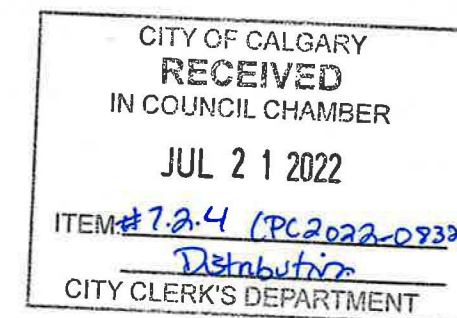
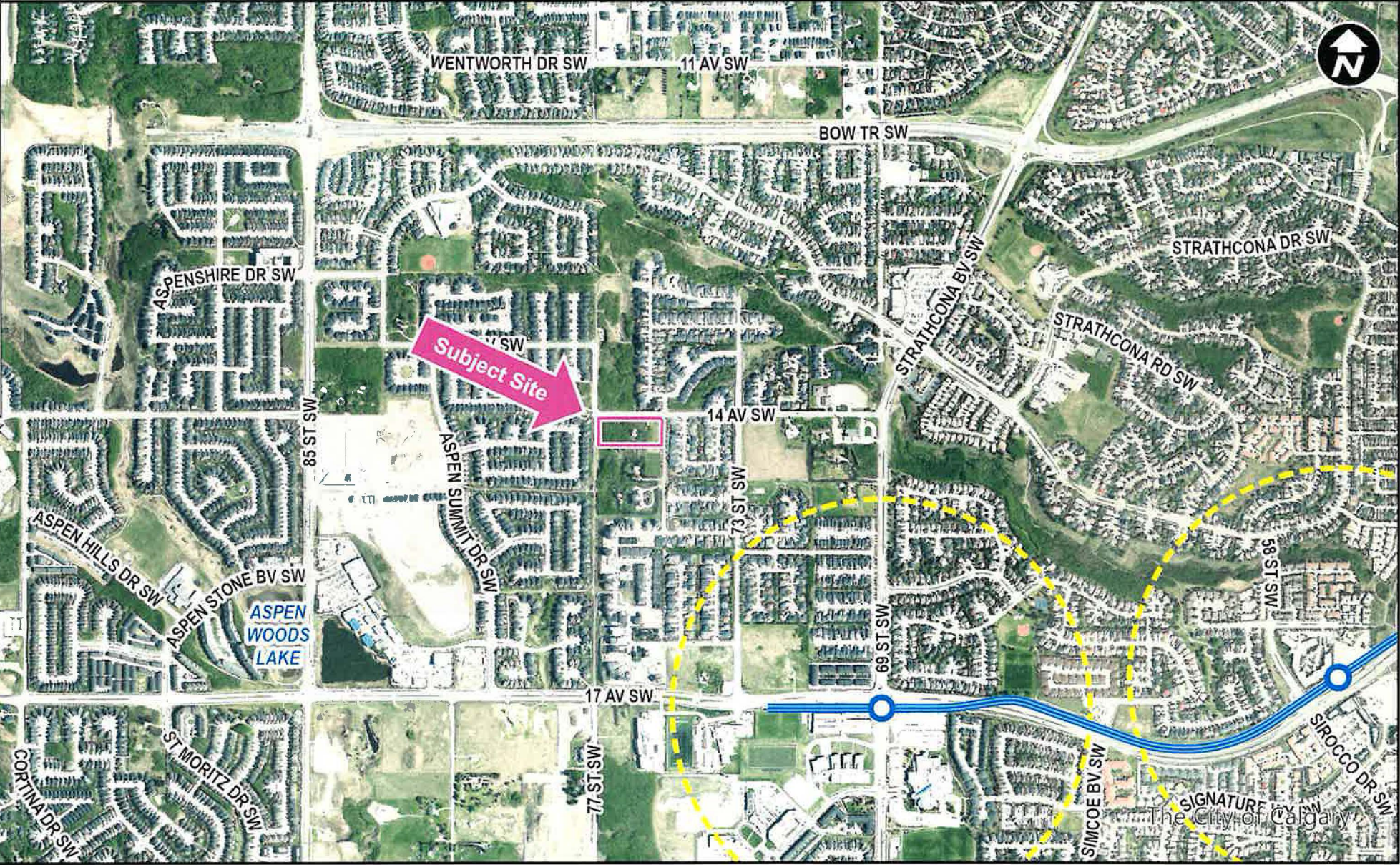
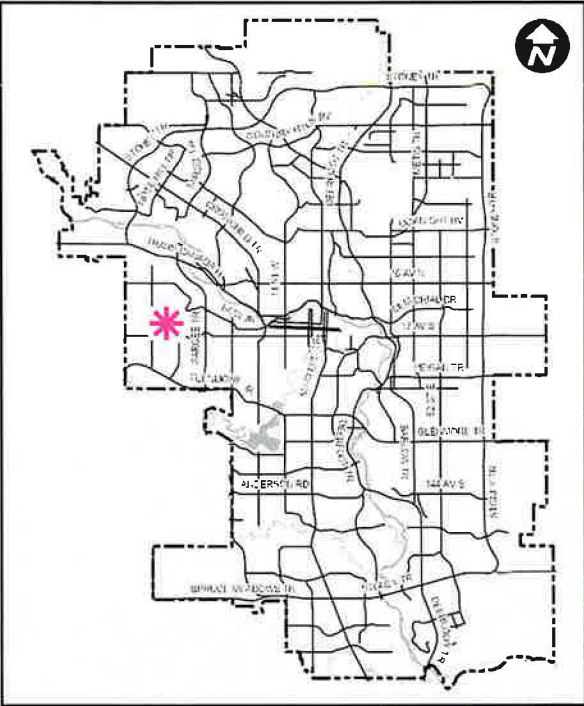
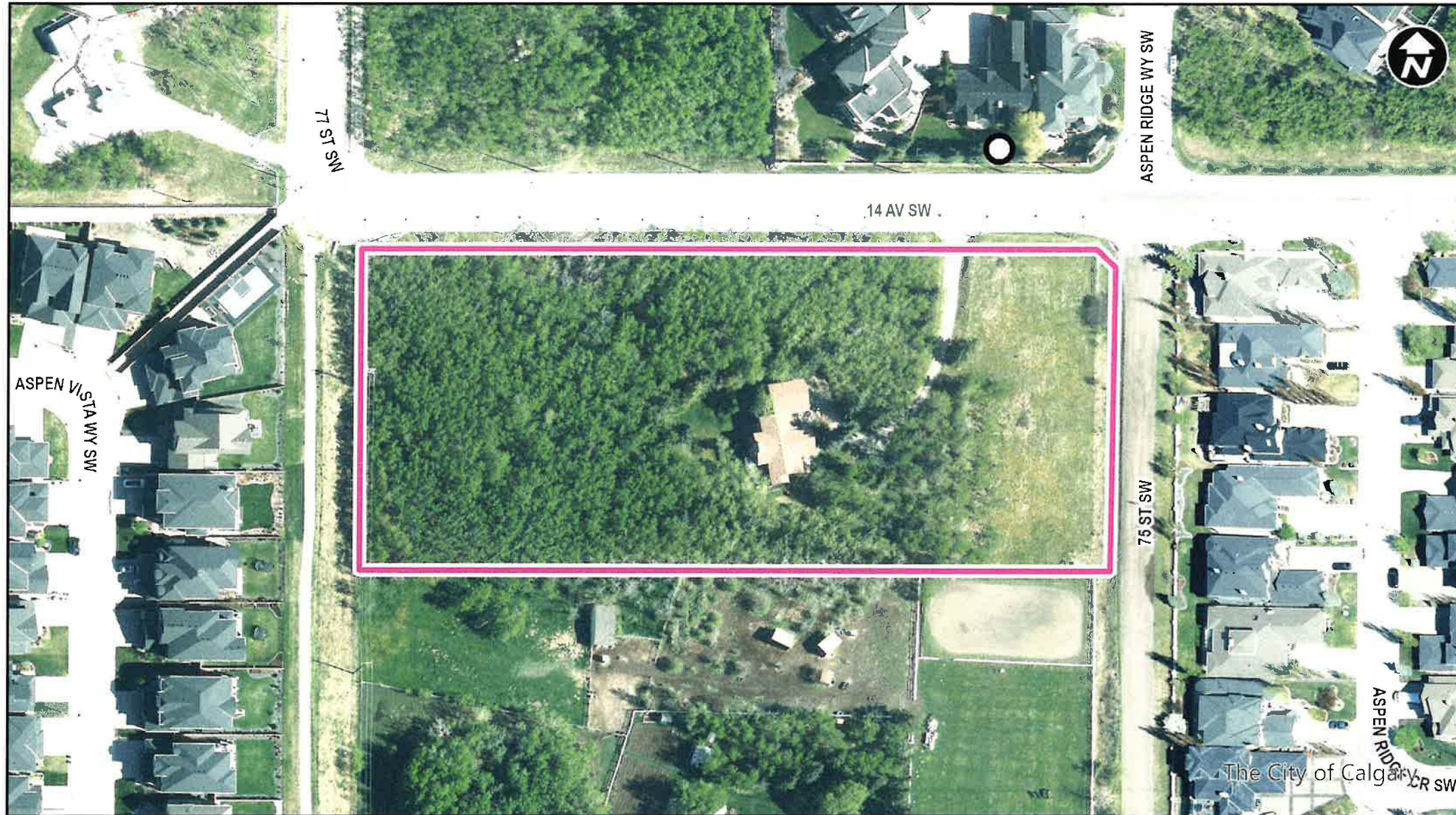


LOC2021-0193 / CPC2022-0832
Road Closure, Land Use Amendment & Outline Plan
July 21, 2022



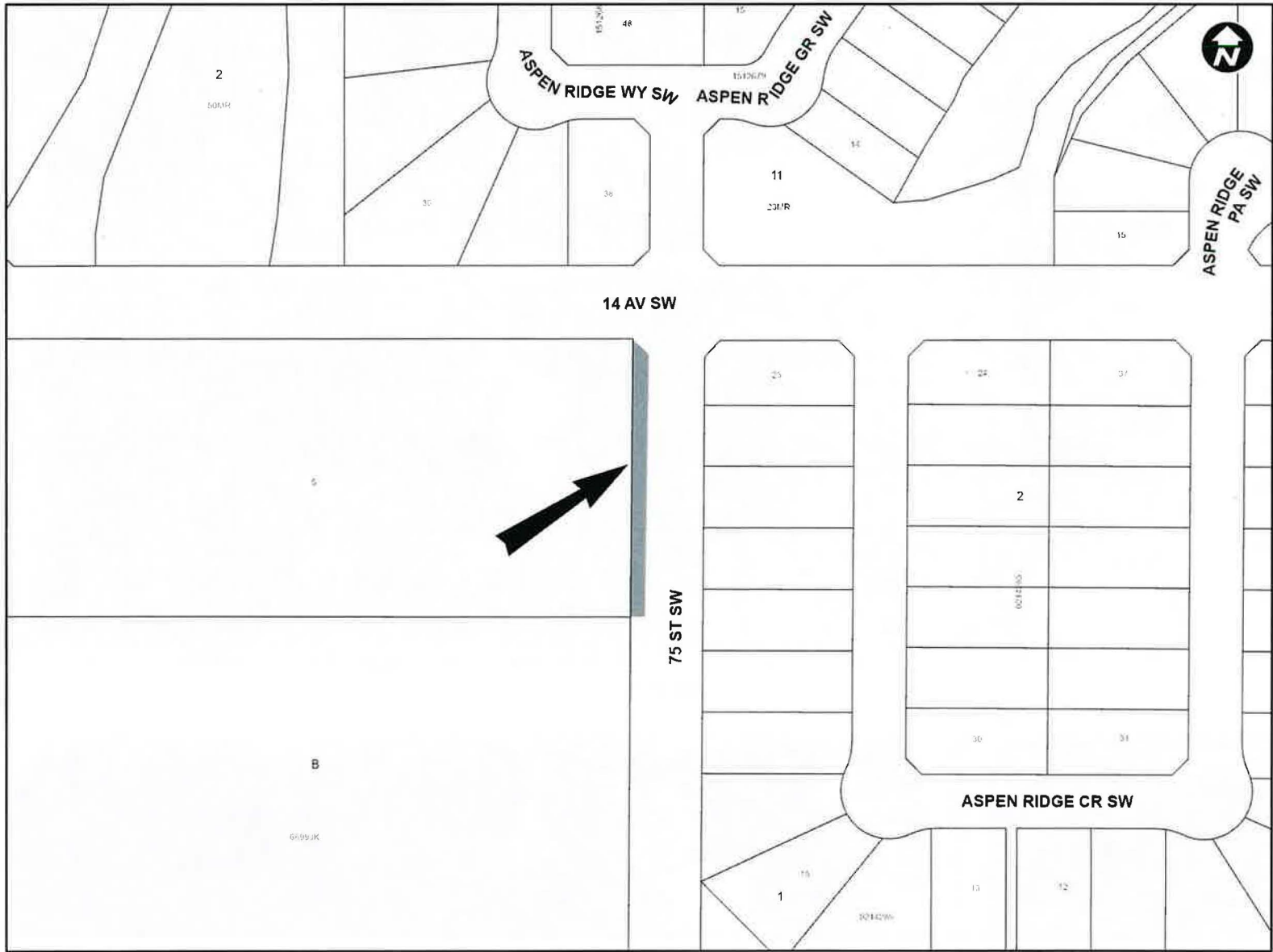


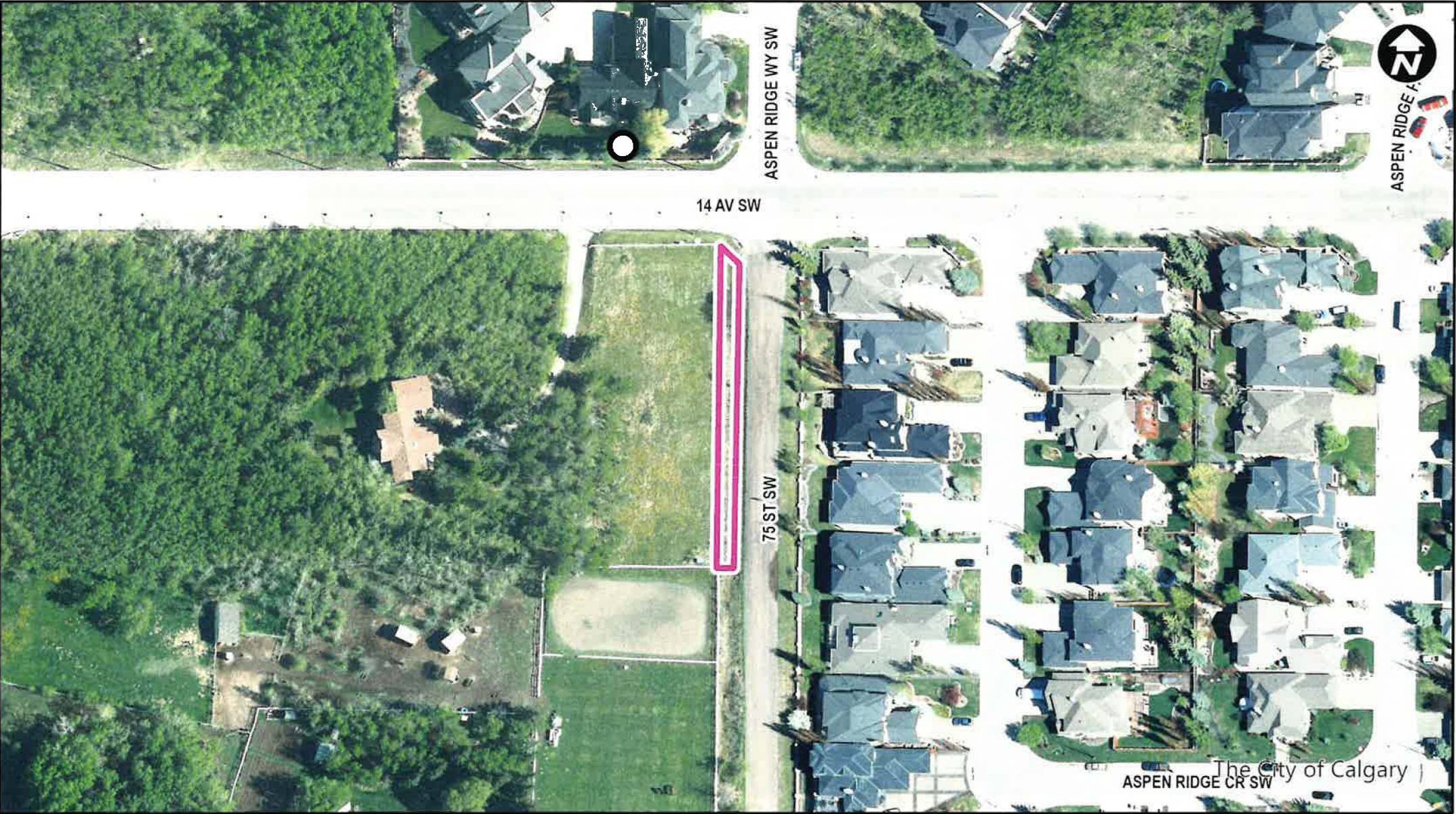
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

1.41 ha
182m x 77m





Parcel Size:

0.03 ha
4.5m x 77m



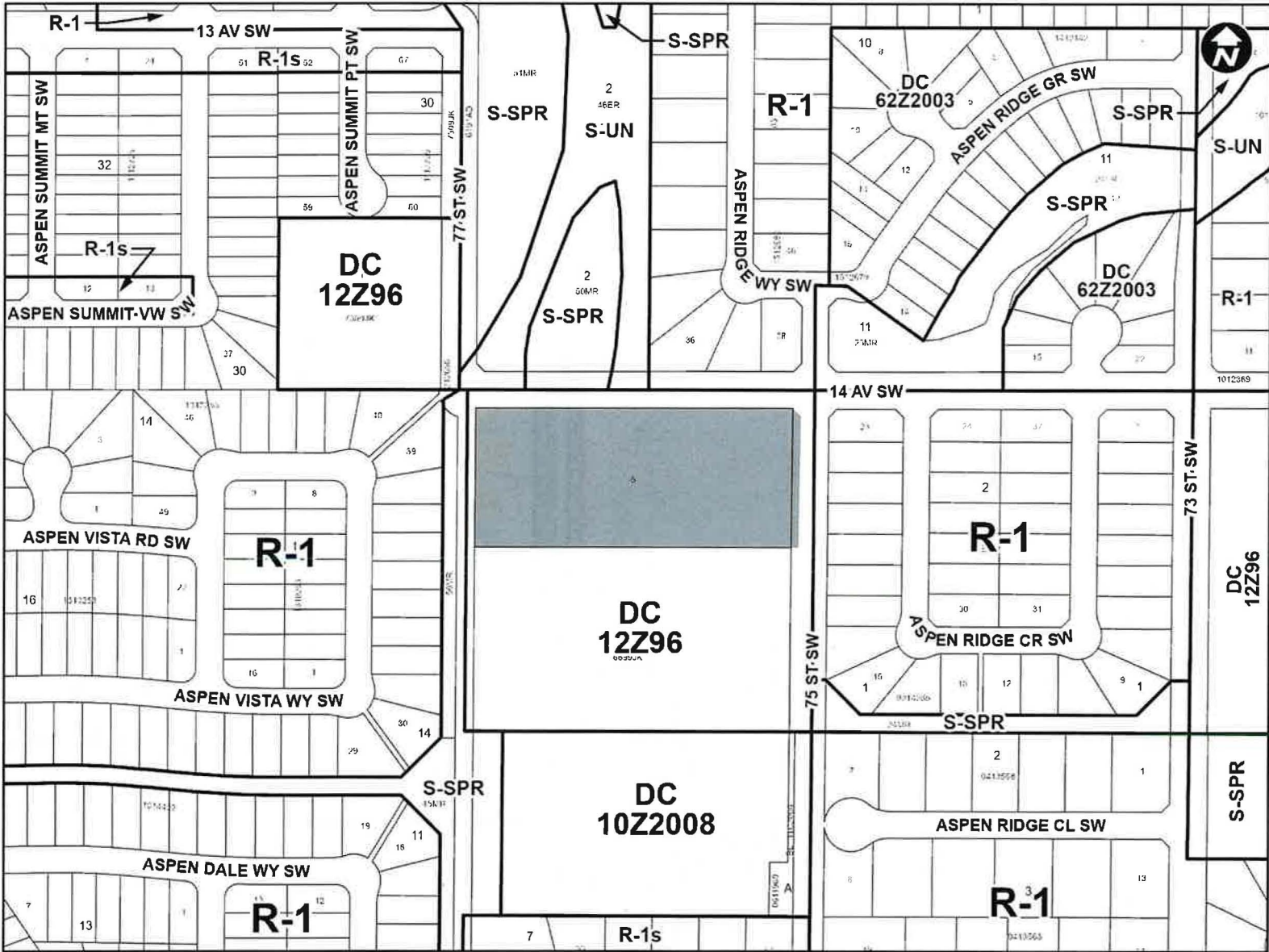
77 Street SW looking South



14 Avenue SW looking East

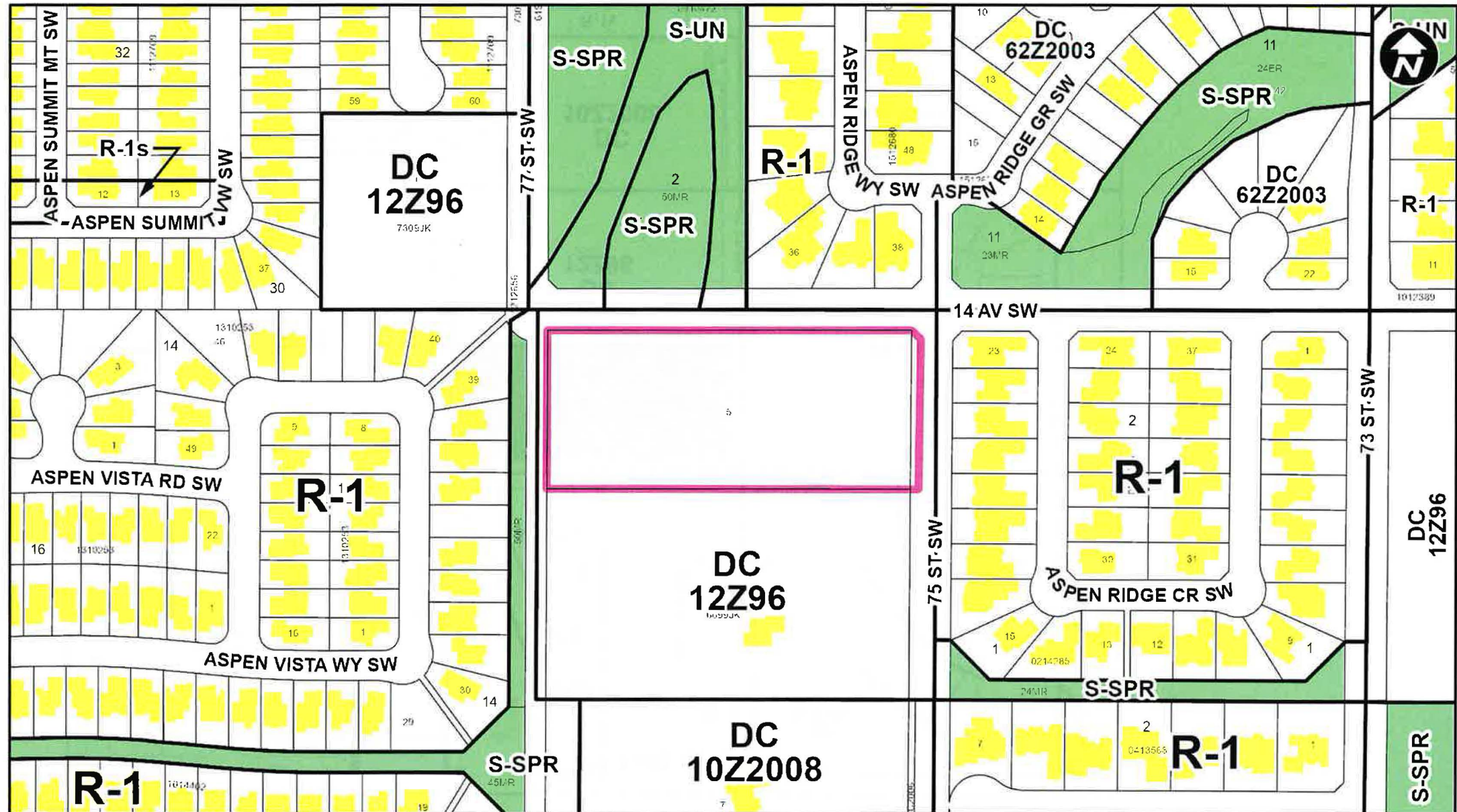


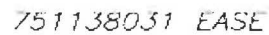
75 Street SW looking South

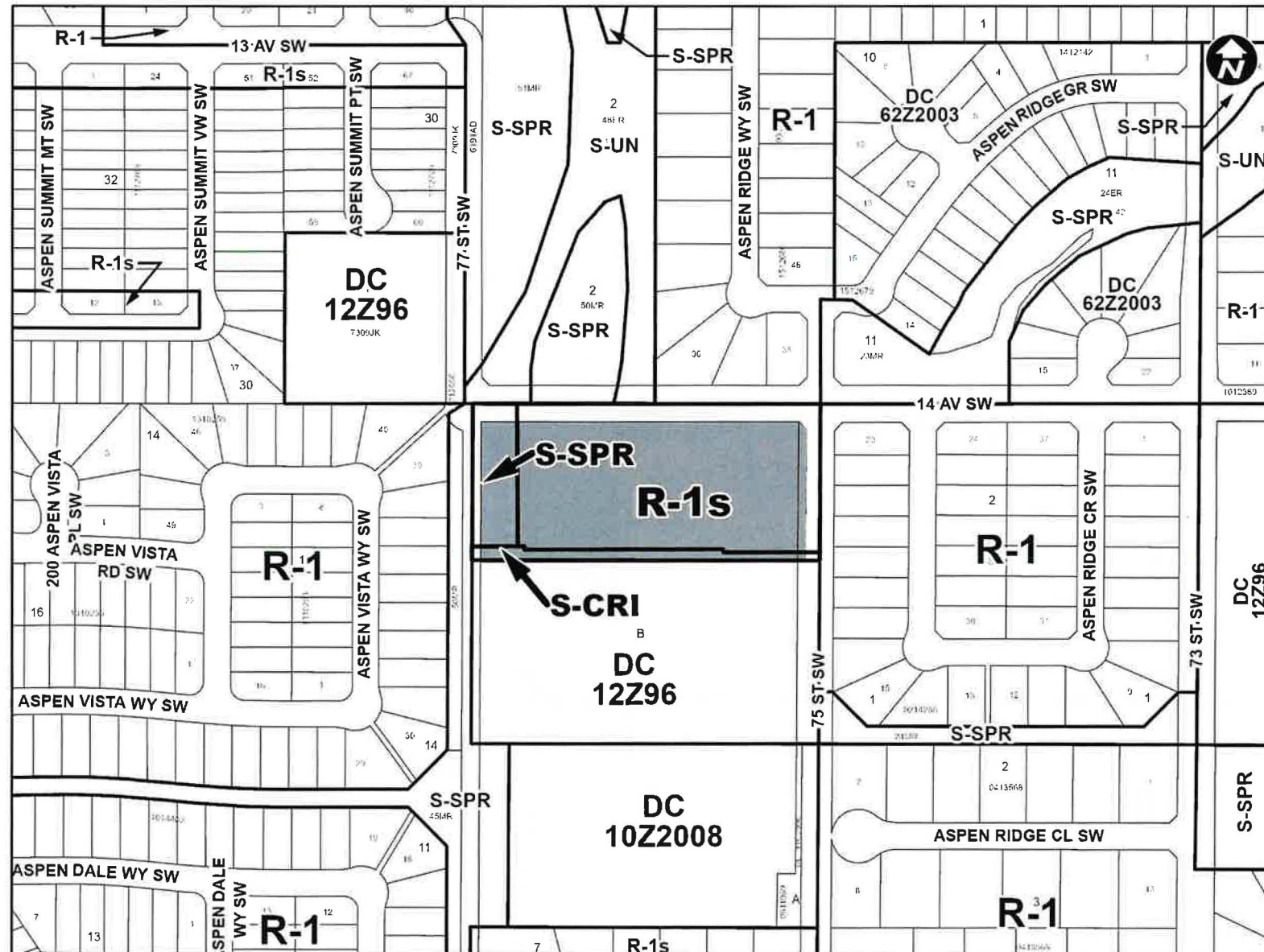


LEGEND

- 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







Residential – One Dwelling (R-1s) District:

- Low Density Residential District
- Single Detached Dwellings
- Permitted use of Secondary Suites; Discretionary use of Backyard Suites

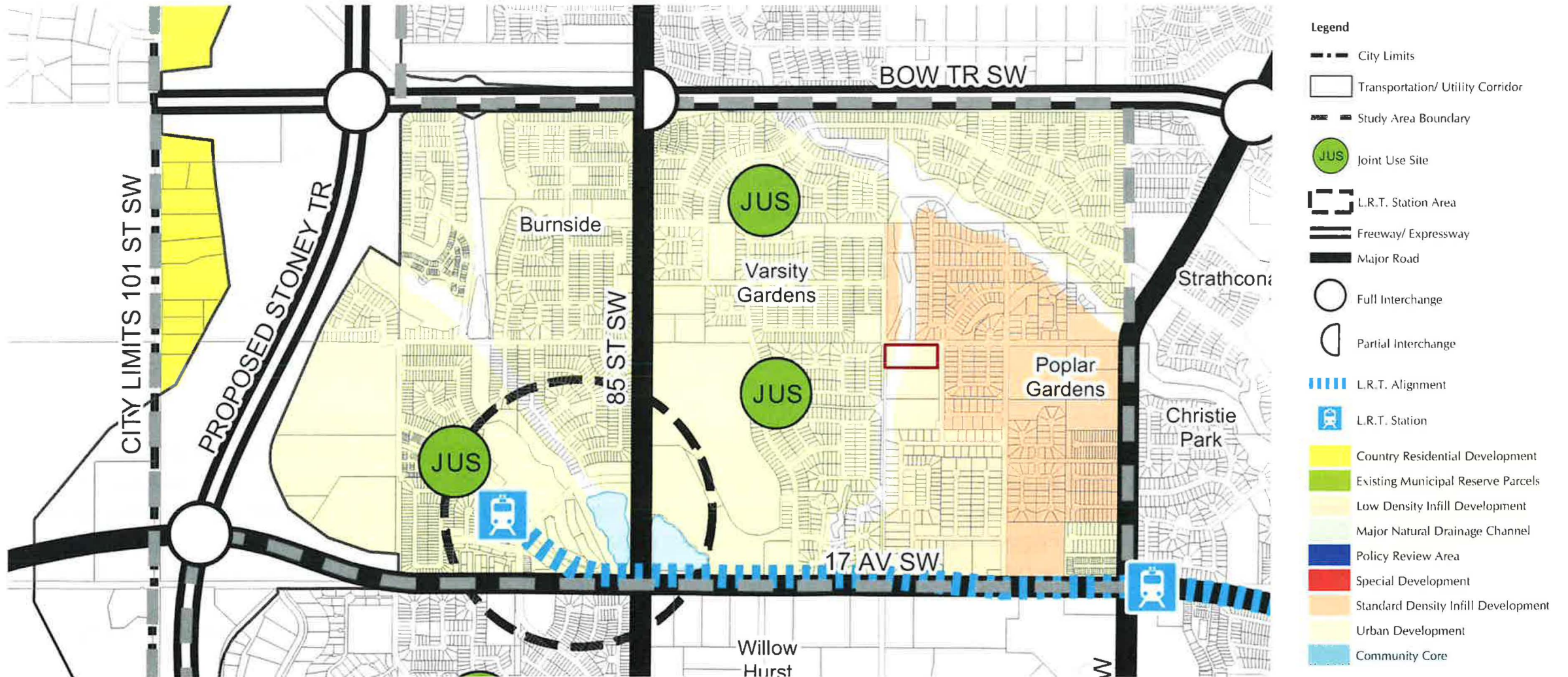
**Special Purpose – School, Park,
Community Reserve (S-SPR)
District:**

- Retention of existing trees for Municipal Reserve

Special Purpose – City and Regional Infrastructure (S-CRI) District:

- Access for maintenance of infrastructure

Map 2: Land Use



RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) to subdivide 1.41 hectares \pm (3.48 acres \pm) with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for closure of 0.01 hectares \pm (0.03 acres \pm) of road (Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) adjacent to 7651 – 14 Avenue SW, with conditions (Attachment 9).
3. Give three readings to the proposed bylaw for the redesignation of 1.41 hectares \pm (3.48 acres \pm) located at 7651 – 14 Avenue SW and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares \pm) from Direct Control District and Undesignated Road Right of Way to Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.