

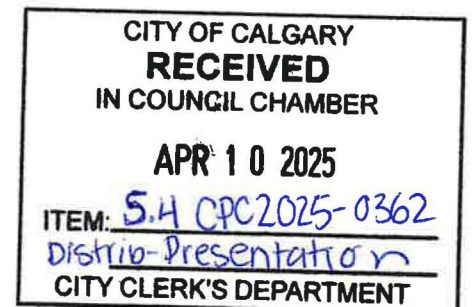


LOC2025-0052 / CPC2025-0362

Road Closure and Land Use Amendment

April 10, 2025

ISC: Unrestricted



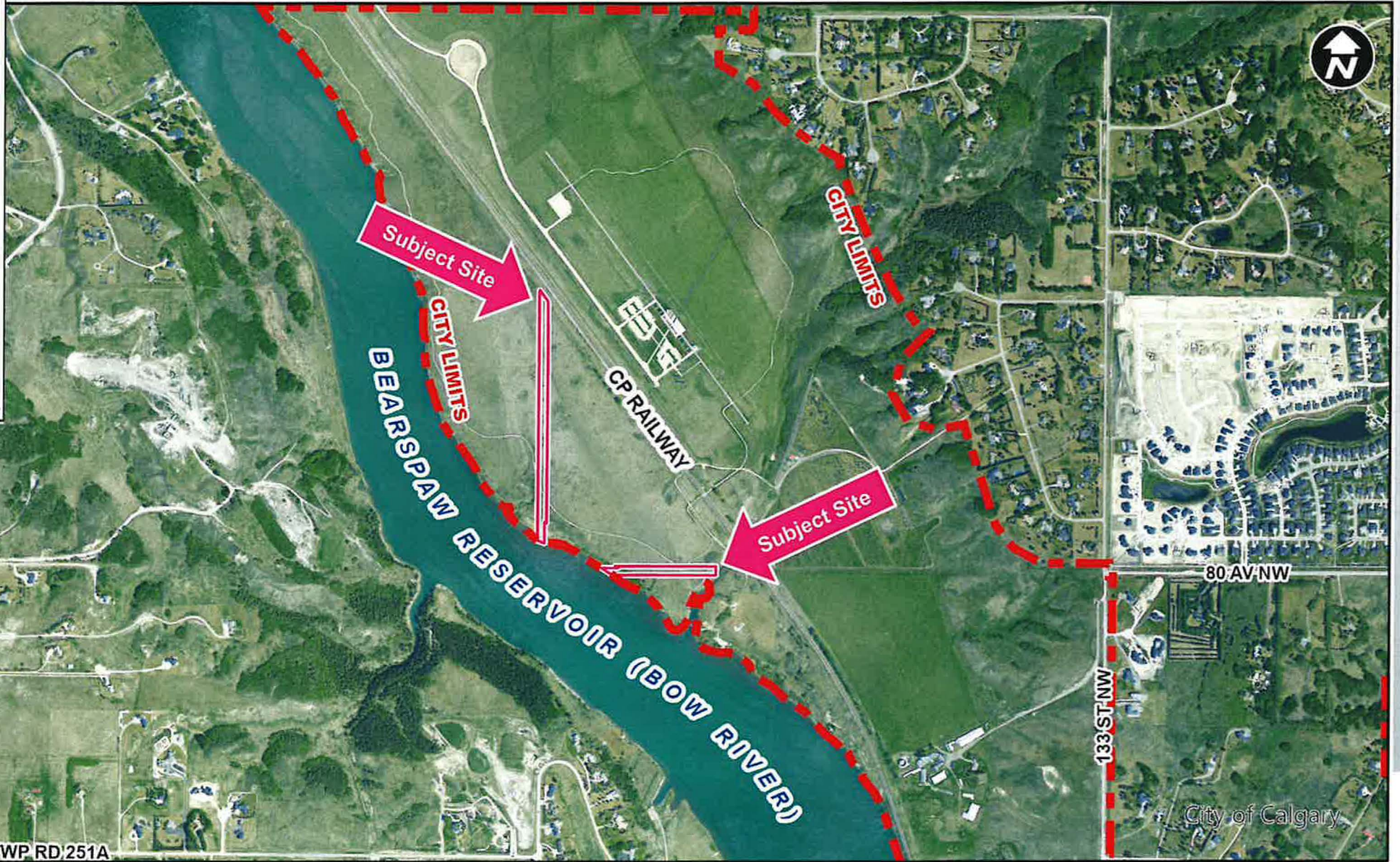
RECOMMENDATION:

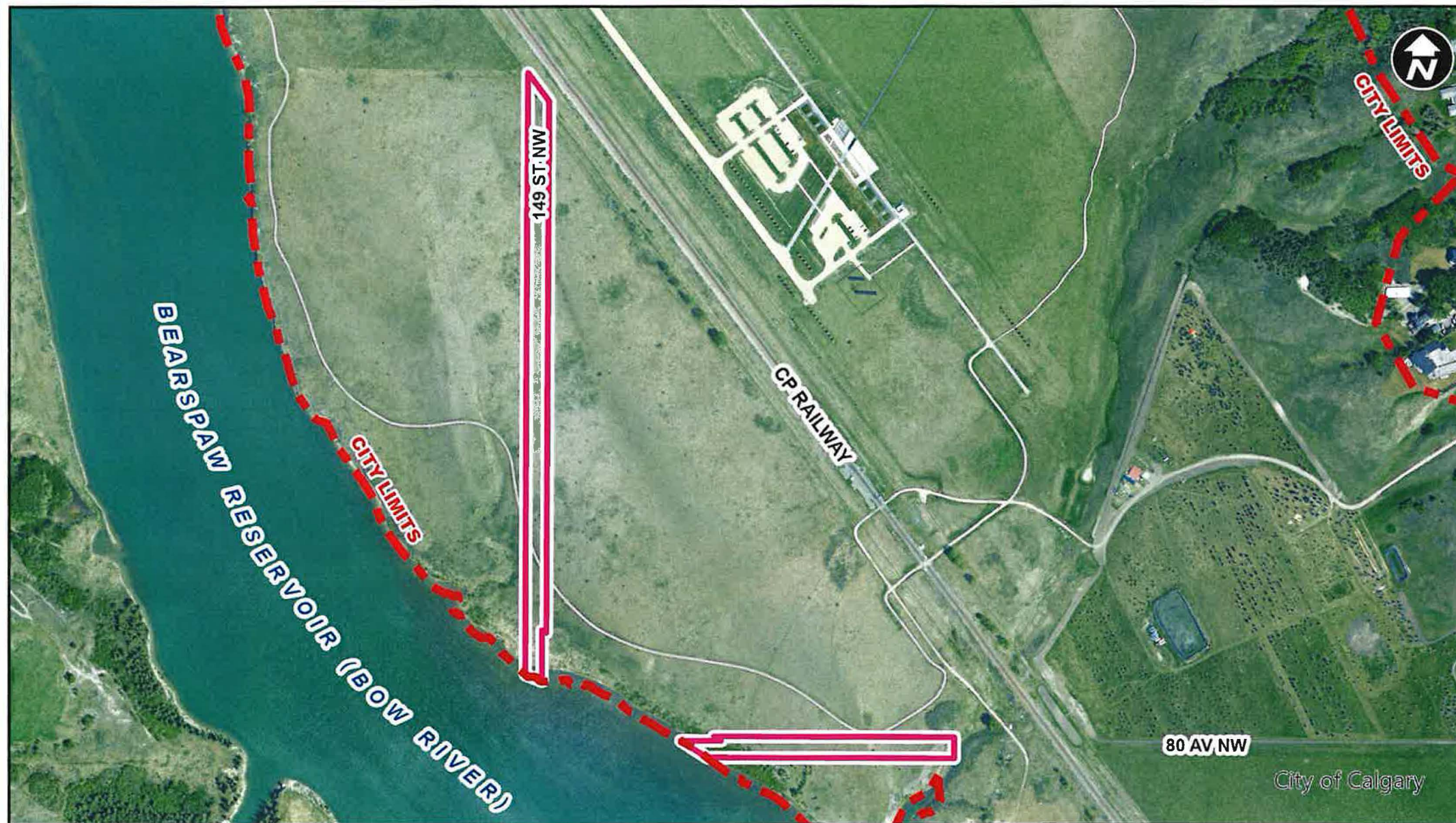
That Calgary Planning Commission:

1. Forward this report (CPC2025-0362) to the 2025 May 6 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 2.49 hectares \pm (6.15 acres \pm) of road between sections NW $\frac{1}{4}$ 12 and SW $\frac{1}{4}$ 13, TWP 25, RGE 3, W5M, SW $\frac{1}{4}$ 13 and SE $\frac{1}{4}$ 14, TWP 25, RGE 3, W5M, portion of road plan 741 0769 adjacent to 9000 – 149 Street NW (Plan 2510627, Areas A and B), with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 2.49 hectares \pm (6.15 acres \pm) of road between sections NW $\frac{1}{4}$ 12 and SW $\frac{1}{4}$ 13, TWP 25, RGE 3, W5M, SW $\frac{1}{4}$ 13 and SE $\frac{1}{4}$ 14, TWP 25, RGE 3, W5M, portion of road plan 741 0769 adjacent to 9000 – 149 Street NW (Plan 2510627, Areas A and B) from Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District.

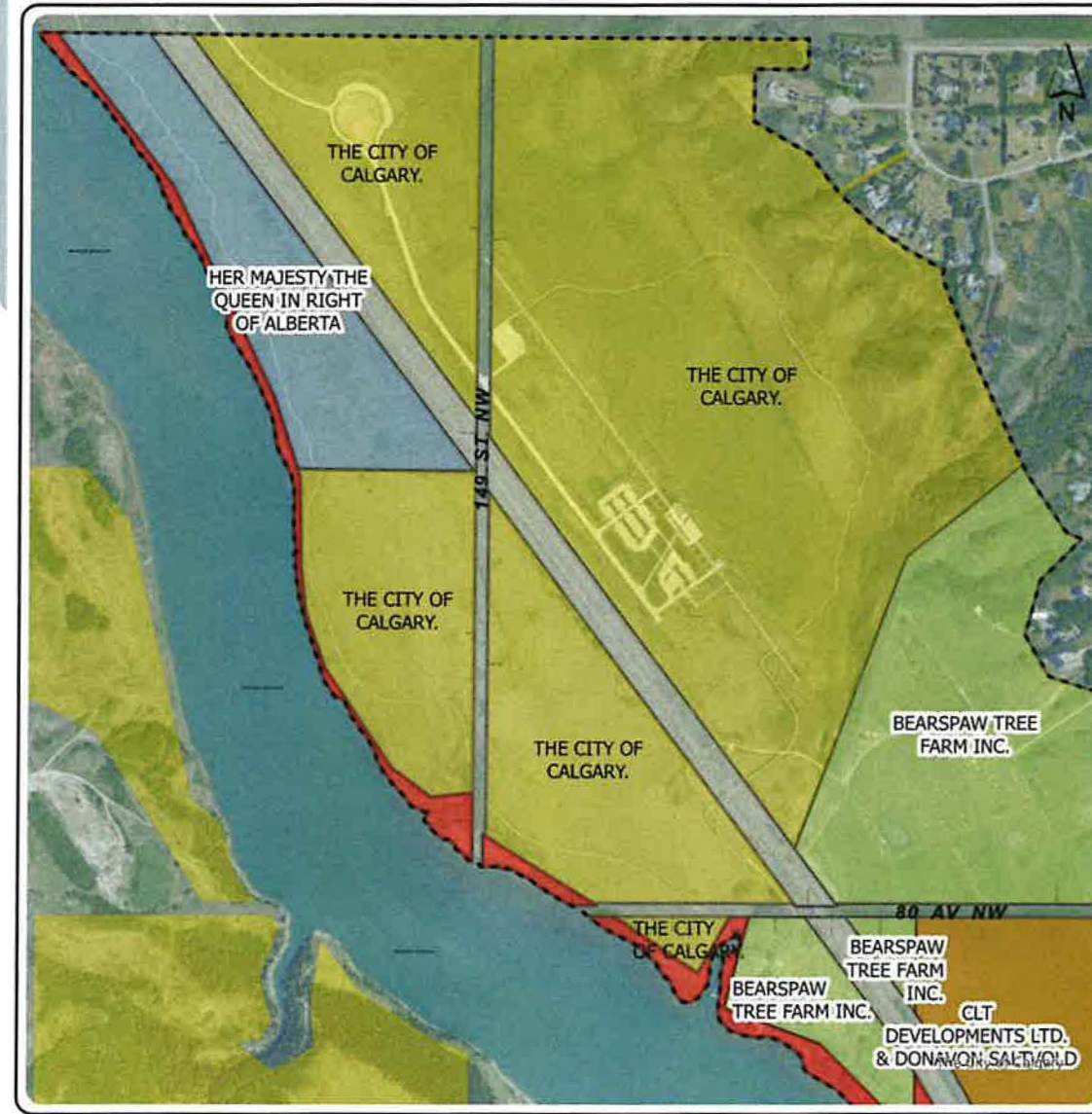




Parcel Size:

149 ST NW
Area A
1.74ha
29m x 703m

80 AV NW
Area B
0.75ha
25m x 286m

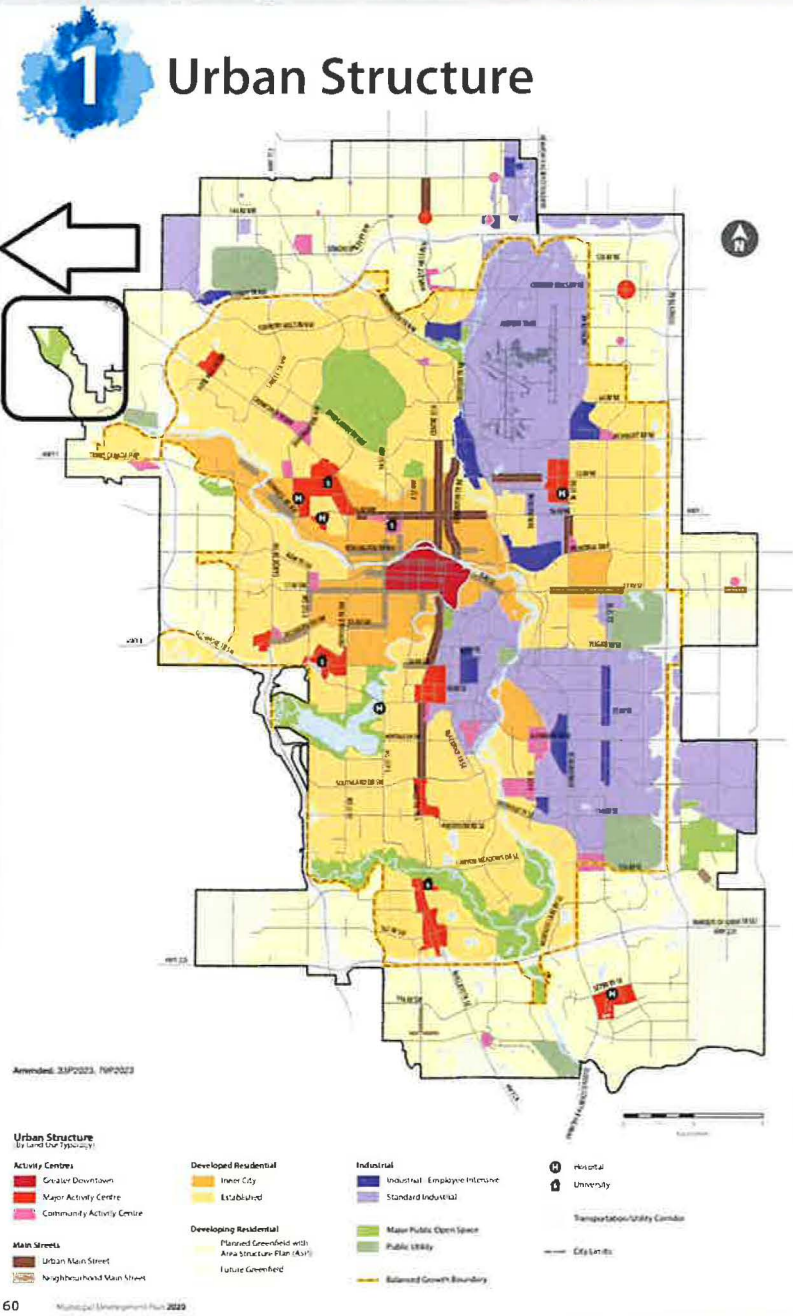
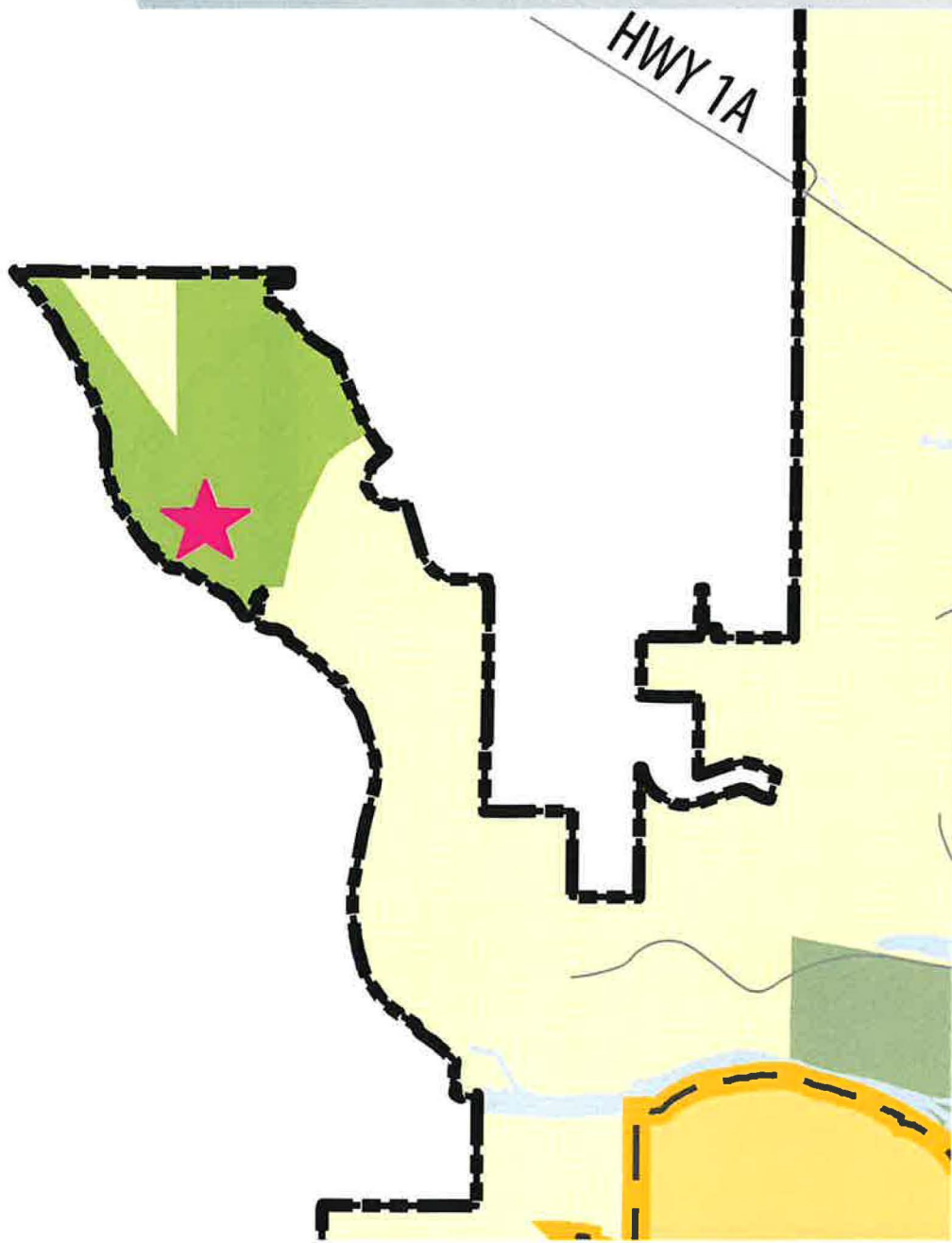


- TRANSALTA CORPORATION.
- CITY-OWNED LAND
- CANADIAN PACIFIC LIMITED.
- CITY LIMITS BOUNDARY









Amended: 23P2023, 70P2023

Urban Structure
Use and Form Objectives

- Activity Centres
 - Greater Downtown
 - Major Activity Centre
 - Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Urban City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial, Employee Intensive
- Standard Industrial

Open Space

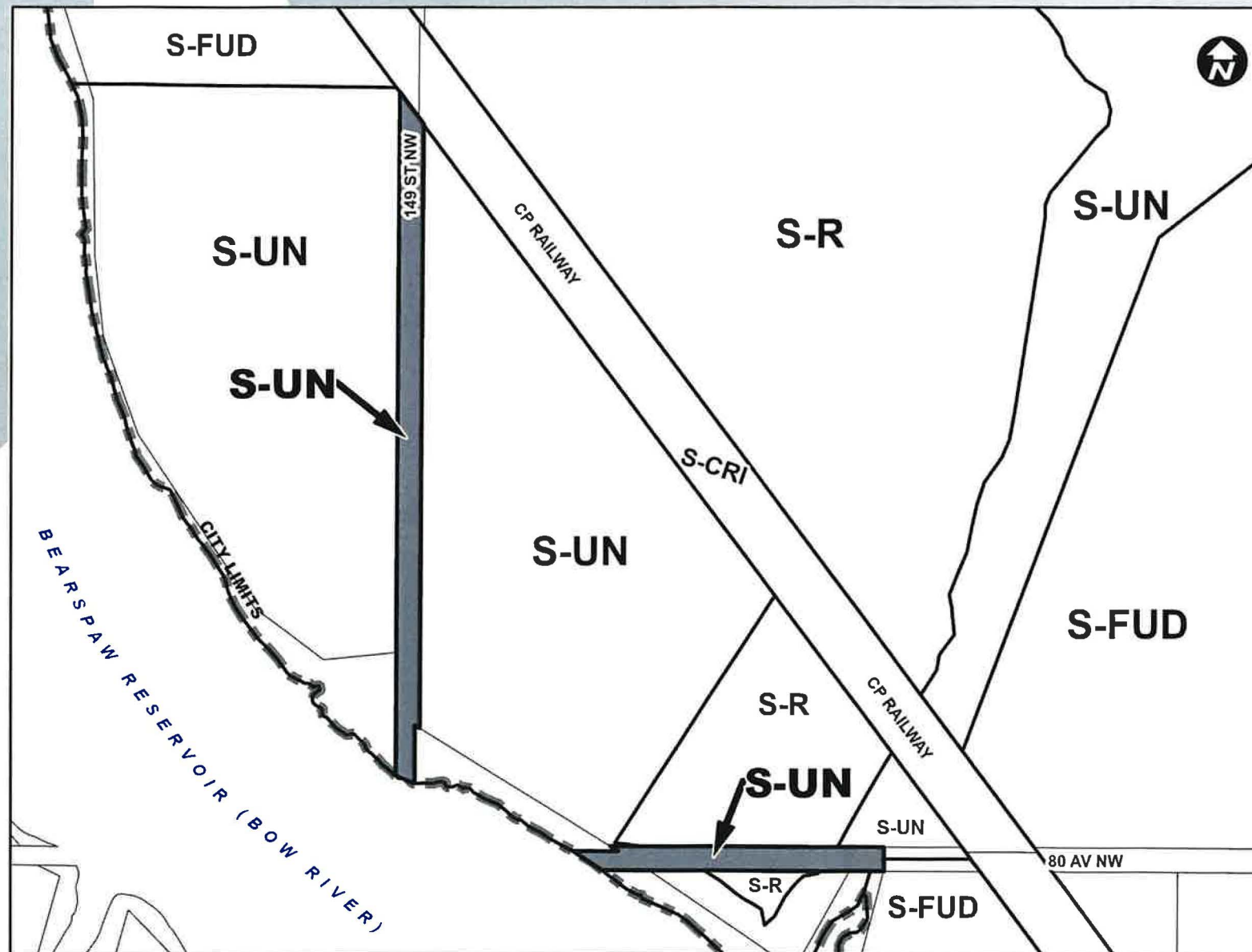
- Major Public Open Space
- Public Open Space

Other

- Horizontal University
- Transportation/Utility Corridor
- City Limits

Other

- Other



Proposed Special Purpose – Urban Nature (S-UN) District:

- Applied to lands for the purpose of preserving existing characteristics of a natural plant or animal community or which are undergoing naturalization.

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0362) to the 2025 May 6 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

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Supplementary Slides

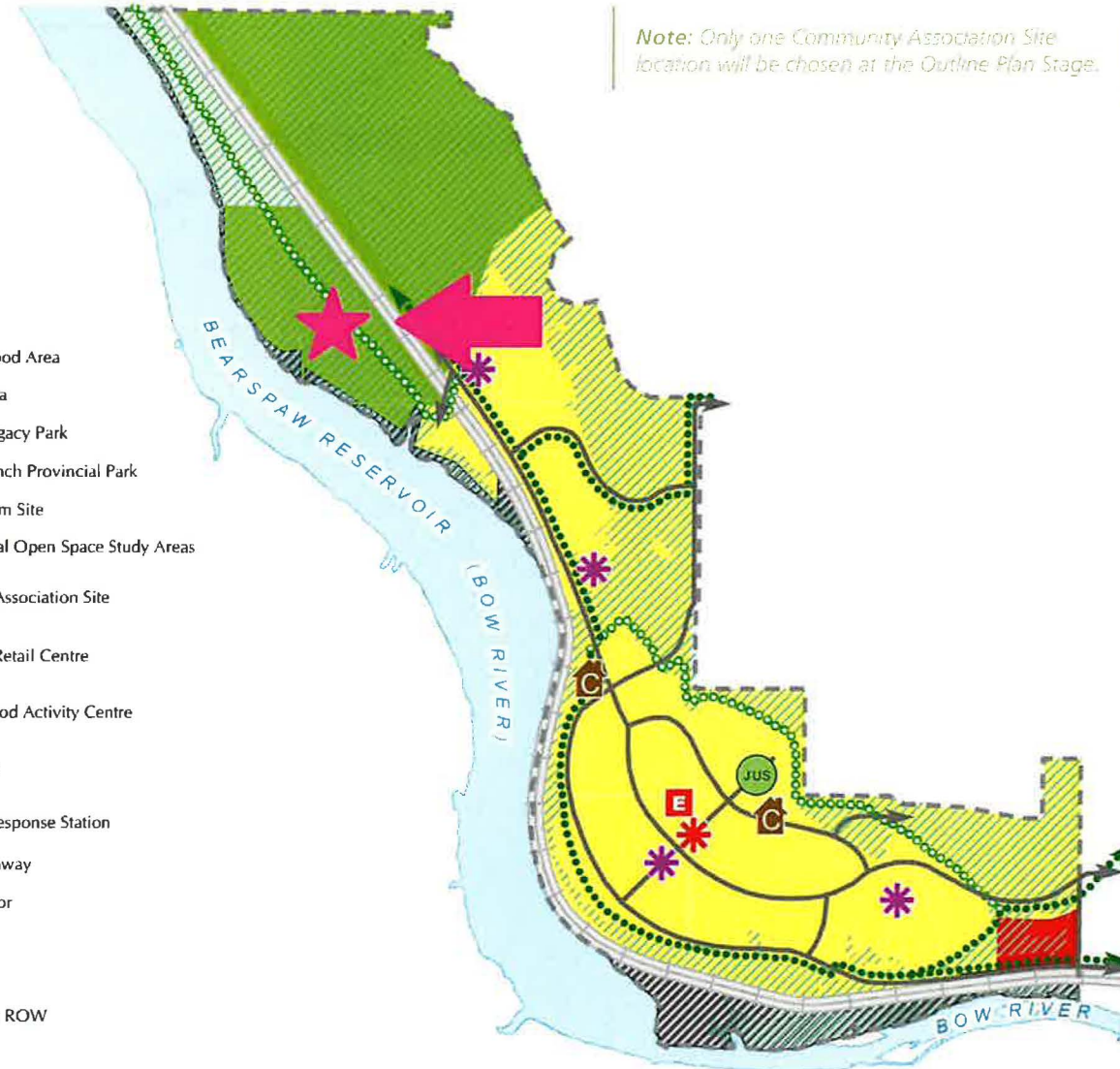
MAP 4: LAND USE CONCEPT

CORE IDEAS

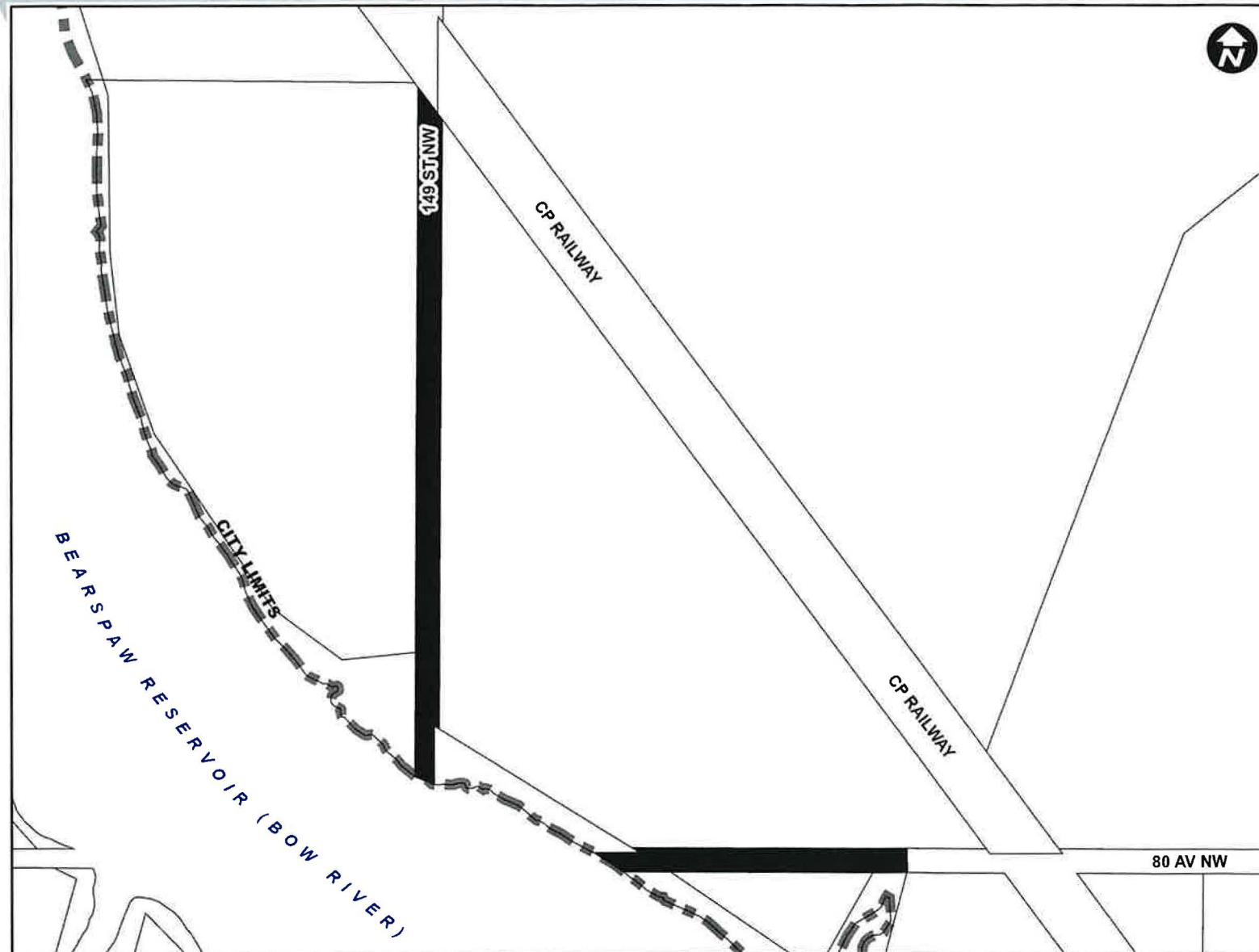
- Compliment Haskayne Legacy Park and Glenbow Ranch Provincial Park
- Preserve key natural features and vistas through a system of ecological networks
- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally
- Have an interconnected, efficient and adaptive grid street network

Legend

- Neighbourhood Area
- Gateway Area
- Haskayne Legacy Park
- Glenbow Ranch Provincial Park
- TransAlta Dam Site
- Environmental Open Space Study Areas
- Community Association Site
- Community Retail Centre
- Neighbourhood Activity Centre
- Joint Use Site
- Emergency Response Station
- Regional Pathway
- Green Corridor
- Streets
- Railway
- Railway 30 m ROW
- Plan Area



Road Closure Map 14



- 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

