



# LOC2024-0038 / CPC2024-0937 Land Use Amendment

September 19, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**SEP 19 2024**  
ITEM: 7-2.3 CPC2024-0937  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT



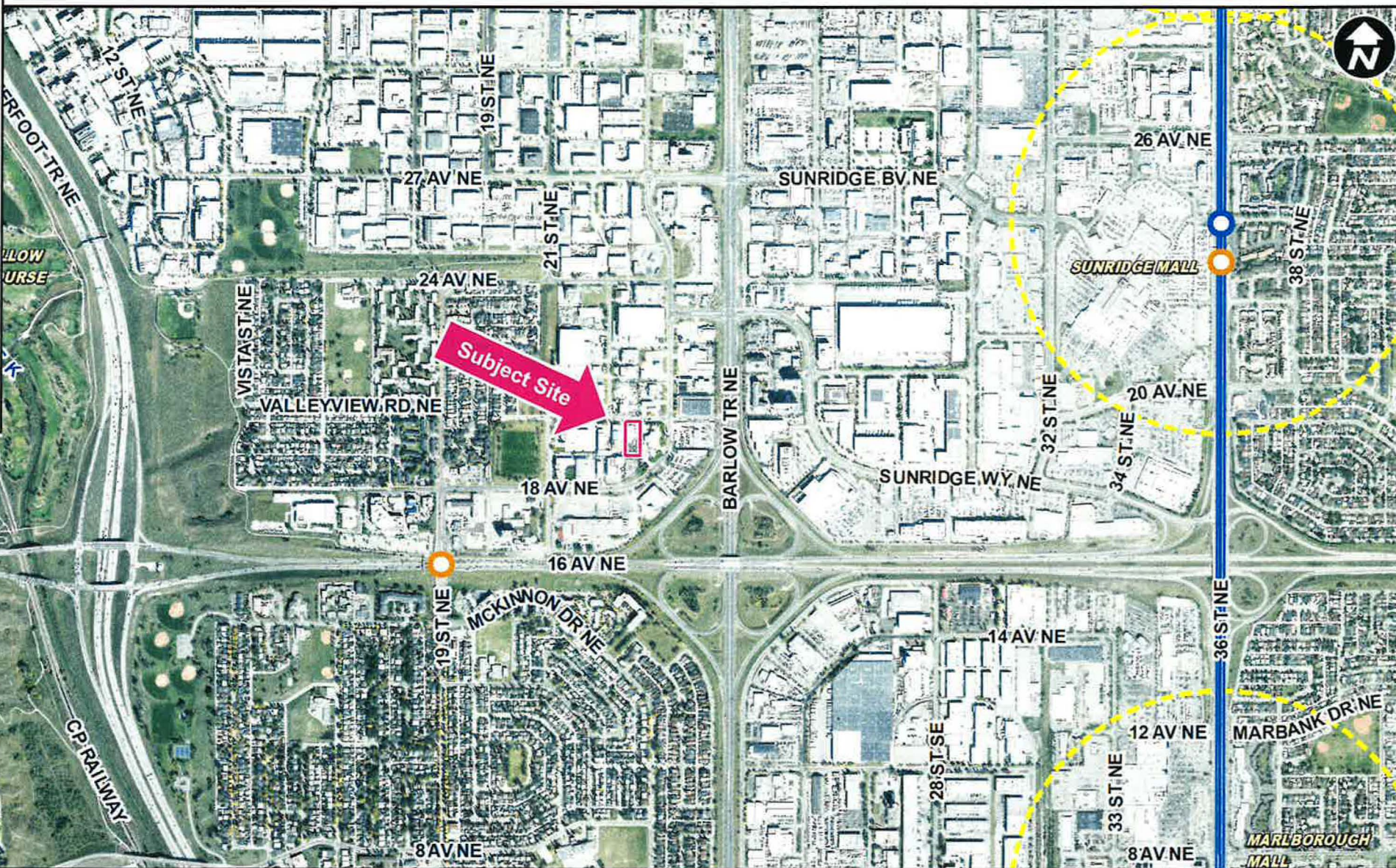
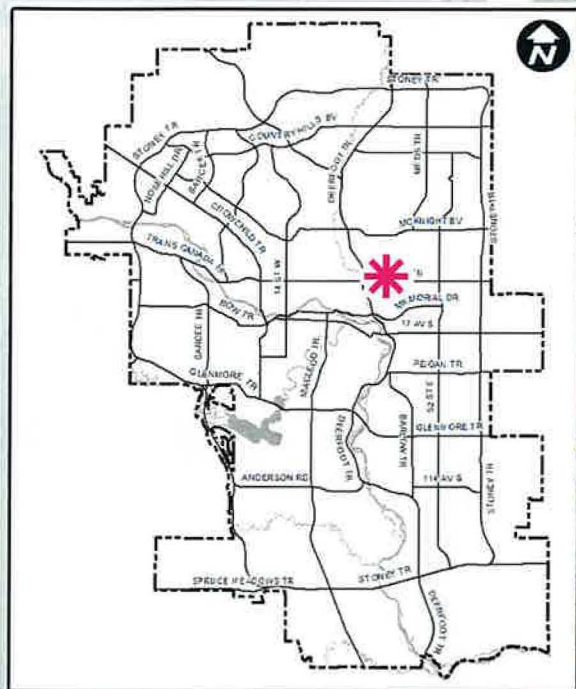
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) at 2341 – 20 Avenue NE (Plan 9611716, Block 10, Lot 12) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate Vehicle Rental – Major and Vehicle Sales - Major, with guidelines (Attachment 2).



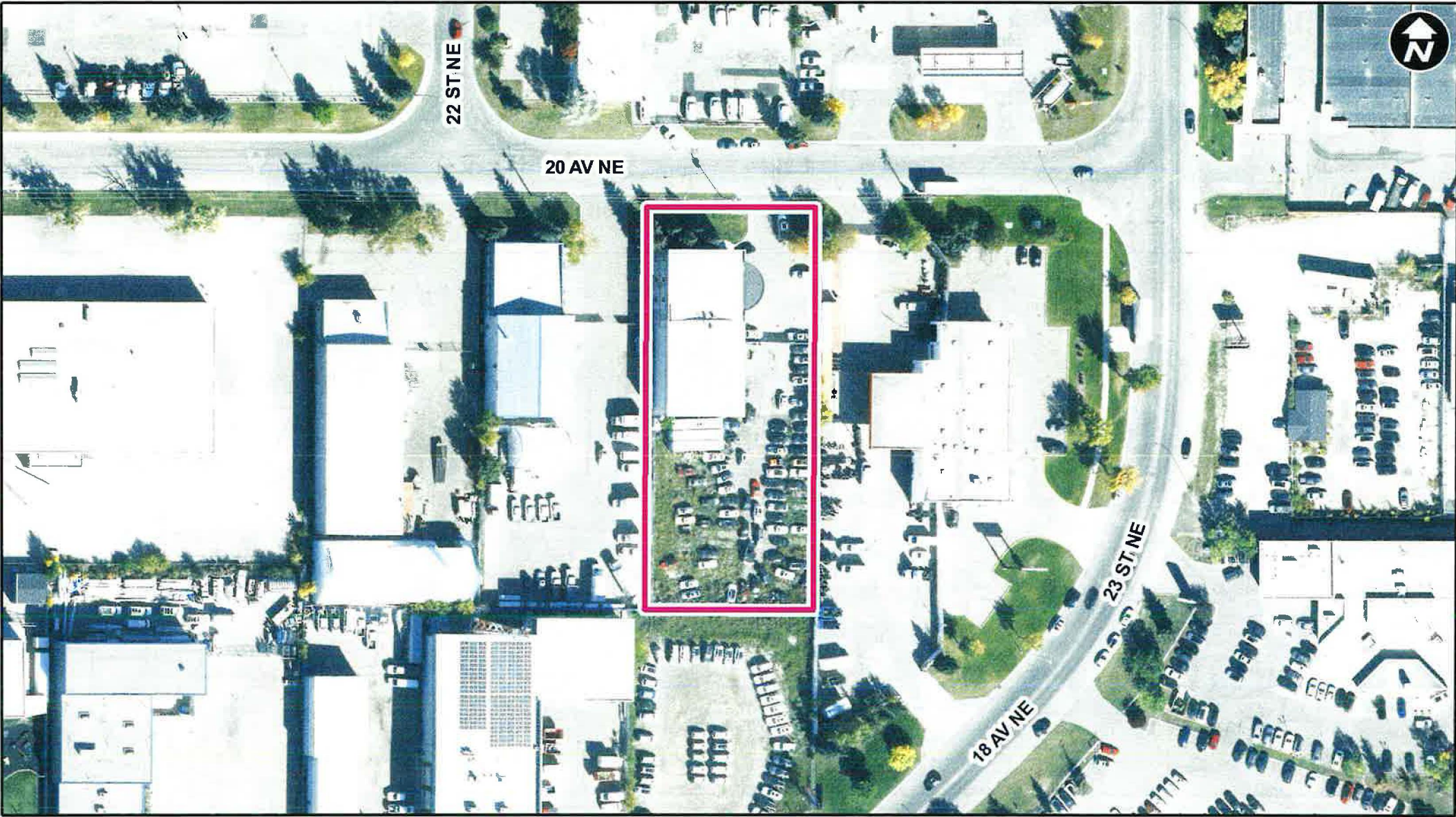




**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow





Parcel Size:

0.40 ha  
97m x 40m



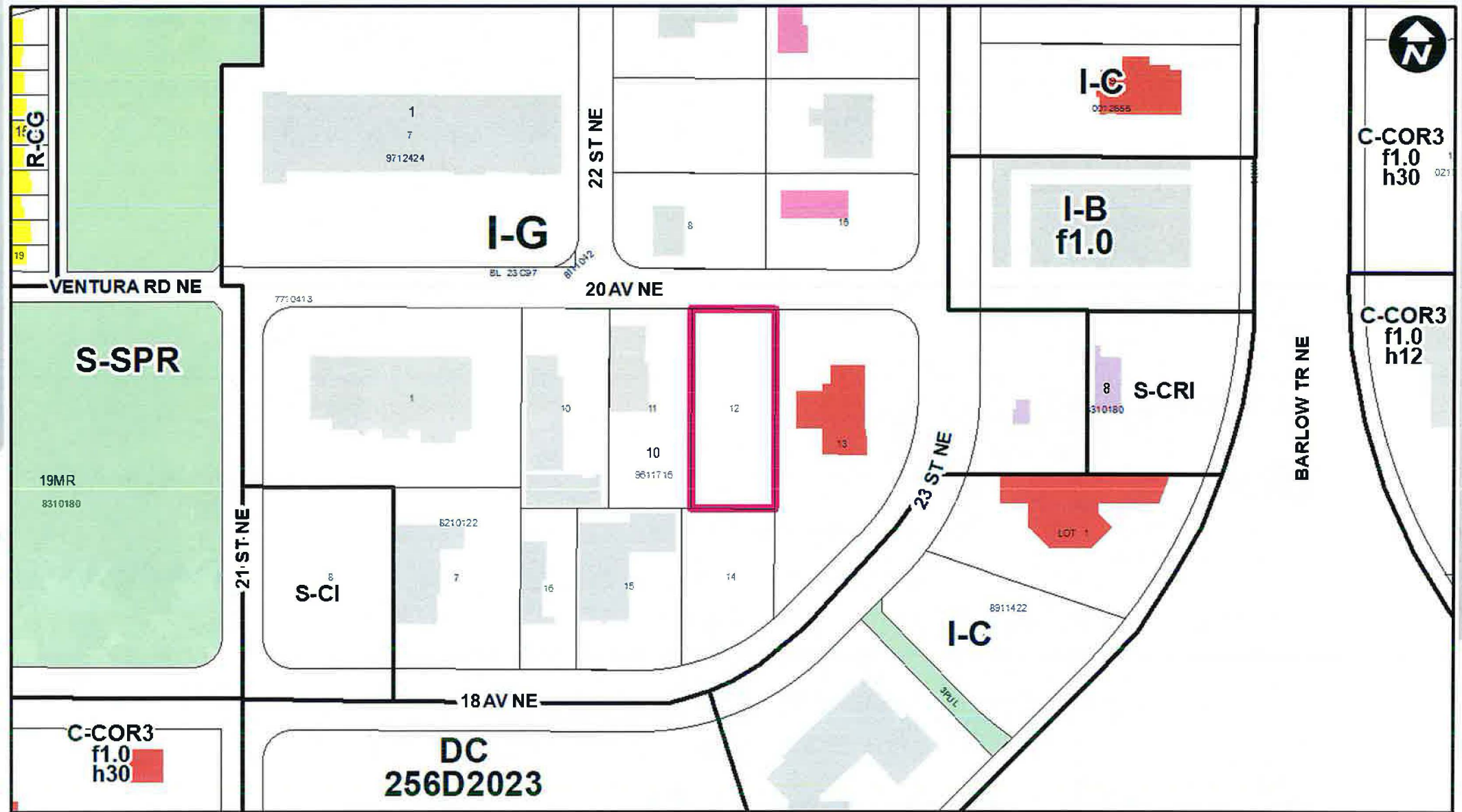




# Surrounding Land Use

### 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

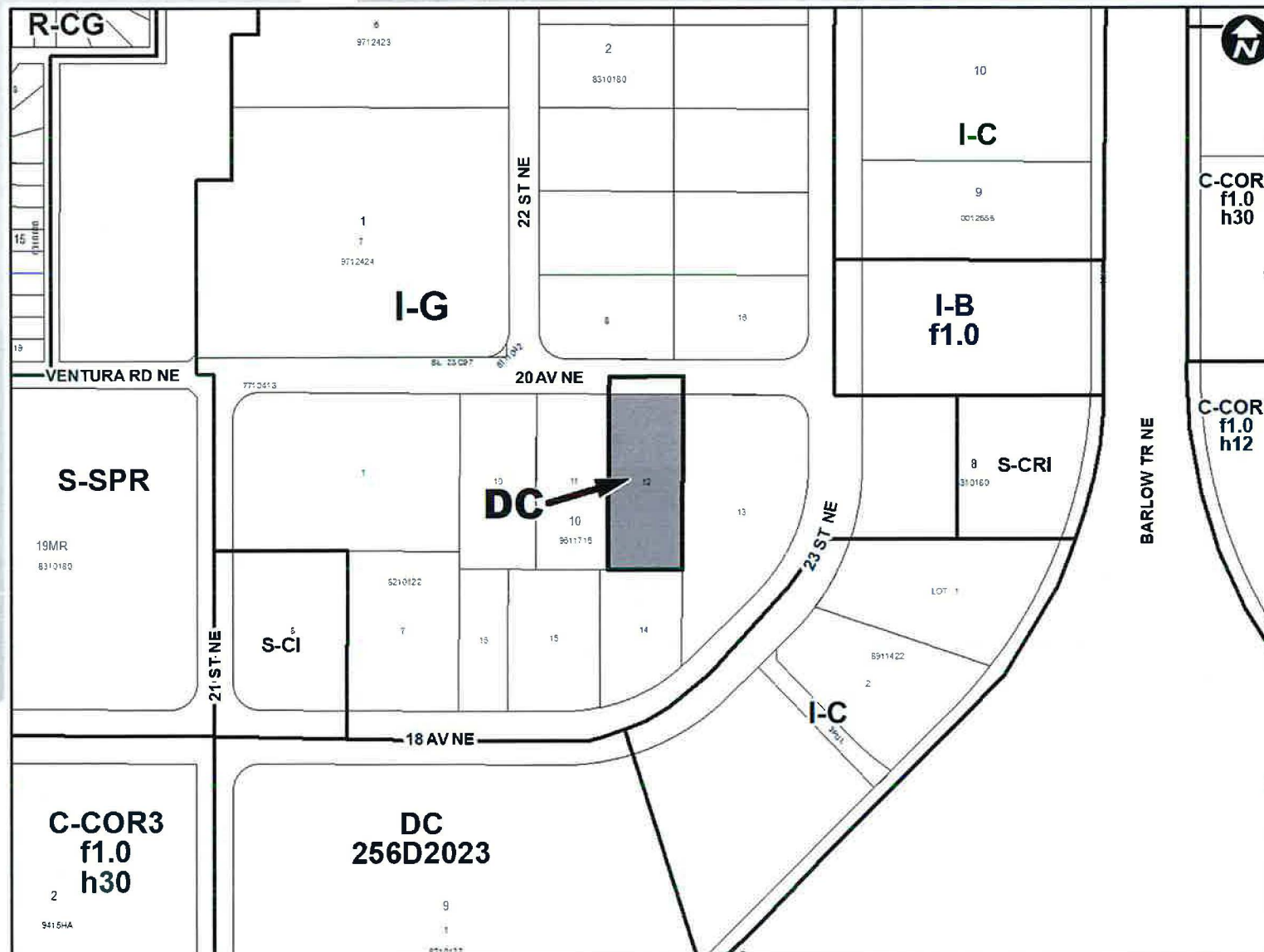




## Industrial – General (I-G) District:

- Light and medium industrial uses with a limited number of support commercial uses.
- The maximum floor area ratio (FAR) is 1.0 and no maximum building height for a building located in the I-G District.





## Proposed Direct Control (DC) District:

- Based on the Industrial – General (I-G) District with the additional discretionary uses of Vehicle Rental – Major and Vehicle Sales – Major.
- The maximum floor area ratio (FAR) and building height remains the same as the I-G District.



## RECOMMENDATION:

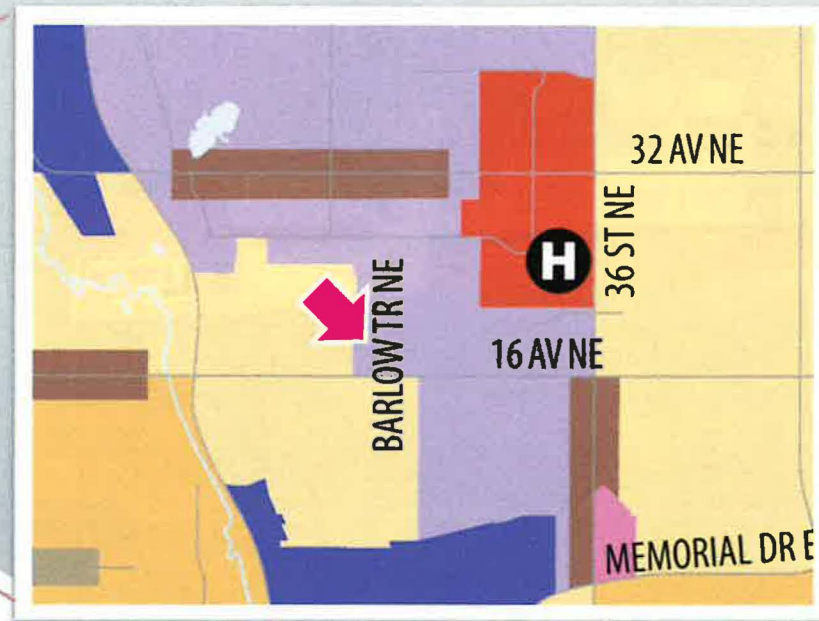
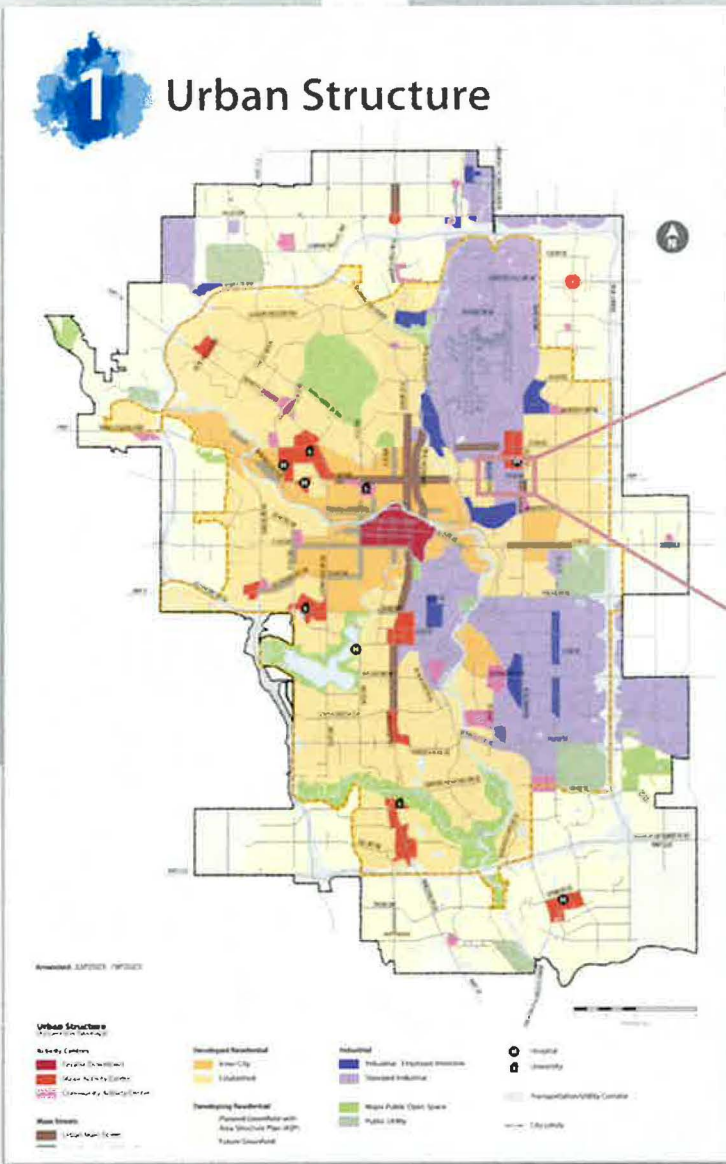
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# Supplementary Slides





Standard Industrial



