

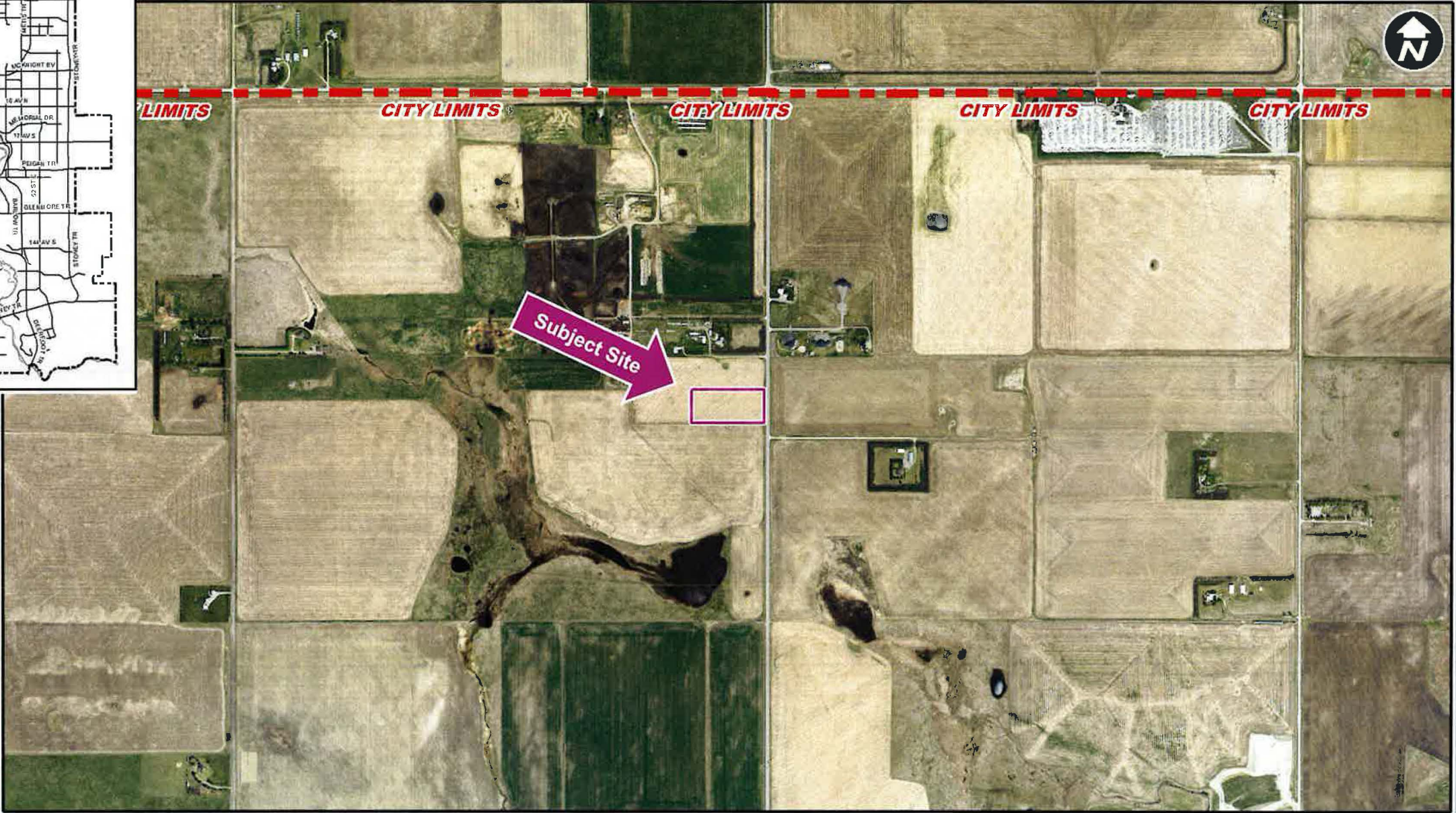


Public Hearing of Council

Agenda Item: 8.2.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 29 2022
ITEM: 8.2.1 CPC2021-0574
Distribution
CITY CLERK'S DEPARTMENT

LOC2020-0157 / CPC2021-0574
Land Use Amendment
March 29, 2022



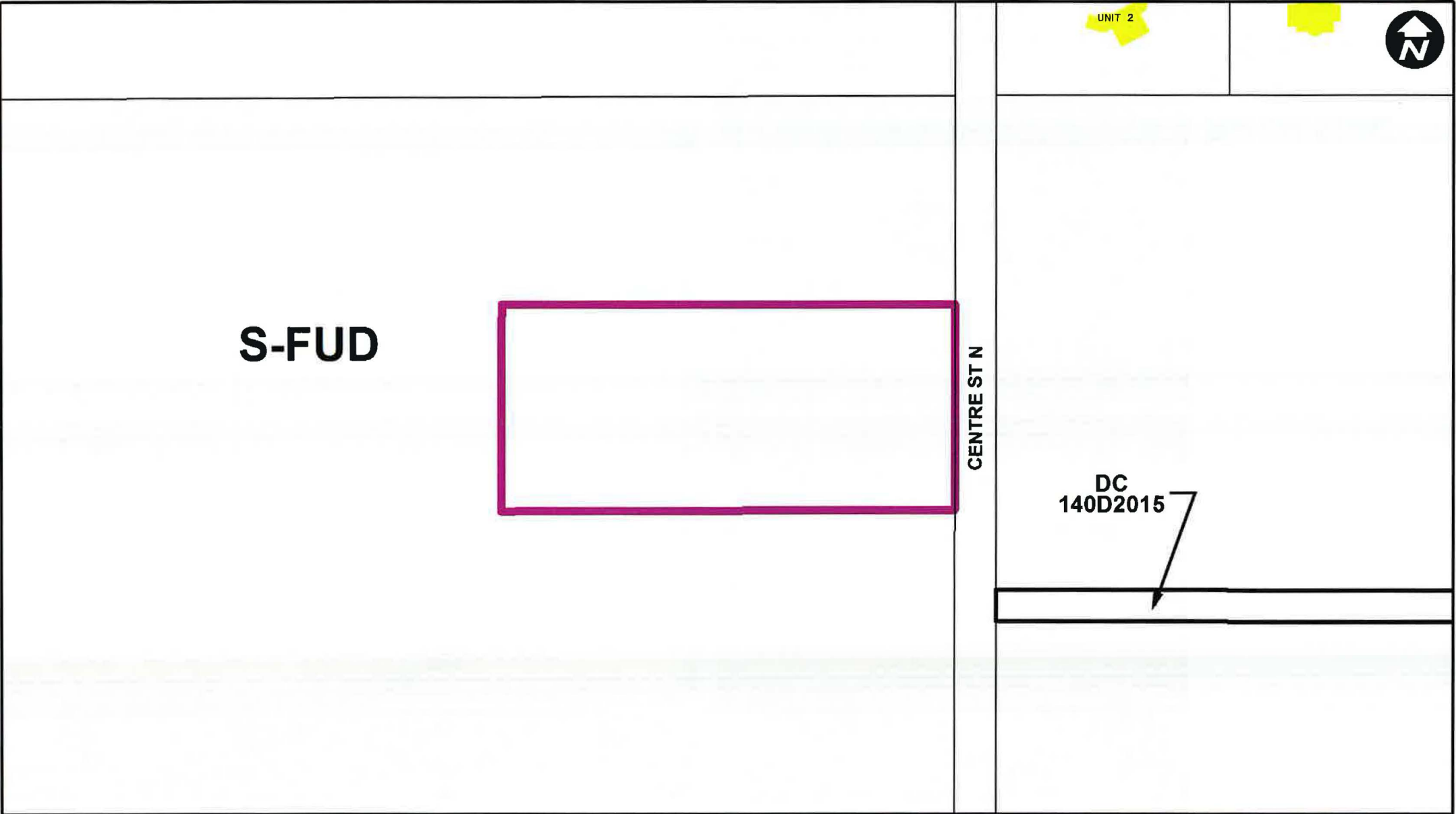
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

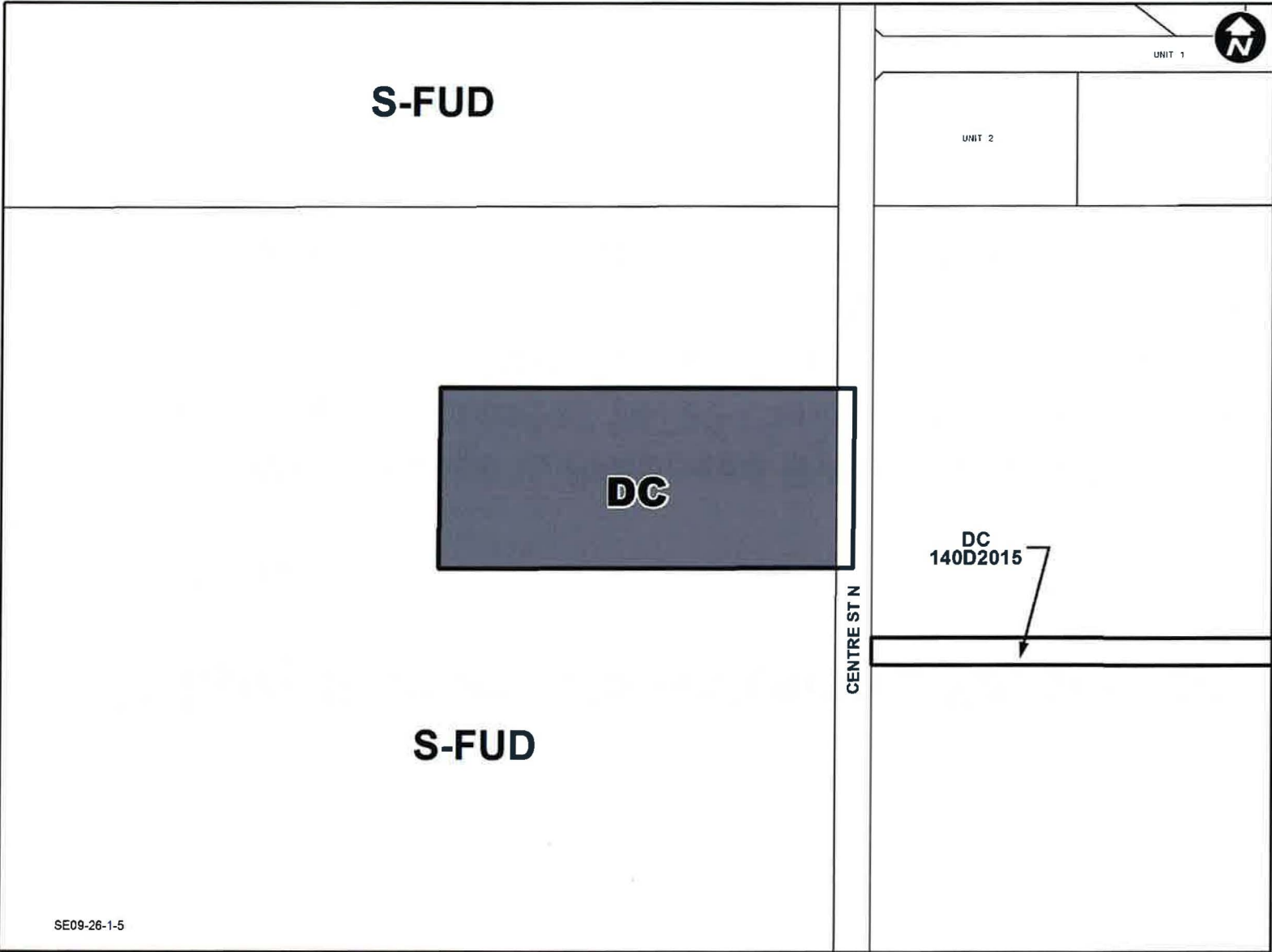


Parcel Size:
2.2 ha
220m x 100m

LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary





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

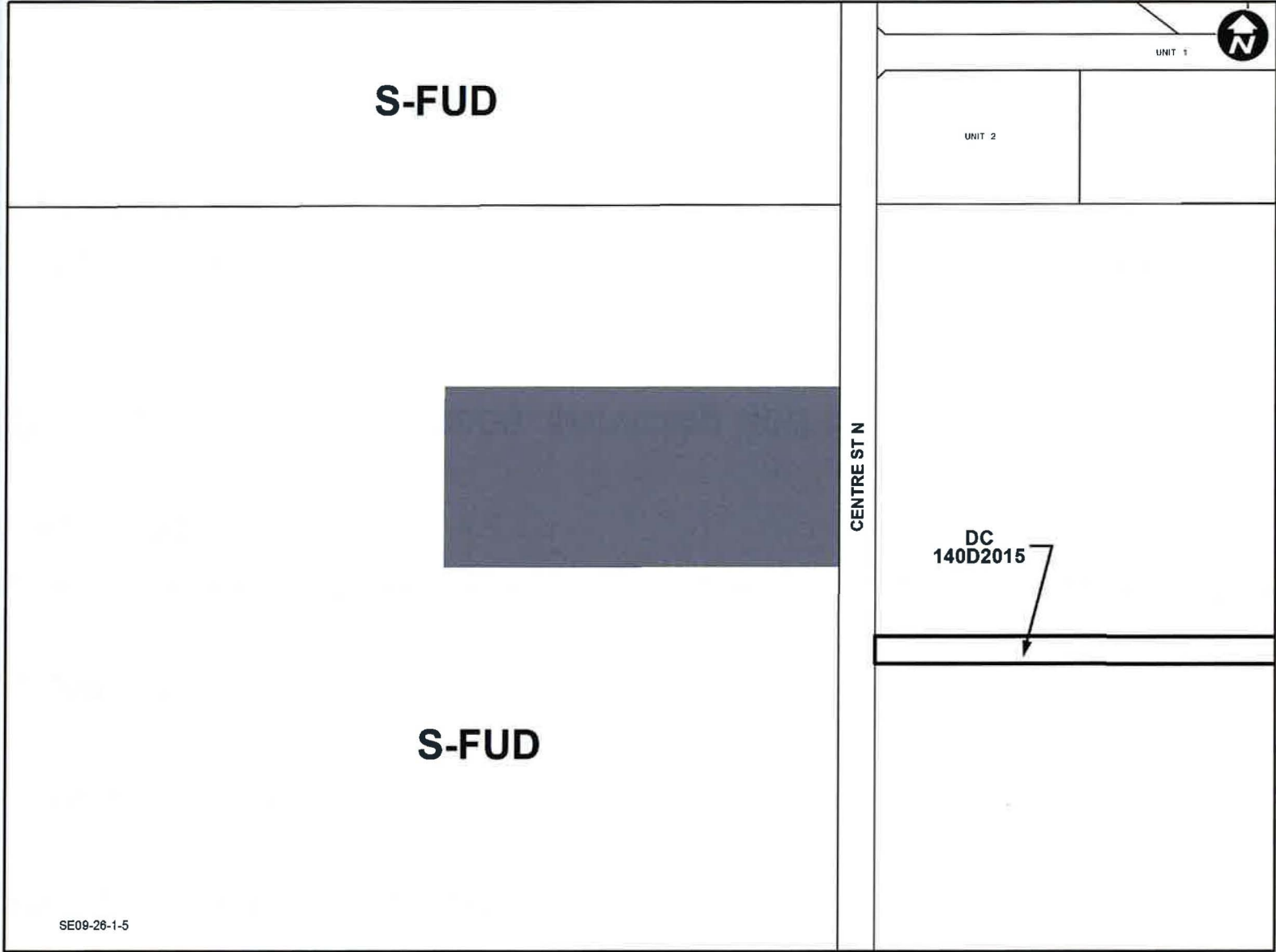
Calgary Planning Commission's Recommendation

That Council:

Give three readings to **Proposed Bylaw 91D2021** 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).

Supplementary Slides



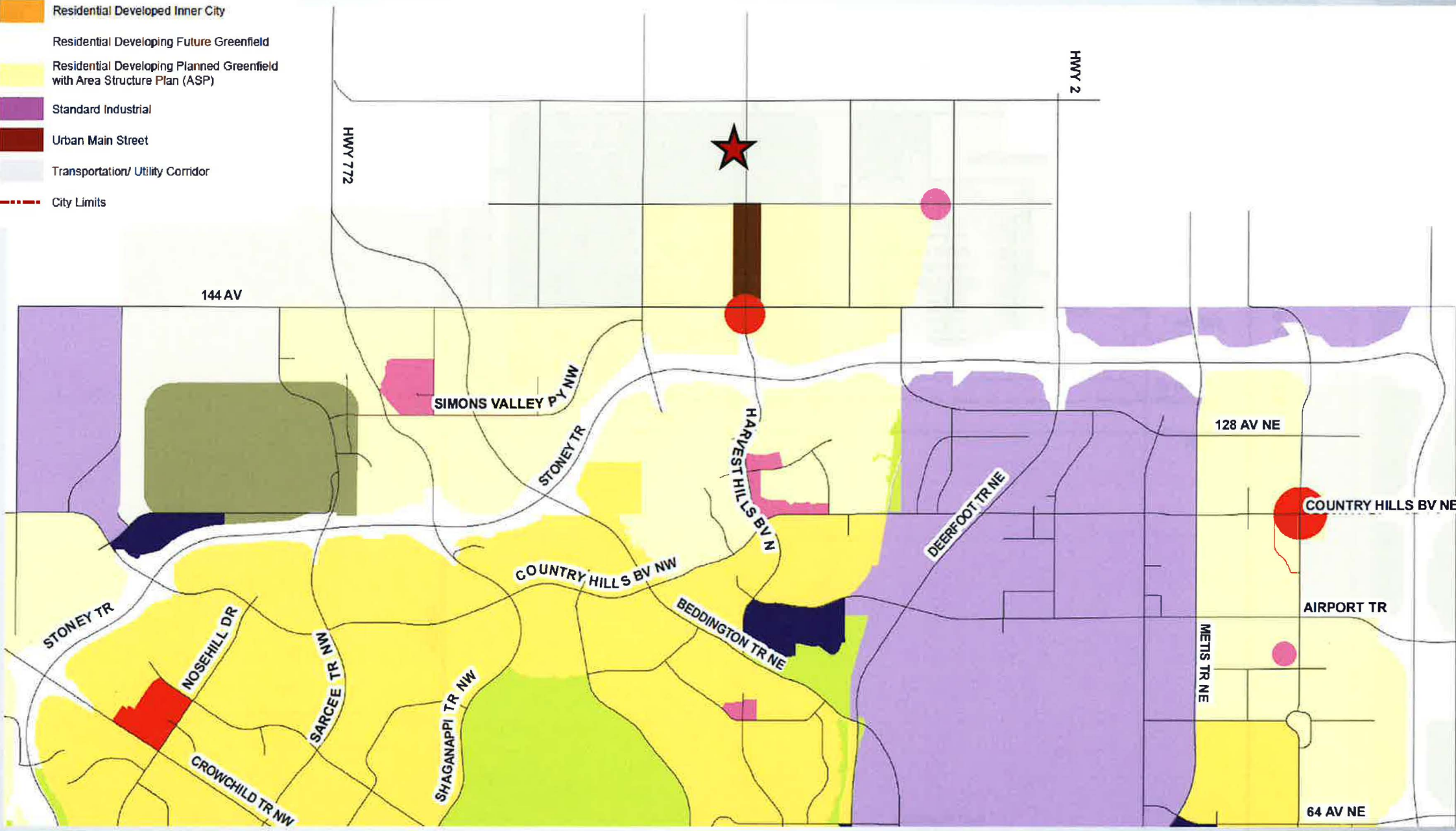


Steps Prior to Permanent Development

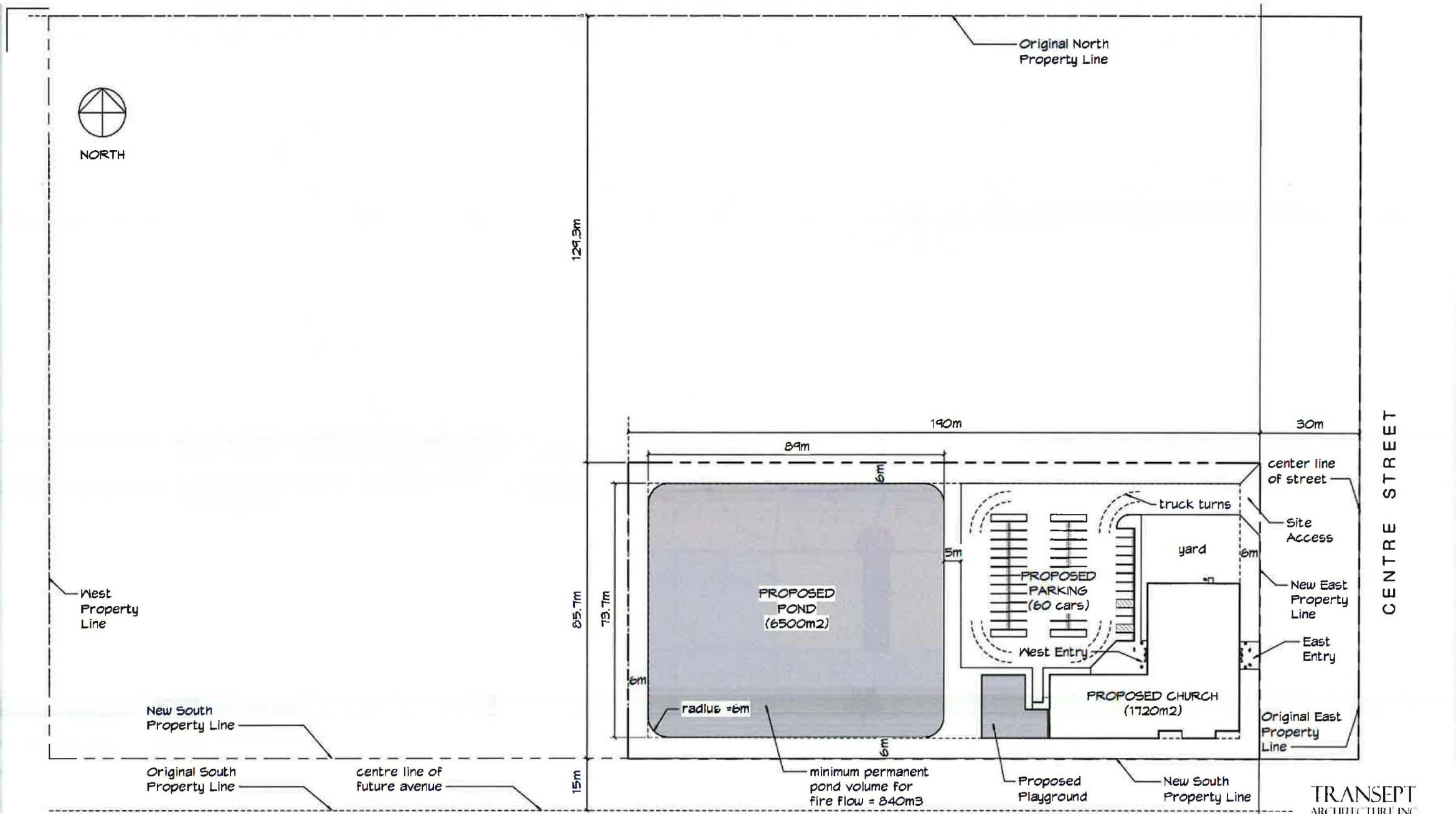
Submission, review and approval of:

- 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

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



★ Subject Parcel



1 Master Site Plan
1:500

