



LOC2021-0142 / CPC023-0259 Road Closure and Land Use Amendment

March 23, 2023

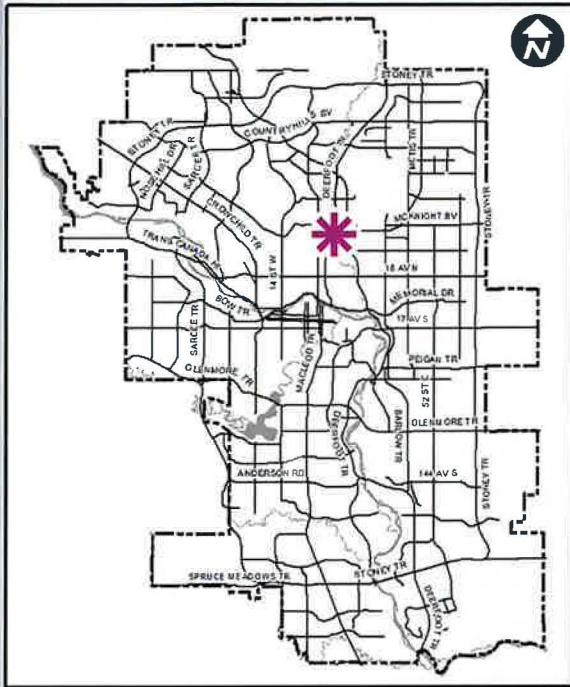
ISC: Unrestricted

CITY OF CALGARY
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IN COUNCIL CHAMBER
MAR 23 2023
ITEM: #7.2.2 CPC2023-0259
Distribution
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2211643, Area A), adjacent to 4508 – 6 Street NE and 716 – 41 Avenue NE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 4508 – 6 Street NE and the closed road (Plan 453AD, Block 1, Lots 7 and 8; Plan 2211643, Area A) from Industrial – General (I-G) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate the additional use of Vehicle Sales - Major, with guidelines (Attachment 3).



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



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





Existing I-G District:

- Maximum 1.0 Floor Area Ratio
- No height maximum
- Allows vehicle sales to store 5 or fewer vehicles on site (Vehicle Sales – Minor)



Proposed DC District:

- Based on the I-G District
- Maximum 1.0 Floor Area Ratio
- No height maximum
- Allows vehicle sales to store 6 or more vehicles on site (Vehicle Sales – Major)

Map 3: Urban Form

Legend

Urban Form Categories

-  Neighbourhood Commercial
-  Neighbourhood Flex
-  Neighbourhood Connector
-  Neighbourhood Local
-  Commercial Corridor
-  Industrial General
-  Natural Areas
-  Parks and Open Space
-  City Civic and Recreation
-  Regional Campus
-  No Urban Form Category



 Subject Site

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Supplementary Slides

Proposed Road Closure Location Map 11



Parcel Size:

**0.05 ha
6 m x 78 m**



Parcel Size:

**0.52 ha
56m x 78m**



