



Public Hearing of Council

Agenda Item: 7.2.22



LOC2022-0212 / CPC2023-0350

Land Use Amendment

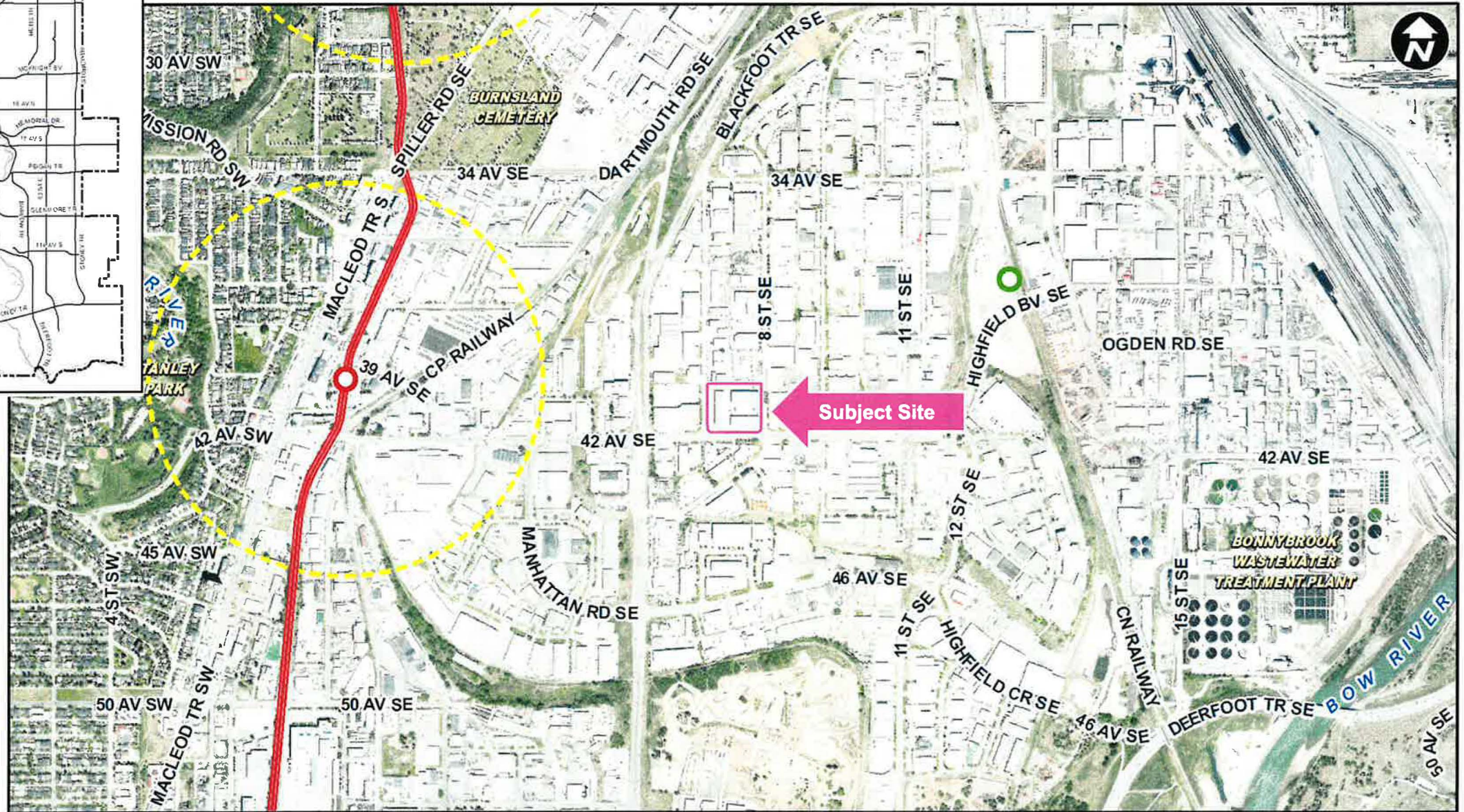
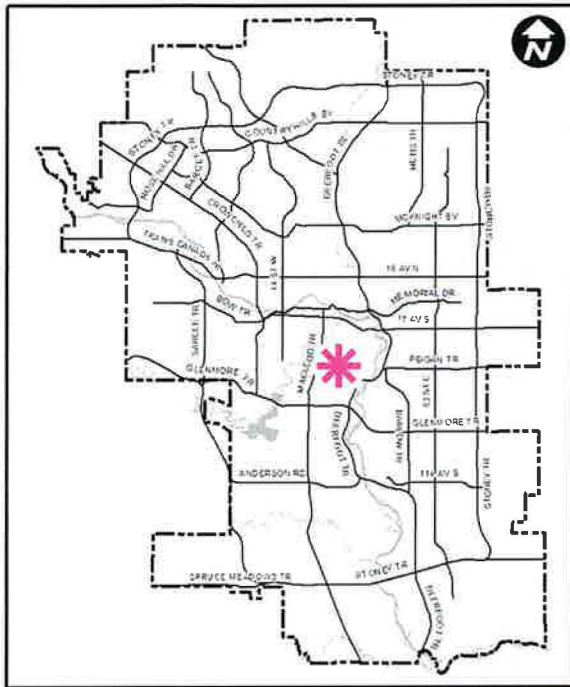
July 25, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.22 CPC2023-0350
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 98D2023** 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.

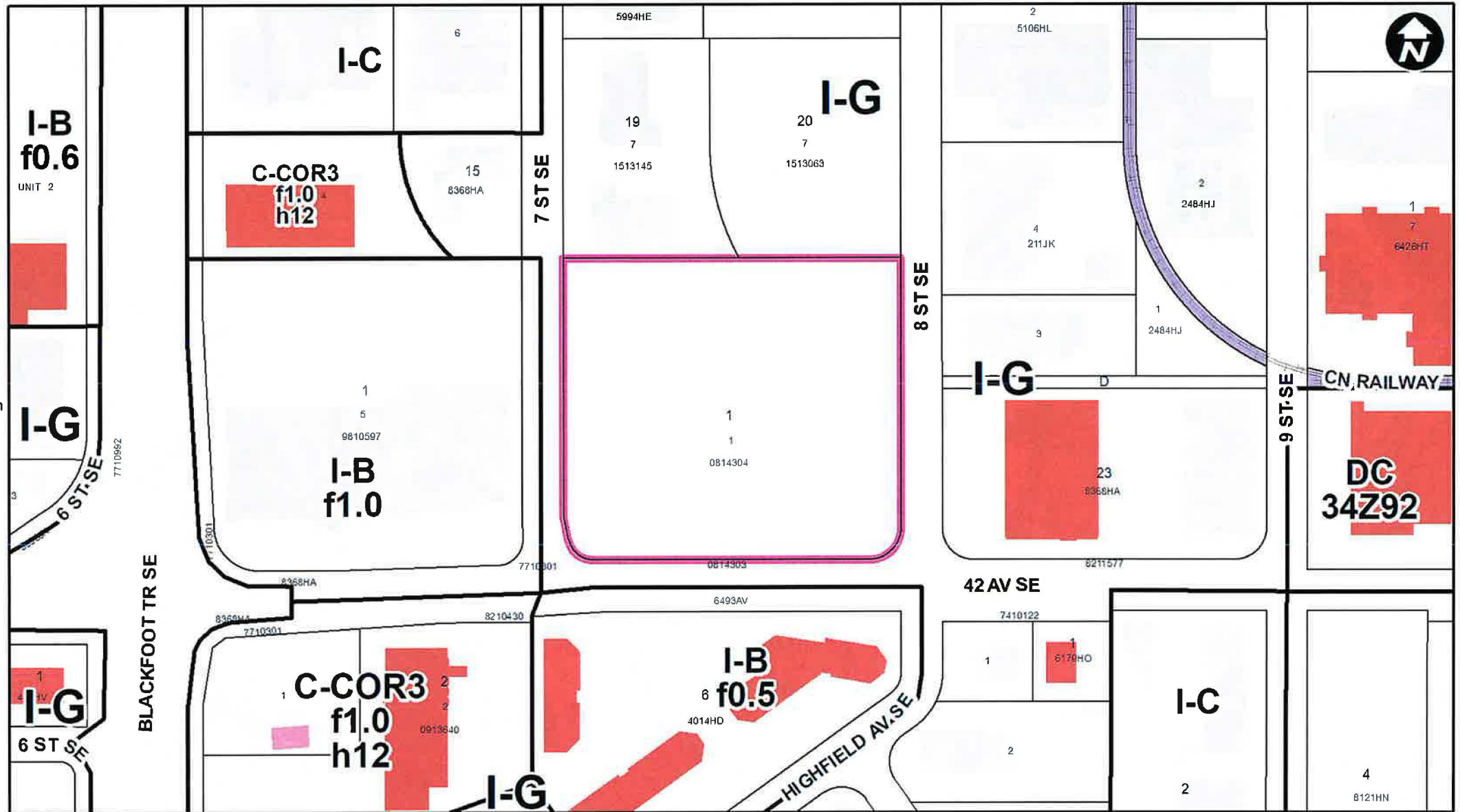


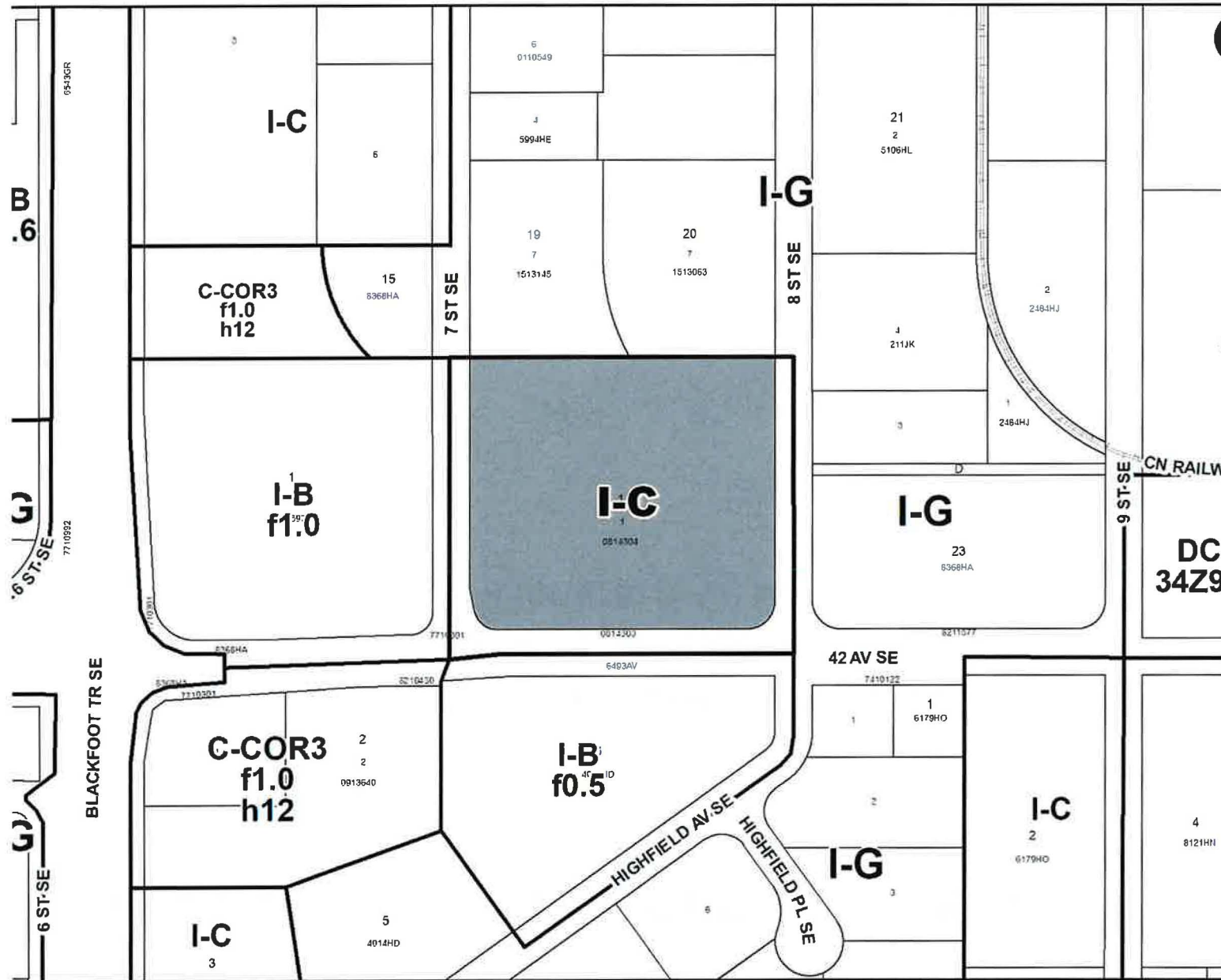
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Red
 - Green (Future) - LRT Line**
 - Red

Surrounding Land Use

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).

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 98D2023** 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.

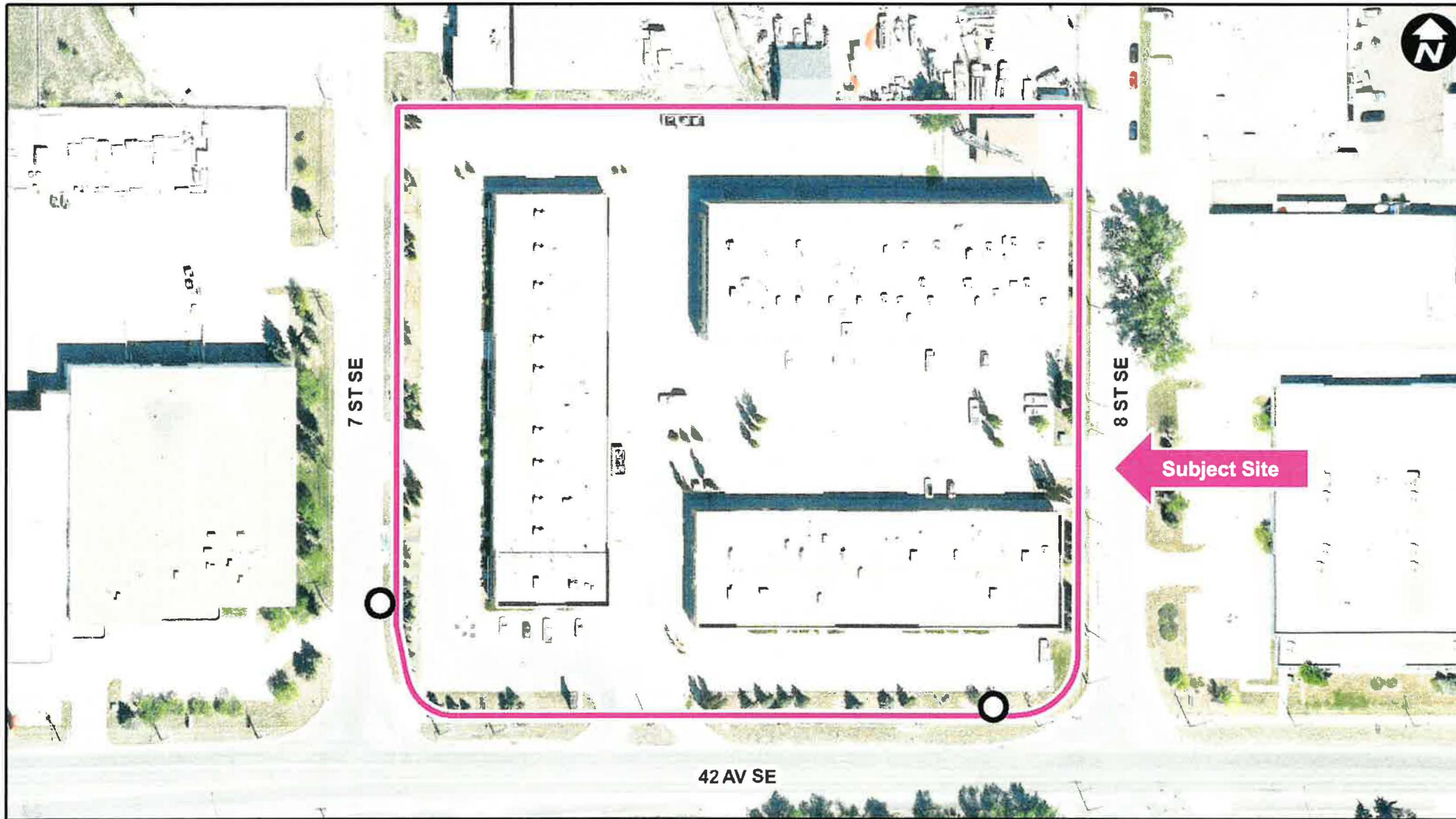
Supplementary Slides



Arial View (North)

Street View (42 Avenue SE)





LEGEND

○ Bus Stop

Parcel Size:

2.41 ha

147m x 162m