



Public Hearing of Council

Agenda Item: 7.2.25

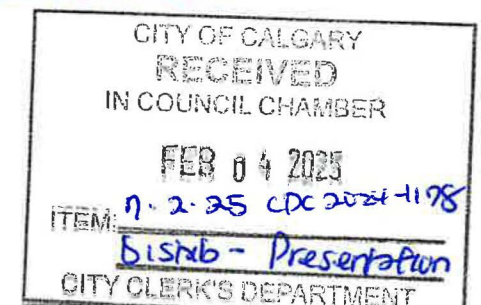
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LOC2022-0058 / CPC2024-1178

Road Closure, Policy & Land Use Amendment

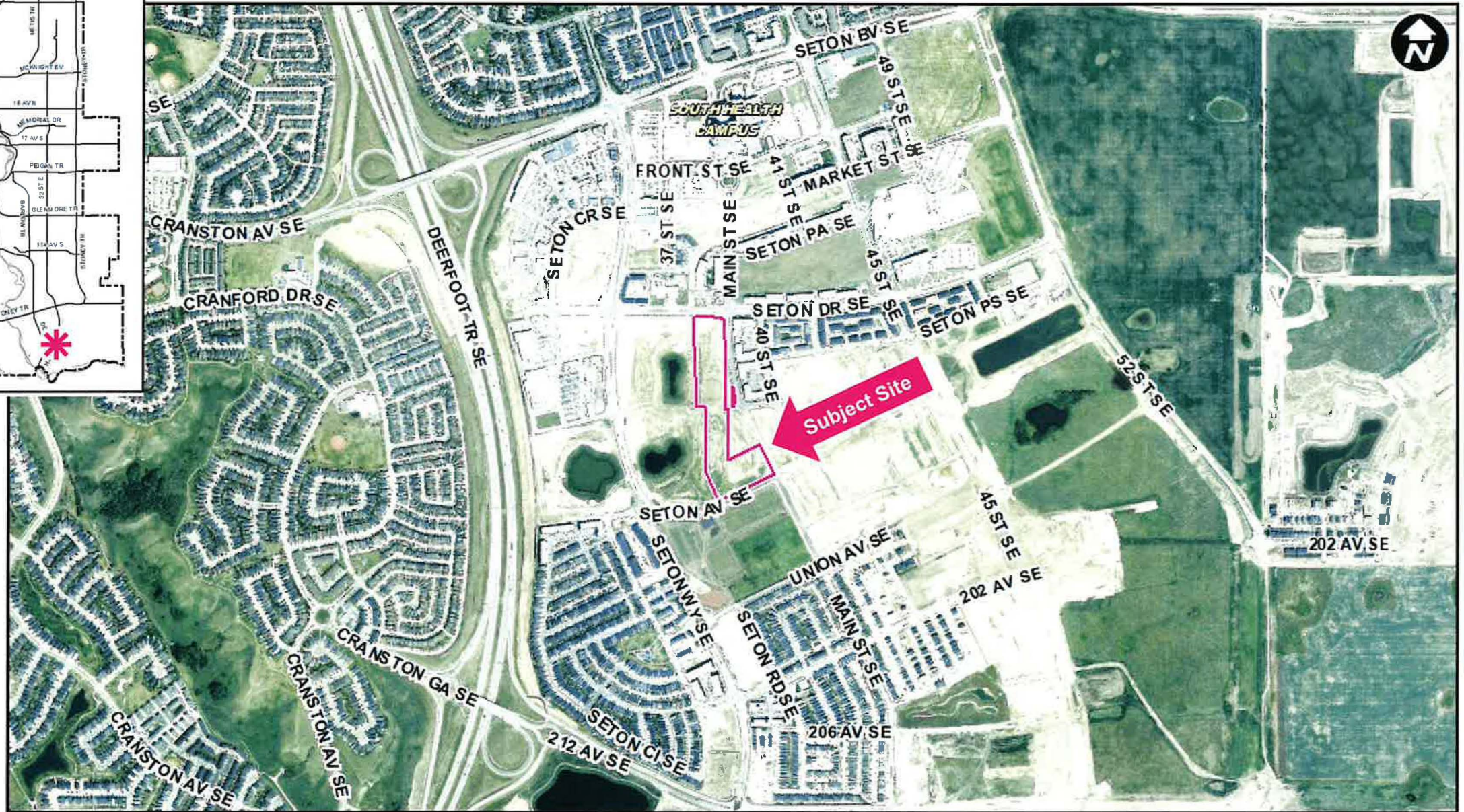
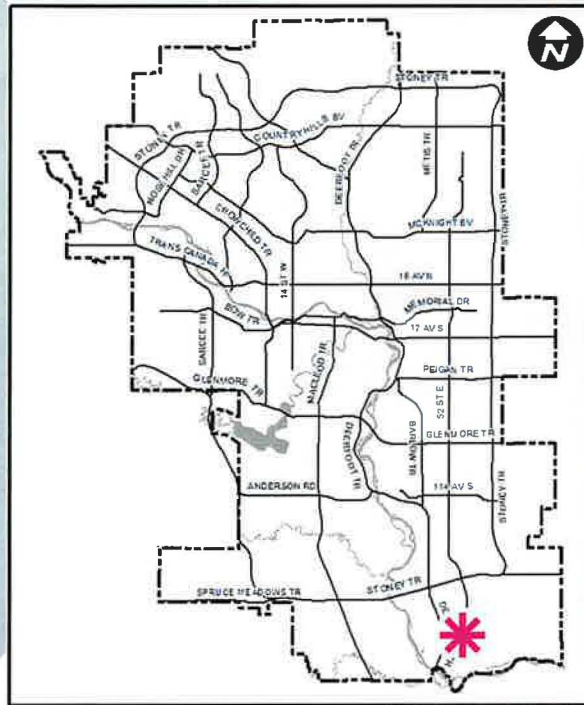
February 4, 2025



Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 11P2025** for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 4C2025** for the closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to **Proposed Bylaw 23D2025** for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1h24) District).



LEGEND

600m buffer from LRT station

LRT Stations

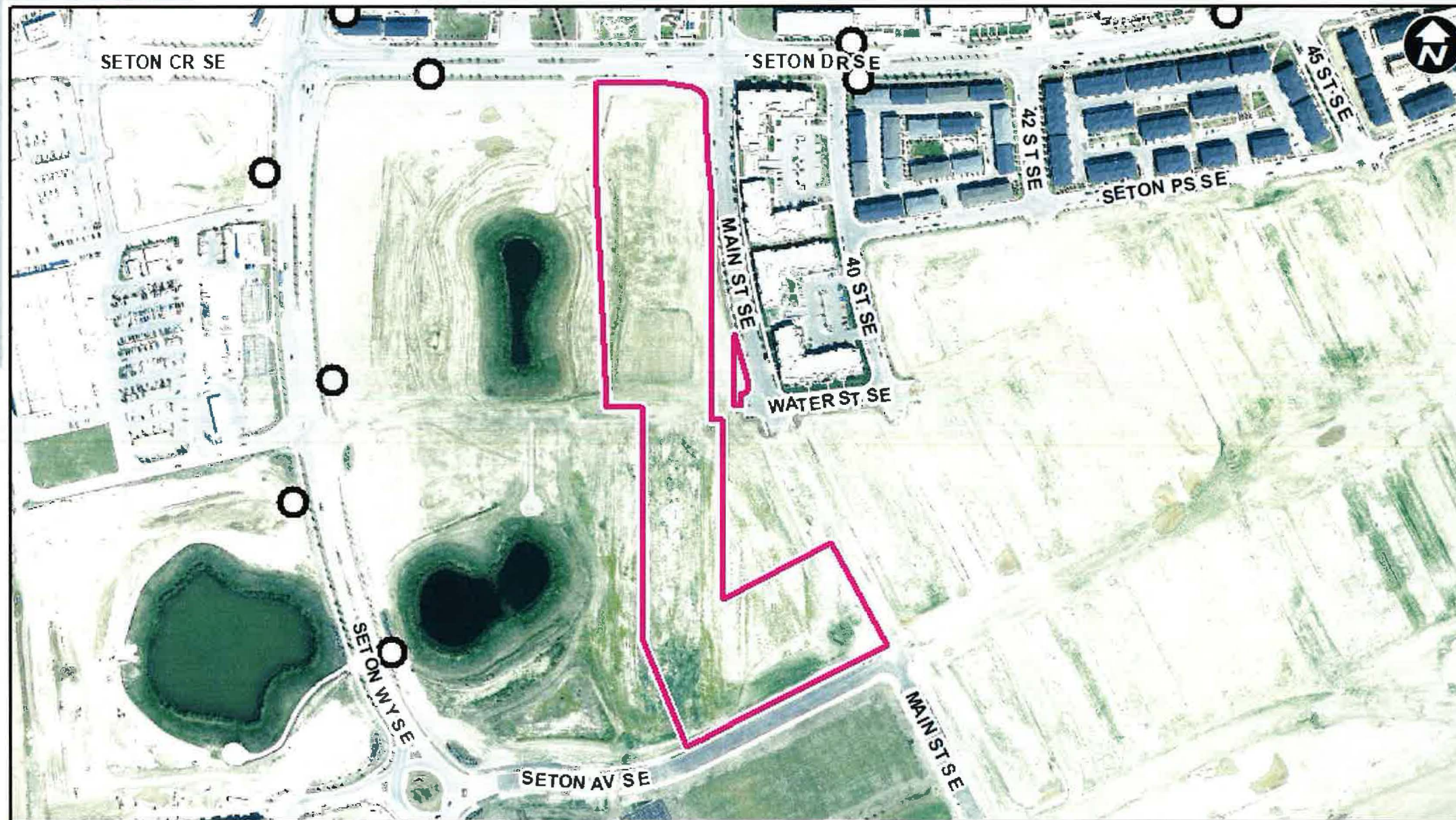
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



LEGEND

600m buffer from LRT station

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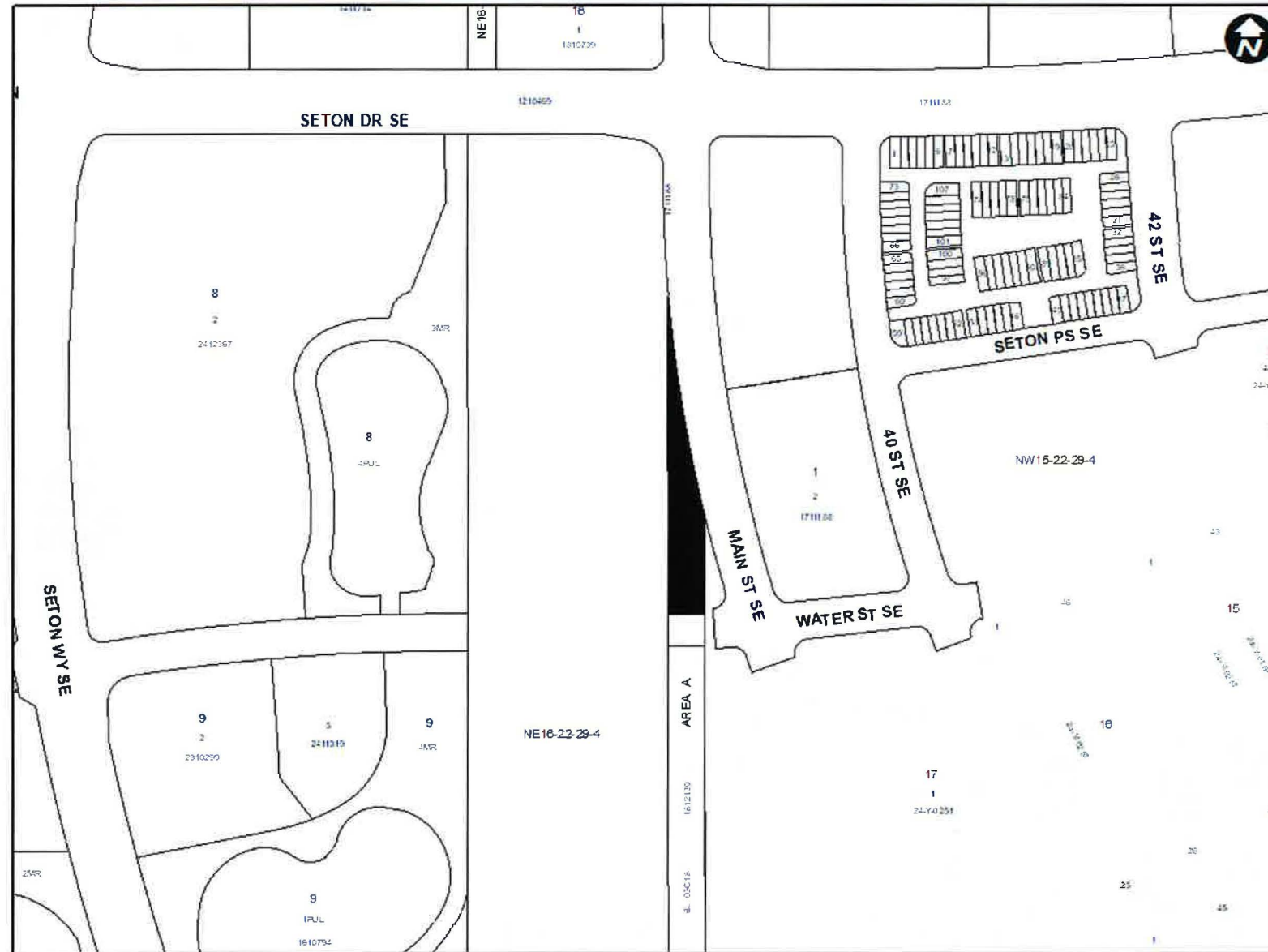
Bus Stop

Parcel Size:

6.65 ha

Proposed Road Closure Map

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Proposed Road Closure Location Map



LEGEND

600m buffer from LRT station

LRT Stations

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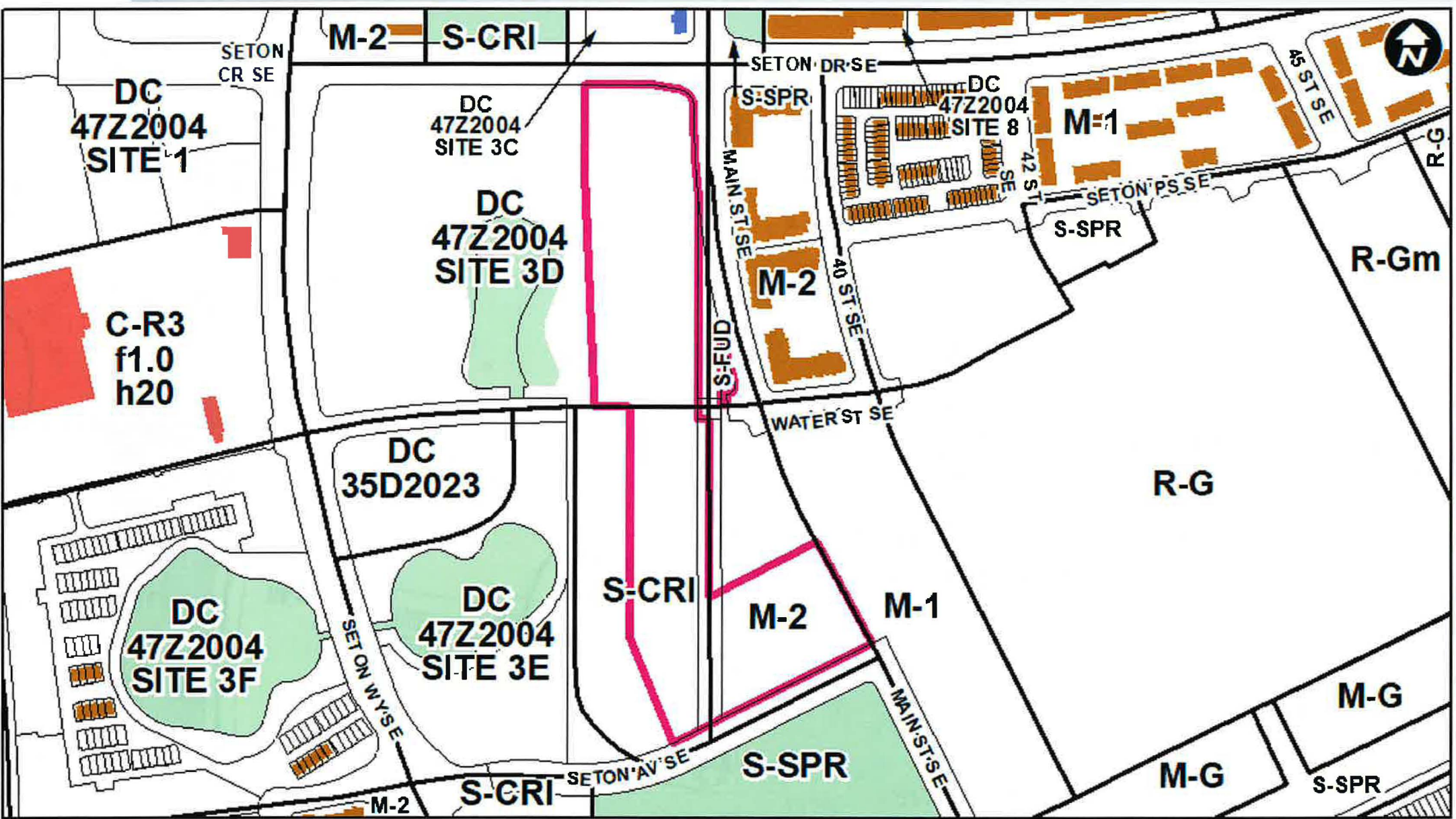
Bus Stop

Parcel Size:

0.21 ha

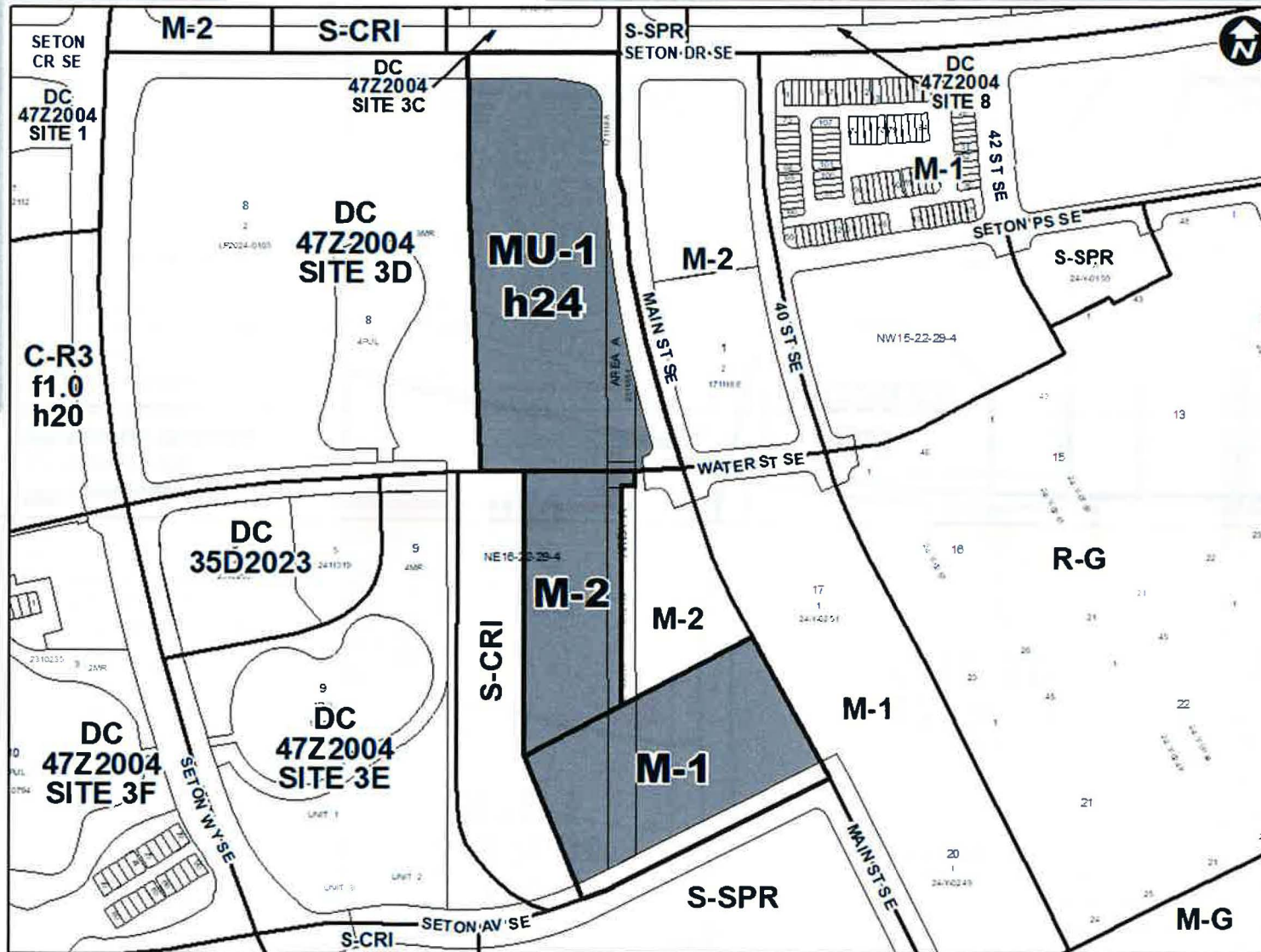
LEGEND

- 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 Land Use Map

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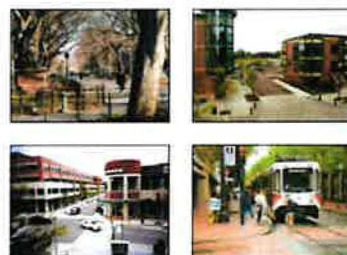


Proposed Districts:

- **Multi-Residential – Low Profile (M-1) District**
 - Minimum of 103 units, maximum of 304 units.
 - Maximum height of 14 metres.
- **Multi-Residential – Medium Profile (M-2) District**
 - Minimum of 72 units.
 - Maximum height of 16 metres.
- **Mixed Use – General (MU-1h24) District**
 - Maximum of 24 metres (~6 storeys) in height

Amendment to Area Structure Plan

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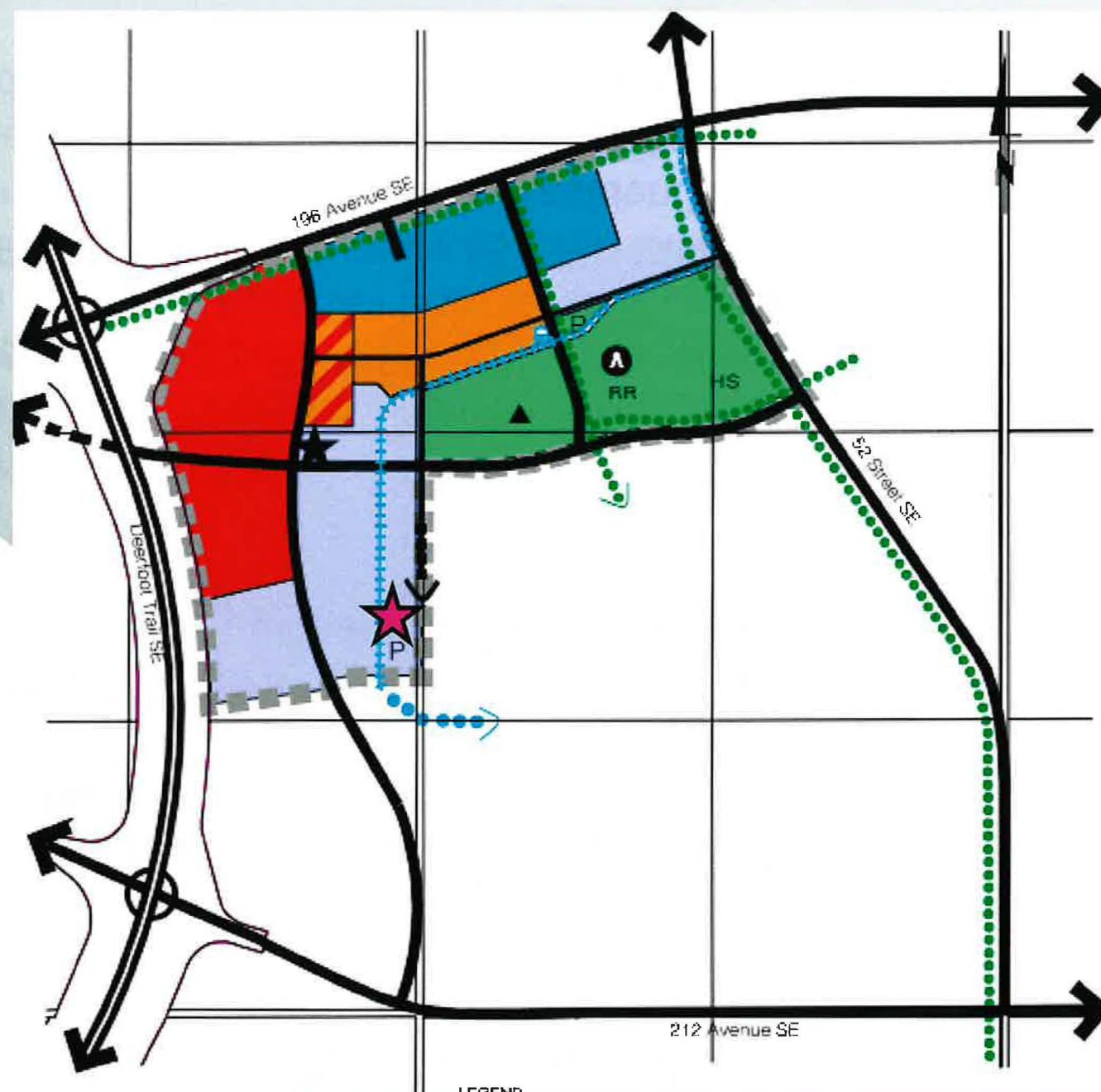


SOUTHEAST CENTRE Area Structure Plan

 Employment Precinct

Map 1

South-East Centre
Land Use
Concept Plan



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Supplementary Slides







2.3 LAND USE CONCEPT

Map 2: Land Use Concept shows the location of land uses throughout the Plan Area and identifies the general location of major streets. Table 1: Land Use Concept Details provides a detailed description of the elements on the Land Use Concept.

land use concept map 2

INTENT

To set the framework for the development of two complete communities.

Policies

- 1. The elements on Map 2: Land Use Concept should be located as shown. Refinements to location may be made at the Outline Plan/Land Use Amendment Stage. Please see Section 8.4: Area Structure Plan Interpretation.

