

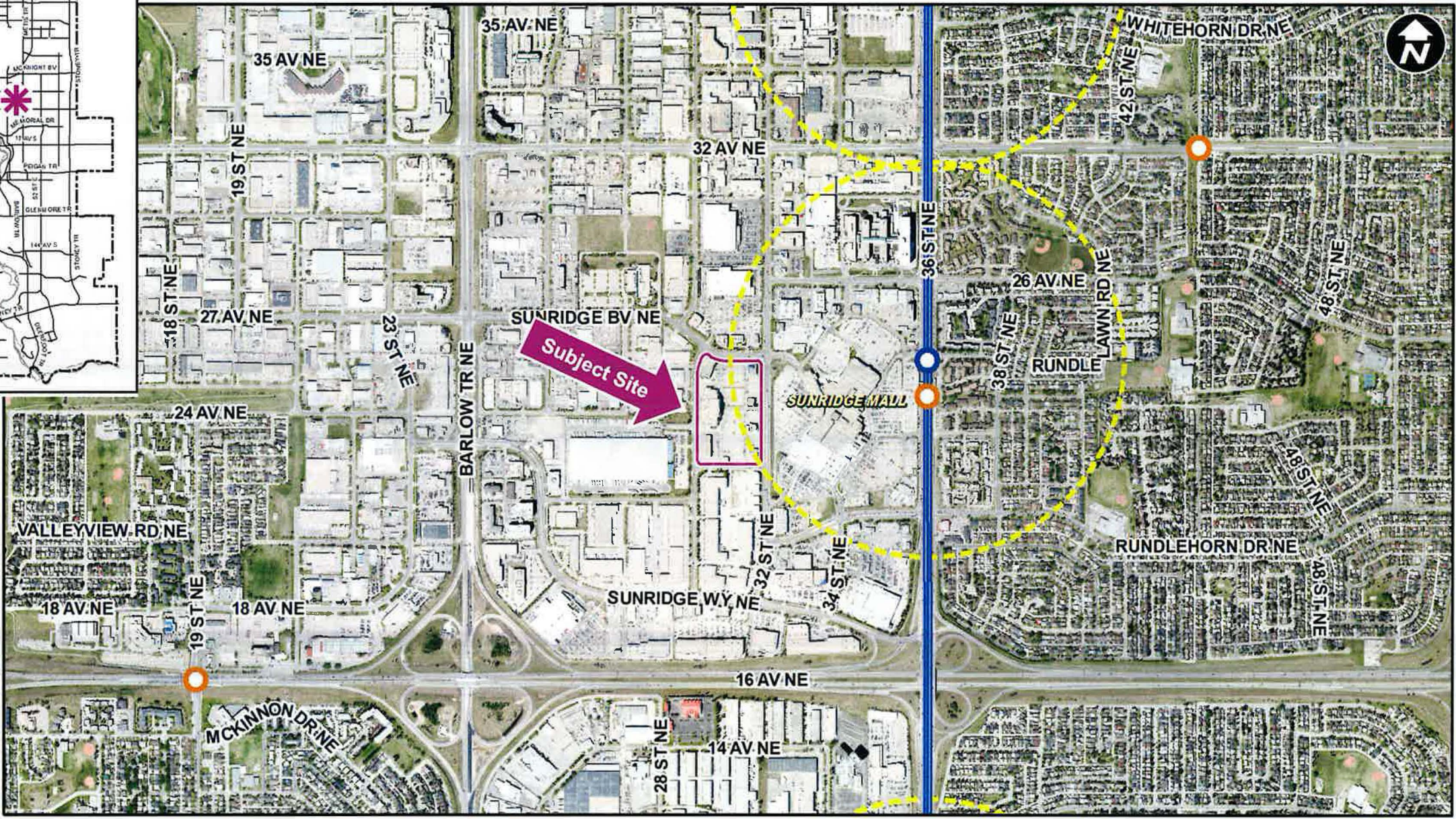
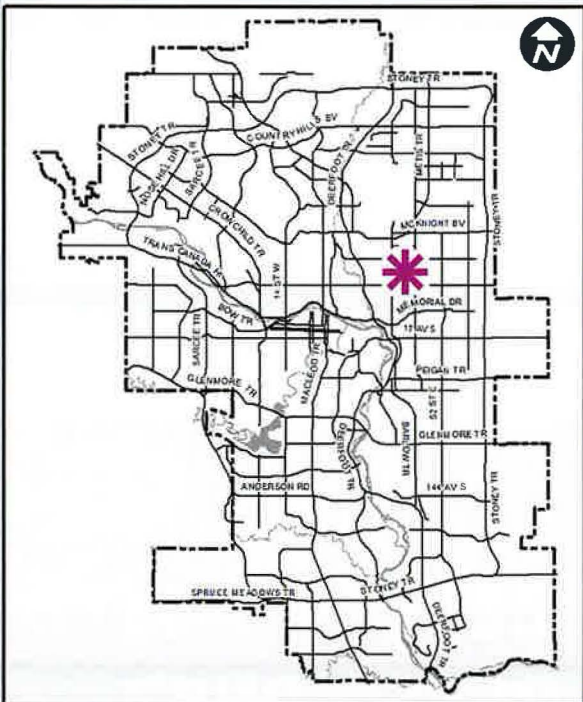


# Calgary Planning Commission

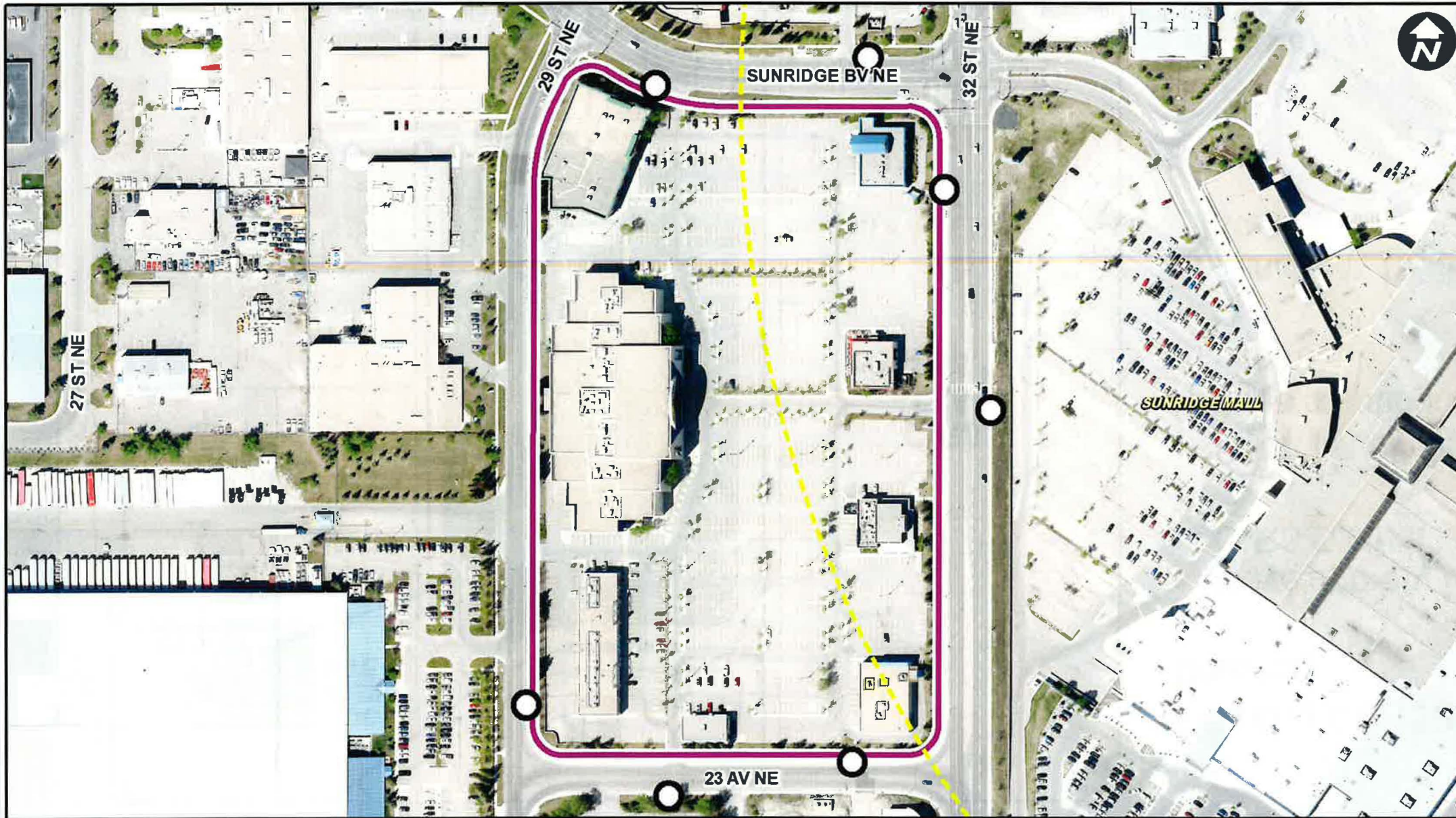
## Agenda Item: 7.2.8

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
MAY 05 2022  
ITEM: 7.2.8 cpc 2022-0493  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

**LOC2021-0151 / CPC2022-0493**  
**Land Use Amendment**  
**May 5, 2022**

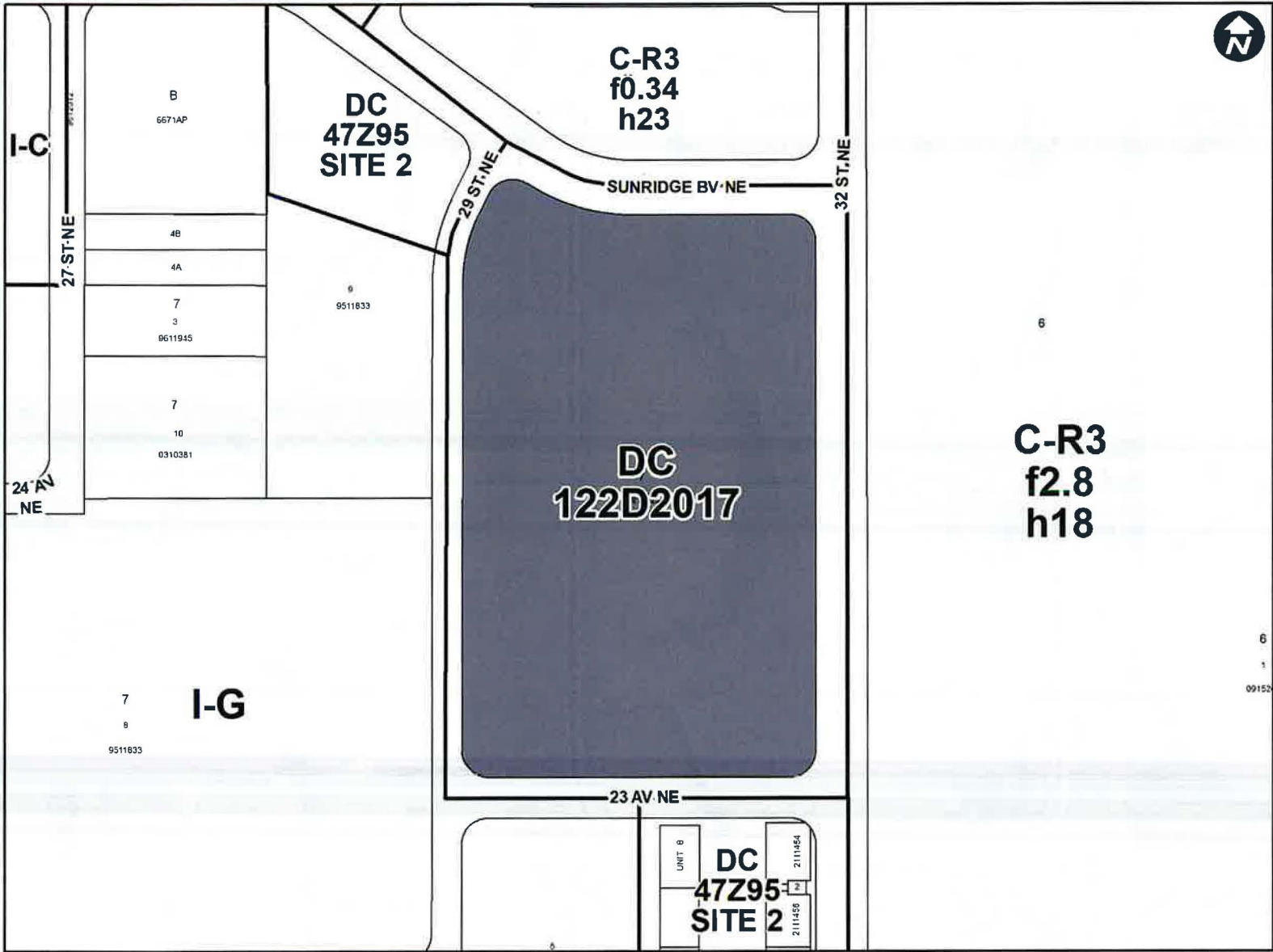


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



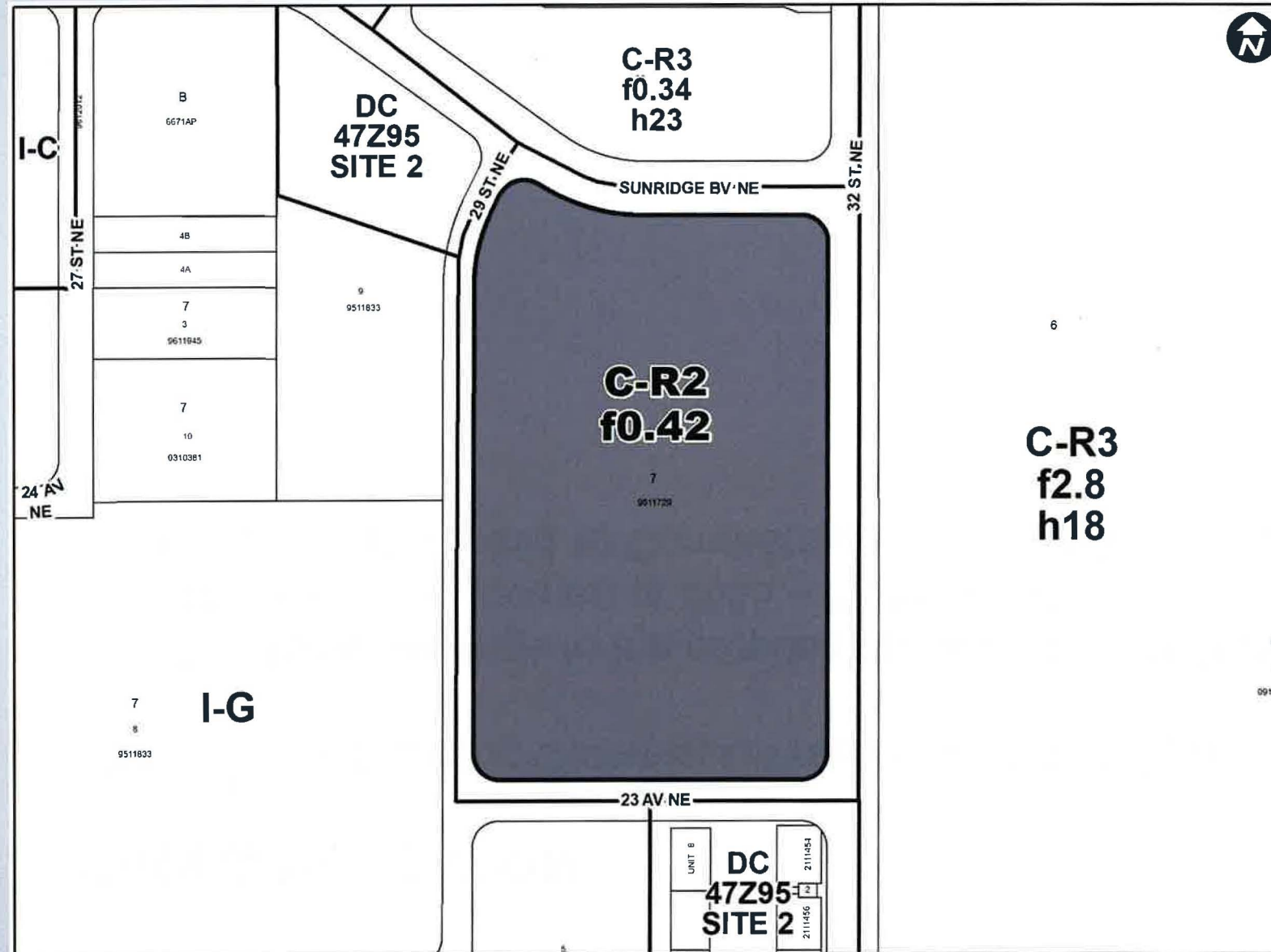
Parcel Size:

6.21 ha  
314 m x 197 m



**Existing DC 122D2017 District:**

- Development Rules of the C-R3 District
- Short list of discretionary uses creating 'entertainment centre'
- Minimum 1,250 parking stalls



**Proposed C-R2 f0.42 District:**

- Enclosed malls, multiple buildings comprehensively designed
- located along major roads and transit facilities
- Appropriate for parcels more than 4 ha in size

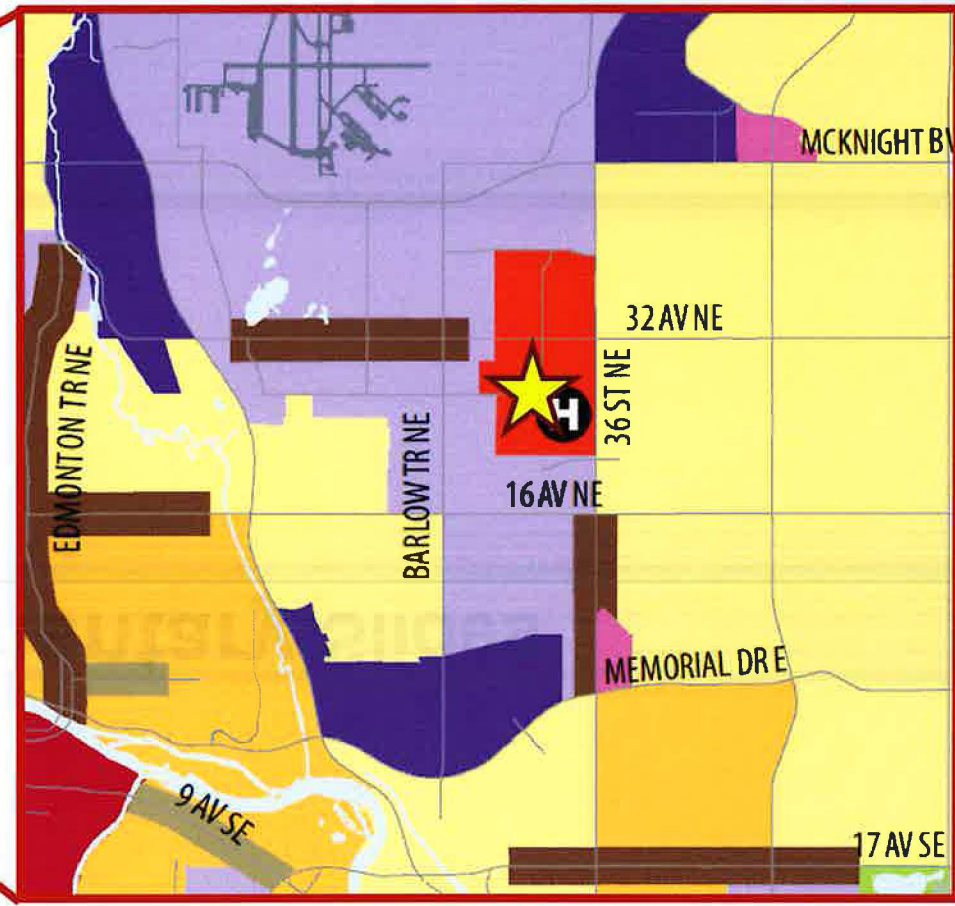
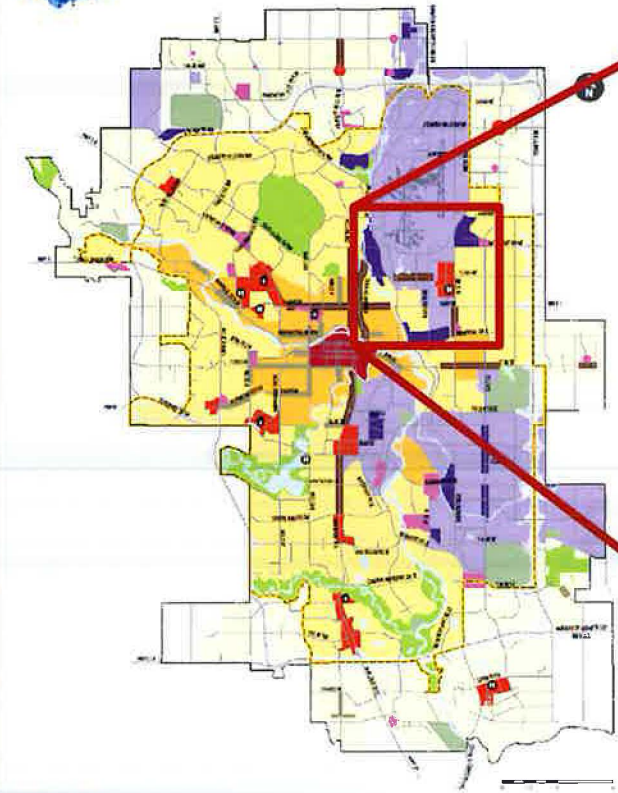
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.21 hectares  $\pm$  (15.35 acres  $\pm$ ) located at 2555 – 32 Street NE (Plan 9811729, Block 7) from Direct Control (DC) District **to** Commercial – Regional 2 f0.42 (C-R2 f0.42) District.

# Supplementary Slides

**1 Urban Structure**



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Developing Residential**

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

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

**Major Public Open Space**

- Major Public Open Space
- Public Utility

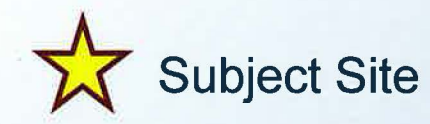
**Balanced Growth Boundary**

- Balanced Growth Boundary

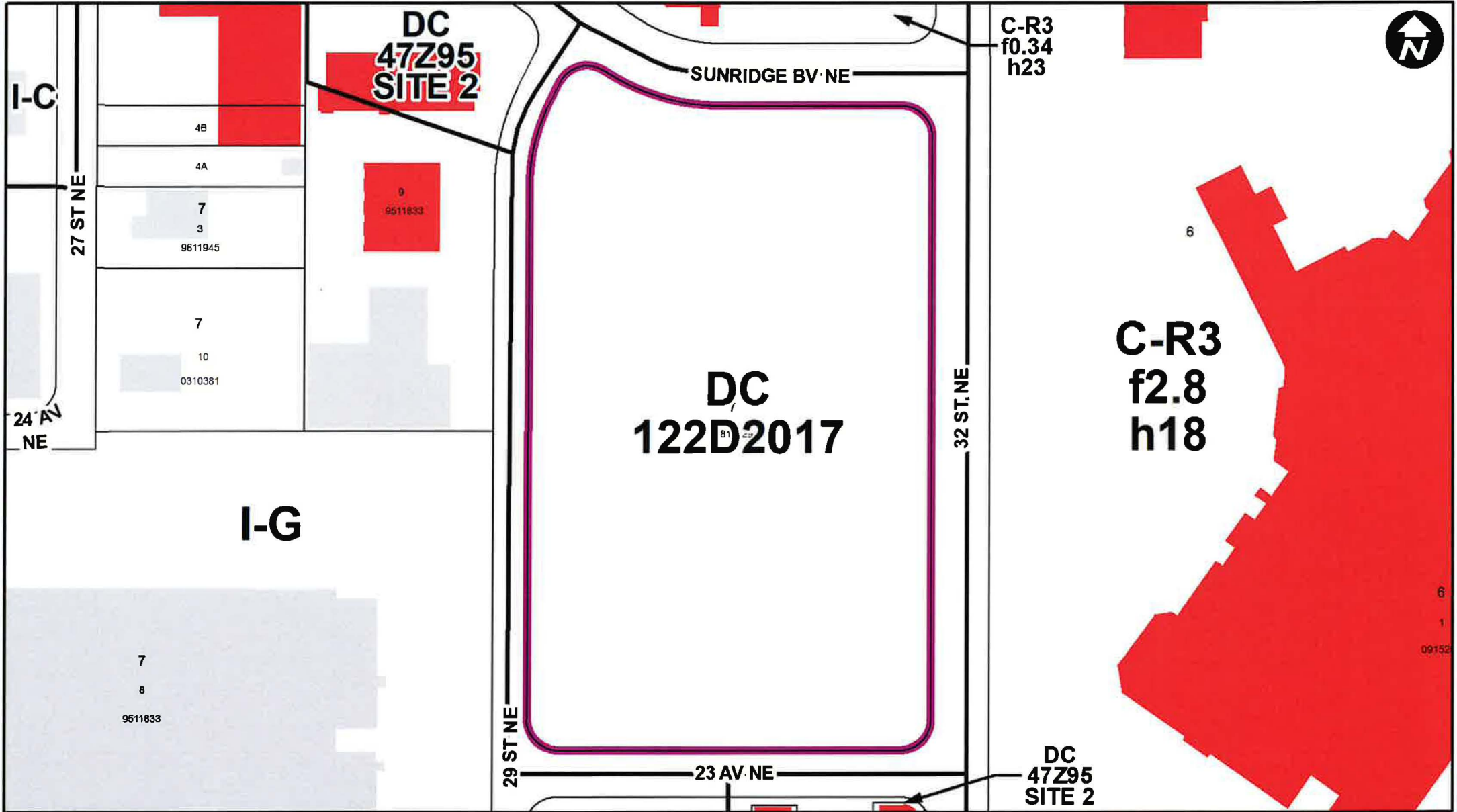
- Ⓜ Hospital
- Ⓤ University

**Transportation/Utility Corridor**

- City Limits







- 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