



**LOC2023-0215 / CPC2024-1115**

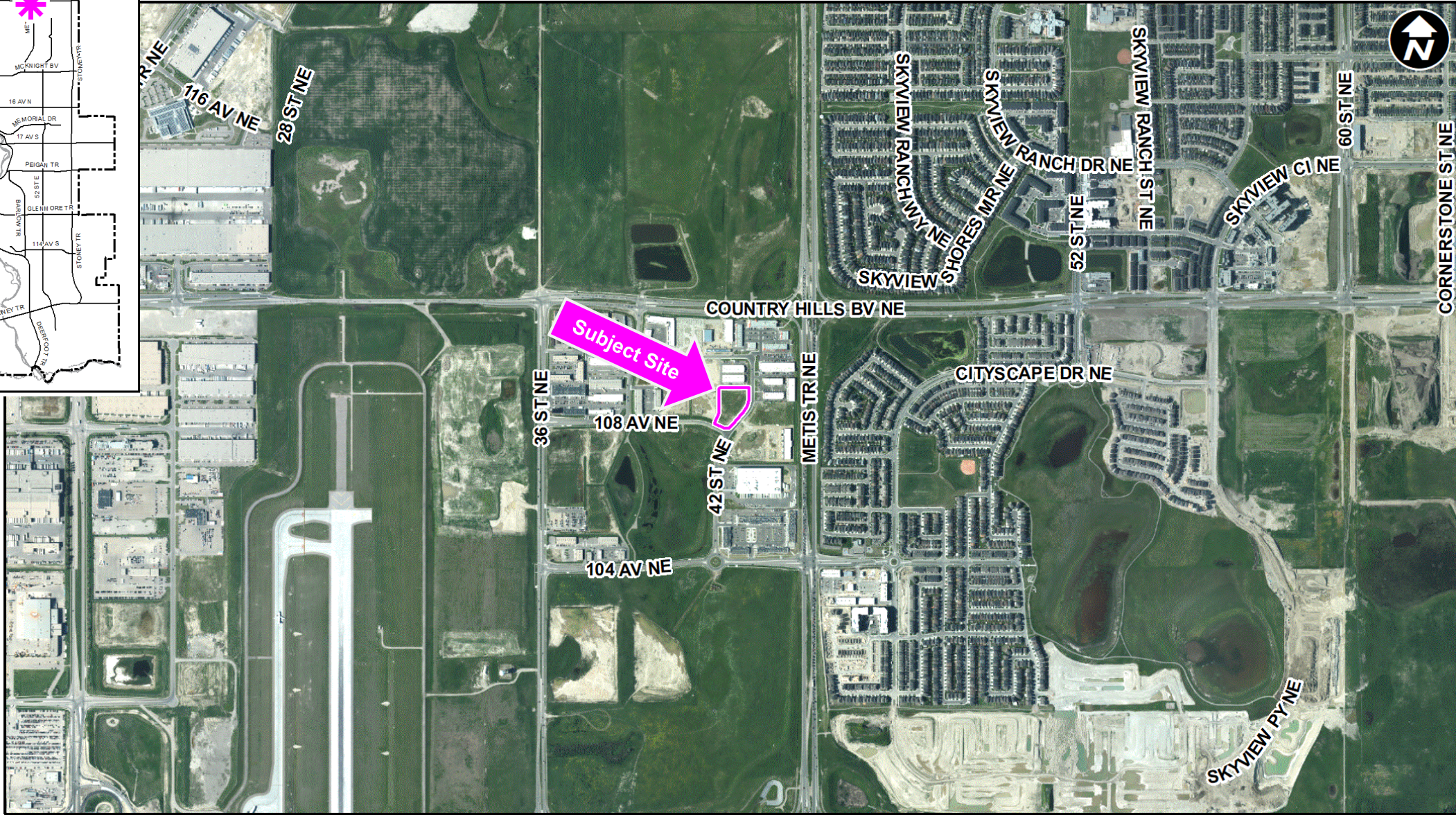
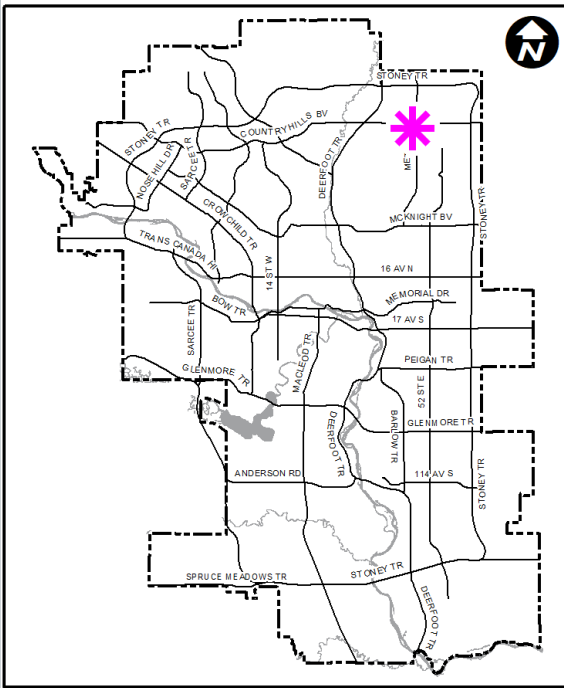
**Land Use Amendment**

October 17, 2024













## RECOMMENDATION:

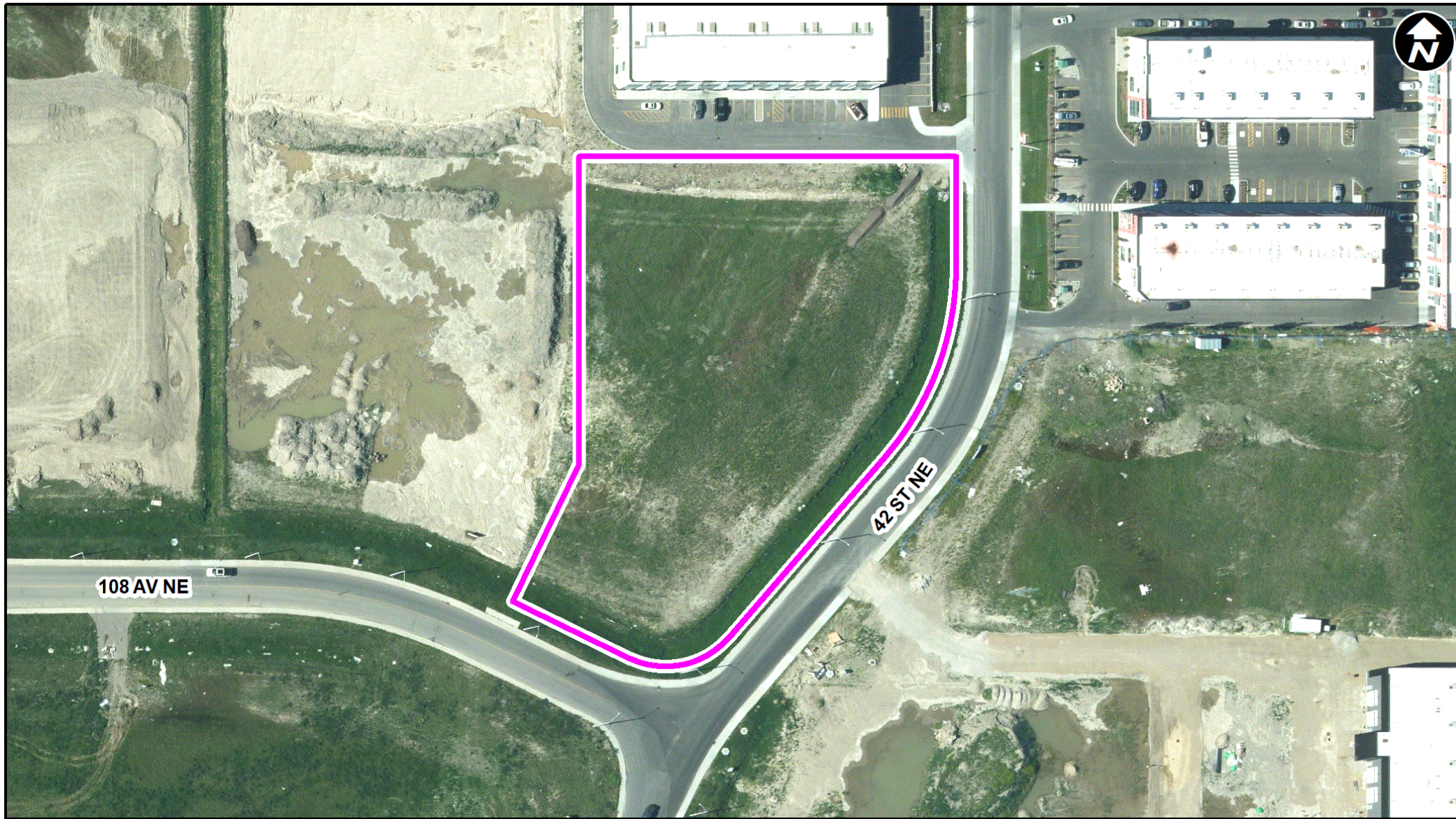
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.93 hectares  $\pm$  (2.30 acres  $\pm$ ) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 2).



**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



Parcel Size:

0.93 ha

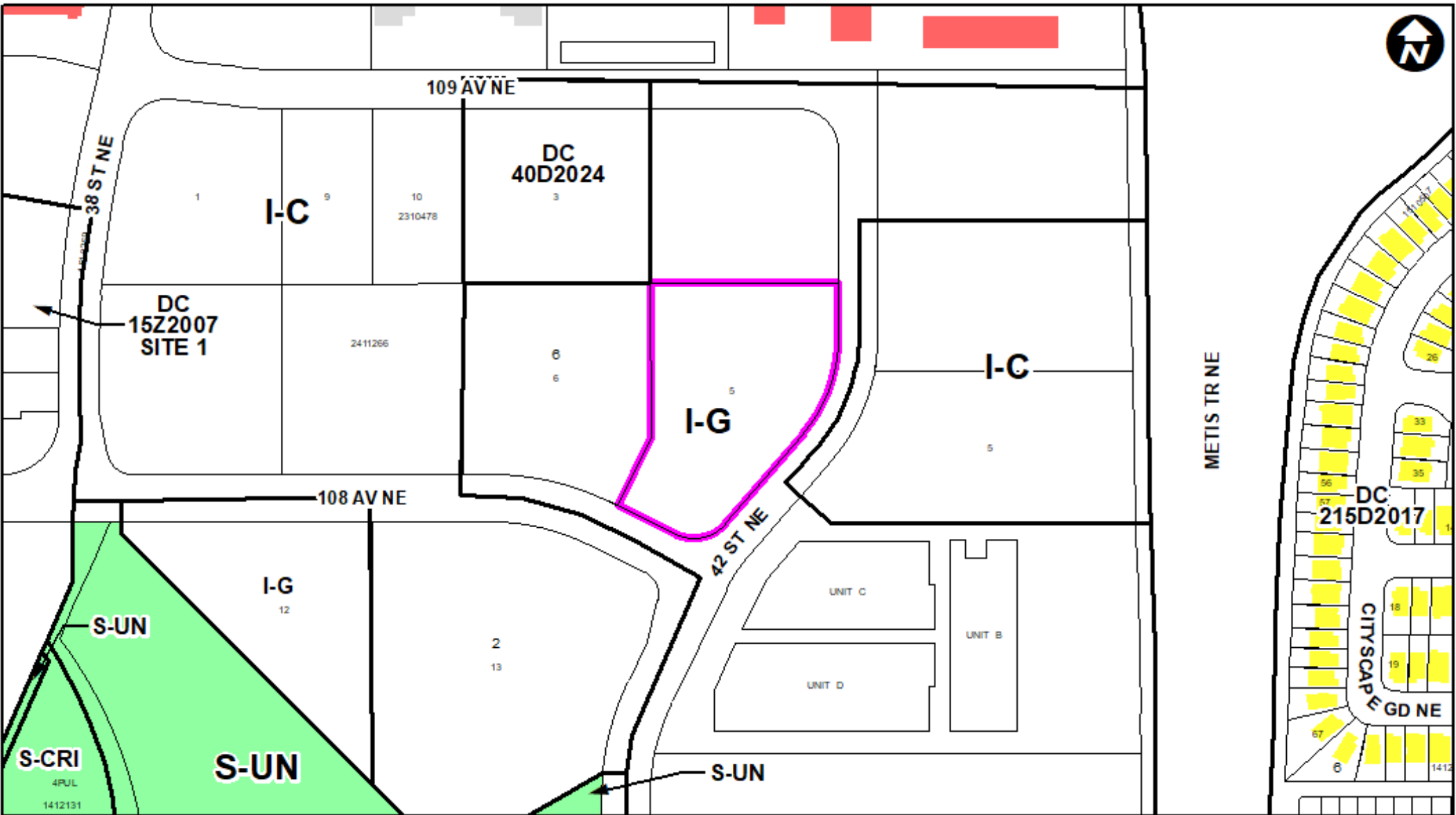
90m x 135m



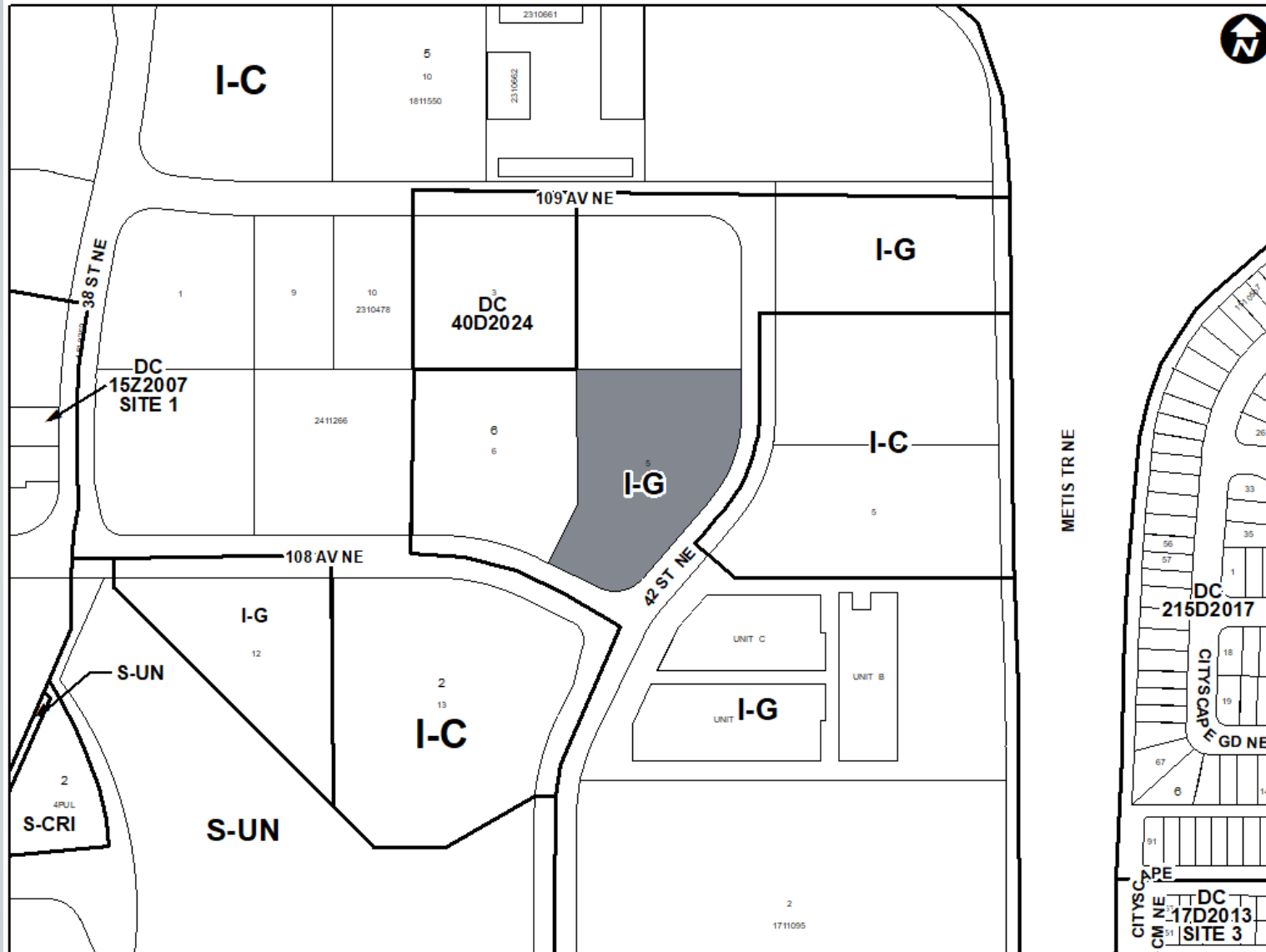
Northeast from 108 Avenue NE



Northwest from 42 Street NE



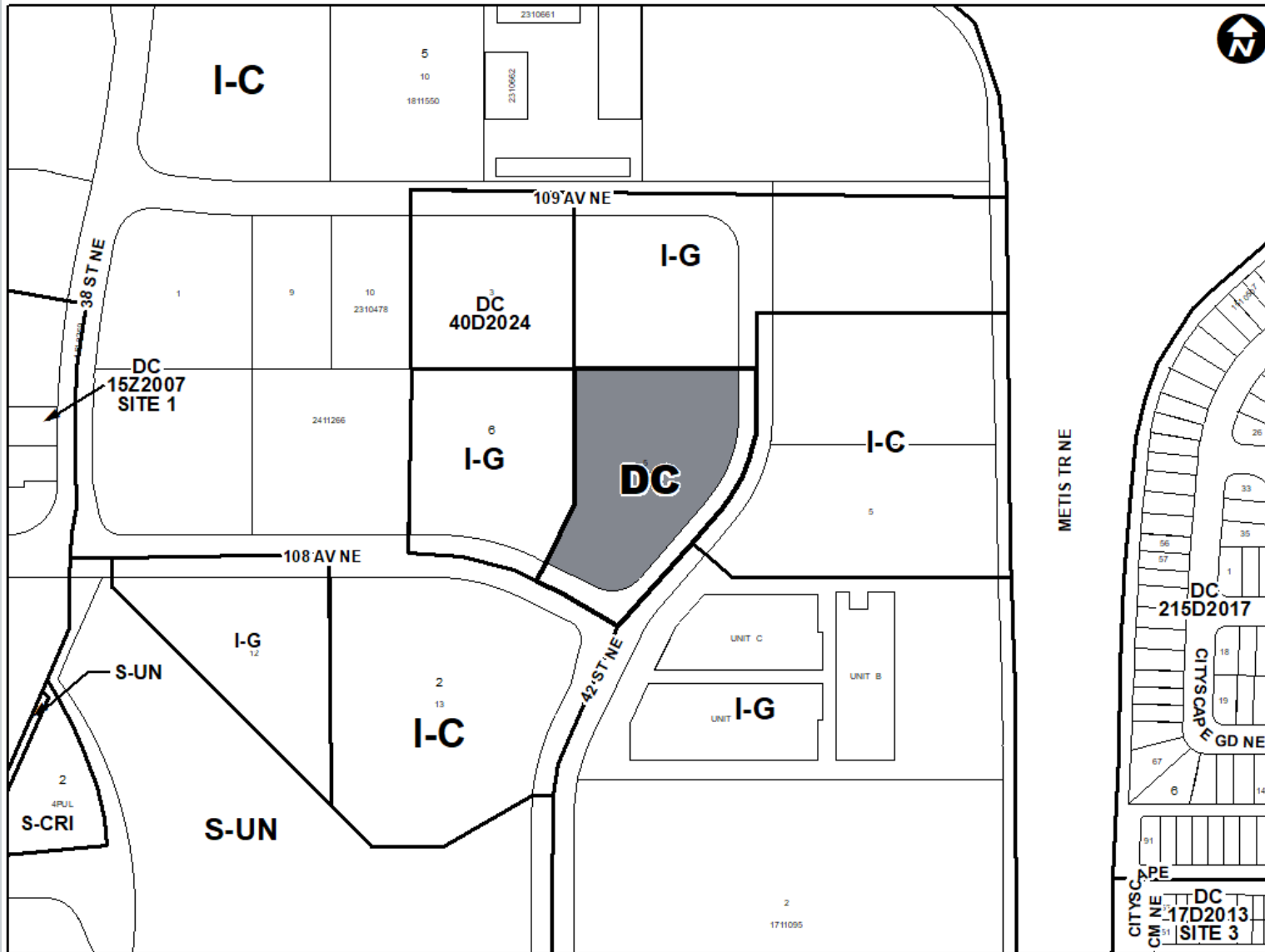
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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



## Existing Industrial – General (I-G) District:

- Supports a wide variety of light and medium industrial uses
- Maximum floor area ratio (FAR) of 1.0
- No maximum building height

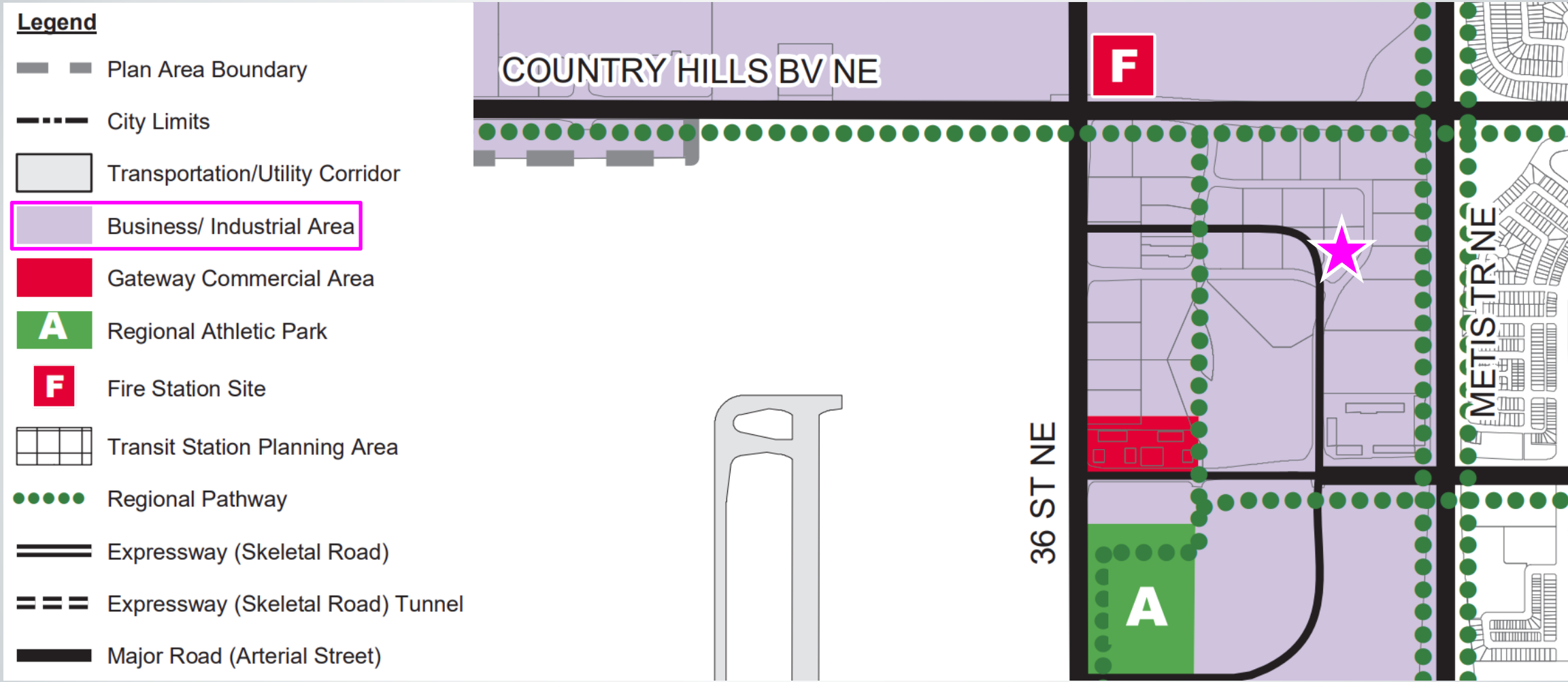




## Proposed Direct Control (DC) District:

- Additional permitted uses:
  - Artist's Studio;
  - Financial Institution;
  - Fitness Centre;
  - Health Care Service;
  - Indoor Recreation Facility;
  - Information and Service Provider;
  - Pawn Shop;
  - Radio and Television Studio; and
  - Retail and Consumer Service.
- Additional discretionary uses:

- Cannabis Store;
- Drinking Establishment – Small;
- Liquor Store; and
- Payday Loan.



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## Supplementary Slides

