

Calgary

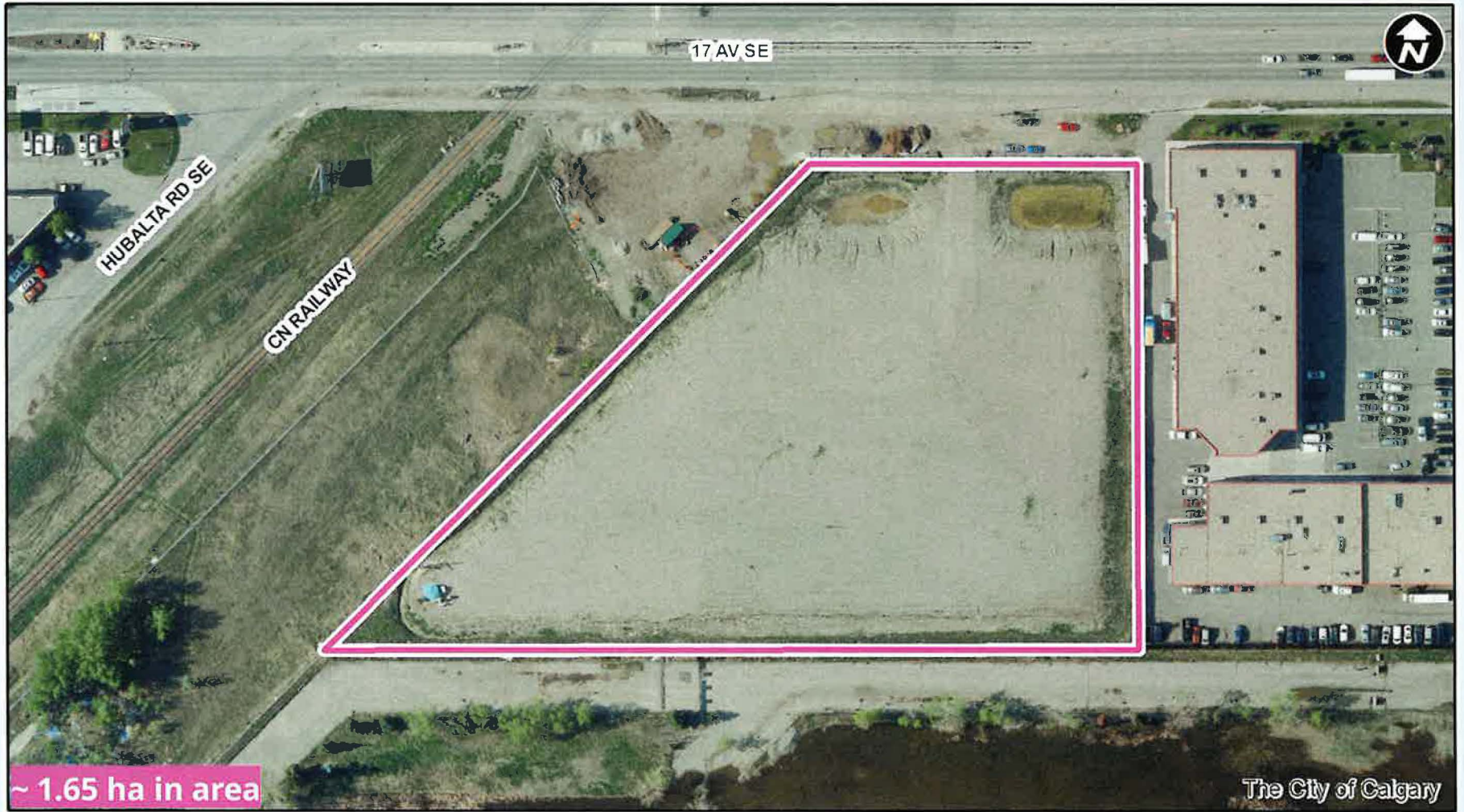


Public Hearing of Council
Agenda Item: 8.1.8



LOC2019-0198
Land Use Amendment
DC (I-B) to I-B





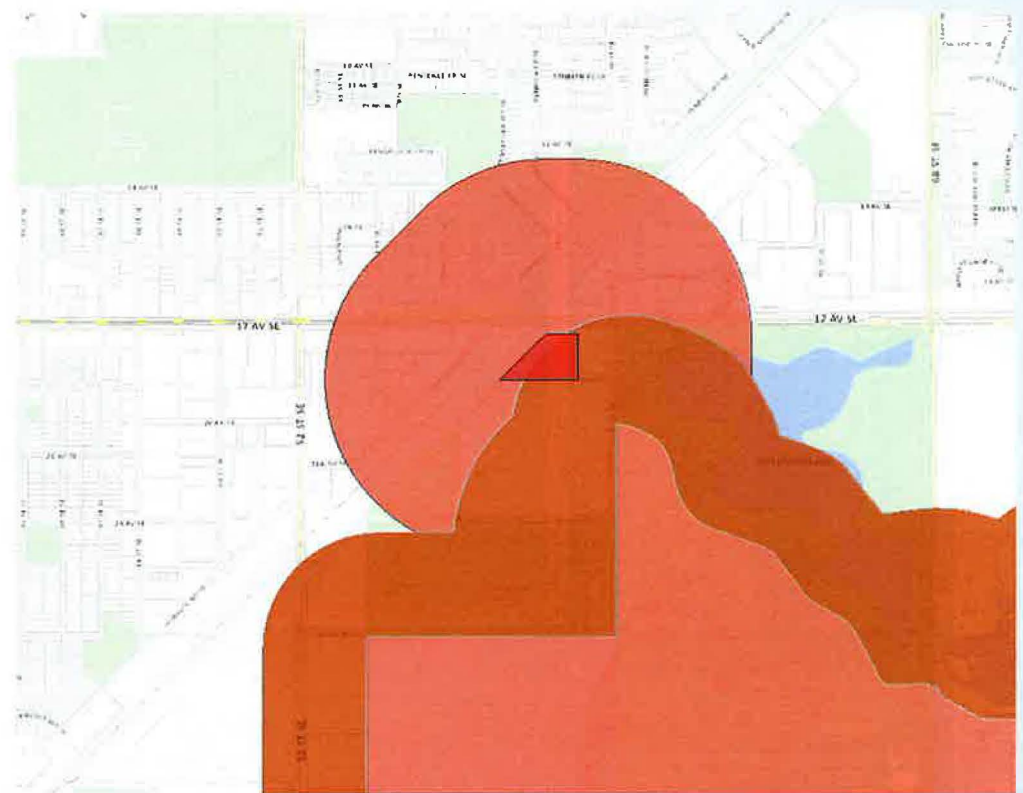
Subdivision Development Regulations

- 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

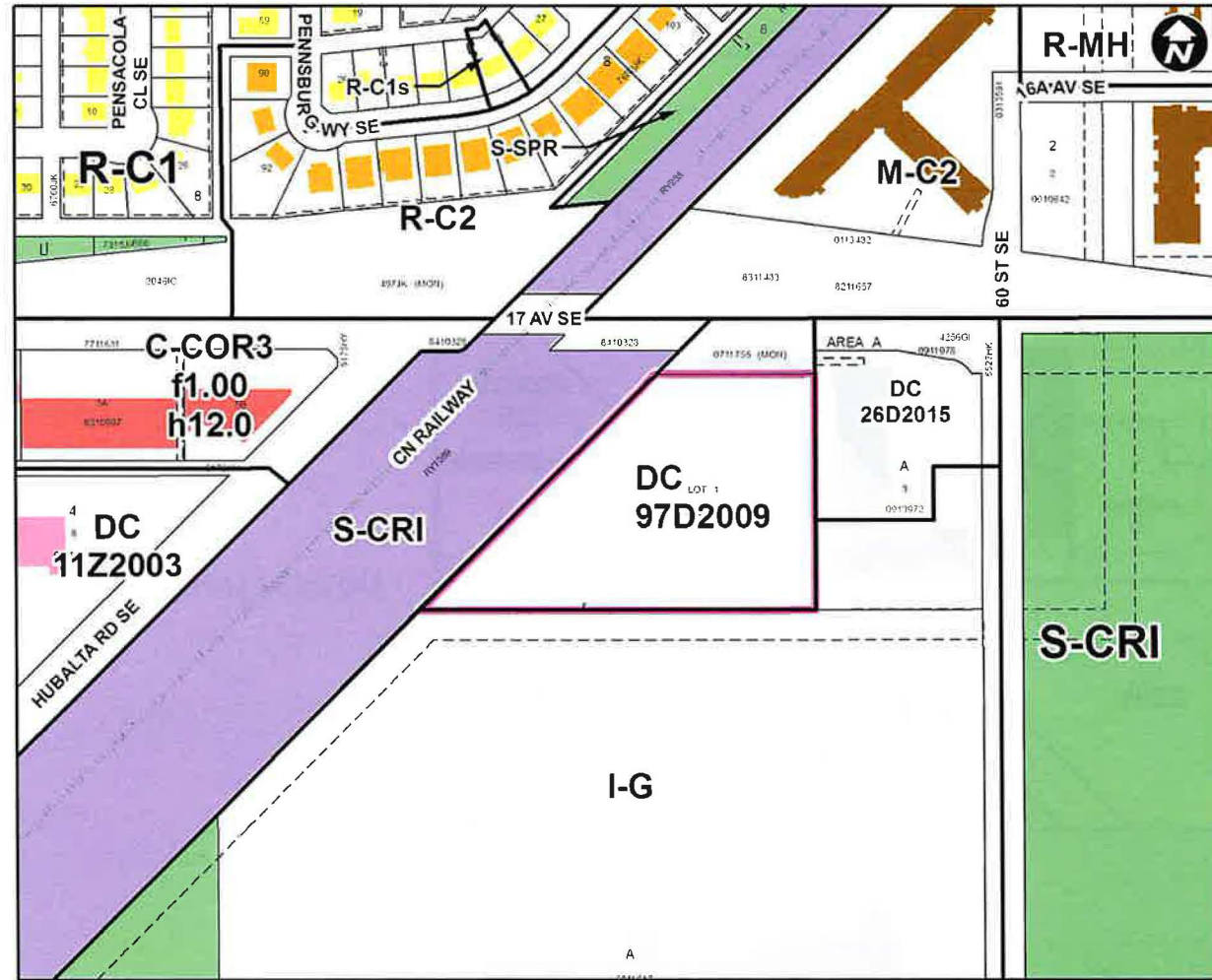
Food Establishment: means a place where food is handled

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



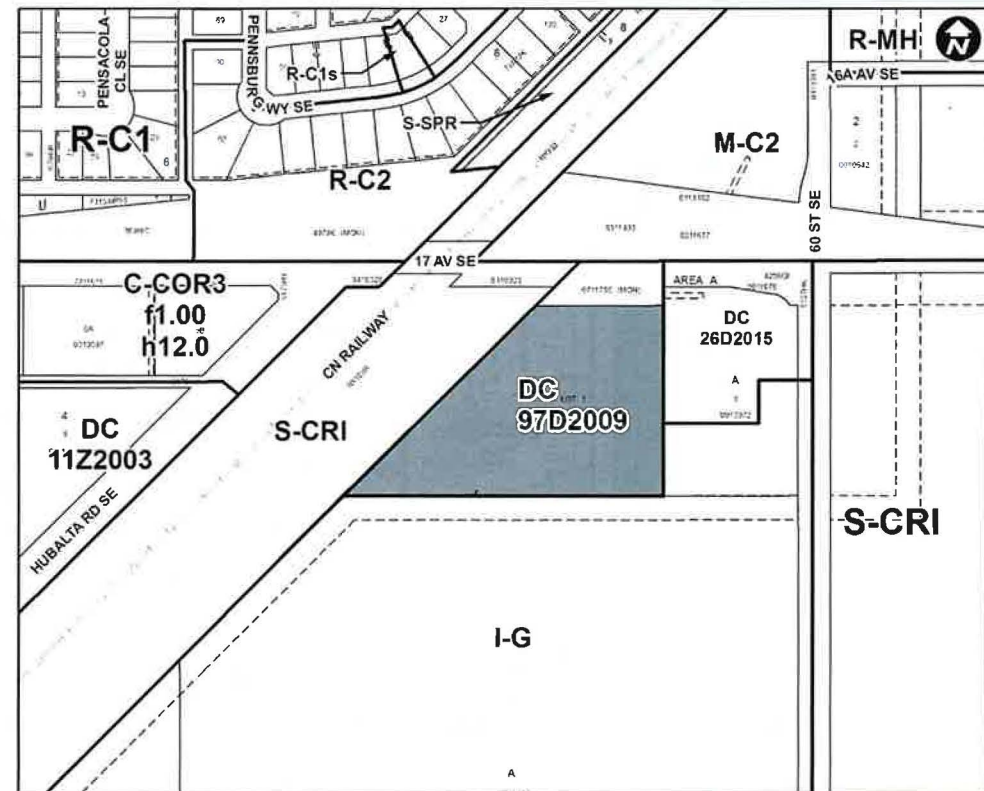
LEGEND

- 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



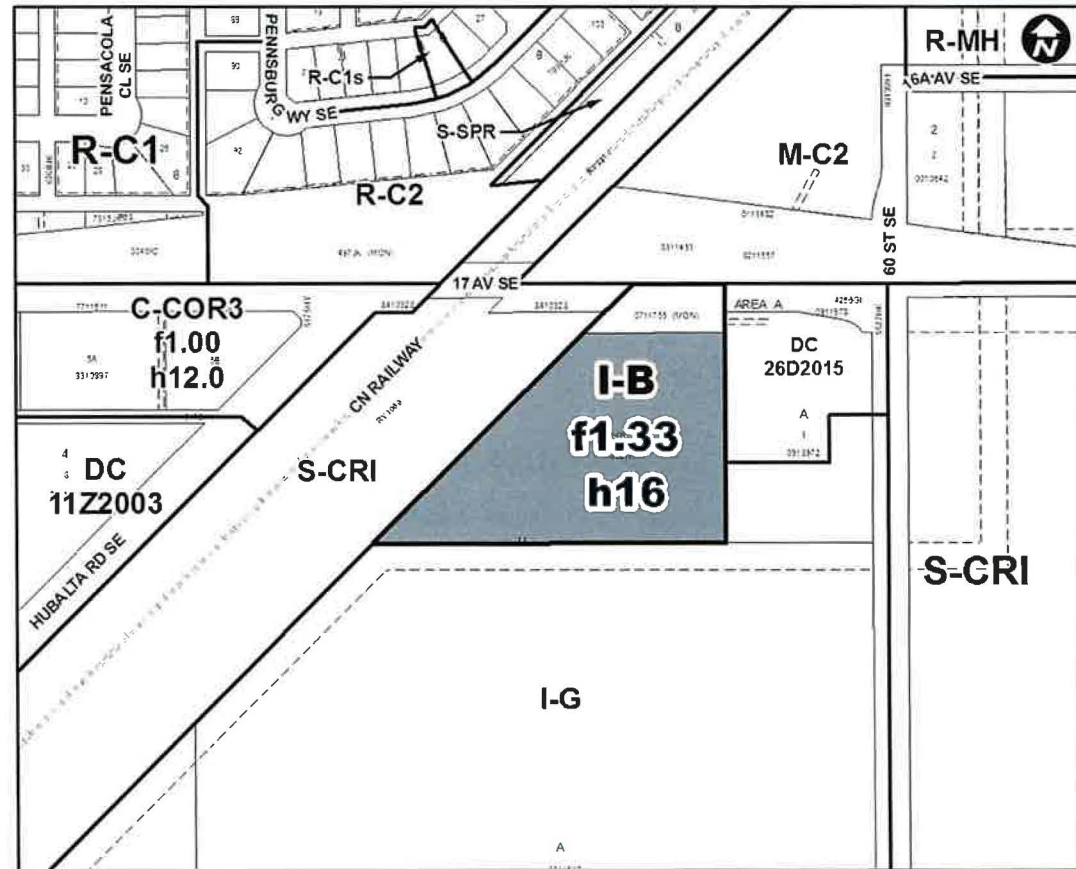
Existing Direct Control District

- 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.



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

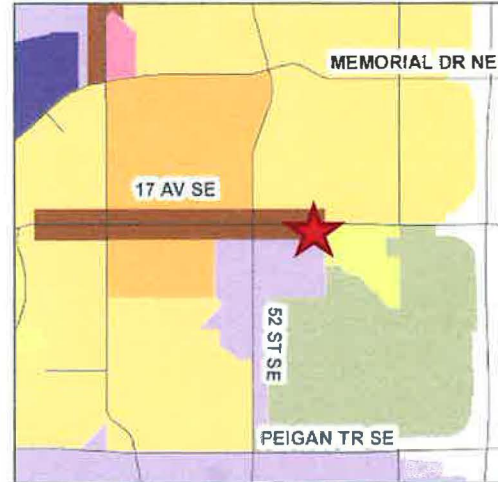
1. **ADOPT**, by bylaw, the proposed redesignation of 1.65 hectares \pm (4.01 acres \pm) located at 5805 – 17 Avenue SE (Plan 5527HK, Lot 1) from DC Direct Control District **to** Industrial – Business f1.33h16 (I-B f1.33h16) District; and
2. Give three readings to the **Proposed Bylaw 98D2020**.

Supplementary Slides

Municipal Development Plan

Urban Main Street

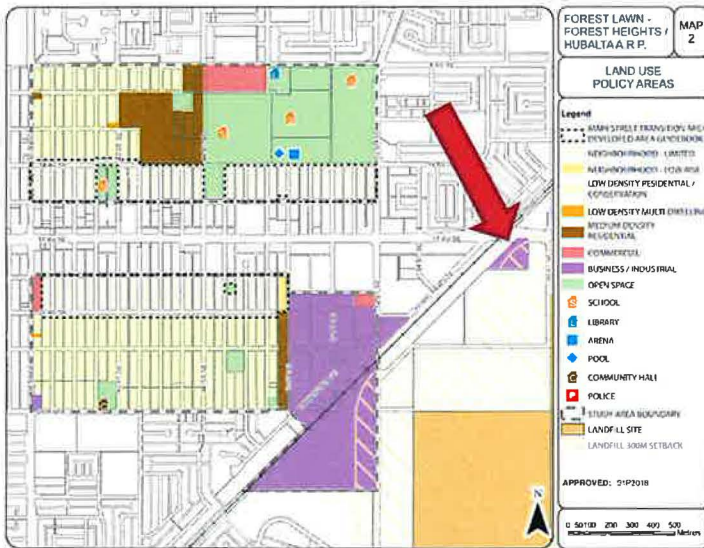
- Encourages a broad range of employment, commercial and retail uses



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





July 27, 2020

LOC2019-0198



July 27, 2020

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MAX Purple

Serves Downtown, East Village, Inglewood, Forest Lawn, Applewood and East Hills.
 New route replacing Route 305 on 17 Avenue SE.

| Service Level: 12 min peak, 22-30 min off-peak | Service Span: Until 23:30 weekdays, 21:45 weekends



Legend

- MAX Purple**
Peak/Off-Peak: 12 min / 22-30 min
Span: Until 23:45 / 21:45
- Intersecting Bus Route**
- Multiple Bus Routes**
- CTrain Line**
- CTrain Station**
- MAX Station**

