



# Calgary Planning Commission

## Agenda Item: 7.2.3



# LOC2024-0164 / CPC2024-0990

## Land Use Amendment

2023 October 3

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
OCT 03 2024  
ITEM: 7.2.3 CPC2024-0990  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT



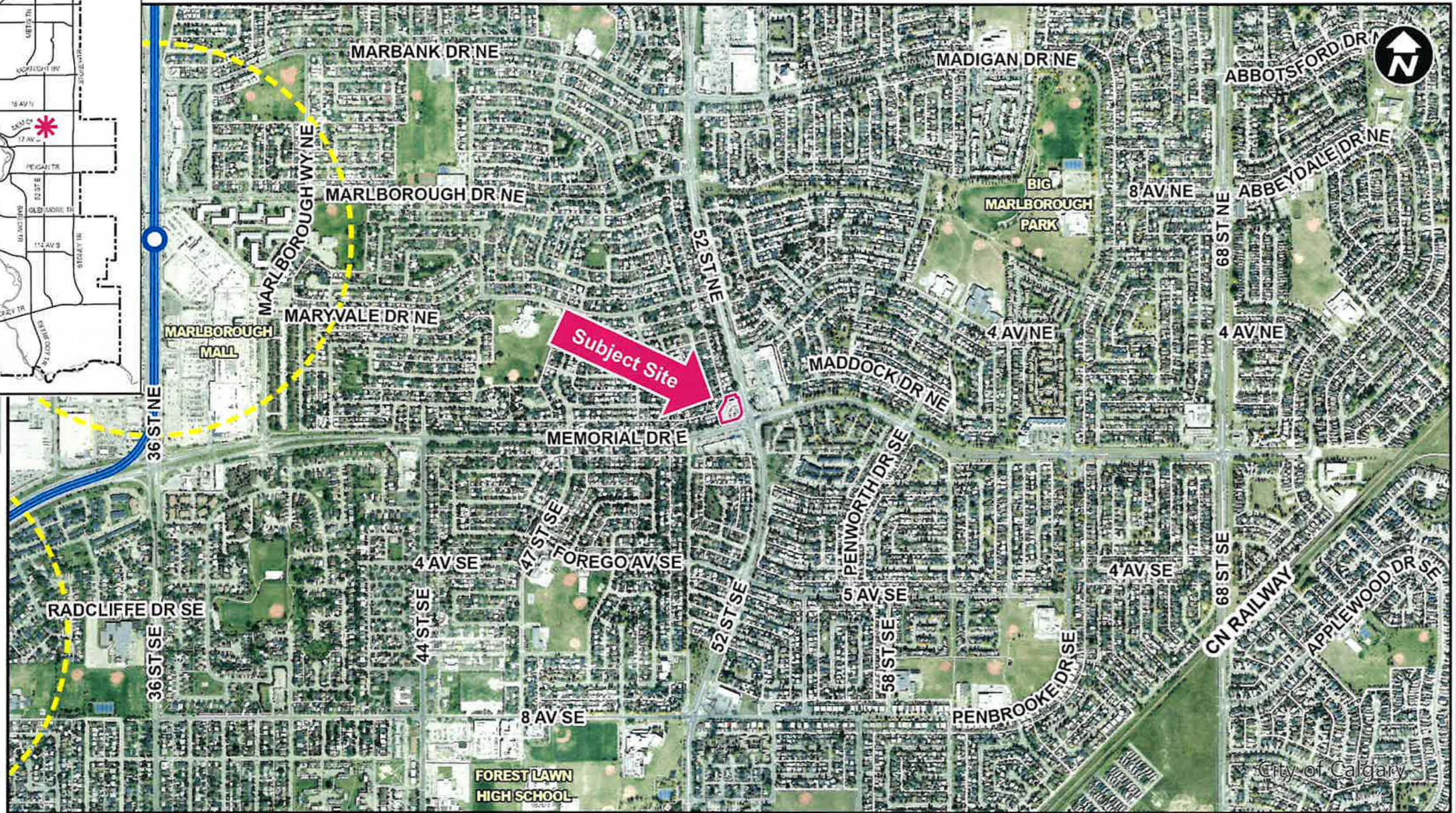
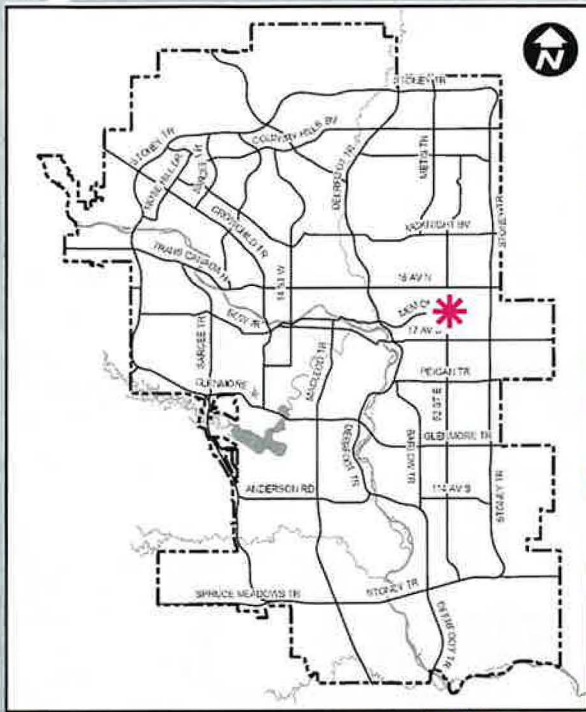


## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.41 hectares  $\pm$  (1.01 acres  $\pm$ ) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.

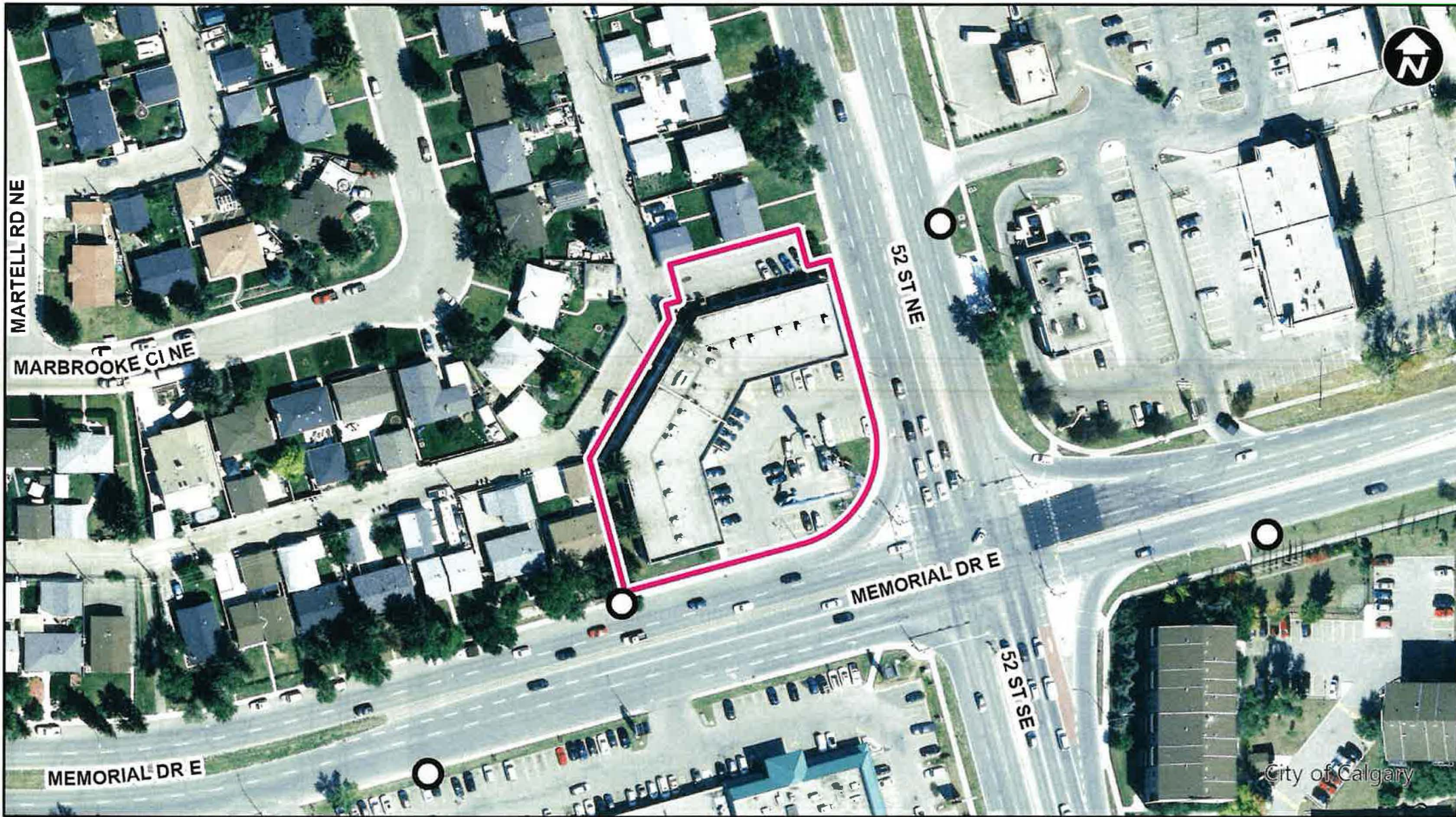




**LEGEND**

- 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





○ Bus Stop

Parcel Size:

0.41 ha  
68m x 73m



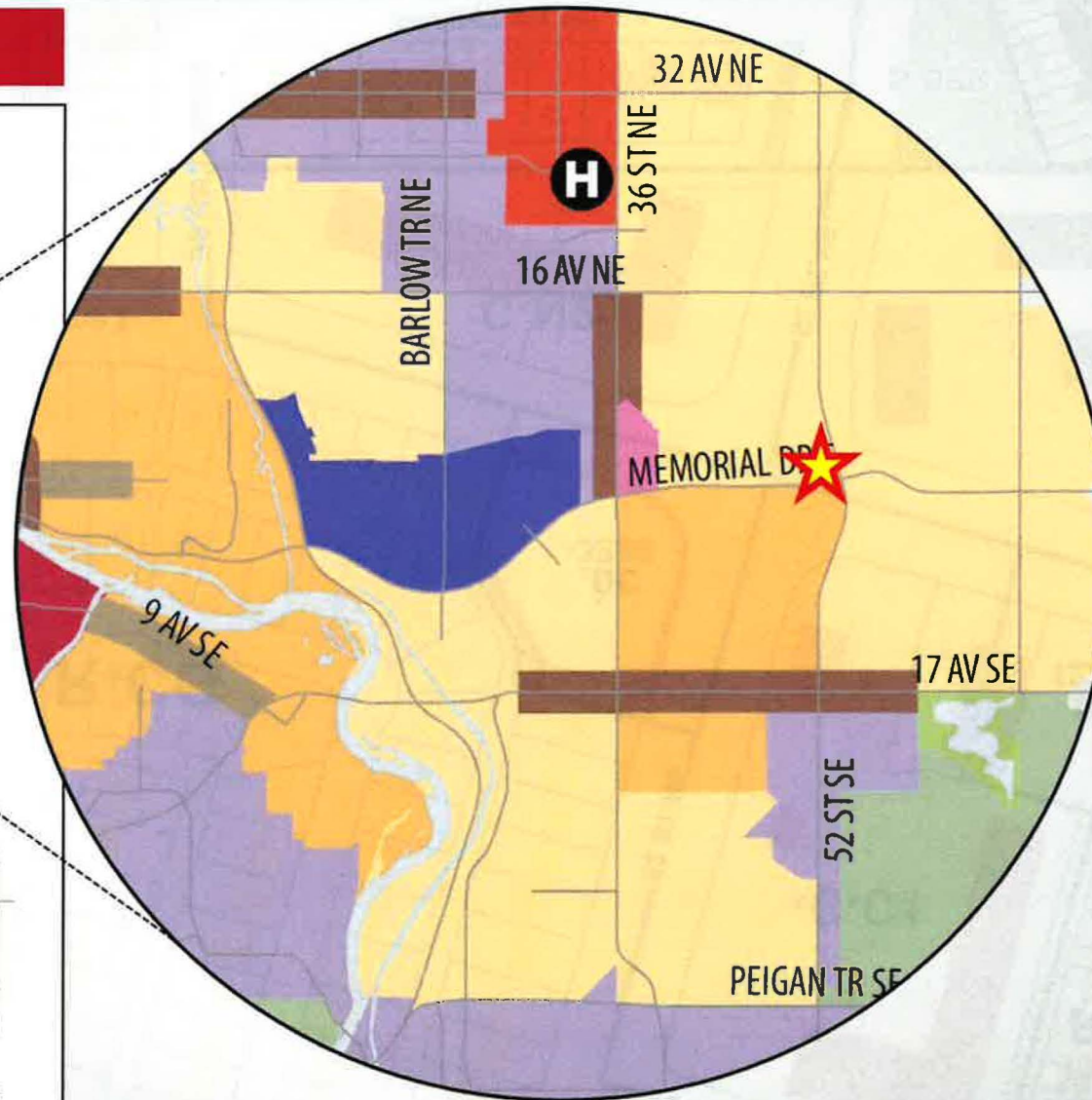
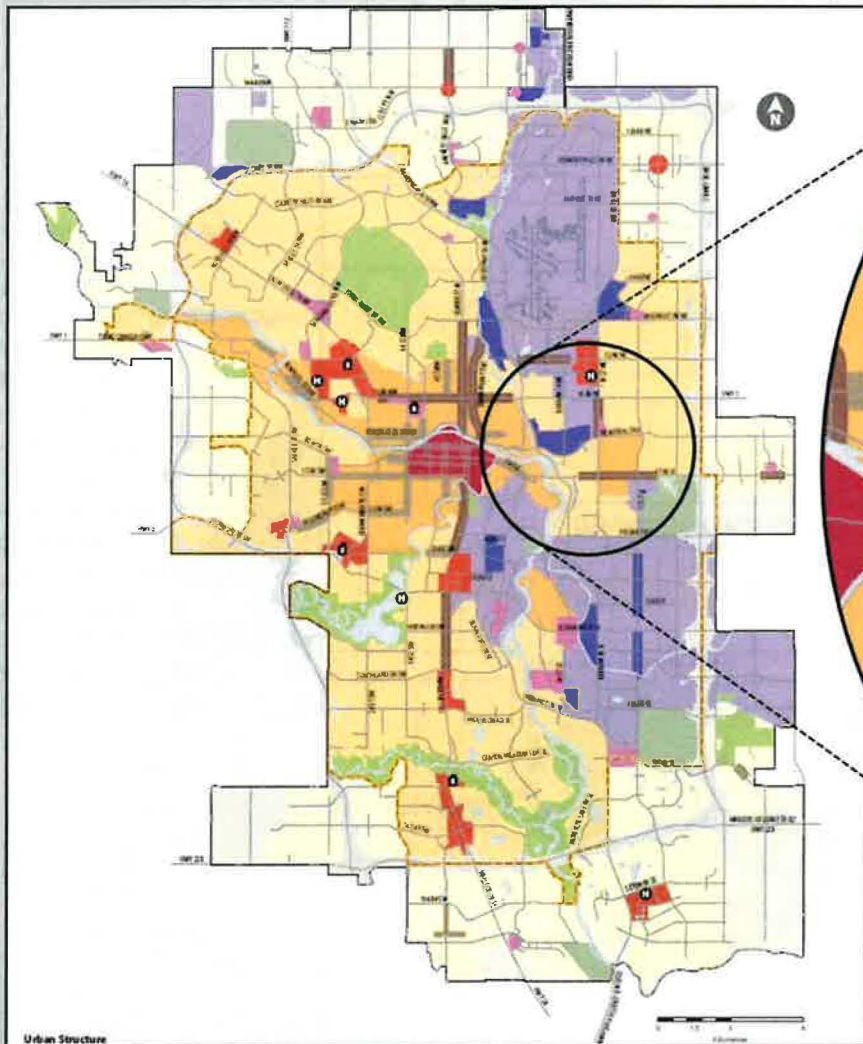








**MAP 1 – Urban Structure**



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

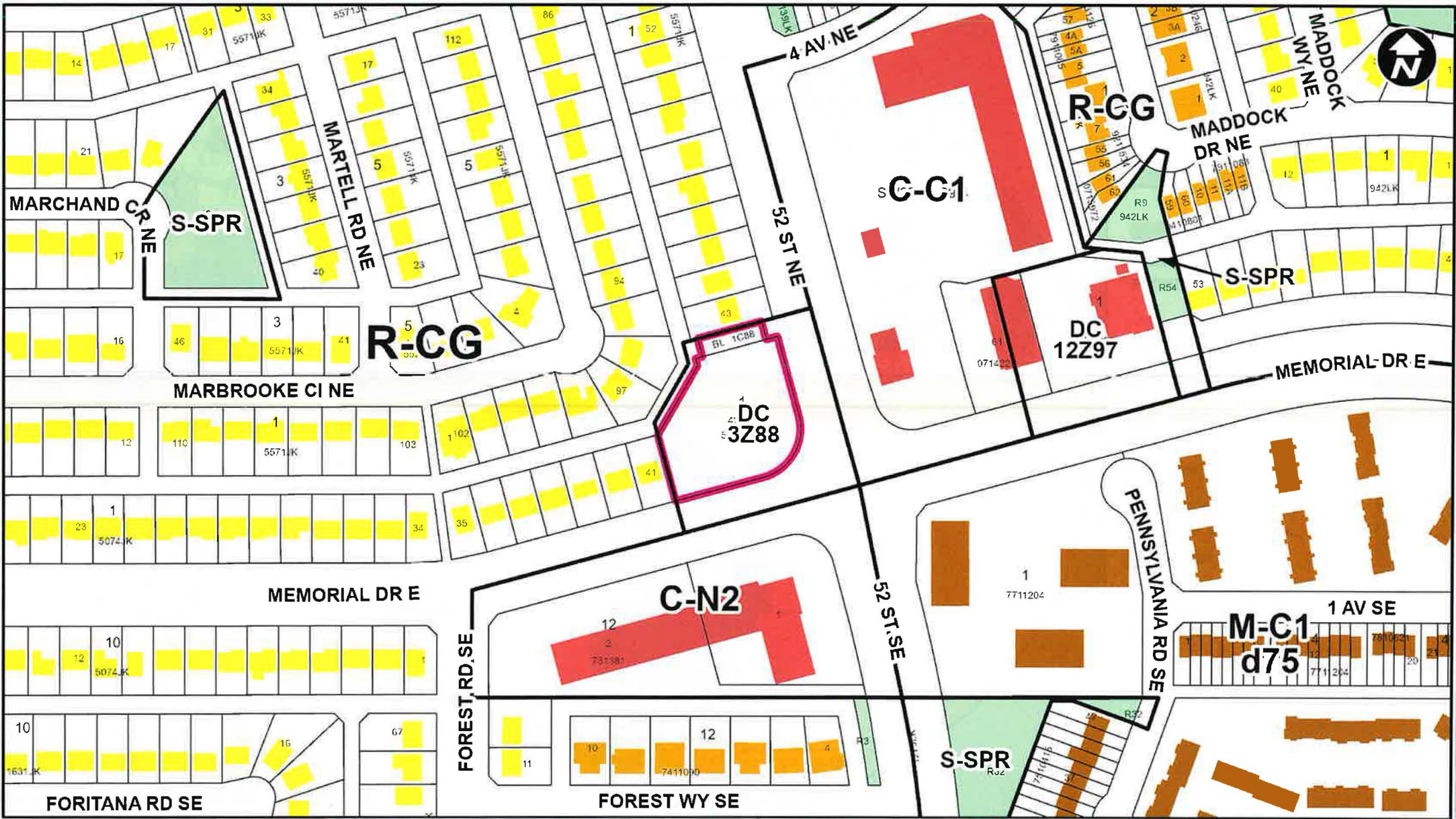
- Inner City
- Established

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial



- 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

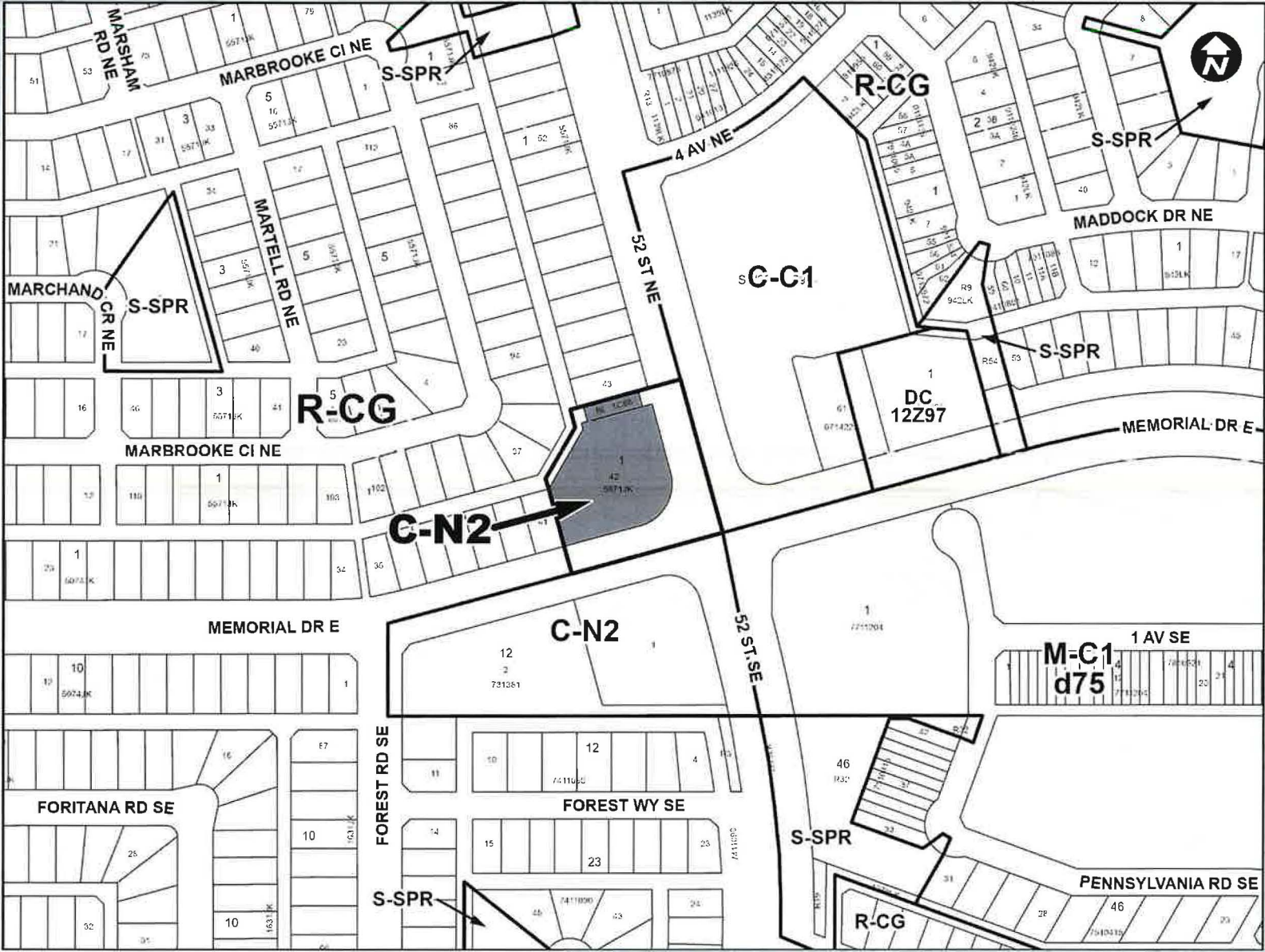




# Existing Land Use Map







**Proposed Commercial – Neighbourhood 2 (C-N2) District:**

- Small scale commercial developments
- Maximum building height 10m
- Maximum FAR 1.0



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.41 hectares  $\pm$  (1.01 acres  $\pm$ ) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.