

Report Amendment



1) Ward 03 will be replaced with Ward 10.

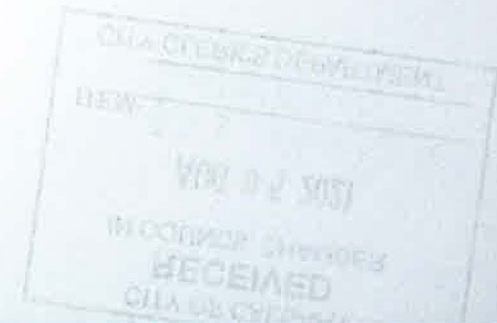
- Title on all headers – Land Use Amendment Cover report



Calgary Planning Commission

Agenda Item: 7.2.2

LOC2021-0070
Land Use Amendment
August 5th, 2021





- 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
 - Bus Stop

Parcel Size:

0.57 ha
42m x 113m



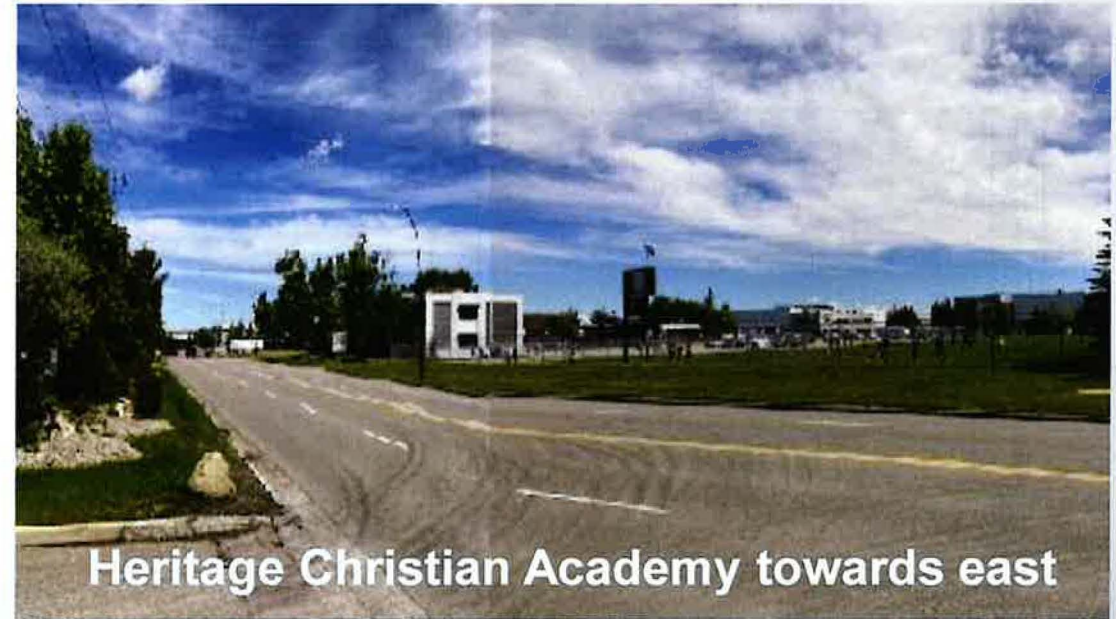
Subject parcel from south



BW Port O'Call Hotel towards south



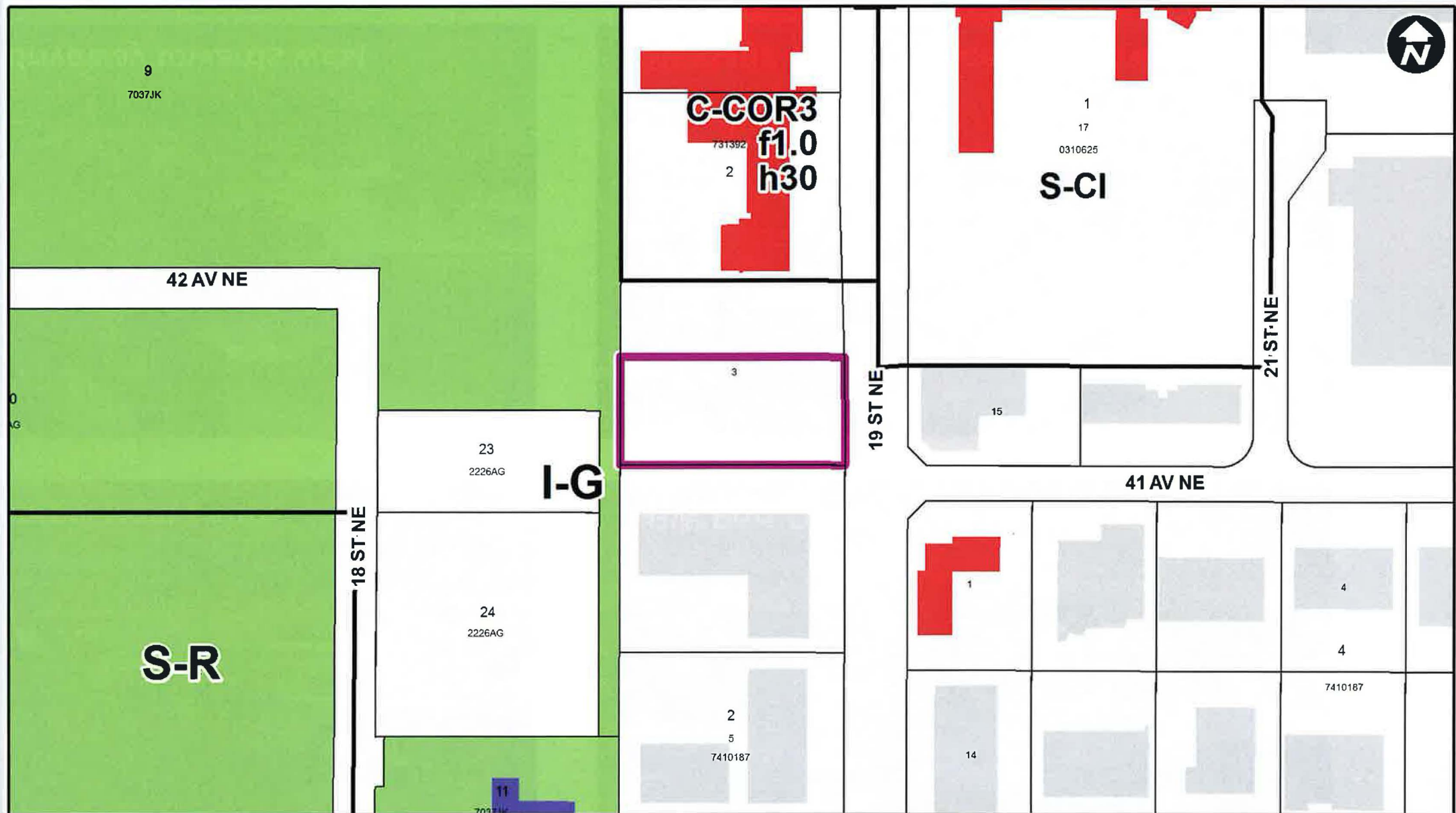
Existing driveway towards west

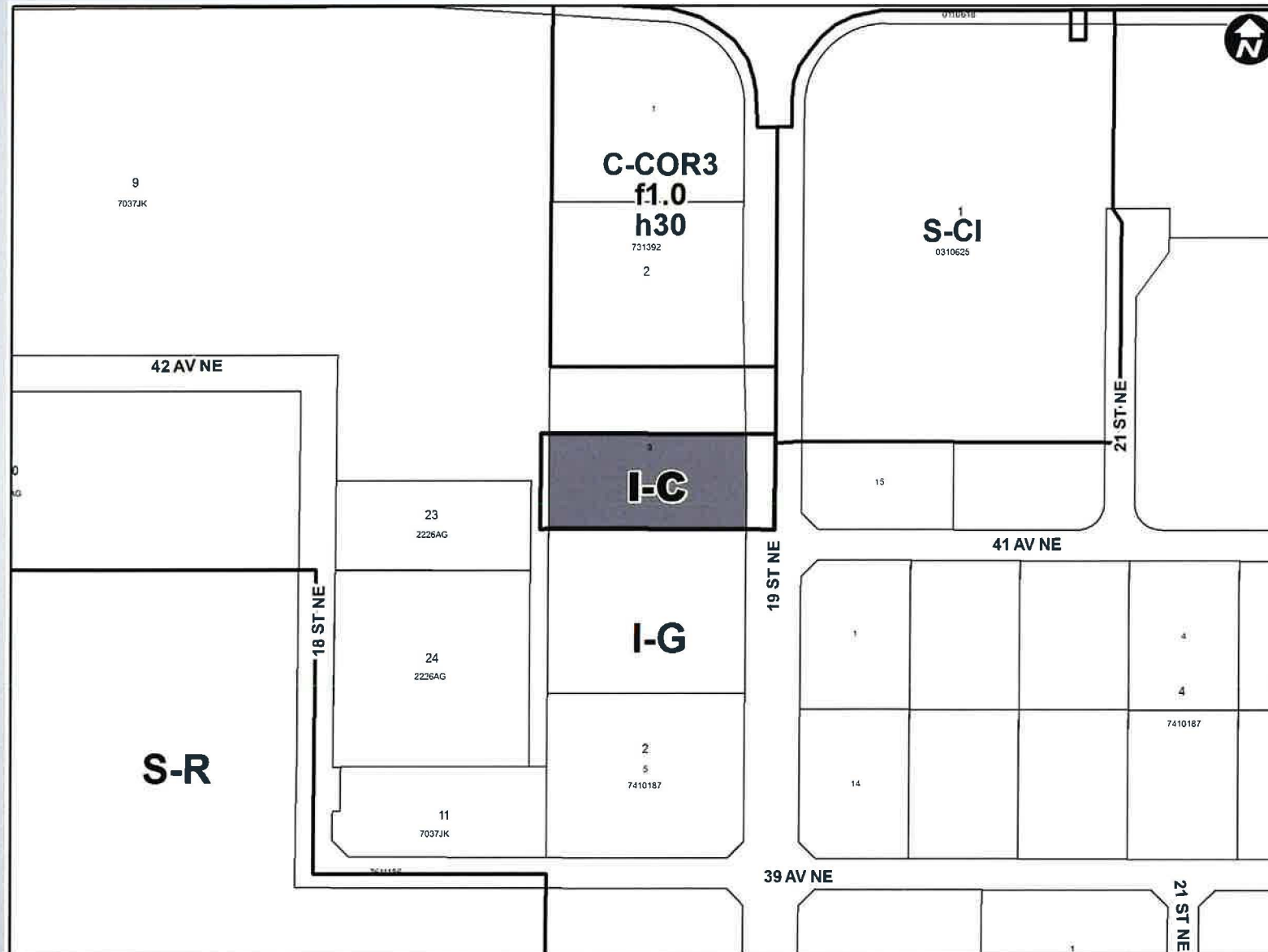


Heritage Christian Academy towards east

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





Proposed I-C District:

- Supports both light industrial and small-scale commercial
- 12 m Building Height
- Vehicle Sales – Major is a discretionary use in I-C

RECOMMENDATION:

1. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.42 acres $\pm$) located at 4239 – 19 Street NE (Plan 731392, Block 2, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

Supplementary Slides

