



Public Hearing of Council

Agenda Item: 7.2.12

1



LOC2024-0104 / CPC2025-0053 Outline Plan, Policy Amendment & Land Use Amendment

March 4, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

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ITEM: 7.2.12 CPC2025-0053

Distrib- Presentation 1

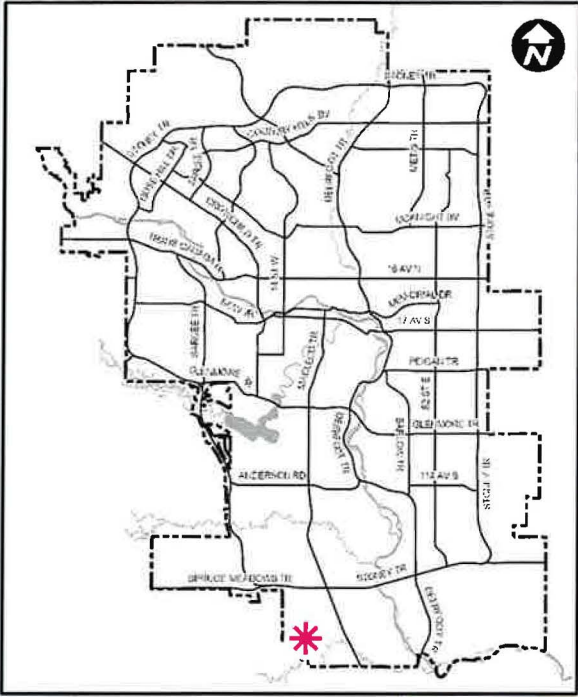
CITY CLERK'S DEPARTMENT



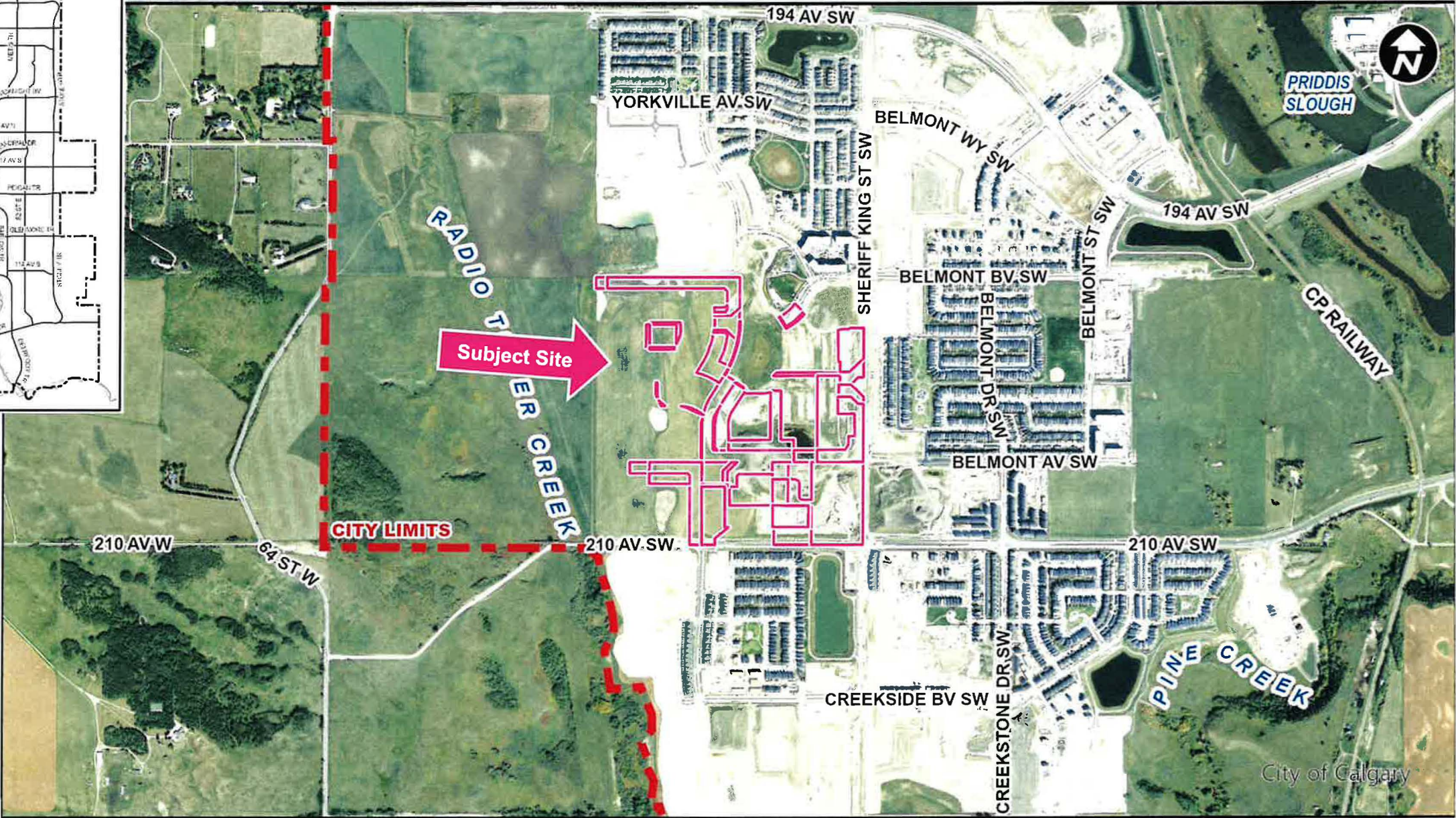
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 24P2025** for the amendments to the West Macleod Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 50D2025** for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

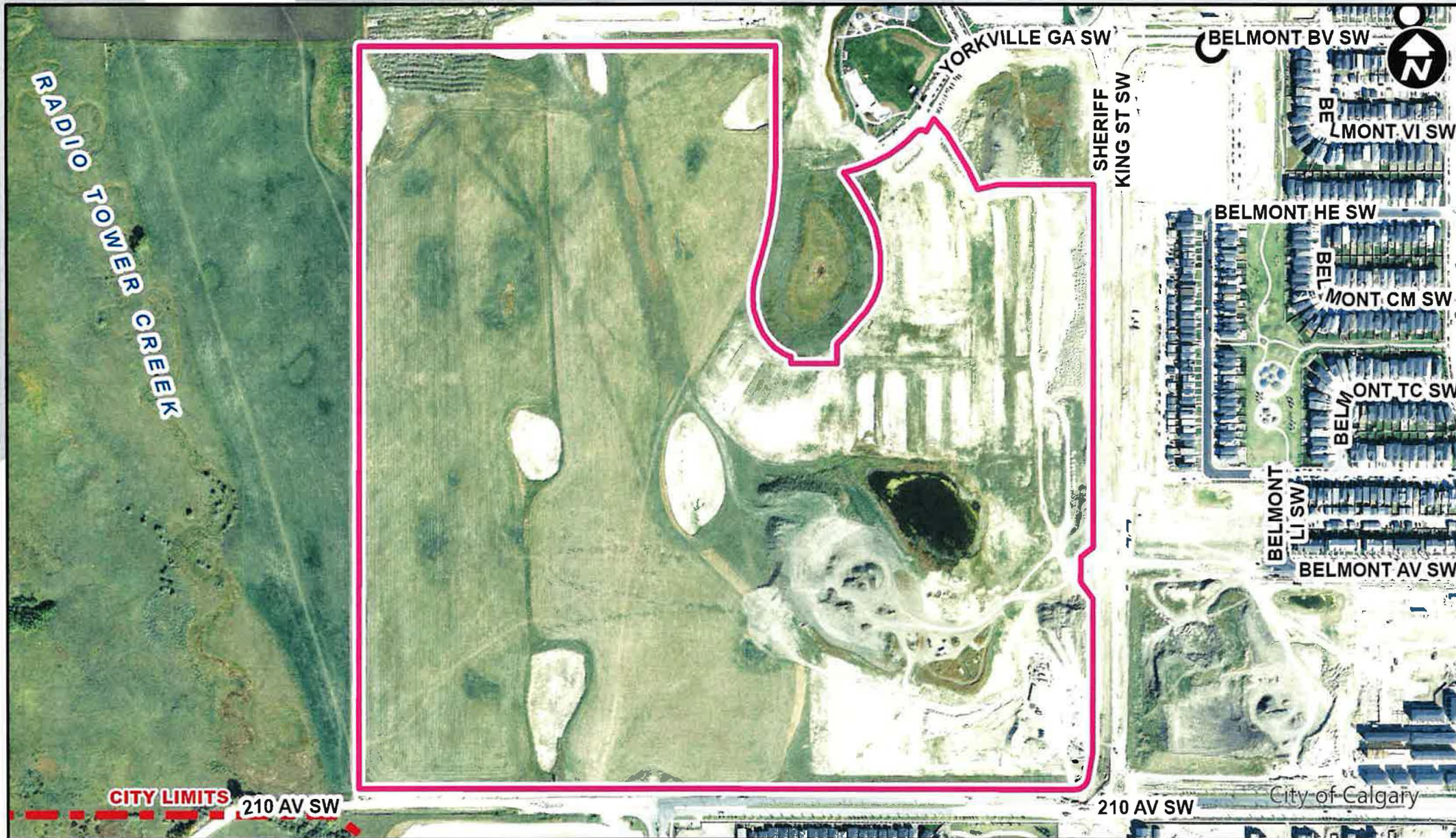


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Outline Plan Location Map

4



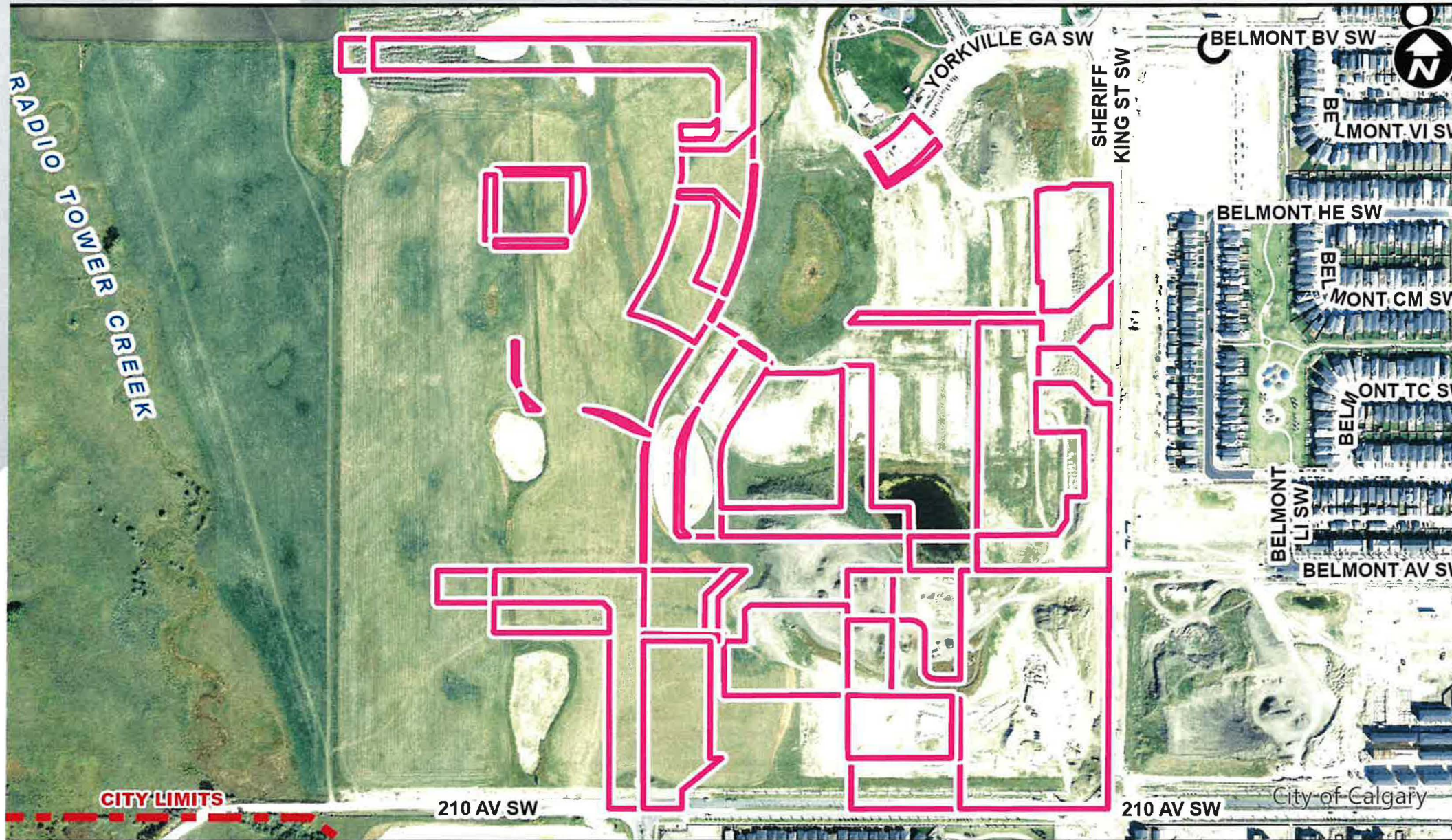
○ Bus Stop

Outline Plan
Area:

55.7 ha
(137.72 ac)
800 m x 800 m

Land Use Amendment Location Map

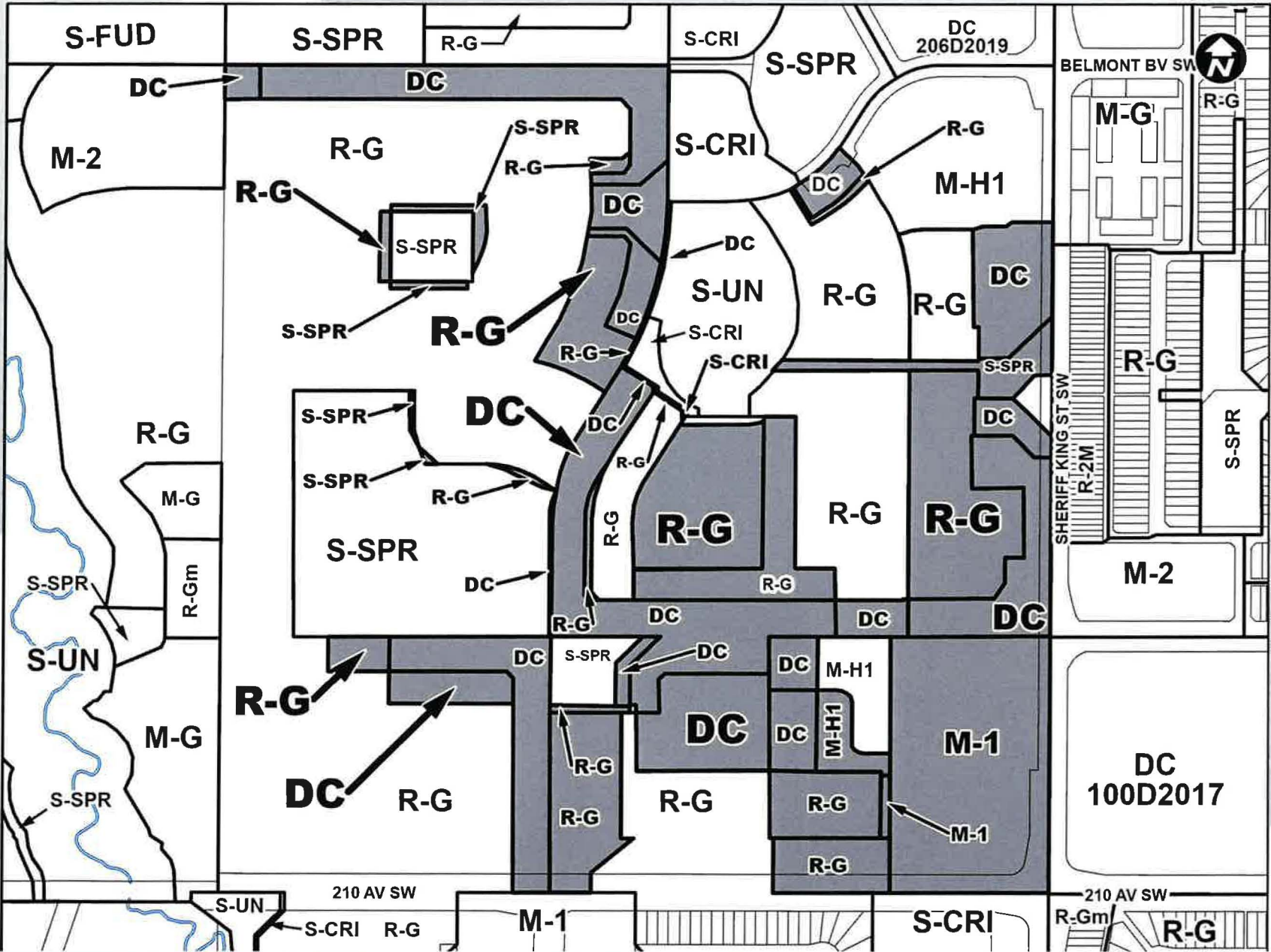
5



○ Bus Stop

**Proposed
Amendment
Area:**

**25.9 ha
(64.2 ac)**



Land Use Changes Include:

- Removal of two DC Sites (1D2016, Site 3) and replaced with R-G District and M-H1 District (to accommodate Firehall)
- Removal of C-COR3 District and replaced with M-1 District
- New DC District to accommodate rowhouses with minimal rear yard setbacks
- Other shifting of land use lines and adjustments for open space areas (S-SPR District)



Existing West Macleod ASP



Proposed West Macleod ASP

Proposed Amendments to the West Macleod ASP:

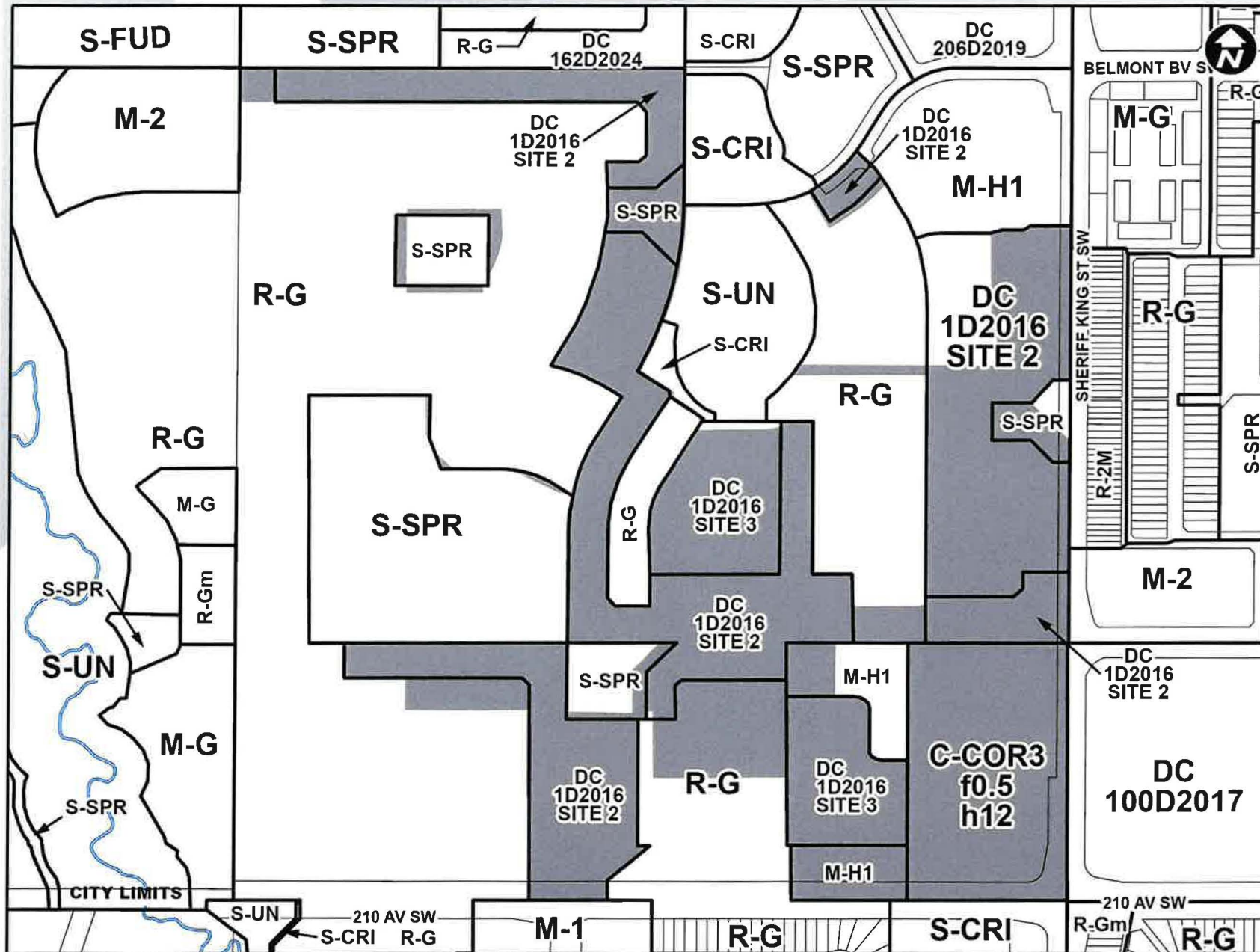
- 1) Relocation of Fire Hall/EMS Site
- 2) Removal of 'Mixed Use Community Node' on west side of Sheriff King ST and shift of the Node to the east.

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Supplementary Slides



Existing Districts:

- Residential – Low Density Mixed Housing (R-G) District
- Direct Control Districts (DC 1D2016, Site 1 and Site 2)
- Special Purpose – School, Park and Community Reserve (S-SPR) District
- Multi-Residential – High Density Low Rise (M-H1) District
- Commercial – Corridor 3 (C-COR3f0.5h12) District

Existing Outline Plan 12



Original Approved Outline Plan, LOC2014-0023

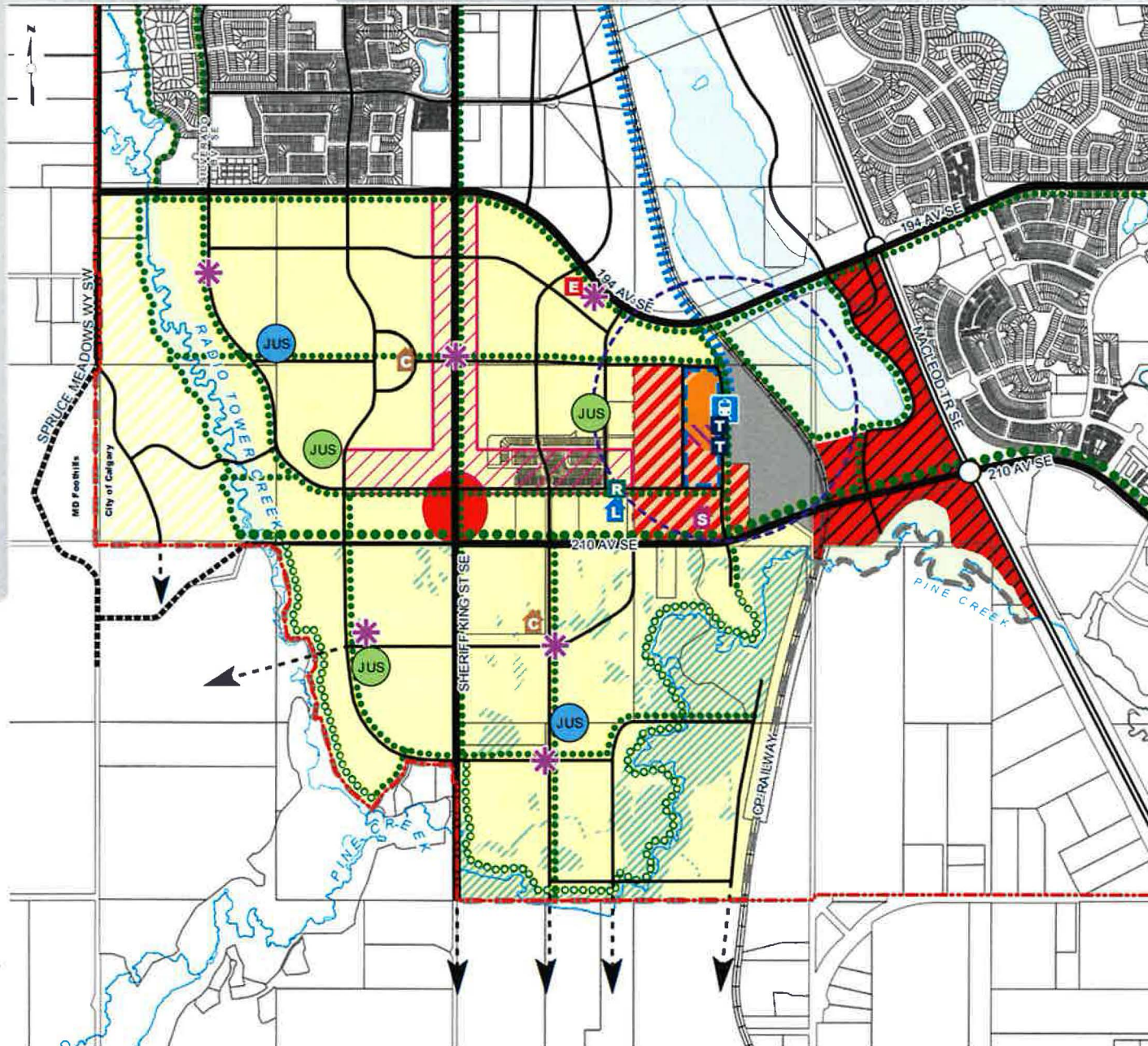


YORKVILLE APPLICATION REVISION HISTORY

- Approved Outline Plan in 2016 (LOC2014-0023) for entire Yorkville community
- Subsequent Outline Plan and Land Use Redesignation revisions made to lands north of the subject site

Approved vs Proposed Outline Plan 13





Legend

- | | | |
|---|-------------------------------|-------------------------|
| Study Area Boundary | Active Connectivity Area | L.R.T. Alignment |
| City Limits | Transit Station Planning Area | L.R.T. Station |
| Residential Area | Joint Use Site | Expressway |
| Residential Area of Interest | Joint/Joint Use Site | Arterial Street |
| High Density/ Mixed Use | Neighbourhood Node | Collector Road |
| Medium Density/ Mixed Use | Community Centre | Potential Road |
| Mixed Use Community Node | Fire Hall/ EMS | M.D. Foothills Road |
| Gateway Planning Area | Library Site | Full Interchange |
| Conservation Study Area (subject to further review) | Public High School Site | Partial Interchange |
| LRT Station and Facilities | Recreation Centre | Primary Cycling Network |
| Main Street Retail Area | Tower Sites | Regional Pathway |
| Environmental Open Space Study Area | | Green Corridor |
| Corridor Planning Area | | |

