

Belvedere Outline Plan and Land Use Redesignation Application: Update

File Number: LOC2016-0189

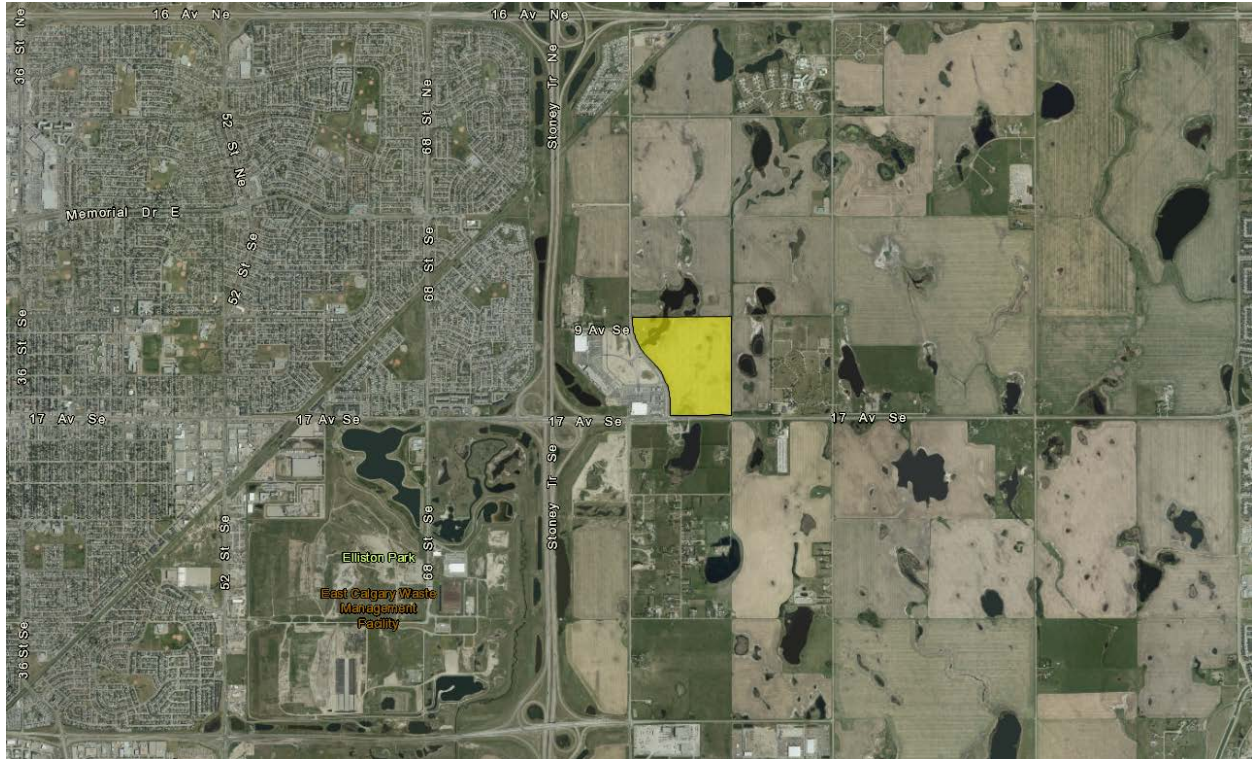


Figure 1: Subject Site

Overview

This application is for a proposed **Outline Plan** and **Land Use Redesignation** for a 50 hectare (124 acre) area located in eastern Calgary. The application is for an area located at the northeast 84 Street SE and 17 Avenue SE. The proposal is anticipated to allow for approximately 1,170 units (approximately 2,480 people) and 890 jobs within 44 hectares (109 acres) of the total plan area.

Update

The *Belvedere Area Structure Plan* is the guiding policy document for this area. The *Belvedere Area Structure Plan* identifies the southern part of the plan area as a “Landfill Policy Review Area” and “Special Study Area”. Based on a recently completed environmental study, it has been determined that development may be considered in this area, subject to further review. A minor policy amendment to the *Belvedere Area Structure Plan* is required to reflect the findings of the study.

For more information about this application, the *Belvedere Area Structure Plan*, or the planning process, visit www.calgary.ca/belvedere or contact Wallace Leung, Planner, City of Calgary Community Planning at (403) 268-2393 or Wallace.Leung@Calgary.ca

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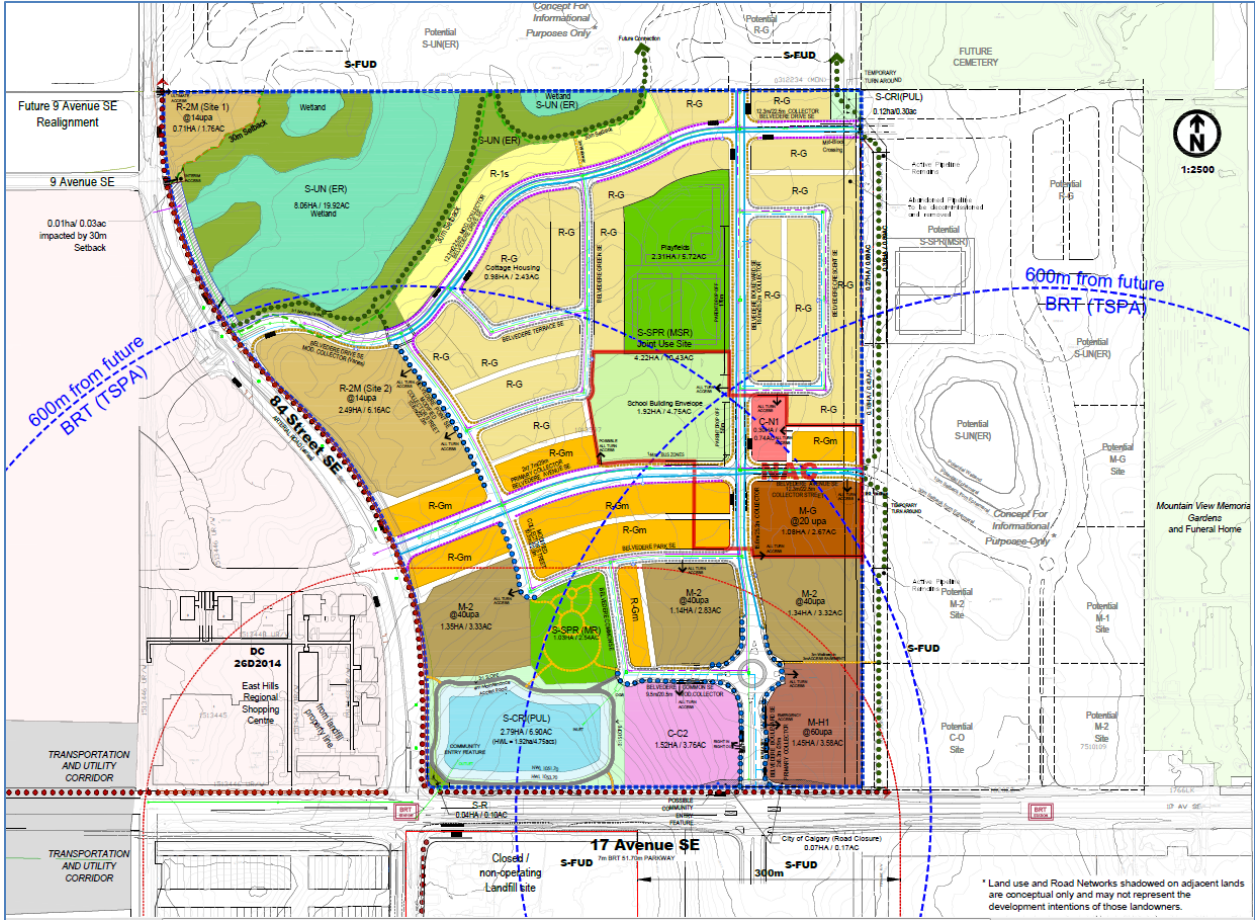


Figure 2: Draft Outline Plan received from B&A Planning Group on July 9, 2018

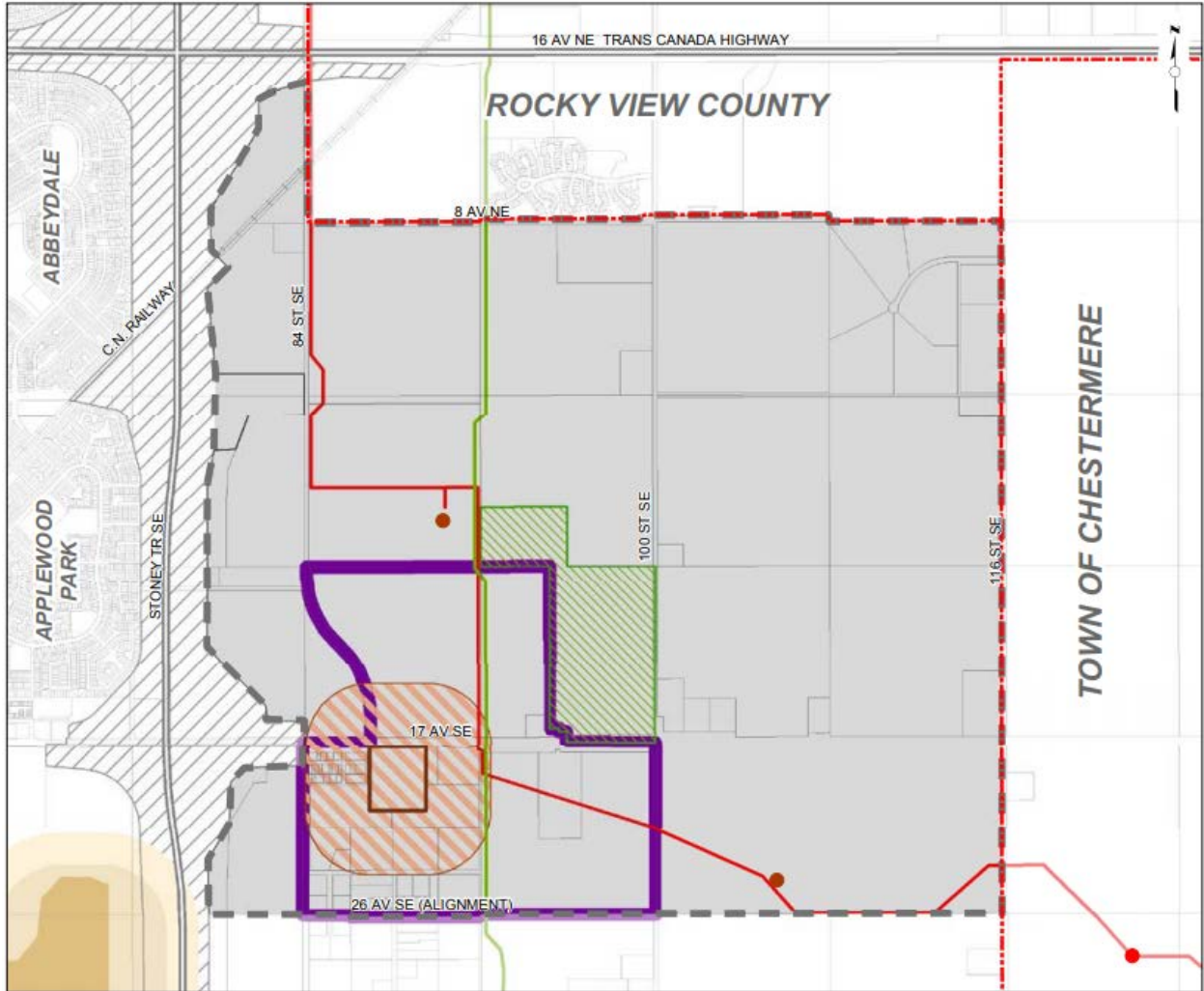
Definitions

Outline Plan provides detailed planning and design of new communities, or the redevelopment of large areas of existing communities. This involves design details such as the preservation of environmental areas, open space locations and reserve dedications, development patterns, land use mixes and local street networks.

Land Use Redesignation involves changing the land use district of a parcel to a different land use district to allow for developed that are currently not allowed. City Administration reviews the redesignation and provides recommendation to Calgary Planning Commission which can recommend approval or refusal, however City Council is the decision making authority.

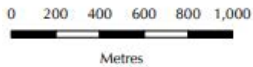
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Map 3

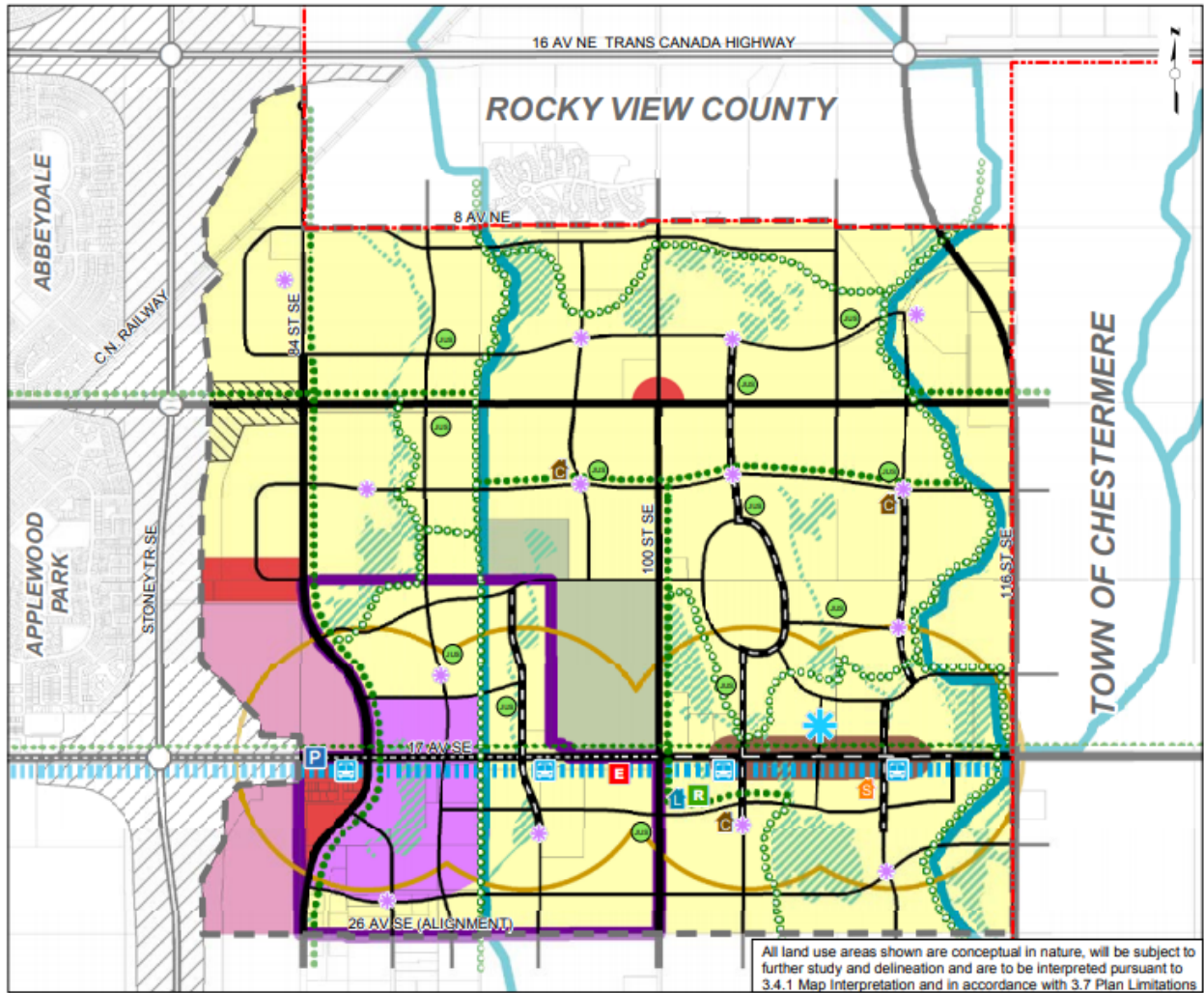
Attributes and Constraints



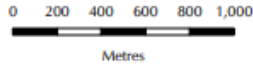
- Legend**
- City / Town / County Limits
 - Transportation / Utility Corridor
 - Plan Area
 - Cemetery
 - Sour Gas Well Suspended*
 - Abandoned Well
 - Abandoned Pipeline
 - Low Vapor Pressure Pipeline
 - Low Vapor Pressure Pipeline 15m Setback
 - East Calgary Landfill
 - East Calgary Landfill 300m Permanent Setback
 - East Calgary Landfill 450m Working Area Setback
 - Landfill Property Boundary
 - 300m Permanent Setback
 - Policy Review Area

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Map 5
Land Use
Concept



- | | | | |
|-------------------------------------|--|-------------------------|--|
| Legend | | | |
| City / Town / County Limits | Transit Station Planning Area | Skeletal Road | |
| Transportation / Utility Corridor | Community Centre | Arterial Street | |
| Plan Area Boundary | Emergency Response Station | Urban Boulevard | |
| Policy Review Area | Library | Neighbourhood Boulevard | |
| Neighbourhood Area | Recreation Facility | Parkway | |
| Neighbourhood Area (Restricted) | Community Activity Centre | Collector Road | |
| Community Retail 2 Centre | Neighbourhood Activity Centre | Full Interchange | |
| Special Study Area | Joint Use Site | Overpass | |
| Urban Corridor | High School | Regional Pathway | |
| Cemetery | Shepard Regional Drainage System (per 2011 AECOM Report) | Green Corridor | |
| Environmental Open Space Study Area | | BRT Route | |
| | | BRT Stop | |
| | | Park and Ride | |



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How to Participate

Provide comments on LOC2016-0189 at:

<https://developmentmap.calgary.ca/#property/LOC2016-0189>

Read the A Community Guide to the Planning Process at:

calgary.ca/PDA/pd/Pages/Understanding-the-planning-process.aspx

Learn about Land Use and Bylaw Amendments at:

calgary.ca/PDA/pd/Pages/Zoning.aspx

Visit the Project Webpage and read the Belvedere Area Structure Plan at:

Calgary.ca/belvedere

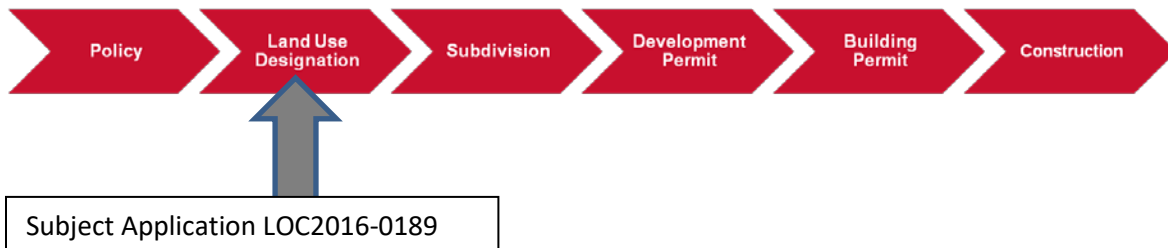
View Calgary Planning Commission at:

<http://www.calgary.ca/PDA/pd/Pages/Public-notice/Calgary-Planning-Commission-agenda.aspx>

Participate in the City Council Public Hearing at:

Calgary.ca/council

Development Process



Note:

Anticipated timeline for this Outline Plan and Land Use Redesignation application (LOC2016-0189) at City Council is Fall/Winter 2018. Please contact Planner for additional information on timeline or the Development Process.