



# Public Hearing of Council

Agenda Item: 7.2.9



## LOC2024-0274 / CPC2025-0700

## Land Use Amendment

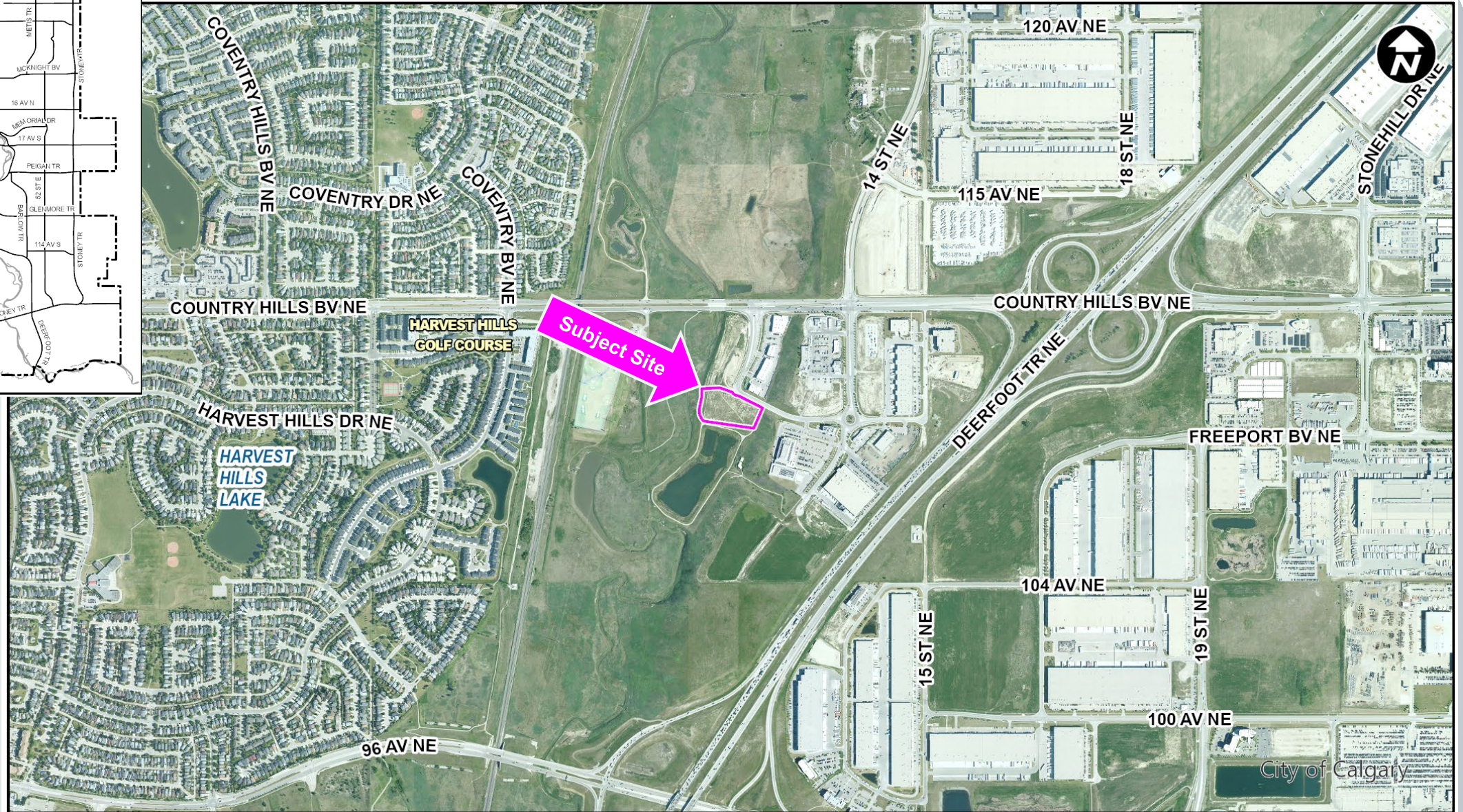
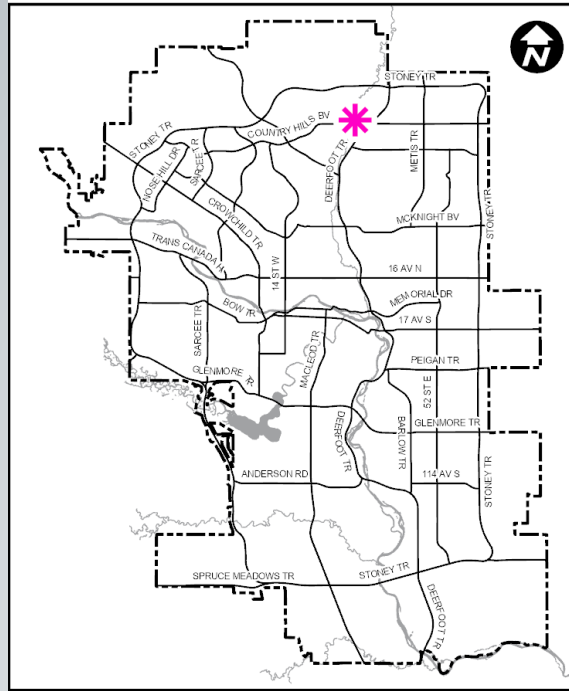
September 9, 2025

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 10 2025  
ITEM: 7.2.9 CPC 2025-0700  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

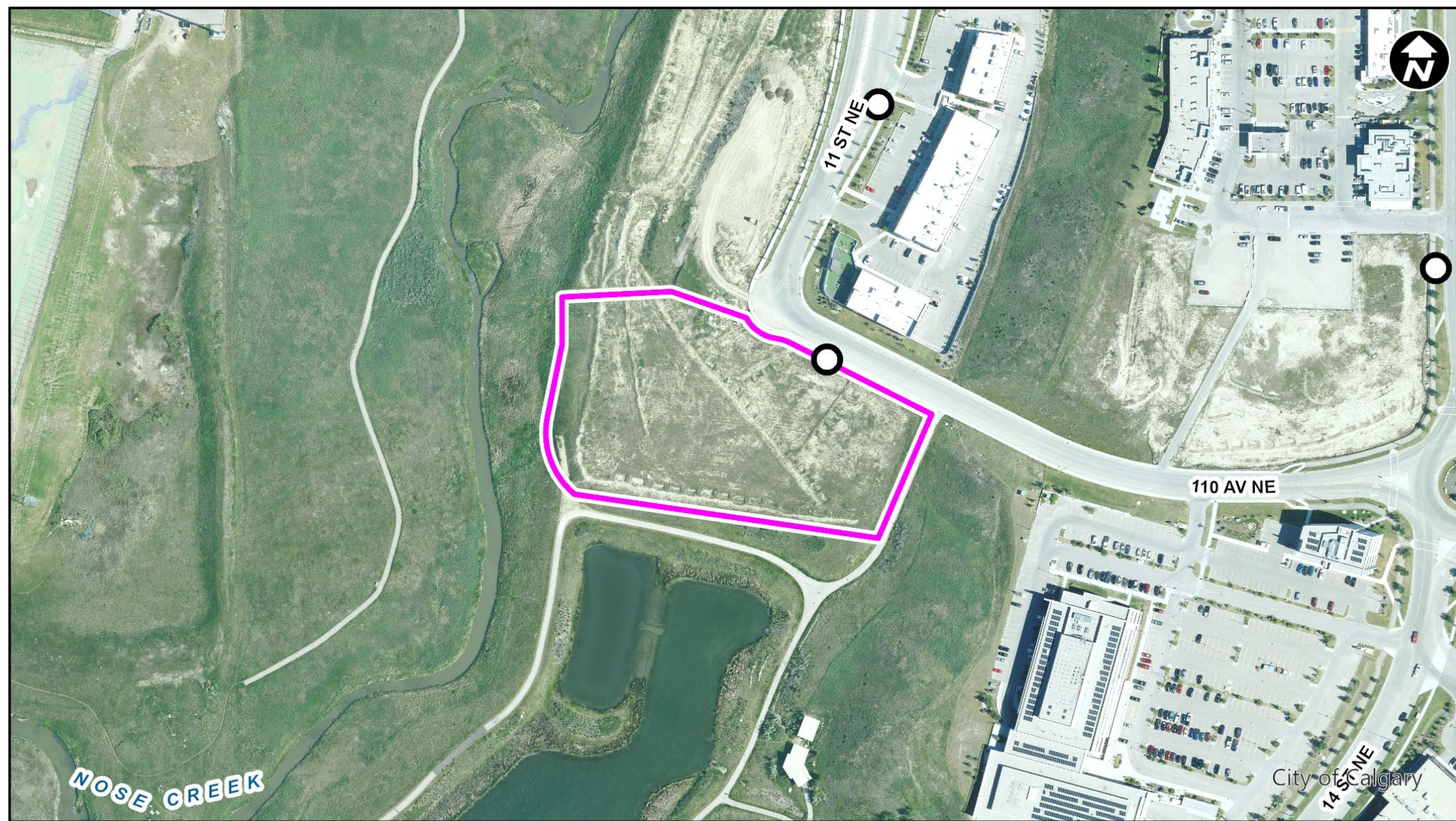
That Council:

Give three readings to **Proposed Bylaw 144D2025** for the redesignation of 1.54 hectares  $\pm$  (3.81 acres  $\pm$ ) located at 1117 – 110 Avenue NE (Plan 1213696, Block 4, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate the additional use of Residential Care (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

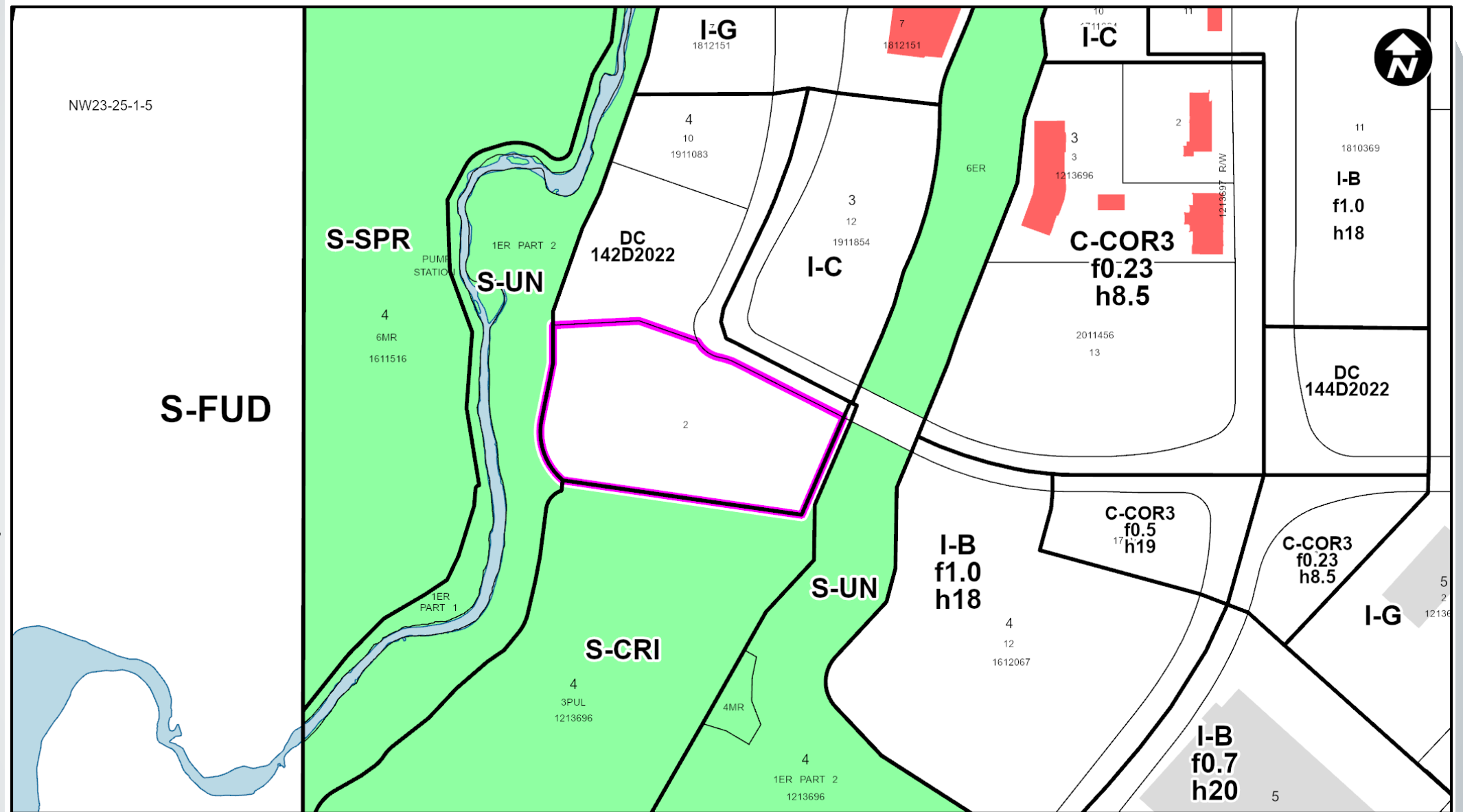
Parcel Size:

1.54 ha

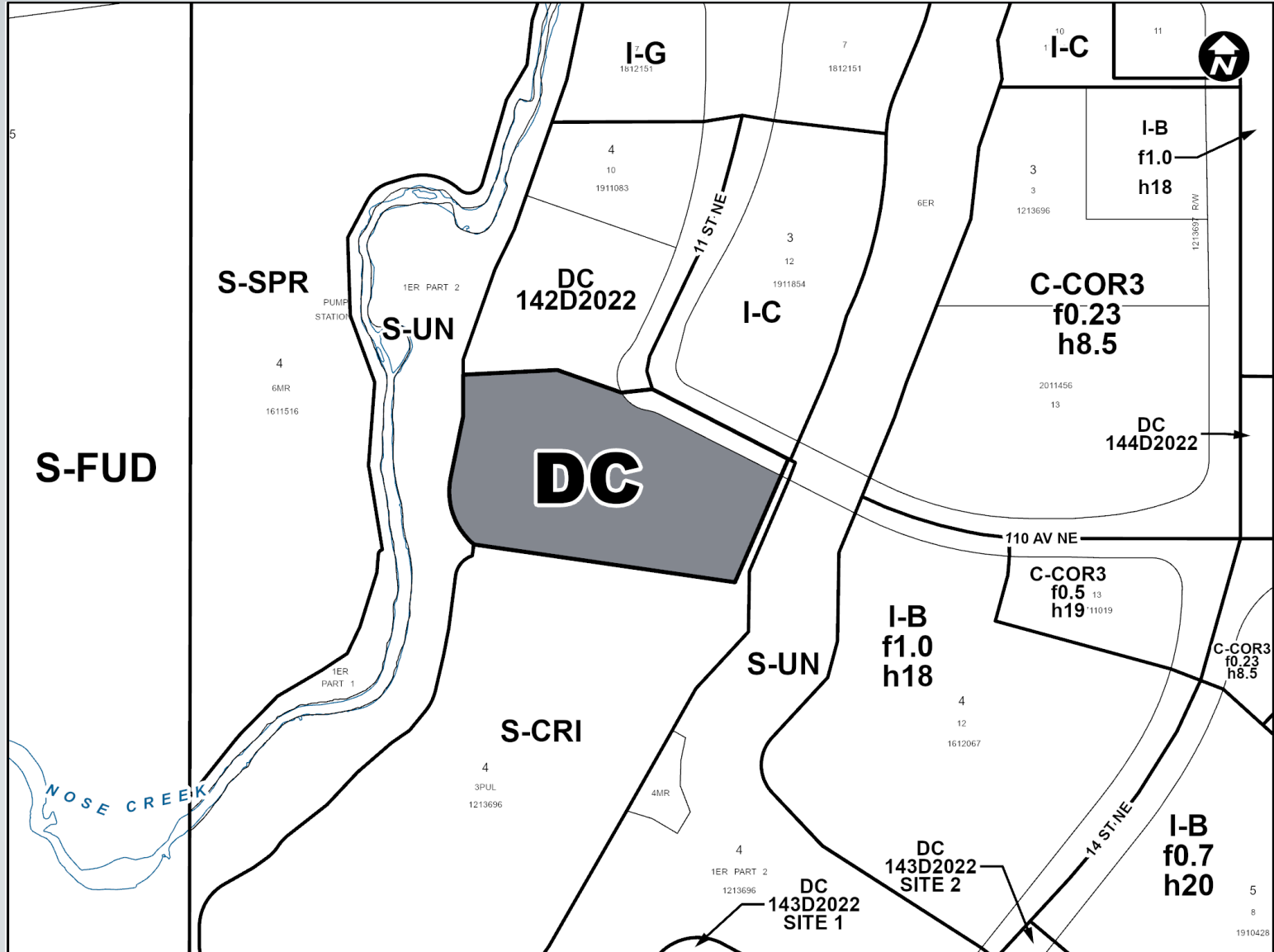
154m x 100m

**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:

- Similar to the existing DC District on the site
- Based on the Industrial – General (I-G) District
  - Adds Residential Care
  - Removes Take Out Food Service (no longer a use in the Land Use Bylaw)

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 144D2025** for the redesignation of 1.54 hectares  $\pm$  (3.81 acres  $\pm$ ) located at 1117 – 110 Avenue NE (Plan 1213696, Block 4, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate the additional use of Residential Care (Attachment 2)

## Supplementary Slides

# Existing Land Use Map

