



# Calgary Planning Commission

## Agenda Item: 7.2.2

1

### LOC2020-0046

### Land Use Amendment

July 16, 2020

LOC2020-0046

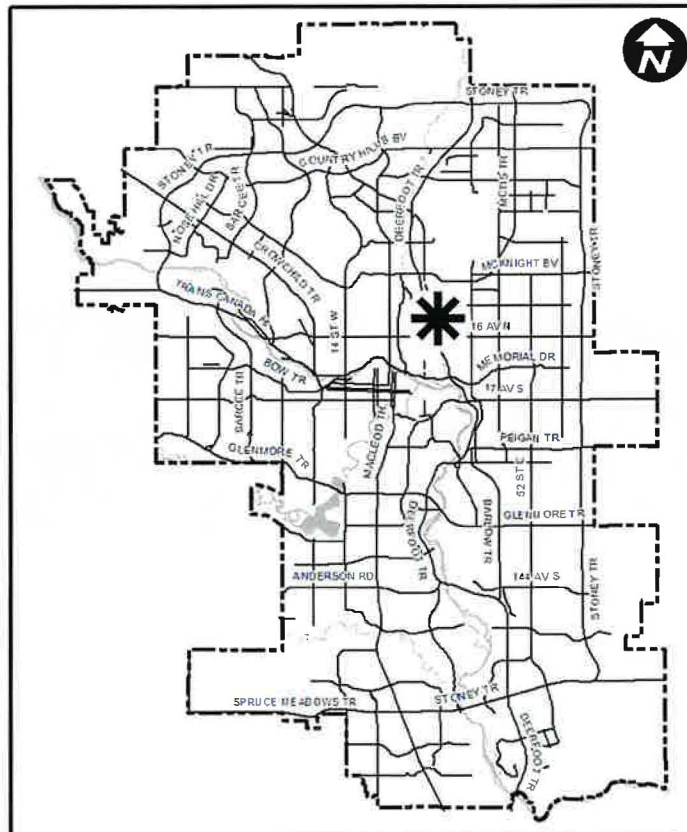
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

JUL 16 2020

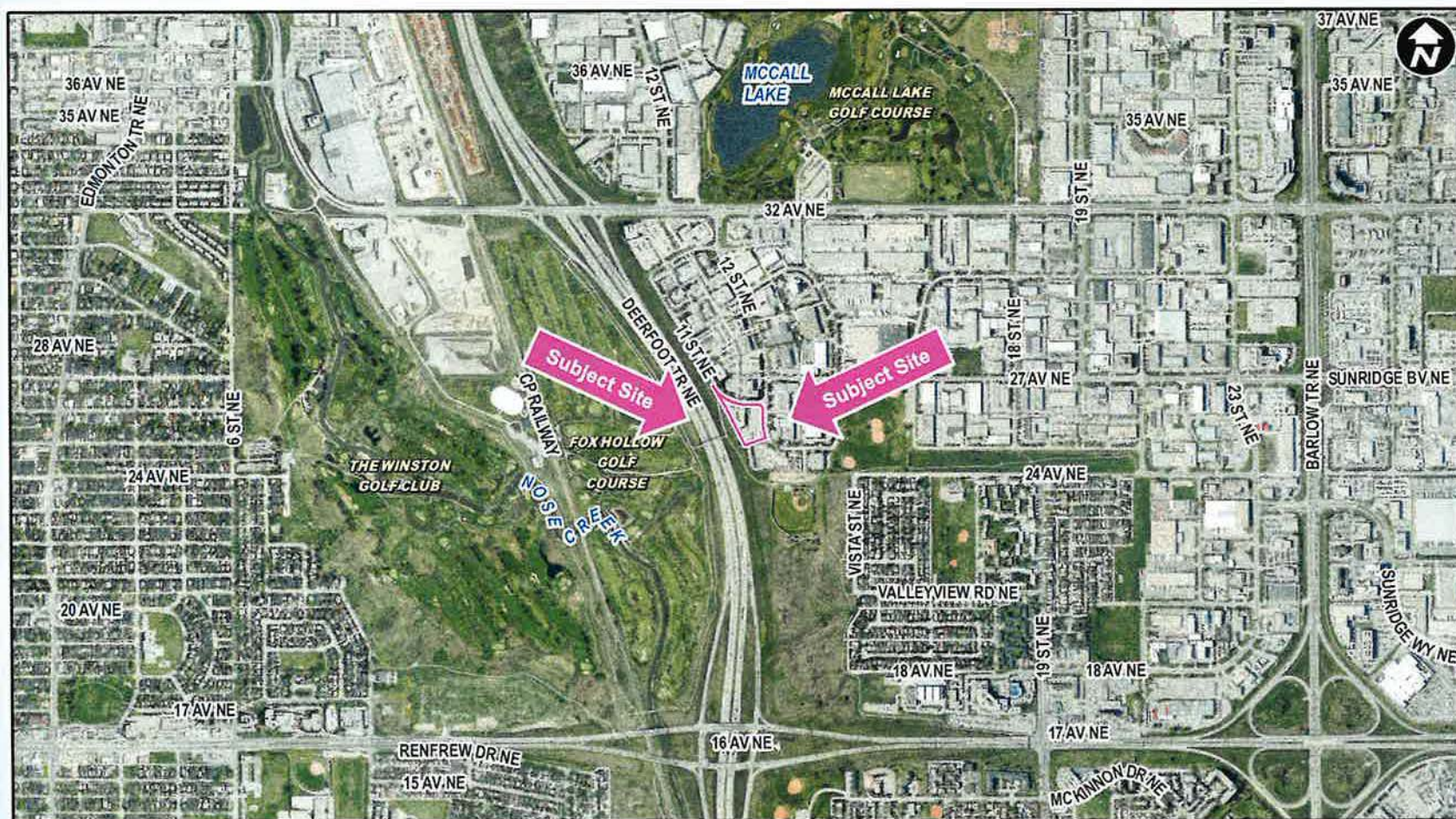
ITEM: 7.2.2 CPC2020-0797

DISTRIBUTION

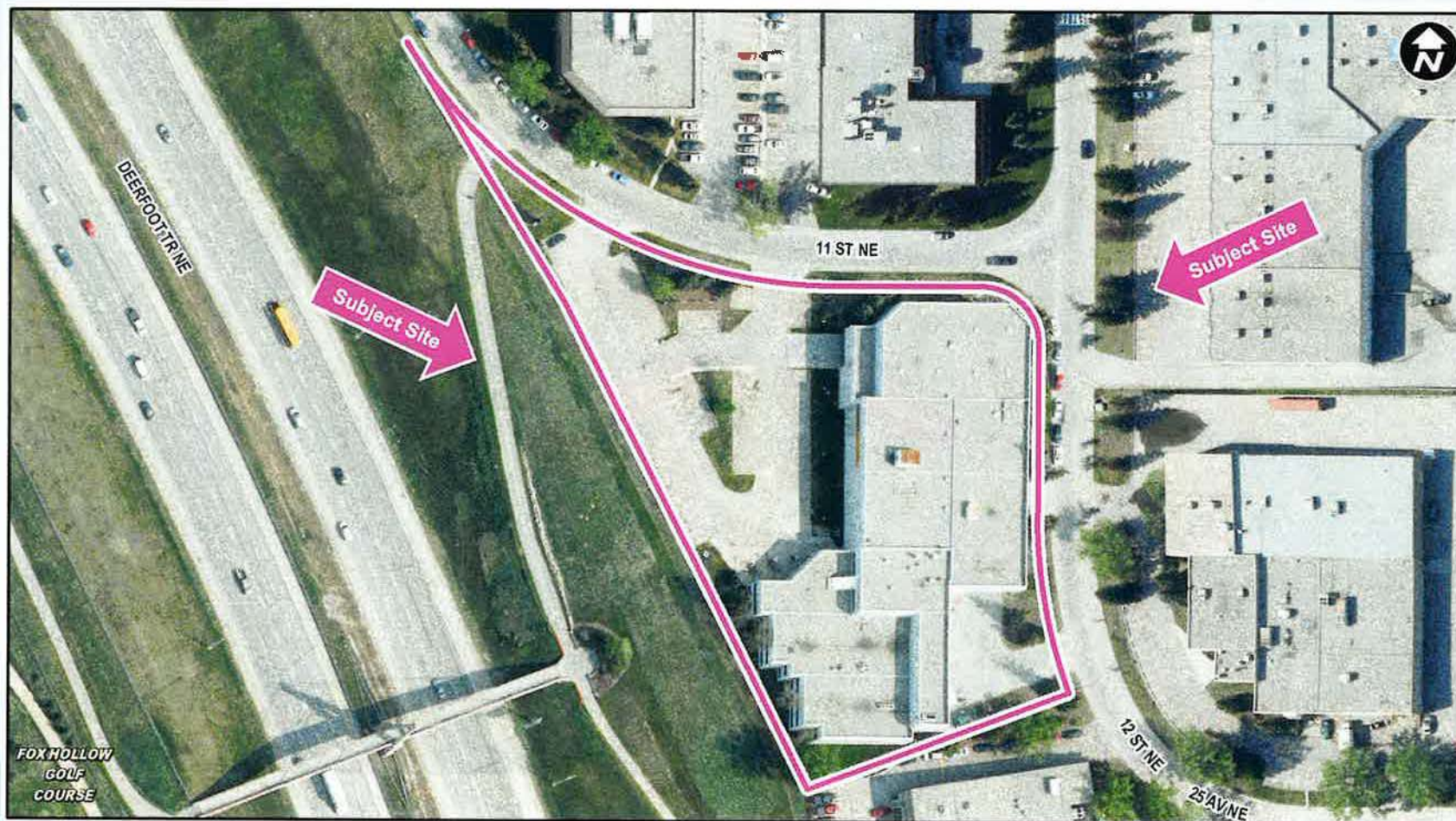
CITY CLERK'S DEPARTMENT















July 16, 2020

LOC2020-0046

PHOTO







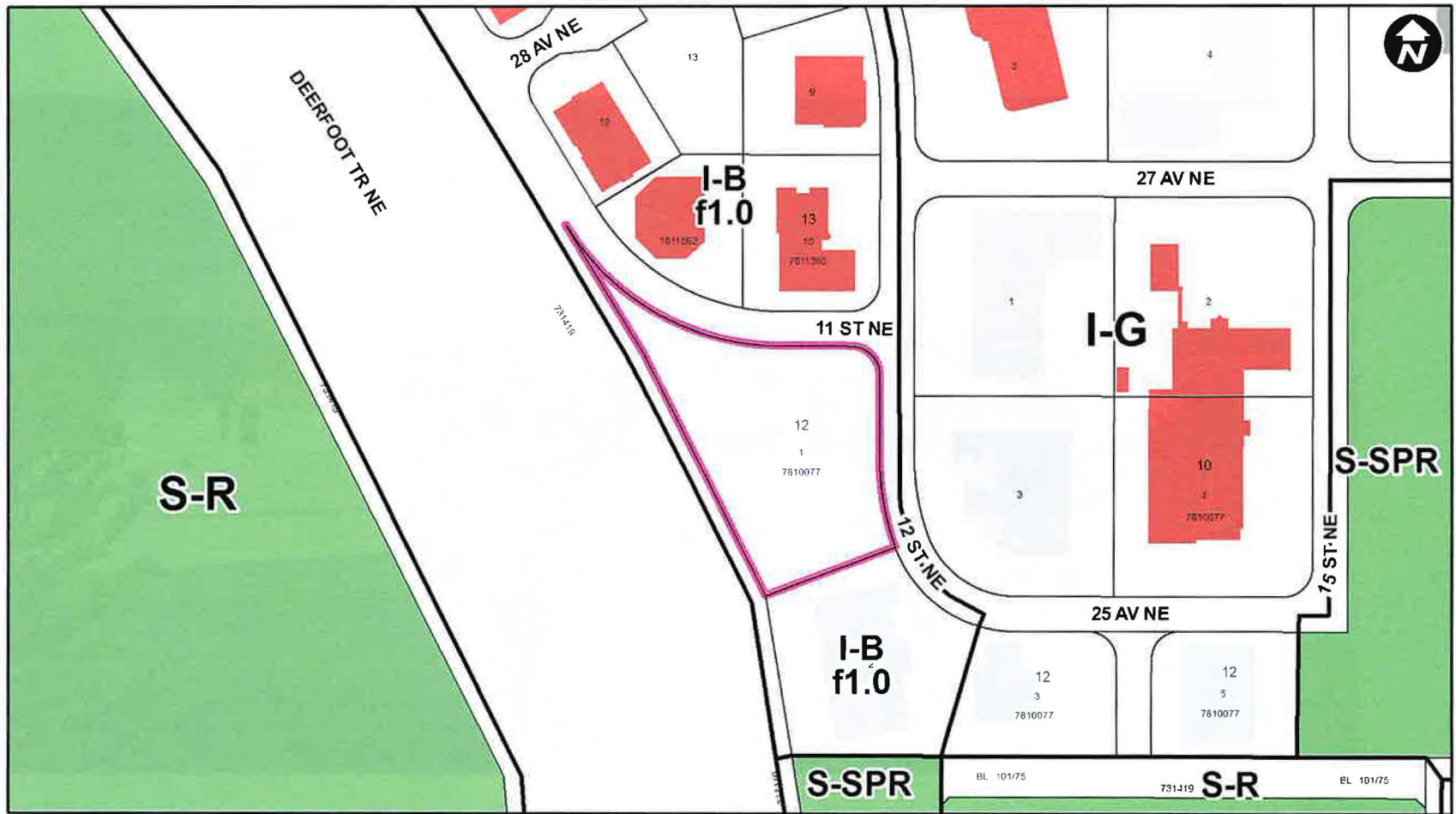
July 16, 2020

LOC2020-0046

PHOTO

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











## Urban Structure

(By Land Use Typology)

### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Residential

#### Developed

- Inner City
- Established

#### Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

### Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

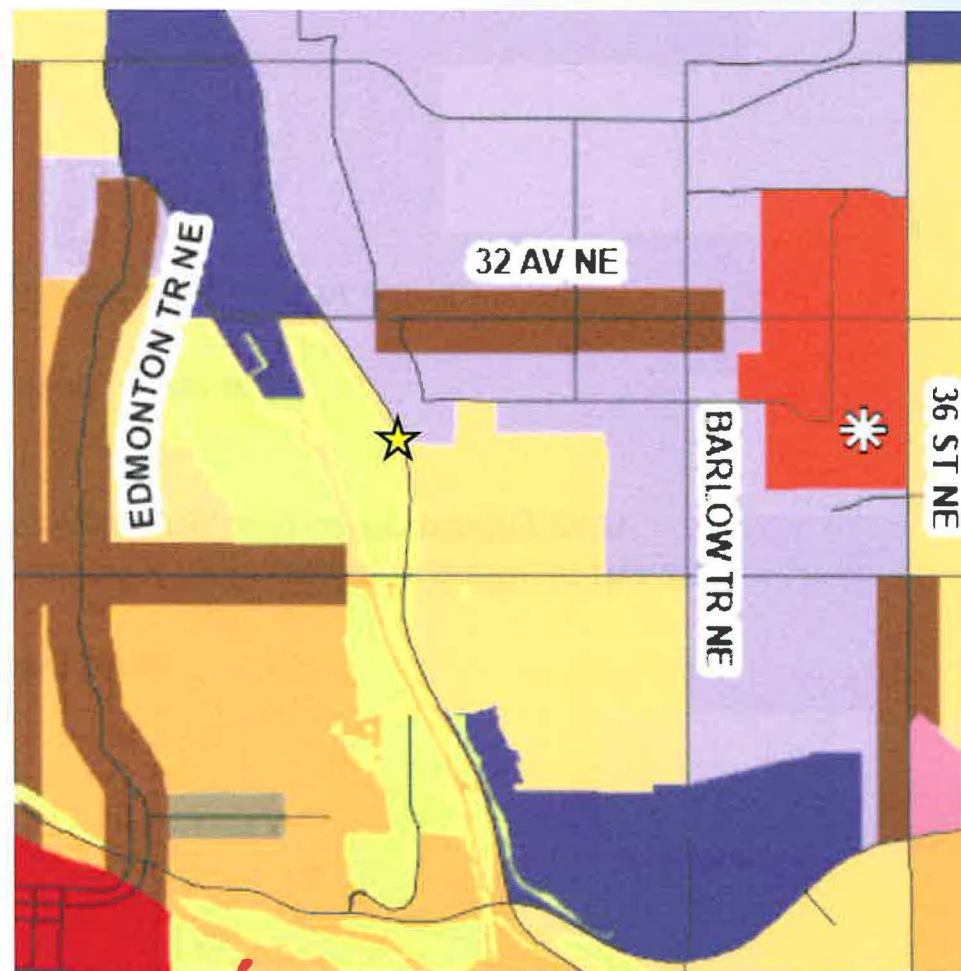
- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits

★ Subject Parcel



### Public Response:

- Four letters received by Administration
- Feedback included concerns regarding an increase in traffic in the area, increase in demand for on-street parking, and compatibility with existing businesses
- There is no community association in the area
- No public meetings were held by the applicant or Administration



**Administration Recommendation:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.08 hectares  $\pm$  (2.67 acres  $\pm$ ) located at 2615 - 12 Street NE (Plan 7810077; Block 12; Lot 1) from Industrial – Business (I-B) District **to** DC Direct Control District **to** accommodate the additional use of Vehicle Rental – Major, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw