



Public Hearing of Council

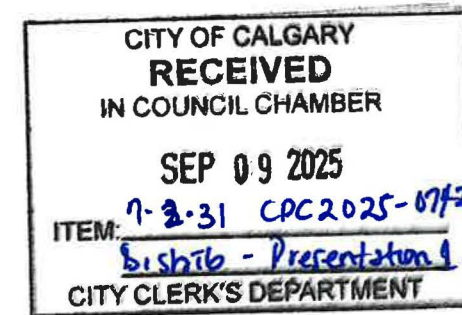
Agenda Item: 7.2.31



LOC2025-0086 / CPC2025-0742

Land Use Amendment

September 9, 2025

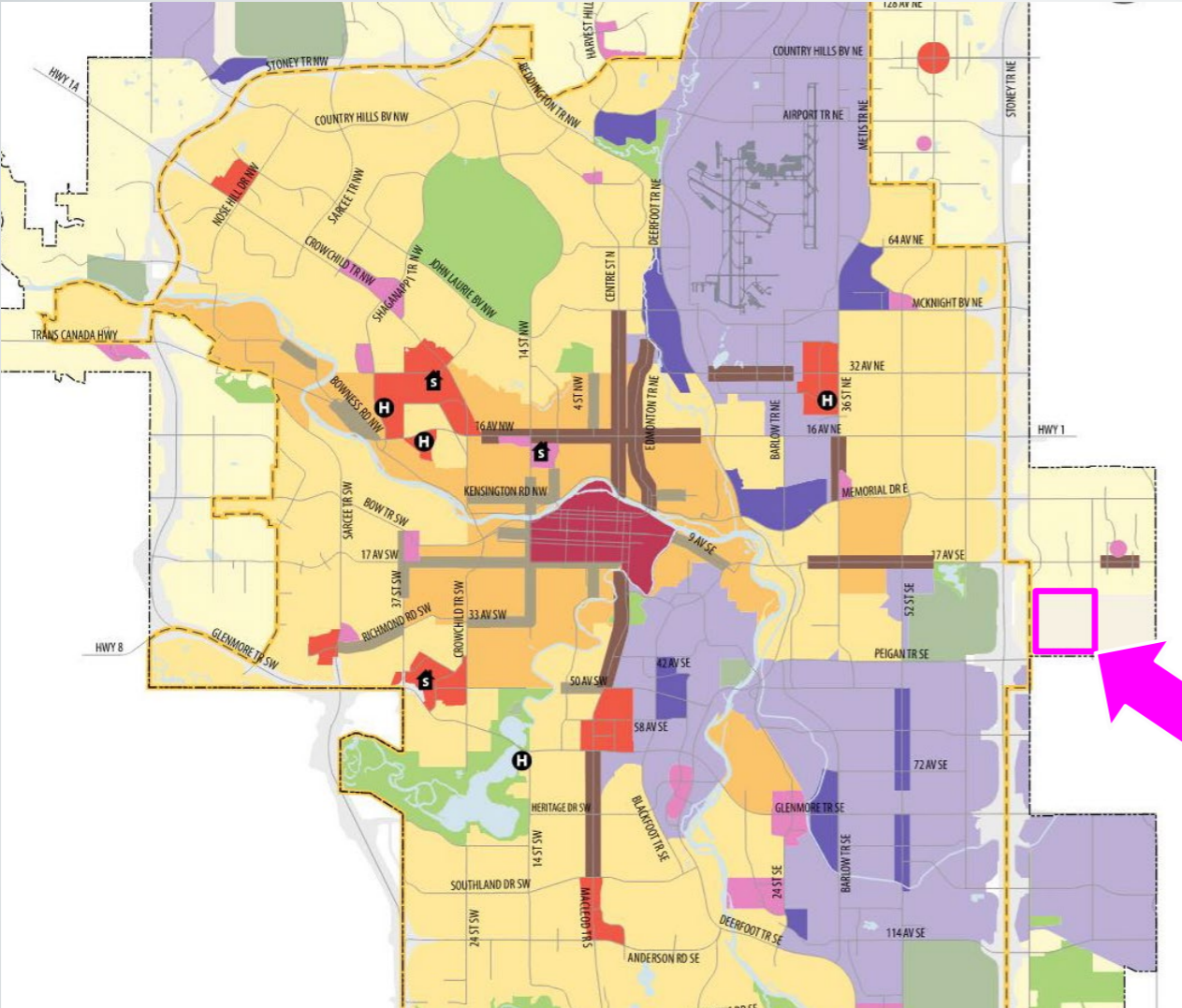


Calgary Planning Commission's Recommendation:

That Council:

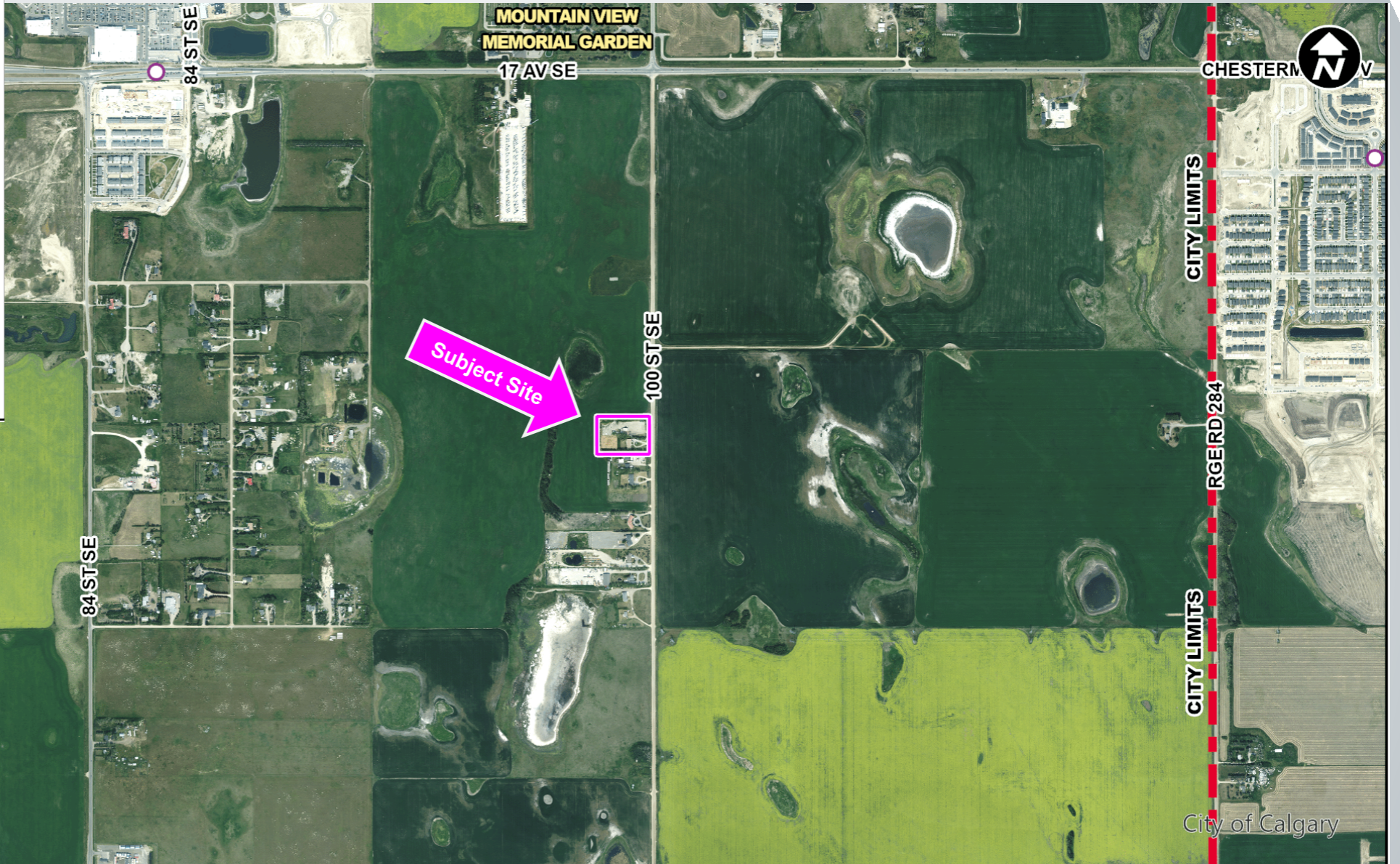
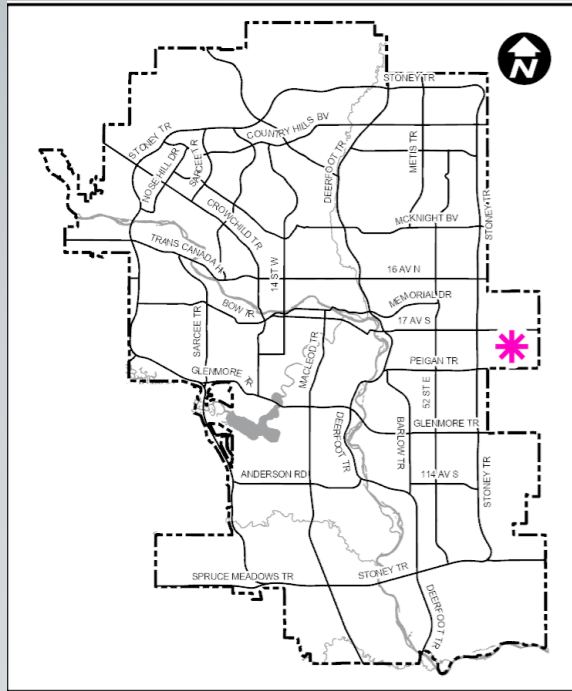
Refuse and abandon **Proposed Bylaw 142P2025** for the redesignation of 1.68 hectares \pm (4.15 acres \pm) located at 2985 – 100 Street SE (Plan 0213389, Block 1, Lot 10) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area requirement, with guidelines (Attachment 2)

Municipal Development Plan's Urban Structure Map



Subject site is within a **Future Greenfield Developing Residential Area.**

Does not have an approved Area Structure Plan in place.



LEGEND

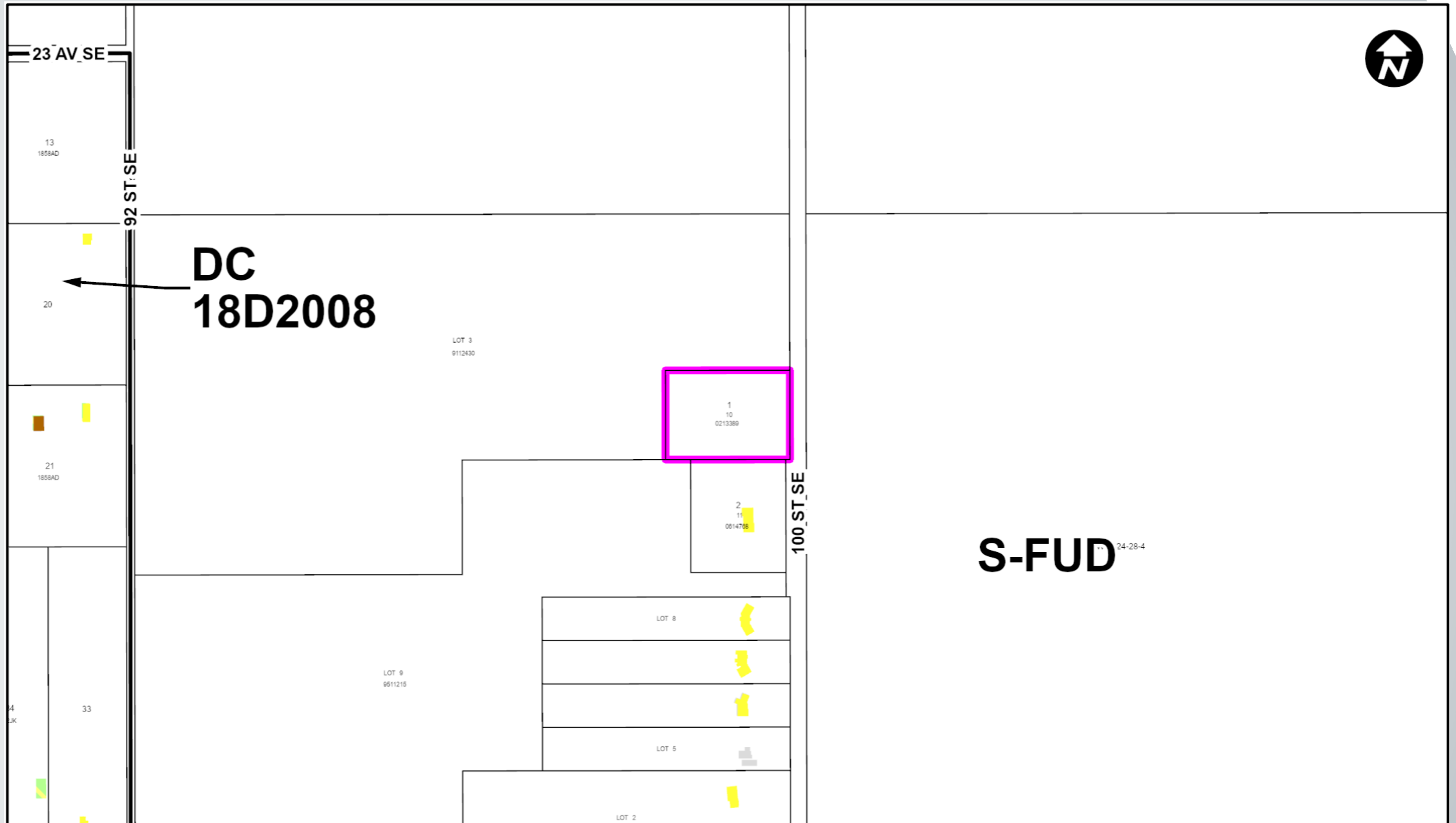
Max BRT Stops

● Purple






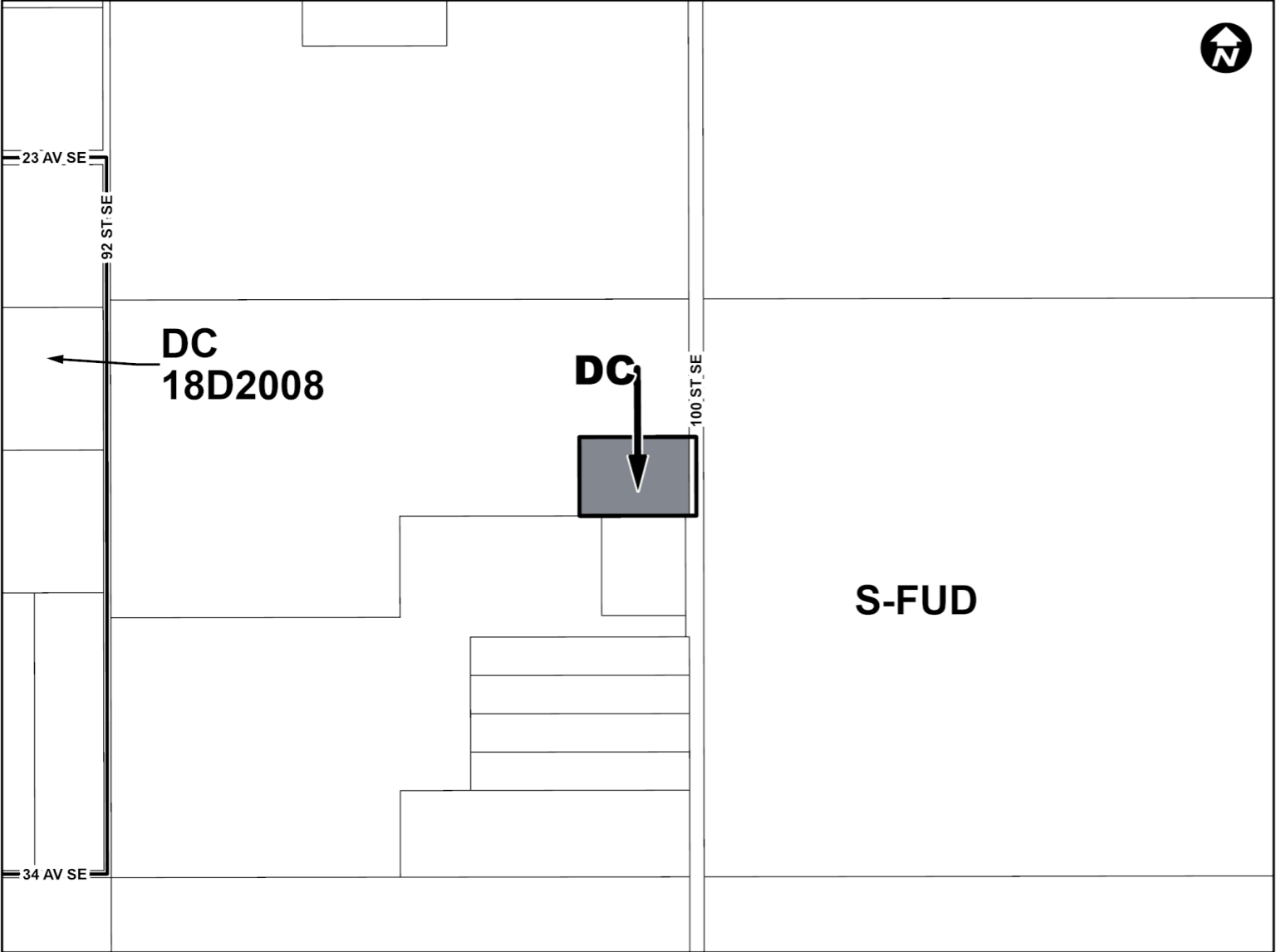
Parcel Size:

1.68 ha
110m x 152m



LEGEND

-  Single detached dwelling
-  Vacant
-  Land Use Site Boundary



Proposed Direct Control (DC) District:

- allows for a reduced parcel area requirement.

Reasons for Refusal Recommendation:

- Conflicts with strategies and policies of:
 - South Saskatchewan Regional Plan;
 - Rocky View County/ City of Calgary Intermunicipal Development Plan; and
 - Municipal Development Plan.
- May impede future planning and development of the area.

Calgary Planning Commission's Recommendation:

That Council:

Refuse and abandon **Proposed Bylaw 142P2025** for the redesignation of 1.68 hectares \pm (4.15 acres \pm) located at 2985 – 100 Street SE (Plan 0213389, Block 1, Lot 10) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to reduce the minimum parcel area requirement, with guidelines (Attachment 2)

SUPPLEMENTARY SLIDES



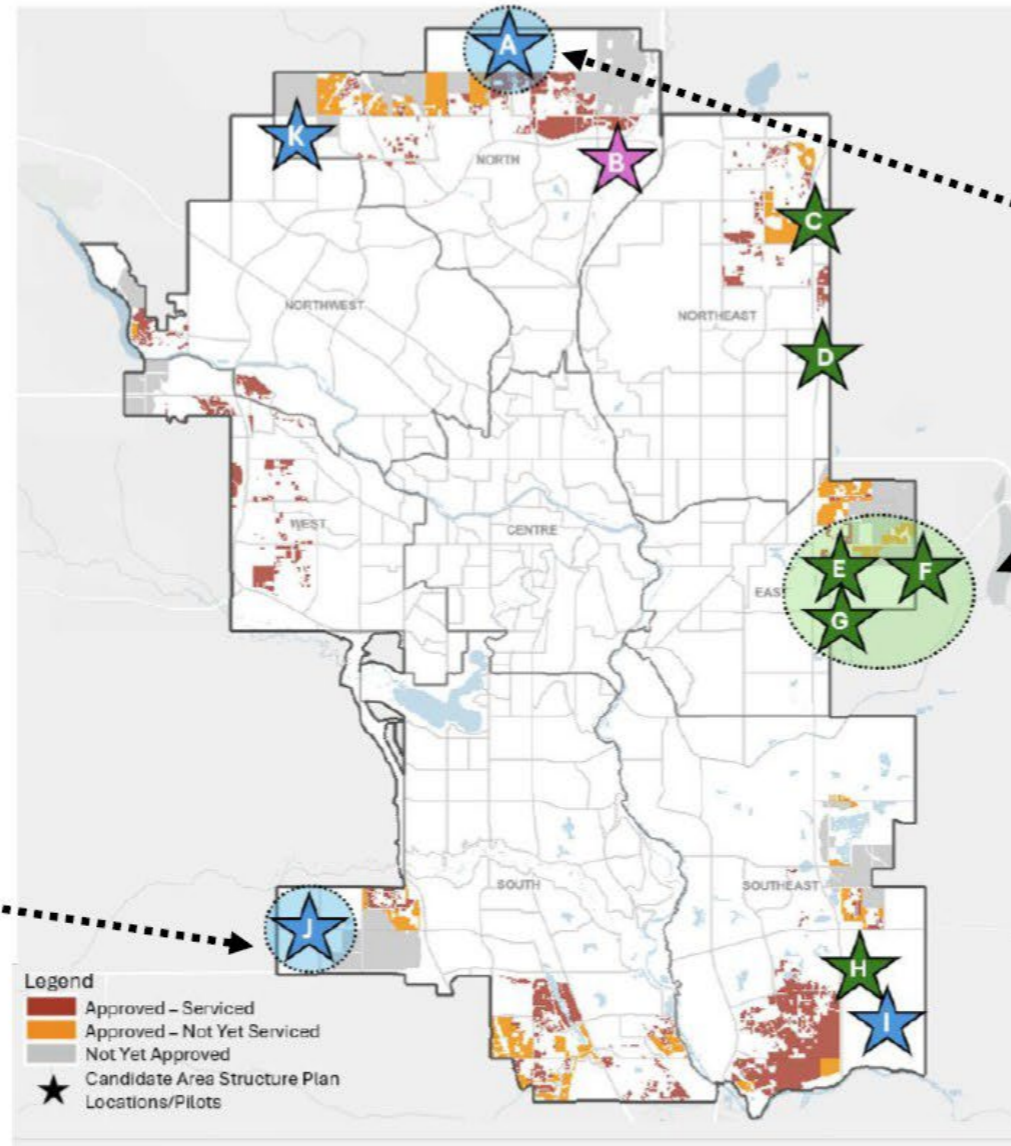
Facing west towards the site from 100 Street SE



ASP Component of the Work Plan – Proposals and Selections

Summary

- Two standalone ASPs
- Three expansions grouped into one additional standalone ASP



“A” ASP in the North Sector

Combined expansion proposals “E, F, and G” in an ASP in the East Sector

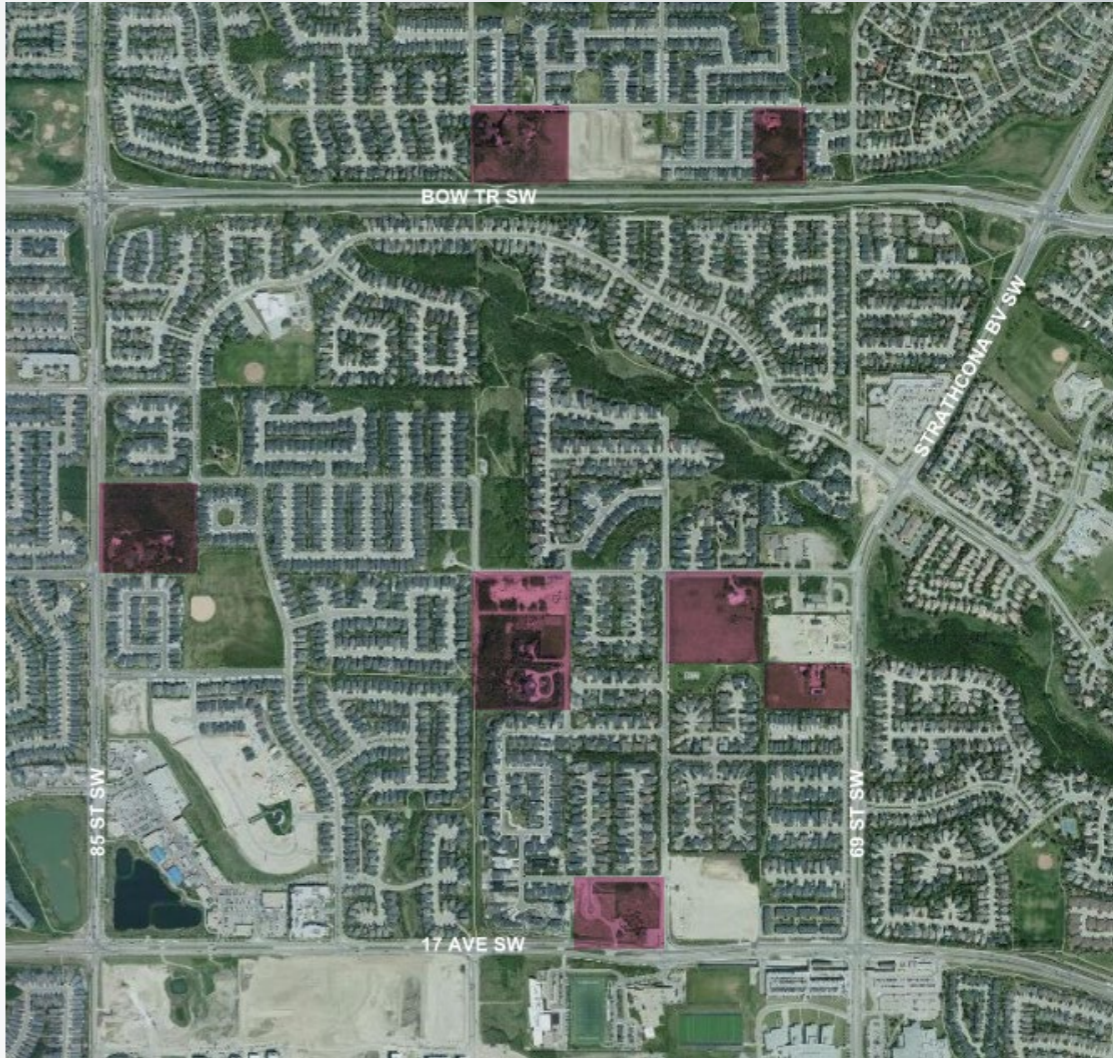
“J” ASP in the South Sector

- ★ Proposed Standalone ASP
- ★ Proposed Expansion
- ★ Proposed Major Amendment
- Selected for Work Plan

Aspen Woods 2004



Aspen Woods 2024





Facing southwest from 100 Street SE



Facing North from 100 Street SE

