



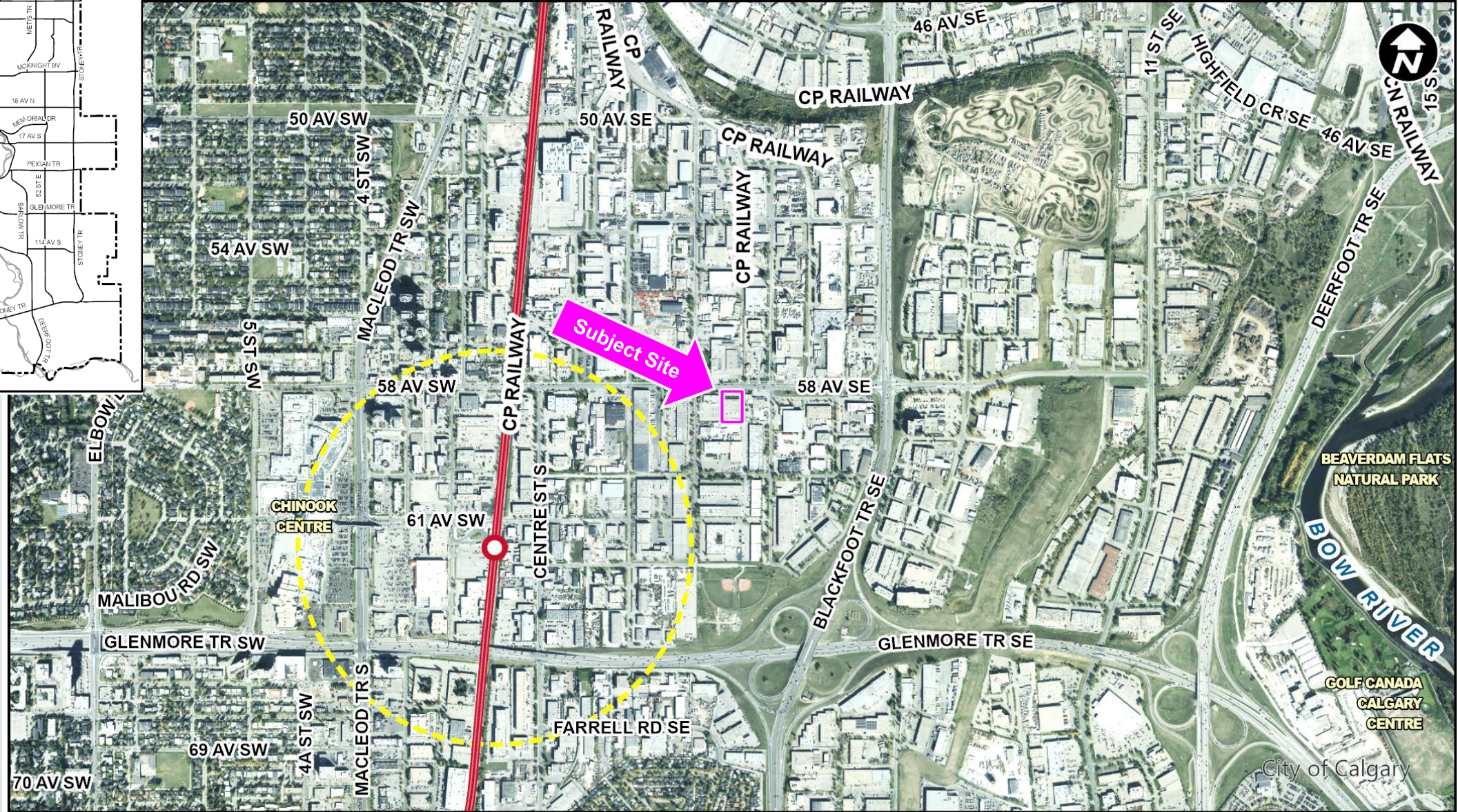
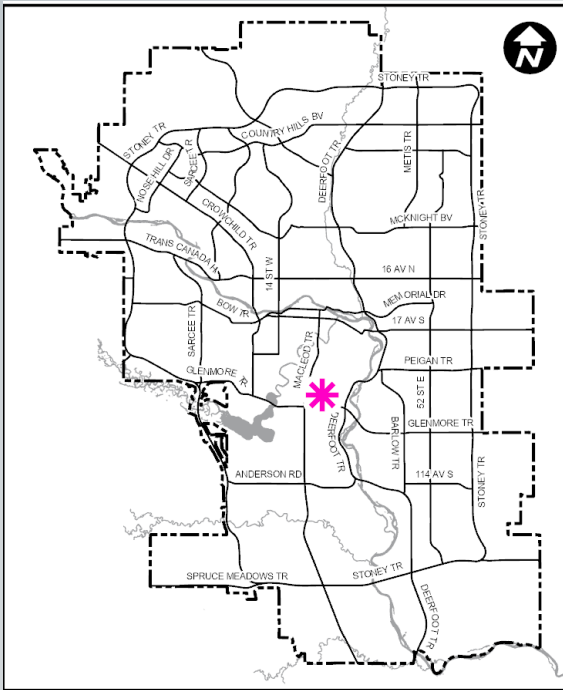
LOC2024-0105 / CPC2024-1143 Land Use Amendment

January 14, 2025

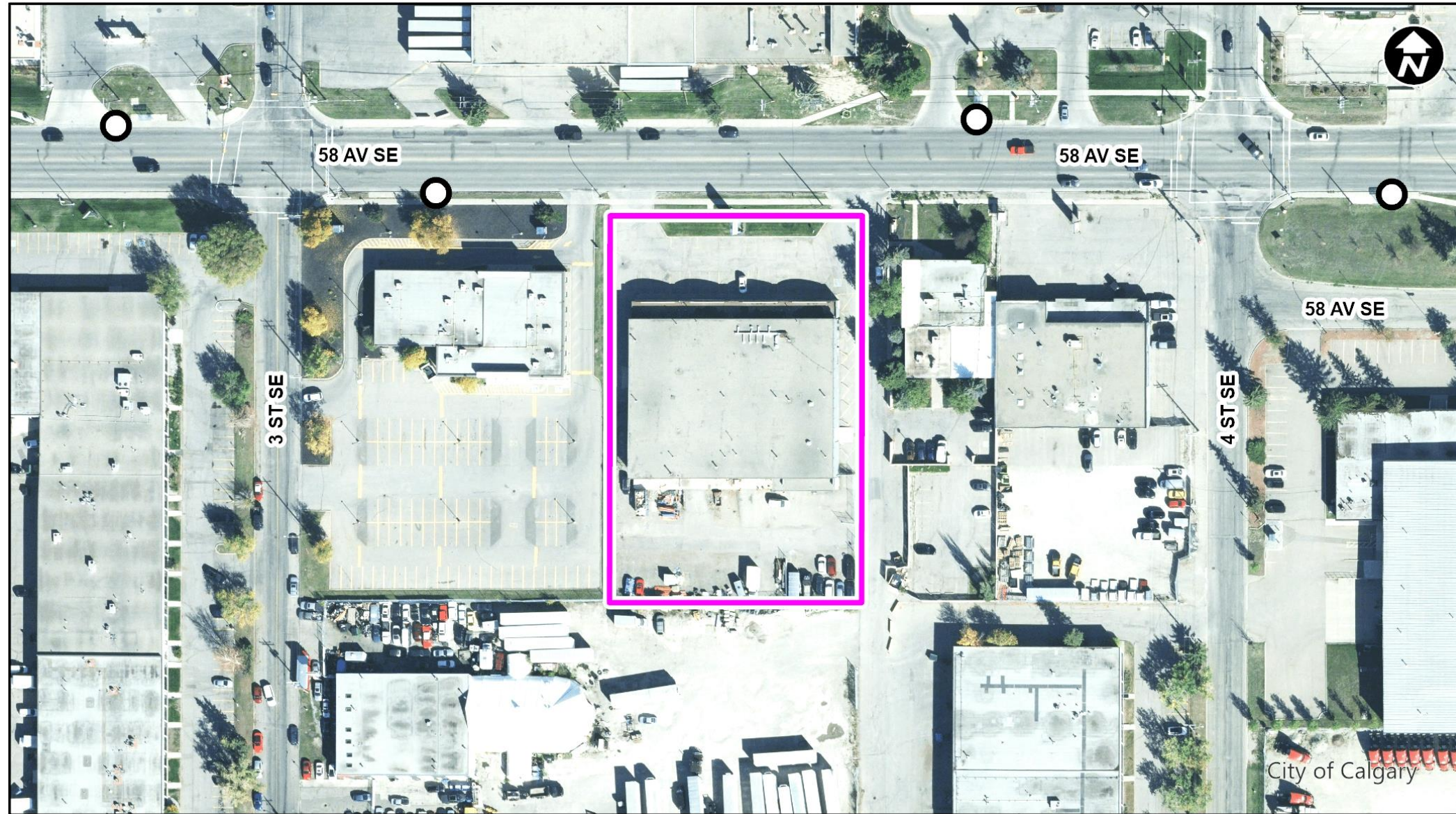
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 5D2025** 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

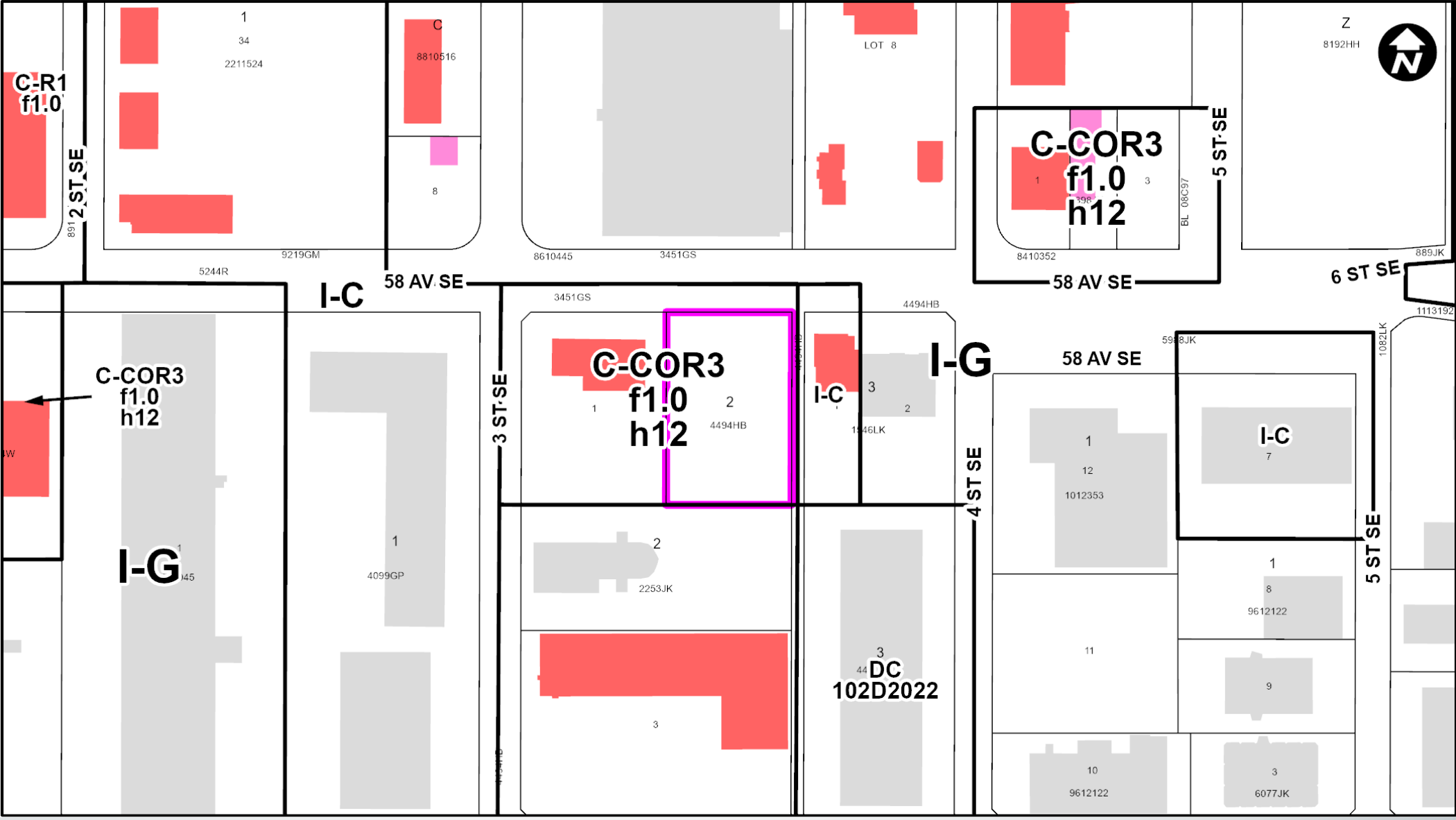


Legend

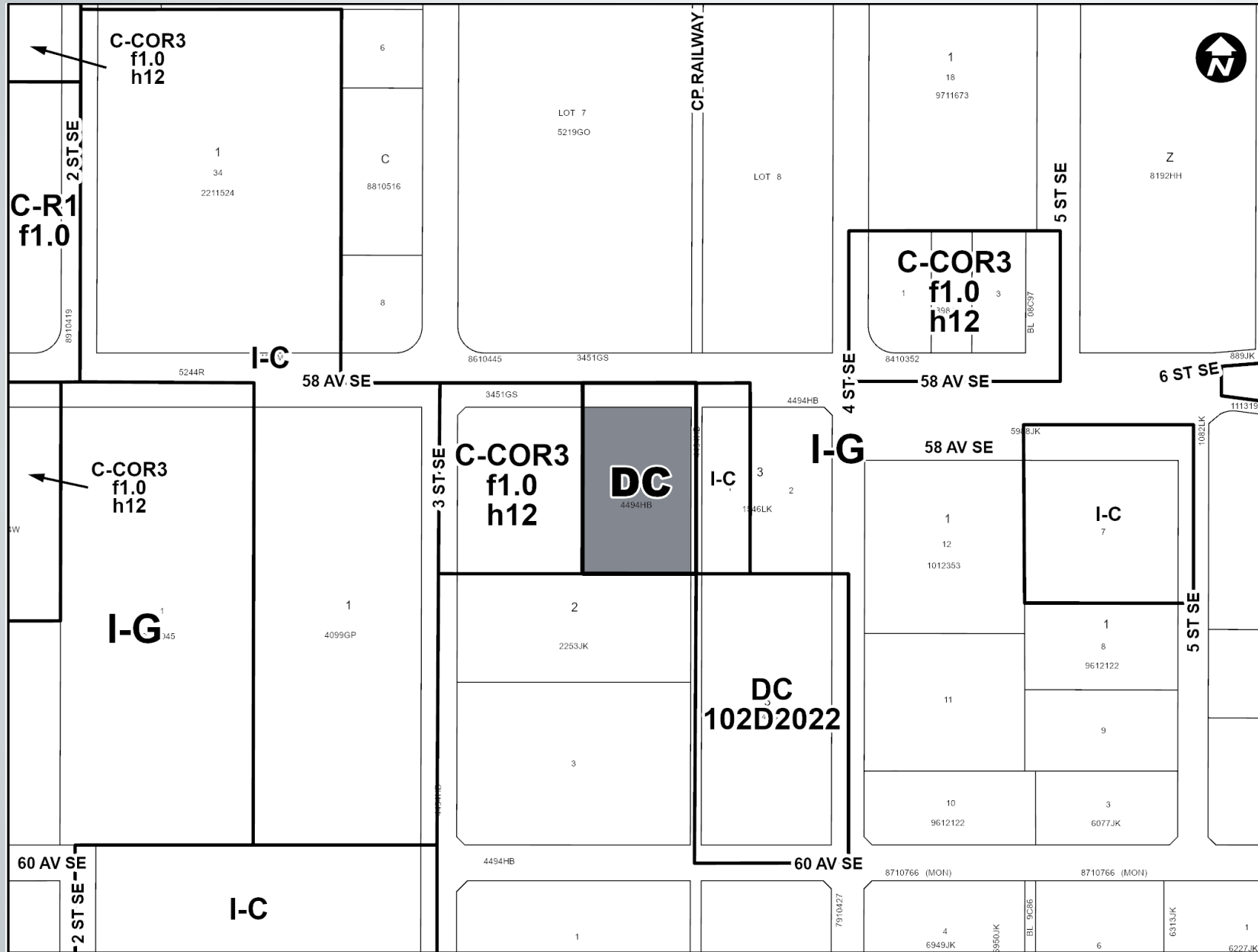
○ Bus Stop

Parcel Size:

0.57 ha
61 m x 94 m



- 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 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

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Supplementary Slides



