



Public Hearing of Council

Agenda Item: 8.1.5

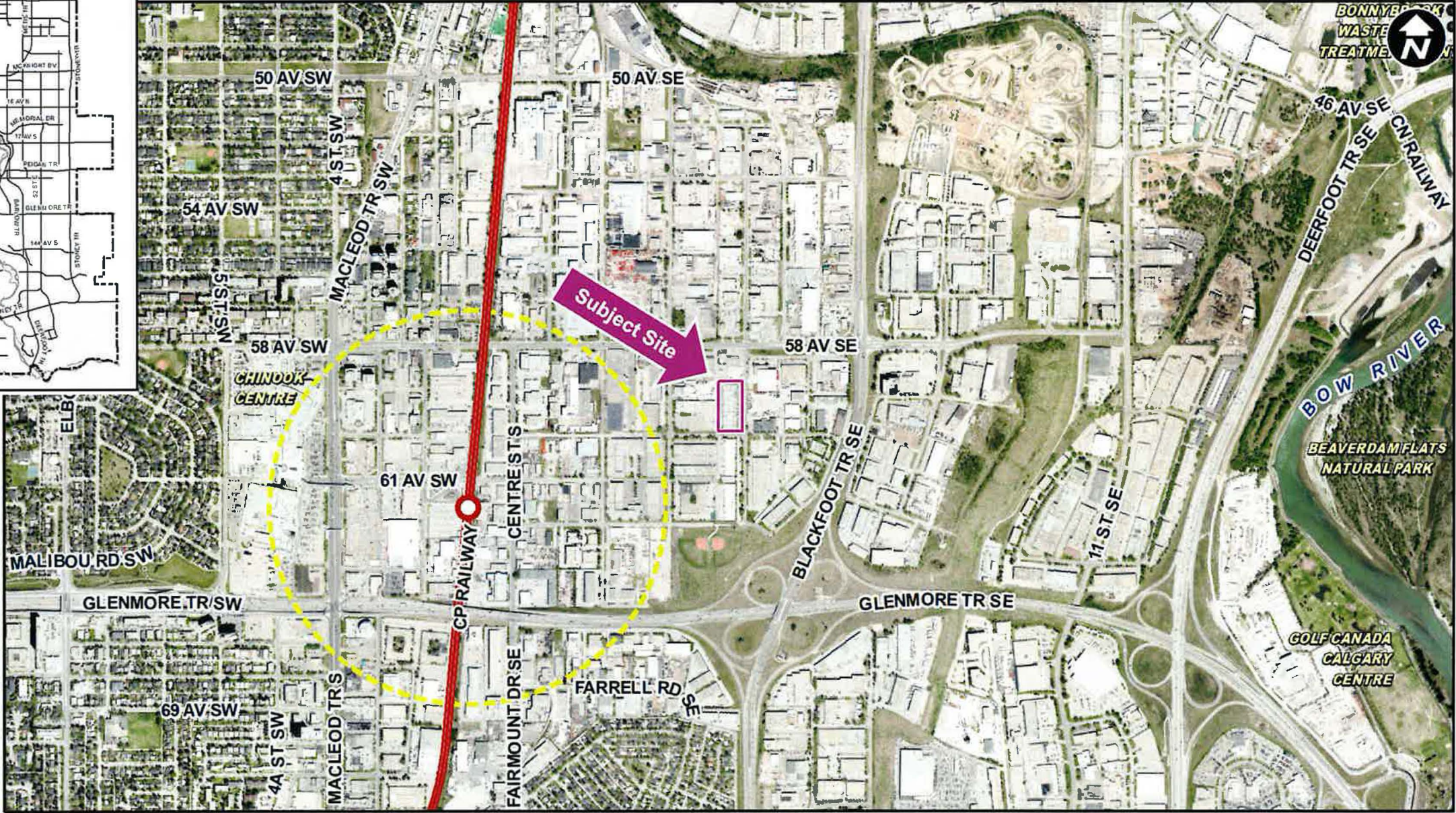
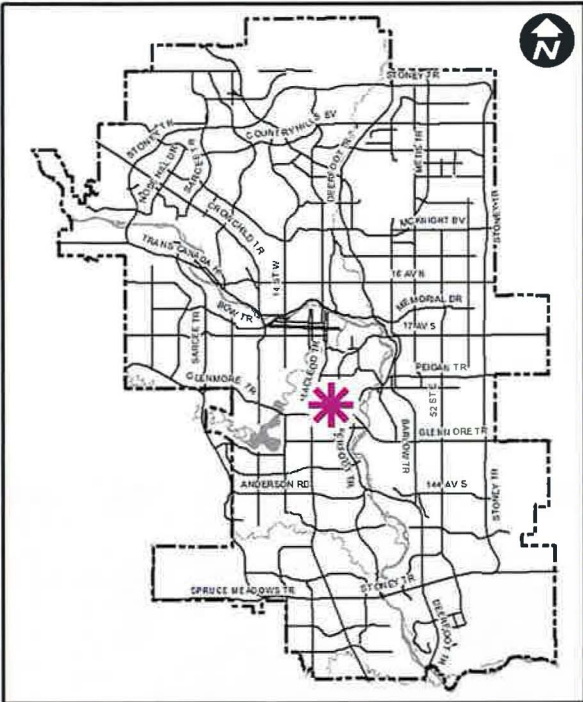


LOC2022-0010 / CPC2022-0611

Land Use Amendment

July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.1.5 CPC2022-0611
Distrib-Presentation
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

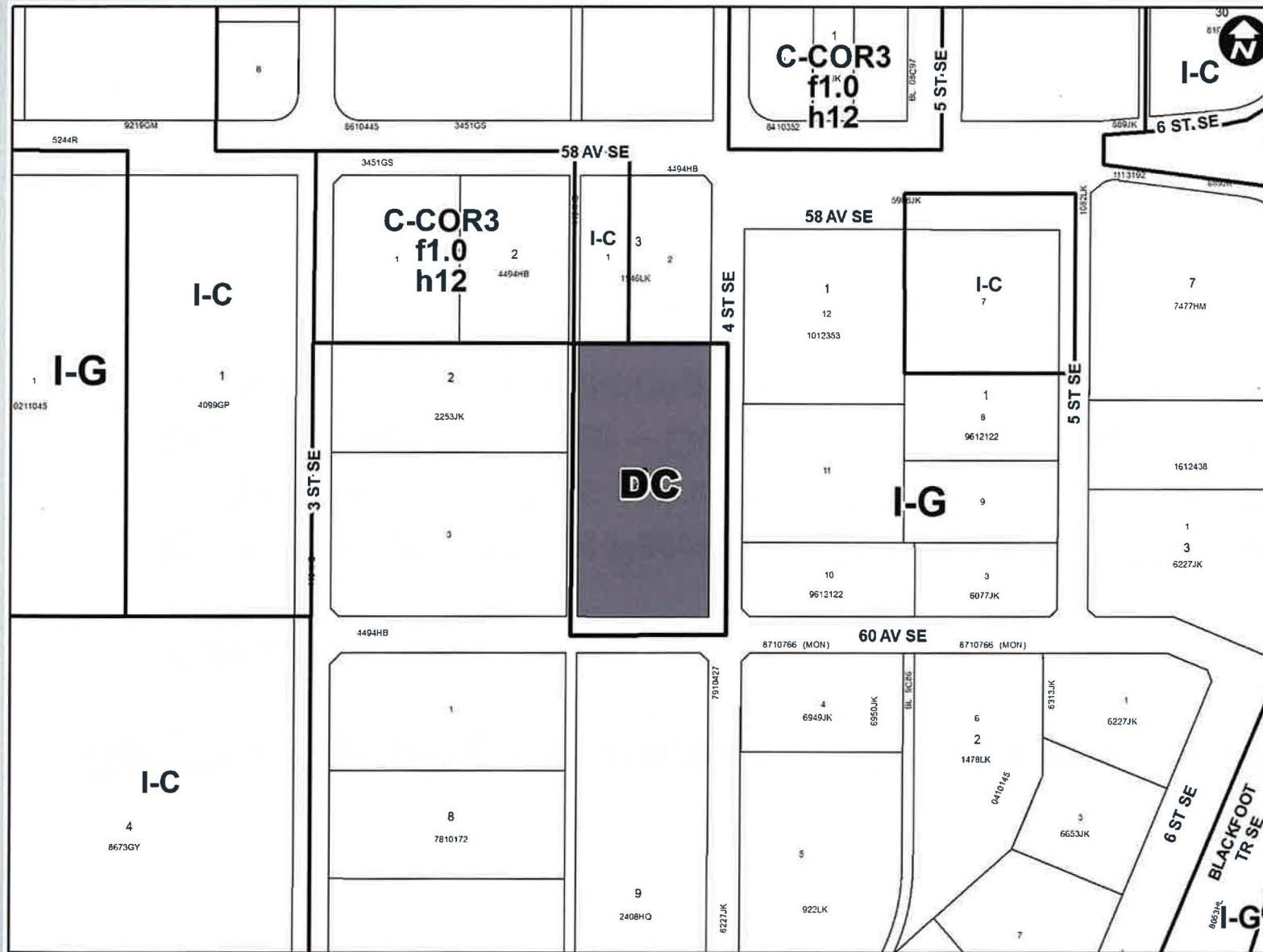


Parcel Size:
1.11 ha

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 DC District:

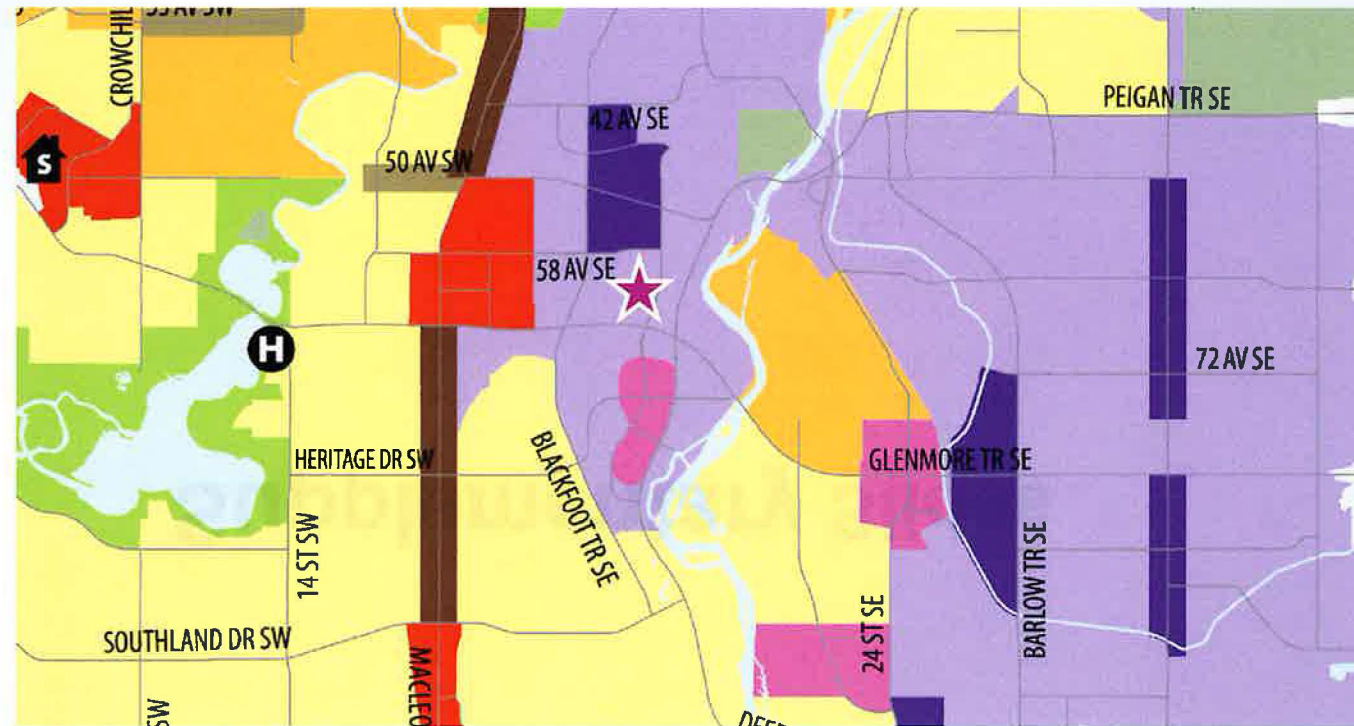
- Based on the Industrial – General (I-G) District
- 16m max height (approximately 4 storeys)
- 1.0 FAR

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 102D2022** for the redesignation of 1.11 hectares \pm (2.74 acres \pm) located at 6025 - 4 Street SE (Plan 4494HB; Portion of Block 3) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

Supplementary Slides



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 Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

- H Hospital
- U University
- Transportation/Utility Corridor
- City Limits

Subject Site





Looking South West



Looking North West

