



# Public Hearing of Council

## Agenda Item: 7.2.26



# LOC2021-0202 / CPC2023-0588

## Land Use Amendment

July 25, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 26 2023  
ITEM: 7.2.26 CPC2023-0588  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

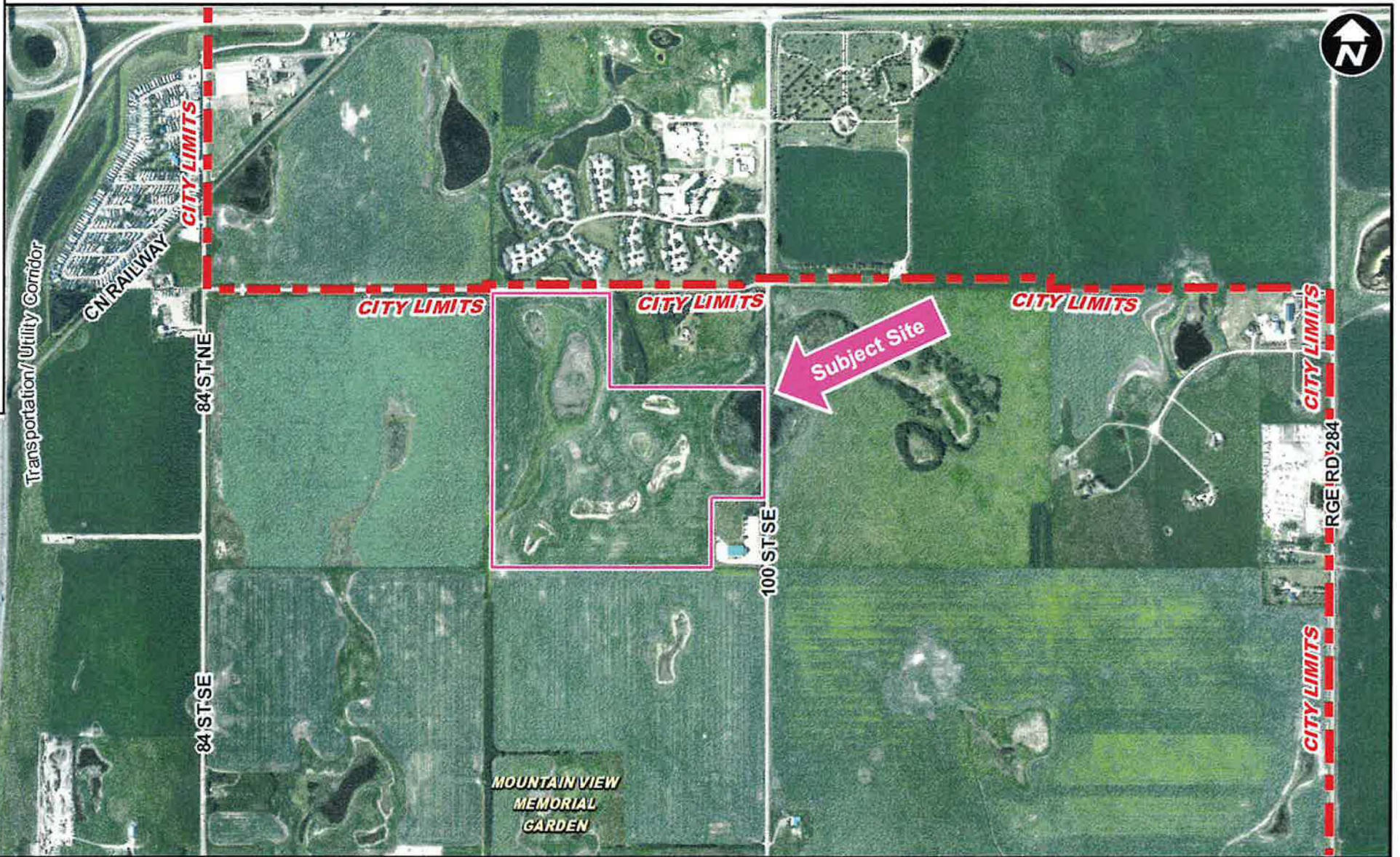
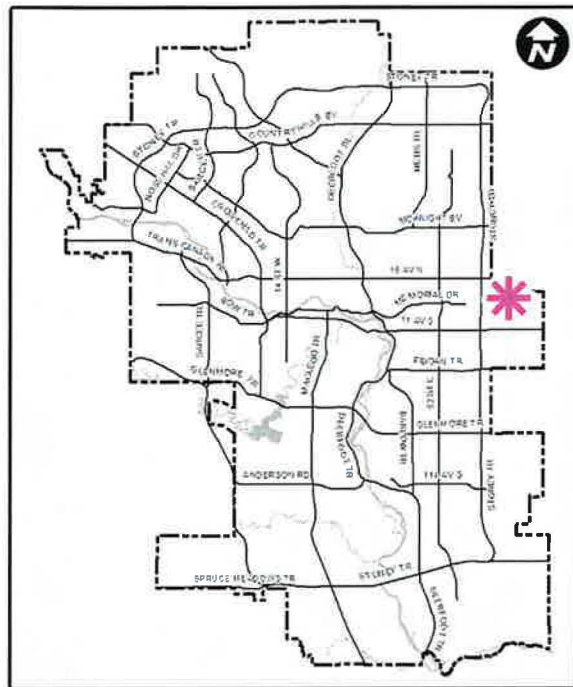


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 116D2023** for the redesignation of 48.68 hectares  $\pm$  (120.29 acres  $\pm$ ) located at 655 – 100 Street NE (Plan 1014764; Block 3; Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Commercial – Community 1 (C-C1) District, Mixed Use - General (MU-1h16) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.





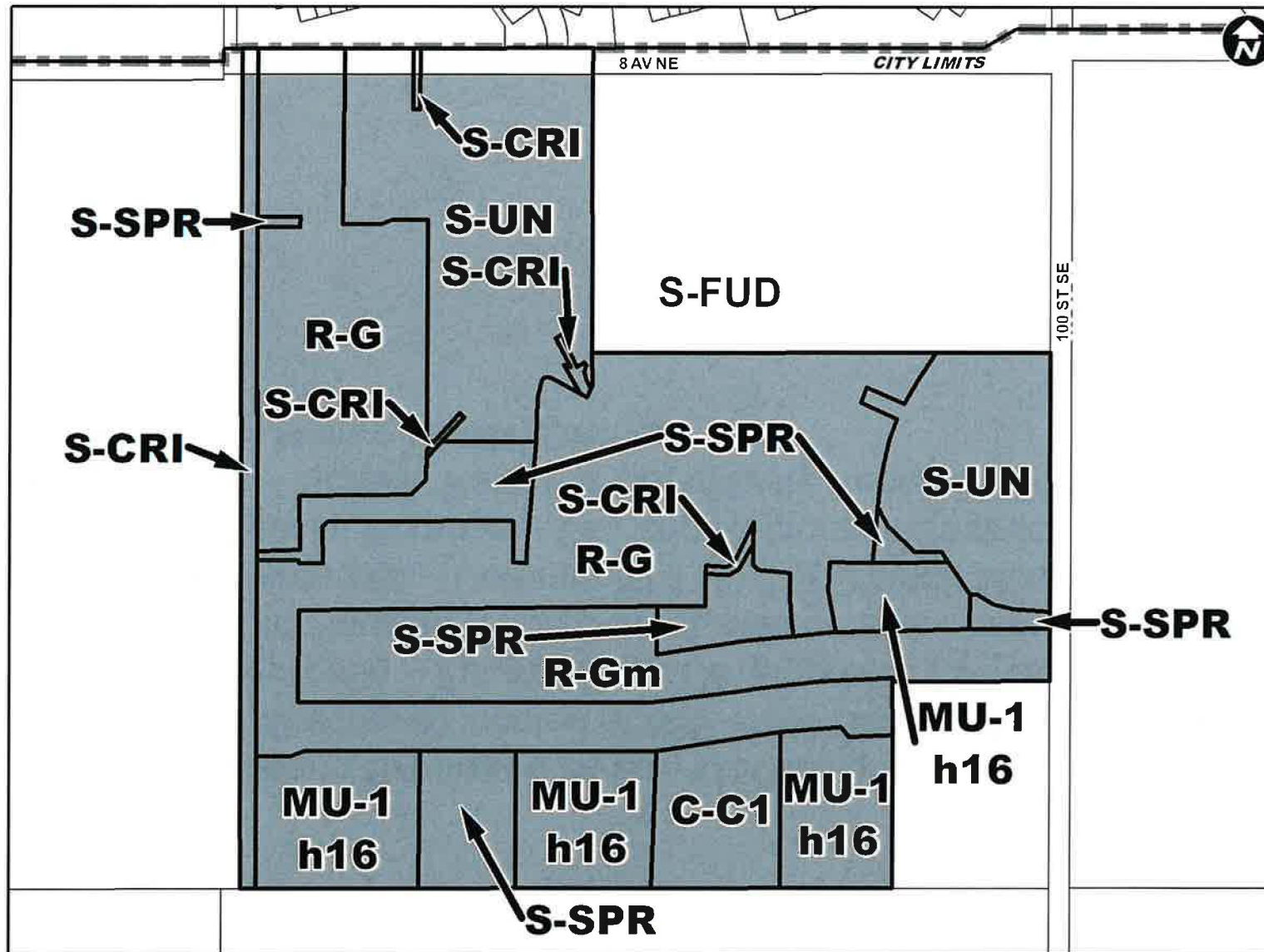
**LEGEND**

- 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









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## Supplementary Slides





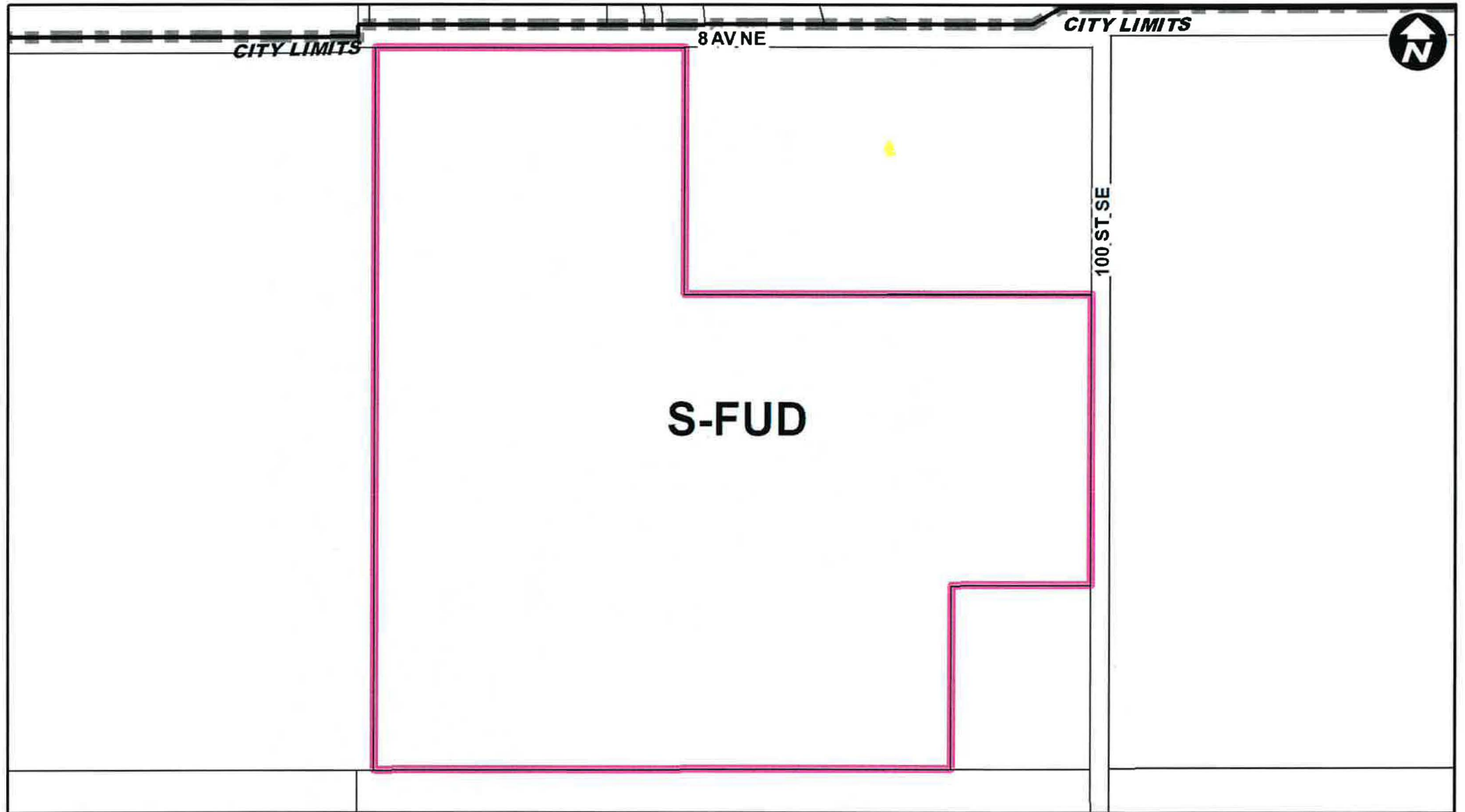
View of the site looking south



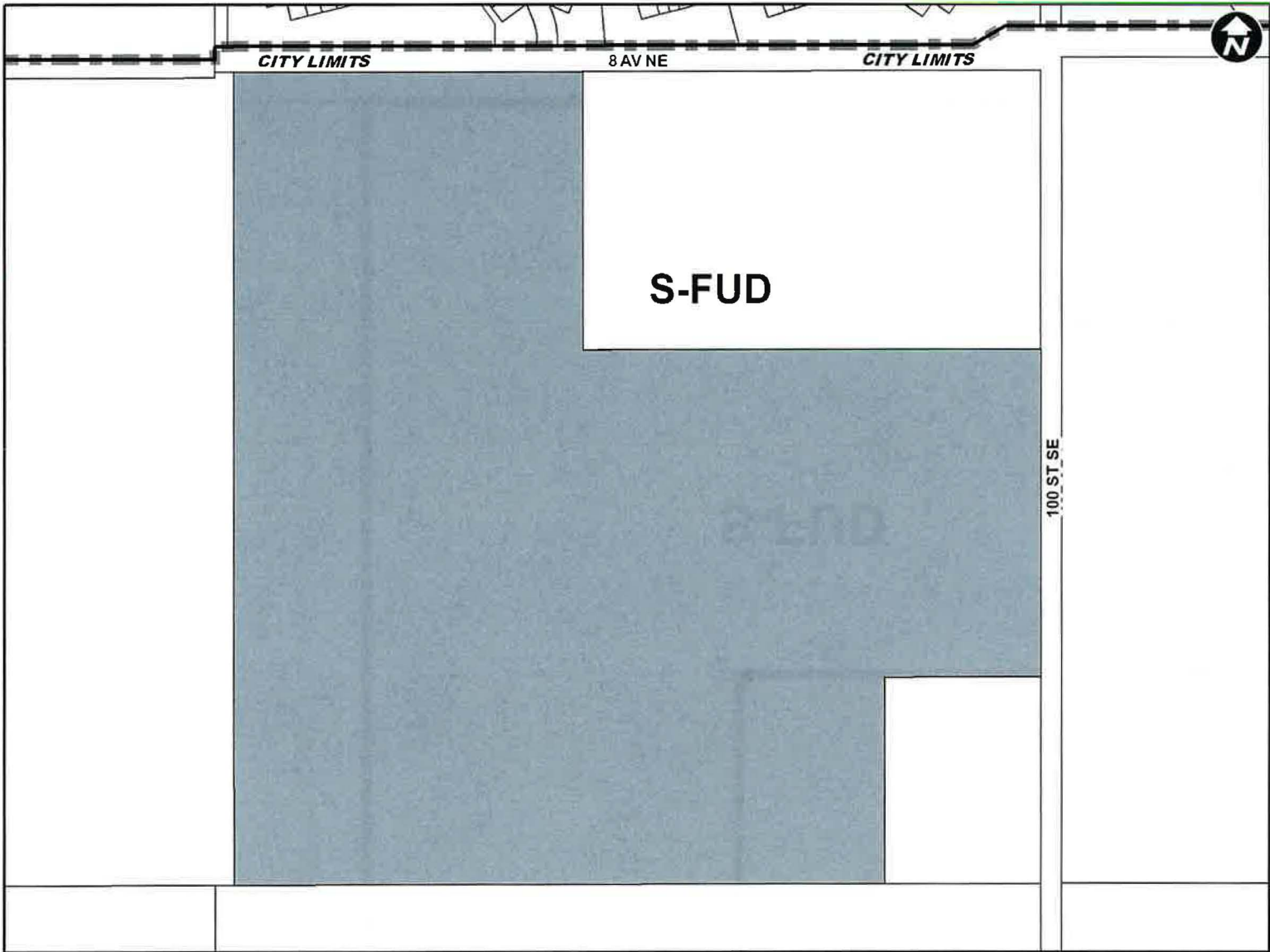
# Surrounding Land Use

## LEGEND

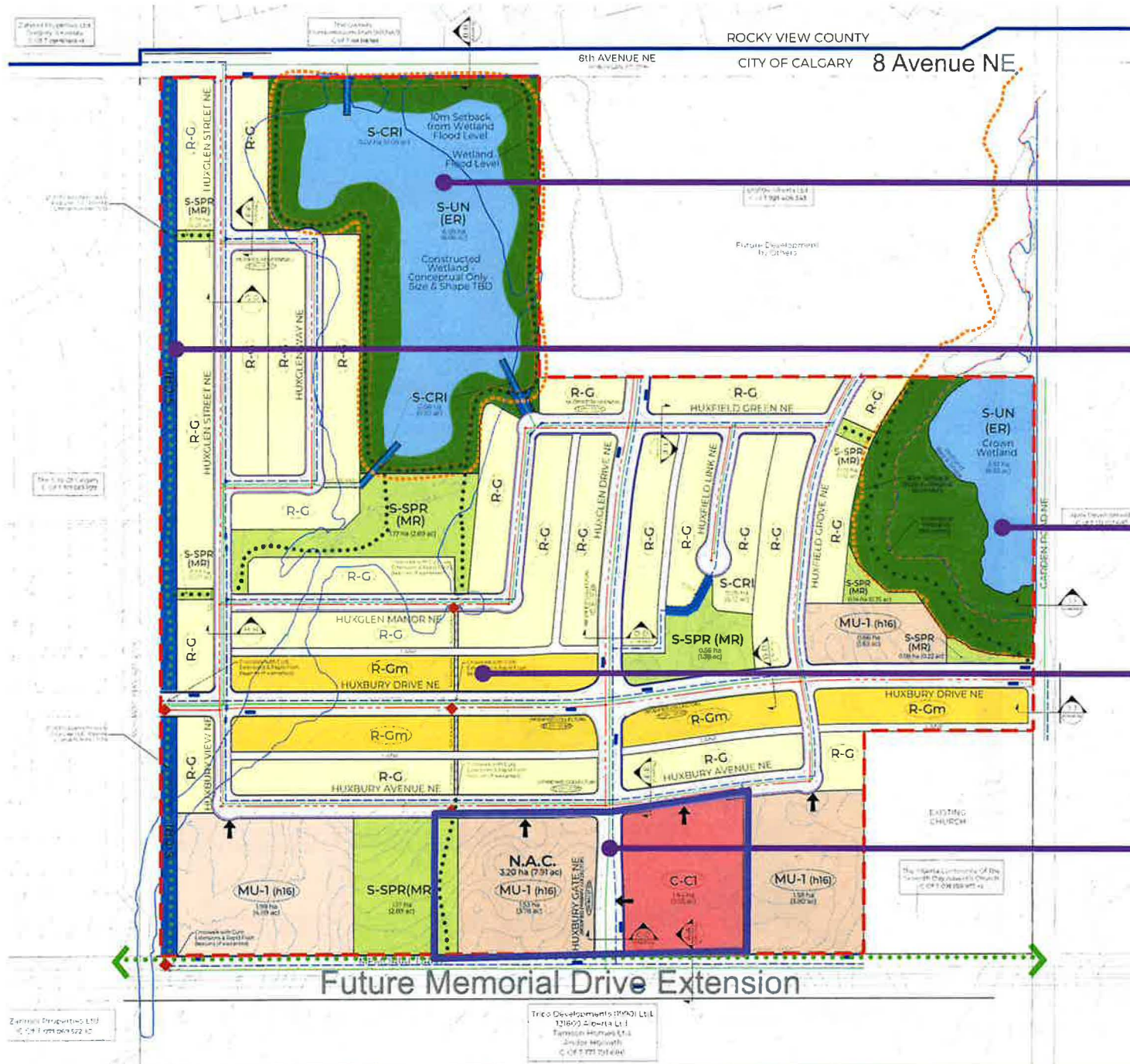
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











Constructed Wetland

Regional Green Corridor

Crown Wetland

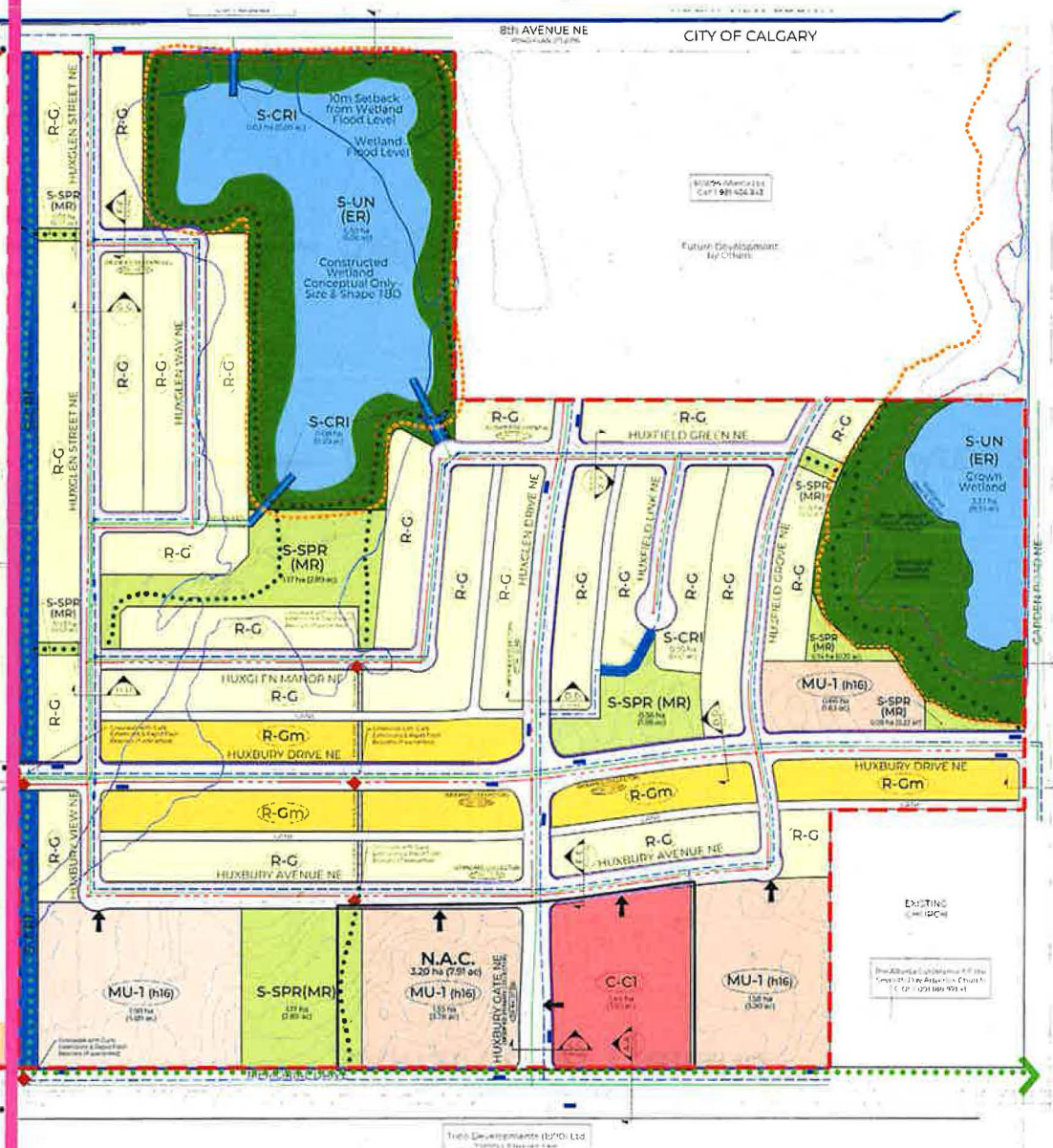
Neighbourhood Residential Areas

Neighbourhood Activity Centre



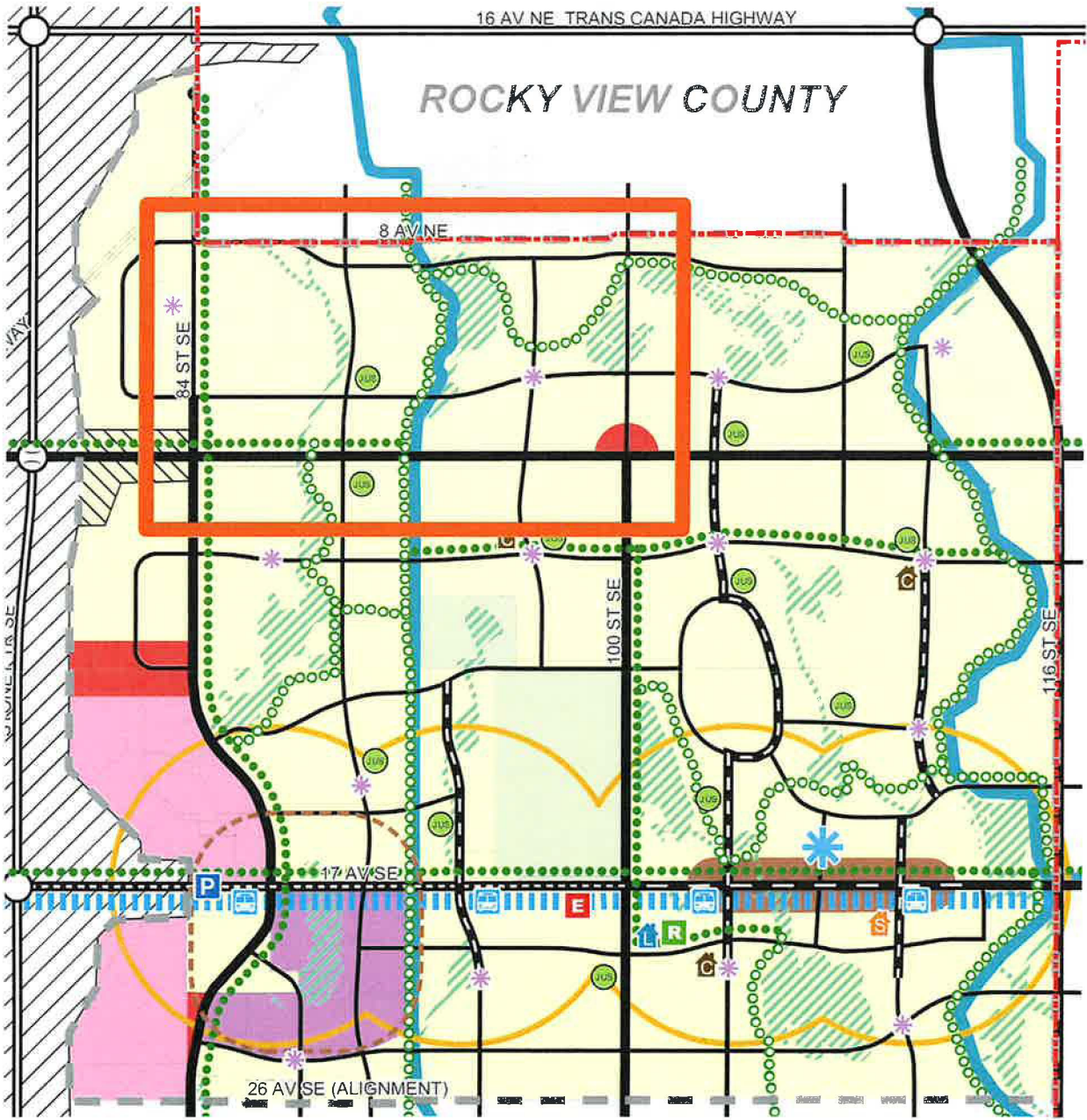


**LOC2021-0212**



**LOC2021-0202 (Subject Application)**





- Neighbourhood Area
- \* Neighbourhood Activity Centre
- JUS Joint Use Site
- Regional Pathway
- Green Corridor