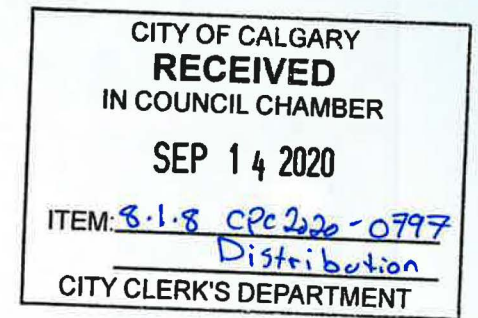
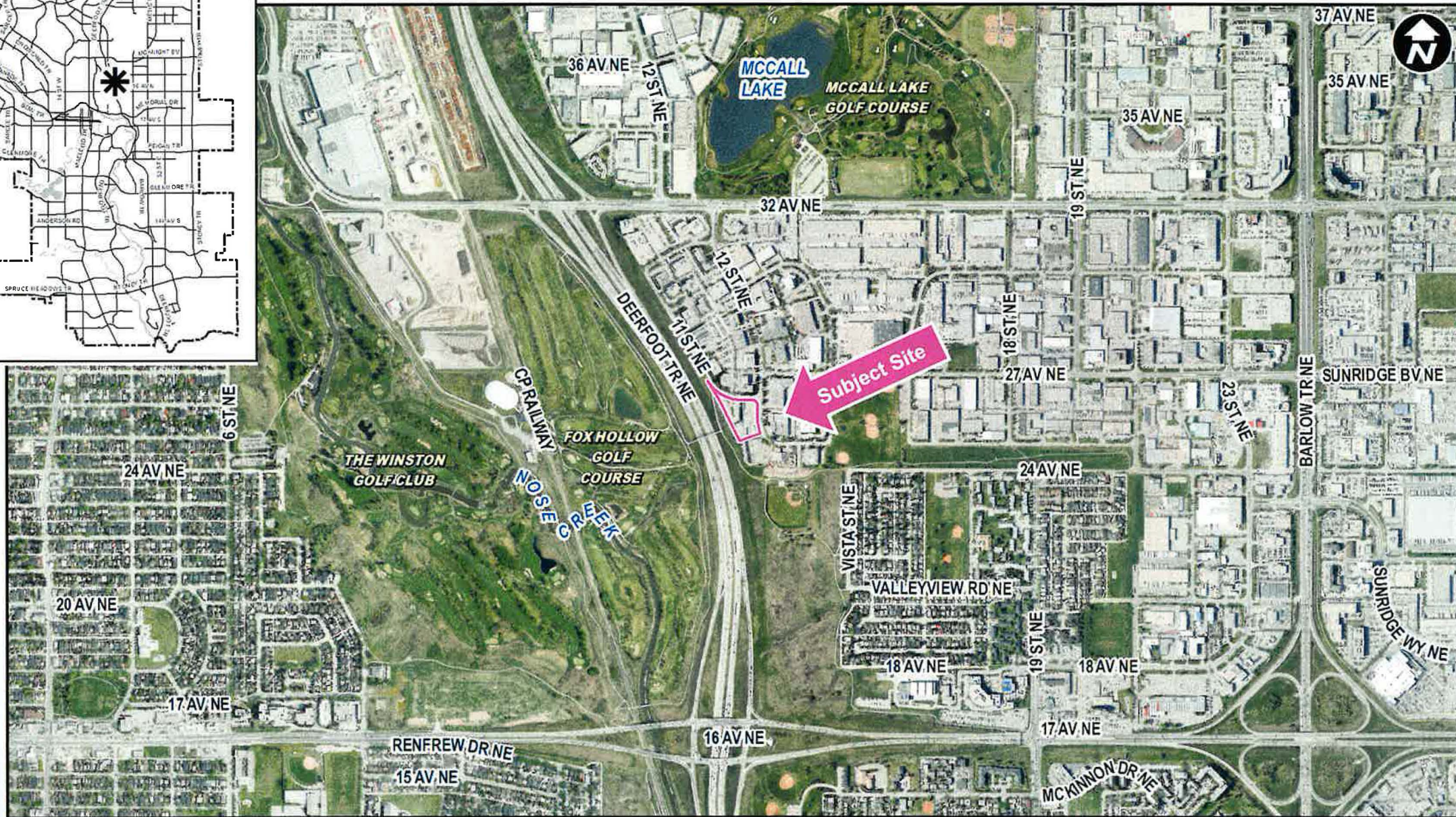


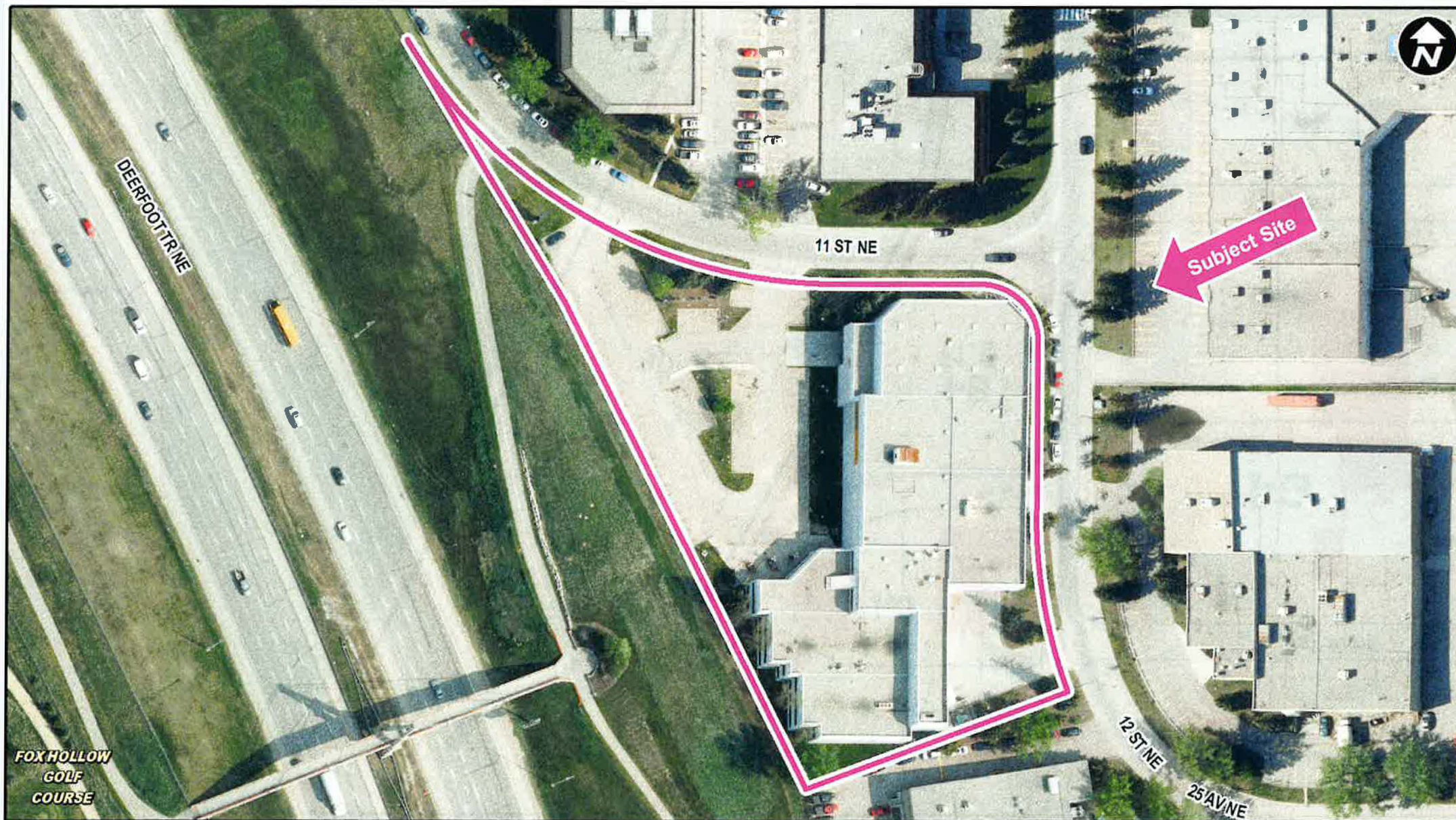


Public Hearing of Council Agenda Item: 8.1.8



LOC2020-0046
Land Use Amendment
(I-Bf1.0 to DC)





- 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





Proposed Land Use

- DC based on I-B District
- Same building height, same FAR
- Additional discretionary use of Vehicle Rental – *Major*
- Vehicle Rental – *Minor* already allowed
 - Limited to 6 vehicles only

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.08 hectares \pm (2.67 acres \pm) located at 2615 - 12 Street NE (Plan 7810077, Block 12, Lot 1) from Industrial – Business f1.0 (I-B f1.0) District **to** DC Direct Control District to accommodate the additional use of Vehicle Rental – Major, with guidelines (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 109D2020**.

Division 3: Industrial – Business f#h# (I-B f#h#) District

Purpose

922 The Industrial – Business District is intended to be characterized by:

- (a) prestige, high quality, manufacturing, research and office developments;
- (b) parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets;
- (c) activities contained within buildings;
- (d) a limited range of small uses that provide services to the office and industrial uses within the immediate area;
- (e) pedestrian pathway connections to and between buildings and to transit;
- (f) flexibility in building density established through floor area ratios for individual parcels; and
- (g) varying building heights established through maximum building height for individual parcels.

32P2009

Bac

324 Vehicle Rental – Minor

- (a) means a **use**:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is equal to or less than 4536 kilograms; and
 - (iii) where no more than five (5) vehicles are available for rent;
- (b) is a **use** within the Sales Group in [Schedule A](#) to this Bylaw;
- (b.1) must store rental vehicles within a **building** when the **use** is located in a **mixed use district**;
- (c) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per [100.0 square metres](#) of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be signed as being for the exclusive use of the customers and employees of the **use**;
 - (i) *deleted*
 - (ii) *deleted*
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

323 Vehicle Rental – Major

- (a) means a **use**:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is less than 8200 kilograms; and
 - (iii) where more than five (5) vehicles are available for rent;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, which must be signed as being for the exclusive use of the customers and employees of the **use**;
 - (i) *deleted*
 - (ii) *deleted*
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

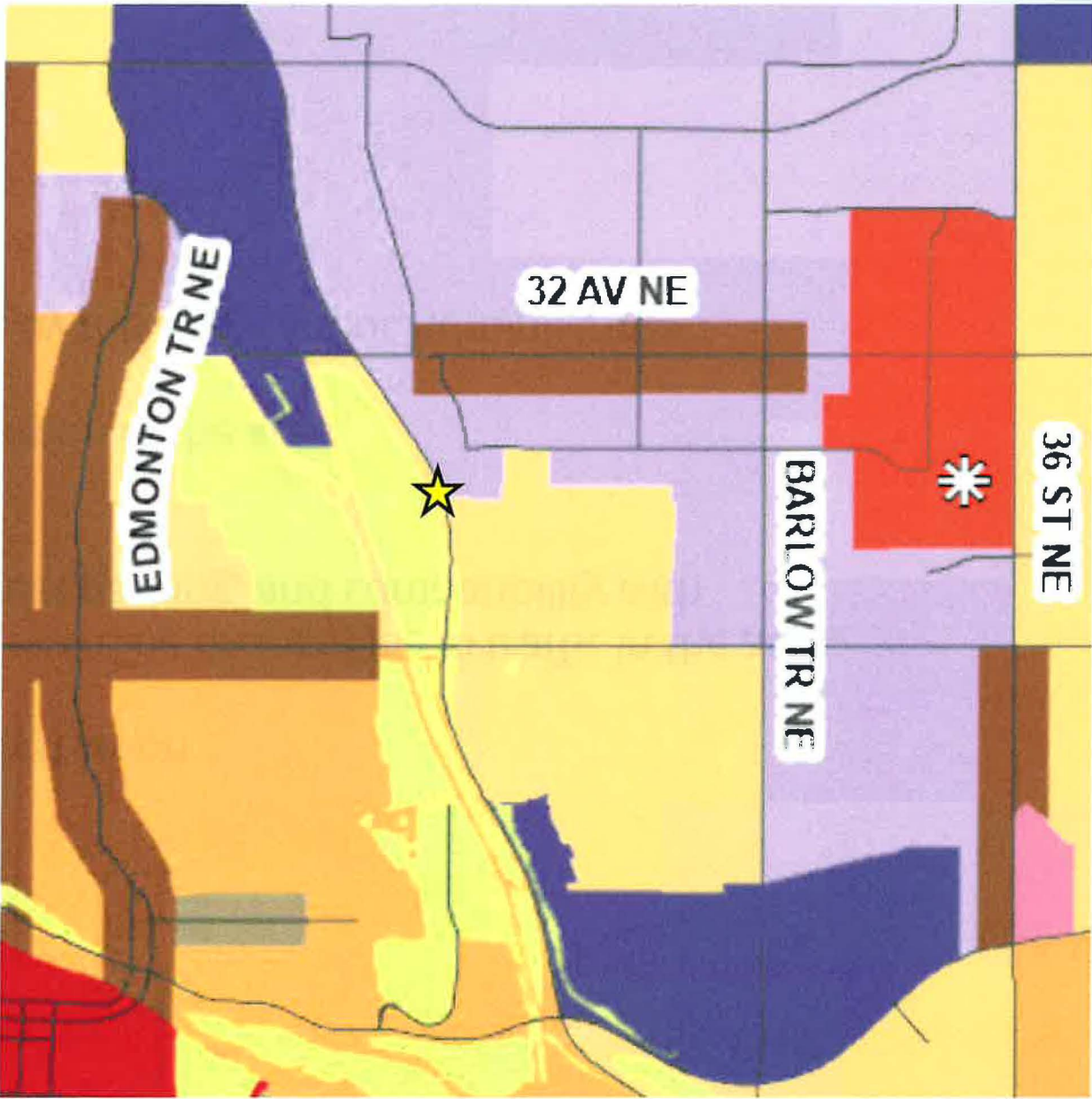
- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits

★ Subject Parcel



Public Response:

- Four letters received by Administration
- Feedback included concerns regarding an increase in traffic in the area, increase in demand for on-street parking, and compatibility with existing businesses
- There is no community association in the area
- No public meetings were held by the applicant or Administration

Types of Vehicles by Weight Class

Class One: 6,000 lbs. or less

Full Size Pickup



Mini Pickup



Minivan



SUV



Utility Van

Class Two: 6,001 to 10,000 lbs.

Crew Size Pickup



Full Size Pickup



Mini Bus



Minivan



Step Van



Utility Van

Class Three: 10,001 to 14,000 lbs.

City Delivery



Mini Bus



Walk In

Class Four: 14,001 to 16,000 lbs.

City Delivery



Conventional Van



Landscape Utility



Large Walk In

Class Five: 16,001 to 19,500 lbs.

Bucket



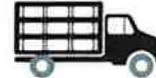
City Delivery



Large Walk In

Class Six: 19,501 to 26,000 lbs.

Beverage



Rack



School Bus



Single Axle Van



Stake Body





