

Public Hearing of Council

Agenda Item: 7.2.16

1



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

May 16, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 16 2023

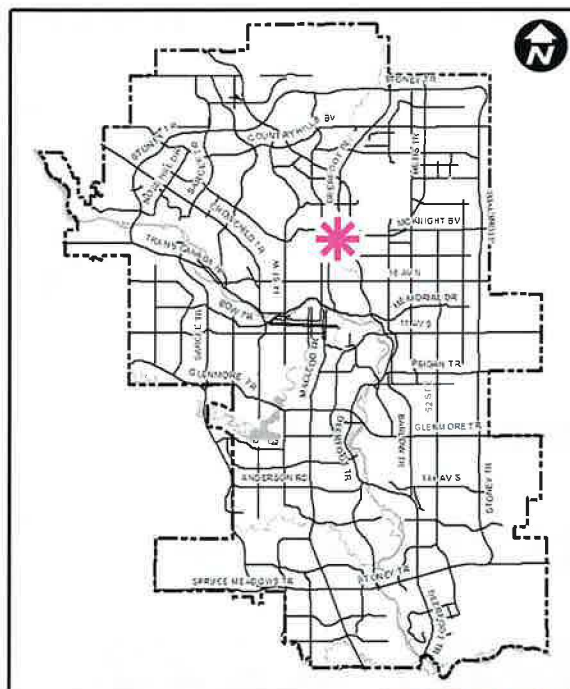
ITEM: 7.2.16 CPC023-0259
Distrib - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Closure Bylaw 1C2023** 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 **Proposed Bylaw 63D2023** 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

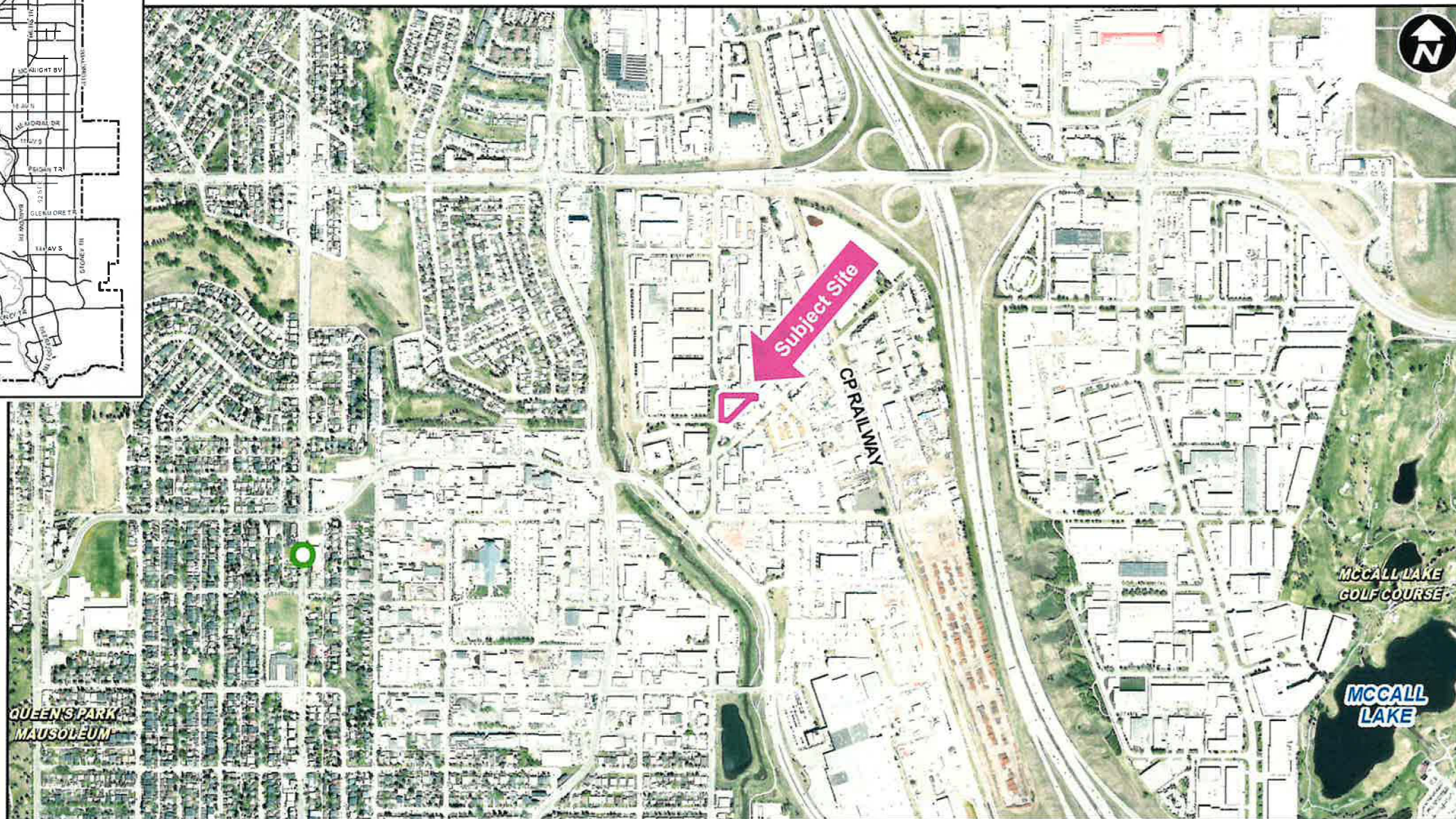
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

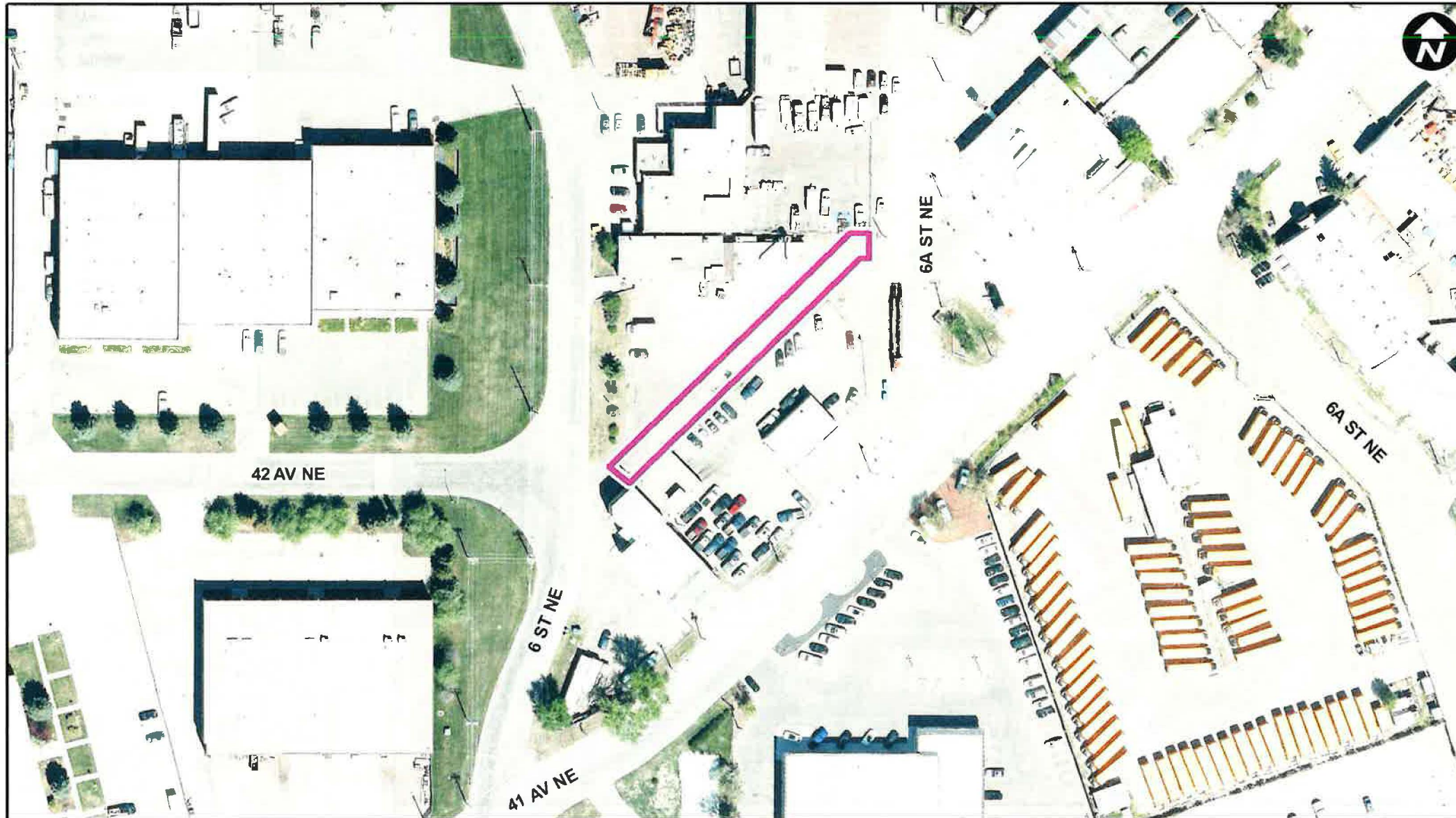
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Proposed Road Closure Location Map

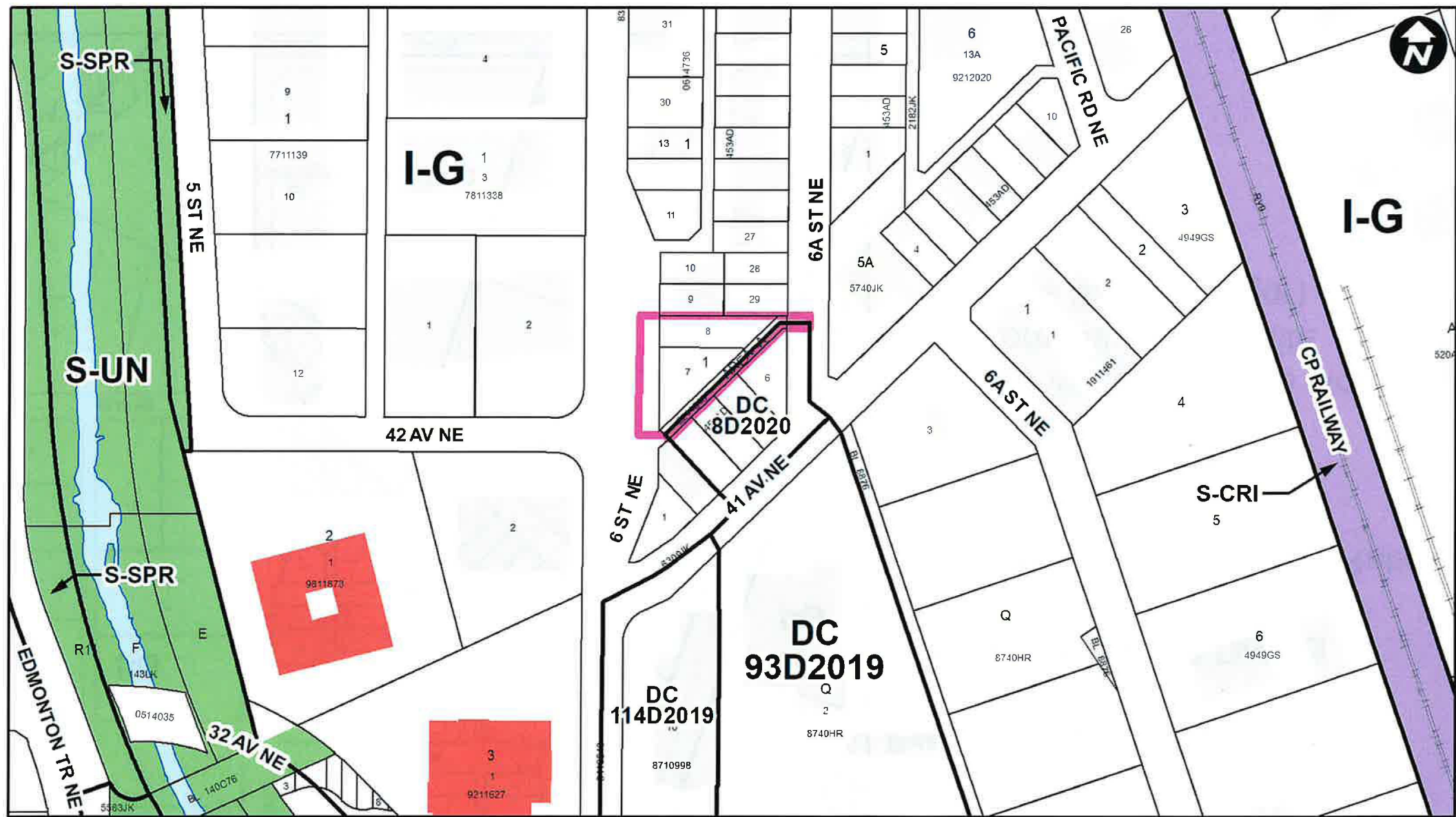
4



Parcel Size:

0.05 ha
6 m x 78 m

- 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

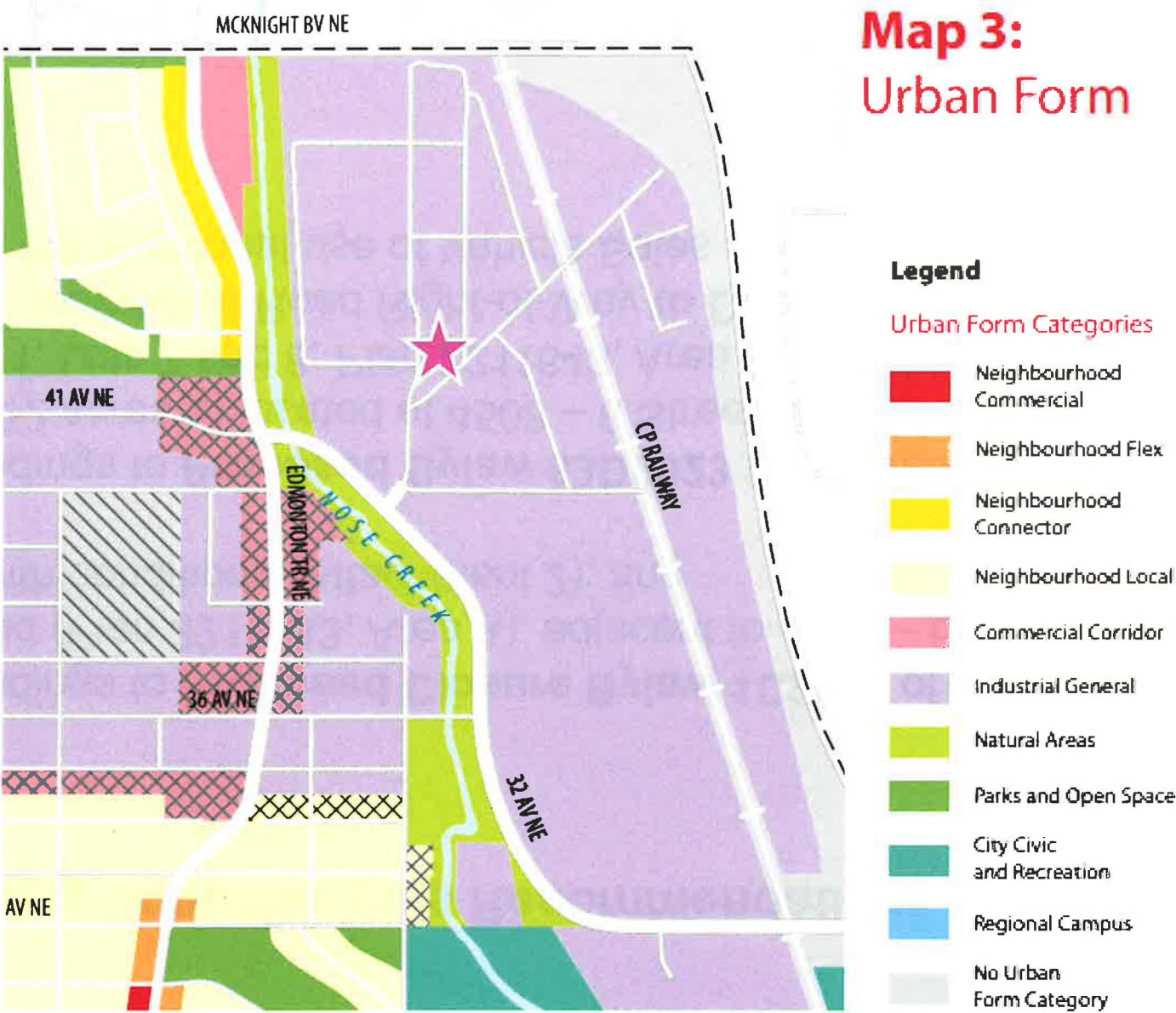




Proposed DC District:

- Based on the 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



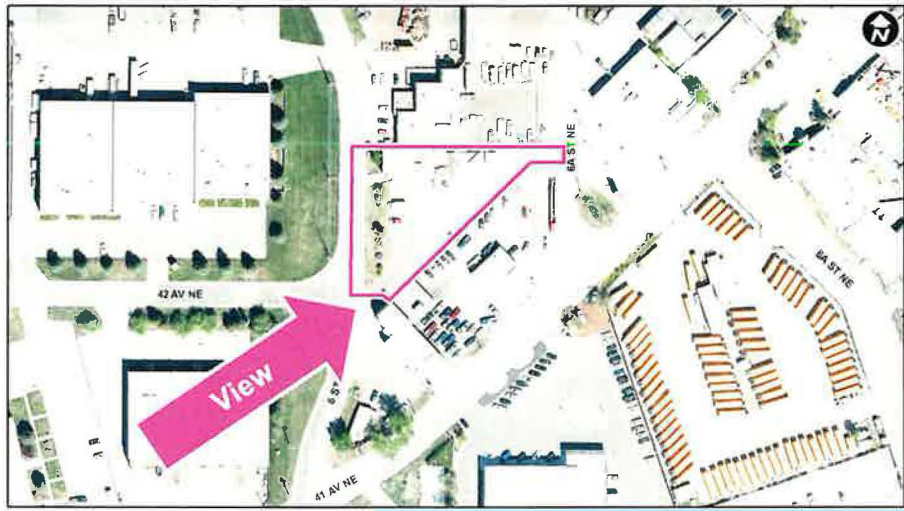
★ Subject Site

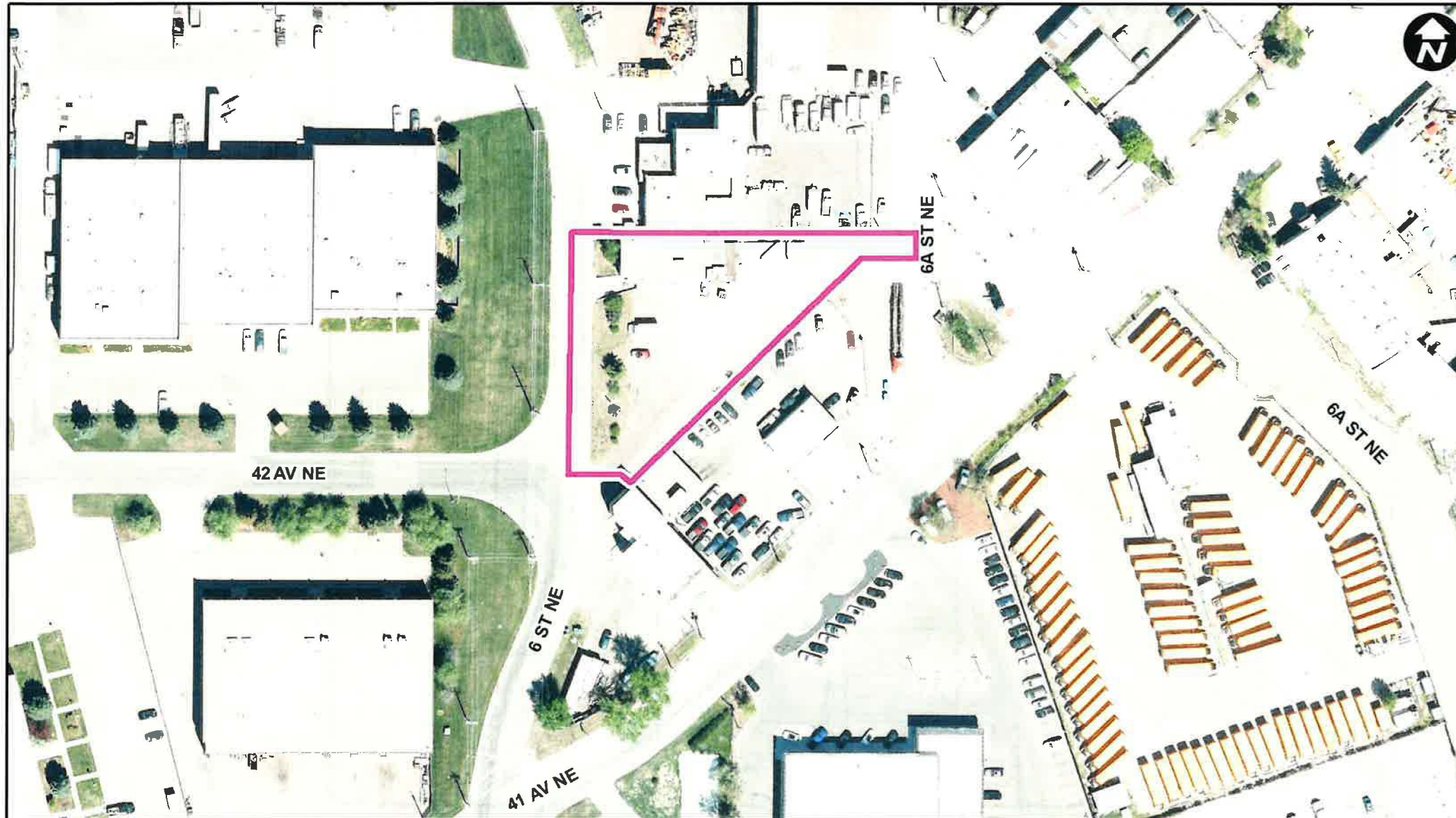
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Supplementary Slides





Parcel Size:

**0.52 ha
56m x 78m**

