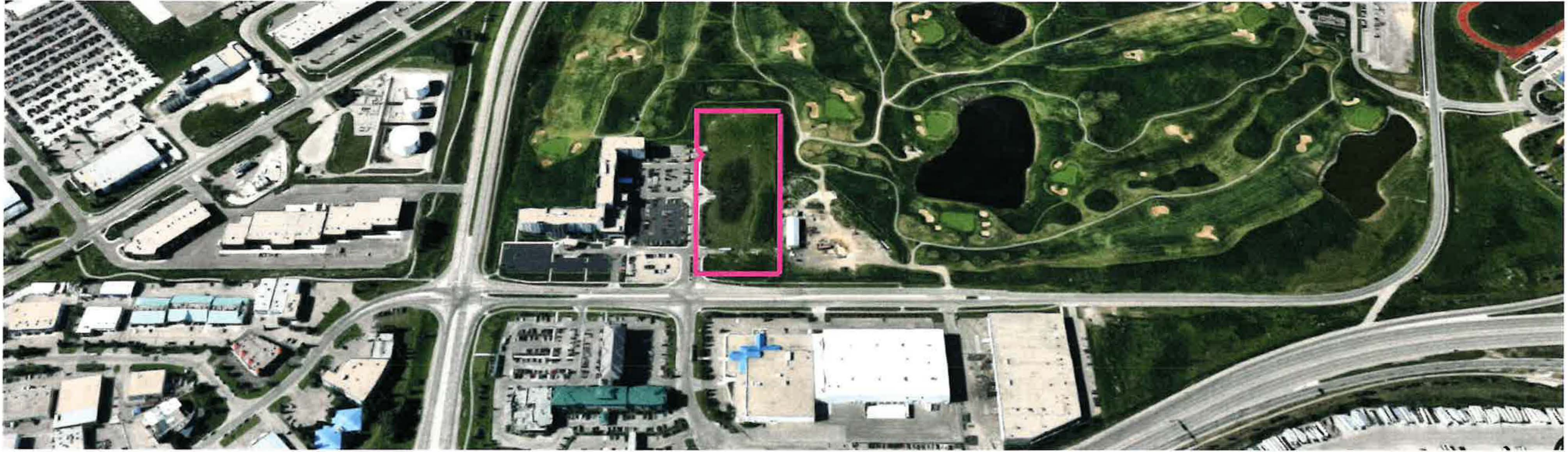




# Calgary Planning Commission

## Agenda Item: 7.2.4



# LOC2023-0153

## Land Use Amendment

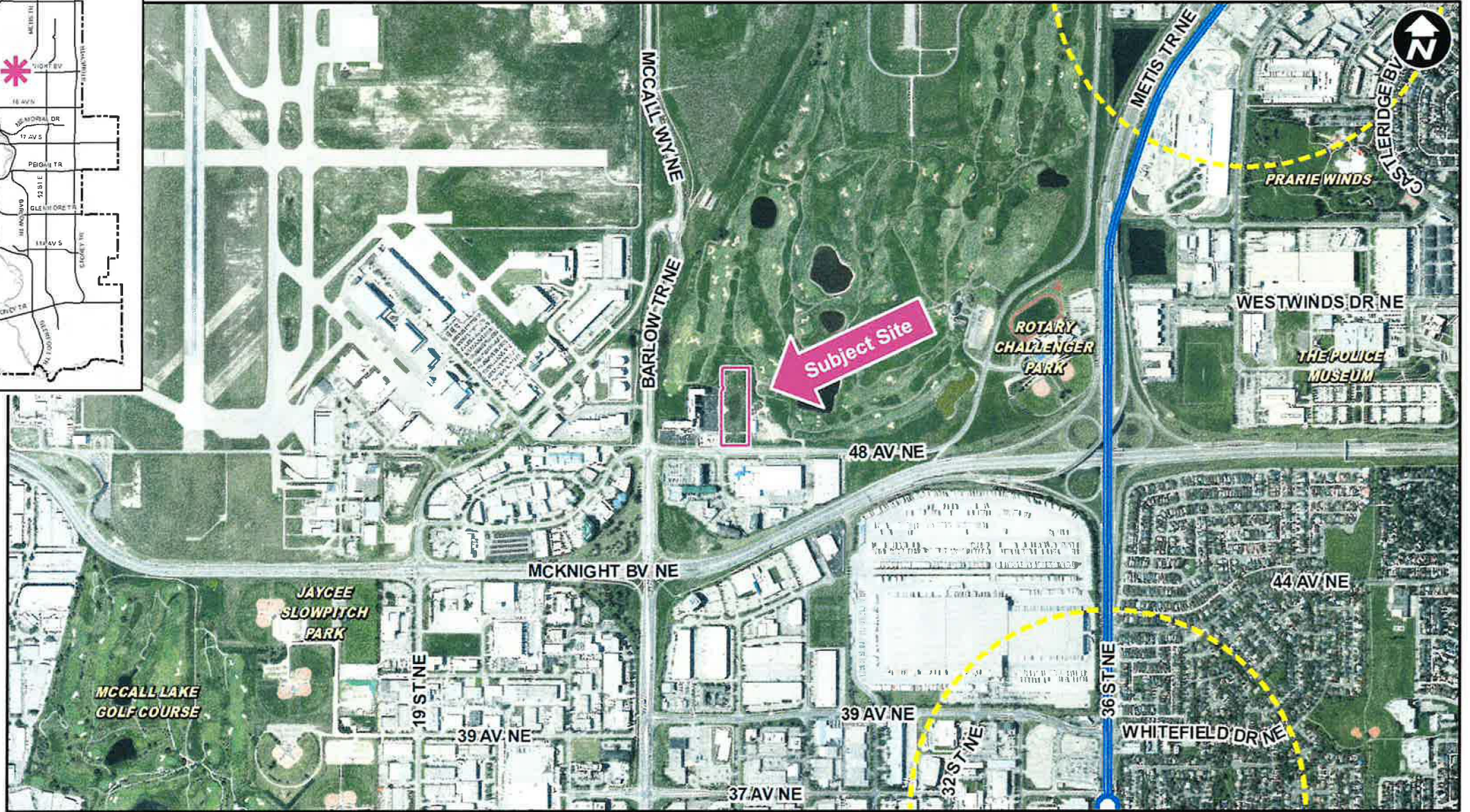
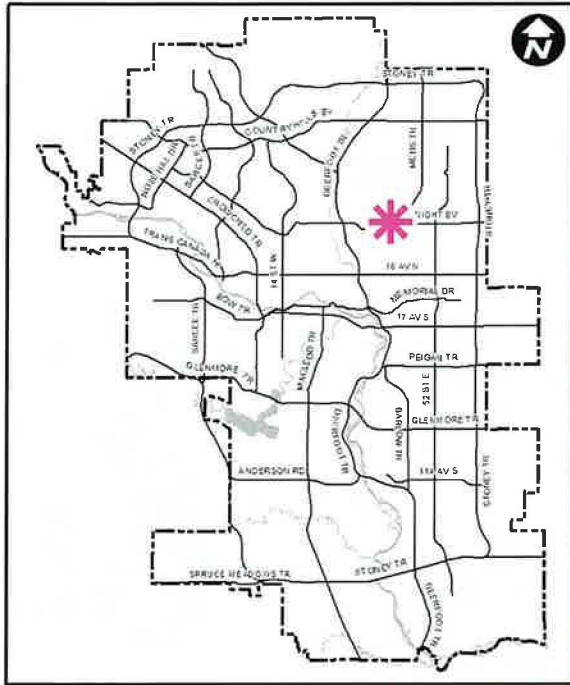
October 5, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
OCT 05 2023  
ITEM: 7.2.4 CPC2023-0970  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT













## RECOMMENDATION:

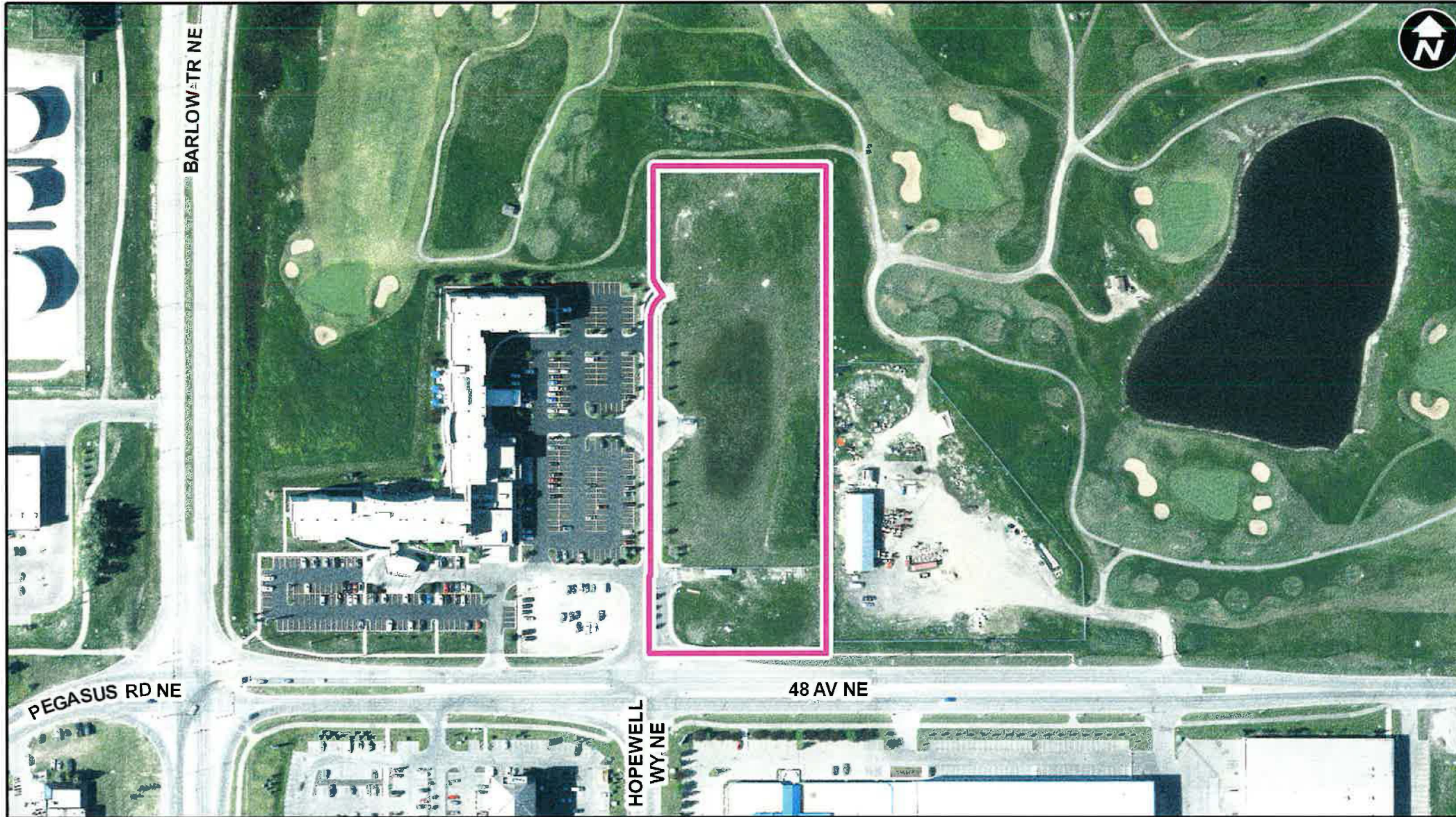
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.99 hectares  $\pm$  (4.92 acres  $\pm$ ) located at #1000, #3000, #4000 and #5000, 2600 – 48 Avenue NE (Condominium Plan 2210879, Units 1 to 4; Condominium Plan 2210879, Common Property) from Direct Control (DC) District to Direct Control (DC) District to allow for additional building height and additional floor area ratio and add the discretionary use of Place of Worship – Small, with guidelines (Attachment 2).



**LEGEND**

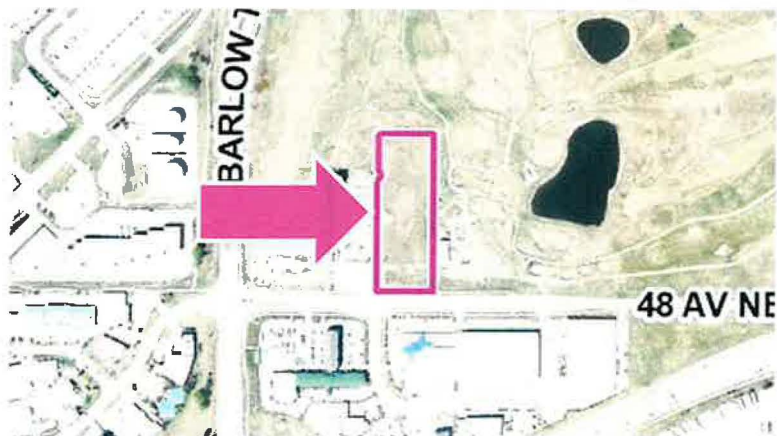
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



Parcel Size:

1.99 ha

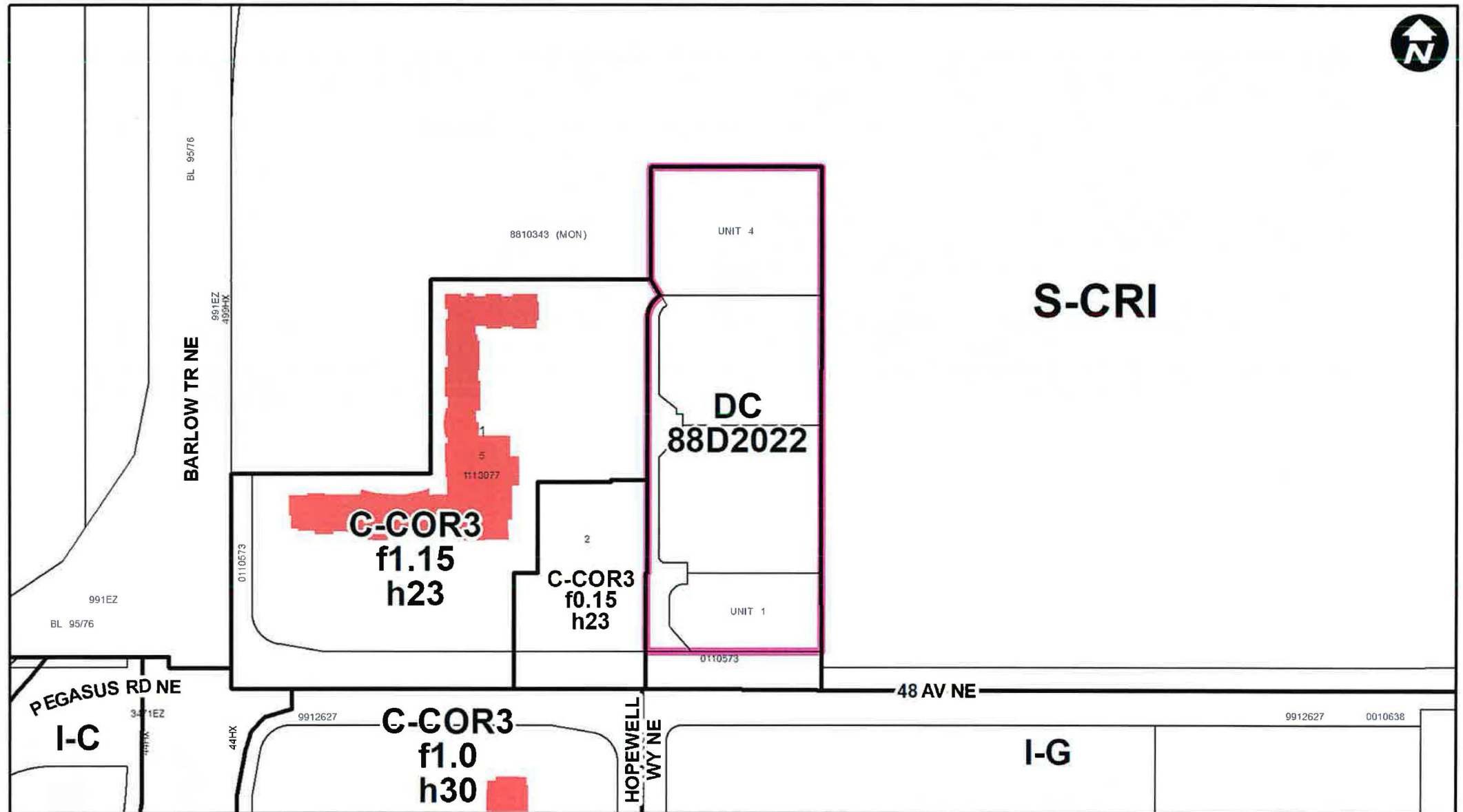
83 m x 236 m



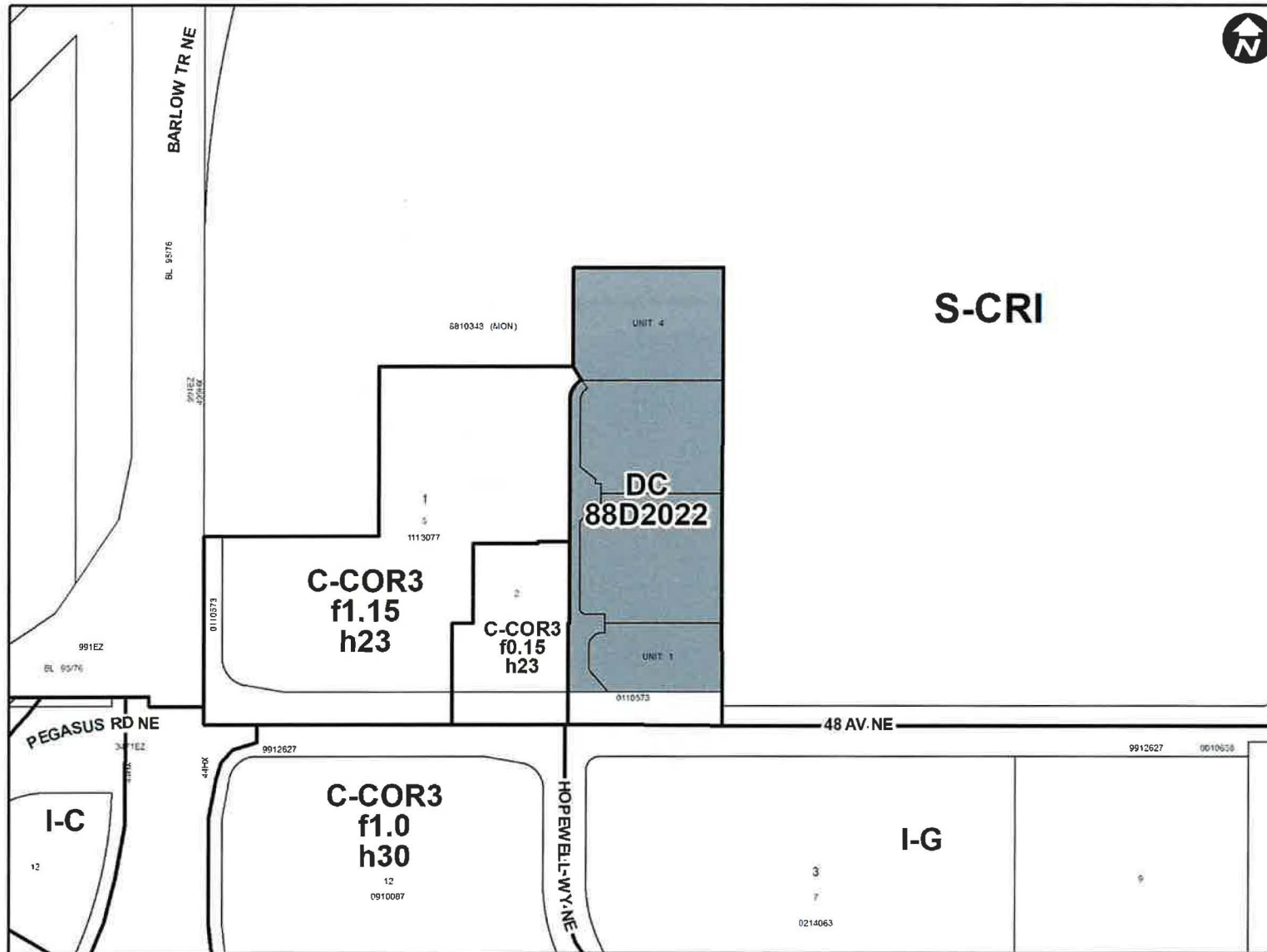


### LEGEND

- 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

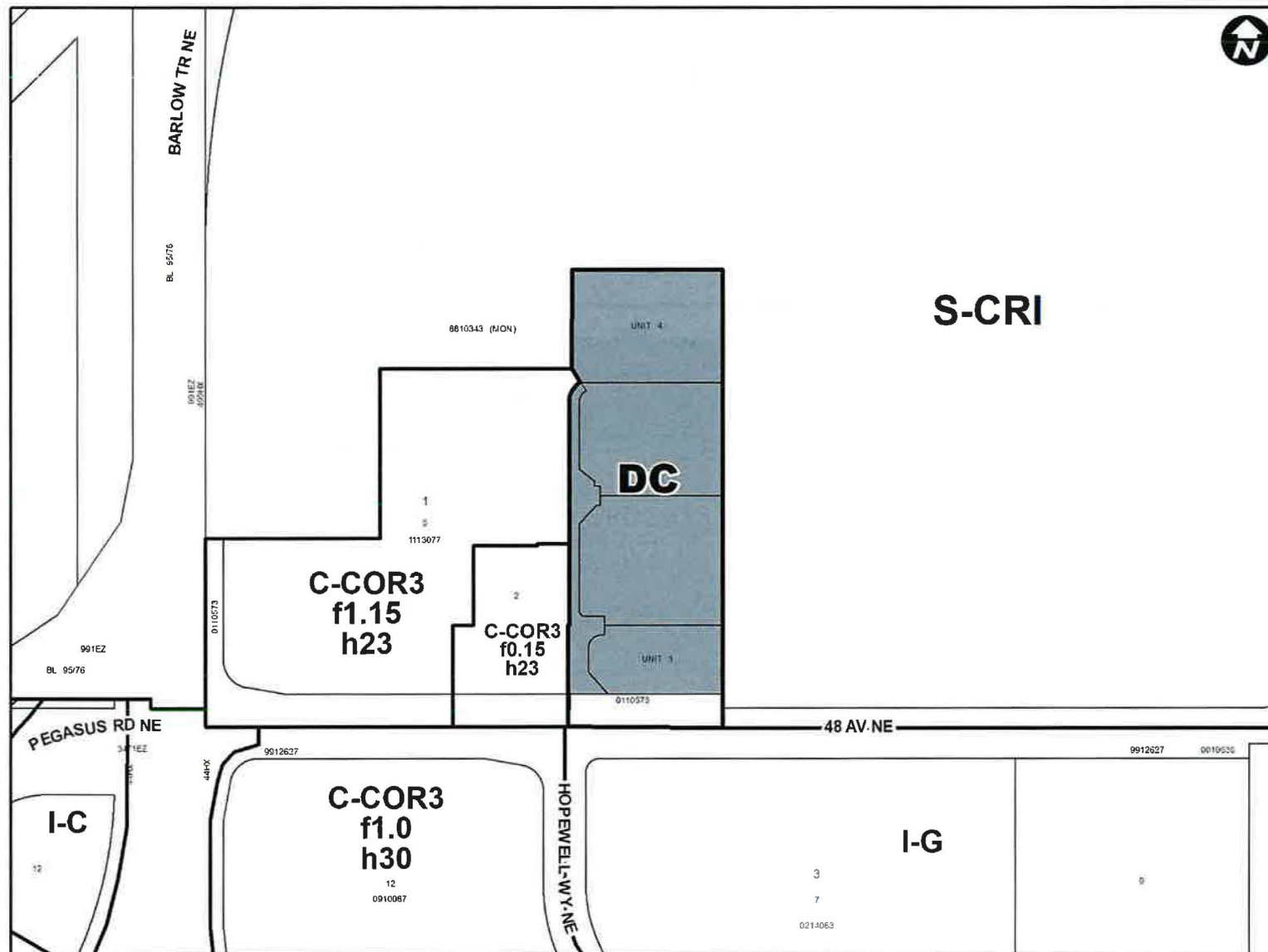


# Existing Land Use Map



## Existing DC District:

- Base Industrial – Commercial (I-C) District
- 16m max height (approximately 4 storeys)
- 2.0 FAR



## Proposed DC District:

- Same as existing DC District
  - Base Industrial – Commercial (I-C) District
  - 16m max height (approximately 4 storeys)
  - 2.0 FAR
- **Discretionary use of Place of Worship - Small**



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.99 hectares  $\pm$  (4.92 acres  $\pm$ ) located at #1000, #3000, #4000 and #5000, 2600 – 48 Avenue NE (Condominium Plan 2210879, Units 1 to 4; Condominium Plan 2210879, Common Property) from Direct Control (DC) District to Direct Control (DC) District to allow for additional building height and additional floor area ratio and add the discretionary use of Place of Worship – Small, with guidelines (Attachment 2).

## Supplementary Slides

### Urban Structure

(By Land Use Typology)

#### Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

#### Main Streets

- Urban Main Street
- Neighbourhood Main Street

★ Subject Site

#### Developed Residential

- Inner City
- Established

#### Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

#### Industrial

- Industrial - Employee Intens
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

