



Calgary Planning Commission

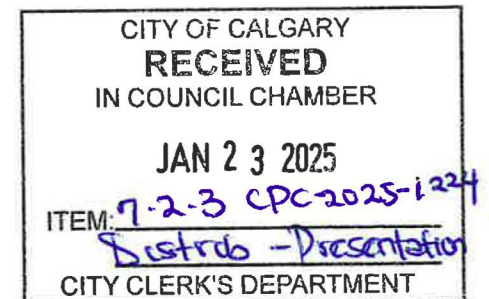
Agenda Item: 7.2.3

1



LOC2023-0219 / CPC2024-1224 Outline Plan & Land Use Amendment

2025 January 23



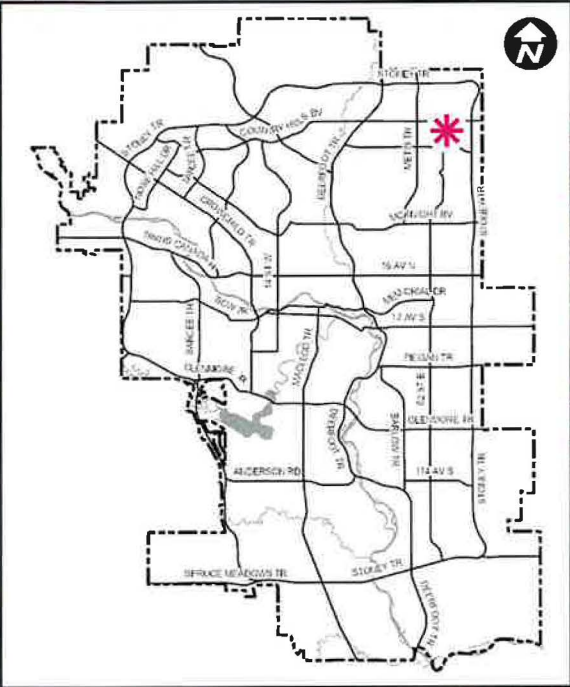
RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, APPROVE the proposed outline plan located at 10011 – 68 Street NE (portion of SE1/4 23-25-29-4) and 6221 Country Hills Boulevard NE (portion of NE1/4 23-25-29-4) to subdivide 69.28 hectares $\pm$ (171.19 acres $\pm$), with conditions (Attachment 1).

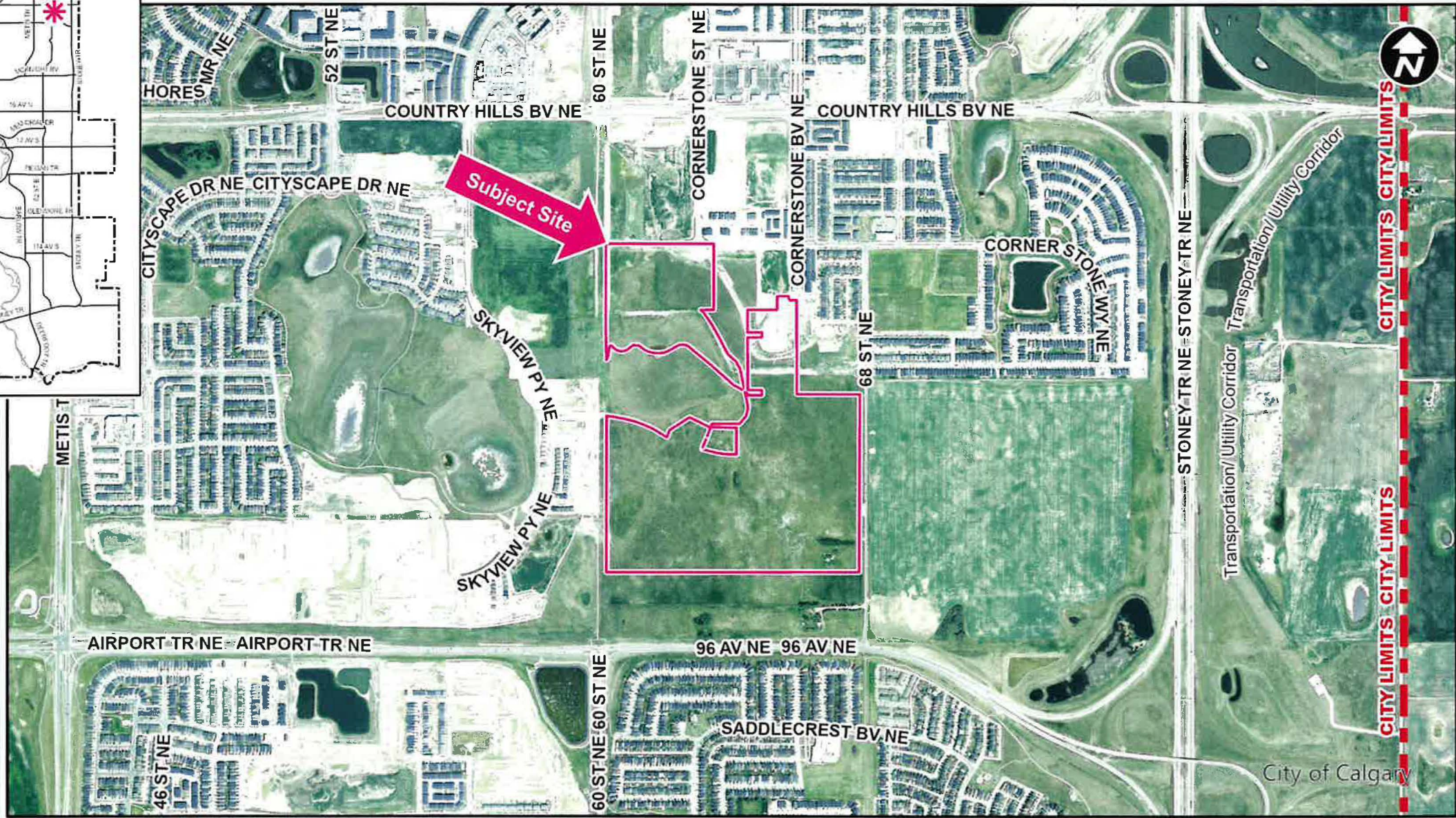
That Calgary Planning Commission recommend that Council:

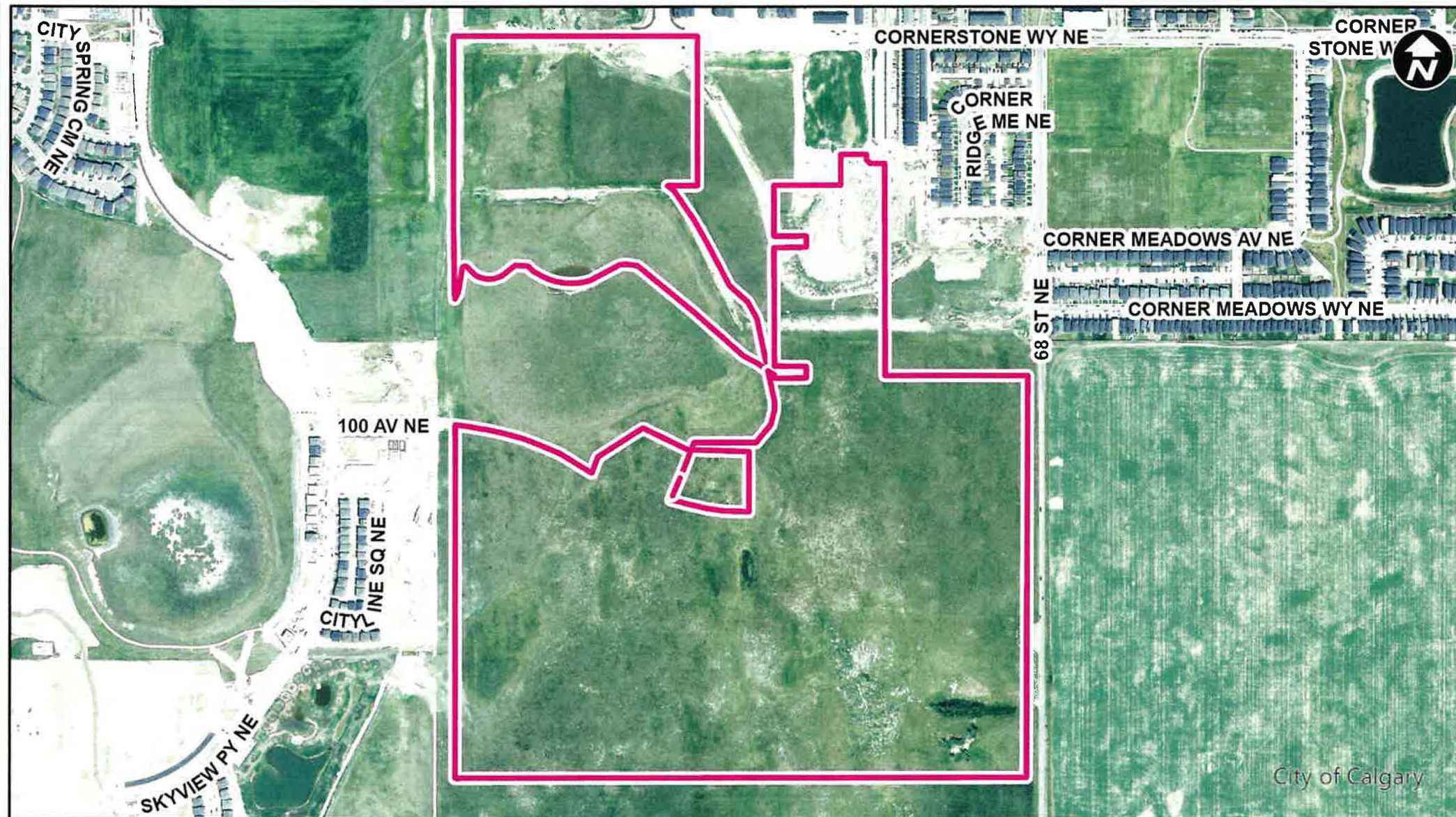
2. Give three readings to the proposed bylaw for the redesignation of 52.23 hectares $\pm$ (129.06 acres $\pm$) located at 10011 – 68 Street NE (portion of SE1/4 Section 23-25-29-4) and 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) 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





Outline Plan
Area: 69.28 ha

**Land Use
Redesignation**
Area: 52.23 ha

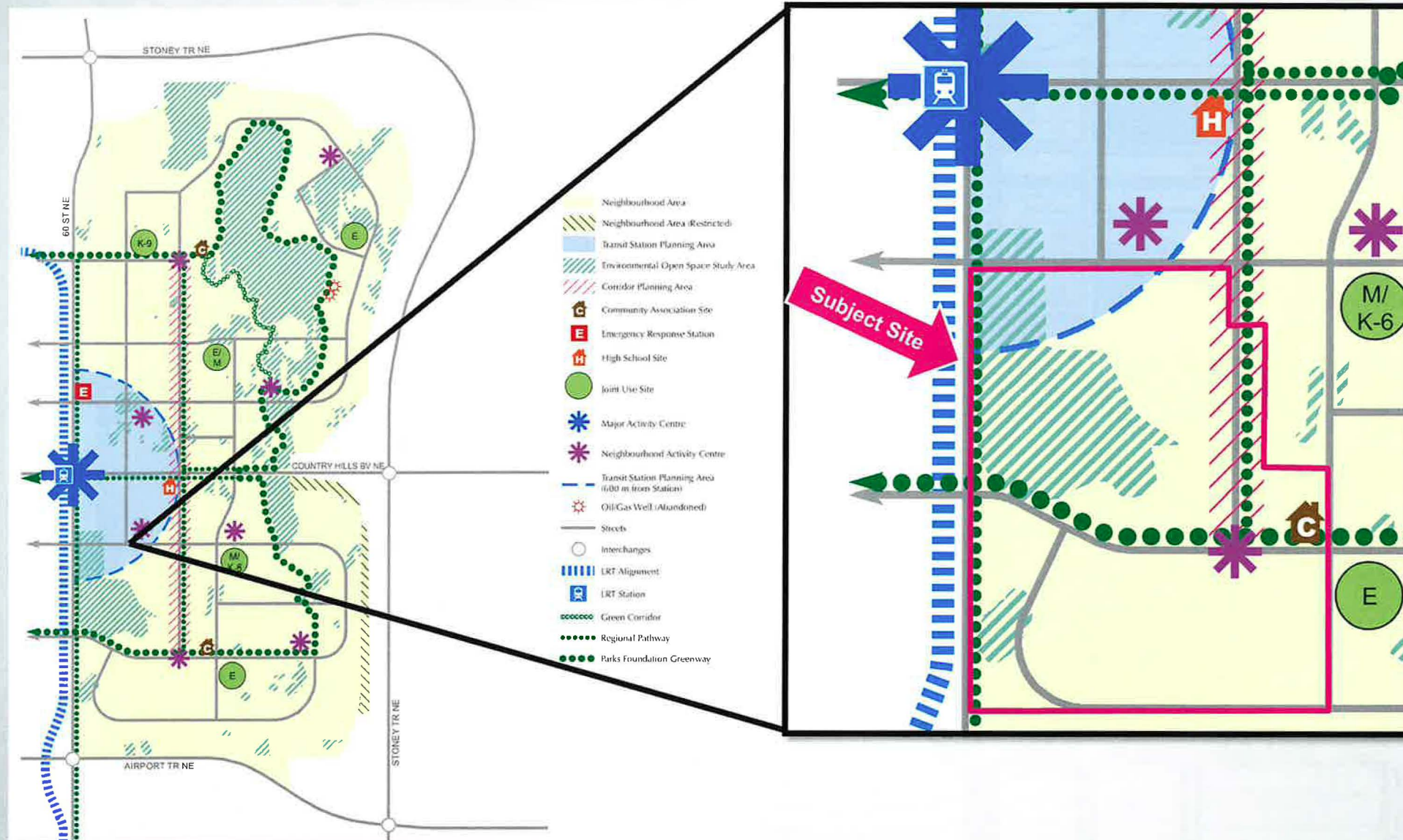




- **Original Outline Plan –**
Approved in 2015

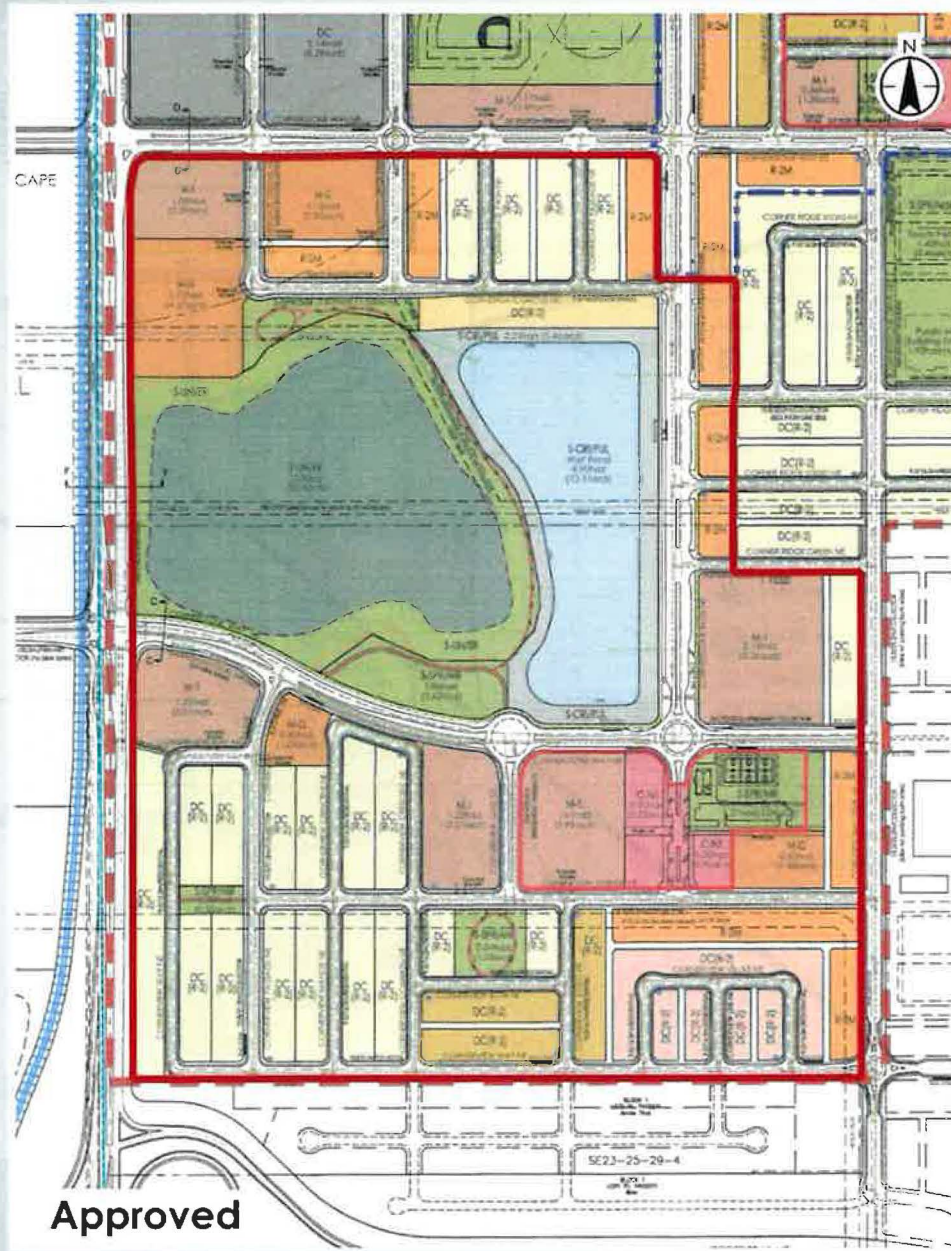
Cornerstone Area Structure Plan

7



Major Elements:

- Transit Station Planning Area
- Environmental Open Space Study Area
- Corridor Planning Area
- Neighbourhood Activity Centre
- Community Association Site
- Regional Pathways



Approved

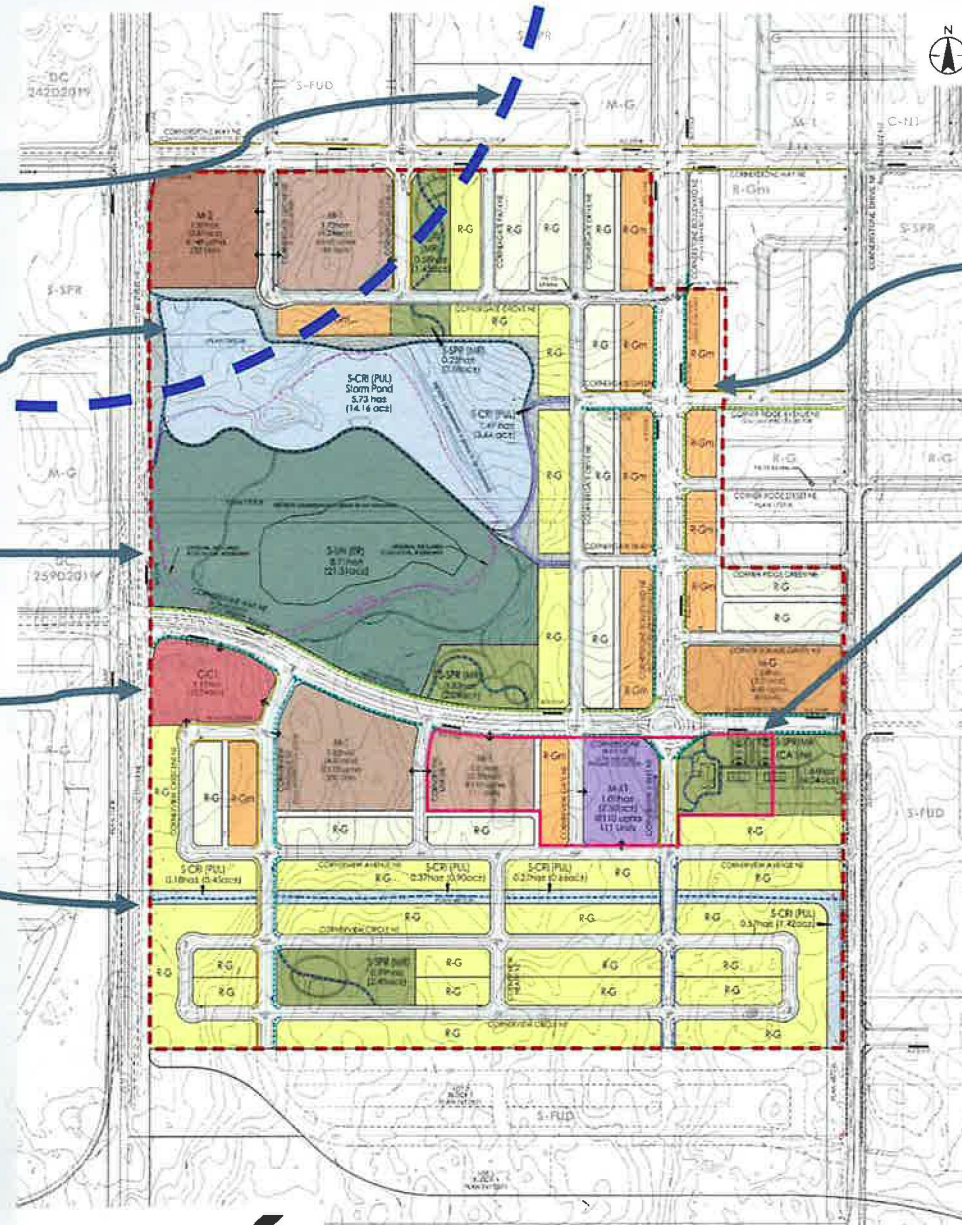


Proposed

Proposed Outline Plan

- Transit Station Planning Area
- Stormwater Pond
- Wetland
- Community Commercial
- ATCO pipeline

- Active at-grade uses (urban boulevard)
- Neighbourhood Activity Centre



OUTLINE PLAN STATISTICS

TOTAL AREA OUTLINED

less ENVIRONMENTAL RESERVE (S-UN)

GROSS DEVELOPABLE AREA (GDA)

RESIDENTIAL

Low Density

☐ R-G Laned

Anticipated Number of Units (9.0m lot width)
Maximum Number of Units (6.0m lot width)

R-G Laneless

Anticipated Number of Units (9.0m lot width)
Maximum Number of Units (6.0m lot width)

R-Gm

Anticipated Number of Units (6.1m lot width)
Maximum Number of Units (5.0m lot width)

Total frontage

Multi-Residential/Mixed-Use

M-G

Anticipated number of units (60upha)
Maximum number of units (80upha)

 M-1

Anticipated number of units (110upha)
Maximum number of units (148upha)

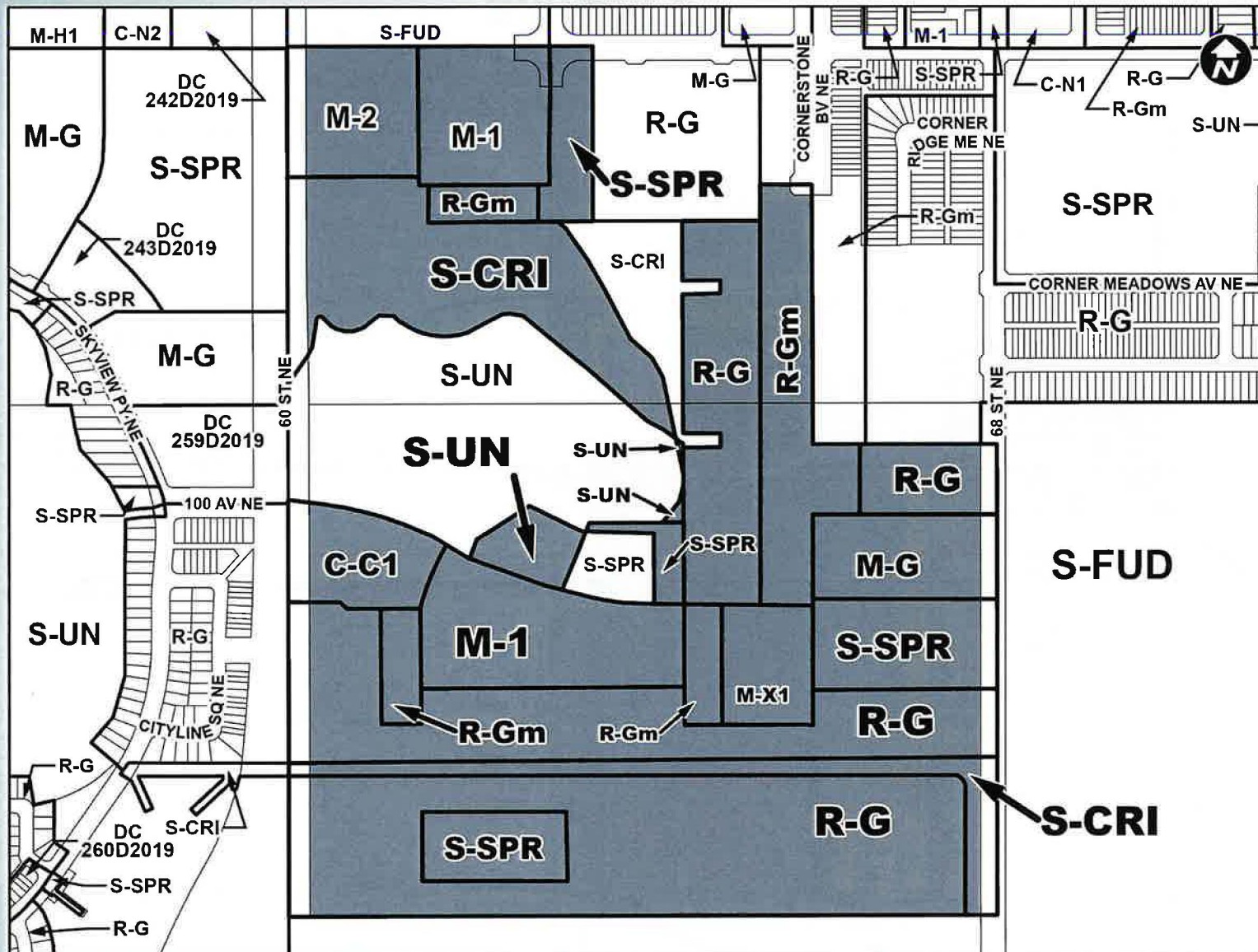
M-2

Anticipated number of units (148upha)
Maximum number of units (148upha)

M-X1

Anticipated number of units (110upha)
Maximum number of units (148upha)

Proposed Land Use Map 10



Proposed Districts:

- Residential – Low Density Mixed Housing (R-G) (R-Gm) District
- Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District
- Multi-Residential – Low Profile Support Commercial (M-X1) District
- Commercial – Community 1 (C-C1) District
- Special Purpose – City and Regional Infrastructure (S-CRI) District
- Special Purpose – Urban Nature (S-UN) District
- Special Purpose – School, Park and Community Reserve (S-SPR) District

RECOMMENDATIONS:

That Calgary Planning Commission:

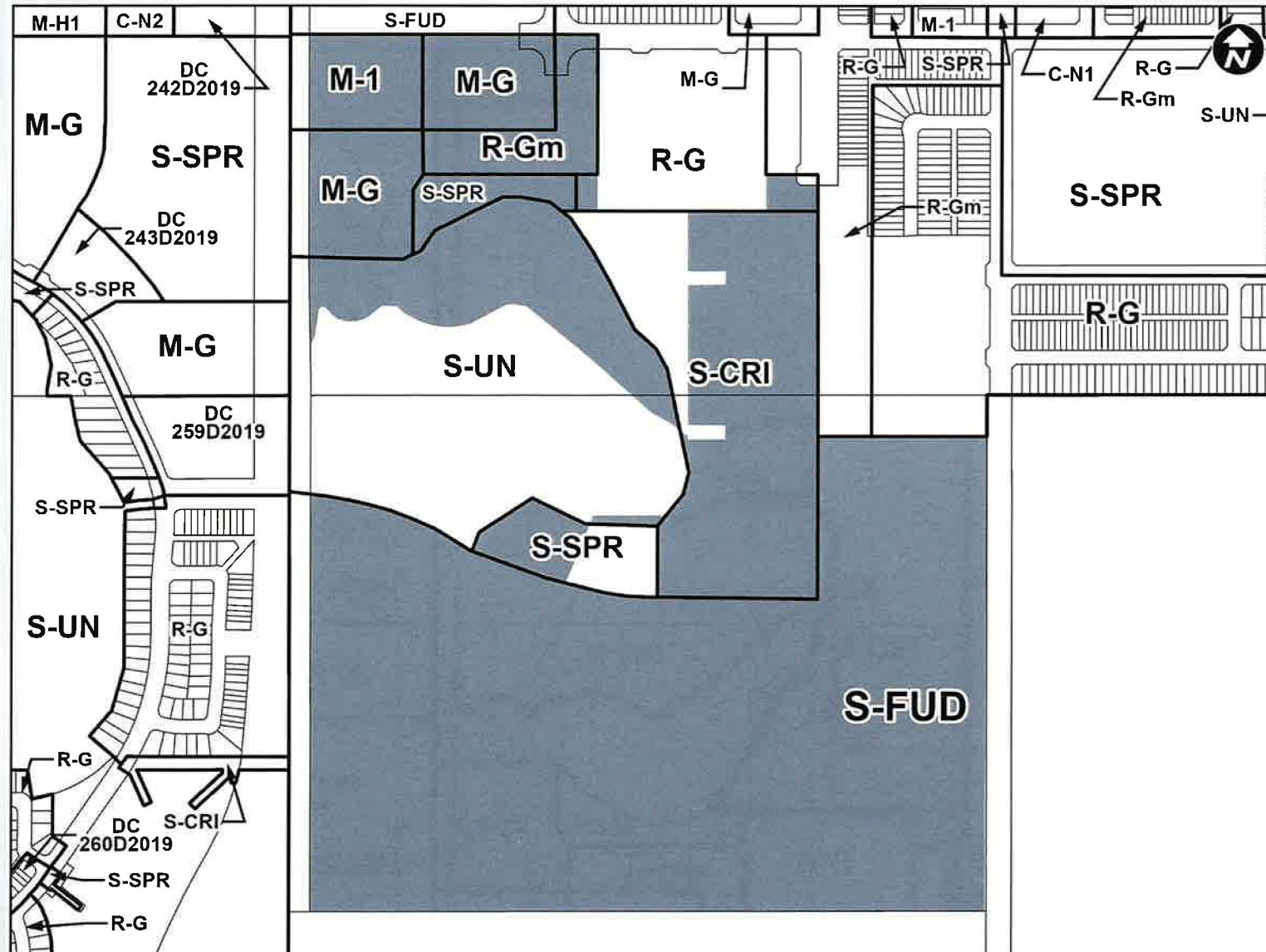
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That Calgary Planning Commission recommend that Council:

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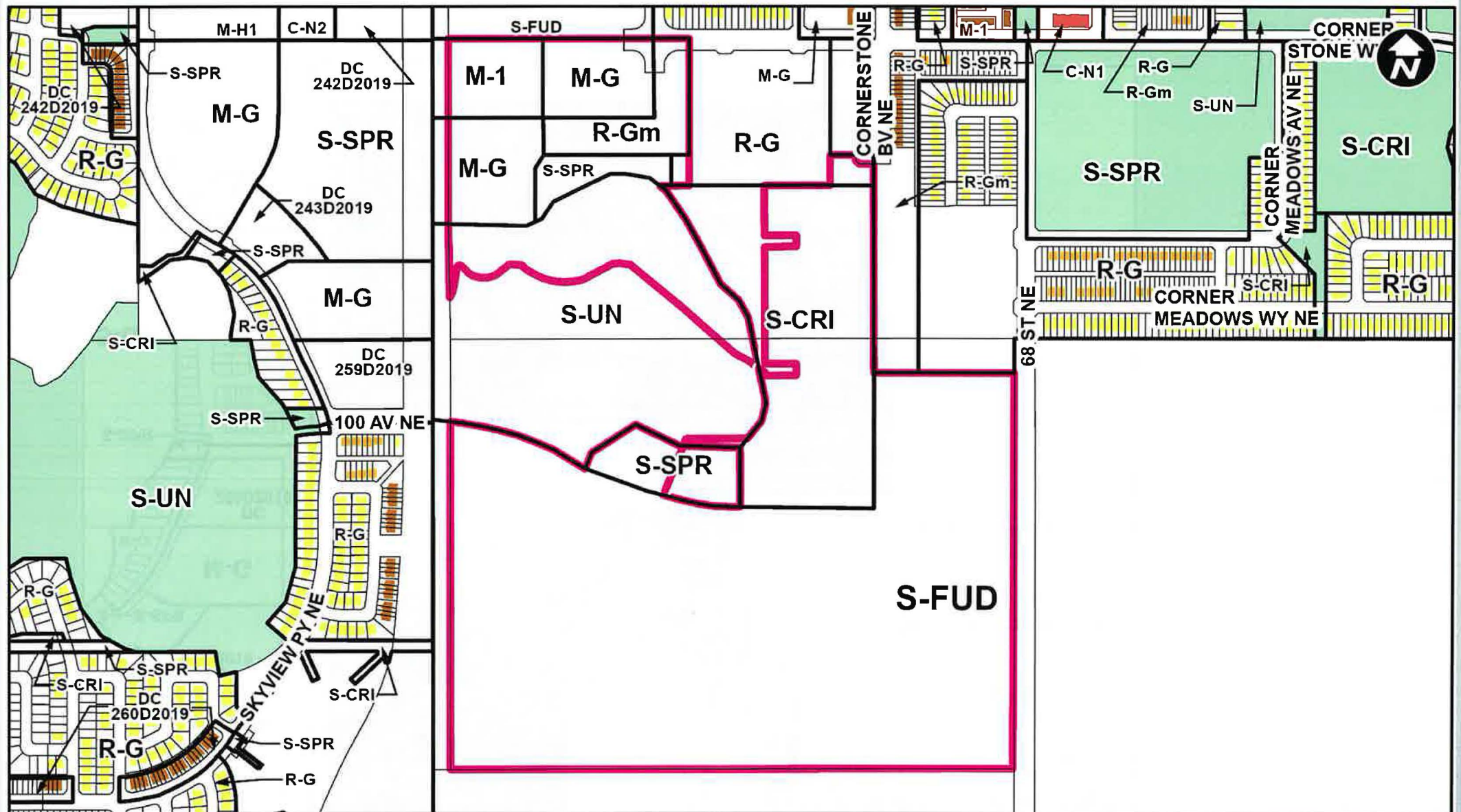
Supplementary Slides

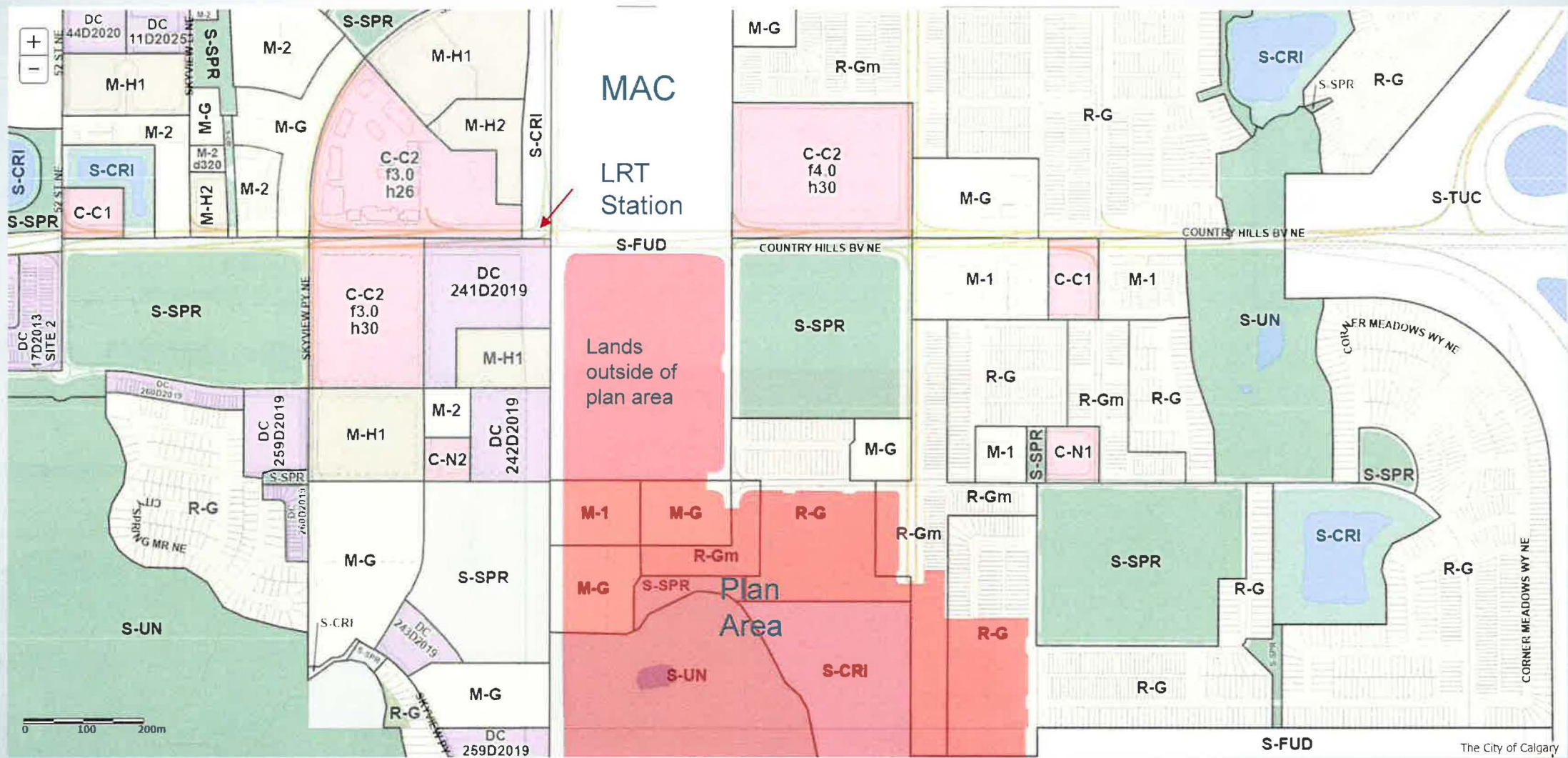
Existing Land Use Map 13



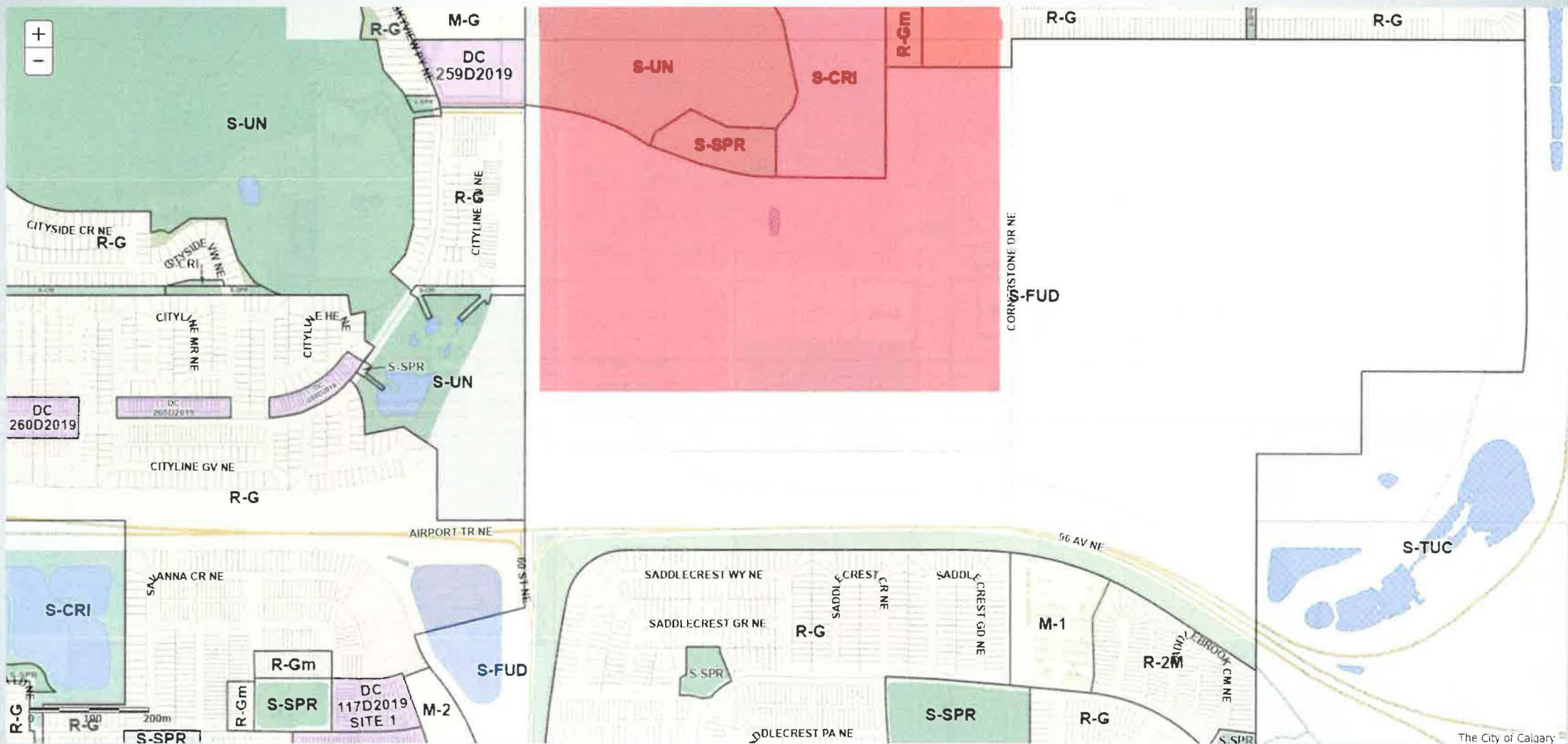
LEGEND

-  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





Surrounding Land Use 16





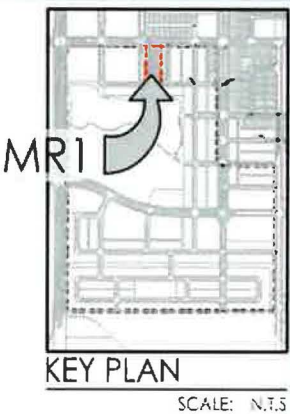






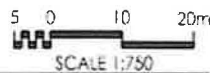
Stormwater Pond Concept Drawing 21



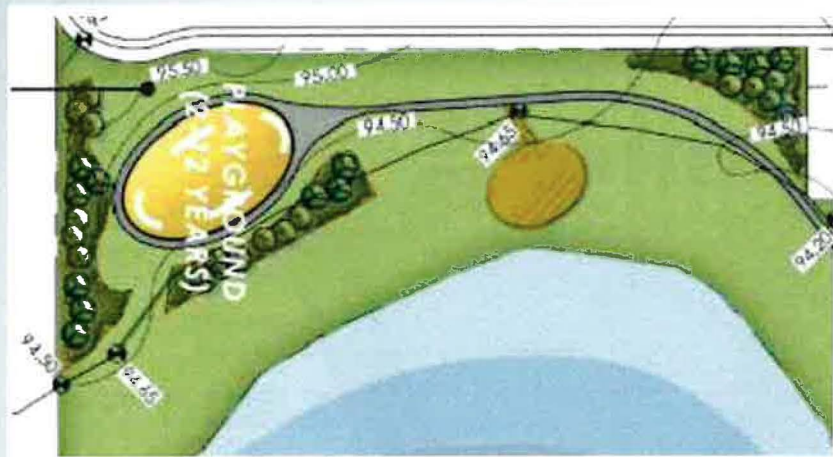


KEY DESIGN ELEMENTS

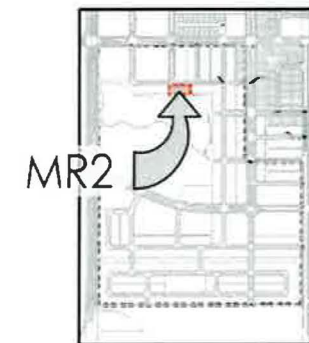
- PATHWAY CONNECTIONS
- MULTIPLE SEATING OPTIONS AND GATHERING SPACES
- MULTI-GENERATIONAL PLAY ZONES
- FITNESS AREA (EG. URBAN OBSTACLES)
- MULTI-USE SPORTS COURT
- GRAVEL WALKING PATH
- BUFFER PLANTING TO SCREEN FROM ADJACENT USES
- INFORMAL PLAY MOUND FOR RUNNING, LOUNGING, PICNICS



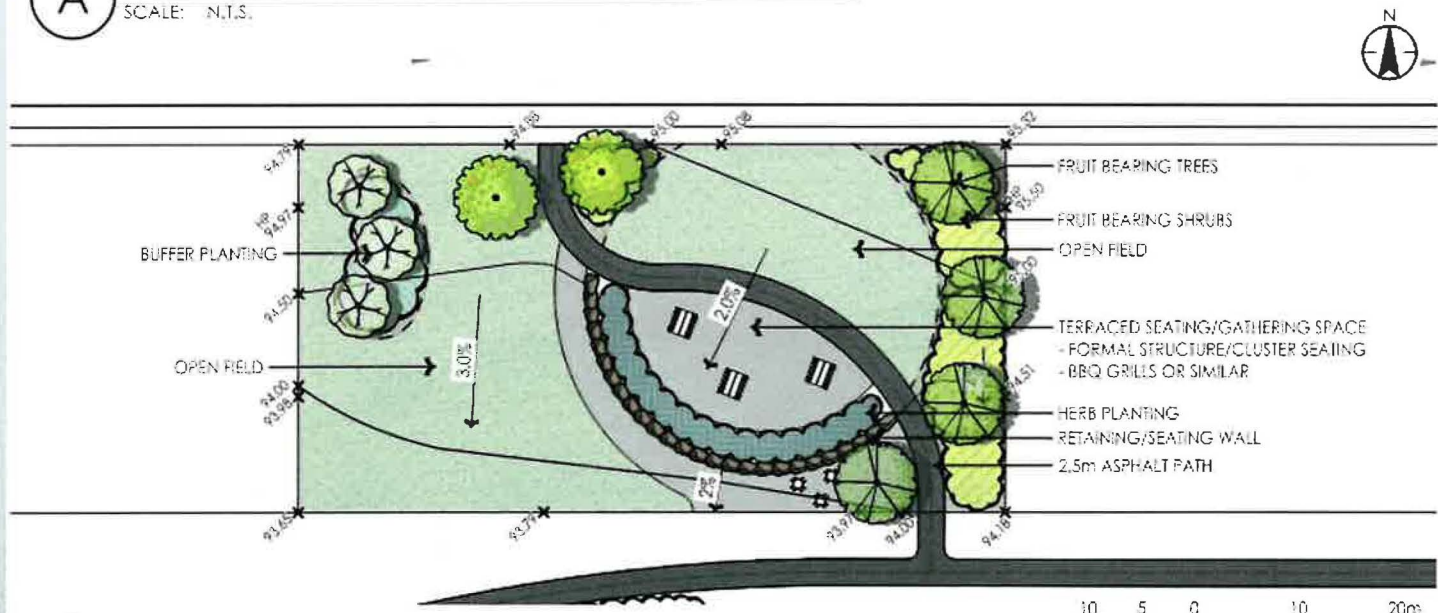
NOTE: PRELIMINARY GRADING ONLY, SUBJECT TO DETAIL DESIGN.



A PREVIOUSLY APPROVED MR
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.



B PROPOSED CONCEPT PLAN
SCALE: 1:500

- KEY DESIGN ELEMENTS**
- PATHWAY CONNECTIONS
 - TERRACED SEATING AND GATHERING SPACES
 - FOOD EQUITY AND COMMUNITY WELLNESS
 - OPEN FIELD FOR ANY INFORMAL USE
 - BUFFER PLANTING TO SCREEN FROM ADJACENT USES

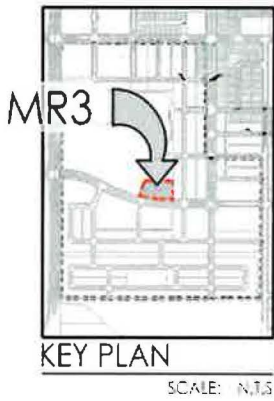
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A PREVIOUSLY APPROVED MR
SCALE: N.T.S.

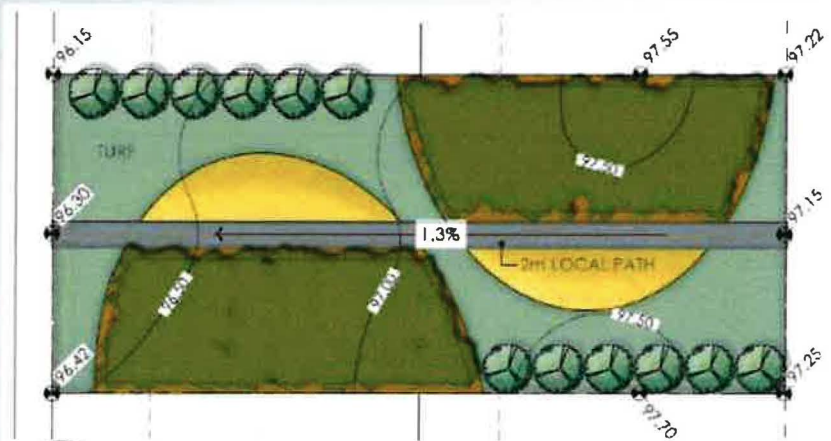


B PROPOSED CONCEPT PLAN
SCALE: 1:750

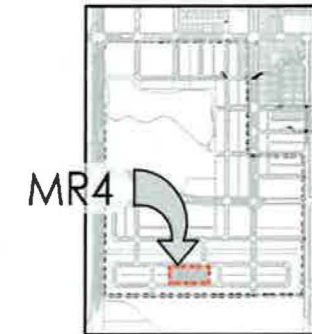


- KEY DESIGN ELEMENTS**
- PATHWAY CONNECTIONS
 - SEATING AND GATHERING SPACES
 - FITNESS EQUIPMENT OR PLAYGROUND EQUIPMENT
 - CIRCUIT WALKING PATHWAY WITH DISTANCE MARKERS
 - BUFFER PLANTING TO SCREEN FROM ADJACENT USES

NOTE: PRELIMINARY GRADING ONLY, SUBJECT TO DETAIL DESIGN.

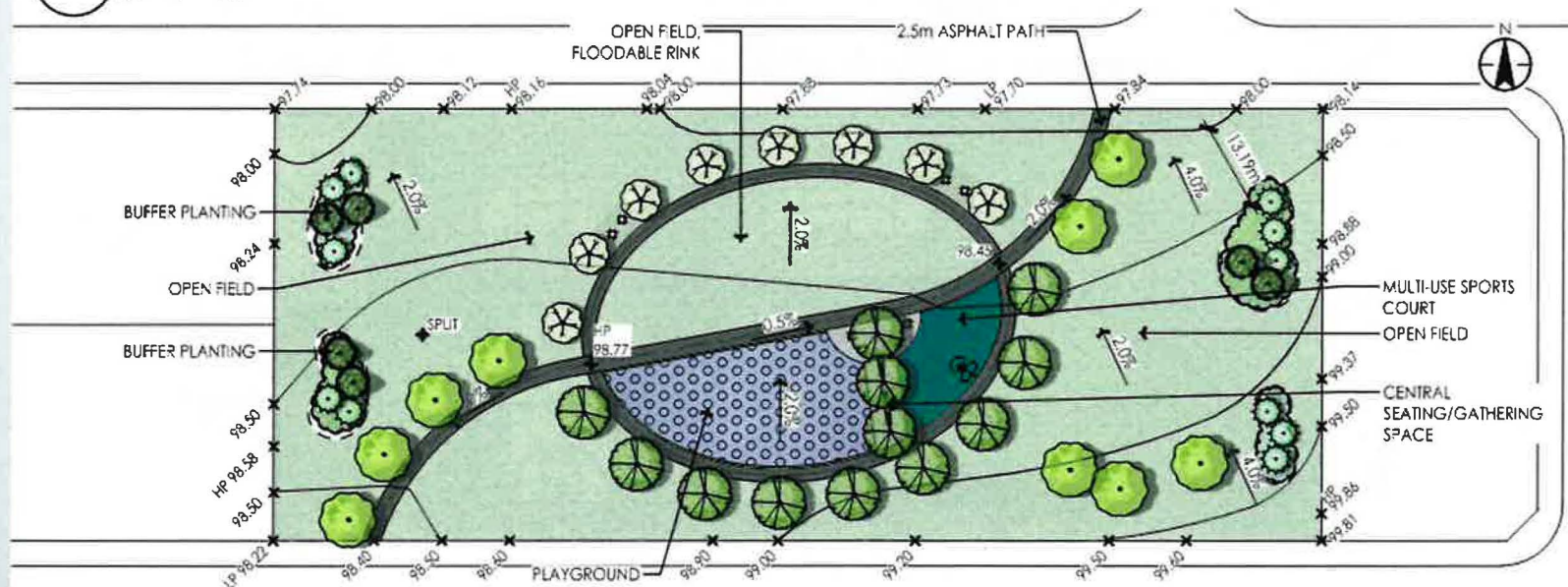


A PREVIOUSLY APPROVED MR
SCALE: N.T.S.



KEY PLAN

SCALE: N.T.S.

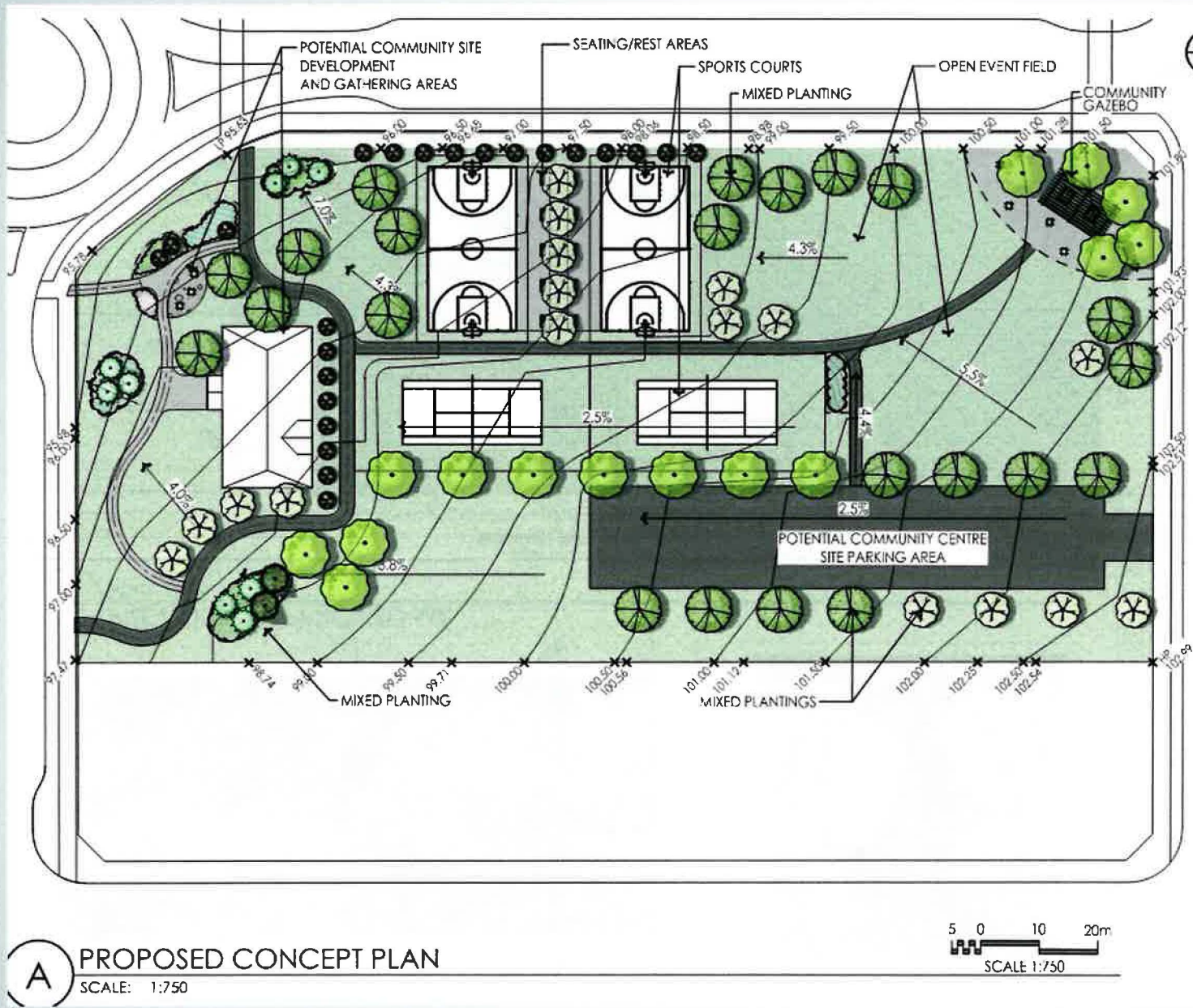


B PROPOSED CONCEPT PLAN
SCALE: 1:750

KEY DESIGN ELEMENTS

- PATHWAY CONNECTIONS
- MULTIPLE SEATING OPTIONS AND GATHERING SPACES (WHICH MAY INCLUDE SHADE STRUCTURE)
- OPEN FIELD FOR ANY INFORMAL USE
 - POTENTIAL FLOODABLE OUTDOOR RINK
 - PICNIC AREA, LAWN GAMES, ETC.
- MULTI-USE SPORTS COURT (HALF BASKETBALL COURT OR SIMILAR)
- PLAYGROUND (AGES 2-12)
- BUFFER PLANTING TO SCREEN FROM ADJACENT USES

NOTE: PRELIMINARY GRADING ONLY, SUBJECT TO DETAIL DESIGN.



KEY DESIGN ELEMENTS

- PATHWAY CONNECTIONS
- MULTIPLE SEATING OPTIONS AND GATHERING SPACES (WHICH MAY INCLUDE SHADE STRUCTURE)
- OPEN FIELD FOR ANY INFORMAL USE
- PROGRAMMABLE EVENT SPACE
- MULTIPLE SPORTS COURTS, WHICH MAY INCLUDE TENNIS, BASKETBALL, ETC.
- MIXED PLANTING TO SCREEN FROM ADJACENT USES

NOTE: PRELIMINARY GRADING ONLY, SUBJECT TO DETAIL DESIGN.

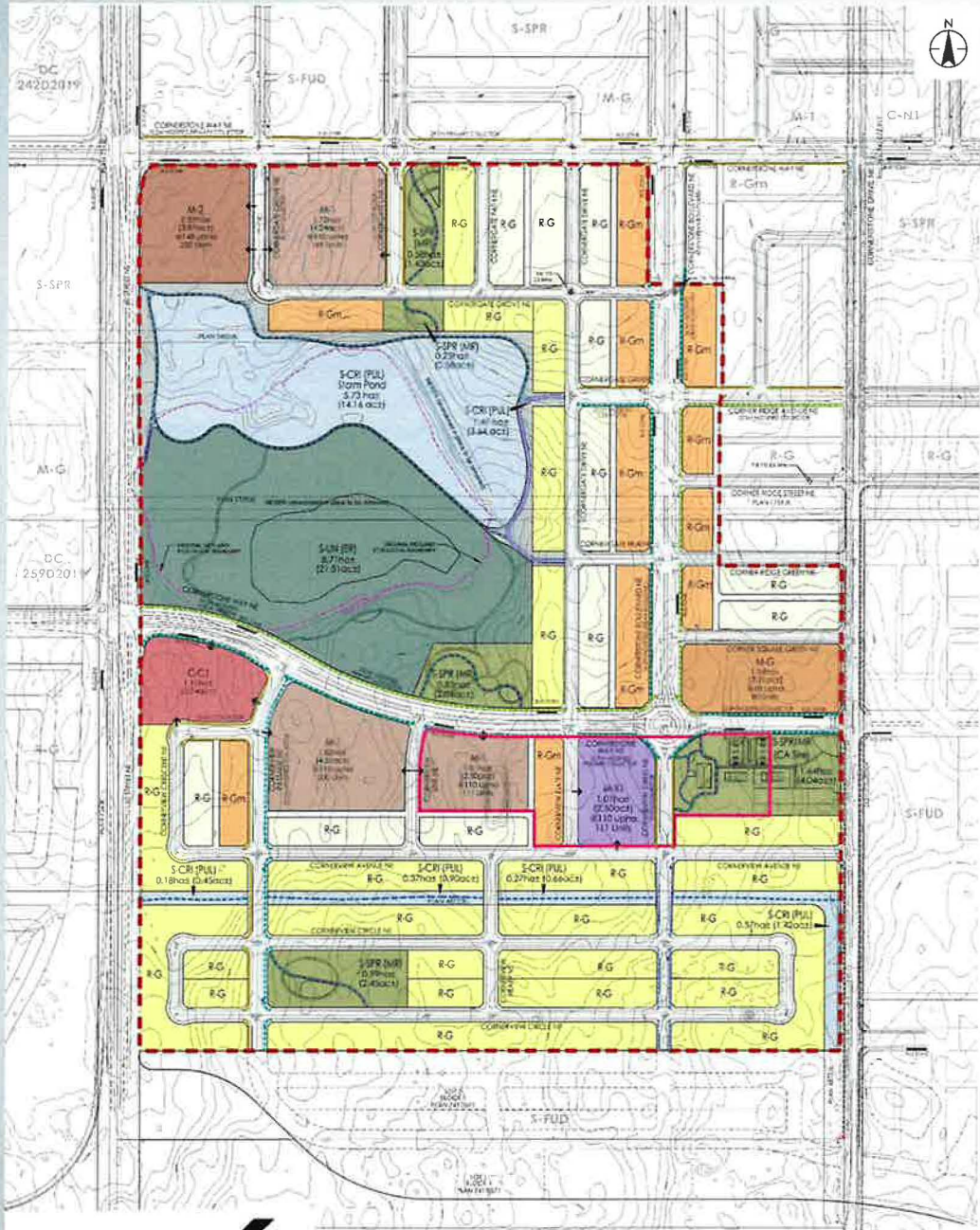


KEY PLAN
SCALE: N.T.S.



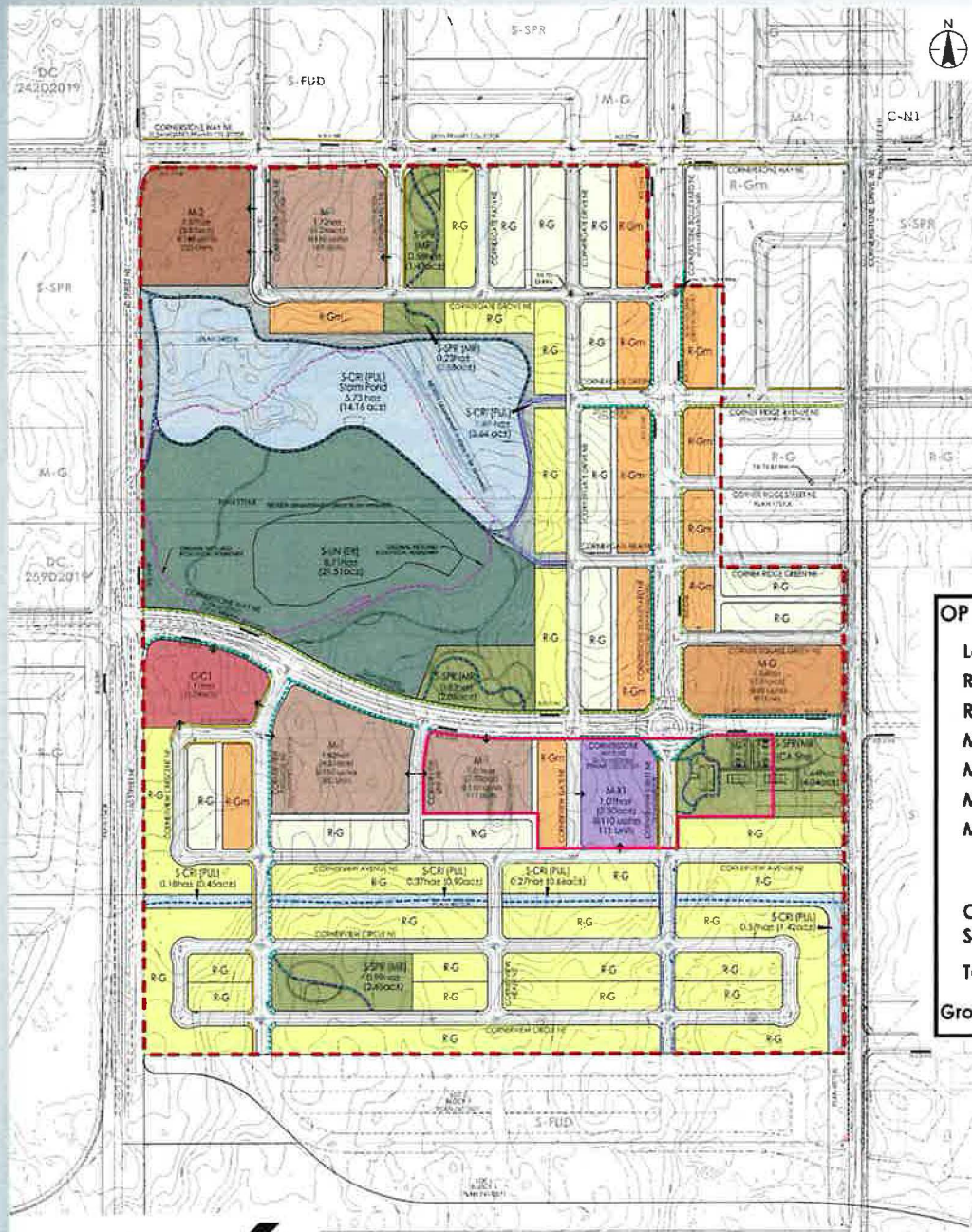
B PREVIOUSLY APPROVED MR
SCALE: N.T.S.

Proposed Outline Plan 27



OUTLINE PLAN STATISTICS					
TOTAL AREA OUTLINED		69.28 ha	171.19 ac		
less ENVIRONMENTAL RESERVE (S-UN)		8.71 ha	21.51 ac		
GROSS DEVELOPABLE AREA (GDA)		60.58 ha	149.68 ac	100.0%	
				Frontage	Units
RESIDENTIAL		31.78 ha	78.54 ac	52.5%	
Low Density		23.31 ha	57.61 ac	38.5%	
R-G Landed		5.00 ha	12.36 ac	1479m	164 units
Anticipated Number of Units (9.0m lot width)					
Maximum Number of Units (6.0m lot width)					
R-G Laneless		13.98 ha	34.55 ac	4119m	457 units
Anticipated Number of Units (9.0m lot width)					
Maximum Number of Units (6.0m lot width)					
R-Gm		4.33 ha	10.70 ac	1244m	203 units
Anticipated Number of Units (6.1m lot width)					
Maximum Number of Units (5.0m lot width)					
Total frontage				6,842m	
Multi-Residential/Mixed-Use		8.47 ha	20.93 ac	14.0%	
M-G		1.34 ha	3.31 ac	80 units	
Anticipated number of units (60upha)					
Maximum number of units (80upha)					
M-1		4.55 ha	11.25 ac	500 units	
Anticipated number of units (110upha)					
Maximum number of units (148upha)					
M-2		1.57 ha	3.87 ac	232 units	
Anticipated number of units (148upha)					
Maximum number of units (148upha)					
M-X1		1.01 ha	2.50 ac	111 units	
Anticipated number of units (110upha)					
Maximum number of units (148upha)					
TOTAL UNITS				Anticipated	1747 units
				Maximum	2343 units
DENSITY		Anticipated:	1747 units	Maximum:	2343 units
		60.54 ha (149.58 ac)		60.54 ha (149.58 ac)	
		= 28.8 upha		= 38.7 upha	
		= 11.7 upac		= 15.7 upac	

Proposed Outline Plan 28



COMMERCIAL	1.11 ha	2.74 ac	1.8%
C-C1 Anticipated FAR 0.3 = 35,800 ft ²	1.11 ha	2.74 ac	
OPEN SPACE	4.27 ha	10.54 ac	7.0%
S-SPR - Credit Open Space	4.27 ha	10.54 ac	7.0%
PUBLIC DEDICATION	23.42 ha	57.86 ac	38.7%
S-CRI Roads and Lanes	8.59 ha	21.23 ac	
	14.83 ha	36.63 ac	

OP Intensity Analysis

Land Use	Units	Area	People	Jobs
R-G (3.3 ppu)	621		2049	
R-Gm (2.3 ppu)	203		466	
M-G (60 upha @ 1.8 ppu)	80		144	
M-1 (110 upha @ 1.8 ppu)	500		900	
M-2 (480 upha @ 1.8 ppu)	232		417	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m2		20
Residential (110 uph @ 1.8 ppu)	111		199	
C-C1 (0.3 FAR @ 1 job/30 m ²)		3300 m2		111
S-SPR CA Site				25
Total			4,175	156
Gross Developable Area (60.58 ha)			71 ppl + jobs/ha	

NAC Intensity Analysis

Land Use	Units	Area	People	Jobs
R-Gm (2.3 ppu)	19		43	
M-1 (110 upha @ 1.8 ppu)	111	1.01 ha	199	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m2		20
Residential (110 uph @ 1.8 ppu)	111		199	
S-SPR CA Site				25
Total			441	45
Anticipated NAC Intensity (3.90 ha)			124 ppl + jobs/ha	

Outline Plan Statistics and Comparison 29

Approved/Proposed Areas & Units Comparison

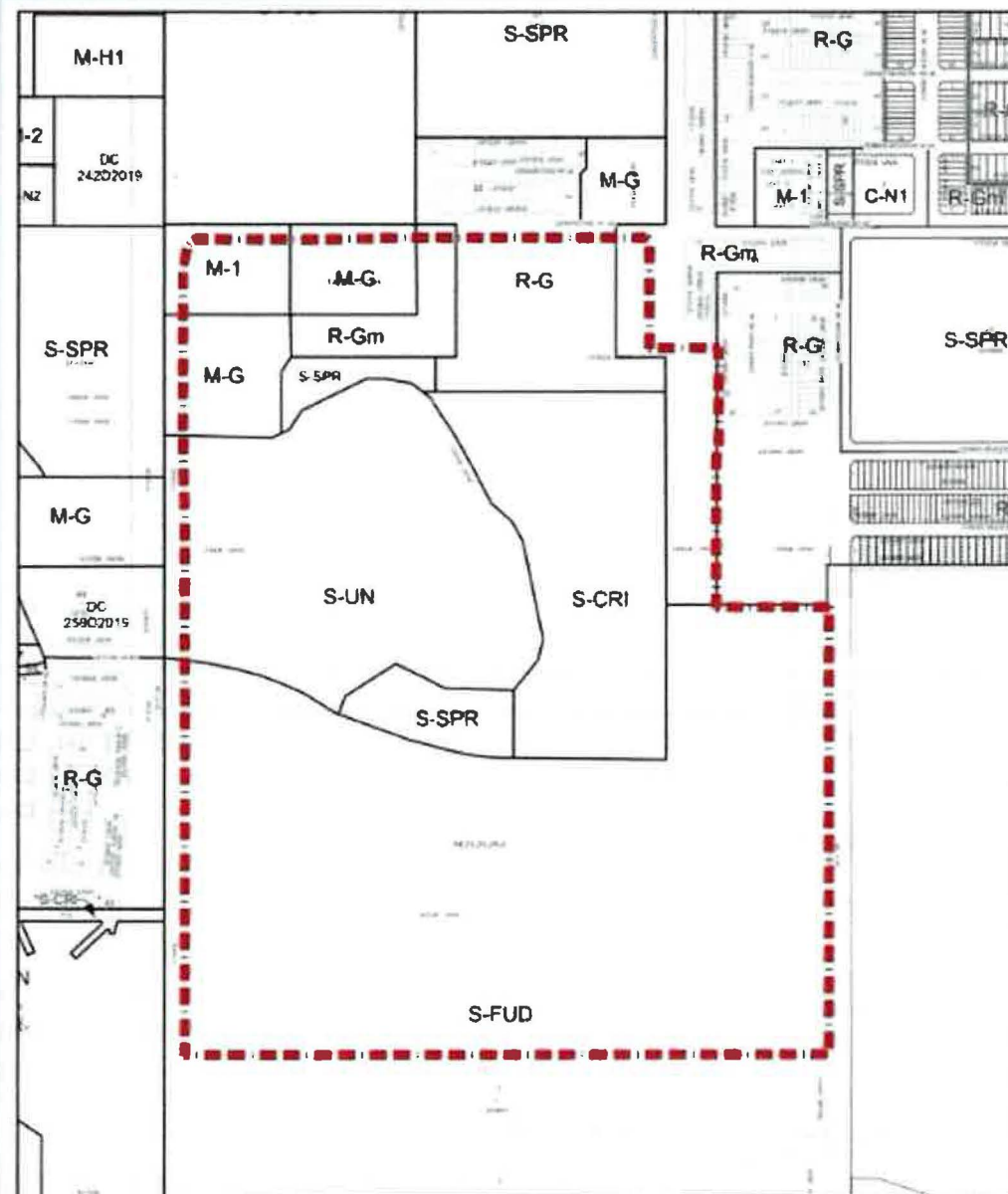
	Approved	Proposed
Total Area	69.28 ha	69.28 ha
Environmental Reserve	12.35 ha	8.71 ha
Gross Developable Area	56.93 ha	60.57 ha
Total Low Density Residential Units	605	824
Total Multi-Residential Units	1030	923
Total Residential Units	1635	1747
Total Commercial	1.18 ha	1.11 ha
Total Open Space	3.63 ha	4.27 ha
Total Public Dedication	22.38 ha	23.42 ha

OUTLINE PLAN STATISTICS

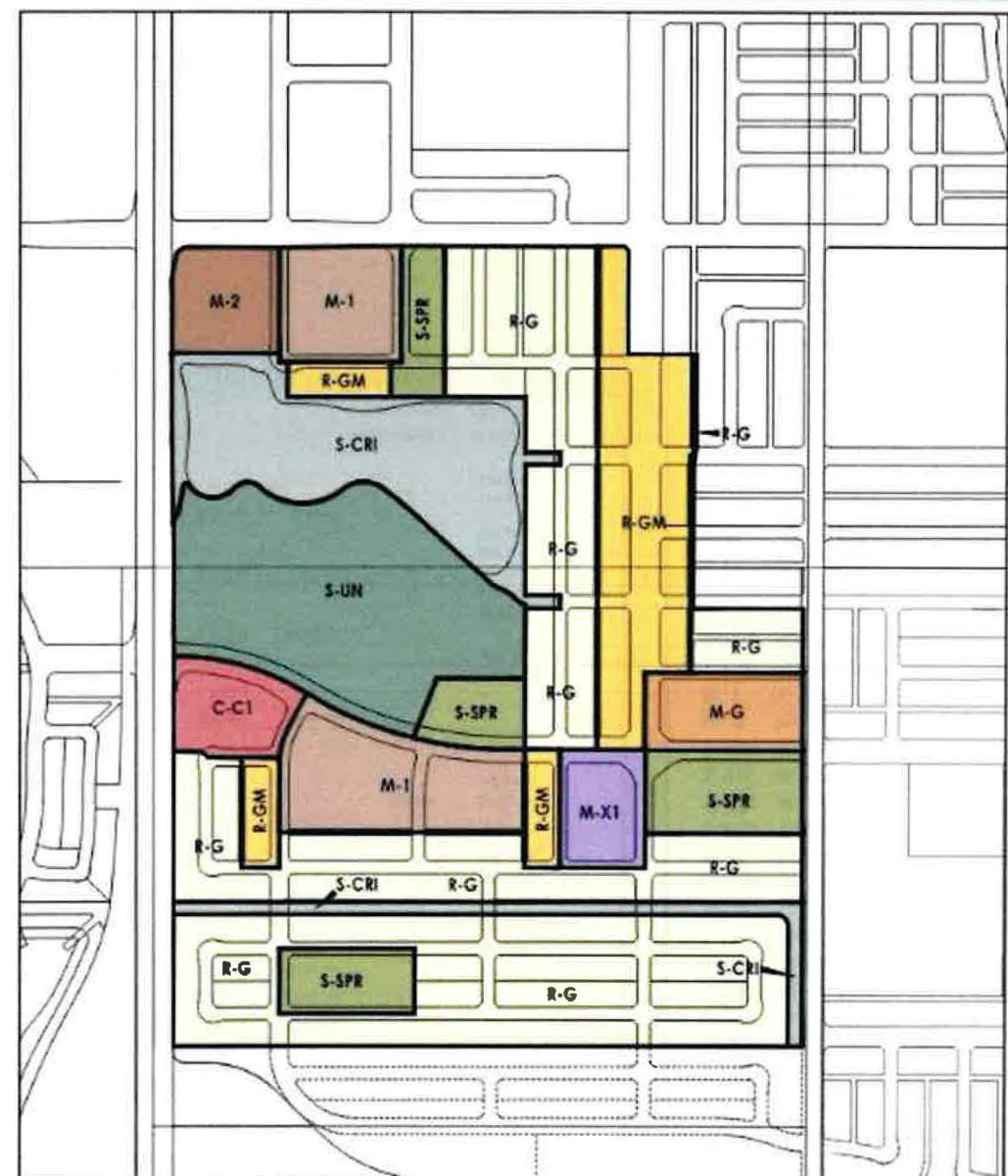
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Anticipated number of units (60upha)				
Maximum number of units (80upha)				
 M-1	4.55 ha	11.25 ac		500 units 674 units
Anticipated number of units (110upha)				
Maximum number of units (148upha)				
 M-2	1.57 ha	3.87 ac		232 units 232 units
Anticipated number of units (148upha)				
Maximum number of units (148upha)				
 M-X1	1.01 ha	2.50 ac		111 units 150 units
Anticipated number of units (110upha)				
Maximum number of units (148upha)				
TOTAL UNITS			Anticipated	1747 units
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PUBLIC DEDICATION	23.42 ha	57.86 ac		38.7%
 S-CRI	8.59 ha	21.23 ac		
Roads and Lanes	14.83 ha	36.63 ac		

LAND USE REDESIGNATION STATISTICS

S-CRI to R-G	3.71 ha	9.16 ac
S-FUD to R-G	18.62 ha	46.00 ac
R-G to R-Gm	0.24 ha	0.59 ac
S-SPR to R-Gm	0.45 ha	1.10 ac
S-CRI to R-Gm	2.53 ha	6.25 ac
S-UN to R-Gm	0.10 ha	0.24 ac
S-FUD to R-Gm	1.65 ha	4.08 ac
S-FUD to M-G	1.87 ha	4.62 ac
R-Gm to M-1	0.75 ha	1.85 ac
M-G to M-1	1.38 ha	3.40 ac
S-SPR to M-1	0.15 ha	0.36 ac
S-CRI to M-1	0.02 ha	0.06 ac
S-UN to M-1	0.02 ha	0.06 ac
S-FUD to M-1	3.60 ha	8.89 ac
M-G to M-2	0.52 ha	1.28 ac
M-1 to M-2	1.19 ha	2.93 ac
S-CRI to M-X1	0.08 ha	0.21 ac
S-FUD to M-X1	1.43 ha	3.54 ac
S-UN to C-C1	0.13 ha	0.32 ac
S-FUD to C-C1	1.49 ha	3.67 ac
R-G to S-SPR	0.24 ha	0.59 ac
R-Gm to S-SPR	0.67 ha	1.65 ac
S-CRI to S-SPR	0.33 ha	0.82 ac
S-UN to S-SPR	0.09 ha	0.23 ac
S-FUD to S-SPR	3.33 ha	8.23 ac
M-G to S-CRI	1.31 ha	3.23 ac
S-SPR to S-CRI	0.23 ha	0.57 ac
S-UN to S-CRI	3.87 ha	9.57 ac
S-FUD to S-CRI	1.47 ha	3.64 ac
S-SPR to S-UN	0.70 ha	1.73 ac
S-CRI to S-UN	0.08 ha	0.19 ac
Total Redesignation	52.23 ha	129.06 ac
R-G to Remain R-G	3.49 ha	8.62 ac
R-Gm to Remain R-Gm	2.39 ha	5.90 ac
S-SPR to Remain S-SPR	0.77 ha	1.90 ac
S-CRI to Remain S-CRI	1.80 ha	4.46 ac
S-UN to Remain S-UN	8.48 ha	20.95 ac

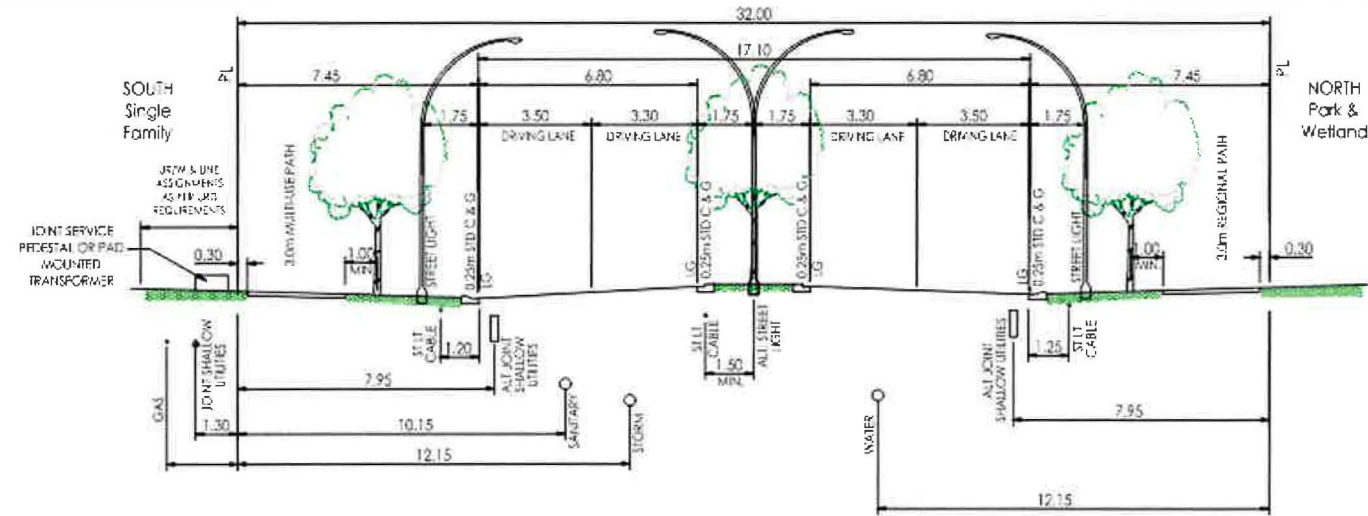


Existing Land Use NTS

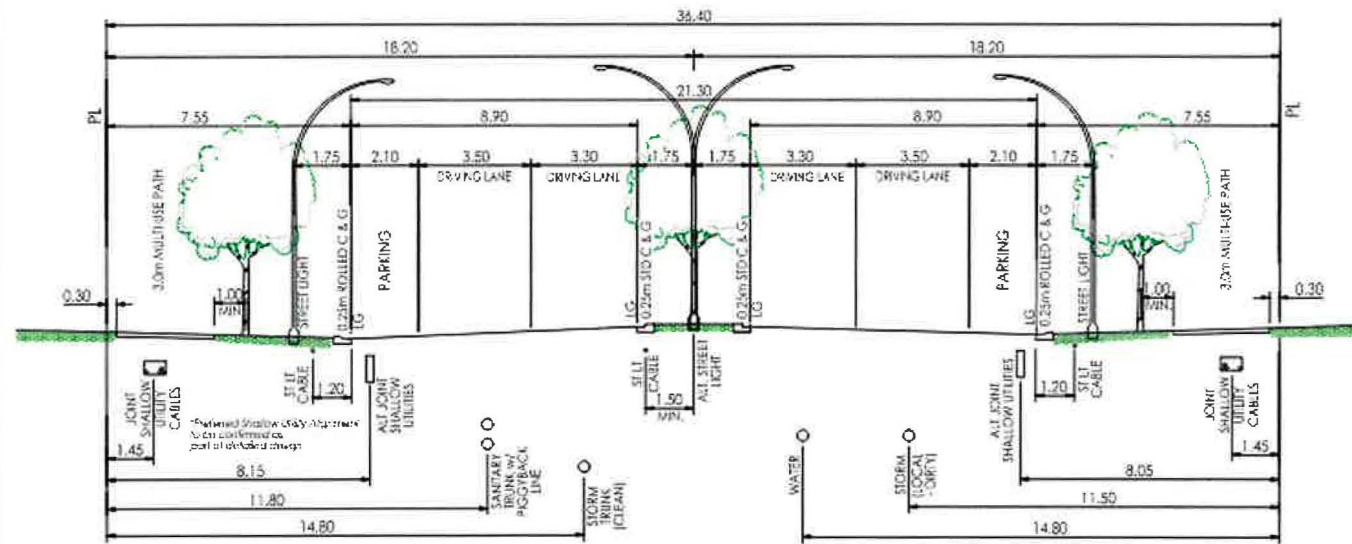


Proposed Land Use NTS

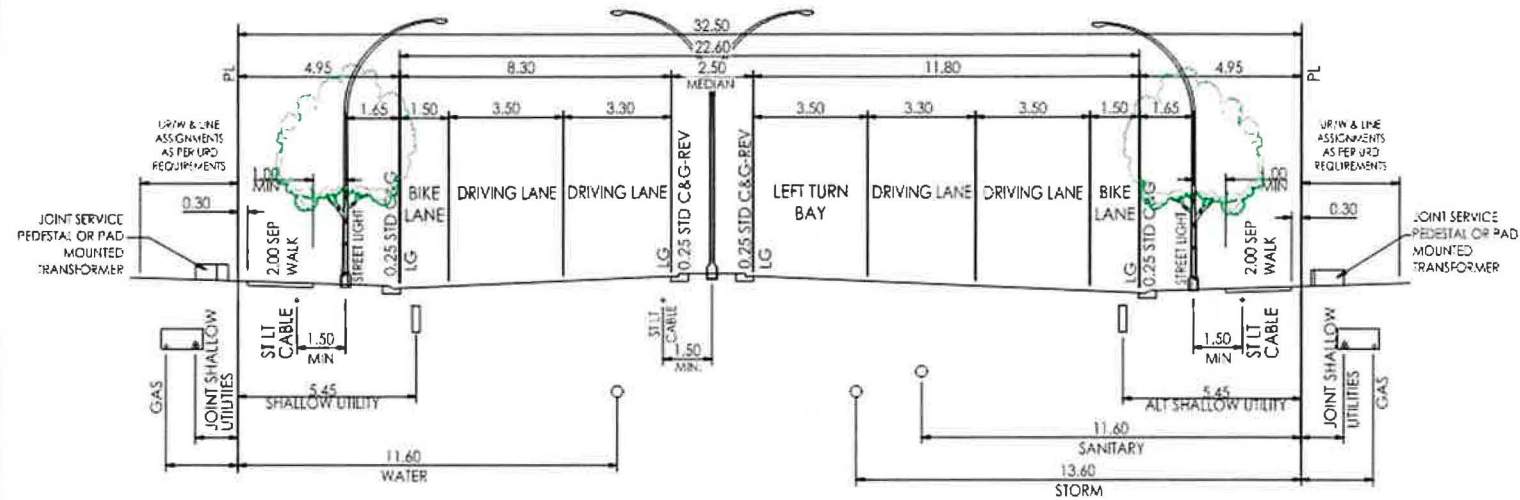
Proposed Outline Plan 31



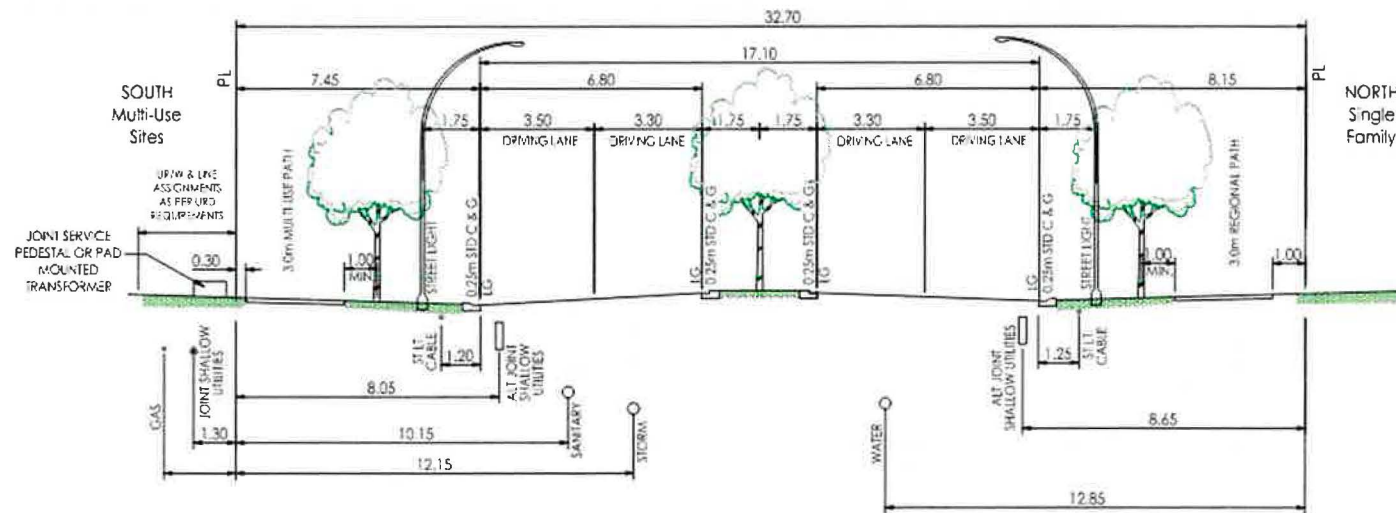
32.0m MODIFIED PRIMARY COLLECTOR
REGIONAL PATHWAY ONE SIDE/MULTI USE PATHWAY ONE SIDE
1:200



36.4m MODIFIED URBAN BOULEVARD
MULTI-USE PATHWAY BOTH SIDES
1:200

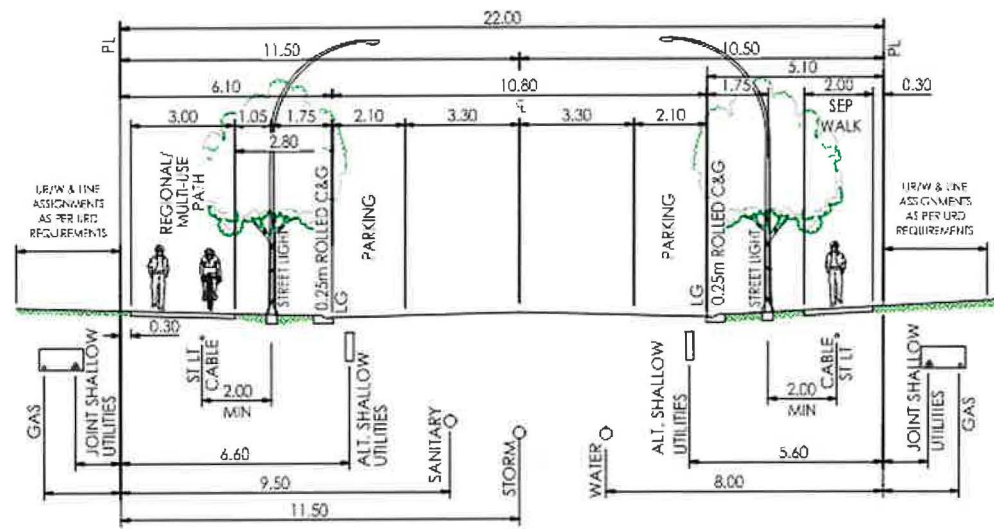


32.5m MODIFIED PRIMARY COLLECTOR
2.0m 2.0m SEPARATE WALK BOTH SIDES
1:200

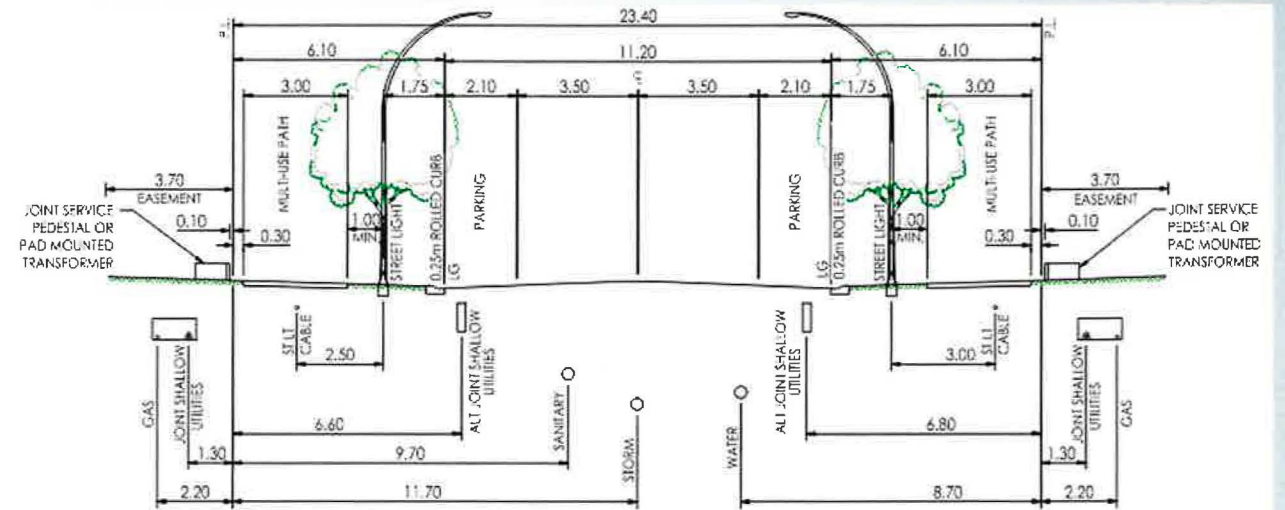


32.7m MODIFIED PRIMARY COLLECTOR
REGIONAL PATHWAY ONE SIDE/MULTI-USE PATHWAY ONE SIDE
1:200

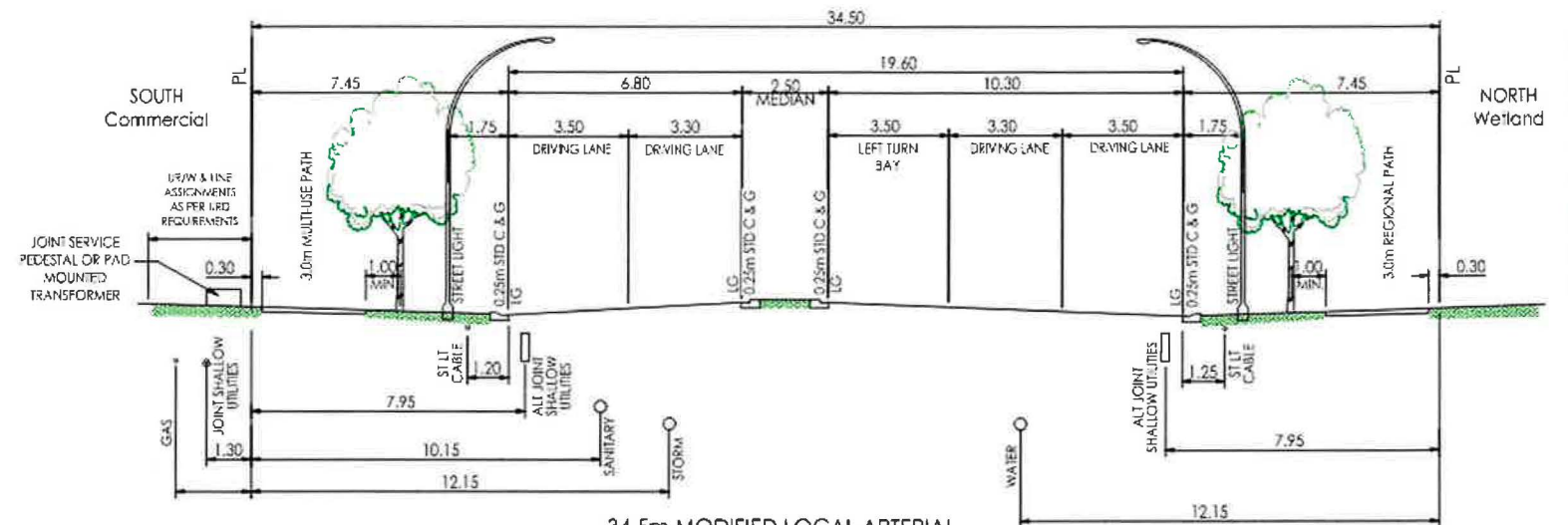
Proposed Outline Plan 33



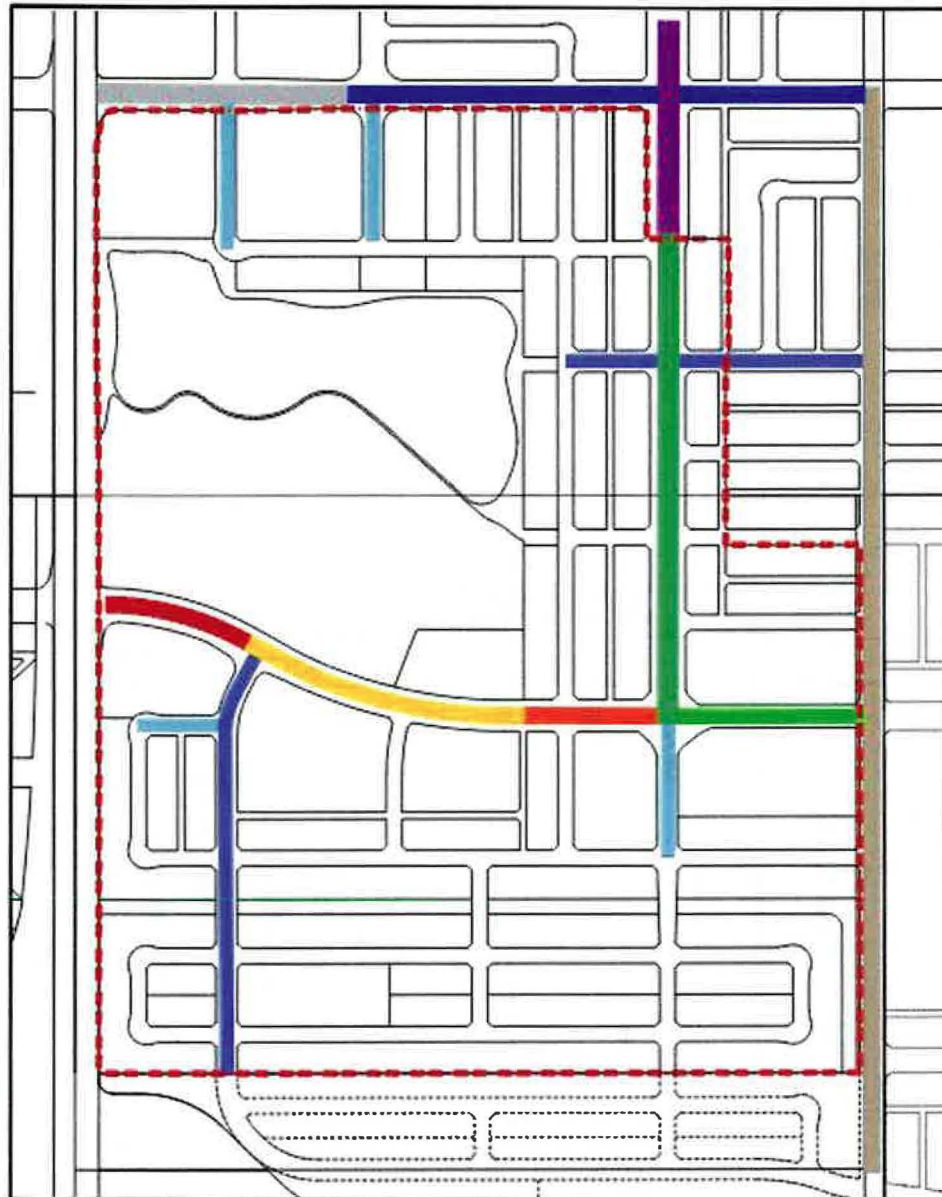
22.00m MODIFIED COLLECTOR
3.0m REGIONAL PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE
1:200



23.4m MODIFIED COLLECTOR
PARKING BOTH SIDES / 3.0m MULTI-USE PATH BOTH SIDES
1:200



34.5m MODIFIED LOCAL ARTERIAL
REGIONAL PATHWAY ONE SIDE/MULTI-USE PATHWAY ONE SIDE
1:200



Road Network Key Map NTS

- 42.6m Urban Boulevard
- 36.4m Modified Urban Boulevard
- 34.5m Modified Local Arterial
- 32.7 Modified Primary Collector
- 32.0m Modified Primary Collector
- 32.5m Modified Primary Collector
- 29.0m Primary Collector
- 26.0m Activity Centre Street
- 25.2m Collector
- 23.4m Modified Collector
- 22.0m Modified Collector
- 21.0m Collector



Location Plan

Portion of E $\frac{1}{2}$ Section 23, Twp 25, Rge 29, W4
& Approved Cornerstone OP (LOC2014-0173)