



Public Hearing of Council Agenda Item: 8.1.4

CITY OF CALGARY
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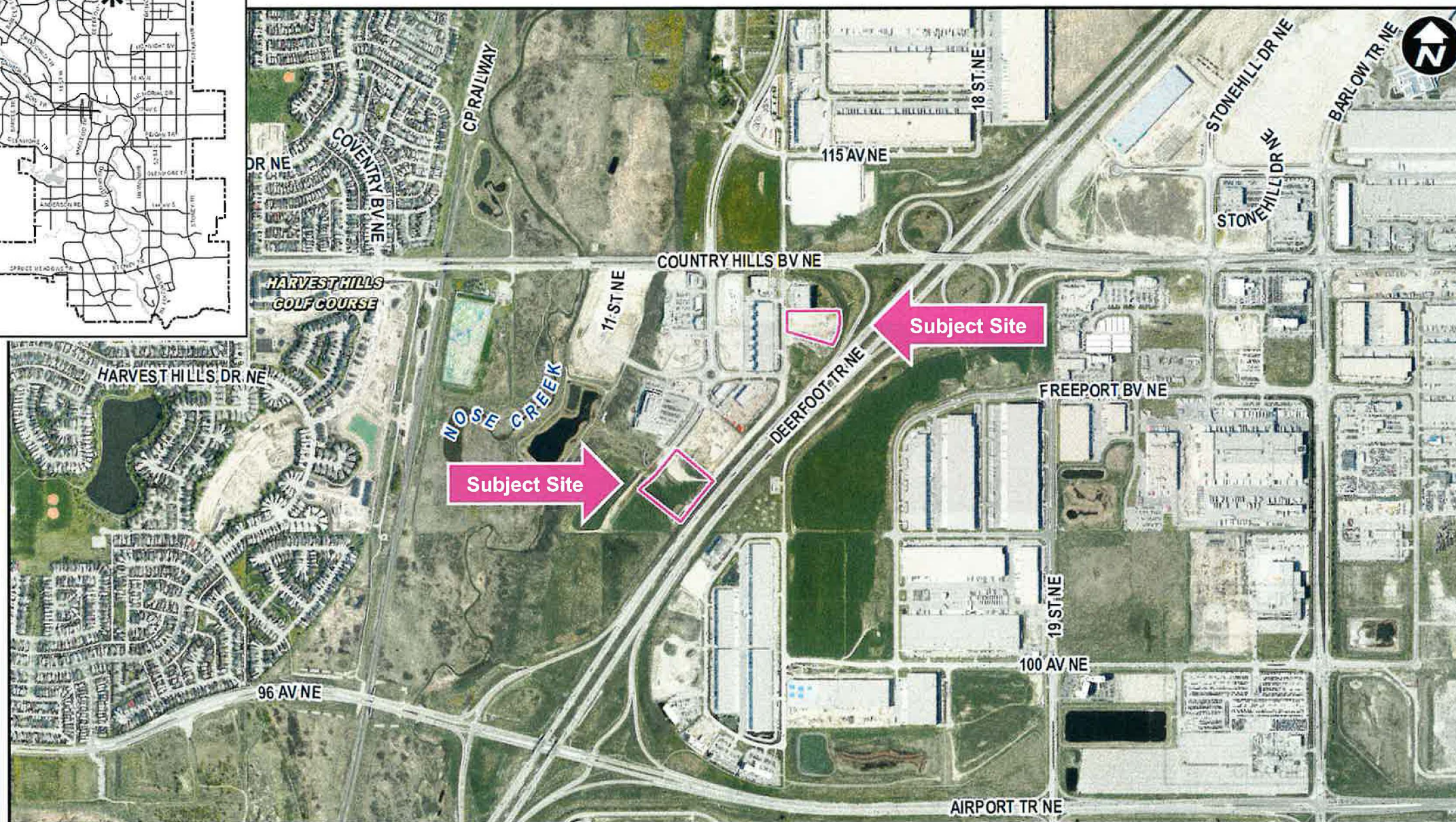
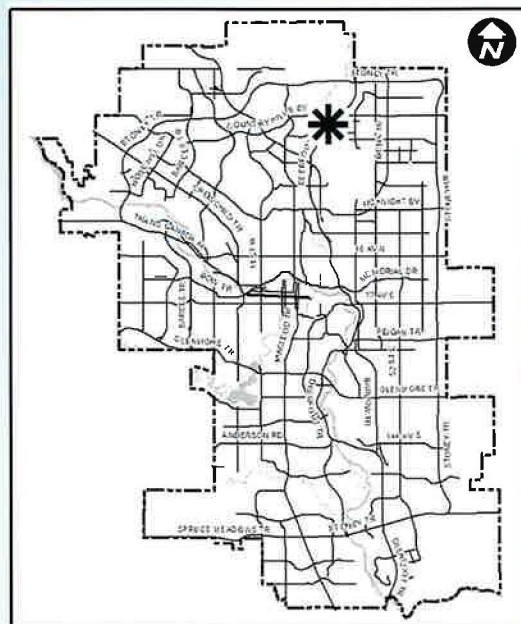
SEP 14 2020

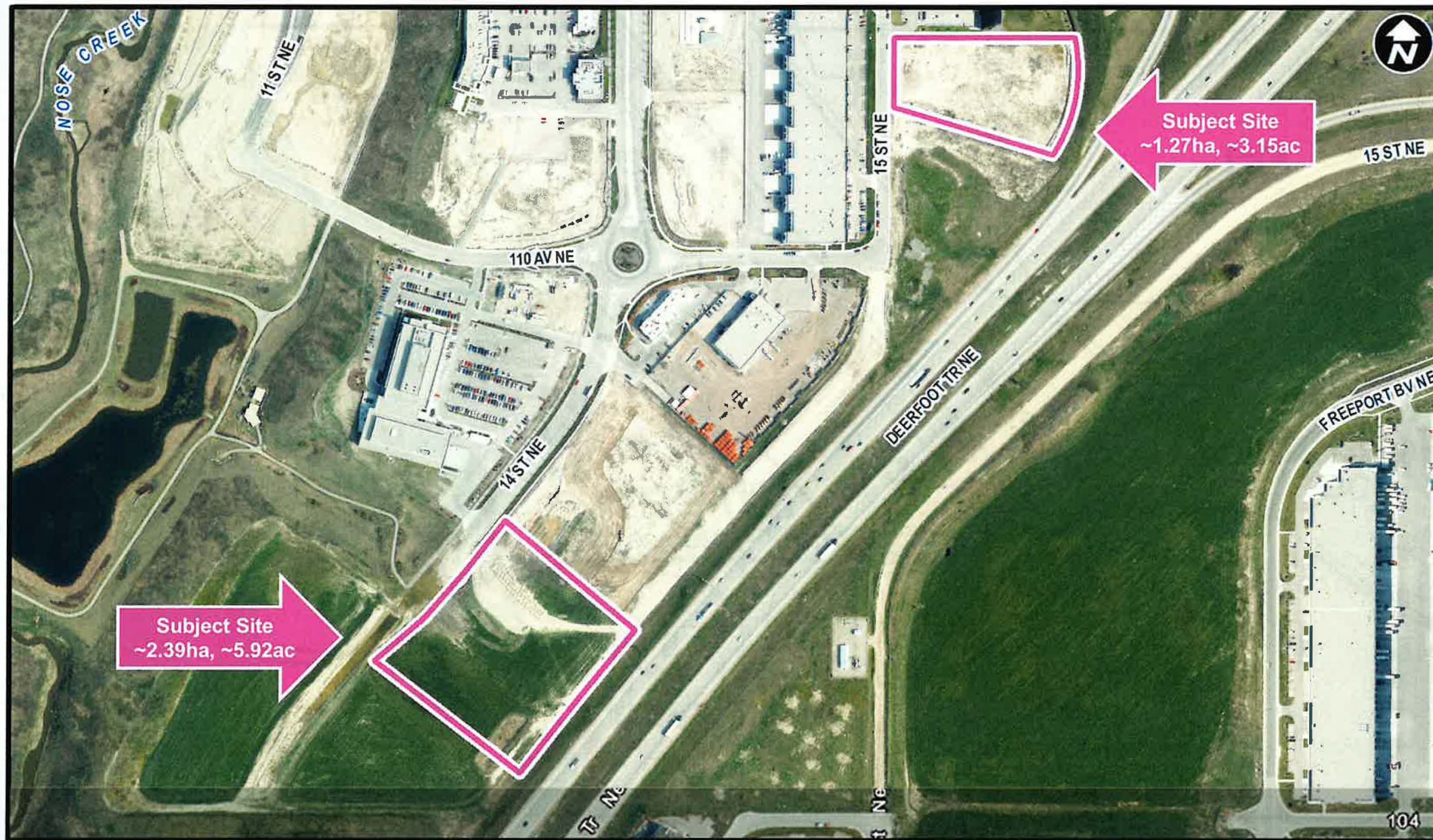
ITEM: 8.1.4 CPC20-0787

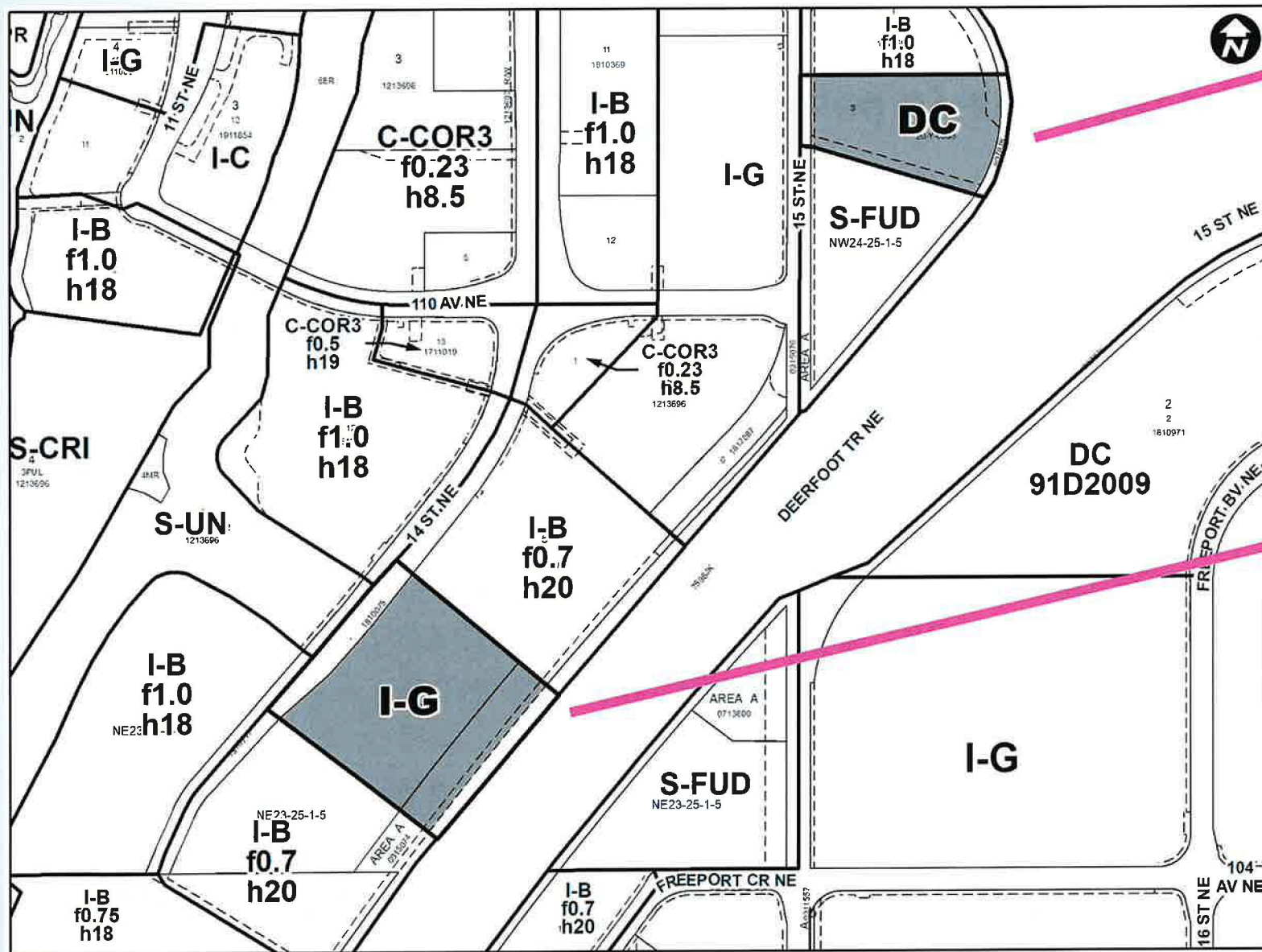
Distribution

CITY CLERK'S DEPARTMENT

LOC2020-0049
Land Use Amendment







Proposed Bylaw 118D2020

- Direct Control District
- I-C District base
- 12m; 1.0 FAR
- + Retail Garden Centre
- + Seasonal Sales Area

Proposed Bylaw 119D2020

- I-G District
- 16m; 1.0 FAR
- Indoor & outdoor industrial uses
- Special considerations for development adjacent to major roads

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation 1.27 hectares $\pm$ (3.15 acres $\pm$) located at 11134 – 15 Street NE (Plan 1213696, Block 1, Lot 2) from Industrial – Business (I-B f1.0h18) District **to** DC Direct Control District to accommodate a retail garden centre and seasonal sales area uses with guidelines (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 118D2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 2.39 hectares $\pm$ (5.92 acres $\pm$) located at 10821 and 11061 - 15 Street NE (Portion of NE 1/4 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B f0.7h20) District **to** Industrial – General (I-G) District; and
4. Give three readings to the **Proposed Bylaw 119D2020**.

Supplementary Slides

Discretionary Uses

908 (1) Uses listed in subsection 907(2) are discretionary uses if they are located:

- (a) in proposed buildings, or proposed additions to existing buildings, that are located on a parcel that is adjacent to a major street or expressway; or
- (b) on a parcel that does not have both sewer and water systems provided by the City.

Revised Stoney Industrial Area Structure Plan

Map 3

Land Use Concept



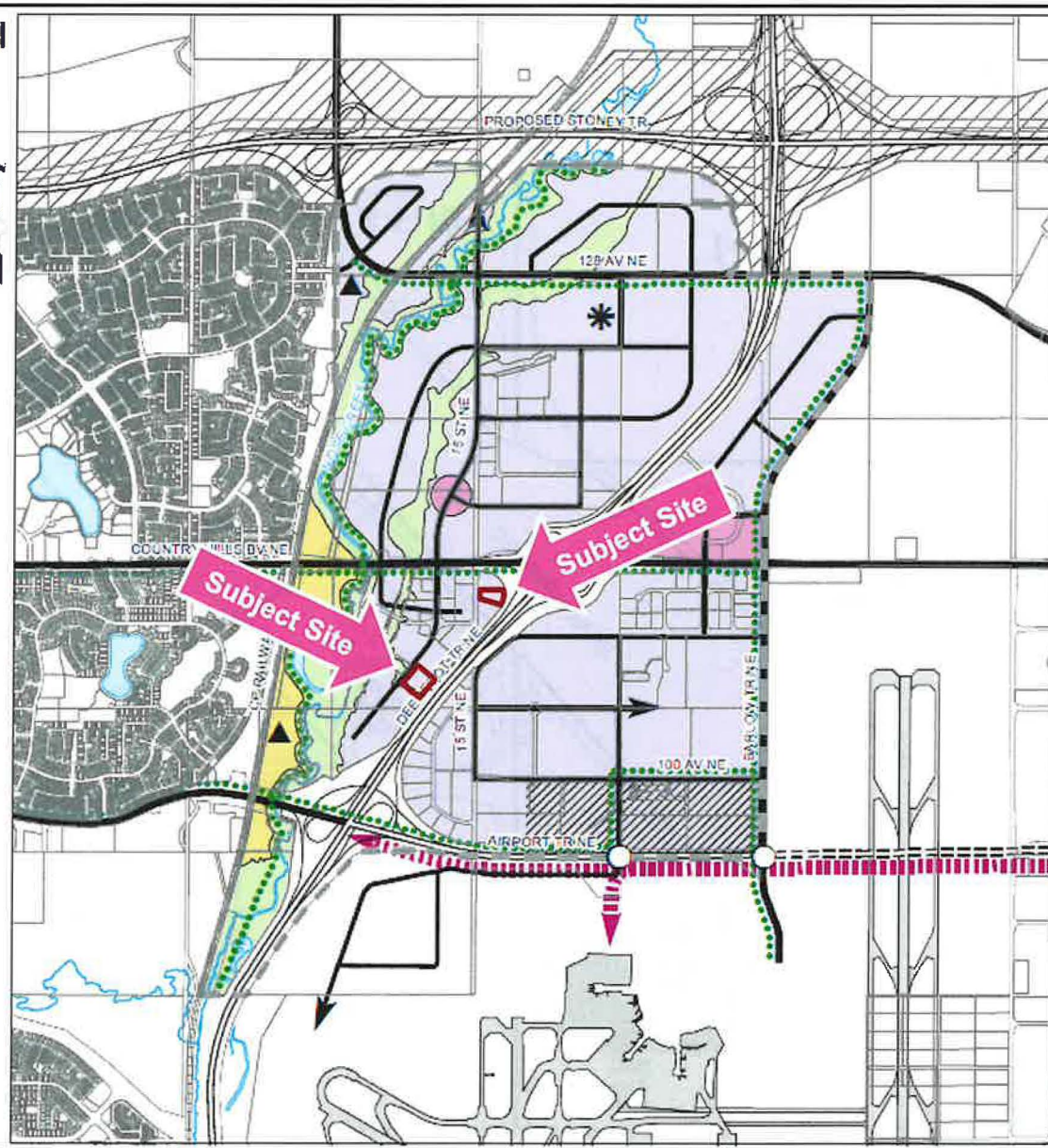
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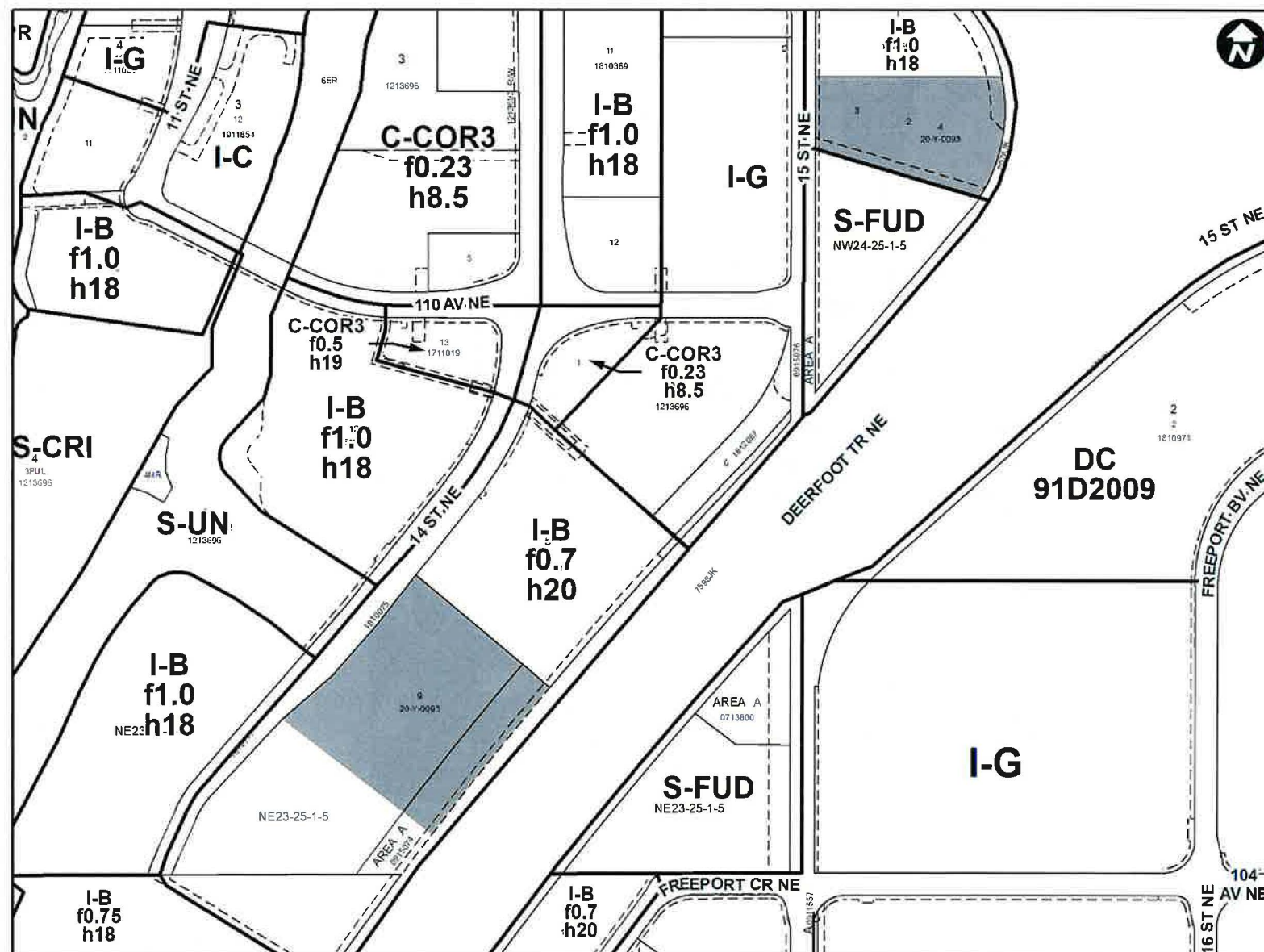
- Plan Boundary
- Transportation Utility Corridor
- Business/Industrial Area
- Retail Commercial Area
- Limited Development Area
- Conservation Area
- Regional Park
- Municipal Depot
- Expressway (Skeletal Road)
- Possible Future Expressway (Skeletal Road)
- Regional Major Road (Arterial Street)
- Internal Road Network
- On/Off Ramp
- Interchanges
- Regional Pathway
- Transportation Network Overlay
- Airport Transit Connection (Technology TBD)

NOTE: The "Service Commercial" and "Special Development" areas are not currently shown on the Land Use Concept map, but are to be applied through an amendment to the map in response to a site specific development proposal in accordance with the policies of section 6.0.

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved: TSP2004
Amended: SP2014





-  Land Use Amendment Boundary
-  Parcel Boundary

