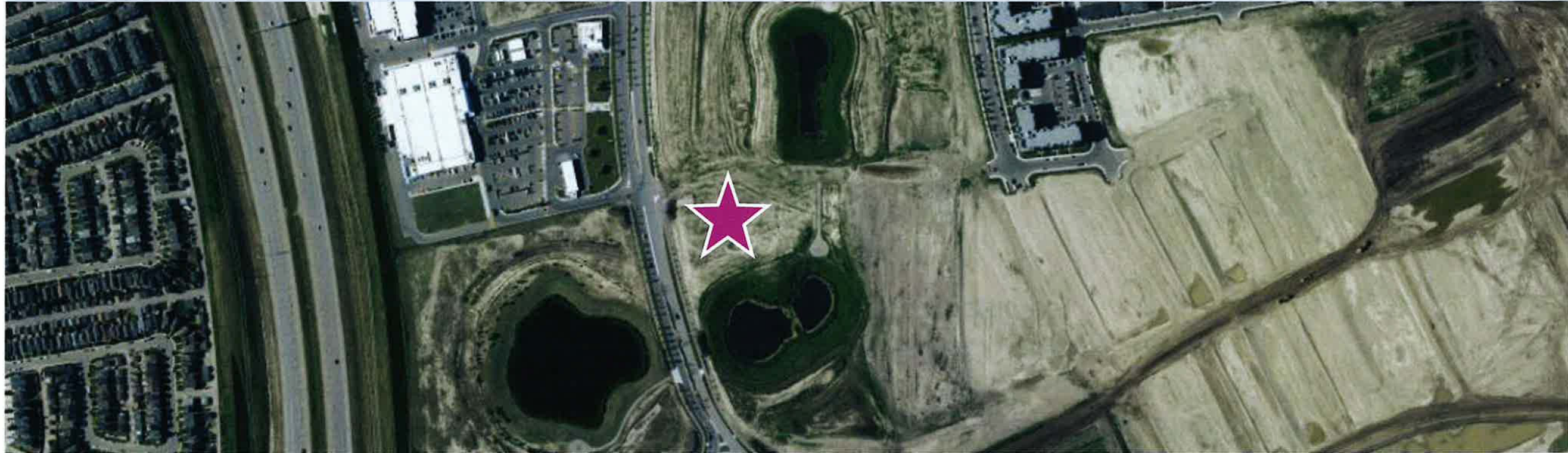


Public Hearing of Council

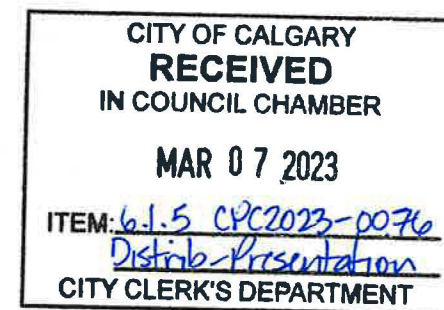
Agenda Item: 6.1.5



LOC2022-0136 / CPC2023-0076

Land Use Amendment

March 7, 2023



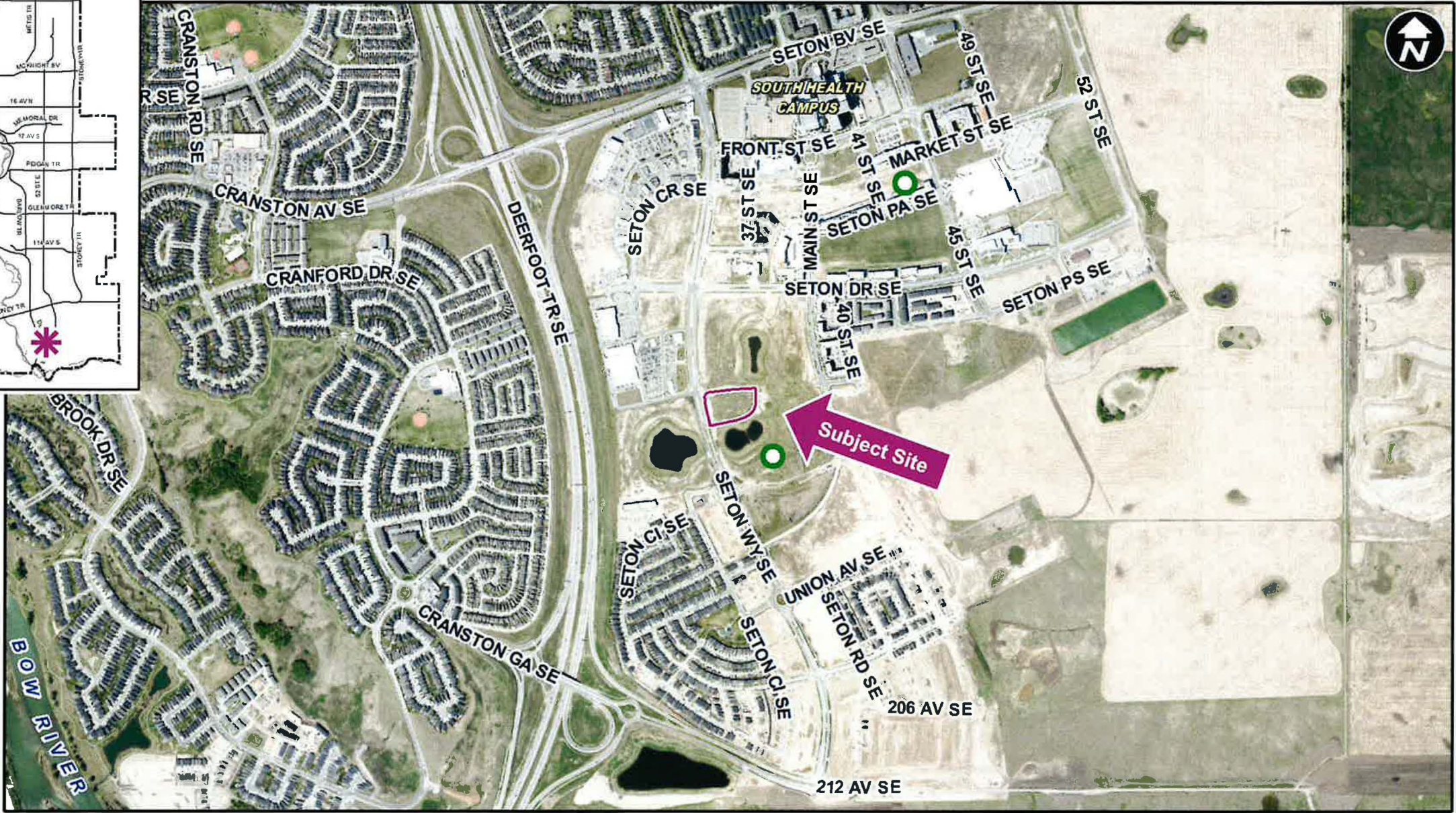
Calgary Planning Commission's Recommendation:

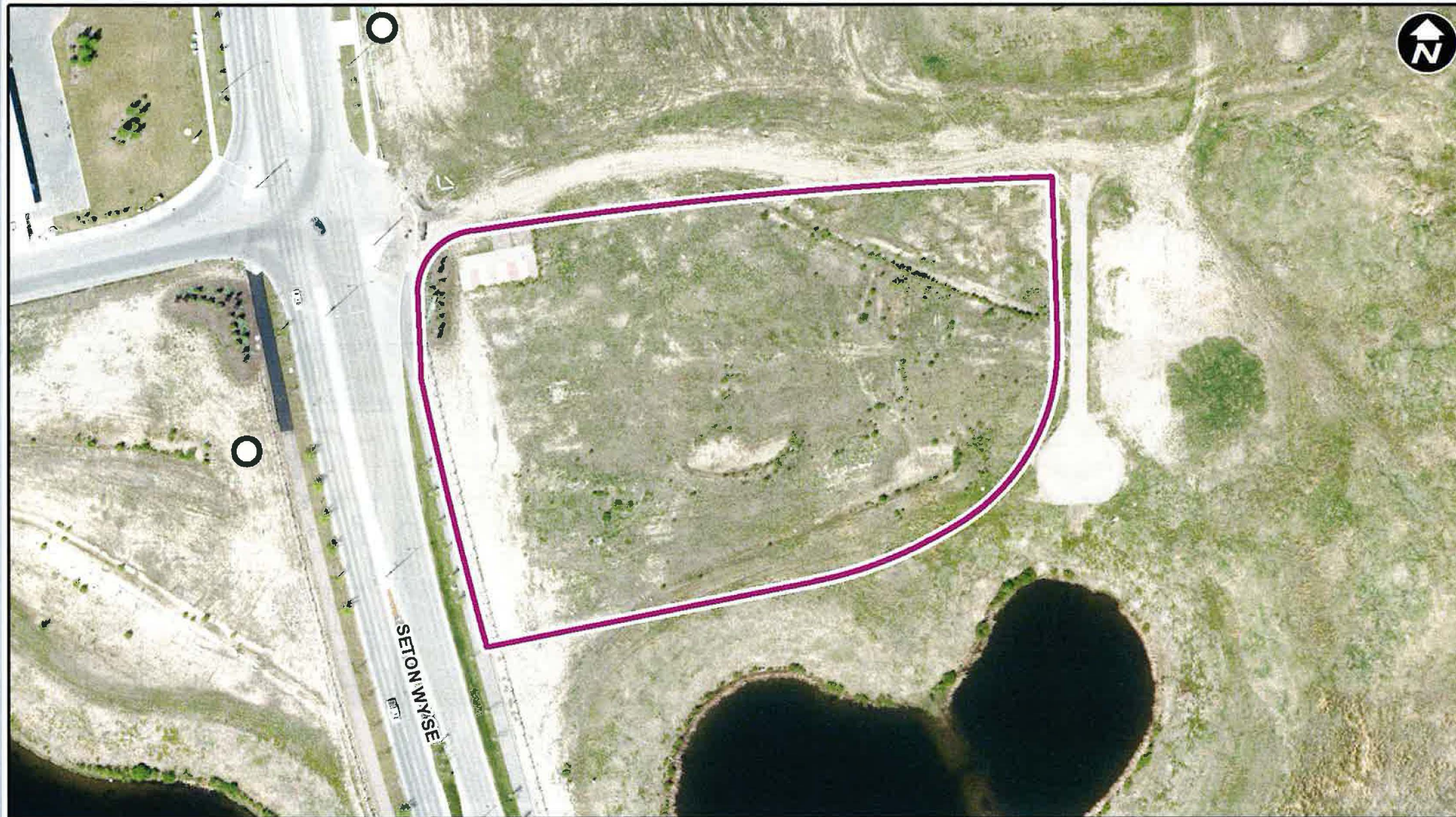
That Council:

Give three readings to **Proposed Bylaw 35D2023** 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 Direct Control (DC) District **to** Direct Control (DC) District to accommodate the use of self storage facility, with guidelines.



- 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

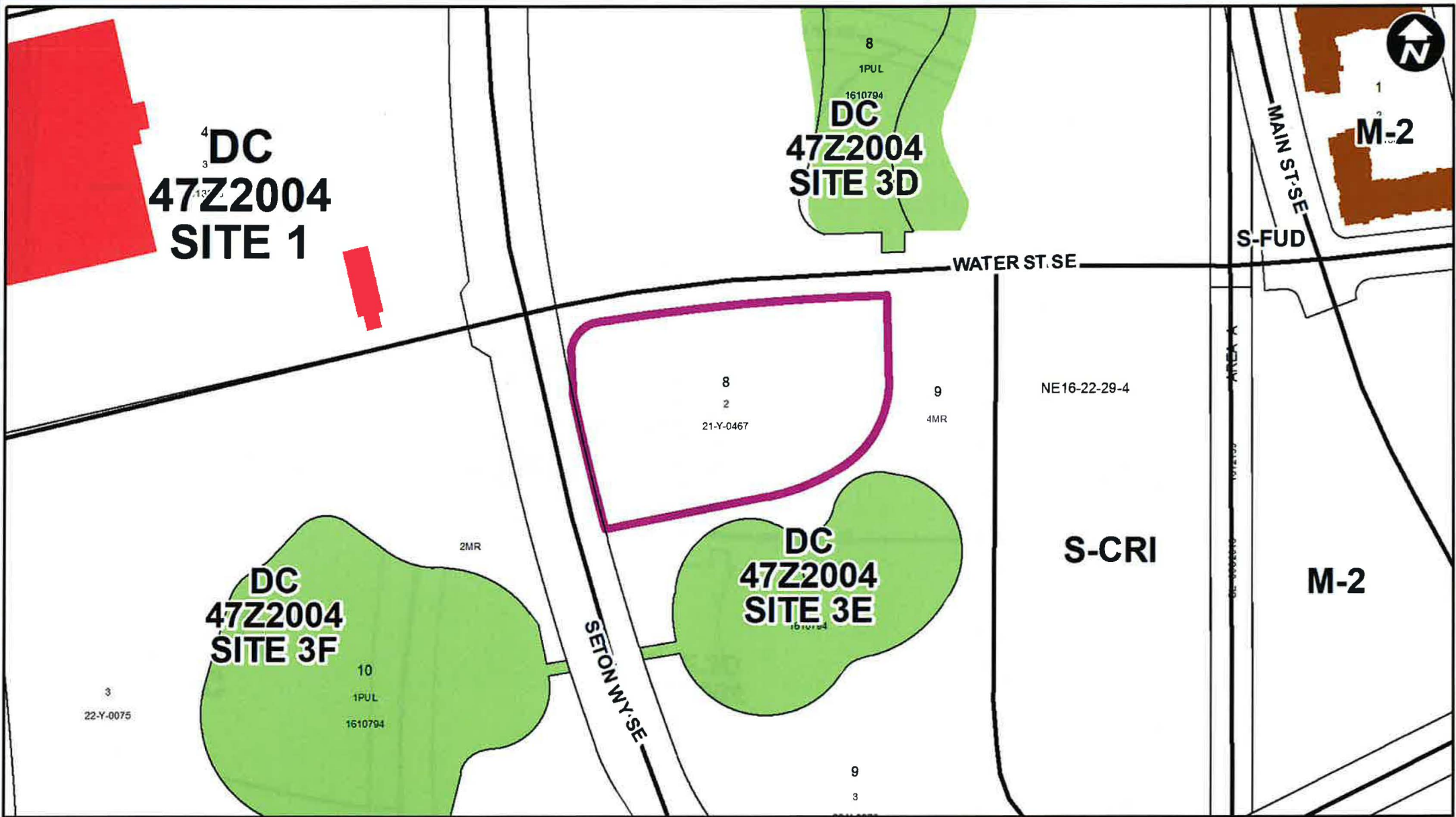


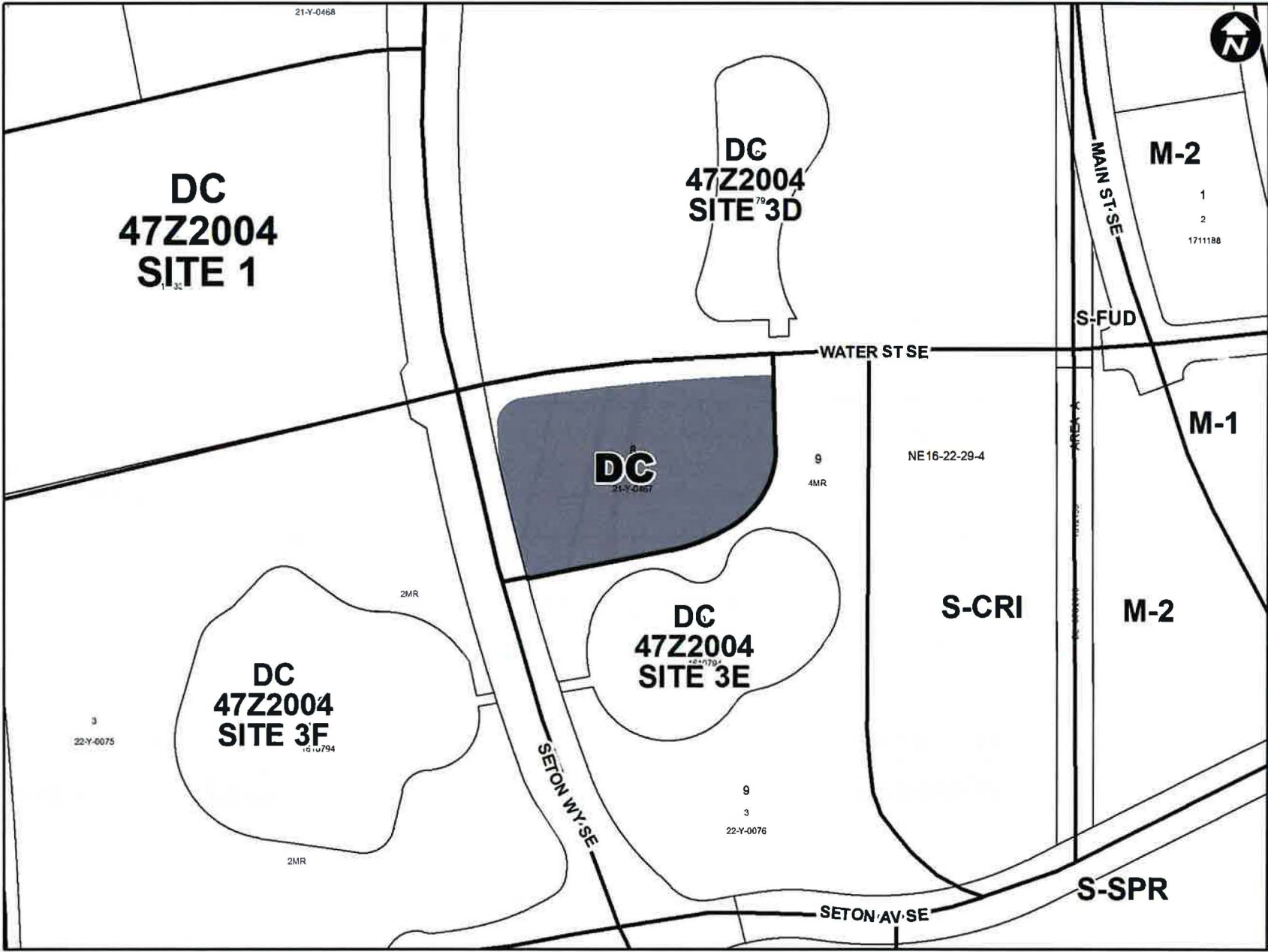


○ Bus Stop

Parcel Size:

1.37 ha
150m x 100m





Calgary Planning Commission's Recommendation:

That Council:

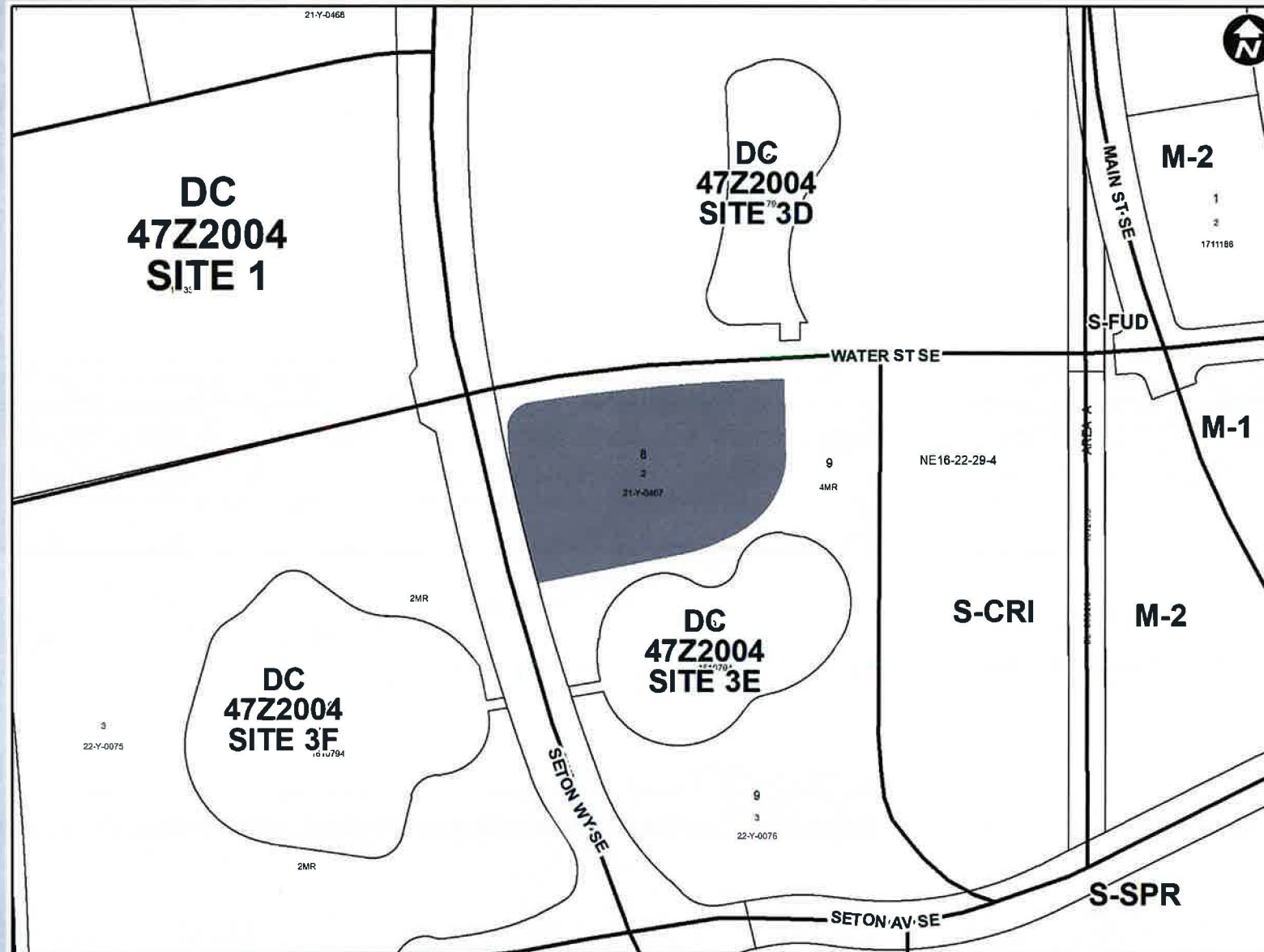
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Supplementary Slides



Parcel Size:

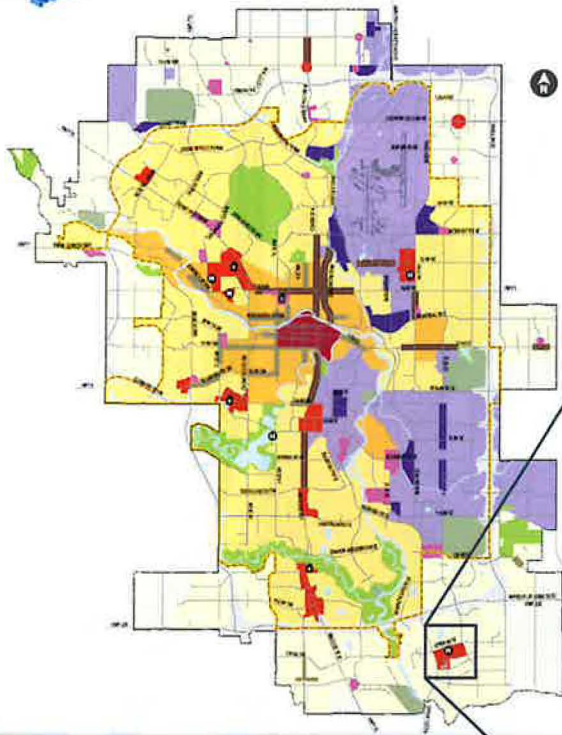
1.37 ha
150m x 100m



Existing DC District:

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

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