

Public Hearing of Council

Agenda Item: 8.1.7

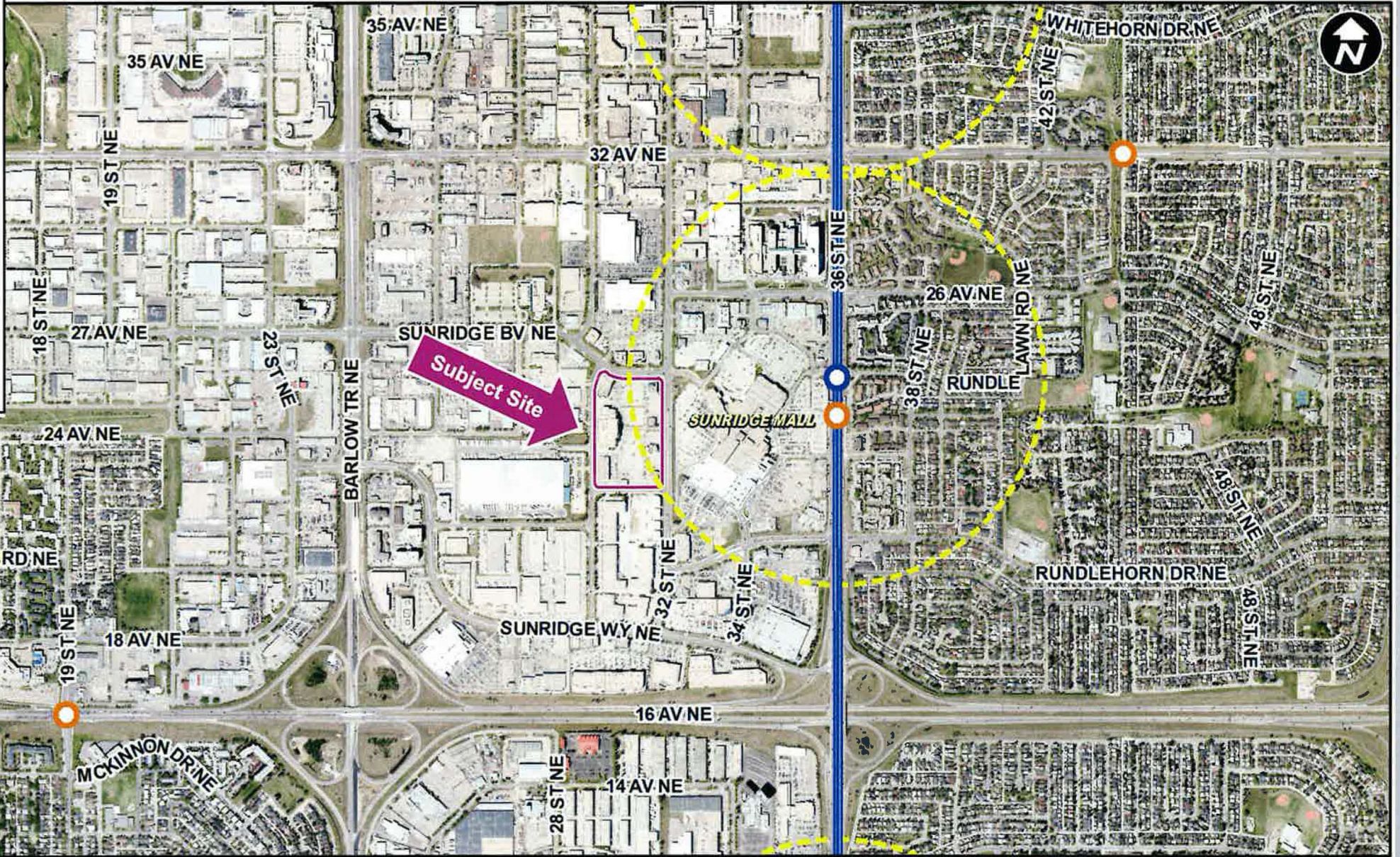
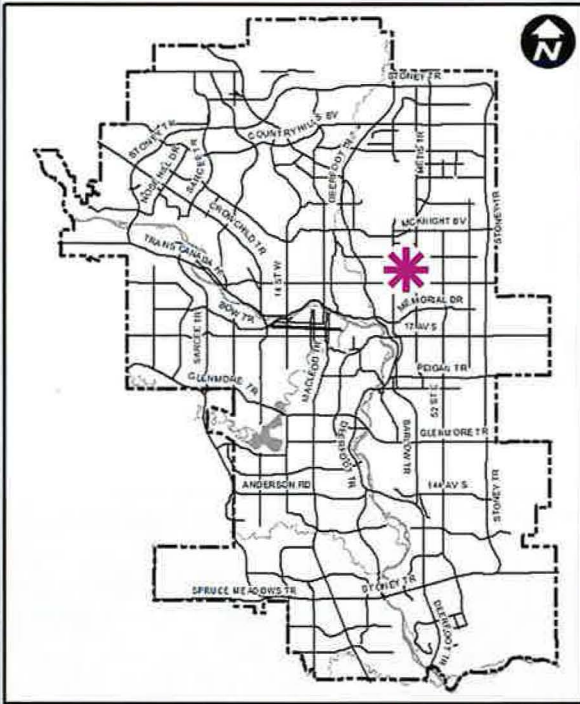


LOC2021-0151 / CPC2022-0493

Land Use Amendment

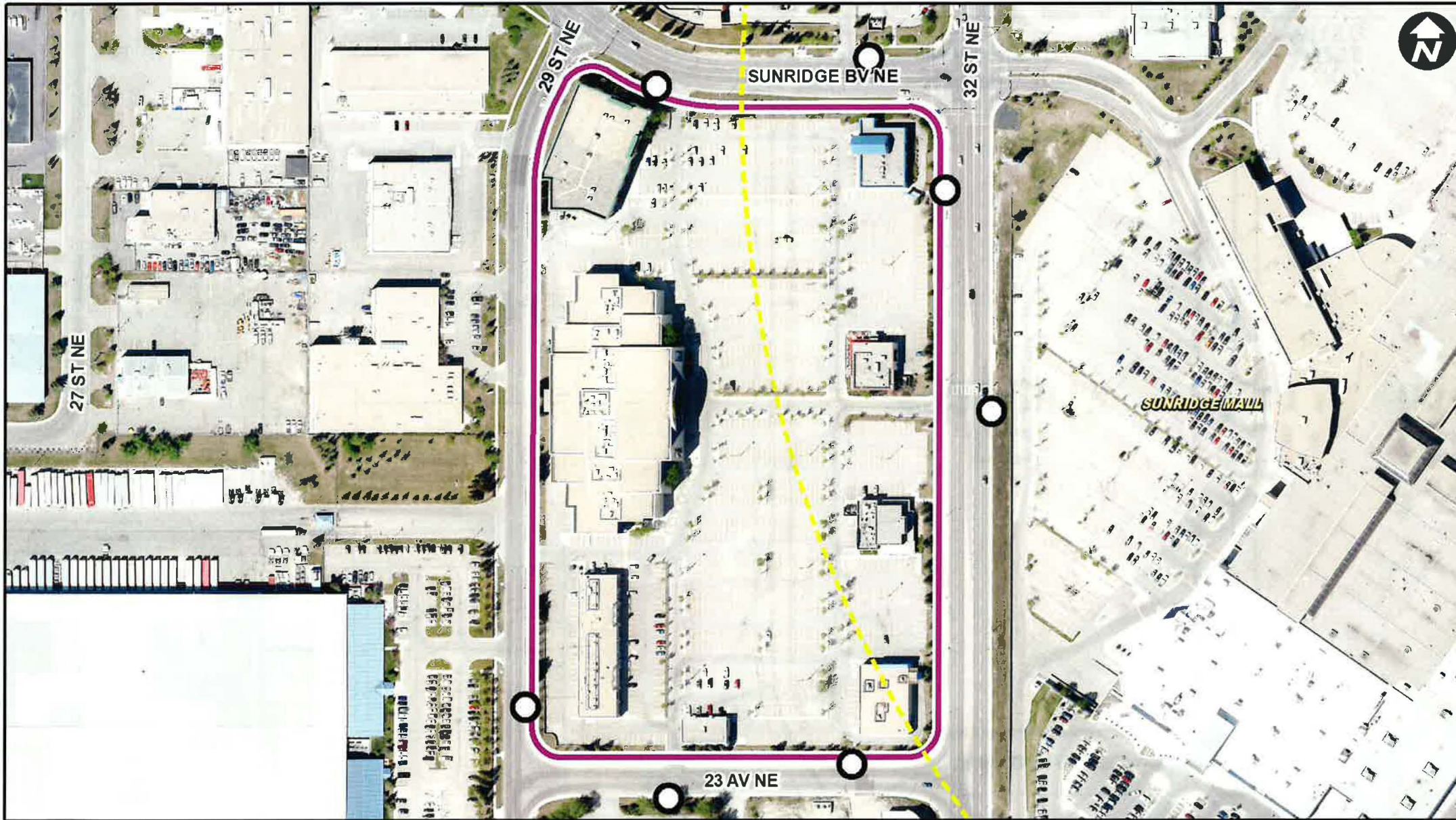
July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.1.7 CPC2022-0493
Distrib - Presentation
CITY CLERK'S DEPARTMENT



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



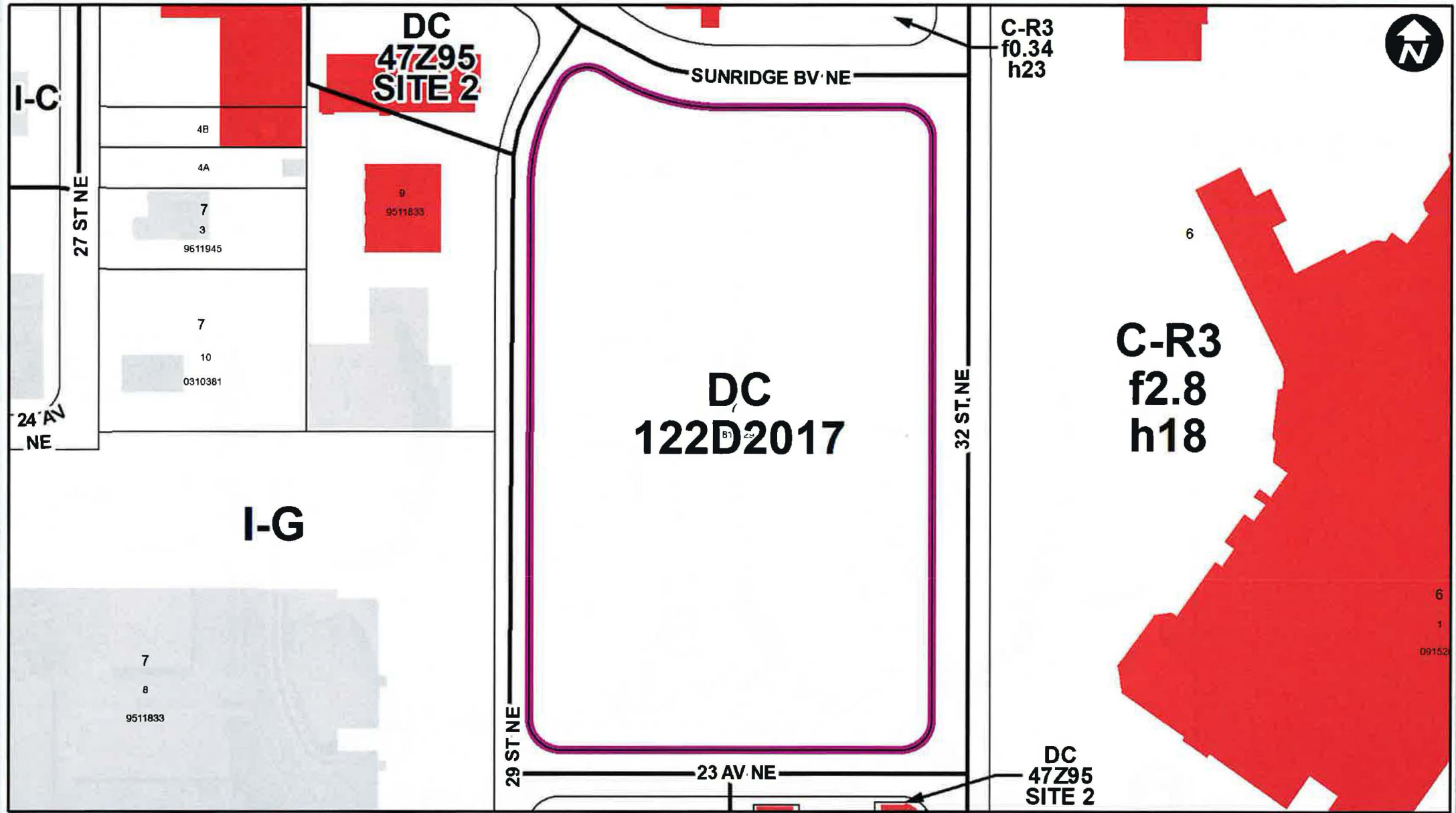
Parcel Size:

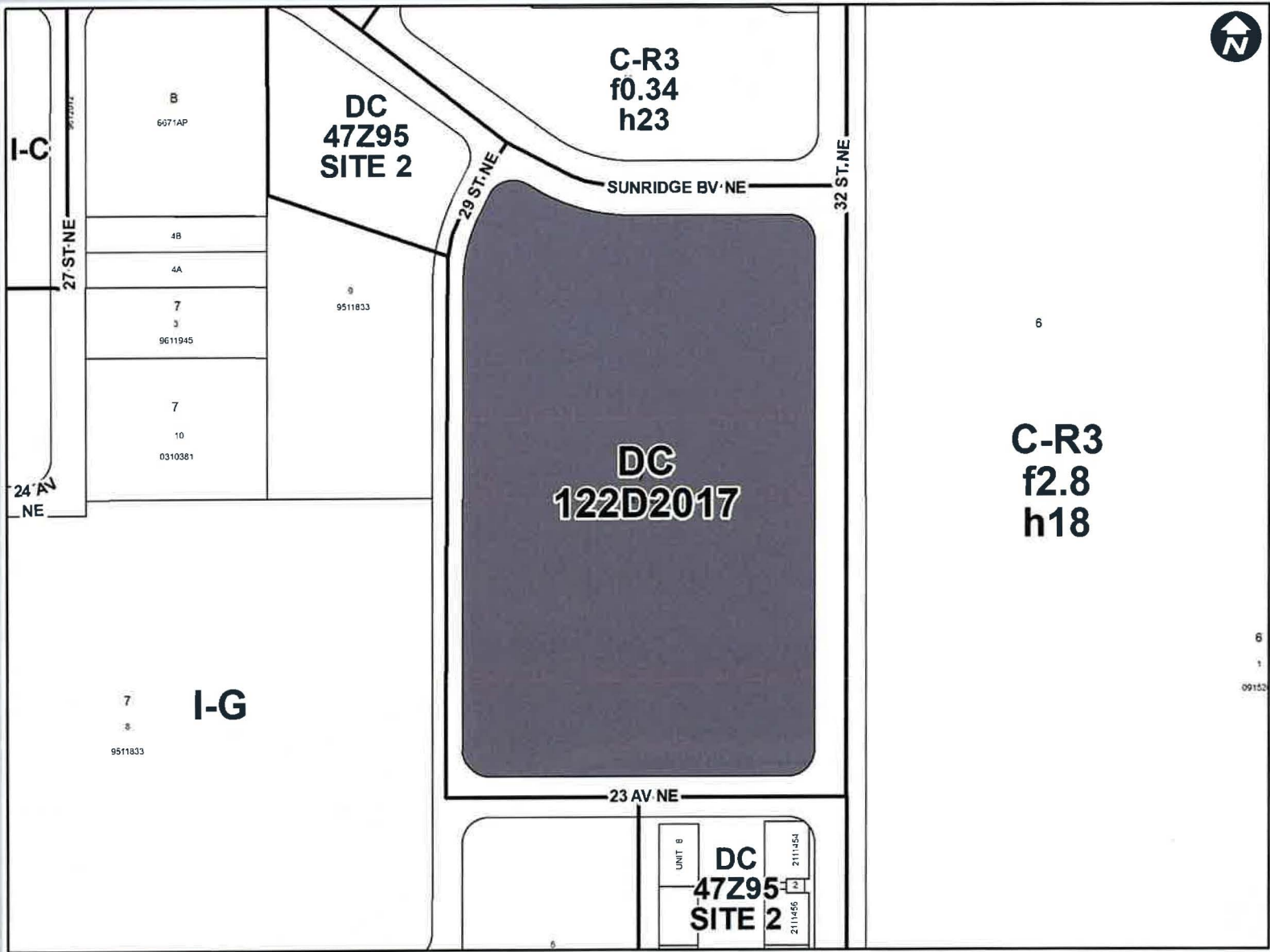
6.21 ha

314 m x 197 m

LEGEND

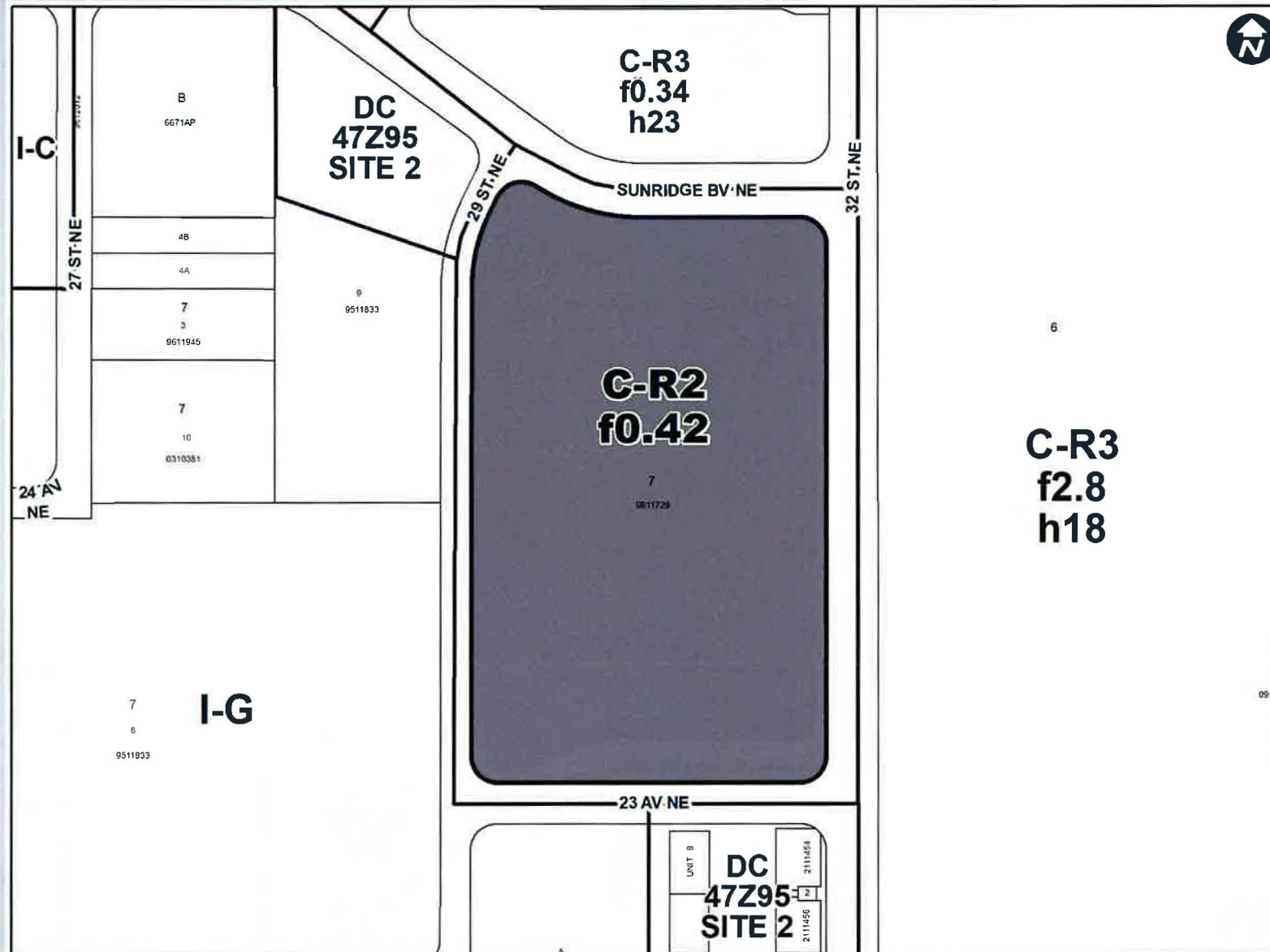
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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:

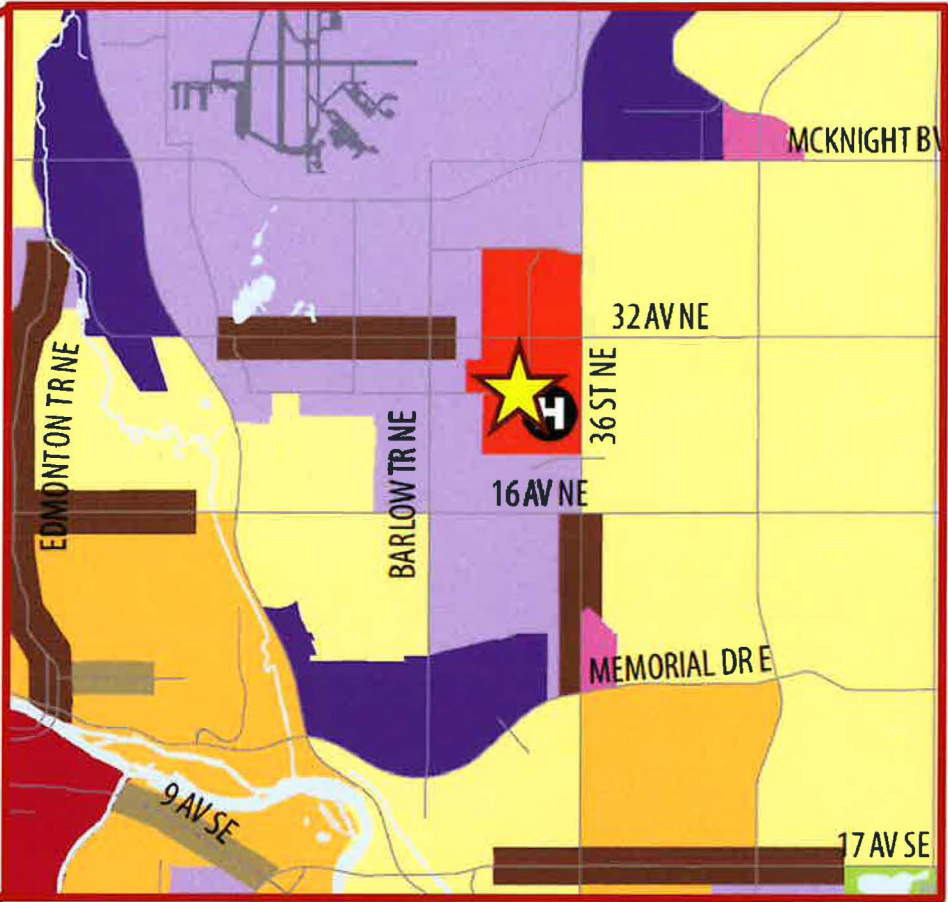
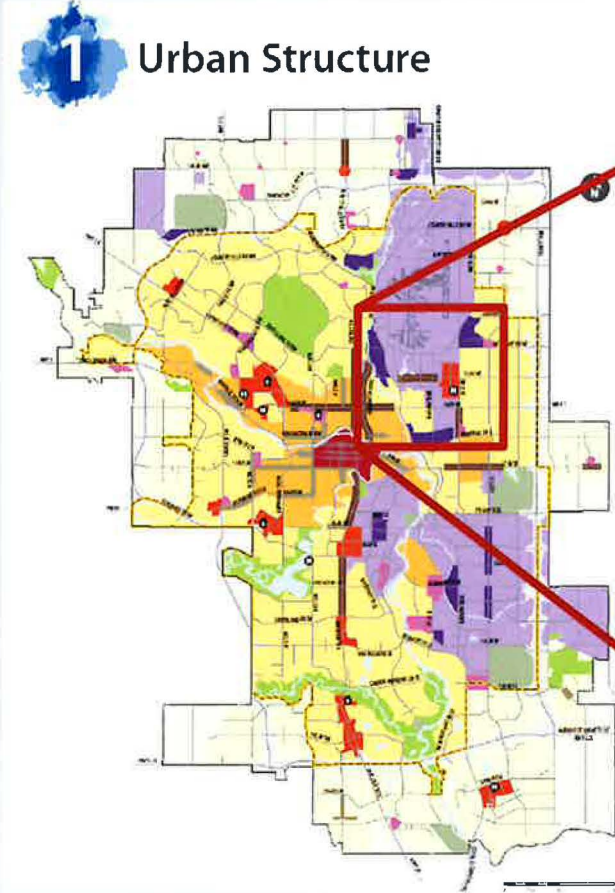
- Enclosed malls, multiple buildings comprehensively designed
- located along major roads and transit facilities
- Appropriate for parcels more than 4 ha in size

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 100D2022** 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



Urban Structure
(By Land Use Typology)

Activity Centres	Developed Residential	Industrial	Healthcare
Greater Downtown	Inner City	Industrial - Employee Intensive	Hospital
Major Activity Centre	Established	Standard Industrial	University
Community Activity Centre			
Main Streets	Developing Residential	Public Open Space	Transportation/Utility Corridor
Urban Main Street	Planned Greenfield with Area Structure Plan (ASP)	Major Public Open Space	
Neighbourhood Main Street	Future Greenfield	Public Utility	
		Boundaries	
		Balanced Growth Boundary	

0 1.5 3
Kilometre

 **Subject Site**