



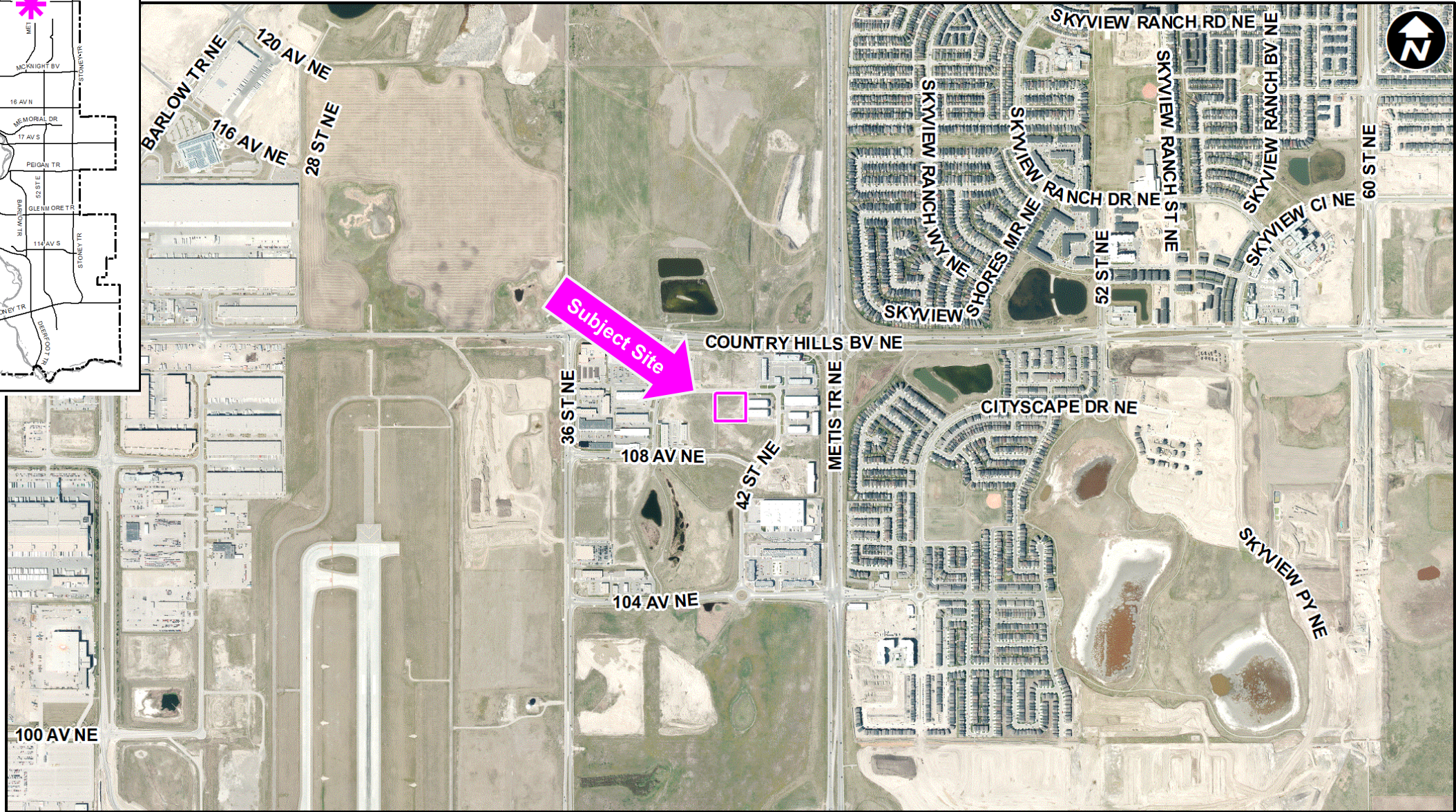
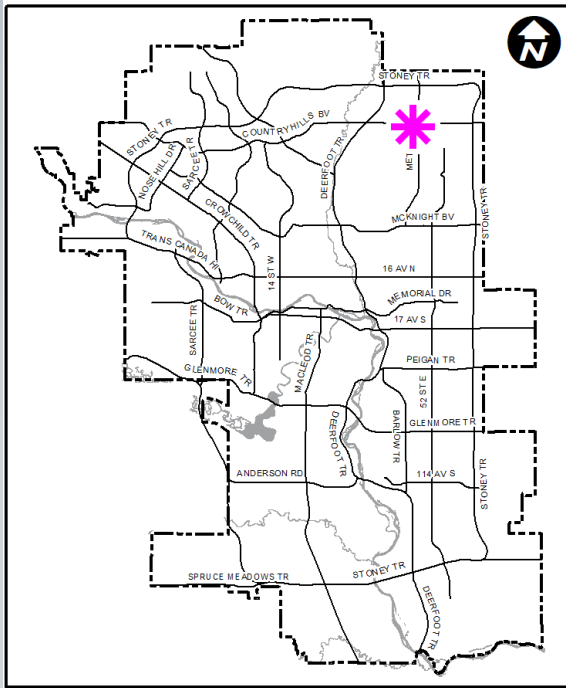
LOC2022-0217 / CPC2023-1271 Land Use Amendment

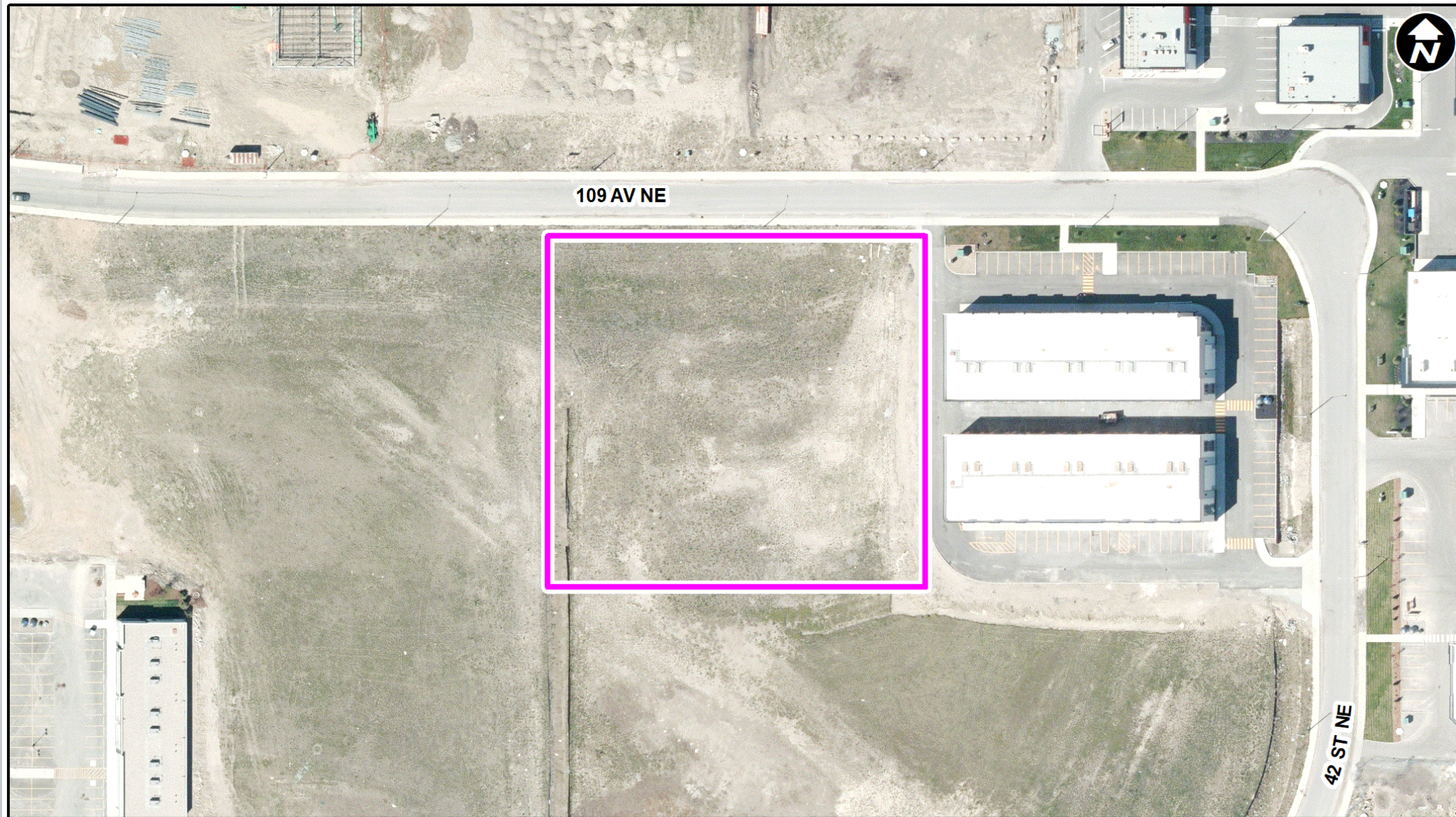
February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2024** for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional commercial uses, with guidelines.





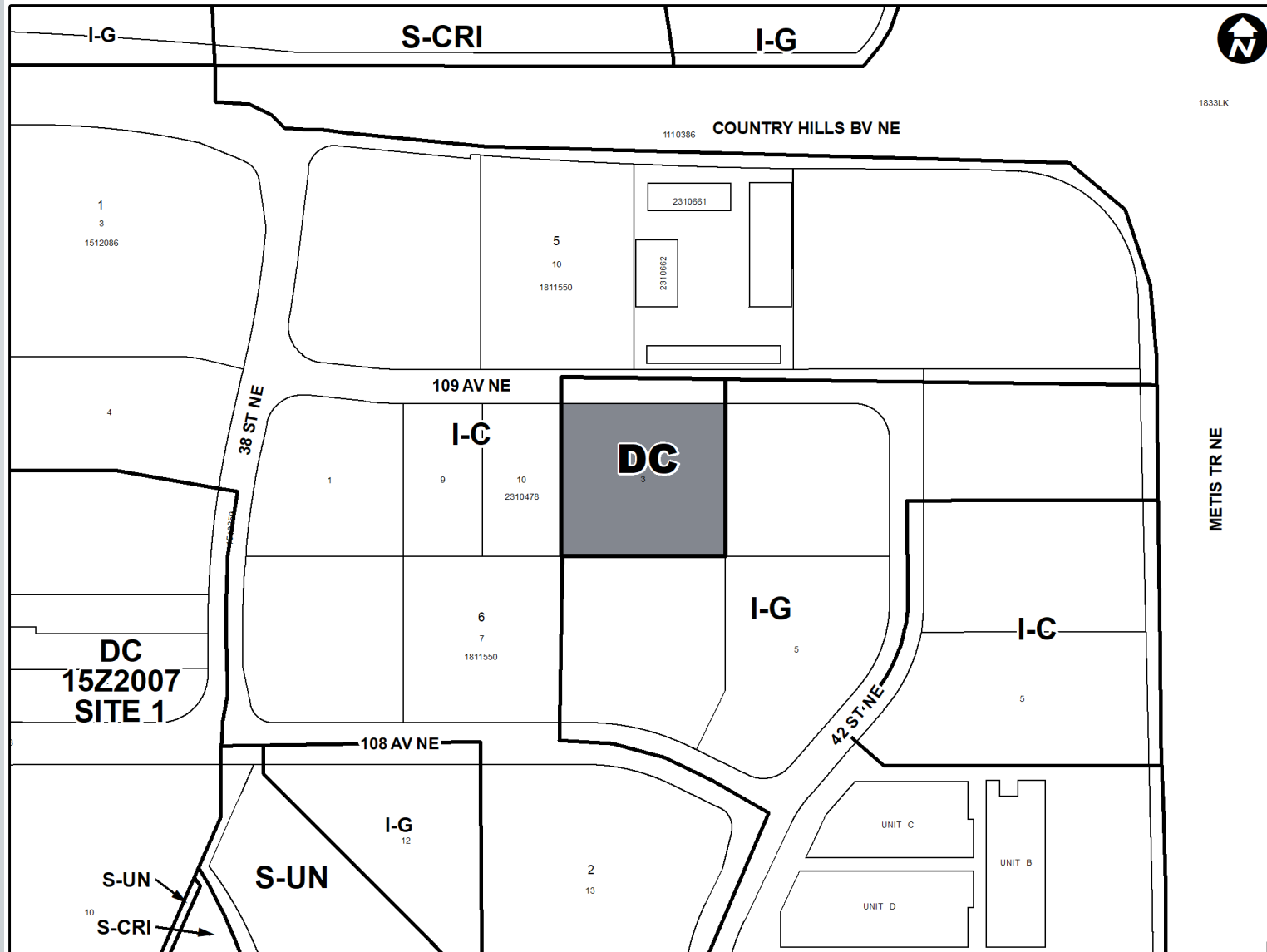
Parcel Size:

0.78 ha
91m x 85m

LEGEND

- Commercial
- Light Industrial
- Parks and Openspace
- Service Station
- Vacant
- Land Use Site Boundary





Proposed Direct Control District:

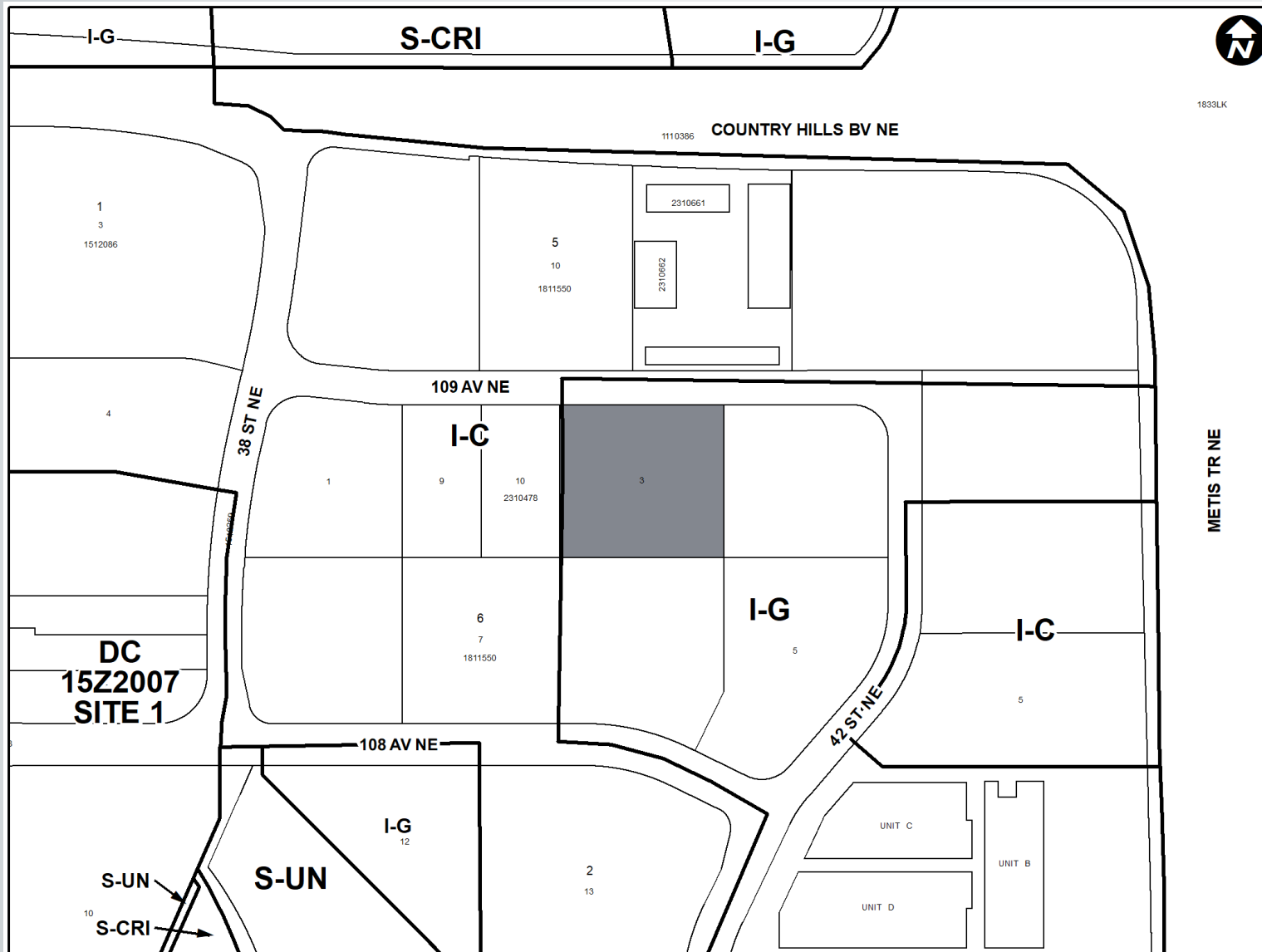
- Based on the existing Industrial – General (I-G) District with additional commercial uses
- Continues to allow for light and medium general industrial uses
- No changes to maximum height and floor area ratio

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2024** for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional commercial uses, with guidelines.

Supplementary Slides



Existing Industrial – General (I-G) District:

- A variety of light and medium general industrial uses and a limited number of support commercial uses
- Maximum 1.0 Floor Area Ratio
- No height maximum

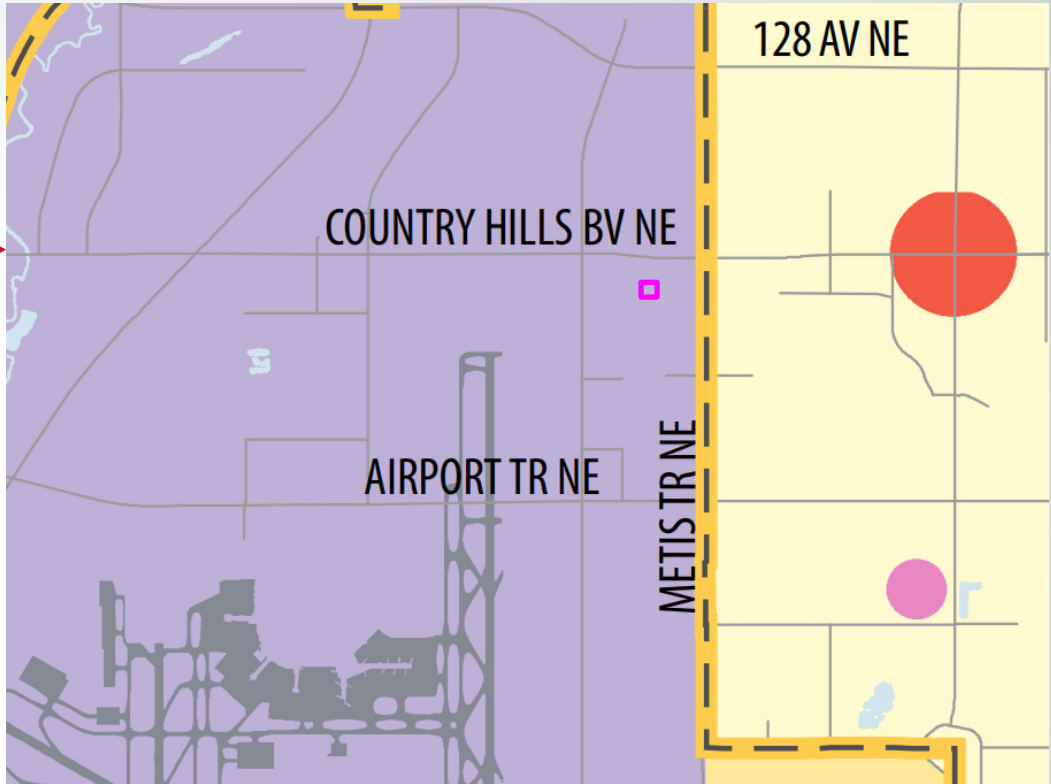
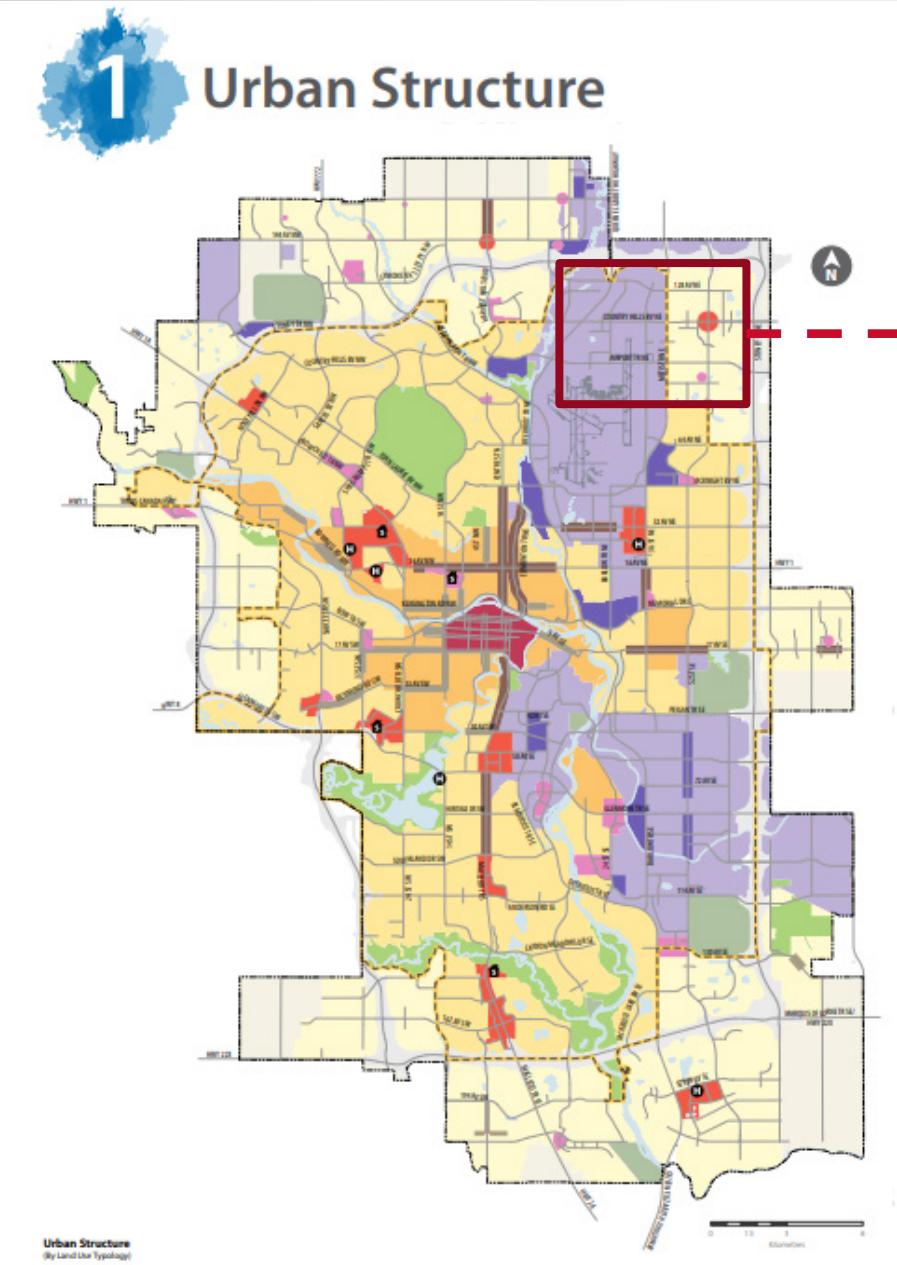


1



2





Urban Structure

(By Land Use Typology)

Activity Centres

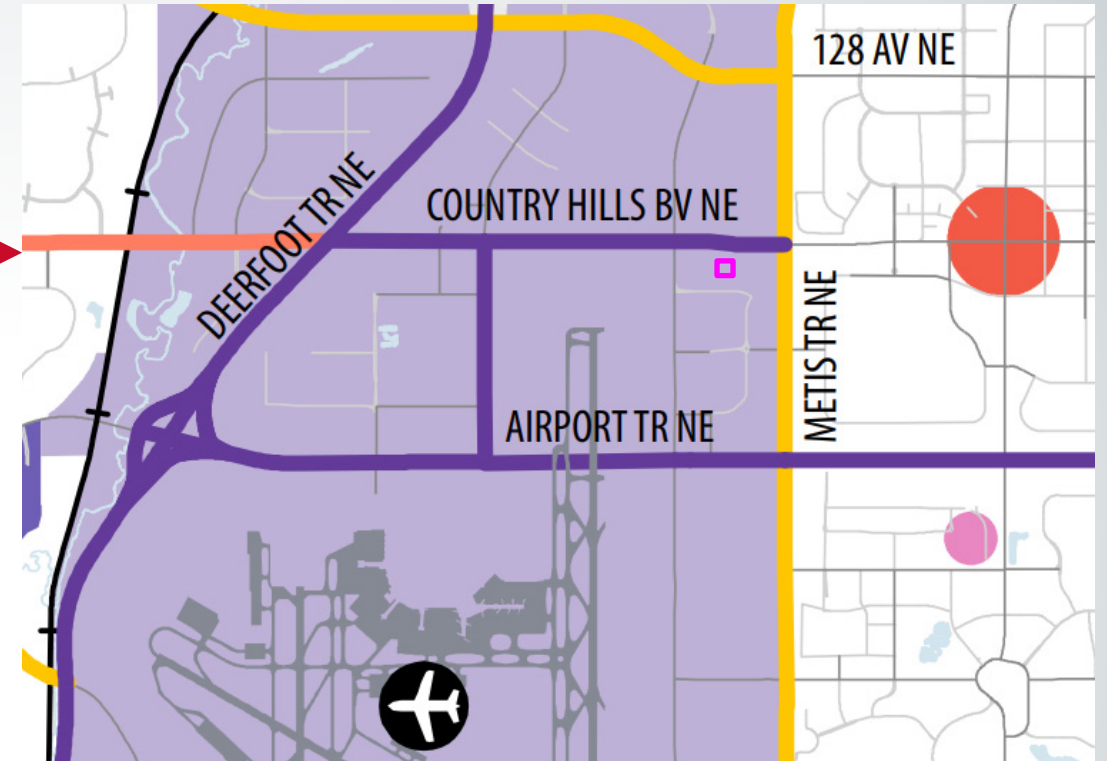
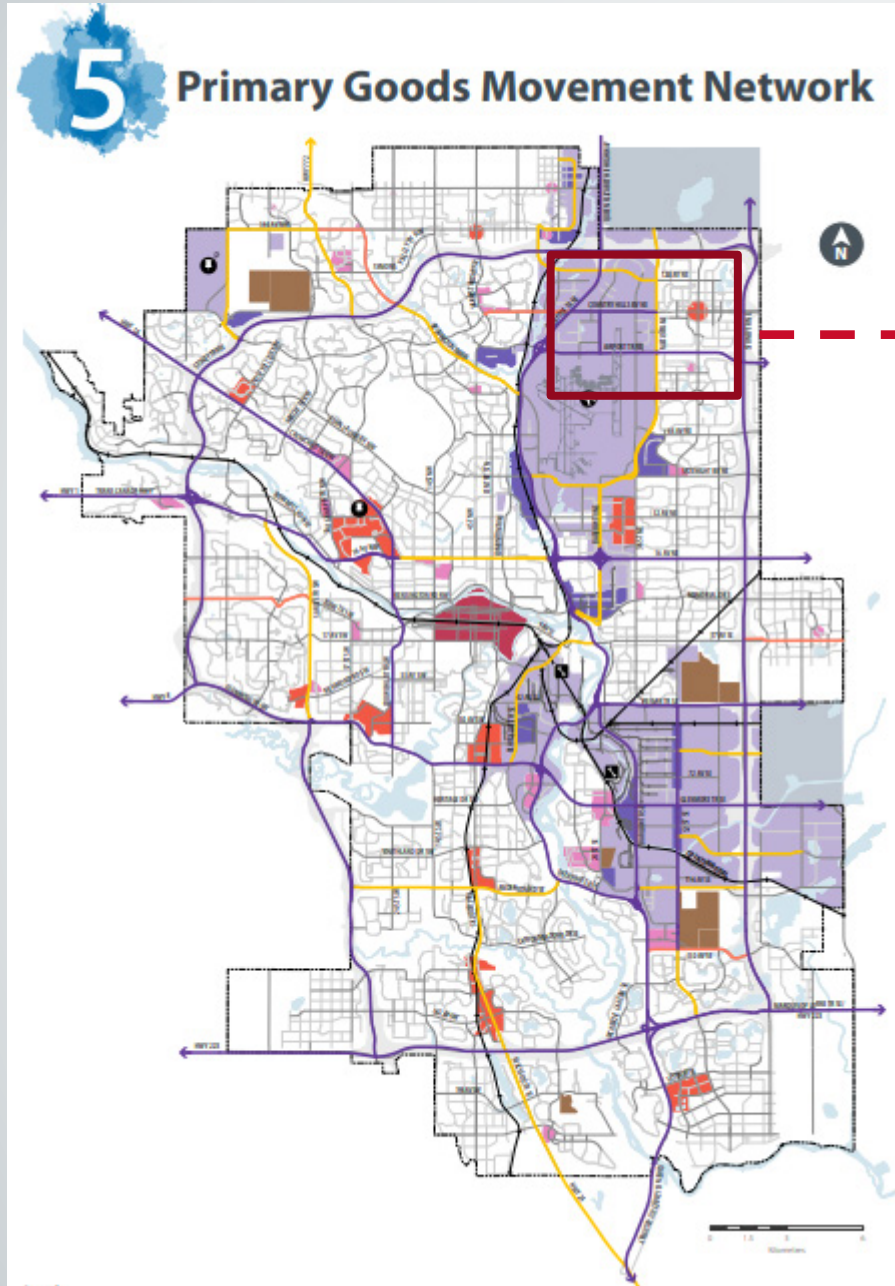
- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Land Use Site Boundary

Developed Residential

- Inner City
- Established

Industrial

- Industrial - Employee Intensive
- Standard Industrial



Legend

Primary Goods Movement Network

- Main Goods Movement Corridor
- Supporting Goods Movement Corridor
- Emerging Goods Movement Corridor

Land Use Site Boundary



Air Cargo



Rail Maintenance Yard



Research Park



Railway Tracks



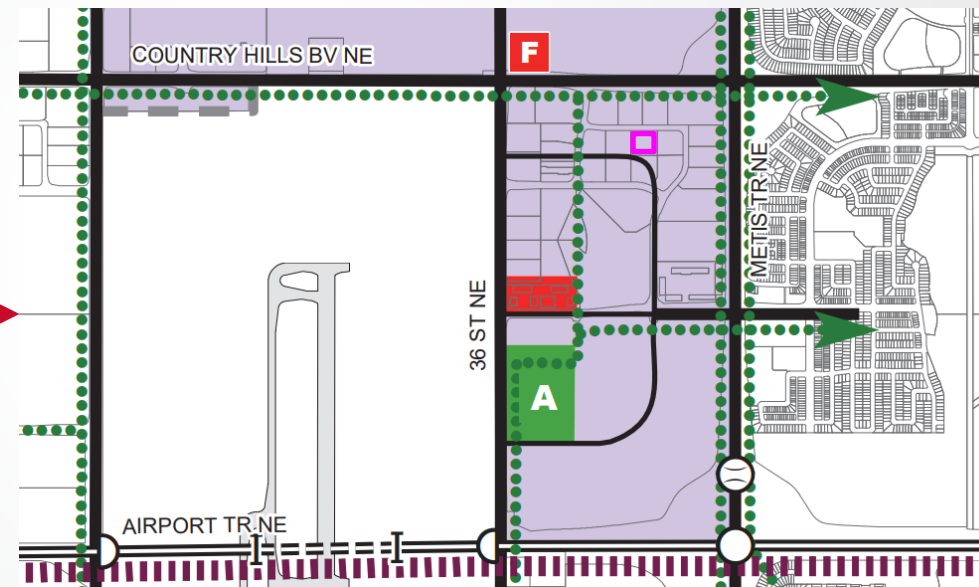
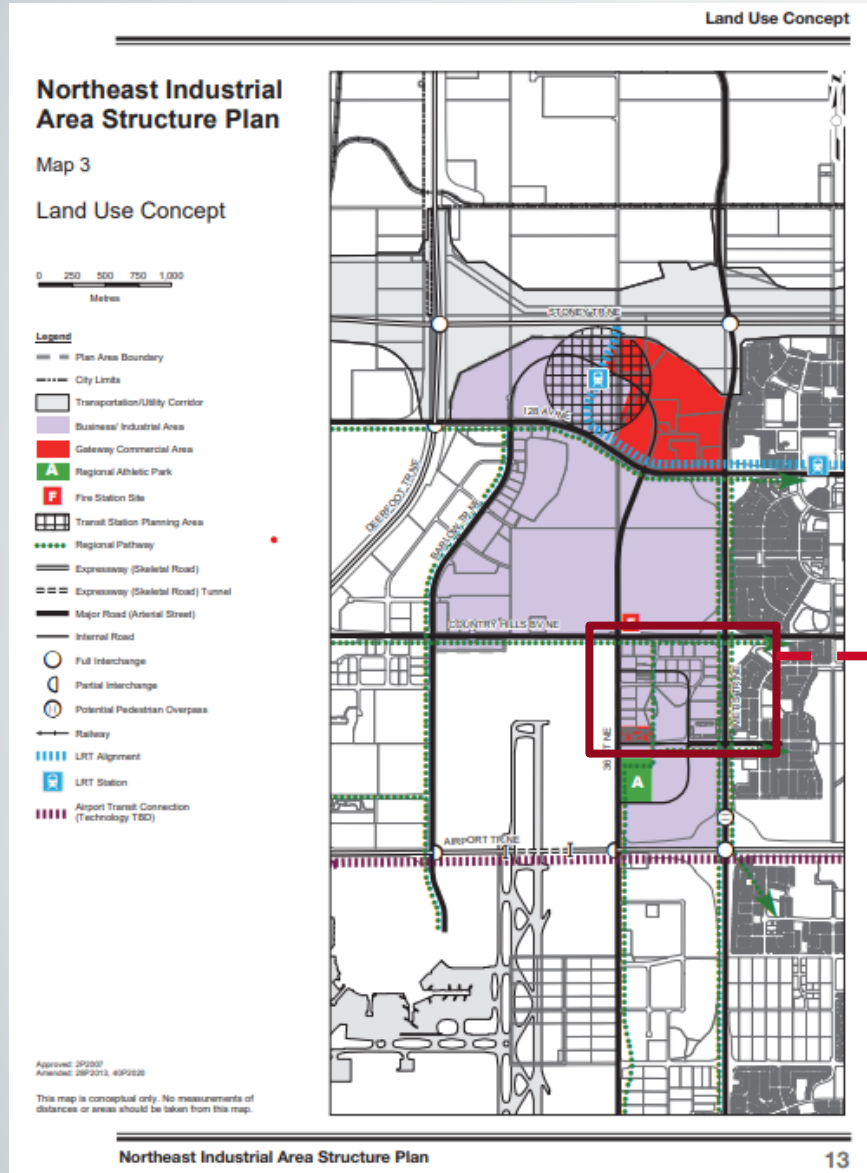
Landfill



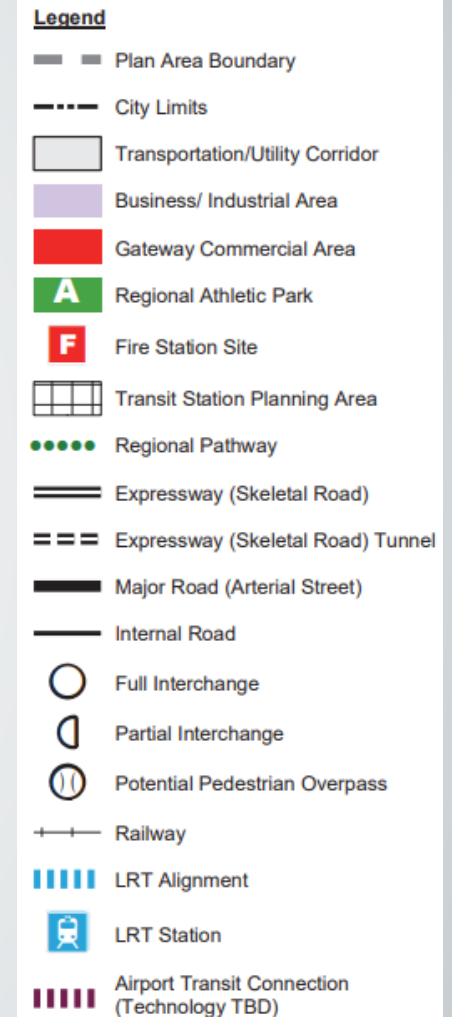
County of Rocky View Industrial



Transportation/Utility Corridor



Land Use Site Boundary



| Permitted | Discretionary |
|----------------------------------|--------------------------------|
| Artist’s Studio | Cannabis Store |
| Financial Institution | Drinking Establishment – Small |
| Fitness Centre | Liquor Store |
| Health Care Service | Payday Loan |
| Indoor Recreation Facility | |
| Information and Service Provider | |
| Pawn Shop | |
| Radio and Television Studio | |
| Retail and Consumer Service | |