

Public Hearing of Council

Agenda Item: 7.2.2



LOC2025-0022 / CPC2025-0574

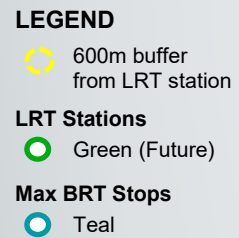
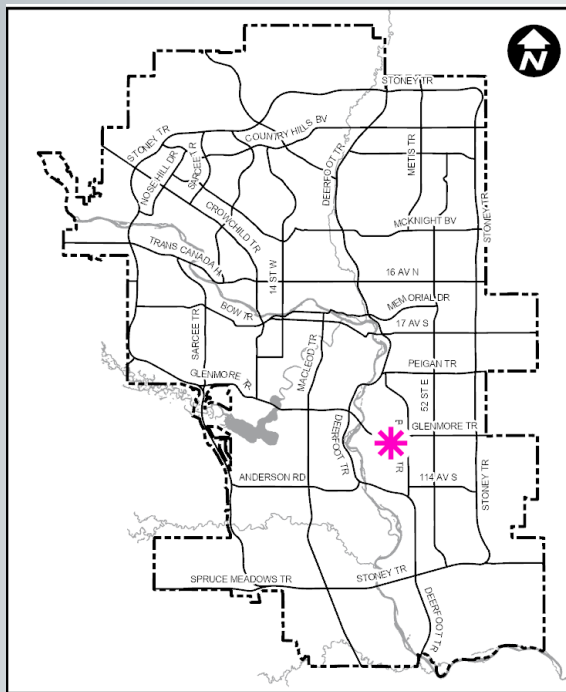
Land Use Amendment

July 15, 2025

Calgary Planning Commission's Recommendation:

That Council:

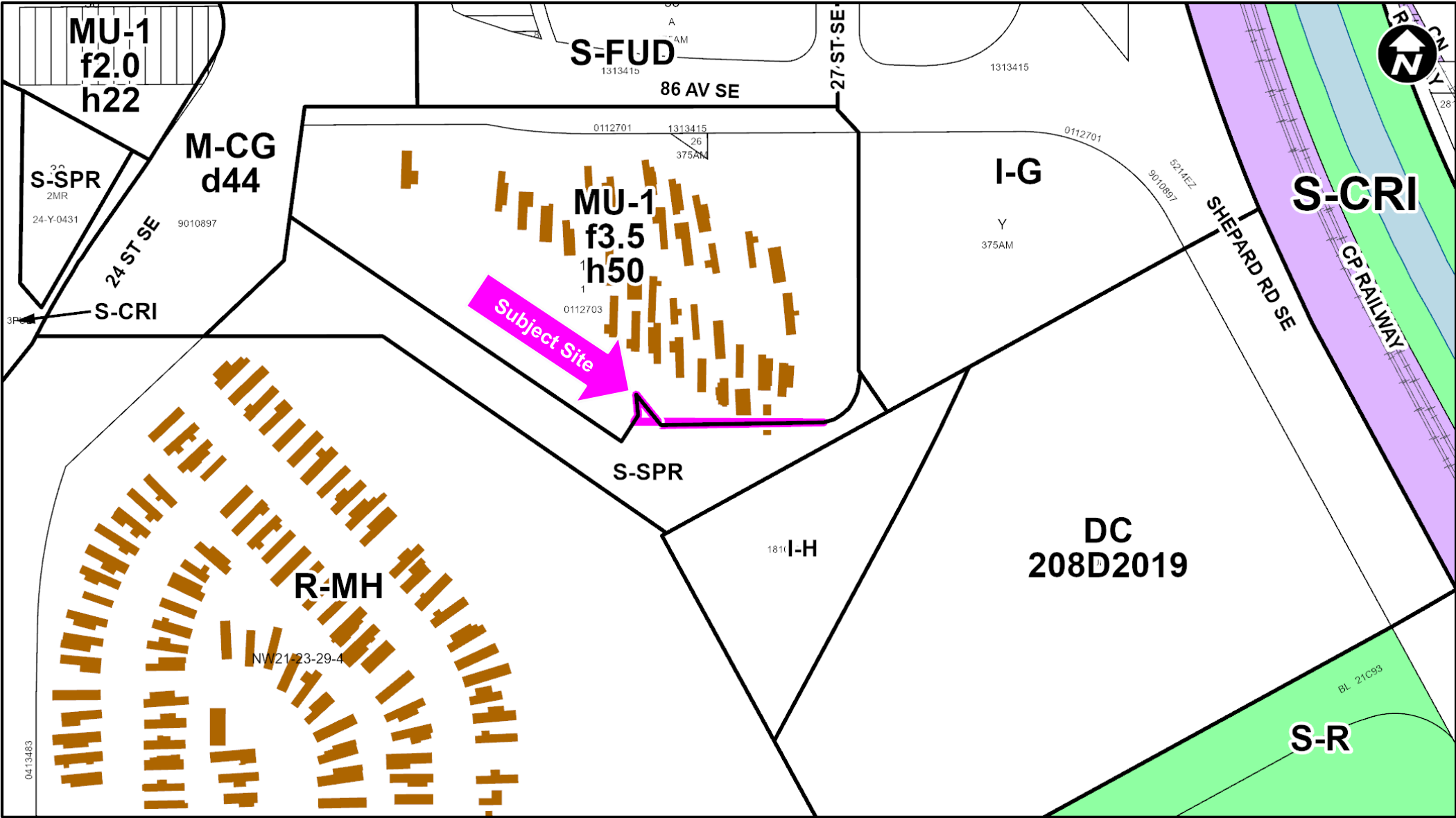
Give three readings to **Proposed Bylaw 110D2025** for the redesignation of 0.01 hectares $\pm$ (0.03 acres $\pm$) located at 2787 – 86 Avenue SE (Plan 0112703, Block 1, Lot 1) from Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (SSPR) District and Mixed Use – General (MU-1f3.5h50) District.

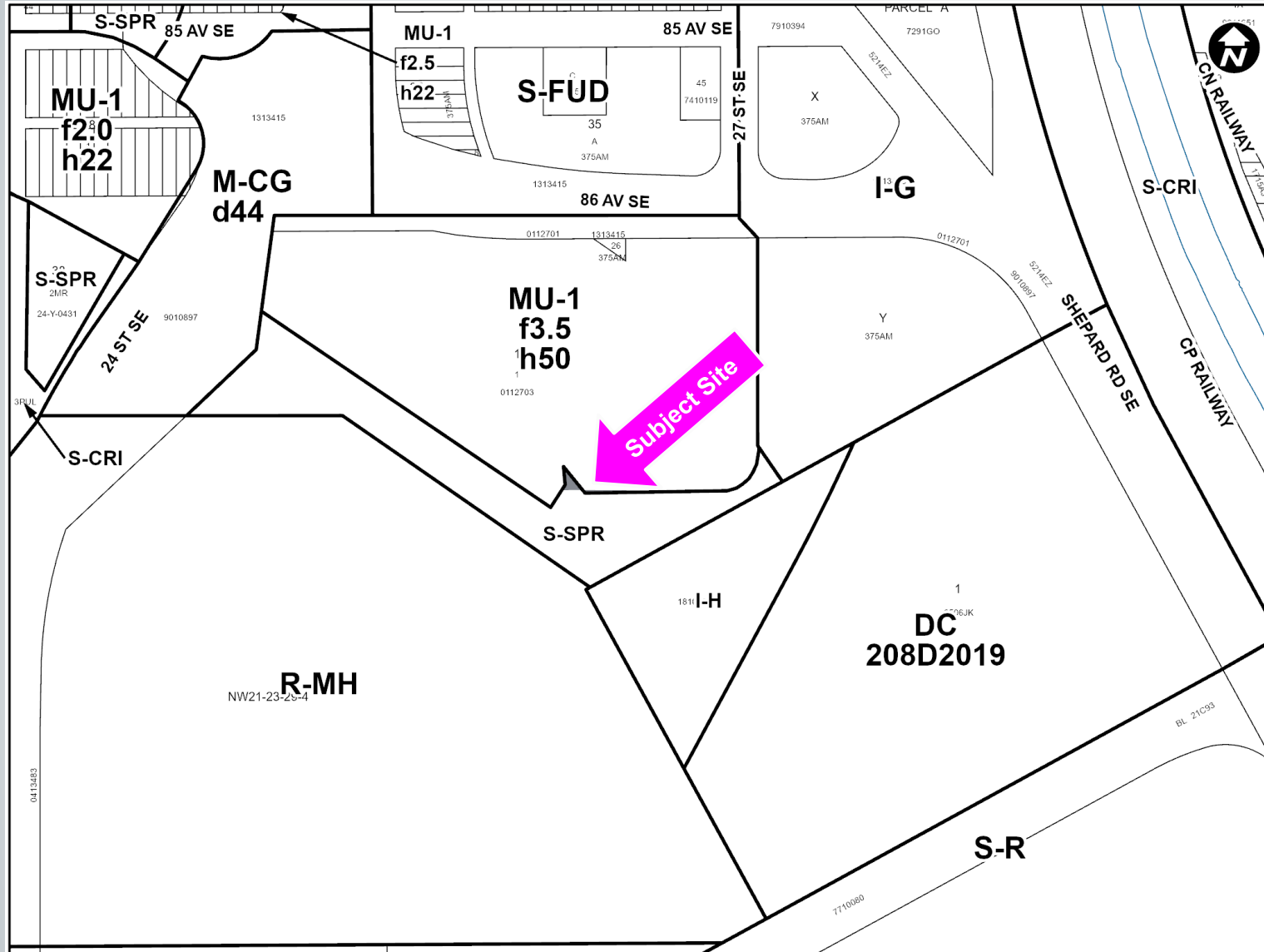




Parcel Size:

0.013 ha



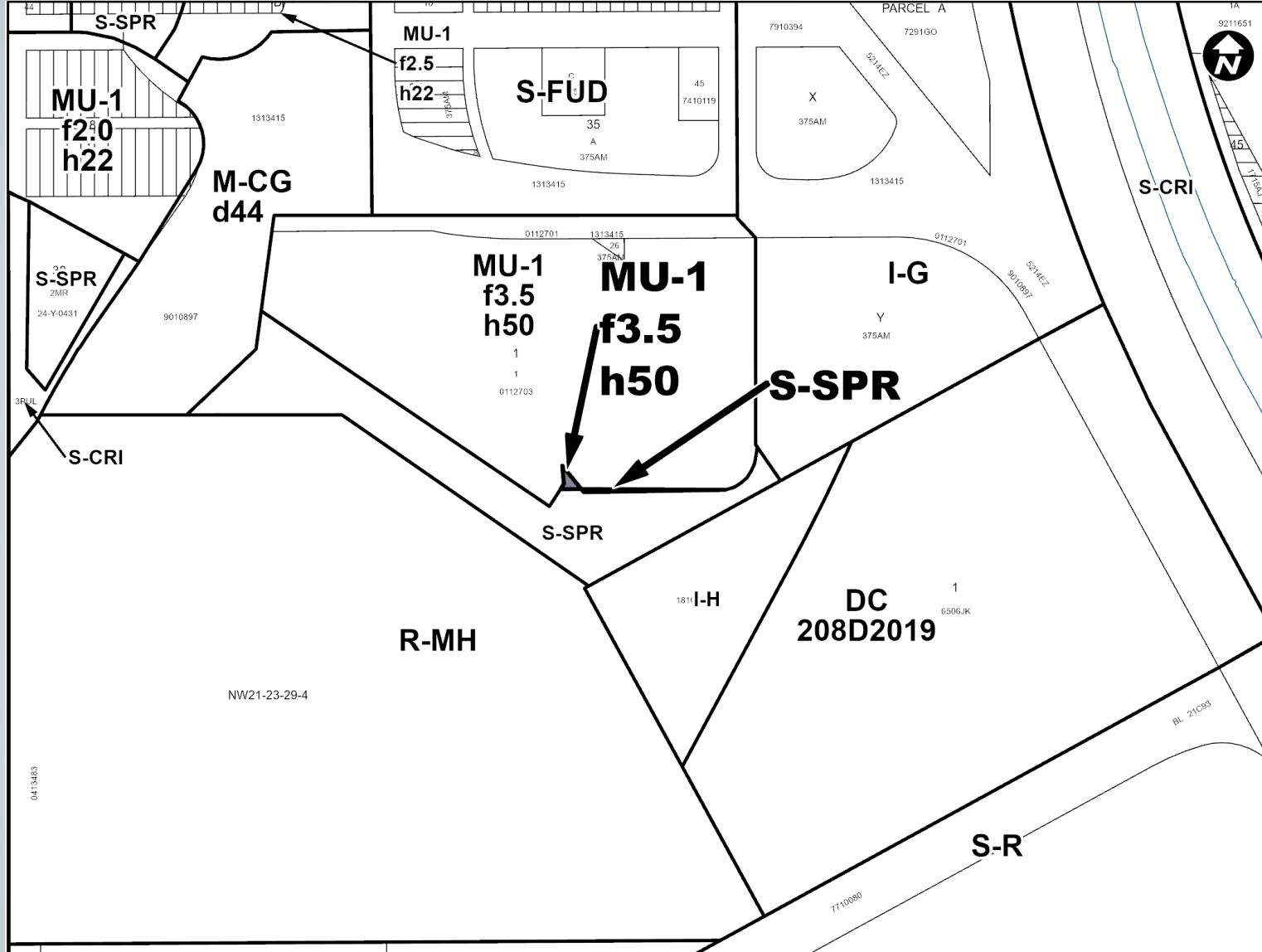


Mixed Use – General (MU-1f3.5h50)

- commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level
- Maximum Floor Area Ratio (FAR) 3.5
- Maximum building height of 50 metres about 15 to 16 storeys

Special Purpose – School, Park and Community Reserve (S-SPR) District

- public parks, open space, schools and recreation facilities on land designated as “reserve land”



Proposed Mixed Use – General (MU-1f3.5h50) & Special Purpose – School, Park and Community Reserve (S-SPR) Districts

- Realignment of the boundary line between these two land uses
- Simplifies property line and results in a more efficient use of land
- Maintains existing areas of both MU-1 and S-SPR lands.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 110D2025** for the redesignation of 0.01 hectares $\pm$ (0.03 acres $\pm$) located at 2787 – 86 Avenue SE (Plan 0112703, Block 1, Lot 1) from Mixed Use – General (MU-1f3.5h50) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (SSPR) District and Mixed Use – General (MU-1f3.5h50) District.

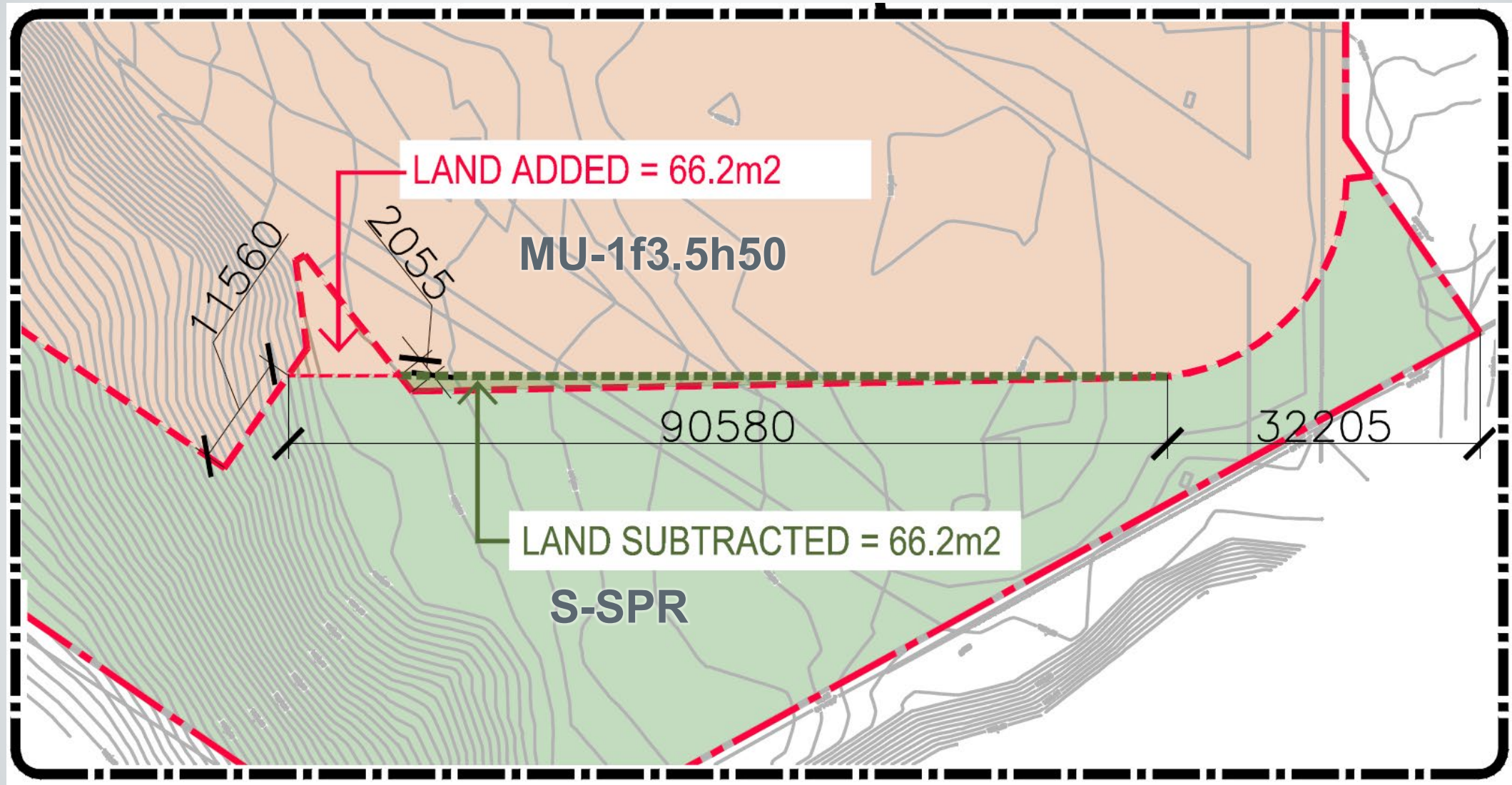
Supplementary Slides



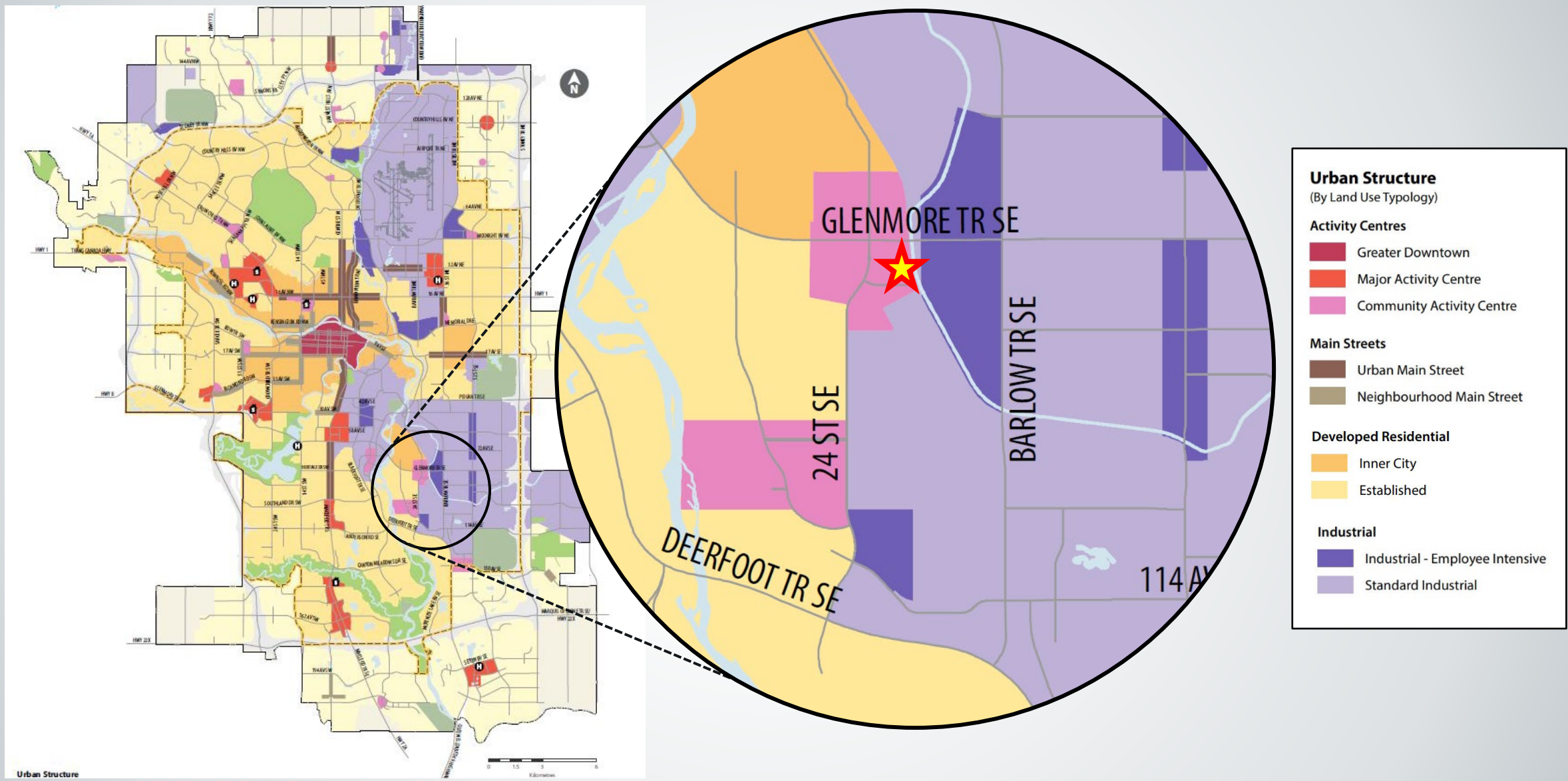
View from SE Corner looking NW



View from SE Corner looking NE



MAP 1 – Urban Structure



BYLAW NUMBER 49P2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MILLICAN-OGDEN AREA
REDEVELOPMENT PLAN BYLAW 8P99
(LOC2020-0108/CPC2021-1017)**

WHEREAS it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 5 entitled “Millican-Ogden Proposed Land Use Policies” and replace with the revised Map 5 entitled “Millican-Ogden Proposed Land Use Policies” as attached in Schedule A.
 - (b) In Section 3.4.3.5 South Hill, 3.4.3.5.2 Policies:
 - a. delete policy 3 in its entirety and replace with the following:

“3. The former Caravan Mobile Home Park site, located at 2787 – 86 Avenue SE, is appropriate for mixed-use development of a height of up to 15 storeys”
 - b. delete policy 5 in its entirety.

