

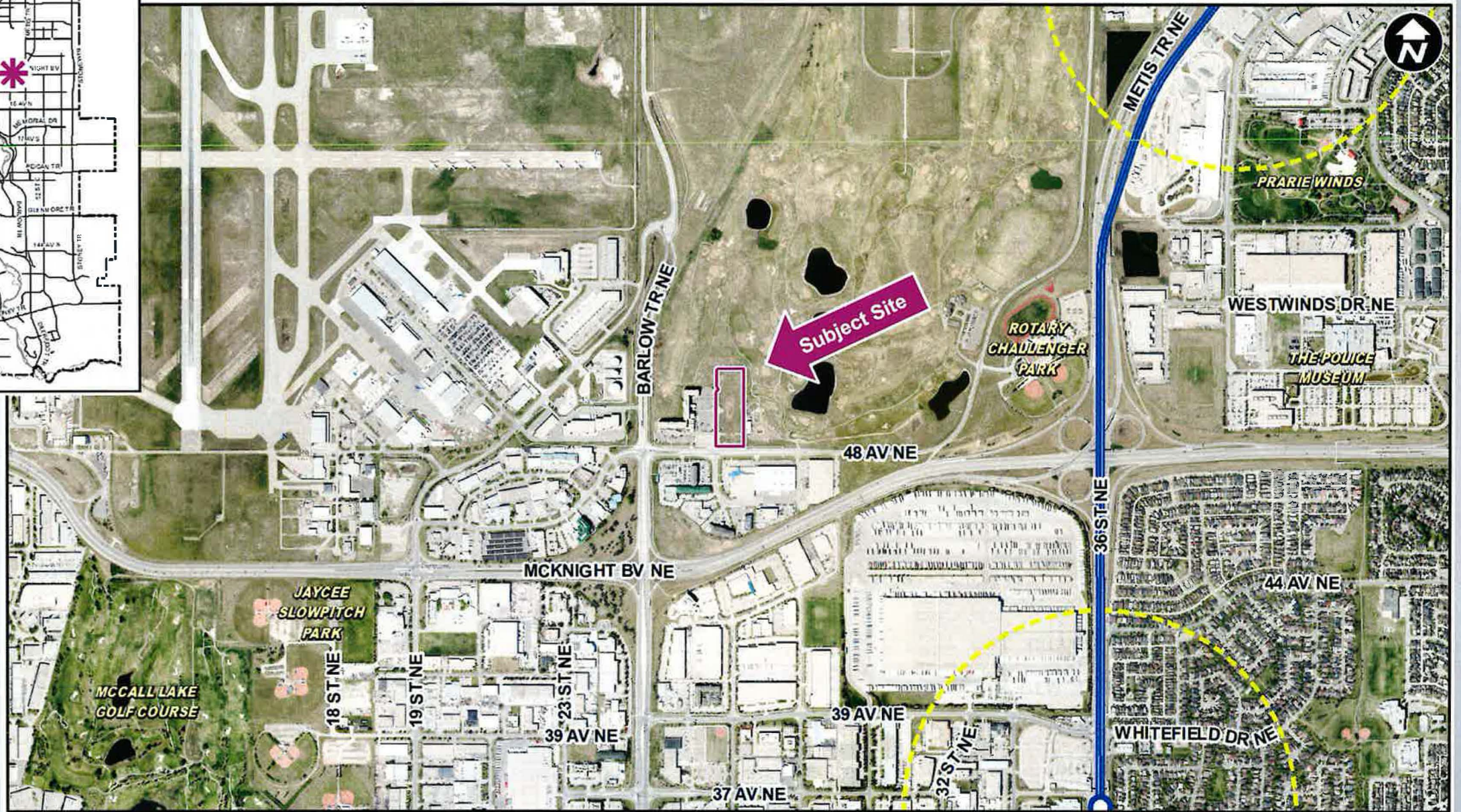


Calgary Planning Commission

Agenda Item: 7.2.5

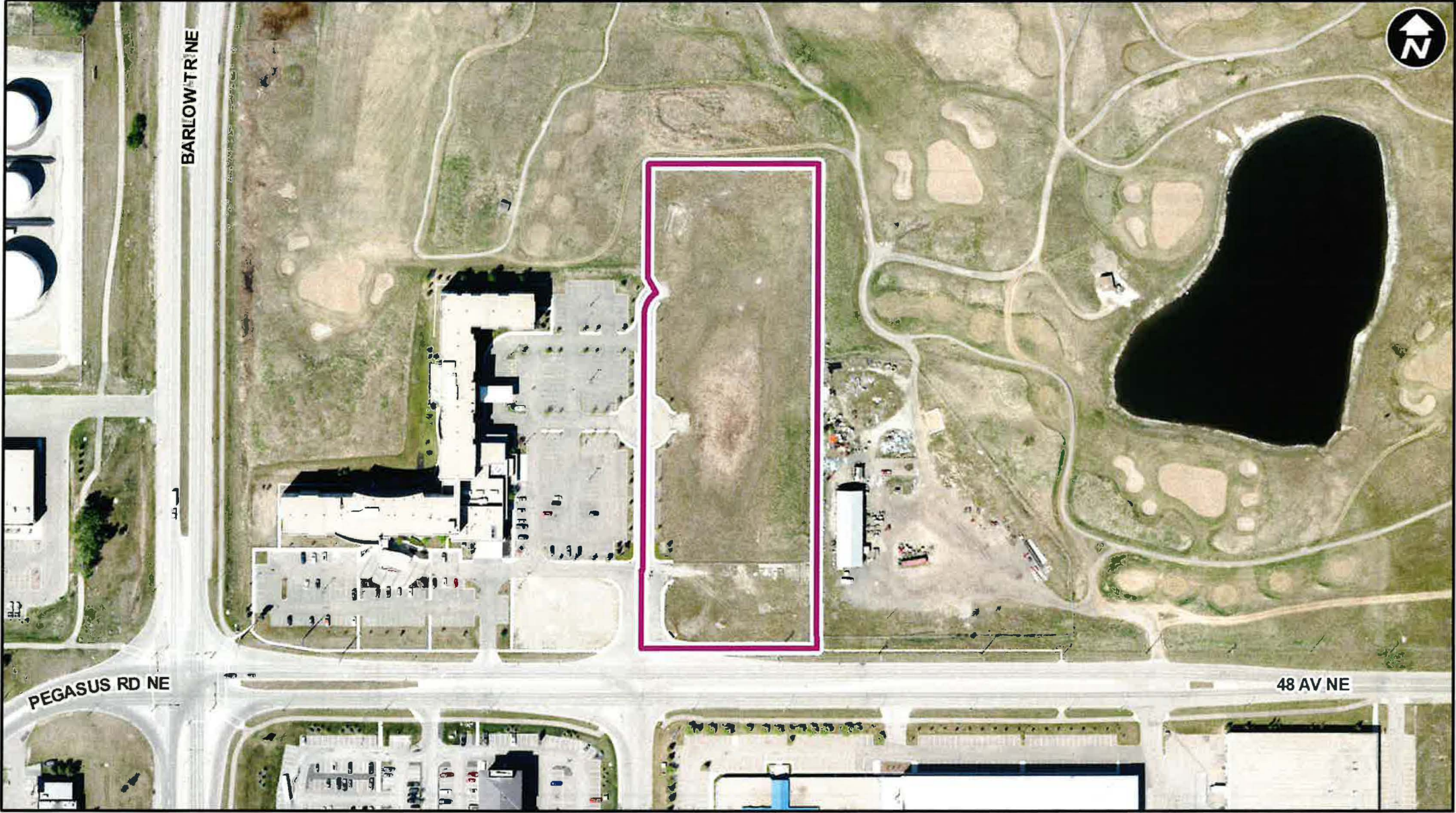
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 21 2022
ITEM: 7.2.5 CPC2022-0466
Distribution Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0205
Land Use Amendment
April 21, 2022



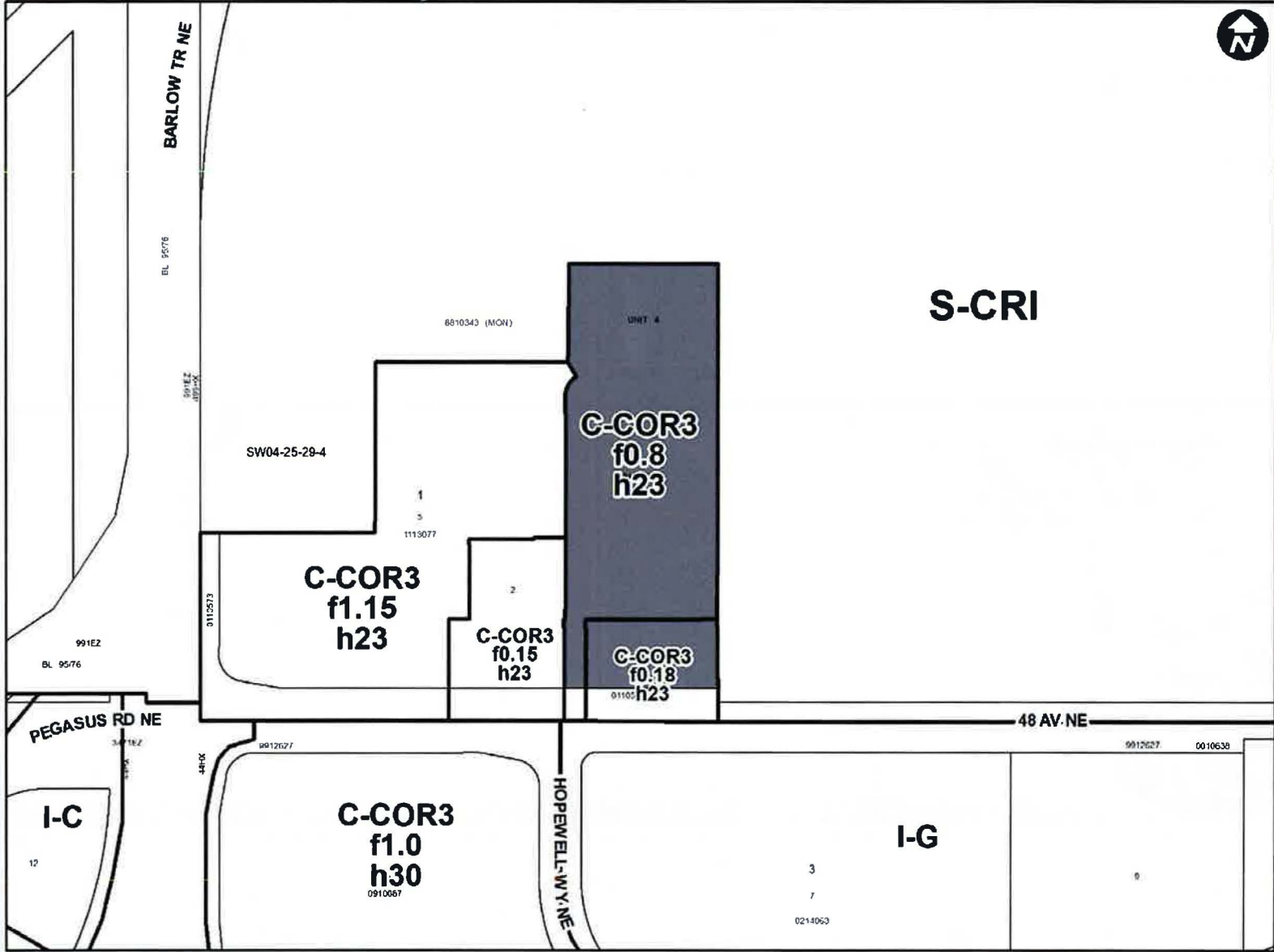
LEGEND

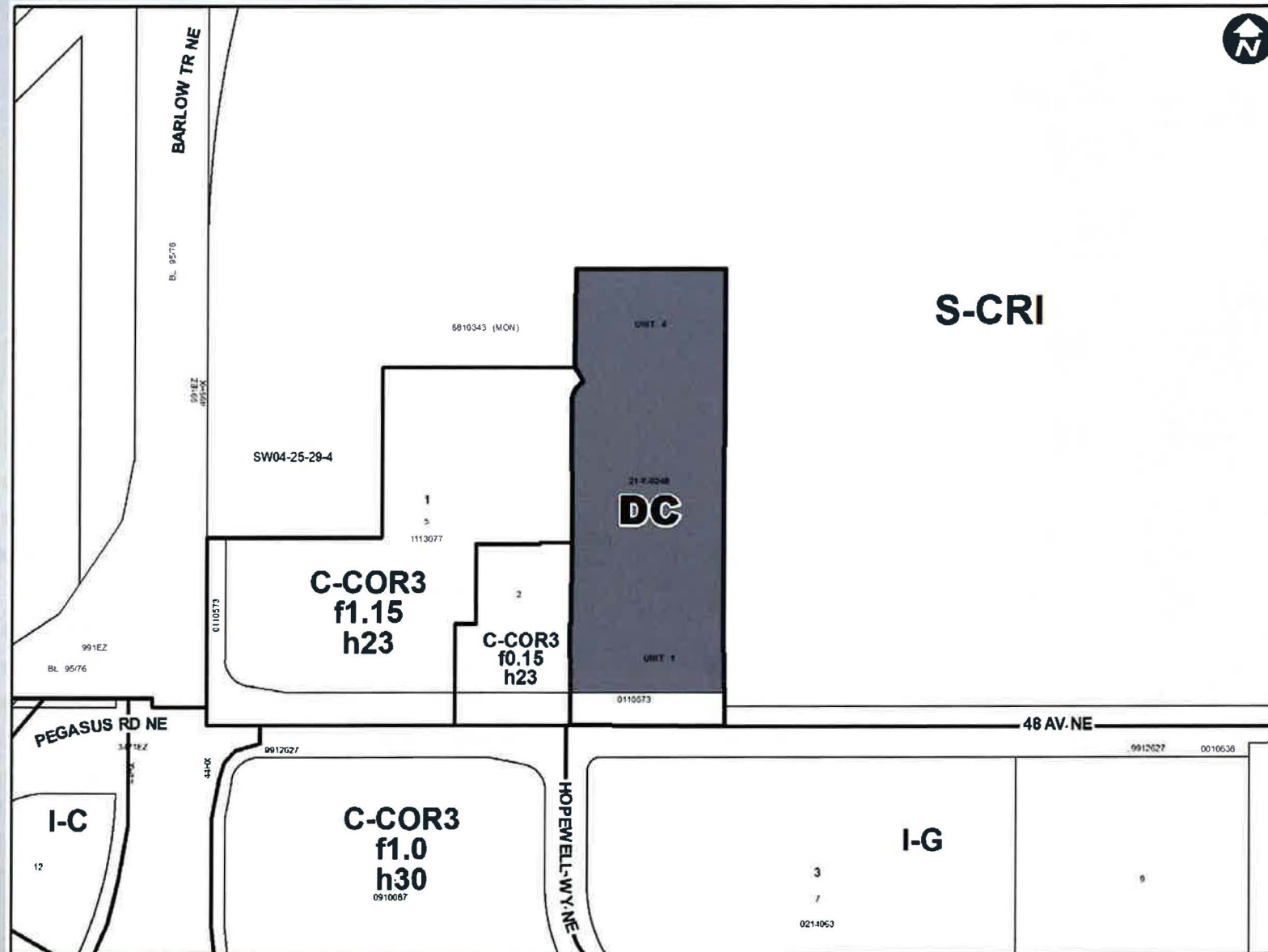
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



Parcel Size:

1.99 ha
83m x 236m





Proposed DC District:

- Based on the Industrial – Commercial (I-C) District
- 16m max height (approximately 4 storeys)
- 2.0 FAR

Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

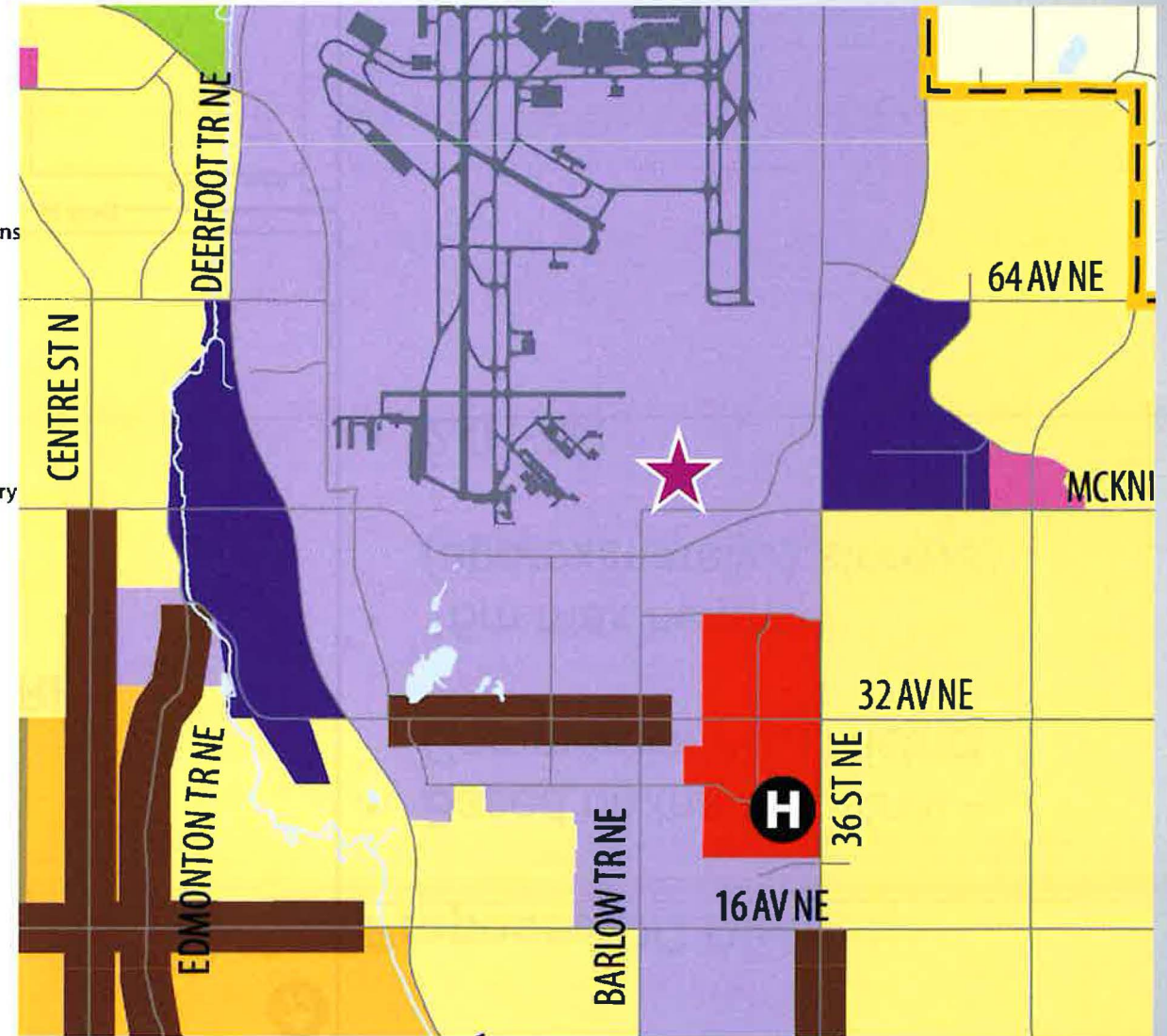
Developing Residential

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

Industrial

- Industrial - Employee Intens
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

★ Subject Site



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 2600 – 48 Avenue NE (Plan 2010044, Block 1, Lot 6) from Commercial – Corridor 3 f0.8h23 (C-COR3 f0.8h23) District and Commercial – Corridor 3 f0.18h23 (CCOR3 f0.18h23) District to Direct Control (DC) District to accommodate additional building height and floor area ratio, with guidelines (Attachment 2).

Supplementary Slides



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

