



Calgary Planning Commission

Agenda Item: 7.2.9



LOC2022-0136

Land Use Amendment

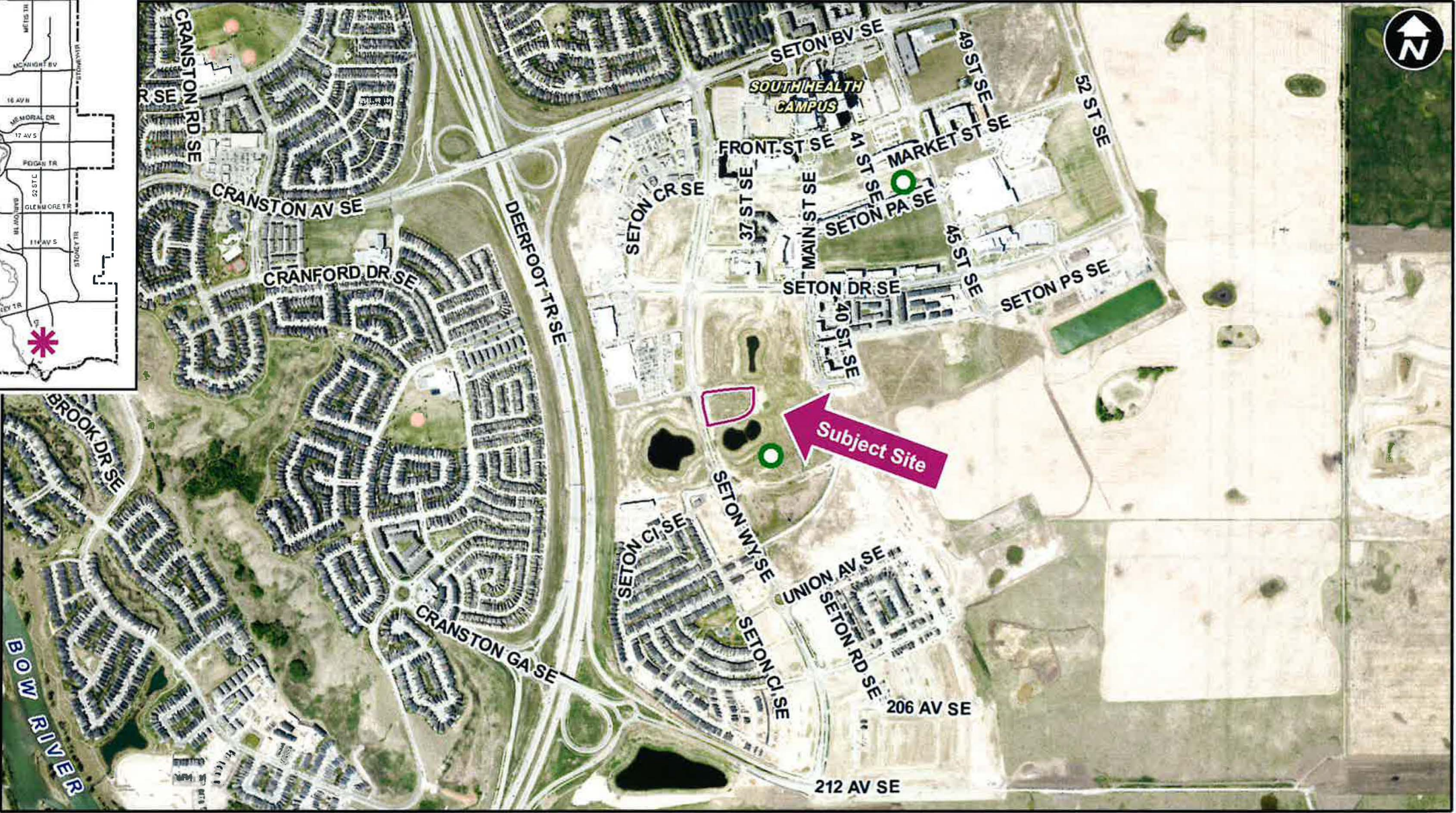
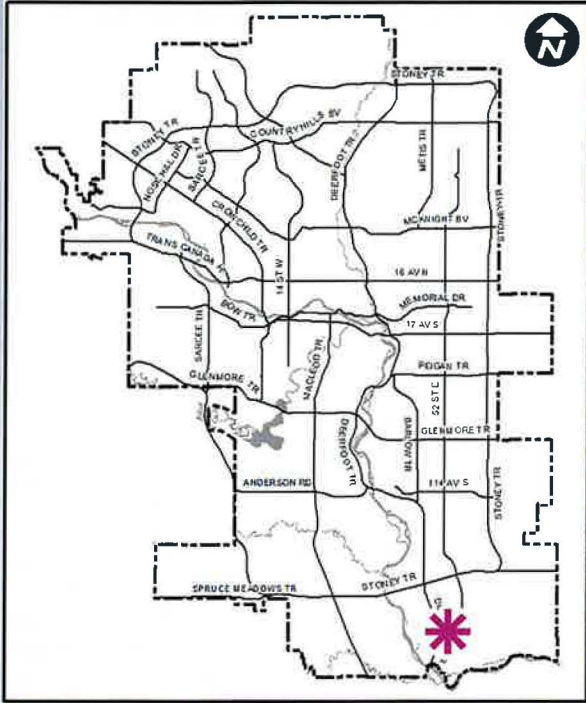
January 26, 2023

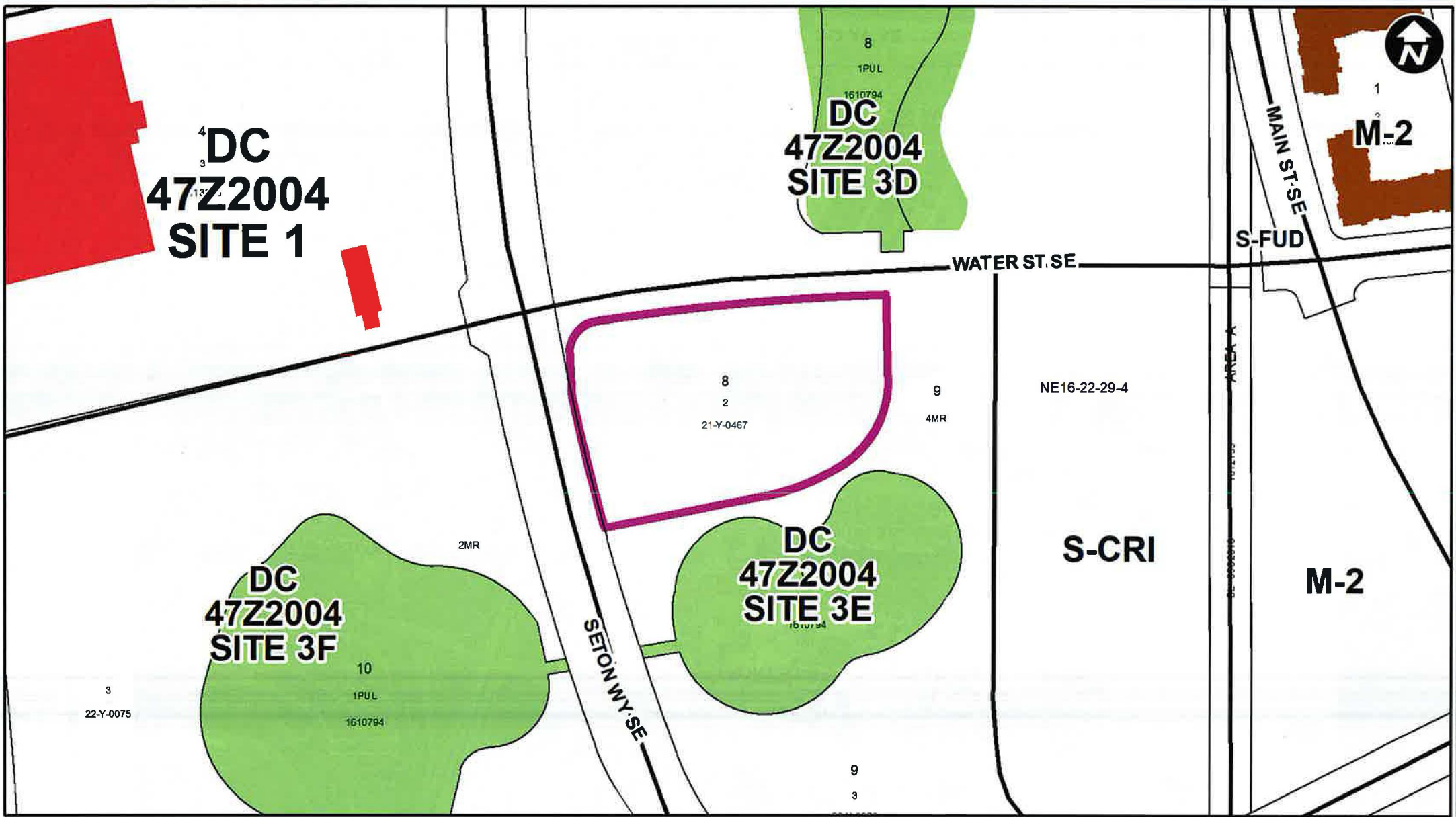
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.9 CFC2023-0076
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.37 hectares \pm (3.39 acres \pm) located at 19651 – 56 Street SE (Portion of NE1/4 Section 16-22-29-4) from from Direct Control (DC) District to Direct Control (DC) District **to** accommodate the use of self storage facility, with guidelines.



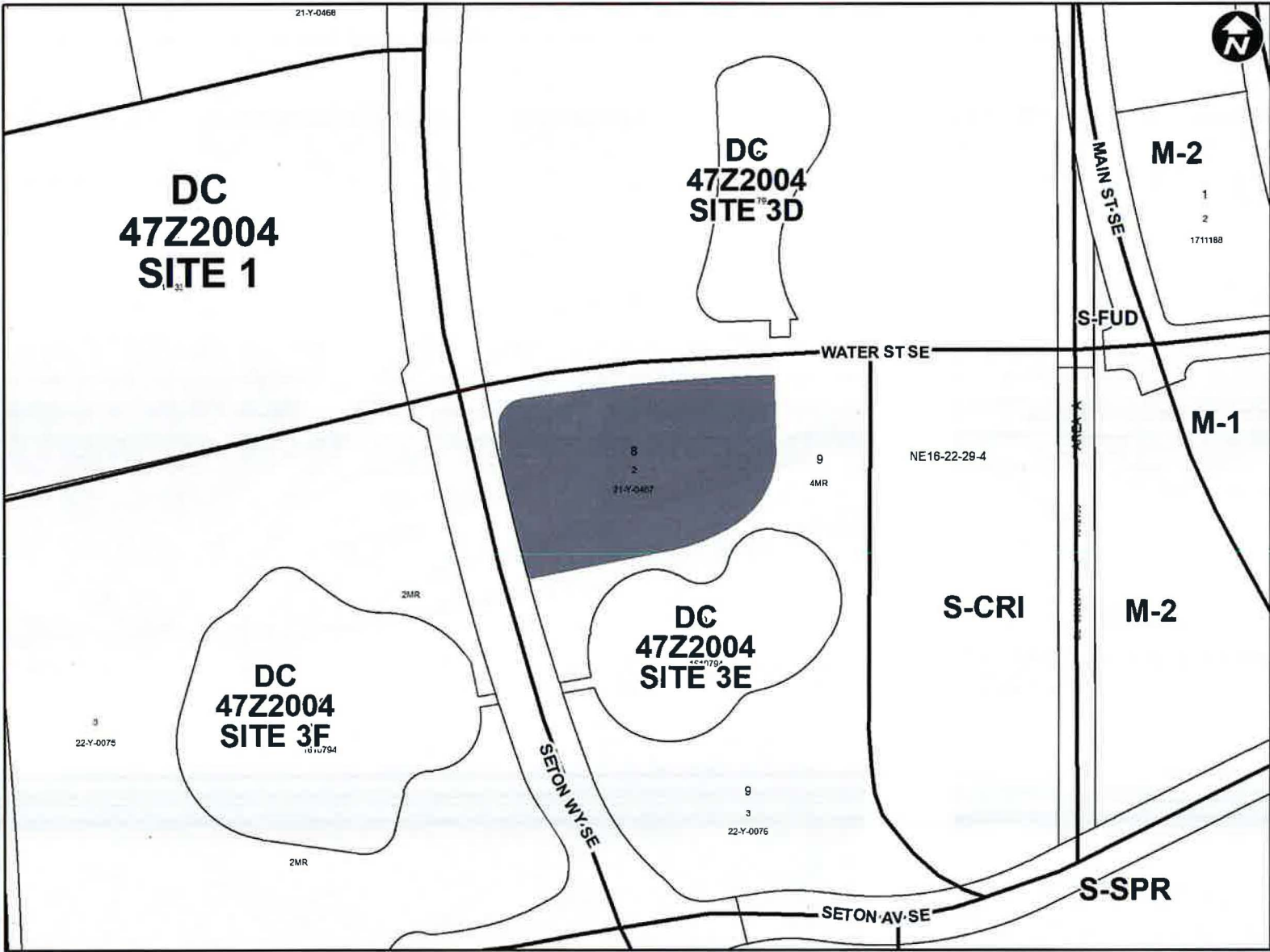


- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



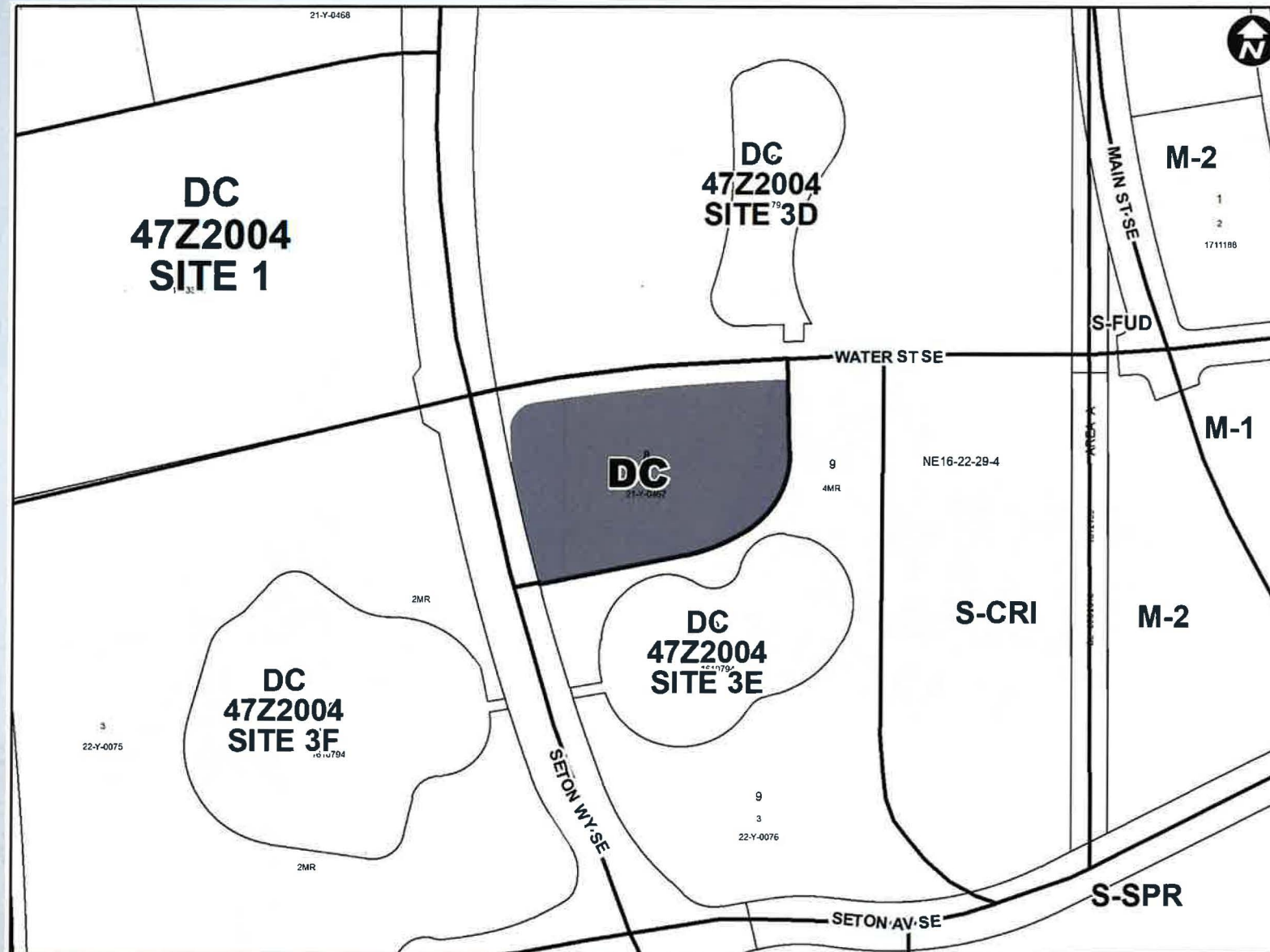
Parcel Size:

**1.37 ha
150m x 100m**



Existing DC District:

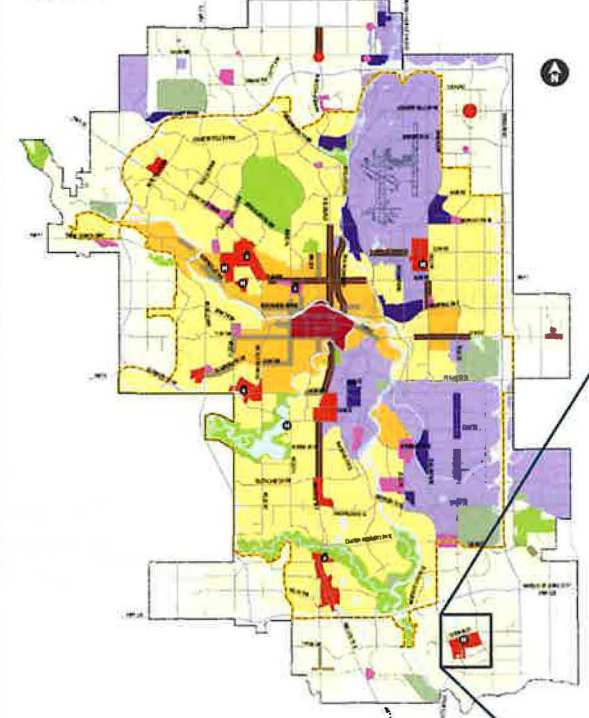
- Based on Bylaw 2P80
- FAR: 2.0
- Height: 23 metres





Proposed DC District:

- Limits at-grade auto-oriented and self storage uses
- Requires at-grade commercial uses
- FAR: 2.0 (unchanged)
- Height: 23 metres (unchanged)

1 Urban Structure



 Major Activity Centre

 Planned Greenfield with Area Structure Plan (ASP)

Subject site



Subject site

LEGEND

Land Use

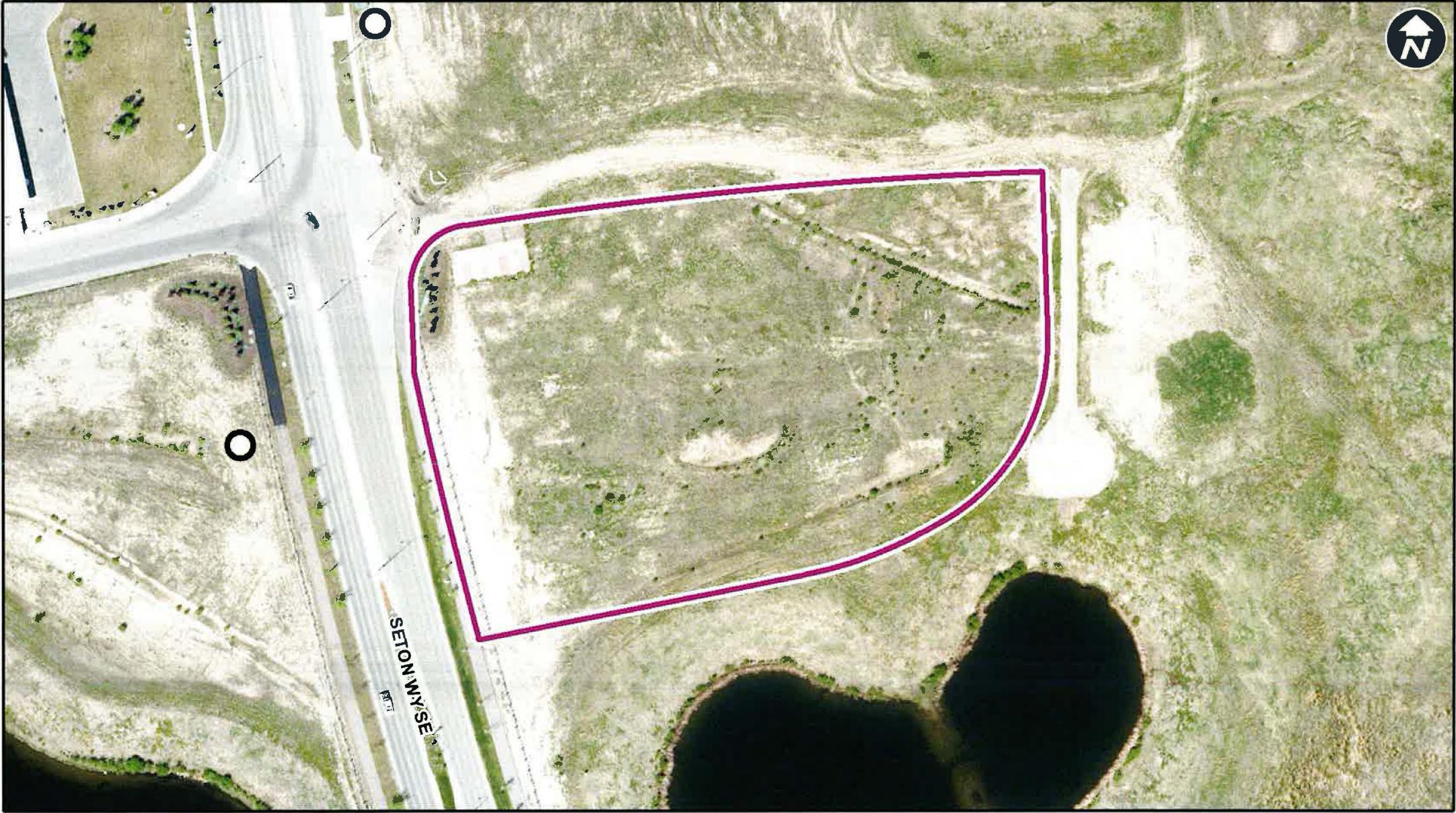
- Regional Retail Precinct
- Tri-Services
- Regional Health Care Precinct
- Main Street Precinct
- Transitional Main Street
- P Park 'n' Ride
- Public Services Precinct
- Employment Precinct
- RR** Regional Recreation Centre
- HS** High School
- Regional Park
- A Library

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Supplementary Slides



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150m x 100m