



Public Hearing of Council

Agenda Item: 7.2.2



LOC2023-0345 / CP2024-0137

Land Use Amendment

April 9, 2024

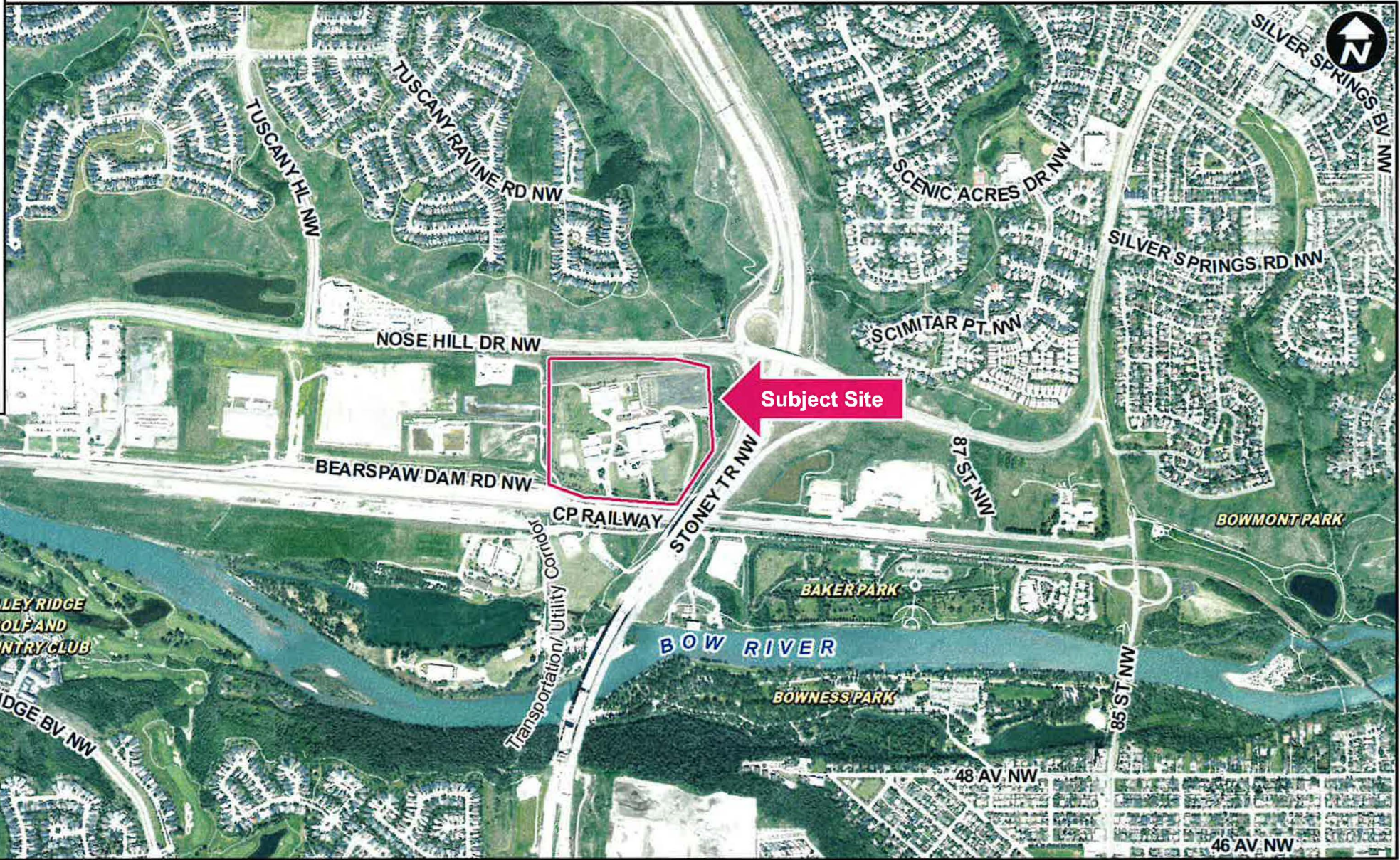
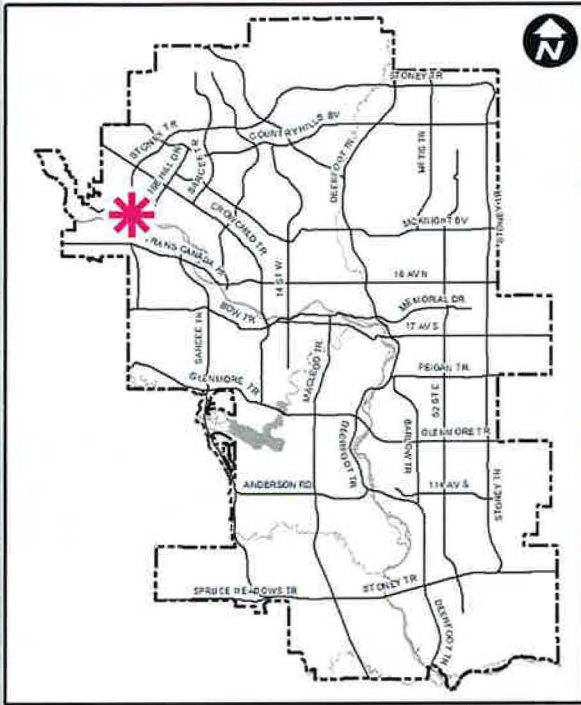
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.2 CPC2024-0137
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

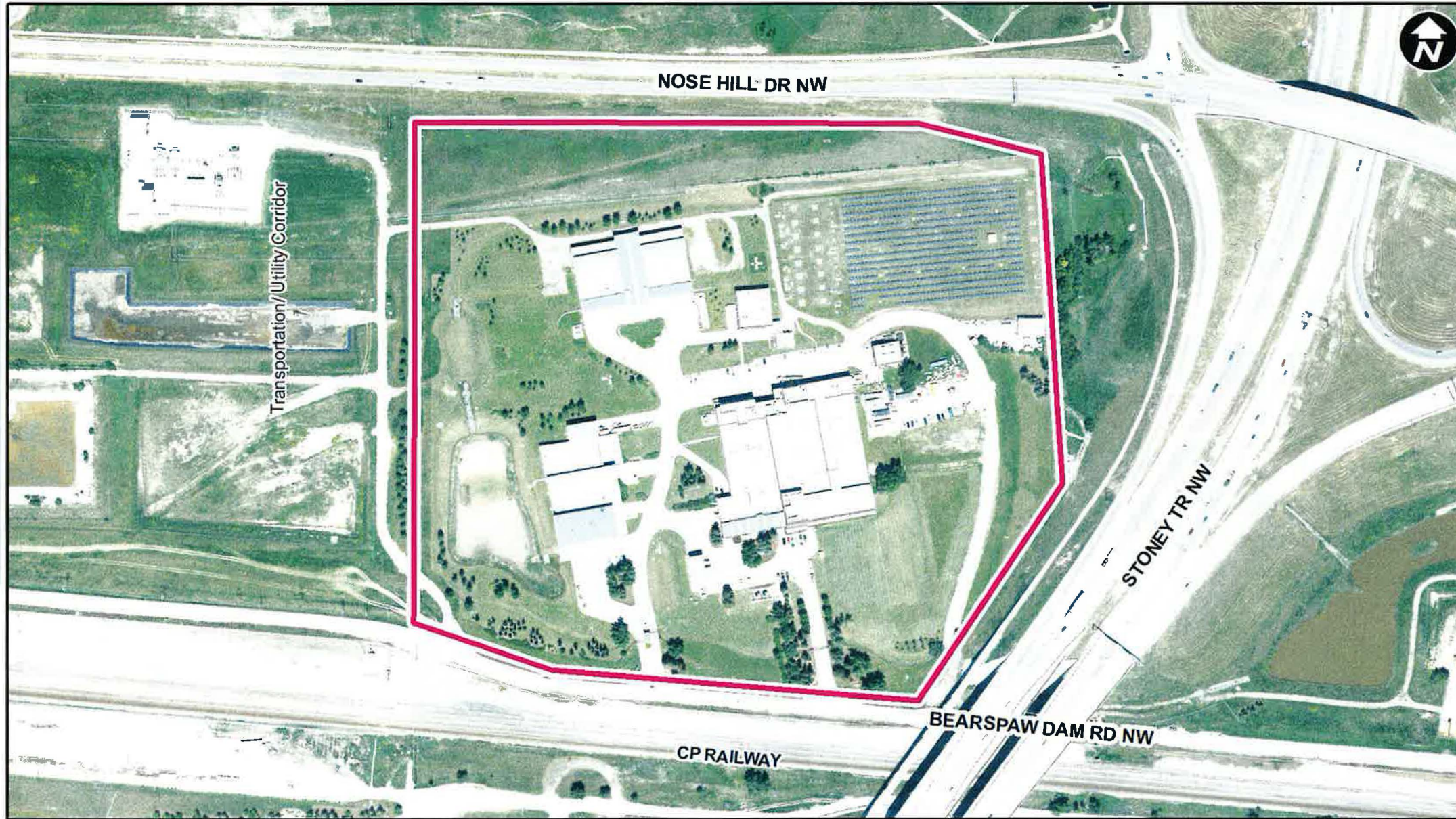
Give three readings to **Proposed Bylaw 96D2024** for the redesignation of 17.85 hectares \pm (44.11 acres \pm) located at 9852 and 10010 Bearspaw Dam Road NW (Plan 0011353, Block 2; Plan 288LK, Parcels B and C) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – City and Regional Infrastructure (S-CRI) 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

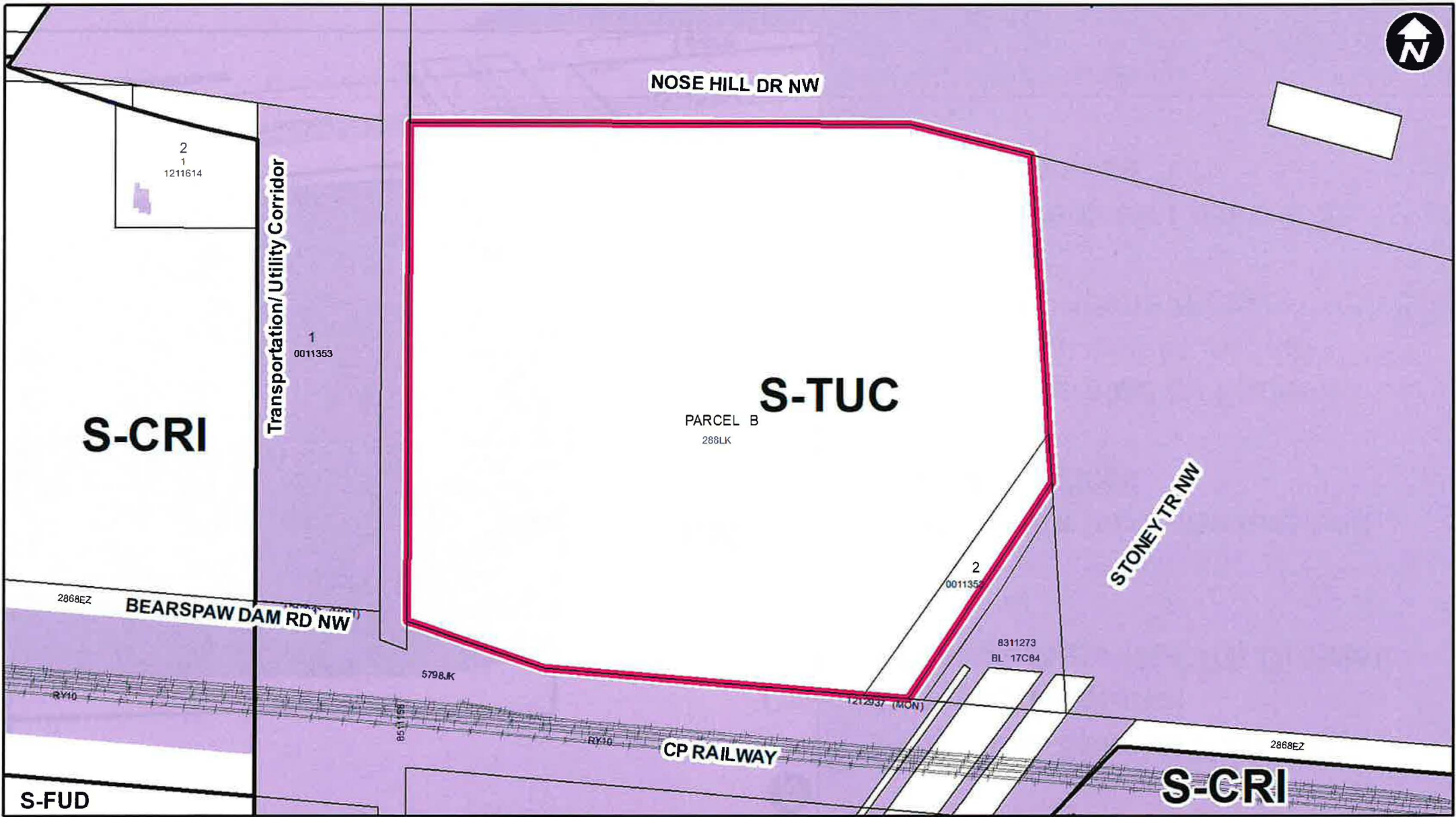


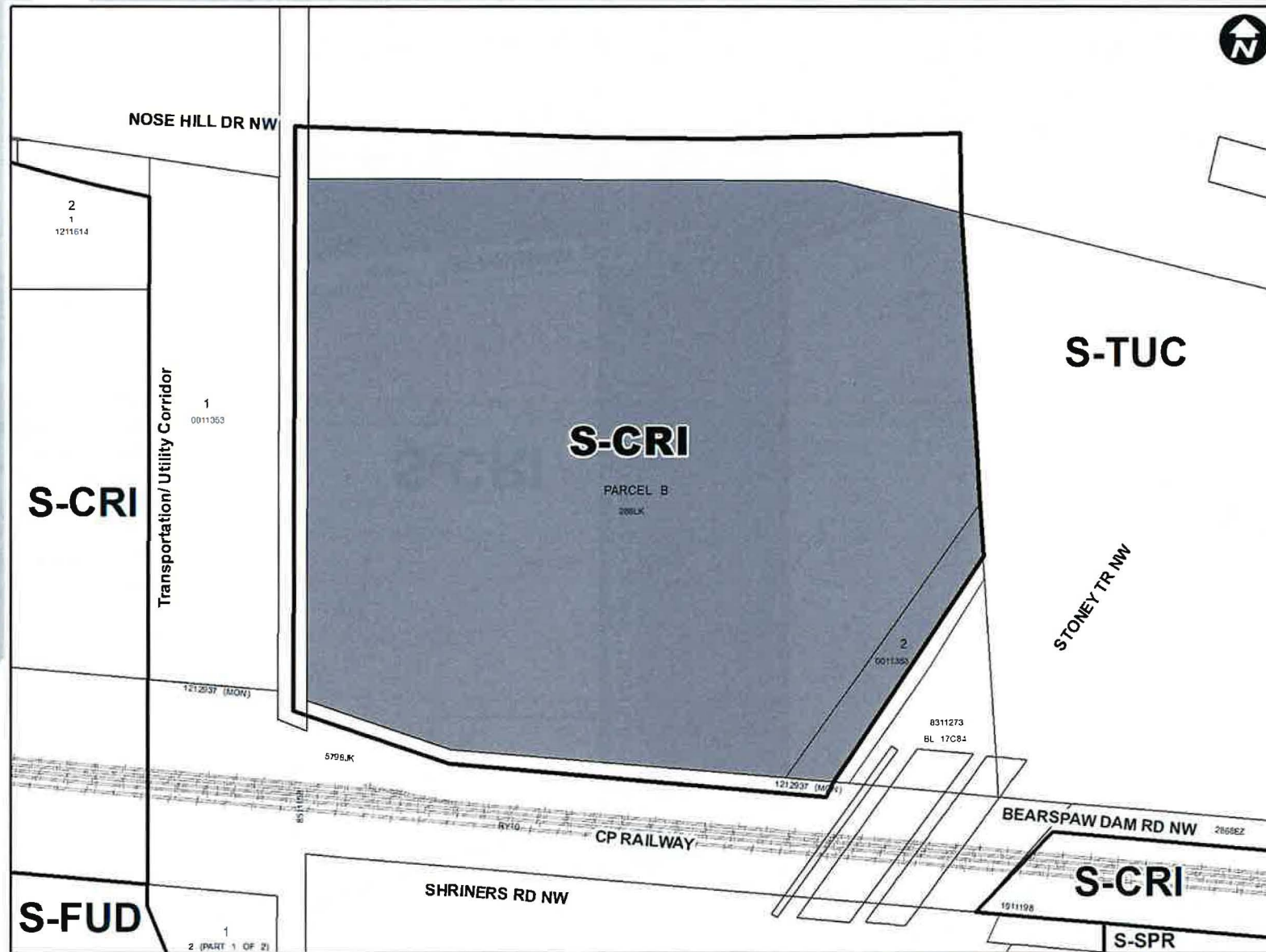
Parcel Size:

17.85 ha

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

- Allows for infrastructure and utility facilities
- Uses operated by Federal, Provincial and Municipal levels of government
- Water treatment plant is a permitted use

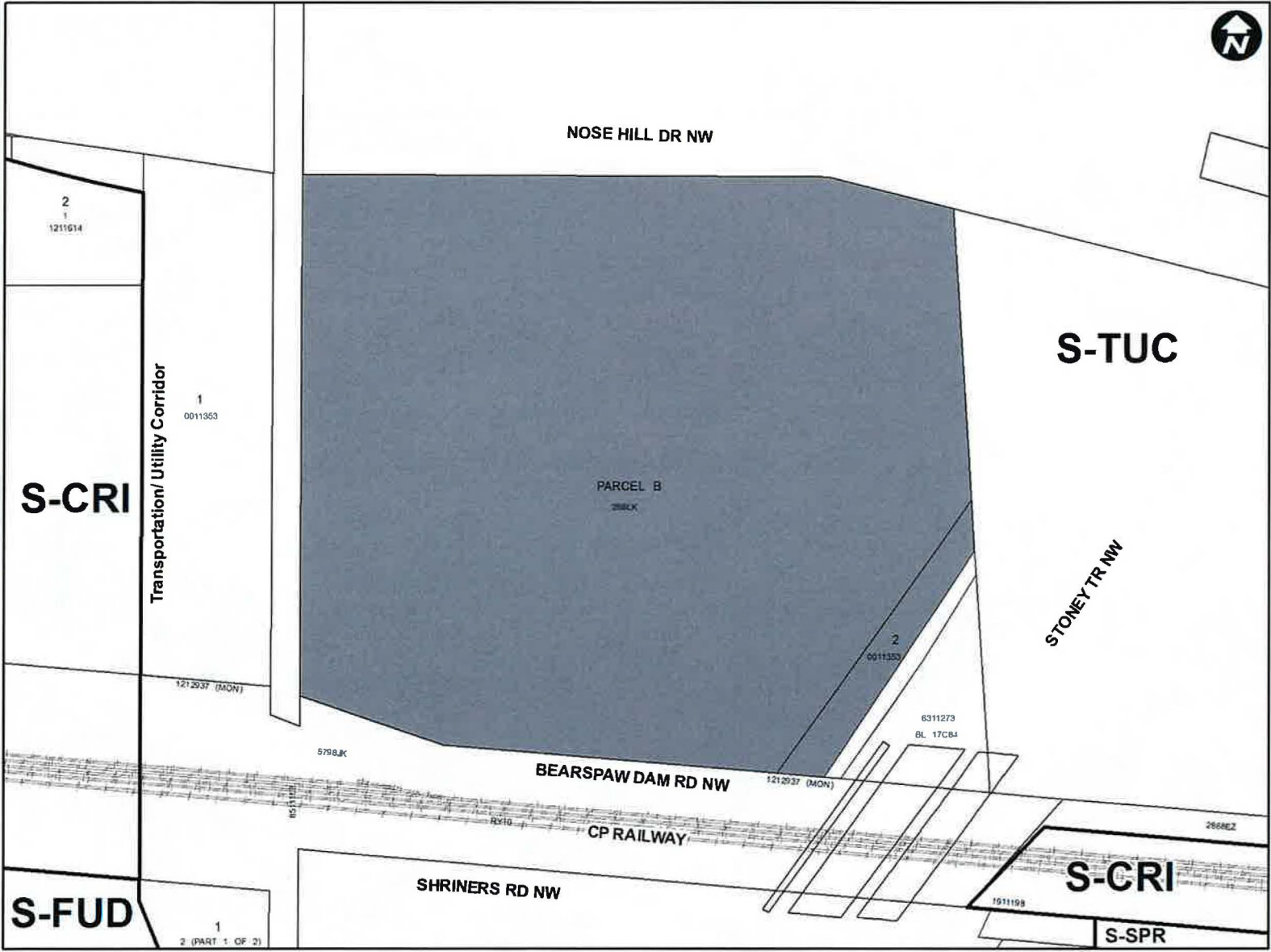
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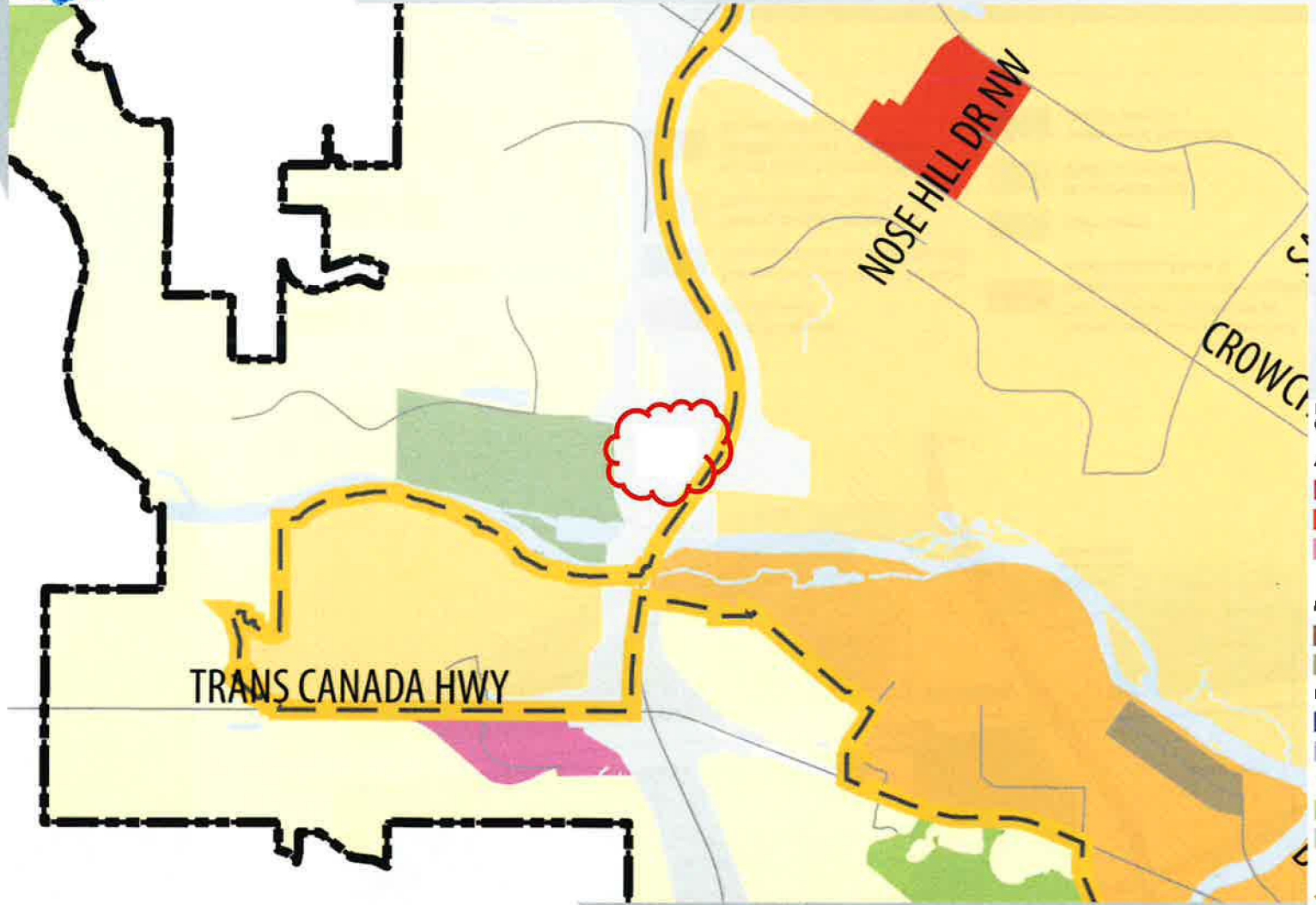
Supplementary Slides

Existing Land Use Map



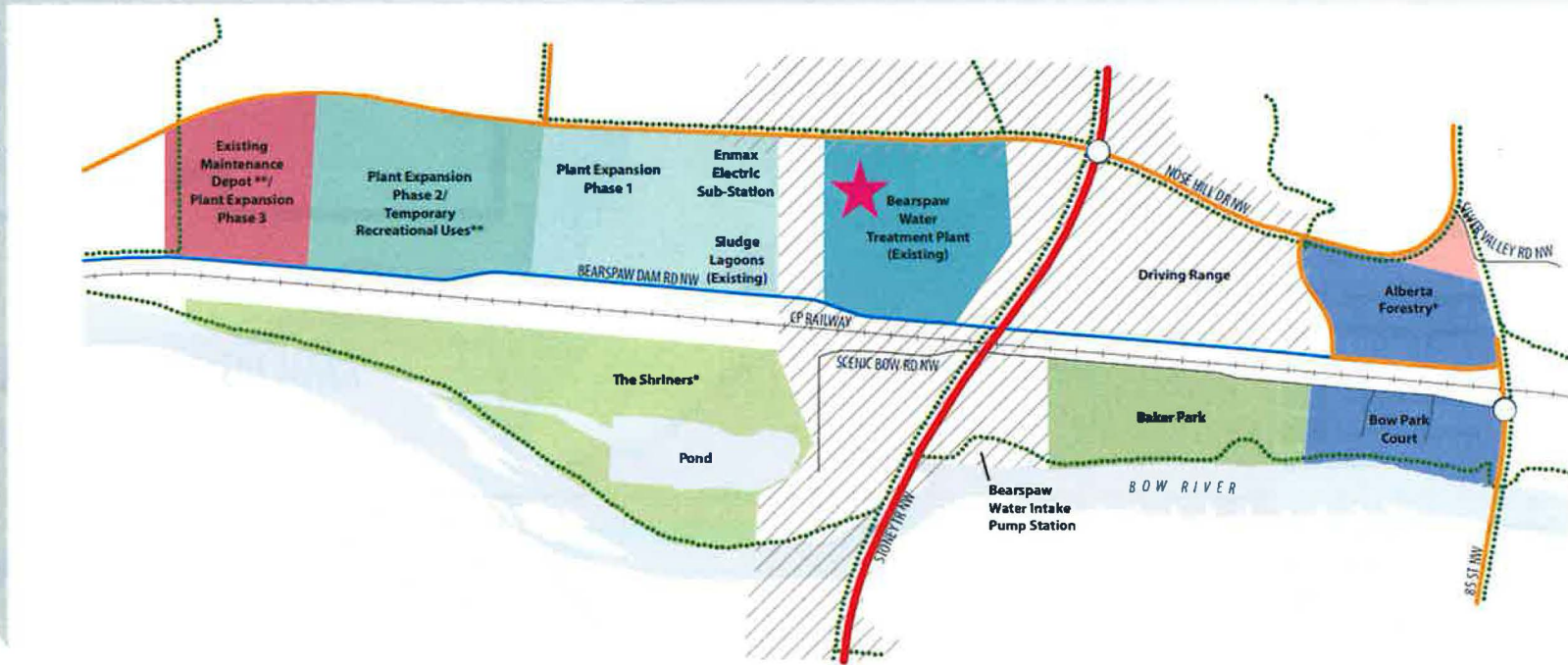


1 Urban Structure



Urban Structure
(By Land Use Typology)

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



Map 2
Land Use Concept

Approved: 20P2002
Amended: 37P2018

- | | | |
|---|--|---|
|  Multi-Residential Development |  Existing and Future Maintenance Depot Facilities (Possibly to be Replaced by Future Water Treatment Plant Facilities, Phase 3) |  Skeletal Road |
|  Existing Main Building of the Water Treatment Plant and Other Facilities |  Open Space |  Arterial Street |
|  Existing Sludge Lagoons and Future Facilities, Phase 1 |  Recreational Uses (Public or Private) |  Collector Street |
|  Future Water Treatment Plant Facilities, Phase 2/ Temporary Recreational Uses |  Institutional, Public and Quasi-Public Uses |  Residential Street |
| | |  Interchange |
| | |  Regional Pathway |
| | |  Transportation / Utility Corridor |