

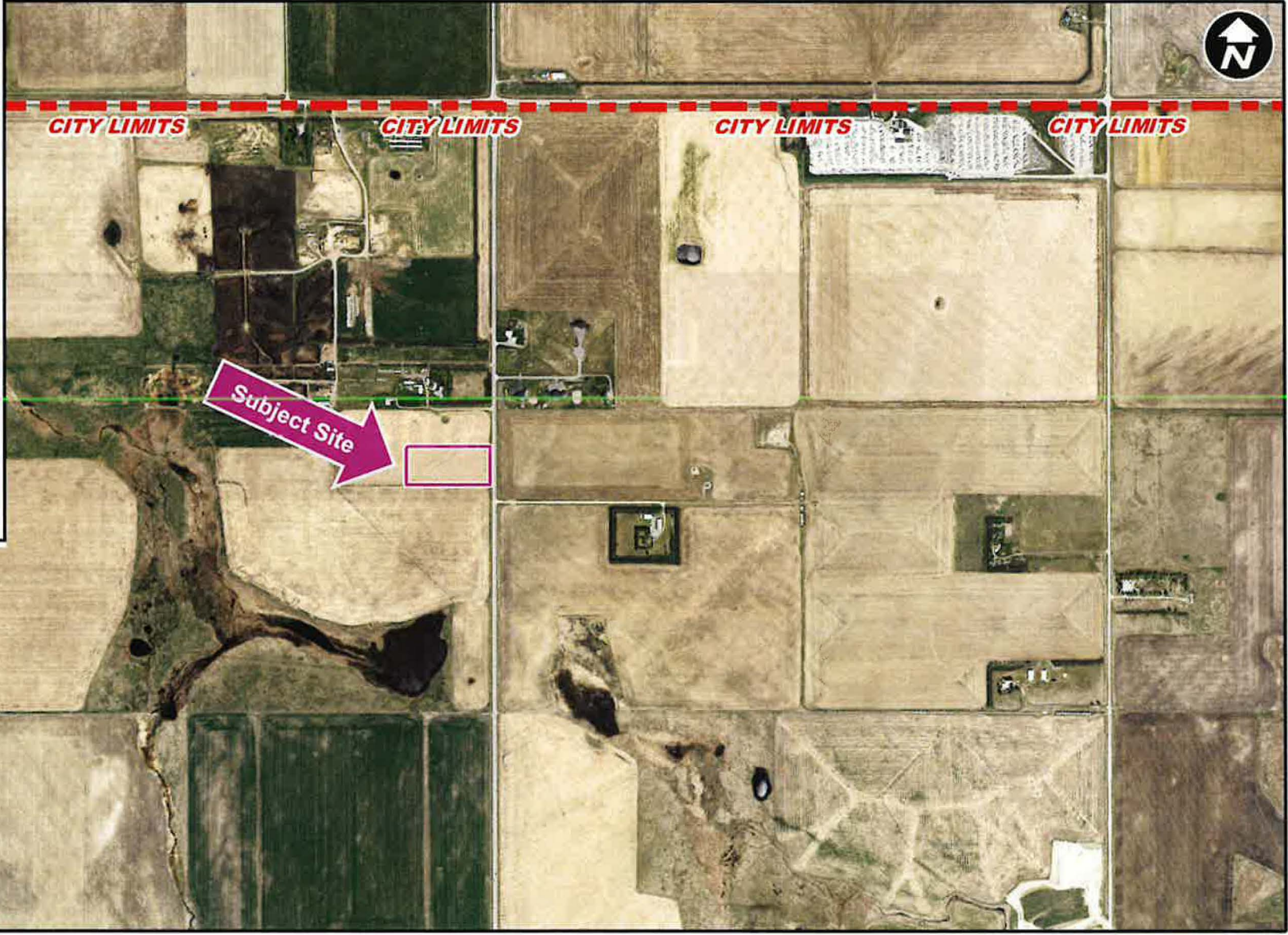
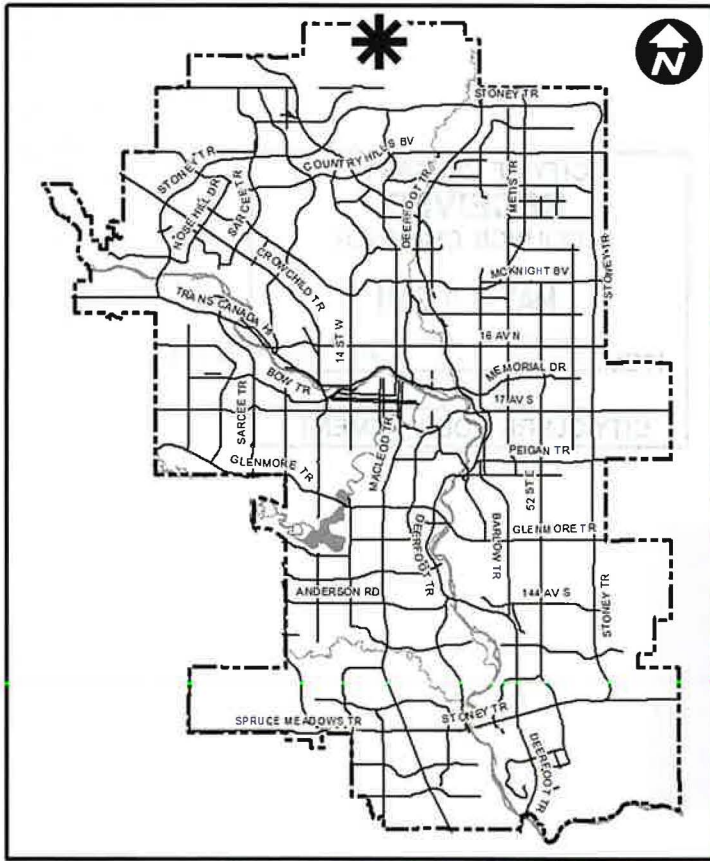


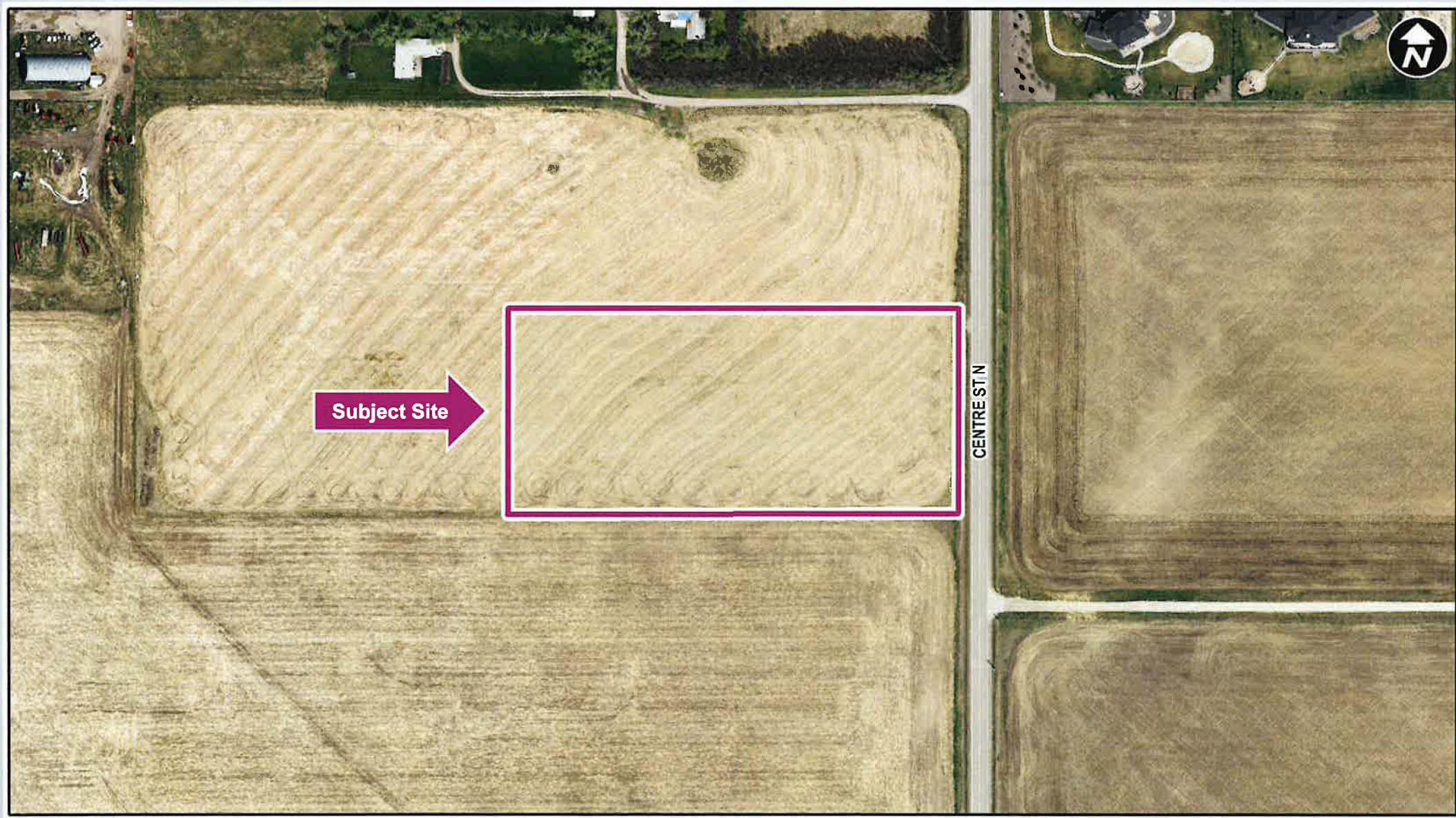
Calgary Planning Commission Agenda Item: 7.2.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

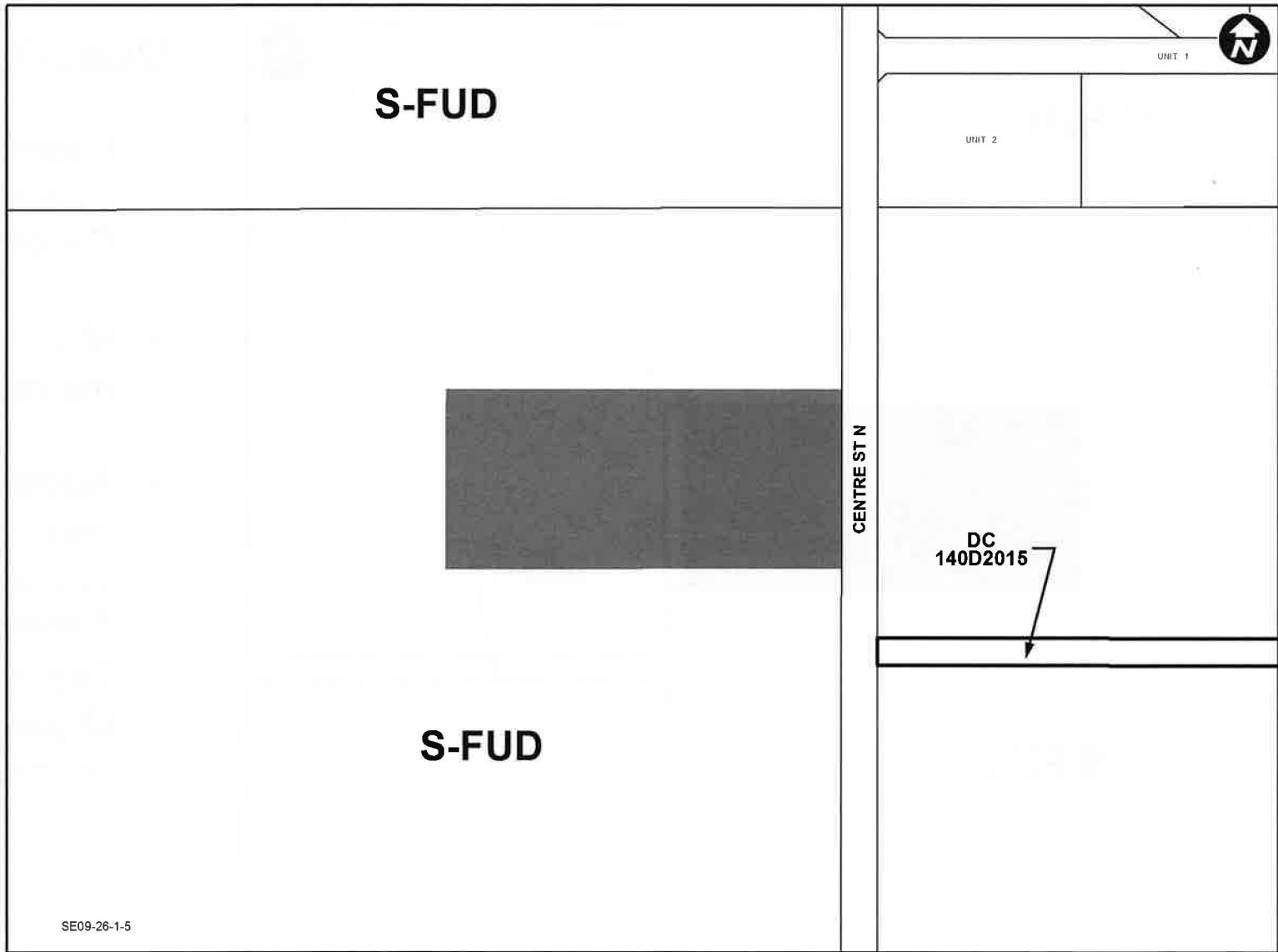
MAY 06 2021
ITEM: #7.2.5 CP2021-0574
public
CITY CLERK'S DEPARTMENT

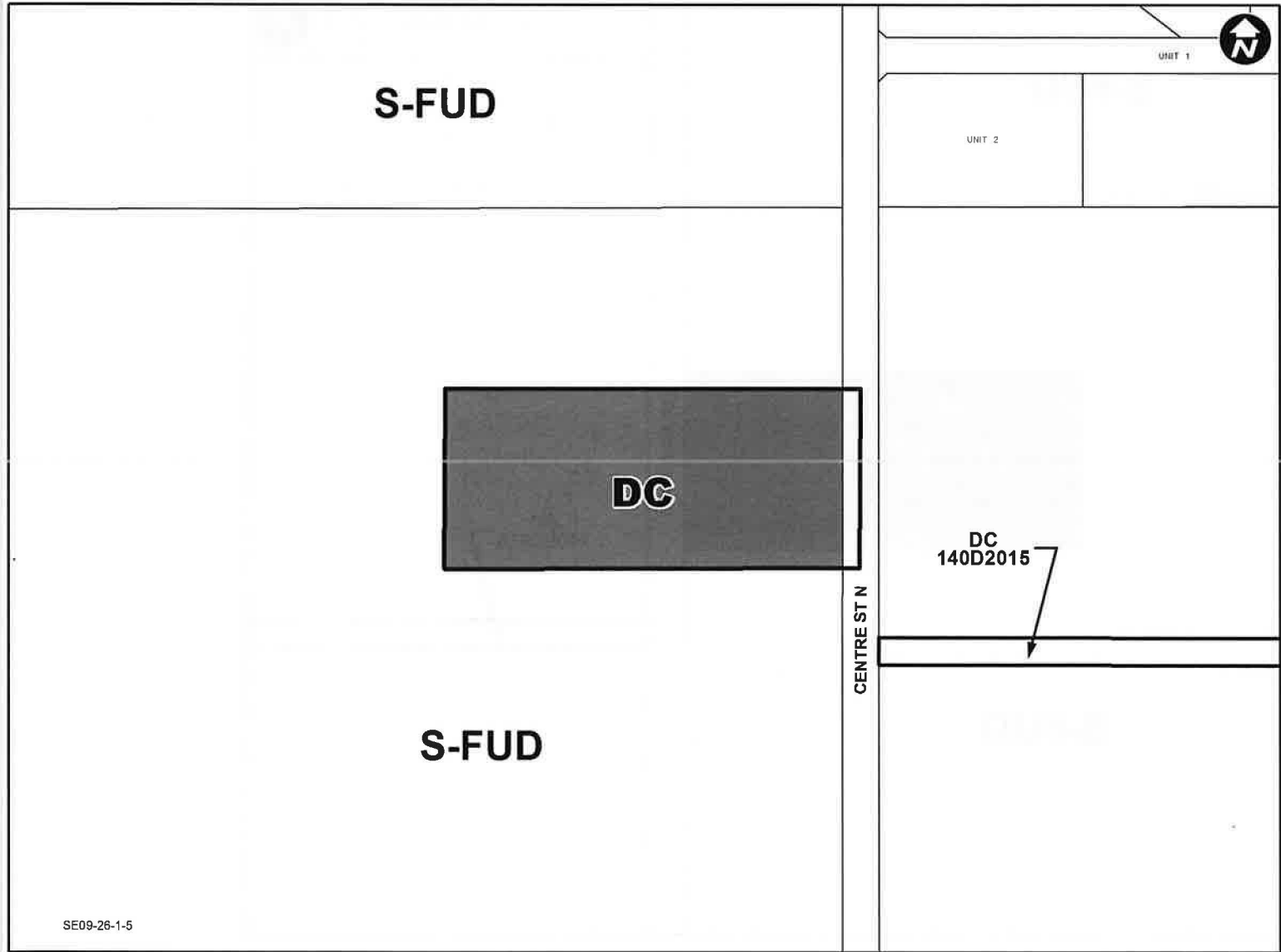
LOC2020-0157 Land Use Amendment







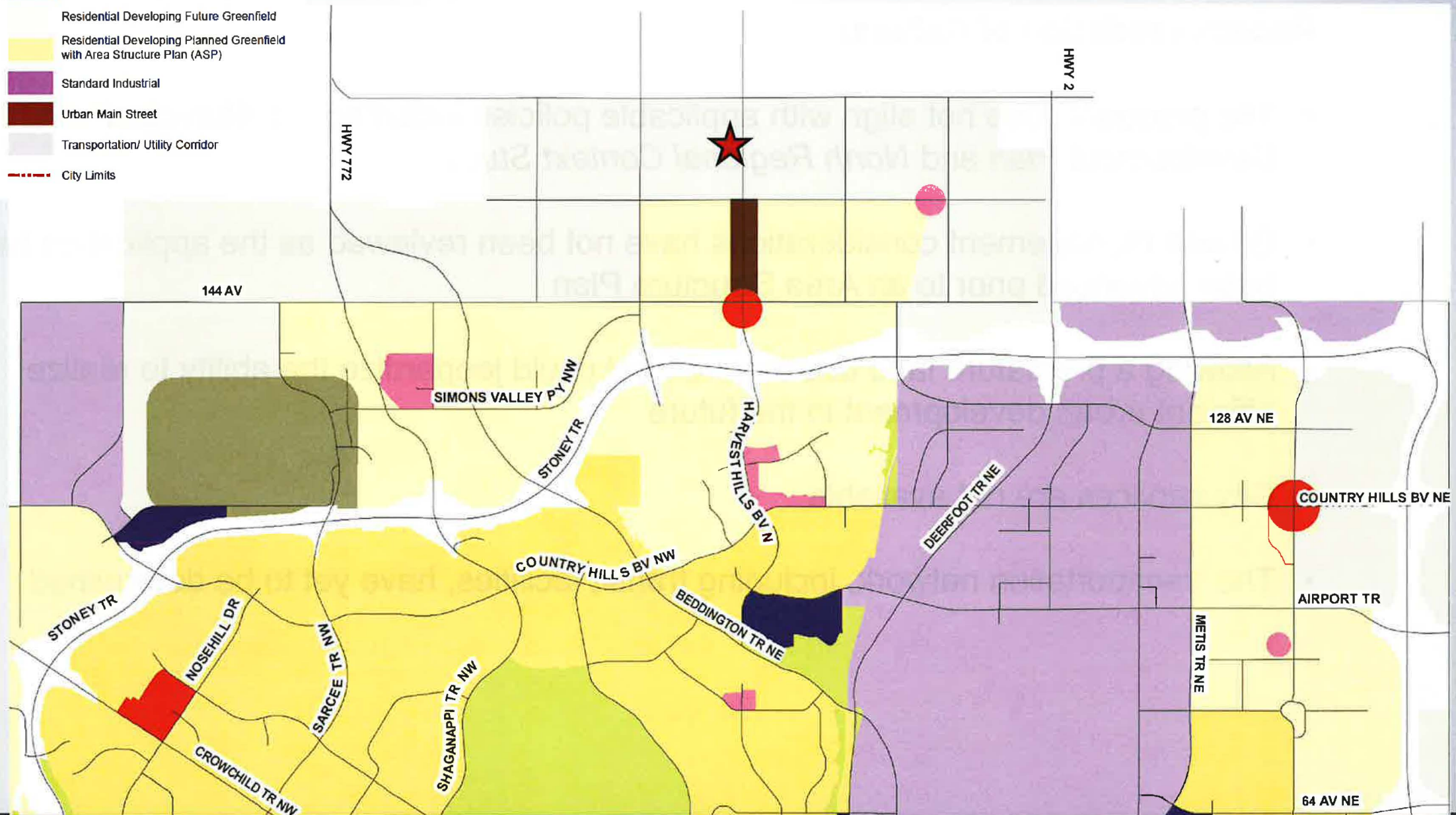




Direct Control District

- Based in Special Purpose – Future Urban Development
- Maximum height of 16 metres
- Additional discretionary uses including Place of Worship, Childcare Service, Service Organization, Social Organization and Instructional Facility

- Centre City
- Community Activity Centre
- Industrial - Employee Intensive
- Industrial Greenfield
- Major Activity Centre
- Major Public Open Space
- Neighbourhood Main Street
- Public Utility
- Residential Developed Established
- Residential Developed Inner City
- Residential Developing Future Greenfield
- Residential Developing Planned Greenfield with Area Structure Plan (ASP)
- Standard Industrial
- Urban Main Street
- Transportation/ Utility Corridor
- City Limits



★ Subject Parcel

Recommendation of Refusal

- The proposal does not align with applicable policies including the *Municipal Development Plan* and *North Regional Context Study*
- Growth management considerations have not been reviewed as the application has been advanced prior to an Area Structure Plan
- Allowing a premature land use amendment could jeopardize the ability to realize efficient urban development in the future
- City services are not available
- The transportation network, including transit facilities, have yet to be determined

Steps Prior to Permanent Development

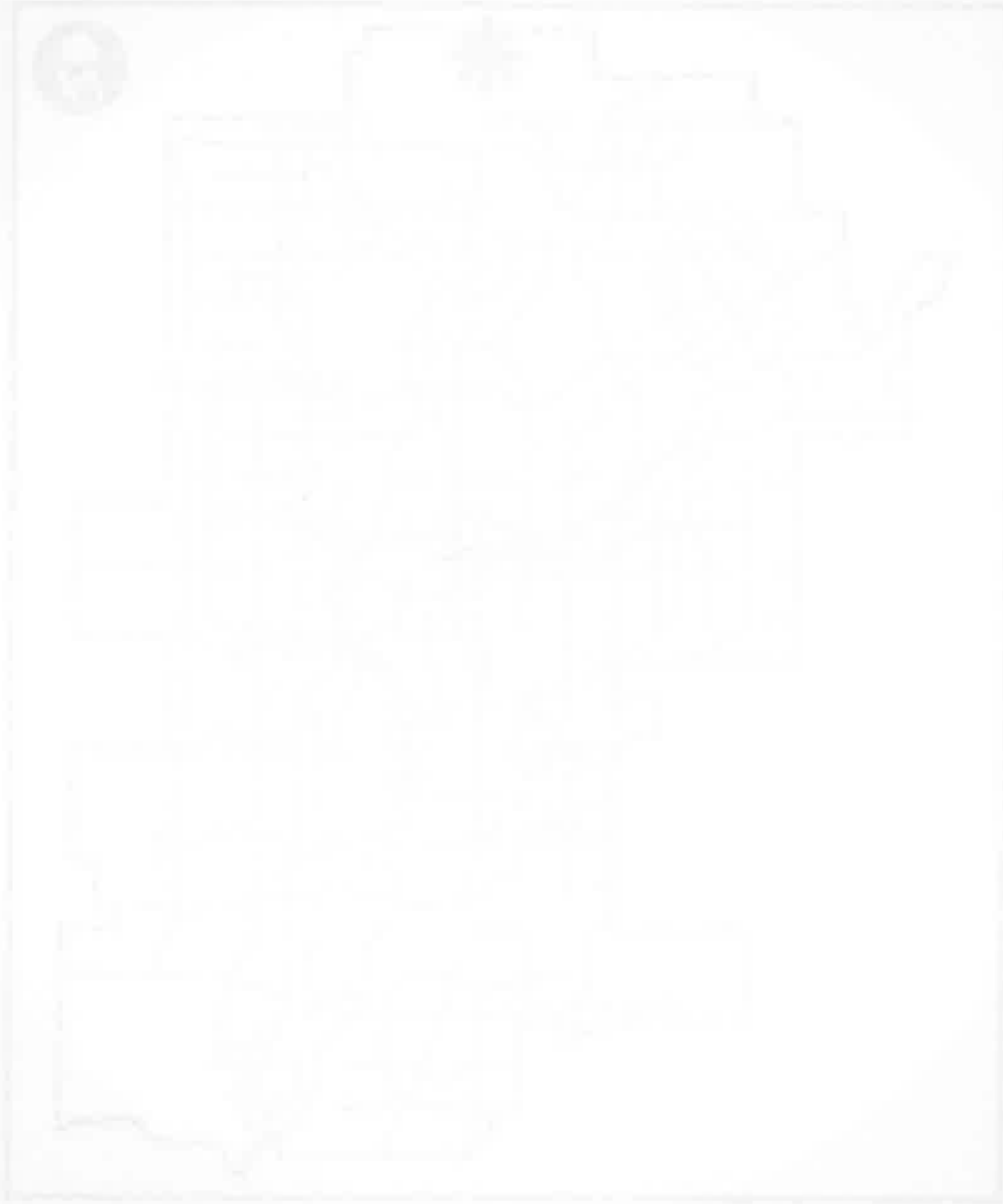
Submission, review and approval of:

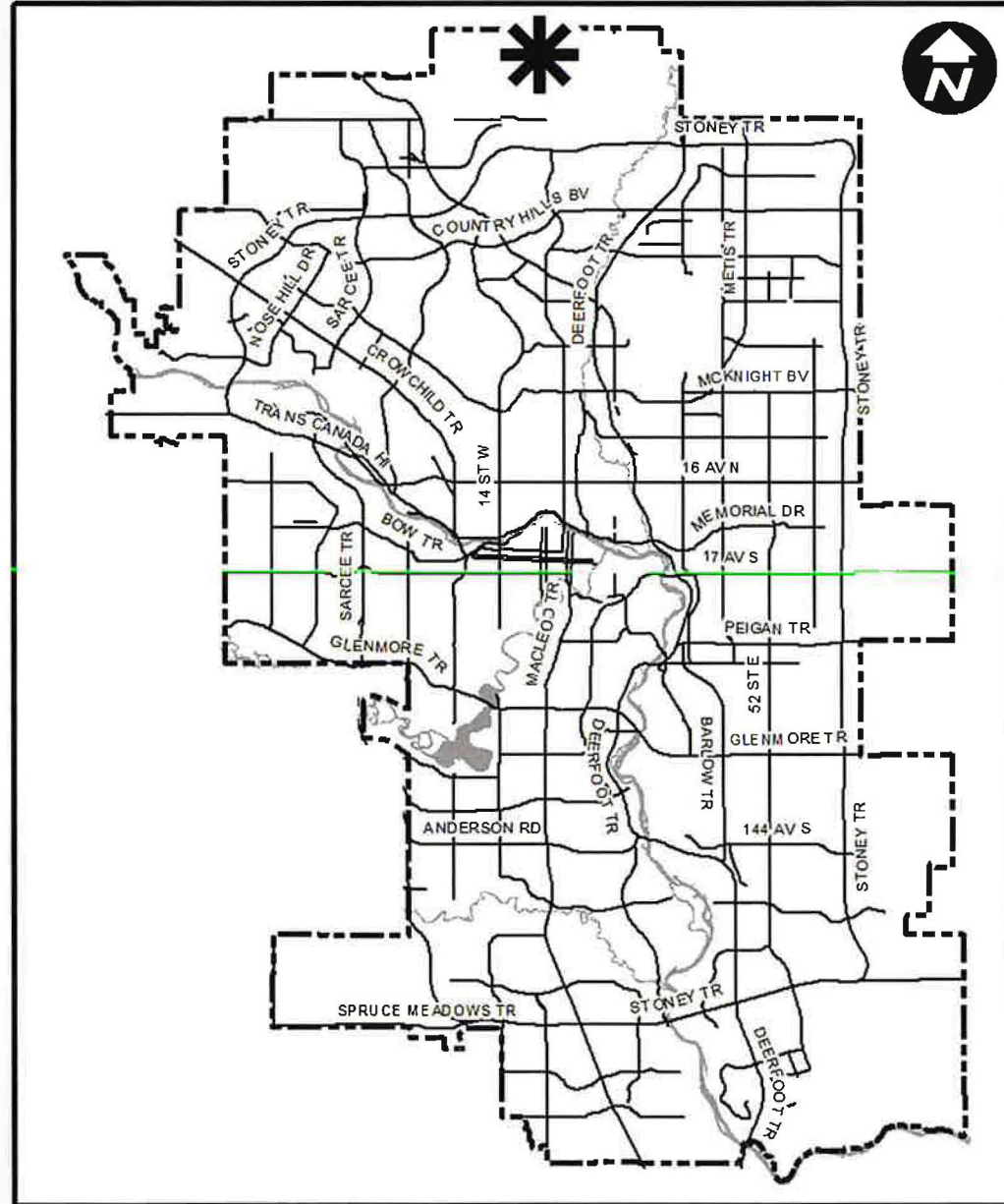
- Area Structure Plan
- Business case or review of growth management to support removal of Growth Management Overlay
- Outline Plan to address open space, servicing and transportation requirements for the area
- Land Use amendment to set the land use pattern, following the direction set by previously approved policy

Administration Recommendation

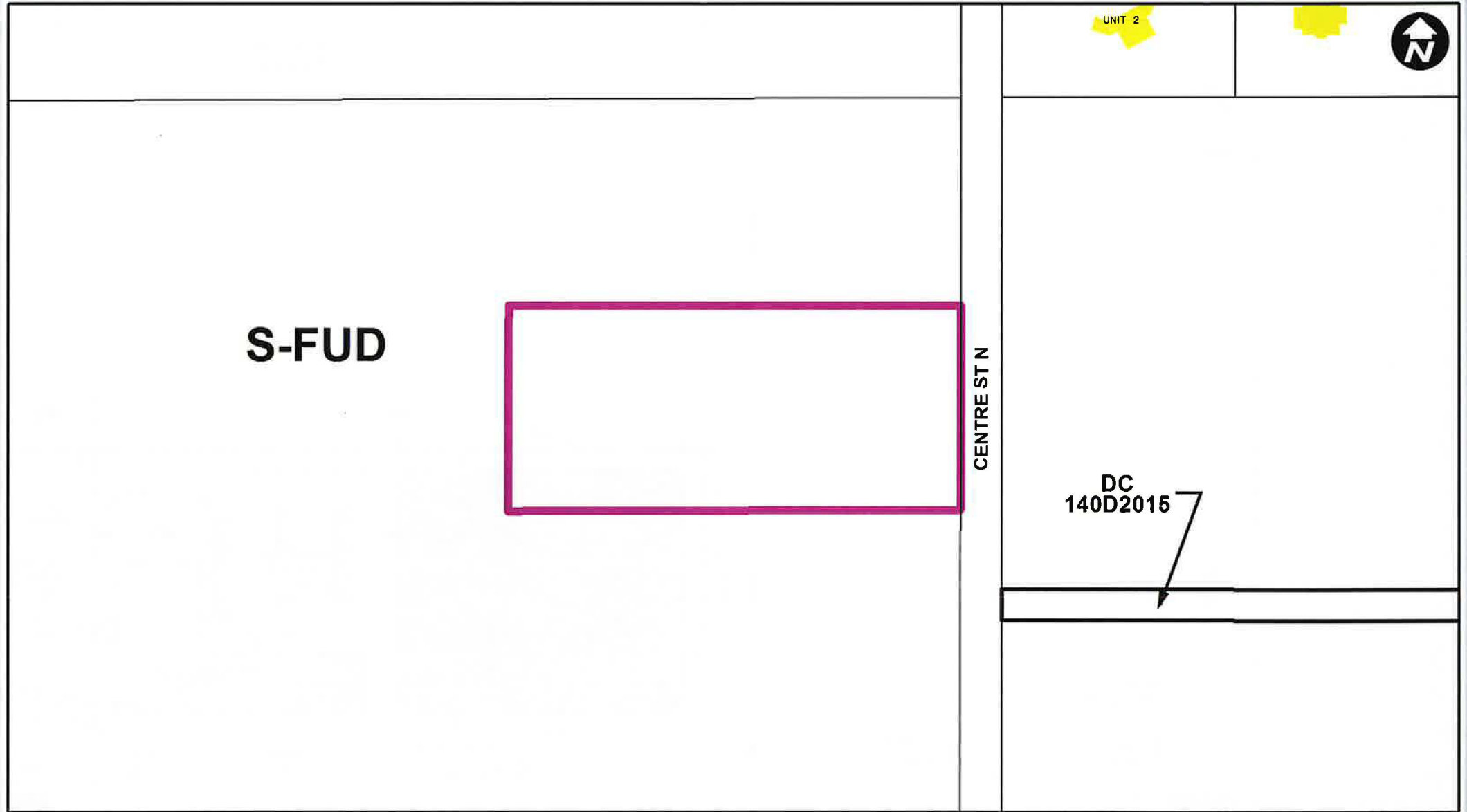
That Calgary Planning Commission recommend that Council:

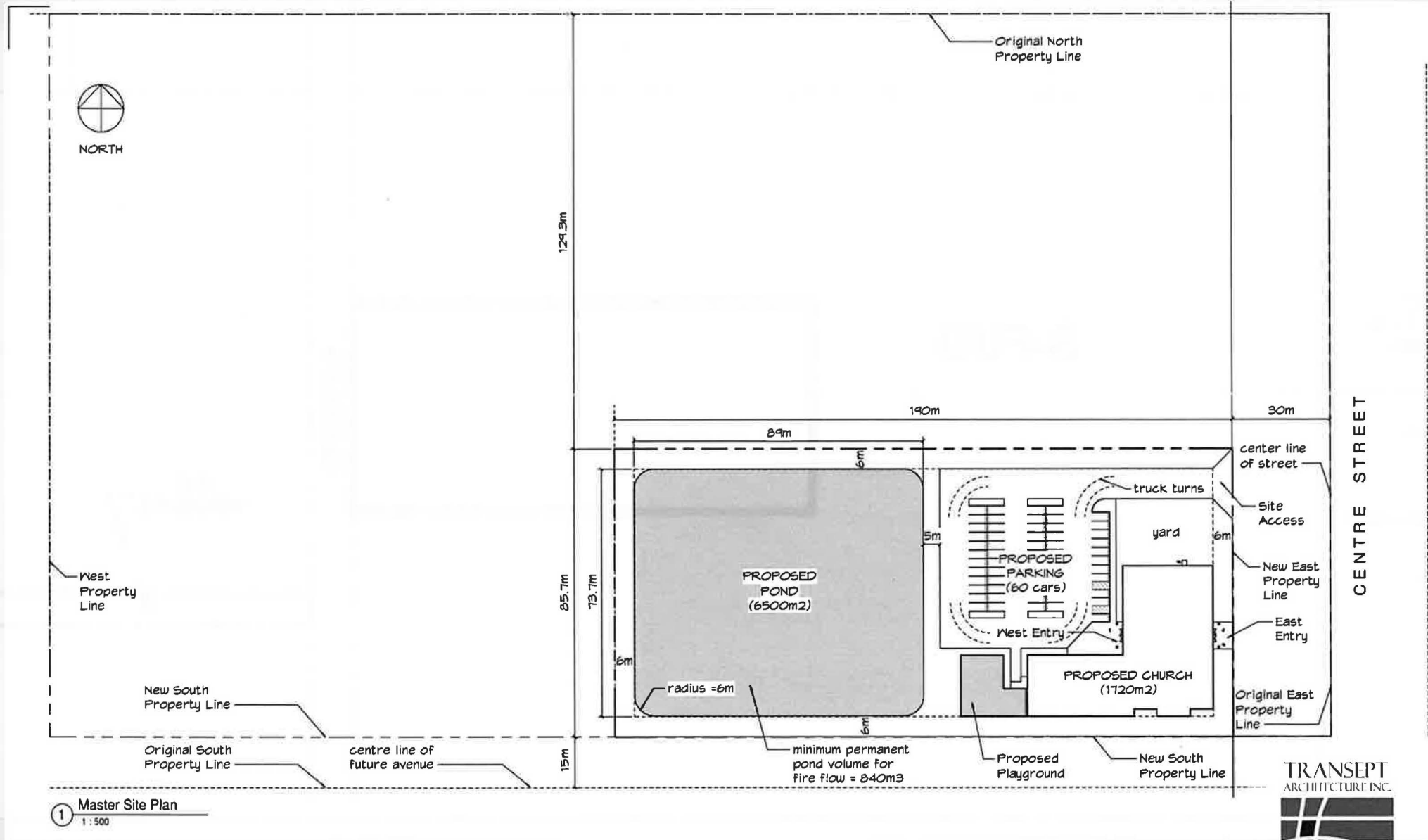
Refuse the proposed bylaw for the redesignation of 2.2 hectares \pm (5.47 acres \pm) located at 16795 Centre Street NW (Portion of N1/2 Subdivision 8 of SE1/4 Section 9-26-1-5,) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate additional uses including Place of Worship and Child Care Service, with guidelines (Attachment 2), and abandon the proposed Bylaw.





- LEGEND
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





1 Master Site Plan
1:500



