

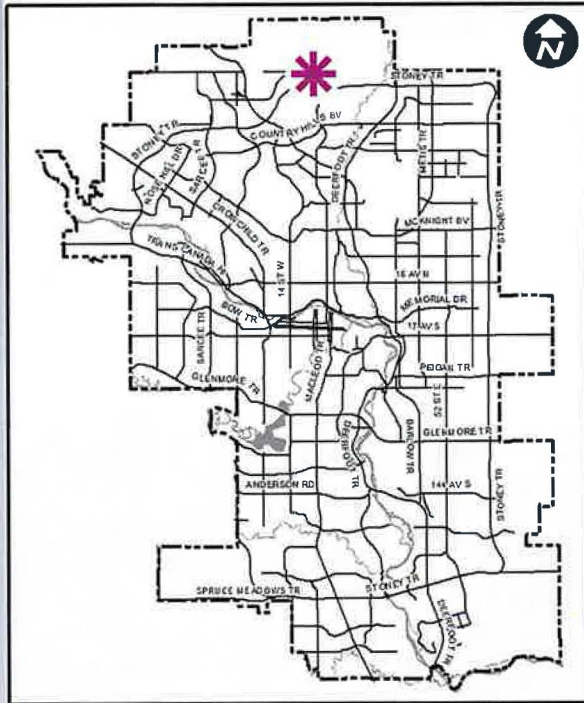


Calgary Planning Commission

Agenda Item: 7.2.1

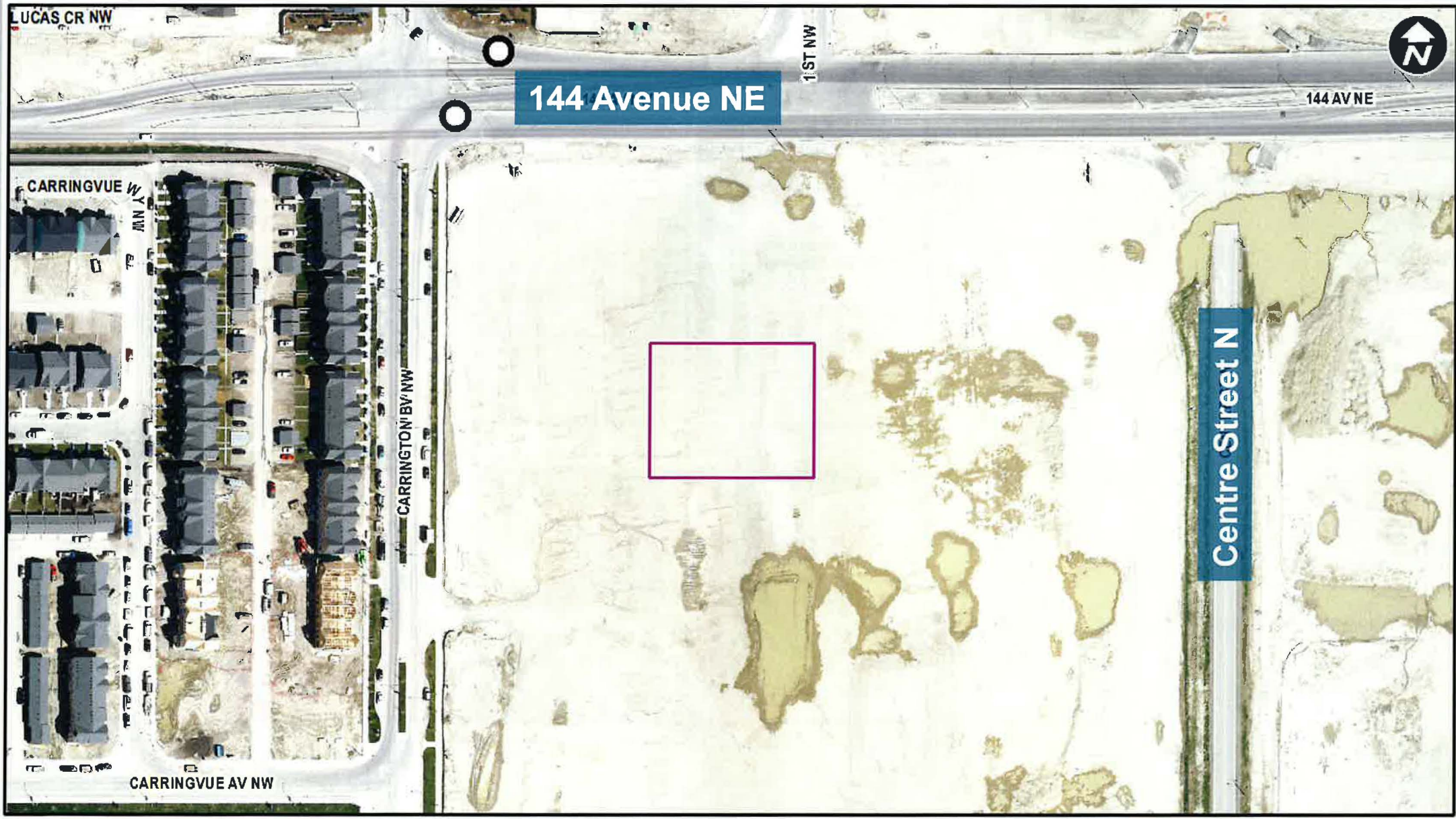


LOC2021-0103
Land Use Amendment
September 16, 2021



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



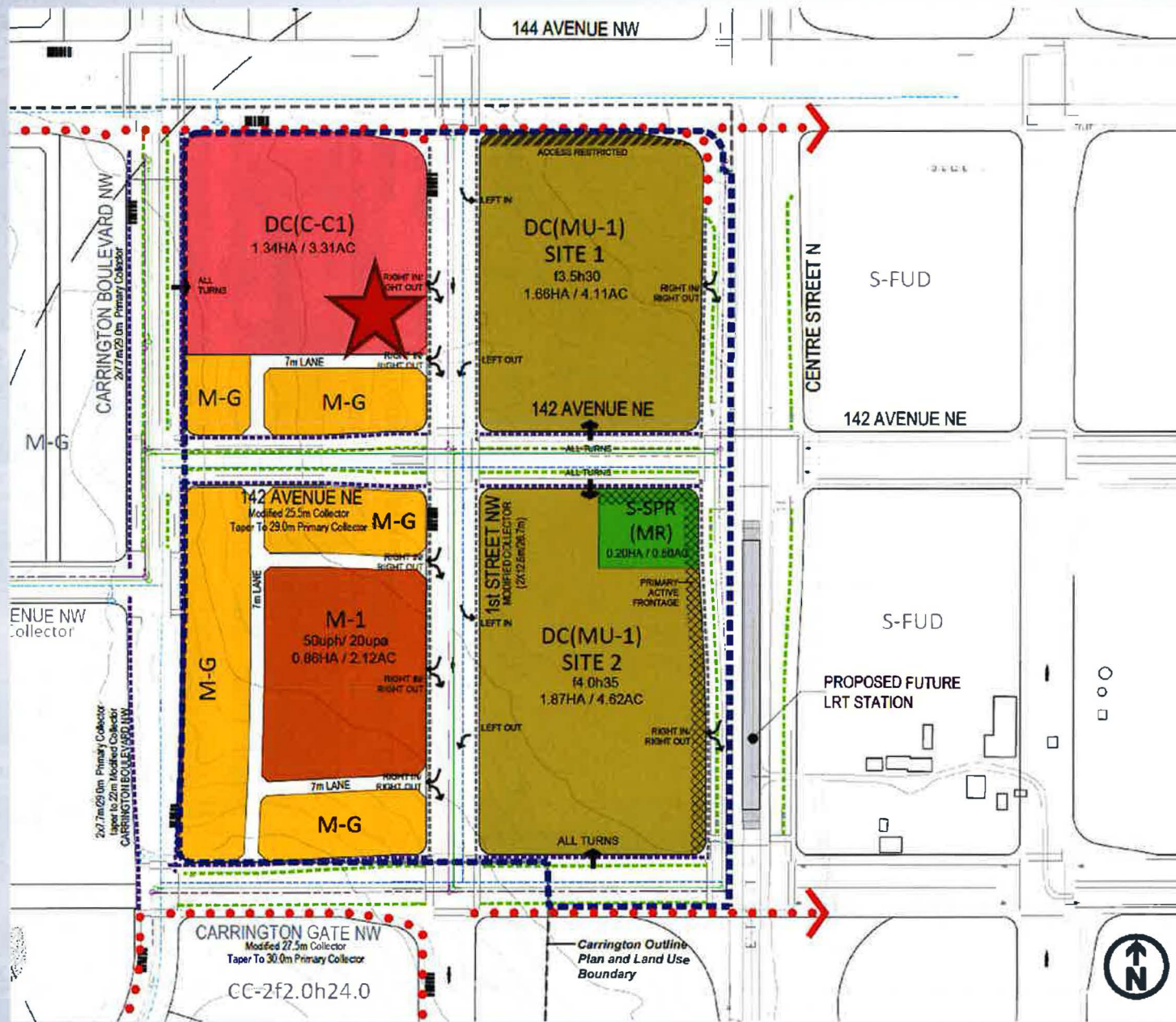
144 Avenue NE


Centre Street N

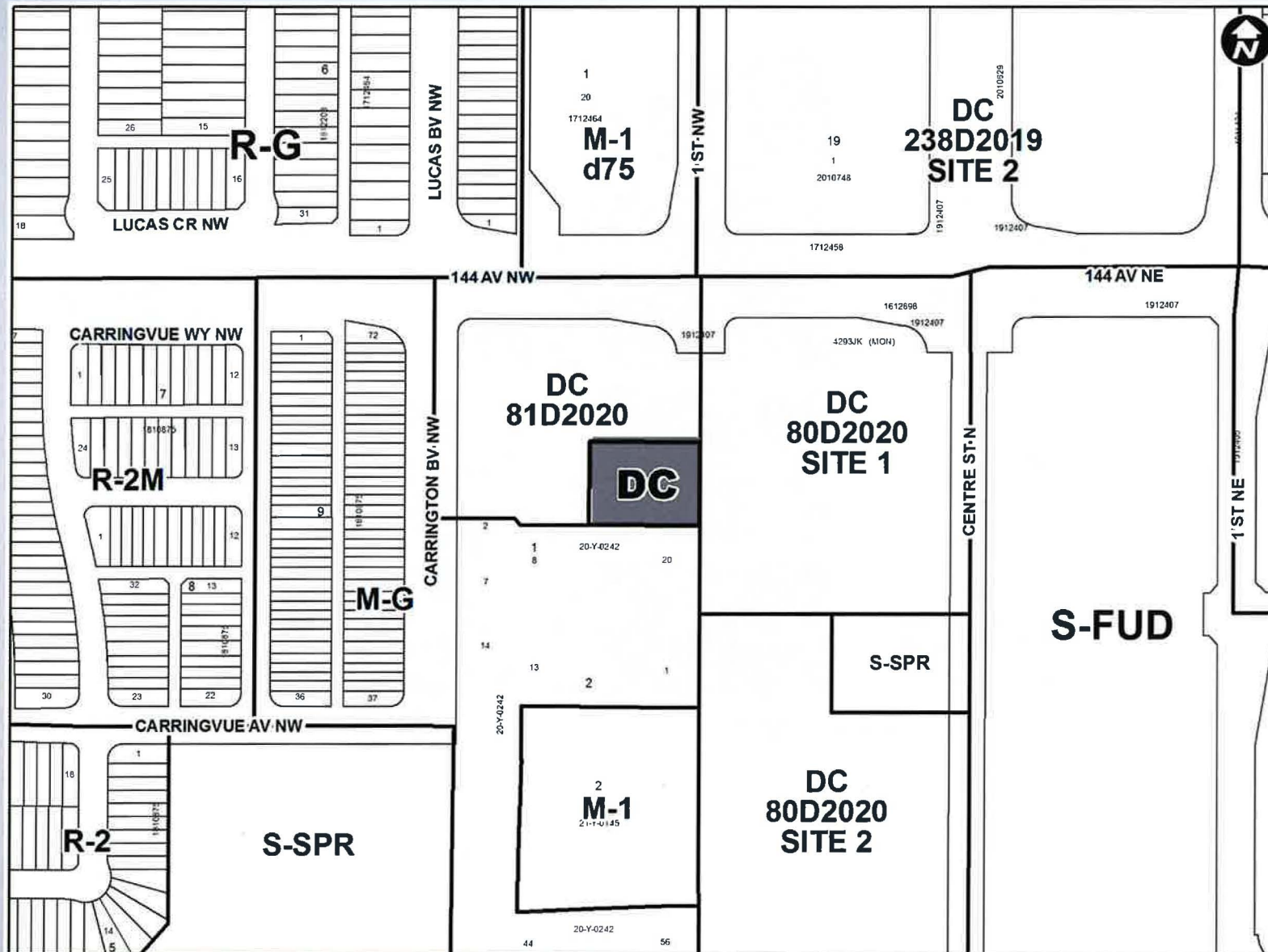
Parcel Size:

0.28 ha
61m x 45m

Approved Outline Plan (LOC2018-0262)

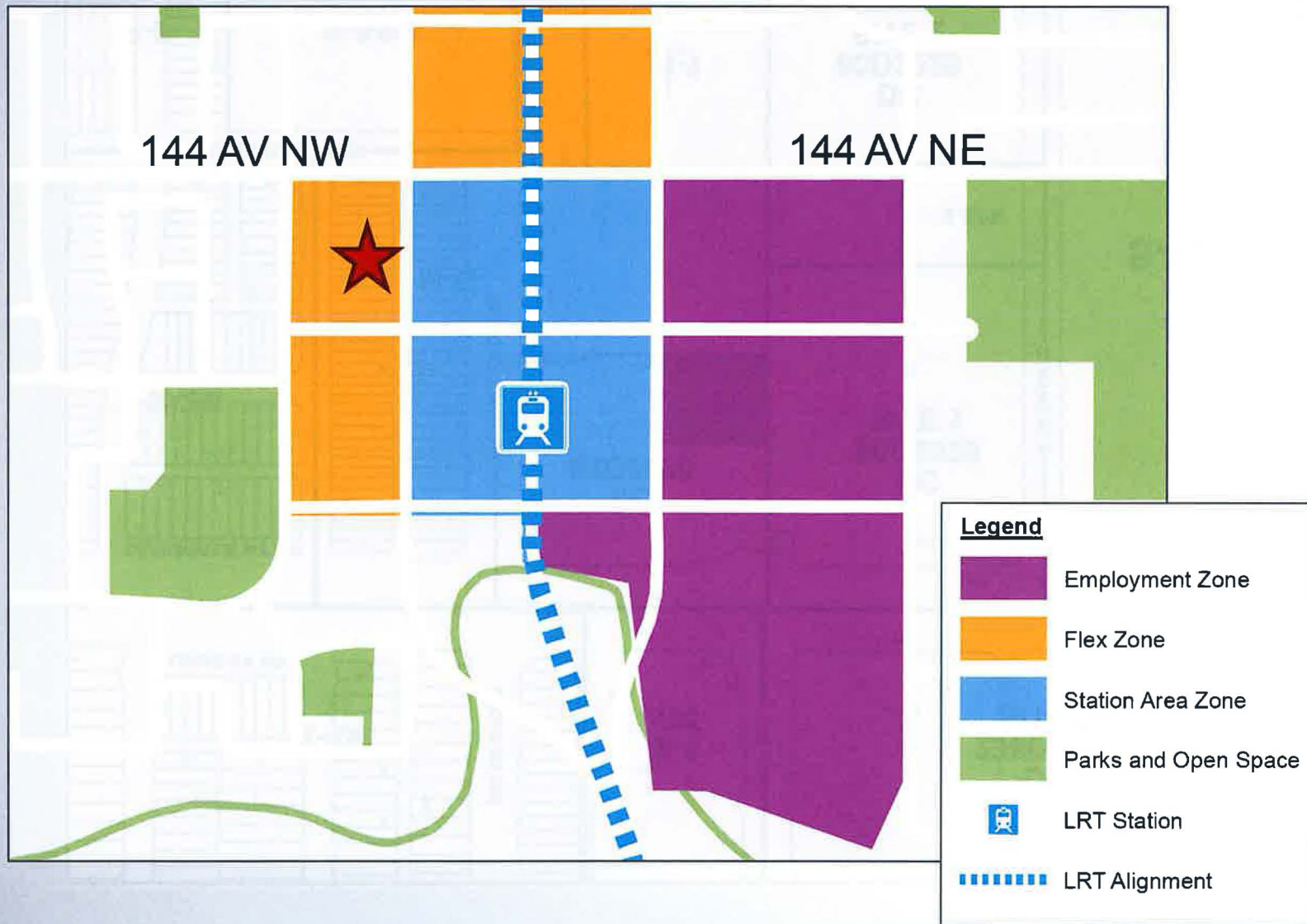


 **Subject Site location for LOC2021-0103**



Proposed DC District:

- Based on C-C1 District
- Additional “Car Wash – Multi-Vehicle” use
- Max. FAR = 2.0
- Max. Height = 16 m



Flex Zone policies:

- Intended for wide variety of uses to offer flexibility
- Allow vehicle-oriented uses

 **Subject Site location for LOC2021-0103**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 3).

Supplementary Slides

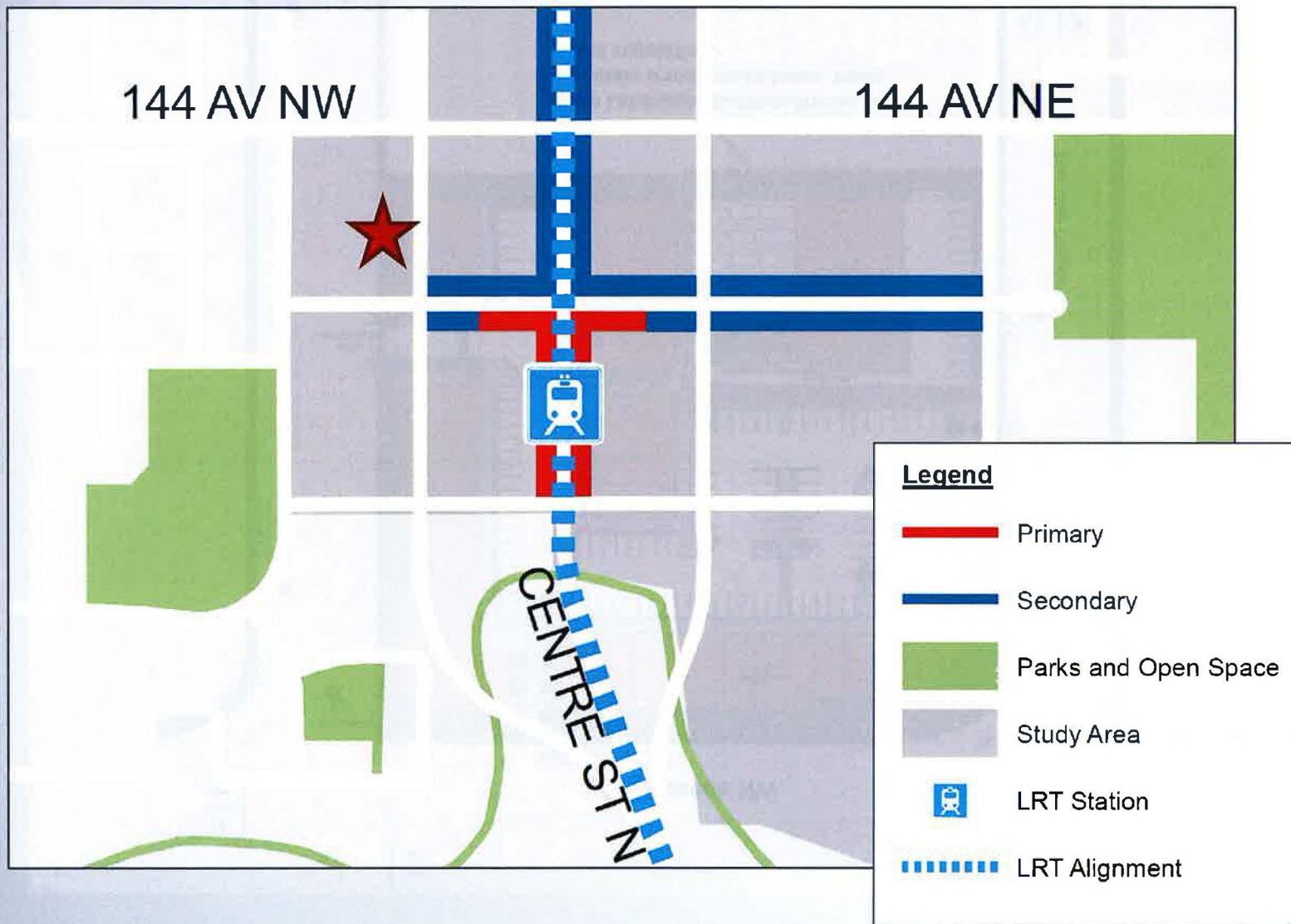


Aug 19, 2021 - 8:59am W:\2021-074_Arcuri Developments_Carrington_Comm_LUAM\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2021-074 Concept 2021Aug19.dwg Layout:Layout1

■ ■ ■ ■ ■ Subject Site

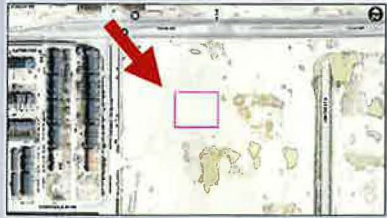
**ARCURI COMMERCIAL LANDS
(CARRINGTON)**

Aug 19 2021

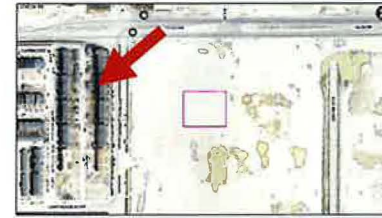


Core Area Active Frontages

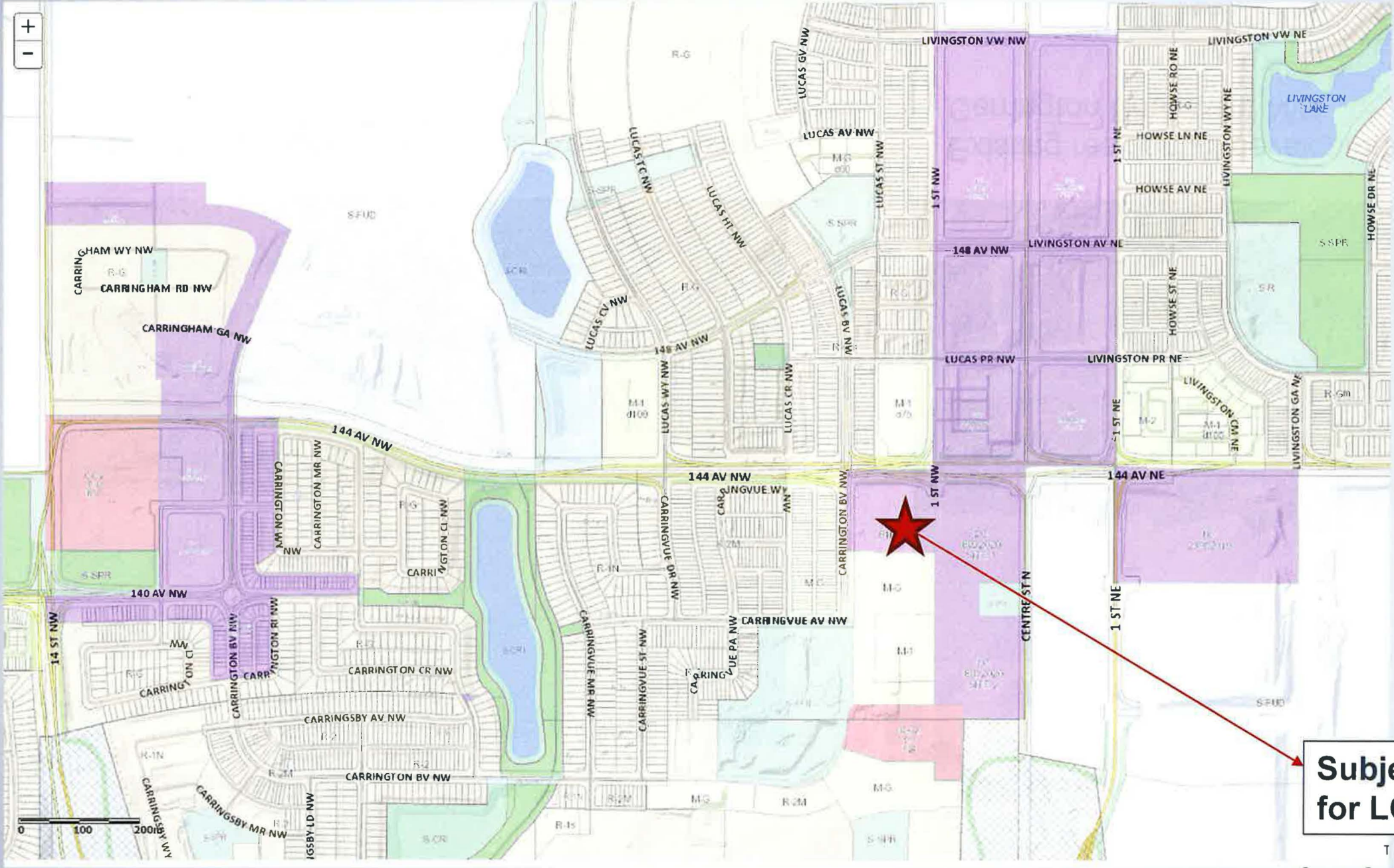
Subject Site location for LOC2021-0103



Subject Site (looking southeast from 144 Ave)



Existing residential development, west of Carrington Boulevard NW



Subject Site location for LOC2021-0103

