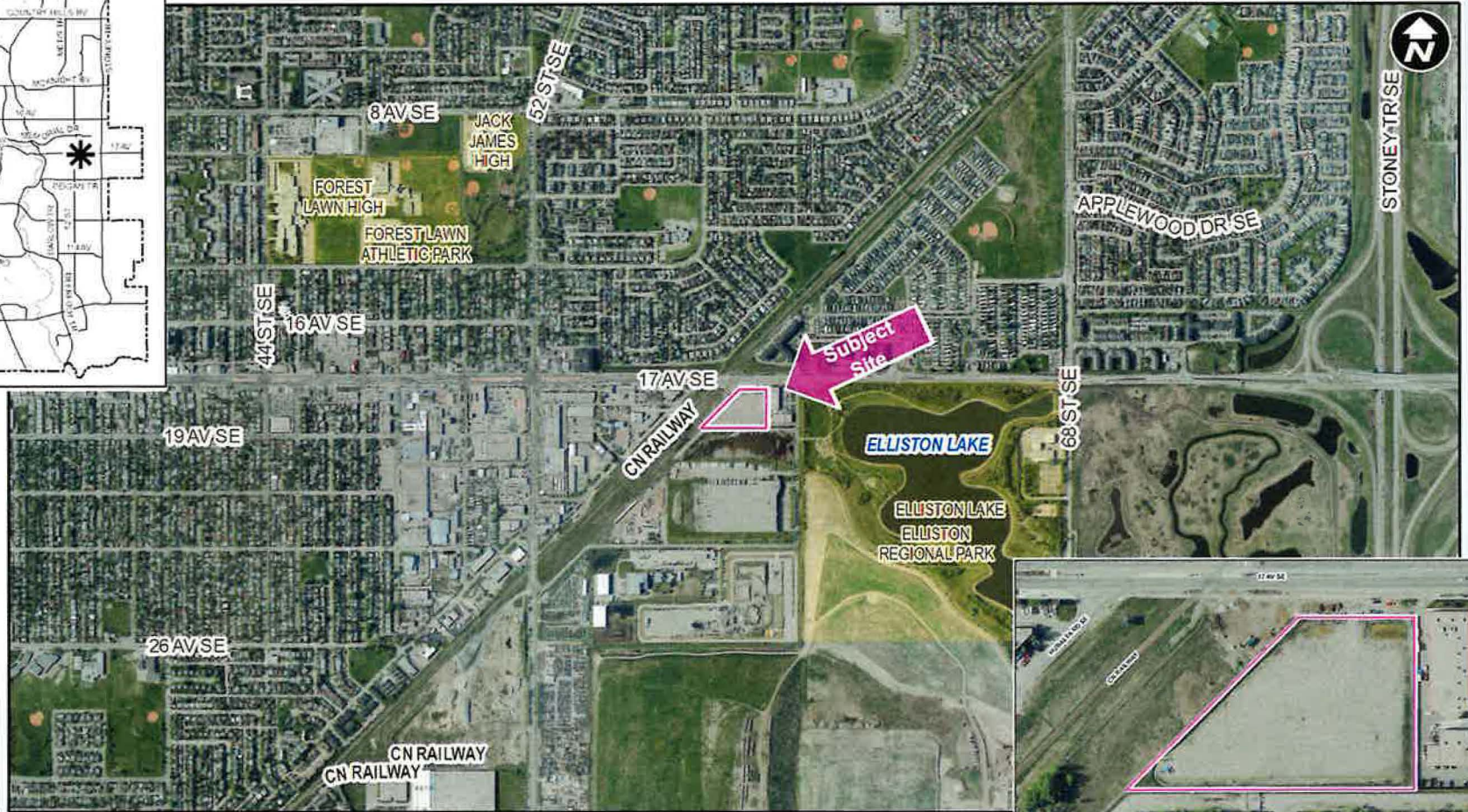
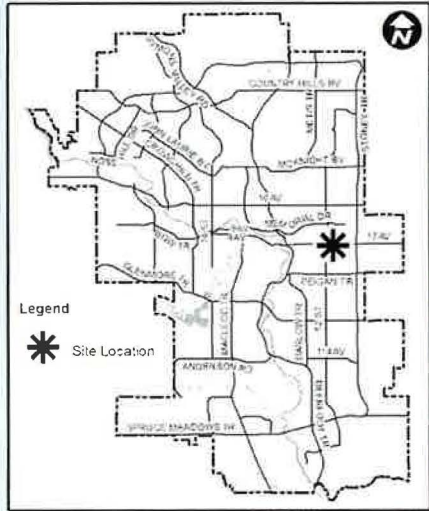




Calgary Planning Commission Agenda Item: 7.2.1

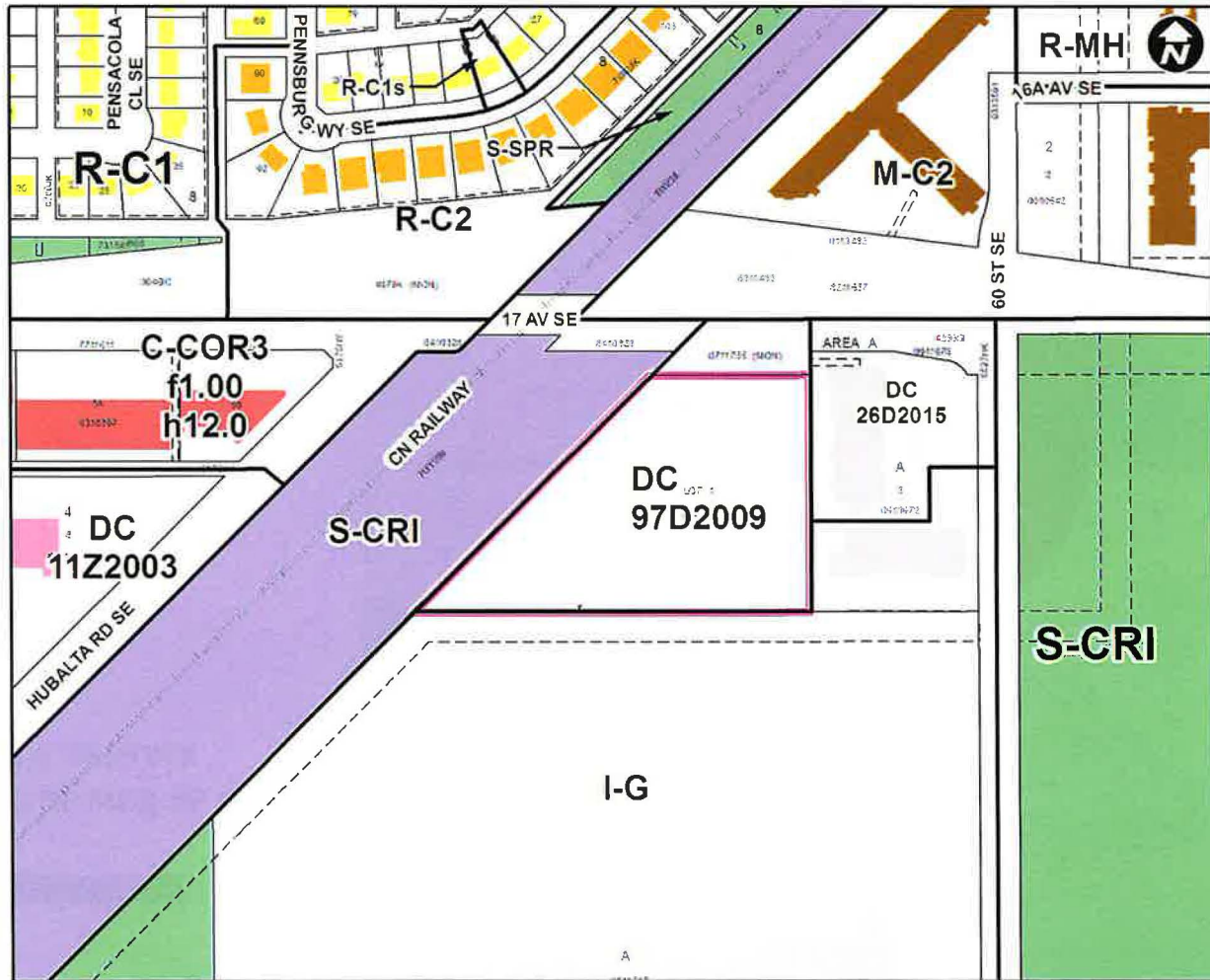
LOC2019-0198 Land Use Amendment

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 18 2020
ITEM: 7.2.1 CPC 2020-0628
Distribution
CITY CLERK'S DEPARTMENT



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Subdivision Development Regulations

- Site is a hazardous waste site as well as located within the East Calgary Landfill setback
- SDR restricts the uses of:
 - School
 - Hospital
 - Food establishment
 - Residence

Defined

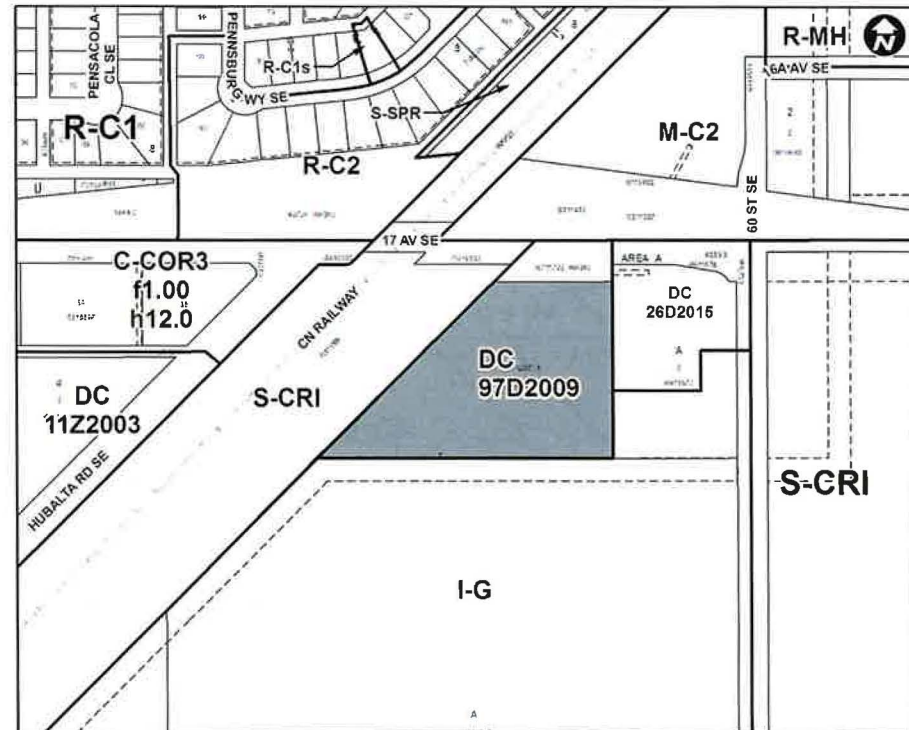
Food Establishment: means a place where food is handled

Food: means any substance, including water and ice, intended for use in whole or in part for human consumption



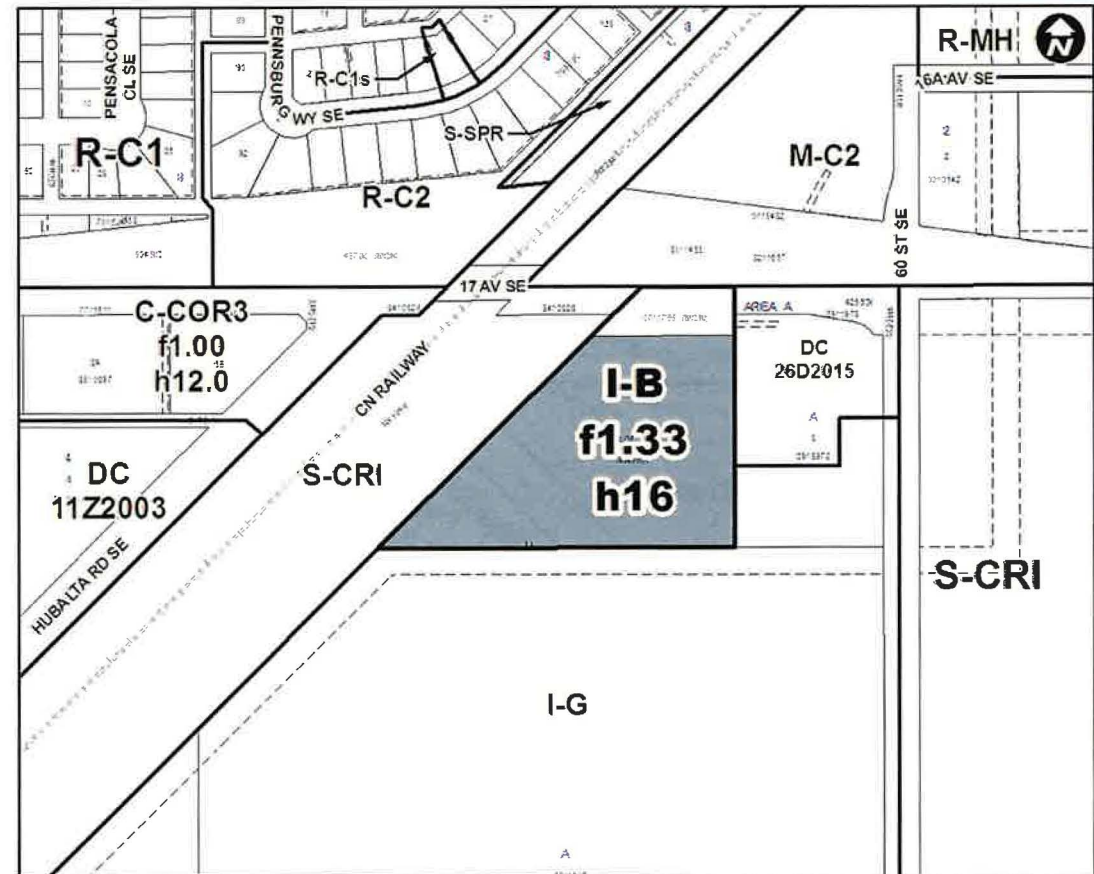
Existing Direct Control District

- Based on the I-B District
- Removed any use considered to have a food related nature
- FAR of 1.0
- Height of 16 metres



Industrial - Business (I-B) District

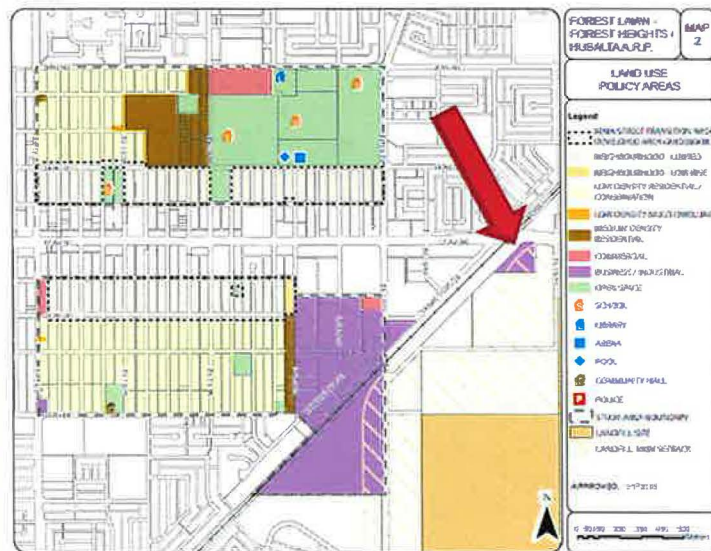
- High quality developments visible from expressways or major streets
- Activity contained within the buildings
- Maximum FAR of 1.33
- Maximum height of 16 metres



Municipal Development Plan

Urban Main Street

- Encourages a broad range of employment, commercial and retail uses



Forest Lawn - Forest Heights / Hubalta Area Redevelopment Plan

Business / Industrial

- Encourage transition of site from heavy industrial to industrial business
- Any future development is required to meet environmental regulations





June 18, 2020

LOC2019-0198