

Public Hearing of Council

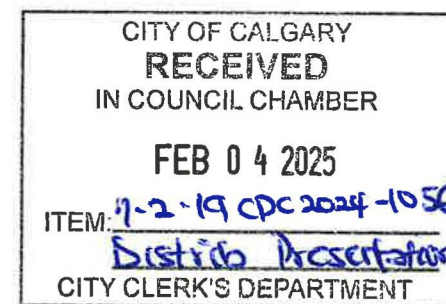
Agenda Item: 7.2.19



LOC2024-0095 / CPC2024-1056

Land Use Amendment

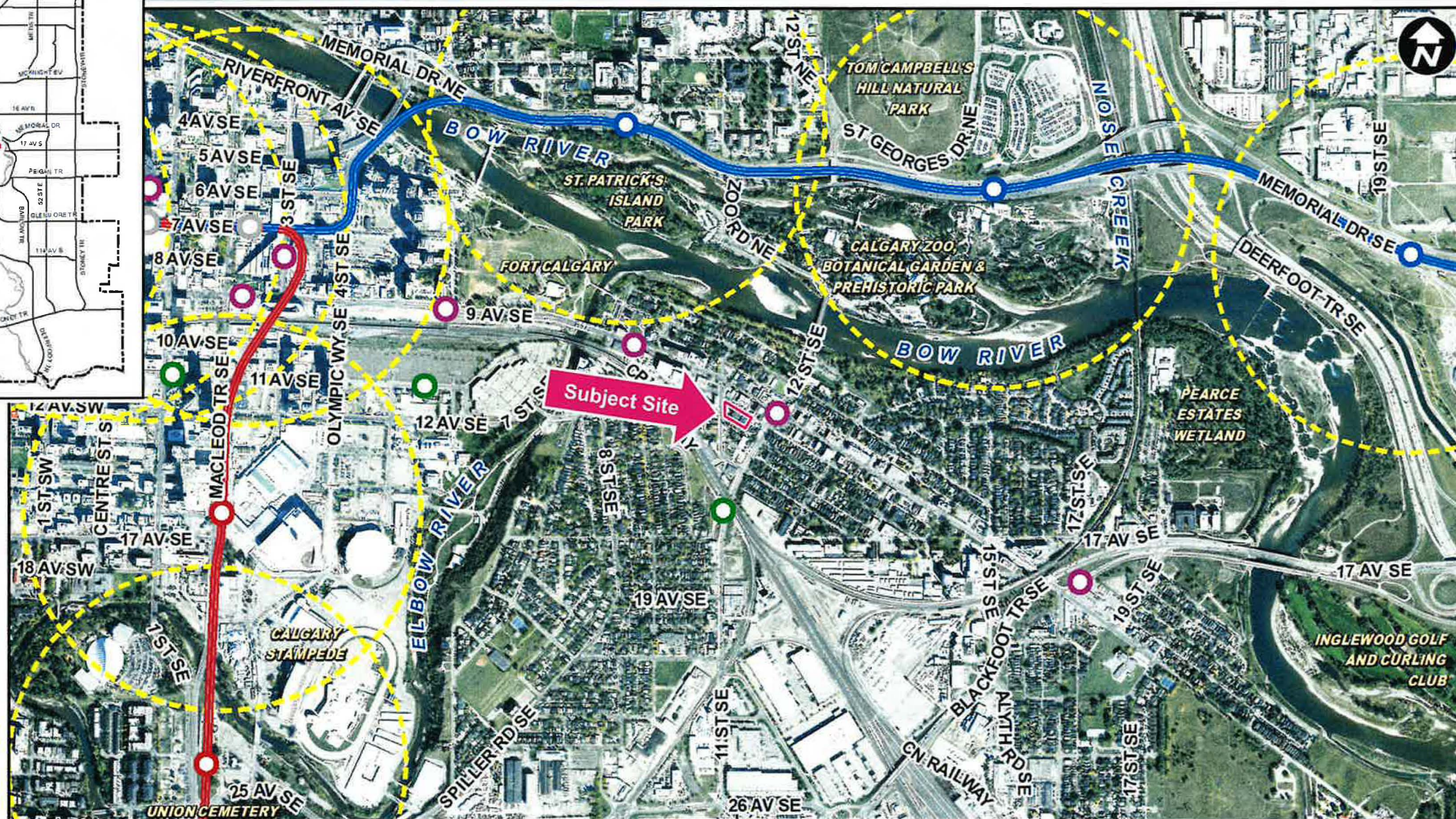
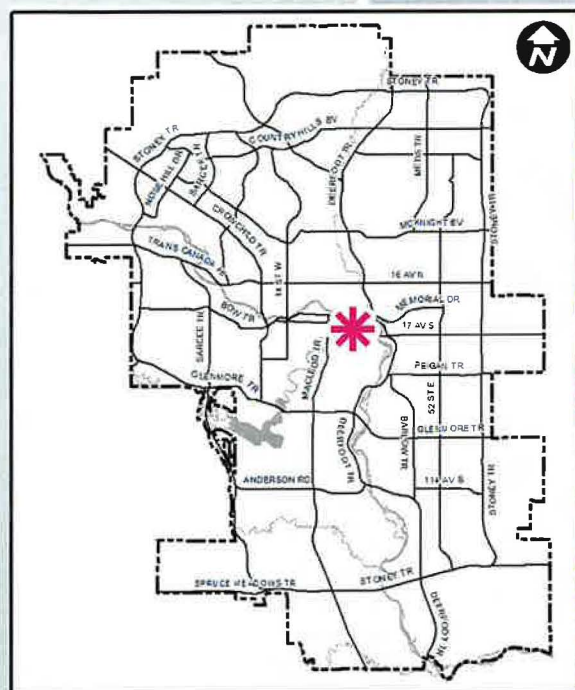
February 4, 2025



Calgary Planning Commission Recommendation:

That Council:

Give three readings to **Proposed Bylaw 21D2025** for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2f2.8h12) District **to** Direct Control (DC) District to accommodate General Industrial – Light, 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

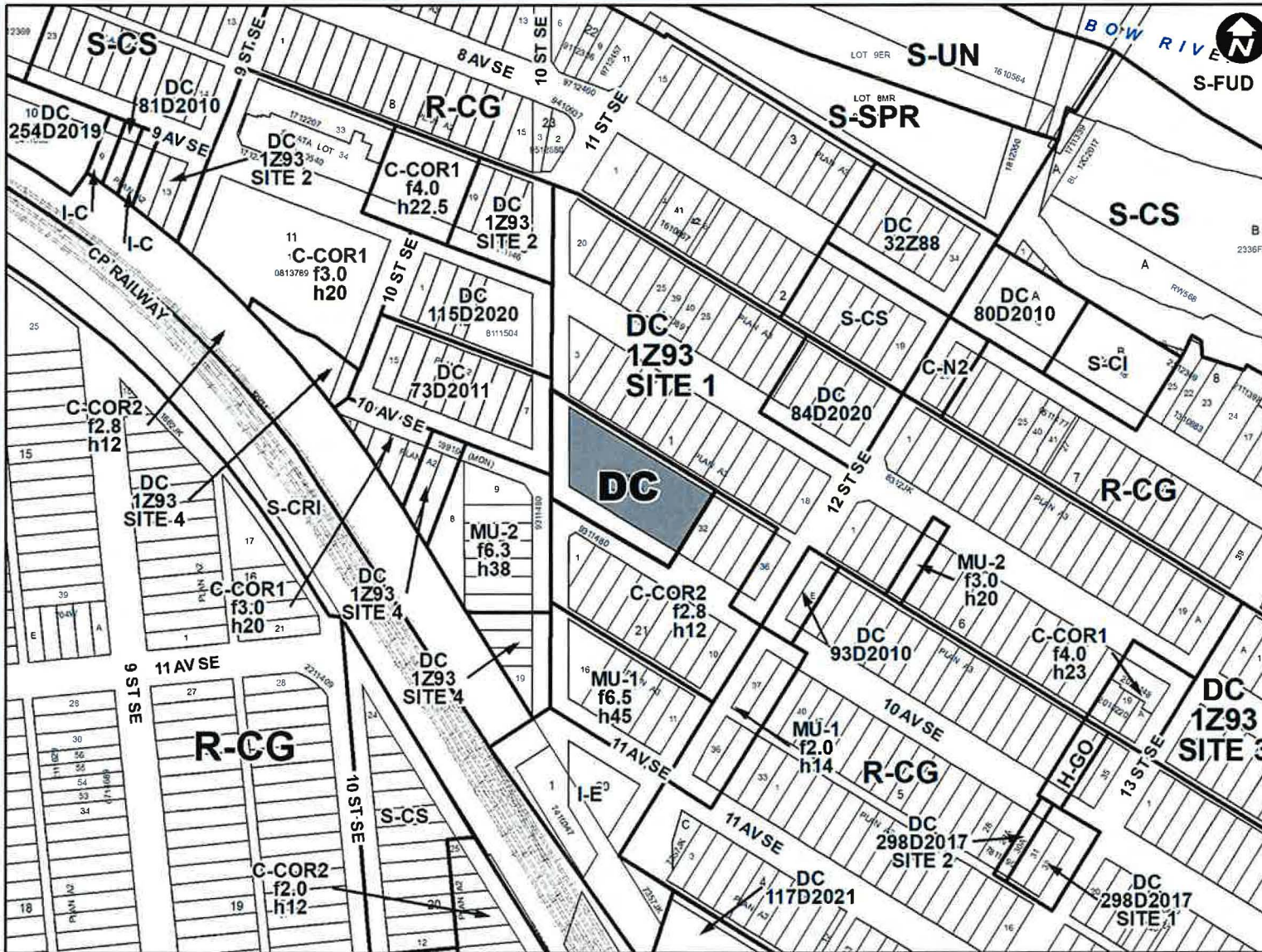
○ Bus Stop

Parcel Size:

0.31 ha

Proposed Land Use Map

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Proposed Direct Control (DC) District:

- Based on existing C-COR2 f2.8h12 District
- Additional use of General Industrial – Light
- No change to maximum building height (18 m) or floor area ratio (2.8)
- Requires some commercial floor space at grade.

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Supplementary Slides





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