

LOC2024-0164 / CPC2024-0990

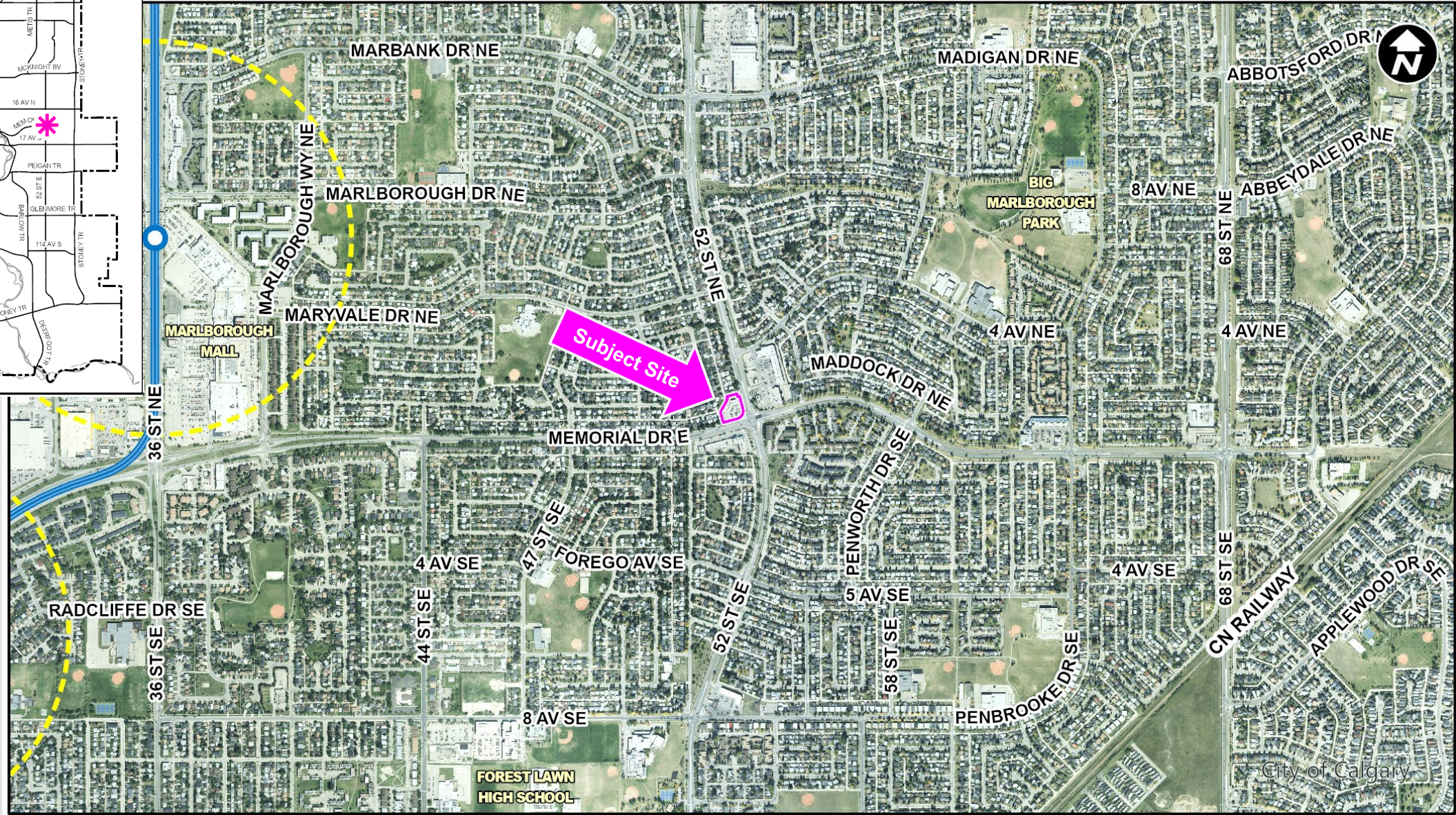
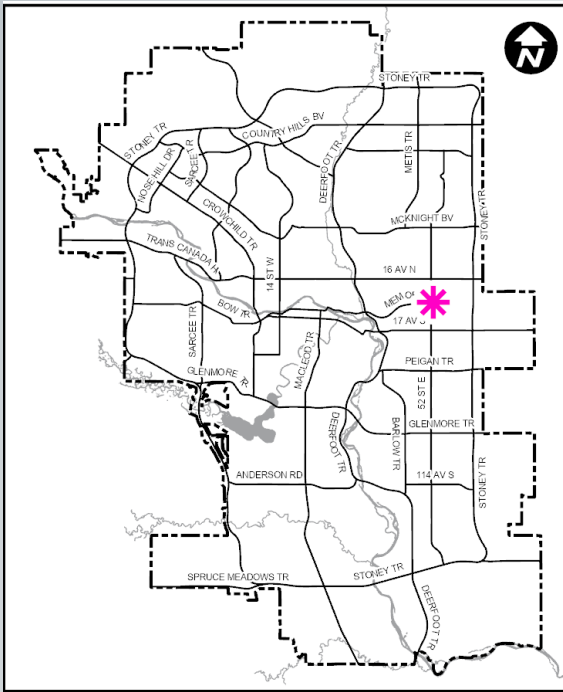
Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

That Council:

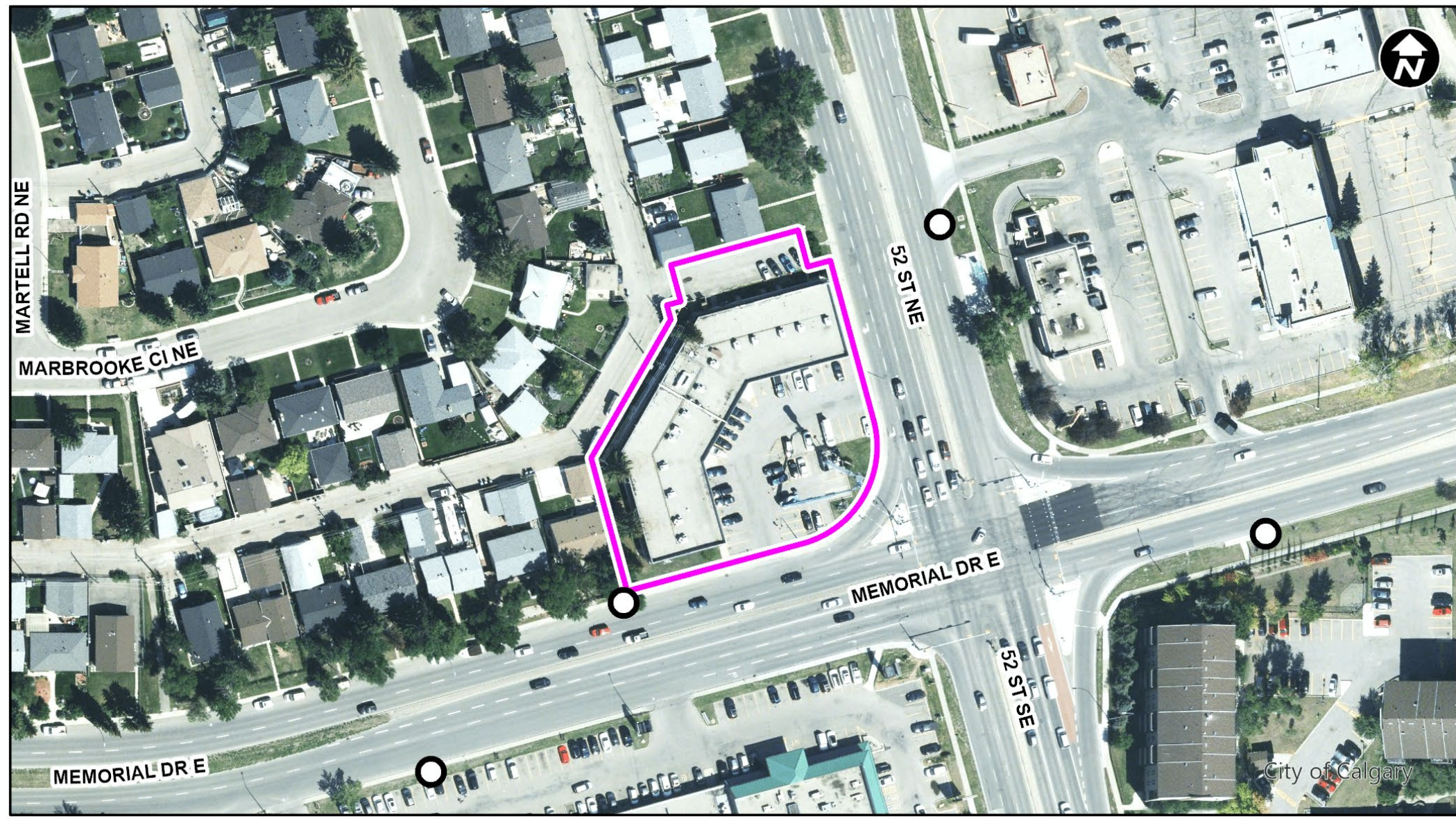
Give three readings to **Proposed Bylaw 281D2024** for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 5268 Memorial Drive NE and 211 – 52 Street NE (Plan 5571JK, Block 1, Lots 42 and OT) from Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District.



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

City of Calgary

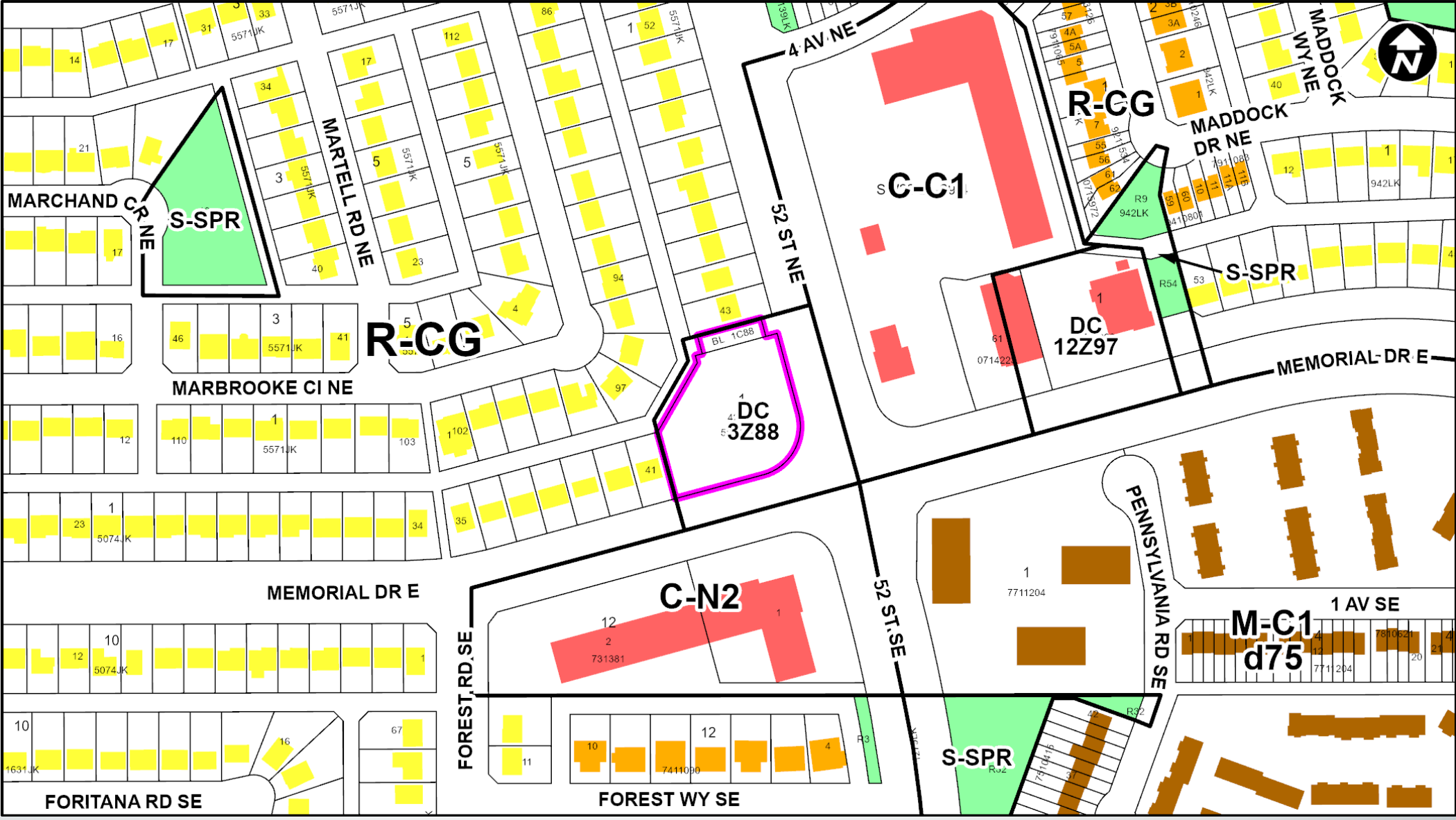


○ Bus Stop

Parcel Size:

0.41 ha
68m x 73m

City of Calgary



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

- Small scale commercial developments
- Maximum building height 10m (2 storeys)
- Maximum floor area ratio (FAR) 1.0

Calgary Planning Commission's Recommendation:

That Council:

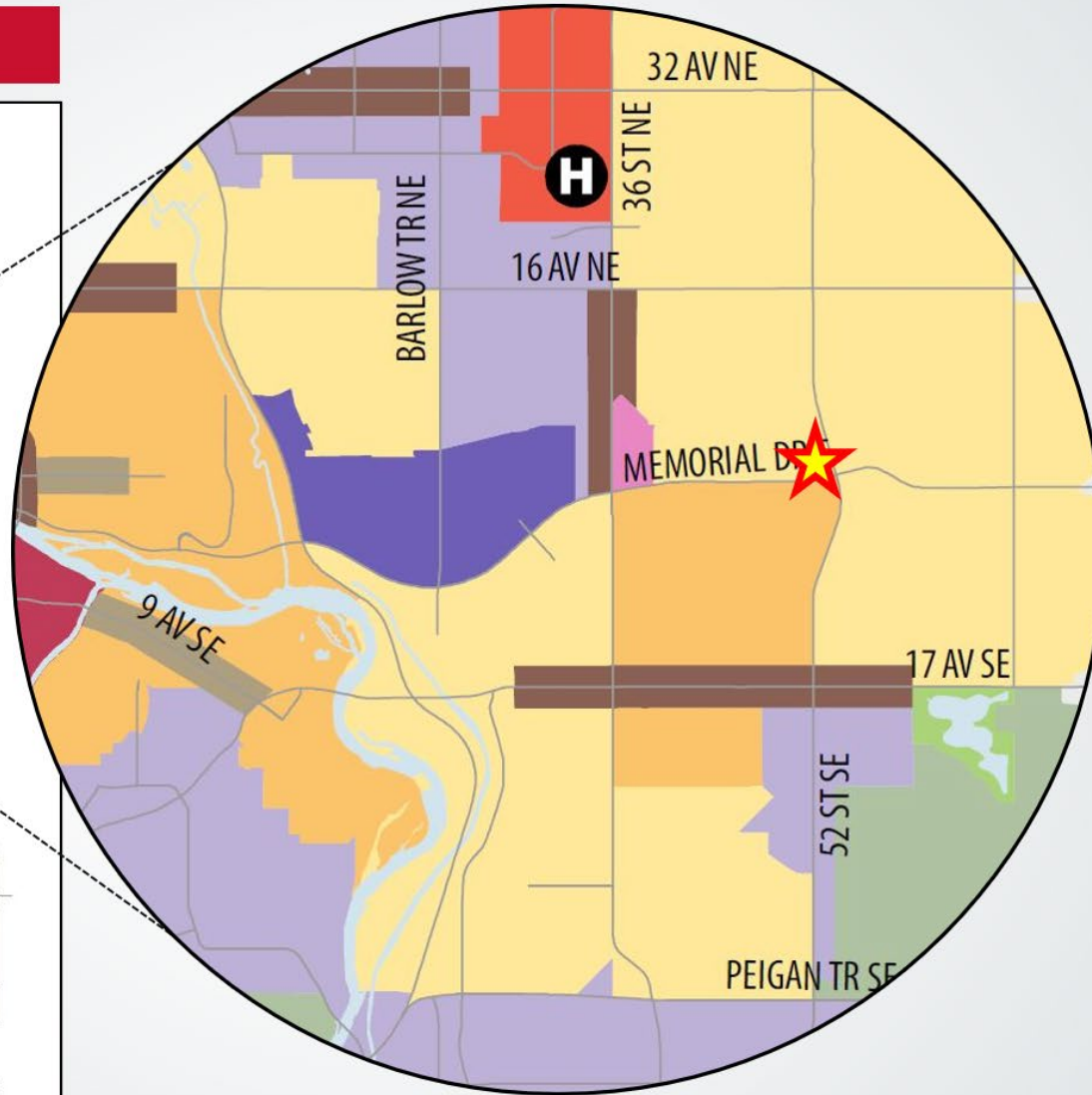
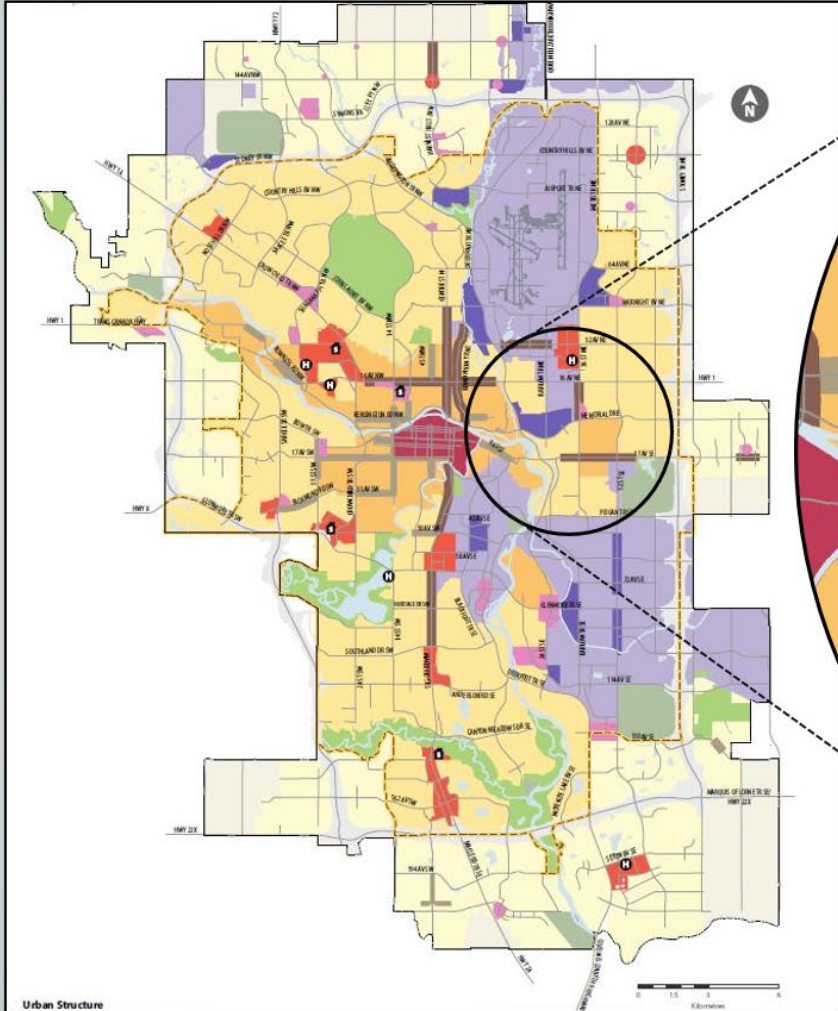
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MAP 1 – Urban Structure



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