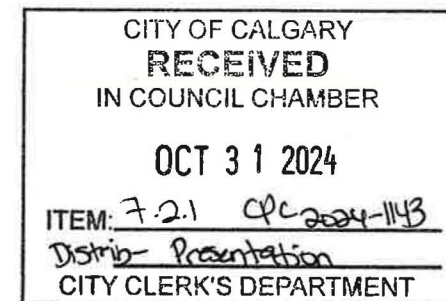




LOC2024-0105 / CPC2024-1143

Land Use Amendment

October 31, 2024

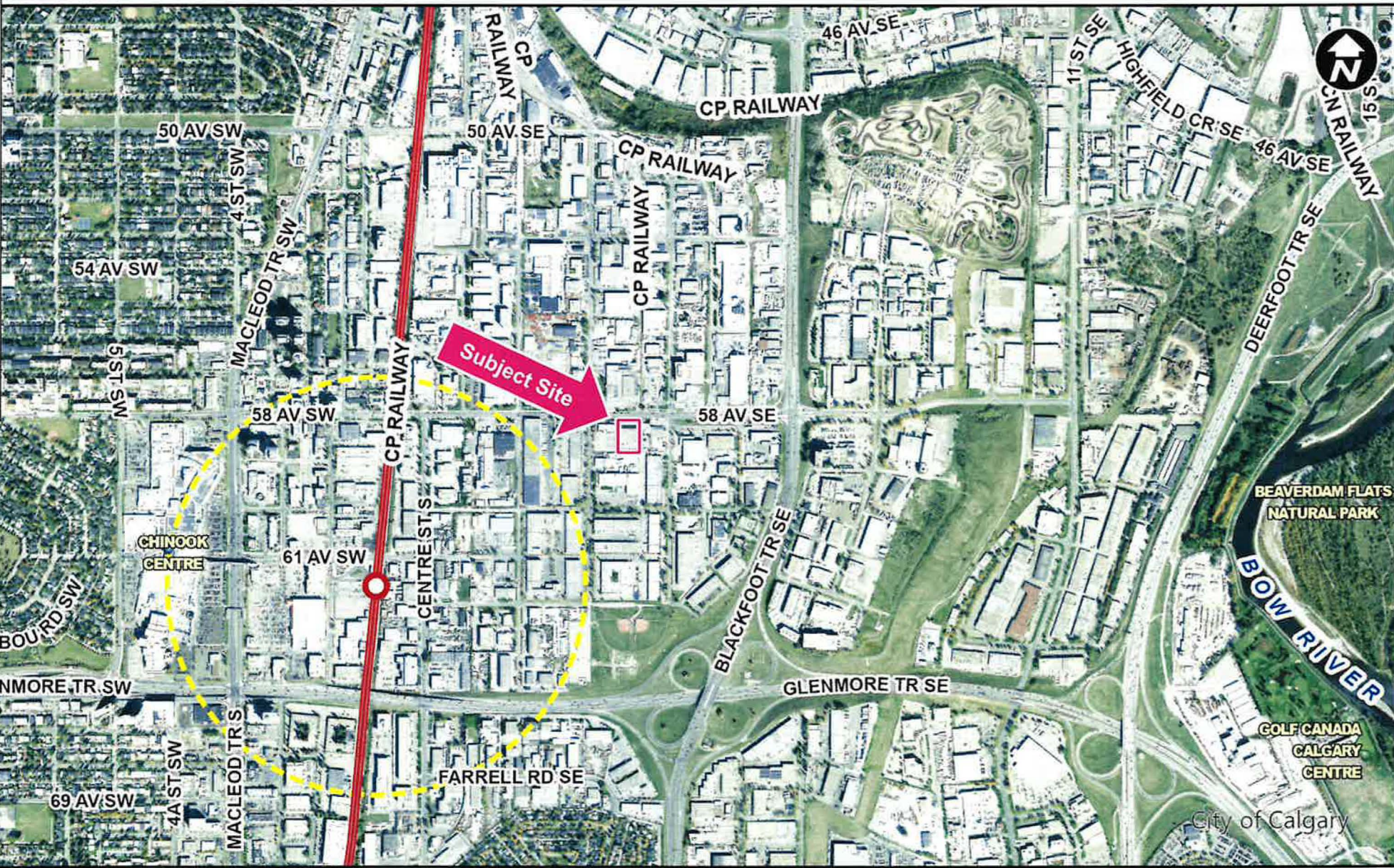


RECOMMENDATION:

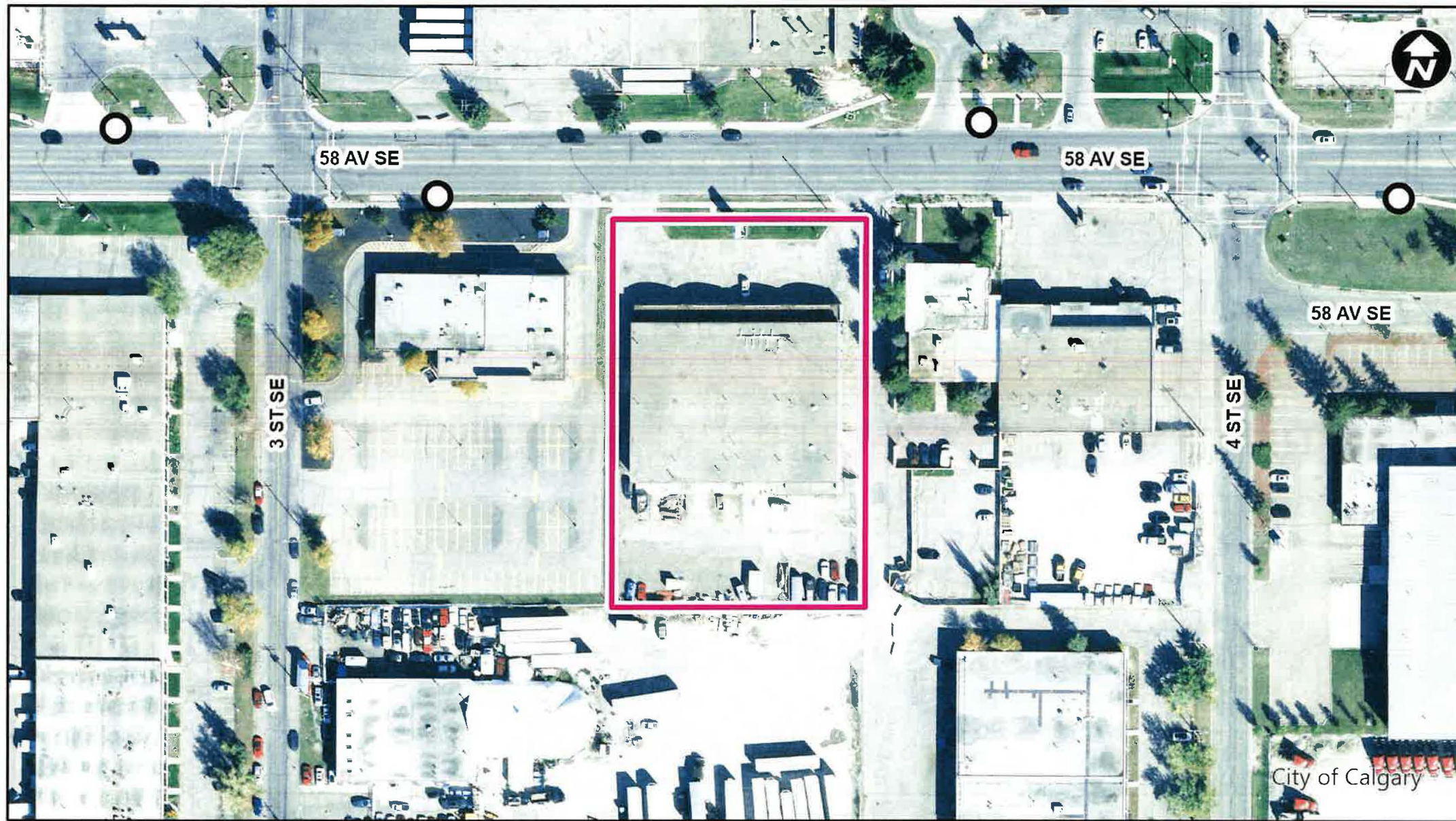
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.41 acres $\pm$) located at 423 – 58 Avenue SE (Plan 4494HB, Block 2) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, 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



Legend

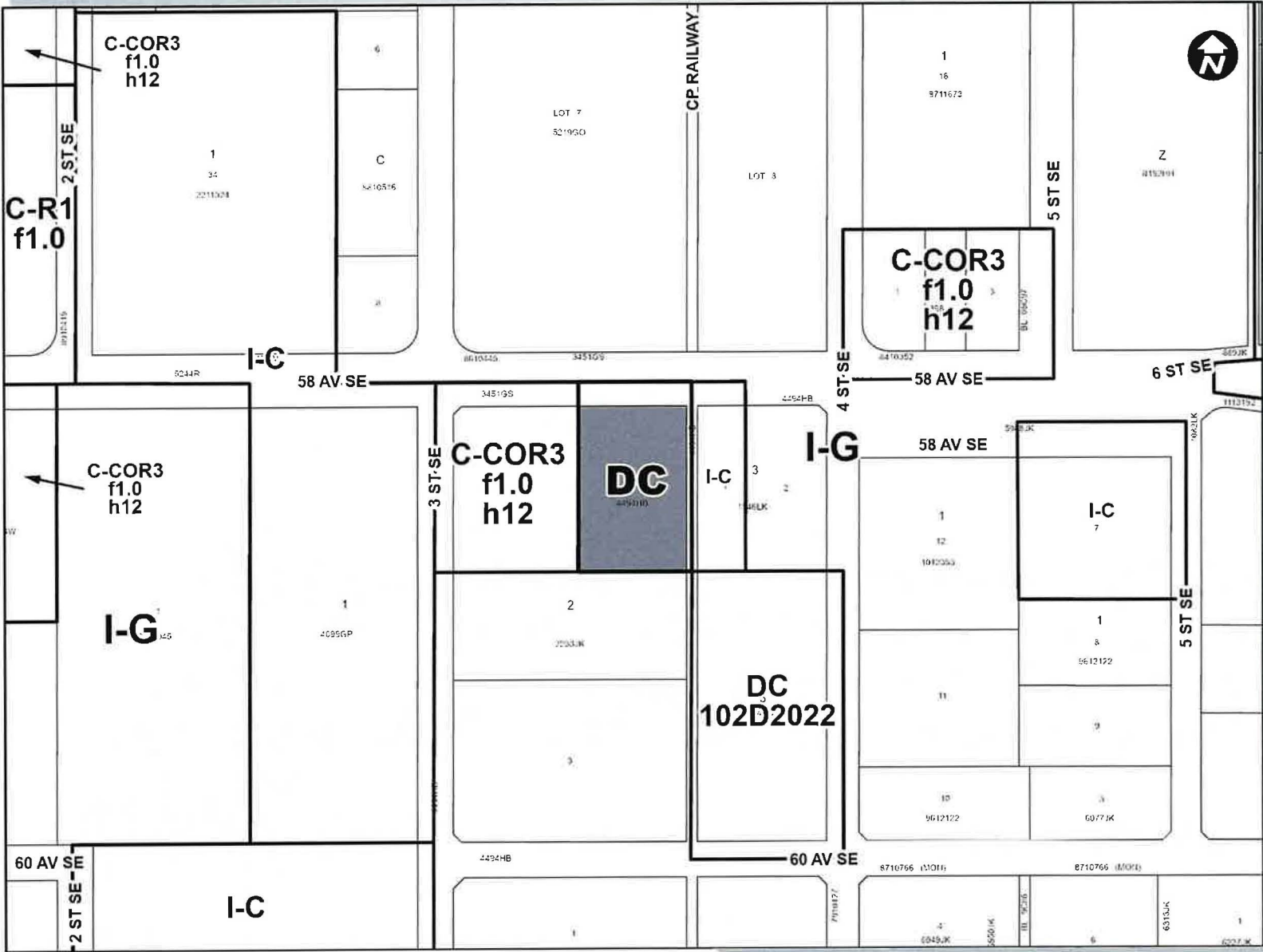


Bus Stop

Parcel Size:

0.57 ha
61 m x 94 m





Proposed DC District:

- Accommodate additional use of Self Storage Facility with at-grade commercial
- Maximum Building Height – 18 metres (an increase from 12 metres)
- Maximum Floor Area Ratio – 2.0 (an increase from 1.0)
- Additional rules for a permeable street facing façade

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.41 acres $\pm$) located at 423 – 58 Avenue SE (Plan 4494HB, Block 2) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Direct Control (DC) District to accommodate a Self Storage Facility, with guidelines (Attachment 2)

Supplementary Slides

Existing Land Use Map 11

