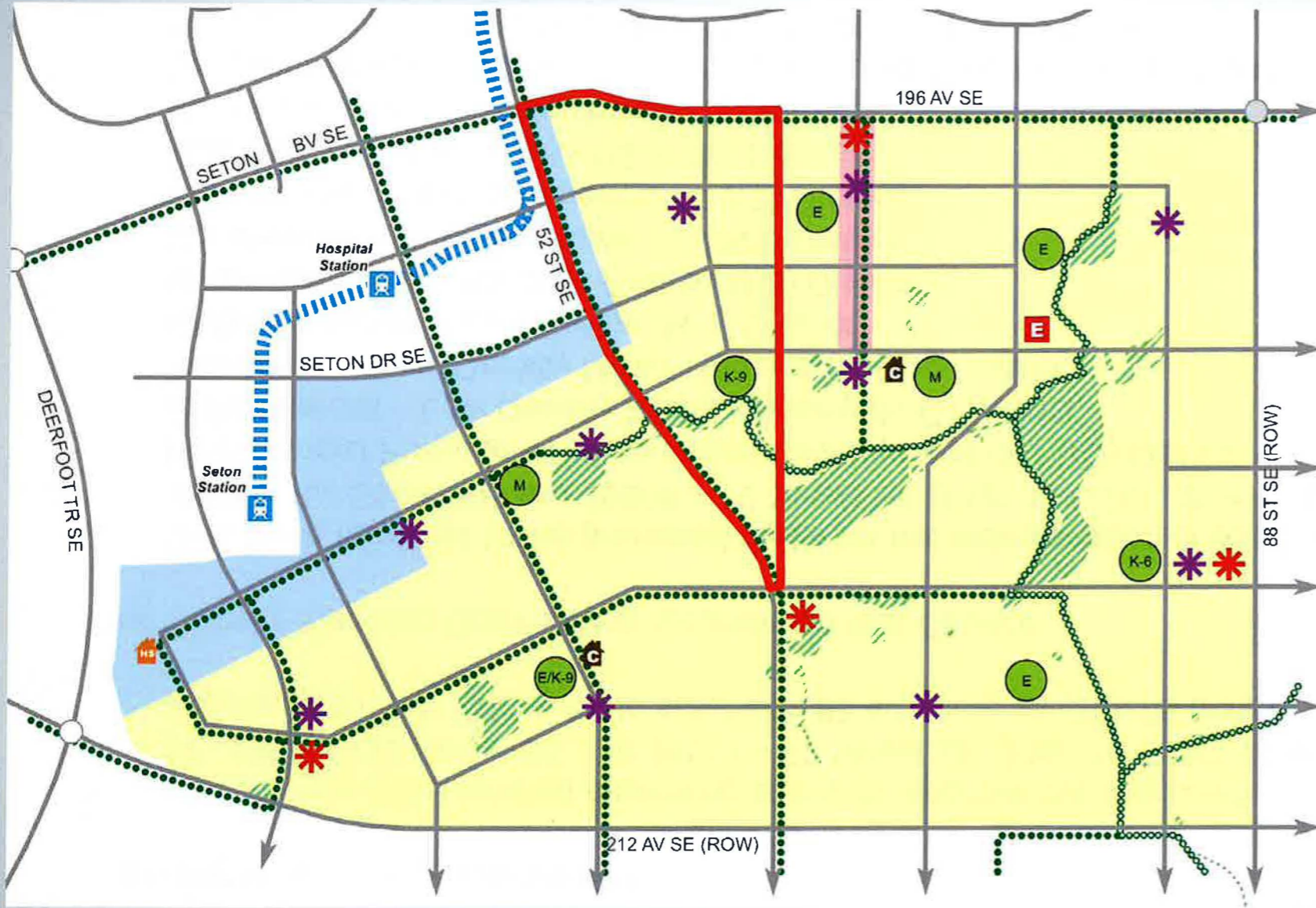
Commercial and Mixed Use

- C-N1
- C-N2
- MU-1f2.5h26
- MU-1f2.0h22

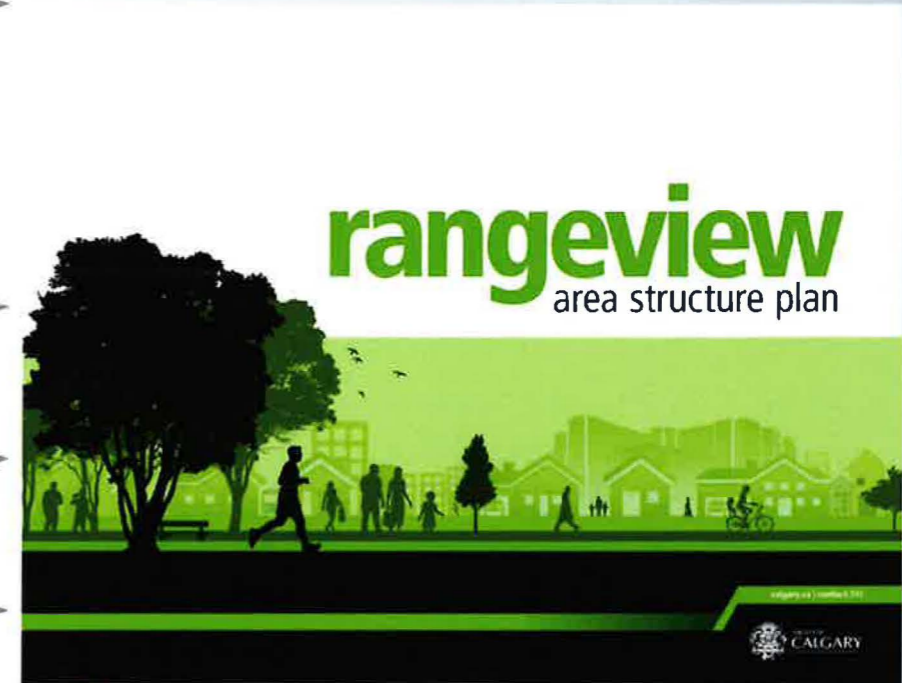
Public

- S-SPR
- S-CRI





 Site outlined in red



-  Neighbourhood Activity Centre
-  Neighbourhood Area
-  Transit Station Planning Area
-  Environmental Open Space Study Area

RECOMMENDATIONS:

That Calgary Planning Commission:

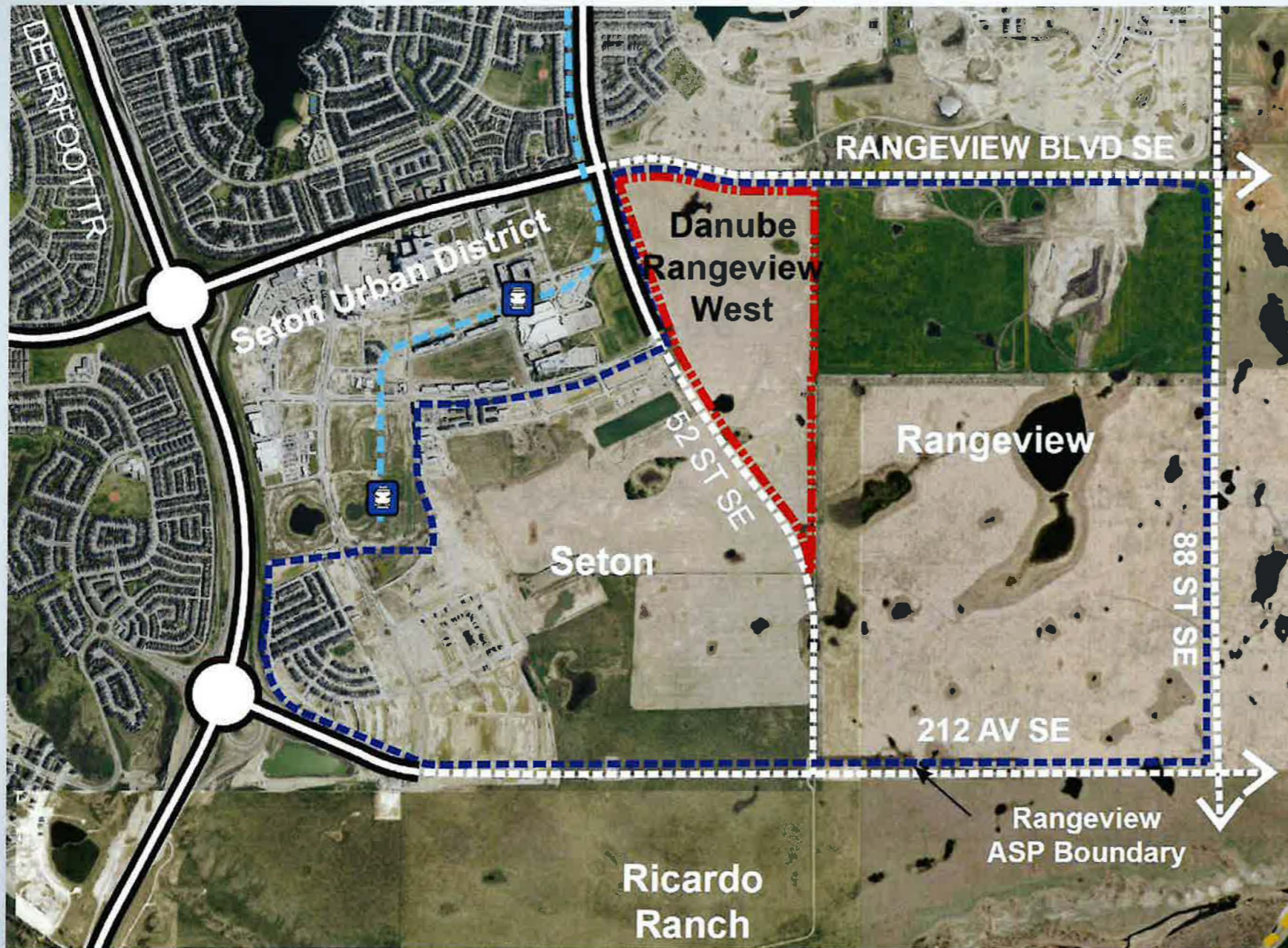
1. As the Council-designated approving authority, approve the proposed outline plan located at 18800 – 52 Street SE, 19605 – 72 Street SE and 19511 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4; and Plan 1911701, Block A), to subdivide 83.40 hectares (206.08 acres), with conditions (Attachment 2).

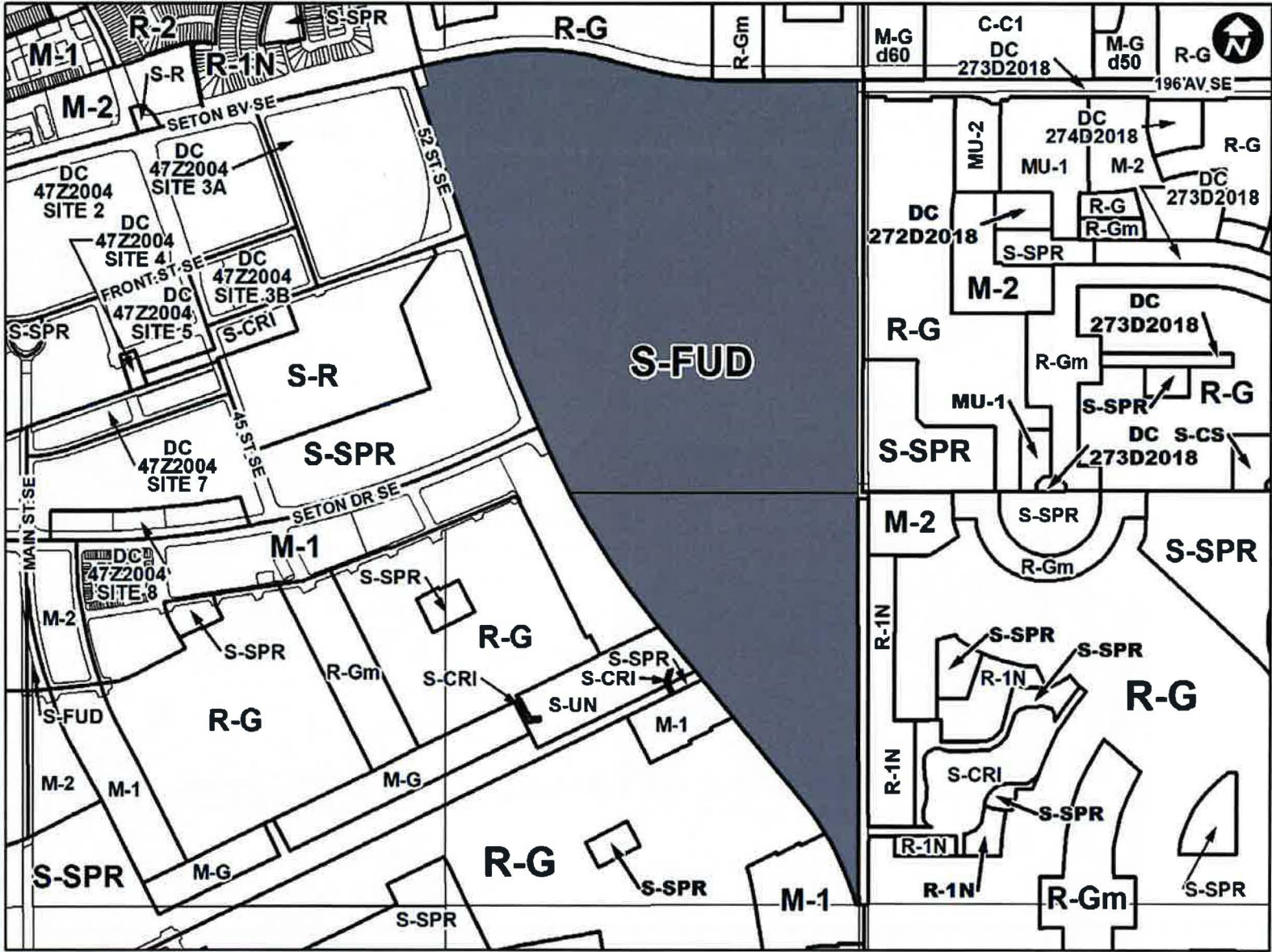
That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 83.25 hectares (205.70 acres) located at 18800 – 52 Street SE and 19605 – 72 Street SE (Plan 1812267, Block1, Lot 1; and NE1/4 Section 15-22-29-4) **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 – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1f2.5h26) District, Mixed Use - General (MU-1f2.0h22) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Supplementary Slides









Looking Southeast from 52 Street at Seton Boulevard SE



Looking East from 52 Street



Looking Northeast from 52 Street

RANGEVIEW WEST DANUBE Outline Plan

NOTE:
 CERTAIN ENHANCED LANDSCAPE
 DESIGN ELEMENTS MAY REQUIRE
 OPTIONAL AMENITY AGREEMENTS (TBD
 @ DETAILED DESIGN)
 ELEMENTS SHOWN AS PLACEHOLDERS &
 FOR CONCEPTUAL PURPOSES ONLY

Legend

- A** Park Entry Node w/
Possible Community Icon
- B** Upper Lookout/Road Crossing
- C** Lower Lookout/Viewing Node
- D** Junior Play Structure
(Ages 1-5)
- E** Senior Play Structure
(Ages 5-12)
- F** Maintenance Road/Pathway
- G** Internal Pathways
(2.5m Asphalt)
- H** Regional Pathway
(3.0m Asphalt)
- I** Pathway Junction
- J** Open Play Zone
- K** PUL Pathway
(By Others)
- L** Naturalized Playground /
Climbing Circuit
- M** Outdoor Fitness Equipment
- N** Storm Pond / Constructed
Wetland

NOTE: Typical Slopes Range
 from 15%-25%
 All Upland Landscape Areas
 shall be Naturalized - Except
 for the North Activity Area



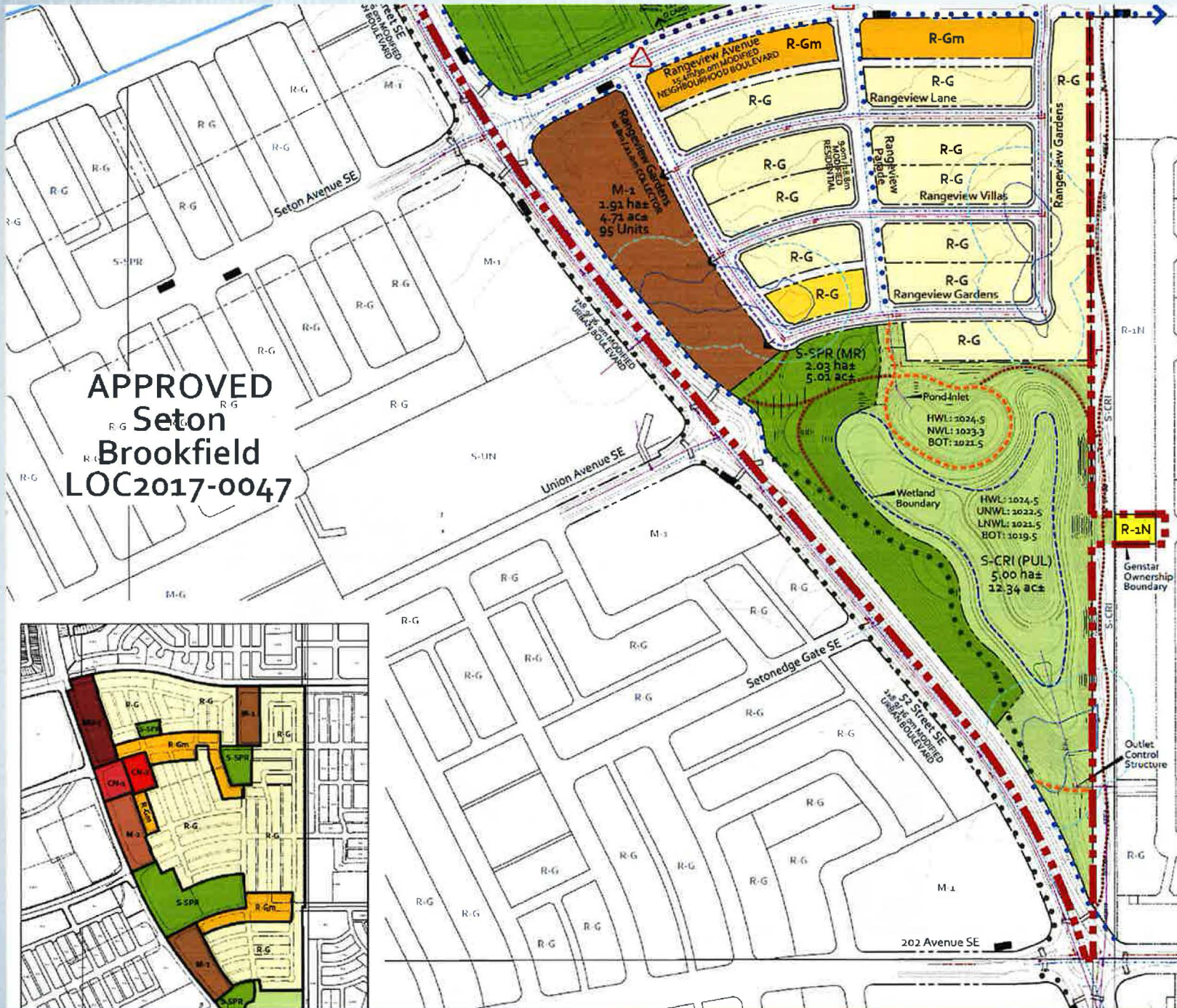
Key Plan (NTS)

- HWL 24.50
- UNWL 22.50
- LNWL 21.50
- NWL 23.30



Storm Park





- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

