



LOC2024-0157 / CPC2025-0957 Land Use Amendment

March 27, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

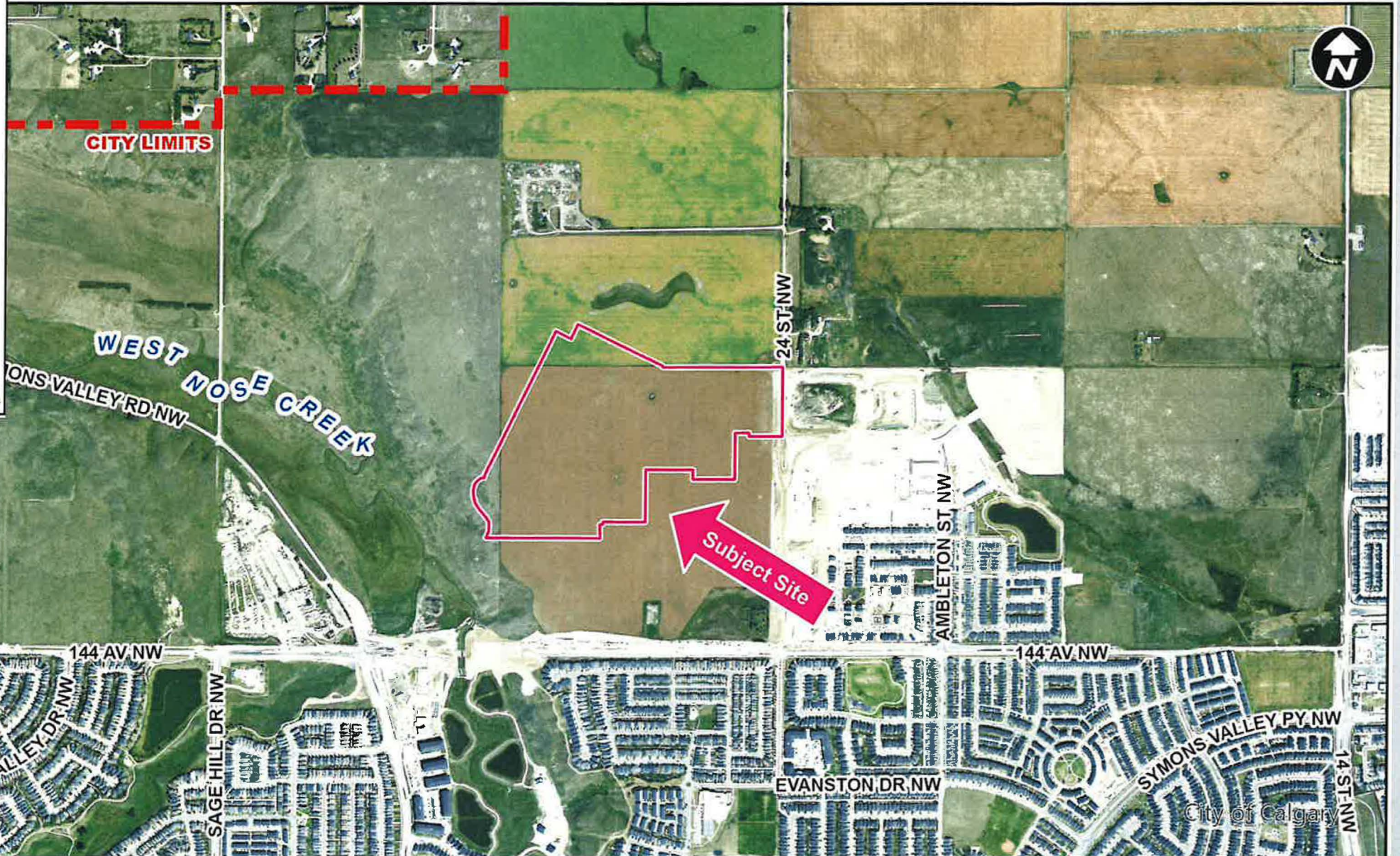
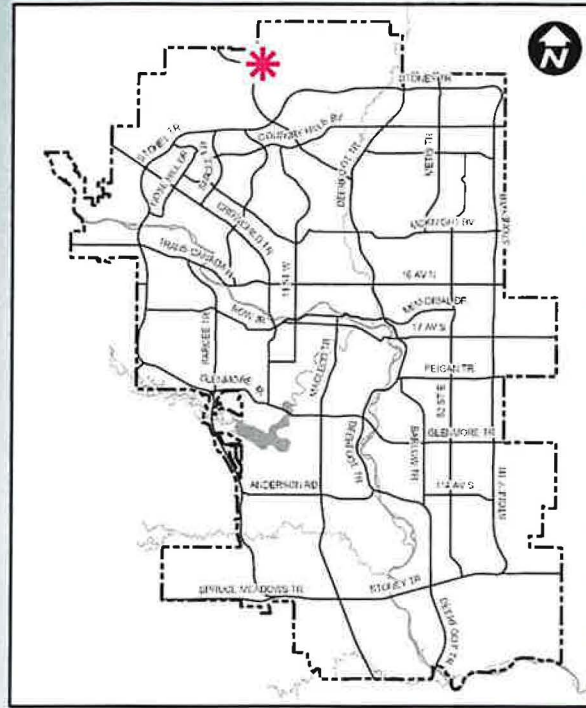
MAR 27 2025

ITEM: 7.2.2 CPC2025-0957
Distrib - Presentation
CITY CLERK'S DEPARTMENT













RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 32.92 hectares \pm (81.35 acres \pm) located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (portions of Section 6-26-1-5) 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, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

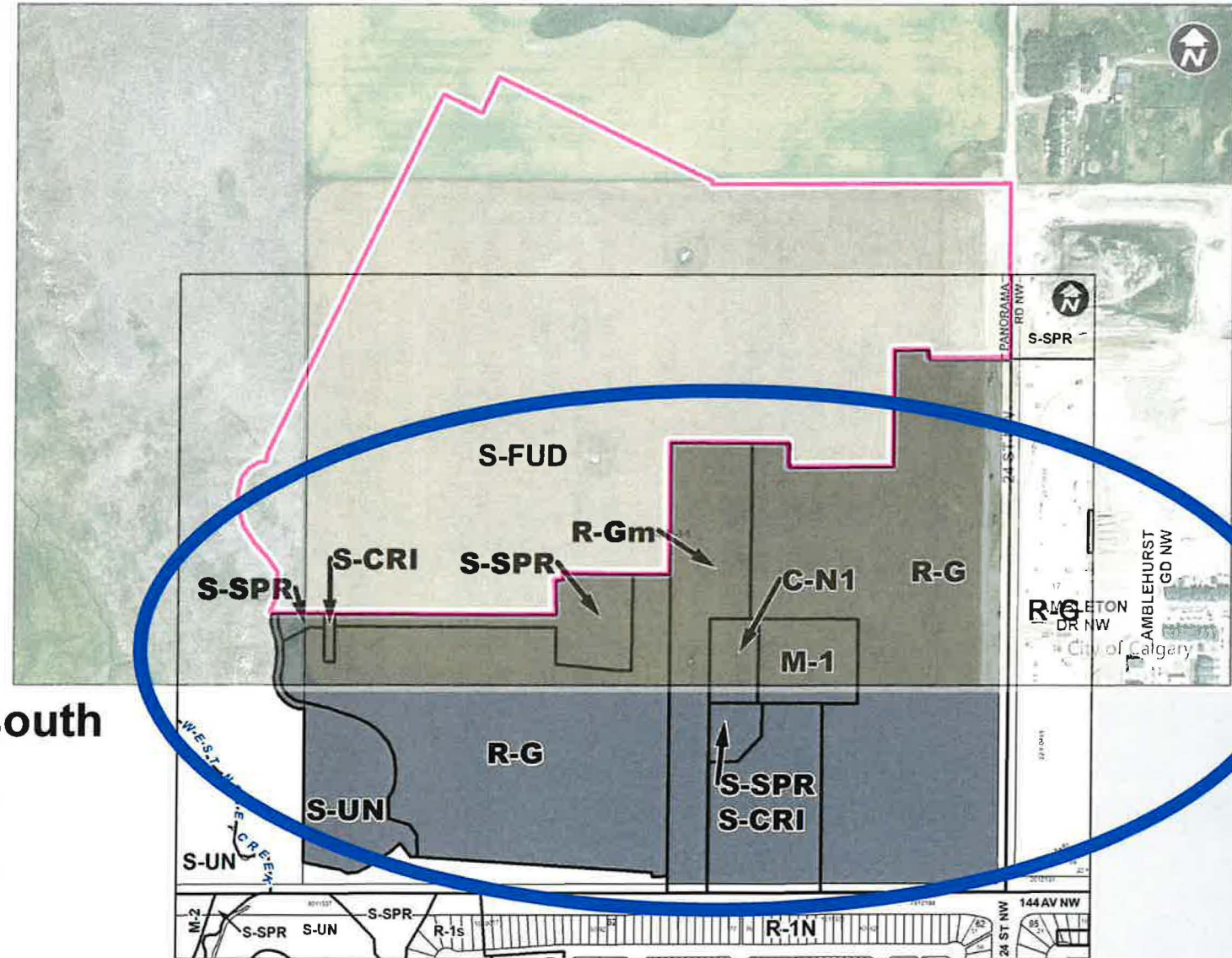


LEGEND

-  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



Northeast corner of plan area looking southwest



Land Use was granted for the south
portion 2023 June 20

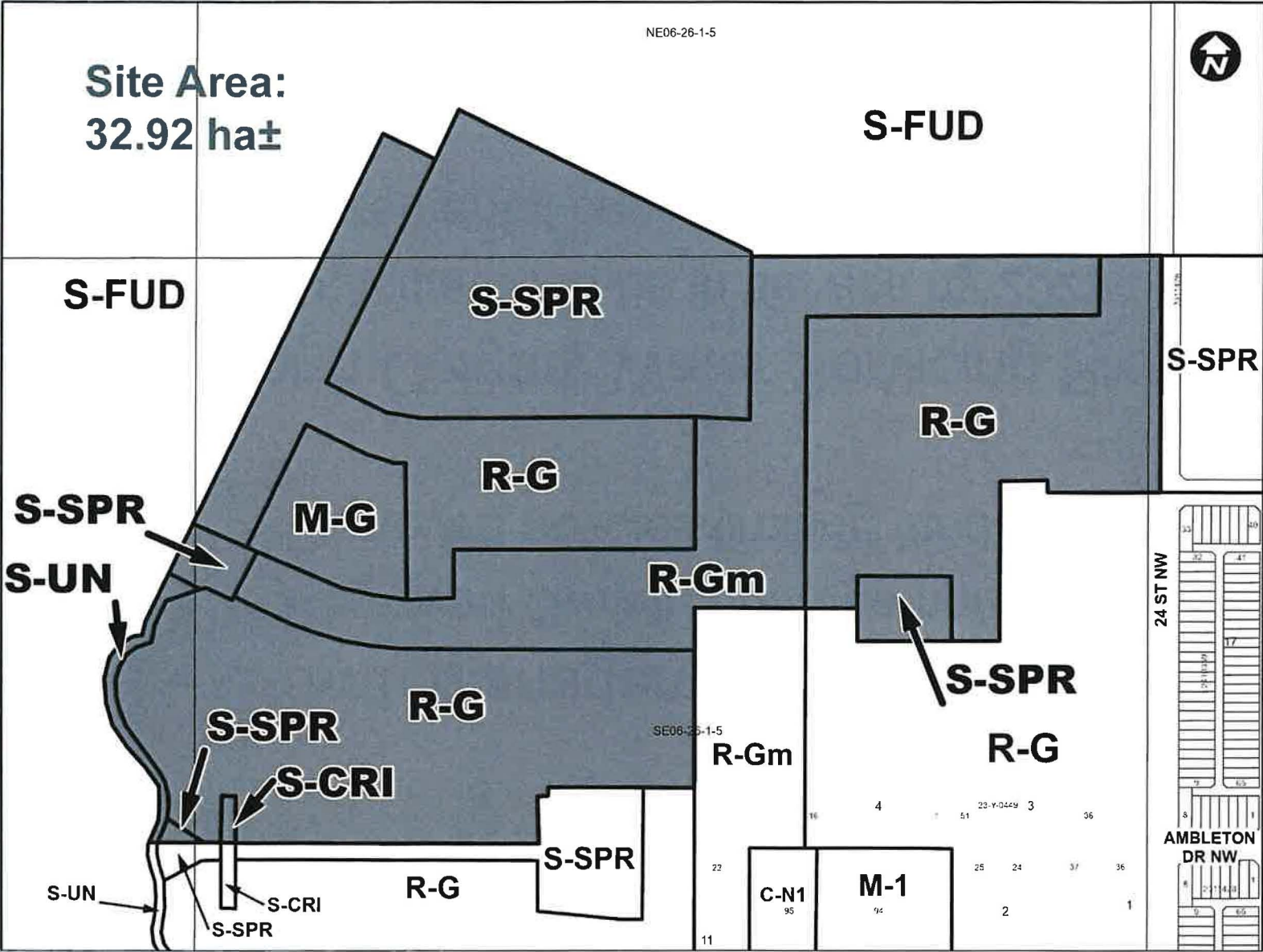
Glacier Ridge Area Structure Plan

MAP 10: GROWTH MANAGEMENT OVERLAY

Approved: 49P2015
Amended: 7P2023

- Growth Management policies amended July 2023
 - Removed Growth Management Overlay map
 - Removed policies limiting land use approvals
- North Calgary Water Servicing Project
 - Anticipated to be in service by 2029
 - Incremental capacity expected as Stage 1 becomes operational

Growth Management Overlay Removal Area



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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

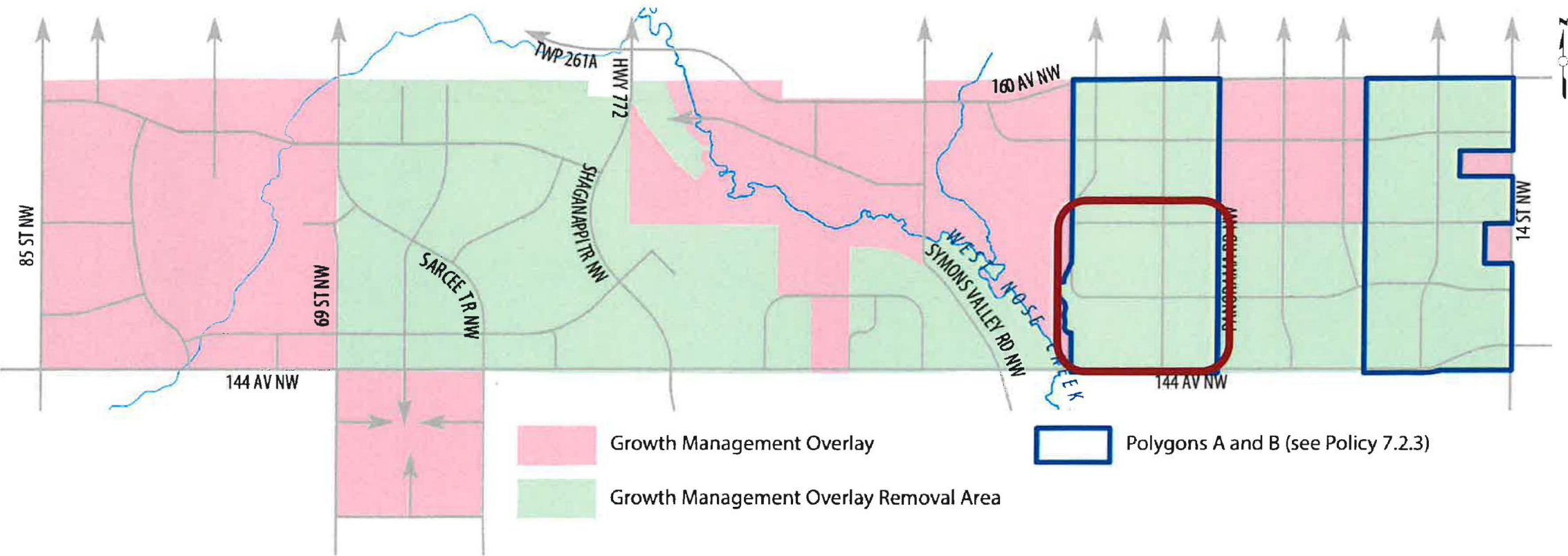
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Supplementary Slides

GLACIER RIDGE AREA STRUCTURE
PLAN

MAP 10: GROWTH MANAGEMENT OVERLAY

Approved: 49P2015
Amended: 7P2023



MAP 10: GROWTH MANAGEMENT OVERLAY *deleted*

BYLAW 51P2023

7.2 GROWTH MANAGEMENT

Section 7.2 entitled "Growth Management" *deleted*

Bylaw 51P2023

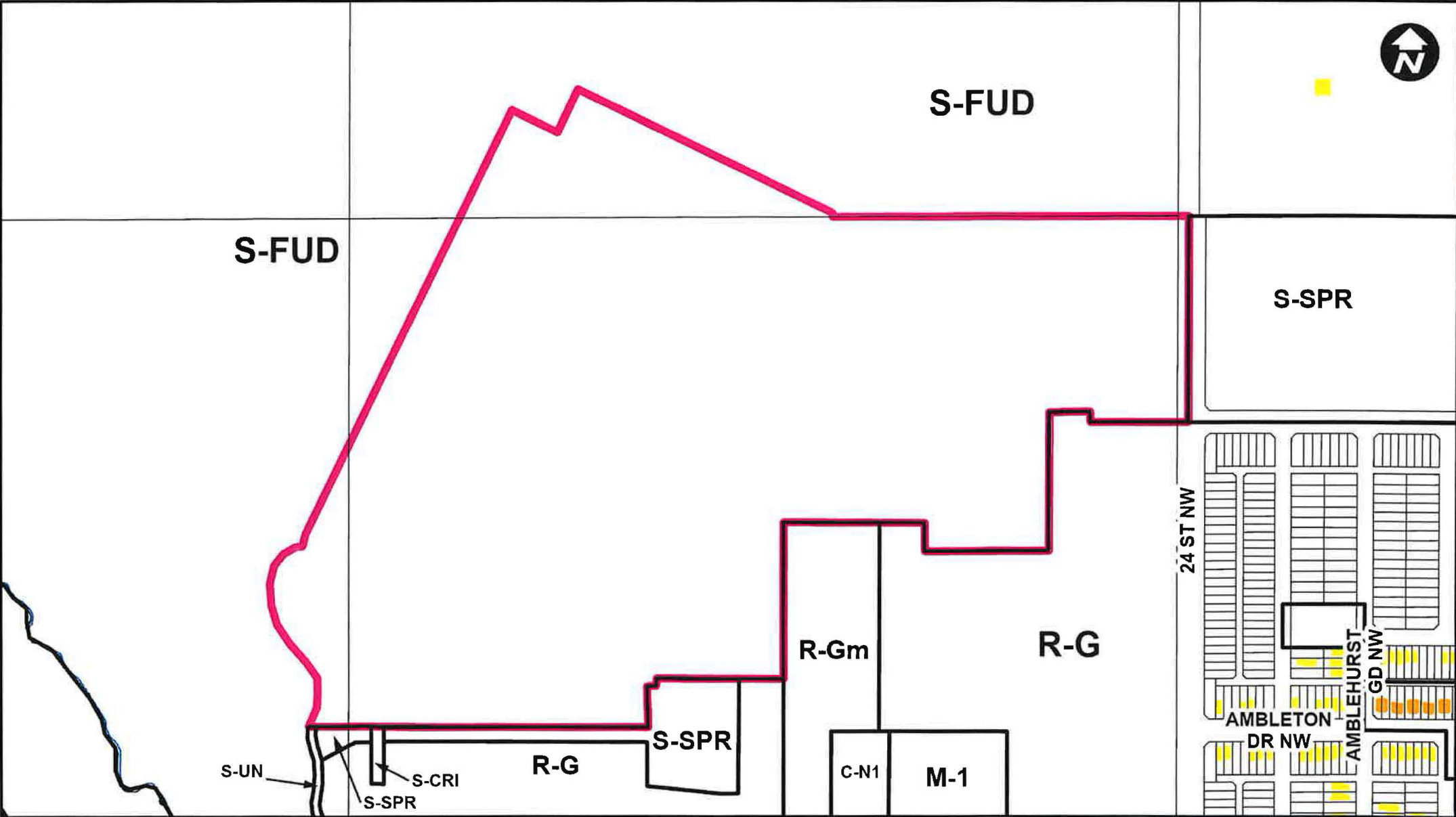
GLACIER RIDGE AREA STRUCTURE PLAN

MAP 3: LAND USE CONCEPT

Approved: 49P2015
Amended: 37P2016

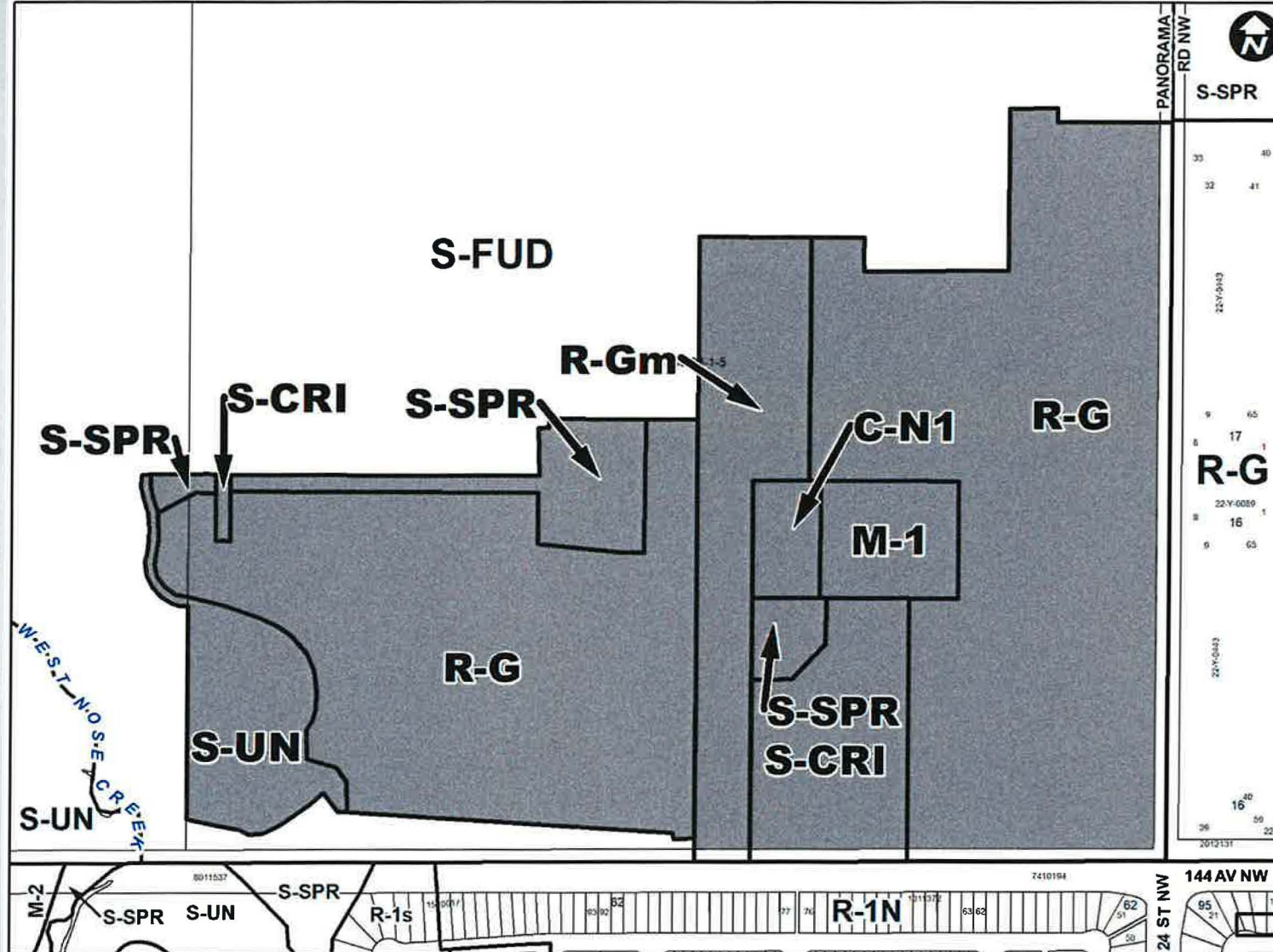


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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

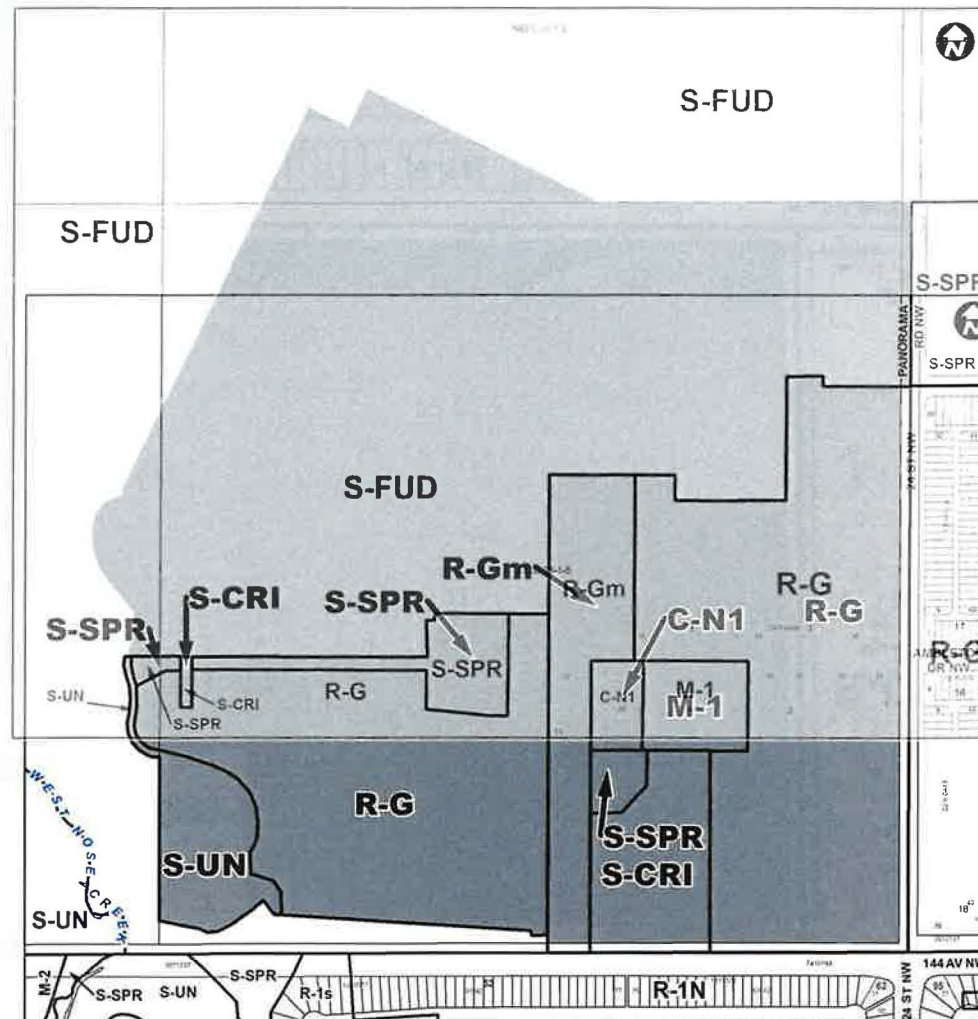


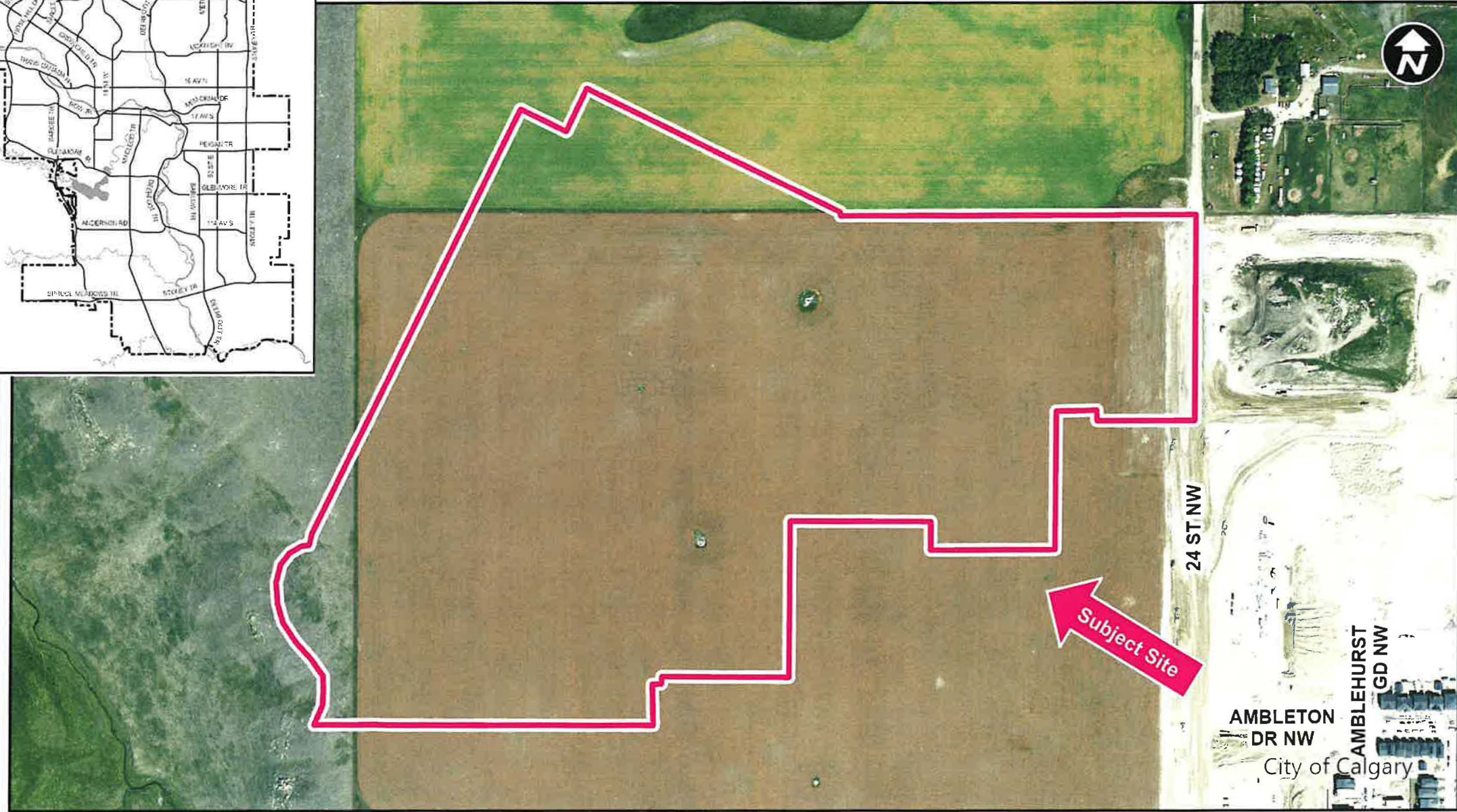
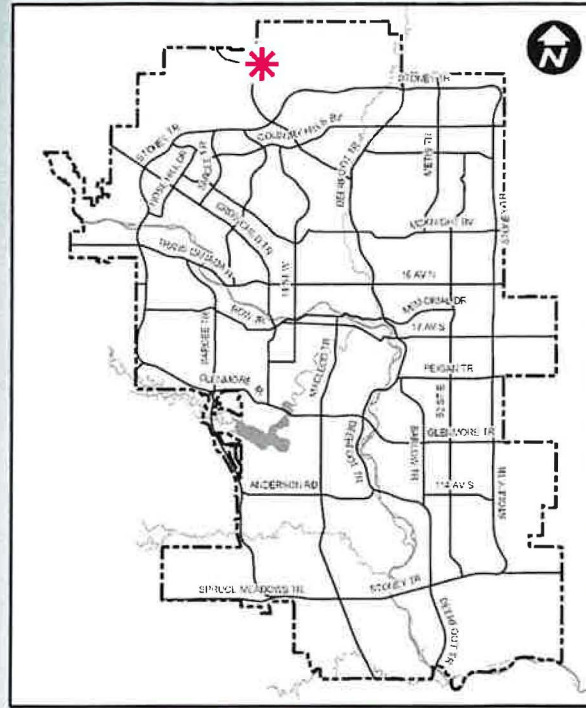
LOC2020-0148 approved the following districts:

- Residential – Low Density Mixed Housing (**R-G** and **R-Gm**) District;
- Multi-Residential – Low Profile (**M-1**) District;
- Commercial – Neighbourhood 1 (**C-N1**) District;
- Special Purpose – Urban Nature (**S-UN**) District;
- Special Purpose – School, Park and Community Reserve (**S-SPR**) District; and
- Special Purpose – City and Regional Infrastructure (**S-CRI**) District



Existing Land Use Map 16





RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at **Municipal Address (Legal Description) to subdivide XX.XX hectares ± (XX.XX acres ±), with conditions (Attachment 1).**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the **XXX Area Redevelopment Plan/Area Structure Plan** (Attachment **X**); and
2. Give three readings to the proposed closure of **X.XX hectares ± (X.XX acres ±) of road (Legal Description), adjacent to Municipal Address, with conditions (Attachment X); and**
3. Give three readings to the proposed bylaw for the redesignation of **X.XX hectares ± (X.XX acres ±) located at XX Street Name Quadrant** (Plan **XXXX**, Block **XX**, Lots **XX** and **XX**) from **XXXX (XX) District to XXXX (XX) District.**