

Calgary Planning Commission

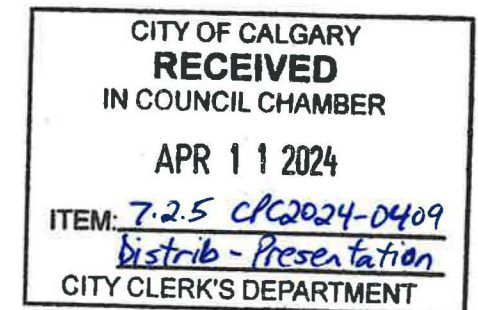
Agenda Item: 7.2.5



LOC2023-0400

Land Use Amendment

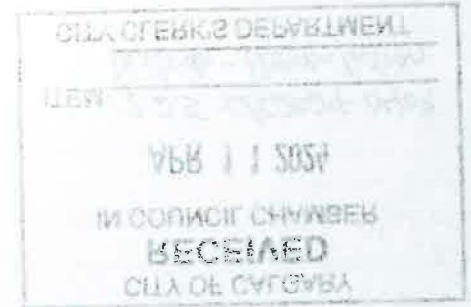
2024 April 11

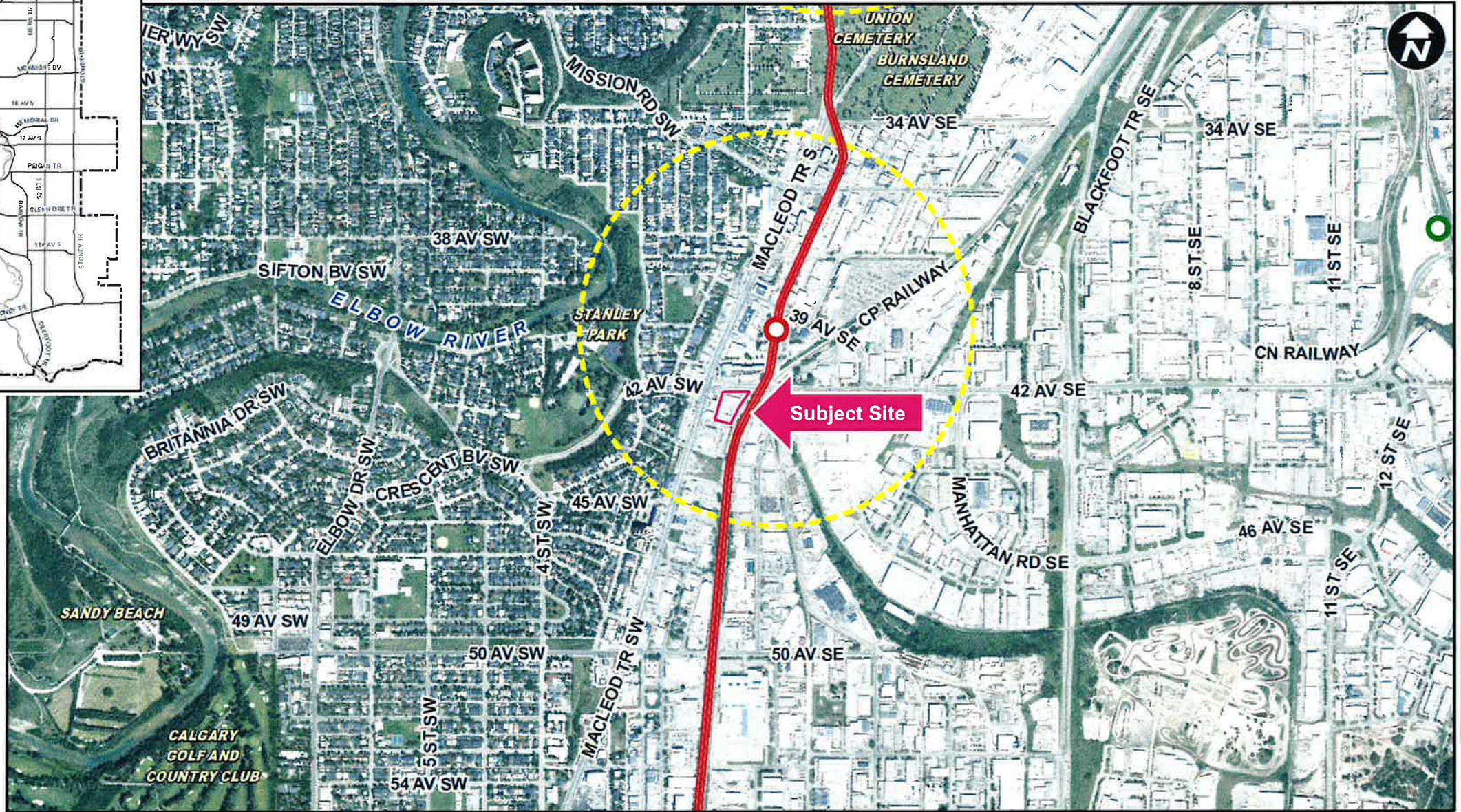
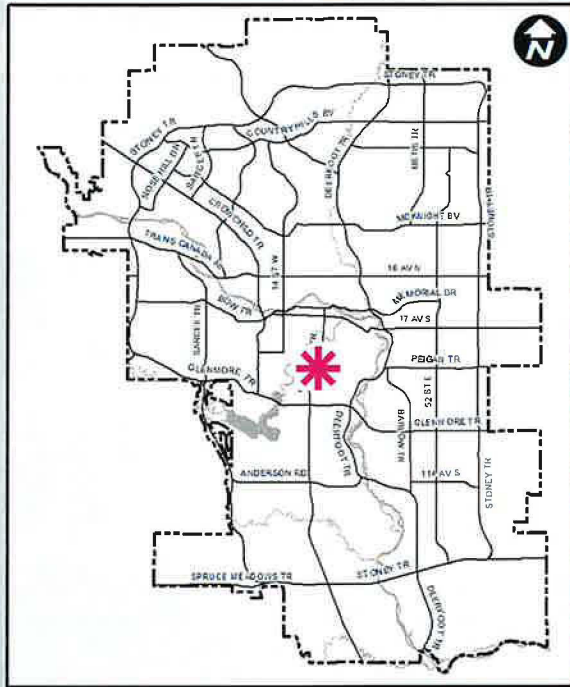


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.58 hectares \pm (1.44 acres \pm) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District **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



LEGEND

○ Bus Stop

Parcel Size:

0.58 ha

79m x 112m



42 Avenue SW (south)

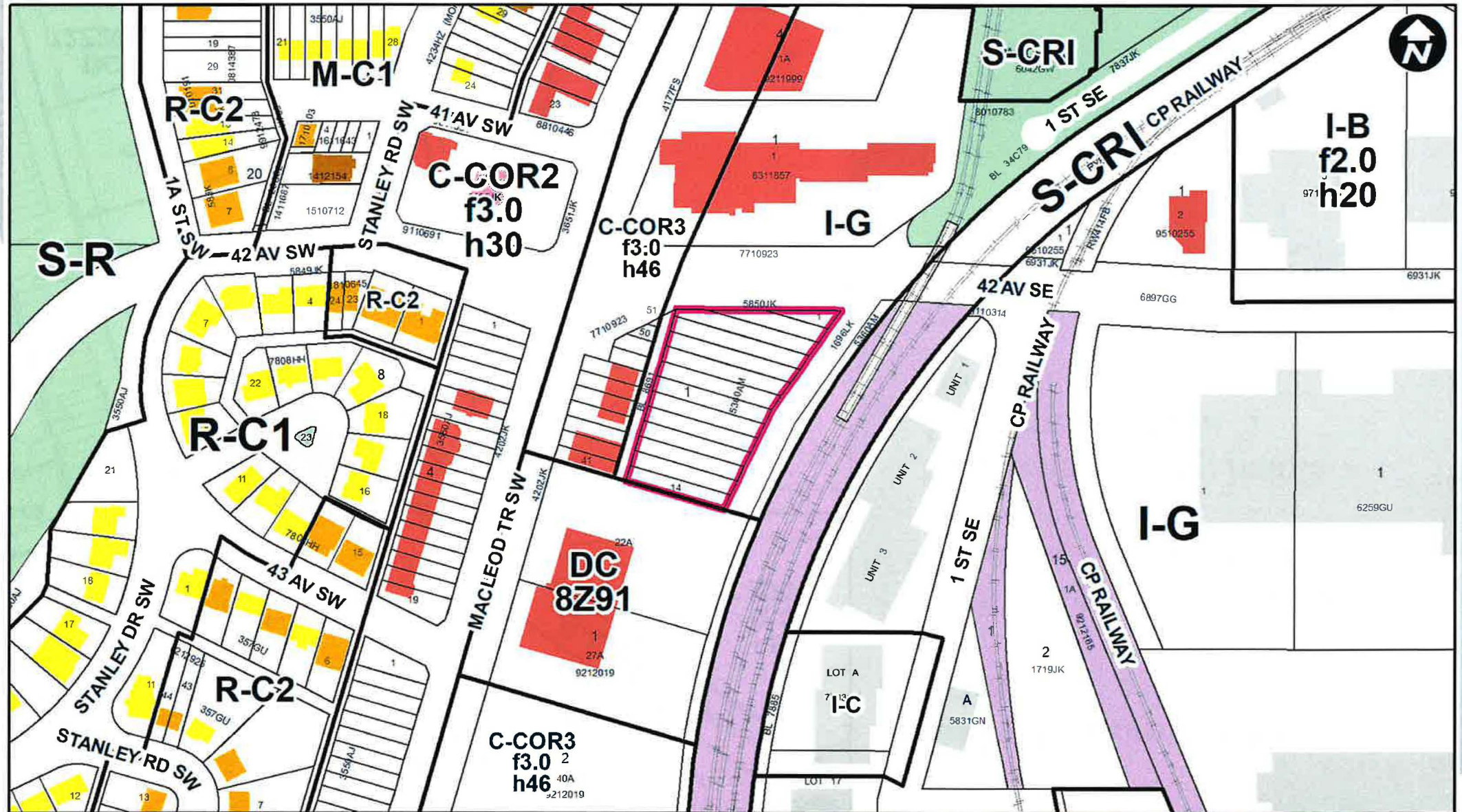


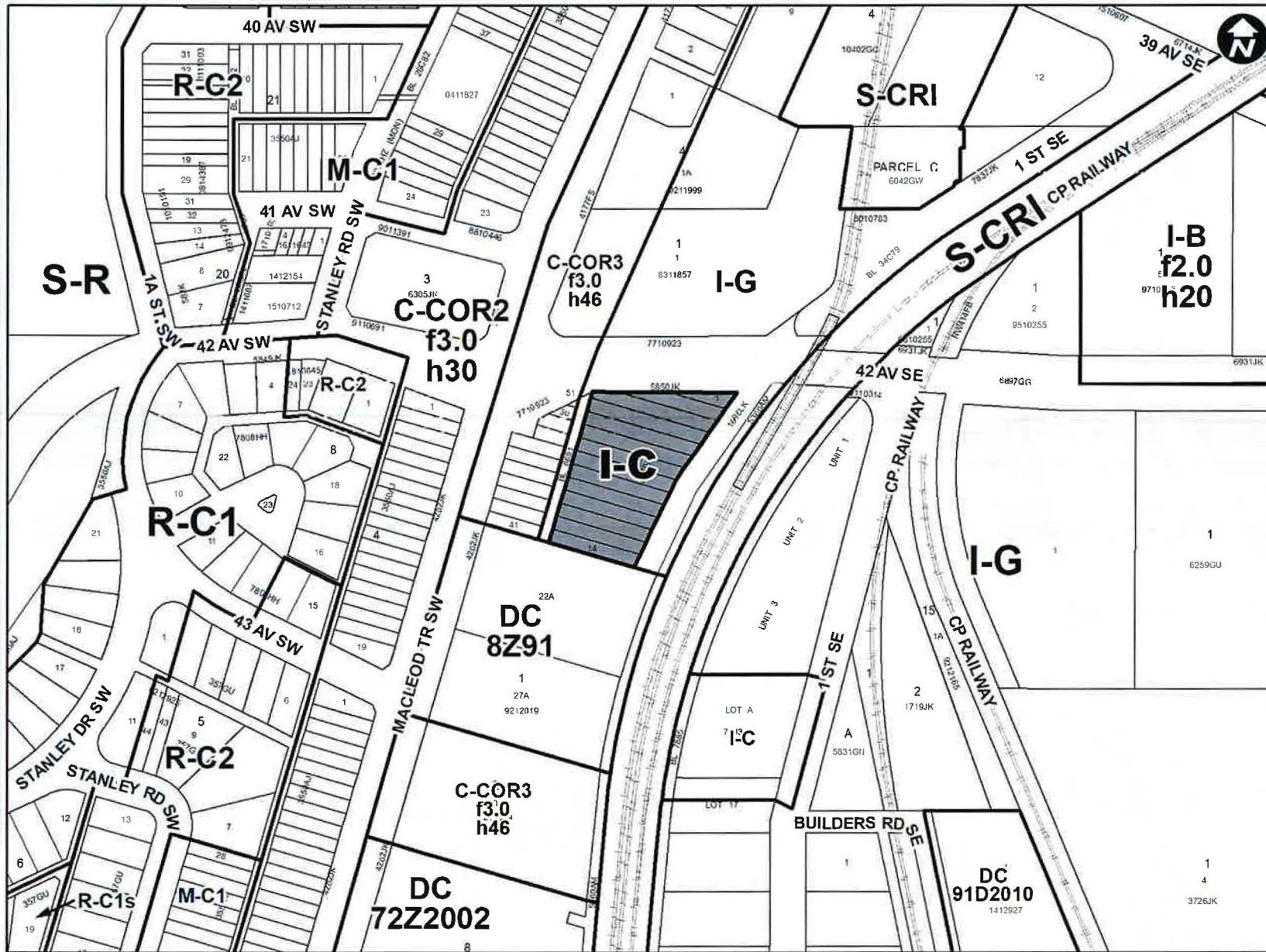
Aerial View (north)

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





Industrial – Commercial (I-C) District:

- Light industrial and limited-scale commercial uses.
- Maximum building height – 12 metres (approx. 3 storeys).

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Supplementary Slides