



Public Hearing of Council

Agenda Item: 7.2.32



LOC2023-0053 / CPC2023-0563

Land Use Amendment

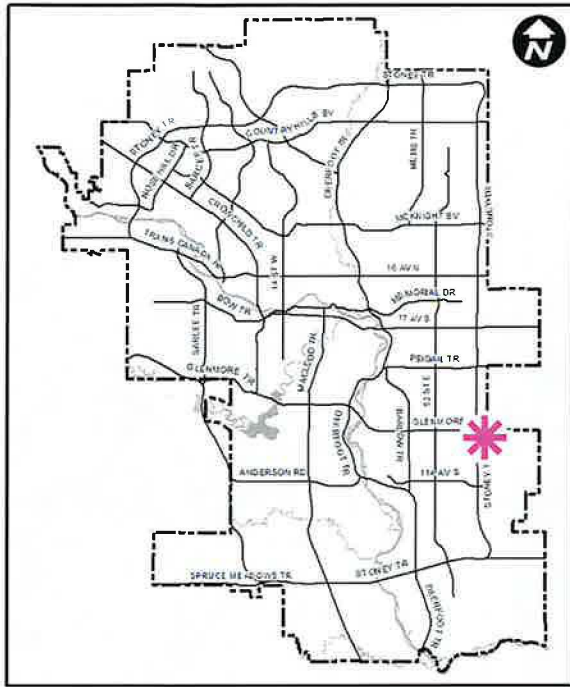
September 19, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 139D2023** for the redesignation of 12.30 hectares \pm (30.4 acres \pm) located at 9011 – 84 Street SE (Portion of Plan 4441AH, Block A) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).



LEGEND

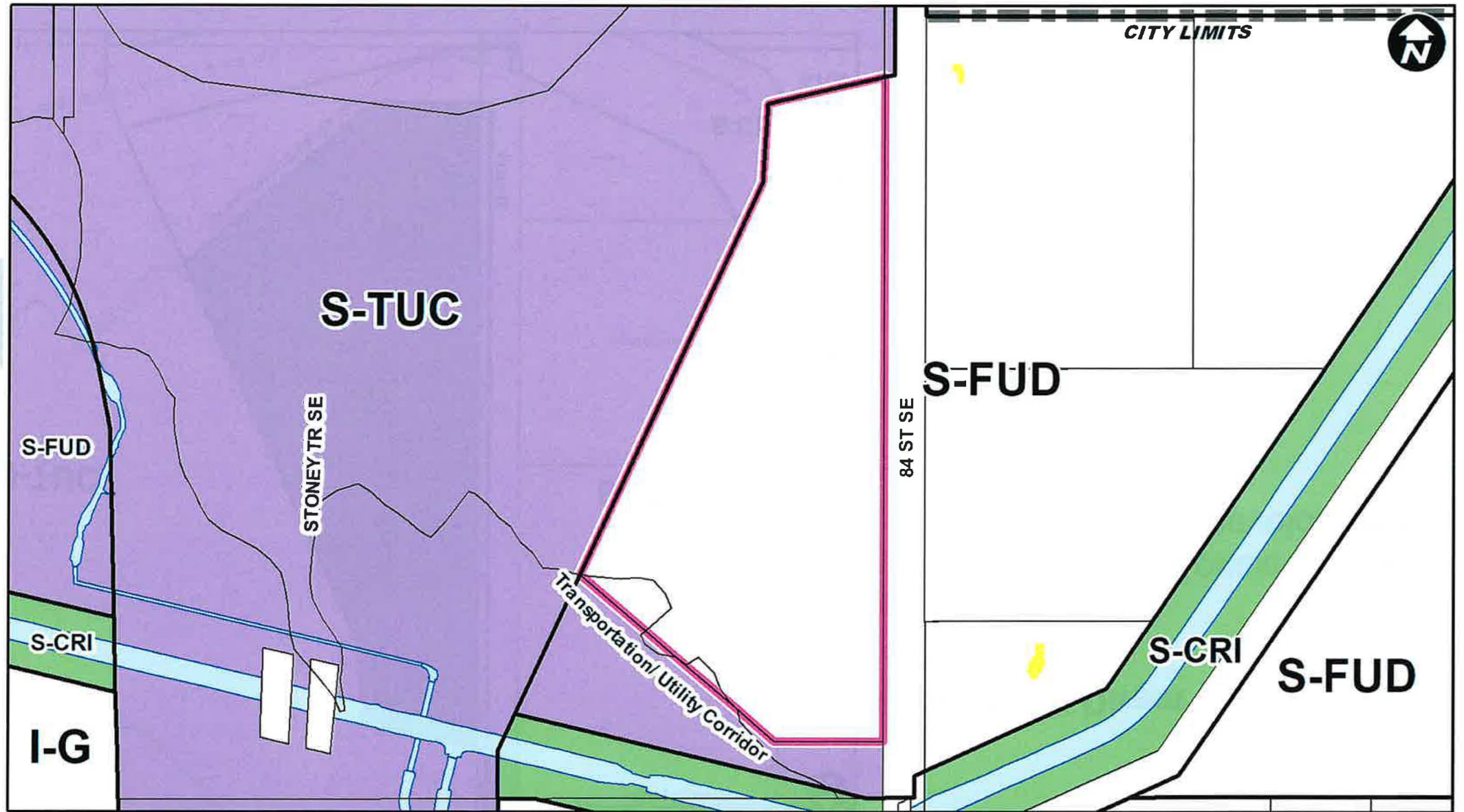
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

12.30 ha

- 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

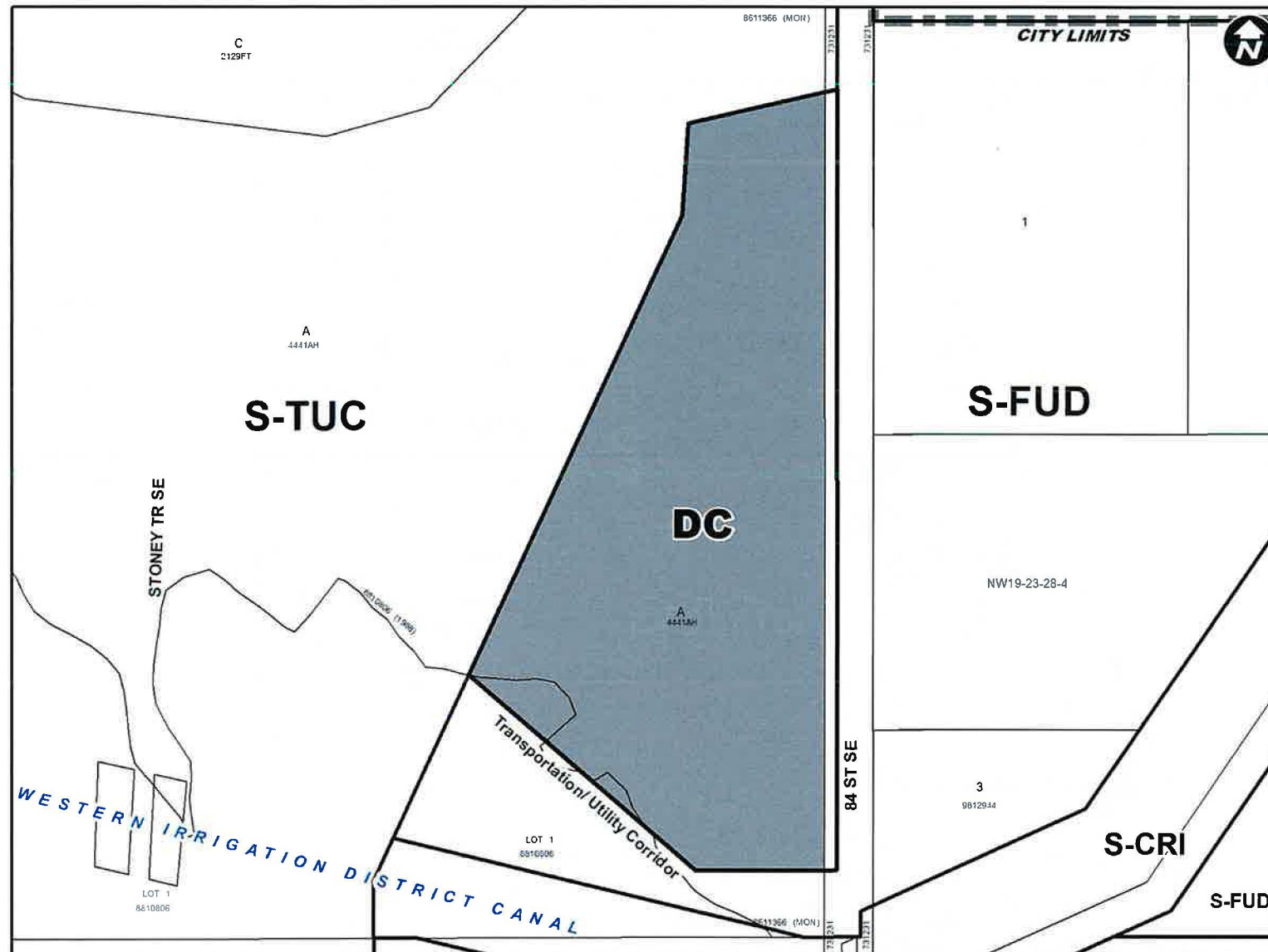


Proposed Land Use

6

Proposed Direct Control (DC) District:

- Based on the Special Purpose – Future Urban Development (S-FUD) District
- Storage Yard – Discretionary Use
- Reduces front setback from 6.0 metres to 4.0 metres



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 139D2023** for the redesignation of 12.30 hectares \pm (30.4 acres \pm) located at 9011 – 84 Street SE (Portion of Plan 4441AH, Block A) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

Supplementary Slides



Aerial View

Ground View

