



# Calgary Planning Commission

## Agenda Item: 7.2.12

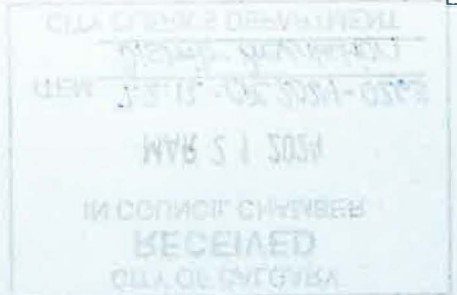


# LOC2022-0125 / CPC2024-0263

## Road Closure & Land Use Amendment

March 21, 2024

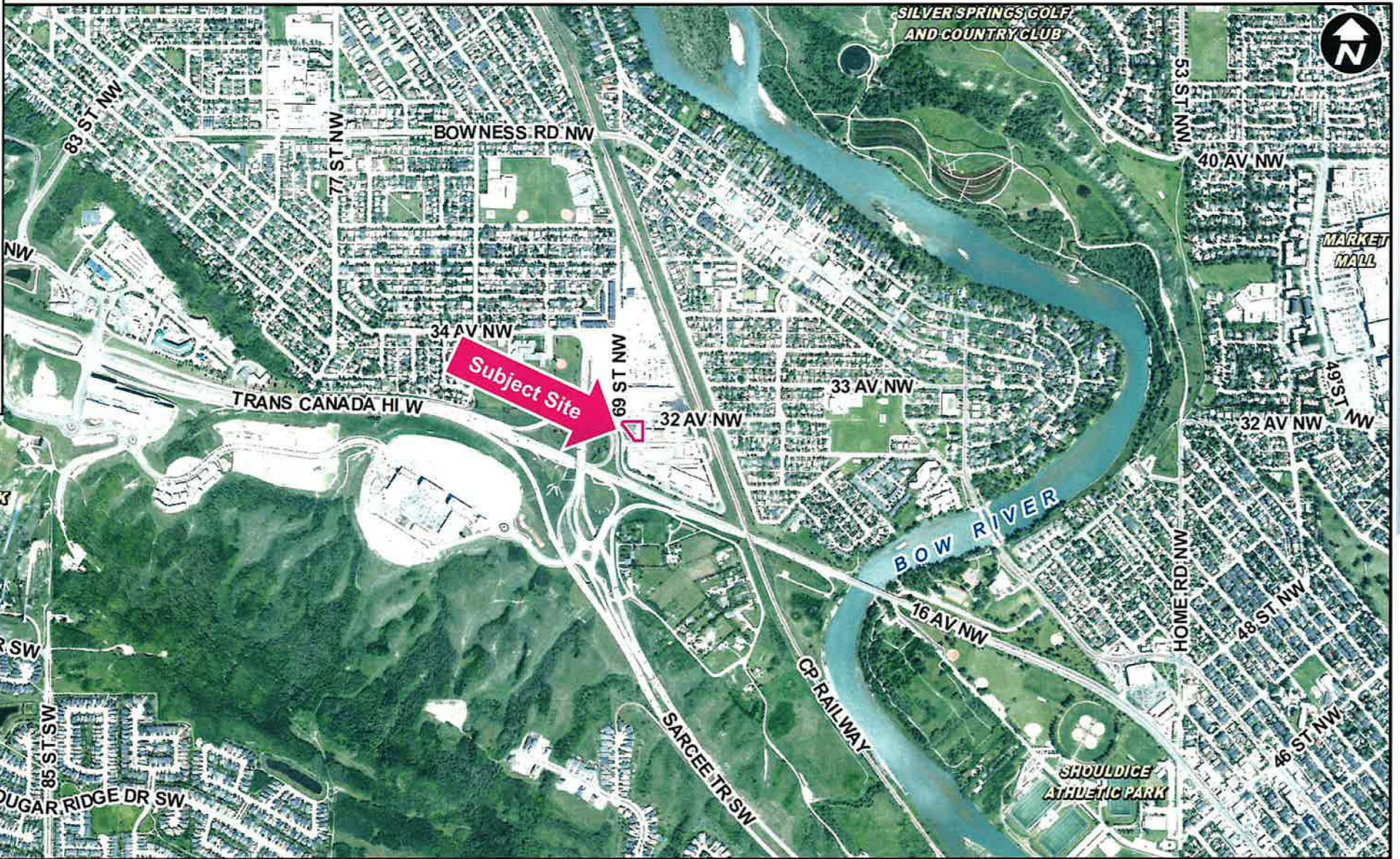
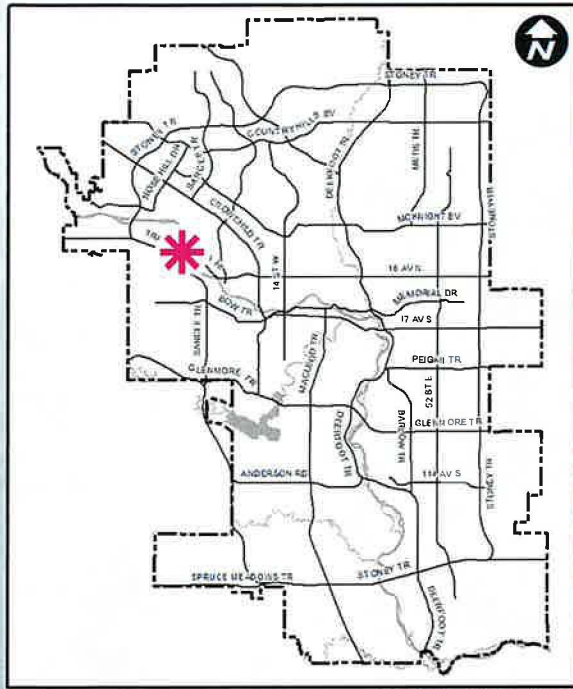
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAR 21 2024  
ITEM: 7.2.12 - CPC 2024-0263  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



# RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

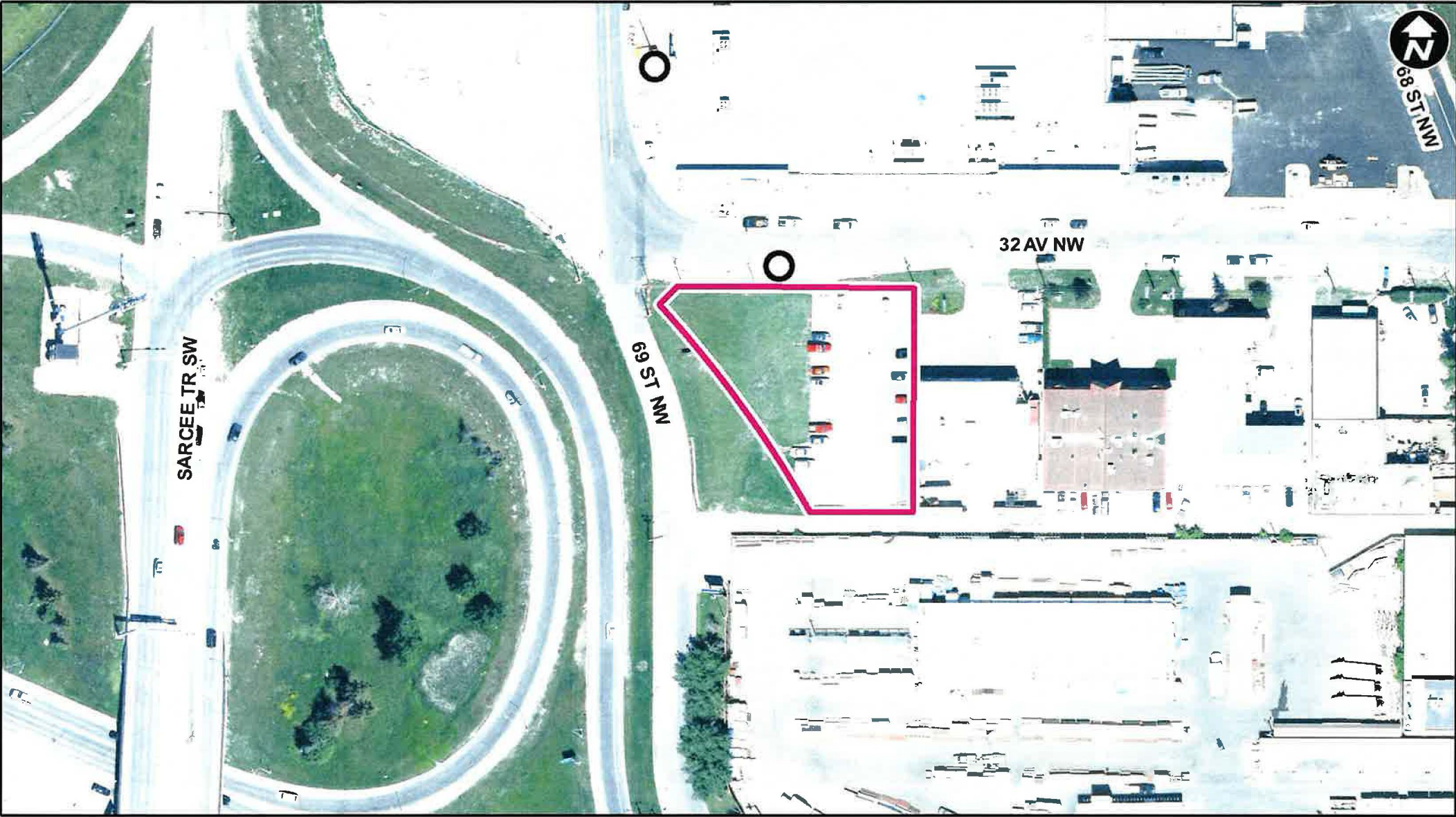
1. Give three readings to the proposed closure of 0.06 hectares ± (0.15 acres ±) of road (Plan 2410316, Area 'A'), adjacent to 6939 – 32 Avenue NW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.30 hectares ± (0.74 acres ±) located at 6939 – 32 Avenue NW and the closed road (Plan 6478FN, Lots A and B; Plan 2410316, Area 'A') from Direct Control (DC) District and Undesignated Road Right-of-Way to Industrial – Commercial (I-C) District.



**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

# Location Map – Existing designated lots

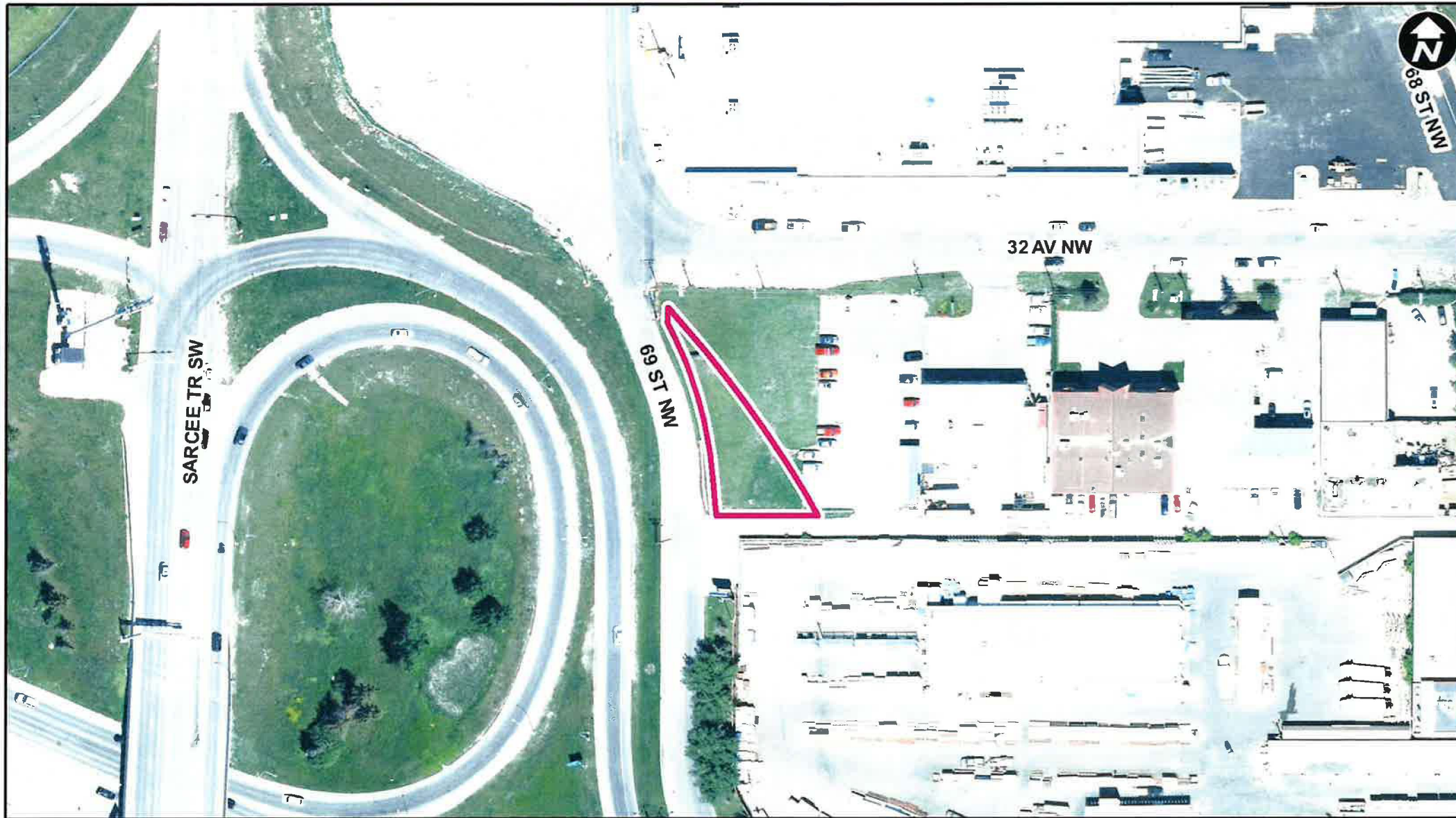


○ Bus Stop

Parcel Size:

0.24 ha

# Location Map - Proposed Road Closure (Undesignated ROW)



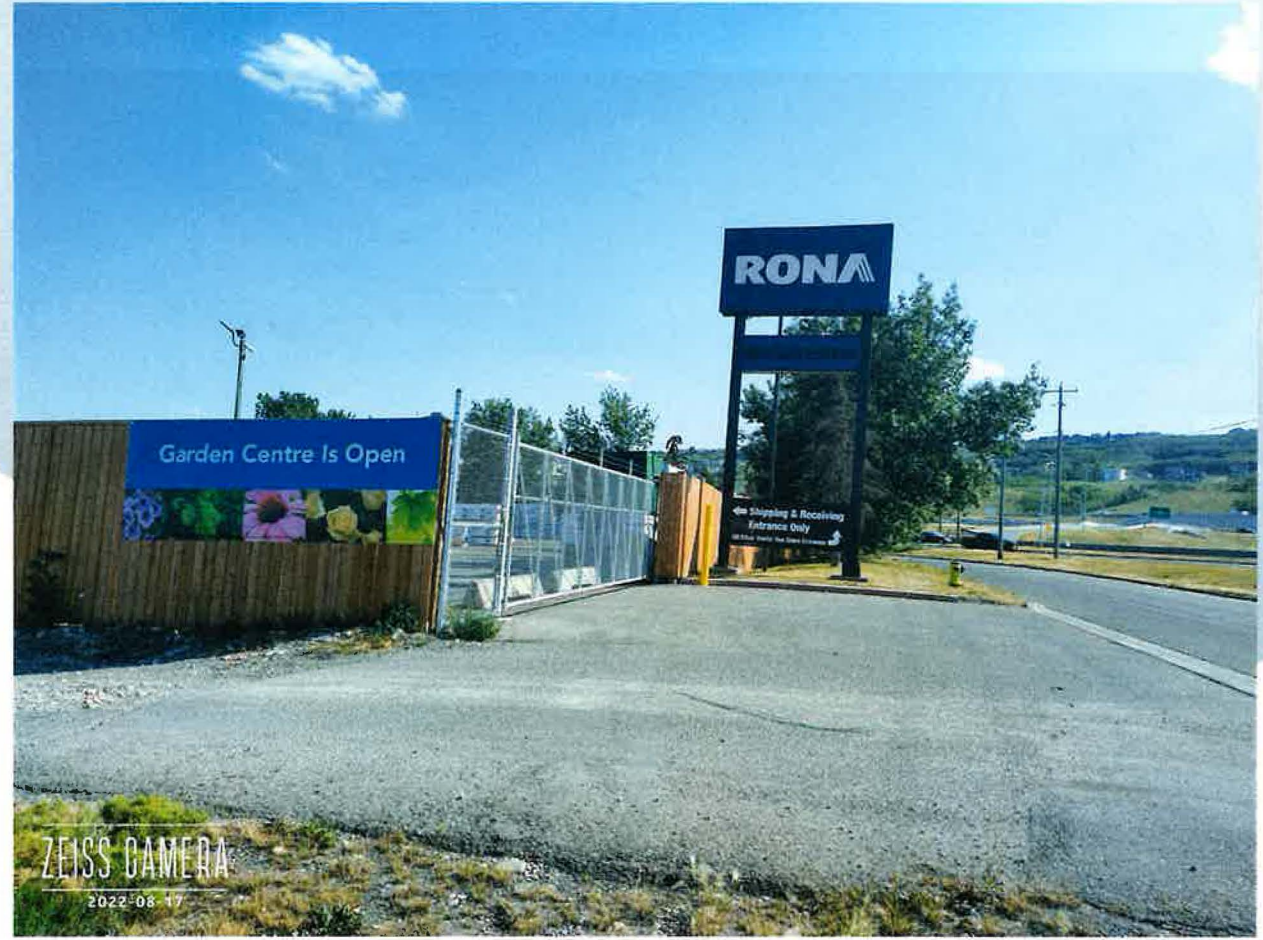
Parcel Size:

0.06 ha

Site Photo – Looking South





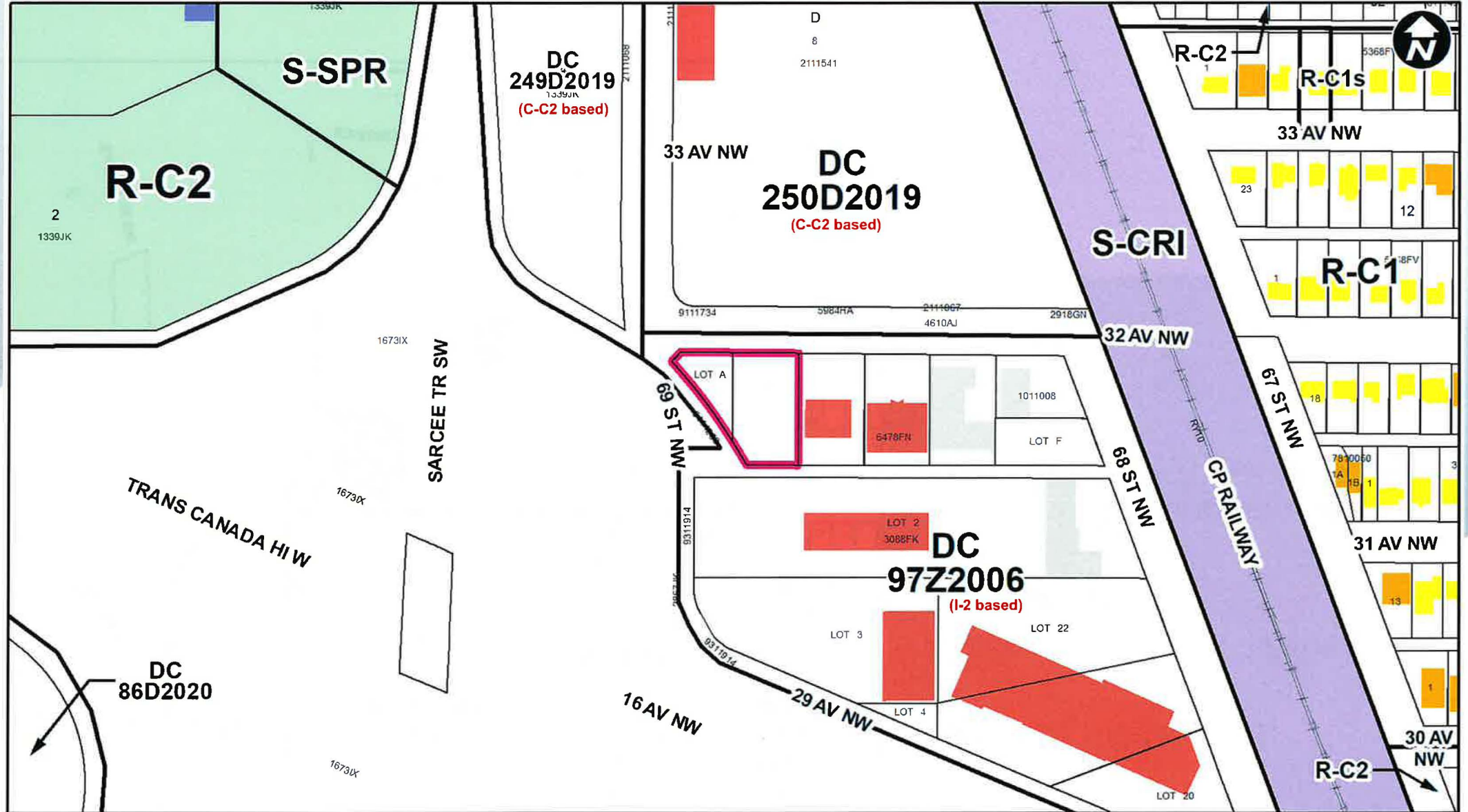




# Surrounding Land Use

### 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 (existing lots A, B and closed road) 10



## Proposed I-C District:

- Maximum height = 12 metres (no change)
- Maximum building floor area ratio (FAR) = 1.0 (no change)

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## Supplementary Slides

