

Burlington

Phase 2

Area
Structure
Plan



BURLINGTON PHASE 2

Area Structure Plan

Approved by City Council
On May 28, 1984
ByLaw No. 5P84

Office Consolidation
2006 September

Note: This office consolidation includes the following amending Bylaw:

AMENDMENT	BYLAW	DESCRIPTION	DATE
1	19P89	a. Map 1 – replaced (superceded by 17P90) b. Section 2 – new paragraph added c. Section 2 – paragraph deleted, replaced (superceded by 17P90)	1989 July 17
2	17P90	a. Map 1 – replaced b. Section 1.1 – paragraph deleted, replaced c. Section 2 – paragraph deleted, replaced	1990 September 10

Amended portions of the text are printed in italics and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

PUBLISHING INFORMATION

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ADDITIONAL COPIES: THE CITY OF CALGARY
PLANNING INFORMATION CENTRE #8115
P.O. BOX 2100, STN 'M'
CALGARY, AB CANADA T2P 2M5
TEL (403) 268-5333 FAX (403) 268-4615

BURLINGTON PHASE 2 AREA STRUCTURE PLAN

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1. INTRODUCTION

1.1 Study Area Description

The Burlington Phase 2 Area Structure Plan encompasses a 70 hectare (173 acre) area bounded on the north by 32 Avenue N.E., on the east by the Transportation and Utility Corridor, on the south by the Trans-Canada Highway and on the west by 68 Street N.E. and the Burlington Phase 1 area. All of these lands were annexed to the City effective January 1, 1983, with the exception of an area 5.20 hectares (12.84 acres) in size (two parcels), which was annexed to the City effective July 1, 1989. 17P90

The majority of the southern half and part of the northern half of the Burlington Phase 1 area has been designated low density residential, with associated local commercial and joint use sites as shown on Map 1.

1.2 Policy Context

The Calgary Regional Plan, 1971 designates the Burlington Phase 2 area as a High Density District, within which urban development is permissible. The Calgary General Municipal Plan designates the study area as a new area for general urban development, and as suitable for an area structure plan.

This area structure plan conforms with both of these statutory plans, in accordance with the requirements of the Planning Act.

1.3 Transportation and Servicing

A framework for the transportation and servicing infrastructure necessary to accommodate development of the Burlington Phase 2 area was established within the context of the Burlington Phase 1 Area Structure Plan. Subsequent to adoption of that Plan a stormwater management scheme, incorporating retention ponds

within the Phase 2 area, has been established to the satisfaction of the City Engineer.

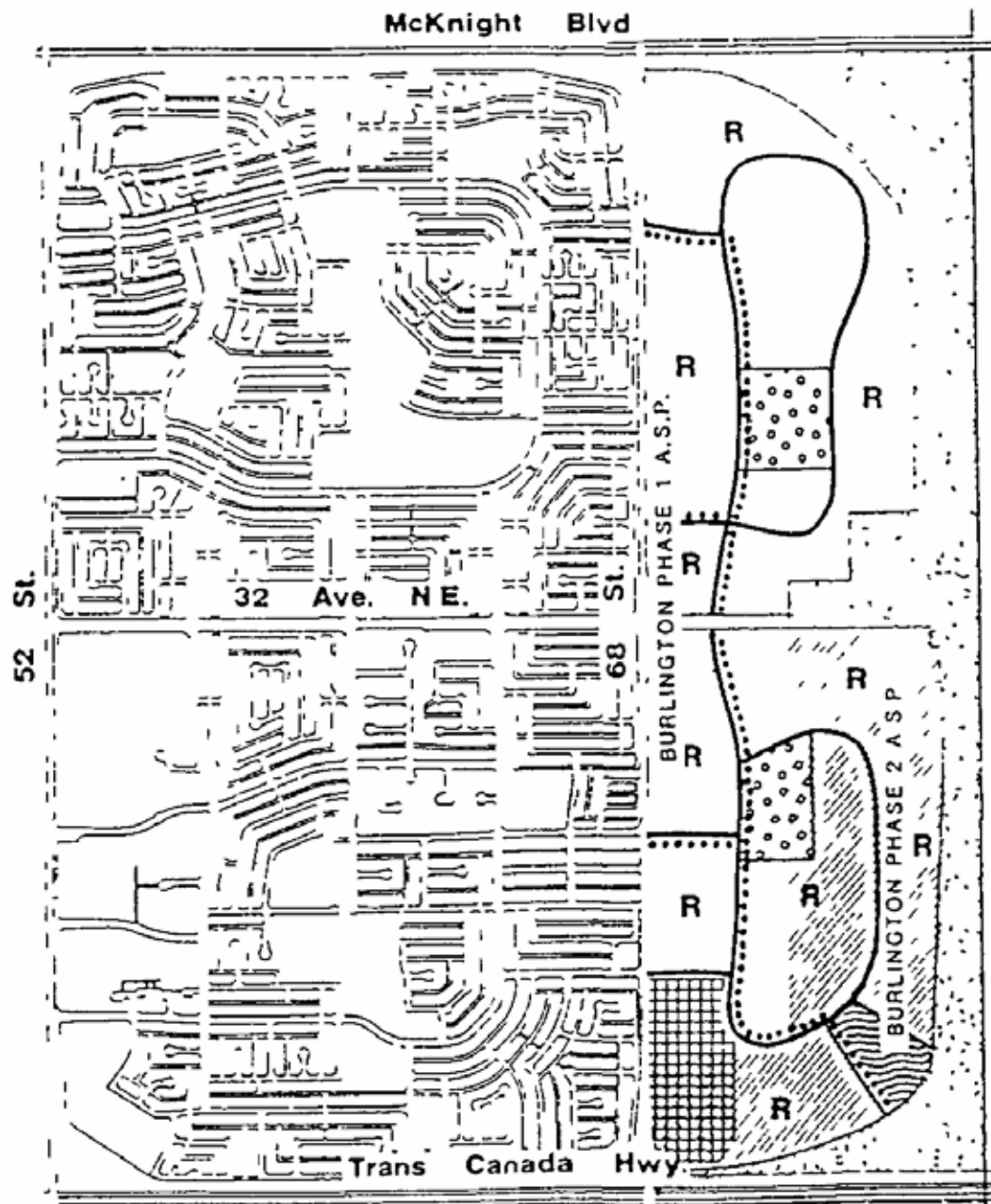
2. THE PLAN

The plan for Burlington Phase 2, as shown on Map 1, is an extension of the approved Phase 1 Area Structure Plan. This is consistent with the “ultimate land use concept” for the community, as shown in Map 13 within the Supporting Information for Burlington Phase 1.

The Plan provides for residential development, predominantly in the form of single family housing. A single joint use site overlapping the Phase 1 and Phase 2 Area Structure Plans will accommodate a community recreation facility as well as a public elementary school. A loop-collector road, with connections through the Phase 1 area to 68 Street N.E., allows for the provision of bus transit services within a convenient walking distance to all area residents. The plan also includes a stormwater retention pond which, in addition to its primary function of stormwater management, will provide open space amenity features. A second pond will eventually be required to the north of 32 Avenue to service development in that area, although a suitable location has not been determined.

The plan also provides for a site to accommodate a portion of a sector shopping centre east of 68 Street N.E. as shown in Map 1. This commercial site extends further north into the area covered by Burlington Phase 1 Area Structure Plan. The total area to be allocated to this proposed shopping centre is 23 acres, of which roughly 4.7 hectares (11.6 acres) is included in the study area, while the balance is within Burlington Phase 1 Area Structure Plan boundary. 19P89

Residential density in Burlington Phase 2 is expected to be in the range of 10-15 units per hectare (4 to 6 units per acre) overall. At this density, the population to be accommodated within the plan area is expected to be between 2100-3100 people. 19P89, 17P90










BURLINGTON
Phase 2

MAP
1

Land Use Plan

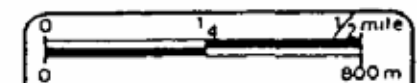
LEGEND

-  Phase 2
Area Structure Plan
- R** Residential
-  Joint Use Site
-  Commercial
-  Pedestrian/Bicycle
Pathway
-  Storm Water
Retention Pond
-  Primary Collector or
Collector Road
-  Transportation And
Utility Corridor

JULY 1990



THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT



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5P84
Amended
19P89, 17P90