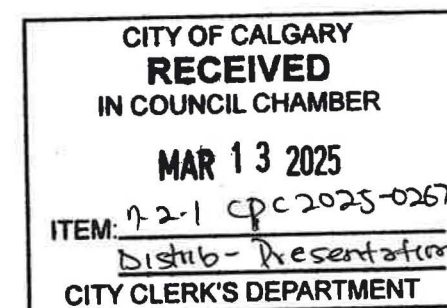




LOC2024-0113 / CPC2025-0267

Land Use Amendment

March 13, 2025



RECOMMENDATIONS:

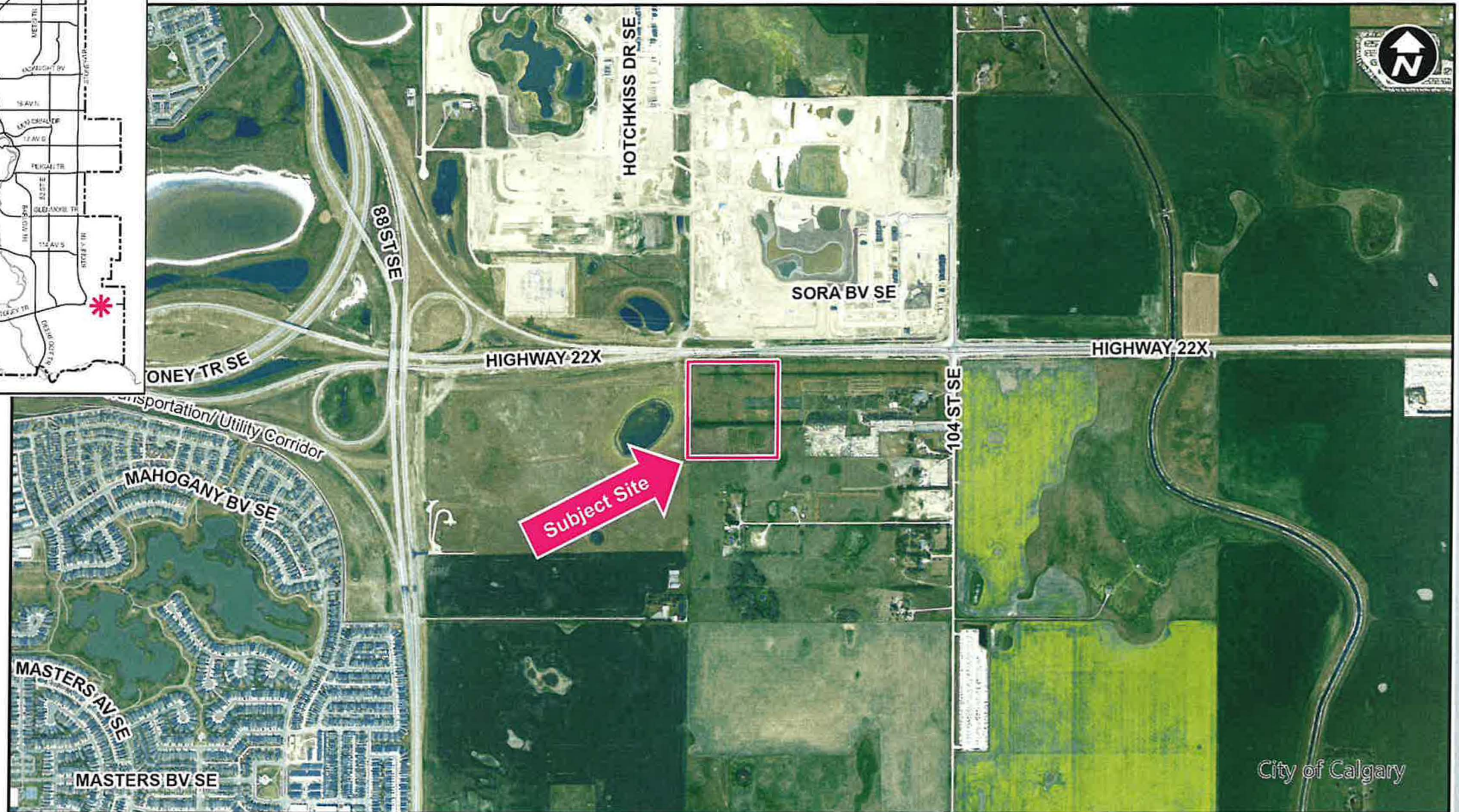
That Calgary Planning Commission:

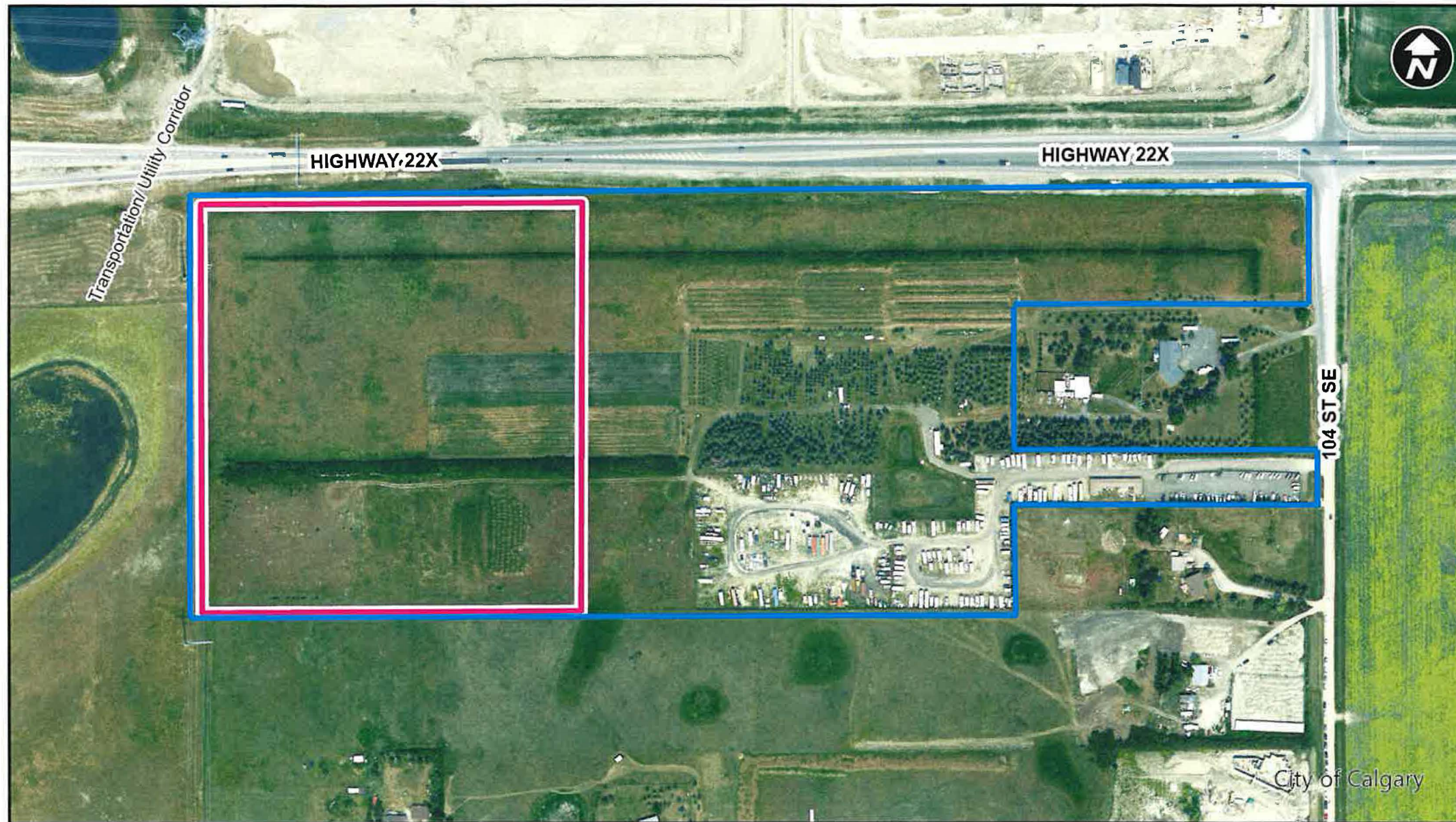
1. Forward this report (CPC2025-0267) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. **REFUSE** the proposed bylaw for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).







**Land Use
Redesignation
Area:** —
8.09 ha
267m x 292m

Parcel Area: —
19.38 ha



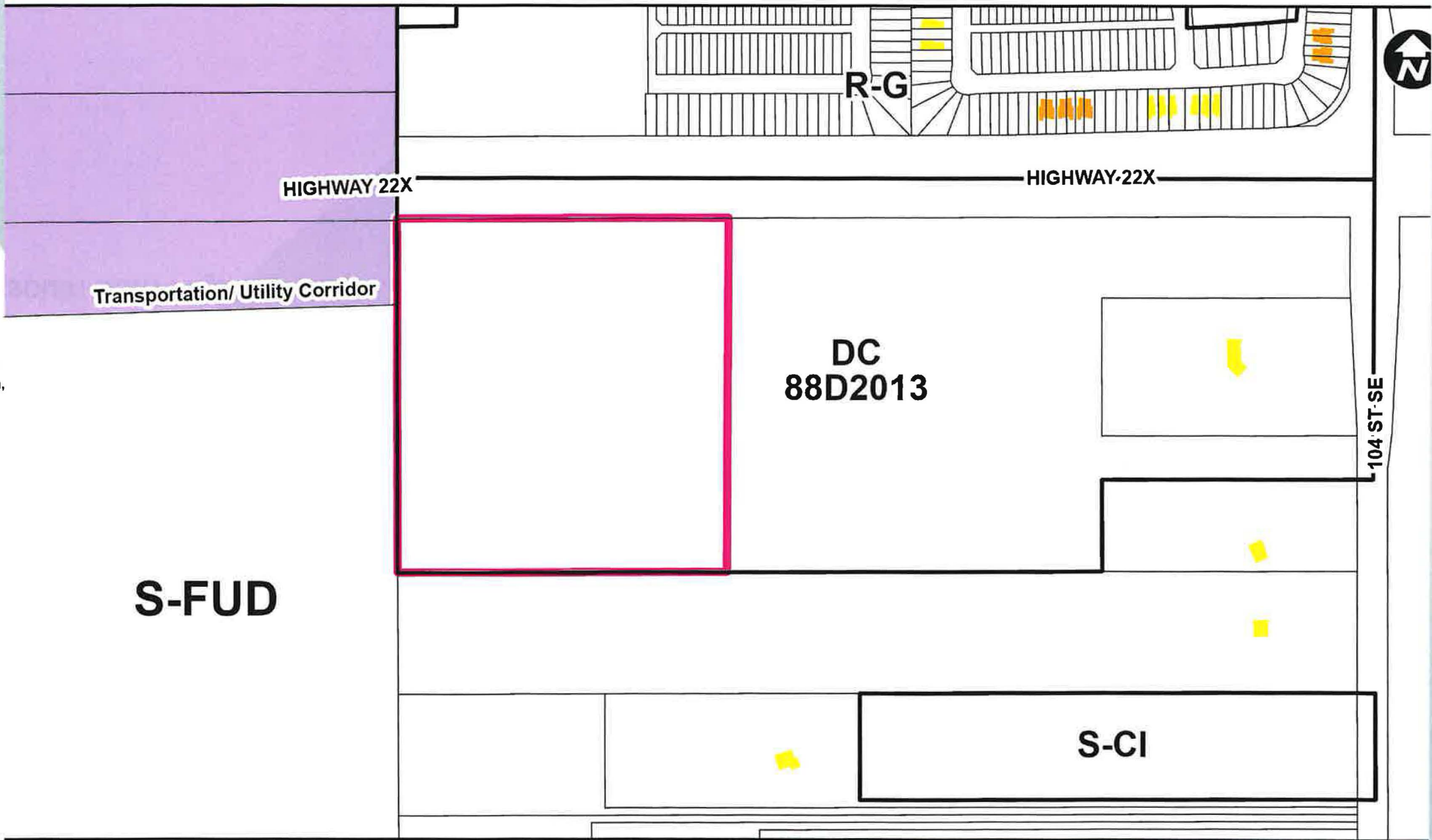
Looking south from Highway 22X

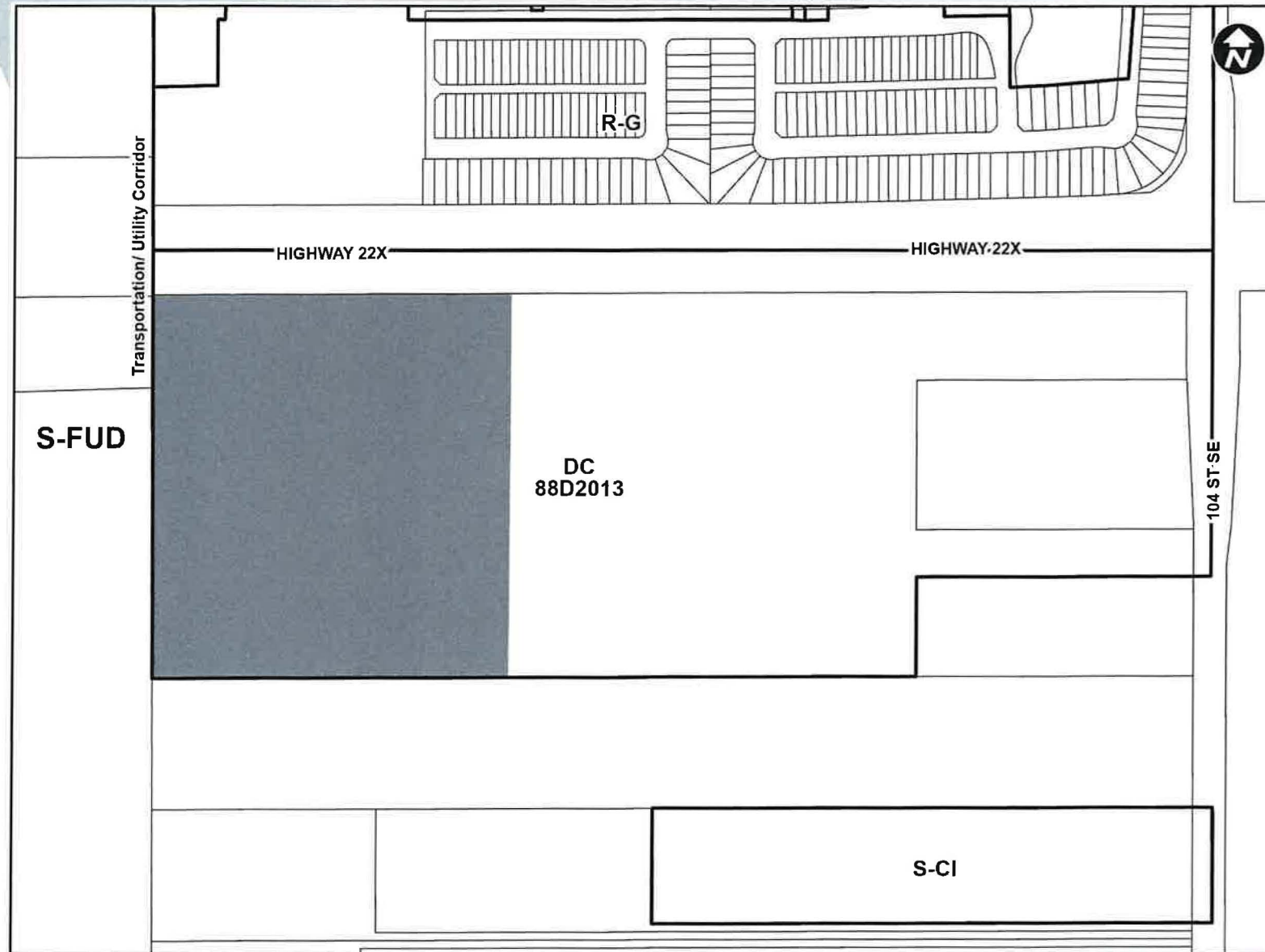


Looking west from intersection
of 104 ST SE & Highway 22X

Surrounding Land Use

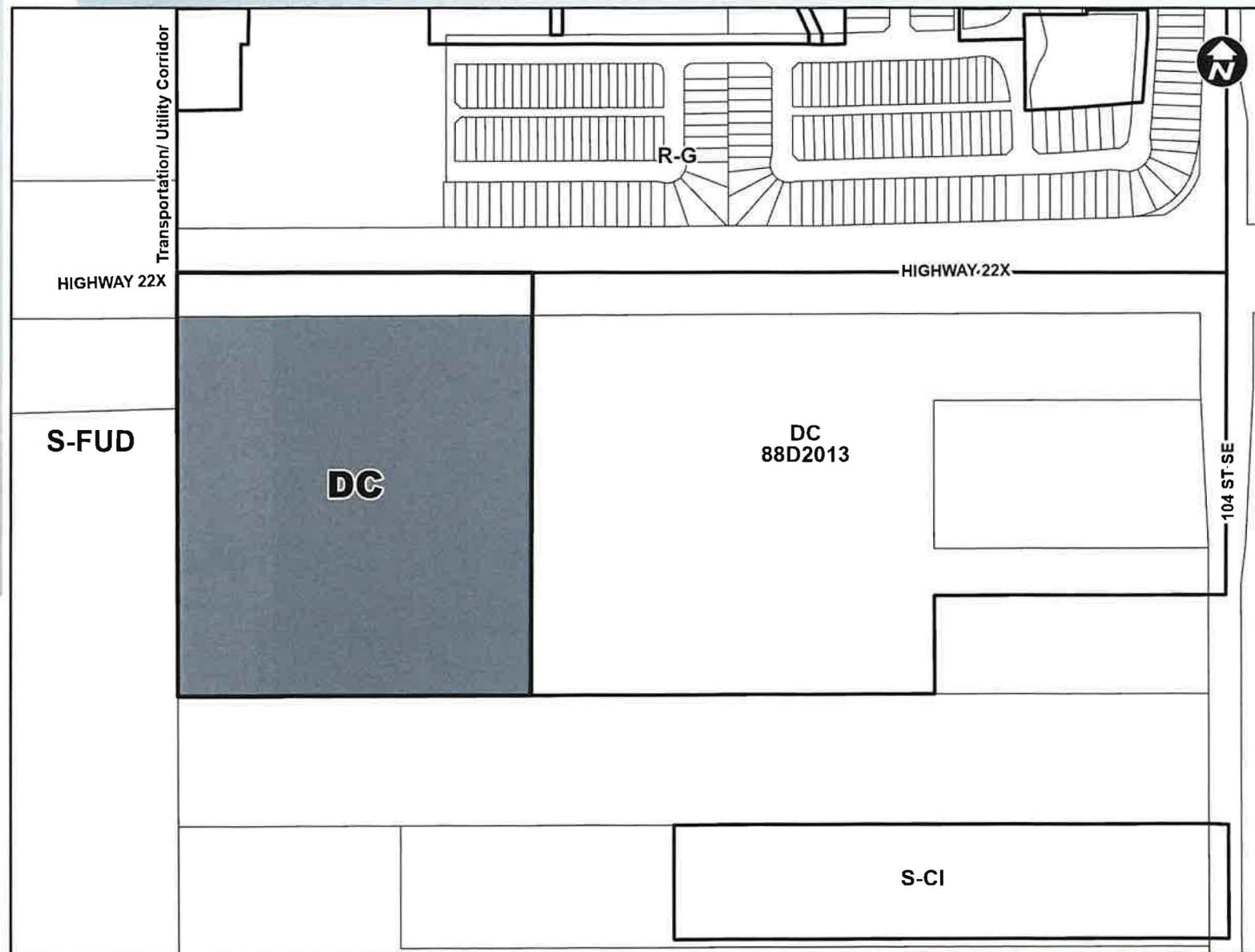
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Vacant
 - Transportation, Communication, and Utility
 - Land Use Site Boundary





Existing District:

- Direct Control District (88D2013)
- Based on S-FUD District, with additional use for a tree farm



Proposed Direct Control (DC) District:

- Based on S-FUD District
- Additional Uses of:
 - Place of Worship
 - Child Care Service
 - School – Private
 - Instructional Facility
 - Social Organization
 - Service Organization
 - Food Kiosk

Municipal Development Plan (MDP):

- Subject site is identified within a 'Future Greenfield Area'
- Policy states that these areas should be protected for future urban development by restricting premature development.
- MDP emphasizes that plans for Future Greenfield Areas are to be established through an Area Structure Plan (ASP).
- The subject site **DOES NOT** have an approved ASP.

East Regional Context Study (ERCS):

- Intended to provide strategic planning between the MDP and subsequent ASP's
- Provides direction on sequencing of ASP's to ensure that urban growth proceeds logically and efficiently
- Applications for development in areas without an ASP is considered premature; exceptions may be made by Council for essential public services/facilities, crop-based agriculture, temporary uses or uses that will not compromise urban growth in any way.

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0267) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. **REFUSE** the proposed bylaw for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

Supplementary Slides

East Regional Context Study- Land Use Concept 12

- Legend
- City Limits
 - Railway
 - Transportation/ Utility Corridor
 - Commercial/ Retail
 - Industrial
 - Institutional
 - Mixed Use
 - Open Space
 - Residential
 - Water/ Pond
 - Cemetery
 - Expressway/ Freeway
 - Major Street
 - Full Other Interchange
 - Proposed Partial Interchange
 - Full Provincial Fixed Interchange
 - Partial Provincial Fixed Interchange
 - Full Potential Interchange
 - Possible Future Interchange (subject to funding and approval by the Province of Alberta)
 - Possible Future Overpass
 - Interchange Pedestrian/Pathway Crossings
 - No Pedestrian/Pathway Crossing
 - Pedestrian/Pathway Overpass
 - Pedestrian/Pathway Underpass
 - North Side Pedestrian/Pathway Crossing
 - South Side Pedestrian/Pathway Crossing
 - Existing Pathway
 - Proposed Pathway Connection
 - Potential Greenway Alignment (Conceptual Only)
 - Potential BRT Route



Legend

- City Limits
- Railway
- Transportation/ Utility Corridor
- Study Area Boundary
- Planning Cell

