

Public Hearing of Council

Agenda Item: 8.1.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 14 2020

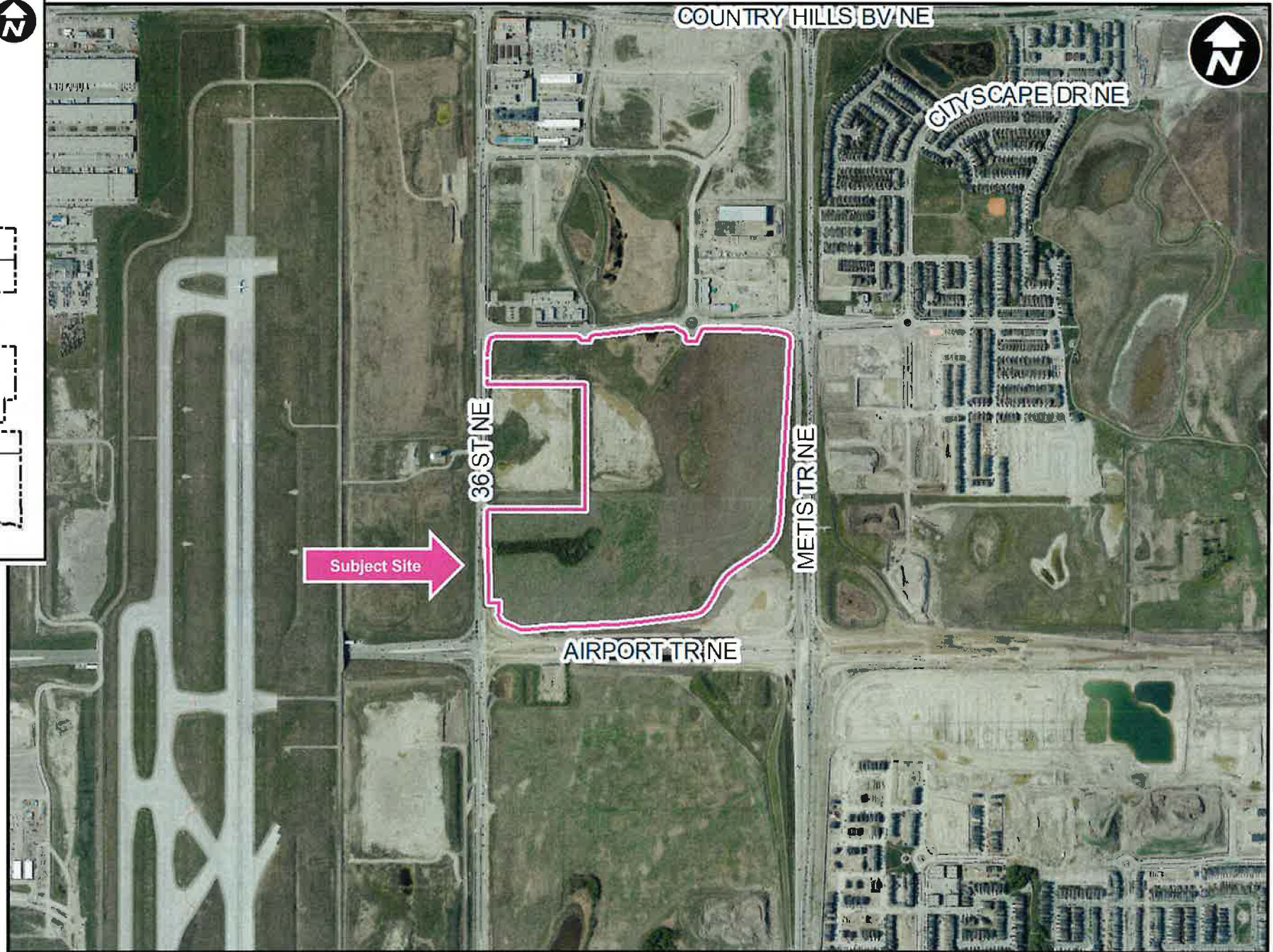
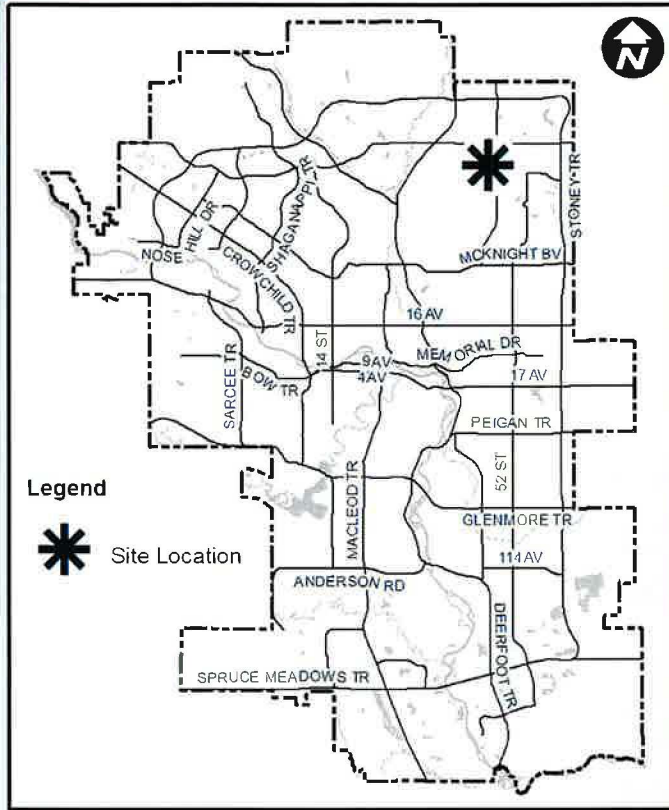
ITEM: 8.1.5 c/c 2020-0857

Distribution

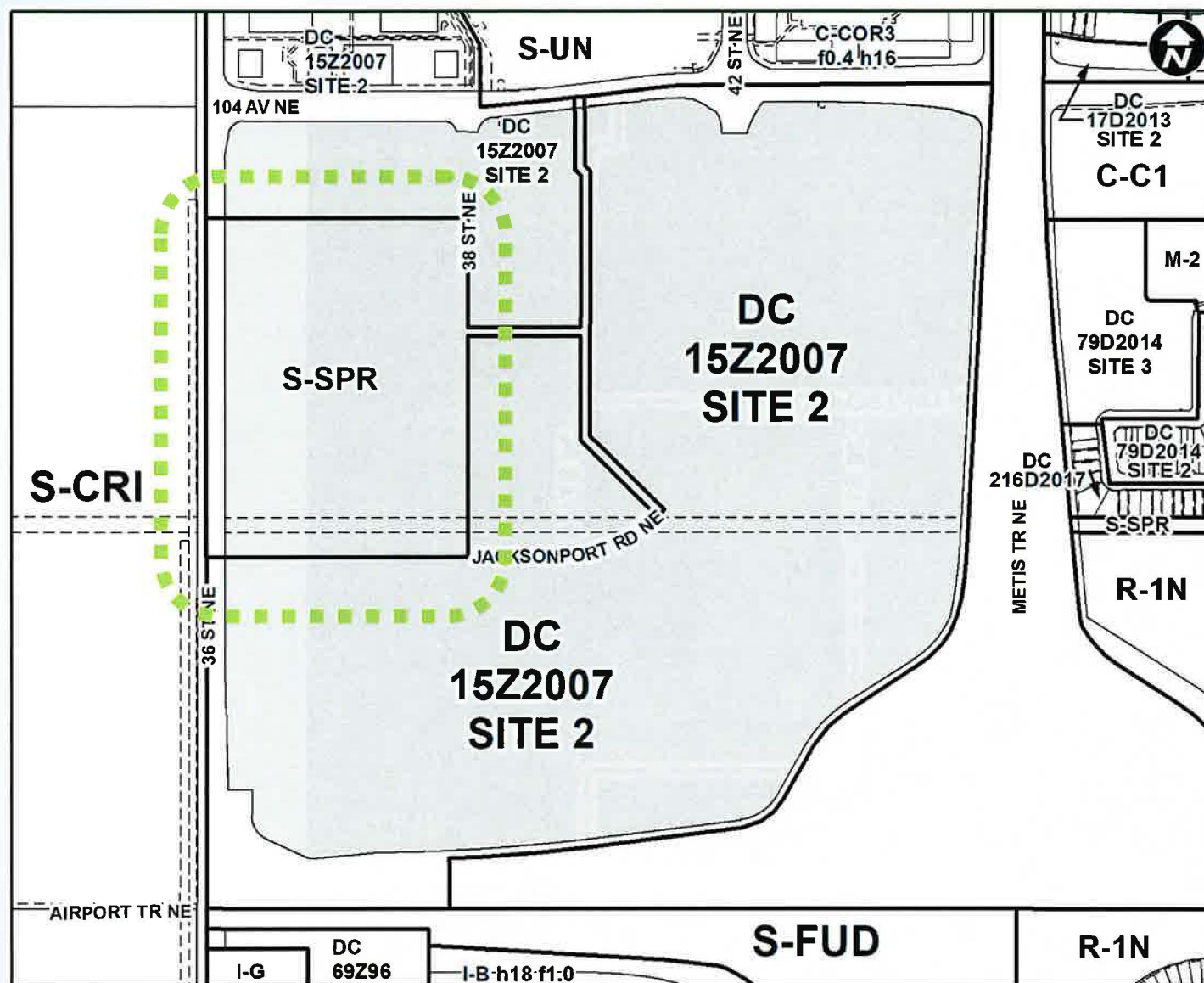
CITY CLERK'S DEPARTMENT

LOC2019-0123

Policy and Land Use Amendment





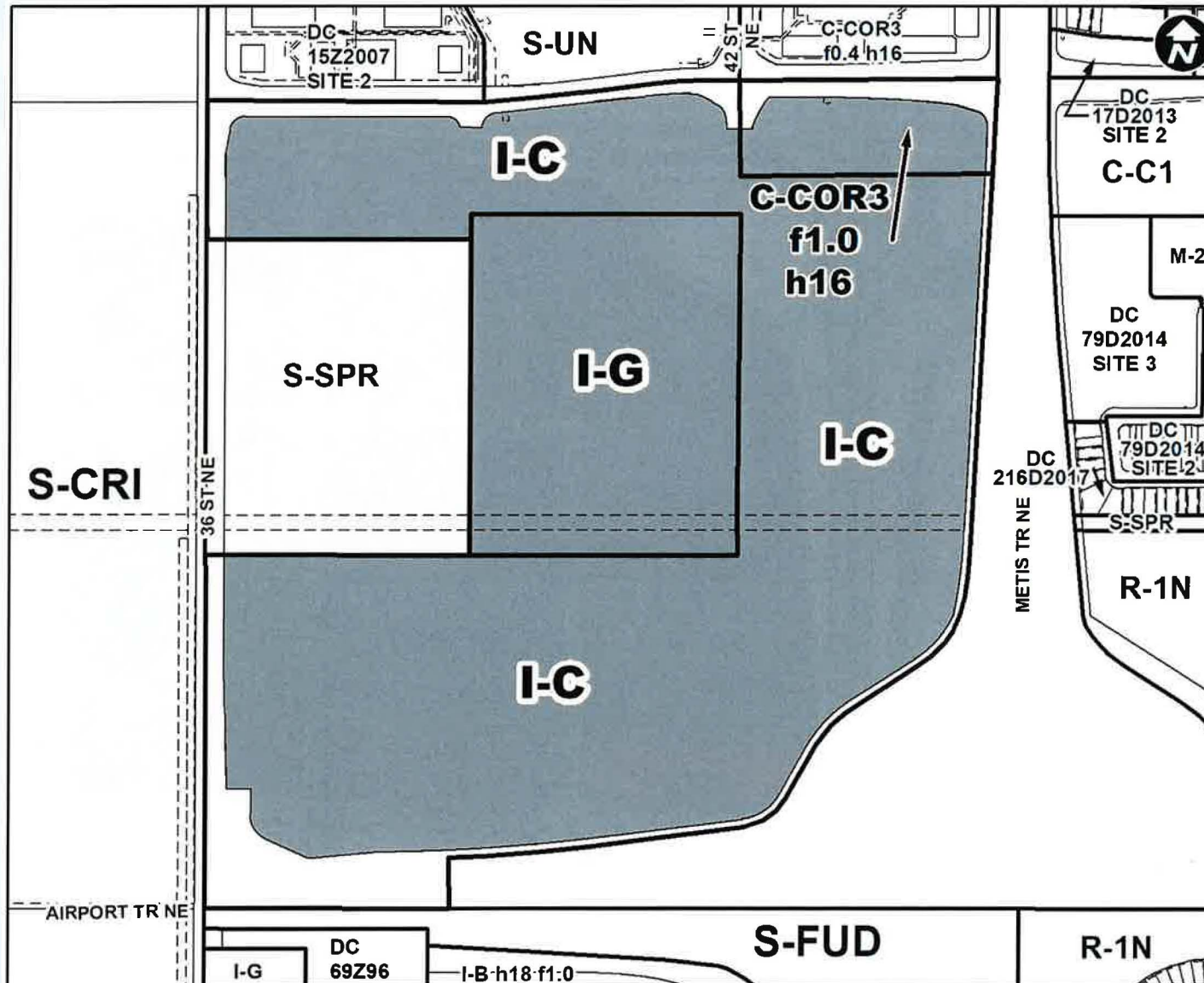


Existing Land Use

Approved by Council in 2007

DC based on C-5 of LUB 2P80
(intended shopping centre)

Regional athletic park planned for the S-SPR portion of site (still applicable)



Proposed Land Use

Industrial – Commercial (I-C) District

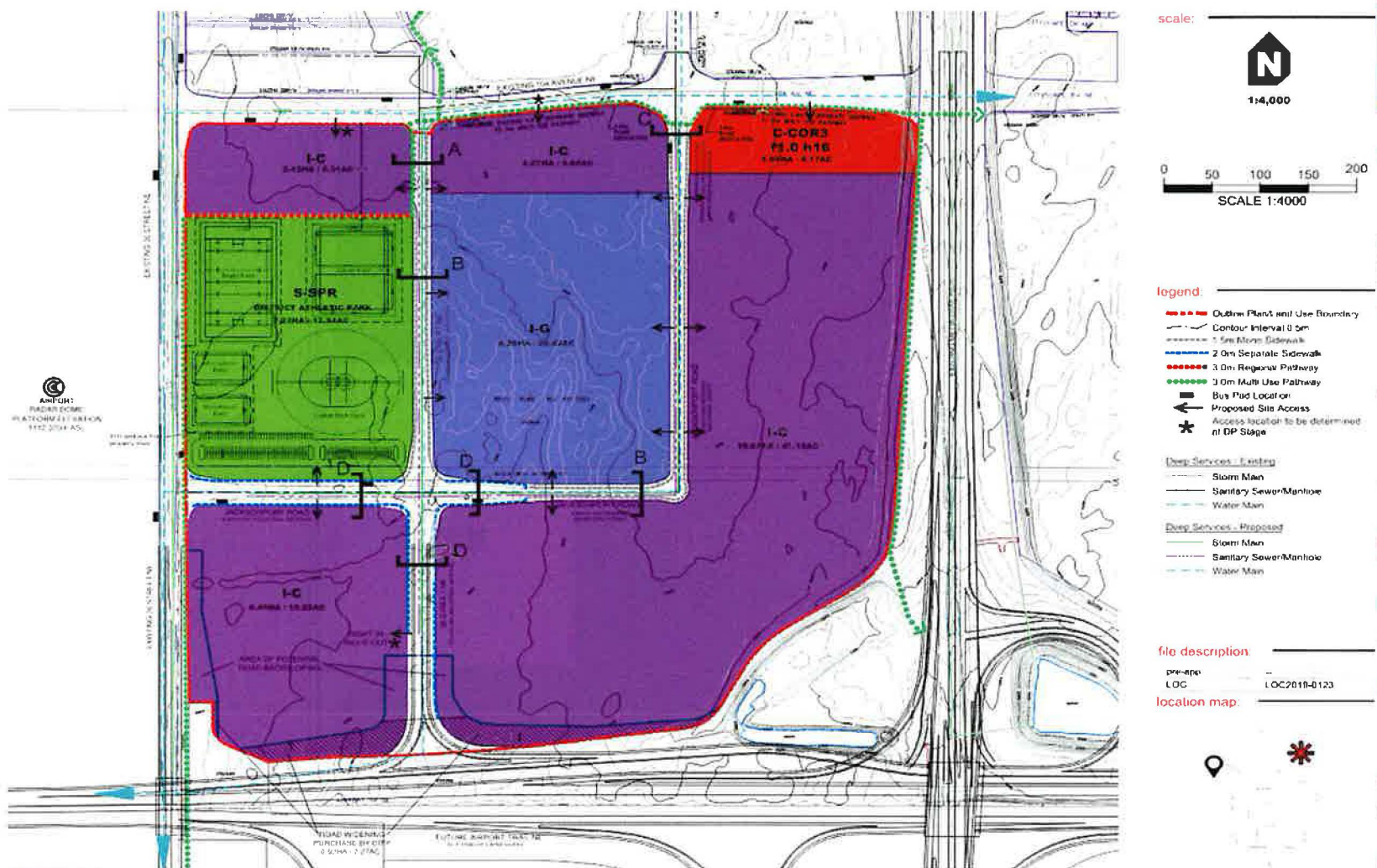
- Light-industrial with support commercial uses
- Standalone retail use

Industrial – General (I-G) District

- A wide range of indoor and outdoor industrial uses
- Support commercial uses

Commercial – Corridor 3 (C-COR 3 f1.0h16) District

- Primarily commercial, retail and service uses



Subdivision Outline Plan

~7.2 ha (MR) regional athletic park including a cricket field

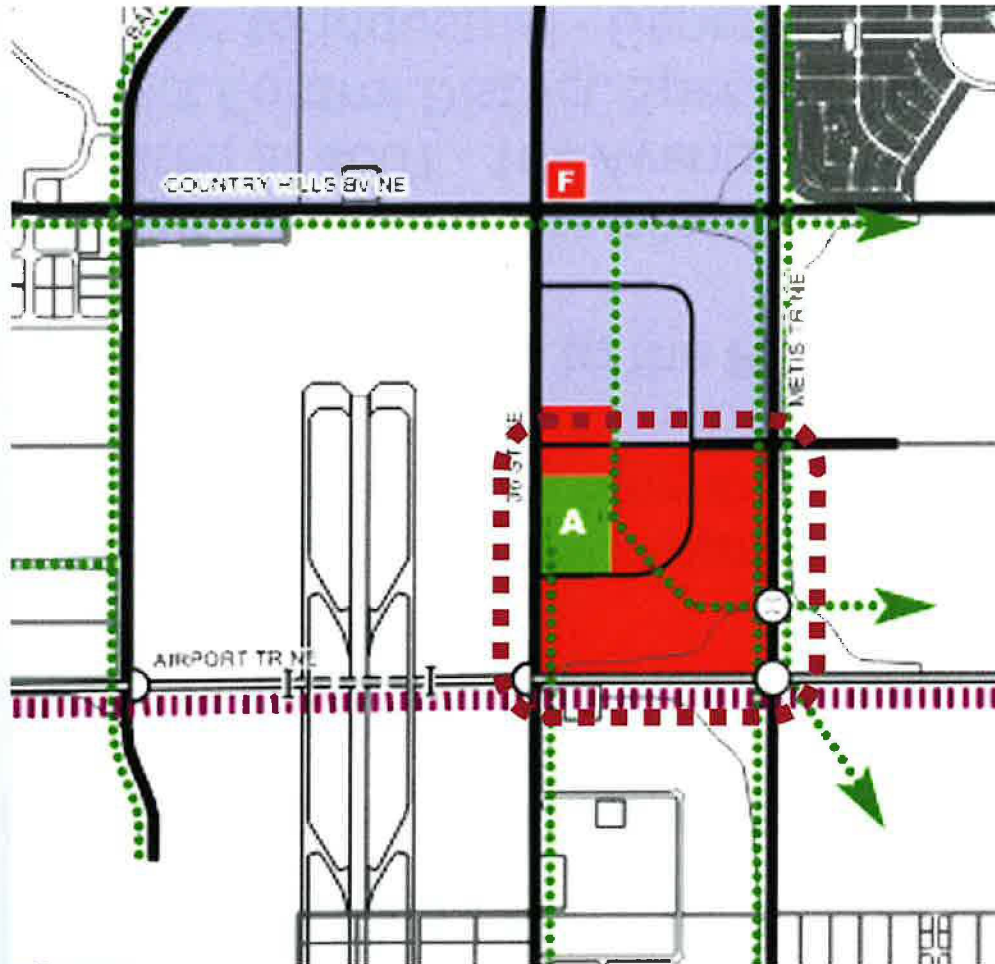
38.4 ha of industrial/commercial lands

Street network and utility servicing

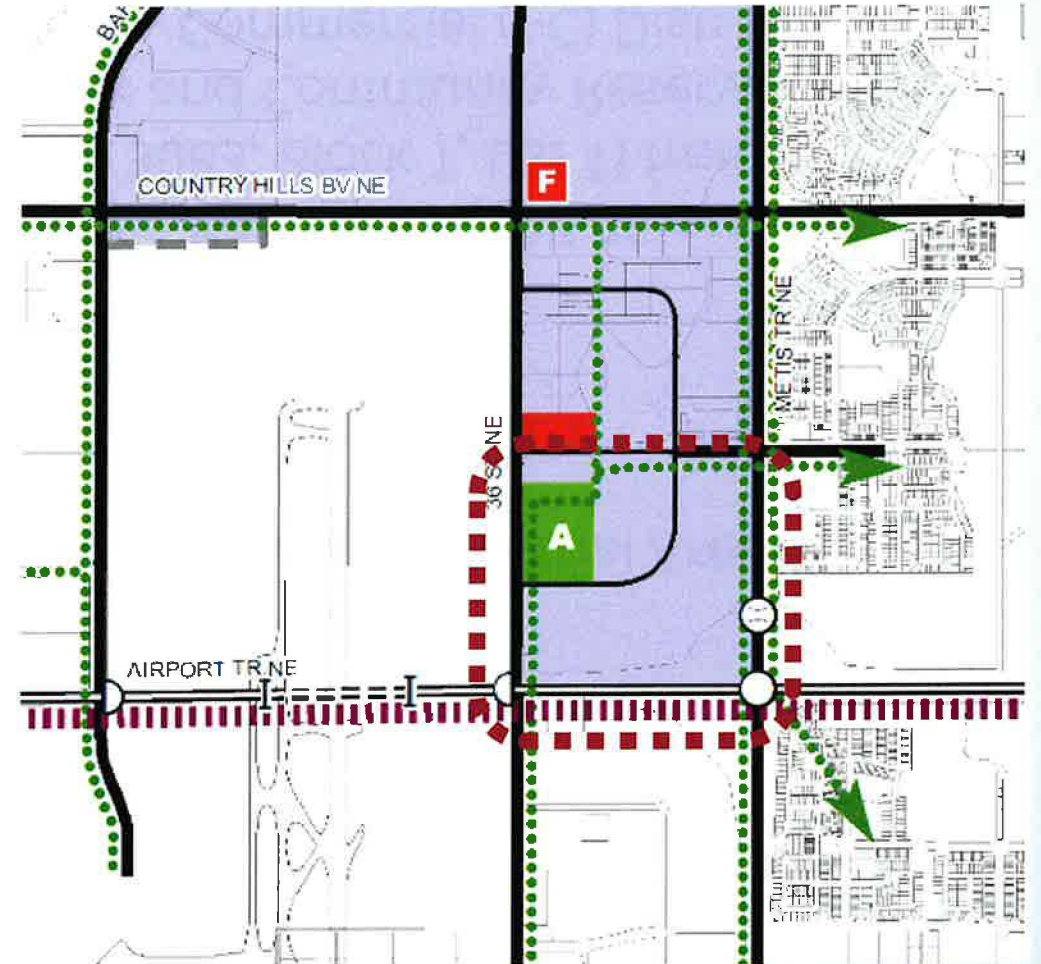
Northeast Industrial ASP Amendment

7

Existing ASP Map



Proposed ASP Map



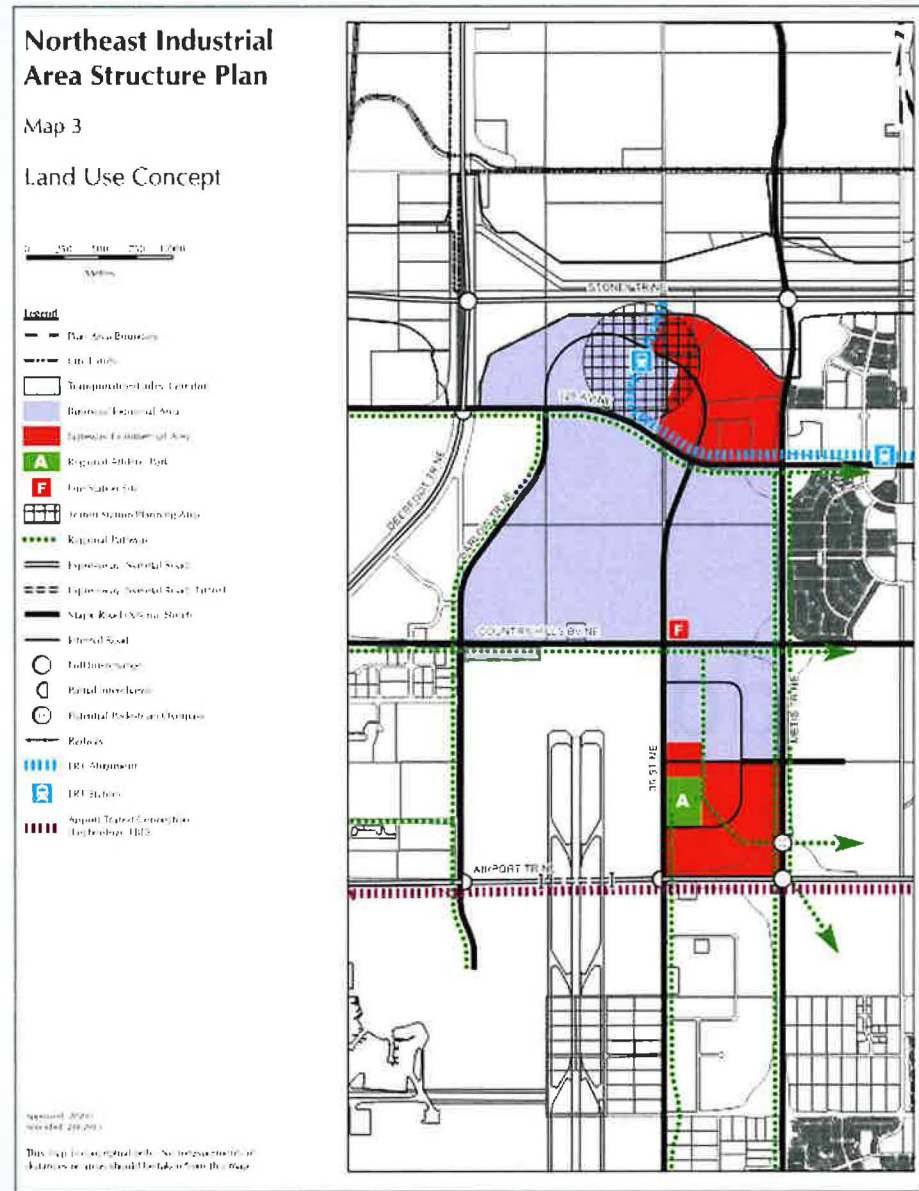
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

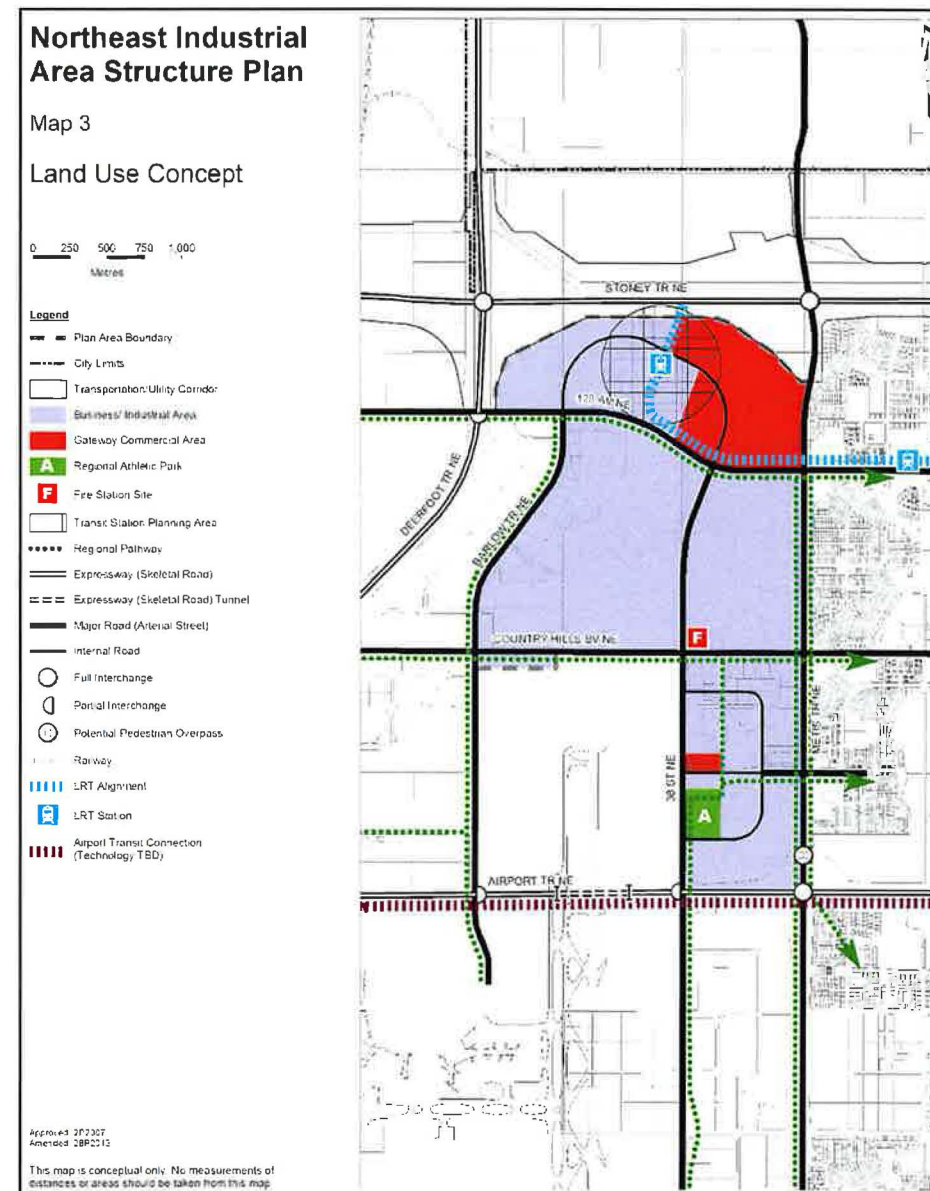
1. **ADOPT**, by bylaw, the proposed amendments to the Northeast Industrial Area Structure Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 40P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 43.61 hectares $\pm$ (107.76 acres $\pm$) located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) from DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District; and
4. Give three readings to the **Proposed Bylaw 125D2020**.

Supplementary Slides

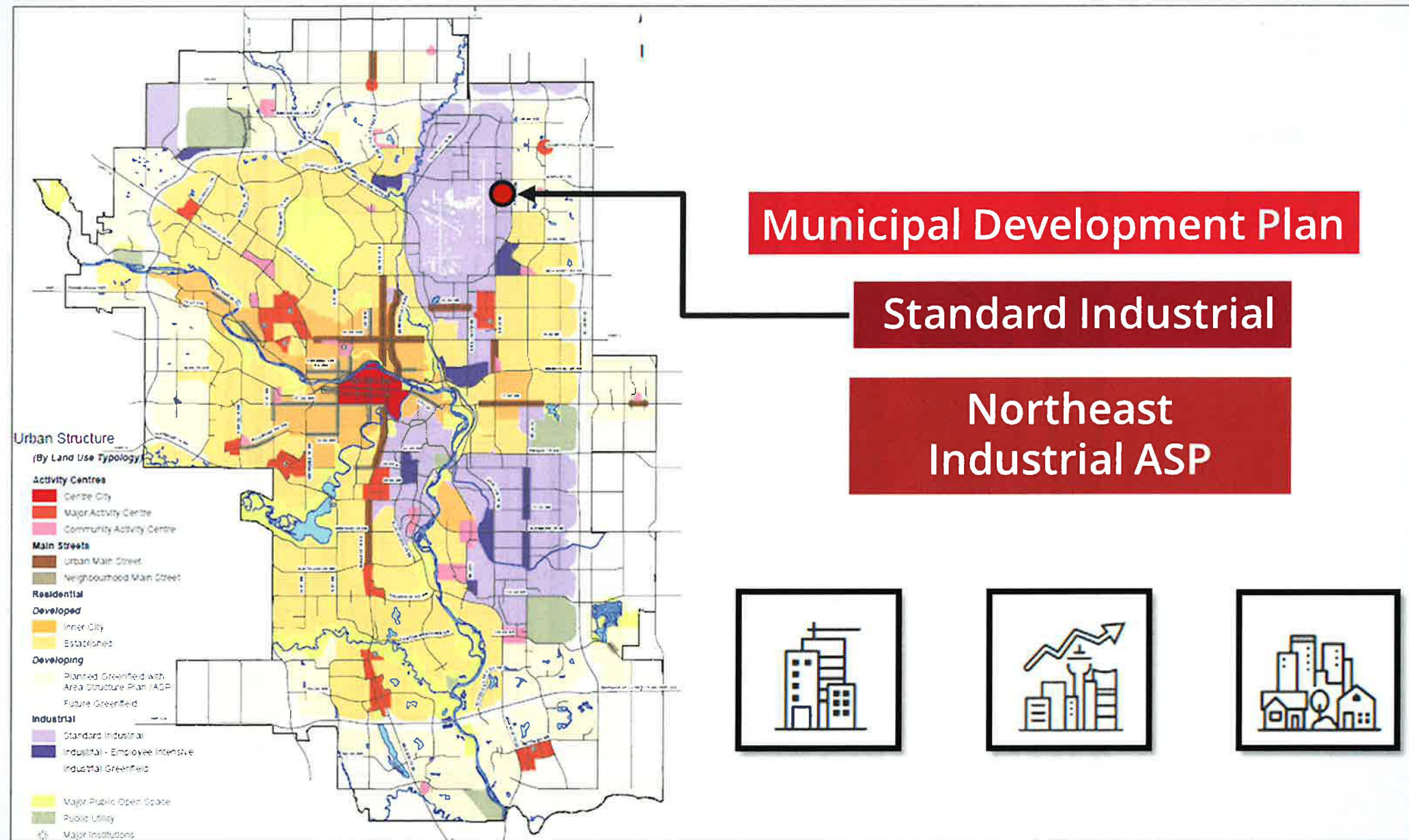
Existing ASP Map

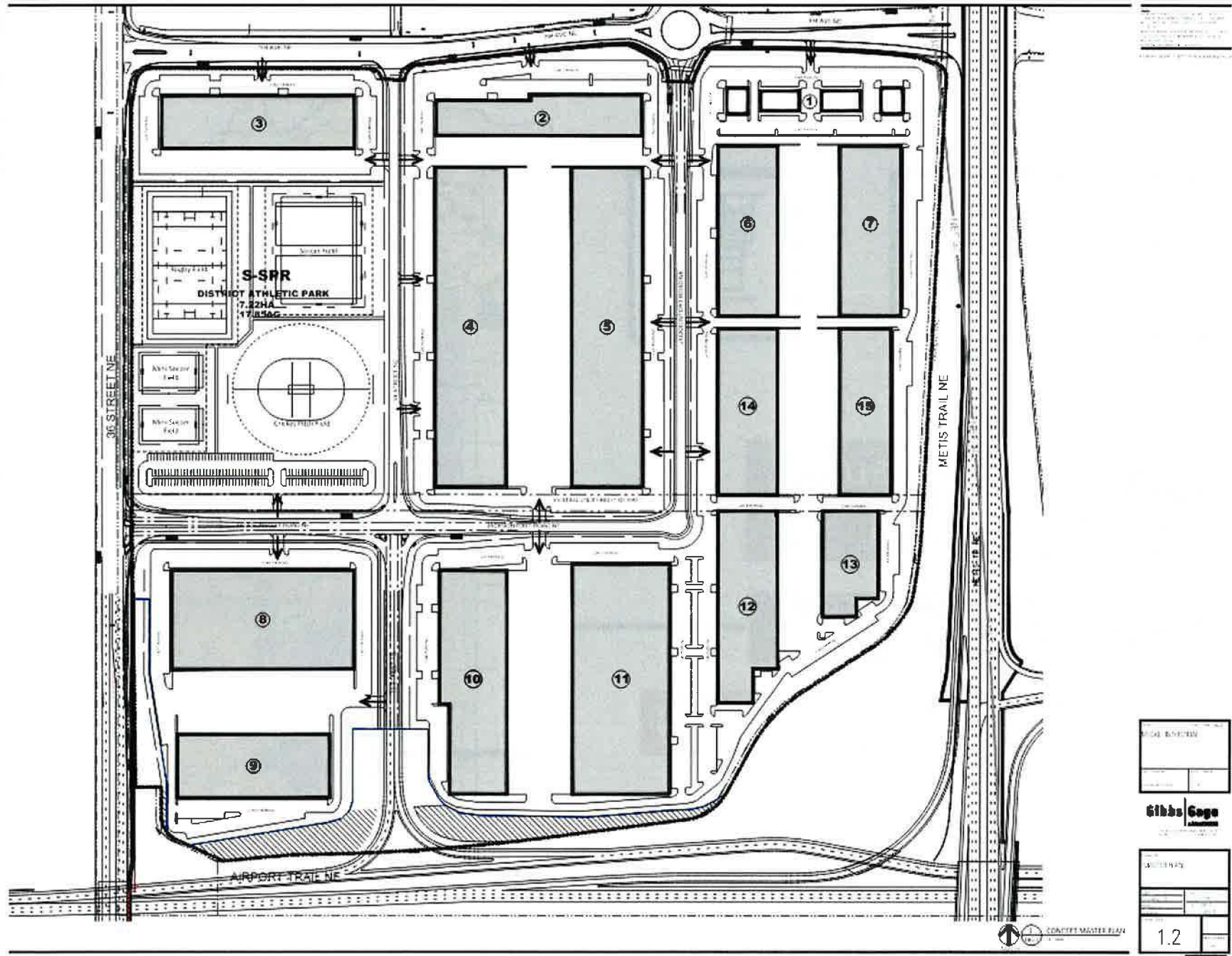


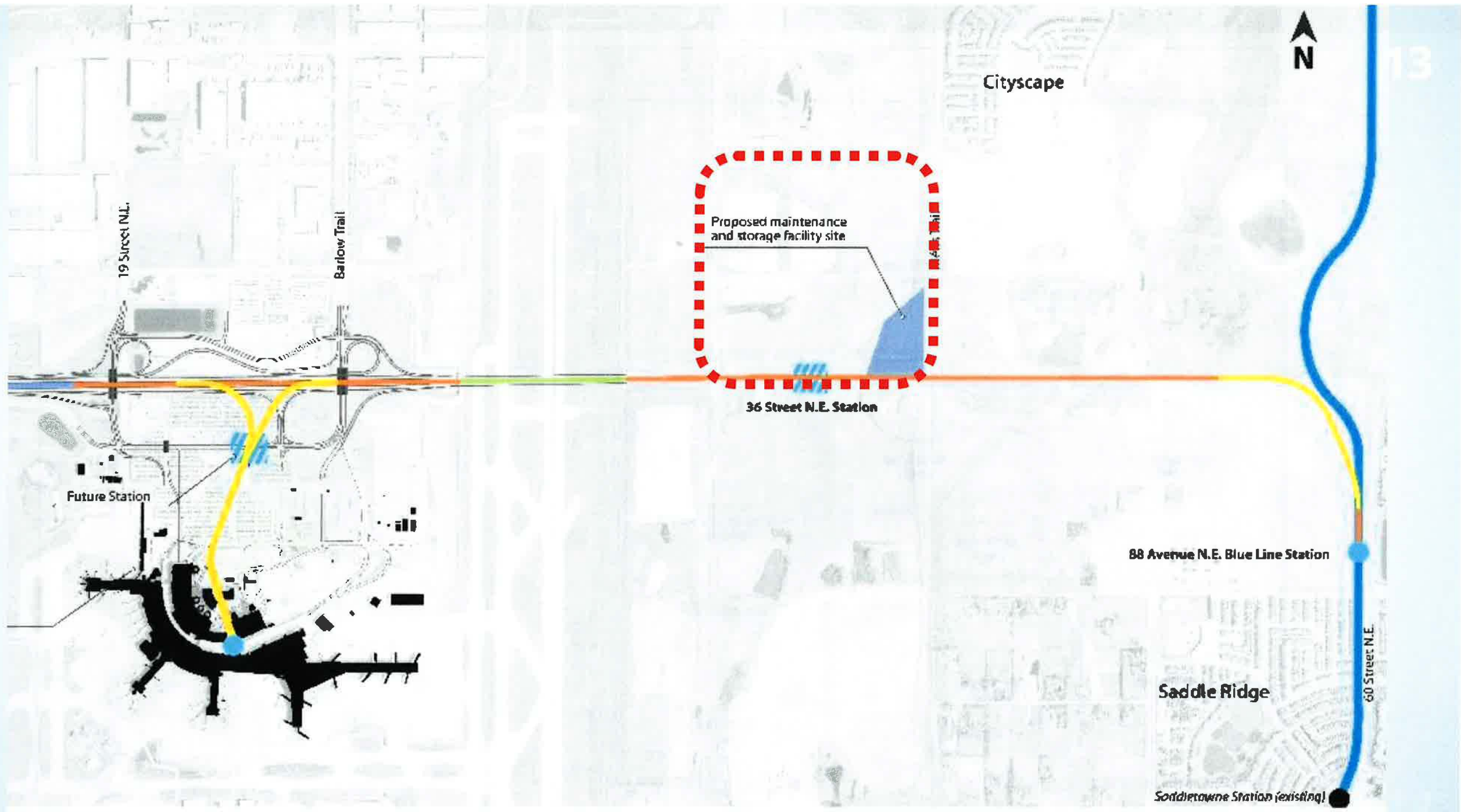
Proposed ASP Map

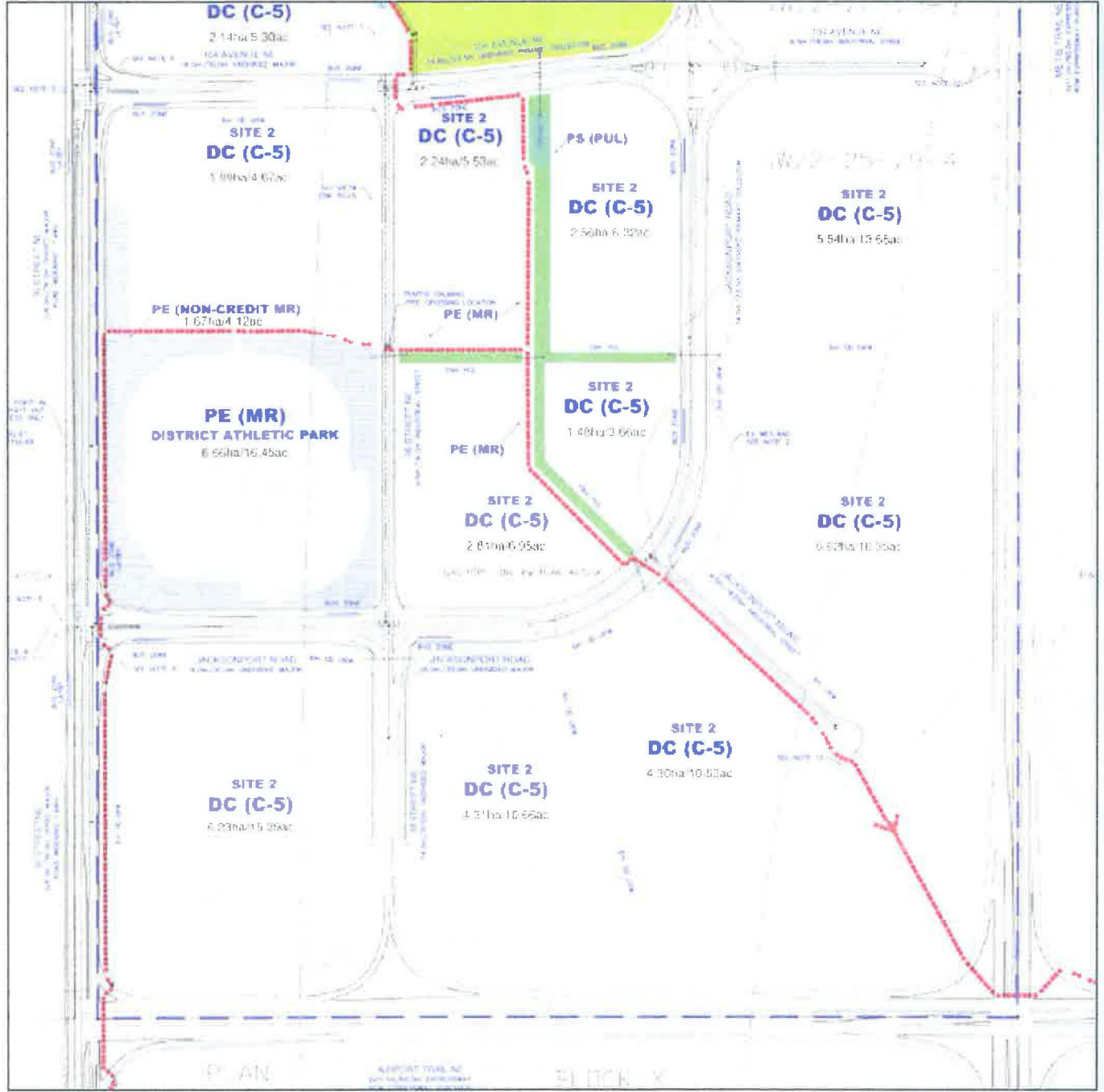


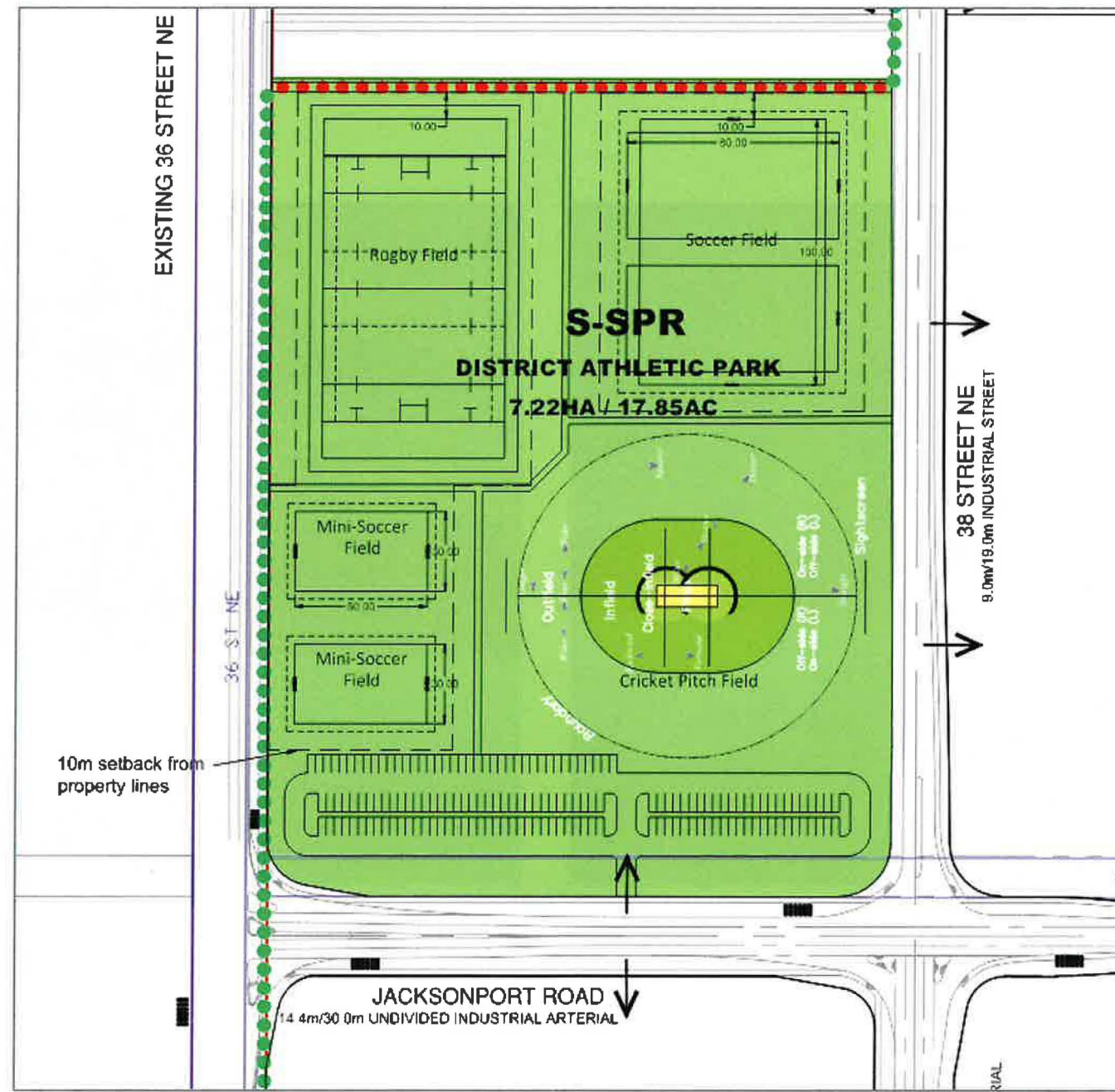
Subject Site











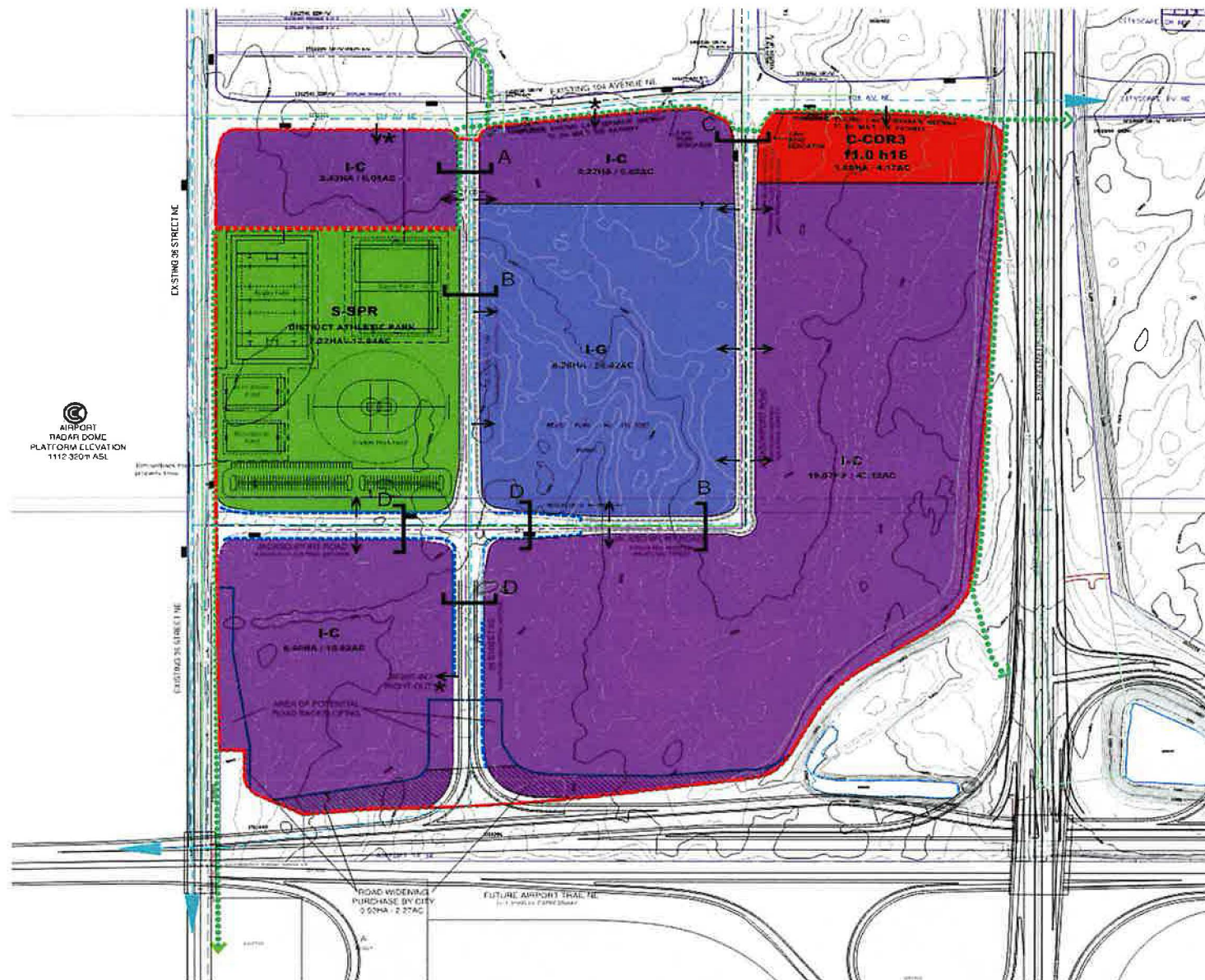
SW View



NW View







scale:



1:4,000



legend:

- Outline Plan/Land Use Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi Use Pathway
- Bus Pod Location
- Proposed Site Access
- * Access location to be determined at DP Stage

Deep Services - Existing

- Storm Main
- Sanitary Sewer/Manhole
- Water Main

Deep Services - Proposed

- Storm Main
- Sanitary Sewer/Manhole
- Water Main

file description:

pre-app: --
LOC LOC2019-0123

location map:



* Subject Site



prime consultant:

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| Calgary, Alberta | T2P 1K3 | bajg.ca
| 403 269 4733 | 403 262 4480

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client:

BentallGreenOak

revisions:

no	date	description:
1	dd mm yyyy	
2		
3		
4		

municipal address

4001-104 Avenue NE

legal description:

Plan 1513083; Block1; Lot1

file info:

project no.: C2245
drawn by: TZ/EB
start date: Feb 01, 2019
current date: Jul 27, 2020

project

**Elevation Landing
Industrial**

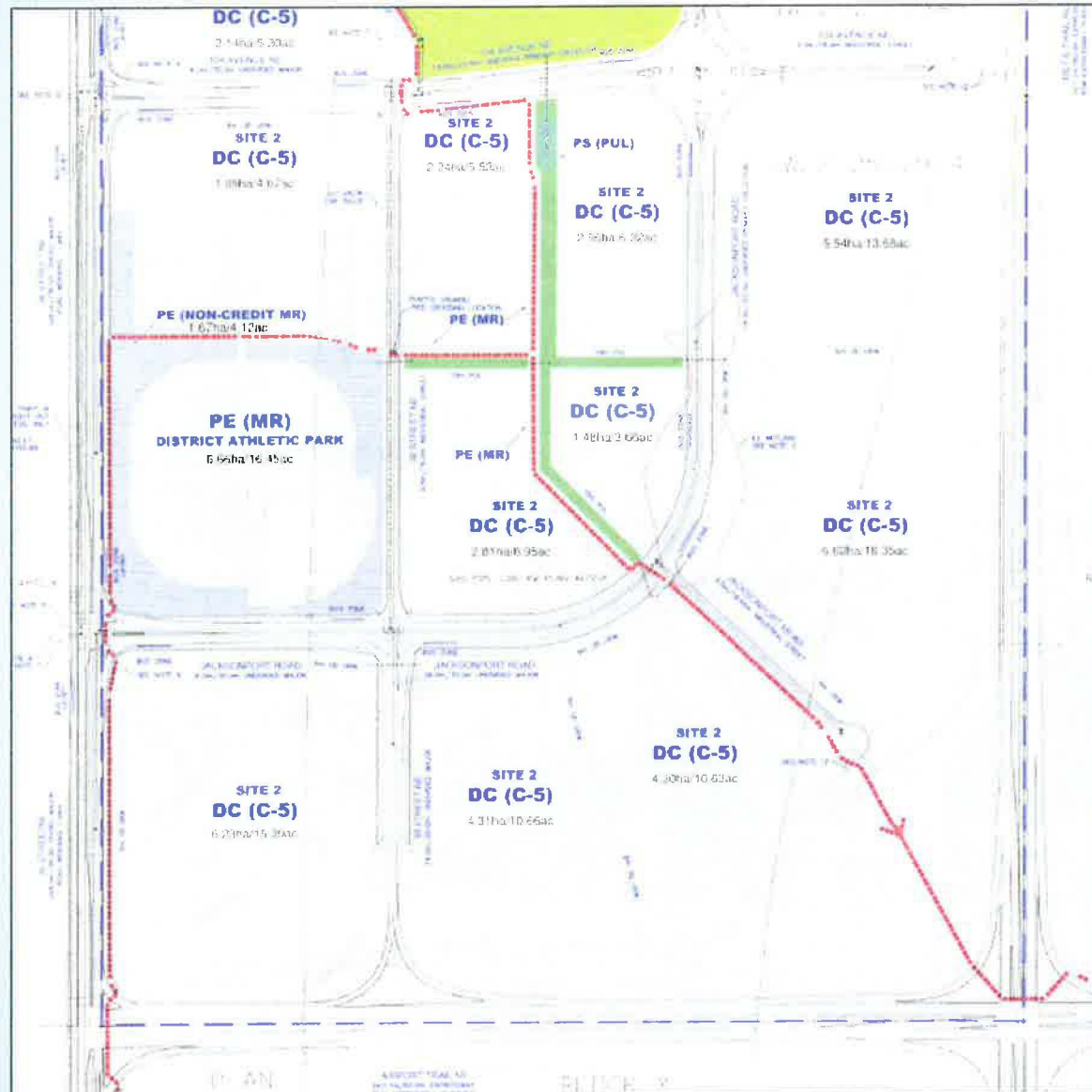
sheet title:

**Outline Plan & Land Use
Redesignation**

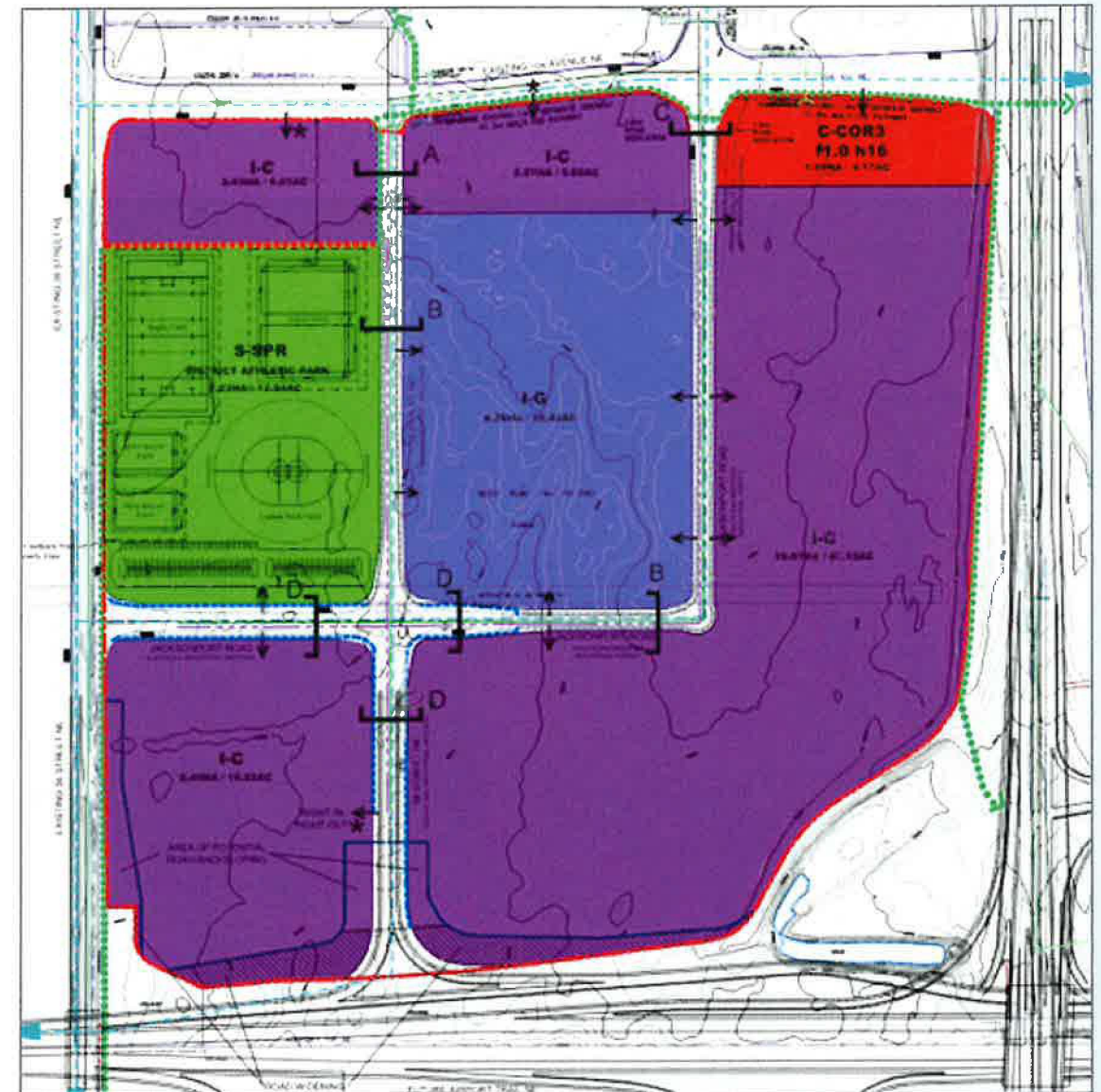
exhibit no.:

1.0

2007 Approved Plan



2020 Proposed Plan



Land Use Area



Outline Plan Area

