



# Public Hearing of Council

## Agenda Item: 7.2.39



# LOC2023-0060 / CPC2024-0628

## Land Use Amendment

July 16, 2024

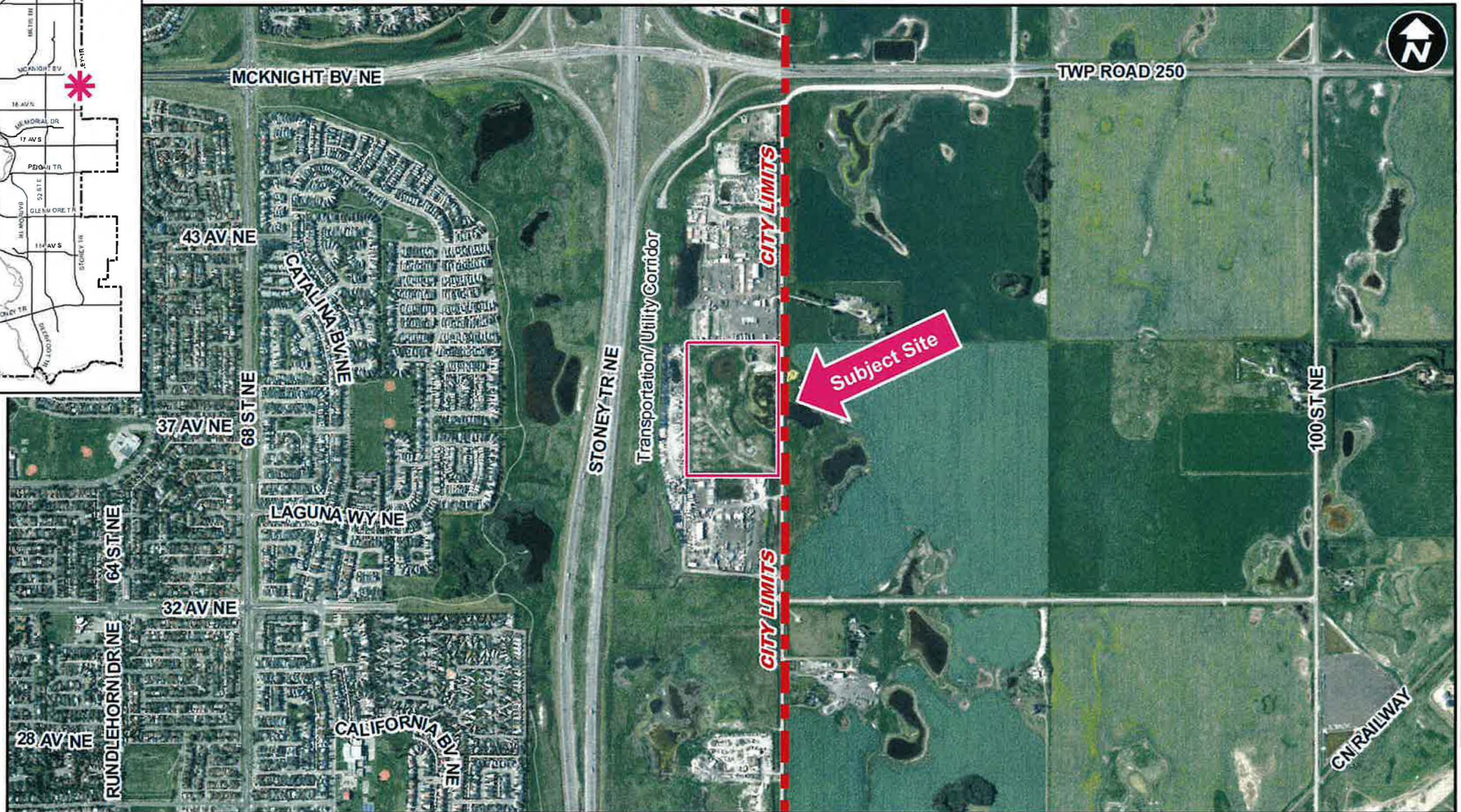
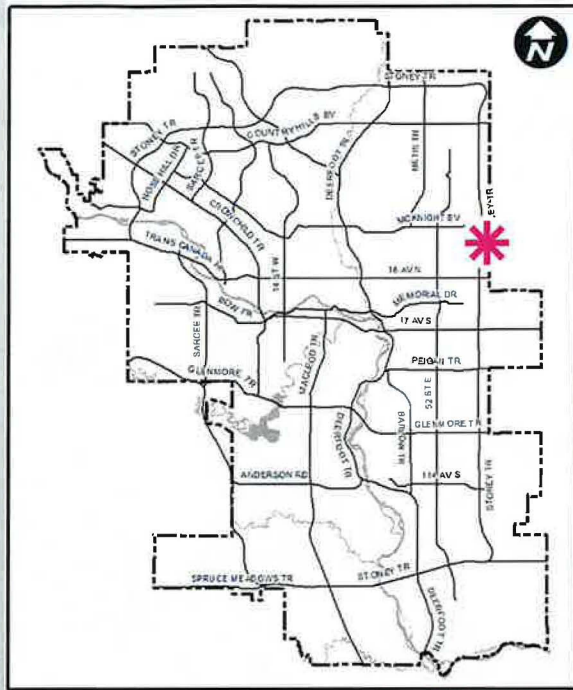
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 16 2024  
ITEM: 7.2.39 CPC2024-0628  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 205D2024** for the redesignation of 11.33 hectares ± (27.99 acres ±) at 3413 – 84 Street NE (Plan 9110390, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).





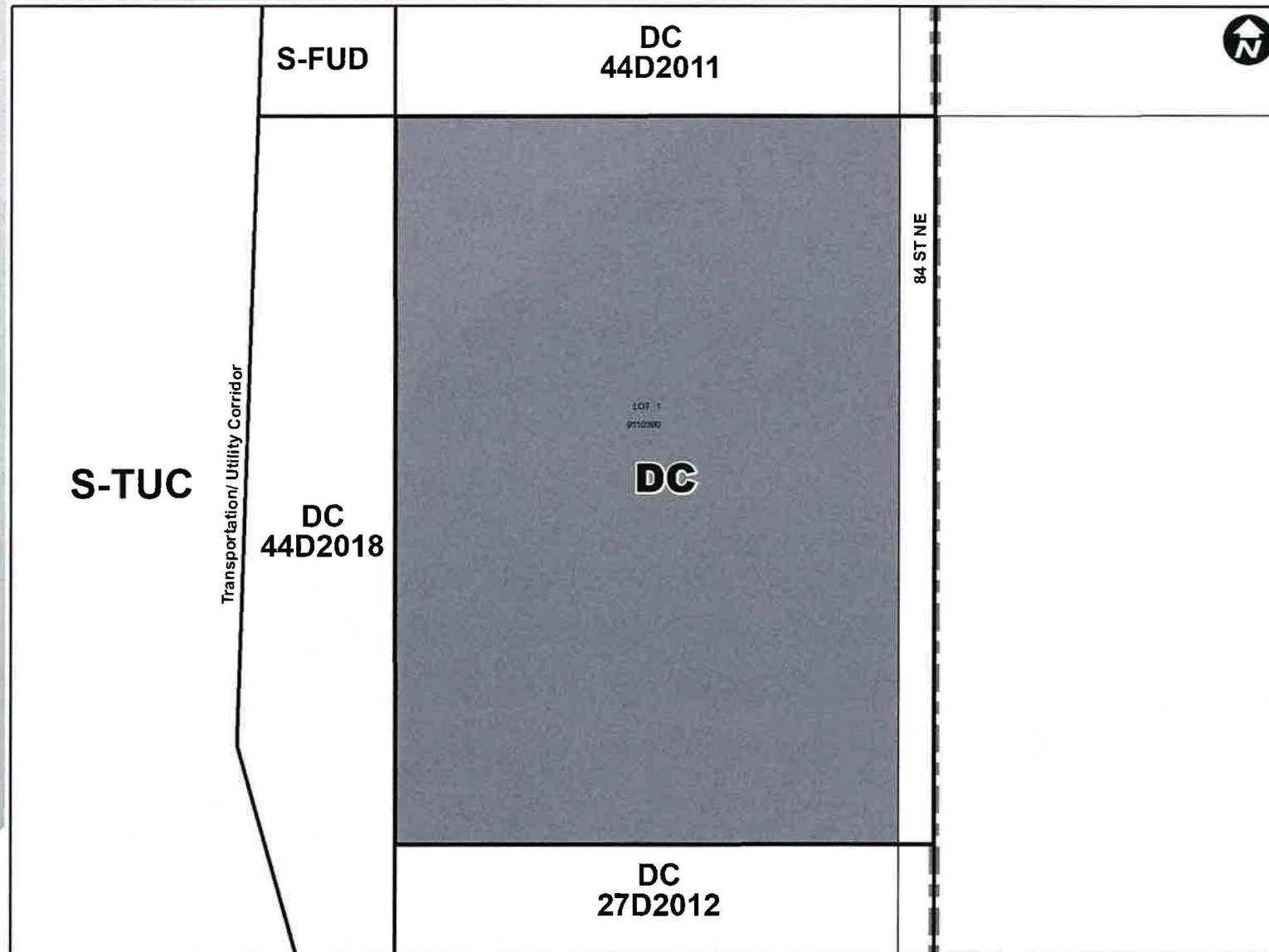
### LEGEND

- 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:

11.33 ha  
405m x 280m



## Proposed DC District:

- Based on S-FUD District
- Allows Storage Yard as a temporary use
- Allows wetland setbacks to be temporarily reduced where appropriate mitigation measures are proposed

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Give three readings to **Proposed Bylaw 205D2024** for the redesignation of 11.33 hectares  $\pm$  (27.99 acres  $\pm$ ) at 3413 – 84 Street NE (Plan 9110390, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

# Supplementary Slides

Looking north from centre of site






Looking east from northwest end of site

## Site Photos

9



**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

