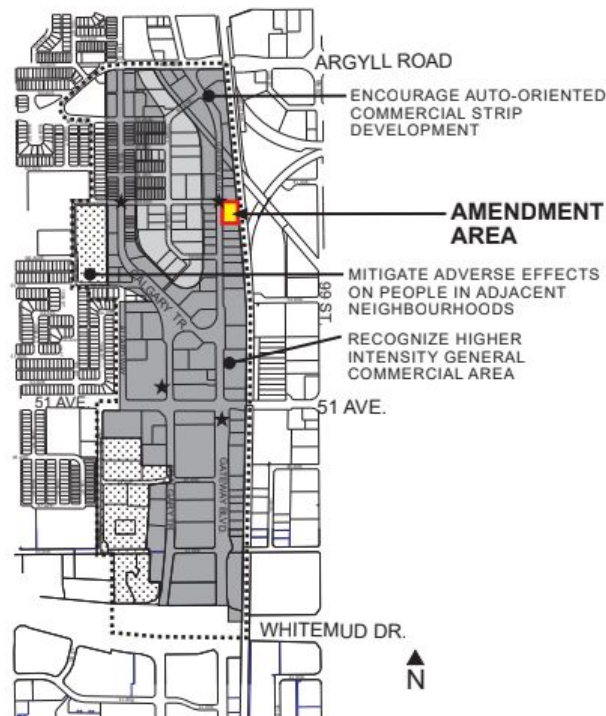




ITEM 3.2  
CHARTER BYLAW 20029  
CALGARY TRAIL NORTH

DEVELOPMENT SERVICES  
APRIL 5, 2022





## ZONE 3: ARTERIAL ROADWAY

## Overall Intent

- To facilitate a transition from a primarily industrial to a primarily commercial zone within an arterial roadway couplet
- To encourage a rejuvenation of the business environment
- To enhance the visual impression of the corridor

## Transportation

- ensure adequate on-site parking in new development
- investigate feasibility of on-street parking on 104 Street in off-peak hours

## Land Use

- recognize the continued development of the area south of 55 Avenue N.W. as a higher intensity office and auto-oriented retail centre
- encourage a transition from industrial to commercial activities along 104 Street and 103 Street between 55 Avenue N.W. and 63 Avenue N.W.
- support industrial business park development in the industrial enclave between 61 Avenue N.W. and 55 Avenue N.W.
- prohibit commercial or industrial development west of the lane west of 104 Street

## Urban Design

- site and/or screen loading and parking areas so as not to be readily visible from 103 Street to 104 Street
- avoid negative effects on adjacent residential areas by screening loading and parking areas and siting commercial or security lighting appropriately
- encourage screening of outdoor storage areas; show example by screening City Shops Yard

## LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- IMPROVED DIRECTIONAL SIGNAGE
- AMENDMENT BOUNDARY





View looking northeast from Gateway Boulevard

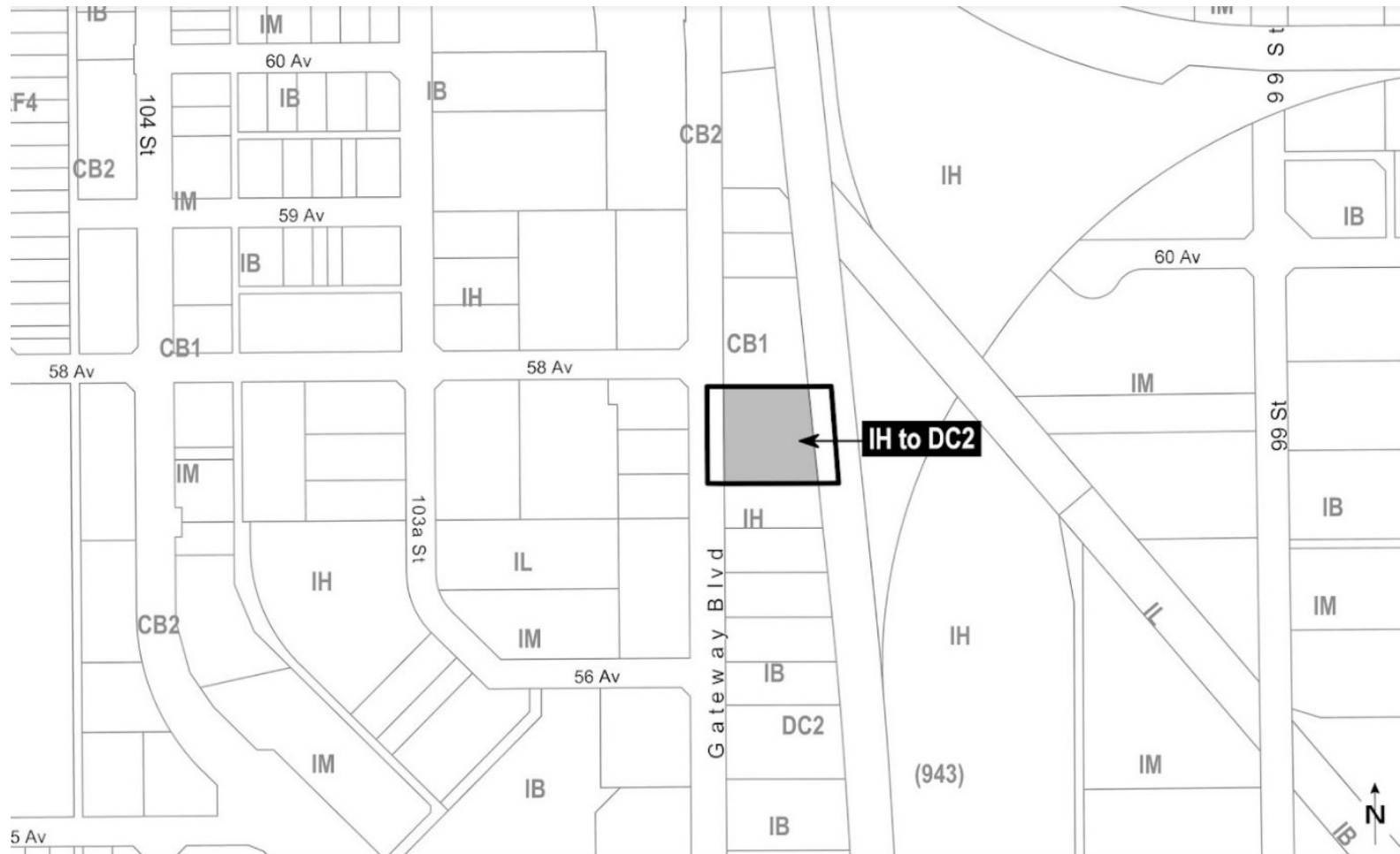
## IH and DC2 COMPARISON

	<b>IH</b> <i>Current</i>	<b>DC</b> <i>Proposed</i>
<b><u>Building and Structures</u></b>	Medium Industrial	Industrial Business
<b>Height</b>	30. m	12.0 m
<b>Front Setback</b>	3.0 m	6.0 m
<b>Interior Side Setback</b>	0 m	0 m
<b>Flanking Side Setback</b>	0 m	0 m
<b>Rear Setback</b>	0 m	0m
<b>FAR</b>	2.0	1.2



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

## SITE CONTEXT







ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

