

Public Hearing of Council

Agenda Item: 7.2.21



LOC2022-0008 / CPC2023-0401 Road Closure & Land Use Amendment

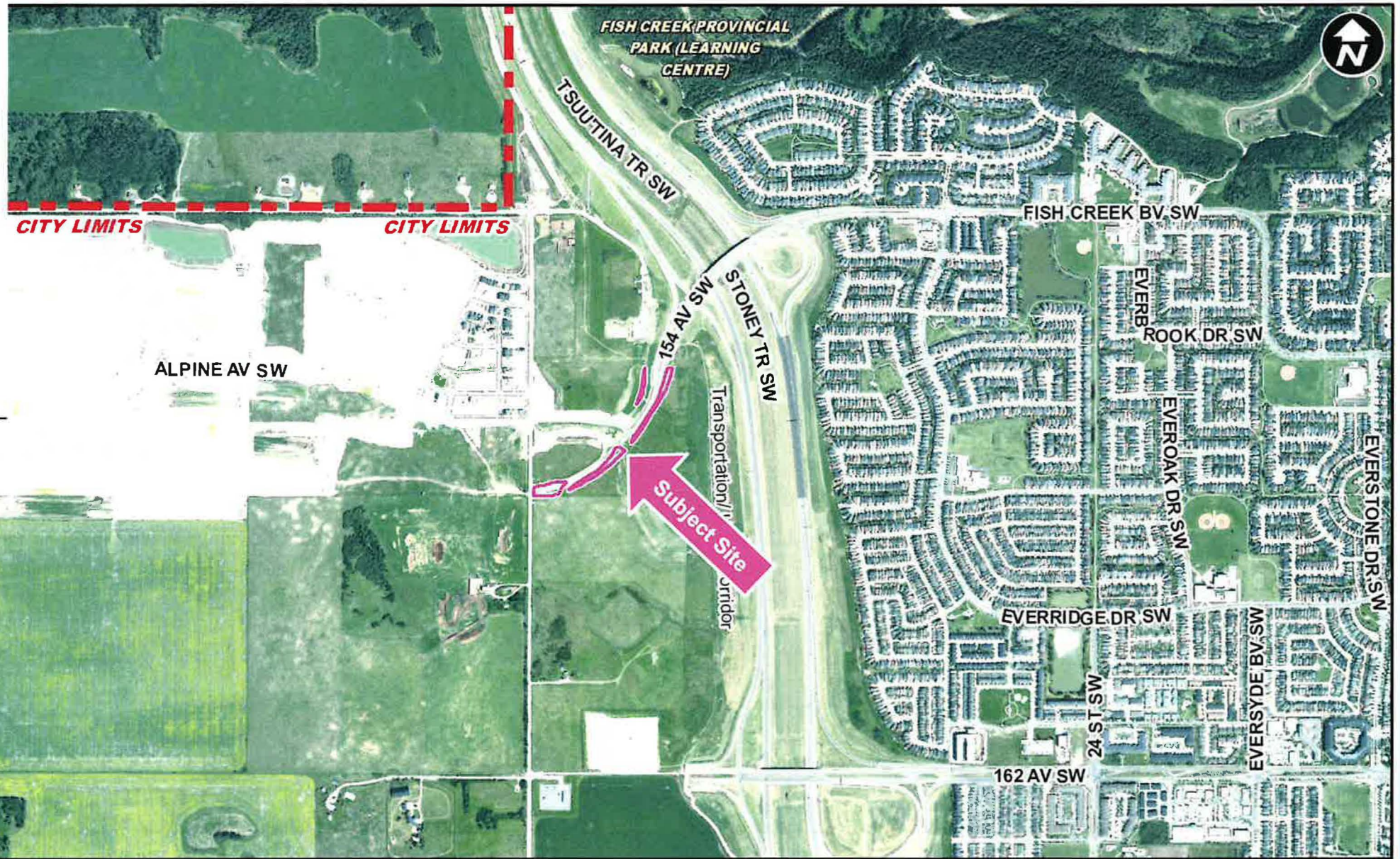
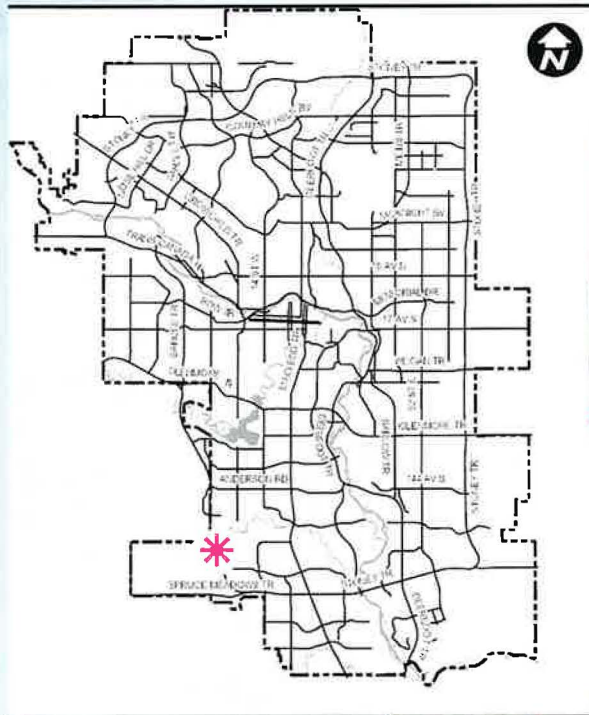
June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: 7.2.21 CPC2023-0401
Distrib - Presentation
CITY CLERK'S DEPARTMENT













Calgary Planning Commission's Recommendation:

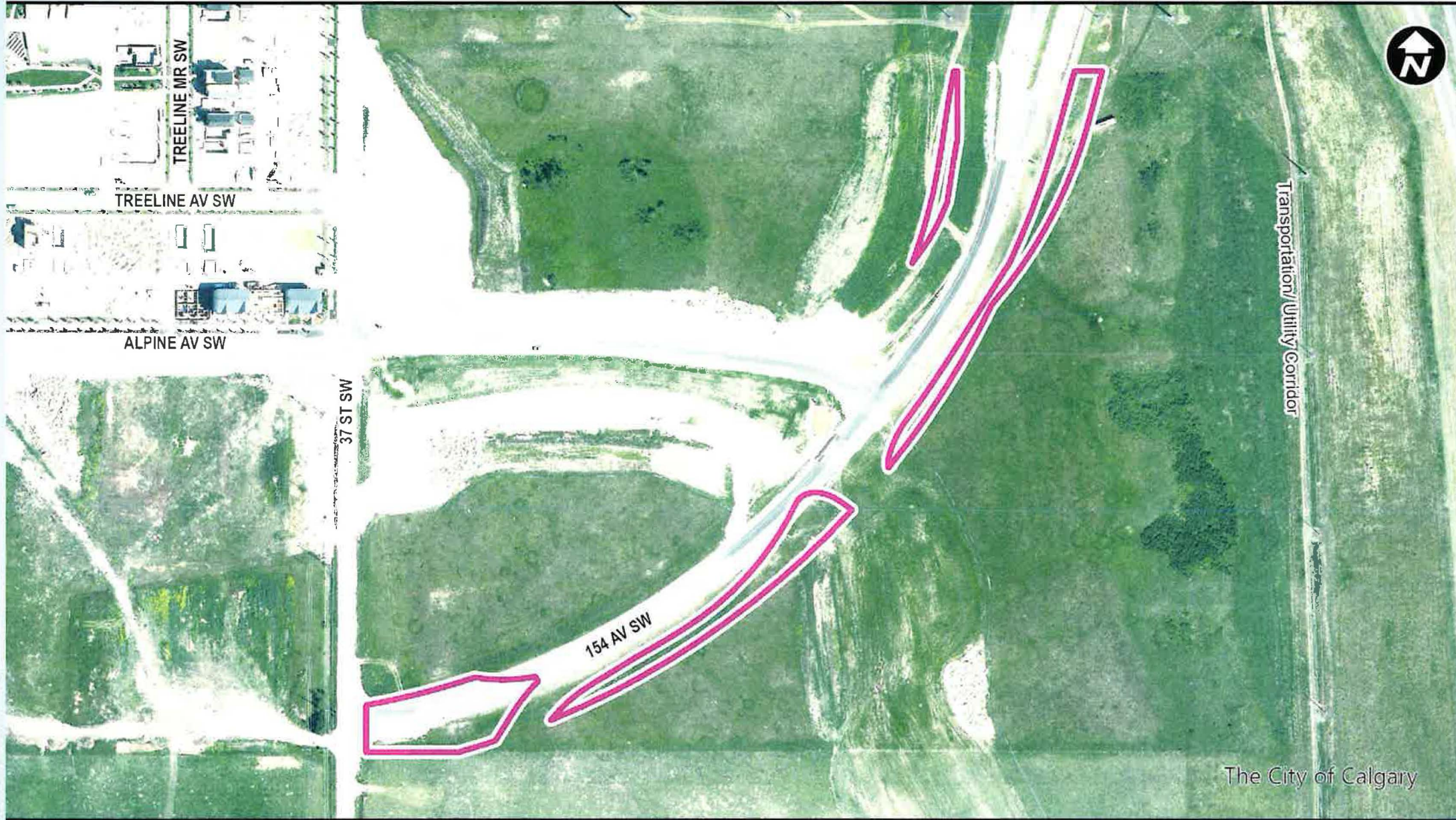
That Council:

1. Give three readings to **Proposed Closure Bylaw 3C2023** of 0.79 hectares \pm (1.95 acres \pm) of road (Plan 2310316, Area 'A', 'B', 'C' and 'D'), adjacent to 15350 – 37 Street SW and 15620 – 37 Street SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 89D2023** for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 15350 – 37 Street SW and 15620 – 37 Street SW (Plan 2310316, Area 'A', 'B', 'C' and 'D') from Undesignated Road Right-of-Way to Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to accommodate a mix of institutional, recreational, residential and commercial uses, with guidelines (Attachment 3).



LEGEND

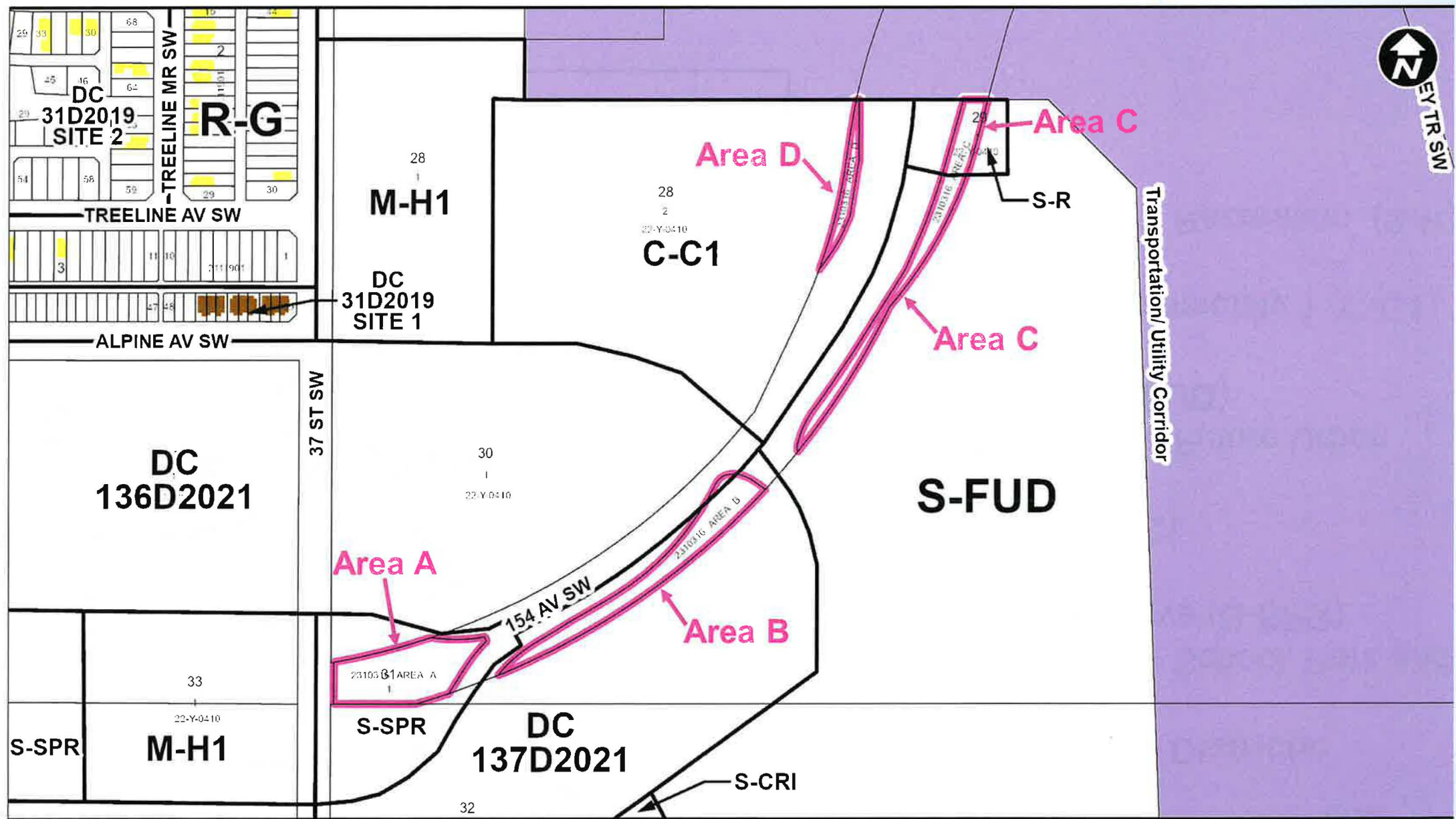
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



Parcel Size:

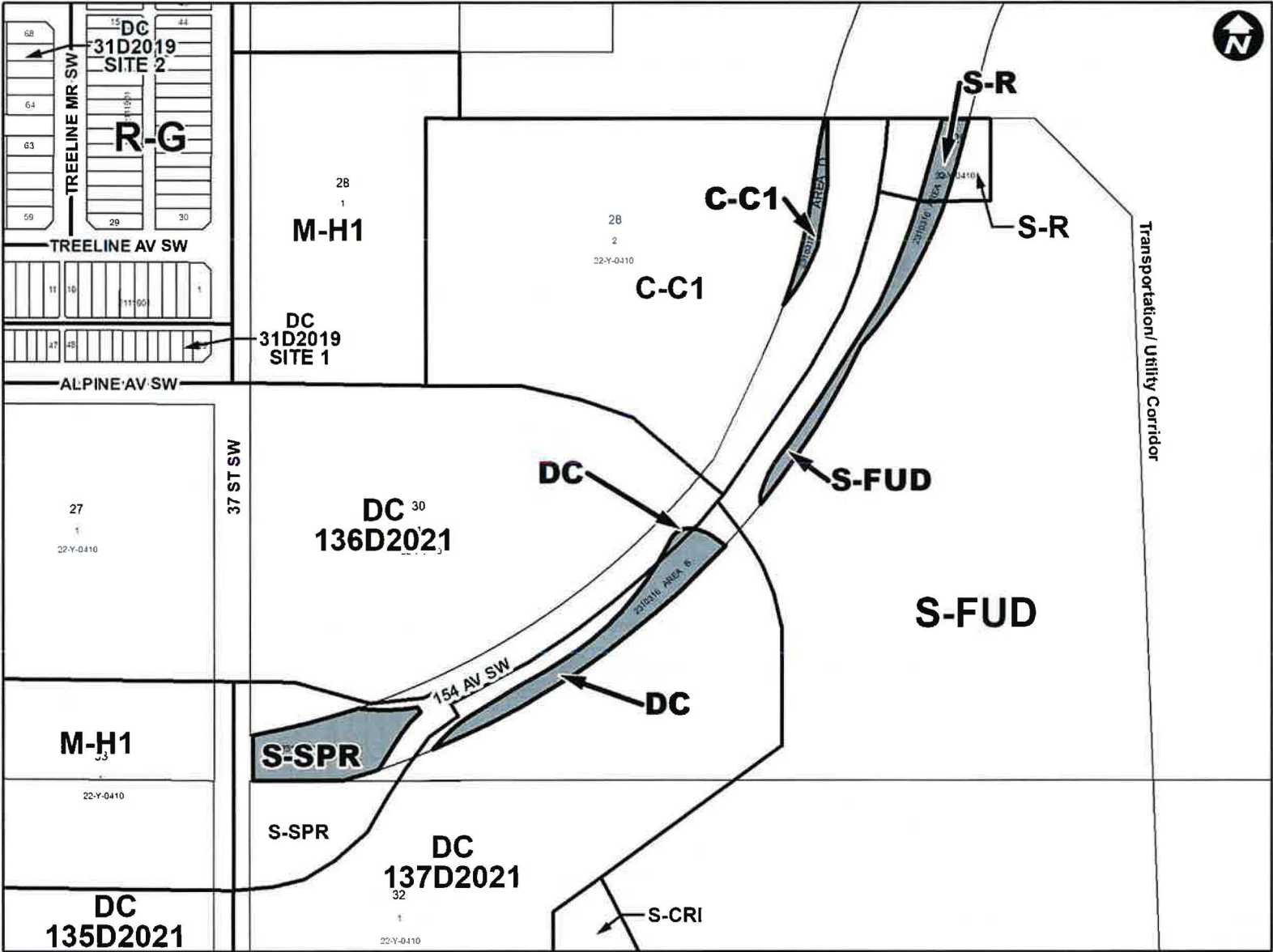
0.79 ha

Surrounding Land Use



- 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

Proposed Land Use Map



Proposed Land Use Districts:

- Special Purpose – School, Park and Community Reserve (S-SPR)
- Direct Control (DC)
- Special Purpose – Future Urban Development (S-FUD)
- Commercial – Community 1 (C-C1)
- Special Purpose – Recreation (S-R)

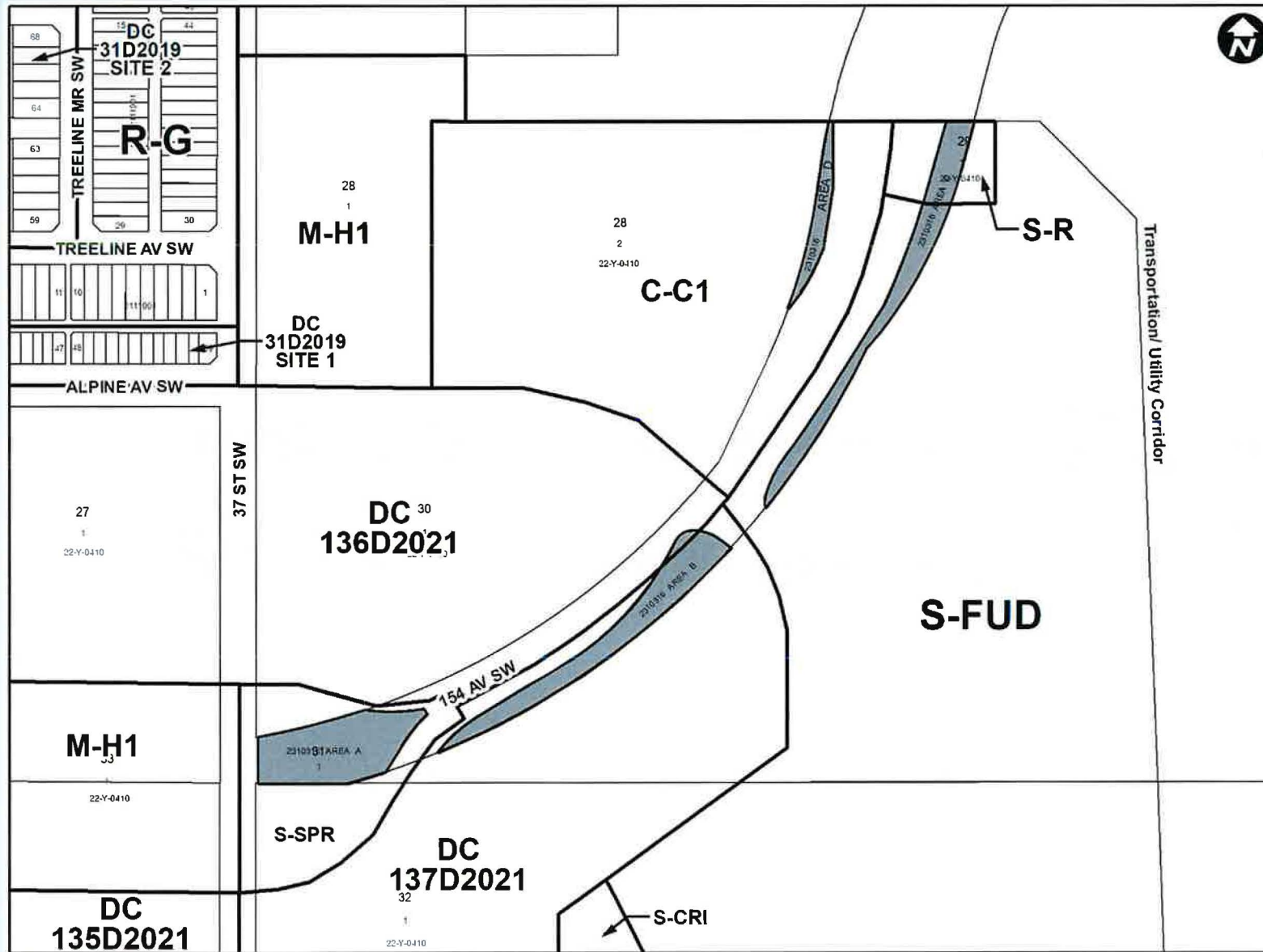
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Closure Bylaw 3C2023** of 0.79 hectares \pm (1.95 acres \pm) of road (Plan 2310316, Area 'A', 'B', 'C' and 'D'), adjacent to 15350 – 37 Street SW and 15620 – 37 Street SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 89D2023** for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 15350 – 37 Street SW and 15620 – 37 Street SW (Plan 2310316, Area 'A', 'B', 'C' and 'D') from Undesignated Road Right-of-Way to Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to accommodate a mix of institutional, recreational, residential and commercial uses, with guidelines (Attachment 3).

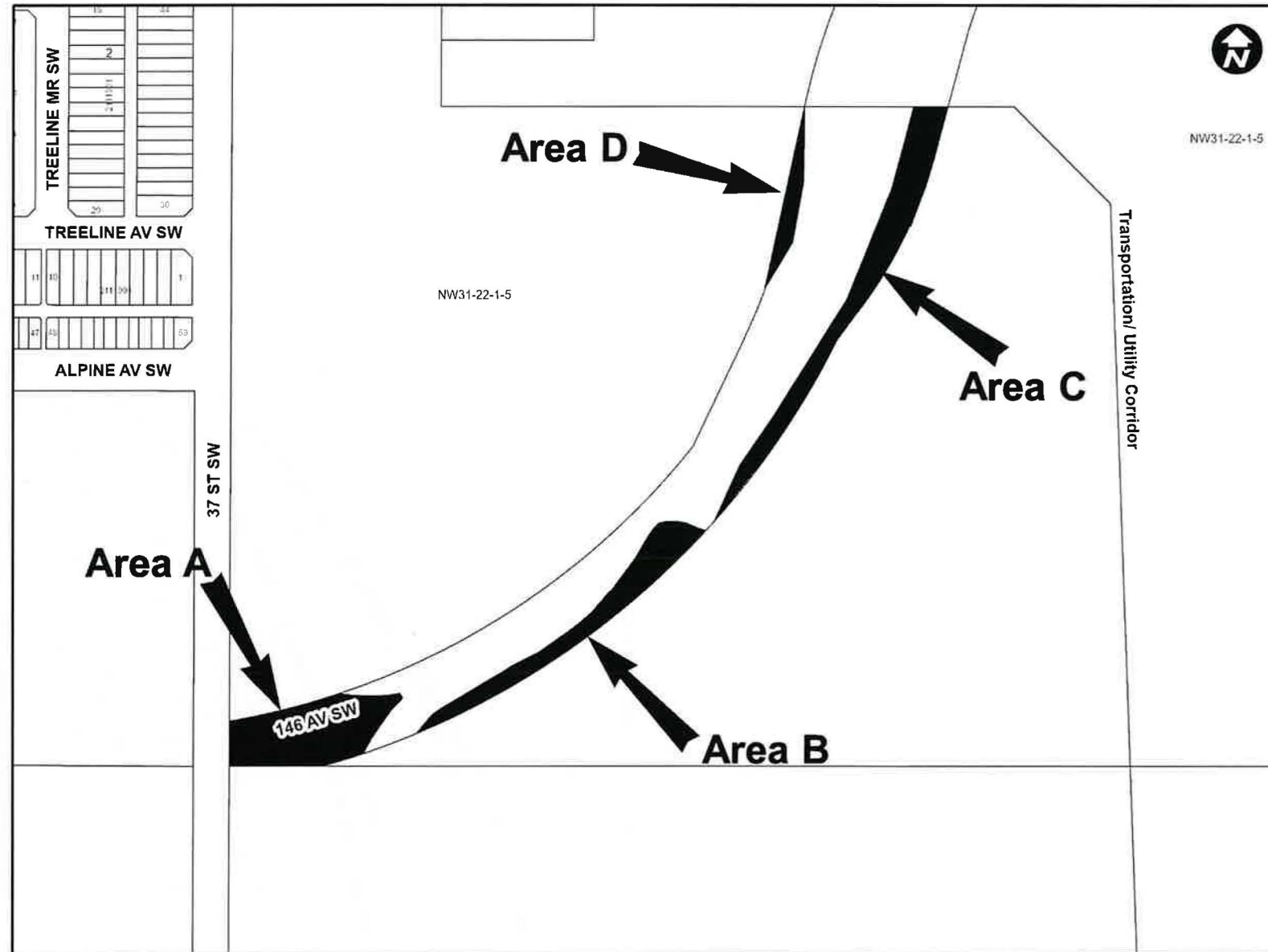
Supplementary Slides





Existing land use:

- Undesignated road right-of-way



Approved Outline Plan LOC2020-0163 & Proposed Road Closure 12



Approved Outline Plan LOC2020-0163 & Proposed Road Closure



Approved Outline Plan LOC2020-0163 & Proposed Road Closure

