



## LOC2025-0052 / CPC2025-0362

### Road Closure and Land Use Amendment

May 6, 2025

ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 06 2025

ITEM: 7.2.9 CPC2025-0362  
Distro Presentation 1  
CITY CLERK'S DEPARTMENT



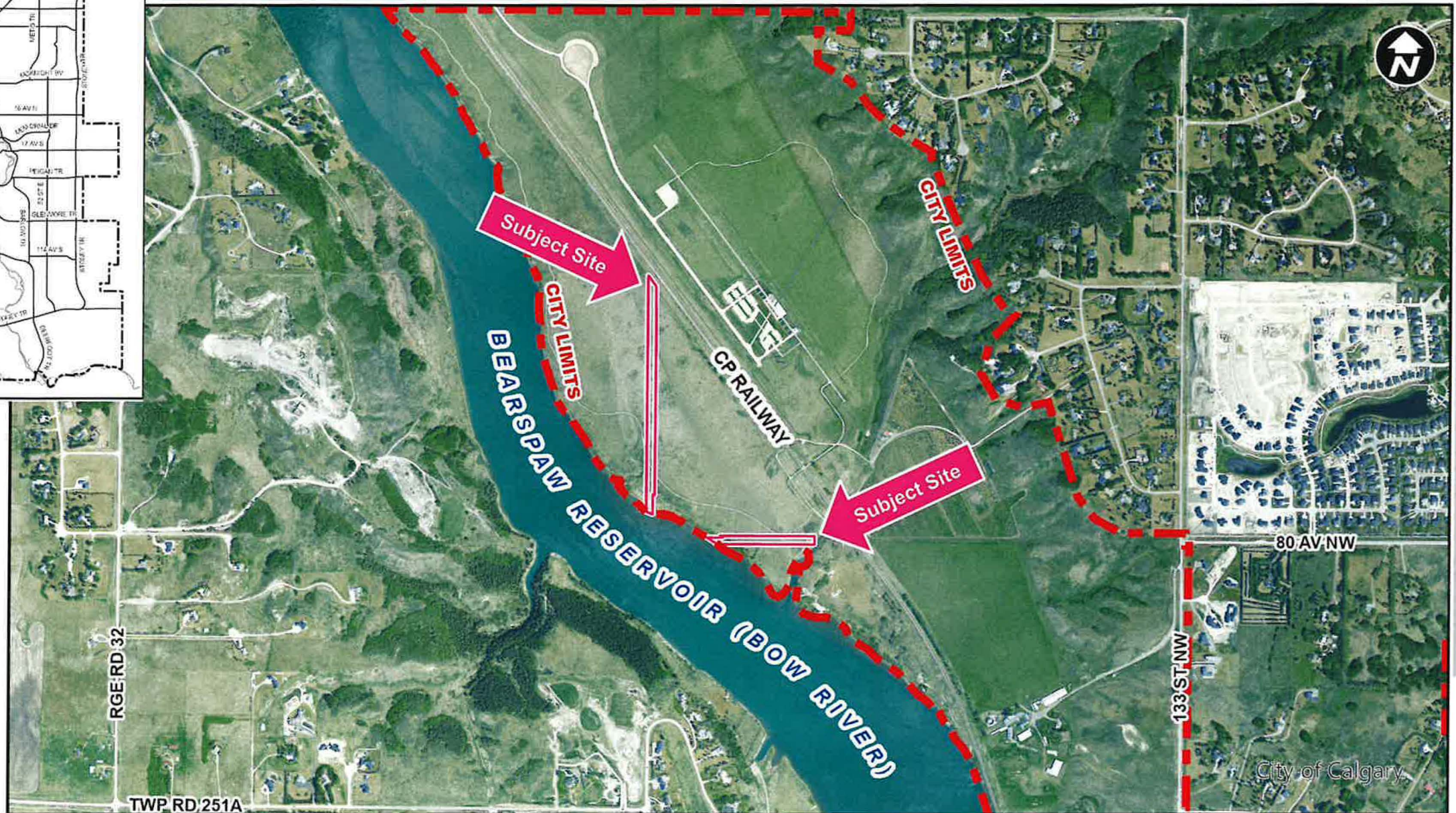
# Calgary Planning Commission's Recommendation:

That Council:

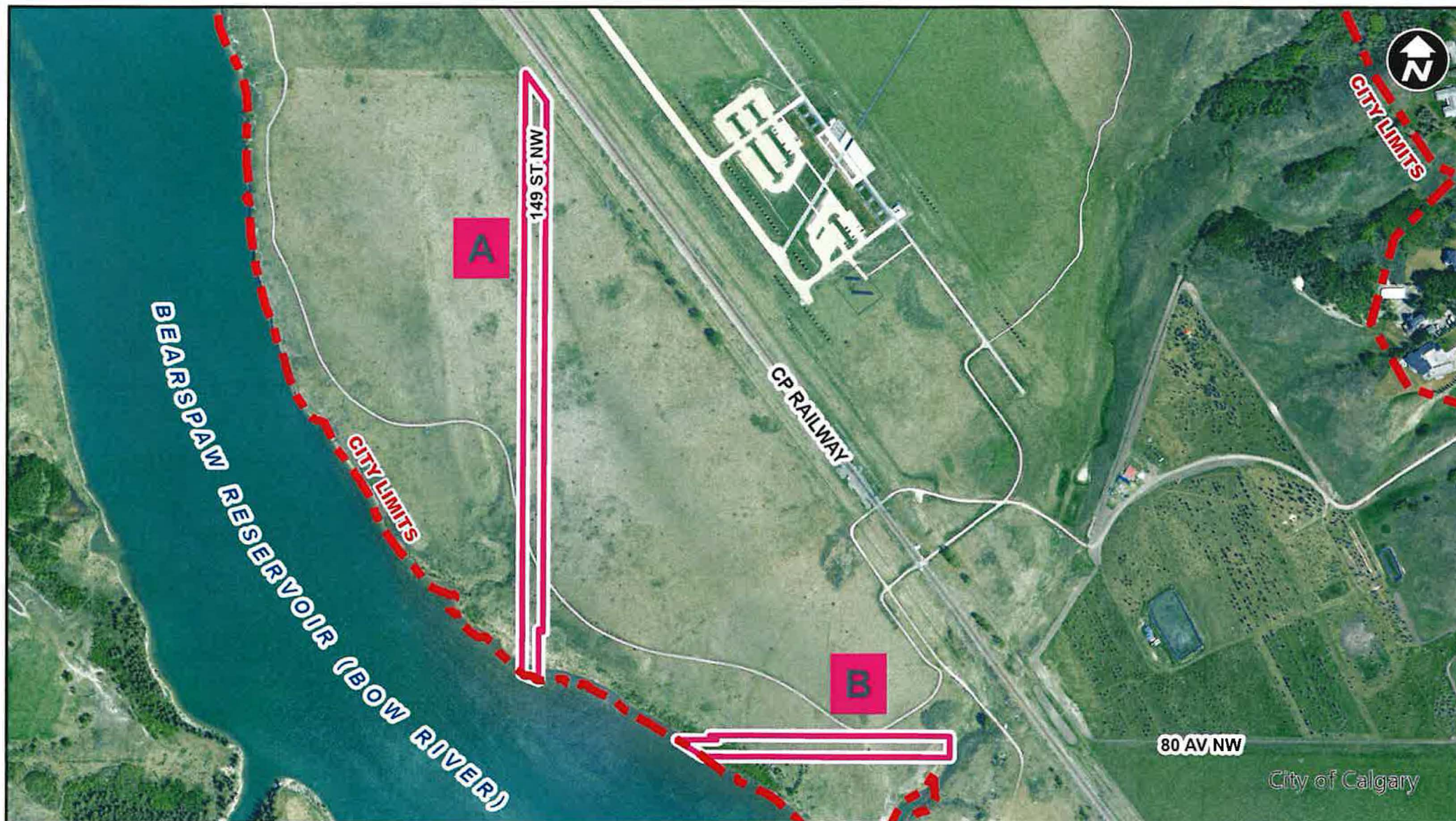
1. Give three readings to **Proposed Closure 7C2025** of 2.49 hectares  $\pm$  (6.15 acres  $\pm$ ) of road between sections NW  $\frac{1}{4}$  12 and SW  $\frac{1}{4}$  13, TWP 25, RGE 3, W5M, SW  $\frac{1}{4}$  13 and SE  $\frac{1}{4}$  14, TWP 25, RGE 3, W5M, portion of road plan 741 0769 adjacent to 9000 – 149 Street NW (Plan 2510627, Areas A and B), with conditions; and
2. Give three readings to **Proposed Bylaw 81D2025** 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.











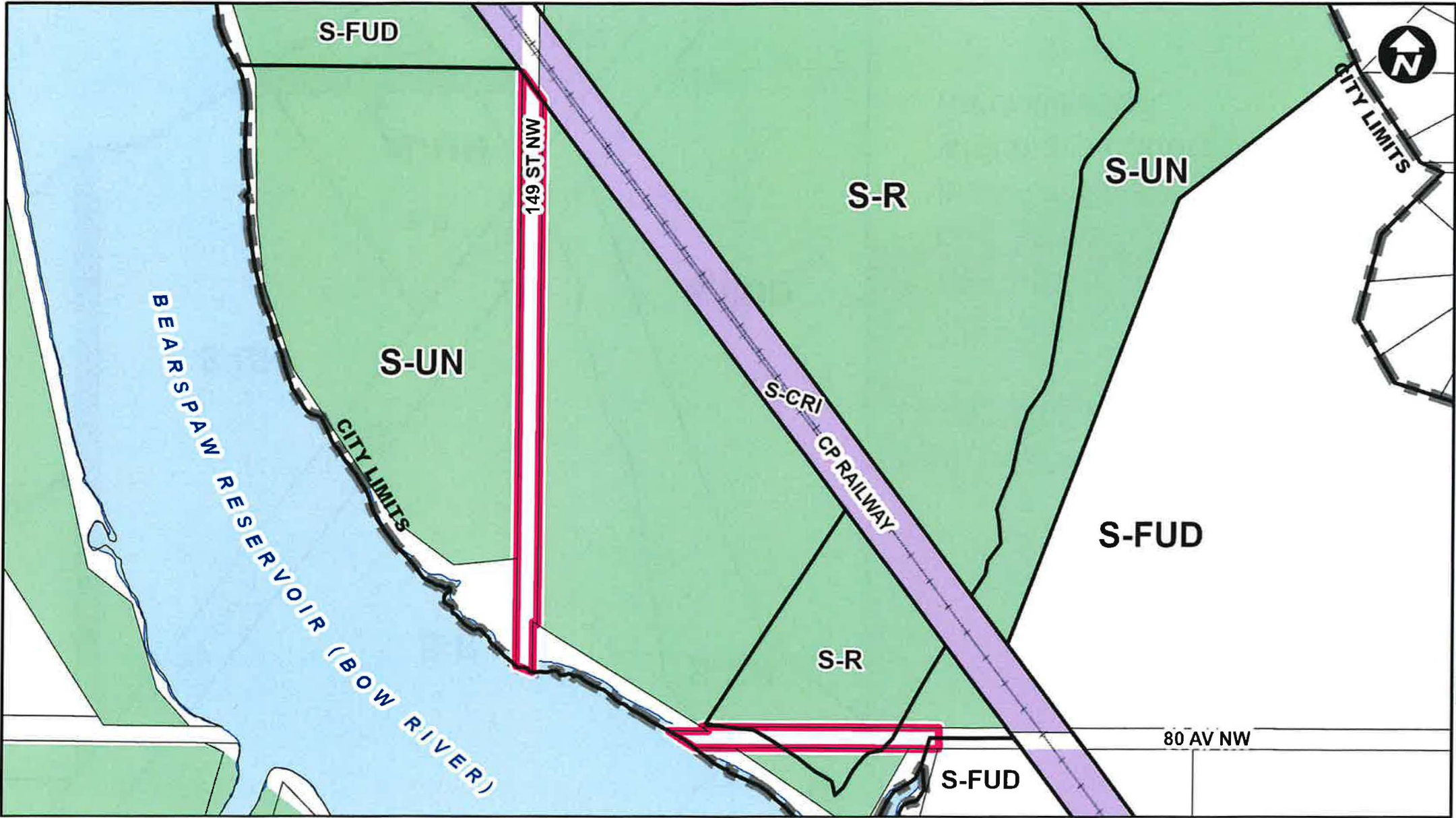
## Parcel Sizes

**149 St NW (Area A):**  
 29 m x 703 m  
 1.74 ha

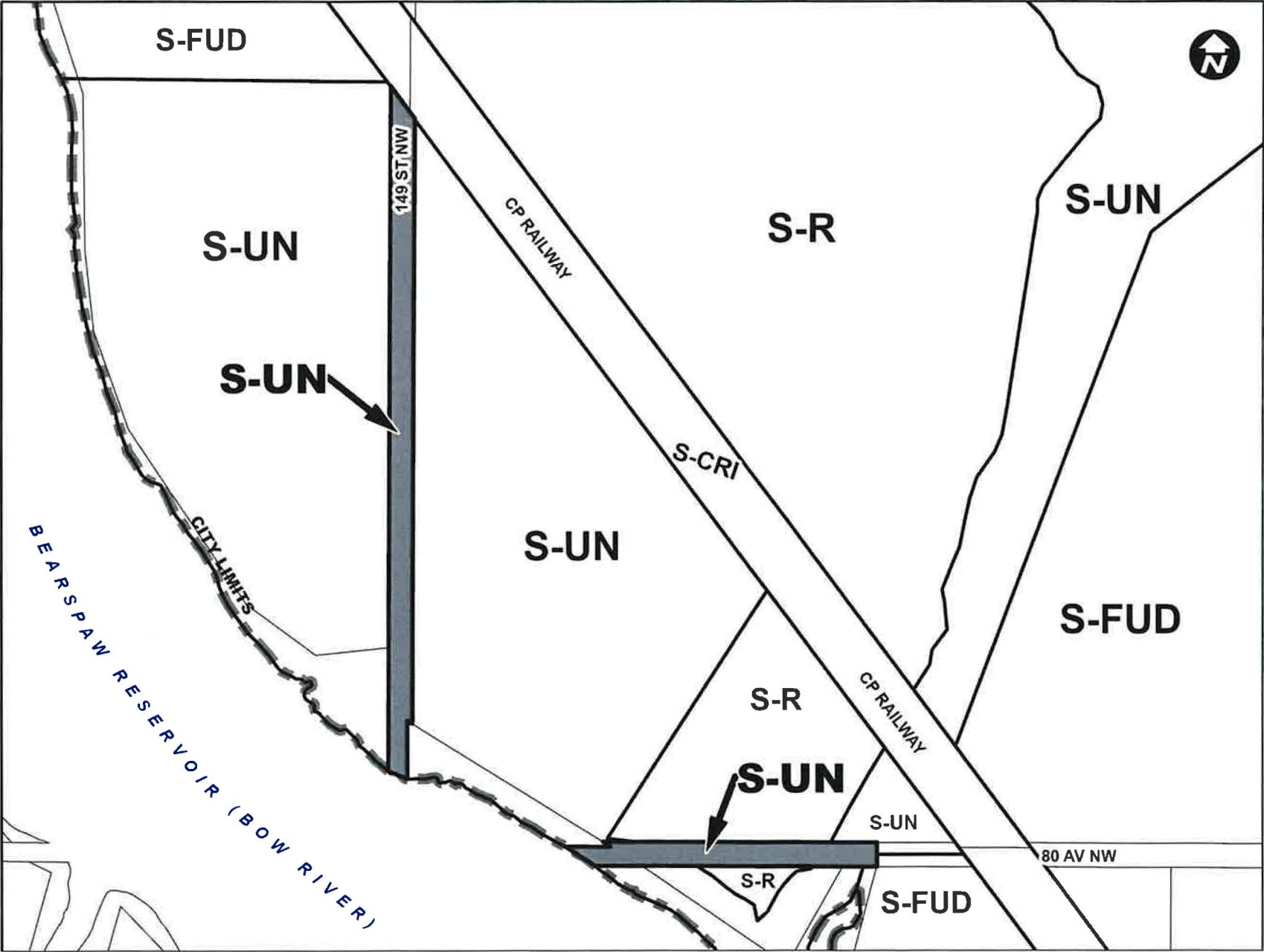
**80 Av NW (Area B):**  
 25 m x 286 m  
 0.75 ha



- 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







**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.



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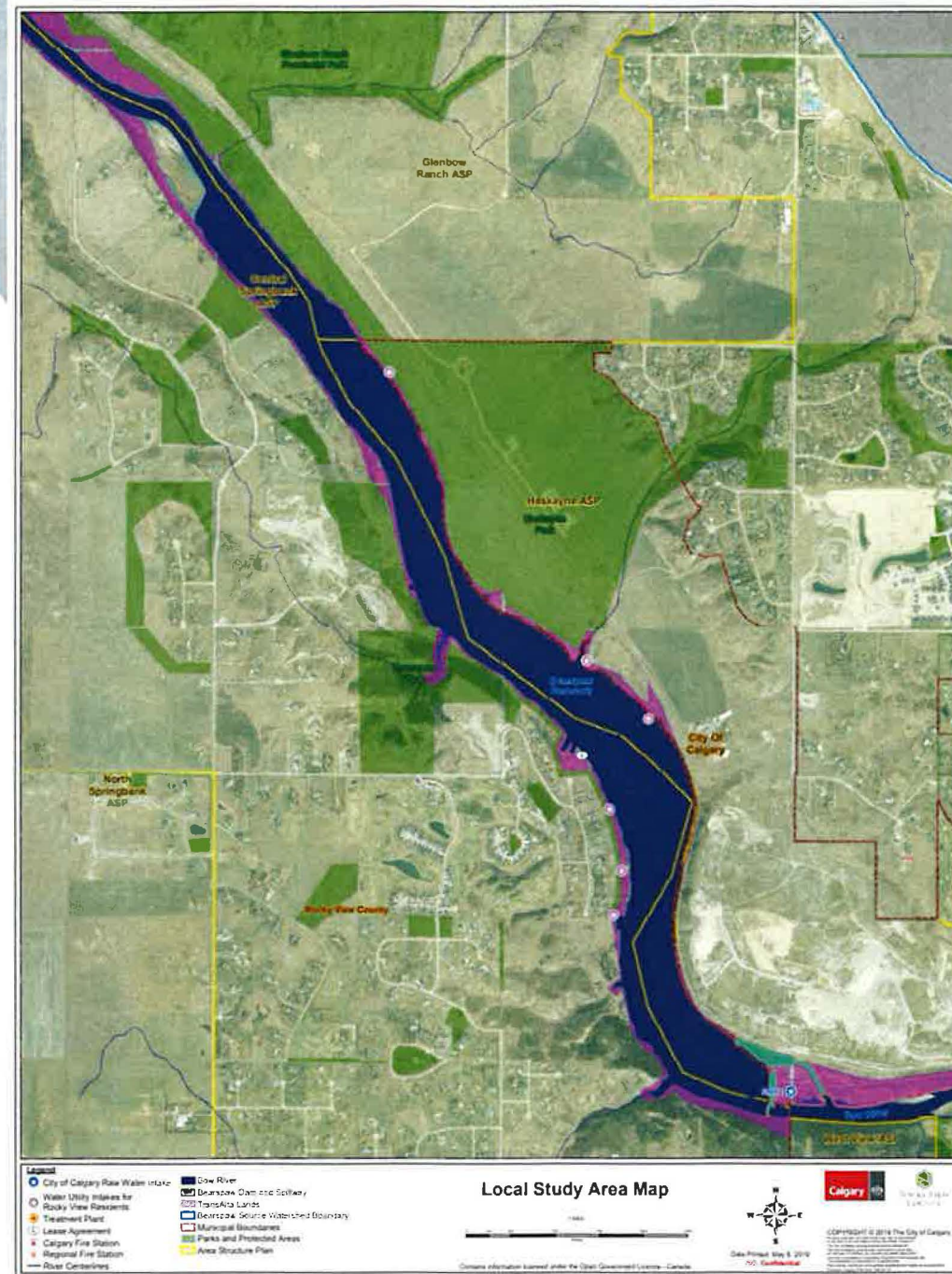
## Supplementary Slides





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







**MAP 4: LAND USE CONCEPT**

## CORE IDEAS

- Compliment Haskayne Legacy Park and Glenbow Ranch Provincial Park

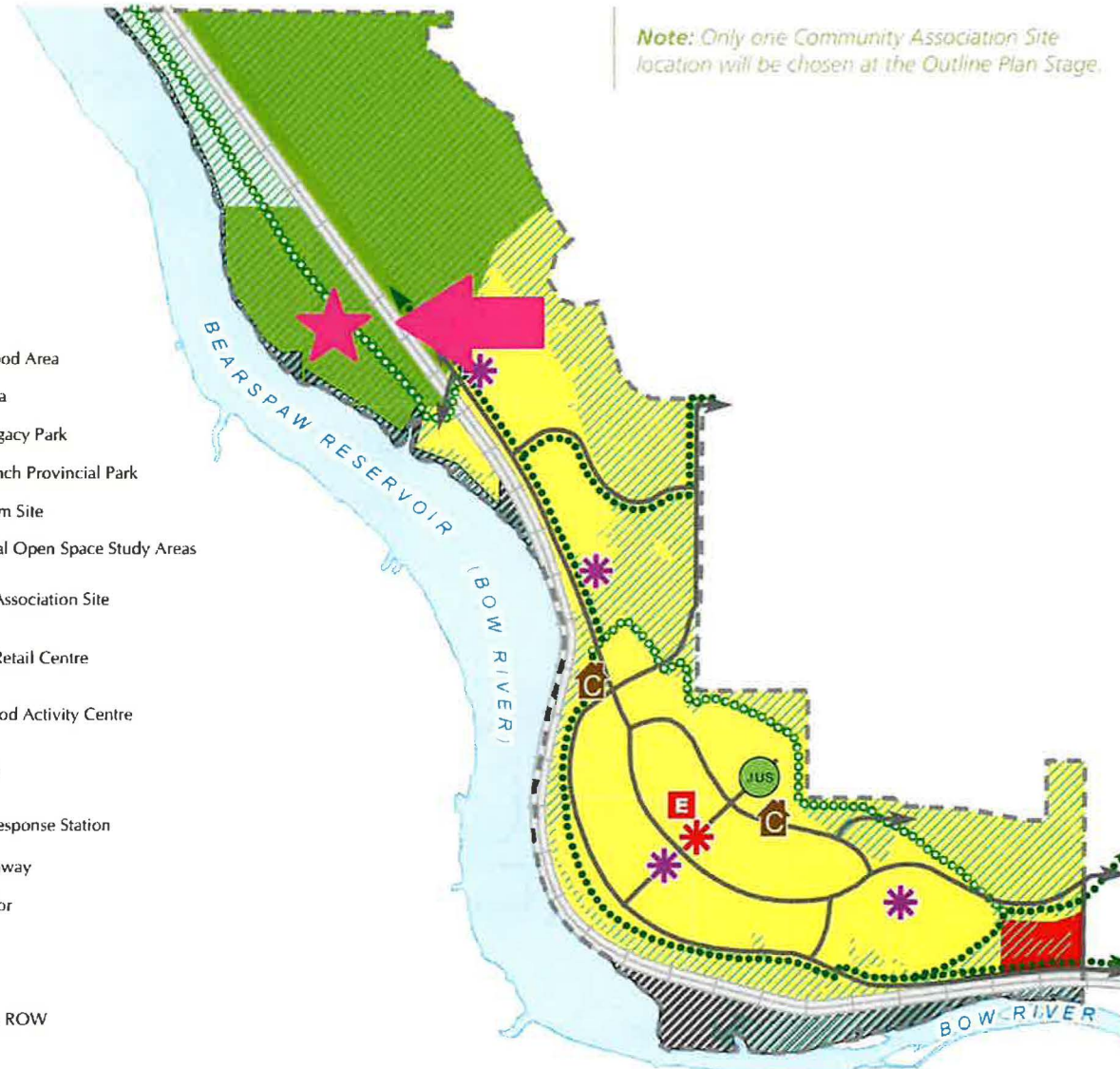
- Preserve key natural features and vistas through a system of ecological networks

- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally

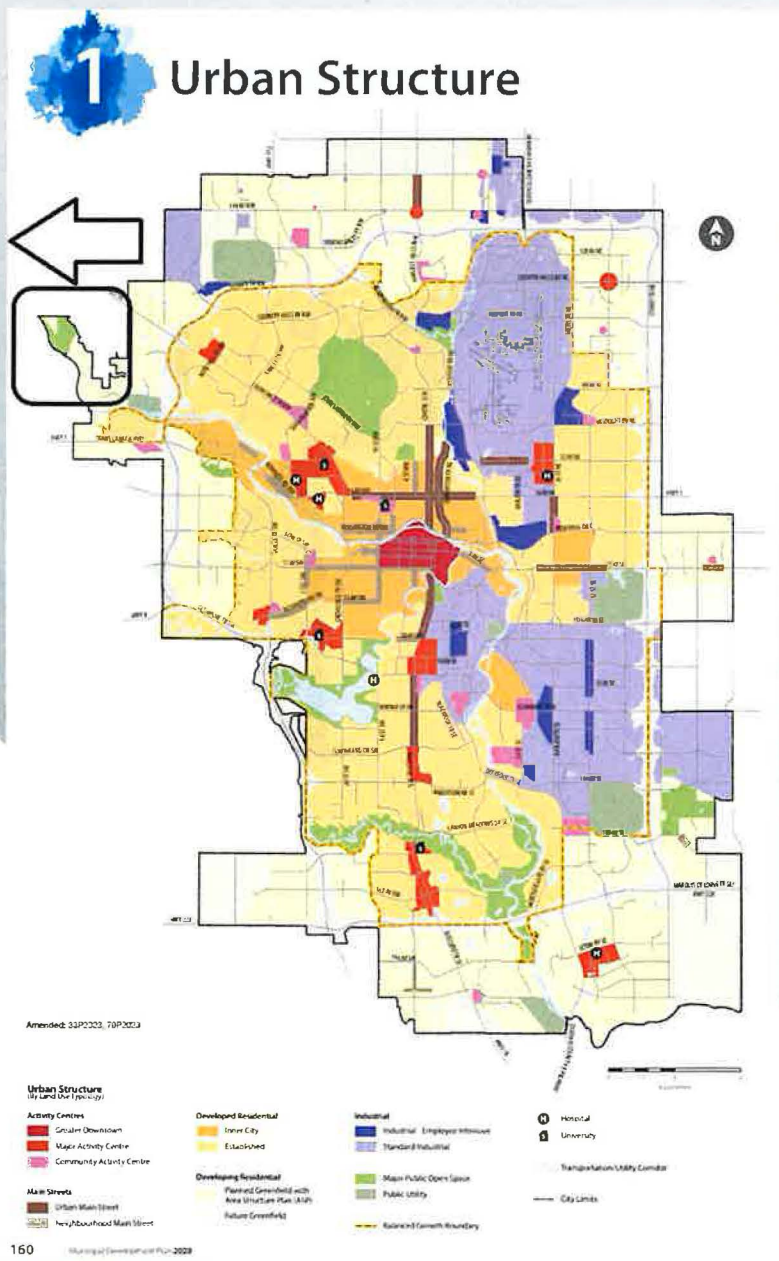
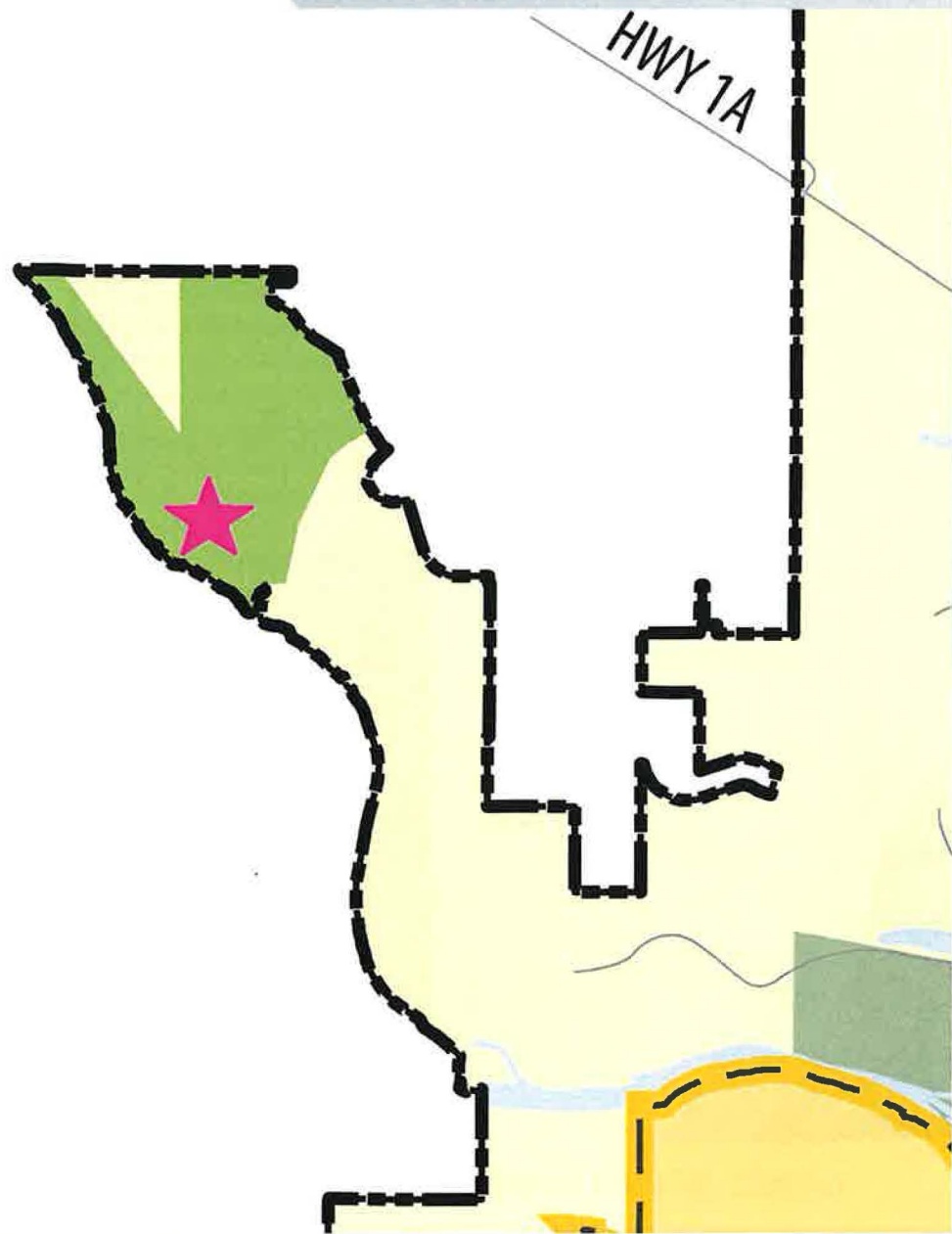
- Have an interconnected, efficient and adaptive grid street network

### Legend

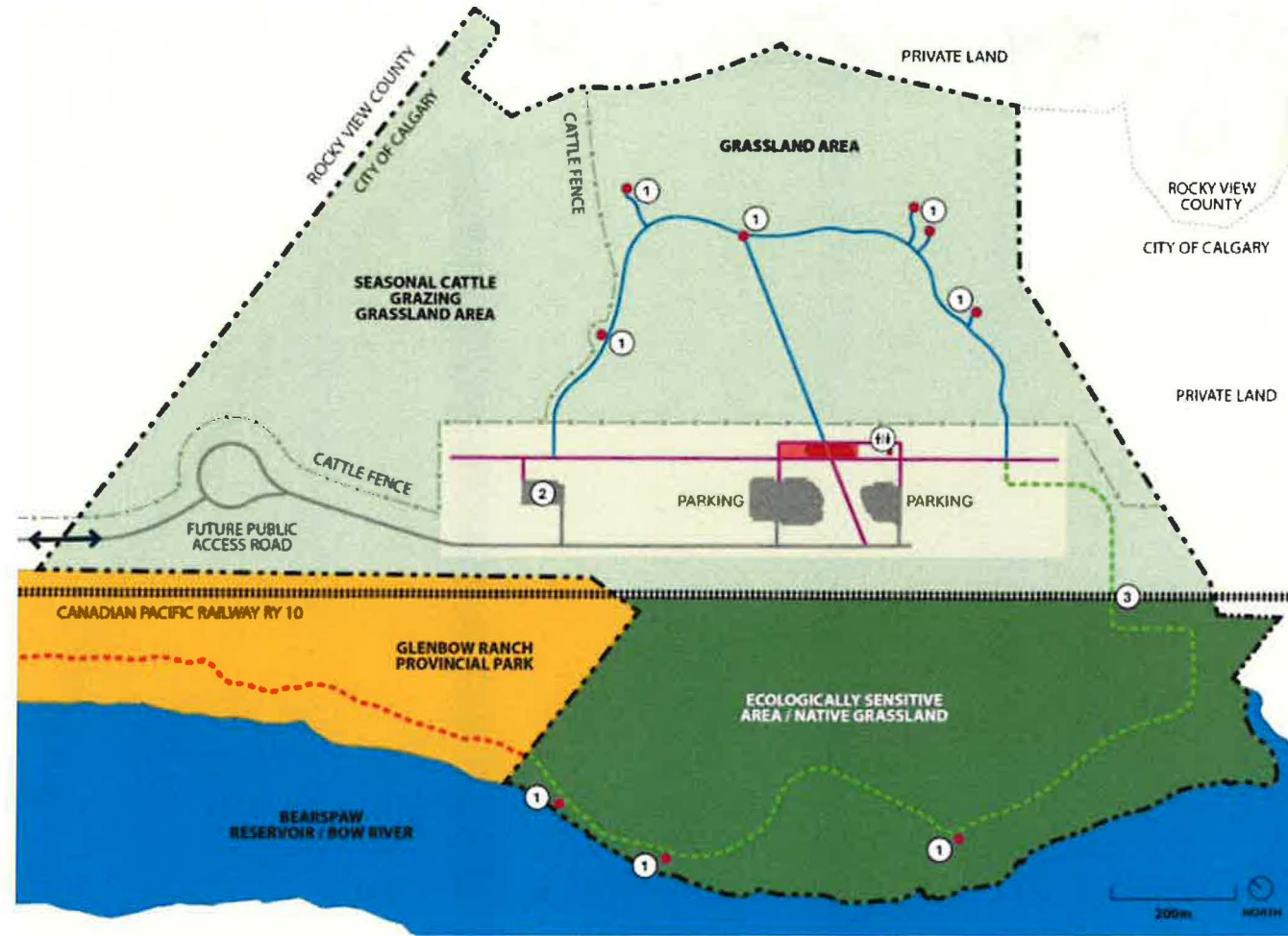
- Neighbourhood Area
- Gateway Area
- Haskayne Legacy Park
- Glenbow Ranch Provincial Park
- TransAlta Dam Site
- Environmental Open Space Study Areas
- C Community Association Site
- \* Community Retail Centre
- \* Neighbourhood Activity Centre
- JUS Joint Use Site
- E Emergency Response Station
- Regional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











## MAP LEGEND

- |  |  |   |
|--|--|---|
|  PAVILION BUILDING                              |  FUTURE PUBLIC ACCESS ROAD                |  WASHROOMS                 |
|  CENTRAL PARK AREA + FEATURE PLANTING ZONE      |  PAVED CENTRAL PATHS                      |  REST AREAS                |
|  GLENBOW RANCH PROVINCIAL PARK                  |  GRANULAR NATURE TRAIL                    |  PARKS OPERATIONS YARD     |
|  ECOLOGICALLY SENSITIVE AREA / NATIVE GRASSLAND |  EXISTING REGIONAL PATHWAY                |  AT-GRADE CP RAIL CROSSING |
|  HASKAYNE SITE BOUNDARY                         |  NEW REGIONAL PATHWAY - OPENING FALL 2023 |   |
|  |  EXISTING CATTLE FENCE                    |   |



