



Public Hearing of Council

Agenda Item: 8.1.7

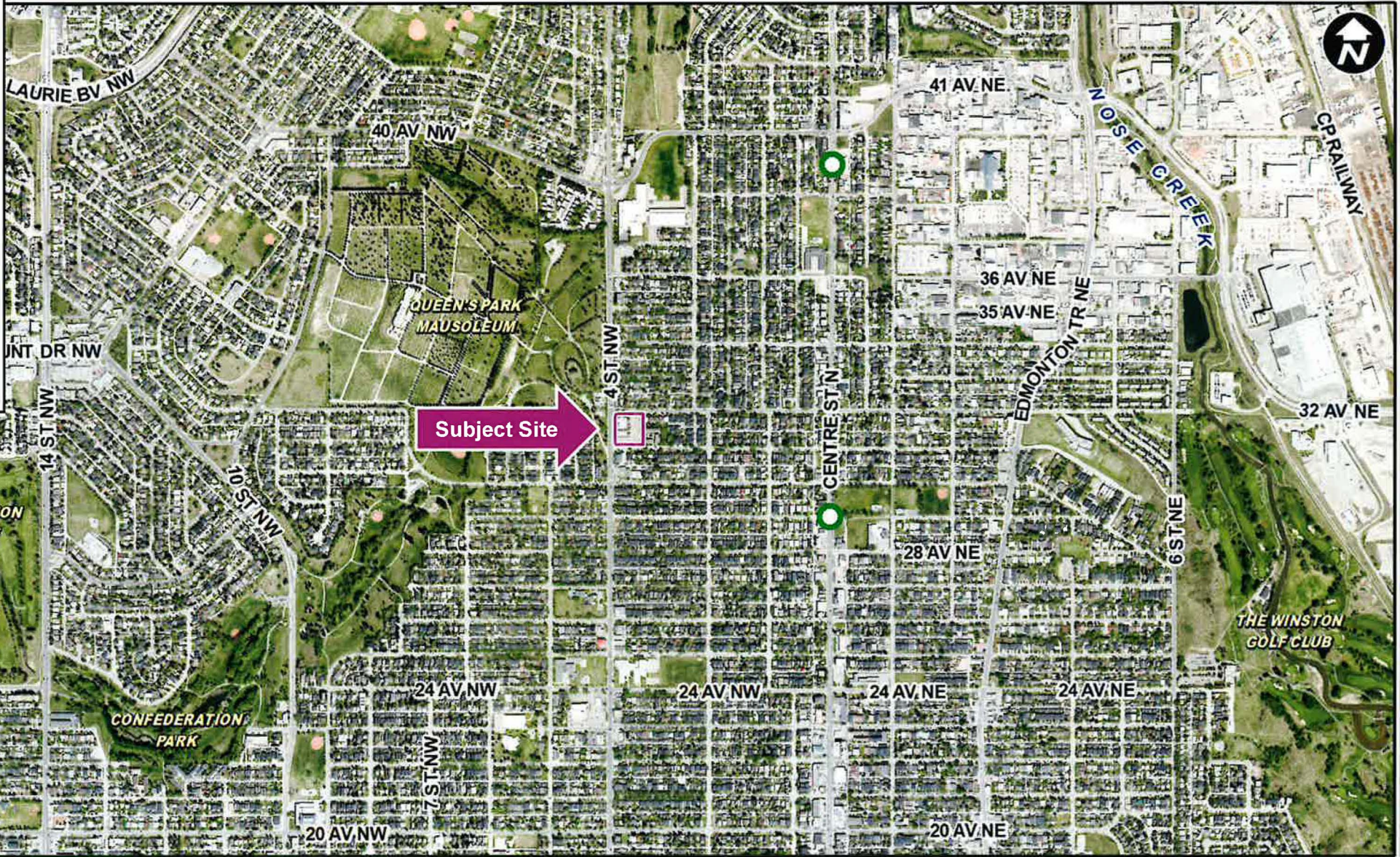
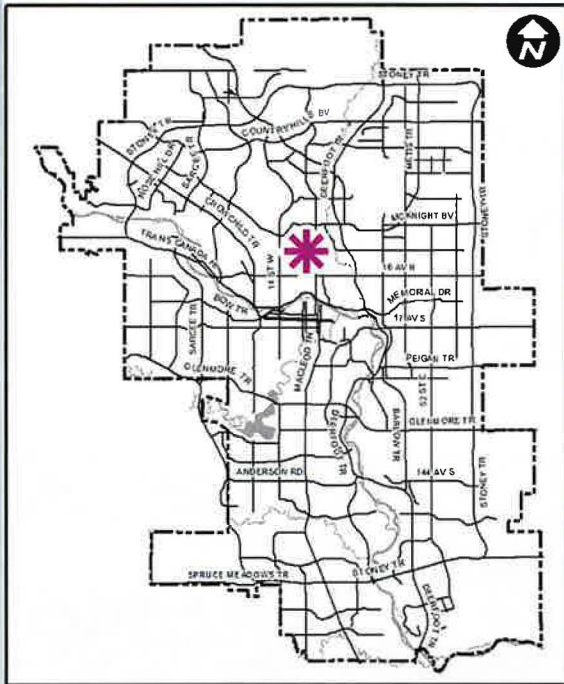


LOC2022-0035 / CPC2022-0750

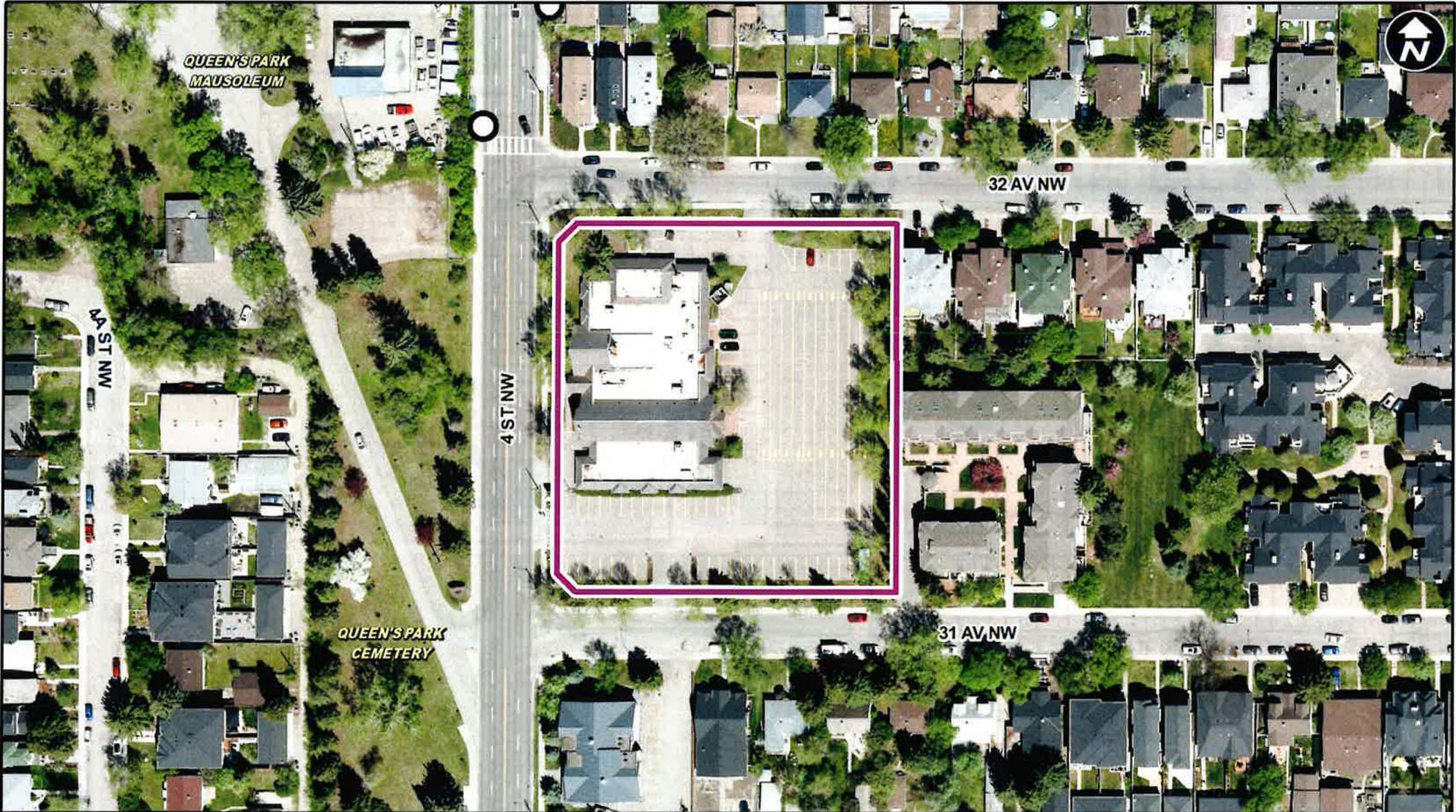
Land Use Amendment

September 13, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.1.7 CPC2022-0750
atkinson
CITY CLERK'S DEPARTMENT



- 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



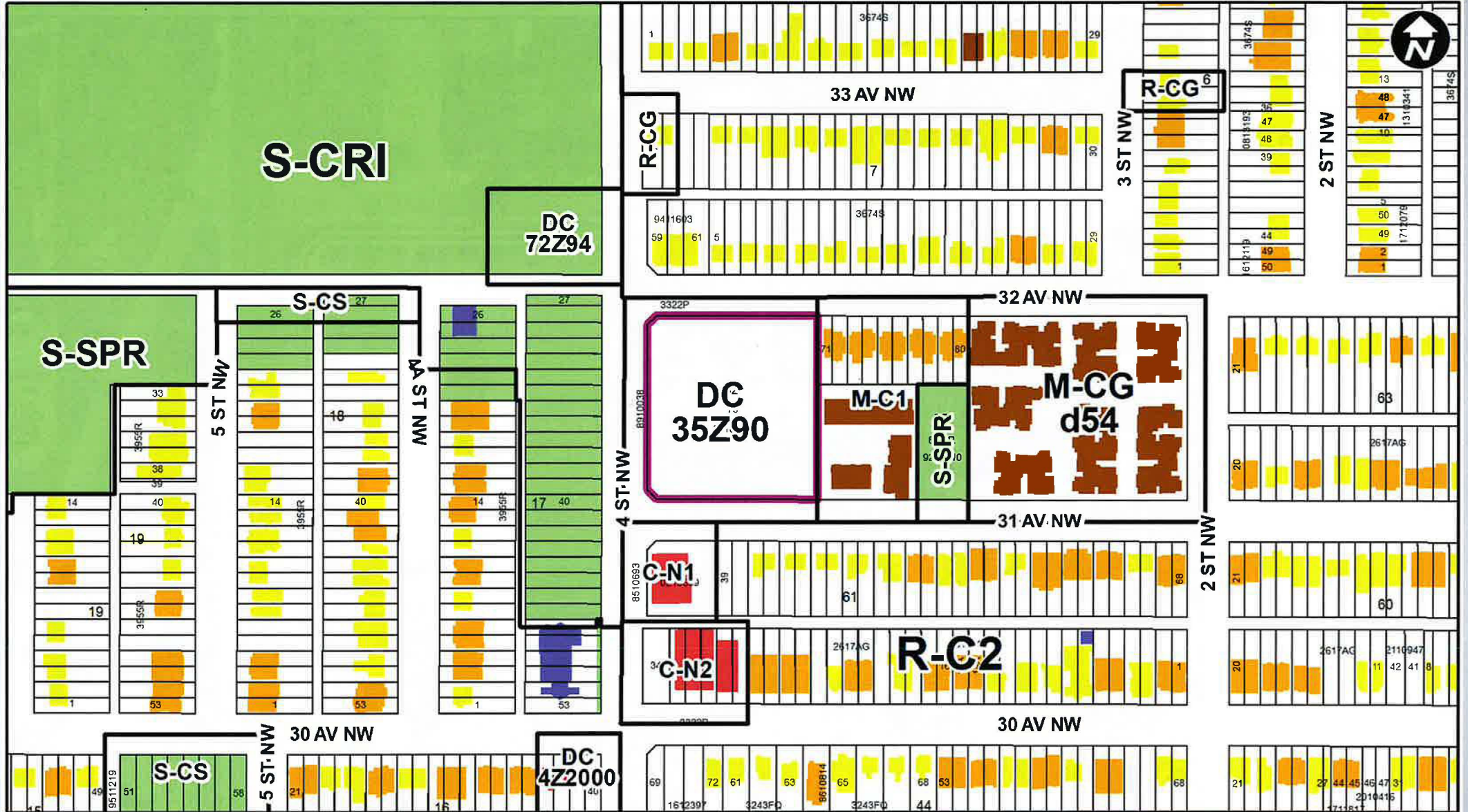
○ Bus Stop

Parcel Size:

0.73 ha
80 m x 82 m

LEGEND

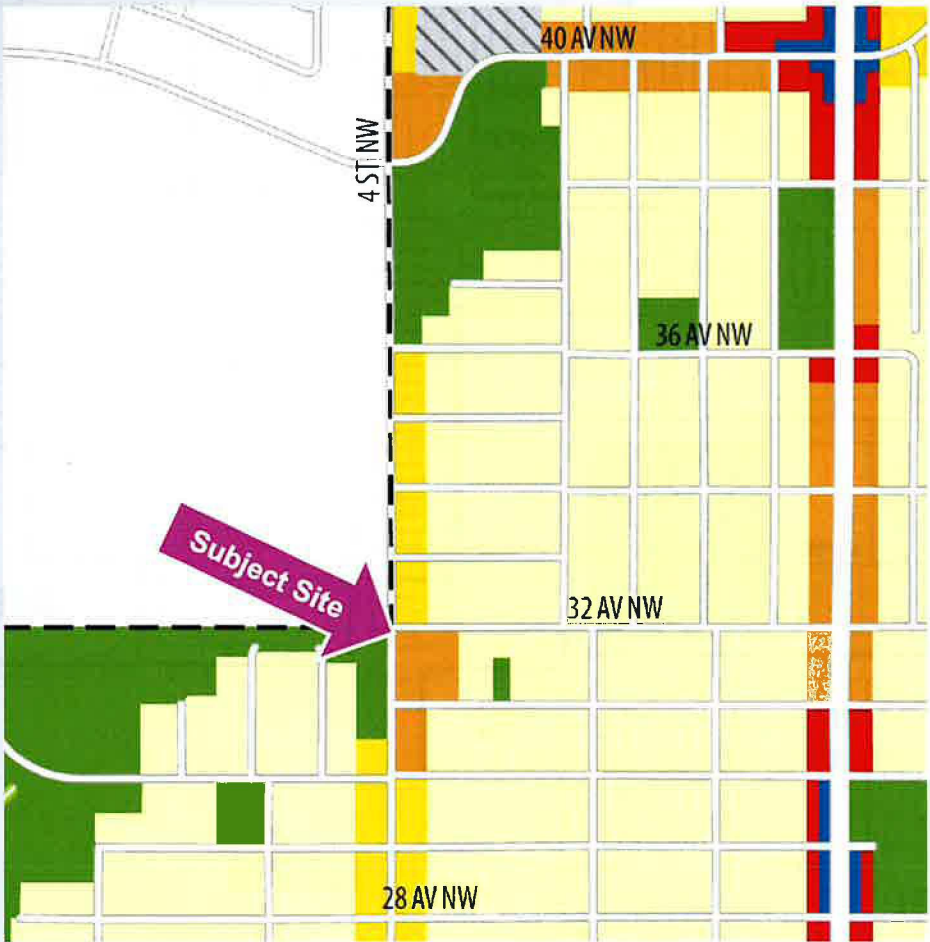
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed C-C2 District:

- Retains the funeral home use
- Allows for the expansion of the funeral home use through an outdoor pavilion
- Maximum height of 12.0 metres (3-4 Storeys)
- Maximum floor area of 1.0
- Provides for the opportunity for future commercial or mixed-use re-development



Neighbourhood Flex



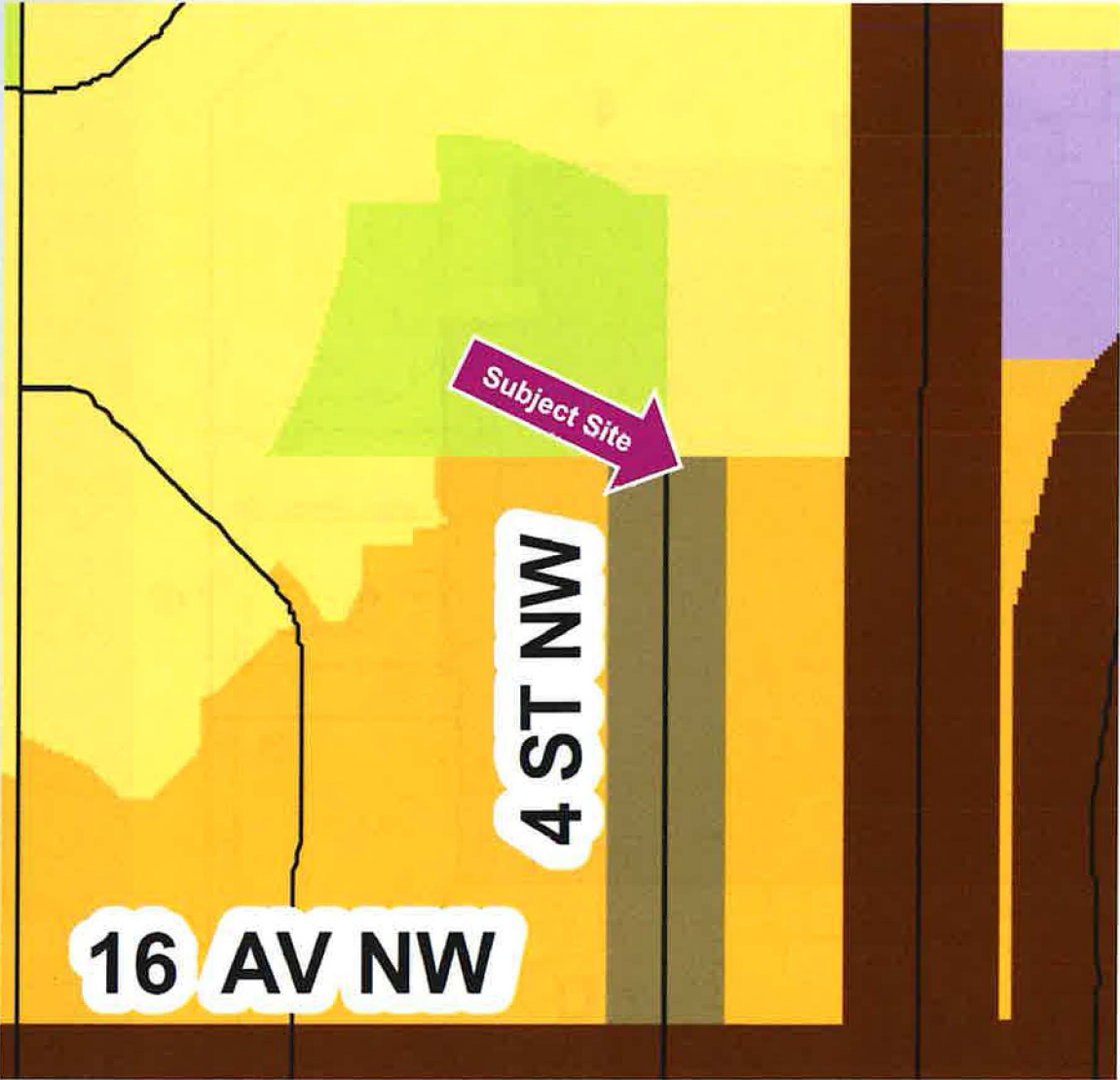
Low
(up to 6 Storeys)

Calgary Planning Commission's Recommendation:

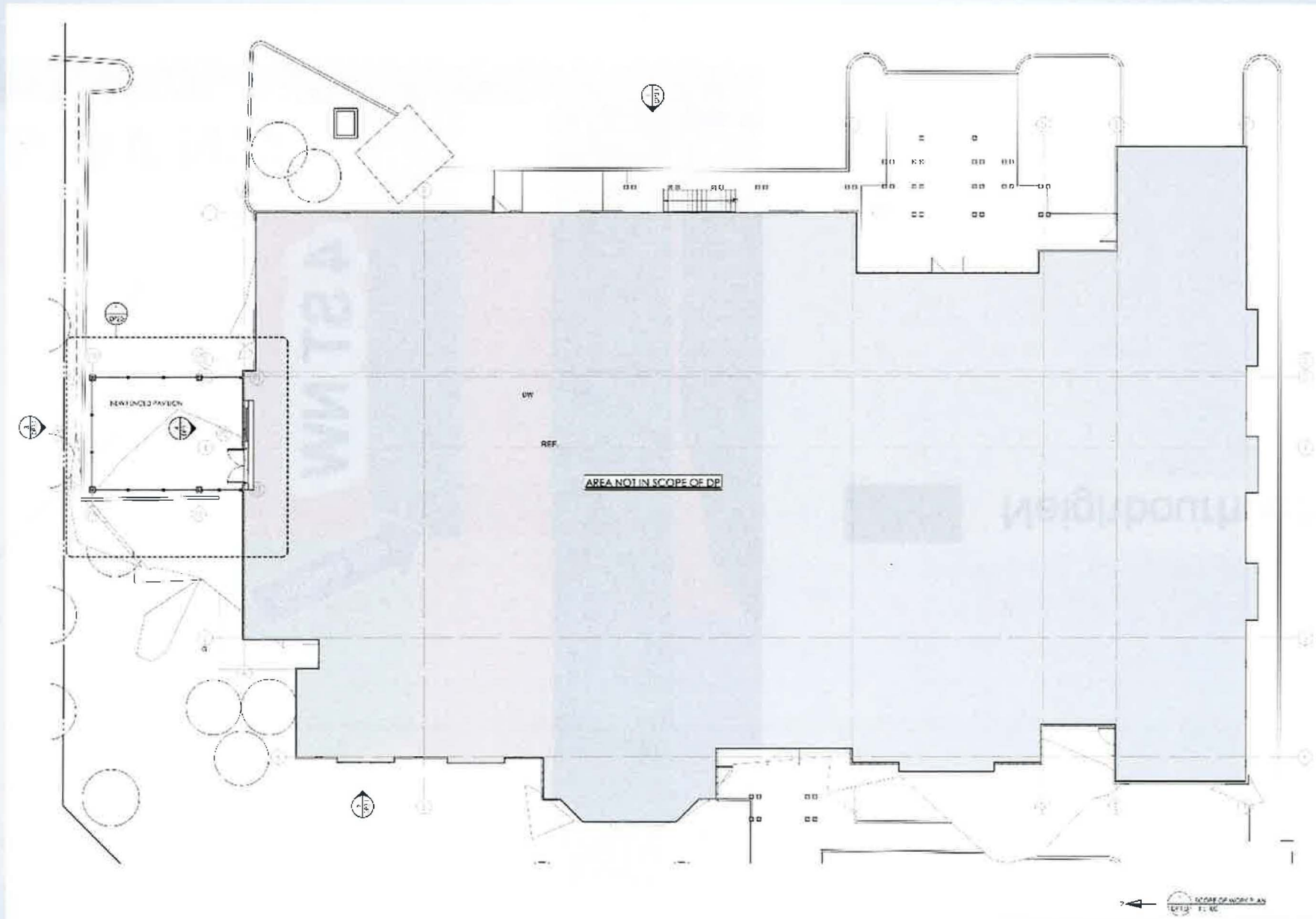
That Council:

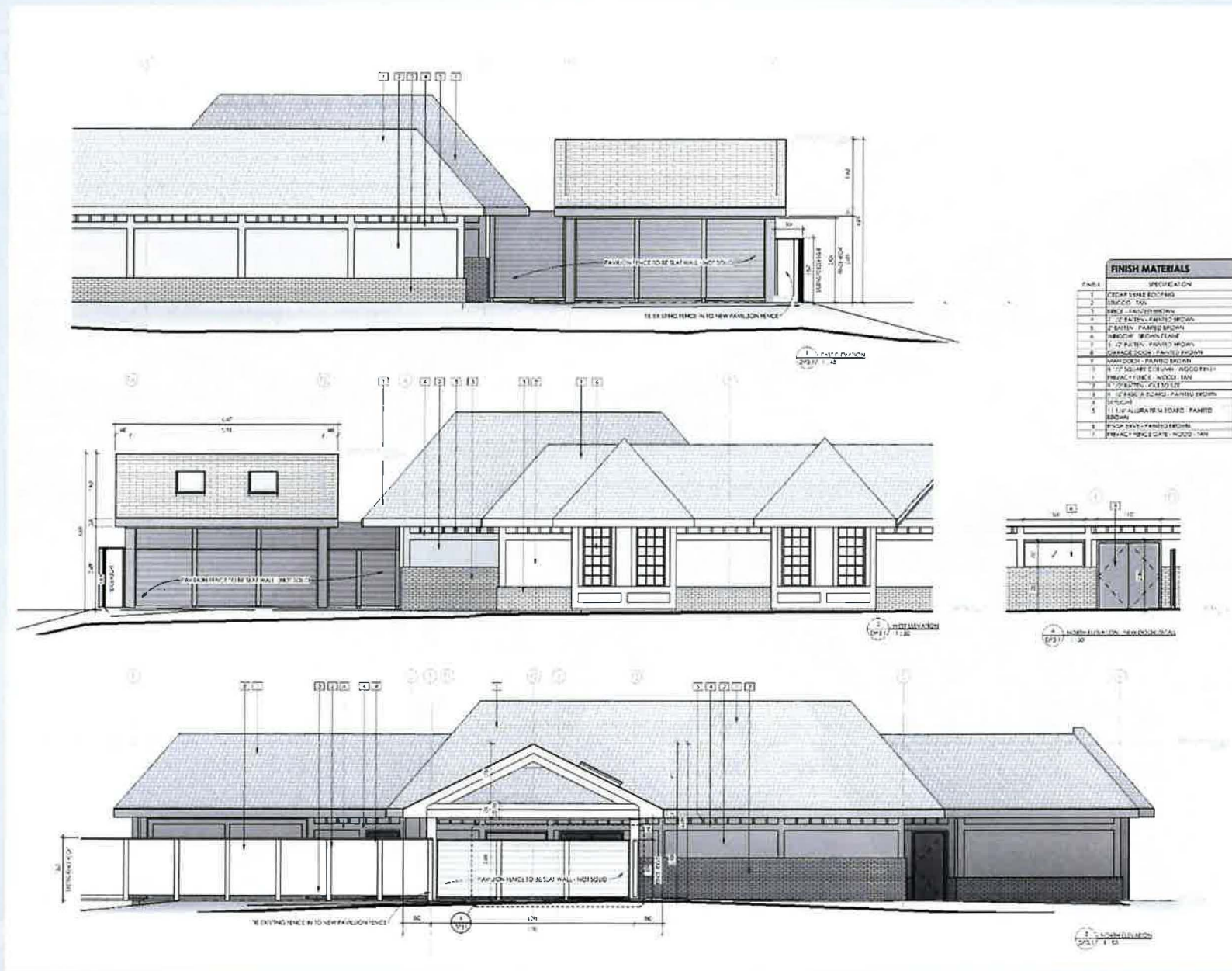
Give three readings to **Proposed Bylaw 124D2022** for the redesignation of 0.73 hectares \pm (1.81 acres) located at 3220 – 4 Street NW (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District **to** Commercial – Community 2 f1.0h12 (C-C2f1.0h12).

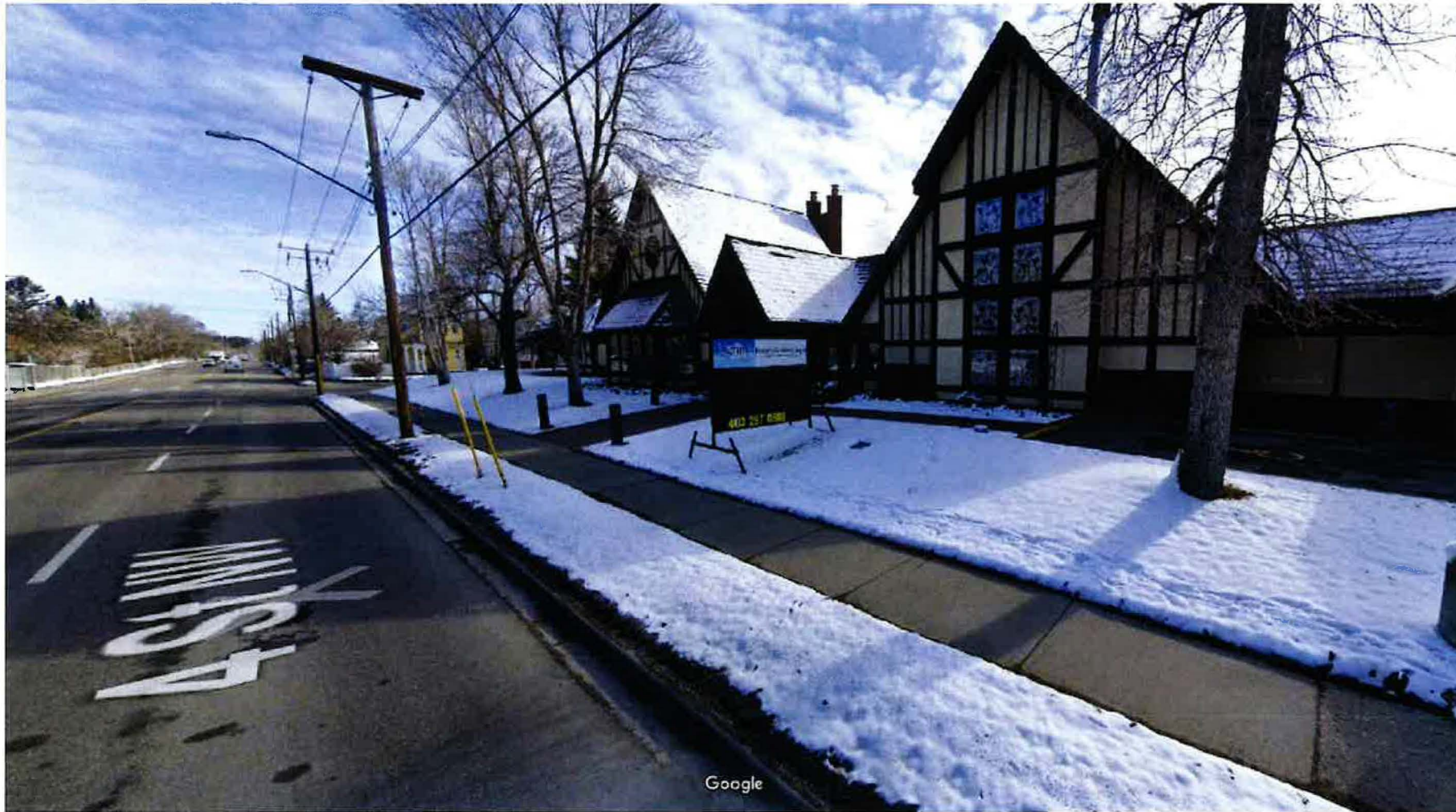
Supplementary Slides



Neighbourhood Main Street







5
A1.0

SITE PHOTO 4 LOOKING EAST

SCALE : NTS



3
A1.0

SITE PHOTO 2 LOOKING SOUTH

SCALE : NTS

