



# Public Hearing of Council

## Agenda Item: 7.2.1



# LOC2023-0215 / CPC2024-1115

## Land Use Amendment

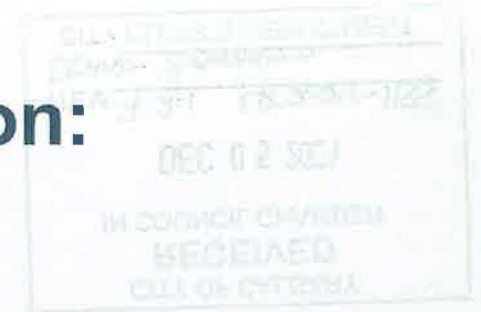
December 3, 2024

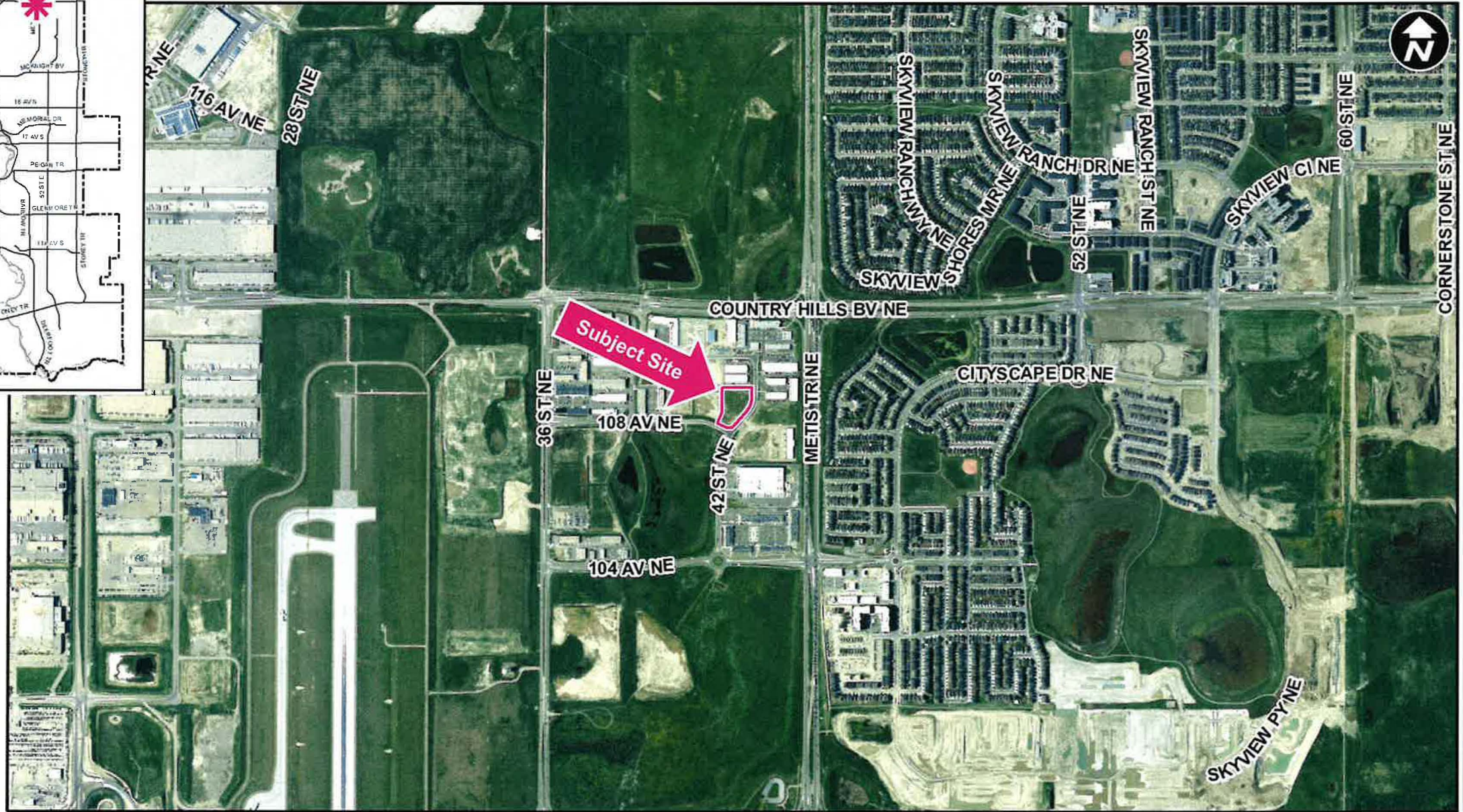
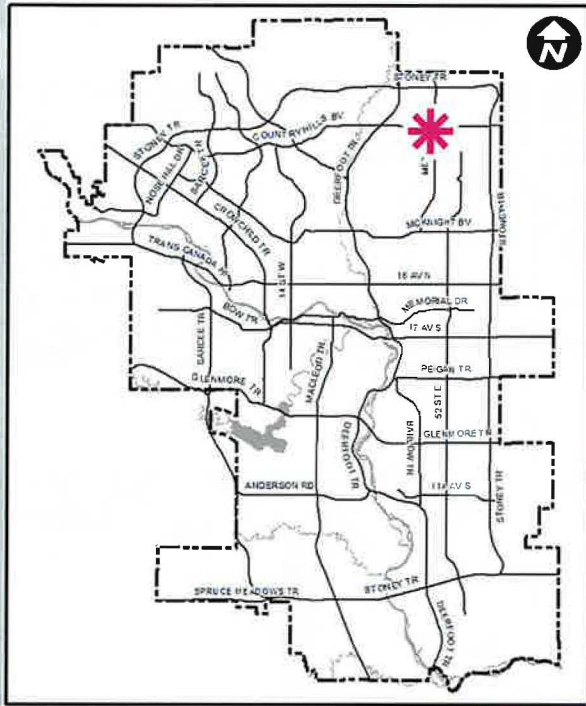
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2024  
ITEM: 7.2.1 CPC2024-1115  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

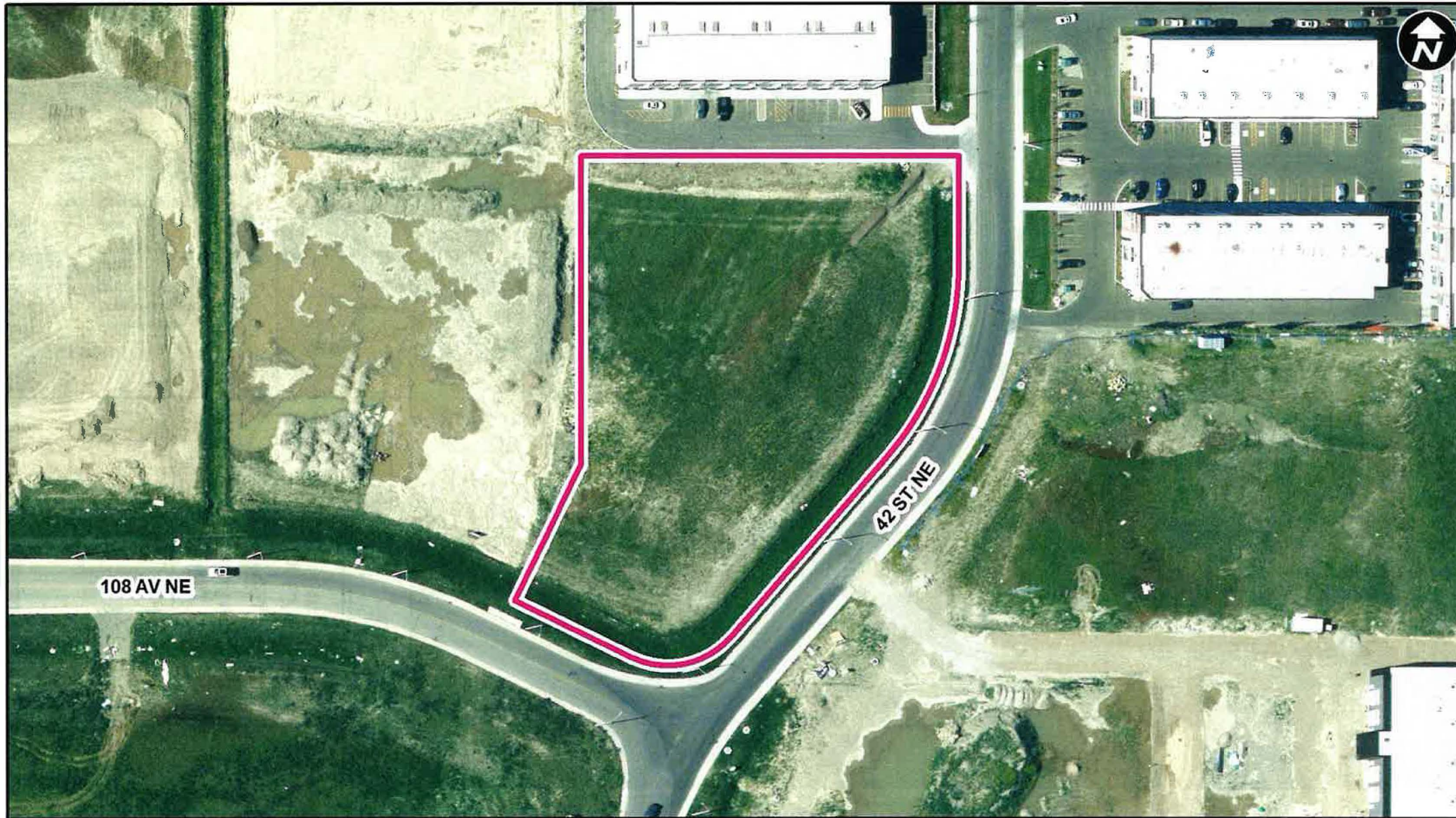
That Council:

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).





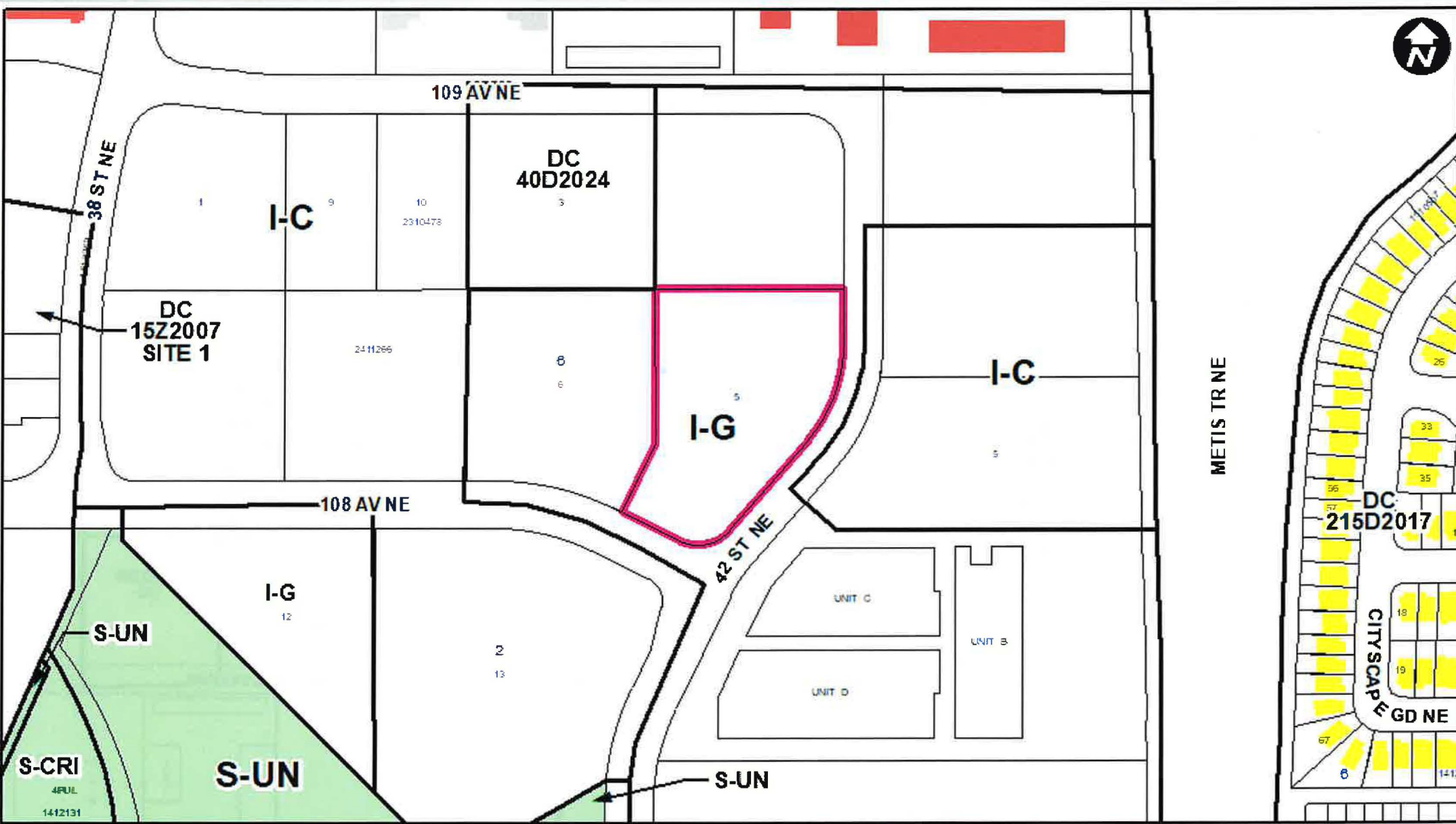
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



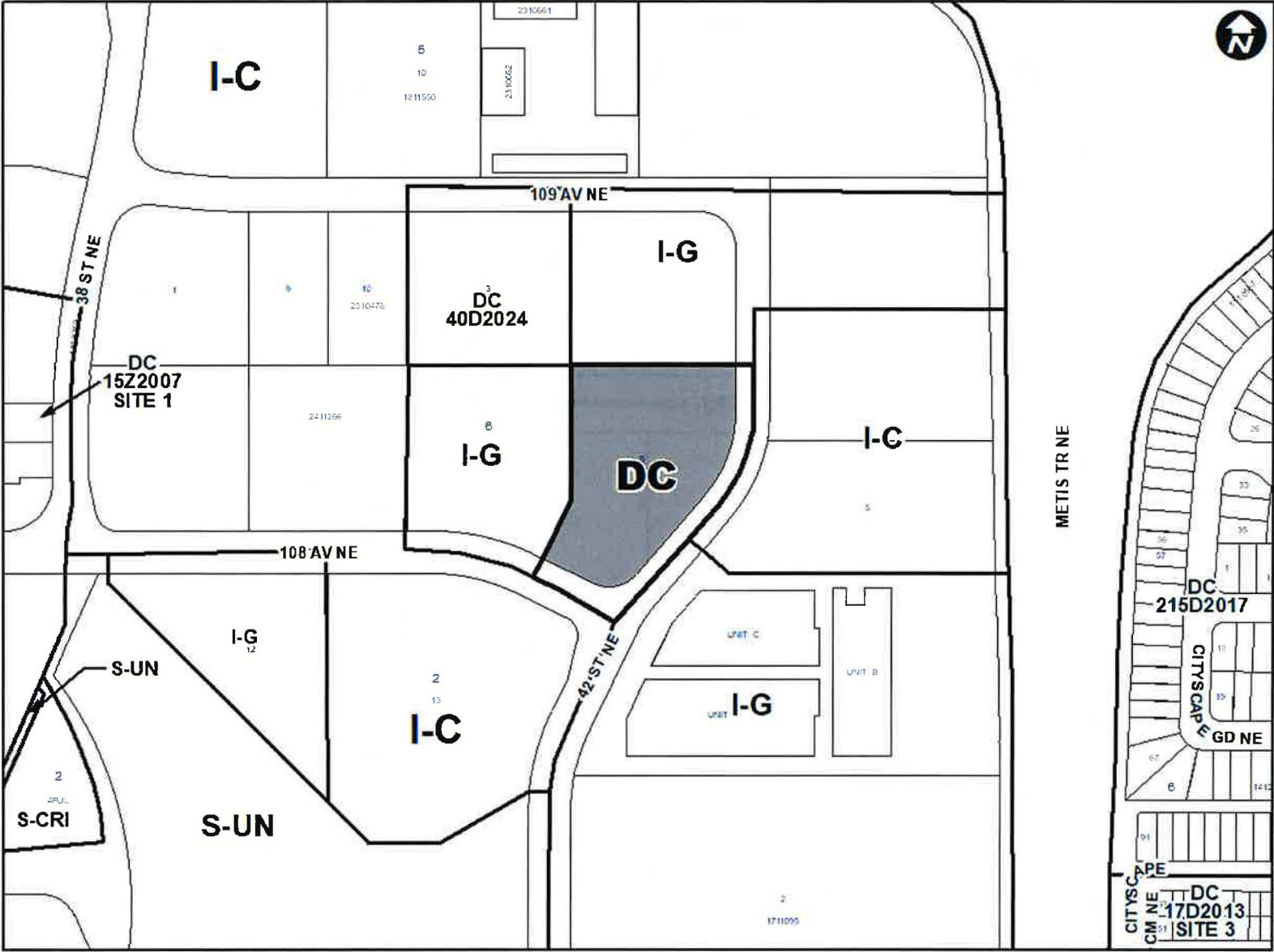
Parcel Size:

0.93 ha  
90m x 135m

- 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 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.

## 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).

# Supplementary Slides





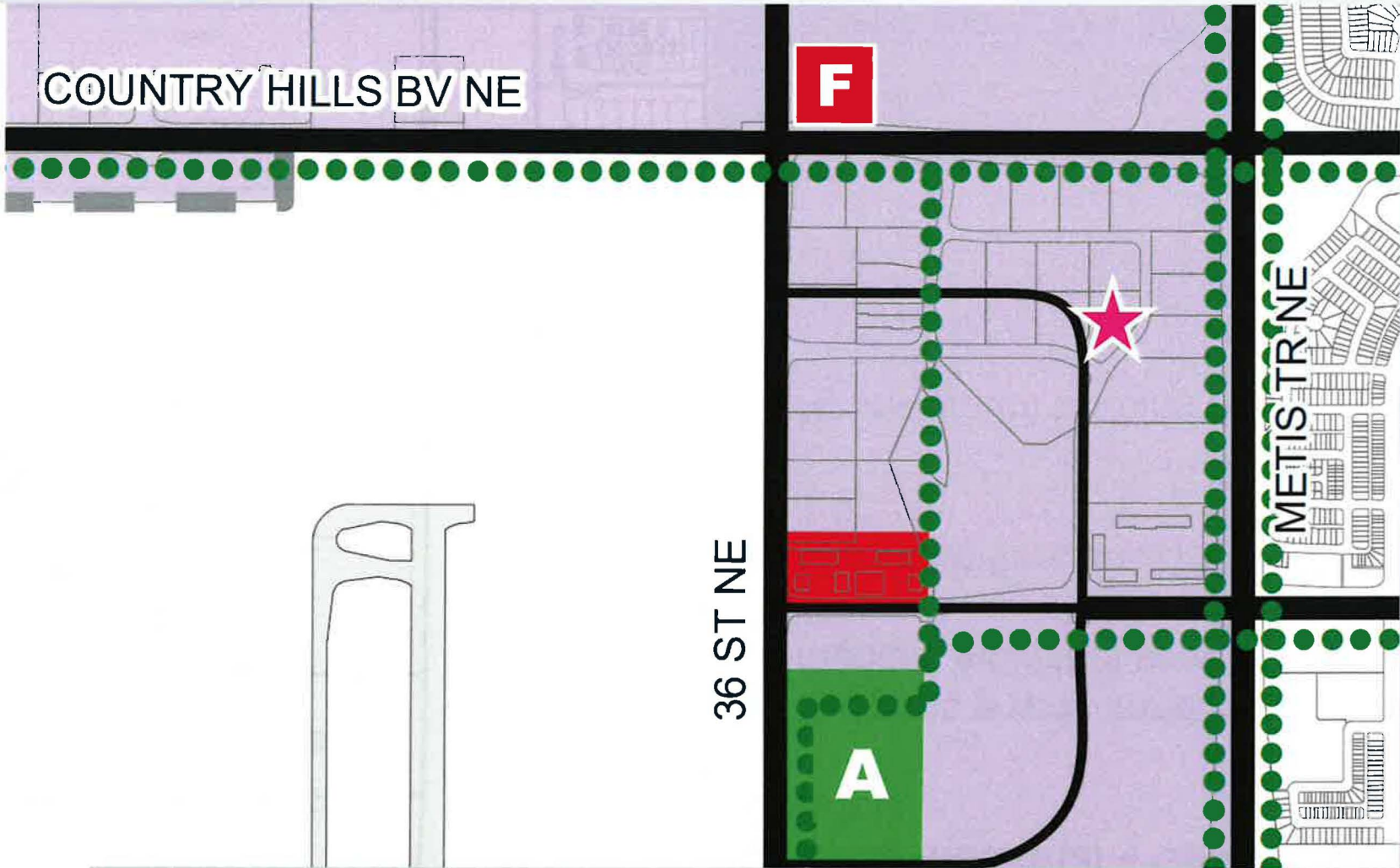
Northeast from 108 Avenue NE



Northwest from 42 Street NE

### Legend

- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/ Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
- Transit Station Planning Area
- Regional Pathway
- Expressway (Skeletal Road)
- Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)





## 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