

Calgary



Public Hearing of Council

Agenda Item: 8.1.2

1



LOC2020-0103
Land Use Amendment
July 5, 2021

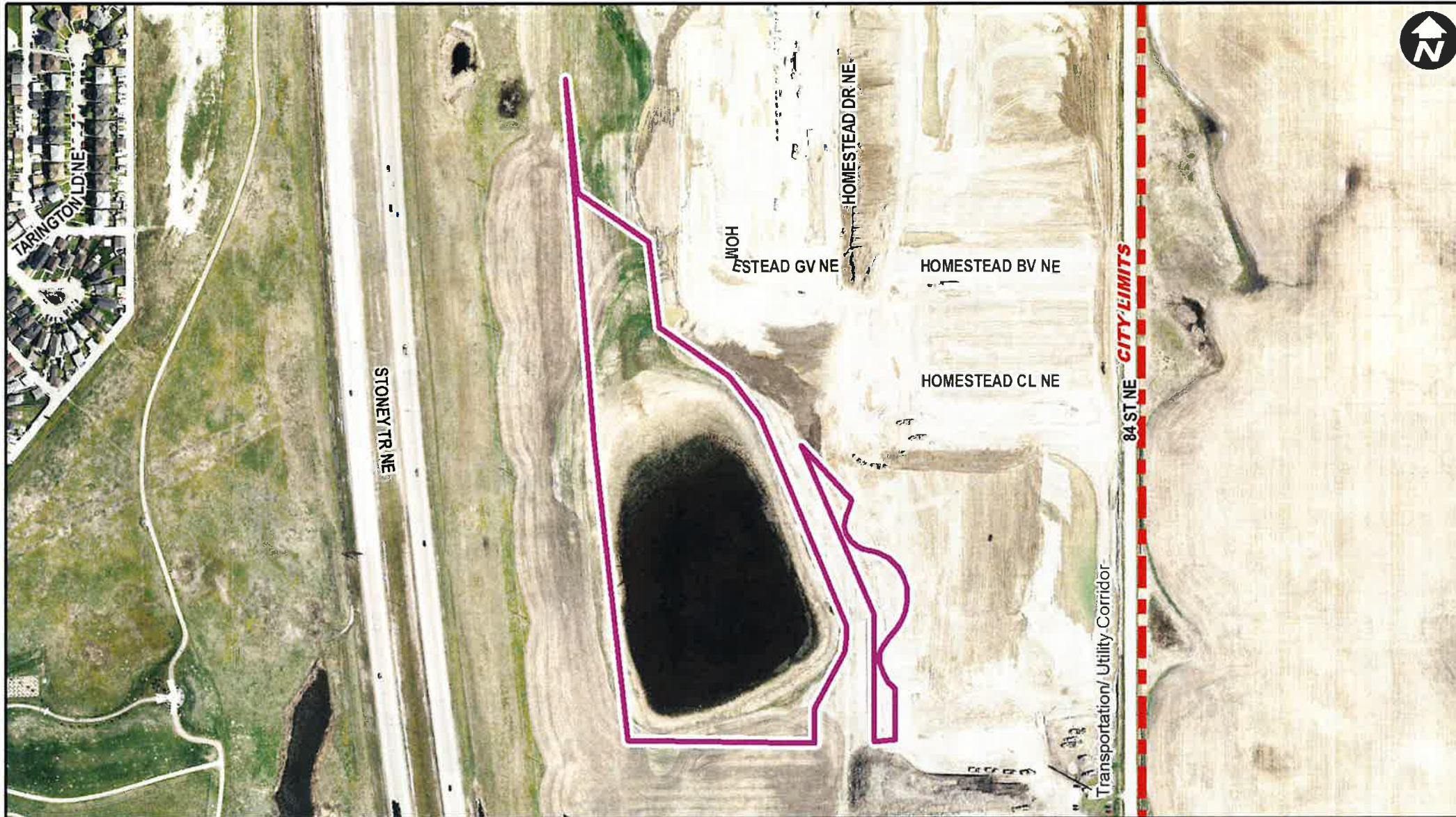
RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 20:

That Council hold a Public Hearing and give three readings to **Proposed Bylaw 97D2021** 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 **Nature** (S-UN) District.



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

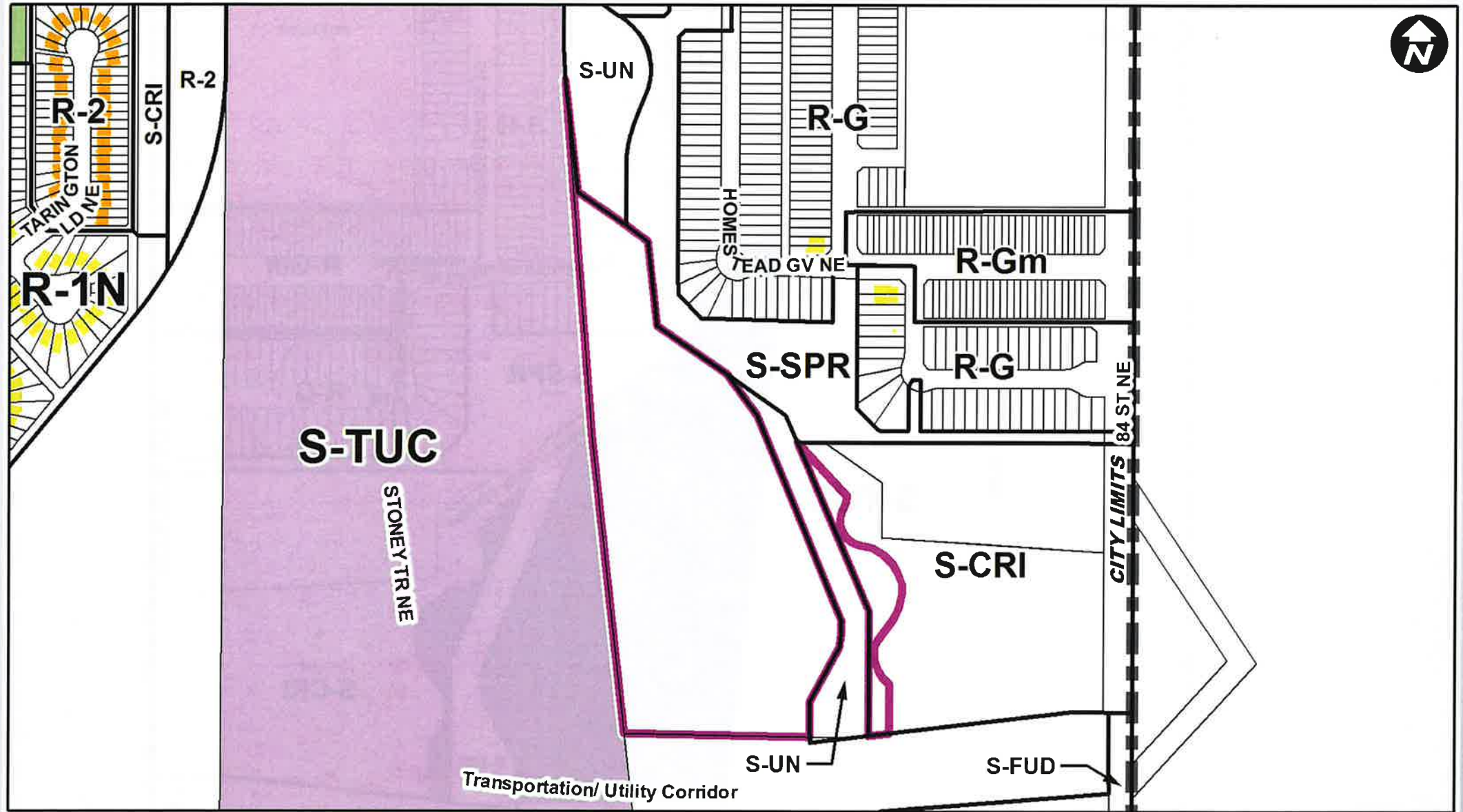


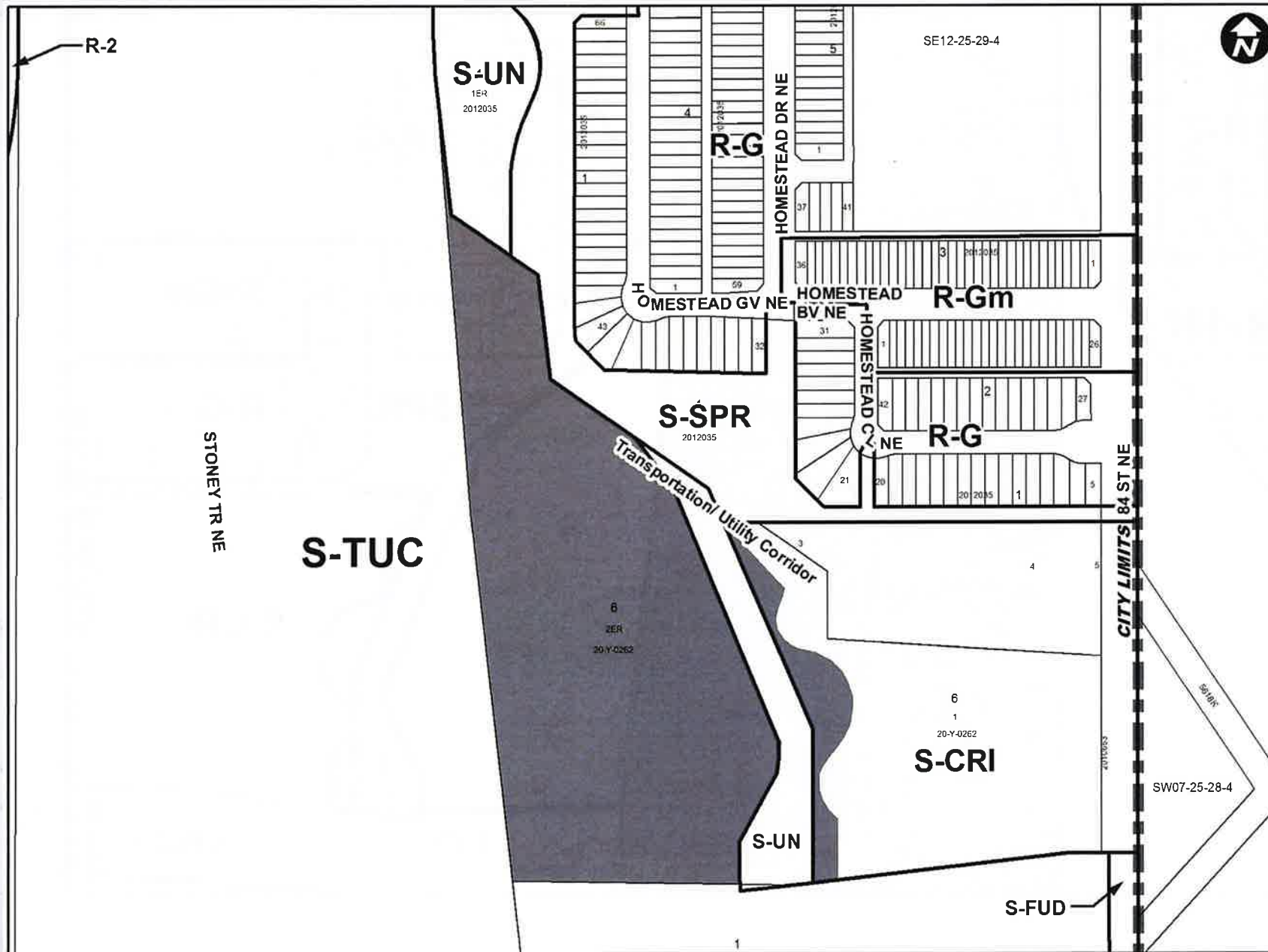
Parcel Size:
10.50 ha

Site Size:
6.54 ha

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



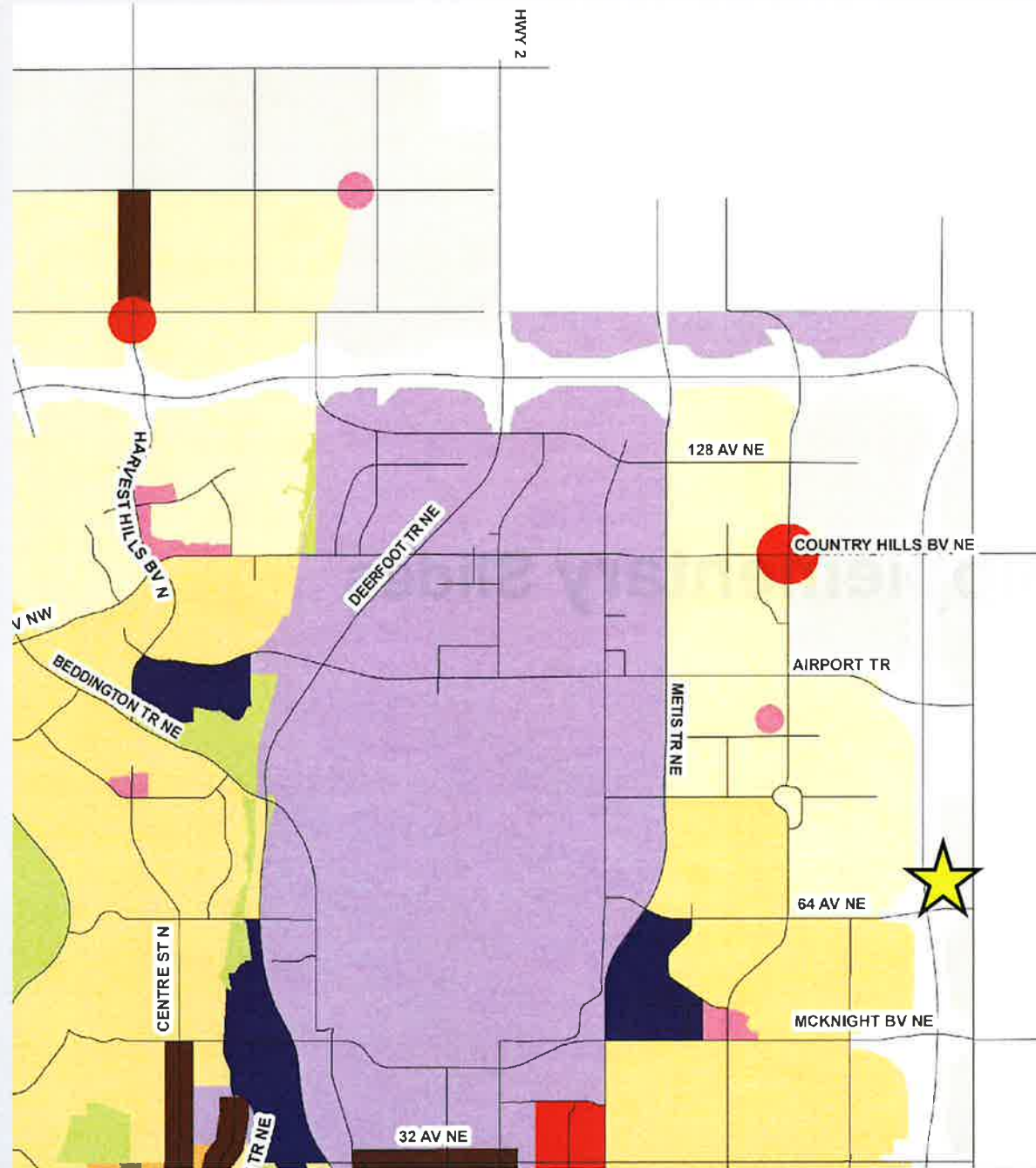


Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 97D2021** 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 Nature (S-UN) District.

Supplementary Slides



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

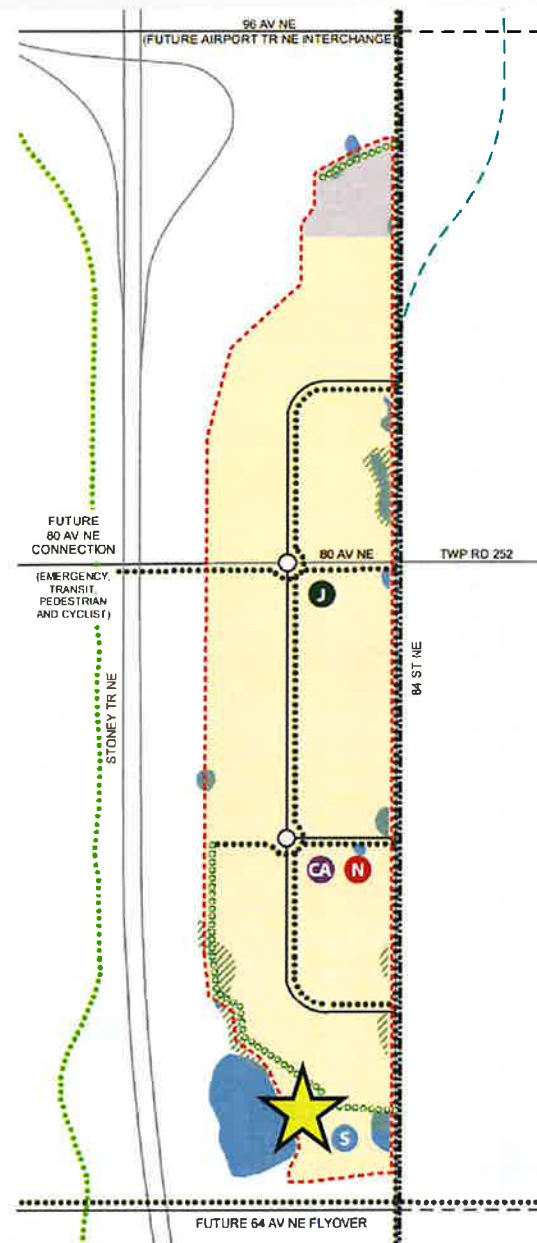
Public Utility

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

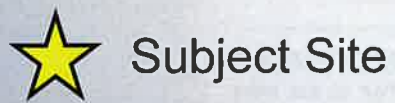
- Existing Street
- Proposed Street
- Future Rocky View County Road
- Future 84 ST NE (Subject to Cooperative Study with County)
- Parks Foundation Greenway
- Proposed Regional Pathway
- Proposed Green Corridor

Facilities

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

APPROVED: 23P2017

AMENDED: 87P2018





- 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	6.39	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**

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