

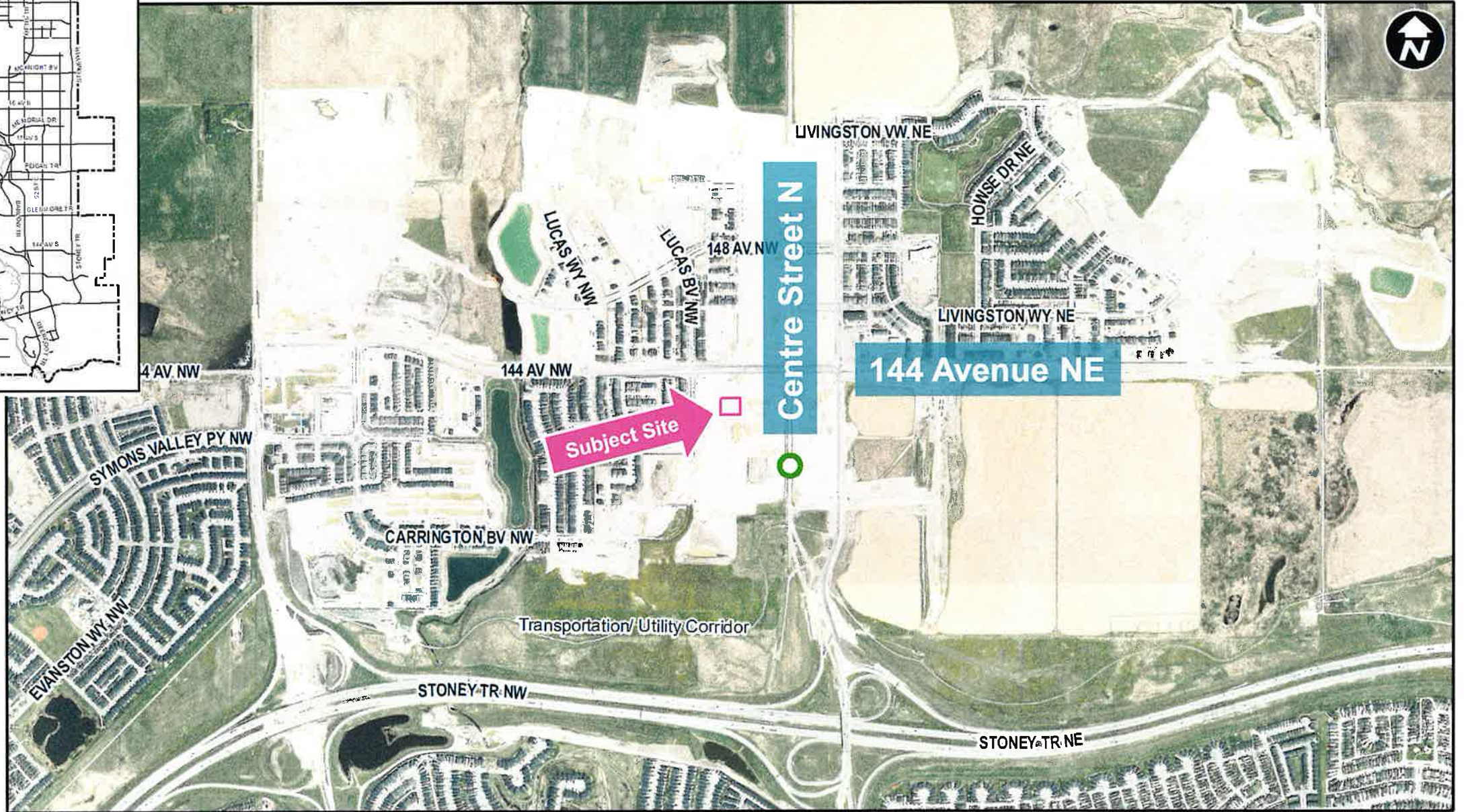
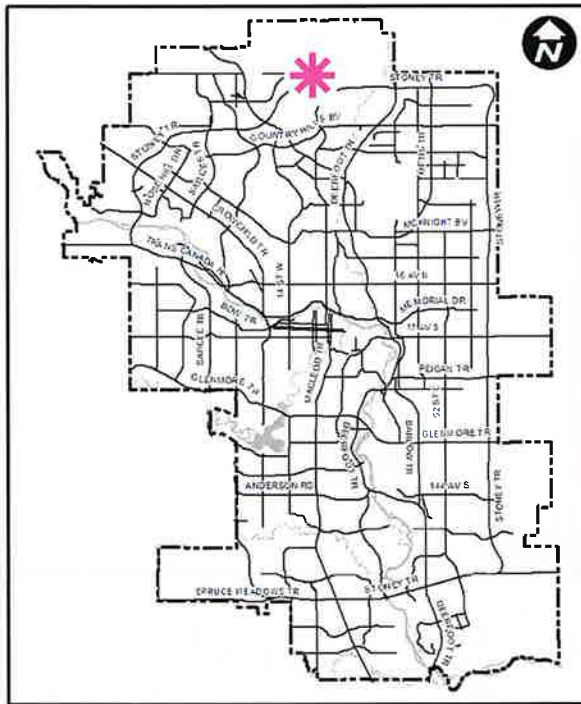


Public Hearing of Council













Agenda Item: 8.1.17

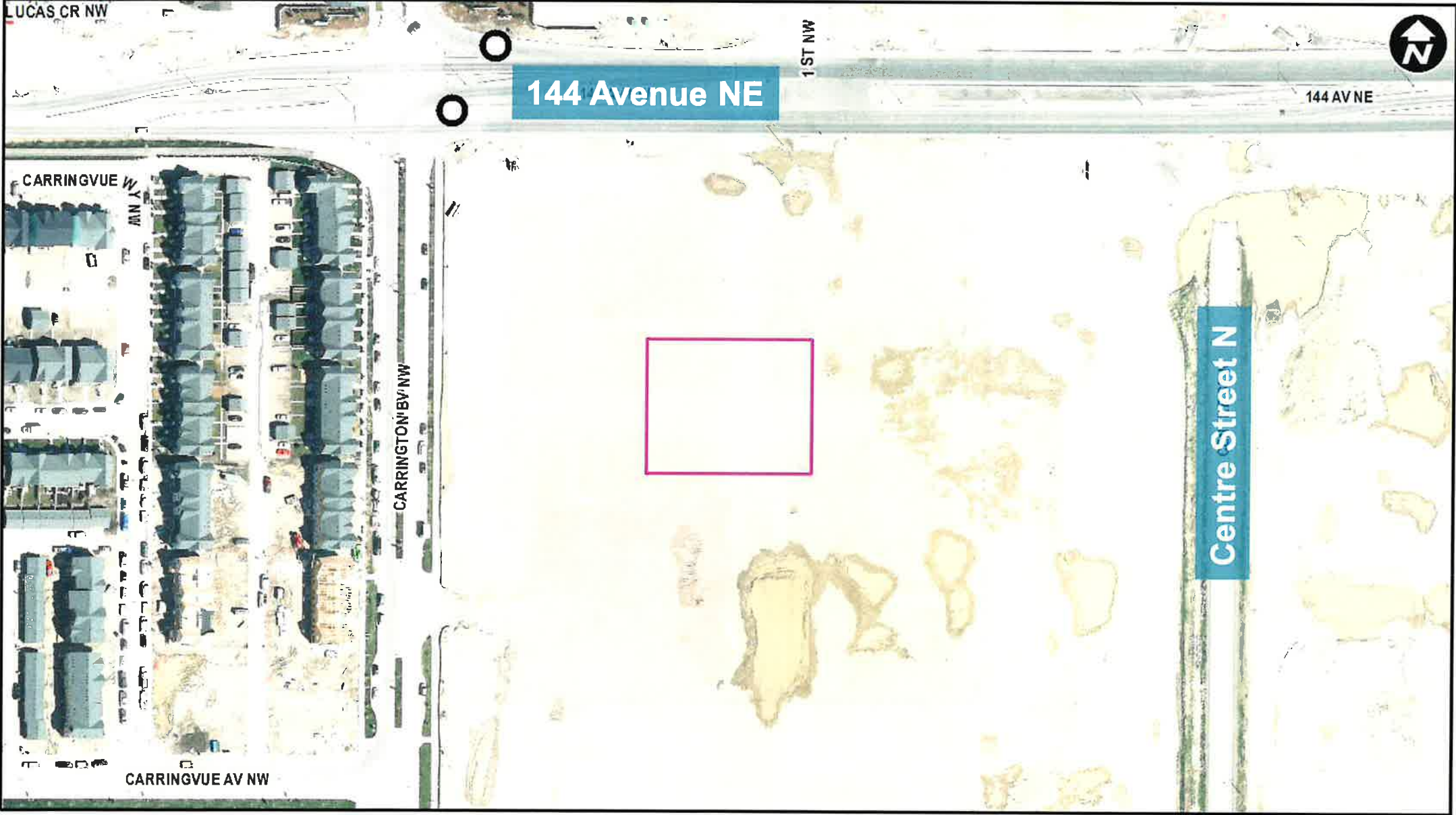
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2021
ITEM: 8.1.17 CPC2021-1291
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0103
Land Use Amendment
November 15, 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



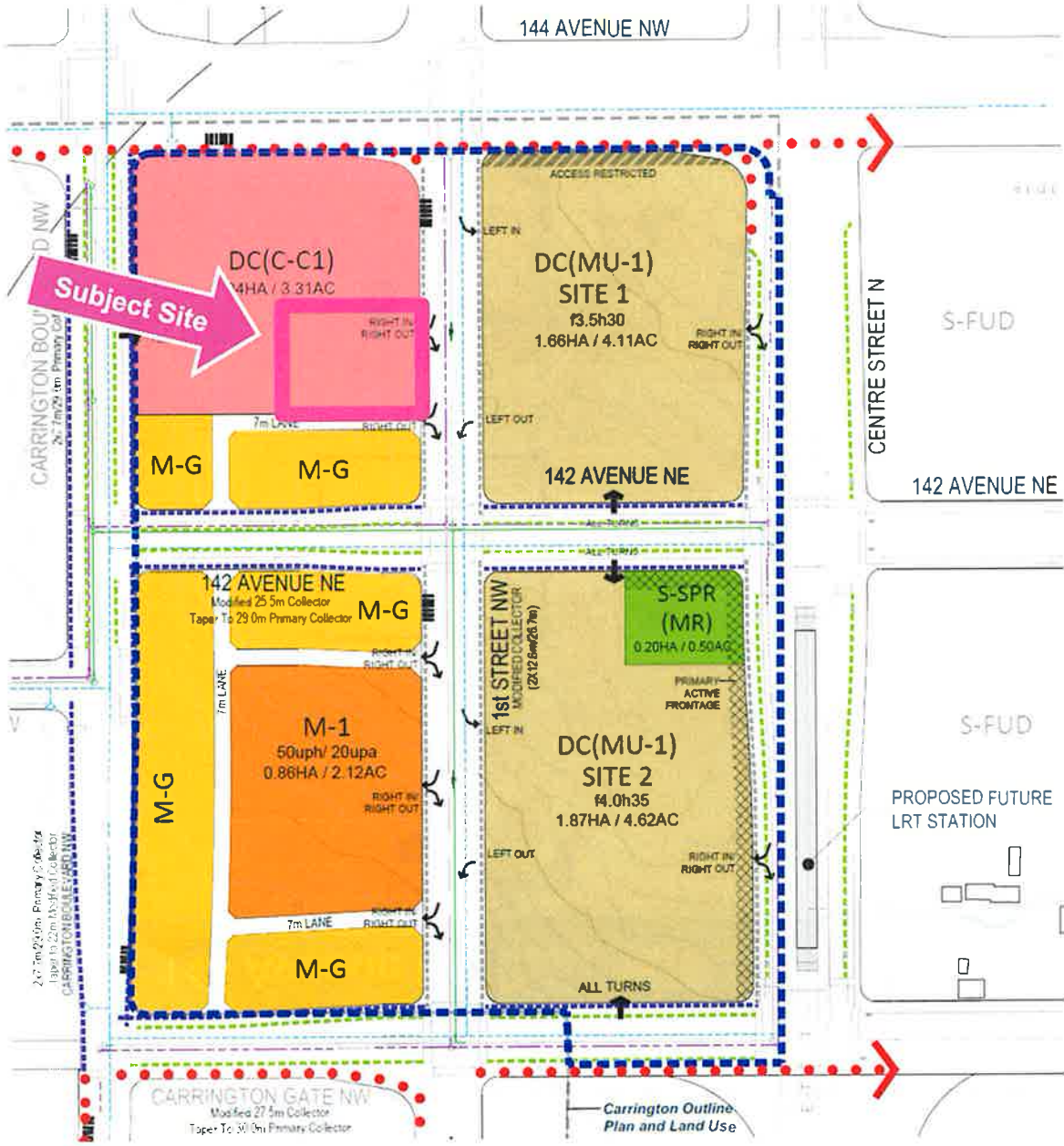
144 Avenue NE

Centre Street N

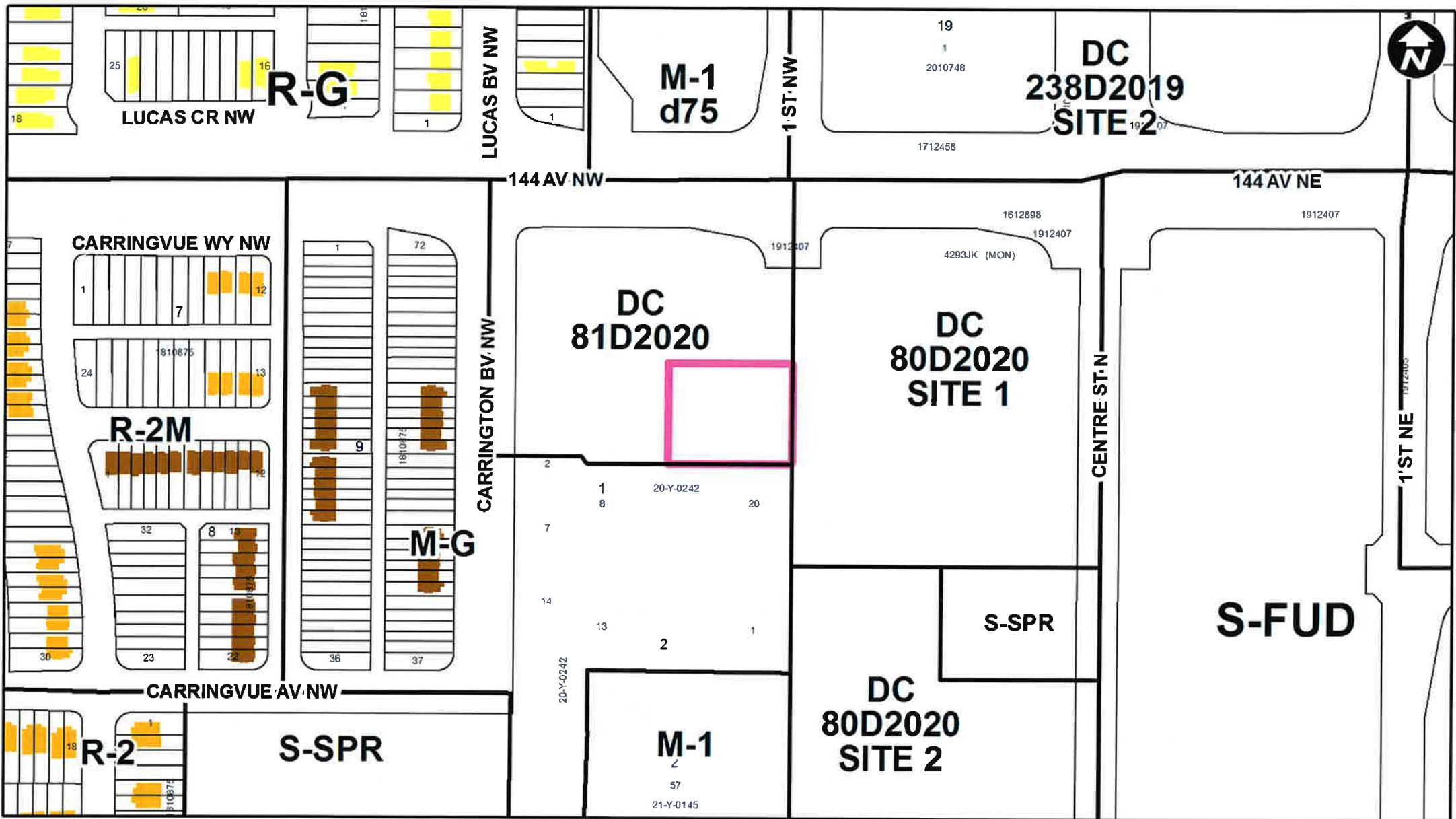
Parcel Size:

0.28 ha
61m x 45m

Approved Outline Plan (LOC2018-0262)

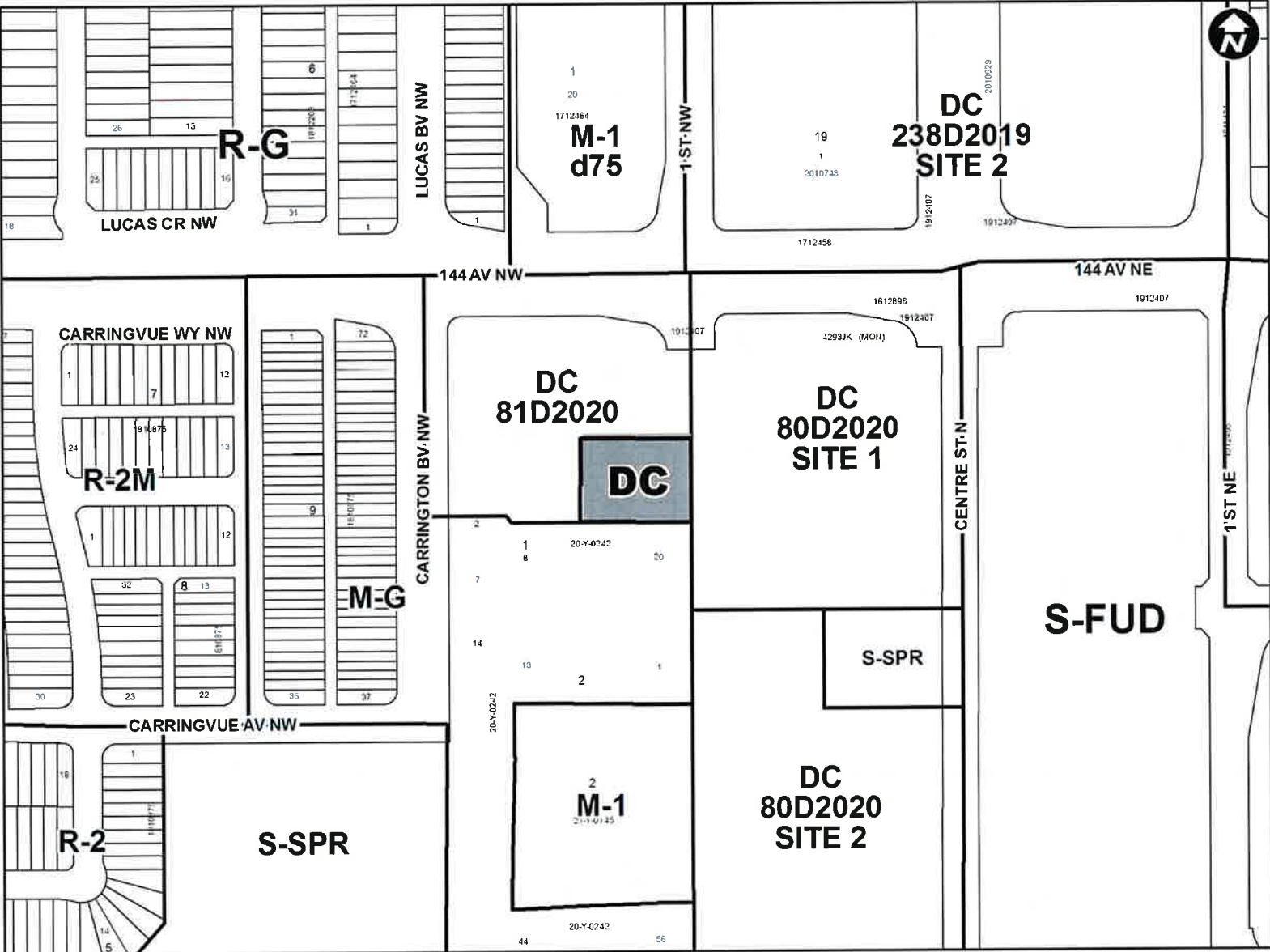


- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed DC District:

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

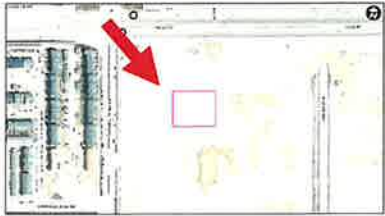


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 174D2021** 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



Subject Site (looking southeast from 144 Ave)



Existing residential development, west of Carrington Boulevard NW



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 2021\Aug19.dwg Layout:Layout1

■ ■ ■ ■ ■ Subject Site

ARCURI COMMERCIAL LANDS (CARRINGTON)

Aug 19 2021

