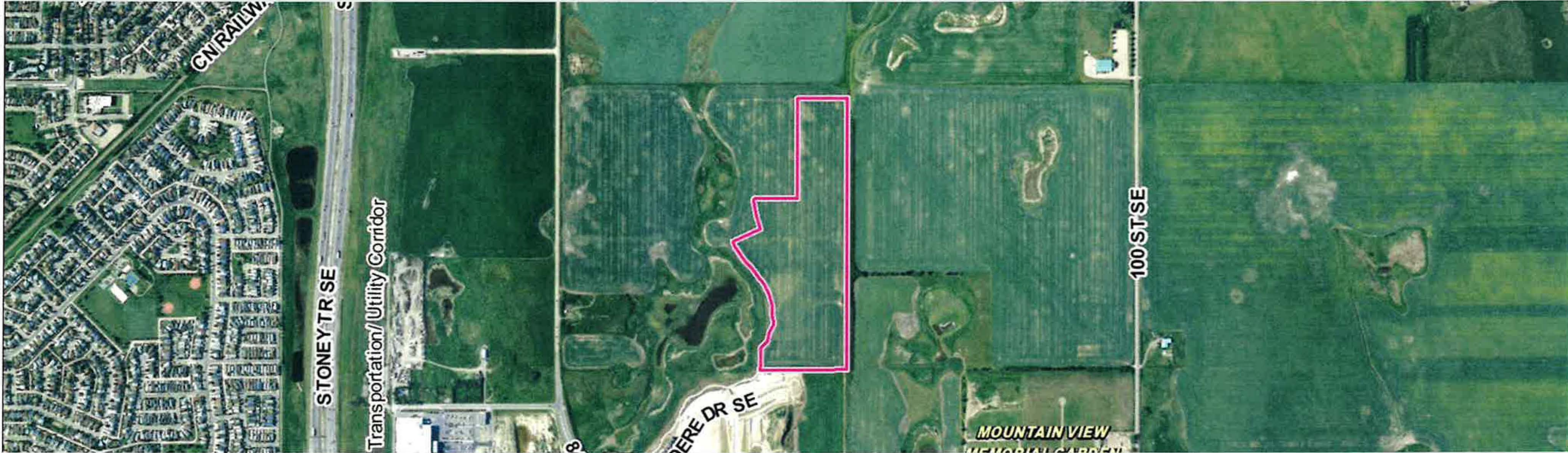




# Public Hearing of Council

## Agenda Item: 7.2.18



# LOC2024-0016 / CPC2024-1078

## Land Use Amendment and Outline Plan

December 3, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 05 2024  
ITEM: 7.2.18 CPC2024-1078  
Distrib - Presentation 1  
CITY CLERK'S DEPARTMENT

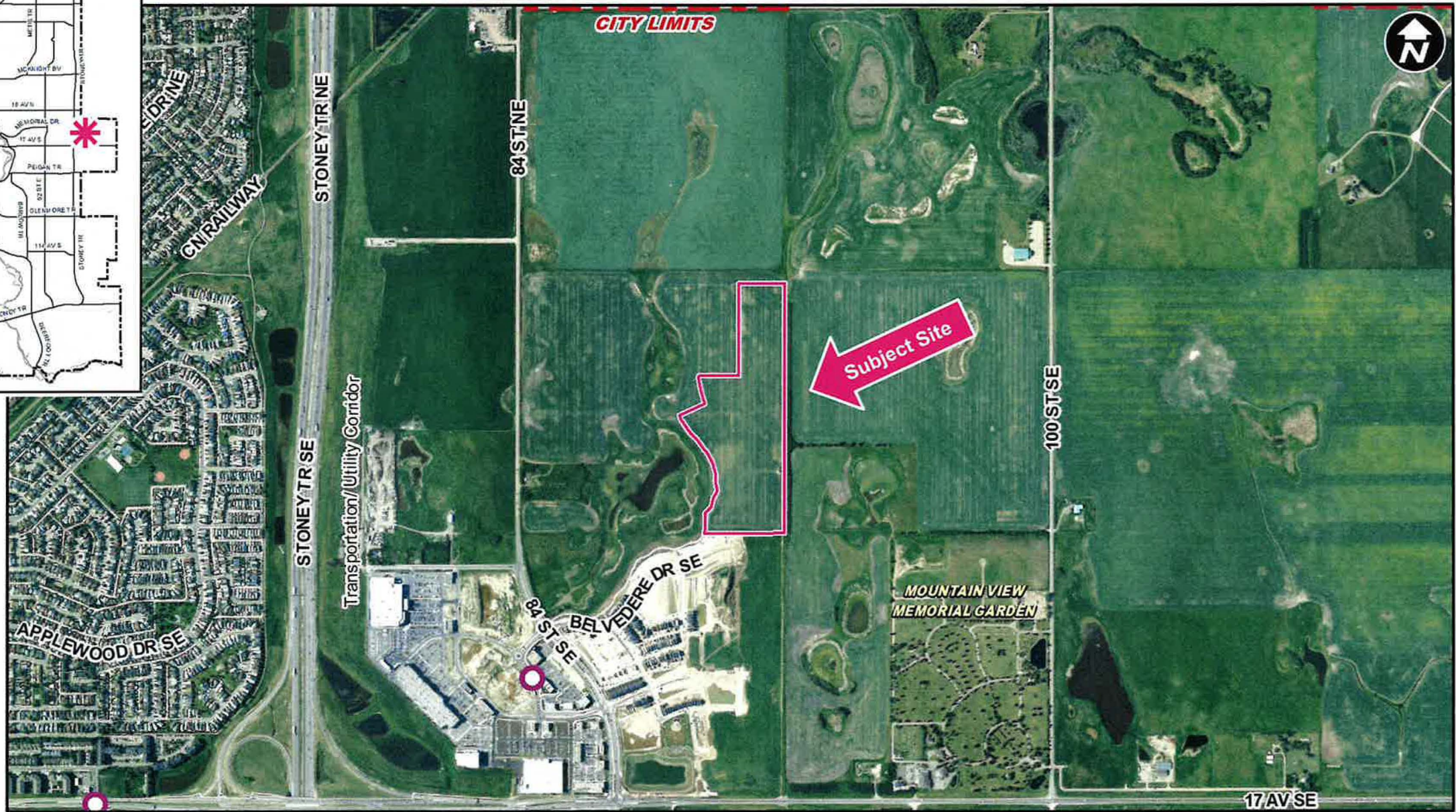
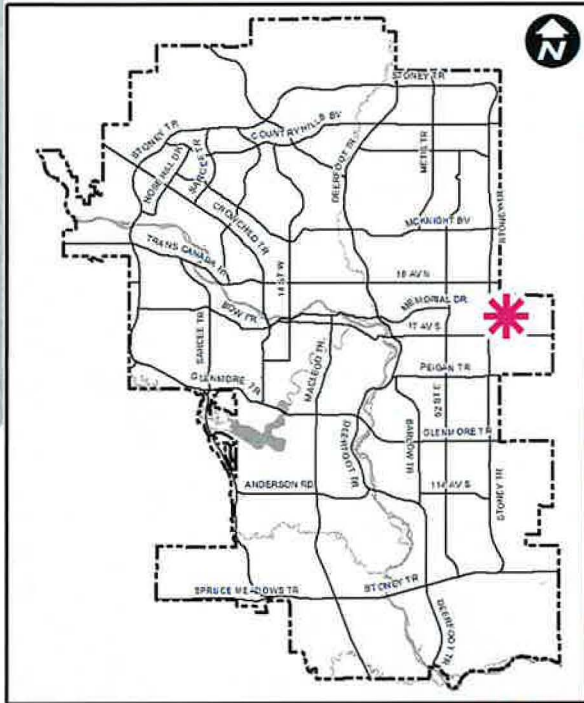


## Calgary Planning Commission's Recommendation:

That Council:

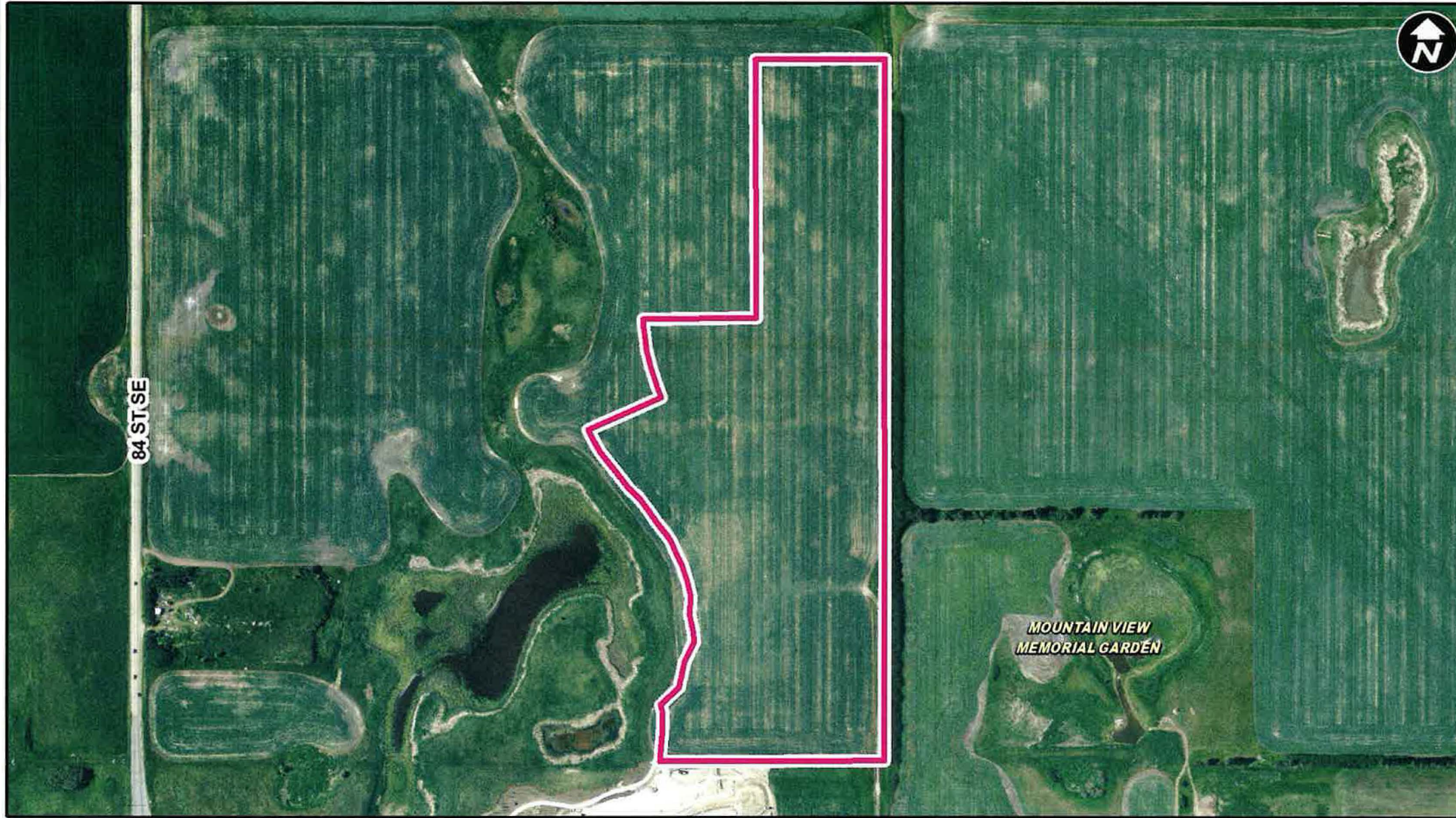
Give three readings to **Proposed Bylaw 298D2024** for the redesignation of 15.61 hectares  $\pm$  (38.58 acres  $\pm$ ) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) 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

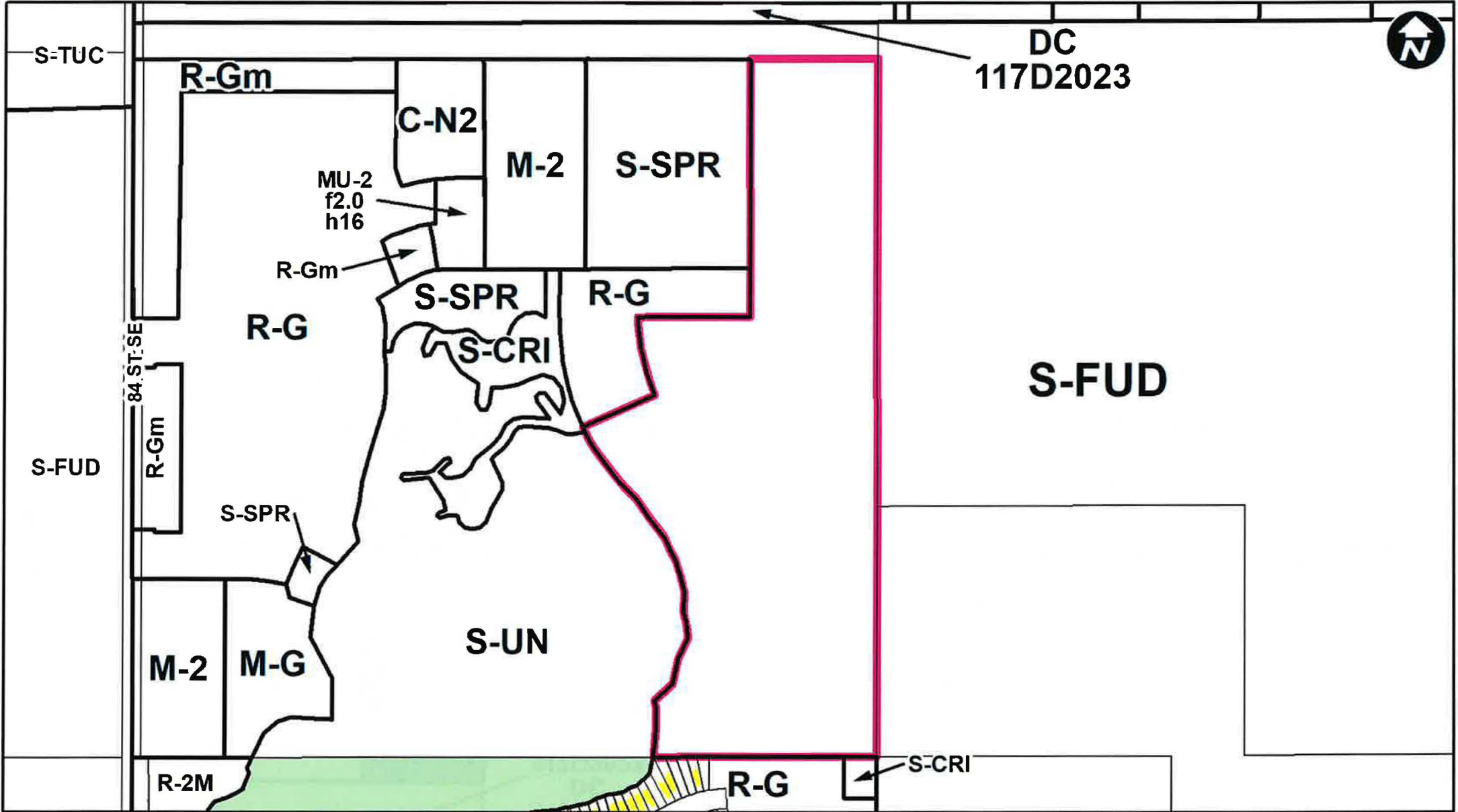




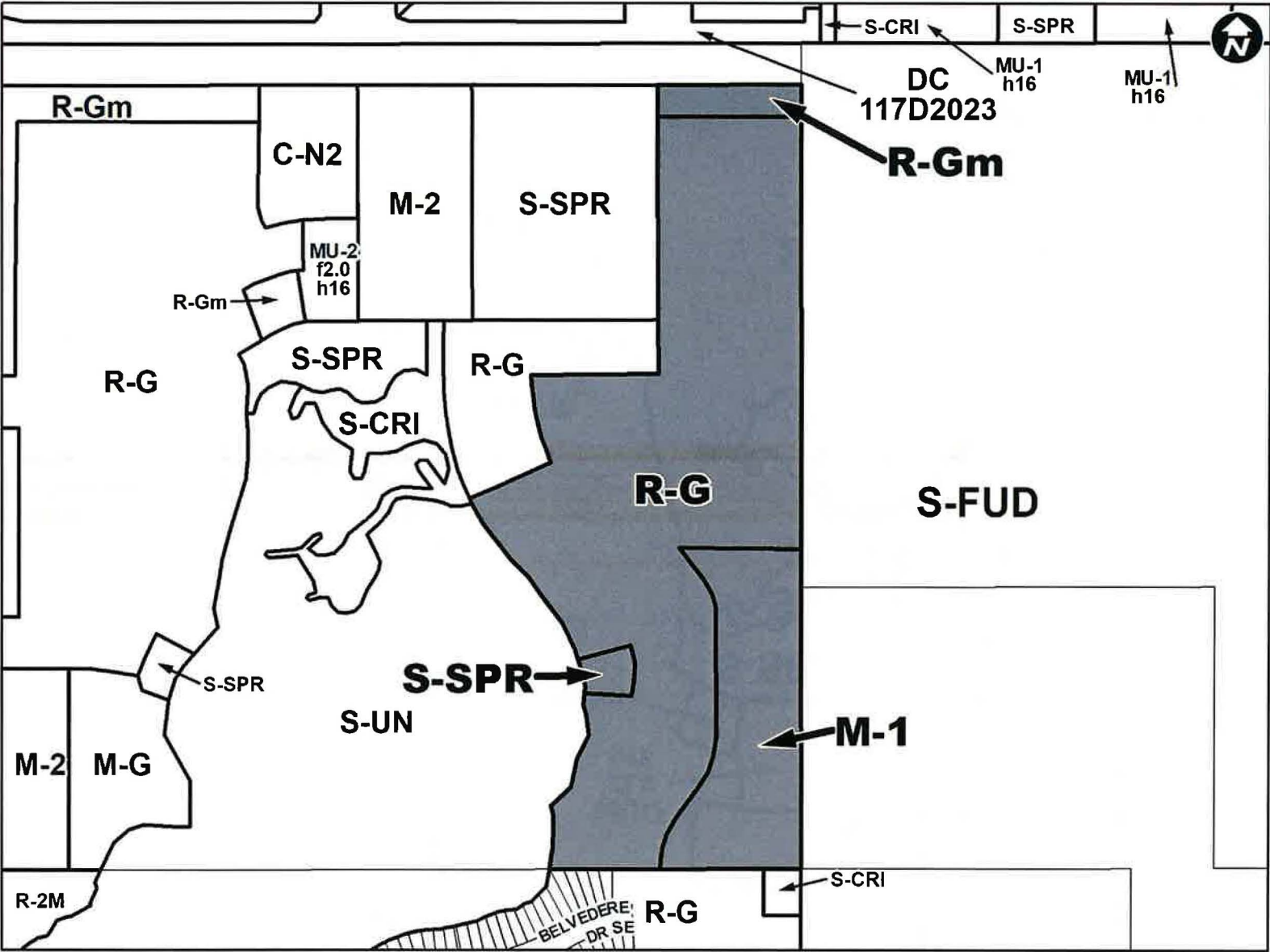
Parcel Size:  
15.61 ha



- 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



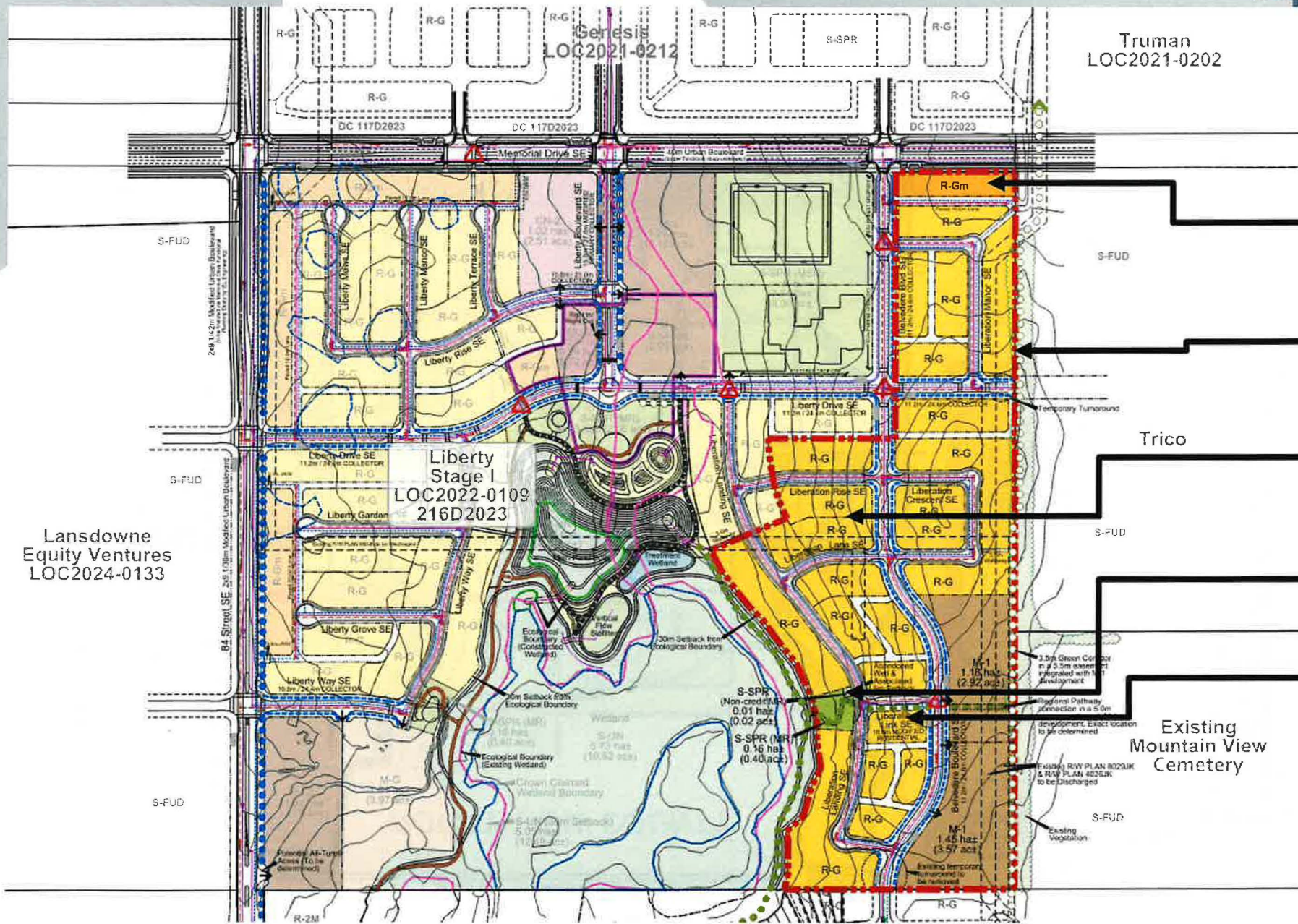




This application proposes the following:

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





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

Lansdowne Equity Ventures  
LOC2024-0133

Liberty Stage I  
LOC2022-0109  
216D2023

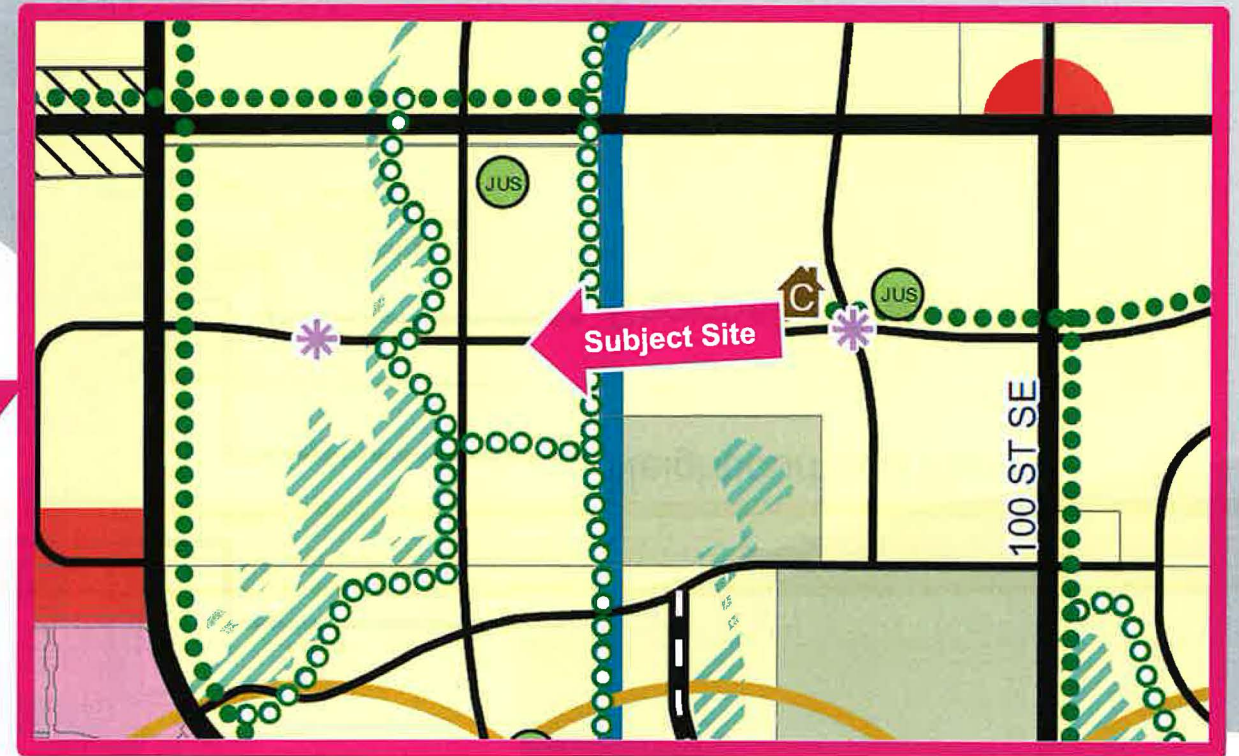
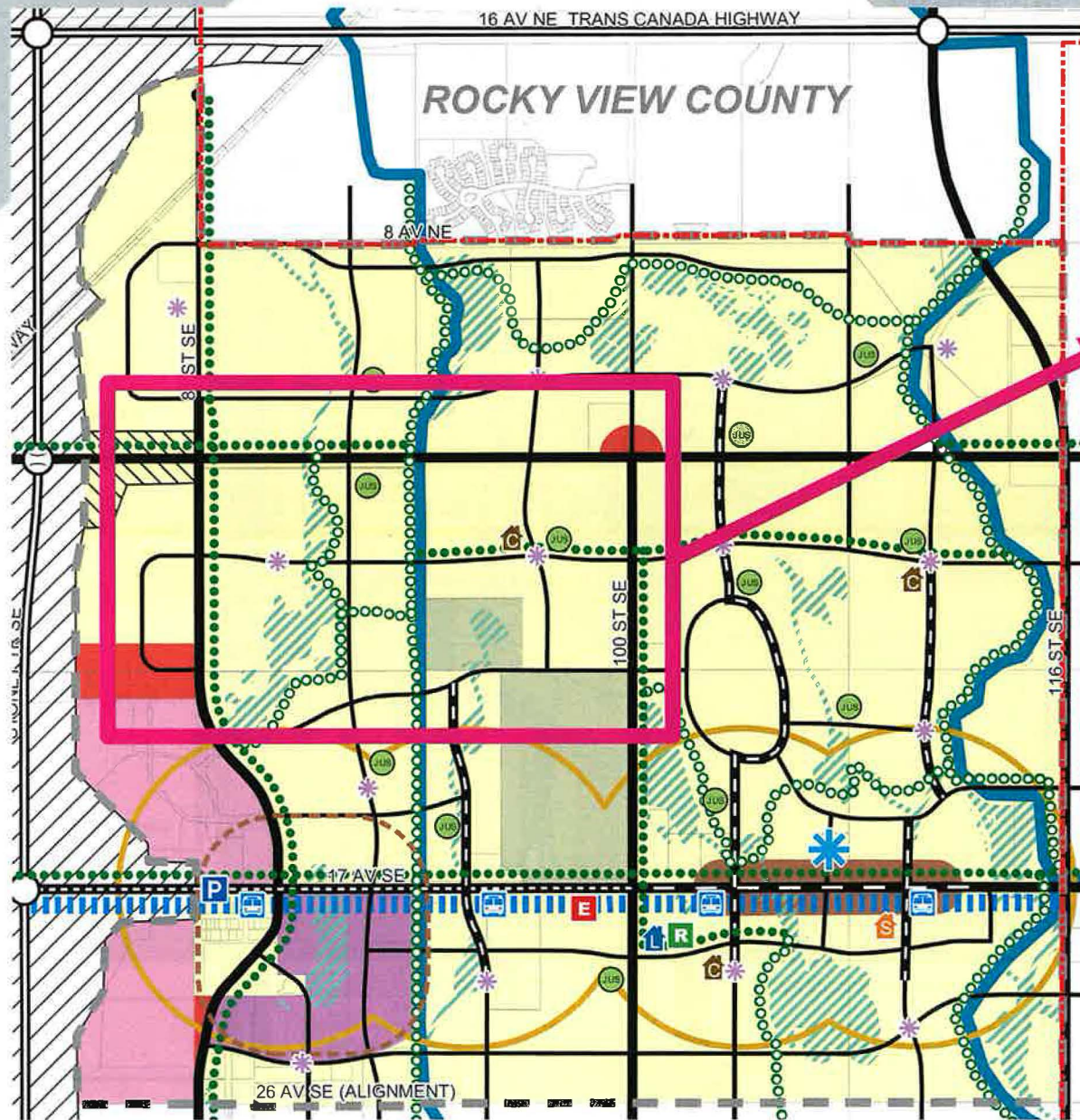
Genesis  
LOC2021-0212

Truman  
LOC2021-0202

Trico

Existing Mountain View Cemetery





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



## Calgary Planning Commission's Recommendation:

That Council:

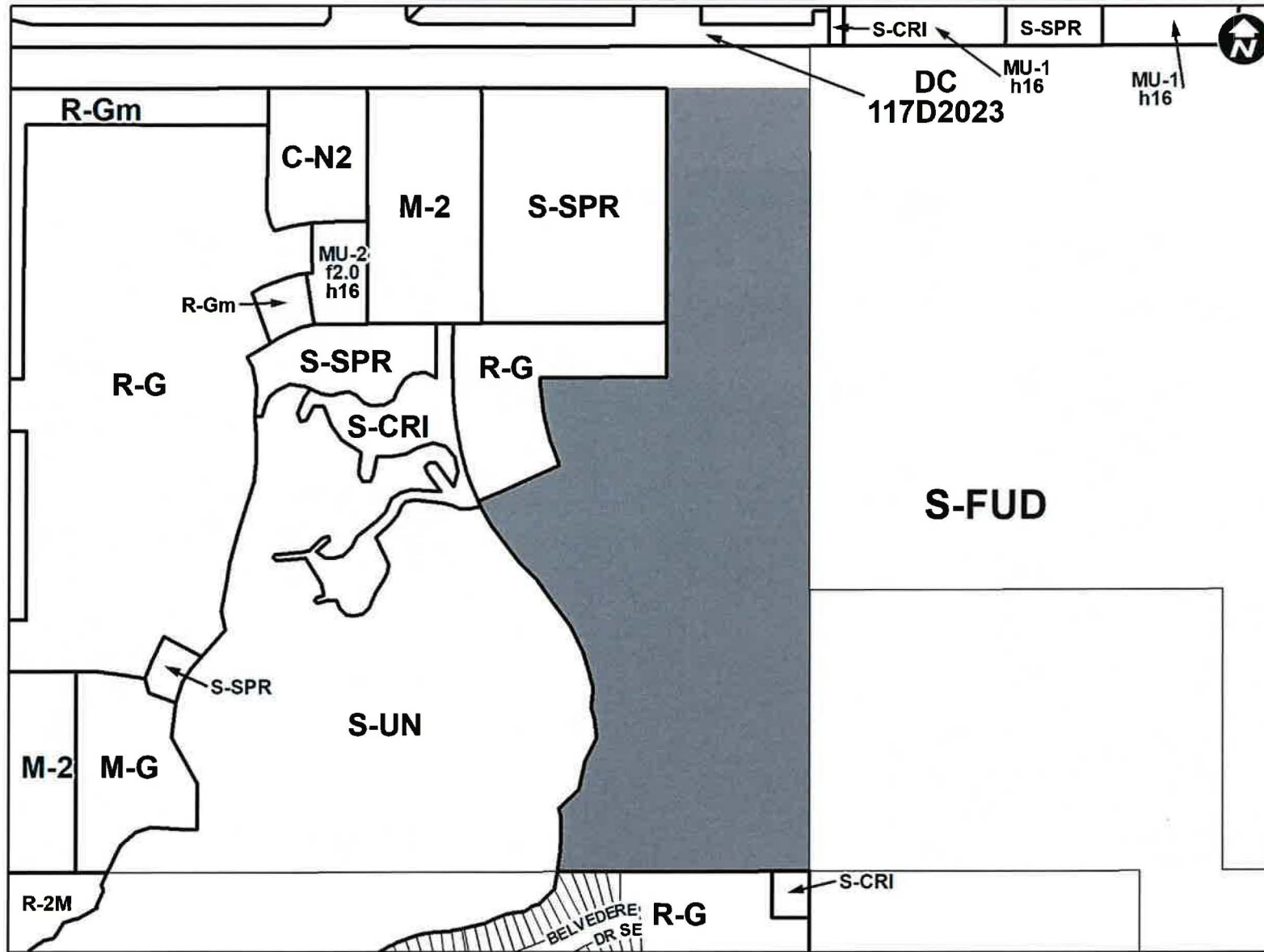
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# Supplementary Slides



# Existing Land Use Map 11

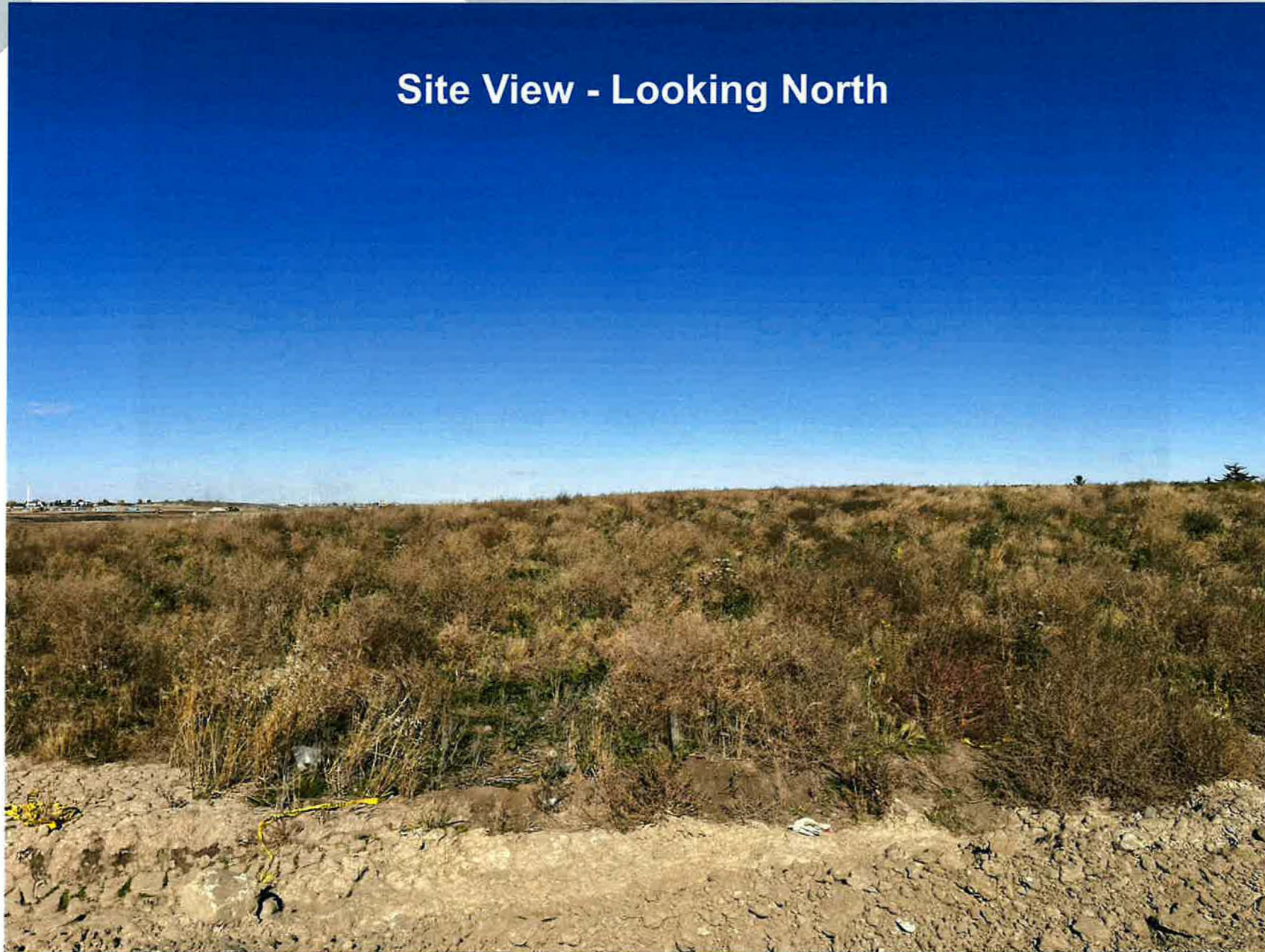








Site View - Looking North









# Illustration of Stage 1 & Stage 2 Site Development 15

● **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.

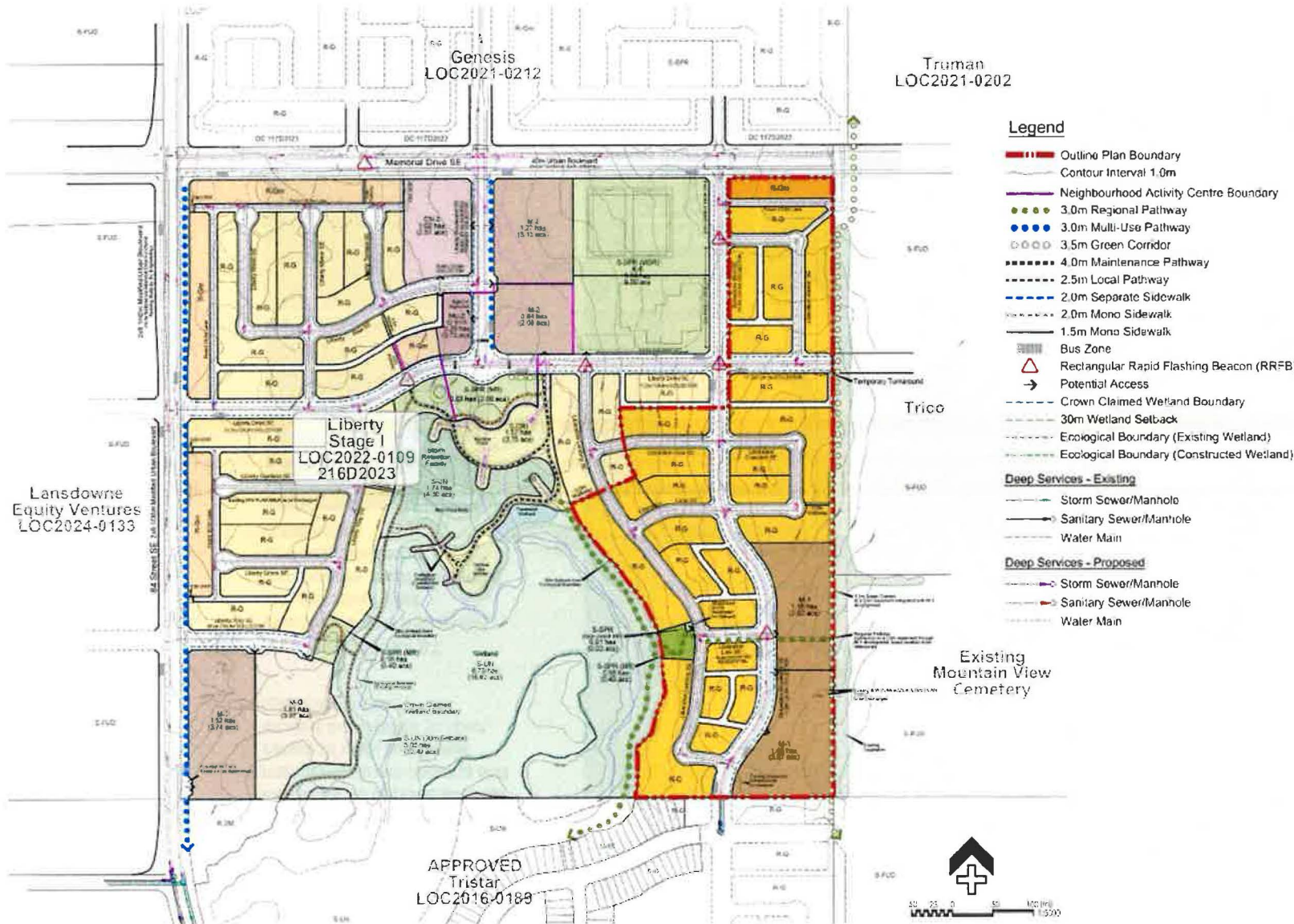


② **Eco Sensitive Multi-functional Liberty Park & Neighbourhood Activity Centre** located at the terminus of Liberty Blvd will integrate the existing wetland and be the central piece of the neighbourhood; 32% of the Liberty neighbourhood is dedicated in open space.



● **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.





- Legend**
- Outline Plan Boundary
  - Contour Interval 1.0m
  - Neighbourhood Activity Centre Boundary
  - 3.0m Regional Pathway
  - 3.0m Multi-Use Pathway
  - 3.5m Green Corridor
  - 4.0m Maintenance Pathway
  - 2.5m Local Pathway
  - 2.0m Separate Sidewalk
  - 2.0m Mono Sidewalk
  - 1.5m Mono Sidewalk
  - Bus Zone
  - Rectangular Rapid Flashing Beacon (RRFB)
  - Potential Access
  - Crown Claimed Wetland Boundary
  - 30m Wetland Setback
  - Ecological Boundary (Existing Wetland)
  - Ecological Boundary (Constructed Wetland)
- Deep Services - Existing**
- Storm Sewer/Manhole
  - Sanitary Sewer/Manhole
  - Water Main
- Deep Services - Proposed**
- Storm Sewer/Manhole
  - Sanitary Sewer/Manhole
  - Water Main

**ZAHMOL**  
PROPERTIES LTD.

**LIBERTY**  
BELVEDERE STAGE 2

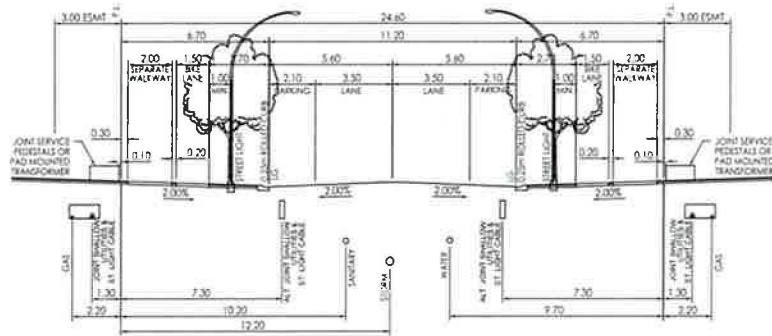
Outline Plan &  
Land Use Redesignation



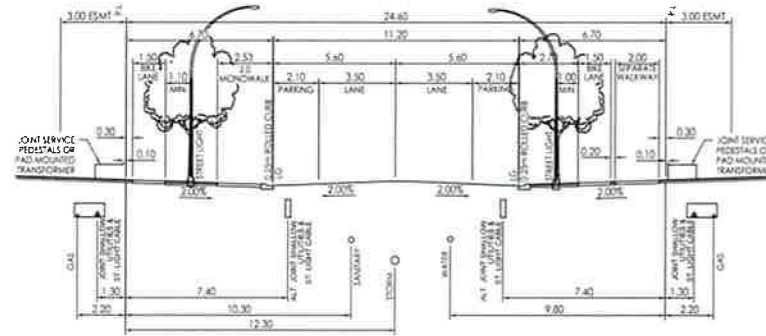
OUTLINE PLAN STATISTICS					
	Hectares	Acres	Frontage (m)	# of units	% of GDA
Zahmol Ownership	(+/-) 15.61	(+/-) 38.58	(+/-)		
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>15.61</b>	<b>38.58</b>			<b>100.0%</b>
<b>RESIDENTIAL AREA</b>					
<b>MULTI-FAMILY RESIDENTIAL</b>					
<b>M-1 Low Profile Multi-Residential District</b>	2.63	6.49		194 units	
Anticipated number of units @ 30ups				309	
Maximum anticipated number of units @ 60ups					
<b>LOW DENSITY RESIDENTIAL</b>					
<b>R-Gm Low Density Mixed-Housing</b>	0.33	0.82	127	21 units	
Anticipated number of units at 6m lot width				29	
Maximum number of units at 5m lot width					
<b>R-G Low Density Mixed-Housing Landed</b>	1.79	4.43	538	64 units	
Anticipated number of units at 8.4m lot width				108	
Maximum number of units at 5m lot width					
<b>R-G Low Density Mixed-Housing Laneless</b>	8.48	16.01	1819	175 units	
Anticipated number at 10.4m lot width				303	
Maximum number of units at 6m lot width					
<b>Total Anticipated Number of Units</b>				<b>454 units</b>	
<b>Total Maximum Number of Units</b>				<b>826 units</b>	
<b>DENSITY</b>					
<b>Anticipated</b>	<b>29.1 upha</b>			<b>11.8 upa</b>	
<b>Maximum</b>	<b>52.9 upha</b>			<b>21.4 upa</b>	
<b>INTENSITY</b>					
<b>Anticipated</b>	<b>85.4 people + jobs / gross dev. hectare</b>				
<b>Maximum</b>	<b>152.6 people + jobs / gross dev. hectare</b>				
<b>OPEN SPACE - S-SPR</b>					
Neighbourhood Park (Credit MR)	0.17	0.42			1.1%
Abandoned Well Setback (Non-Credit MR)	0.16	0.40			
	0.01	0.02			
<b>PUBLIC DEDICATION</b>					
<b>Roads</b>	<b>4.21</b>	<b>10.41</b>			<b>27.0%</b>
	4.21	10.41			



# Approved Outline Plan – Street Cross Sections 17



**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 MONOCULTURE & 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

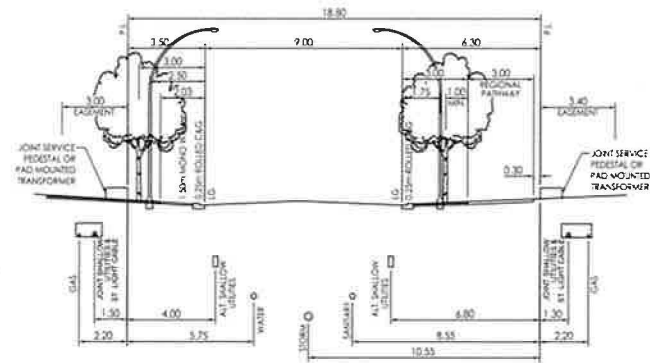
coregeomatics

L.A. West

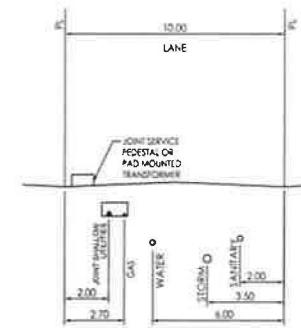
Stantec



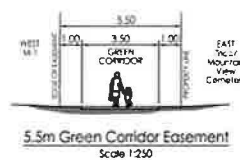
**MODIFIED STREET KEY MAP**



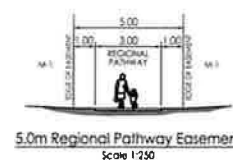
**18.8m MODIFIED RESIDENTIAL**  
 Scale 1:250



**10.0m LANE**  
 Scale 1:250

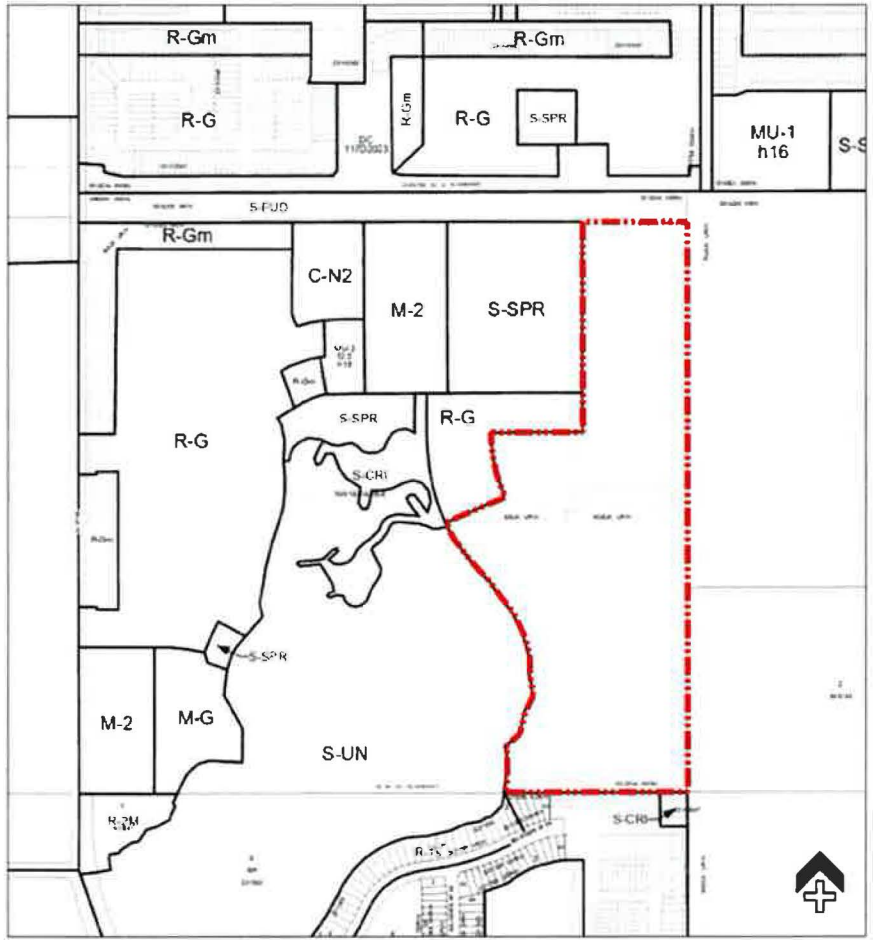


**5.5m Green Corridor Easement**  
 Scale 1:250



**5.0m Regional Pathway Easement**  
 Scale 1:250





EXISTING LAND USE

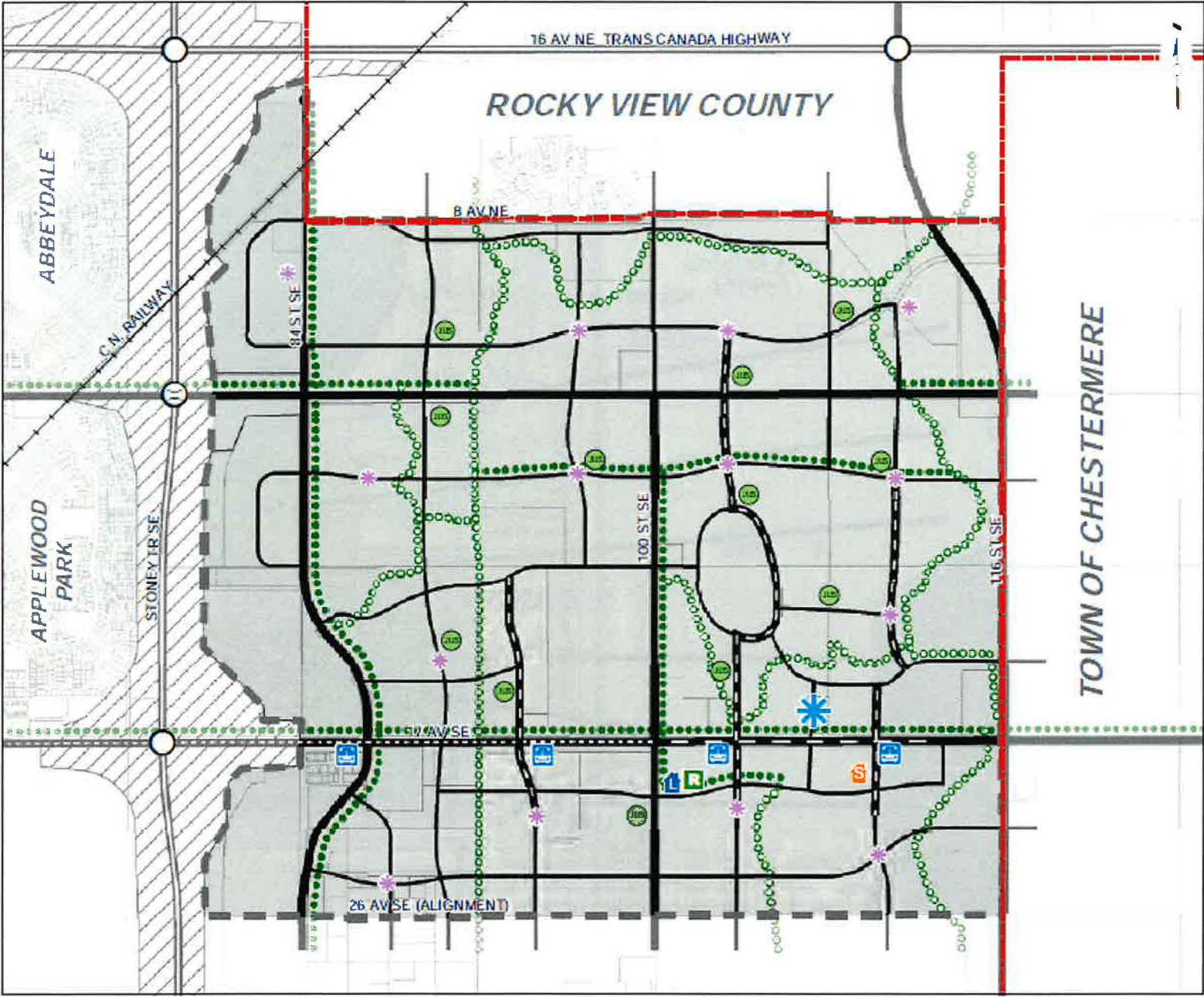


PROPOSED LAND USE

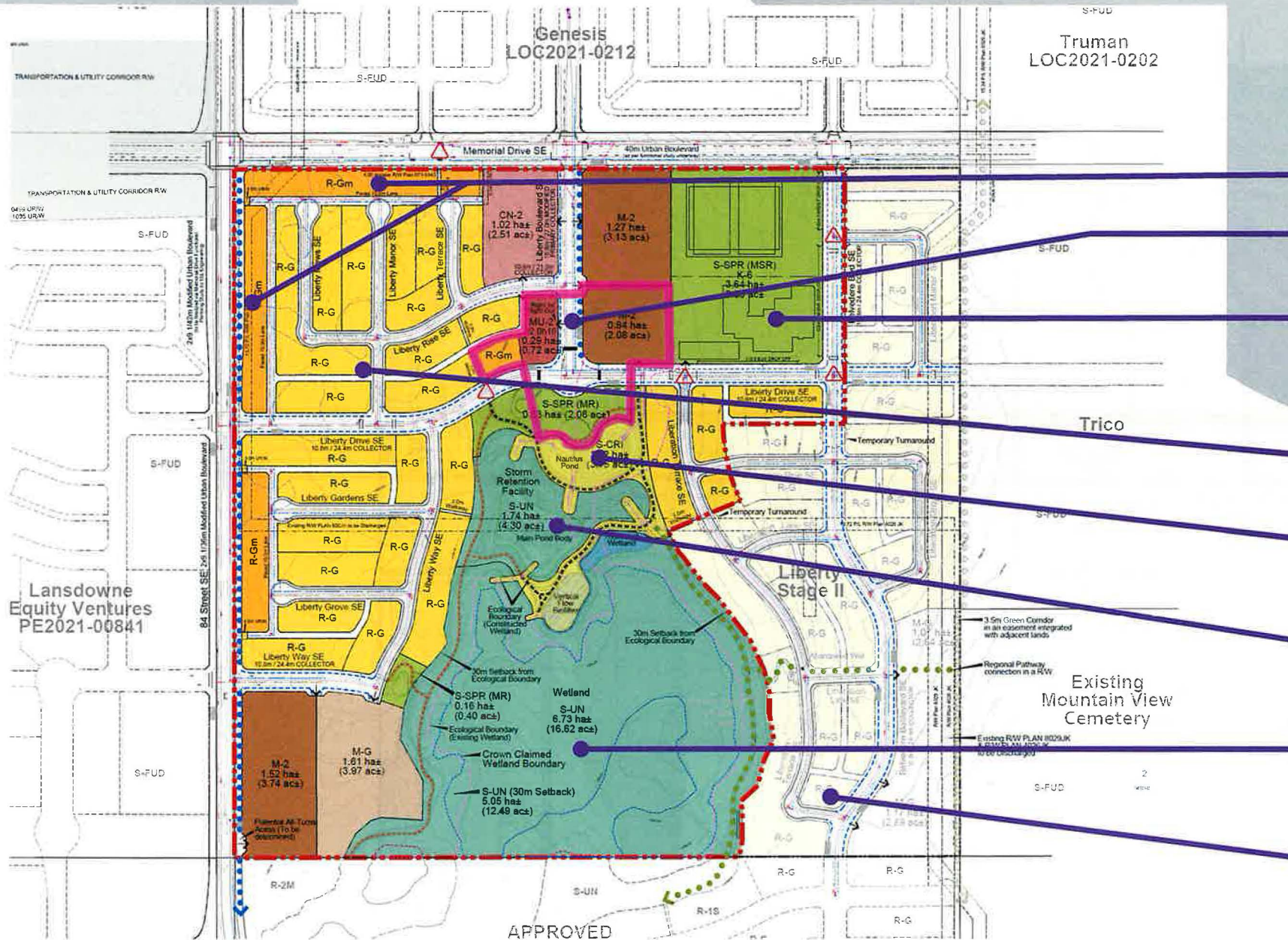


LAND USE REDESIGNATION STATISTICS		
	Hectares Acres	
	(+/-)	(+/-)
S-FUD to R-G	12.26	30.29
S-FUD to R-Gm	0.43	1.06
S-FUD to M-1	3.04	7.50
S-FUD to S-SPR	0.21	0.52
<b>TOTAL LAND USE REDESIGNATION</b>	<b>15.94</b>	<b>39.37</b>









- 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)