



Public Hearing of Council

Agenda Item: 7.2.21



LOC2021-0067 / CPC2023-1321 Outline Plan, Road Closure & Land Use Amendment

February 6, 2024

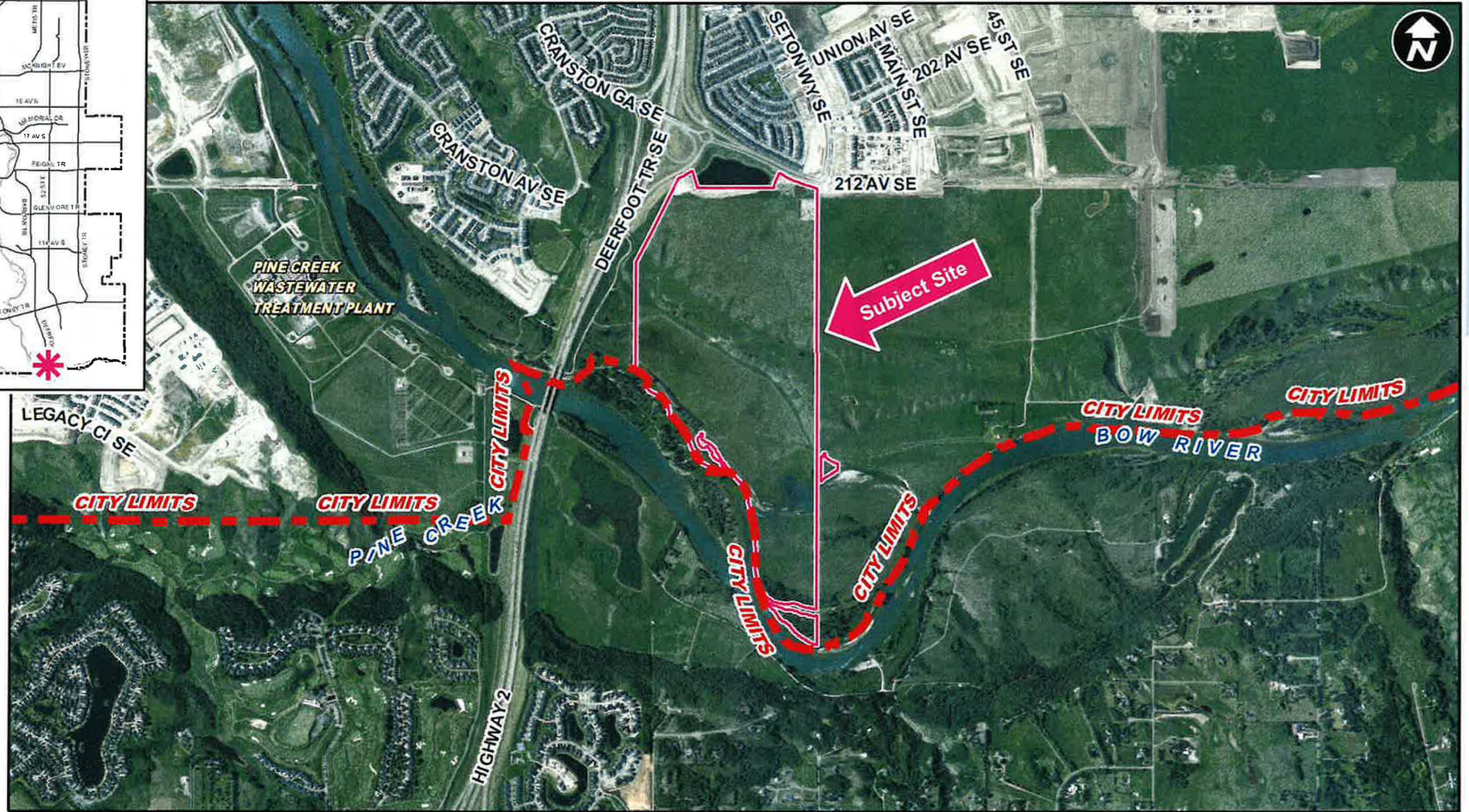
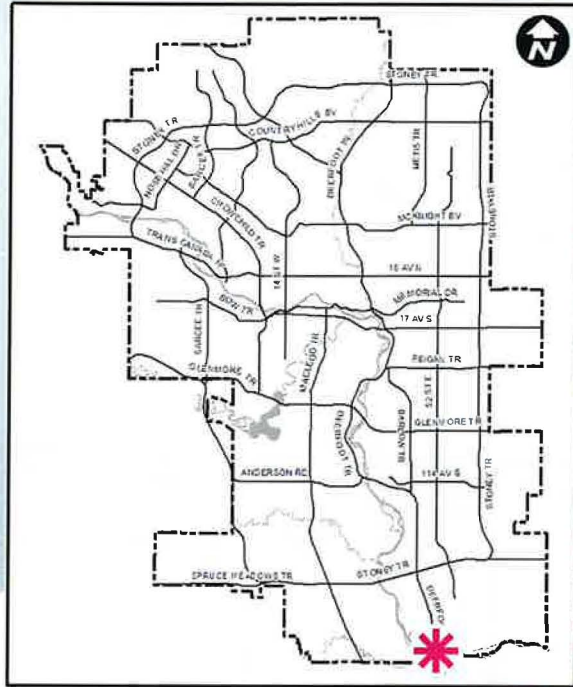
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

FEB 06 2024
ITEM: 7.2.21-CPC2023-1321
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 1C2024** for the proposed closure of 3.06 hectares \pm (7.56 acres \pm) of road (Plan 2211489, Area 'A' and Area 'B') adjacent to 21410 and 21850 – 40 Street SE and 22707 and 21820 – 56 Street SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 54D2024** for the redesignation of 134.88 hectares \pm (333.29 acres \pm) located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and the closed road from Agriculture and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) **District** and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low profile (M-1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – Community Service (S-CS) District.

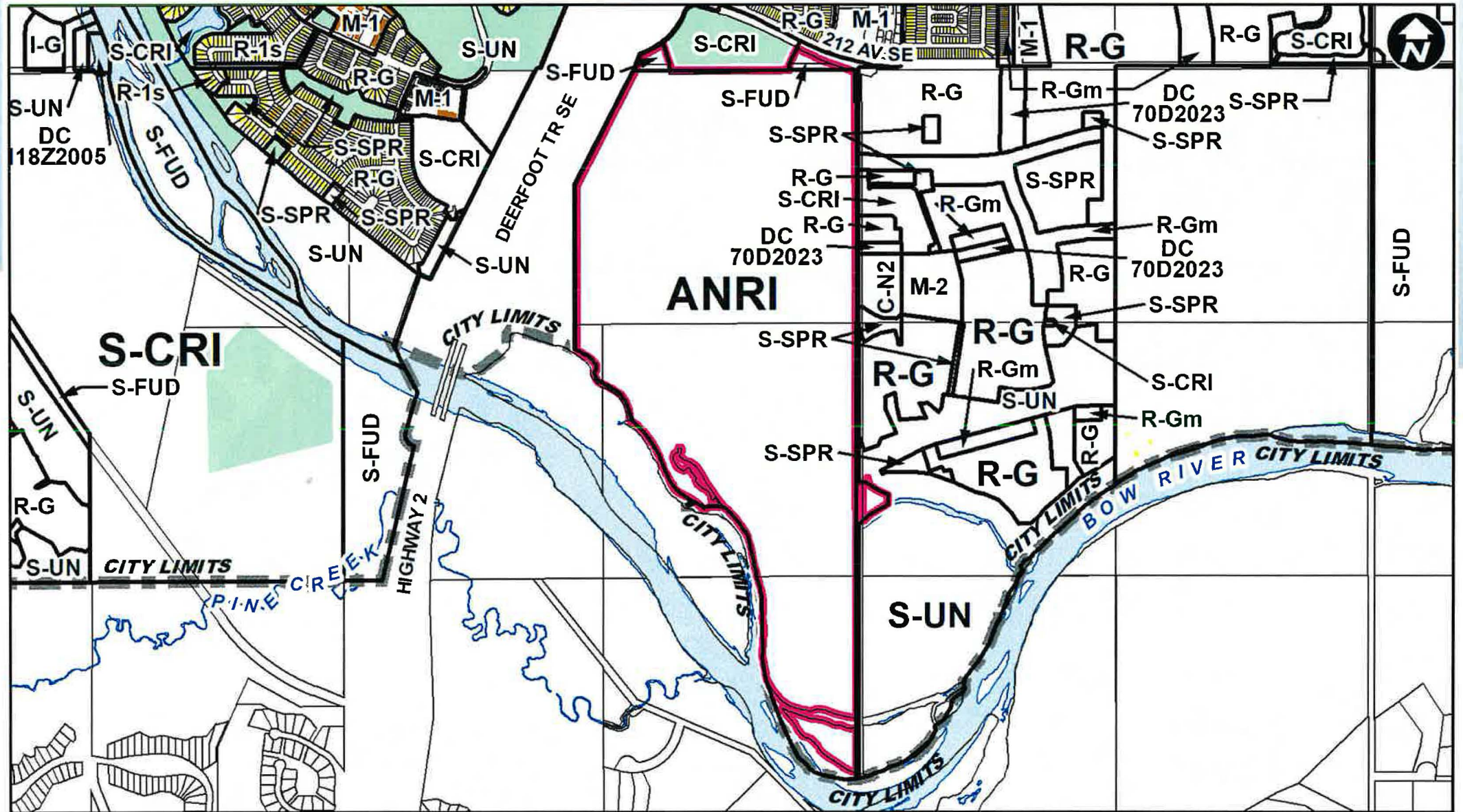


LEGEND

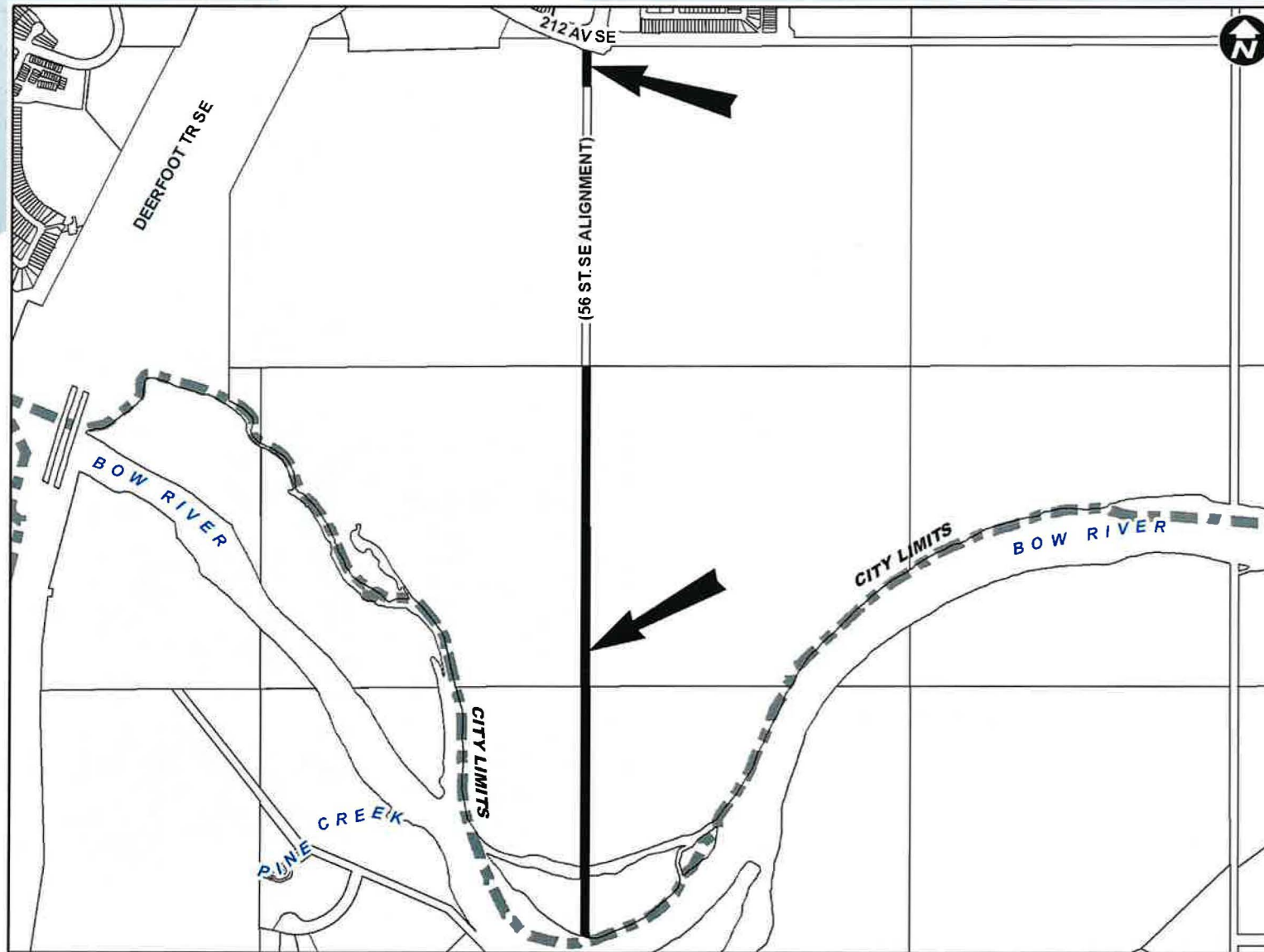
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

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 Road Closure Map

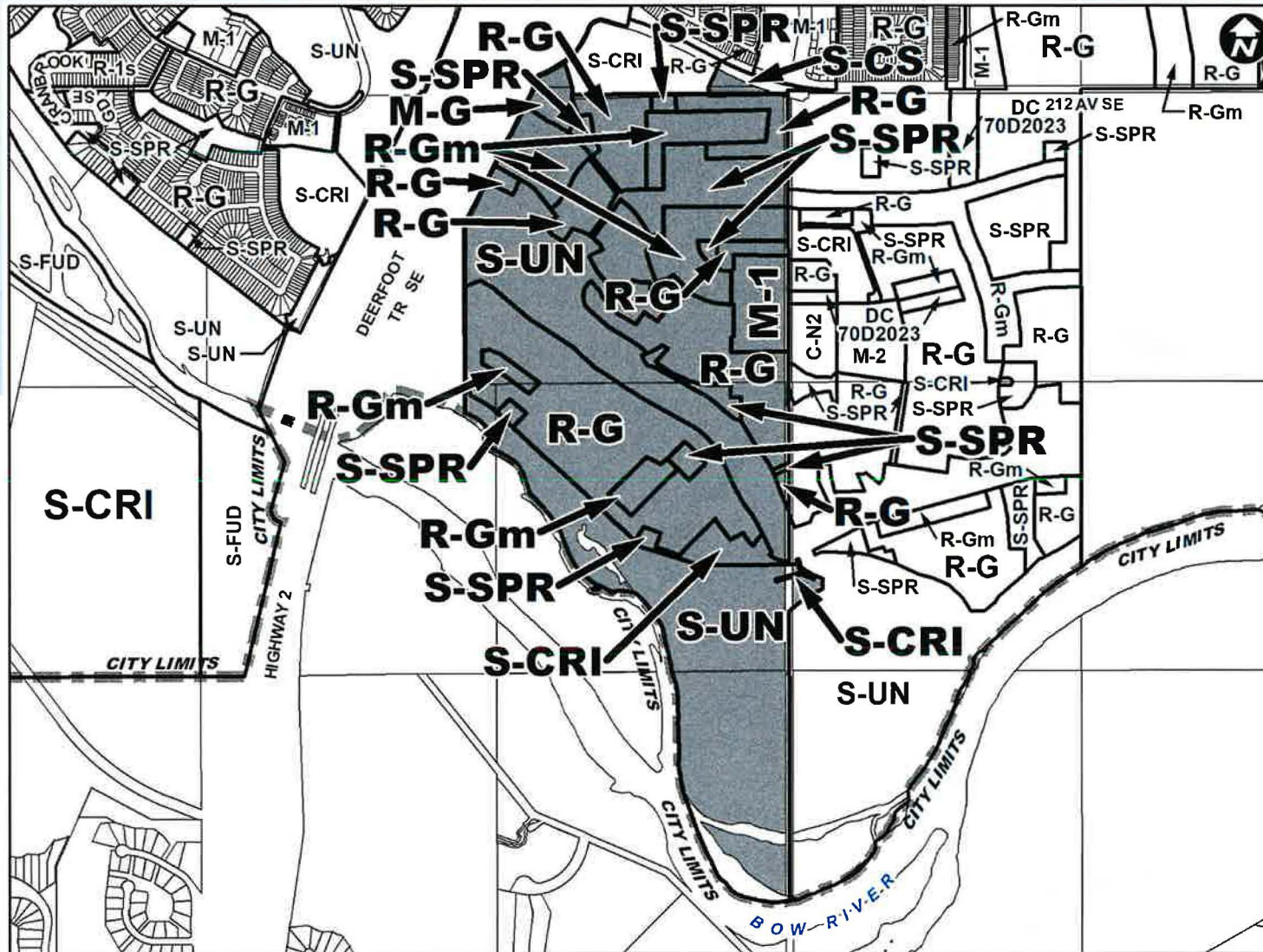


Proposed Land Use Map

6

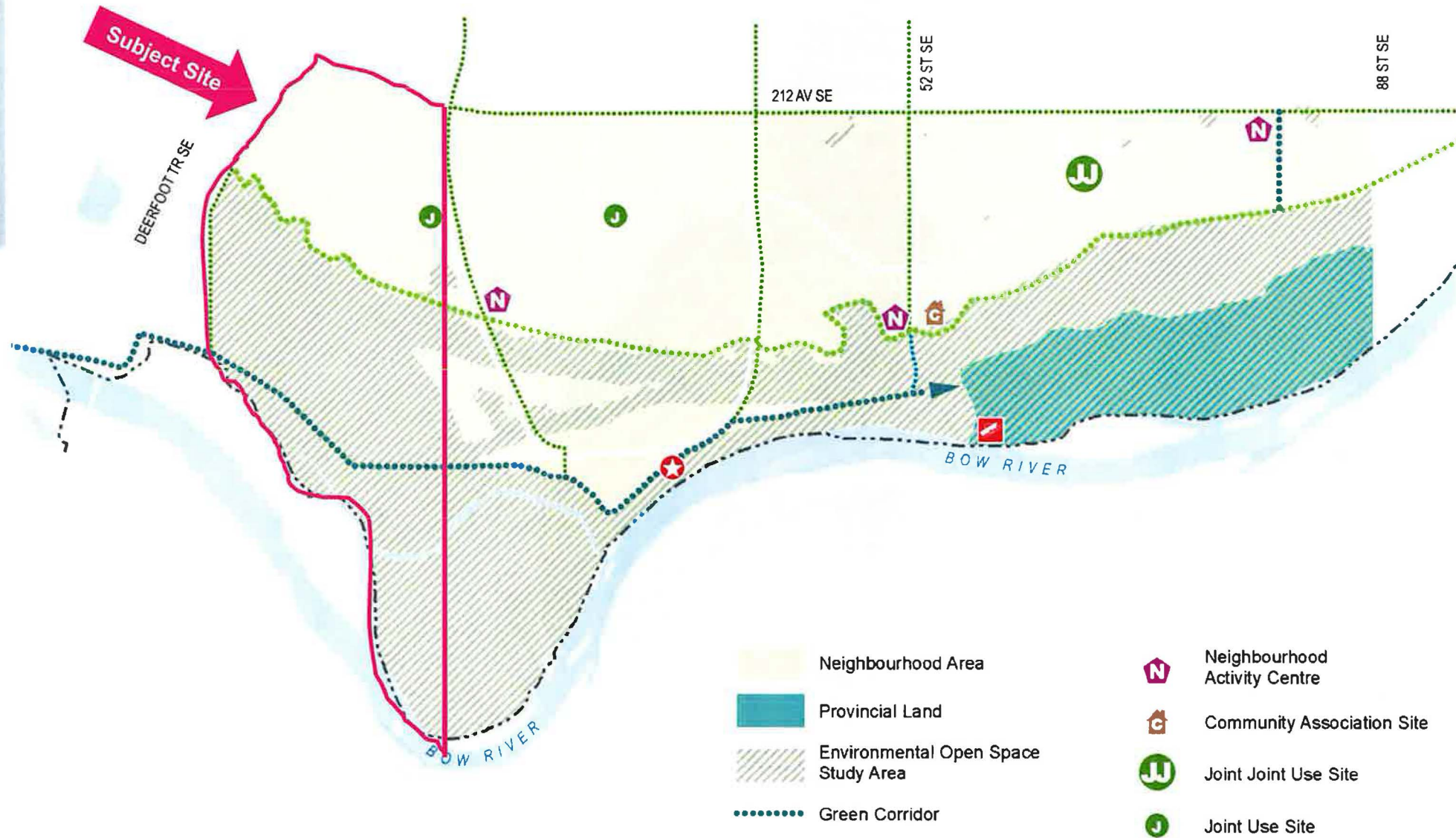
Proposed Land Use Districts:

- Residential – Low Density Mixed Housing (**R-G** and **R-Gm**) District;
- Multi-Residential – At grade Housing (**M-G**) District;
- Multi-Residential – Low Profile (**M-1**) District;
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District;
- Special Purpose – Urban Nature (**S-UN**) District; and
- Special Purpose – Community Service (**S-CS**) District





- 1. Residential
- 2. Commercial
- 3. Community Development
- 4. Water
- 5. Parks and Recreation

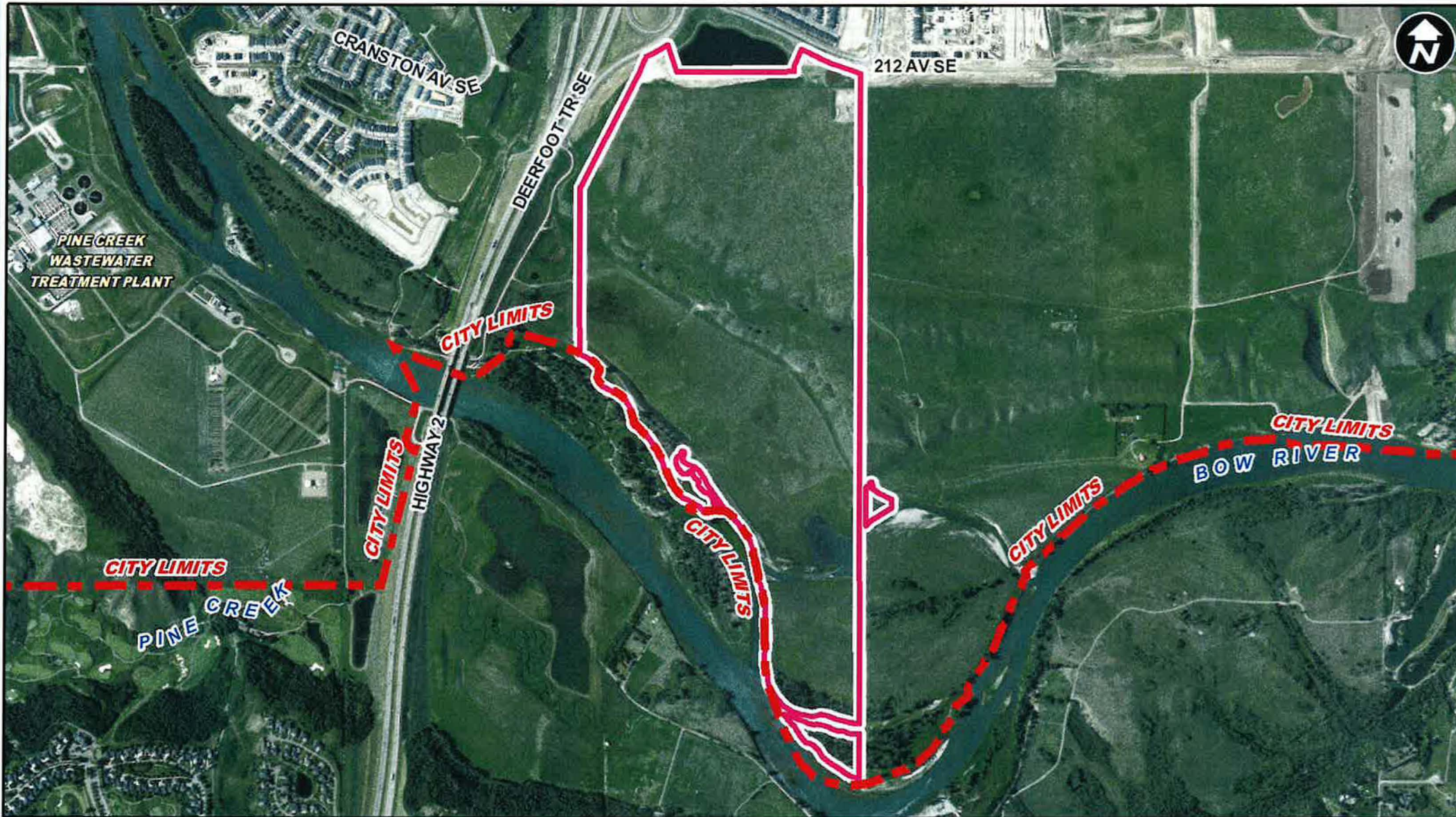


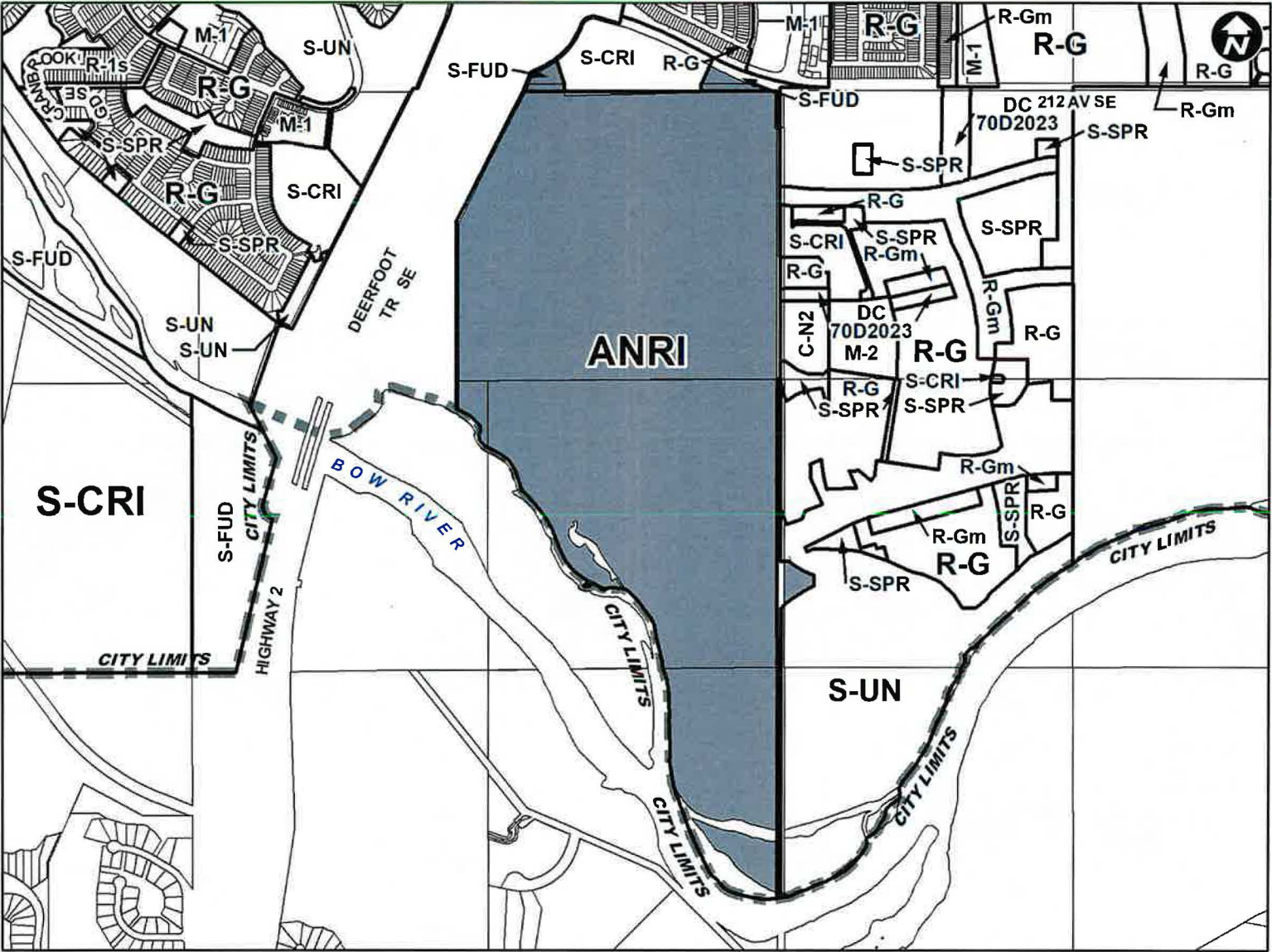
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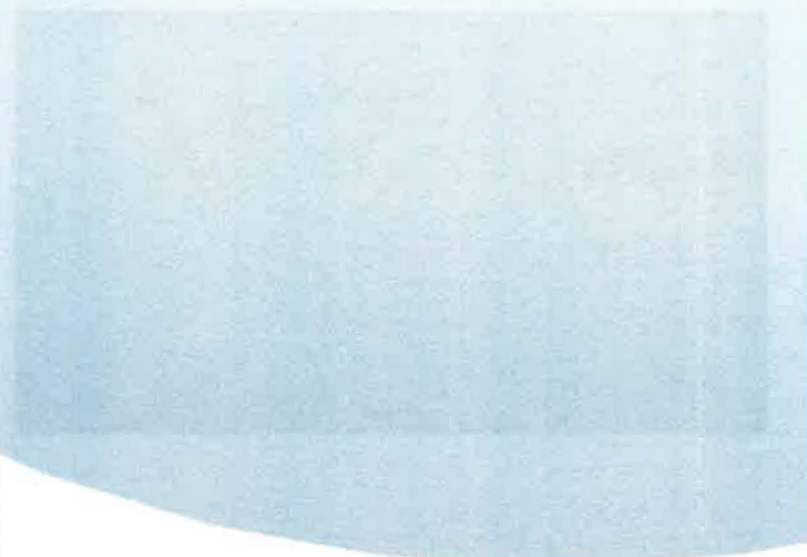
That Council:

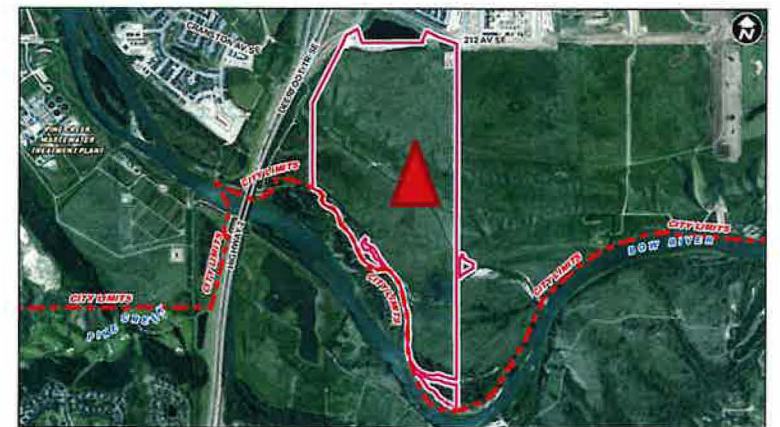
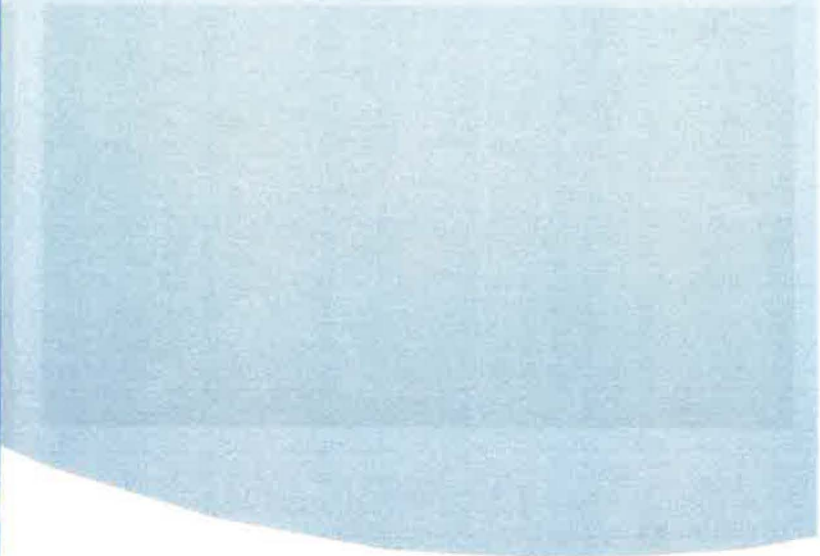
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Supplementary Slides













Neighbourhood Residential Areas

School Site

Sloped Wetlands & Escarpments within Environmental Reserve

Green Corridors



Neighbourhood Residential Areas

Green Corridor

Storm Pond and Enhanced Wetland

Riparian Wetland Within Environmental Reserve

Seton Ridge

Logan Landing

