



Public Hearing of Council

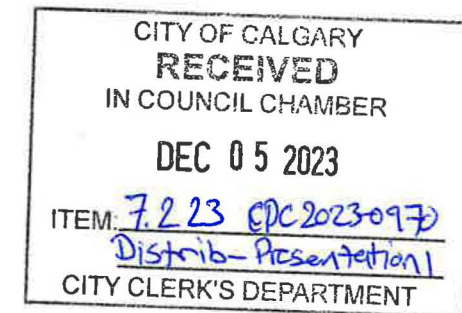
Agenda Item: 7.2.23



LOC2023-0153 / CPC2023-0970

Land Use Amendment

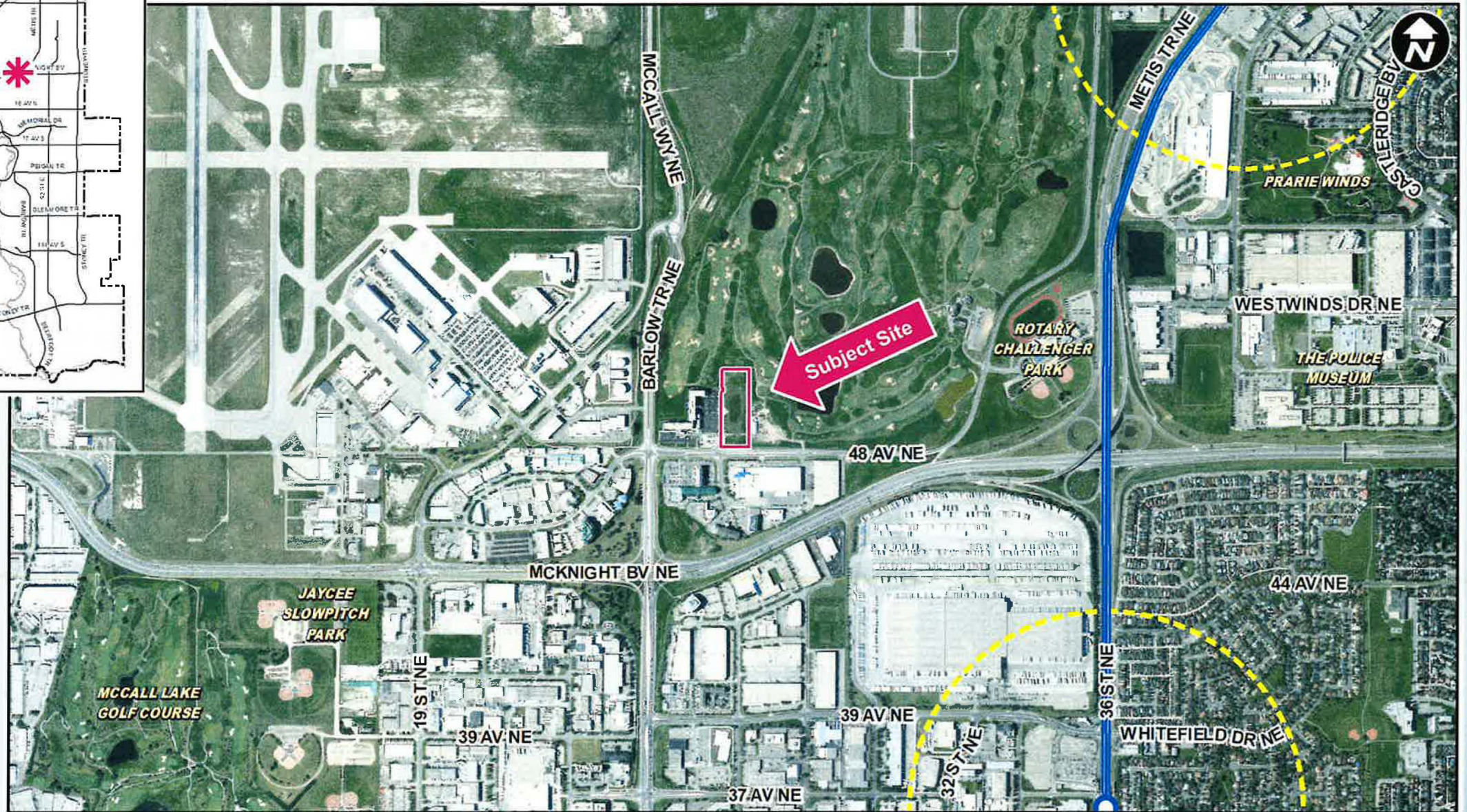
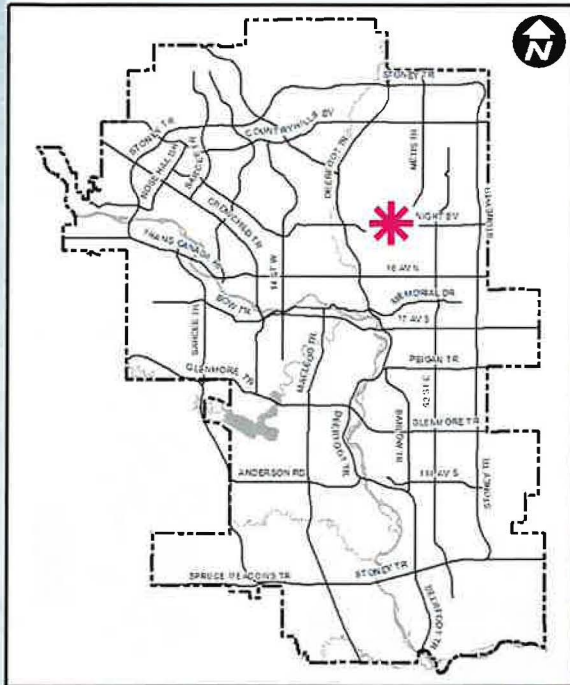
December 5, 2023



Calgary Planning Commission's Recommendation:

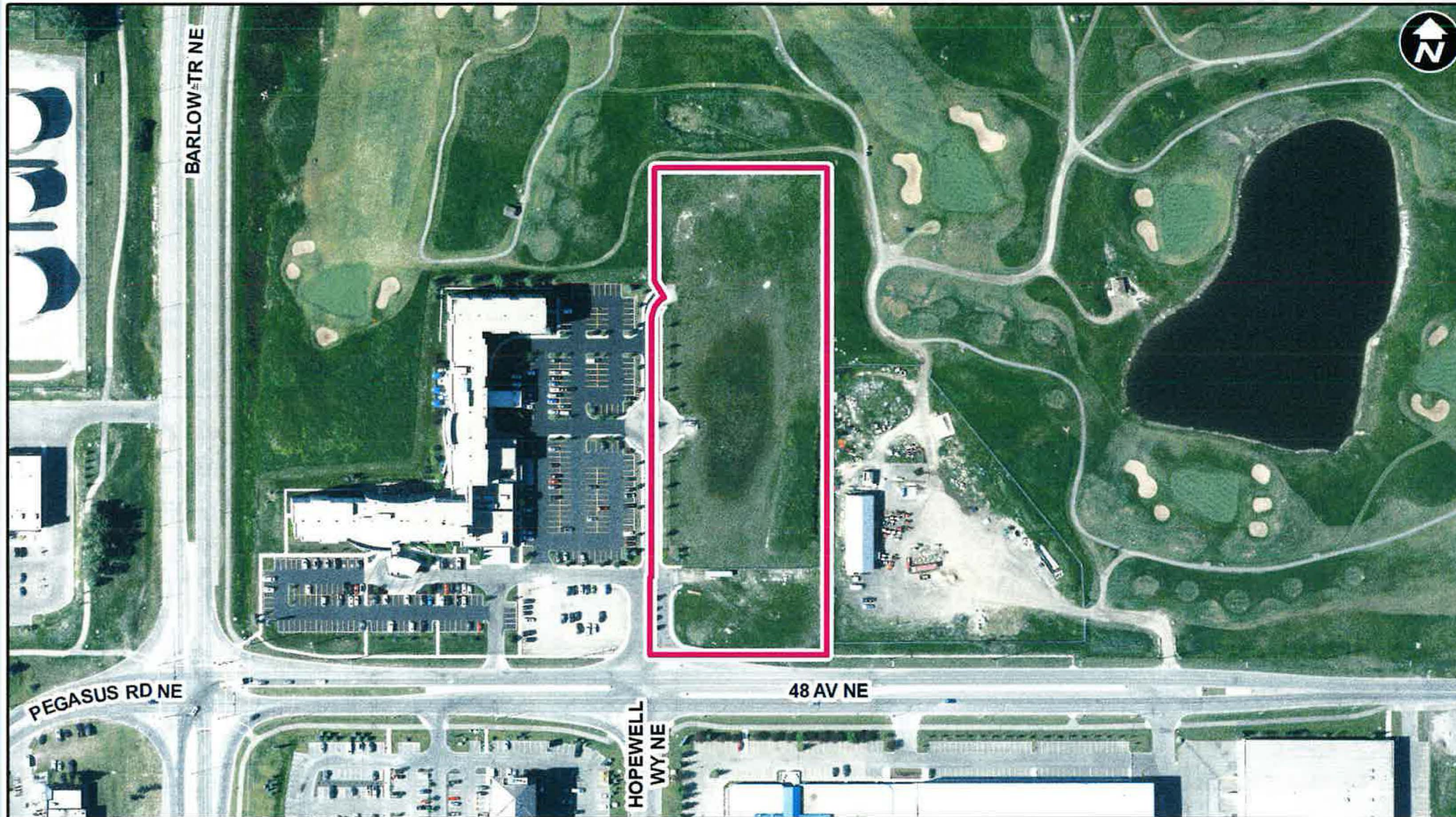
That Council:

Give three readings to **Proposed Bylaw 236D2023** 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 the additional 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

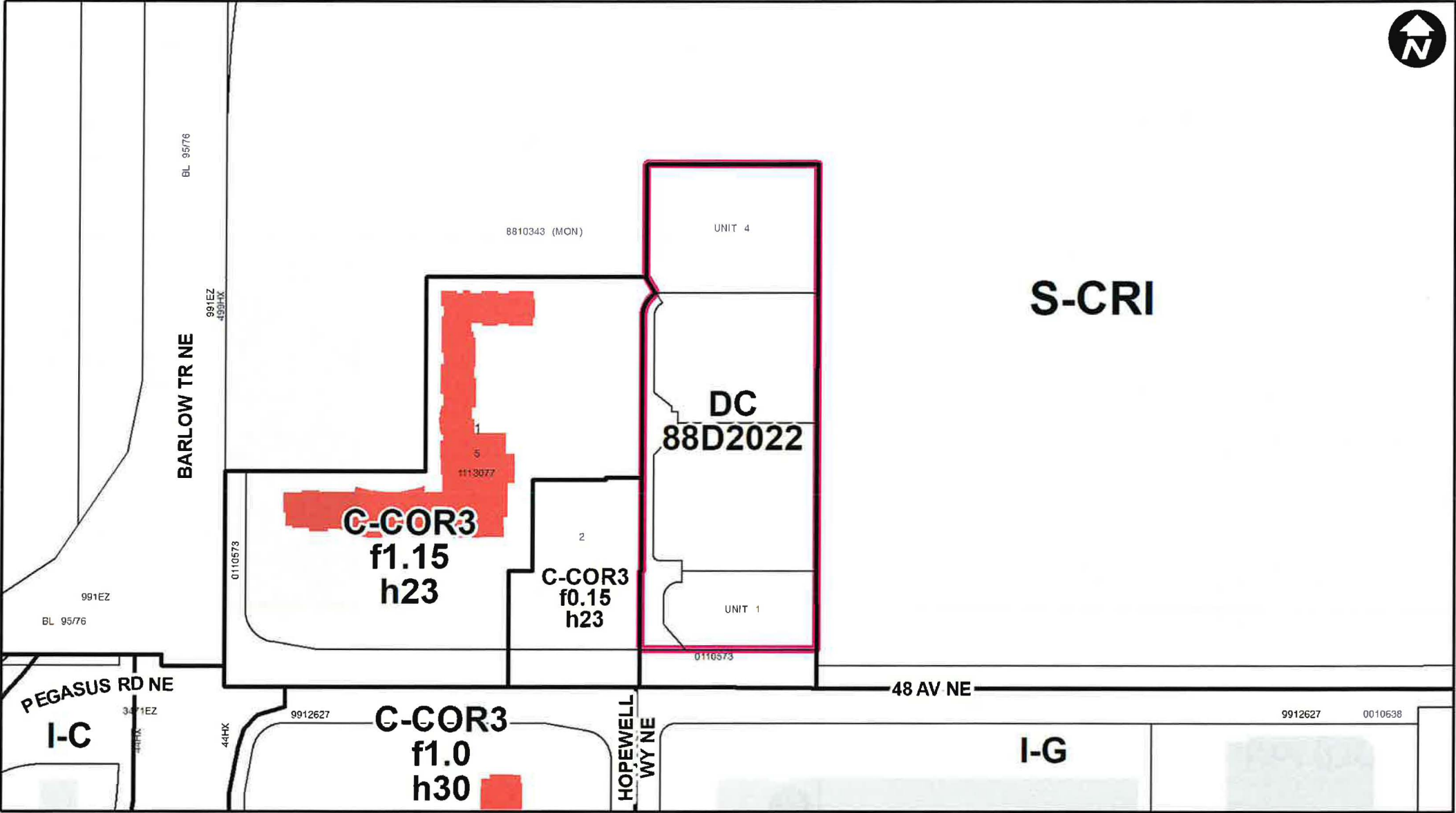


Parcel Size:

1.99 ha
83 m x 236 m

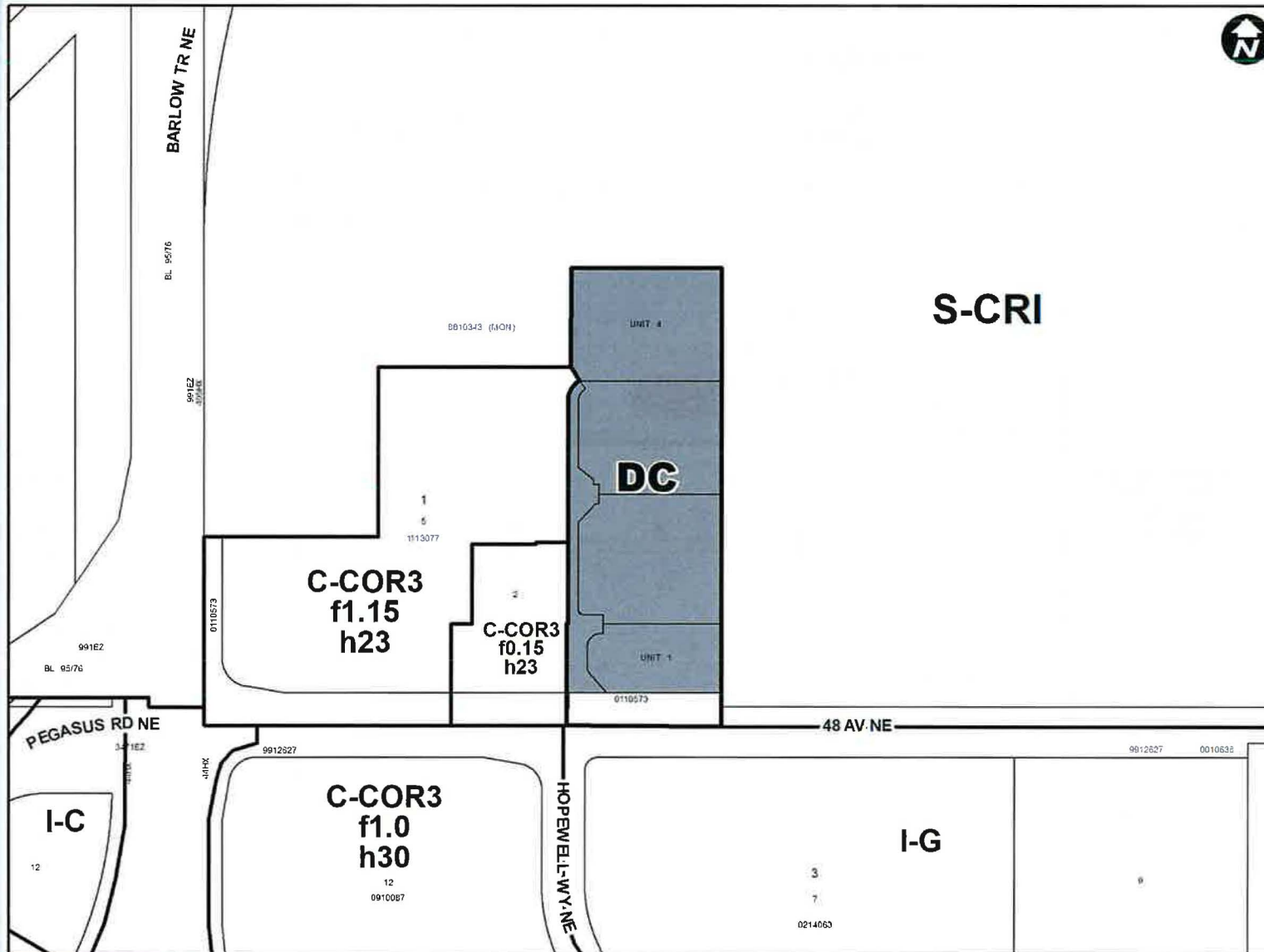


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map

6



Proposed Direct Control (DC) District:

- Retains the Industrial – Commercial (I-C) District as the base
- Maximum height of 16 metres (approximately 4 storeys)
- Maximum floor area ratio (FAR) of 2.0
- Additional discretionary use of Place of Worship - Small

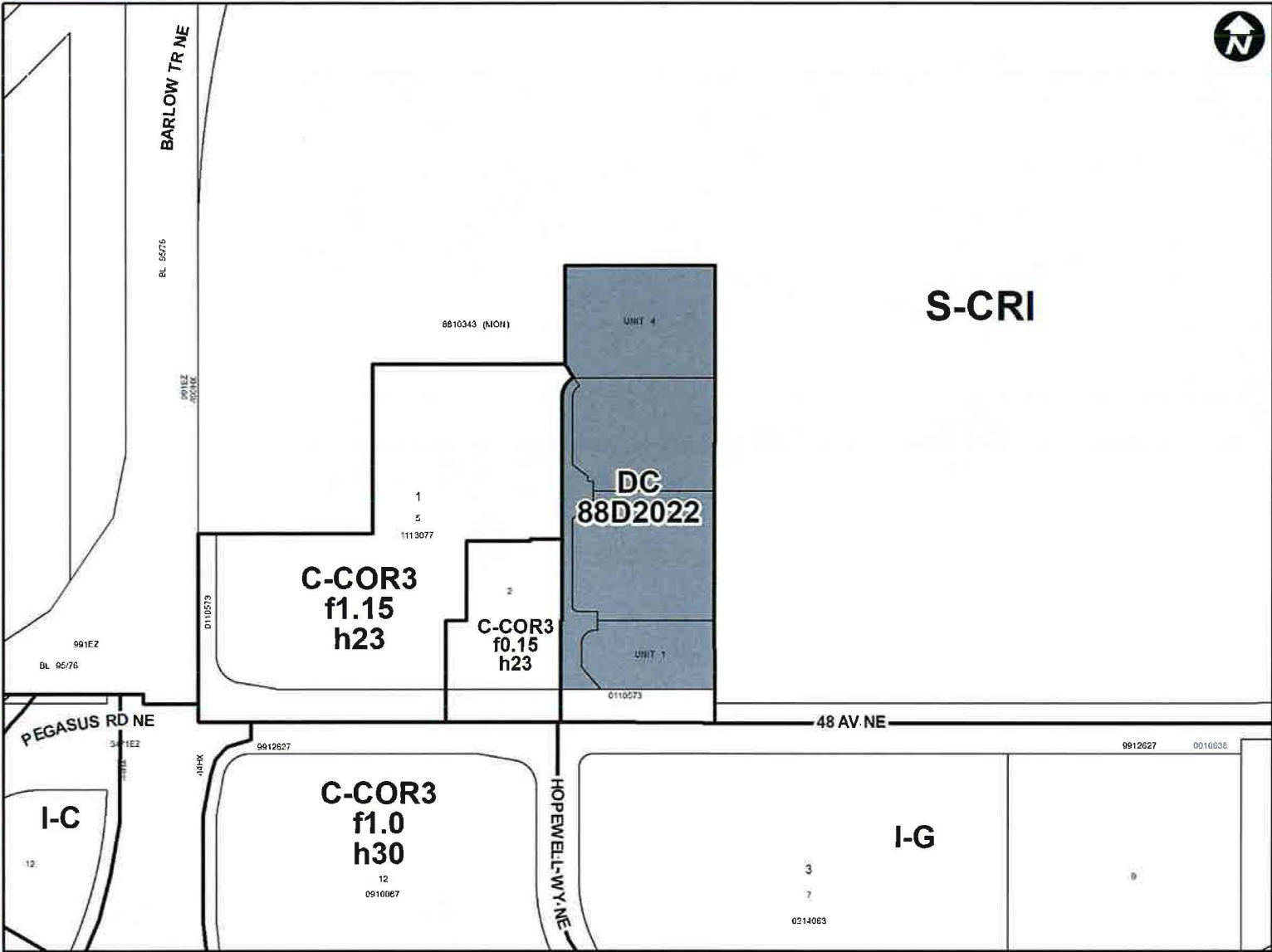
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Supplementary Slides





Existing Direct Control (DC) District:

- Base Industrial – Commercial (I-C) District
- 16 metre maximum height (approximately 4 storeys)
- Maximum Floor Area Ratio (FAR) of 2.0

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

