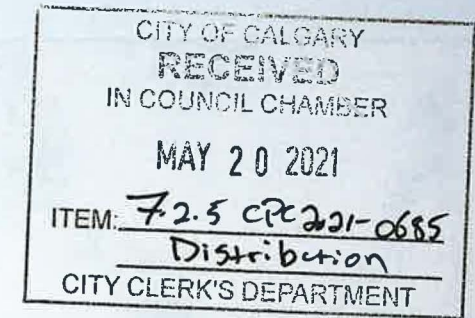


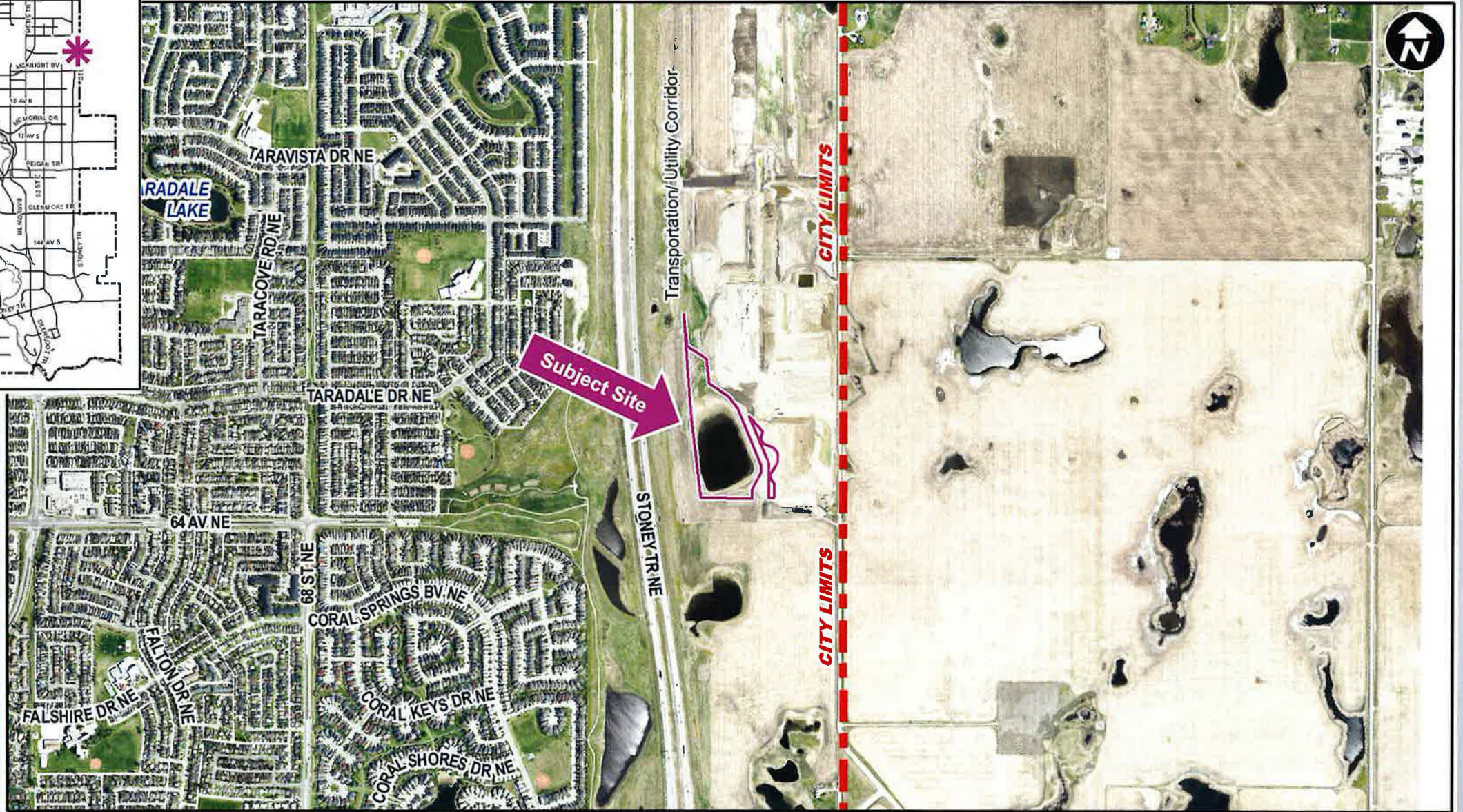
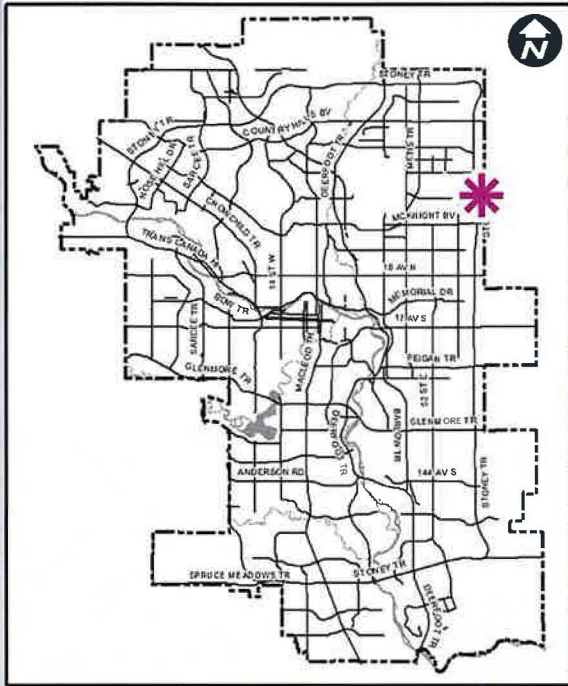


Calgary Planning Commission

Agenda Item: 7.2.5

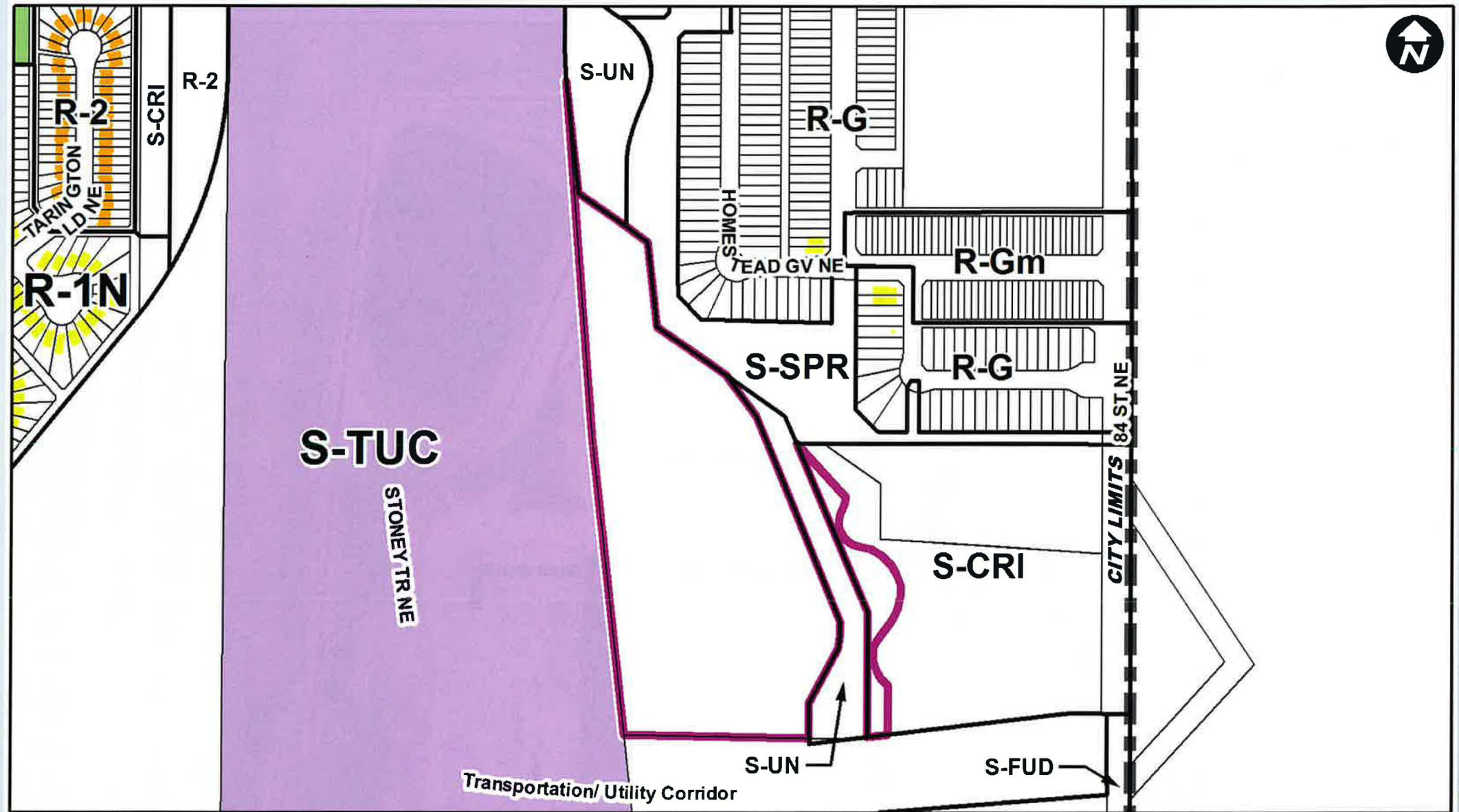


LOC2020-0103
Land Use Amendment
May 20, 2021

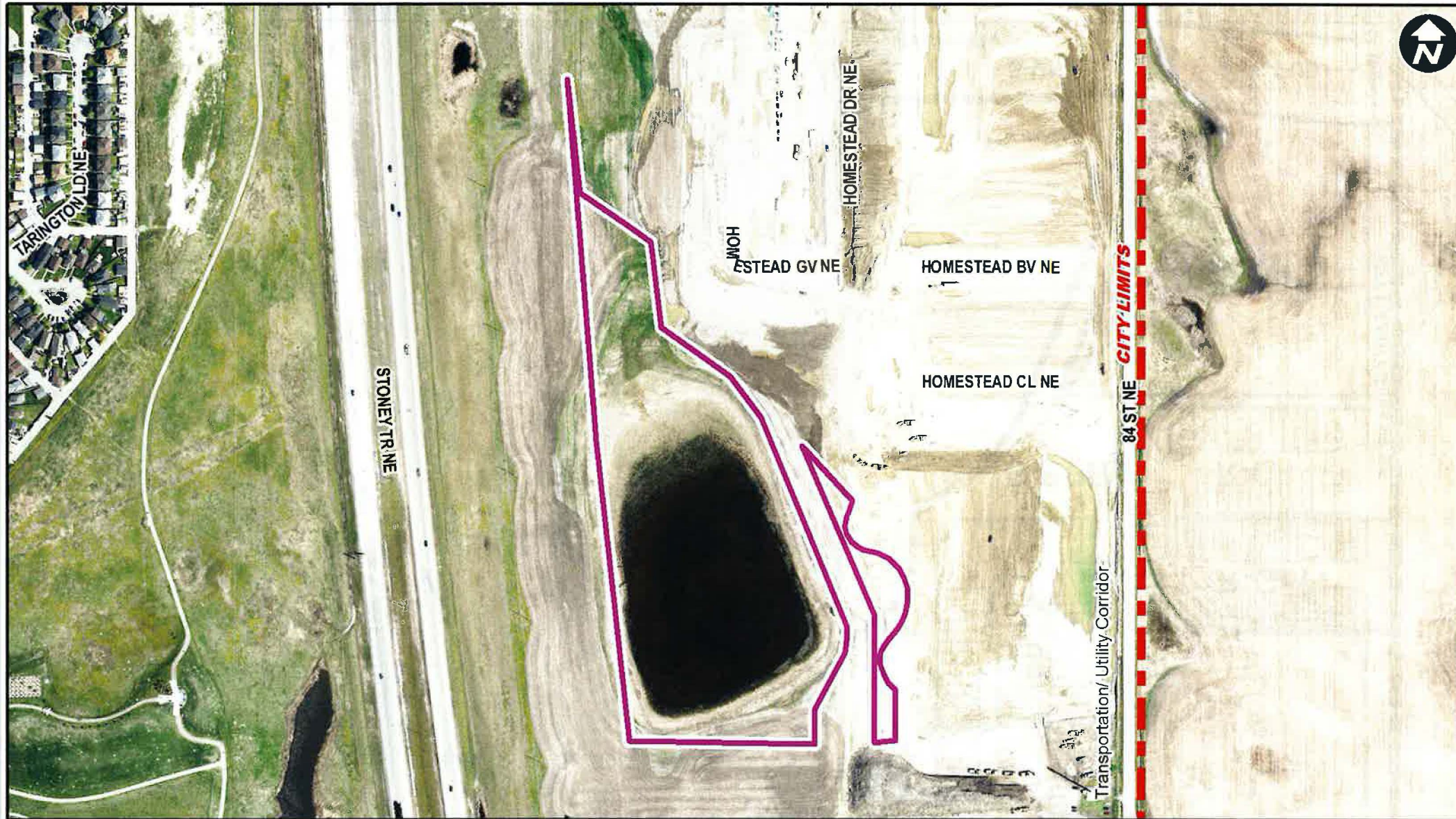


LEGEND

-  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

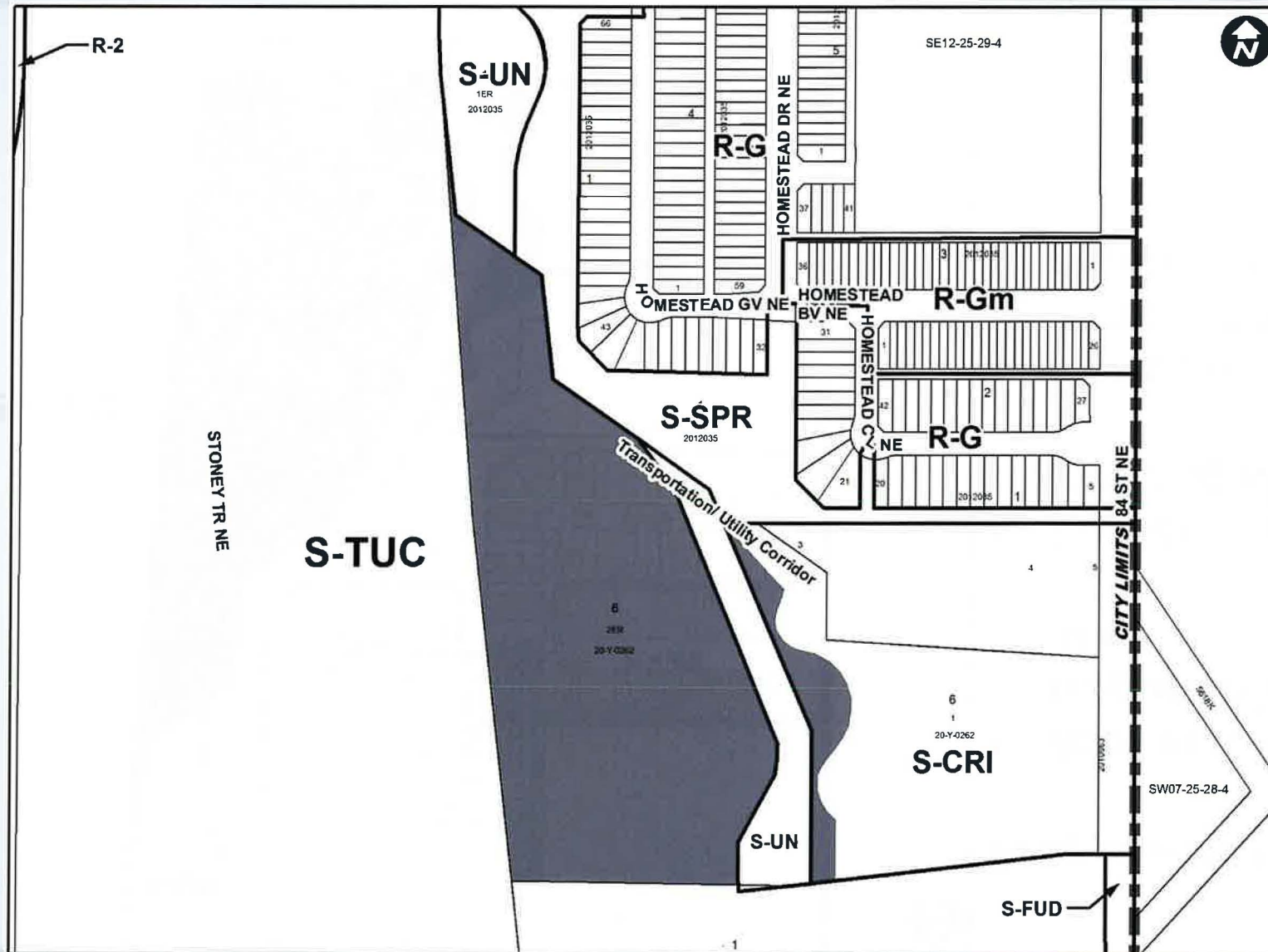


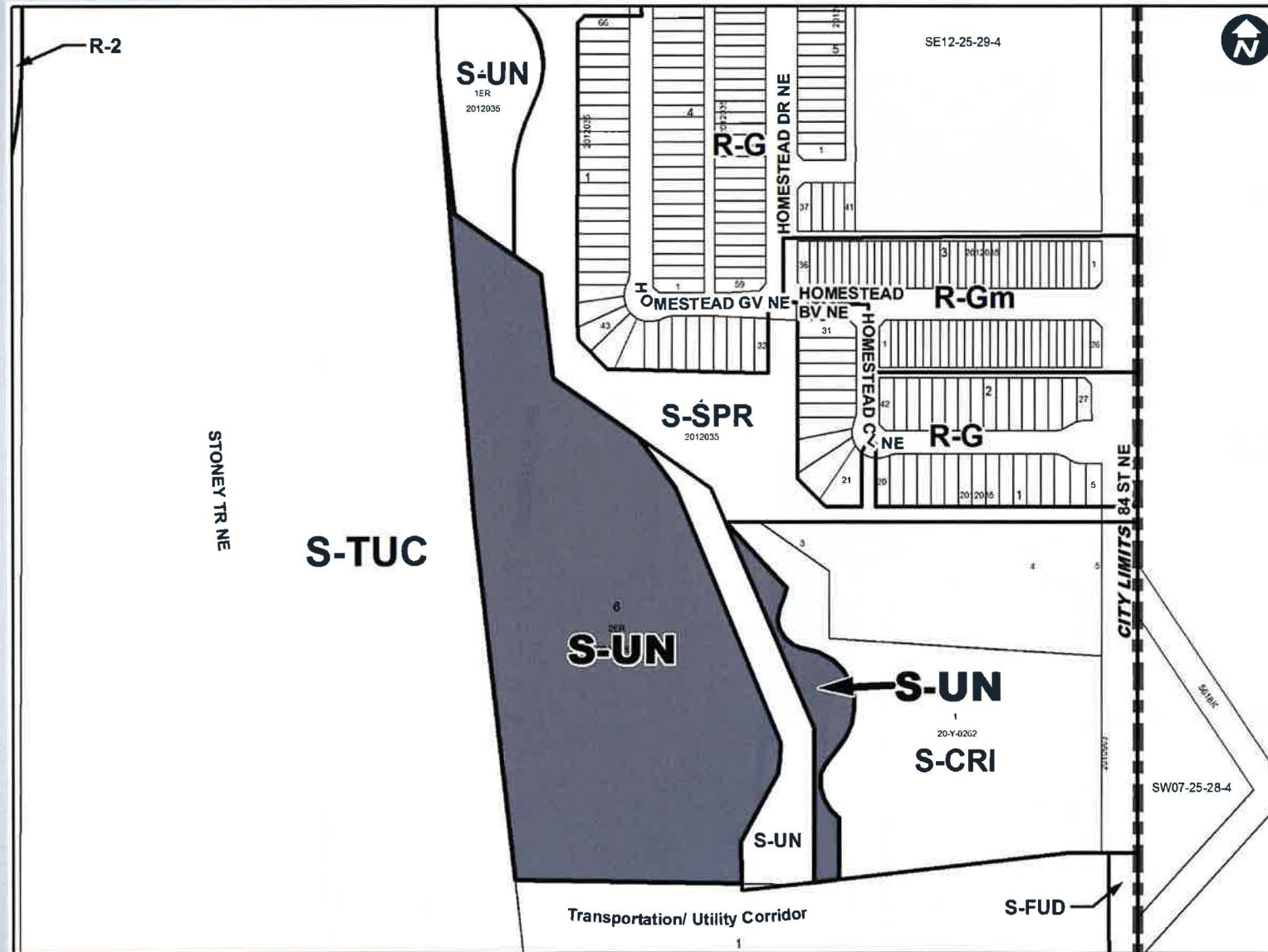
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Parcel Size:

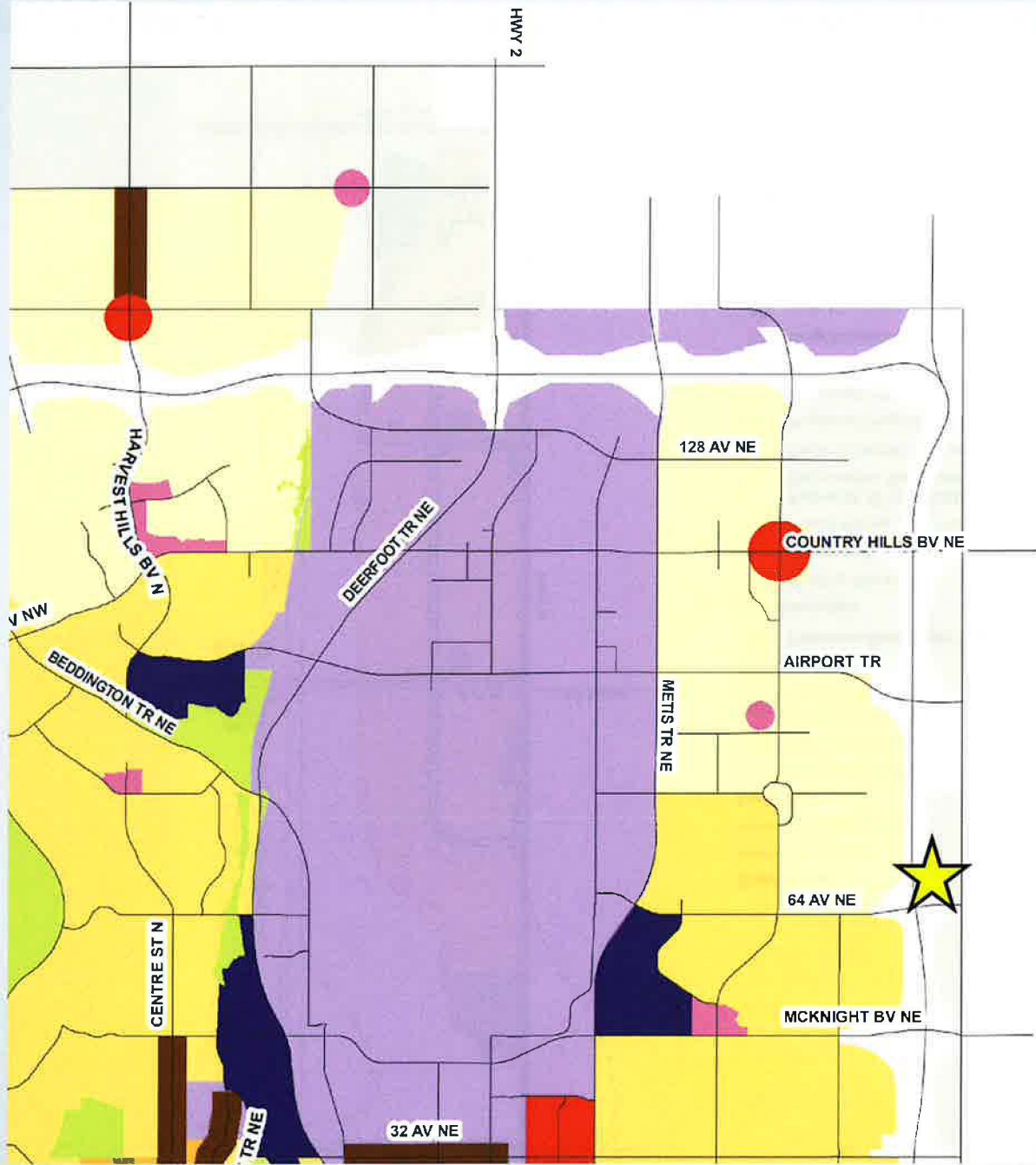
6.54 ha





Proposed S-UN District:

- Applied to lands for the purpose of preserving natural area.
- Provides for natural landforms including wetlands
- Limits development to improvements that facilitate passive recreation.



Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

- Developed
 - Inner City
 - Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

Major Public Open Space

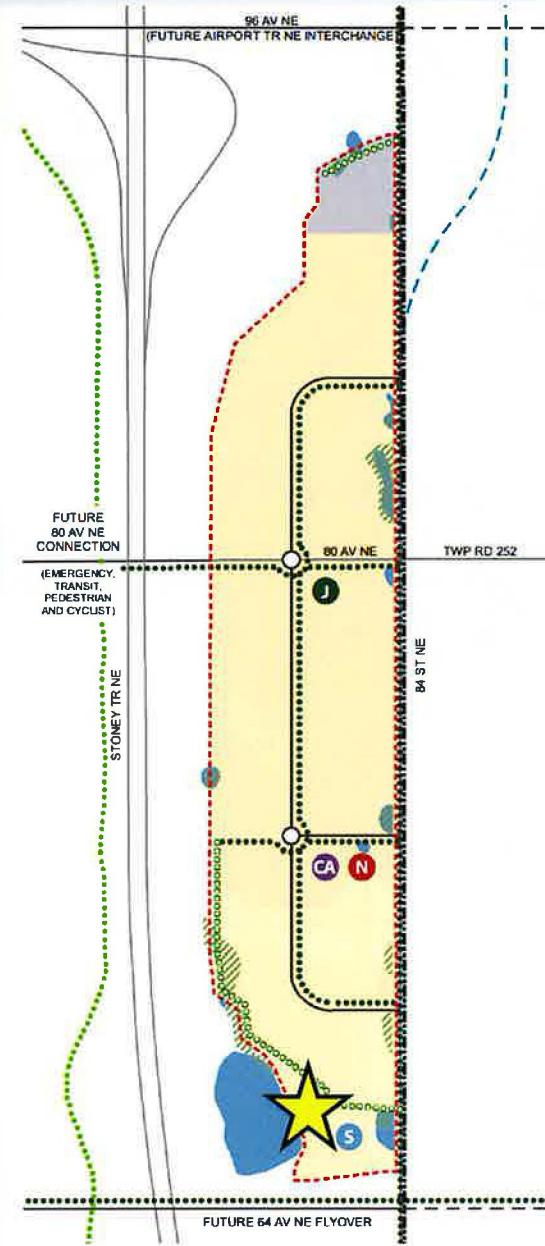
Public Utility

Major Institutions

Transportation/Utility Corridor

City Limits

★ Subject Site



Boundaries

- City Limits
- East Stoney ASP

Land Use

- Neighbourhood Area
- Future Study Area
- Environmental Open Space Study Area

Wetlands

- Proposed Stormwater Pond

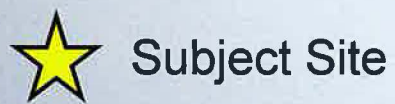
Transportation

- Existing Street
- Proposed Street
- Future Rocky View County Road
- Future 84 ST NE (Subject to Cooperative Study with County)
- Parks Foundation Greenway
- Proposed Regional Pathway
- Proposed Green Corridor

Facilities

- Neighbourhood Activity Centre
- Joint Use Site
- Community Association Site

APPROVED: 23P2017
 AMENDED: 87P2018



RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.54 hectares \pm (16.16 acres \pm) located at 7055 – 84 Street NE (Portion of Plan 1612484, Block 1, Lot 1) from Special Purpose – Transportation Utility Corridor (S-TUC) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Reserve (S-UN) District.

Supplementary Slides



LEGEND

- Existing Land Use Boundary
- Land Use Amendment Boundary (6.54 ha / 16.16 ac)
- 30.0m Setback from Wetland
- Approved Land Use in Current Bylaw (IP2007)
- Proposed Land Use in Current Bylaw (IP2007)
- Existing Regional Pathway
- Existing (ER) Environmental Reserve
- Existing Class V Wetland

LAND USE STATISTICS

	ha.	ac.	%
(S-TUC) Special Purpose - Transportation and Utility Corridor District to (S-UN) Urban Nature District	6.09	15.05	93
(S-CRI) Special Purpose - City and Regional Infrastructure District to (S-UN) Urban Nature District	0.45	1.11	7
TOTAL	6.54	16.16	100

PROPOSED PLAN ONLY
SUBJECT TO REVIEW AND APPROVAL
BY CPC AND COUNCIL - LOC 2020-0103

1:2500

U:\Projects_CAL\4677\003\199\Design\CAD\PROD\LAND USE AMENDMENT\PLN-4677003399-LAND USE AMENDMENT REV2 DTR#2.dwg, LAND USE REDESIGNATION, 2021/04/20 03:33 pm emighion

Figure 1 | LAND USE AMENDMENT
PLAN 161 2484, BLOCK 1, LOT 1 - Portion of Section 12, TWP. 25, R29, W4M

