



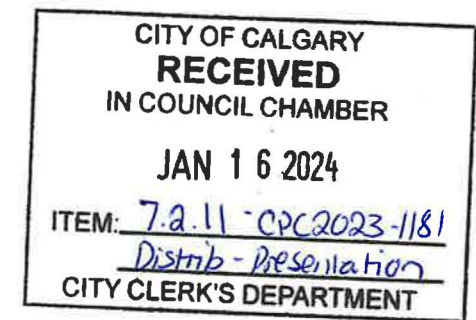
Public Hearing of Council

Agenda Item: 7.2.11

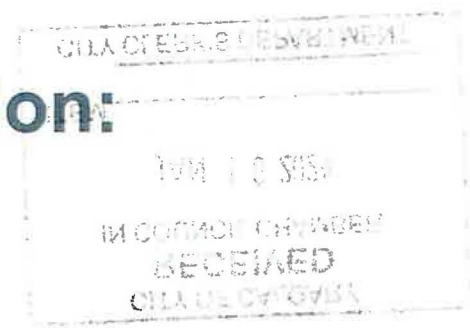


LOC2023-0220 / CPC2023-1181 Land Use Amendment

January 16, 2024

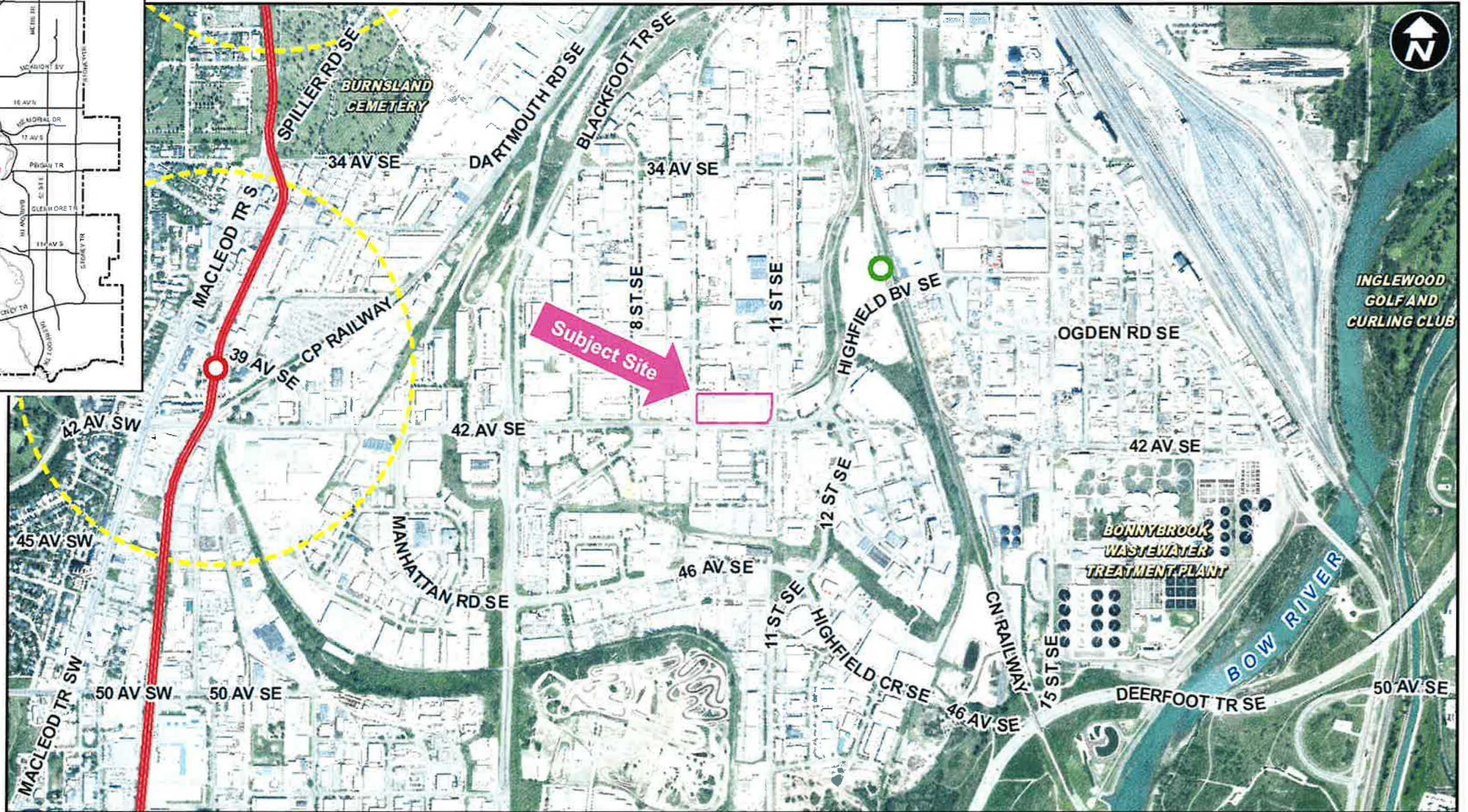
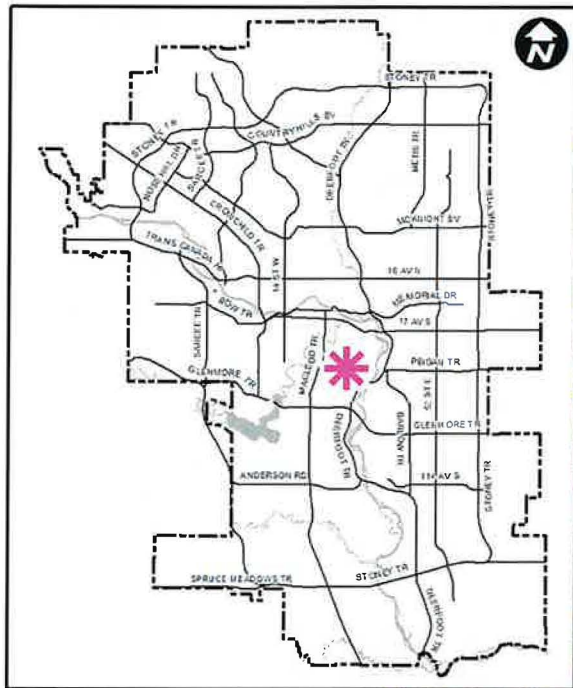


Calgary Planning Commission's Recommendation:



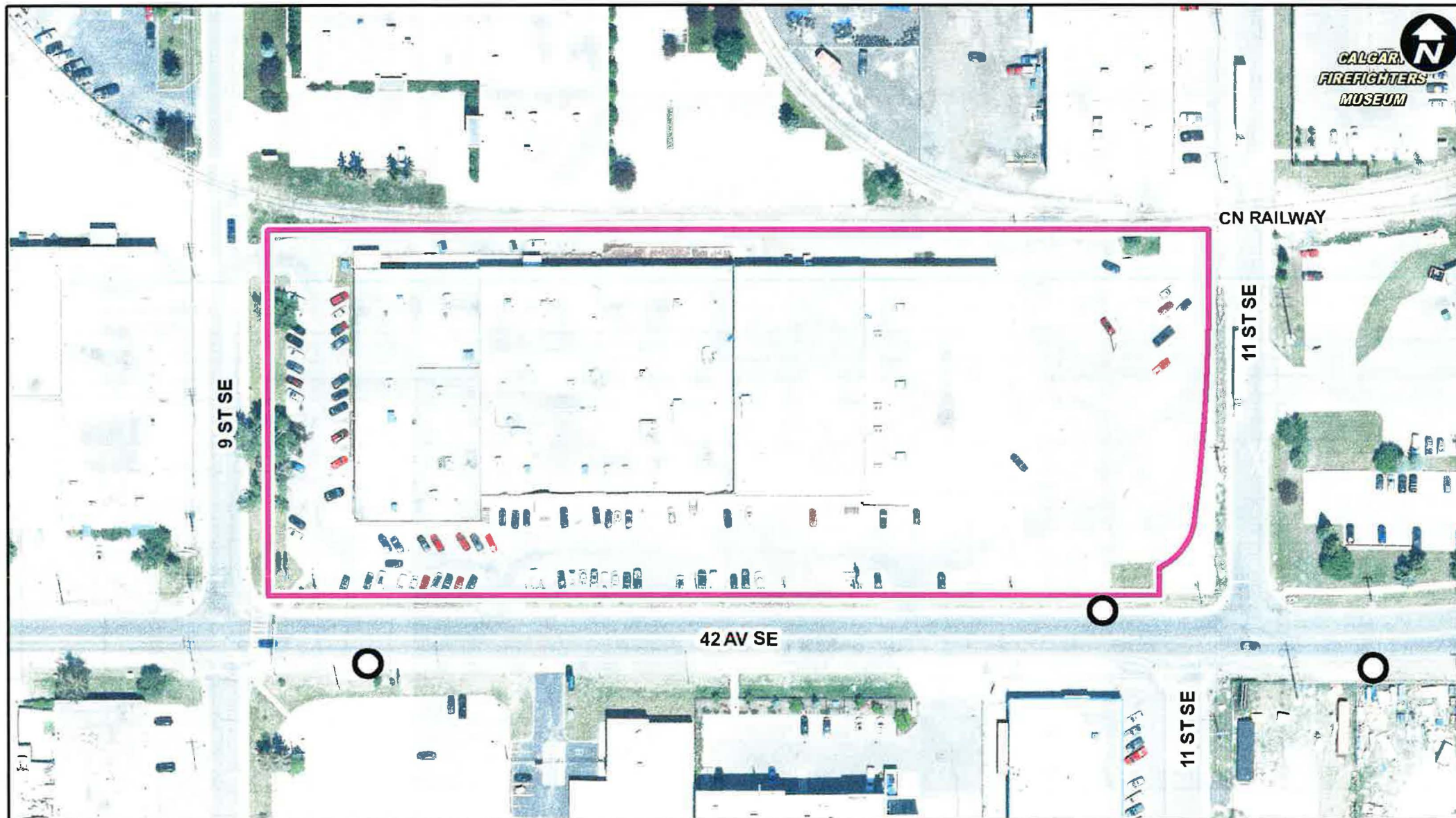
That Council:

Give three readings to **Proposed Bylaw 19D2024** for the redesignation of 1.99 hectares ± (4.91 acres ±) located at 1010 – 42 Avenue SE (Plan 2310194, Block 1, Lot 1) from Direct Control (DC) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate the discretionary use of Gaming Establishment – Casino.



LEGEND

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



Legend

○ Bus Stop

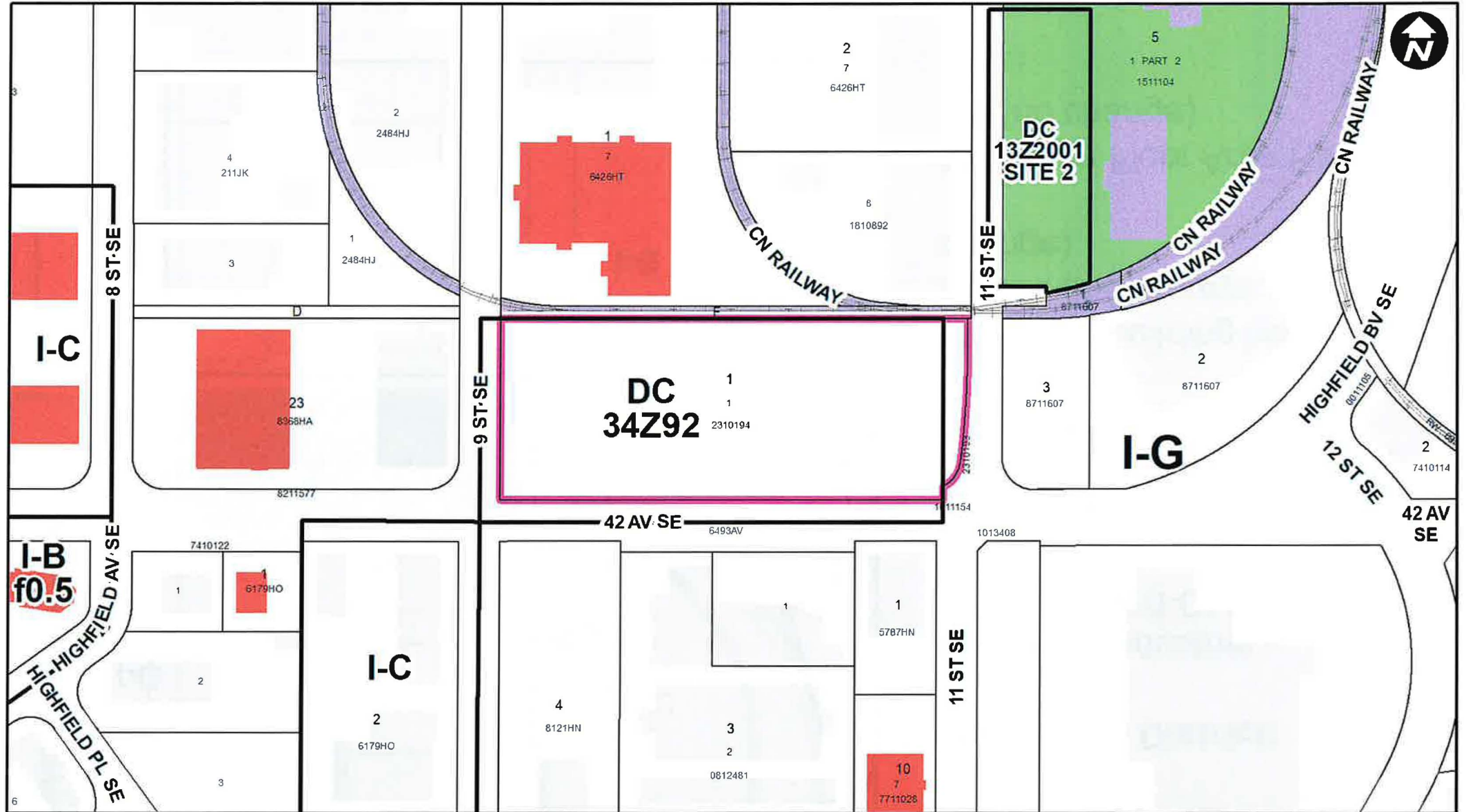
Parcel Size:

1.99 ha
227m x 88m

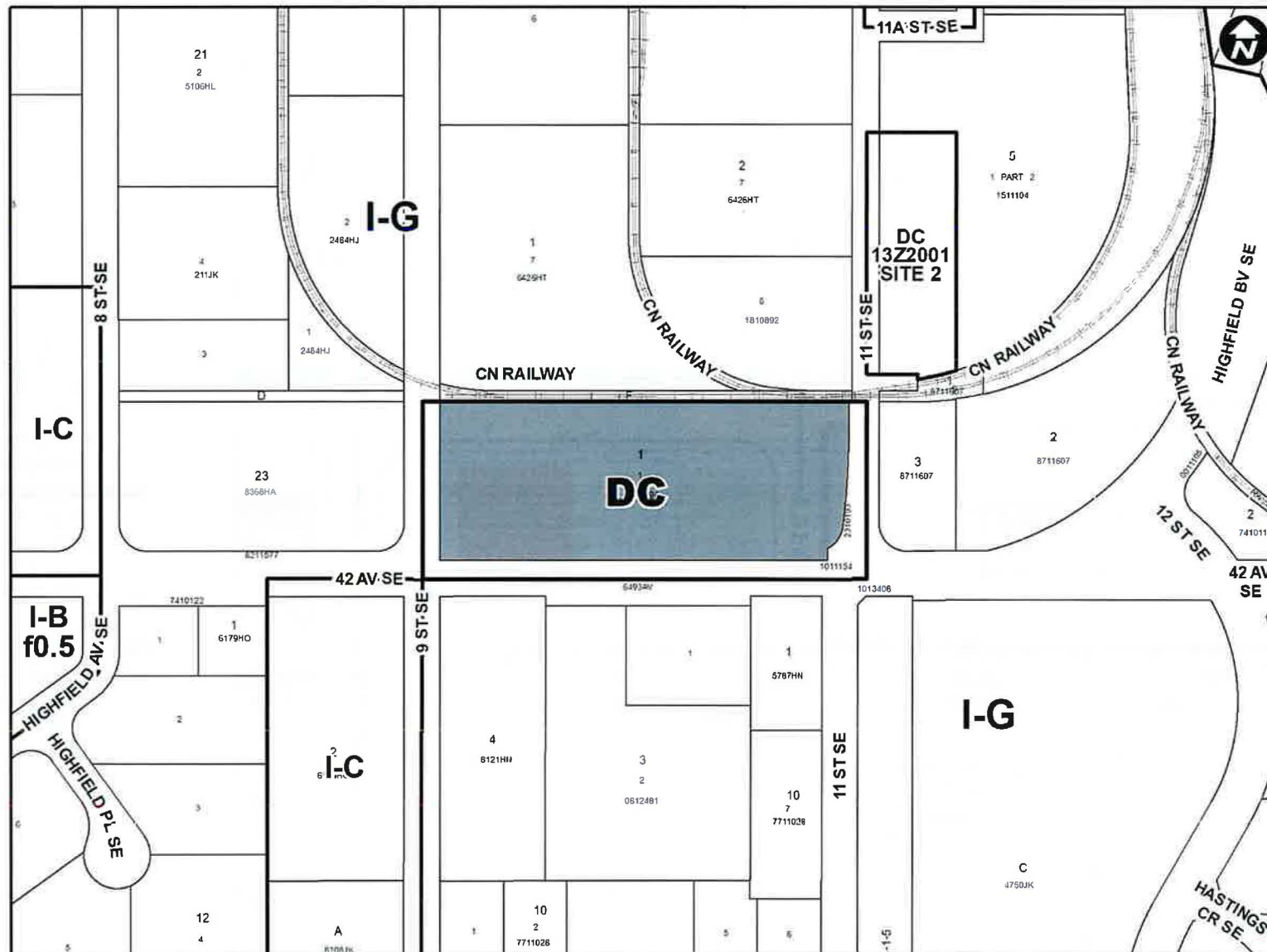
Surrounding Land Use

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



Proposed Land Use Map



Proposed DC District:

- Based on Industrial - Commercial (I-C) District
- Retain the existing discretionary use of Gaming Establishment - Casino
- Maximum building height – 12 metres (2-3 storeys, no change)
- Maximum Floor Area Ratio – 1.0 (no change)

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Policy Amendment(s)







