



# Public Hearing of Council

Agenda Item: 7.2.21



## LOC2023-0400 / CPC2024-0409 Land Use Amendment

June 4, 2024

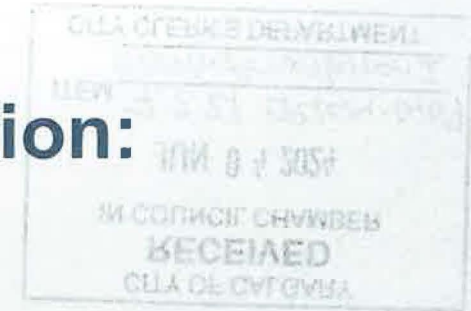
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 04 2024  
ITEM: 7.2.21 CPC2024-0409  
*Distrib Presentation 1*  
CITY CLERK'S DEPARTMENT



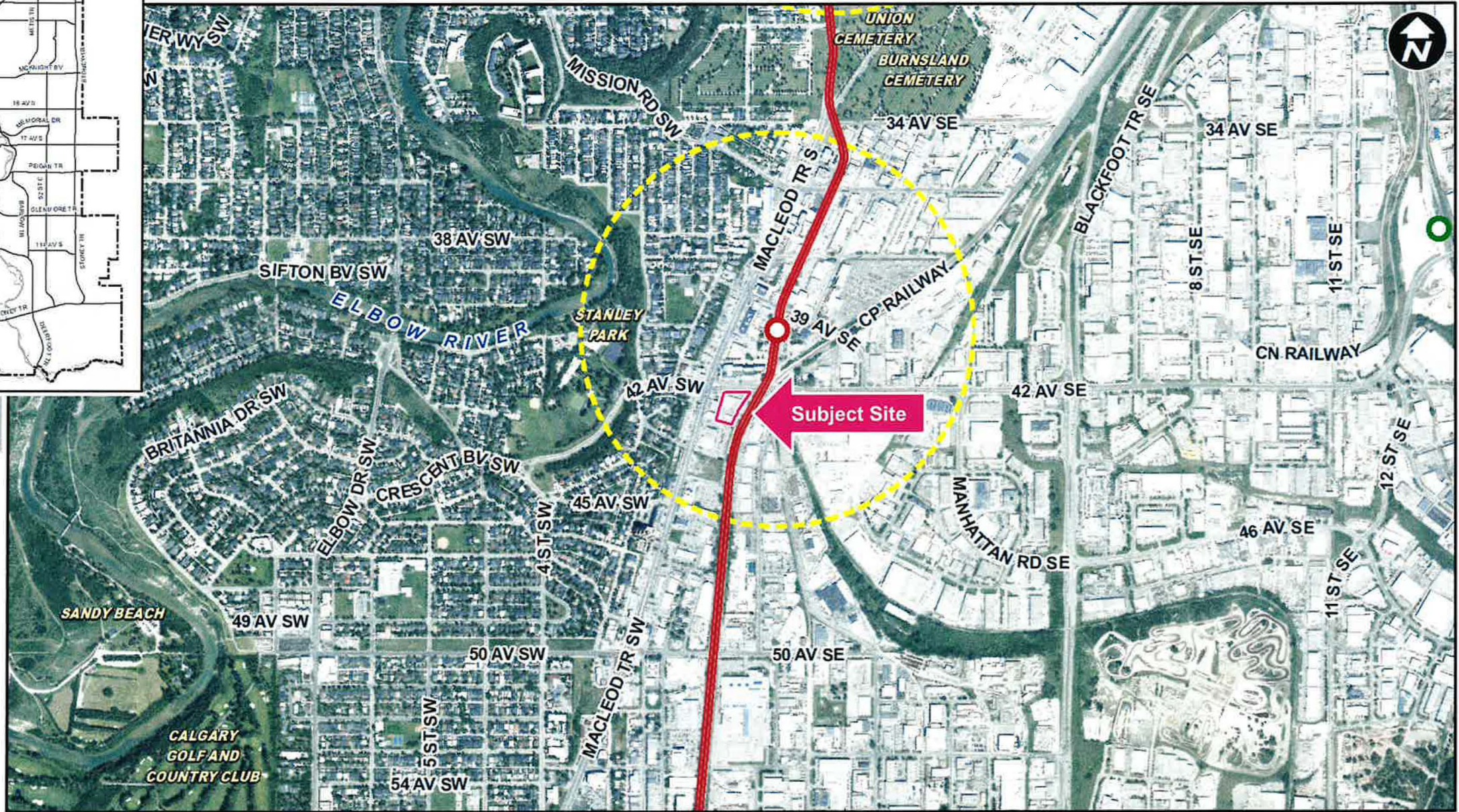
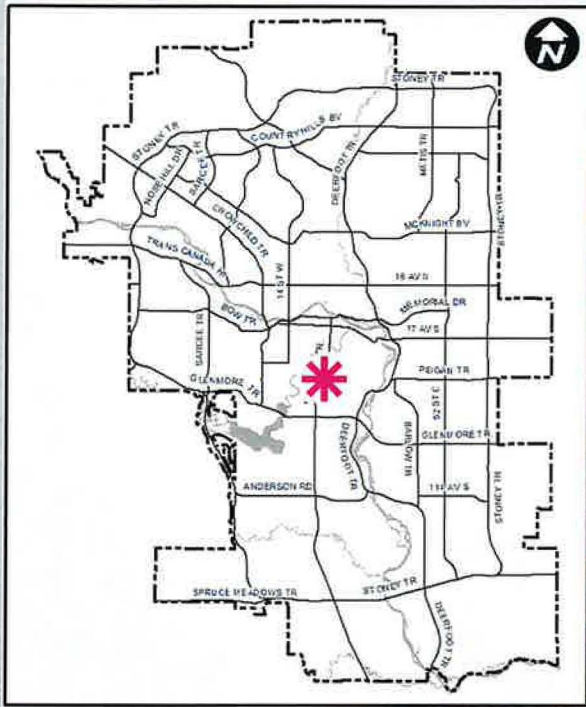
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 166D2024** 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:**

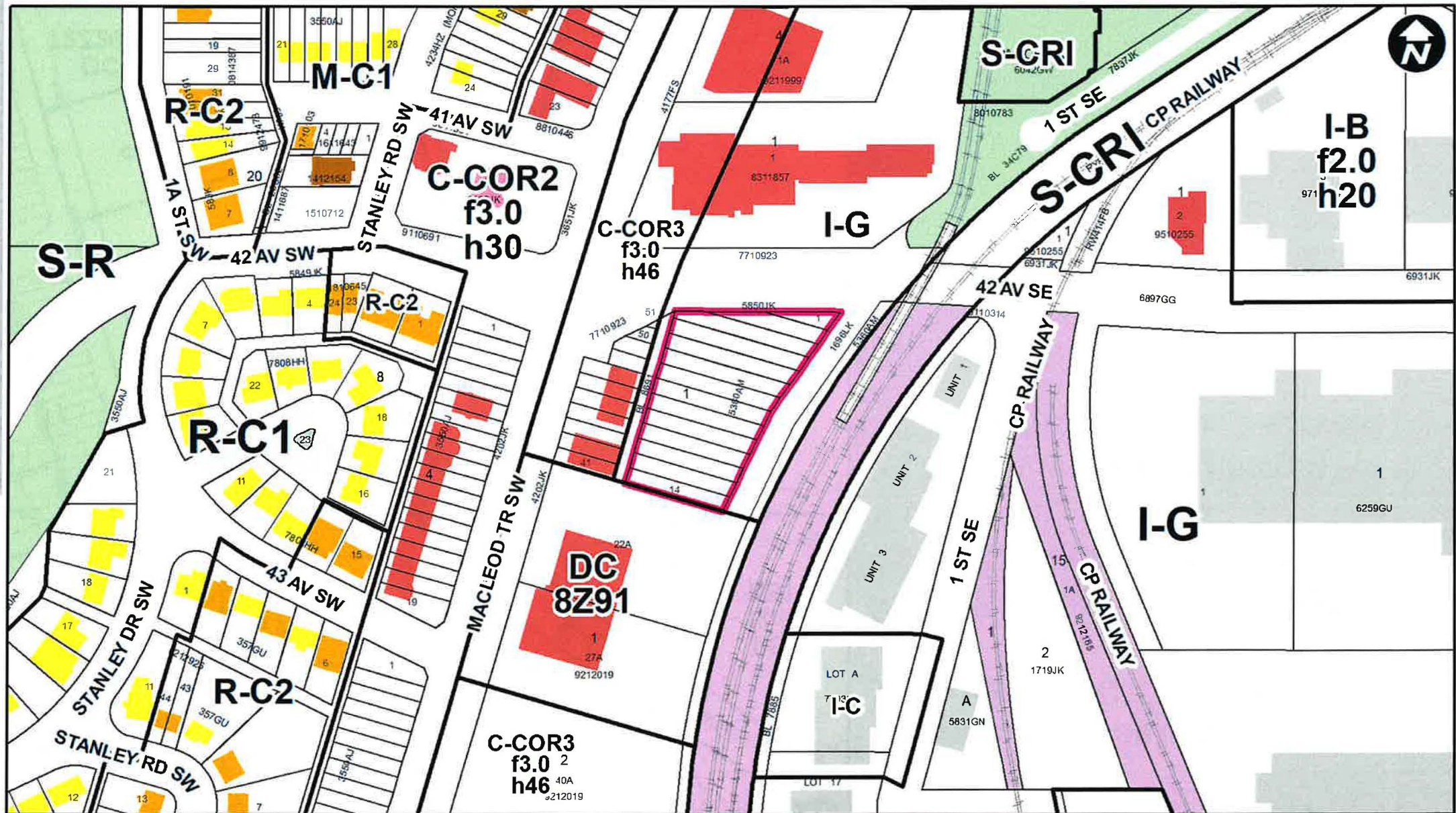
**0.58 ha  
79m x 112m**



# Surrounding Land Use

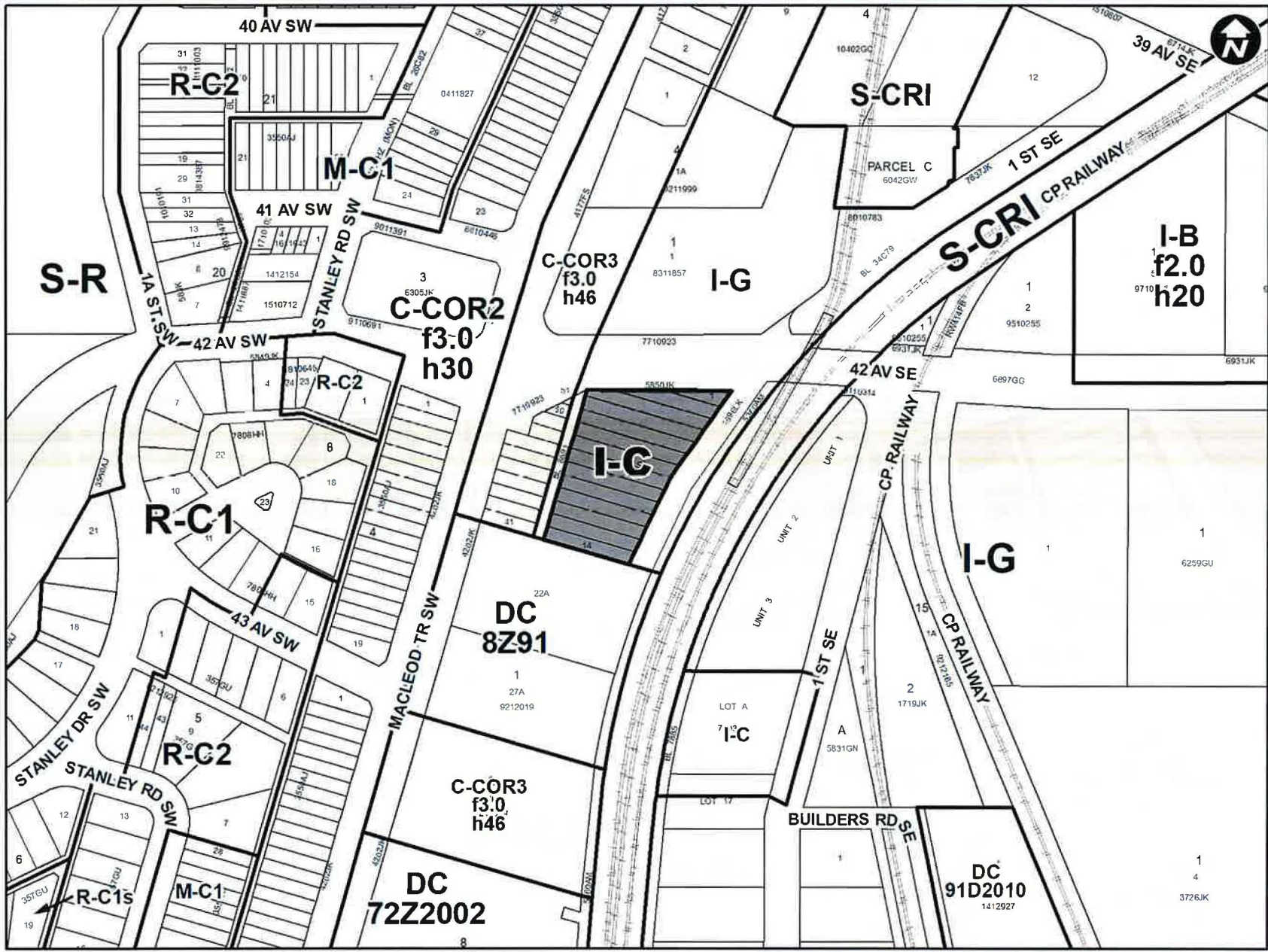
## LEGEND

- 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



## Proposed Industrial – Commercial (I-C) District:

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



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 166D2024** 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.

# Supplementary Slides



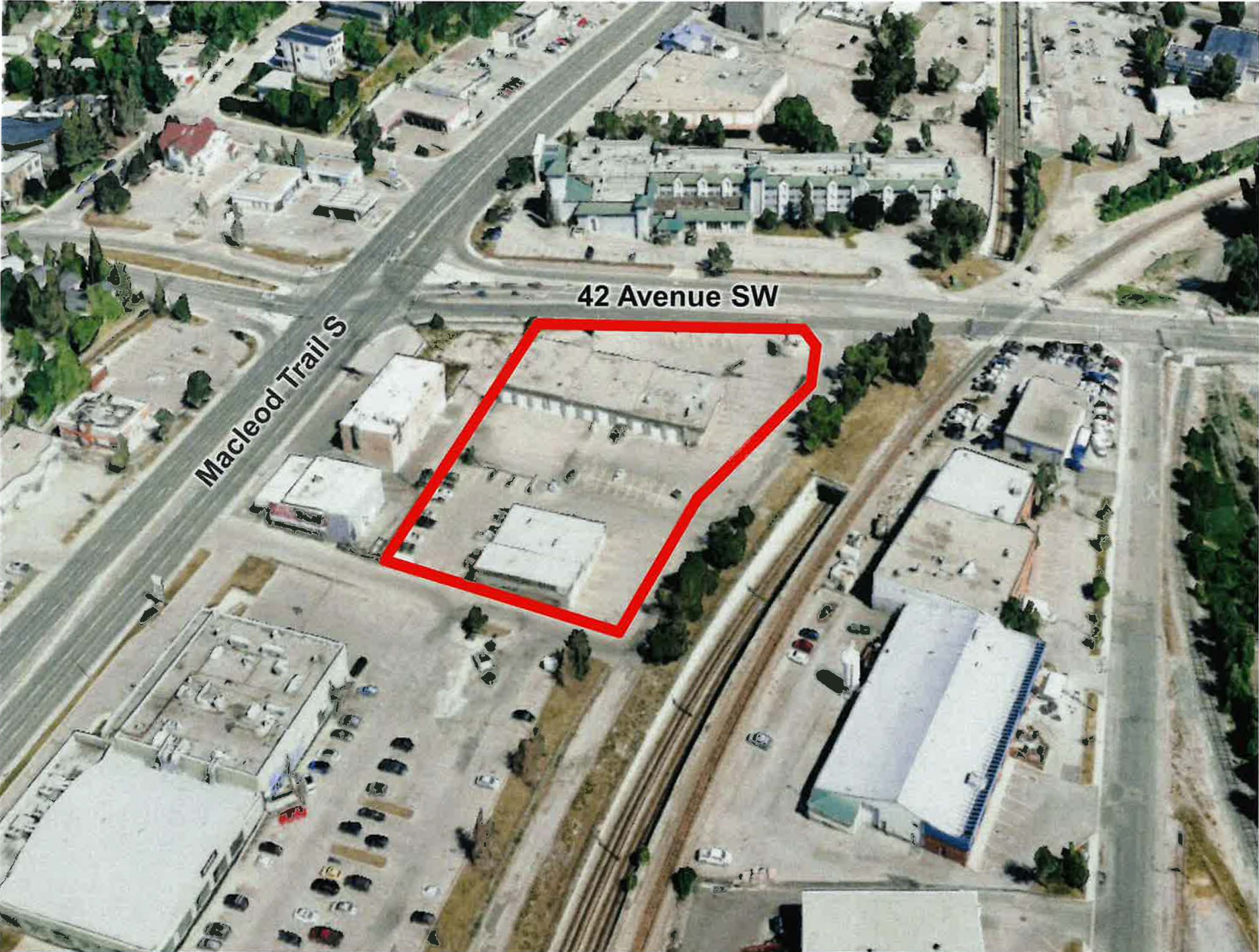






42 Avenue SW (south)





Aerial View (north)