

Public Hearing of Council

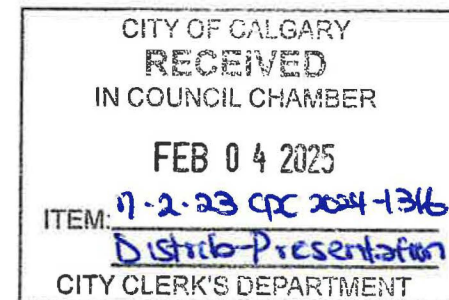
Agenda Item: 7.2.23

1



LOC2021-0009 / CPC2024-1316 Land Use Amendment

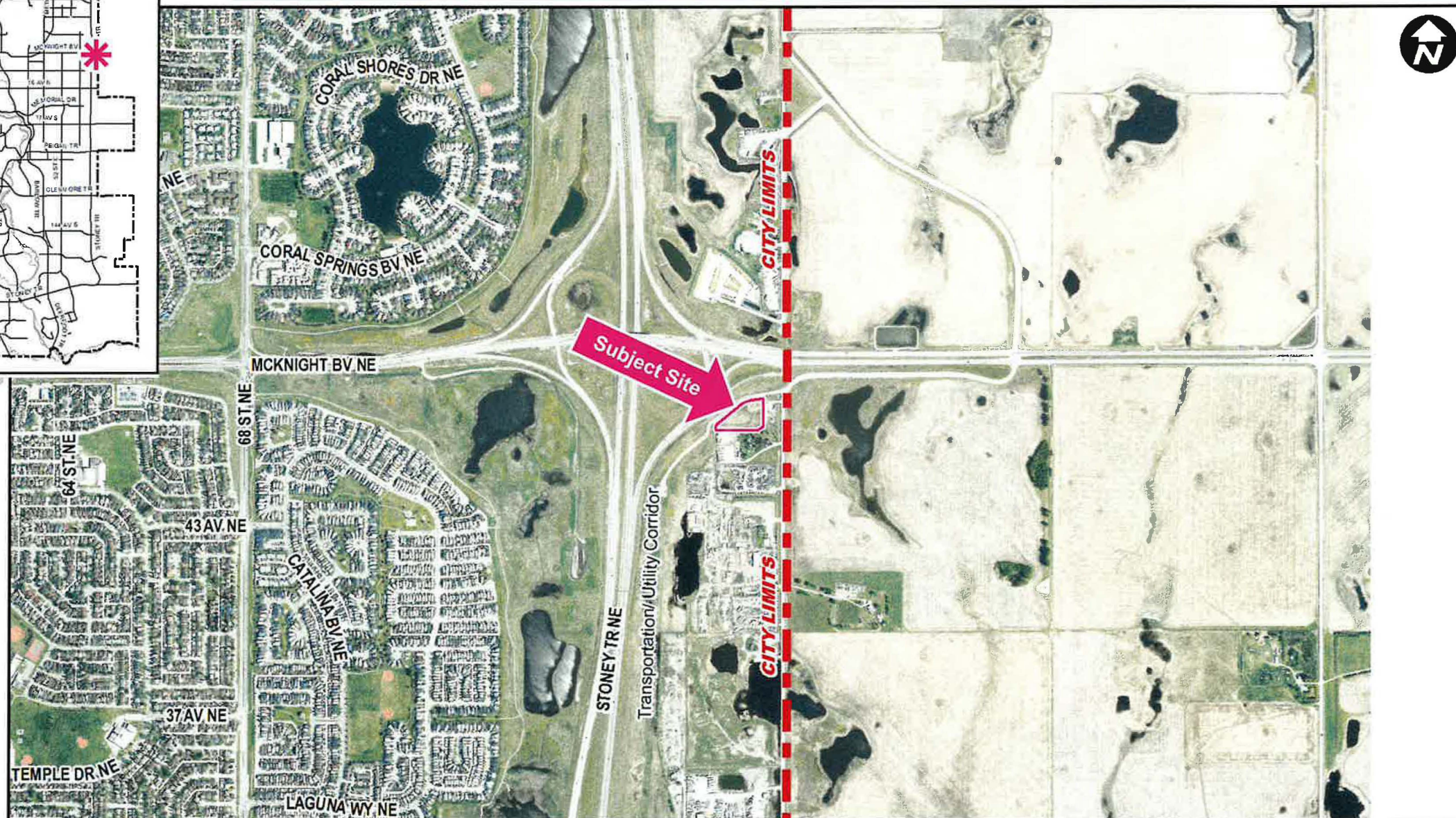
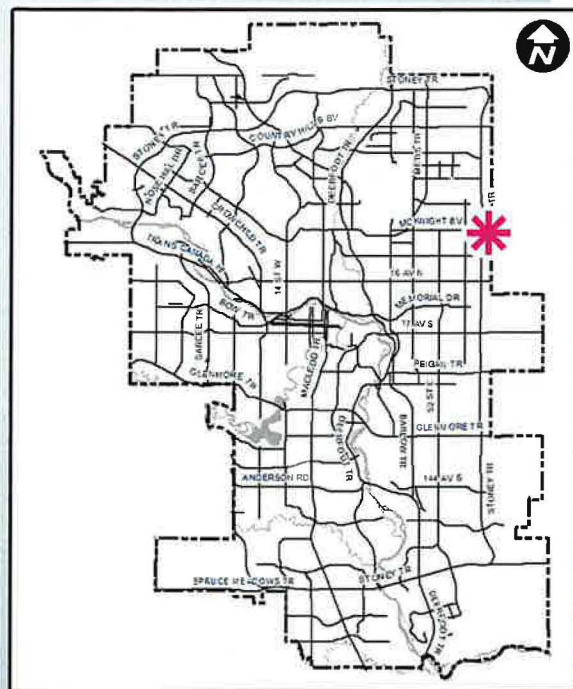
February 4, 2025

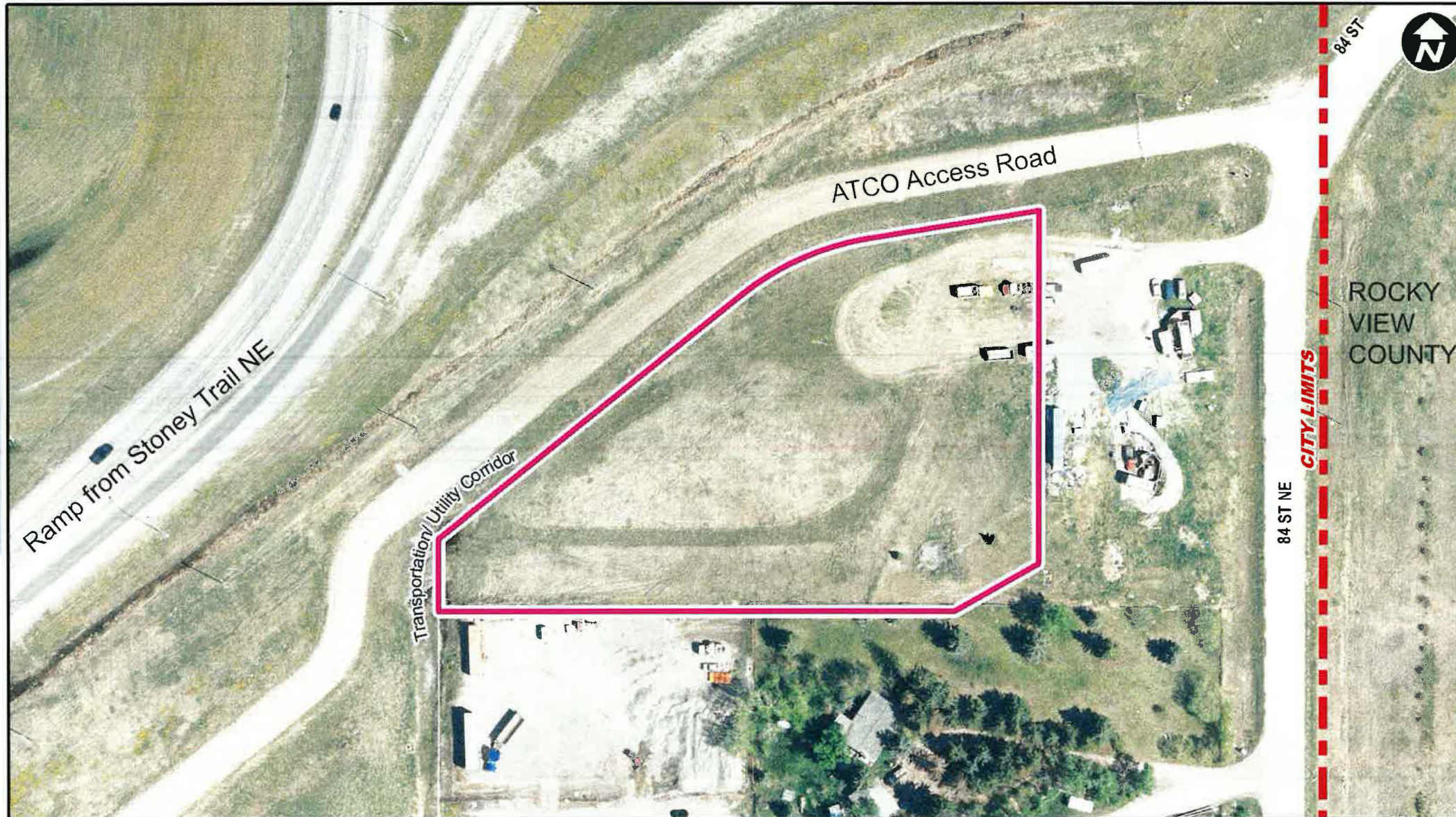


Calgary Planning Commission's Recommendations

That Council:

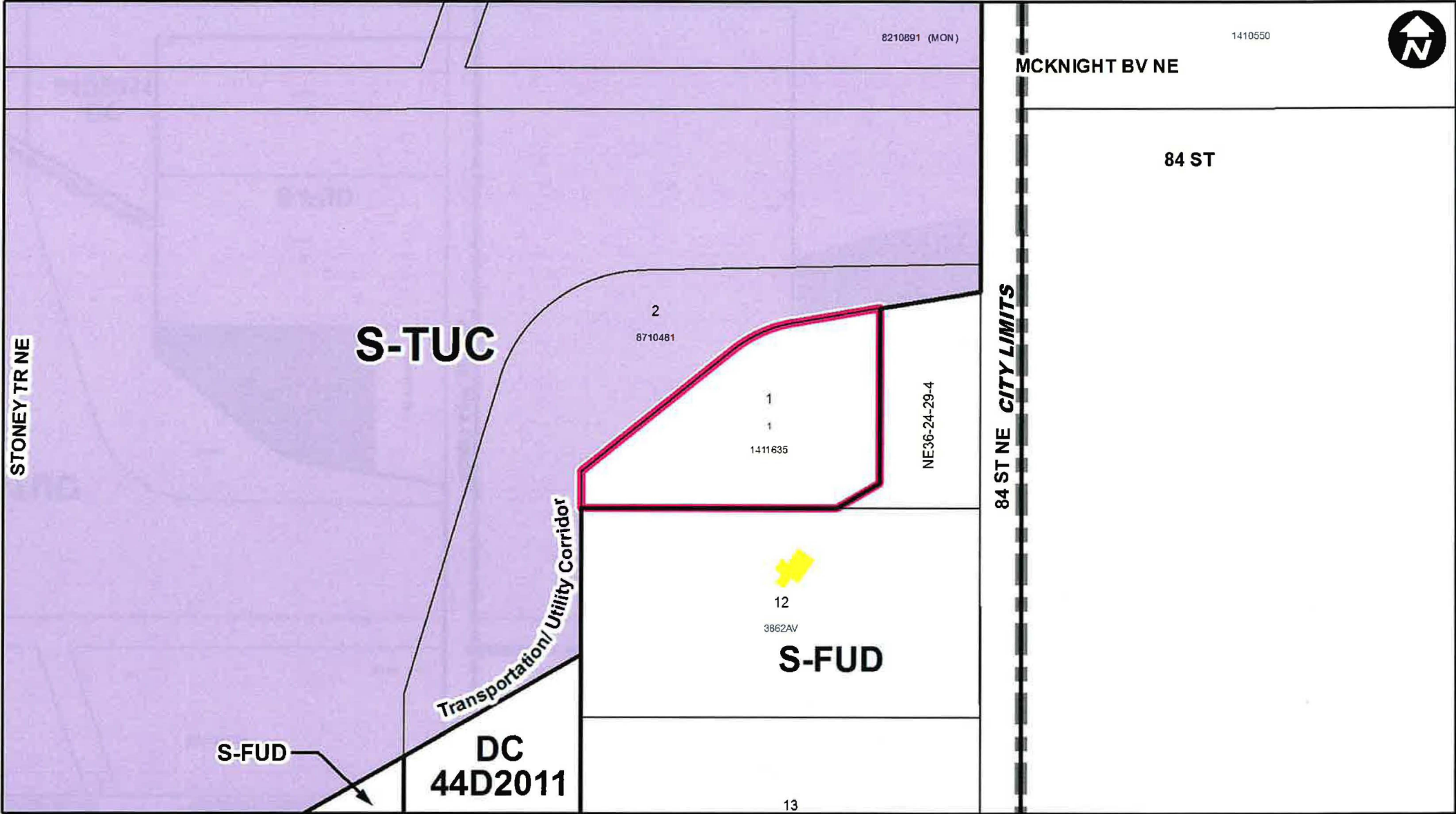
Give three readings to **Proposed Bylaw 33D2025** for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

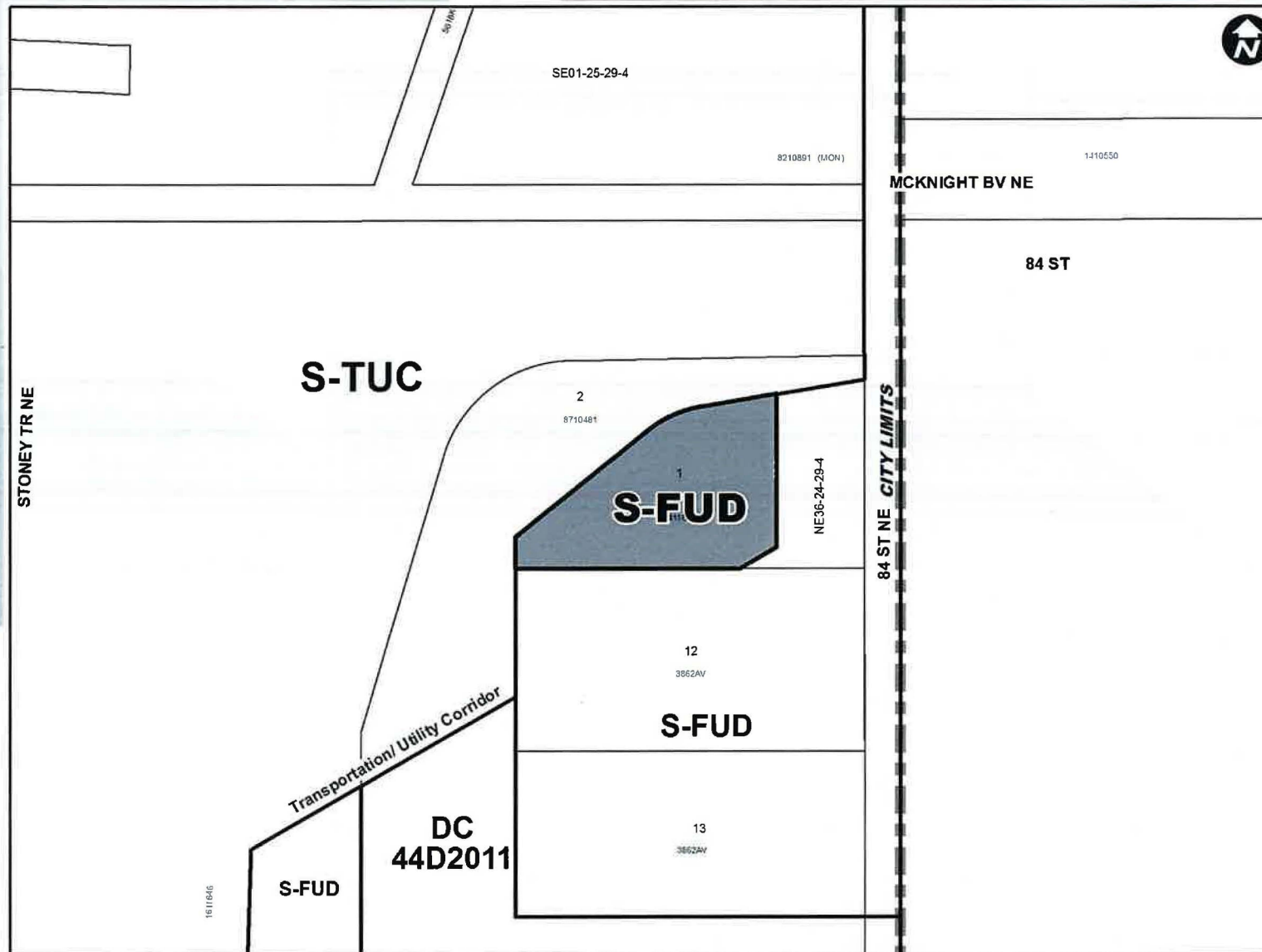




Parcel Size:
0.98 ha

- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



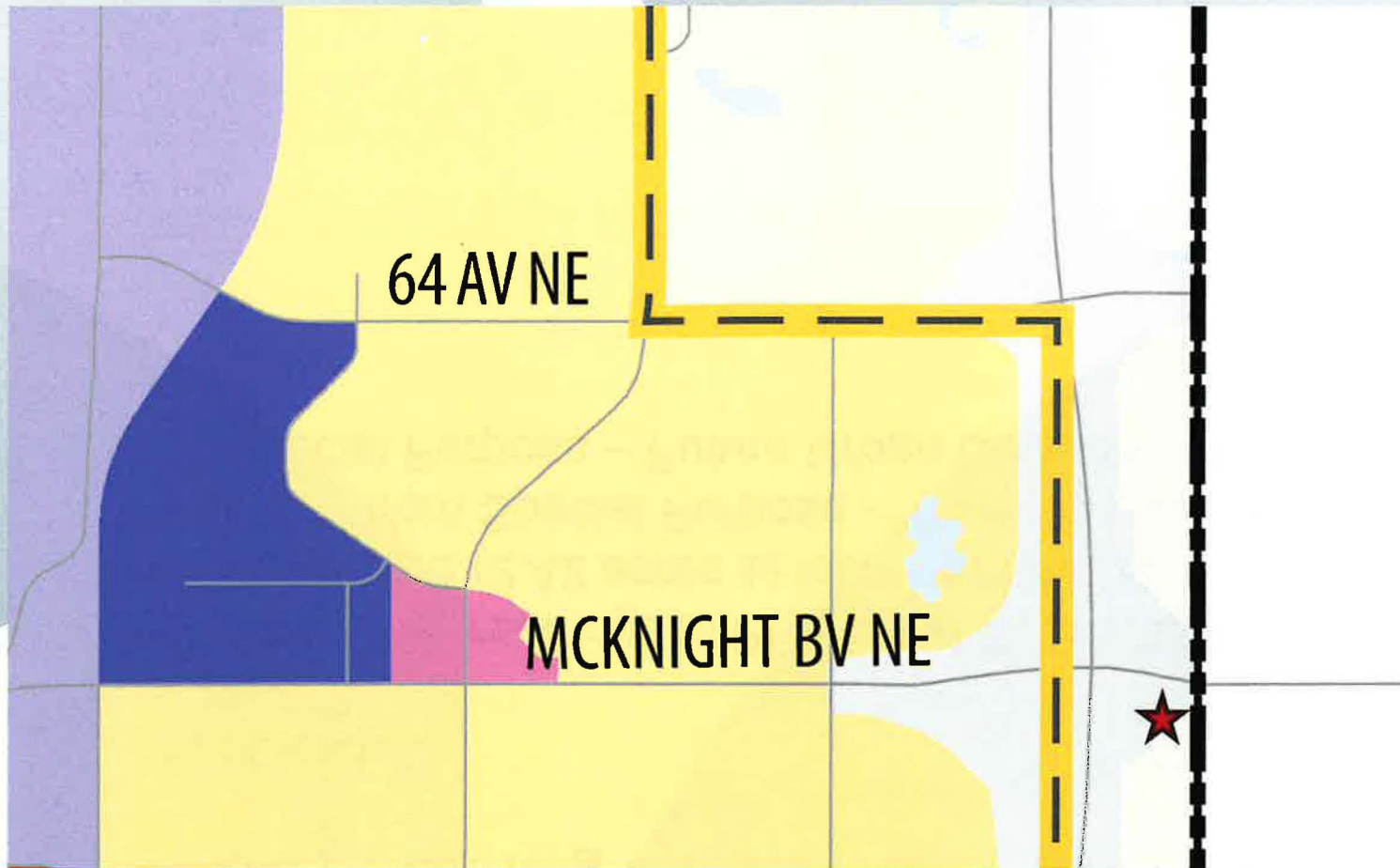


Proposed S-FUD District:

- Lands awaiting urban development & utility servicing
- Limited range of uses which can easily be removed to allow for future urban development
- Single Detached Dwelling & Accessory Residential Building are permitted uses

Municipal Development Plan: Map 1 – Urban Structure

7



Developing Residential – Future Greenfield area

- Lands for future urban development – no approved ASP
- Limited range of uses allowed

★ Subject site

Calgary Planning Commission's Recommendations

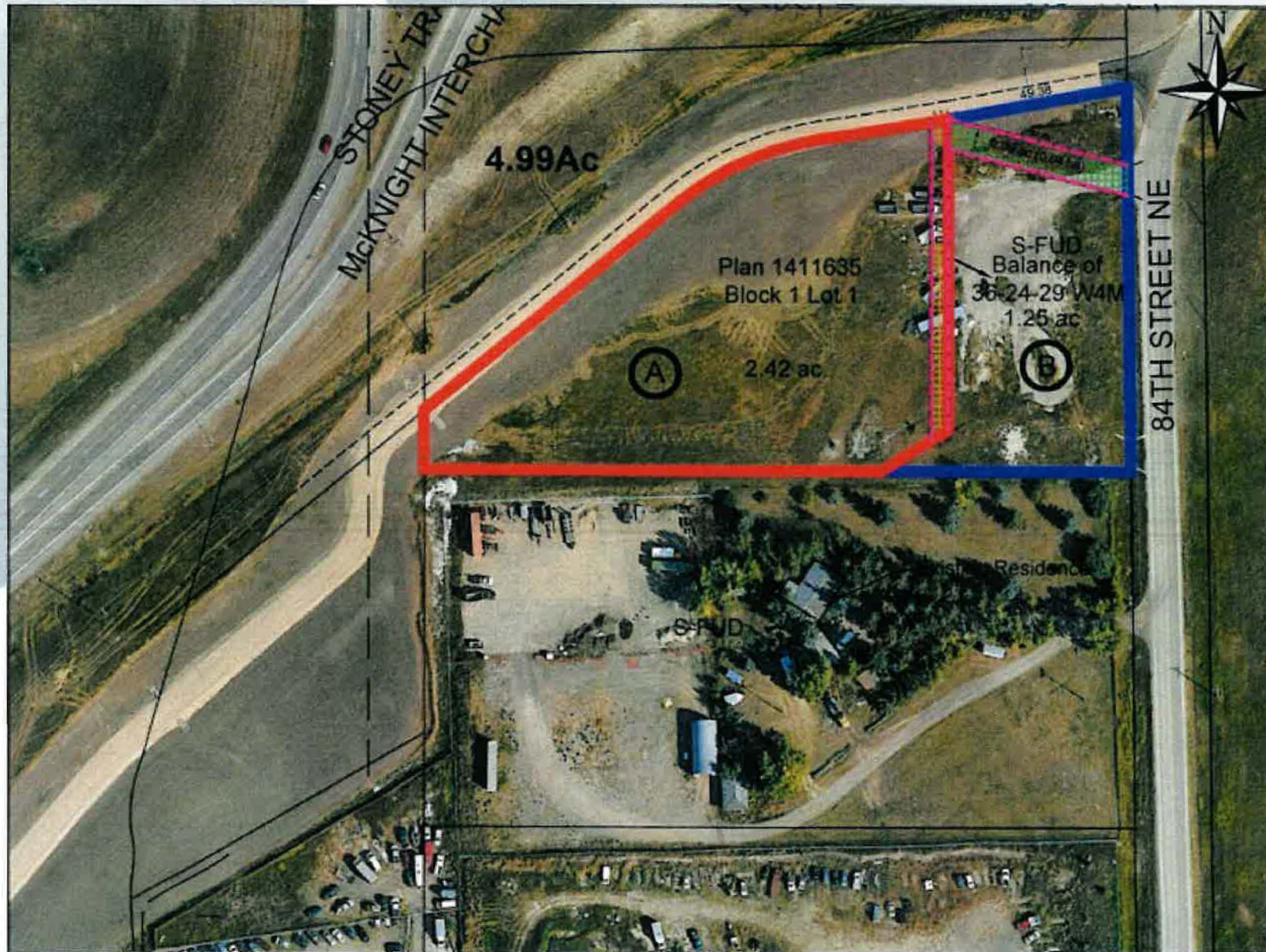
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Supplementary Slides







Rocky View/Calgary Intermunicipal Development Plan – 13
Map 3: Residual Long-Term Growth Areas



Legend

- Policy Area
- Transportation/ Utility Corridor
- Jurisdictional Boundaries
- Residual Long-Term Growth Areas
- Highway #

