



Public Hearing of Council

Agenda Item: 7.2.10



LOC2024-0157 / CPC2025-0957

Land Use Amendment

May 6, 2025

ISC: Unrestricted

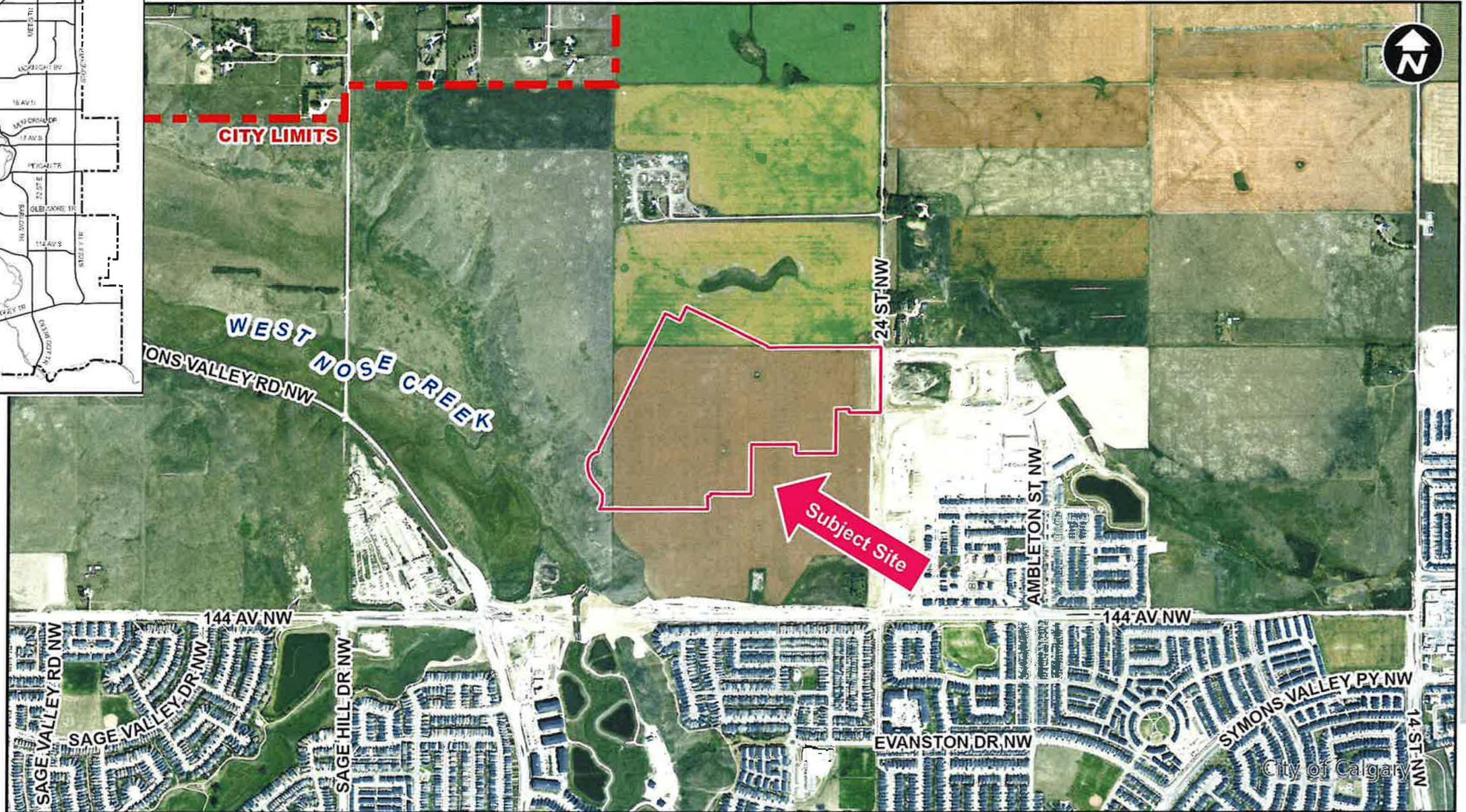
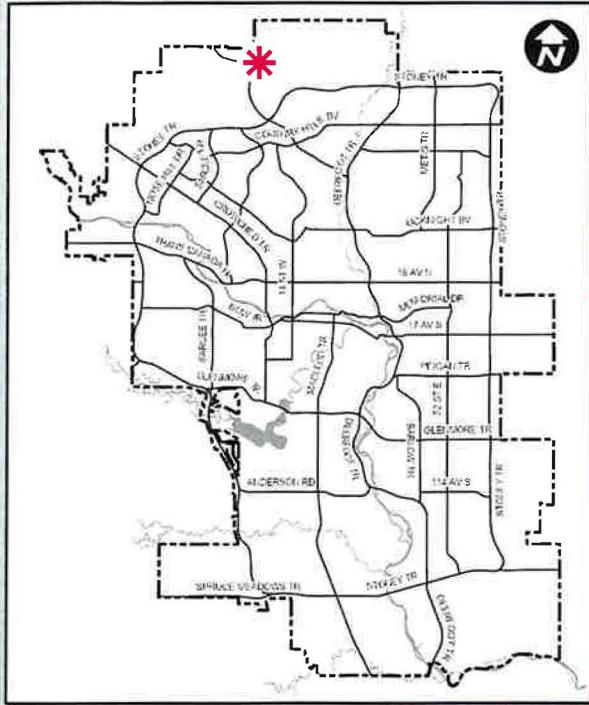
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 06 2025
ITEM: 7.2.10 CPC2024-0957
Distrib - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 74D2025** for the redesignation of 32.92 hectares ± (81.35 acres ±) 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.

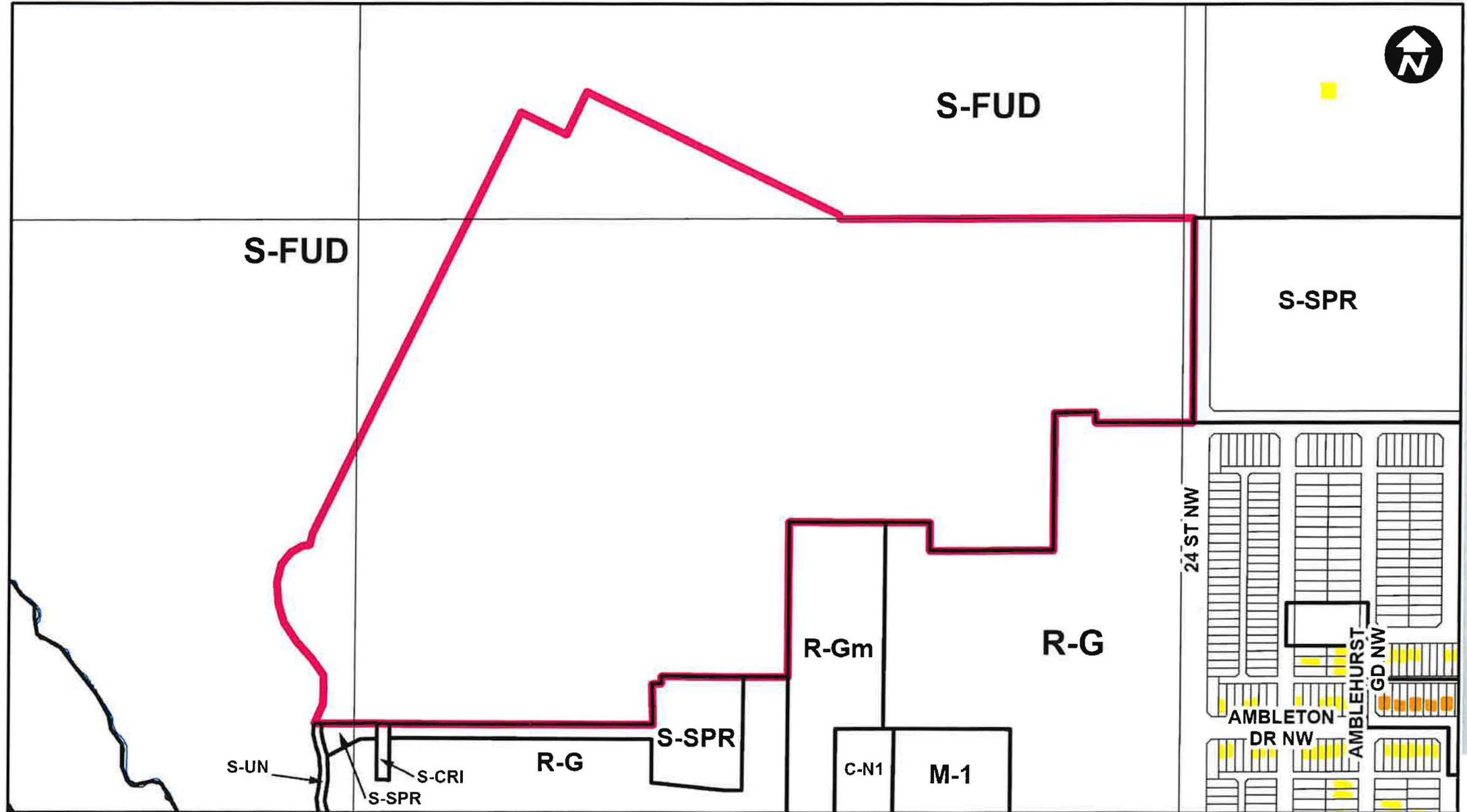


LEGEND

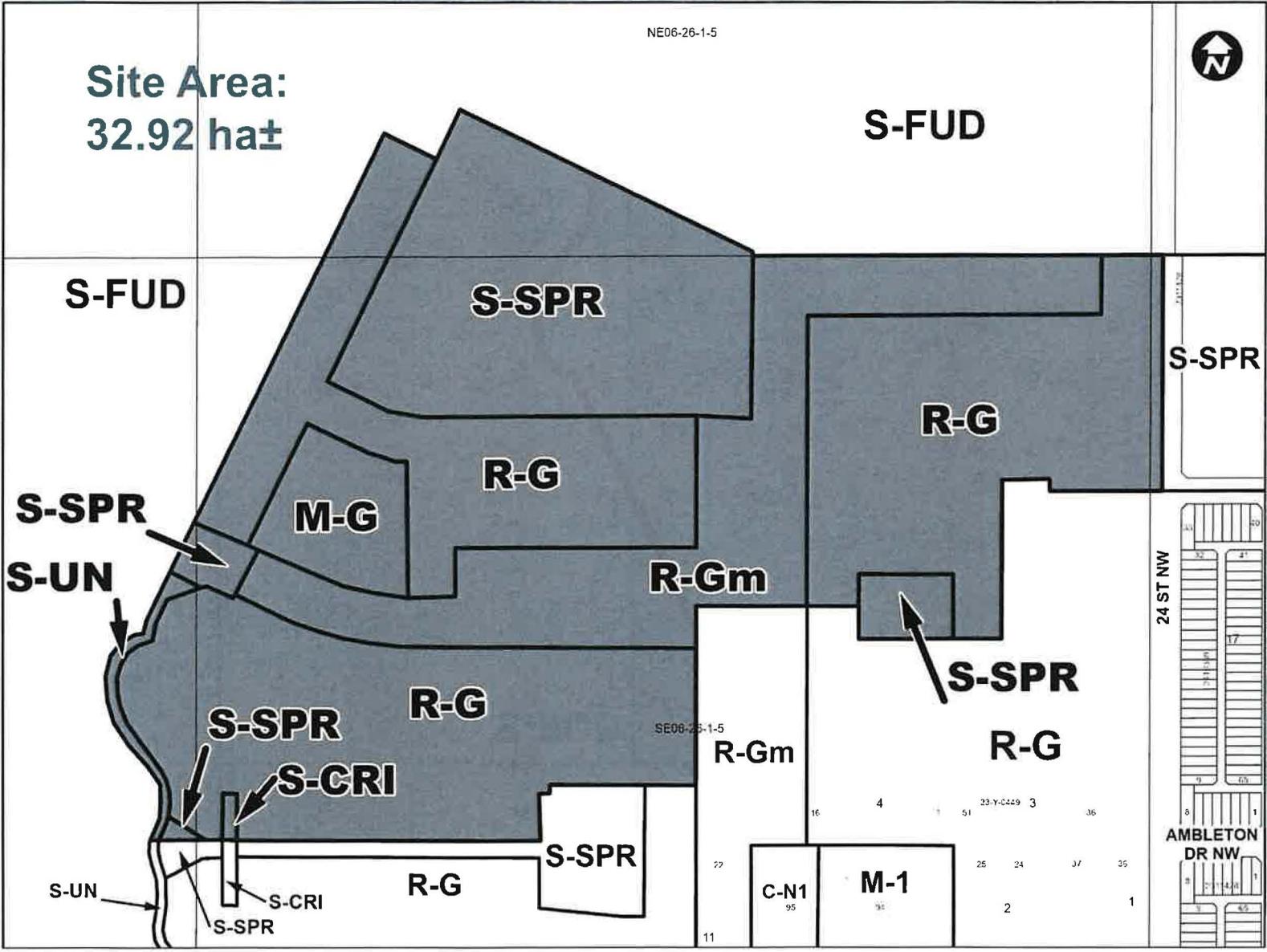
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow

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



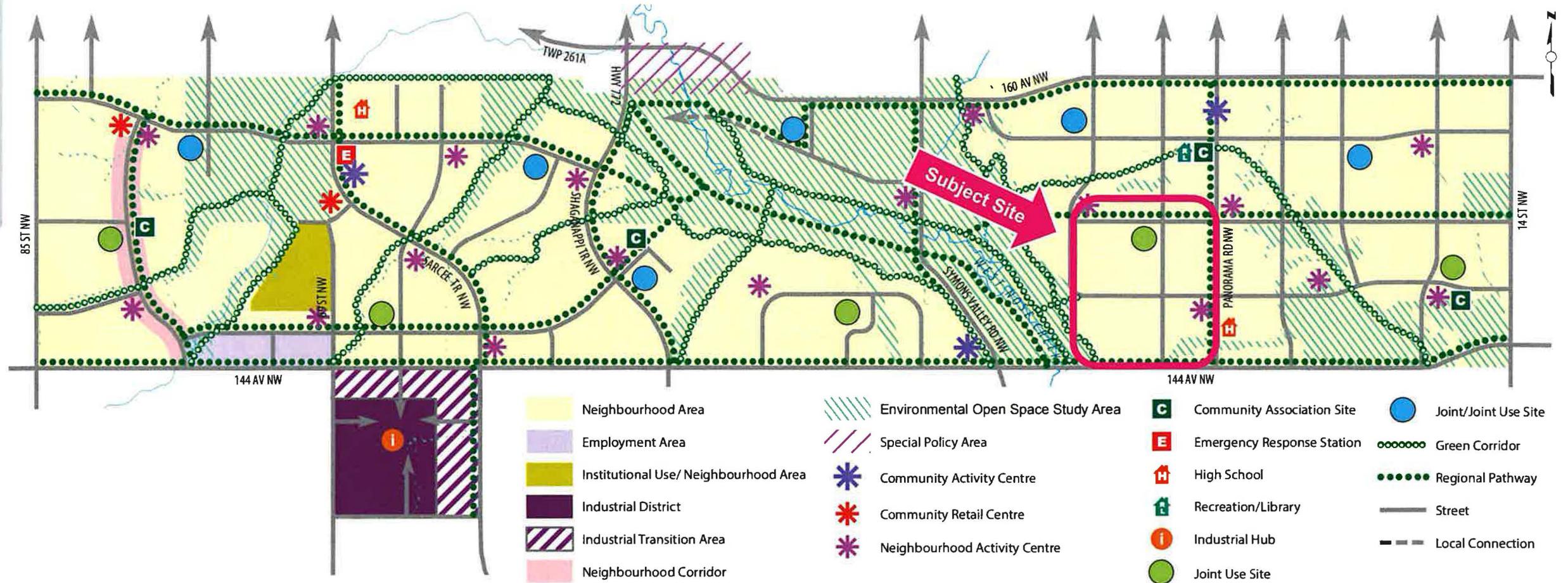
Proposed Land Use Map



- 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

MAP 3: LAND USE CONCEPT

Approved: 49P2015
Amended: 37P2016



Calgary Planning Commission's Recommendation:

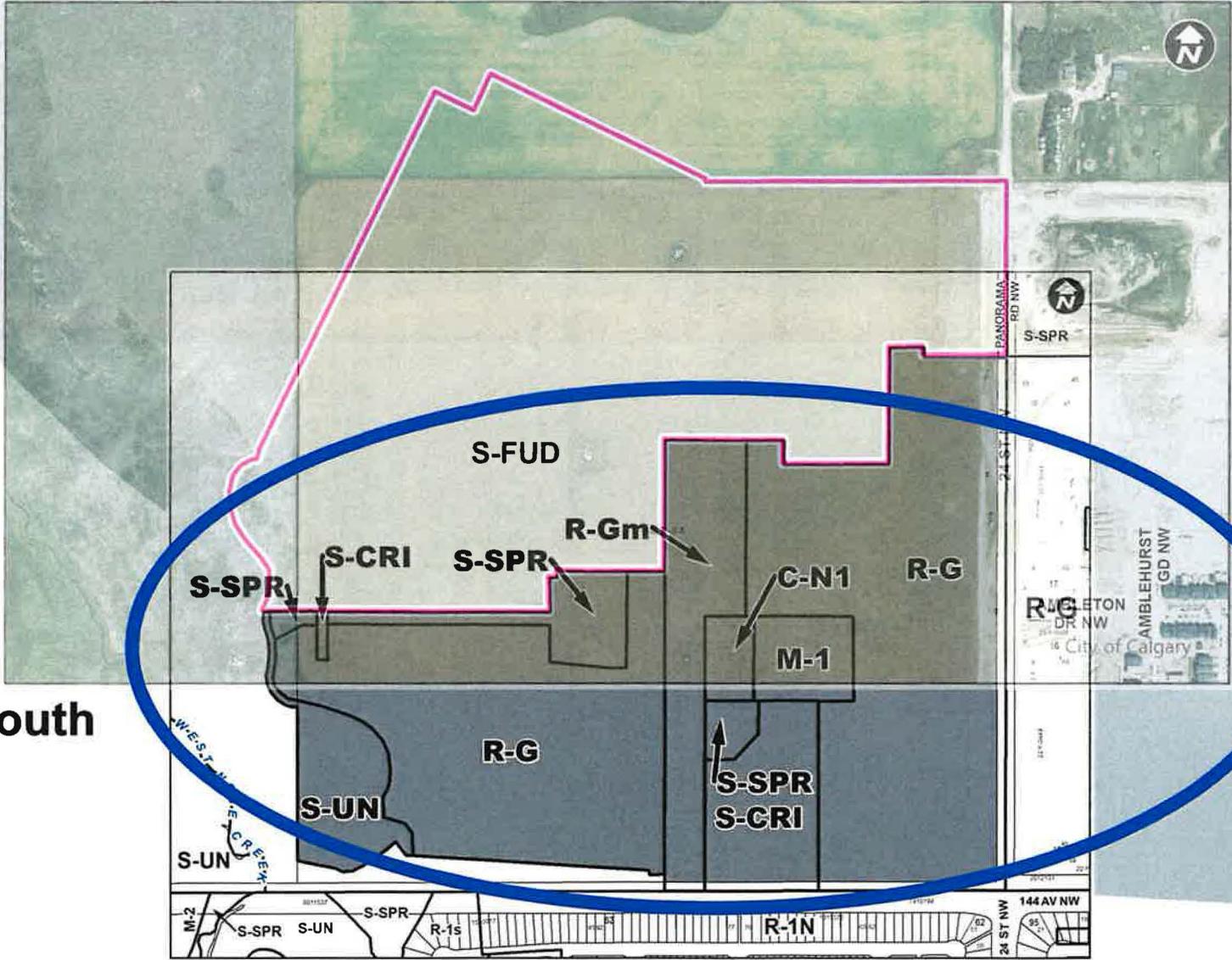
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Supplementary Slides



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

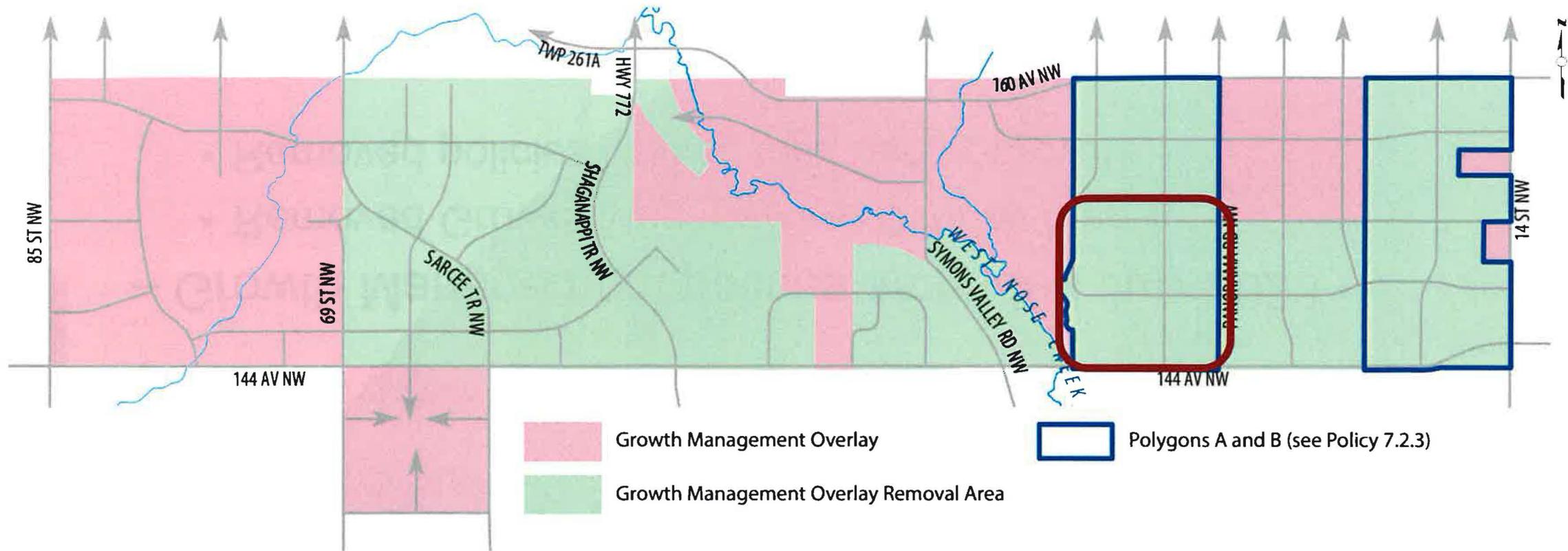
Approved: 49P2015
Amended: 7P2023

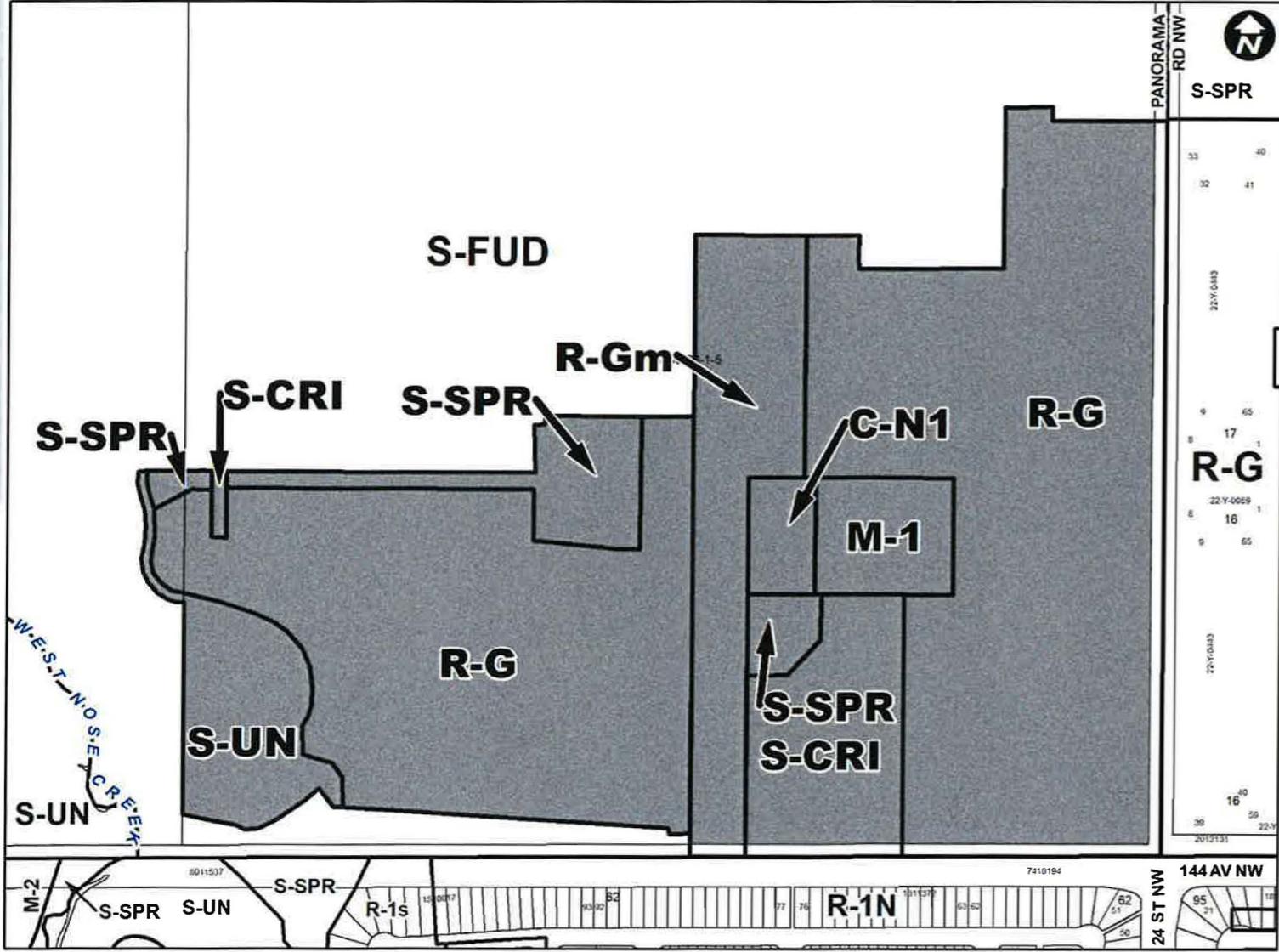
- Growth Management polices amended July 2023
 - Removed Growth Management Overlay map
 - Removed policies limiting land use approvals
- North Calgary Water Servicing Project
 - Anticipated to be in service by 2029
 - Incremental capacity expected as Stage 1 becomes operational

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

