



LOC2023-0215 / CPC2024-1115

Land Use Amendment

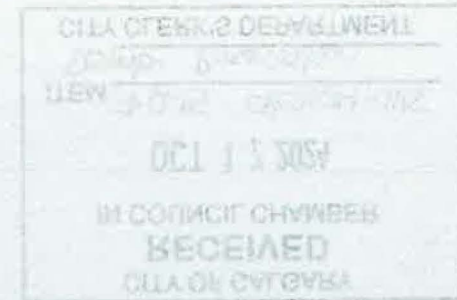
October 17, 2024

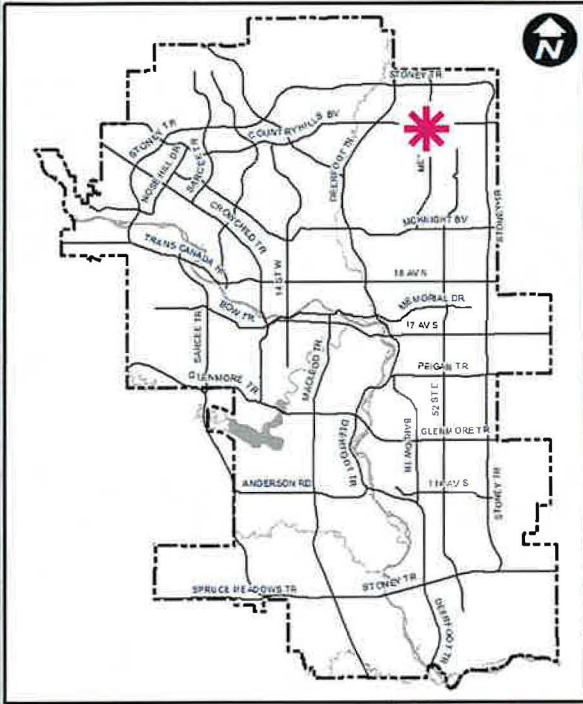
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: 7.2.15 CPC2024-1115
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.93 hectares \pm (2.30 acres \pm) located at 4220 – 108 Avenue NE (Plan 1811550, Block 6, Lot 5) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional commercial uses, 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:

0.93 ha
90m x 135m



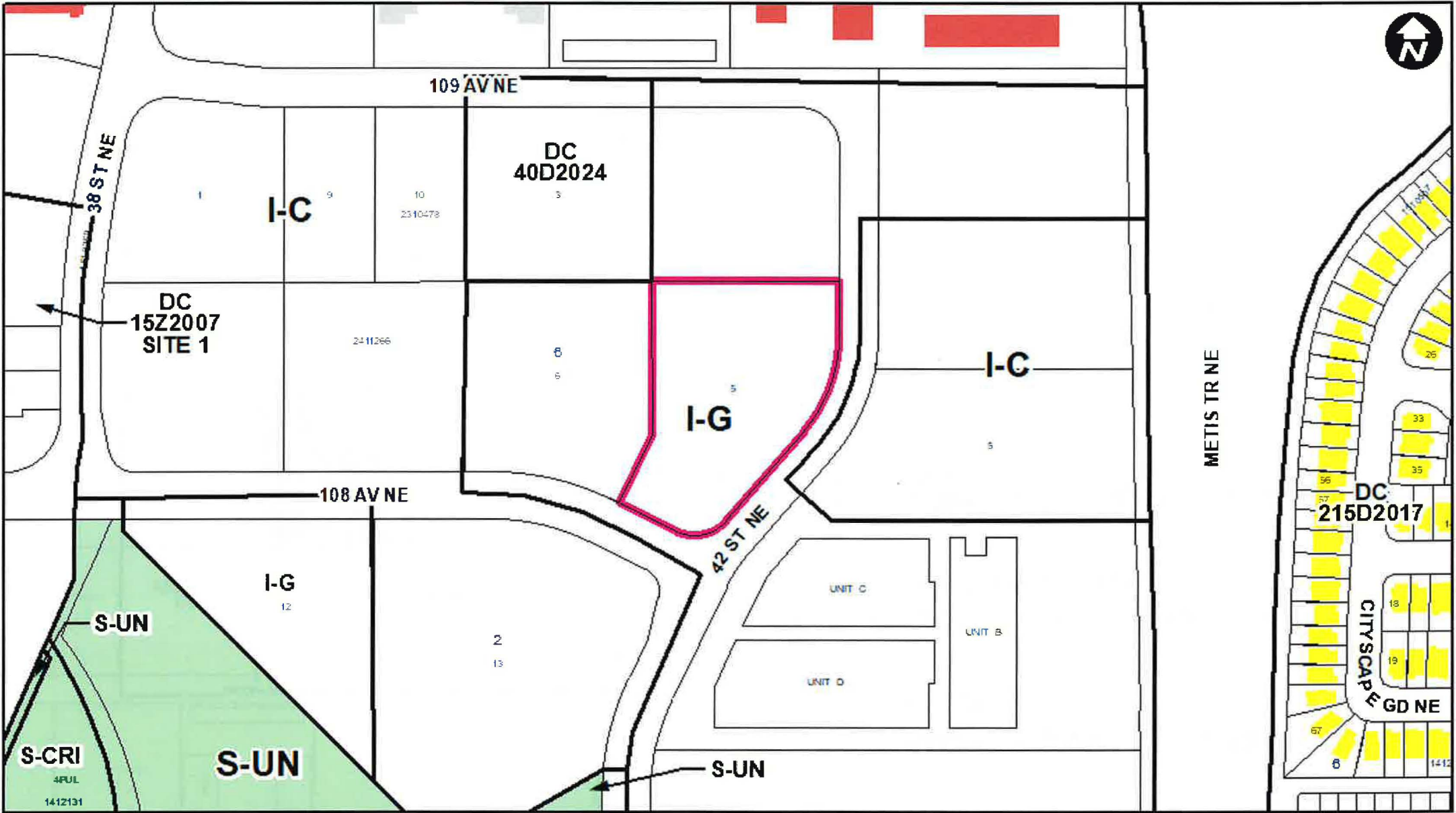
Northeast from 108 Avenue NE



Northwest from 42 Street NE

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



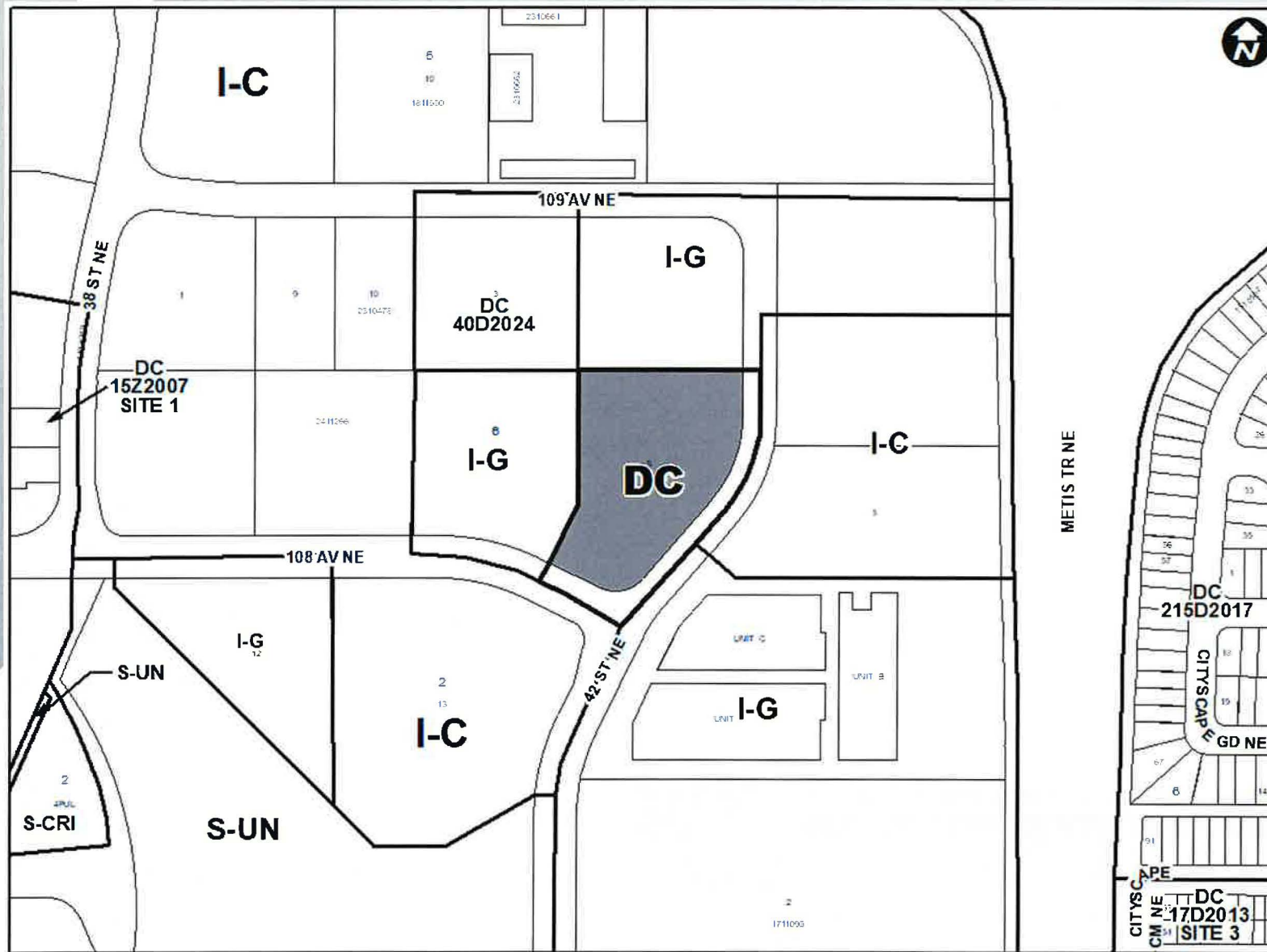
Existing Land Use Map



Existing Industrial – General (I-G) District:

- Supports a wide variety of light and medium industrial uses
- Maximum floor area ratio (FAR) of 1.0
- No maximum building height


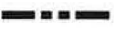





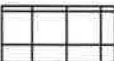




Proposed Land Use Map

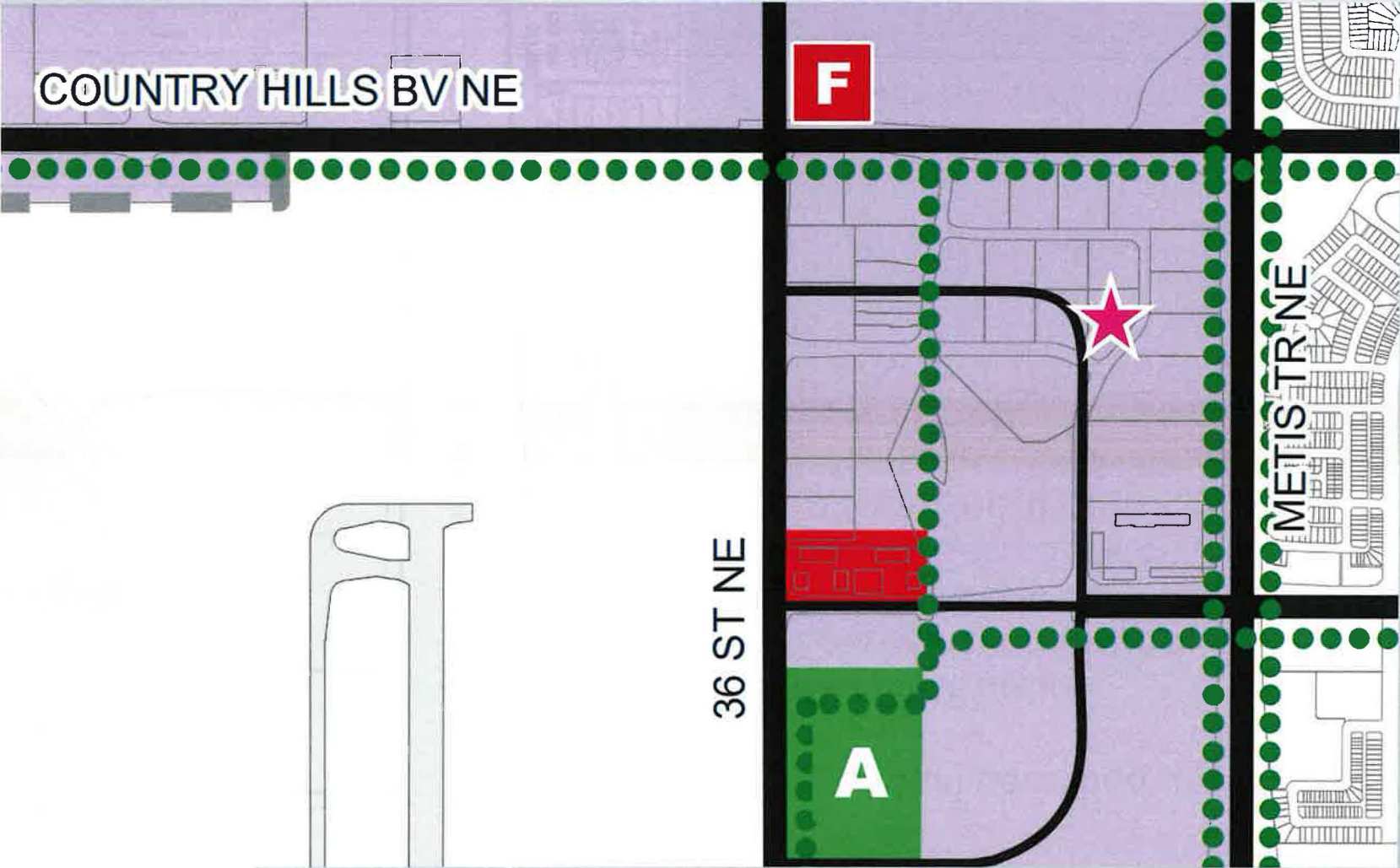


Proposed Direct Control (DC) District:

- Additional permitted uses:
 - (a) Artist's Studio;
 - (b) Financial Institution;
 - (c) Fitness Centre;
 - (d) Health Care Service;
 - (e) Indoor Recreation Facility;
 - (f) Information and Service Provider;
 - (g) Pawn Shop;
 - (h) Radio and Television Studio; and
 - (i) Retail and Consumer Service.
- Additional discretionary uses:
 - (a) Cannabis Store;
 - (b) Drinking Establishment – Small;
 - (c) Liquor Store; and
 - (d) Payday Loan.

Legend

-  Plan Area Boundary
-  City Limits
-  Transportation/Utility Corridor
-  Business/ Industrial Area
-  Gateway Commercial Area
-  Regional Athletic Park
-  Fire Station Site
-  Transit Station Planning Area
-  Regional Pathway
-  Expressway (Skeletal Road)
-  Expressway (Skeletal Road) Tunnel
-  Major Road (Arterial Street)



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Supplementary Slides

