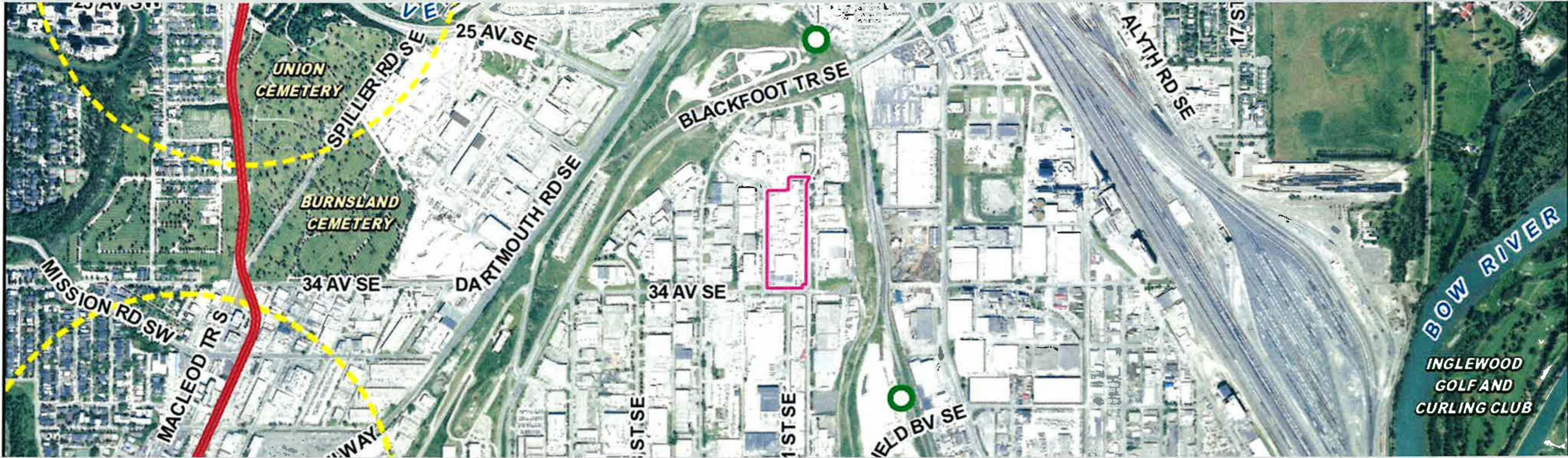




Public Hearing of Council

Agenda Item: 7.2.9



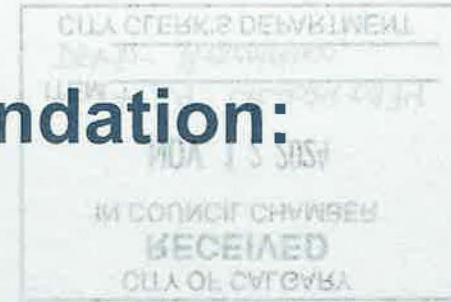
LOC2023-0237 / CPC2024-0874

Land Use Amendment

November 12, 2024

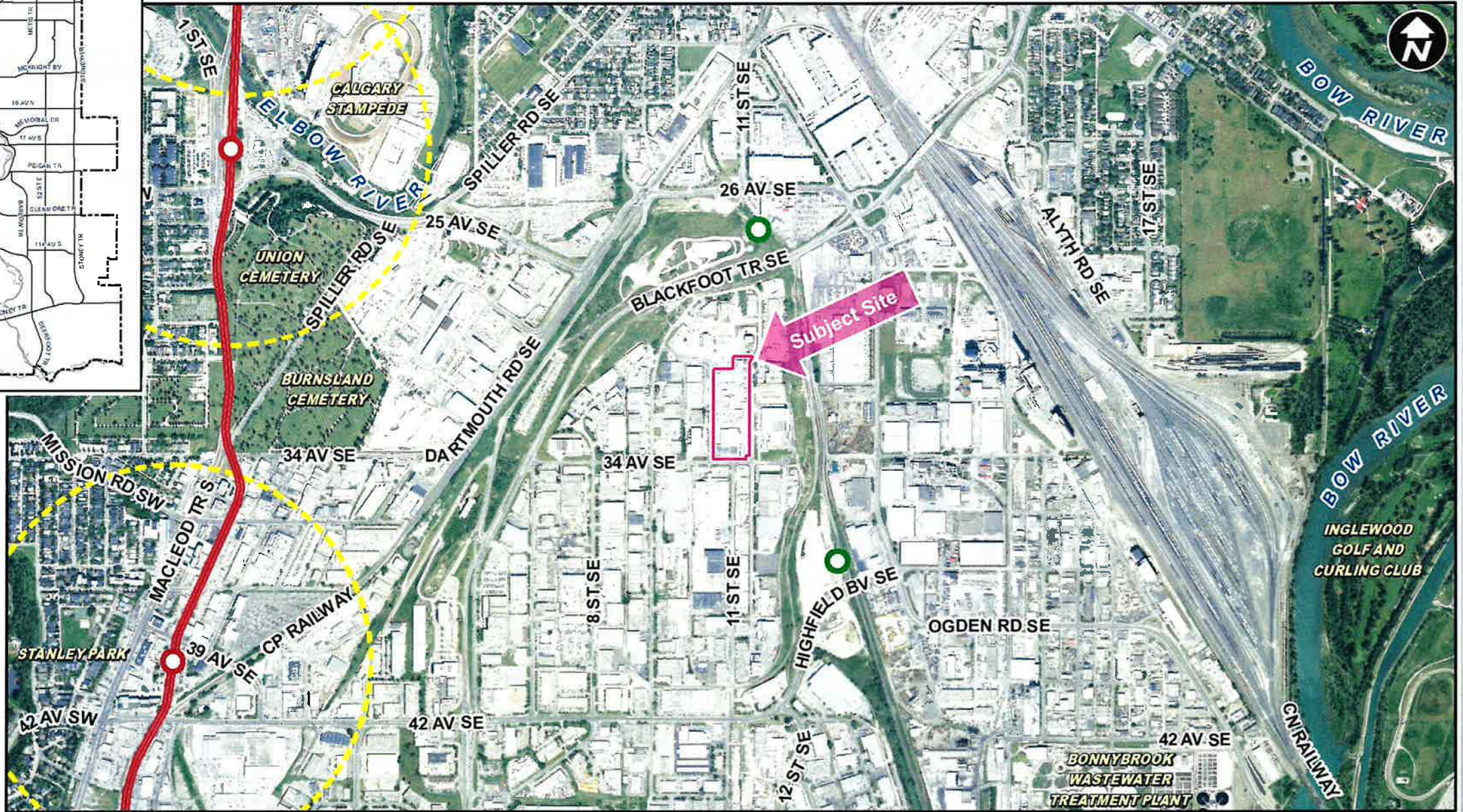
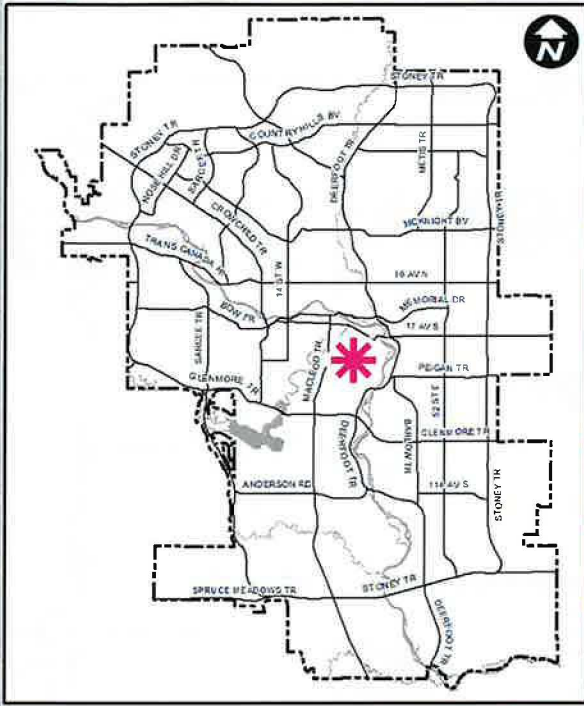
CITY OF CALGARY
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IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.9 CPC2024-0874
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

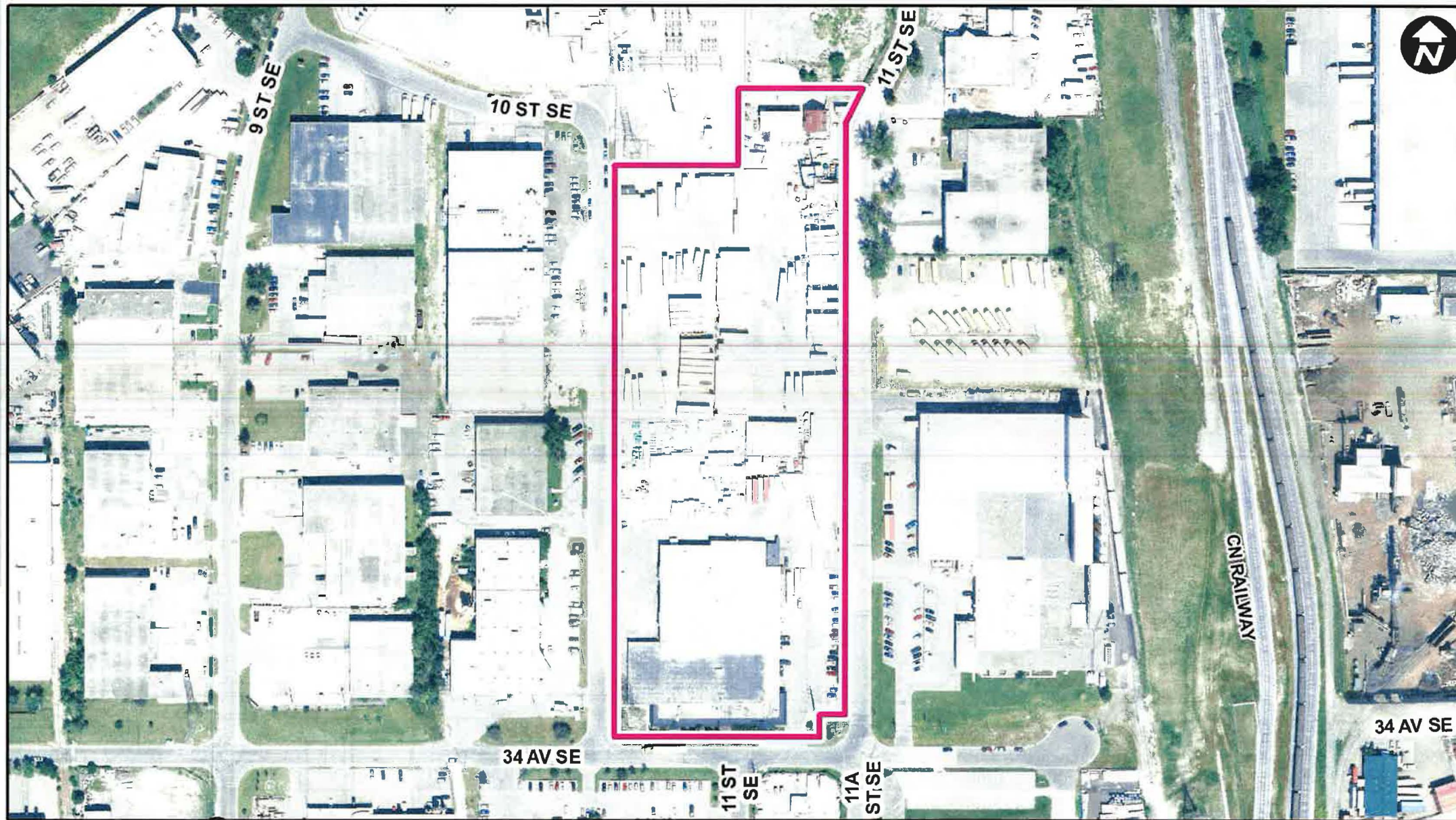


That Council:

Give three readings to **Proposed Bylaw 268D2024** for the redesignation of 3.27 hectares ± (8.08 acres ±) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, 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



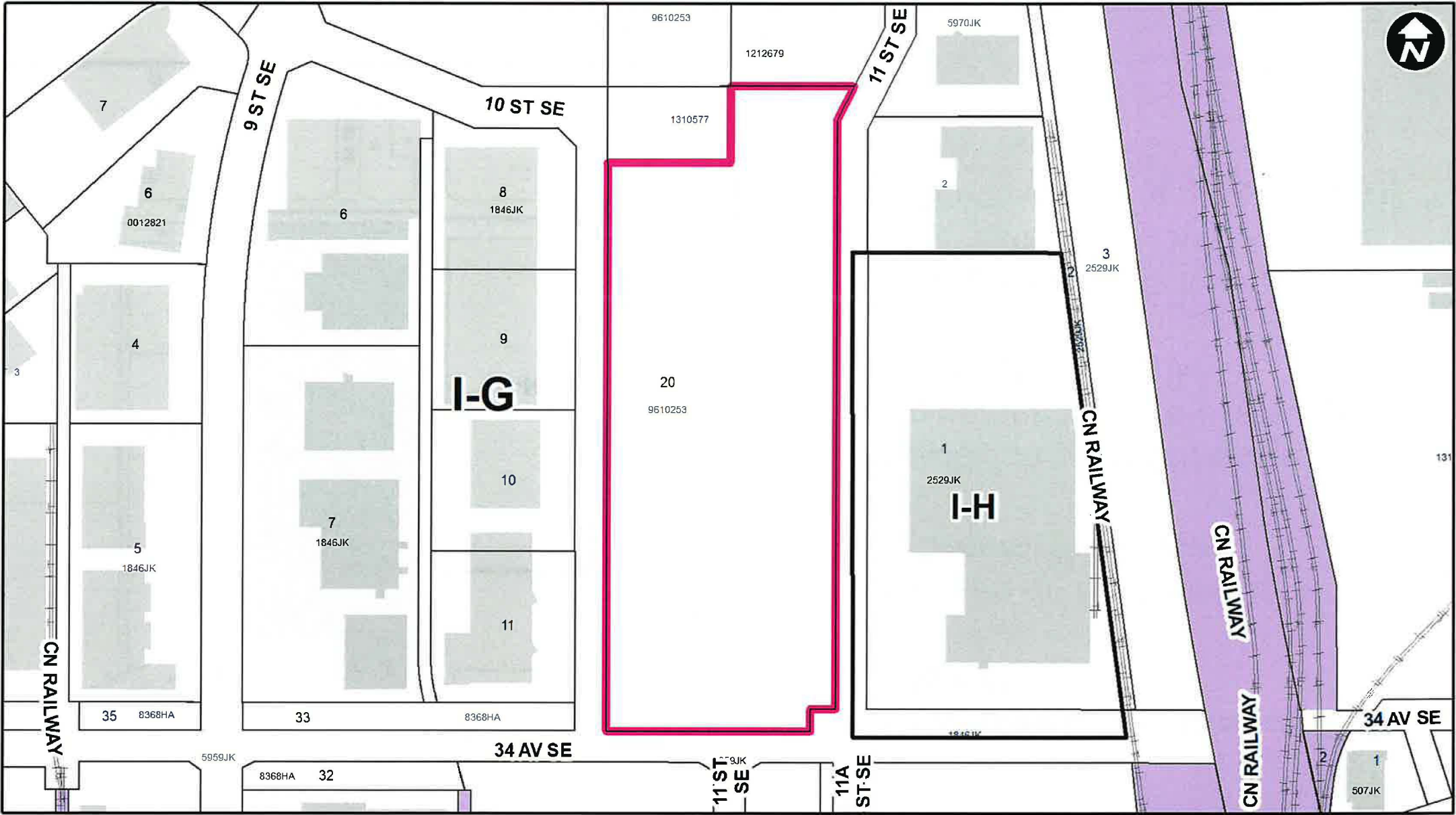
Parcel Size:

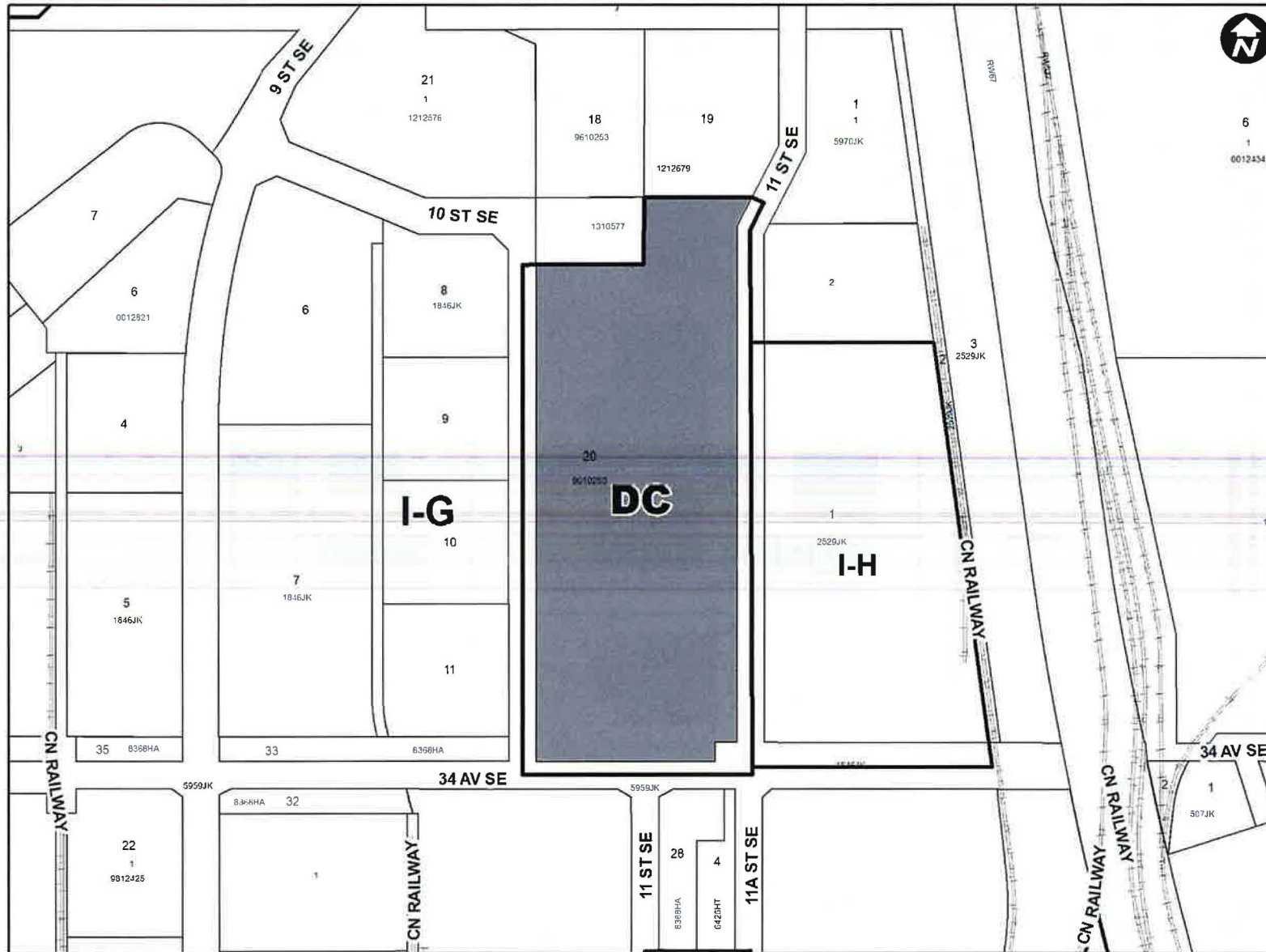
3.27ha

295m x 111m

Surrounding Land Use

- LEGEND**
-  Land Use Site Boundary
 -  Light Industrial
 -  Heavy Industrial
 -  Transportation, Communication, and Utility





Proposed Direct Control (DC) District:

- Based on the Industrial – General (I-G) District
- Addition of limited-scale commercial uses (Retail Sales and Artist’s Studio)
- Maximum gross floor area rule for Retail Sales and Artist’s Studio (1,370 square metres), in existing building only

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 268D2024** for the redesignation of 3.27 hectares \pm (8.08 acres \pm) located at 1212 – 34 Avenue SE (Plan 9610253, Block 20) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of retail sales, with guidelines (Attachment 2).

Supplementary Slides

Existing Land Use Map



Existing Industrial General (I-G) District:

- Light and medium general industrial uses
- Limited support commercial uses
- 1.0 FAR = Maximum building floor area of 32,700 square metres

Site Photo (Looking Northwest) 10



Site Photo (Looking Southeast) 11



Site Photo (Looking East) 12

