



Public Hearing of Council

Agenda Item: 7.2.13



LOC2023-0242 / CPC2024-1218

Land Use Amendment

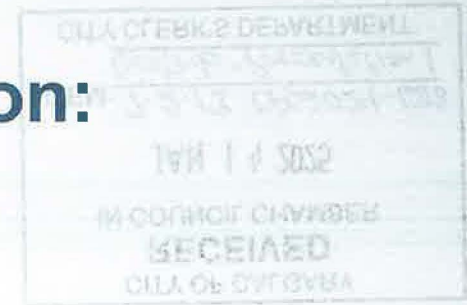
January 14, 2025

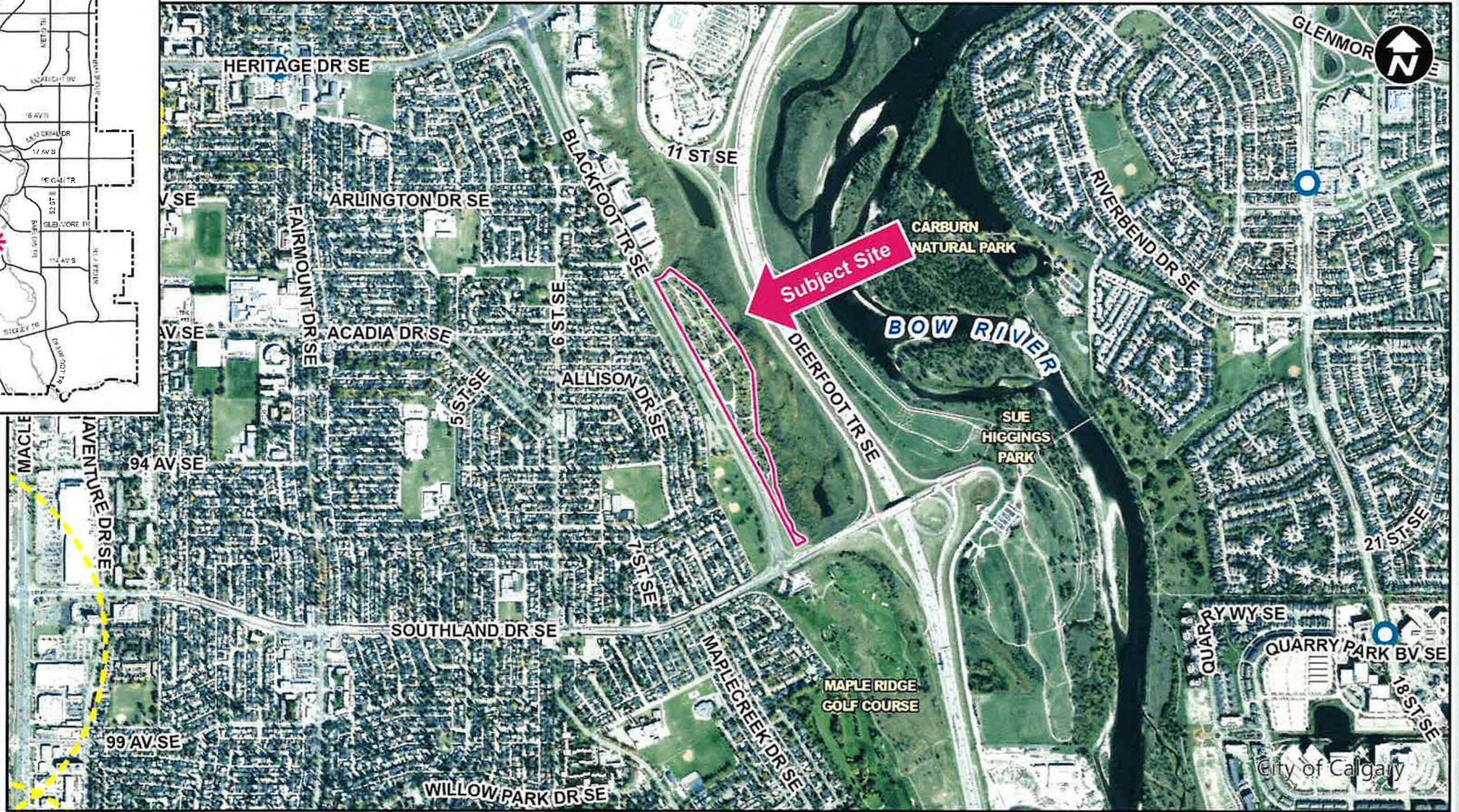
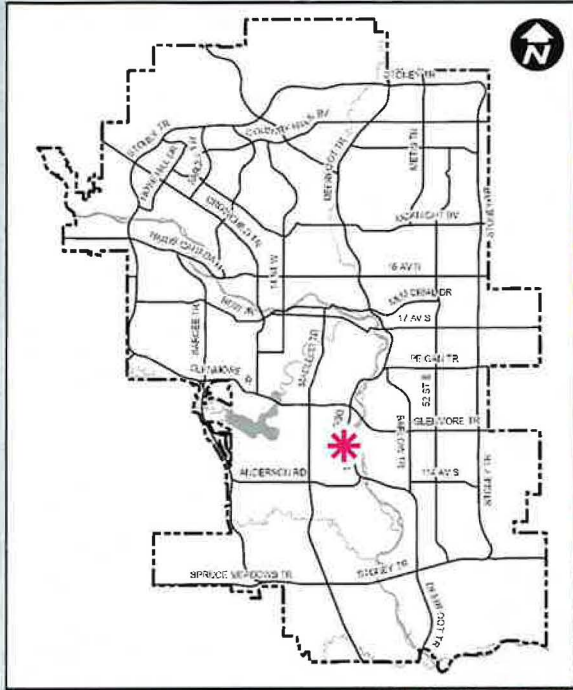
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.13 CPC2024-1218
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 9D2025** for the redesignation of 7.11 hectares \pm (17.53 acres \pm) located at 9200 and 9890 Blackfoot Trail SE (Plan 2674JK, Parcel H; Portion of SW1/4 Section 23-23-1-5) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District and Special Purpose – Urban Nature (S-UN) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.





Parcel Size:

19.74 ha
975m x 225m

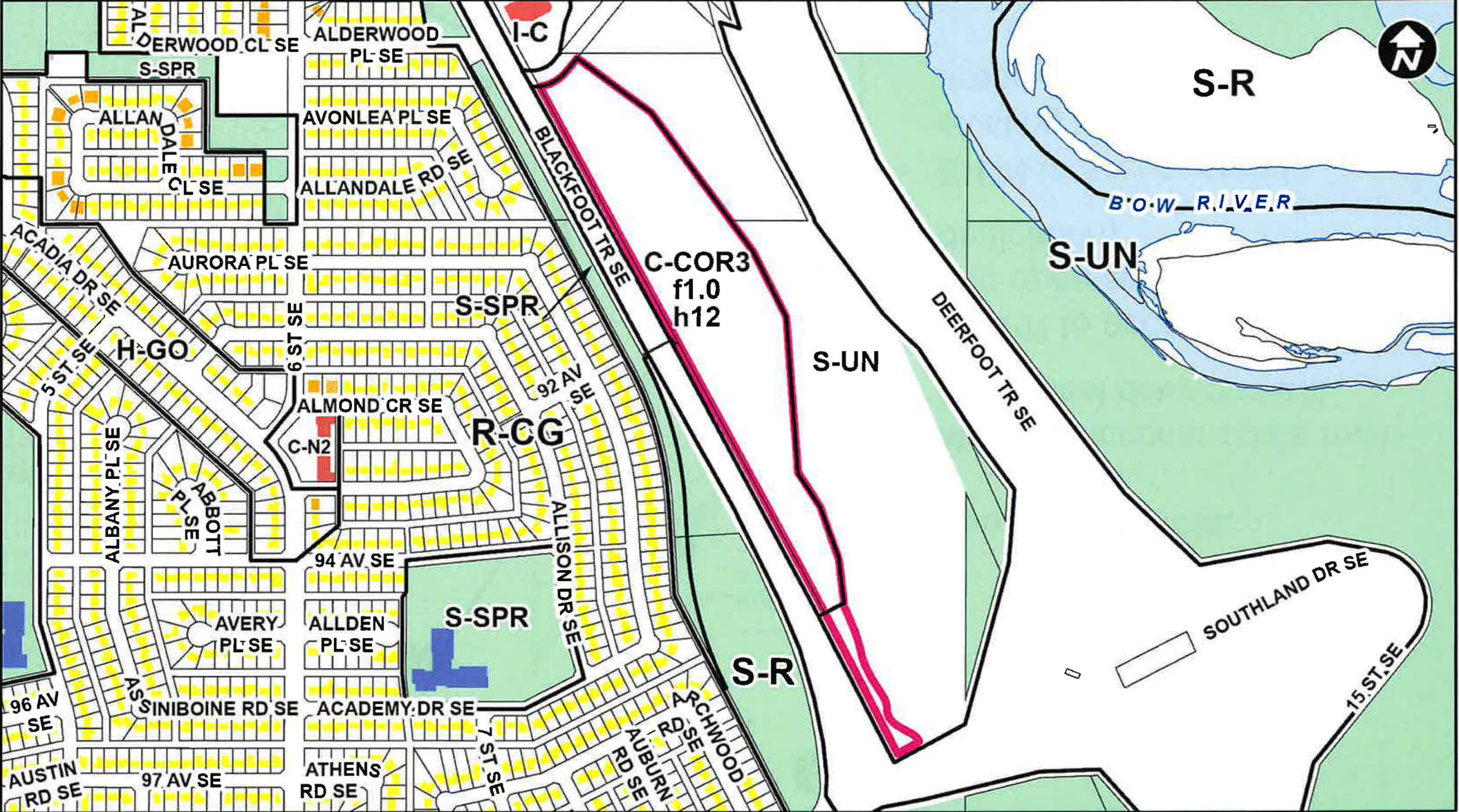


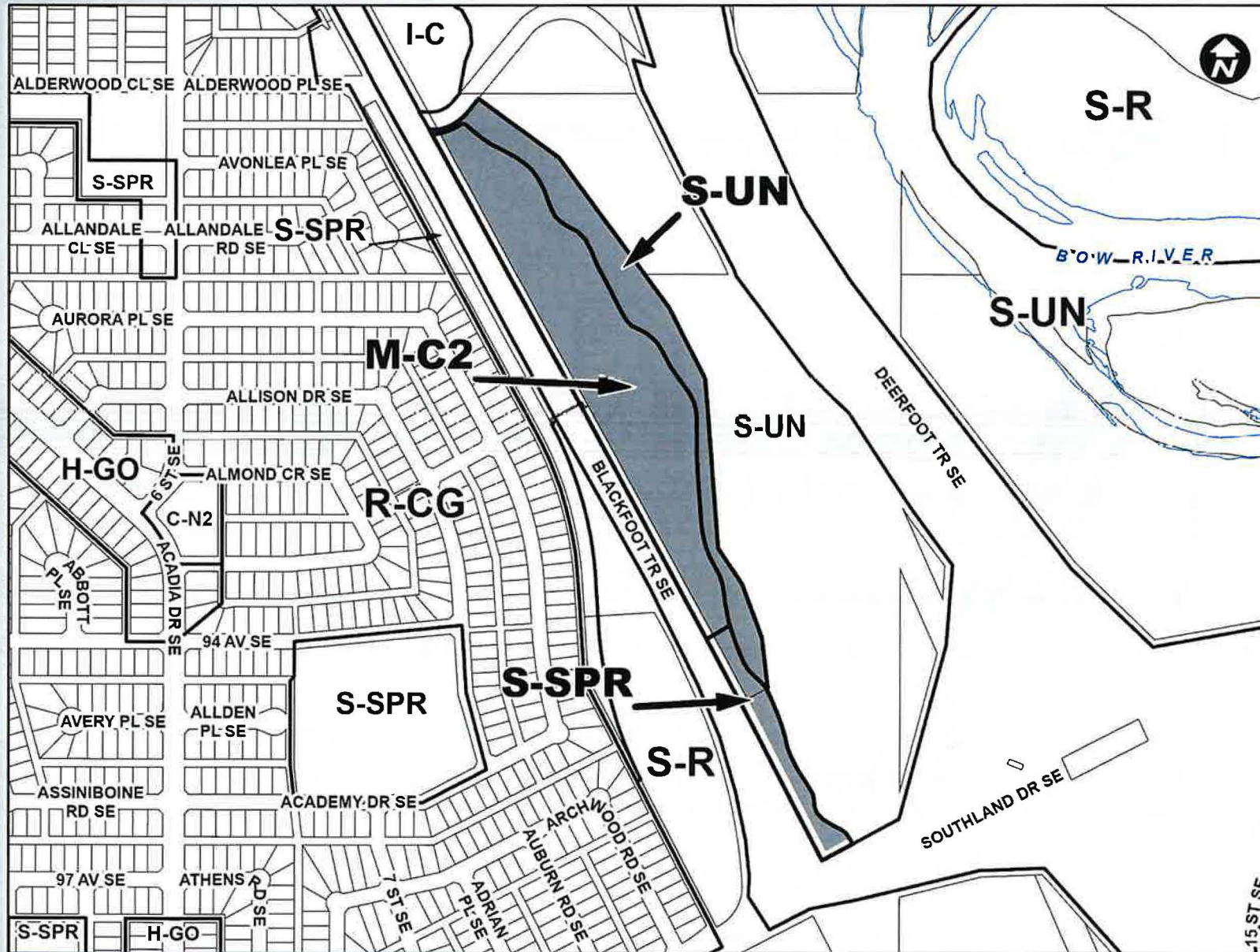
○ Bus Stop

Parcel Size:
7.11 ha

Surrounding Land Use

- 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





Proposed Districts:

- **M-C2** to accommodate multi-residential development
- **S-SPR** to accommodate parks and open space (MR dedication)
- **S-UN** to accommodate existing and restored natural areas (ER dedication)

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Supplementary Slides



North portion of subject site, looking north towards Blackfoot Point Business Park and Deerfoot Meadows Shopping Centre.

Deerfoot Trail to east (right) and Blackfoot Trail to west (left).



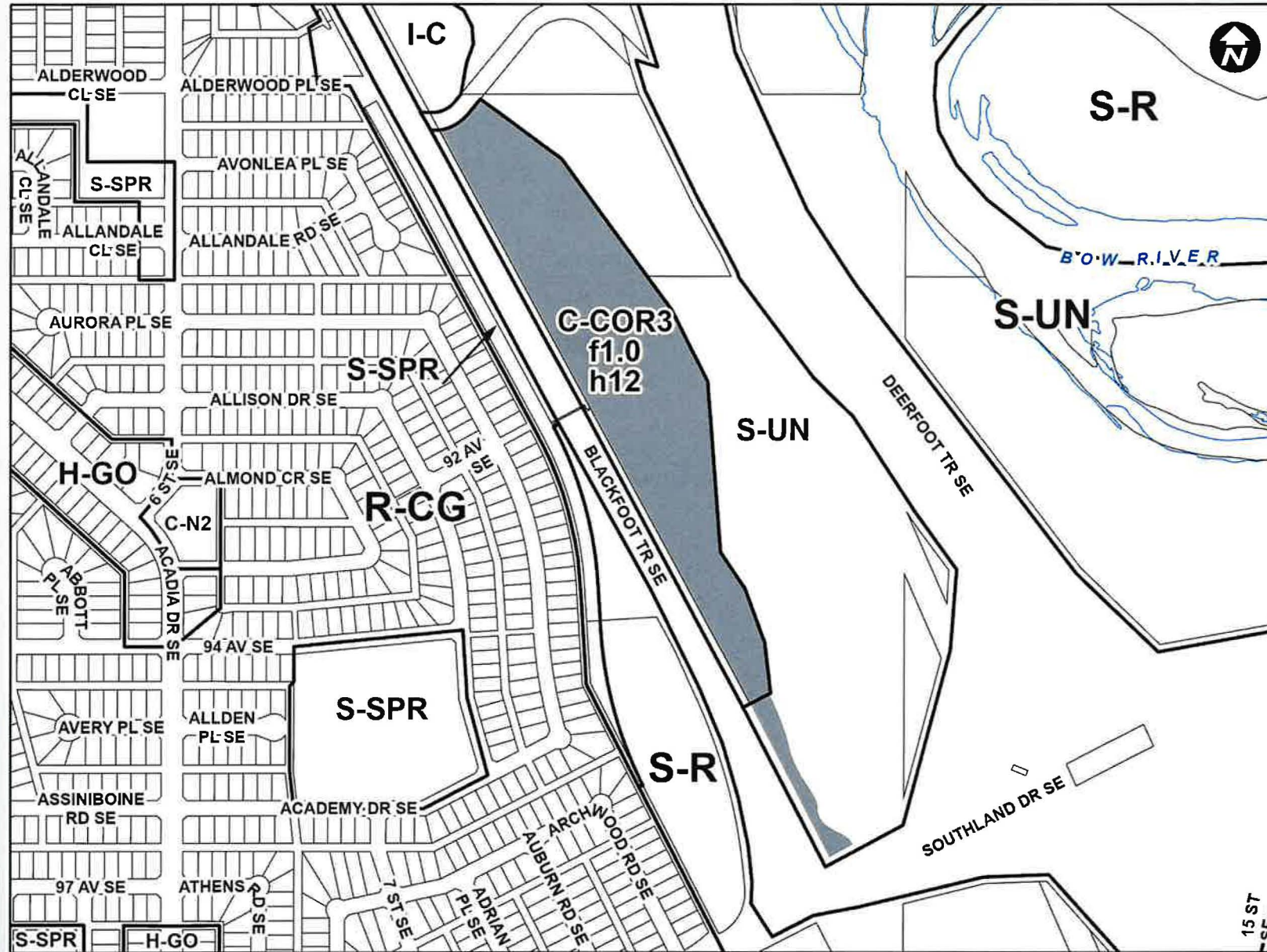
South portion of subject site, looking south towards Southland Drive SE.

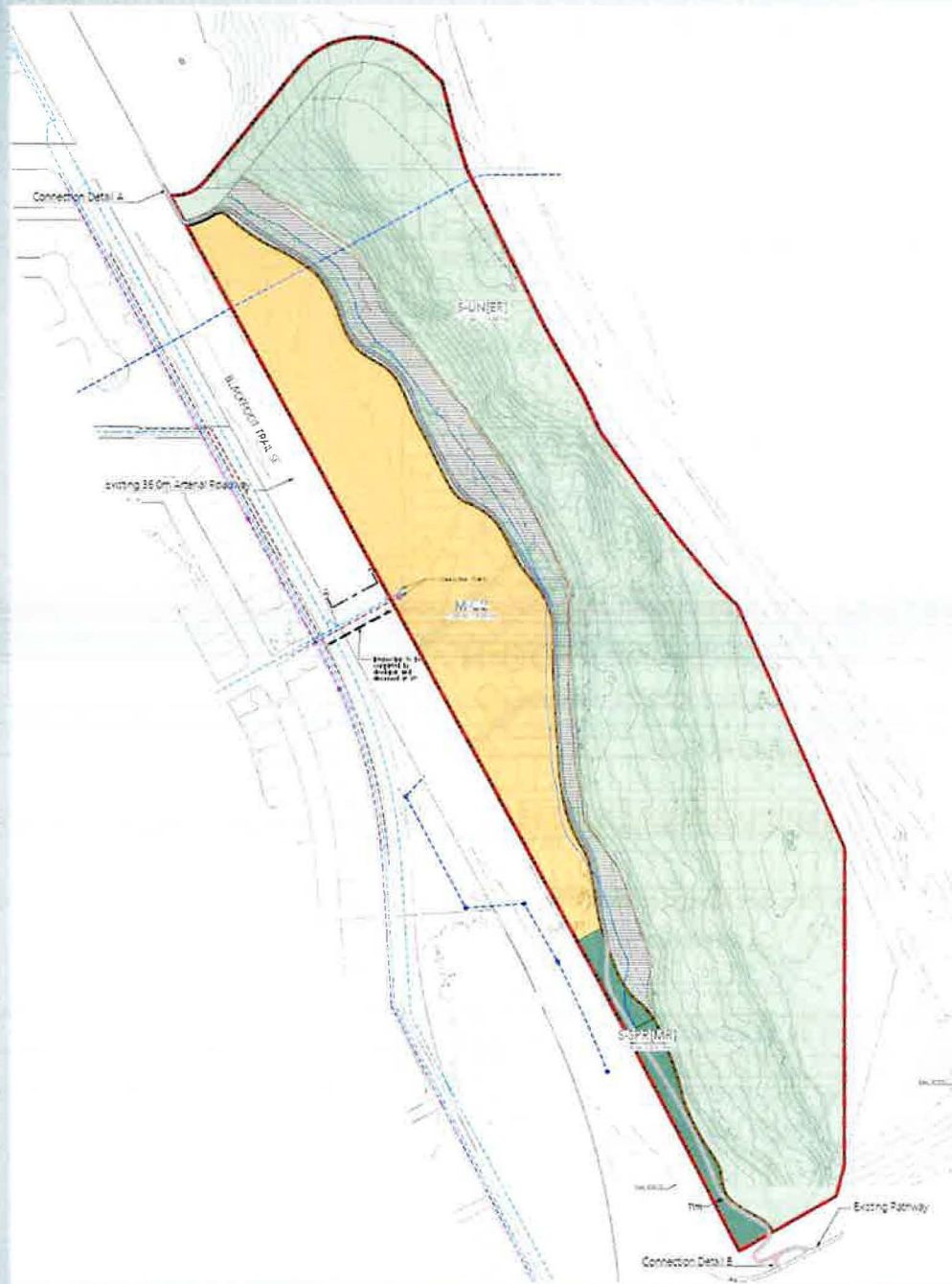


Escarpment and natural areas on east portion of site.
View from Deerfoot Trail.



Existing Pedestrian Bridge over Blackfoot Trail.





SITE INFORMATION:

LEGAL DESCRIPTION:

3729FW; C;
3729FW; F;
3729FW; G;
2674JK; I;
51;23;23;NW; and
51;23;23;SW

MUNICIPAL ADDRESS:
9200 BLACKFOOT TRAIL SE

SITE ARFA:
48.77 ac / 19.74 ha

SITE LINEWORK

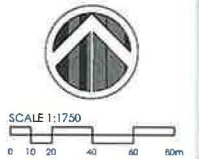
- PARCEL BOUNDARY
- SITE BOUNDARY
- 18 METRE ESCARPMENT SETBACK
- TOP OF SLOPE
- FACTOR-OF-SAFETY LINE = 1.30
- FACTOR-OF-SAFETY LINE = 1.40
- FACTOR-OF-SAFETY LINE = 1.50

UTILITY LINEWORK

- EXISTING STORMWATER
- EXISTING WATER
- EXISTING GAS
- EXISTING SANITARY
- EXISTING SANITARY SEWER

PATHWAY LINEWORK

- 3.0 METRE MR II USE PATHWAY
- 3.0 METRE OFFSITE CONNECTION PATHWAY TO BE BUILT BY DEVELOPER



OUTLINE PLAN STATISTICS:

| LAND USE TYPE | LAND USE AREA | % TOTAL AREA | ANTICIPATED UNITS | ANTICIPATED DENSITY | MAX. DENSITY |
|--|---------------------|--------------|-------------------|-------------------------------|--|
| M-C2 | 11.24 ac / 4.55 ha | 23.05 | +581 | (581 UNITS / 5.06 ha) 115 UPH | N/A [NO MAXIMUM DENSITY FOR THIS LAND USE] |
| S-UN (ER) | 36.27 ac / 14.68 ha | 74.37 | | | |
| S-SPR (MR) | 1.26 ac / 0.51 ha | 2.58 | | | |
| S-UN (Restored ER) | | | | | |
| Total Area | 48.77 ac / 19.74 ha | 100.0 | 10% REQUIRED MR | 1.26 ac / 0.51 ha | |
| Gross DEVELOPABLE AREA (GDA) (Excluding ER) | 12.50 ac / 5.06 ha | 25.63 | CONTRIBUTED MR | 1.26 ac / 0.51 ha | |

Urban Form



- Legend**
- Urban Form**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Private Institutional and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
- Comprehensive Planning Site
 - Industrial Transition
 - Special Policy Area
 - Plan Area Boundary

Building Scale

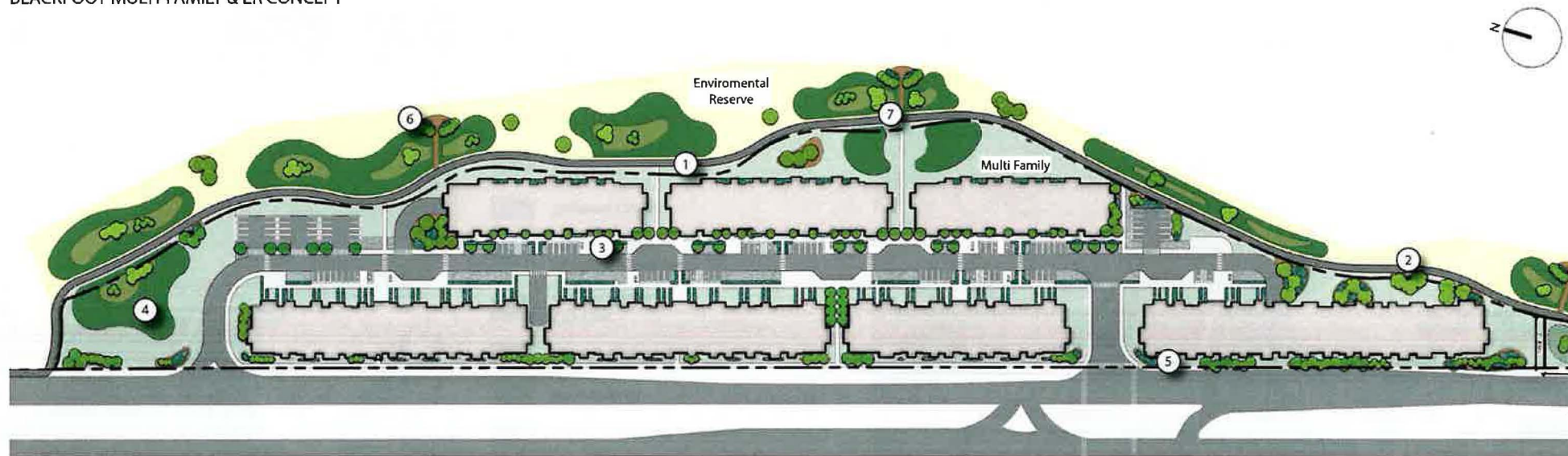


- Legend**
- Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Highest (over 26 Storeys)
 - No Scale Modifier
 - Parks, Civic and Recreation
 - Plan Area Boundary



CEDARGLEN BLACKFOOT MULTI-FAMILY / MR / ER

BLACKFOOT MULTI-FAMILY & ER CONCEPT



LEGEND

- ① 3m Asphalt Walkway
- ② Bench Pad

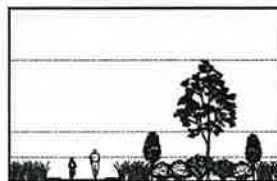
- ③ Inner-Street Ornamental Planting
 - Flowering trees and shrubs along pathways and parking to soften the hardscape
 - Ornamental perennials and grasses above the parkade

- ④ Naturalized Forest
 - 70% whips & and 30% 60mm cal. trees
 - mixes of aspens and pines

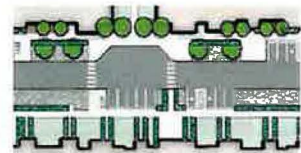
- ⑤ Buffer Planting
 - noise screening from Blackfoot Trail
 - coniferous trees mixed with a small percentage of deciduous trees

- ⑥ Lookout Area
 - Informal seating area
 - unpaved space with loose materials
 - backed by tall plants

- ⑦ Established Forest Node
 - forest nodes crossing walkways and mimicking natural forests (see cross section)
 - informal path through the forest leading



DETAIL: PATHWAY & PLANTS ELEVATION
N/A

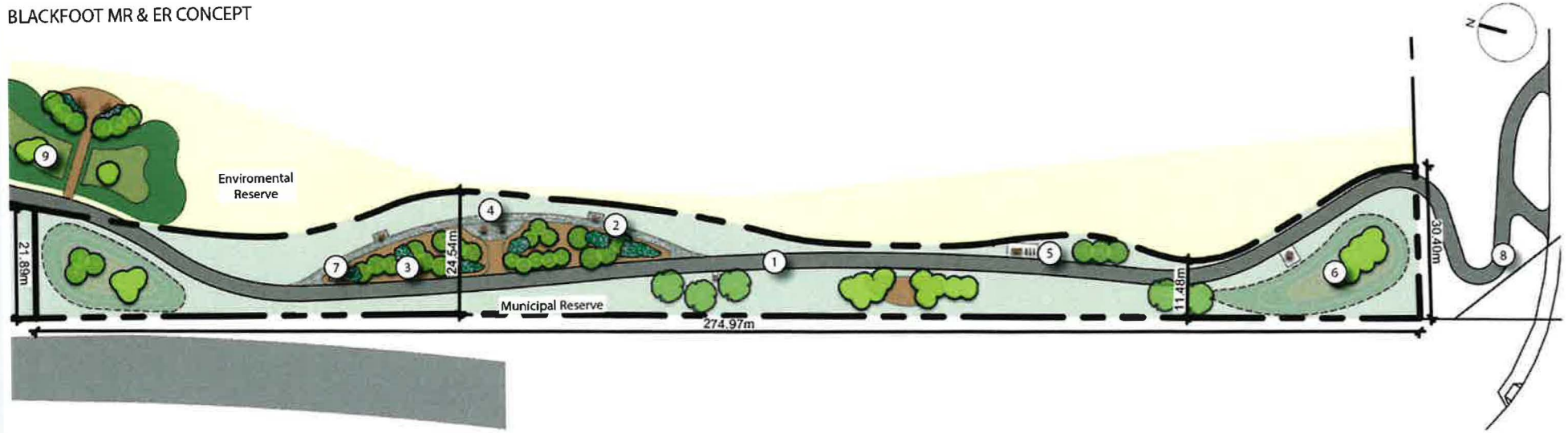


Date: 2024-10-11



CEDARGLEN BLACKFOOT MULTI-FAMILY / MR / ER

BLACKFOOT MR & ER CONCEPT



LEGEND

- ① 3m Asphalt Walkway
- ② Bench Pad
- ③ Edible Gardens
- ④ Picnic Table
- ⑤ Bike Rack
- ⑥ Aspen Planting over Berm
- ⑦ Gravel Path
- ⑧ Ramp Access to Southland Drive
- ⑨ Naturalized Forest & Lookout

Date: 2024-10-11