

Calgary Planning Commission

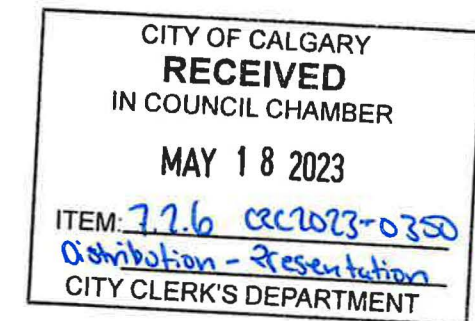
Agenda Item: 7.2.6

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LOC2022-0212 / CPC2023-0350 Land Use Amendment

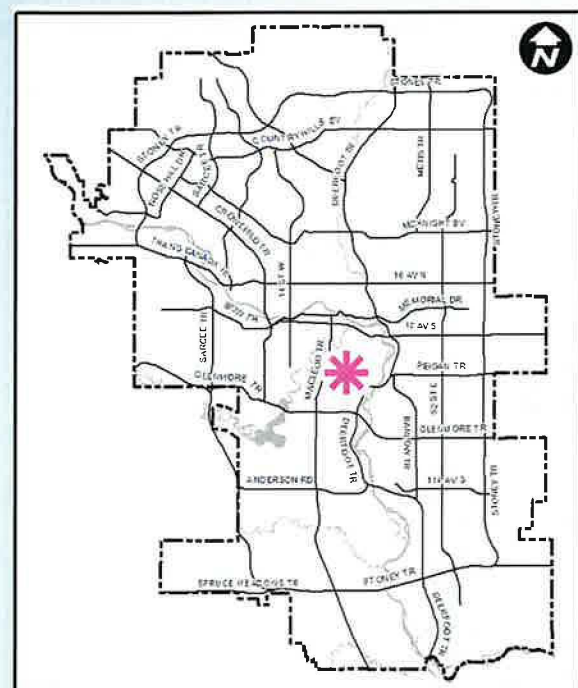
May 18, 2023



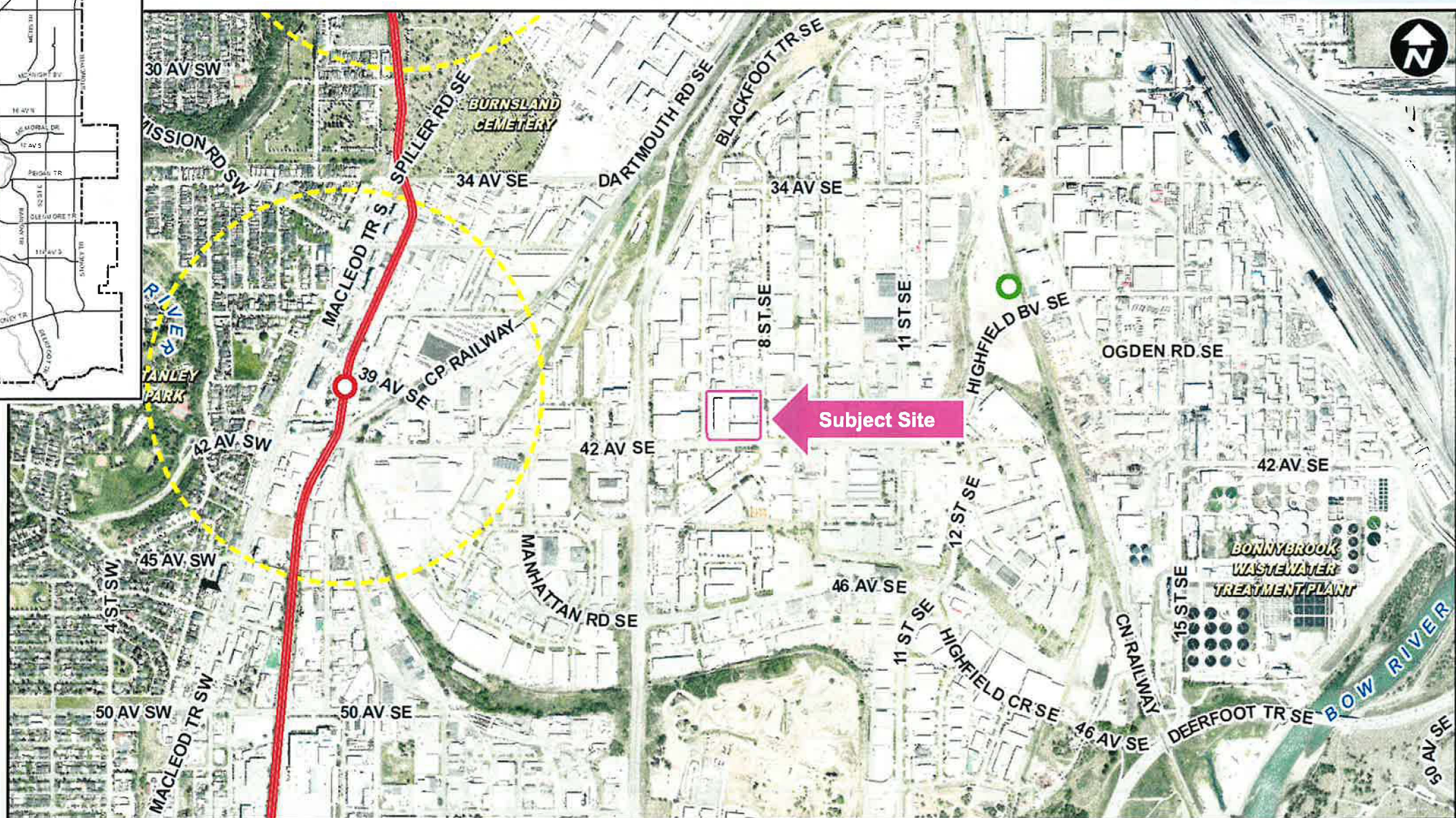
RECOMMENDATION:

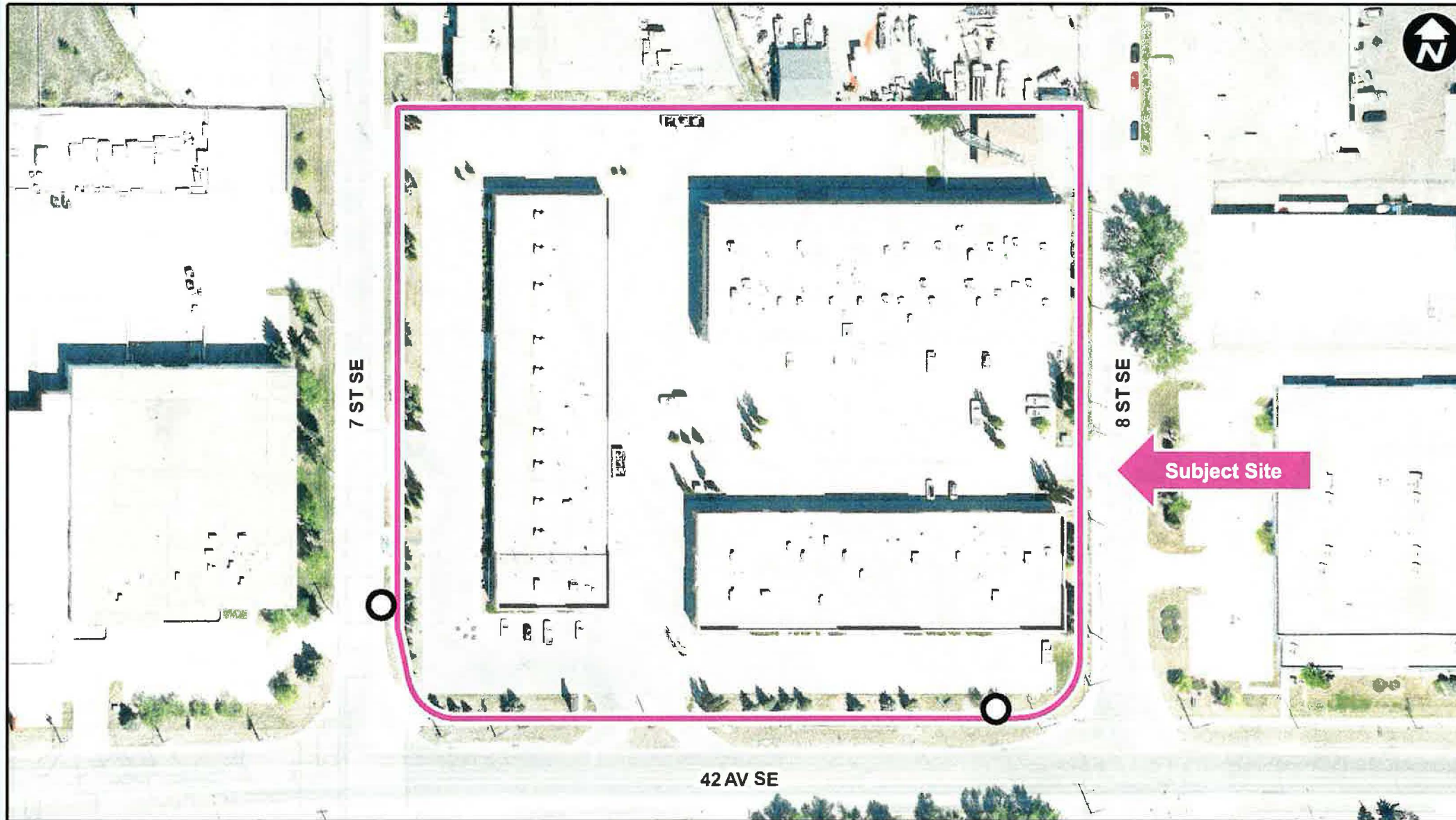
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.41 hectares \pm (5.95 acres \pm) located at 808 – 42 Avenue SE (Plan 0814304, Block 1, Lot 1) from Industrial –General (I-G) to Industrial – Commercial (I-C) District.



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Red
 - Green (Future)
 - LRT Line**
 - Red





LEGEND

○ Bus Stop

Parcel Size:
2.41 ha
147m x 162m



Arial View (North)

Street View (42 Avenue SE)

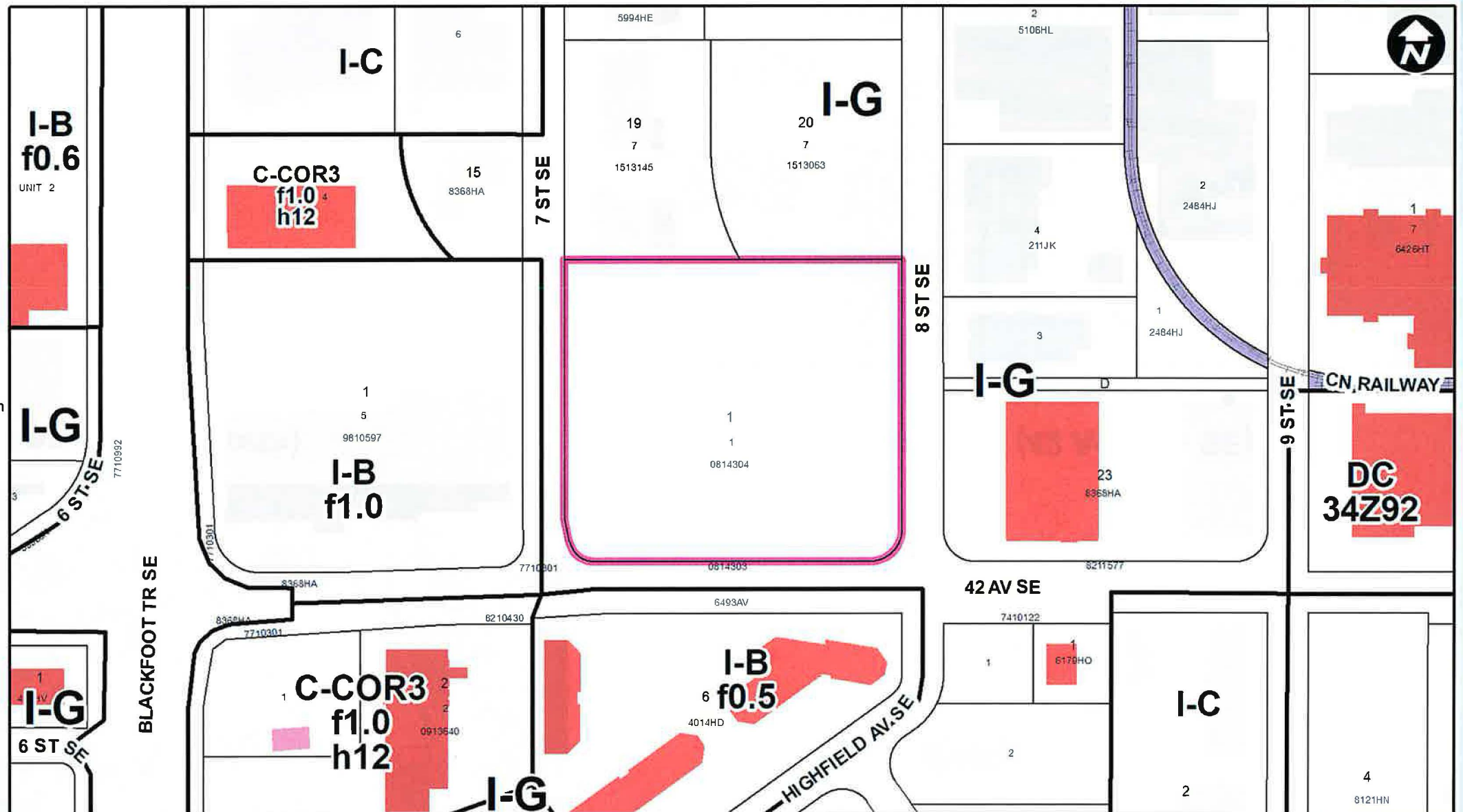


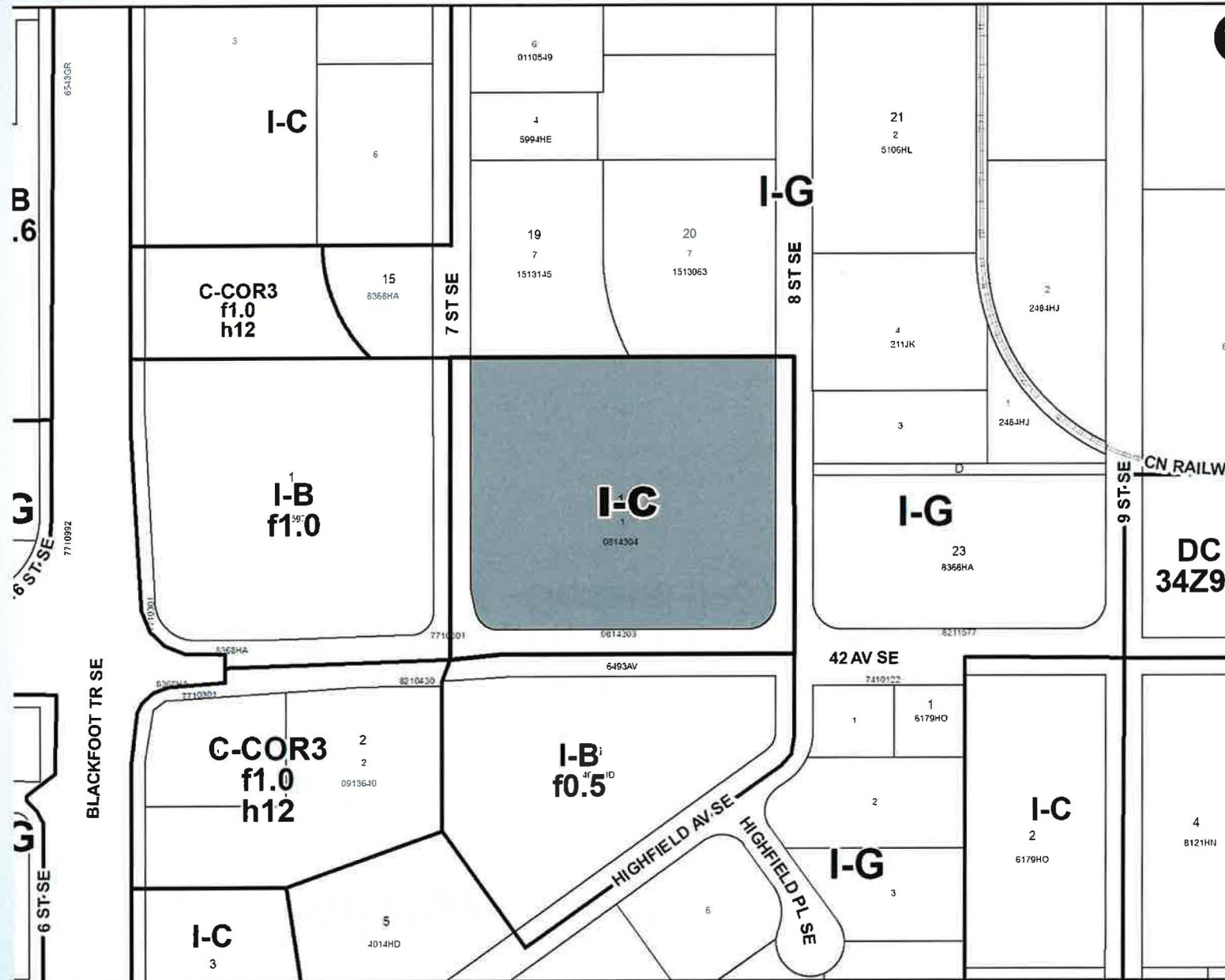
Surrounding Land Use

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LEGEND

- Commercial
- Heavy Industrial
- Light Industrial
- Service Station
- Vacant
- Transportation, Communication and Utility





Proposed I-C District:

- Light industrial and limited small-scale commercial uses.
- Max. Building Height – 12 metres (approx. 3 storeys).

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Supplementary Slides