



Public Hearing of Council

Agenda Item: 7.2.1



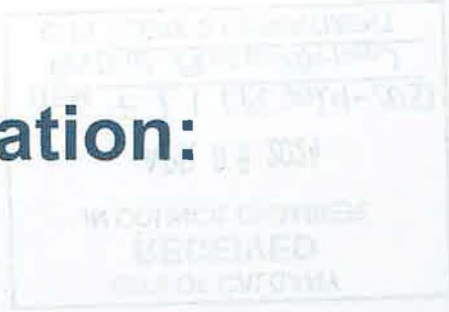
LOC2023-0335 / CPC2024-0033

Land Use Amendment

April 9, 2024

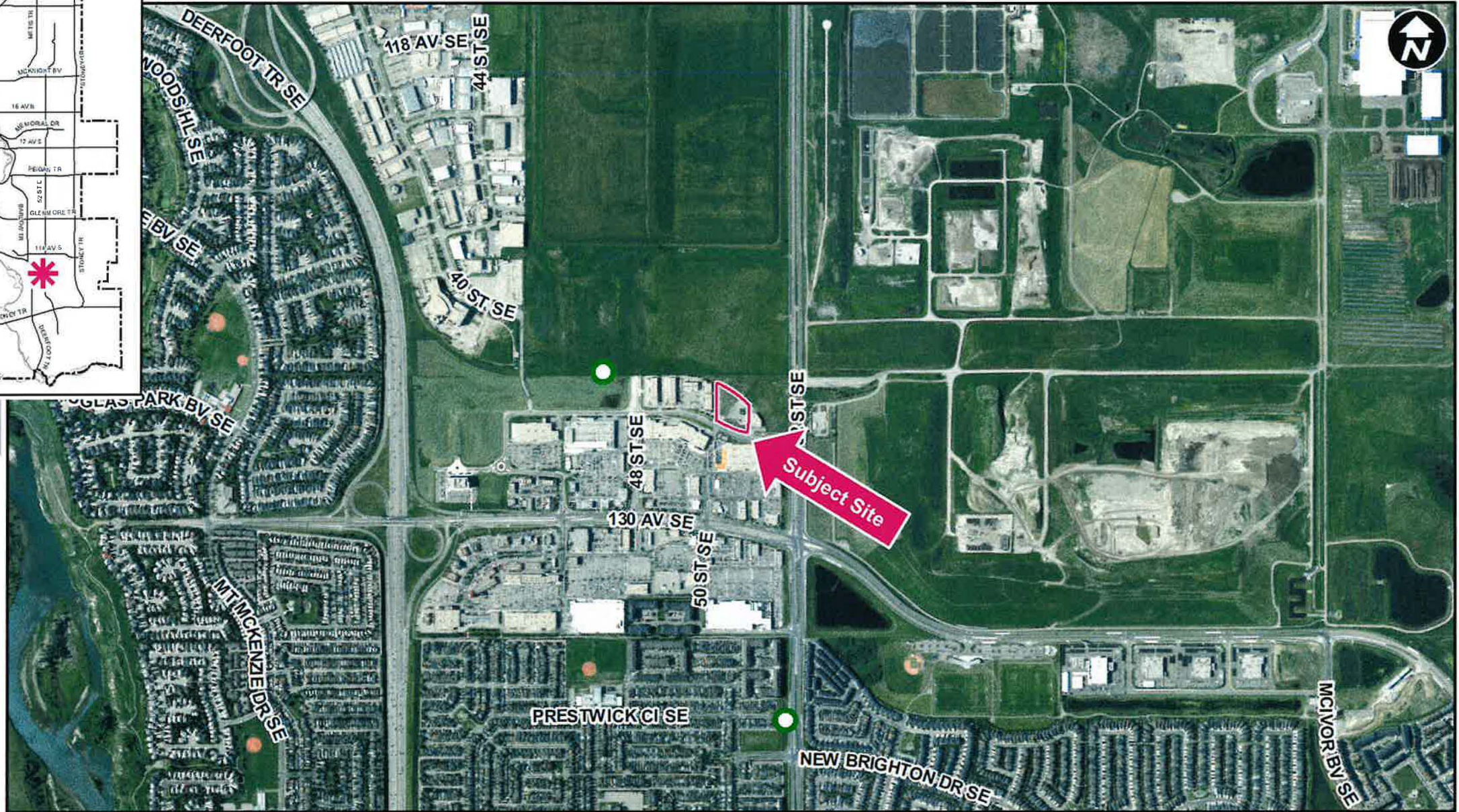
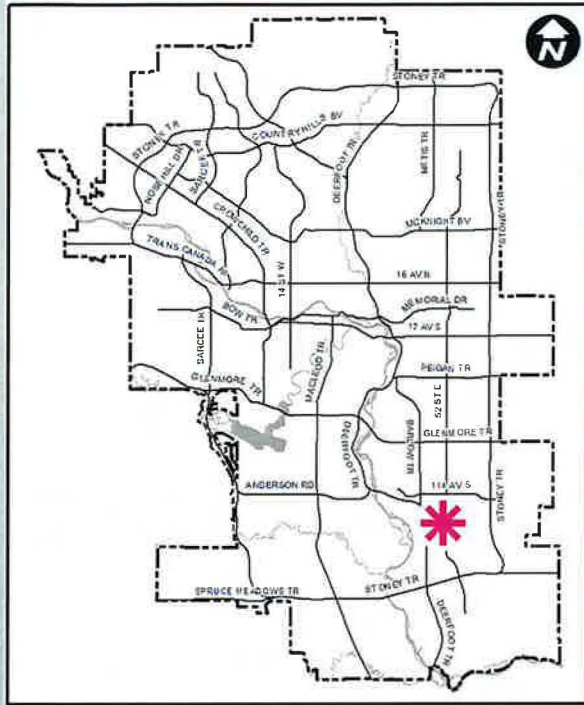
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.1 CPC2024-0033
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 99D2024** for the redesignation of 1.07 hectares ± (2.64 acres ±) located at #300, 5126 – 126 Avenue SE (Plan 2211713, Block 9, Lot 8) 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



Parcel Size:

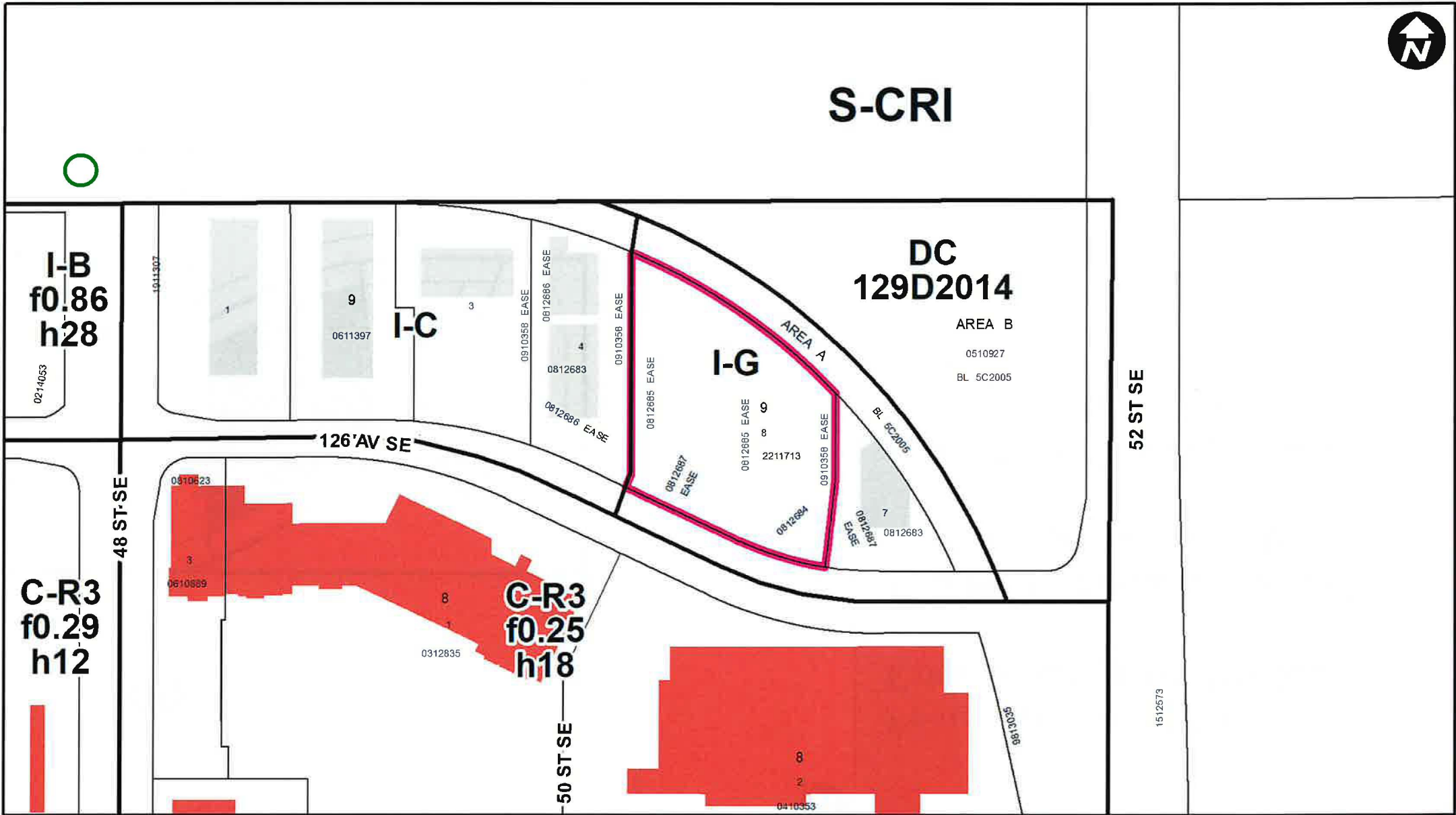
1.07 ha
106m x 113m

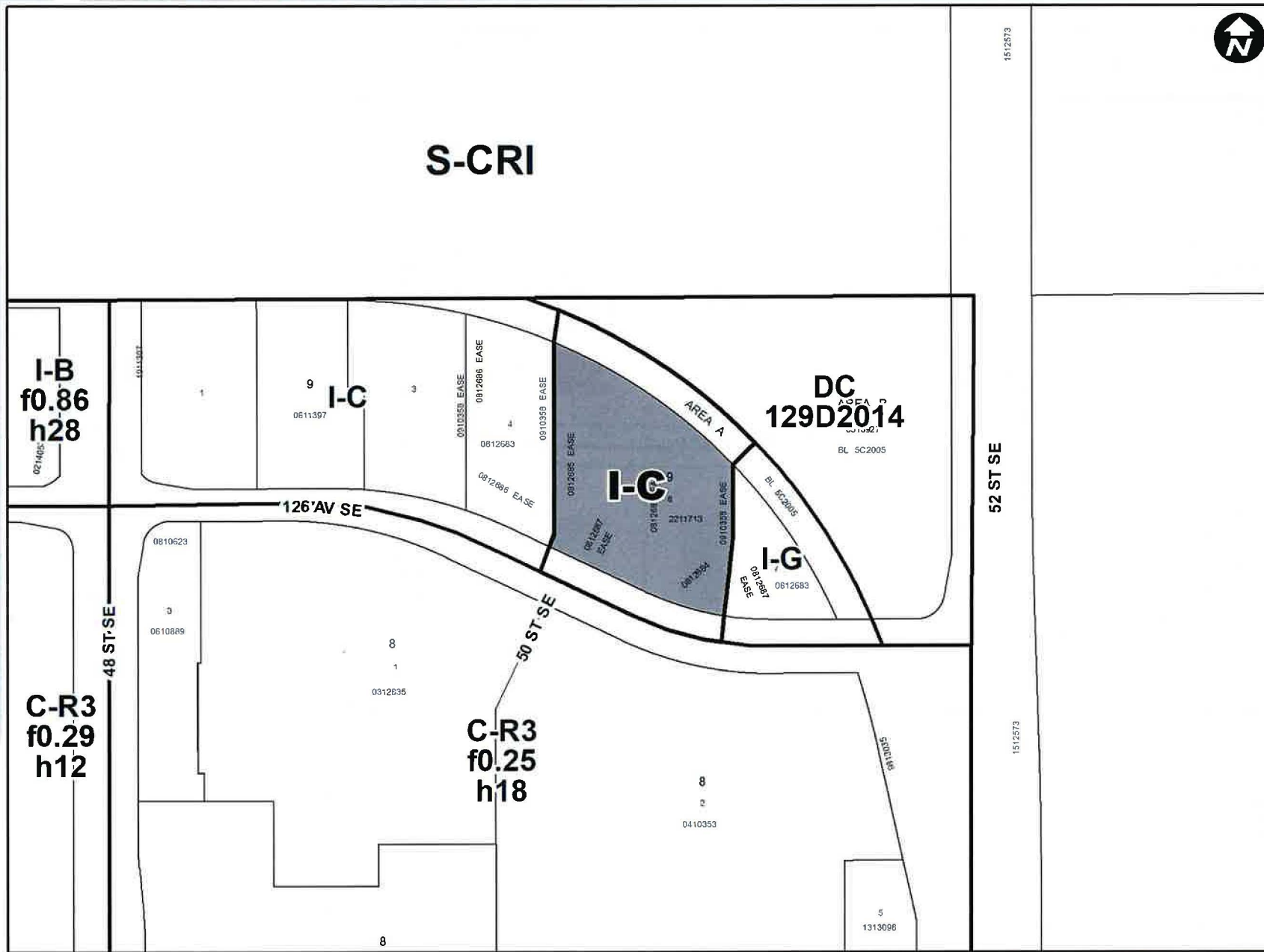


LEGEND

- 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

Green (Future)





Proposed Industrial – Commercial (I-C) District:

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

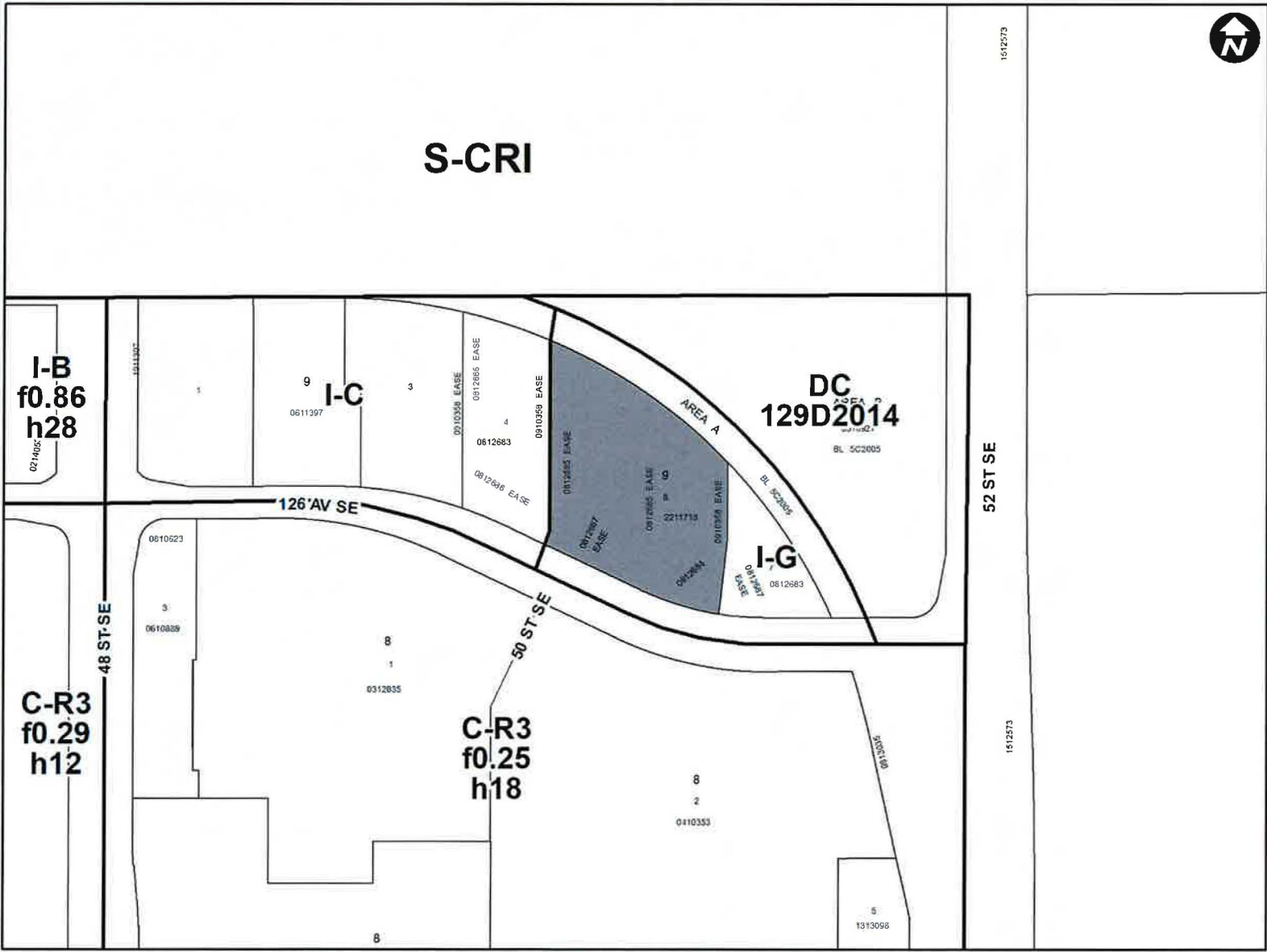
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 99D2024** for the redesignation of 1.07 hectares \pm (2.64 acres \pm) located at #300, 5126 – 126 Avenue SE (Plan 2211713, Block 9, Lot 8) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

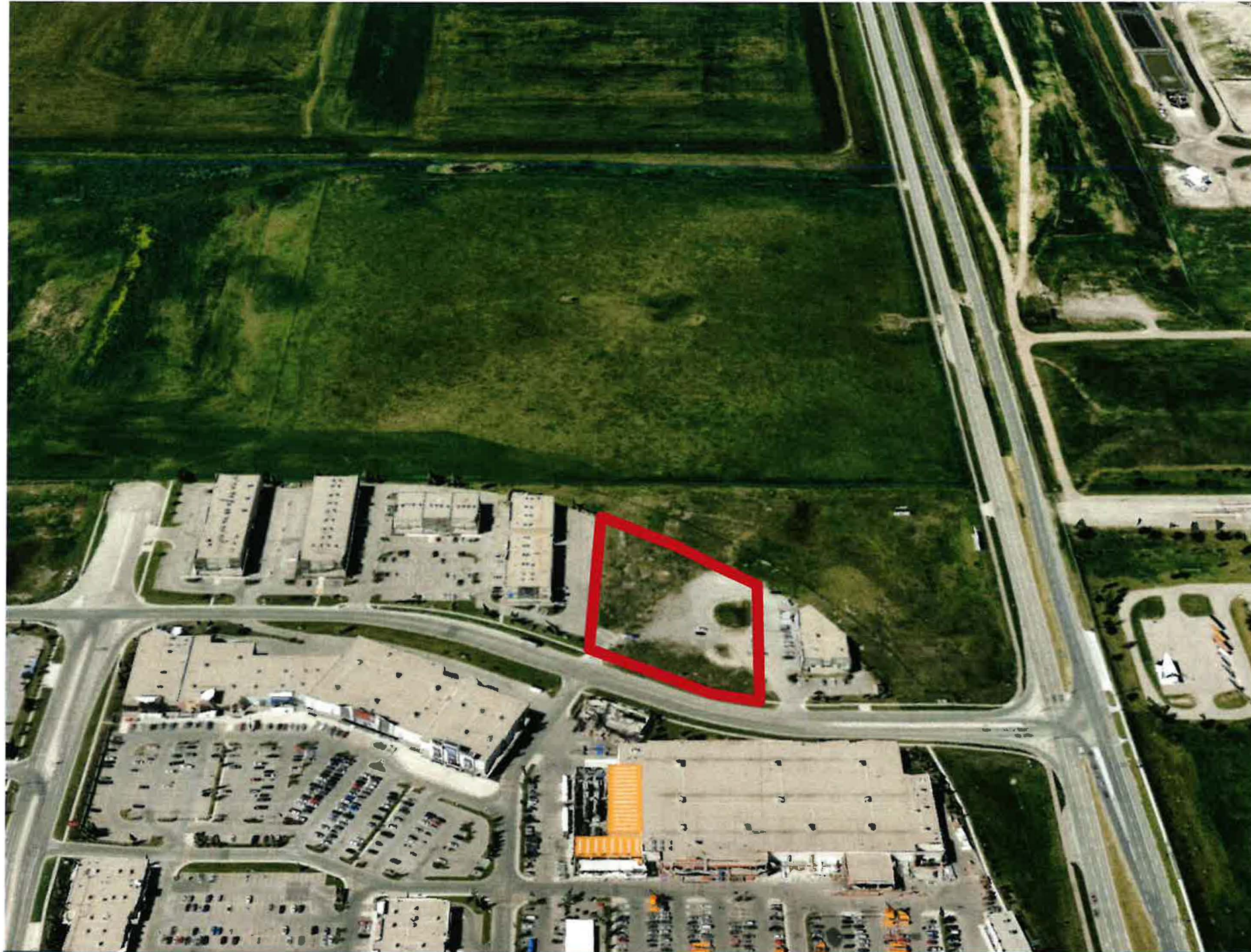
Supplementary Slides

Existing Land Use Map





126 Avenue SE (north)



Aerial View (north)