

# LOC2024-0016 / CPC2024-1078 Land Use Amendment and Outline Plan

October 17, 2024

CITY OF CALGARY
<b>RECEIVED</b>
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: 7.2.13 CPC2024 1078
Distrib Presentation
CITY CLERK'S DEPARTMENT



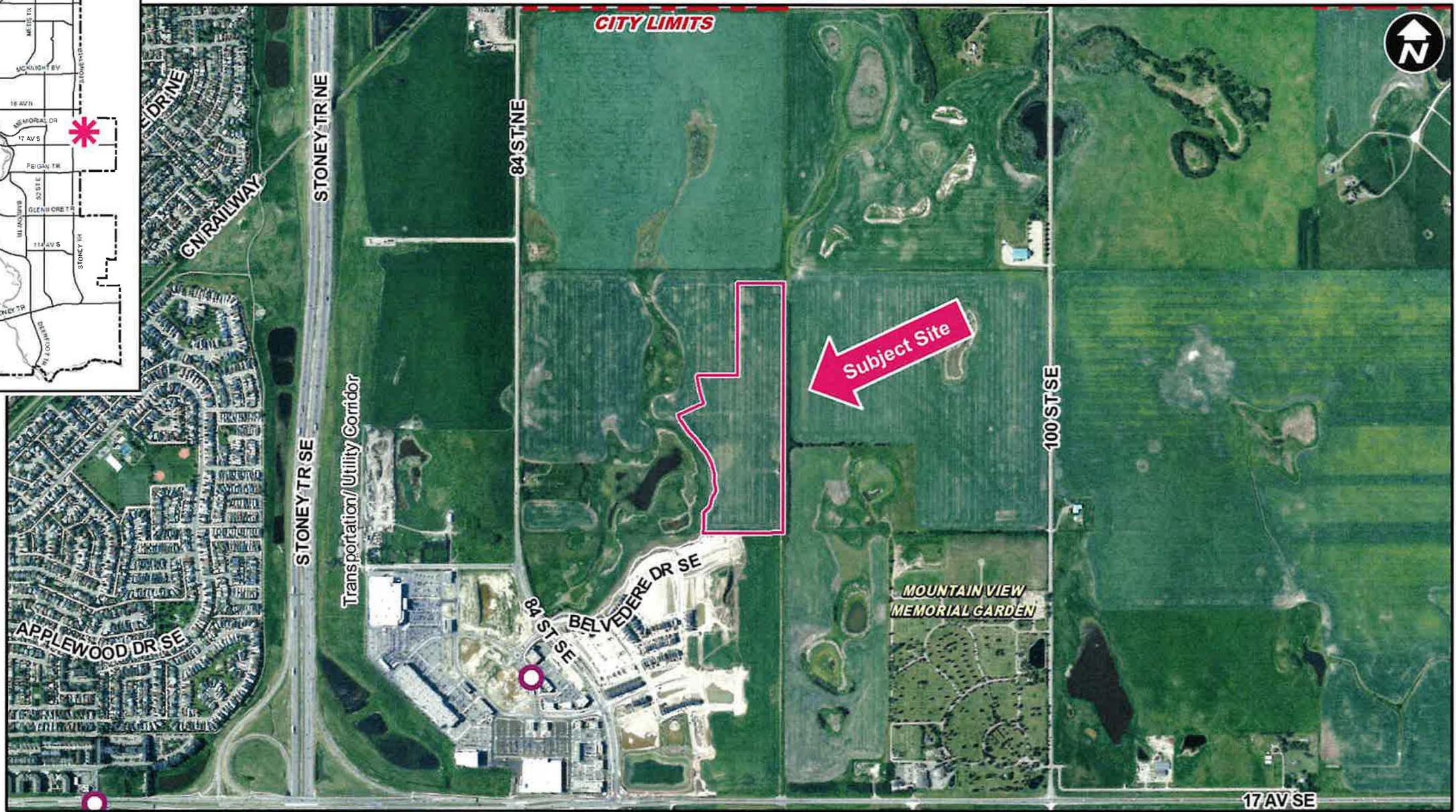
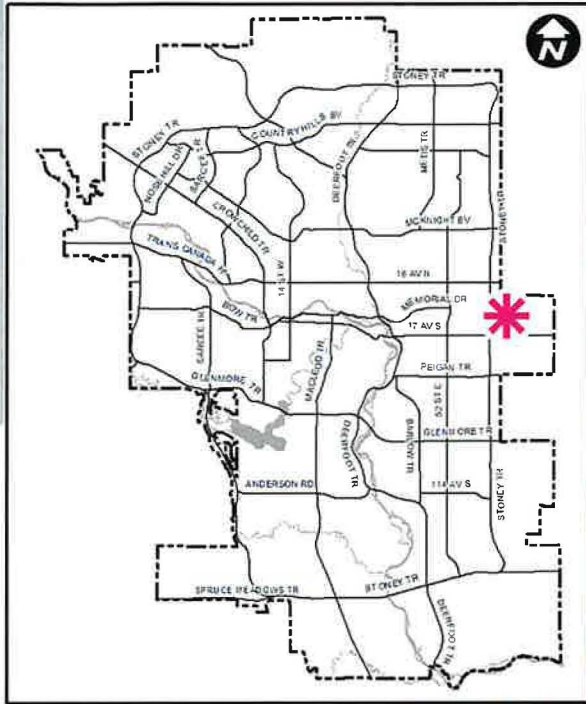
## RECOMMENDATIONS:

1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) to subdivide 15.61 hectares  $\pm$  (38.58 acres  $\pm$ ), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 15.61 hectares  $\pm$  (38.58 acres  $\pm$ ) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) 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, and Special Purpose – School, Park and Community Reserve (S-SPR) District.





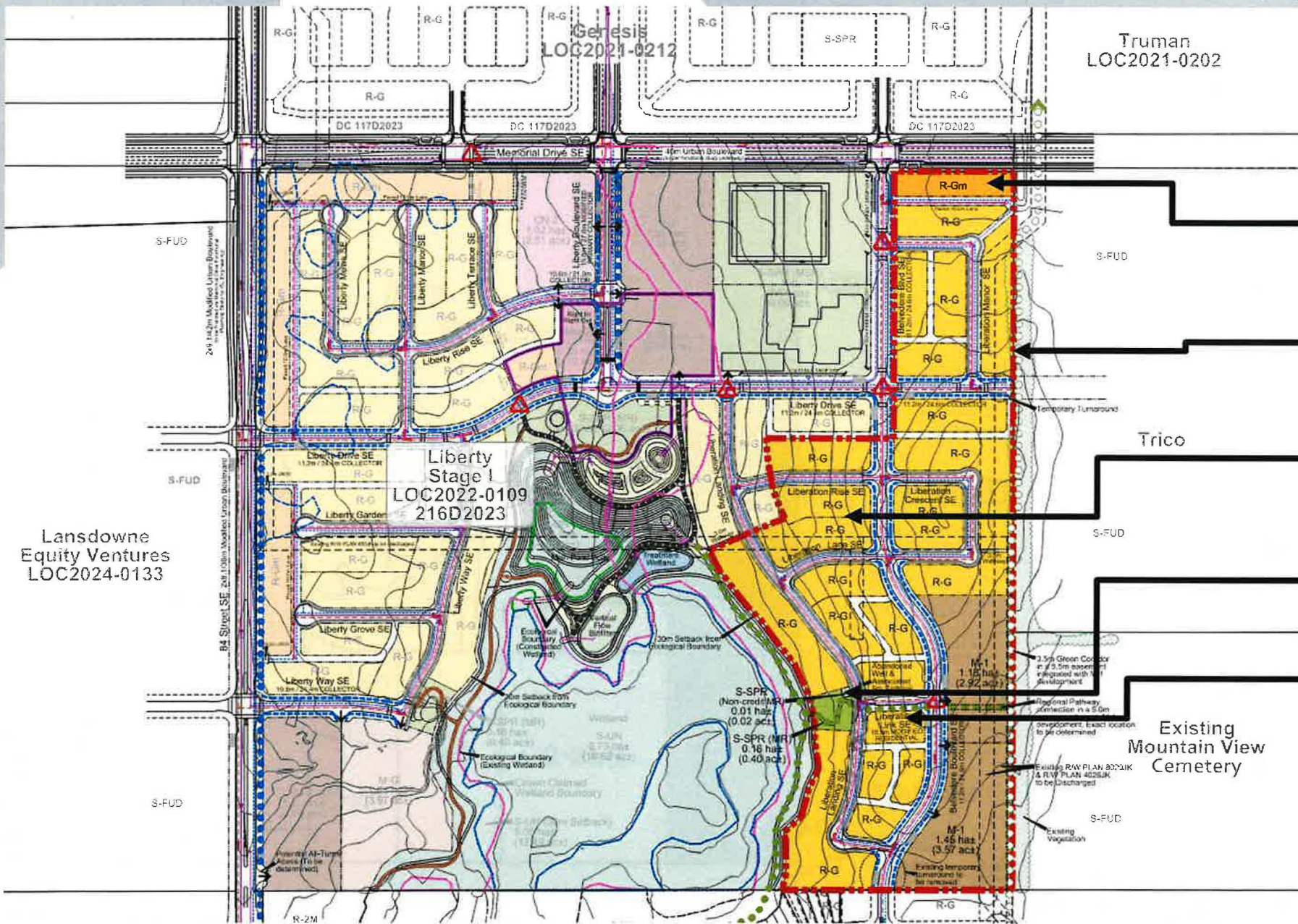
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



# Development Context

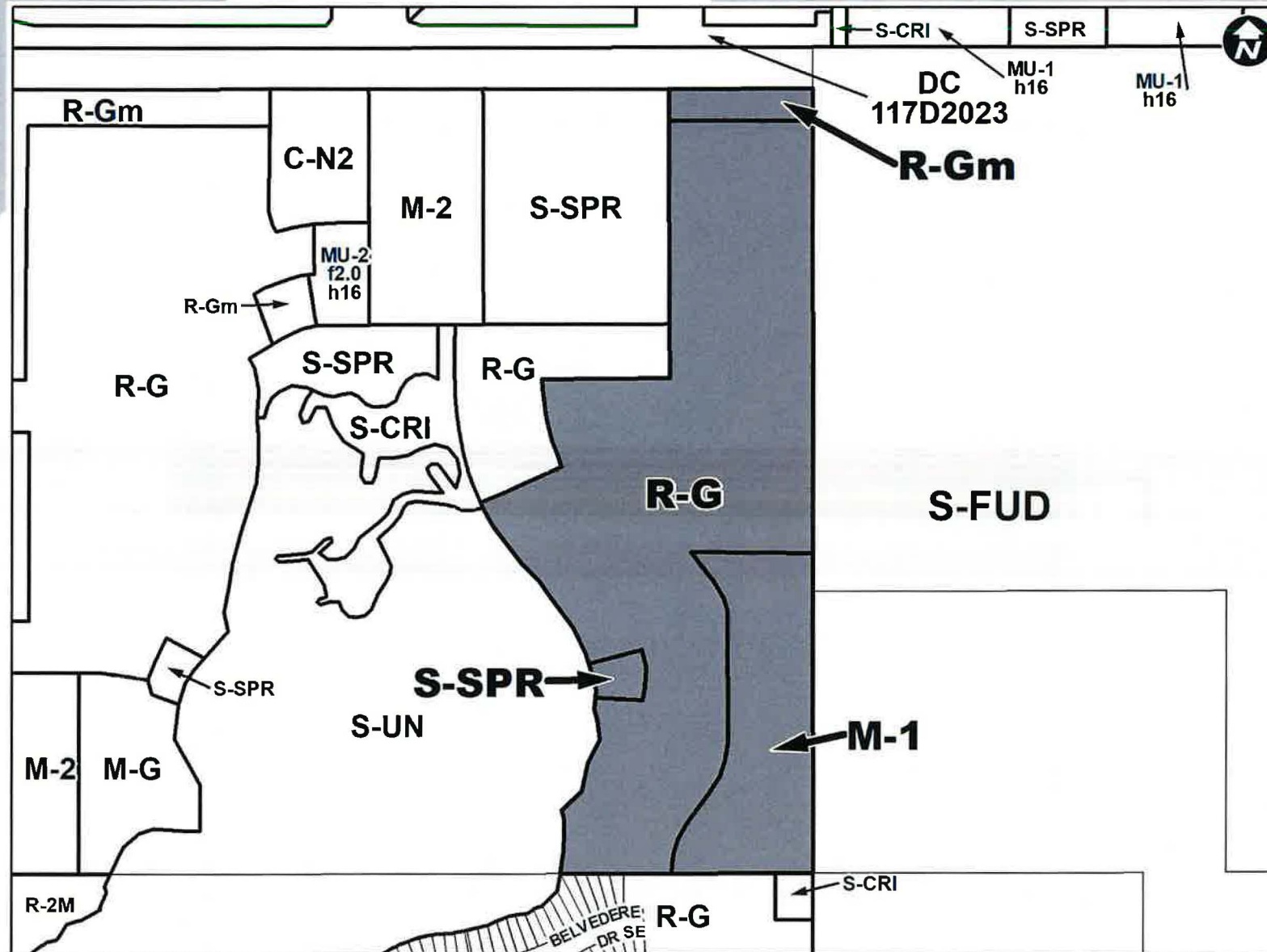






- Stage 2**
- Active Edge along Urban Corridor
- Green Corridor
- Trico
- Neighbourhood Residential Areas
- Neighbourhood Park
- Regional Pathway Connection

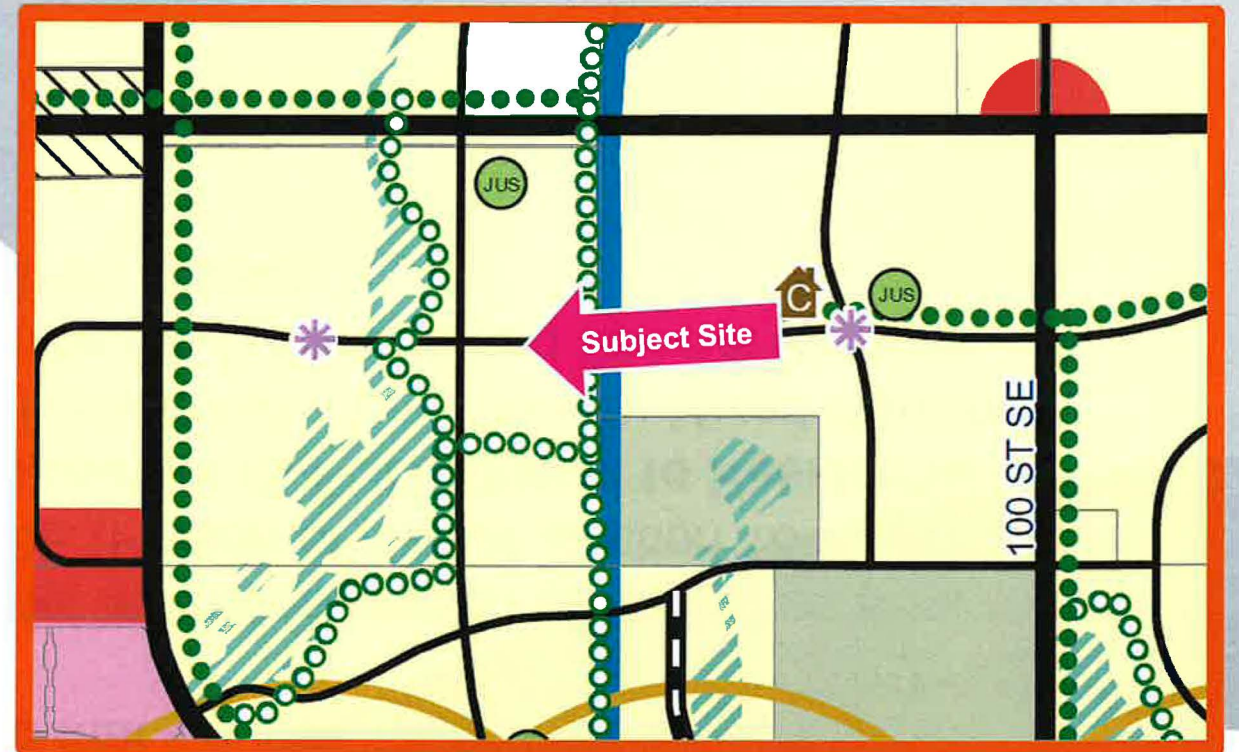
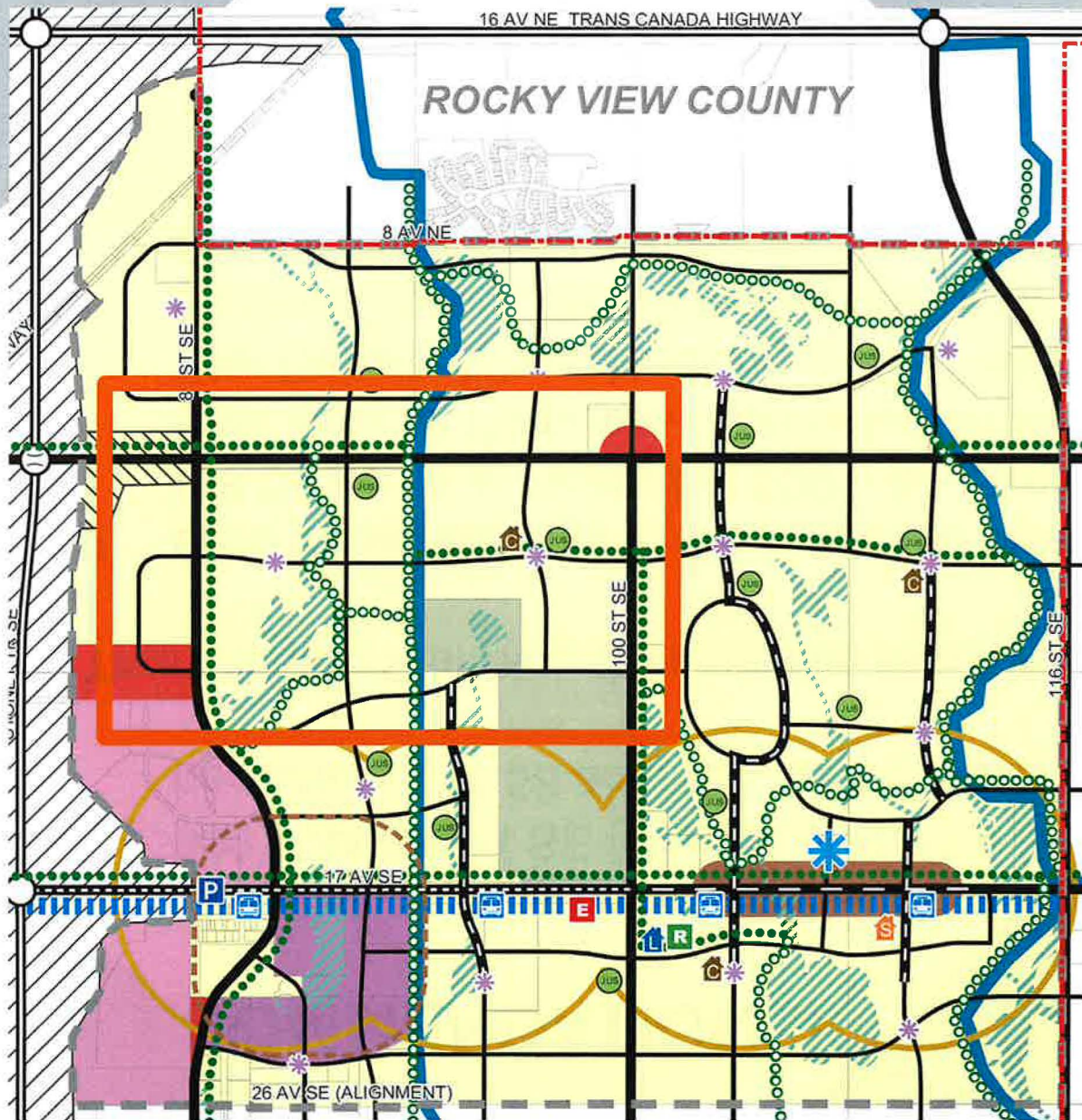




This application proposes residential, multi-residential and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District
- Multi-Residential – Low Profile (M-1) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.





-  Neighbourhood Area
-  Neighbourhood Activity Centre
-  Joint Use Site
-  Regional Pathway
-  Green Corridor



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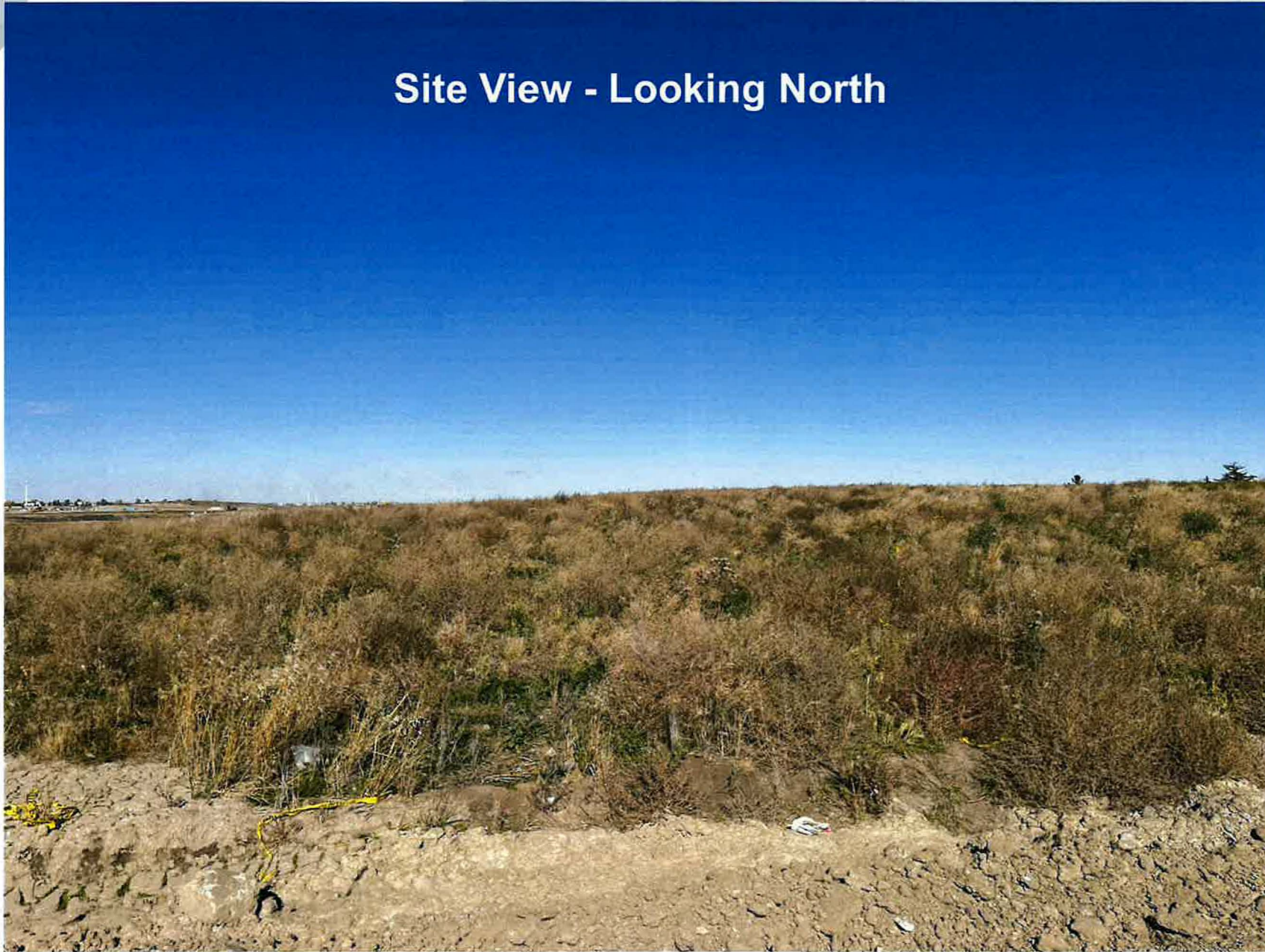
## Supplementary Slides



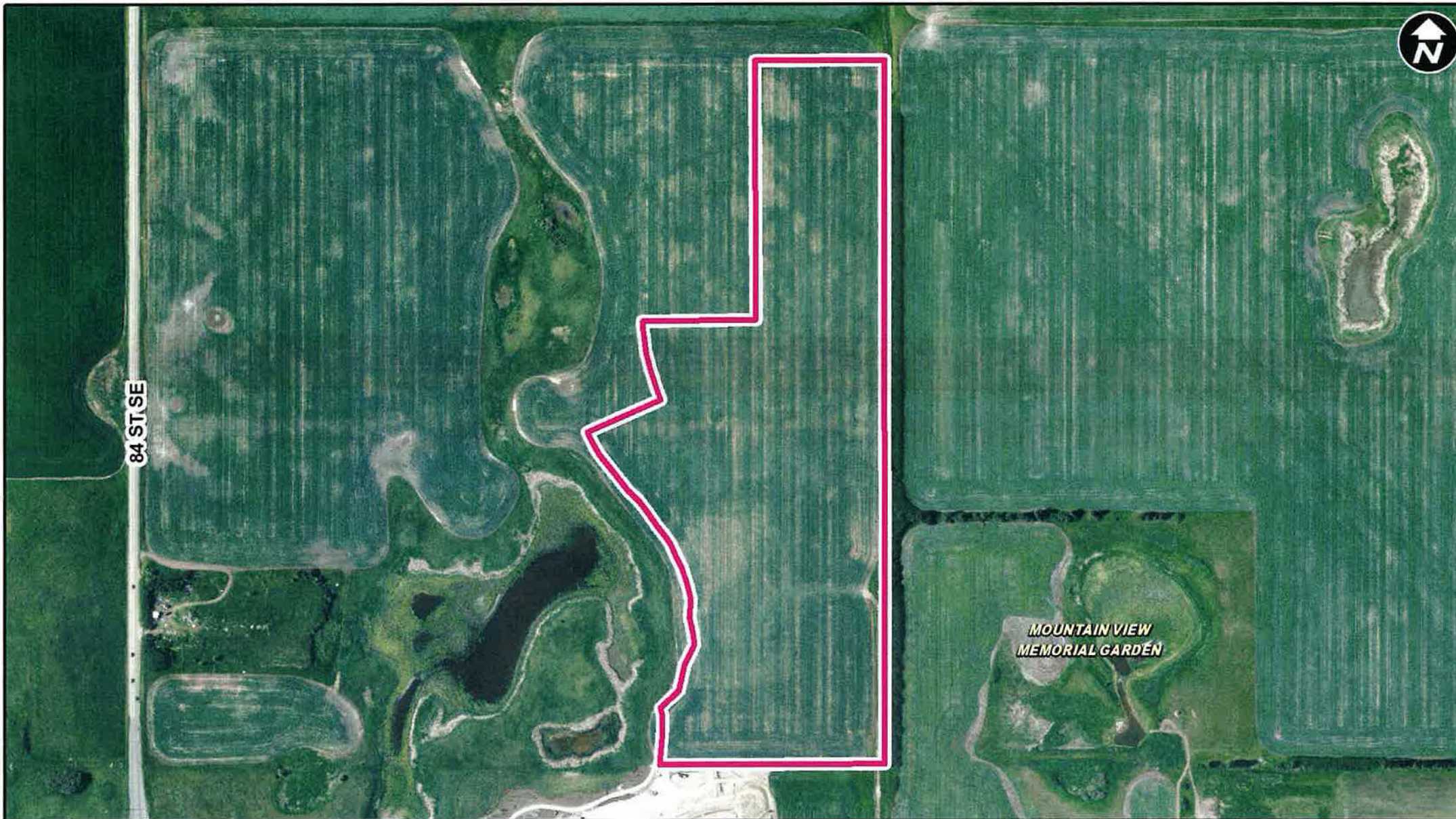




Site View - Looking North







Add legend here

Parcel Size:

XX ha

XXm x XXm



# Illustration of Stage 1 & Stage 2 Site Development 13

● **Housing Diversity** is achieved through single, semi, and ground oriented, laned and laneless low density residential that provides opportunities for multigenerational housing and variety of multi residential located in proximity to open space amenities.

1 **Memorial DR / 84 ST Interface** will be addressed through street front townhouses, multi residential and neighbourhood commercial.

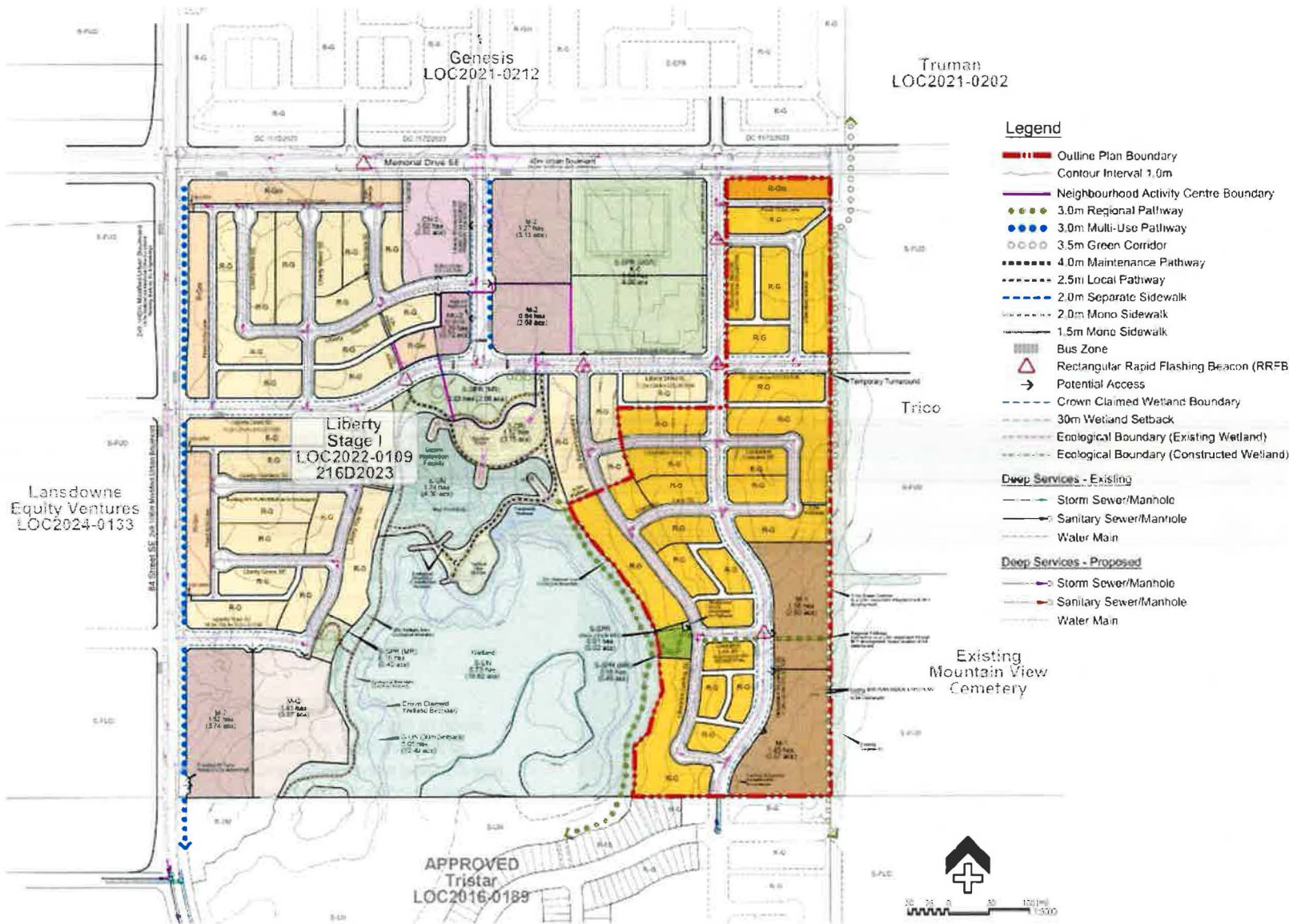


2 **Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminus of Liberty Blvd will integrate the existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.



● **Multi-Modal Connectivity** - Liberty's extensive pathway network facilitates multi-modal connectivity. Direct east-west transit route, the pathway network along the wetland complex and the green corridor along the east boundary will facilitate walking and cycling to key destination areas.





**ZAHMOL**  
PROPERTIES LTD.

## LIBERTY BELVEDERE STAGE 2

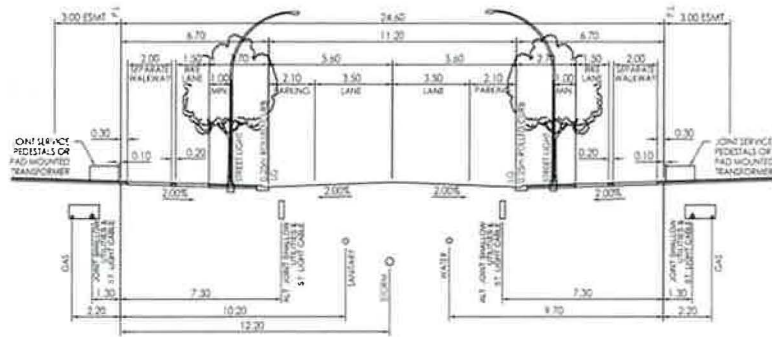
Outline Plan & Land Use Redesignation



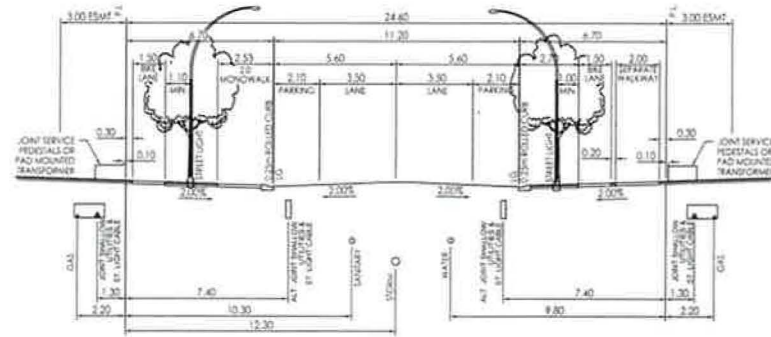
OUTLINE PLAN STATISTICS					
	Hectares	Acres	Frontage (m)	# of units	% of GDA
Zahmol Ownership	(+/-) 15.61	(+/-) 38.58	(+/-)		
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>15.61</b>	<b>38.58</b>			<b>100.0%</b>
<b>RESIDENTIAL AREA</b>					
<b>MULTI-FAMILY RESIDENTIAL</b>					
M-1 Low Profile Multi-Residential District	2.63	6.49		194 units	
Anticipated number of units @ 30ups				389	
Maximum anticipated number of units @ 60ups					
<b>LOW DENSITY RESIDENTIAL</b>					
R-G Low Density Mixed-Housing	0.33	0.82	127	21 units	
Anticipated number of units at 6m lot width				6	
Maximum number of units at 6m lot width				5	
R-G Low Density Mixed-Housing Landed	1.79	4.43	538	64 units	
Anticipated number of units at 8.4m lot width				8.4	
Maximum number of units at 5m lot width				5	
R-G Low Density Mixed-Housing Laneless	6.48	16.01	1819	175 units	
Anticipated number at 10.4m lot width				10.4	
Maximum number of units at 6m lot width				6	
<b>Total Anticipated Number of Units</b>				<b>454 units</b>	
Total Maximum Number of Units				826 units	
<b>DENSITY</b>					
Anticipated	29.1 upha			11.8 upa	
Maximum	52.8 upha			21.4 upa	
<b>INTENSITY</b>					
Anticipated	85.4 people + jobs / gross dev. hectare				
Maximum	152.6 people + jobs / gross dev. hectare				
<b>OPEN SPACE - S-SPR</b>					
Neighbourhood Park (Credit MR)	0.16	0.40			
Abandoned Well Setback (Non-Credit MR)	0.01	0.02			
<b>PUBLIC DEDICATION</b>					
Roads	4.21	10.41			27.0%
	4.21	10.41			



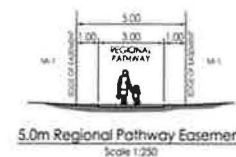
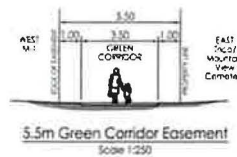
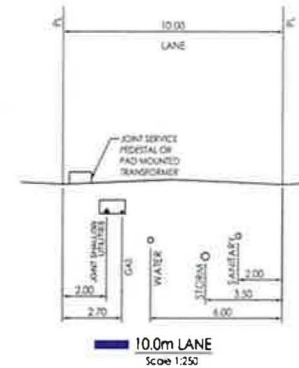
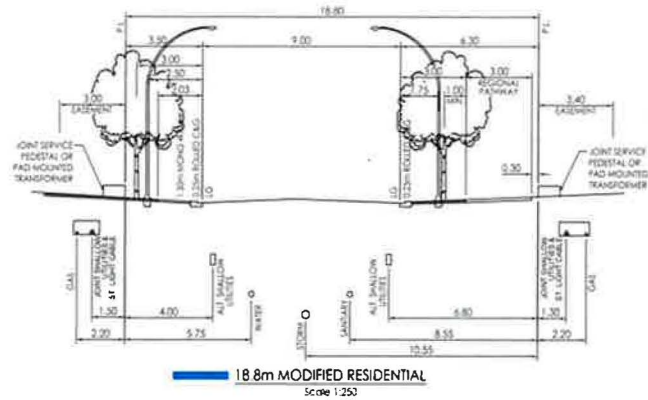
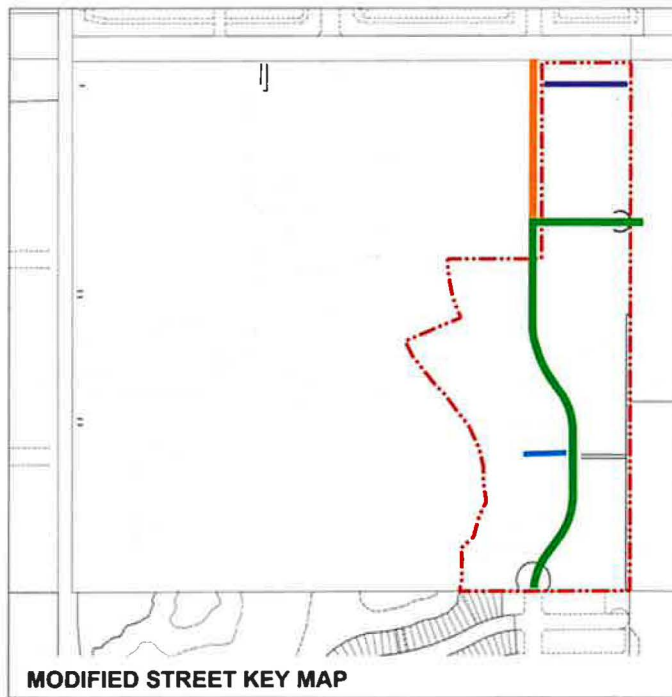
# Proposed Outline Plan – Street Cross Sections 15



**24.6m MODIFIED COLLECTOR #1**  
 PARKING BOTH SIDES/SEPARATE 2.0m WALK & 1.5m BKE LANE BOTH SIDES  
 LIBERTY DRIVE SE - PHASE 2 (East of Belvedere Boulevard)  
 BELVEDERE BOULEVARD  
 Scale 1:250



**24.6m MODIFIED COLLECTOR #2**  
 PARKING BOTH SIDES/2.0m WALK & SEPARATE 1.5m BKE LANE ONE SIDE / SEPARATE 2.0m WALK & 1.5m BKE LANE ONE SIDE  
 BELVEDERE BOULEVARD SE (North of Liberty Drive SE)  
 Scale 1:250



## LIBERTY BELVEDERE STAGE 2

Planningplus

PASQUINI & ASSOCIATES

MAGNA

bunt  
 & associates

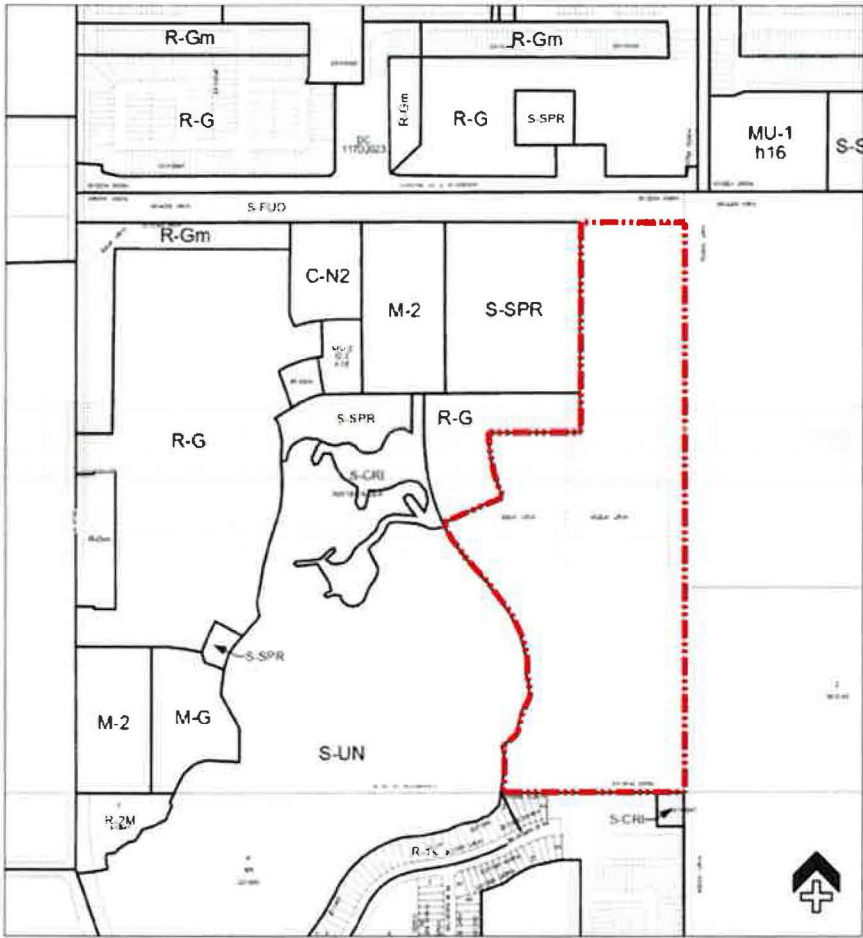
Athena Environmental Consultants Ltd.

coregeomatics

L.A. West

Stantec





EXISTING LAND USE



PROPOSED LAND USE

Planningplus

PASQUINI & ASSOCIATES

MAGNA

bunt & associates

Astoria Environmental Consultants Ltd.

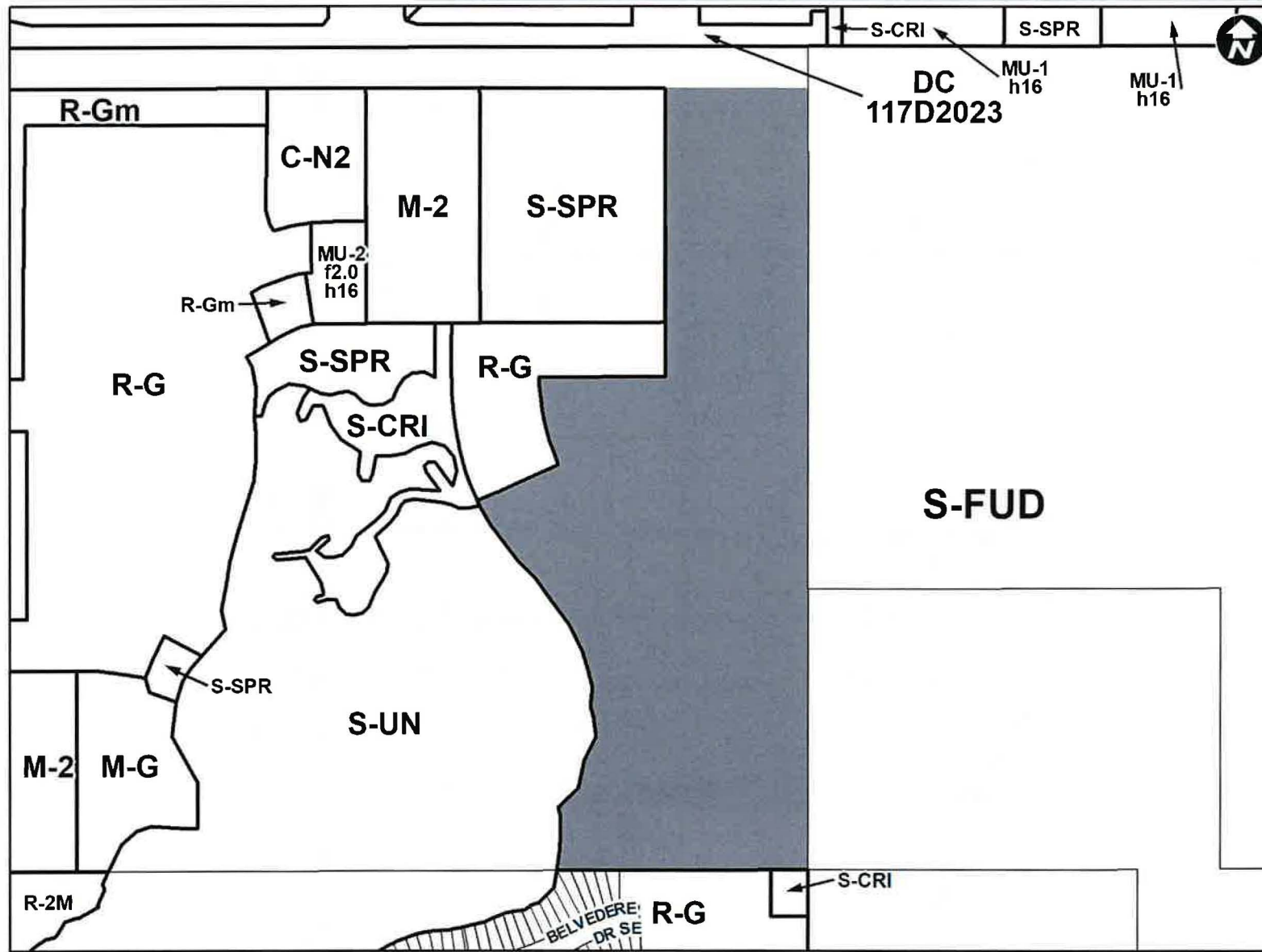
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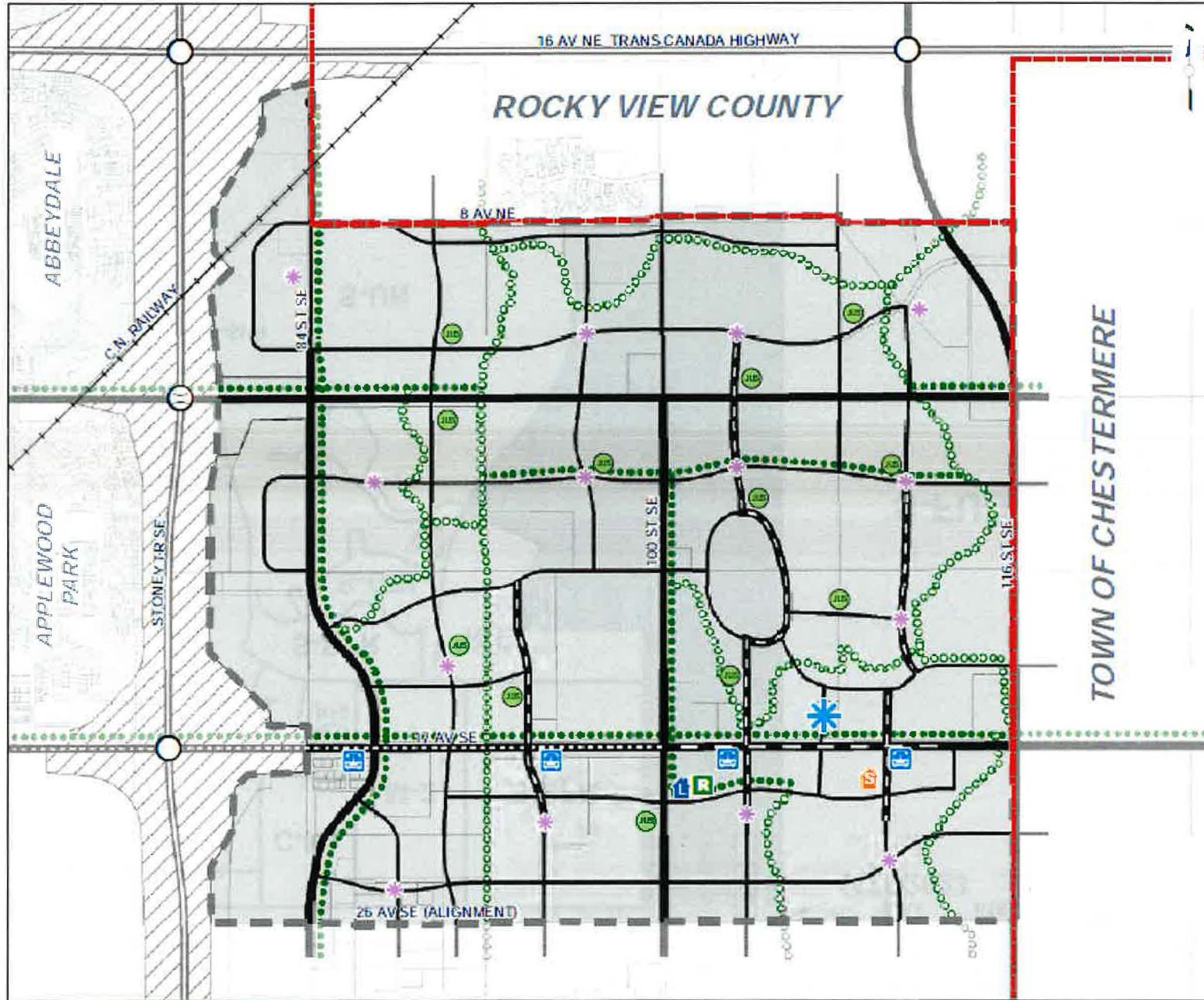
Stantec

LAND USE REDESIGNATION STATISTICS			
	Includes	Areas	
		(#)	(%)
S-FUD to R-G		12.26	30.29
S-FUD to R-Gm		0.43	1.06
S-FUD to M-1		2.04	7.50
S-FUD to S-SPR		0.21	0.52
<b>TOTAL LAND USE REDESIGNATION</b>		<b>15.94</b>	<b>39.37</b>

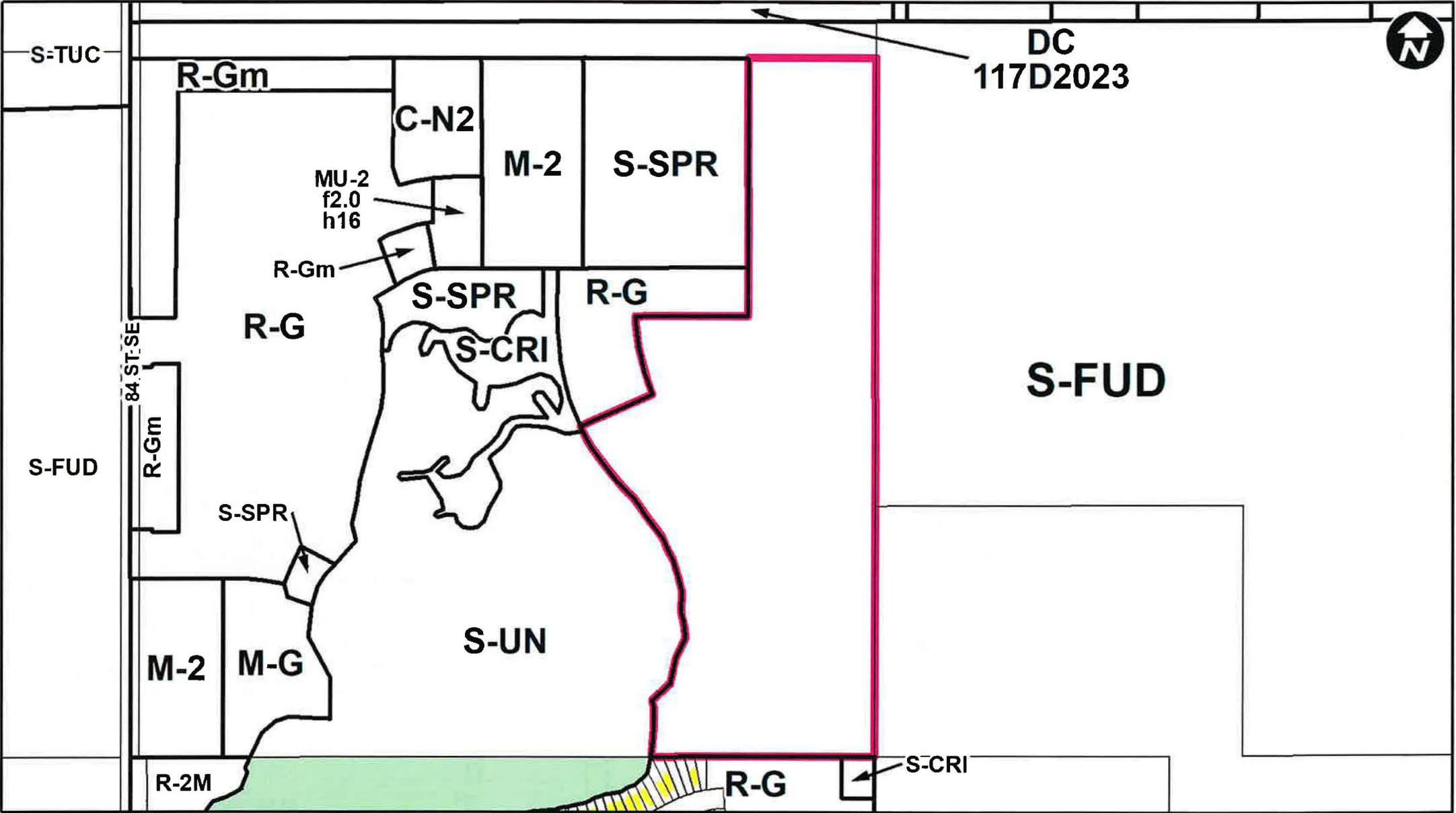






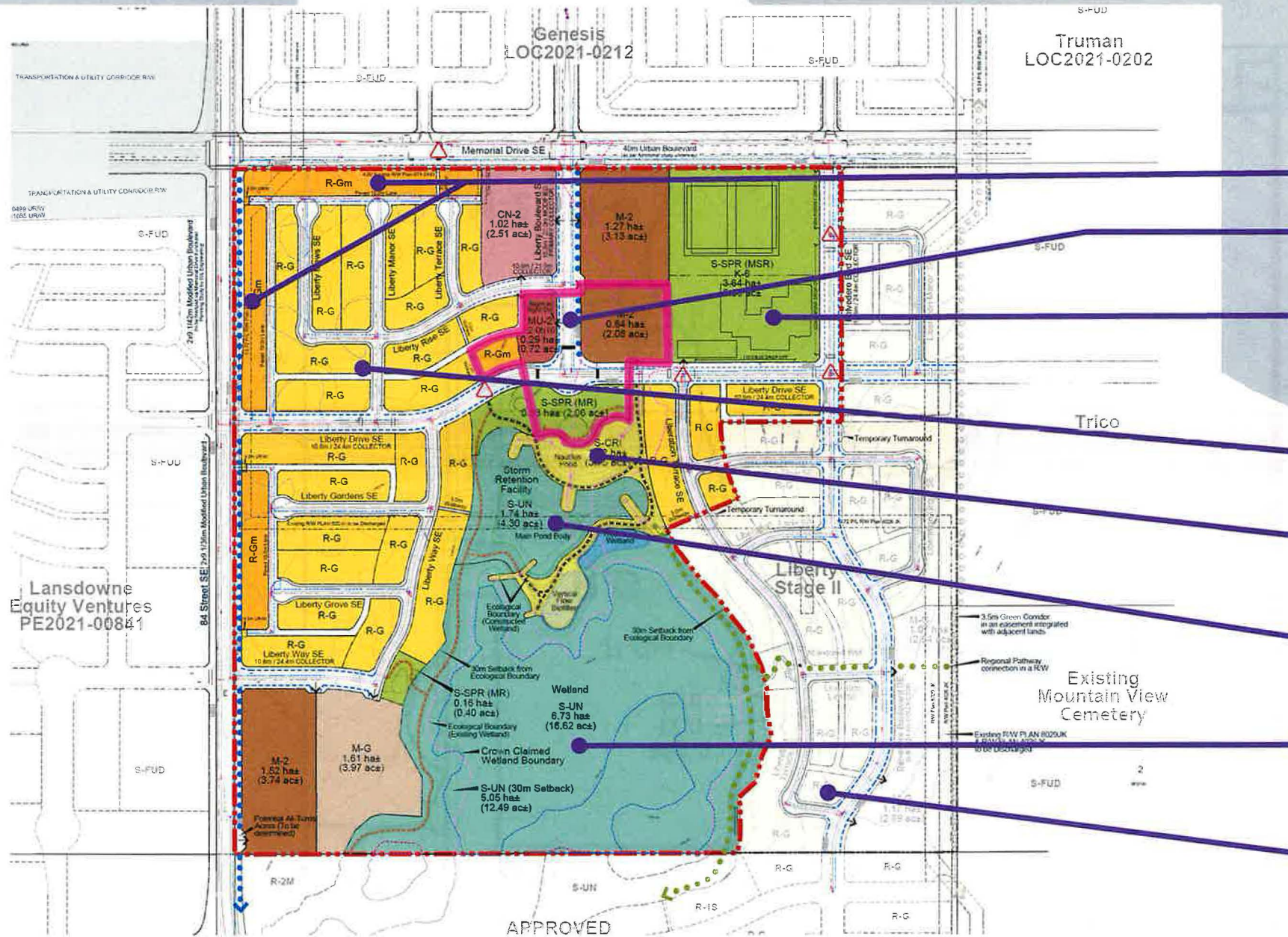






- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





- Active Edge along Urban Corridor
- Neighbourhood Activity Centre
- School Site
- Neighbourhood Residential Areas
- Stormwater Management
- Constructed Wetland
- Crown Wetland
- Stage II of the Neighbourhood (not part of current proposal)