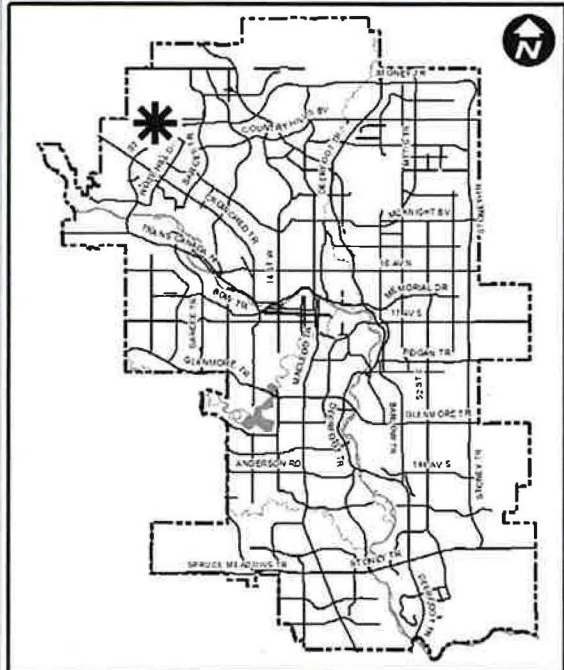


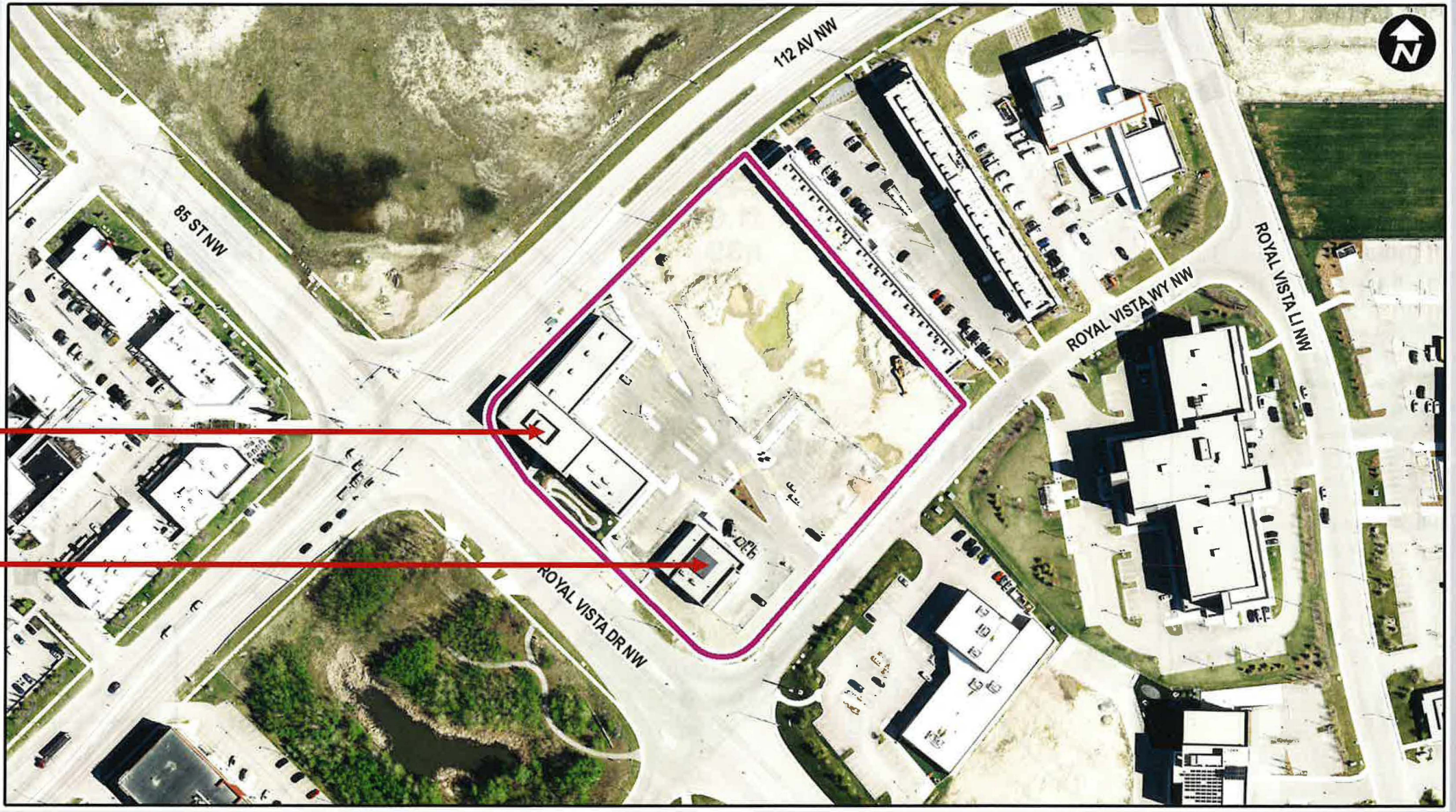


Public Hearing of Council
Agenda Item: 8.1.8

LOC2020-0183
Land Use Amendment

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.8 CPC2021-0106
Distribution
CITY CLERK'S DEPARTMENT



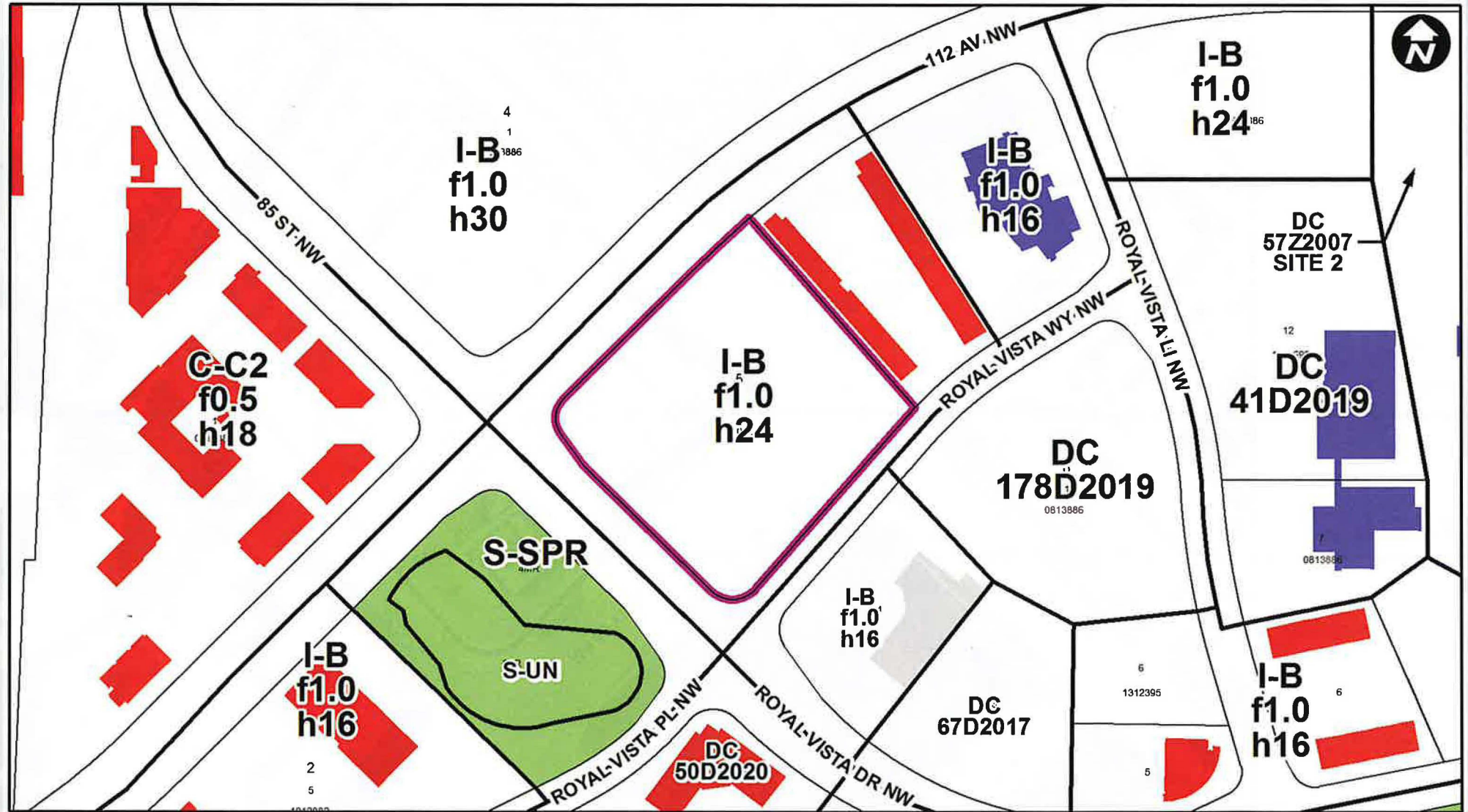


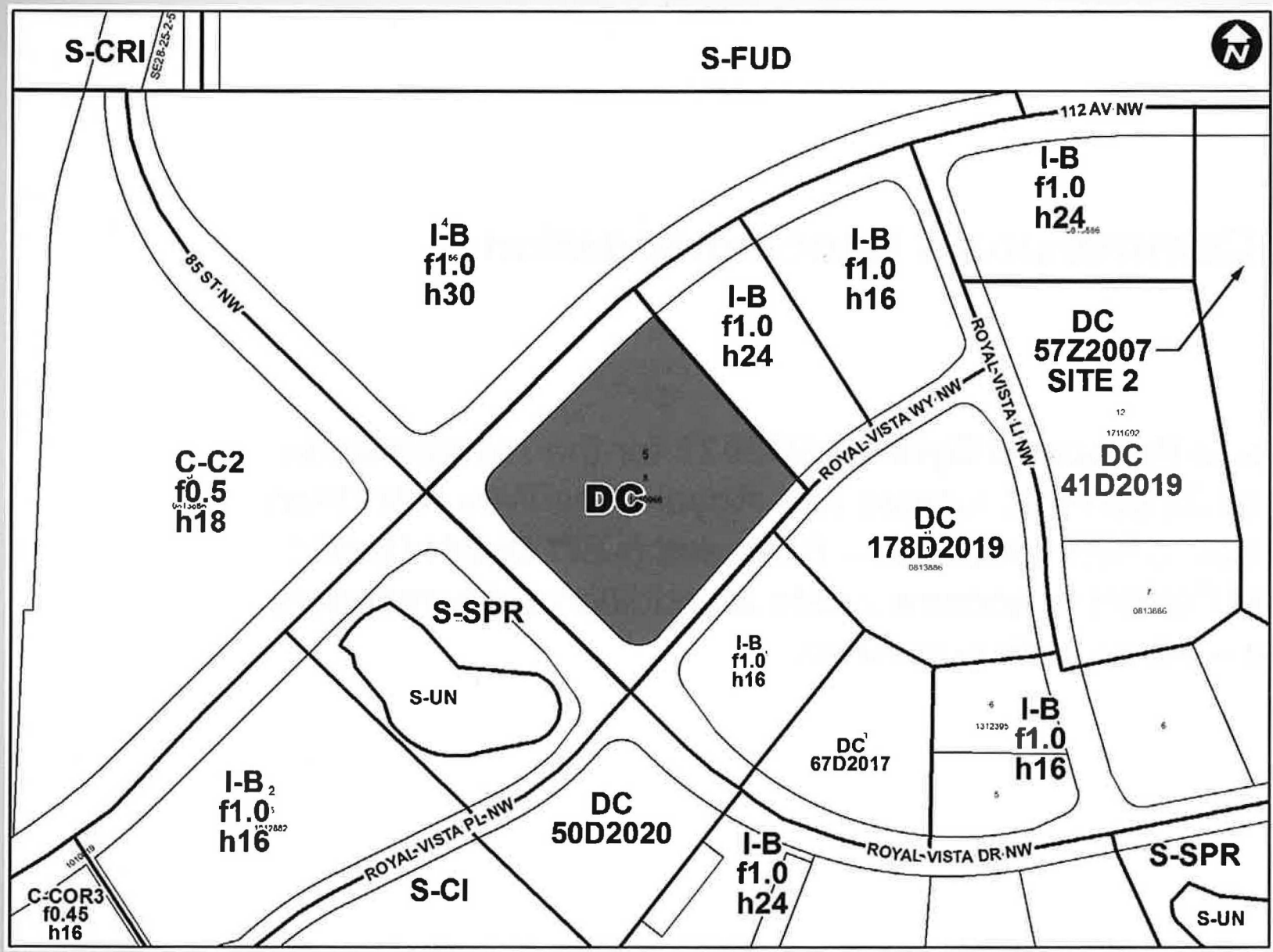
Mixed use building

Daycare

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 current I-B District
- **Auto Service – Minor** added as Discretionary Use
- Key design principles remain unchanged
 - F.A.R. = 1.0
 - Max. height = 24 m
- DP for an oil change facility is under review

Calgary Planning Commission's Recommendation:

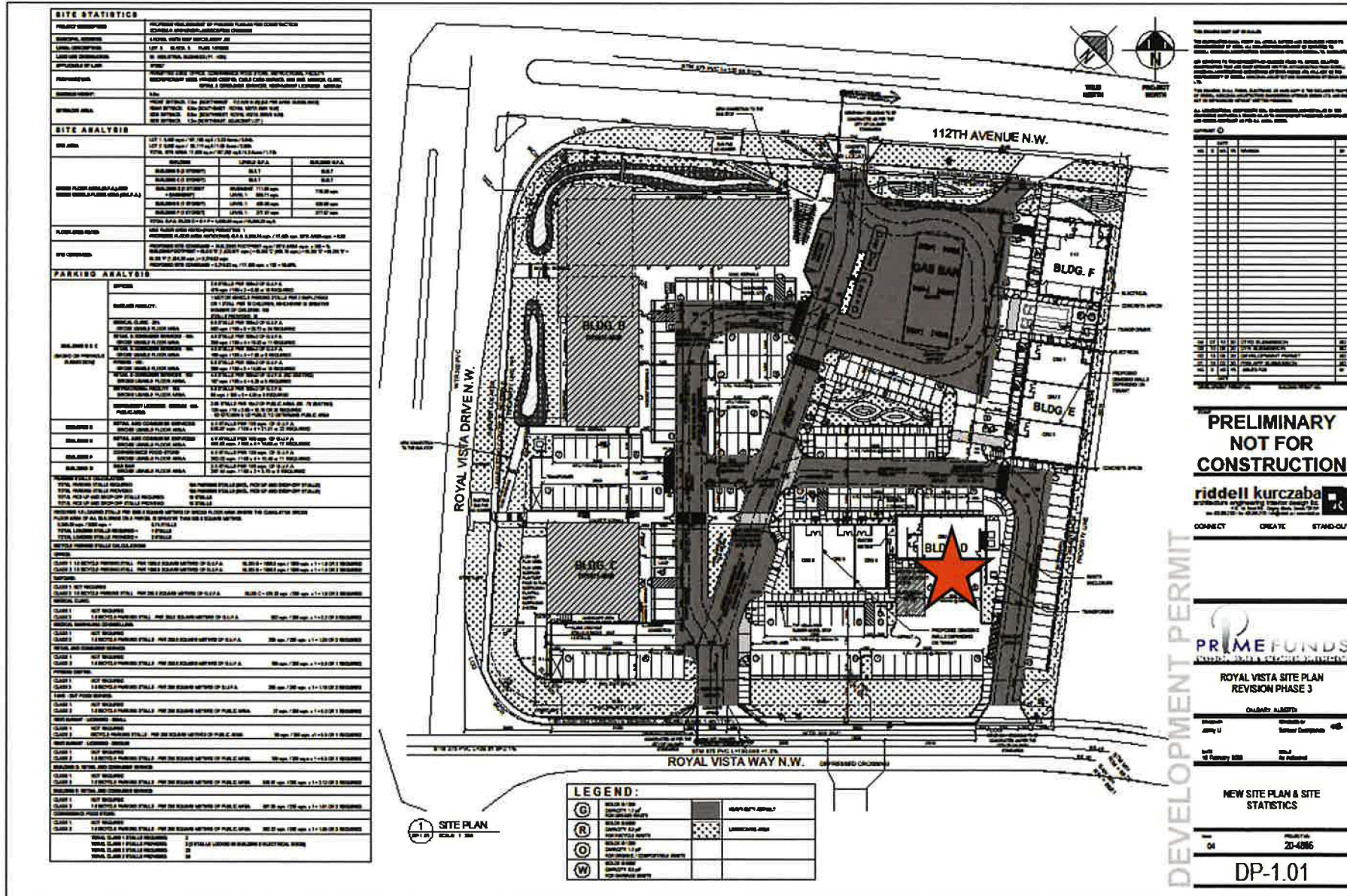
That Council:

1. Give three readings to **Proposed Bylaw 45D2021** for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 4 Royal Vista Way NW (Plan 1410966, Block 5, Lot 5) from Industrial – Business (I-Bf1.0h24) District to DC Direct Control District to accommodate an additional discretionary use of Auto Service – Minor, with guidelines.

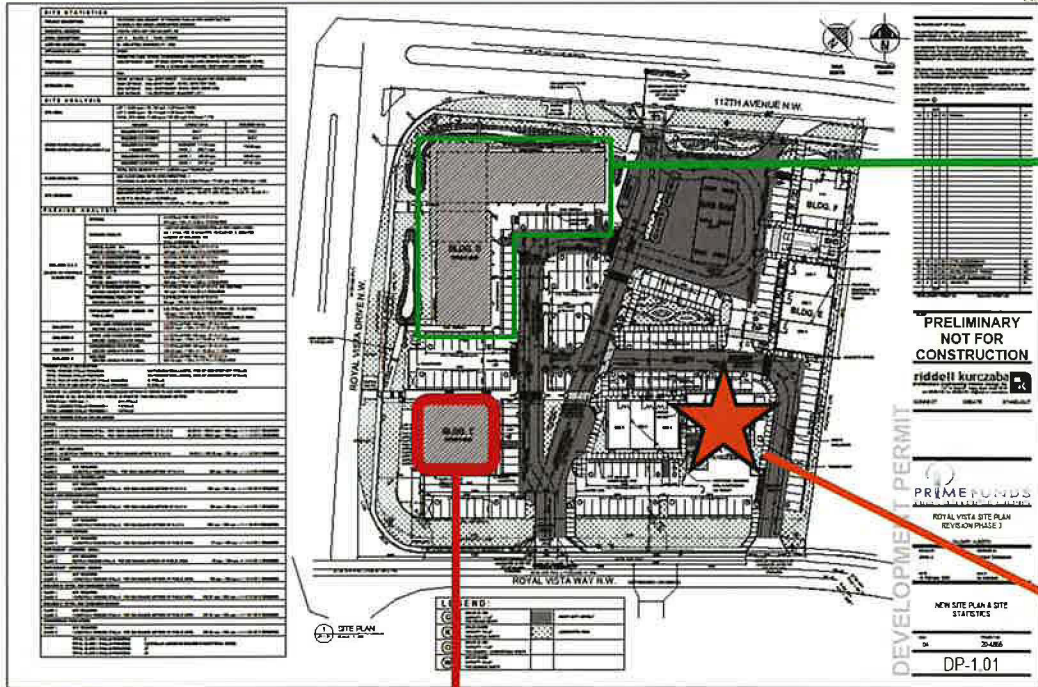
Supplementary Slides

Approved Development Permit (DP2020-3155) Site Plan

CPC2021-0106
Attachment 4



CPC2021-0106 - Attachment 4
ISC: UNRESTRICTED



CPC2021-0106 - Attachment 4
ISC: UNRESTRICTED

Page 1 of 1



April 12, 2021



LOC2020-0183

WB 112 AV
400m / 5min

EB 112 Av
350m / 3min

