



LOC2023-0215 / CPC2024-1115

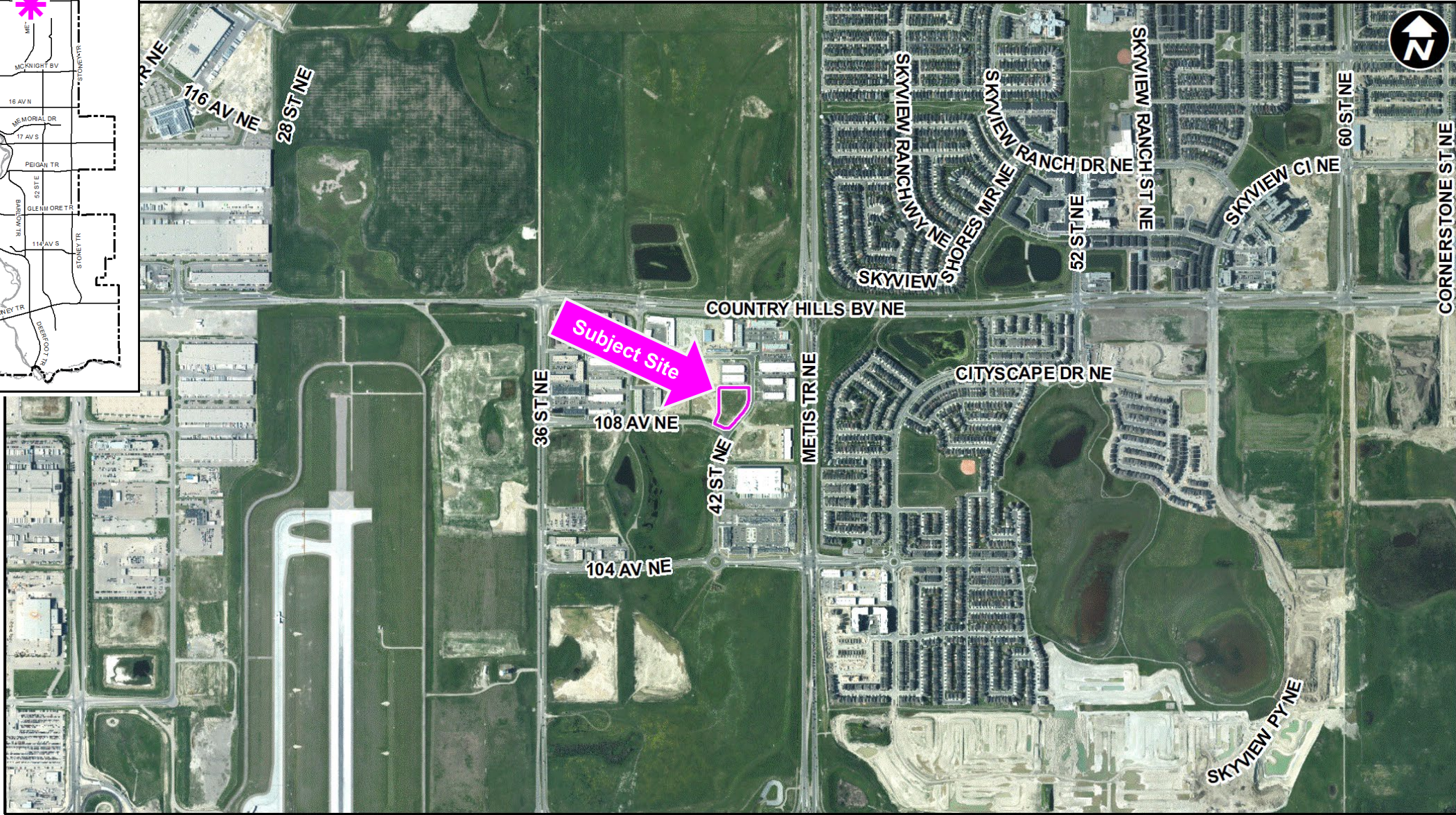
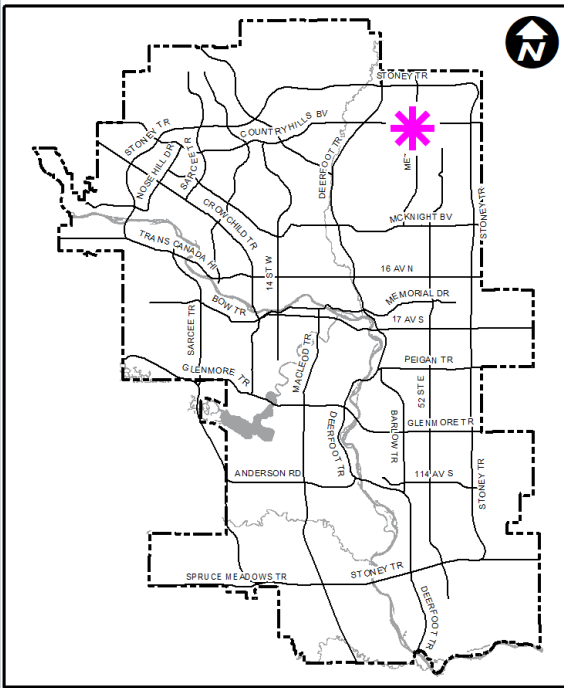
Land Use Amendment

December 3, 2024













Calgary Planning Commission's Recommendation:

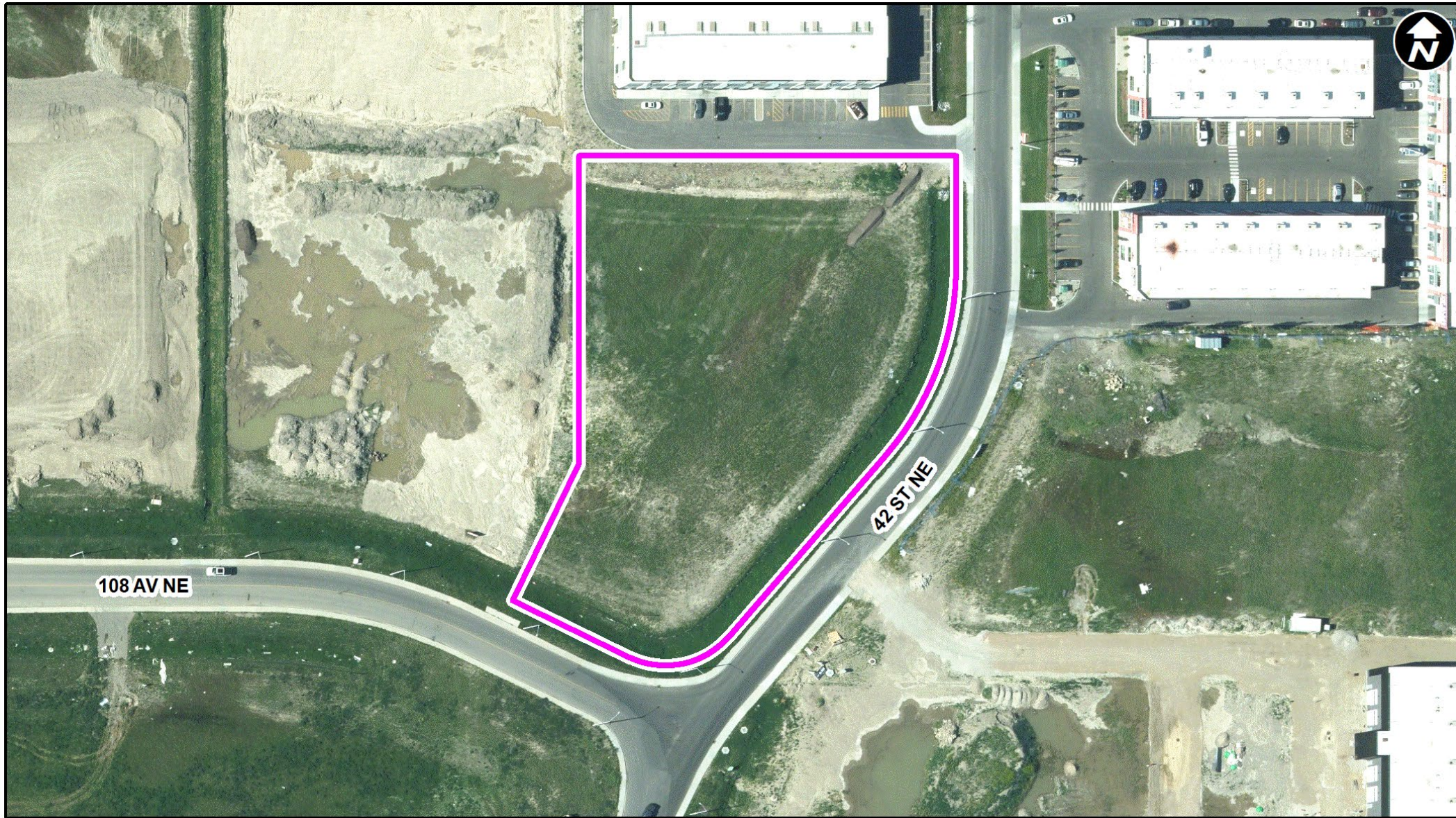
That Council:

Give three readings to **Proposed Bylaw 300D2024** 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

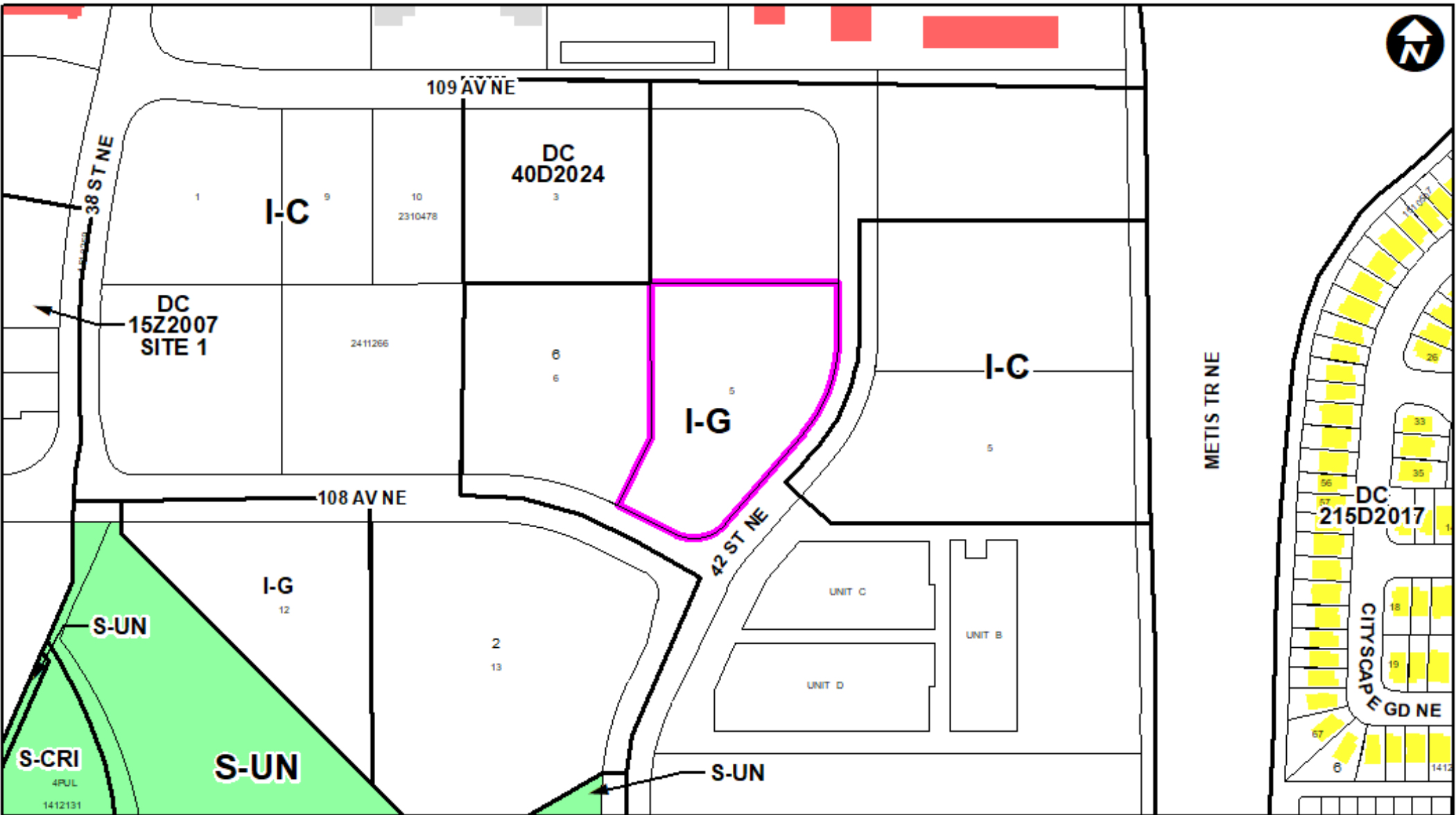
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow

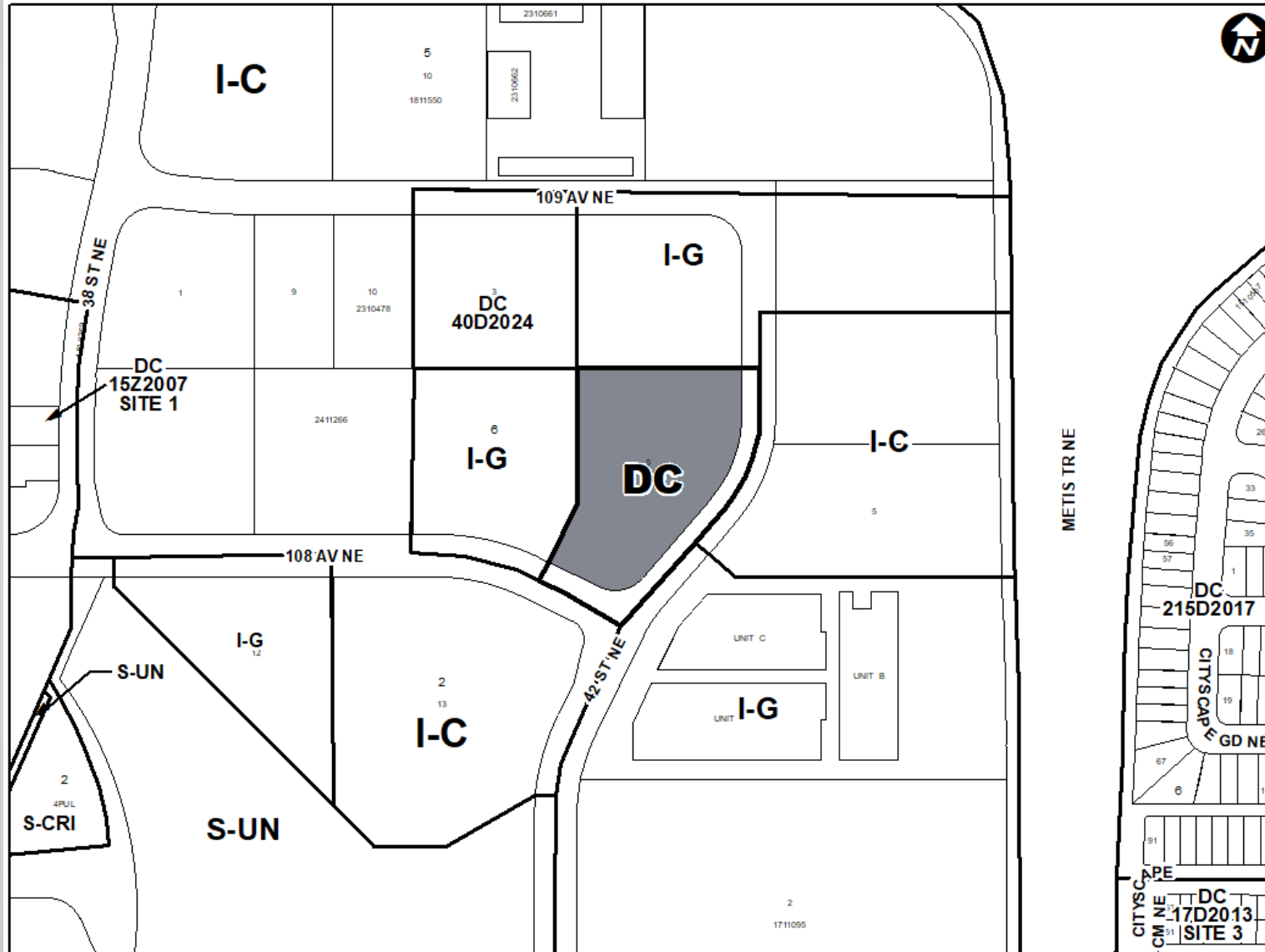


Parcel Size:

0.93 ha

90m x 135m





Proposed Direct Control (DC) District:

- Based on Industrial – General (I-G) 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.

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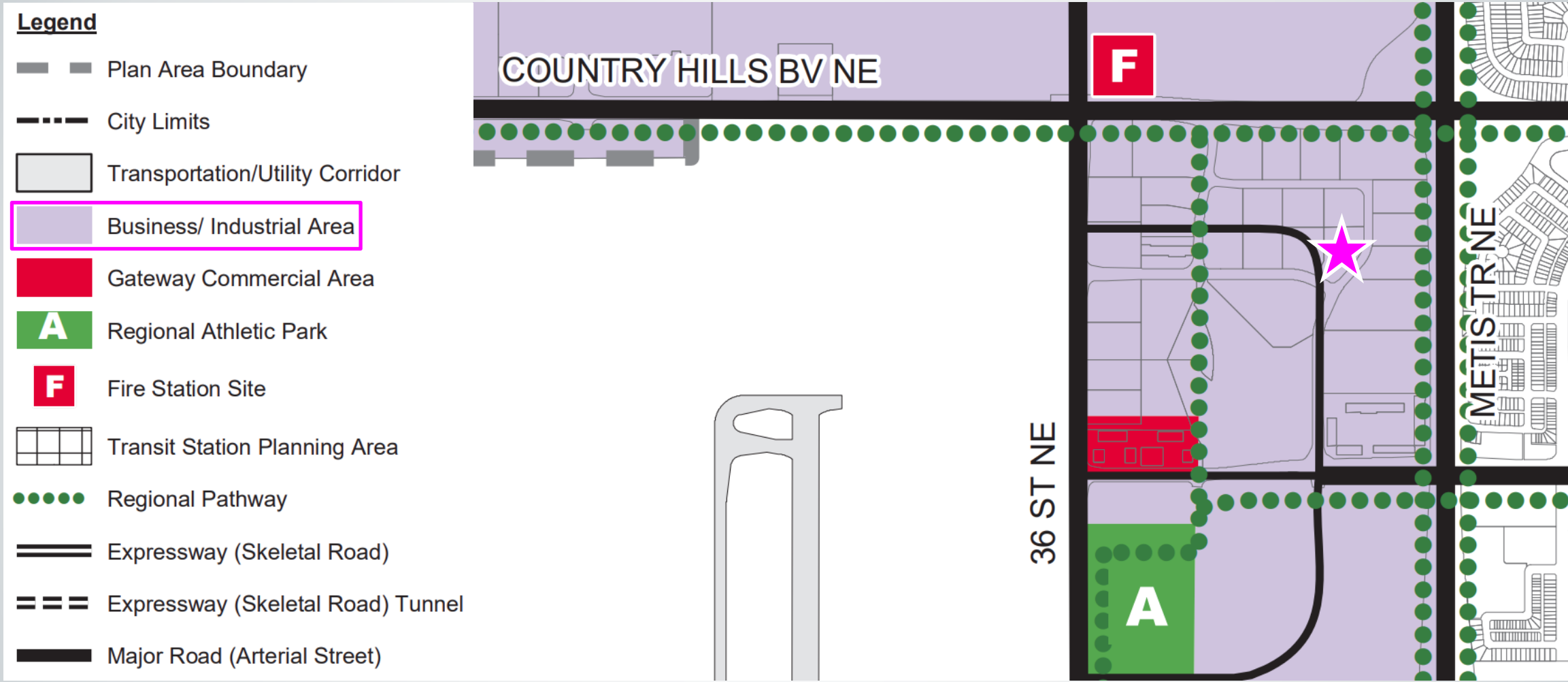
Supplementary Slides



Northeast from 108 Avenue NE



Northwest from 42 Street NE





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