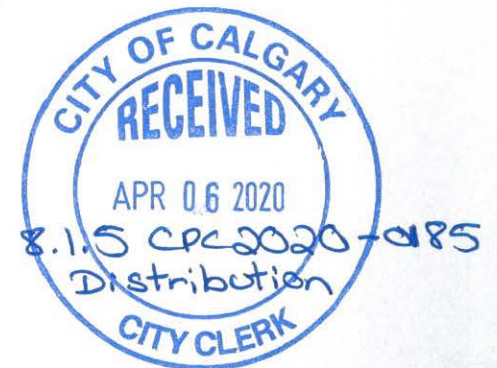




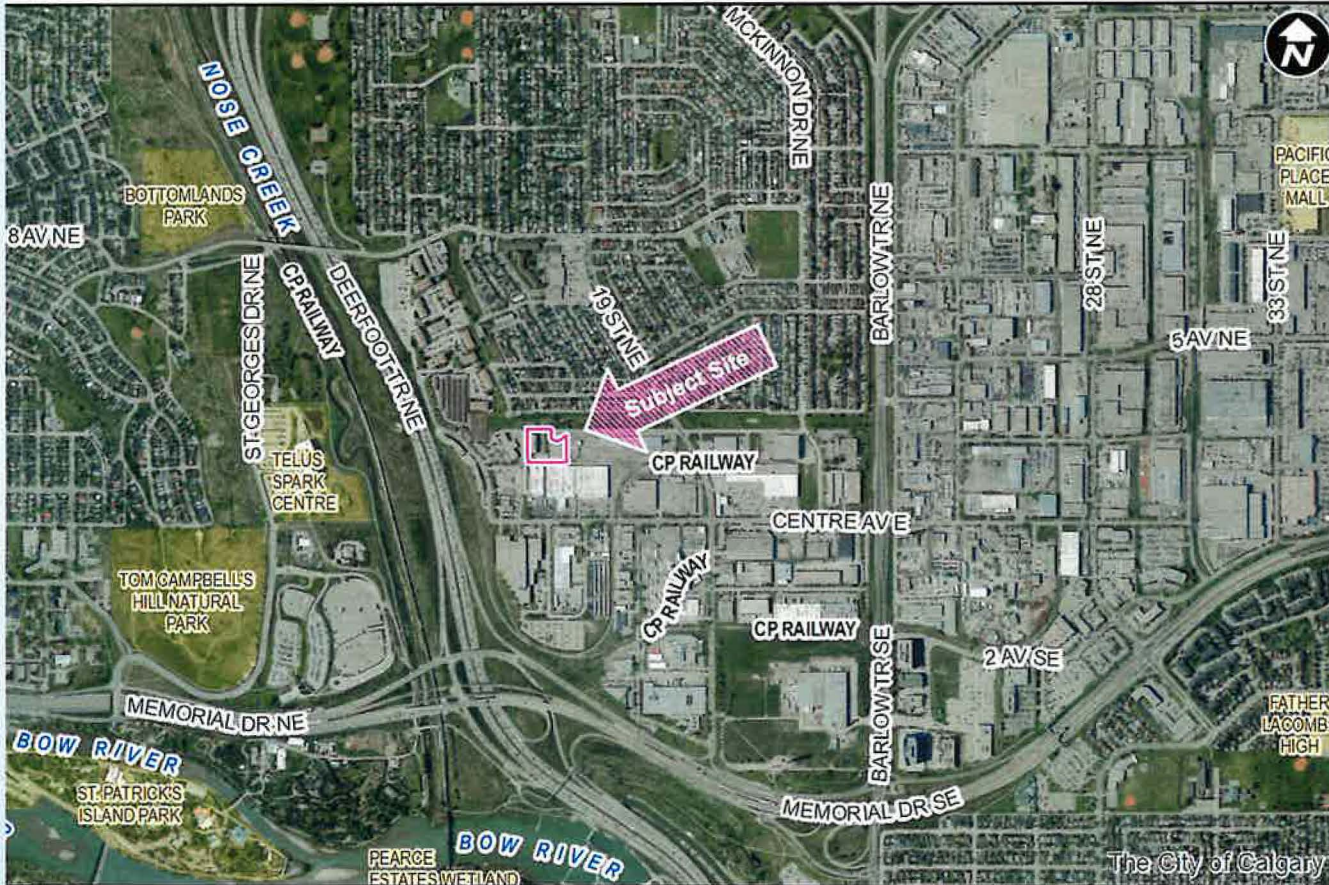
Public Hearing of Council
Agenda Item: 8.1.5

LOC2019-0192
Land Use Amendment
I-G to I-C

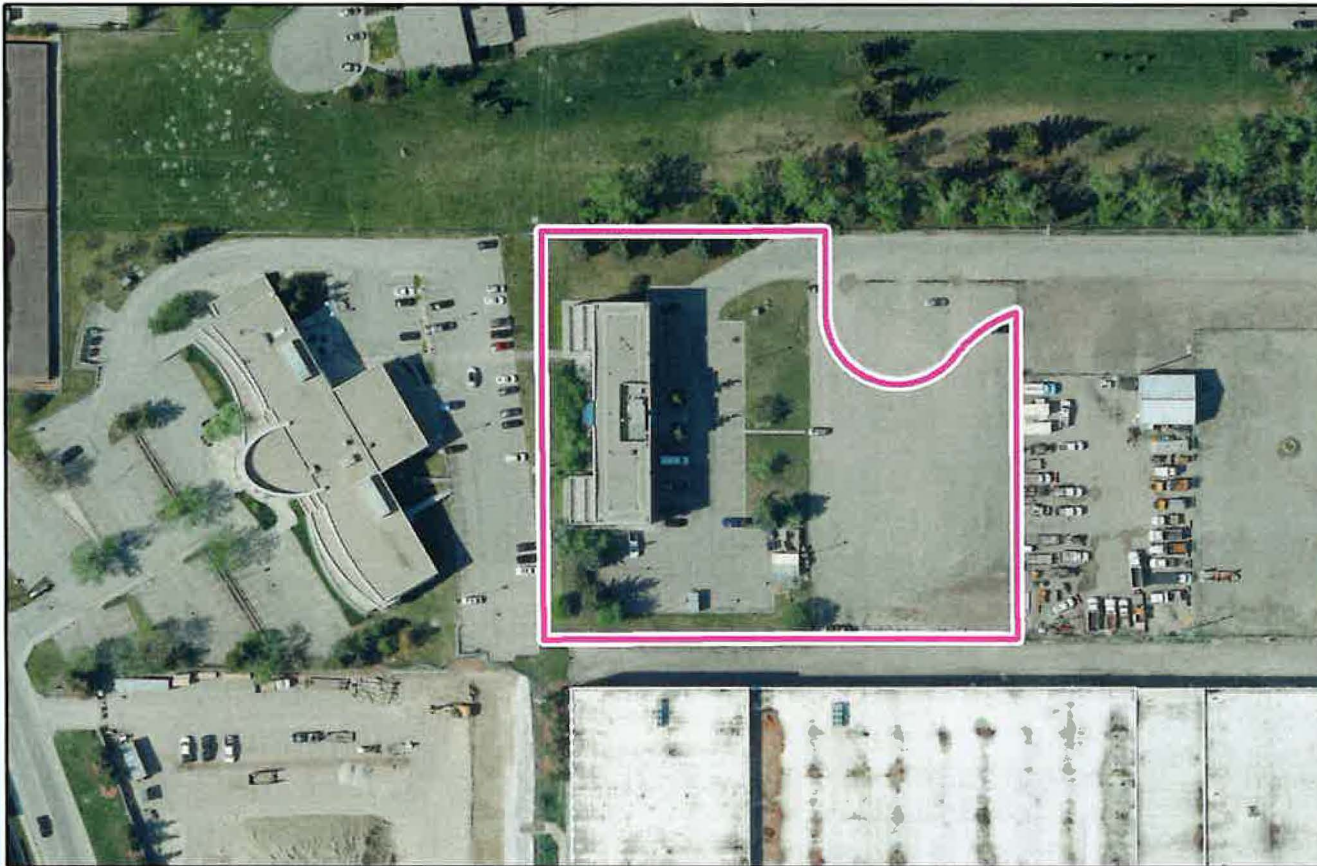




Area Context



- Community of Mayland
- Deerfoot Trail - west
- Memorial Drive - south
- Barlow Trail - east
- Max Bell LRT Station - SE (~1.5km)



- Two separate parcels
- Area: 0.9 ha / 2.2ac
- Dimensions: ~90m x 110m
- Eastern parcel – vacant
- Western parcel – developed with a 3-storey office building
- Access via Mayland PI (an existing private cul de sac road) connecting the site to 19 Street NE



April 15, 2020

LOC2019-0192

SITE Photograph

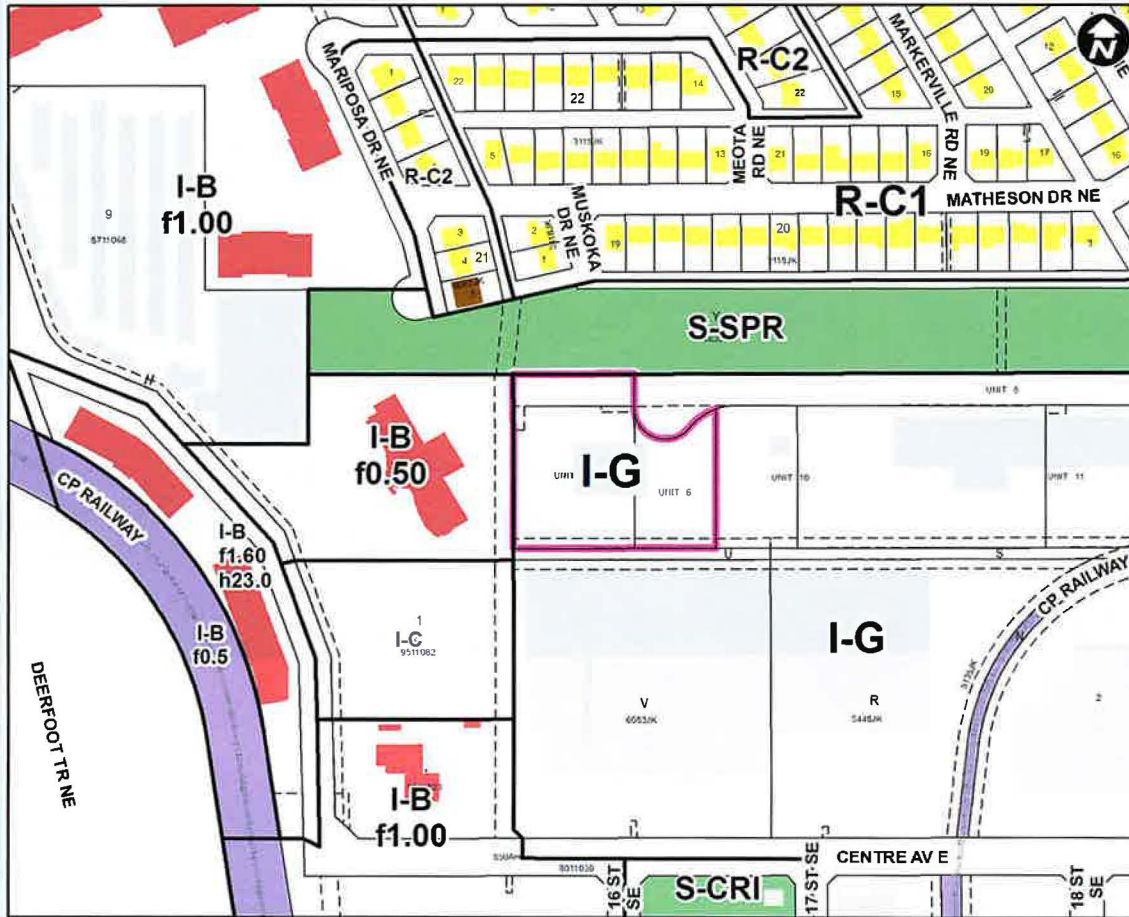


April 15, 2020








LOC2019-0192

SITE Photograph



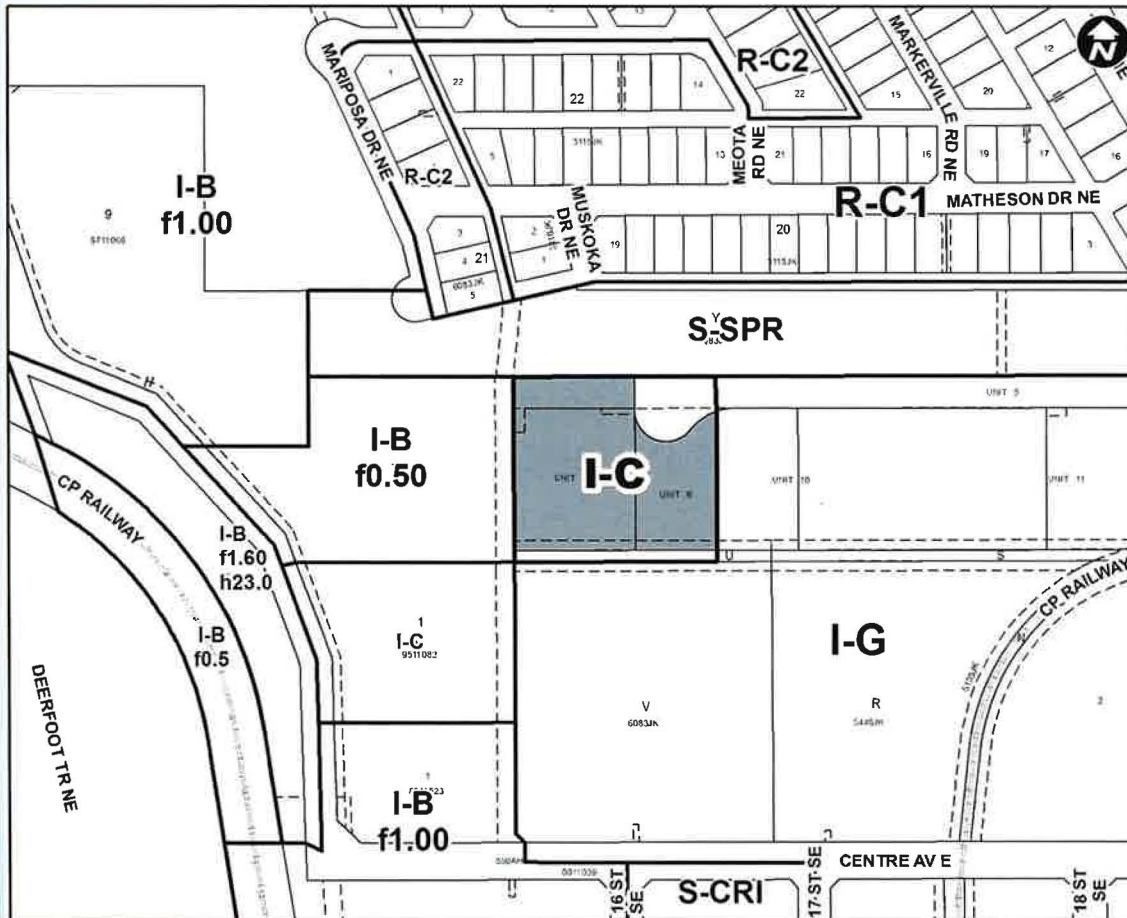


LEGEND

-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Light Industrial
-  Parks and Openspace
-  Vacant
-  Transportation, Communication, and Utility
-  Site Boundary



Proposed Land Use



- Industrial – Commercial (I-C) District
- Retail, office and light industrial uses
- 12 metres in height
- 1.0 FAR (same as I-G)
- Existing office building will become a non-conforming building (height)
- In keeping with applicable industrial policies of the Municipal Development Plan (MDP)



Public Hearing of Council Agenda Item: 8.1.5

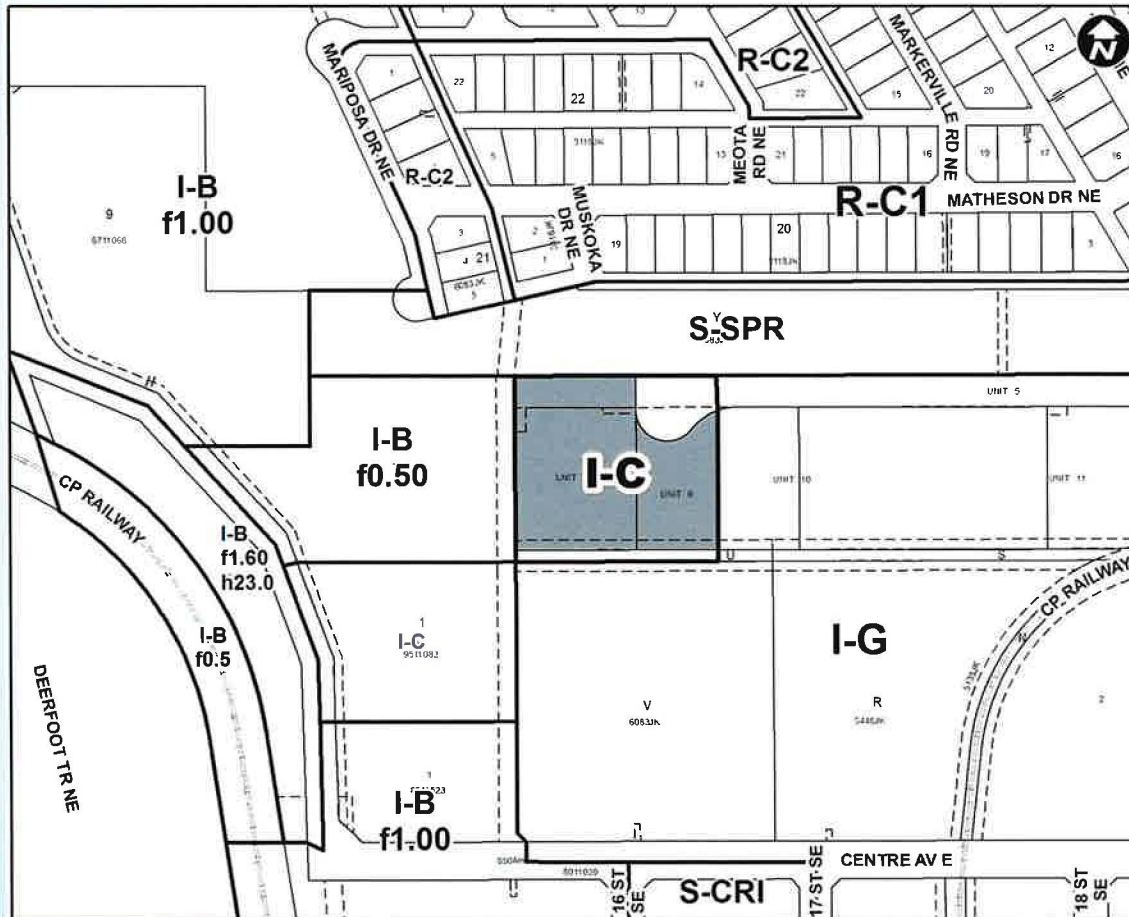
Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.89 hectares \pm (2.20 acres \pm) located at 233 and 235A Mayland Place NE (Condominium Plan 0010627, Unit 1; Plan 0610231; Unit 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the **Proposed Bylaw 46D2020**.



Proposed Land Use

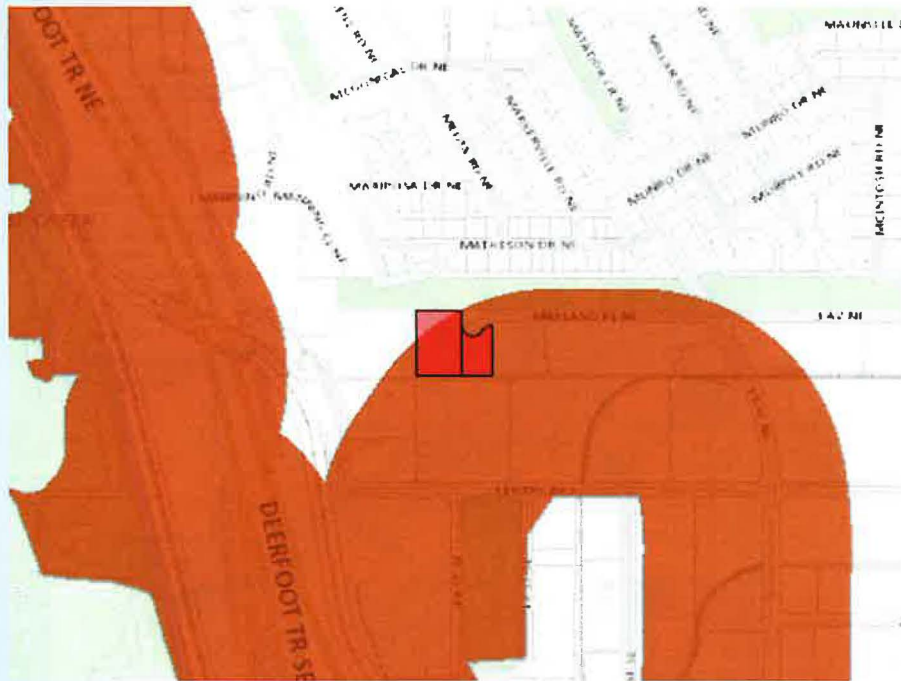


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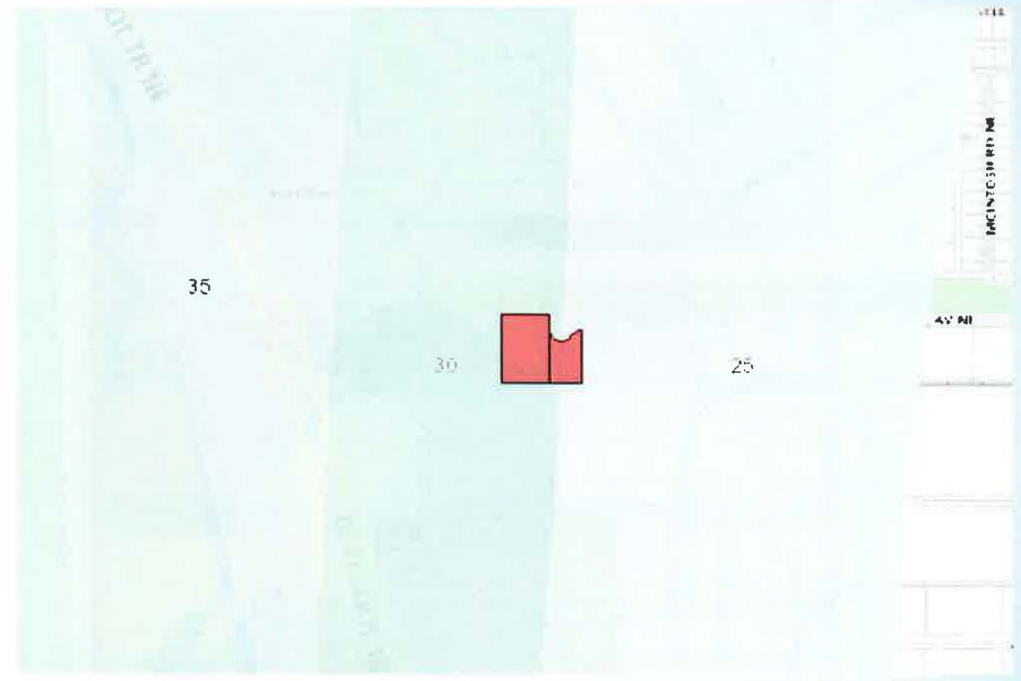


Development Constraints



Within a landfill Setback

“sensitive uses” subject to the **Subdivision & Development Regulation**”



Within 25-30 & 30-35 NEF Contours

“sensitive uses” subject to the **Airport Vicinity Protection Area (AVPA) Regulation**

Approved: 24P2009
Amended: 19P2017

