



Public Hearing of Council

Agenda Item: 7.2.15

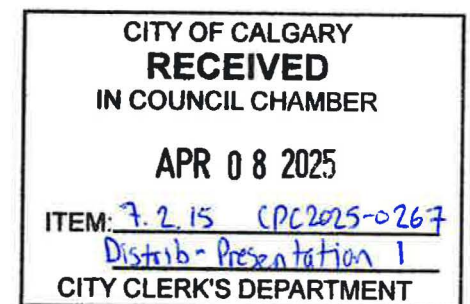


LOC2024-0113 / CPC2025-0267

Land Use Amendment

April 8, 2025

ISC: Unrestricted

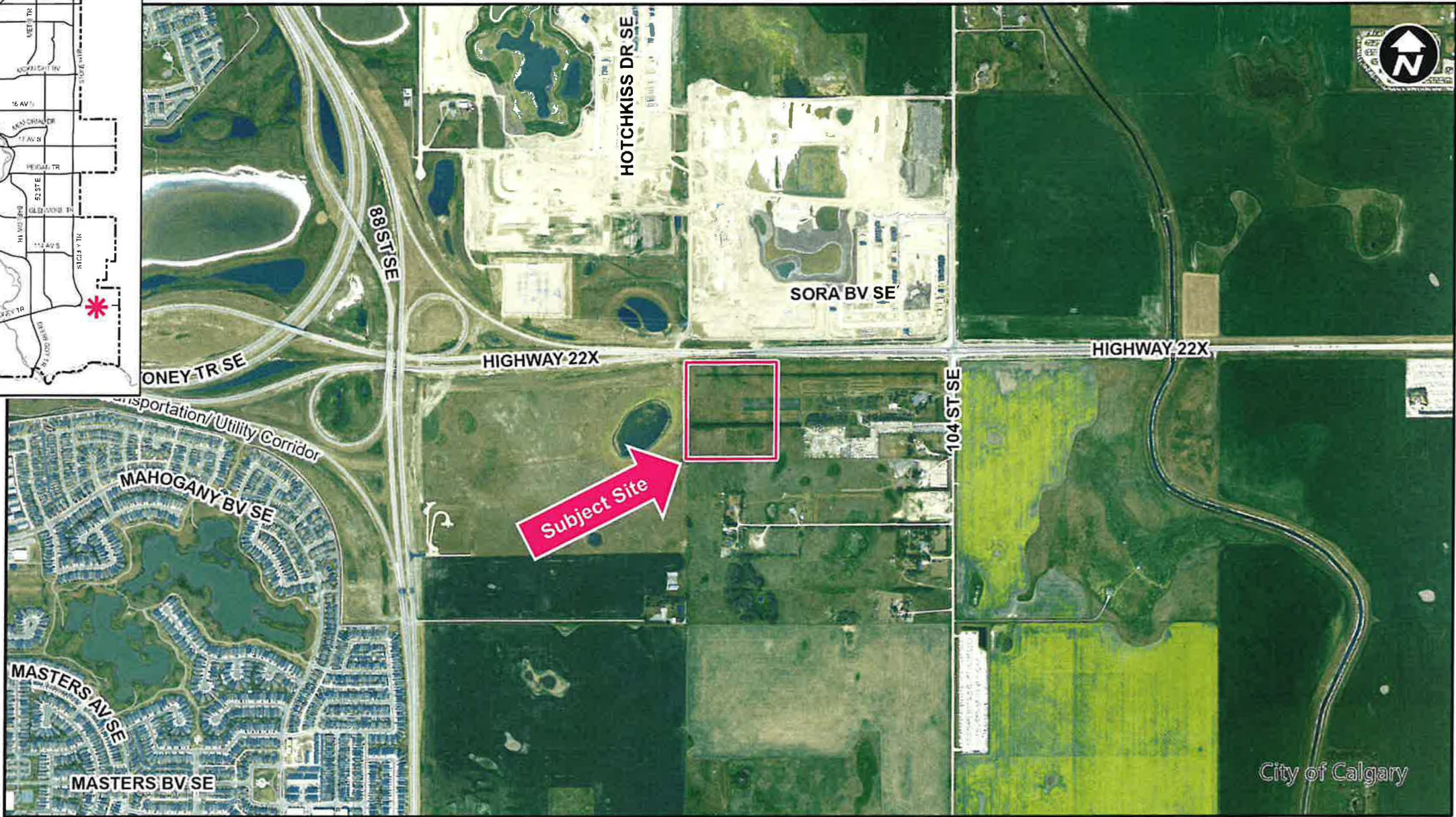
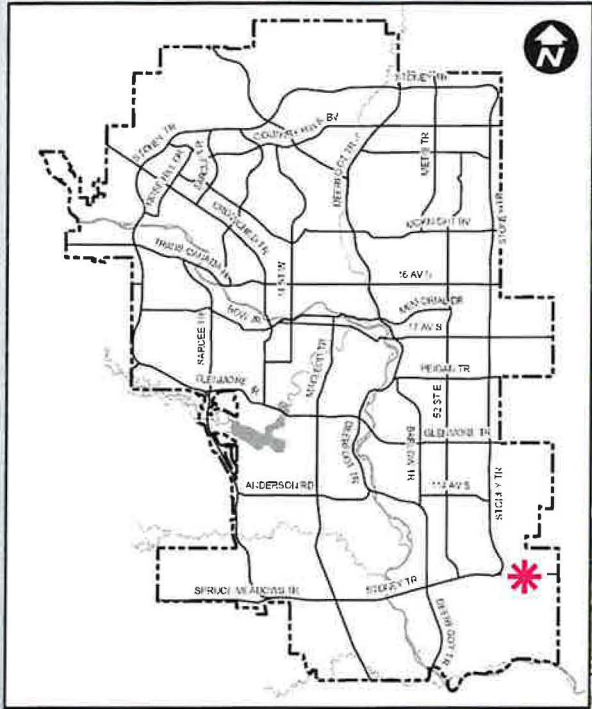


Calgary Planning Commission's Recommendation:

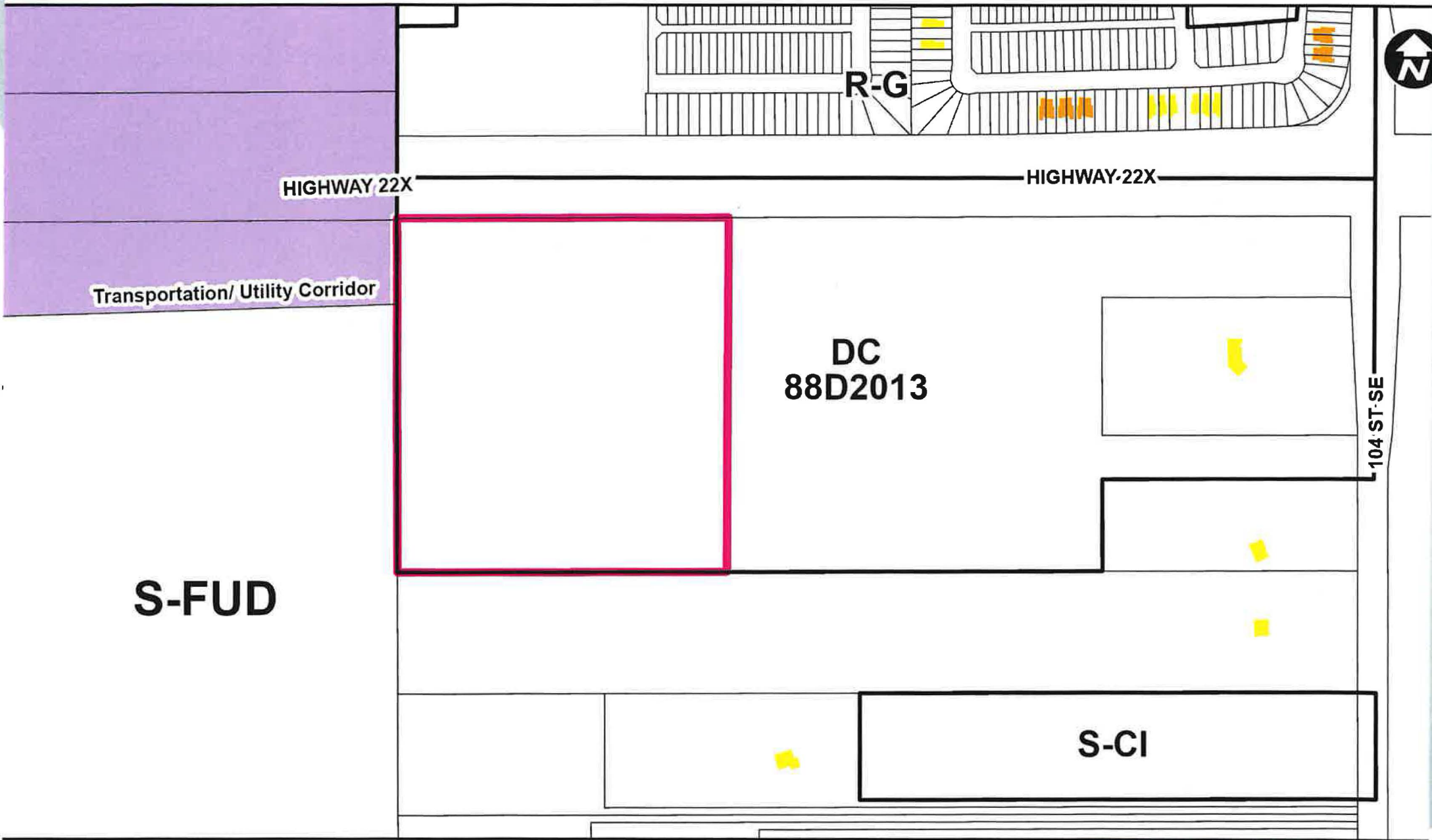
That Council:

Give three readings to **Proposed Bylaw 69D2025** 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).





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



Administration recommended that Calgary Planning Commission recommend Council REFUSE this application.

Admin’s Reasons for refusal:	CPC’s Reasons for approval:
1. No access to the site will be provided from Highway 22X.	1. An access easement can be provided across the parcel to the east.
2. No servicing connections or fire coverage are available at this time.	2. Interim servicing solutions can be provided on the parcel.
3. No planning policy for this area exists, meaning we cannot know how this use might affect the long-term developability for the area.	3. An ASP is not anticipated in the short term, and CPC believes this would not unduly constrain development of the future community.

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Supplementary Slides

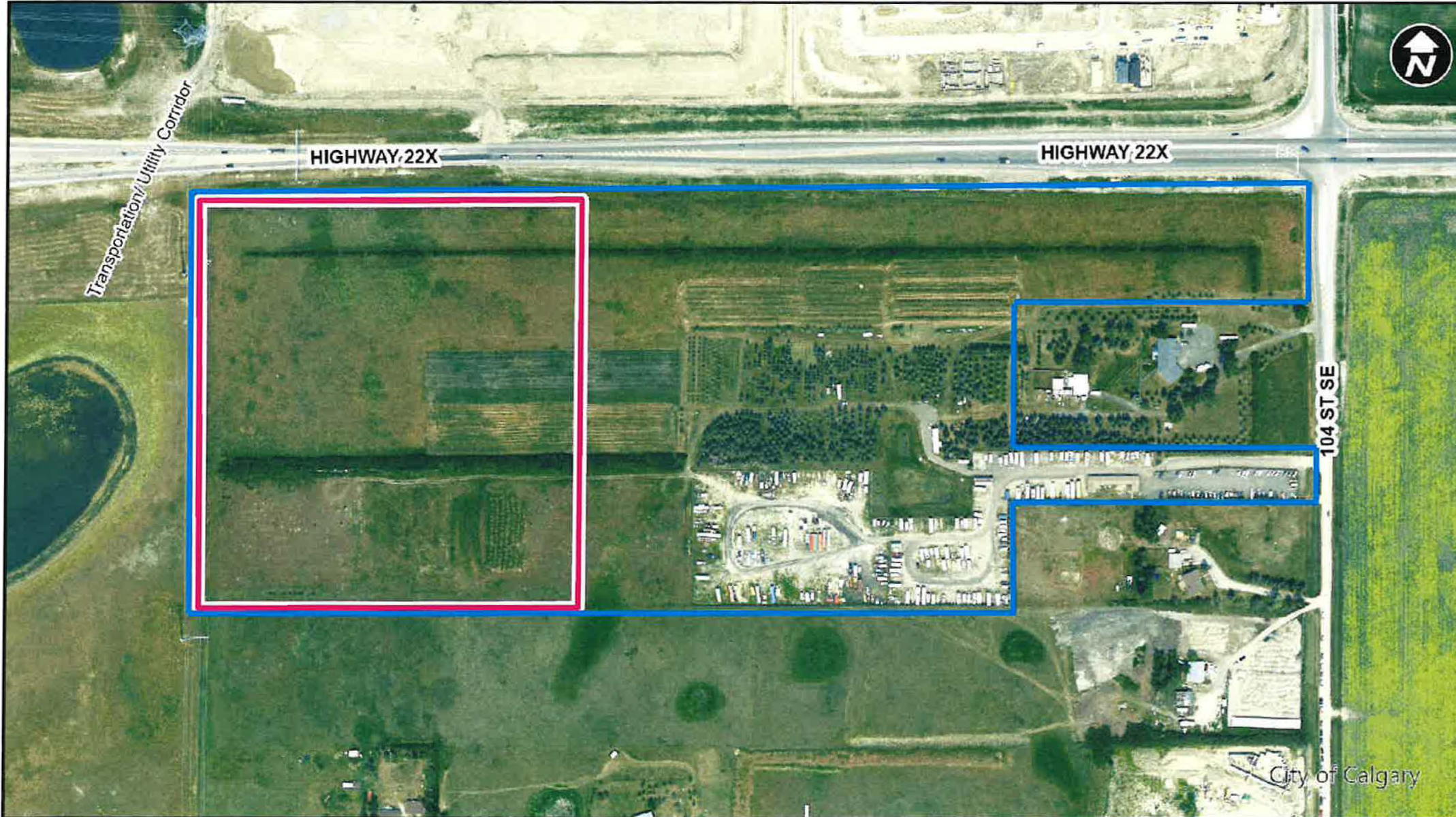
Looking south from Highway 22X



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

Site Photos 10





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

Parcel Area: ——
19.38 ha

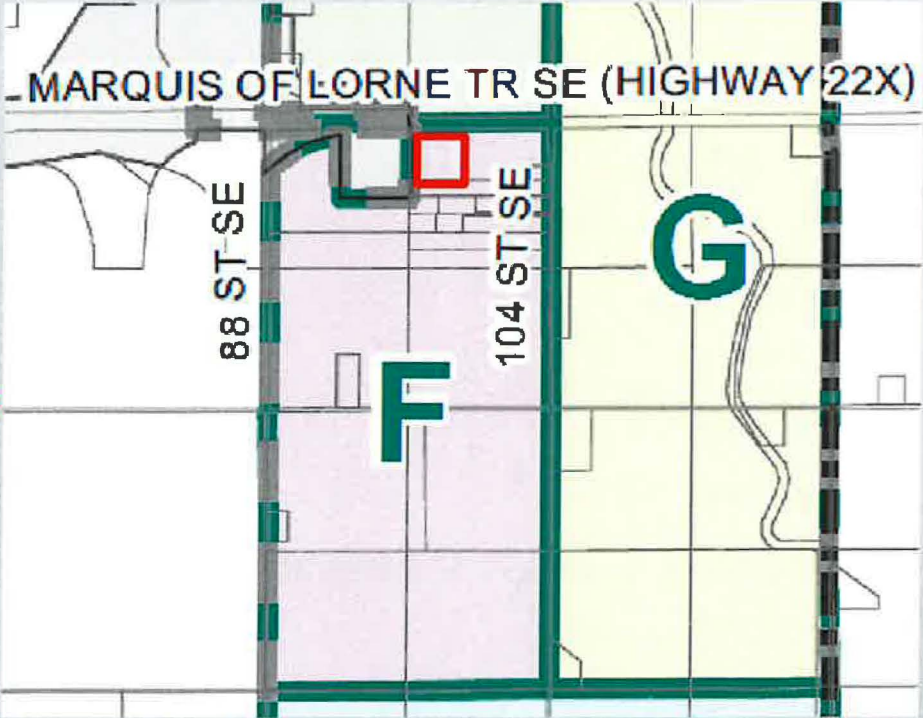
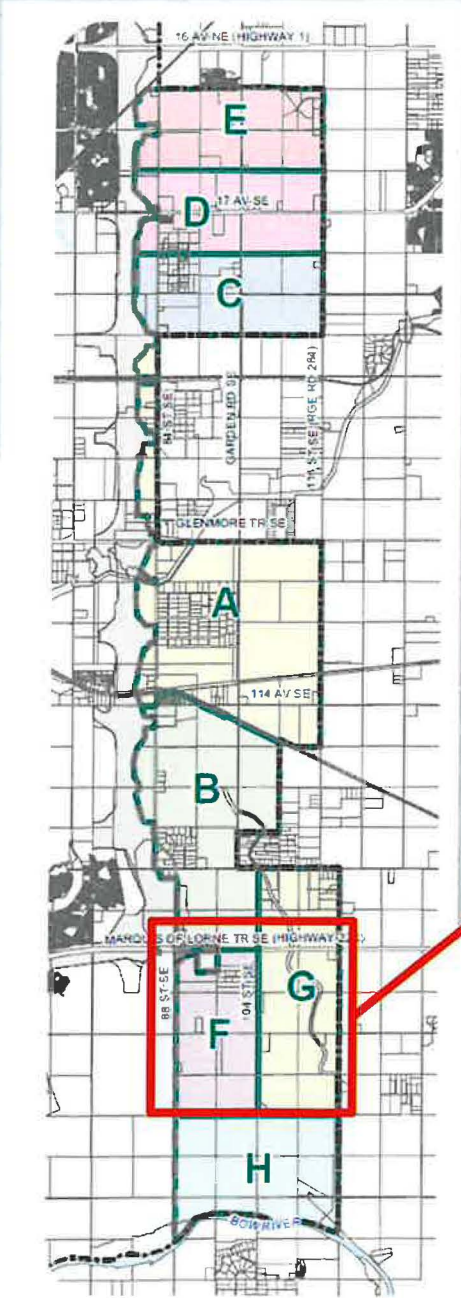
East Regional Context Study- Land Use Concept 12

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



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 ASPs 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.