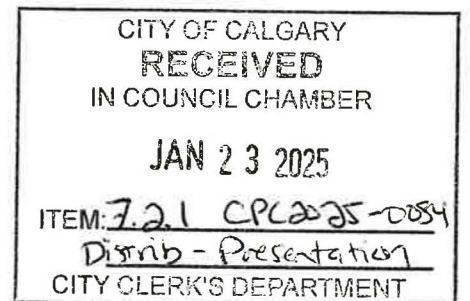




LOC2024-0249 / CPC2025-0084

Land Use Amendment

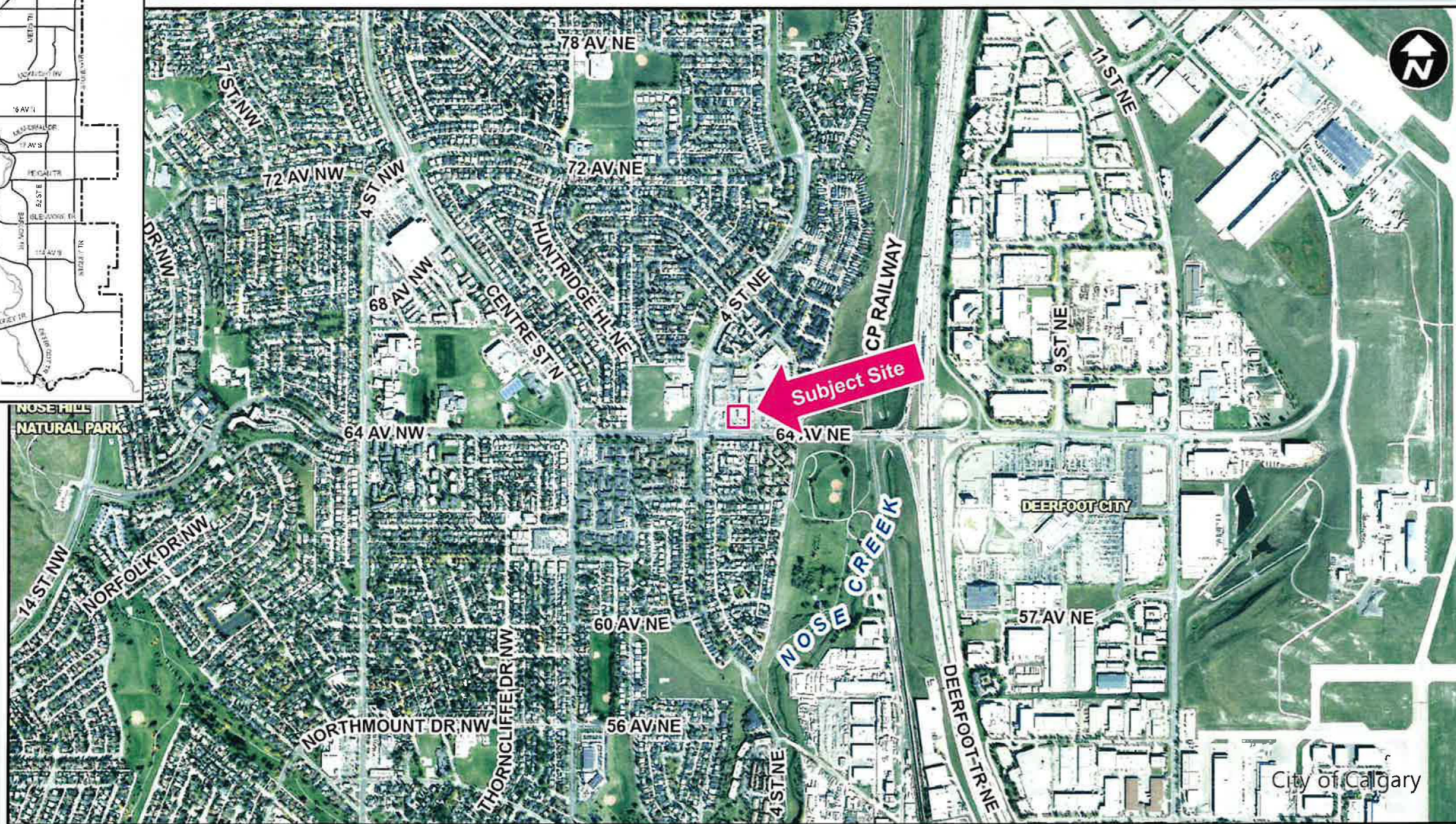
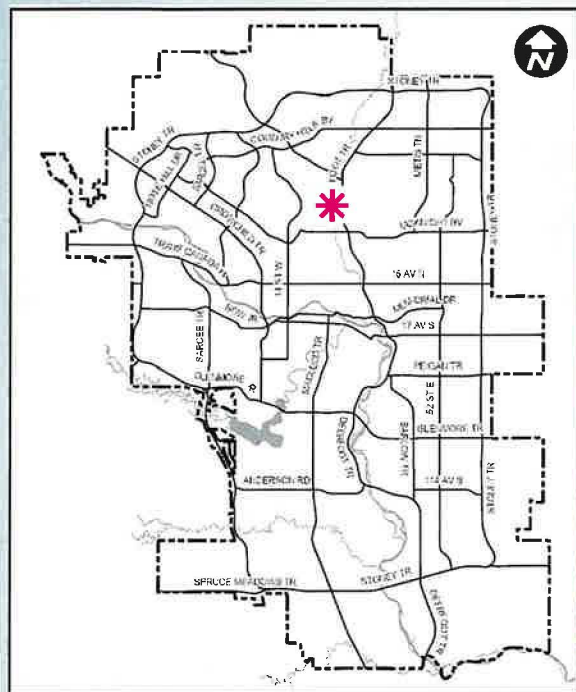
January 23, 2025



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 6600 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighborhood 2 (C-N2) District to Commercial – Community 1 (C-C1) 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



Legend

○ Bus Stop

Parcel Size:

0.40 ha
60m x 64m



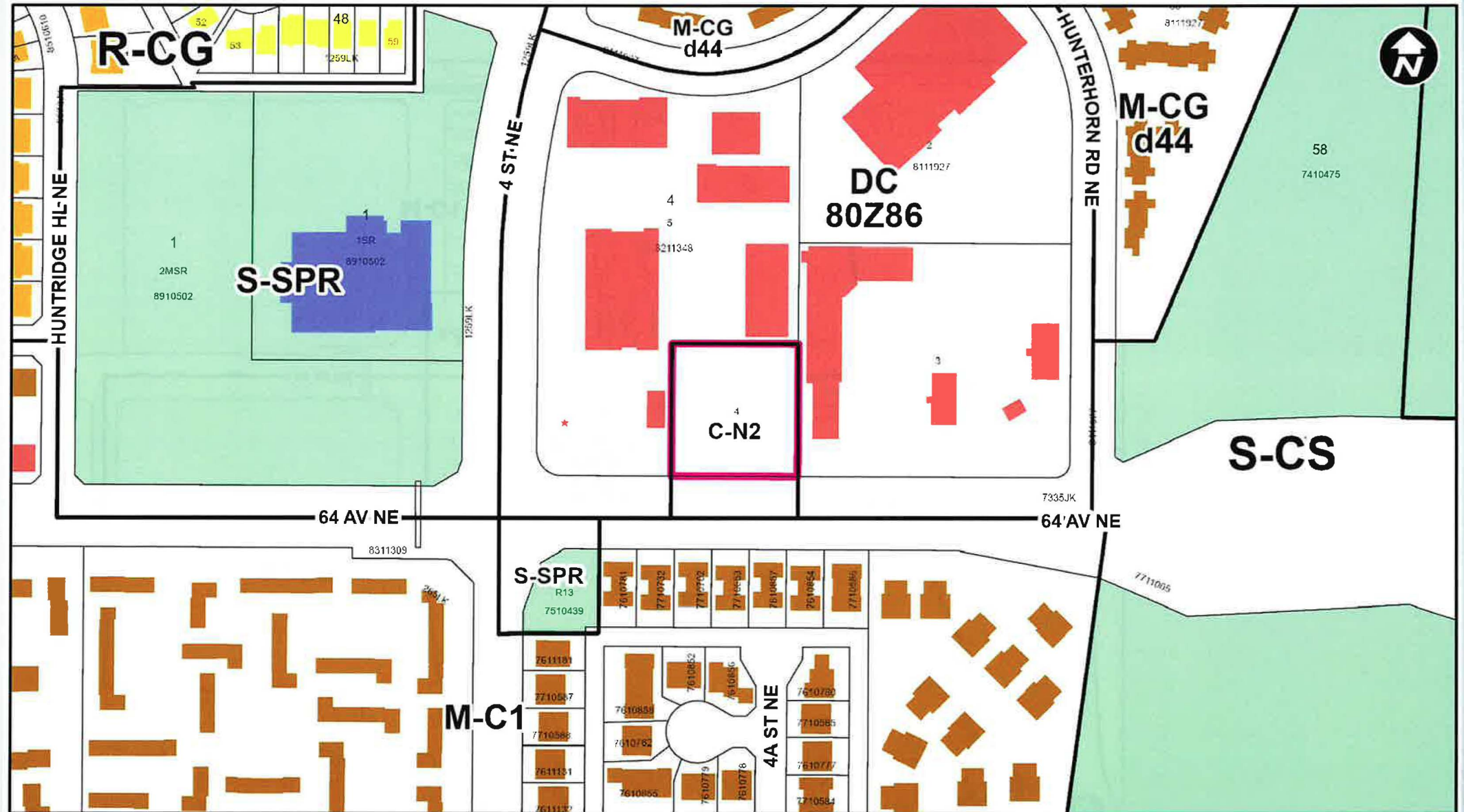


Surrounding Land Use

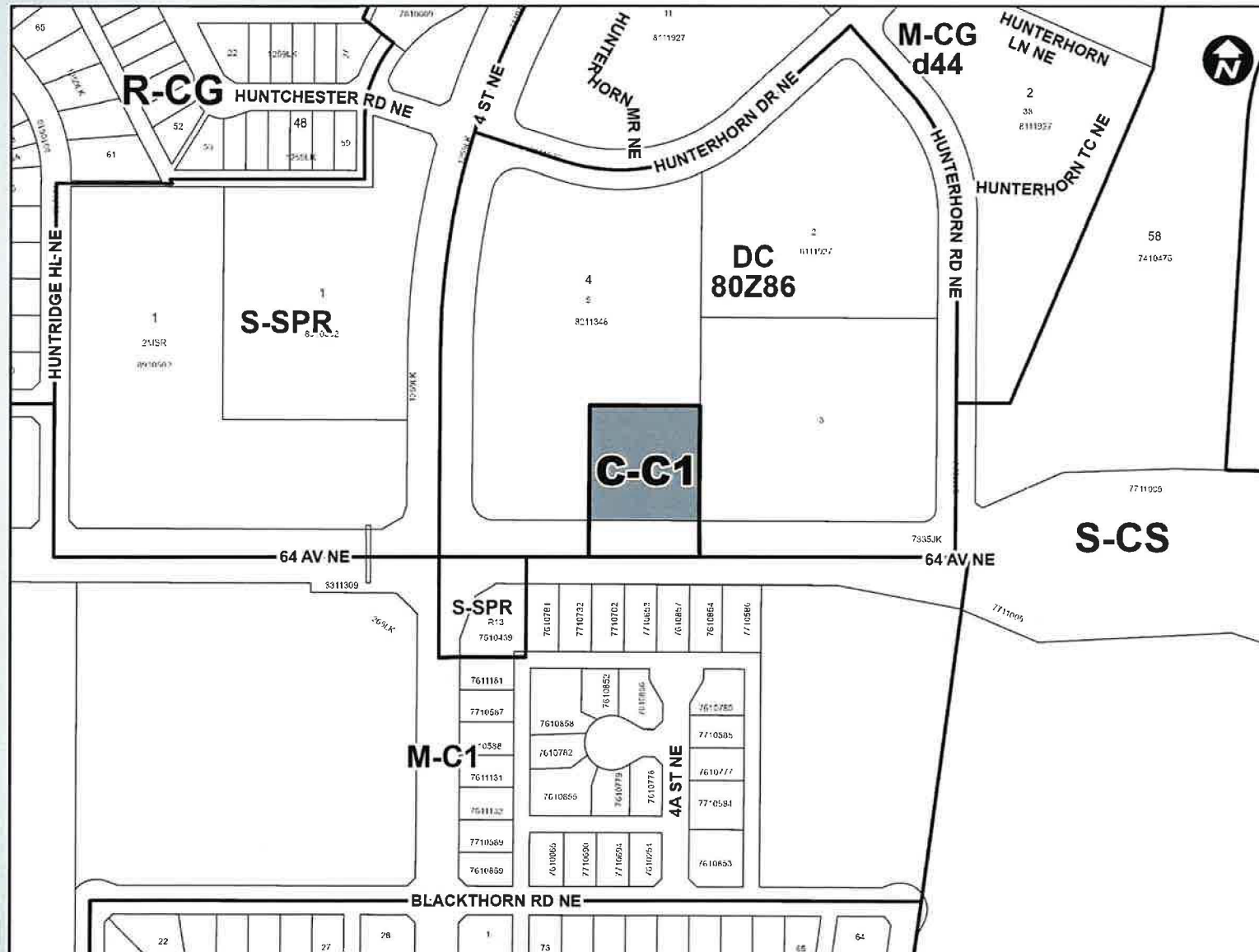
7

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 – Community 1 (C-C1) District:

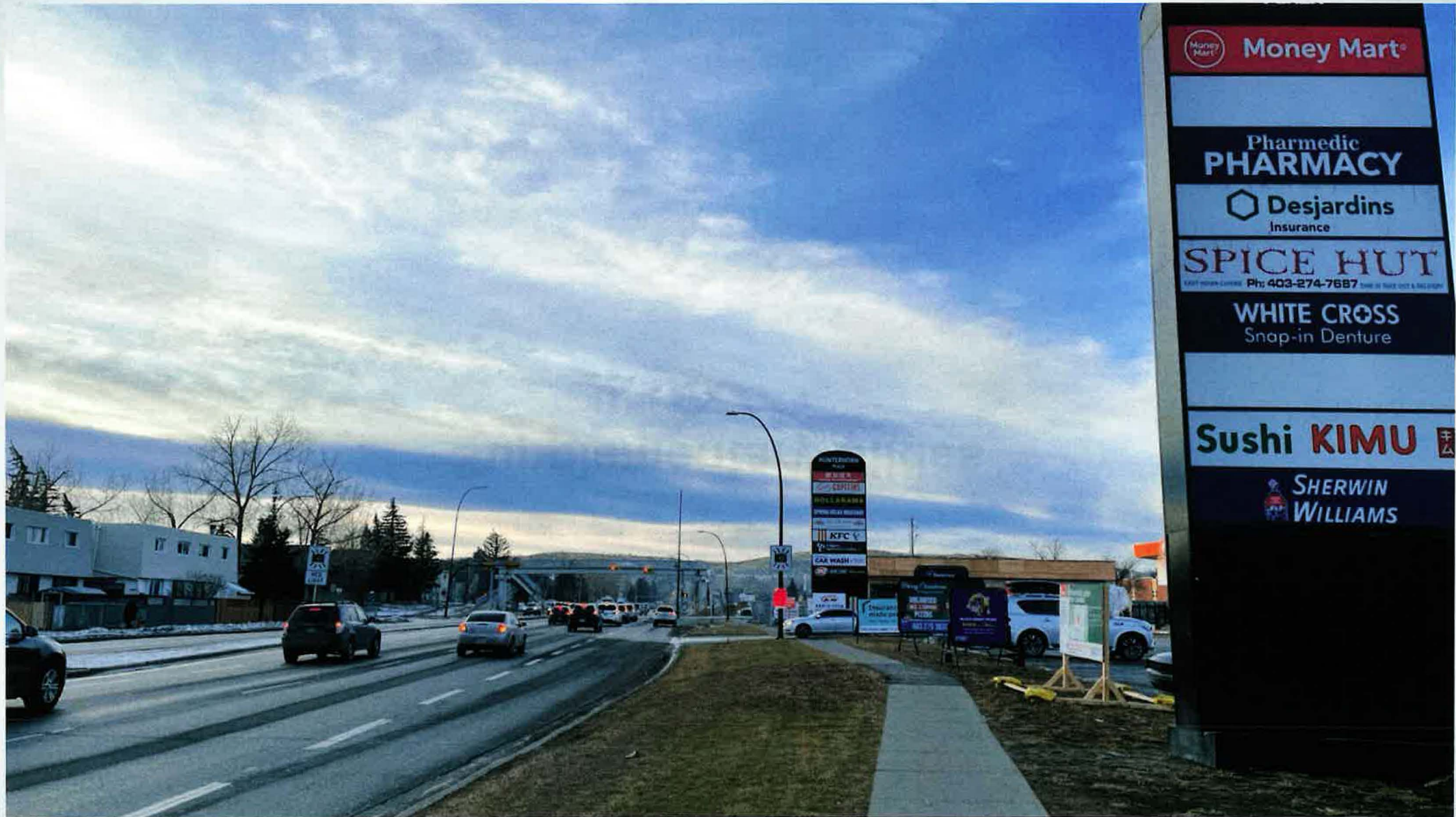
- Complementary, neighbourhood-scale development
- Maximum building height 10m
- Maximum Floor Area Ratio (FAR) 1.0

RECOMMENDATION:

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Give three readings to the proposed bylaw for the redesignation of 0.40 hectares \pm (0.99 acres \pm) located at 6600 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighborhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

Supplementary Slides





Map 1 – Urban Structure

