



Calgary Planning Commission

Agenda Item: 7.2.7



LOC2023-0237 (CPC2024-0874)

Land Use Amendment

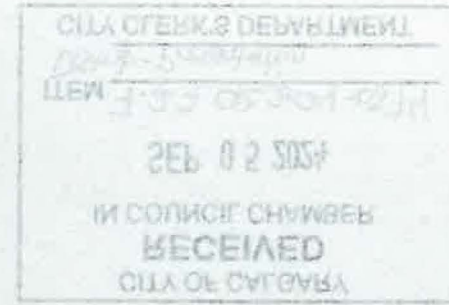
September 5, 2024

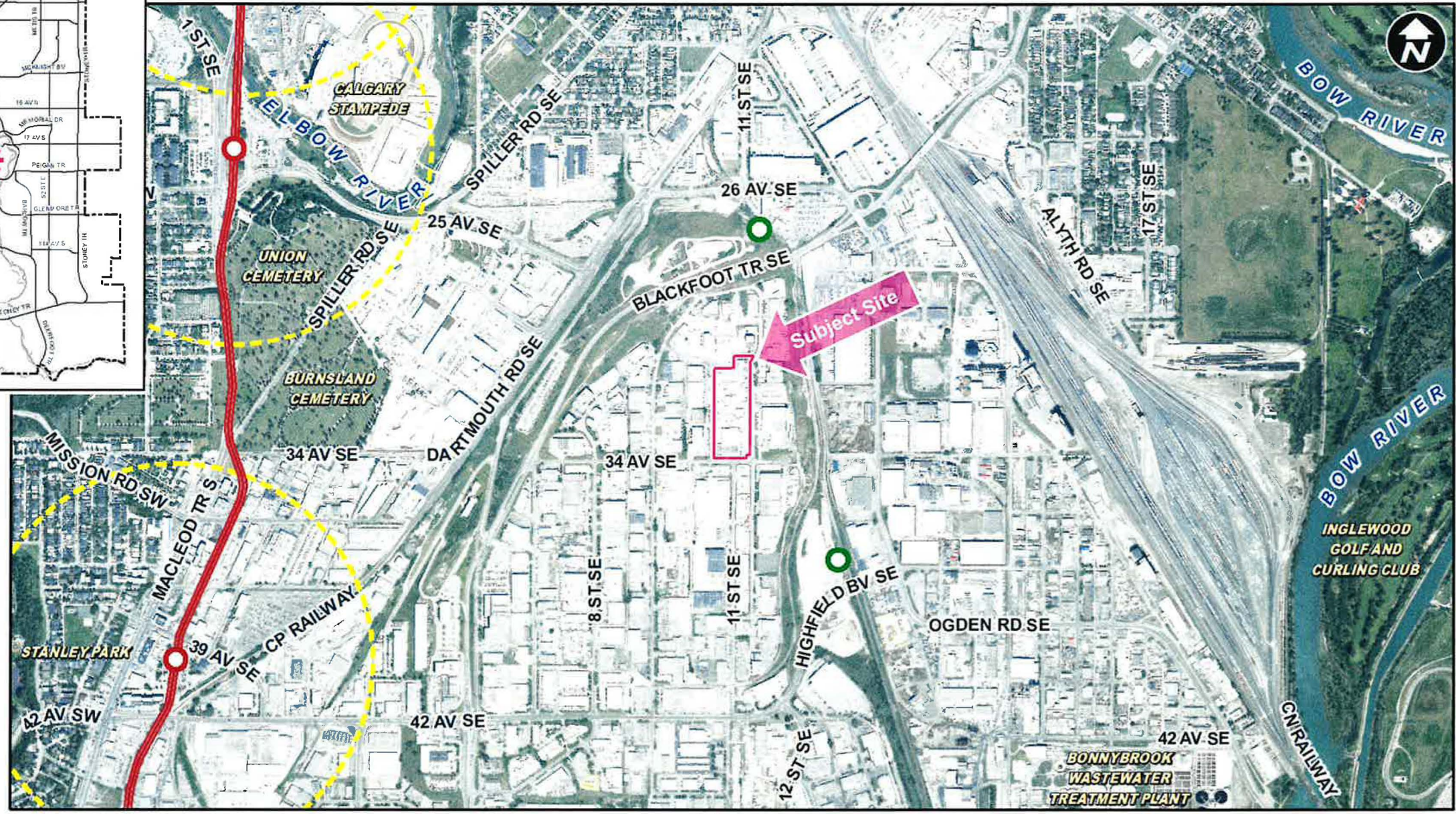
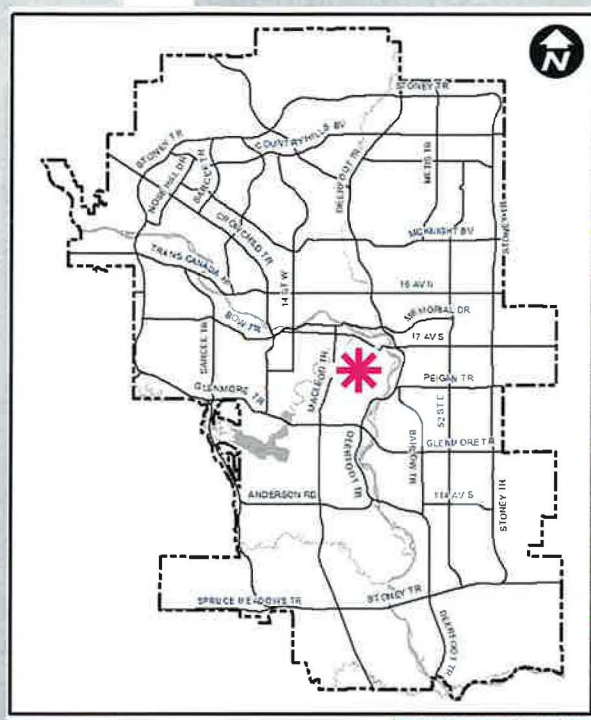
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.7 CPC2024-0874
Distmb-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

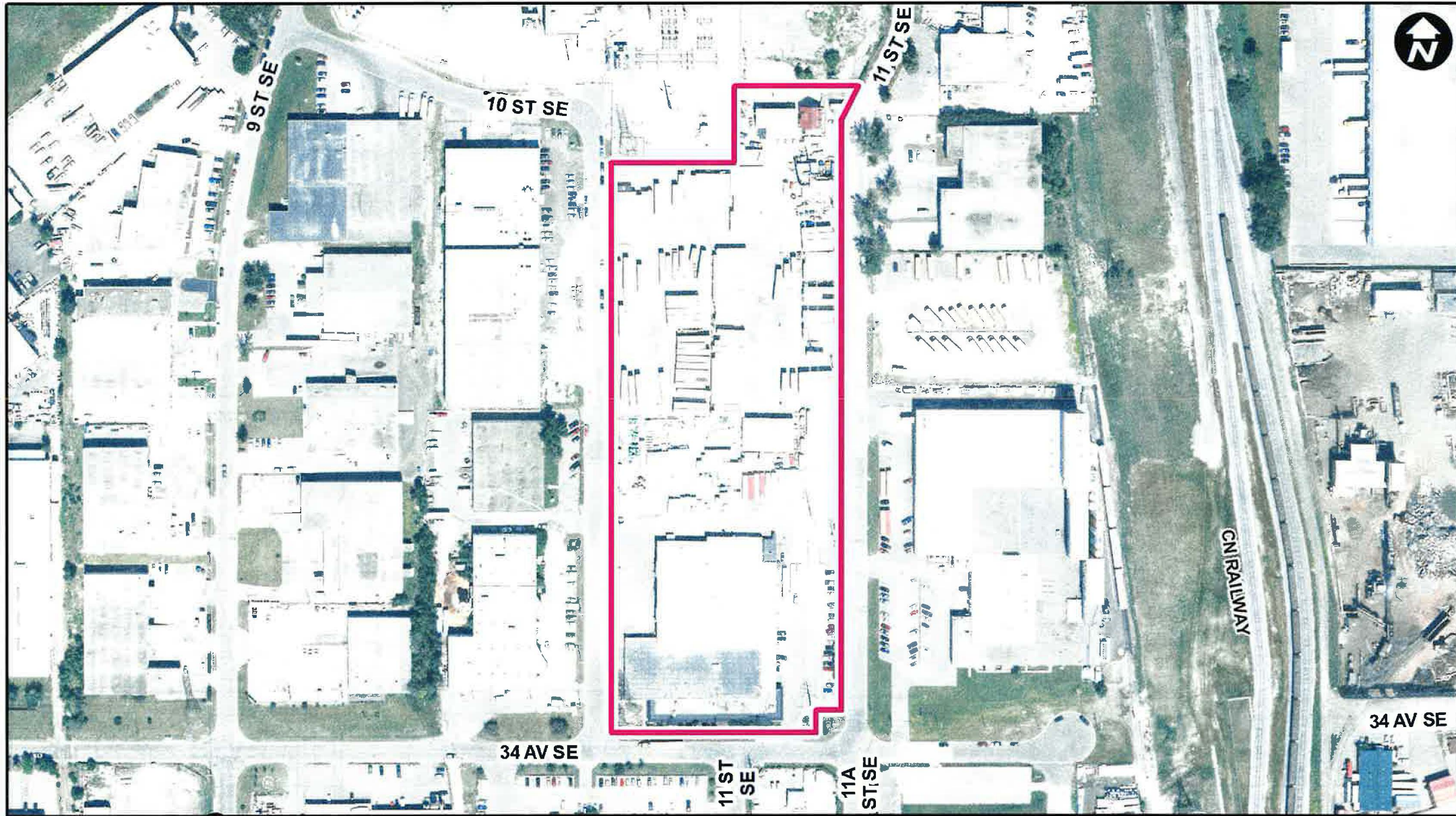
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.27 hectares ± (8.08 acres ±) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, 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:

3.27ha
295m x 111m

Site Photo (Looking Northwest)

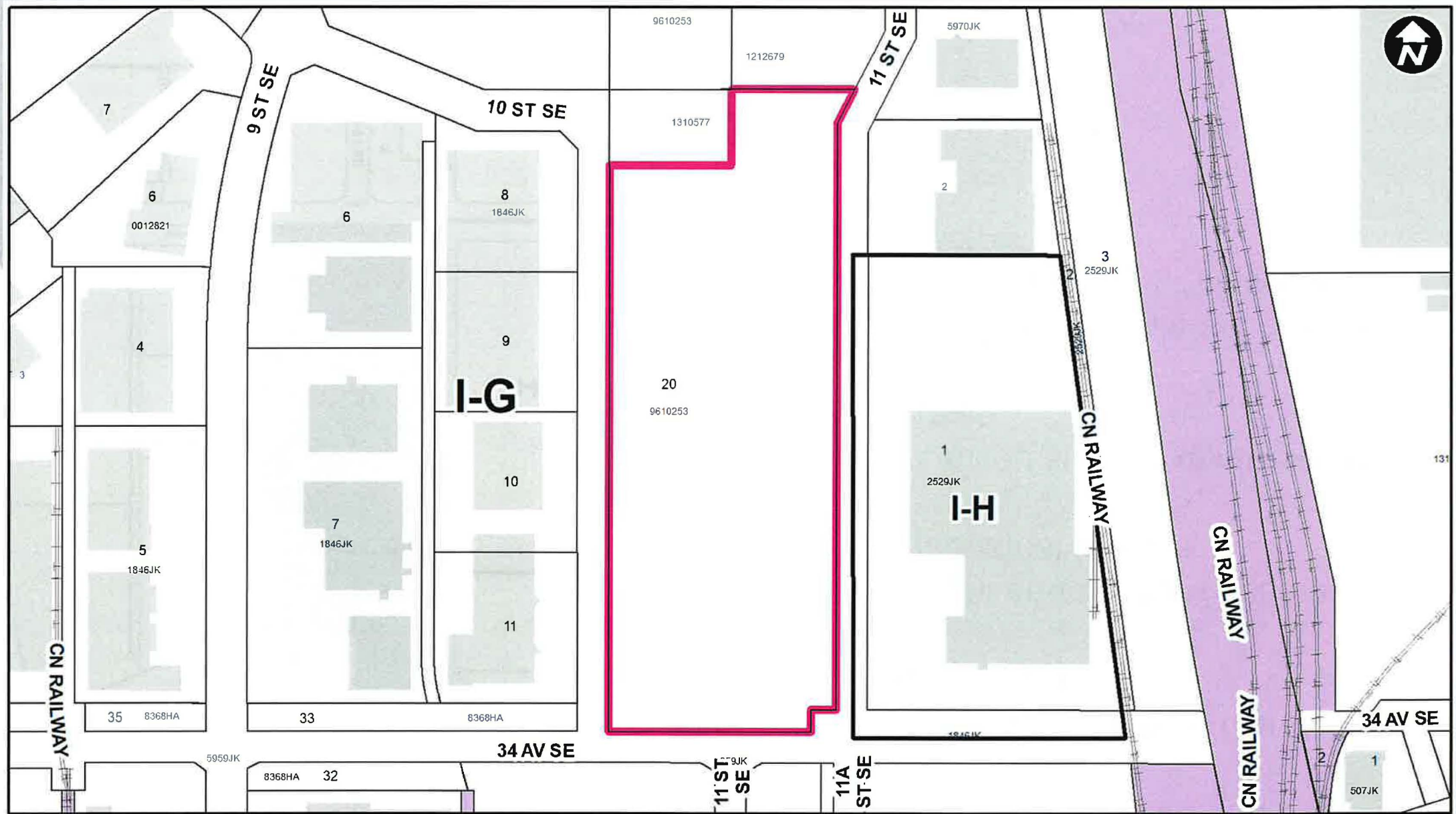


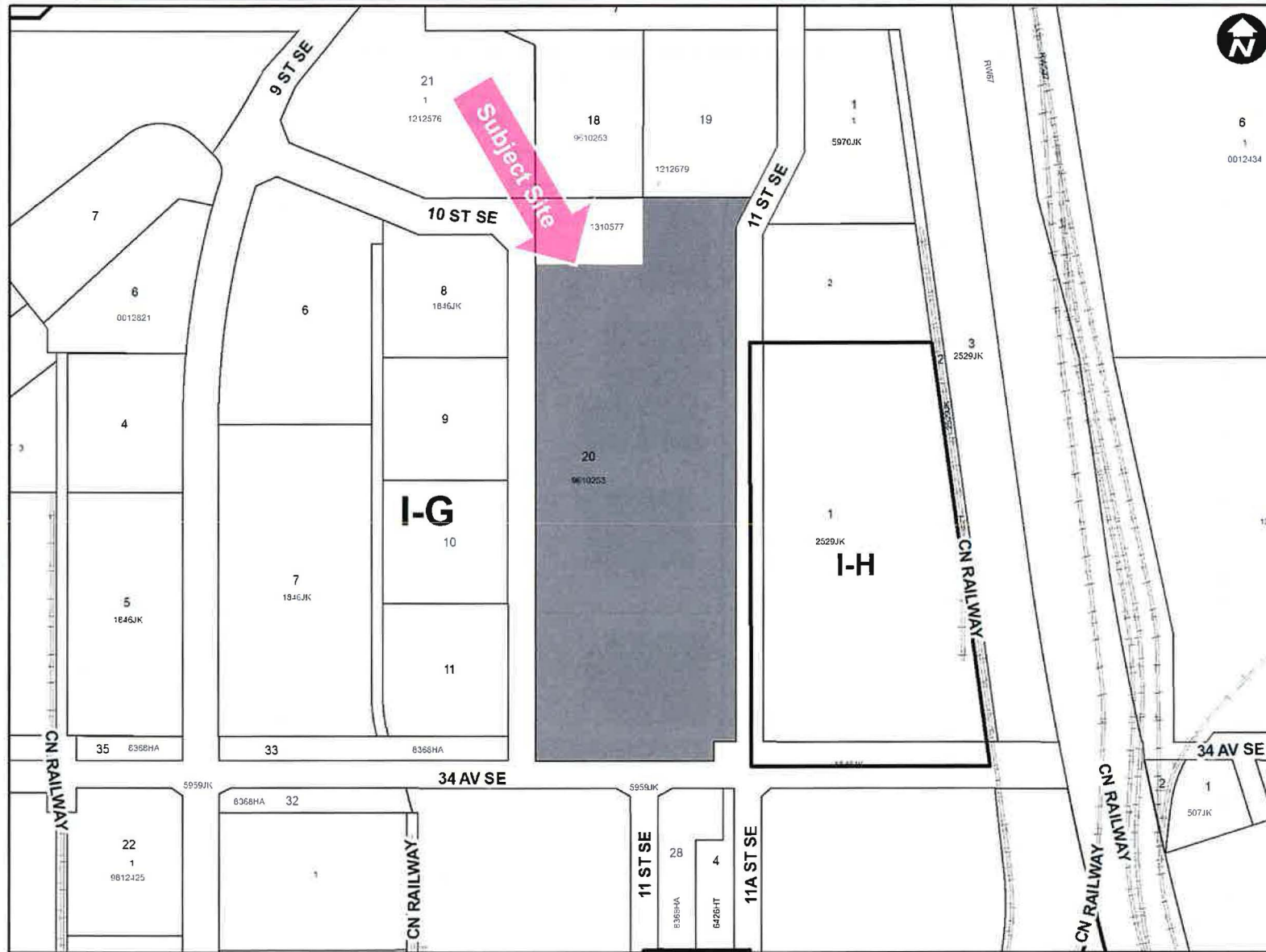
Site Photo (Looking Southeast)



Surrounding Land Use

- LEGEND**
- Land Use Site Boundary
 - Light Industrial
 - Heavy Industrial
 - Transportation, Communication, and Utility

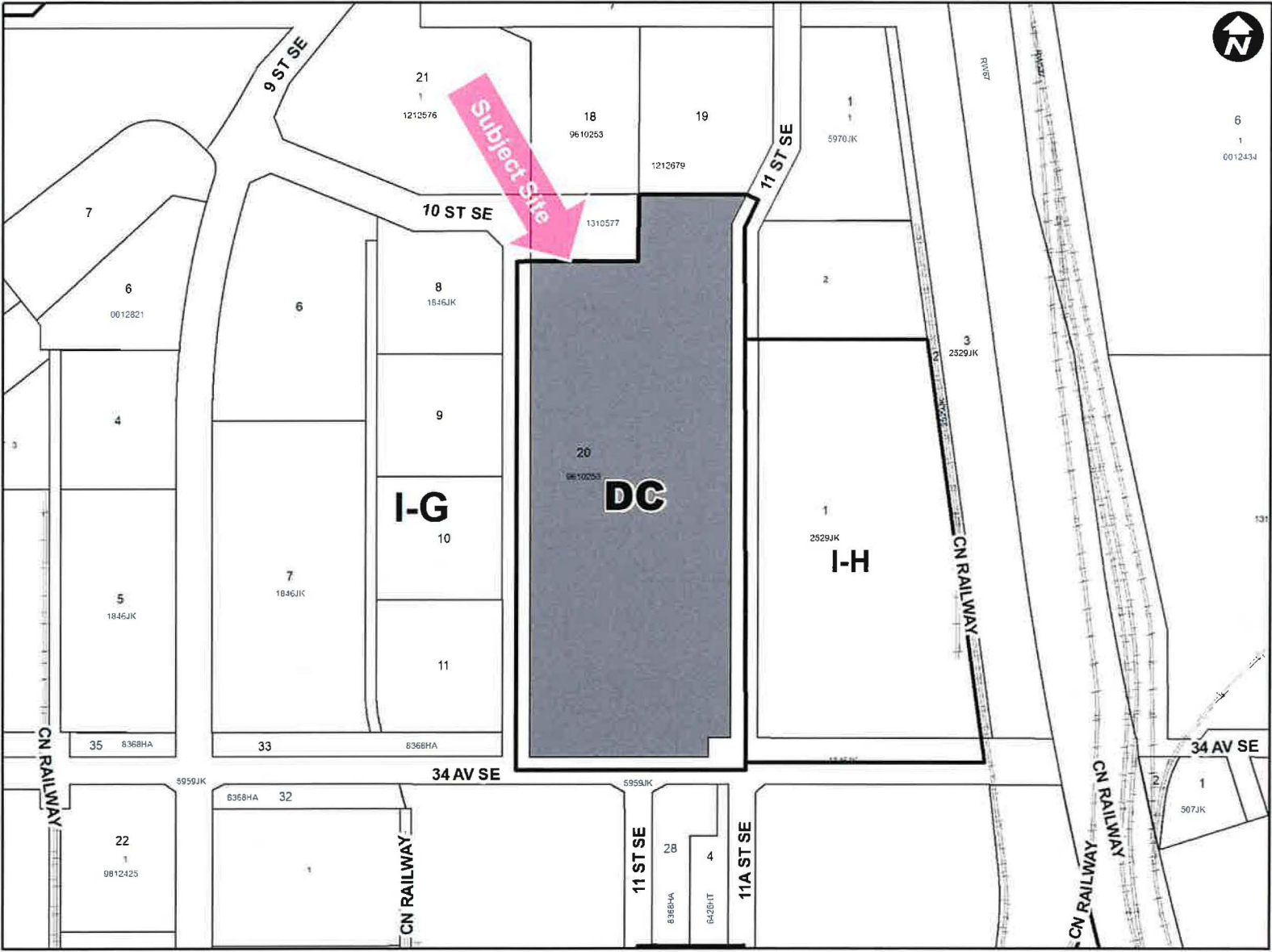




Existing Industrial General (I-G) District:

- Light and medium general industrial uses
- Limited support commercial uses
- 1.0 FAR = Maximum building floor area of 32,700 square metres

Proposed Land Use Map



Proposed Direct Control (DC) District:

- Based on I-G District
- Addition of limited-scale commercial uses (Retail Sales and Artist's Studio)
- Maximum gross floor area rule for the newly added uses (1,370 square metres), in existing building only.

RECOMMENDATION:

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Supplementary Slides



Site Photo (Looking East) 12



