



# Public Hearing of Council

Agenda Item: 7.2.12



## LOC2023-0397 / CPC2024-0523 Land Use Amendment

July 16, 2024

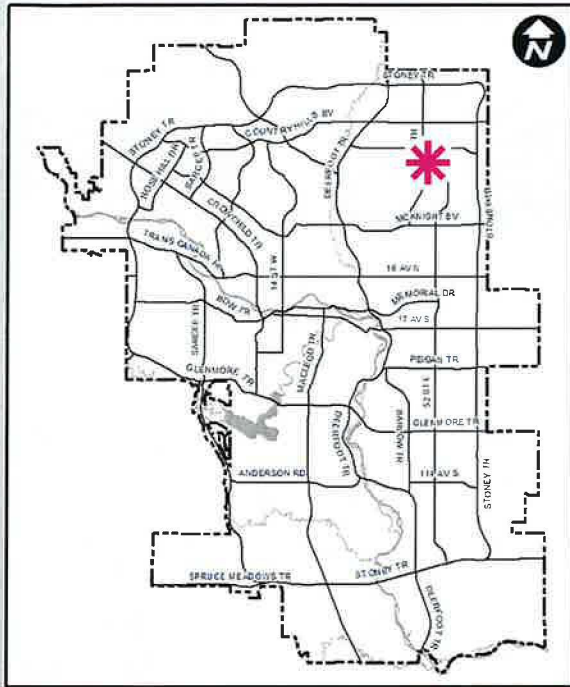
<p>CITY OF CALGARY  <b>RECEIVED</b>          IN COUNCIL CHAMBER</p> <p>JUL 16 2024</p> <p>ITEM: <u>7.2.12 CPC2024-0523</u>  <u>Distrib-Presentation</u></p> <p>CITY CLERK'S DEPARTMENT</p>
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## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 203D2024** for the redesignation of 0.39 hectares  $\pm$  (0.95 acres  $\pm$ ) located at #1000, 4715 – 88 Avenue NE (Condominium Plan 2312116, Units 3 to 38) from Commercial – Neighbourhood 1 (C-N1) District to Commercial – Community 1 (C-C1) District.

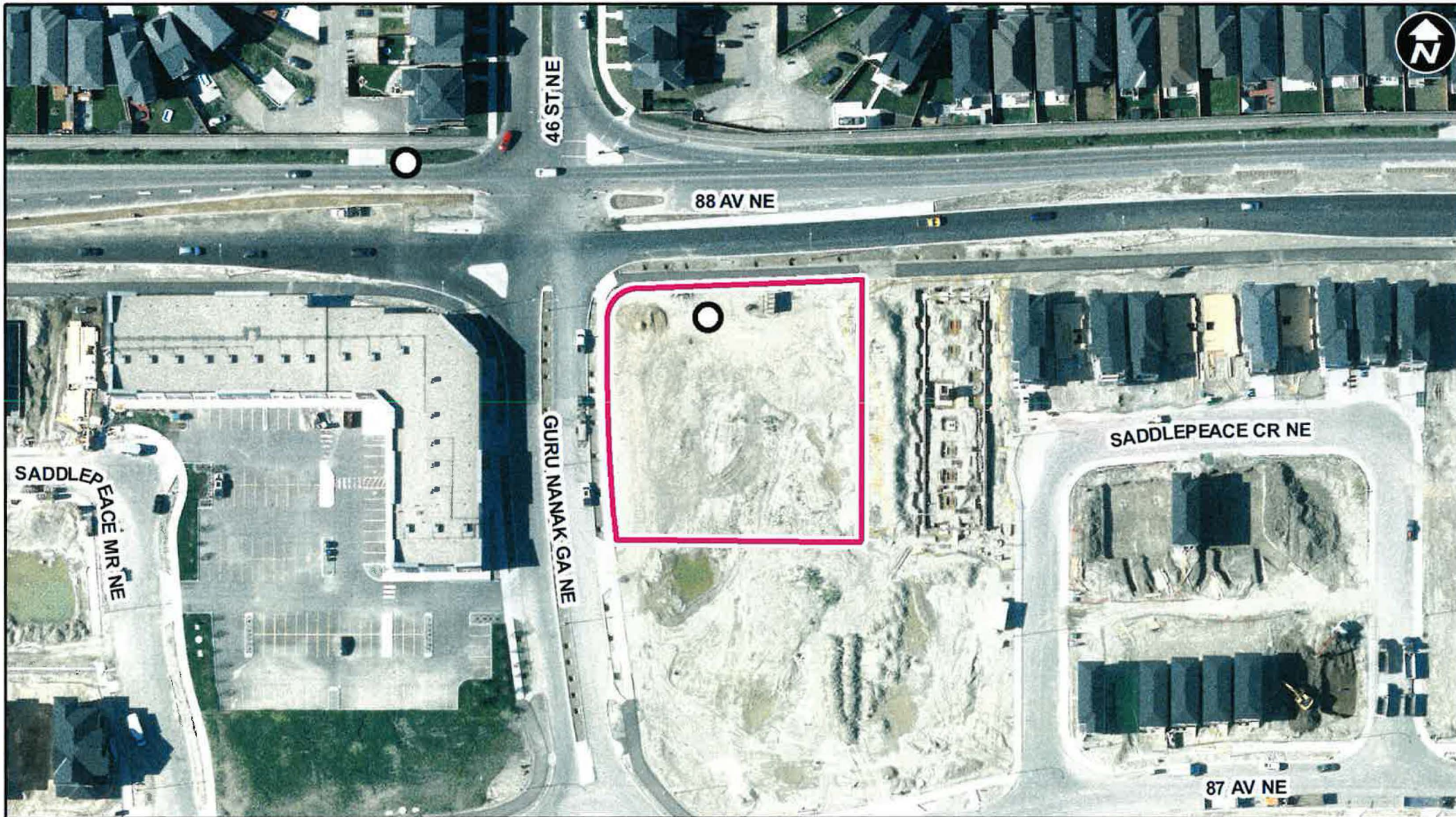




**LEGEND**

- 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:

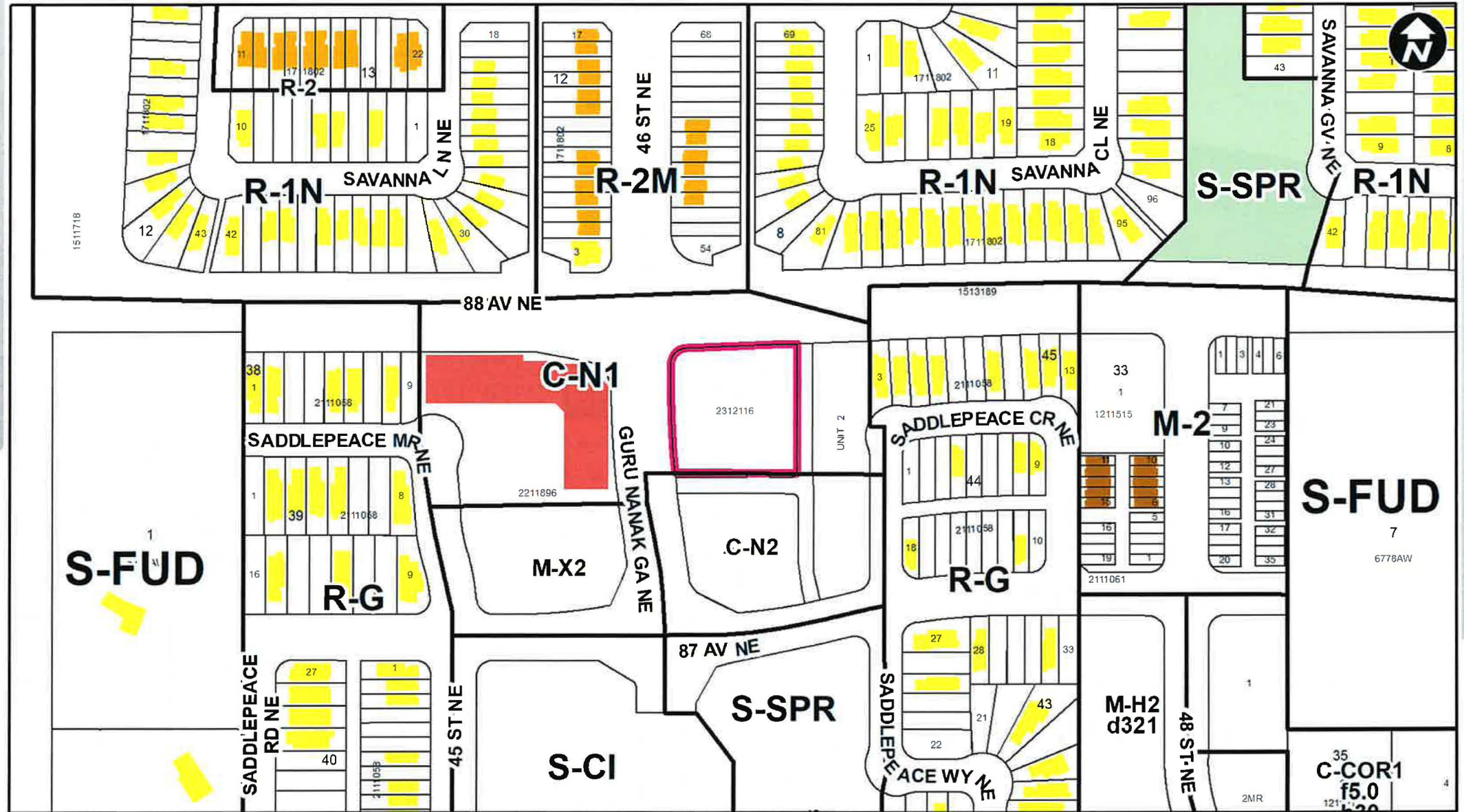
0.39 ha

62m x 64m

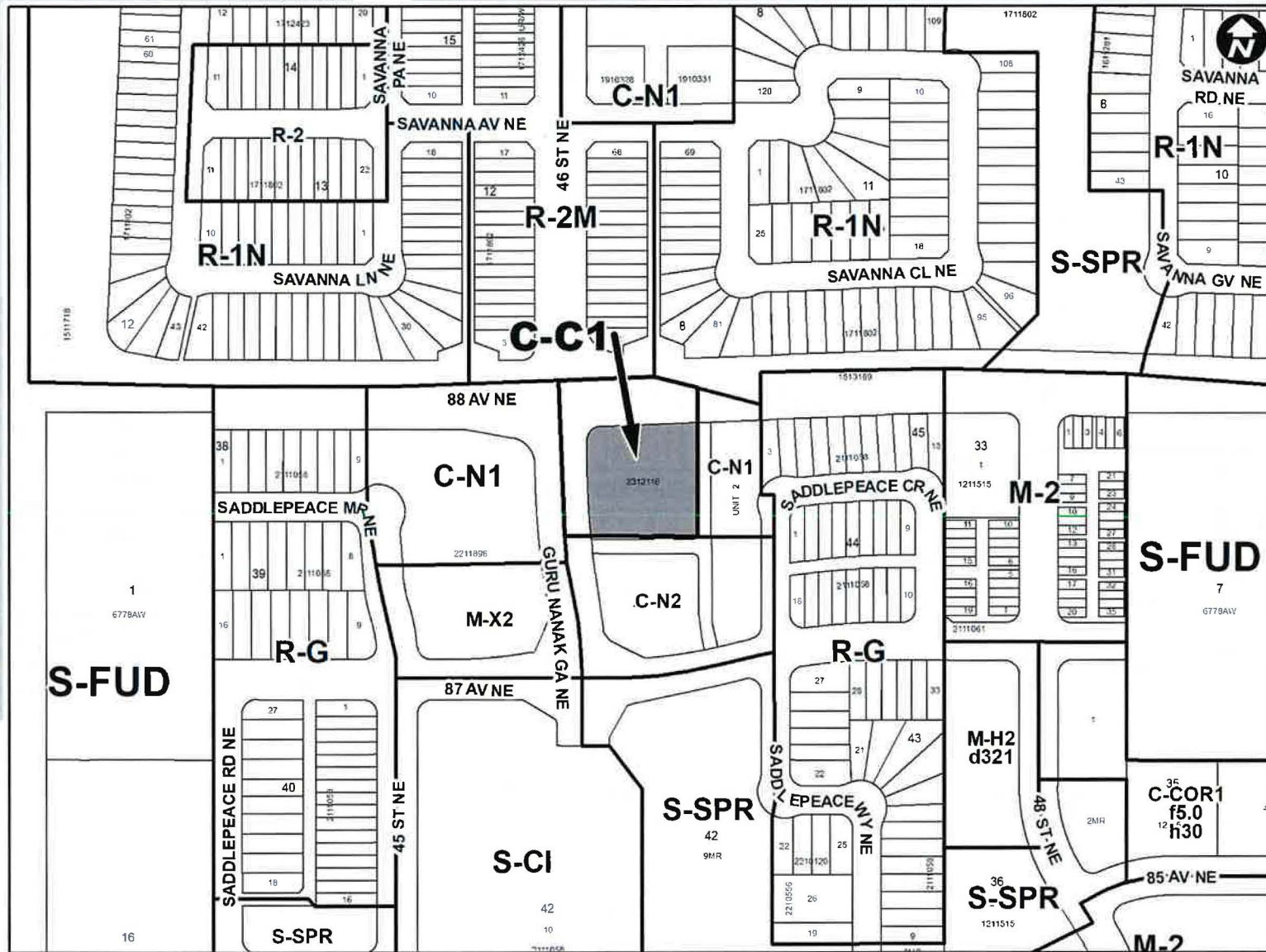
# Surrounding Land Use

### 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 Commercial – Community 1 (C-C1) District:

- Complementary, neighbourhood-scale development
- Located at a community entrance
- Adjacent to transit stops
- Allows for greater diversity of uses

## Calgary Planning Commission's Recommendation:

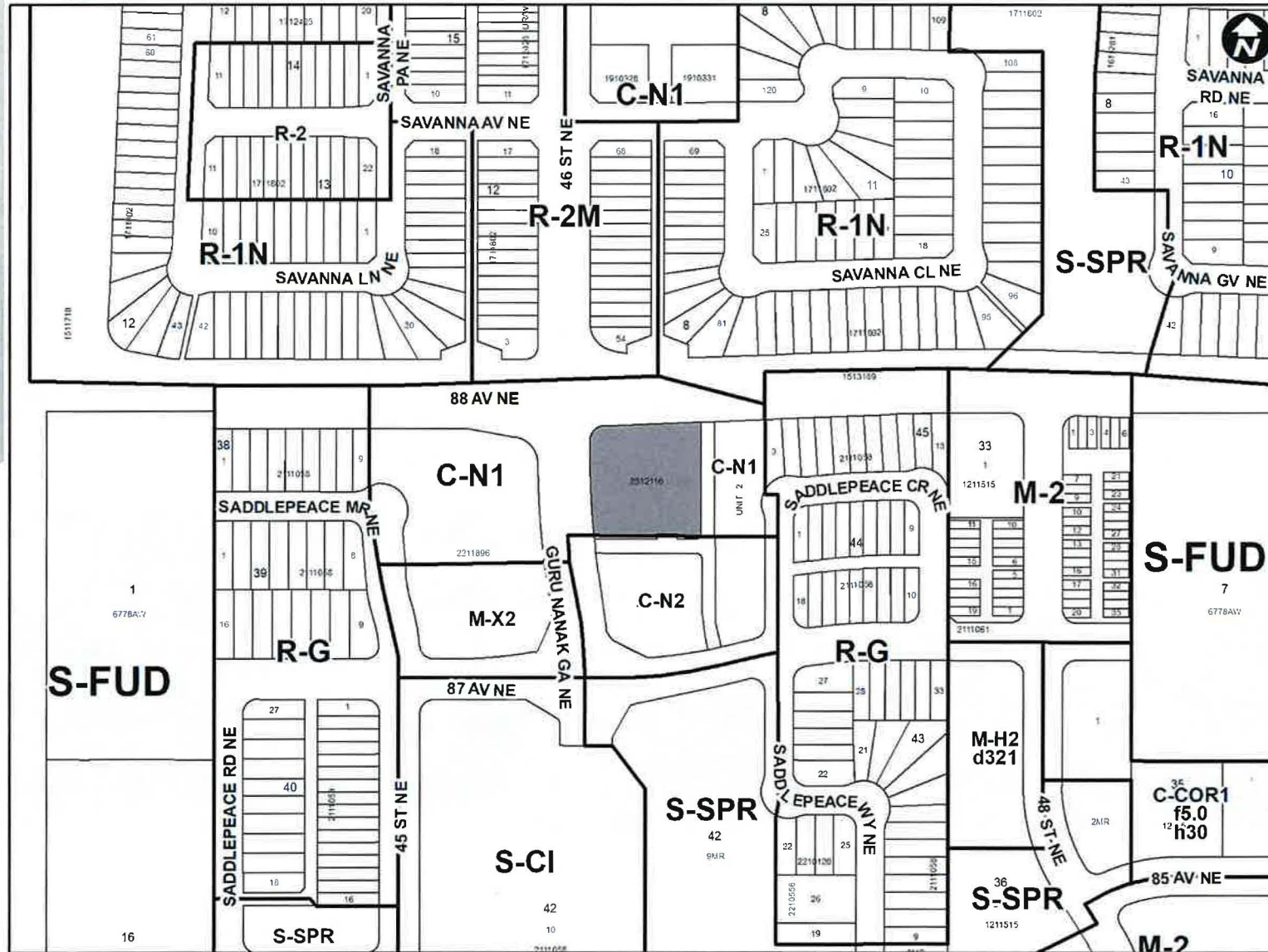
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# Supplementary Slides

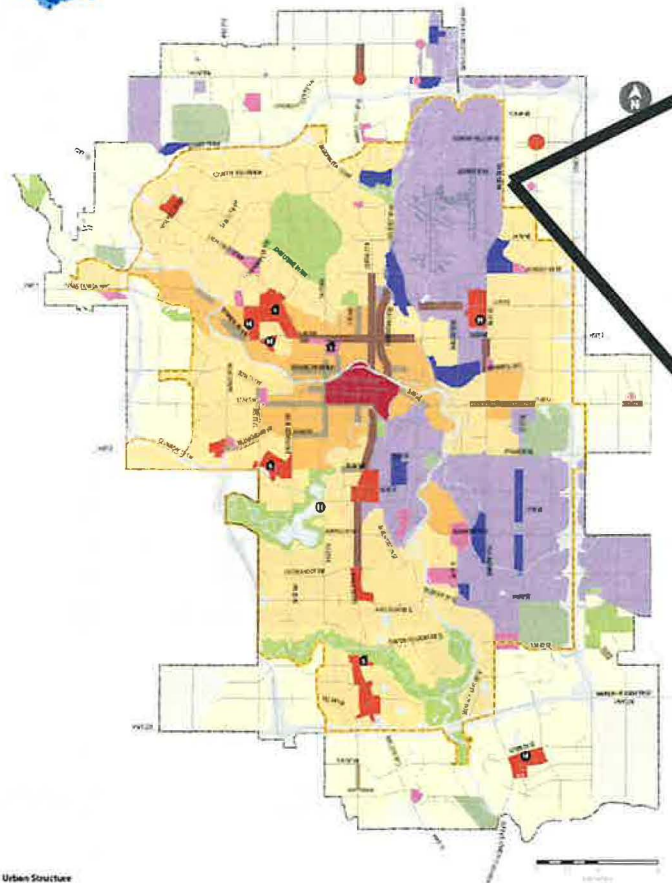


# Existing Land Use Map





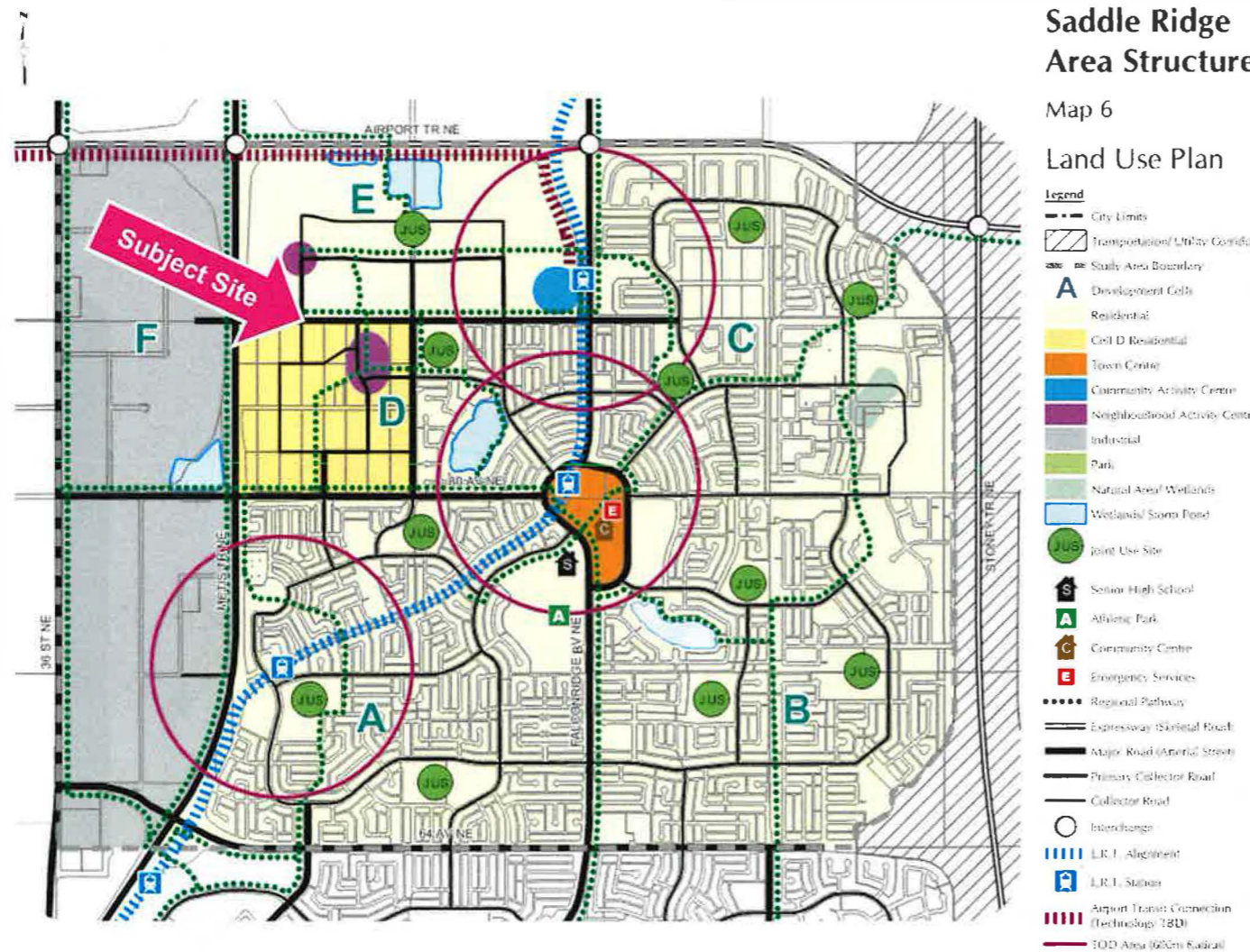
**1** Urban Structure



<b>Urban Structure</b> (By Land Use "Zoning")	<b>Developed Residential</b>	<b>Industrial</b>	<b>Hospital</b>
<b>Activity Centers</b>	<b>Inner City</b>	<b>Recreational, Employee Residence</b>	<b>University</b>
Greater Downtown	Urban Core	Standard Industrial	
Major Activity Centre			Transportation/Utility Corridor
Community Activity Centre	<b>Developing Residential</b>	<b>Special Public Open Space</b>	City Parks
	Planned Urban Form (P.U.F.)	Public Utility	
	Future Greenfield	Neighbourhood Open Space	
<b>Main Streets</b>			
Urban Main Street			
Neighbourhood Main Street			

**Map 1: Urban Structure**

- Developing Residential – Planned Greenfield with Area Structure Plan area.
- Area Structure Plans provide specific direction for development

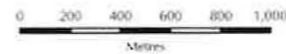


## Map 6: Land Use Plan

- Cell D Residential Area
- Support for Neighbourhood-scale commercial outside of the Neighbourhood Activity Centre

Approved: 1984  
Amended: 192016

This map is conceptual only. No measurements of distances or areas should be taken from this map.



## Commercial – Community 1 (C-C1) District adds the following:

- Permitted:
  - Catering Service – Minor
  - Museum
  - Radio and television studio
  - Supermarket
  - Vehicle Rental – Minor
  - Veterinary Clinic
  - Restaurant: Licensed
- Discretionary:
  - Amusement Arcade
  - Auto Service – Minor
  - Beverage Container quick Drop Facility
  - Billiard Parlour
  - Car Wash – Single Vehicle
  - Drinking Establishment – Medium
  - Drive Through
  - Gas Bar
- Discretionary:
  - Indoor Recreation Facility
  - Parking Lot – Grade
  - Payday Loan
  - Recyclable Material Drop-Off Depot
  - Seasonal Sales Area
  - Utility Building
  - Vehicle Sales – Minor
- Missing from C-C1, but in C-N1:
  - Home Occupation – Class 2