



# Public Hearing of Council

## Agenda Item: 7.2.10



## LOC2024-0157 / CPC2025-0957

### Land Use Amendment

May 6, 2025



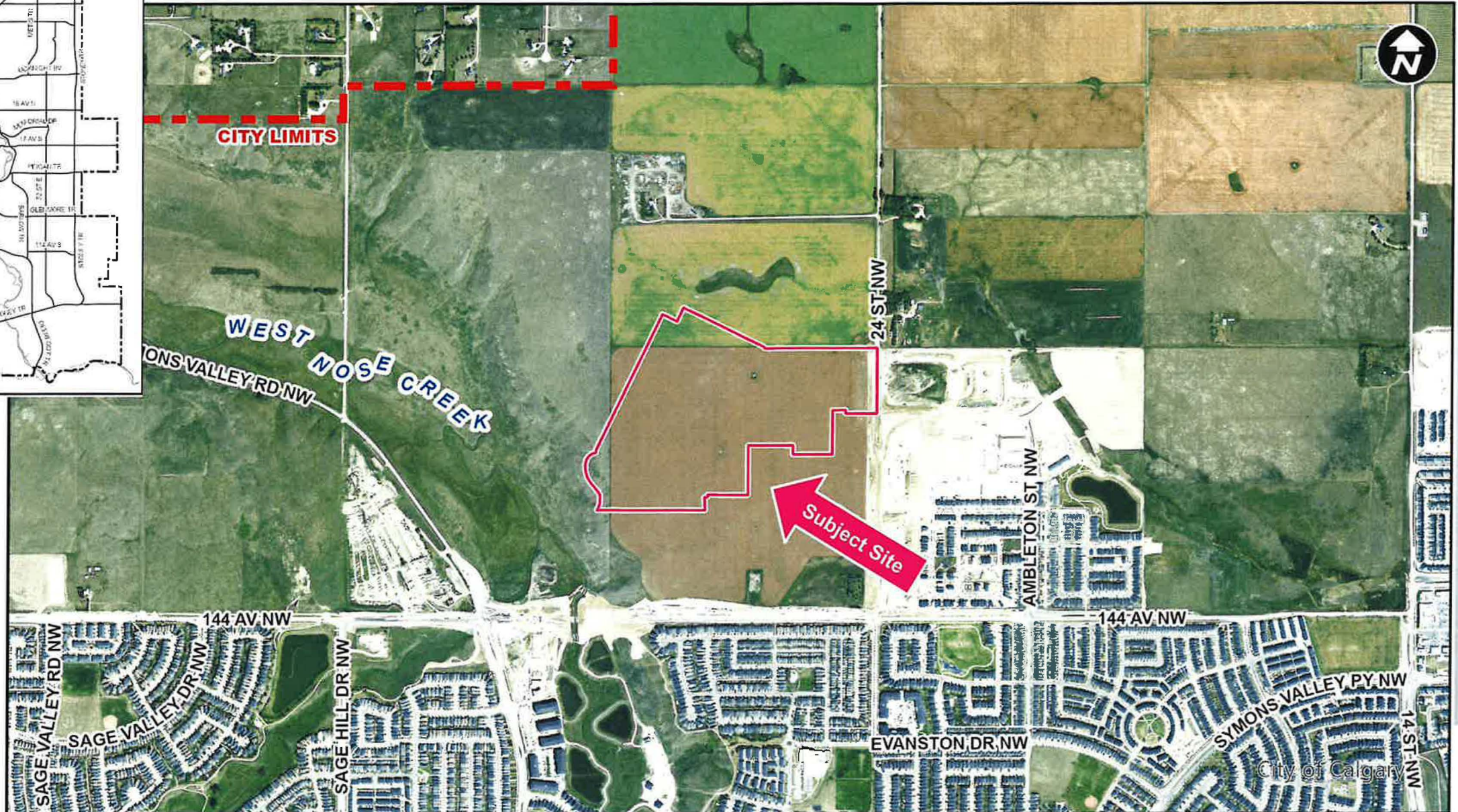


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 74D2025** 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

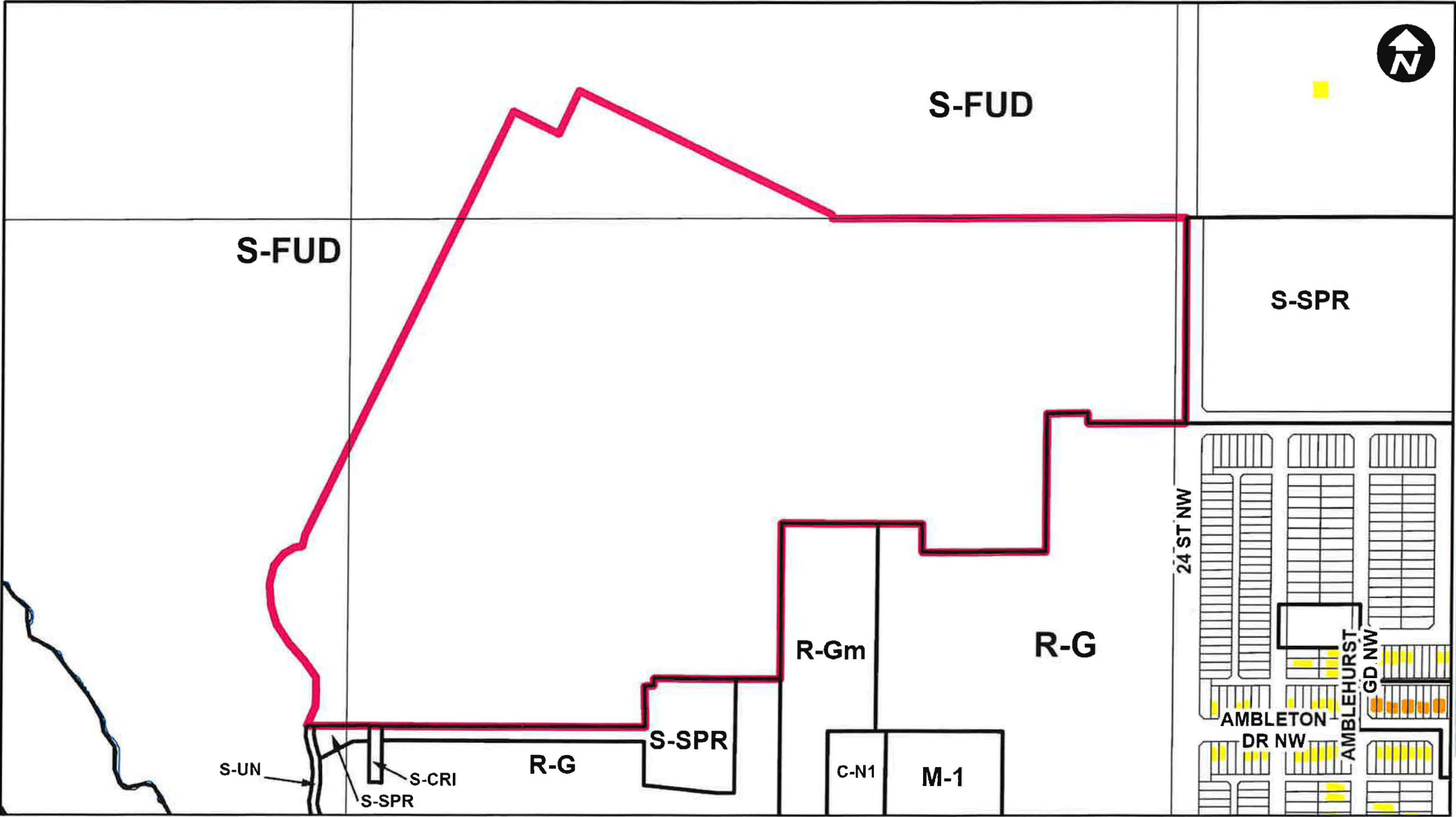
- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow

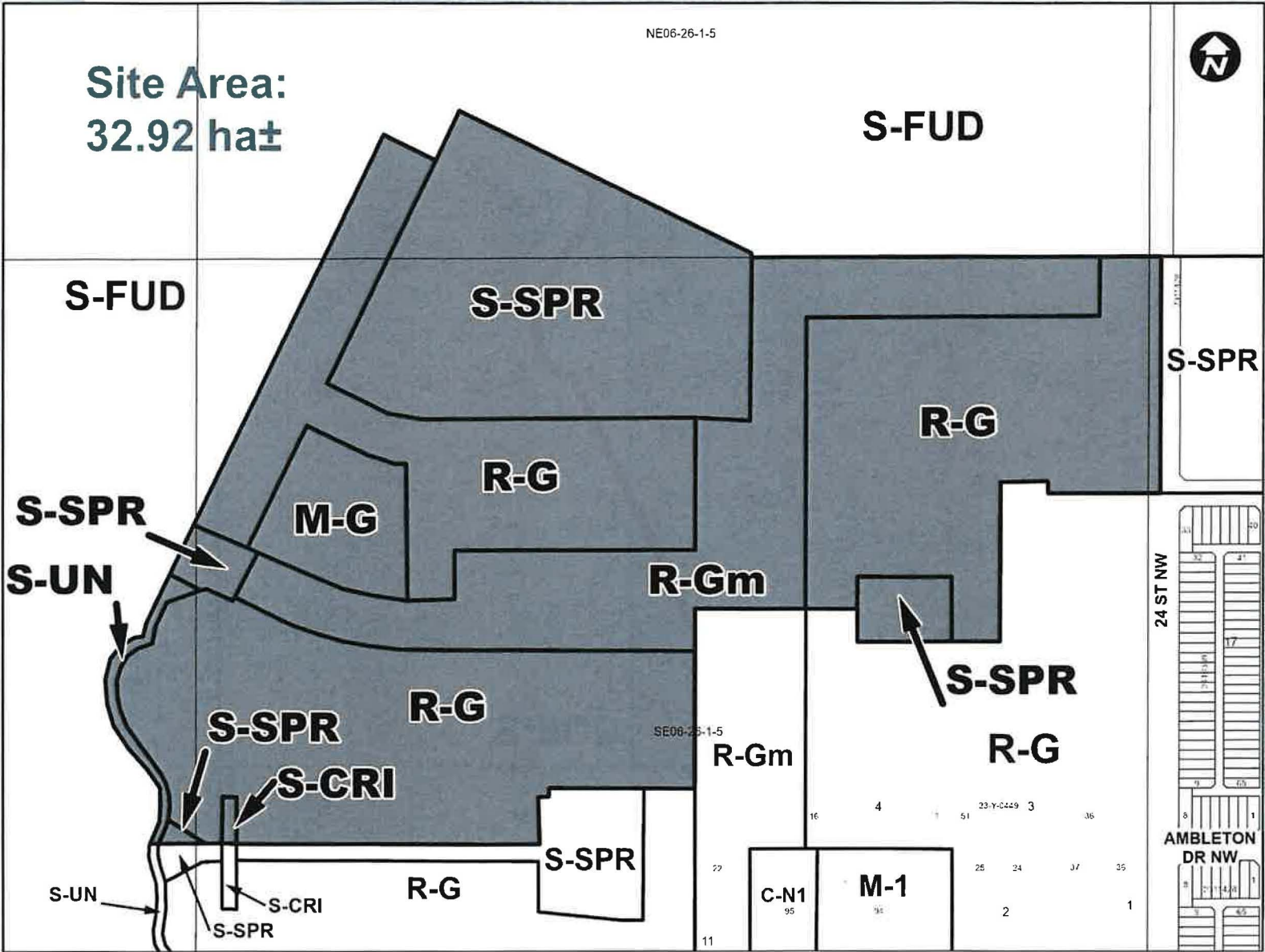






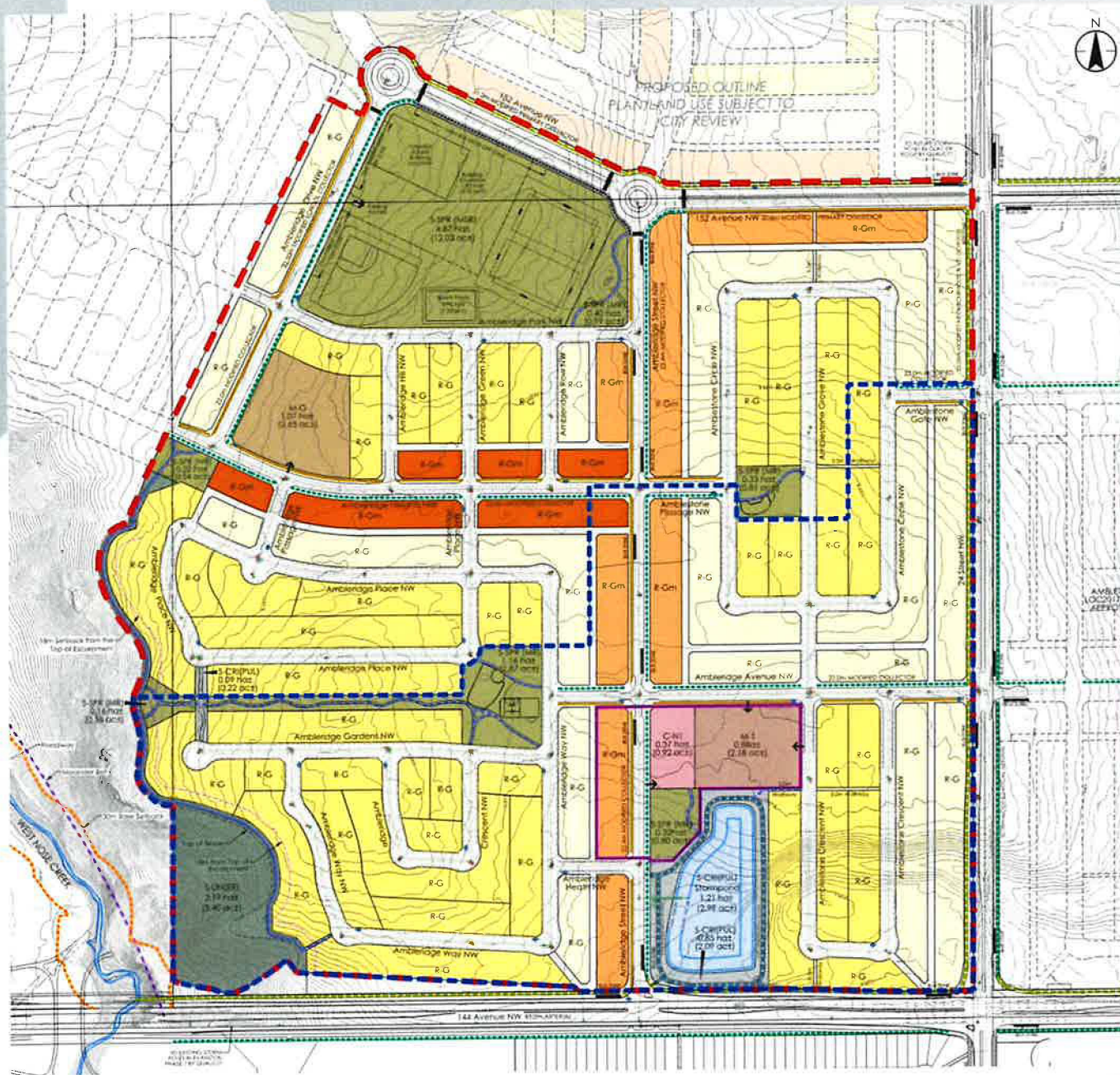
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





- 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



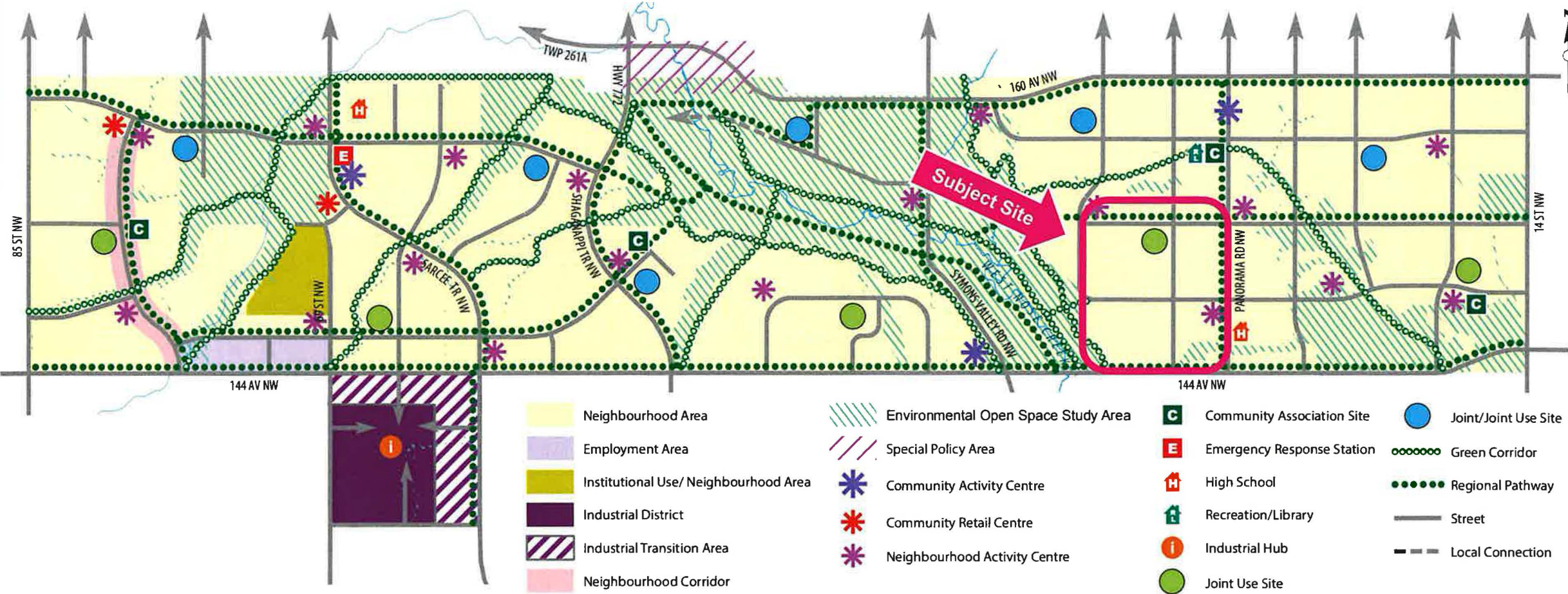


- Subject lands outlined in red
- Lands outlined in blue given land use previously



MAP 3: LAND USE CONCEPT

Approved: 49P2015  
Amended: 37P2016





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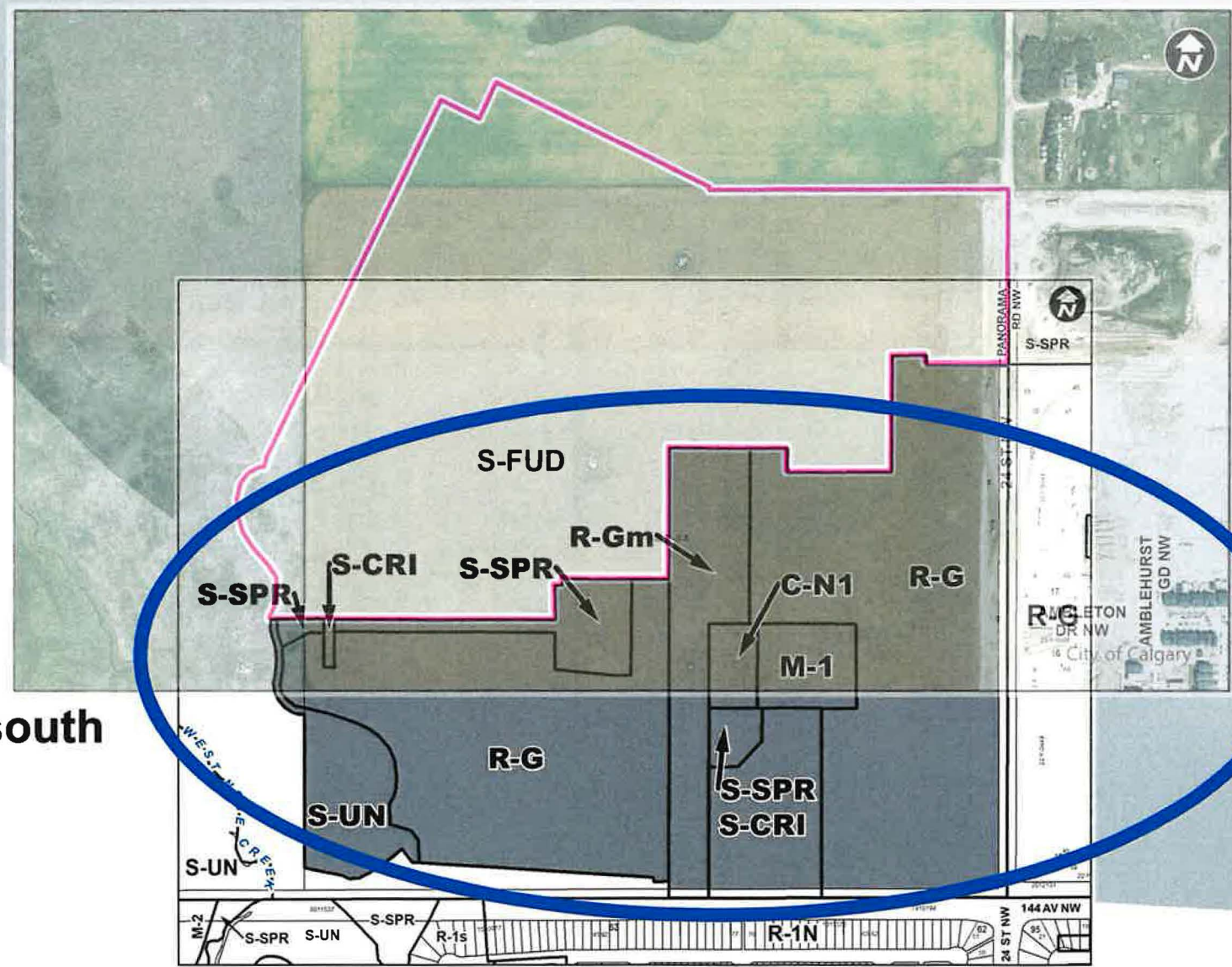
## Supplementary Slides





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: G

OVERLAY

Approved: 49P2015  
Amended: 7P2023

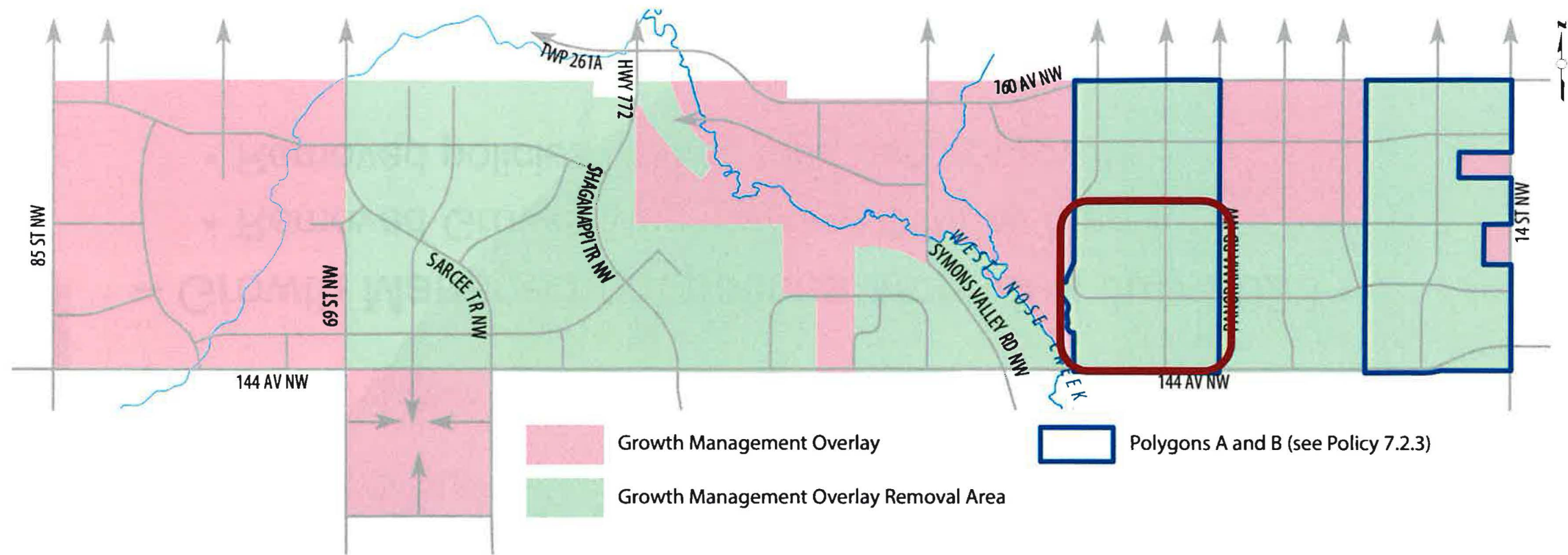
- Growth Management policies amended July 2023
  - Removed Growth Management Overlay map
  - Removed policies limiting land use approvals
- North Calgary Water Servicing Project
  - Anticipated to be in service by 2029
  - Incremental capacity expected as Stage 1 becomes operational

Growth Management Overlay Removal Area



MAP 10: GROWTH MANAGEMENT OVERLAY

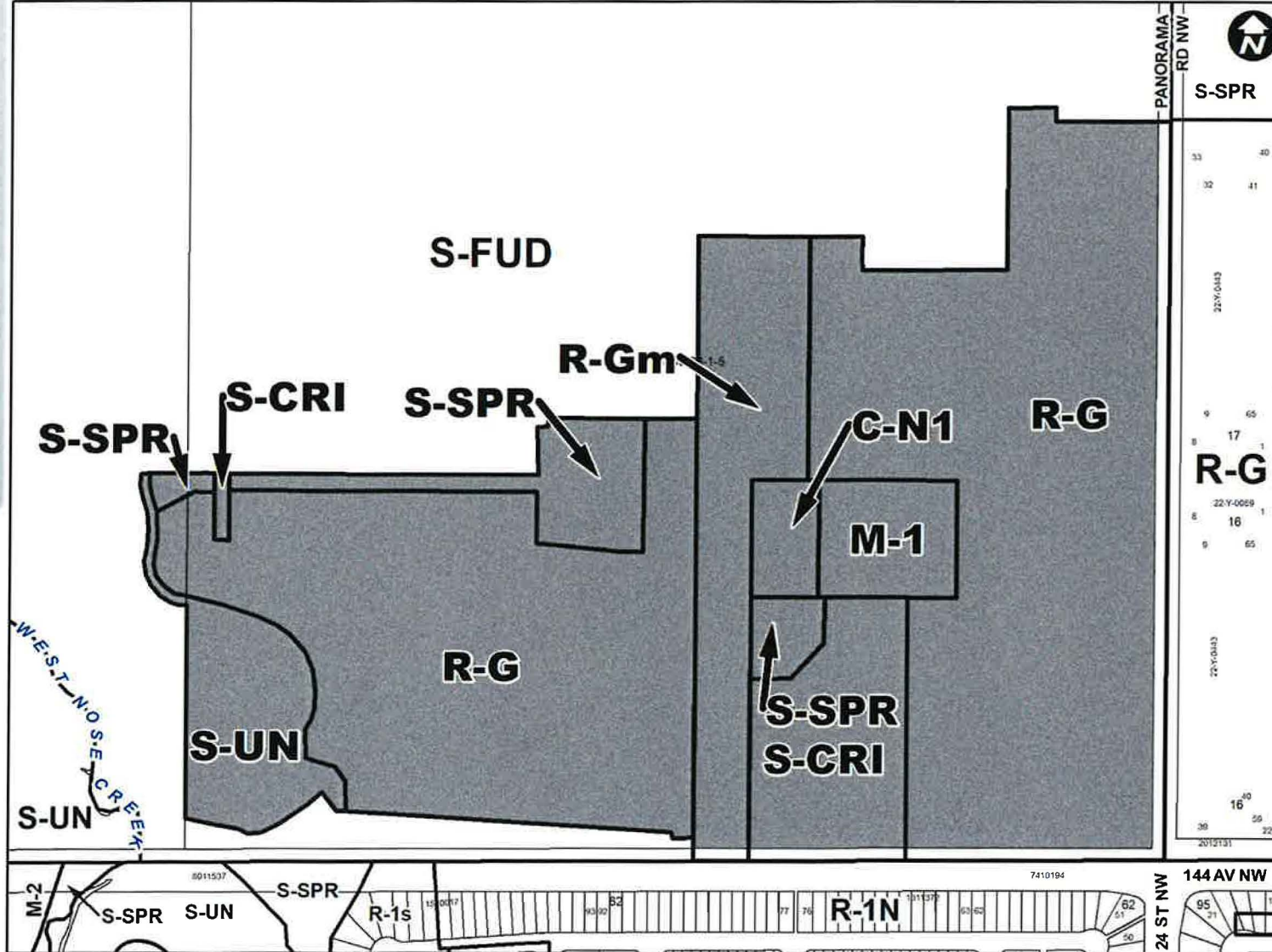
Approved: 49P2015  
Amended: 7P2023





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

