



**Public Hearing of Council**  
**Agenda Item: 8.1.10**

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CITY OF CALGARY  
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IN COUNCIL CHAMBER

OCT 05 2020

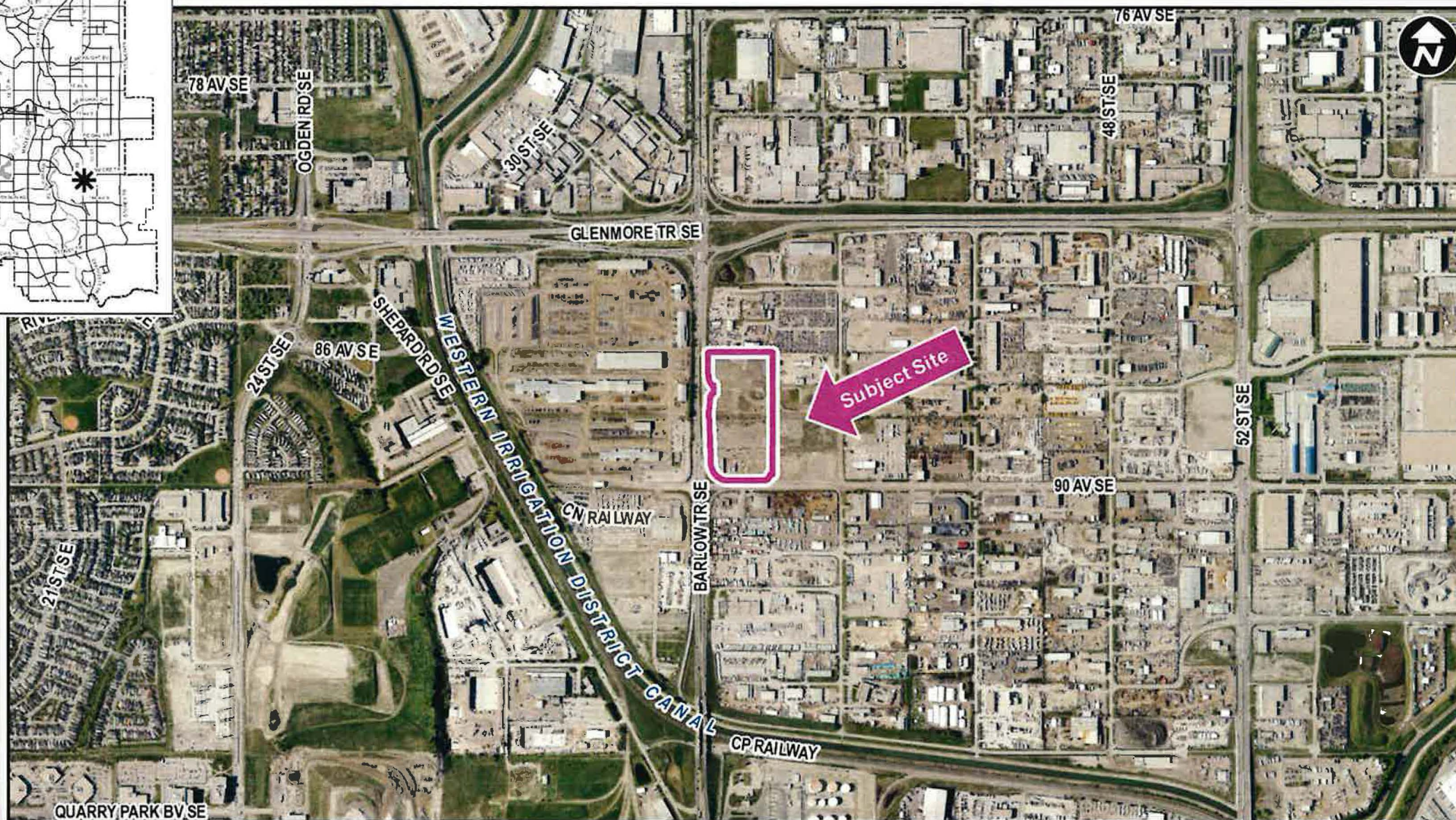
ITEM: #8.1.10 CPC2020-0044

Public

CITY CLERK'S DEPARTMENT

**LOC2020-0044**  
**Policy & Land Use Amendment**  
**(I-G to I-C)**

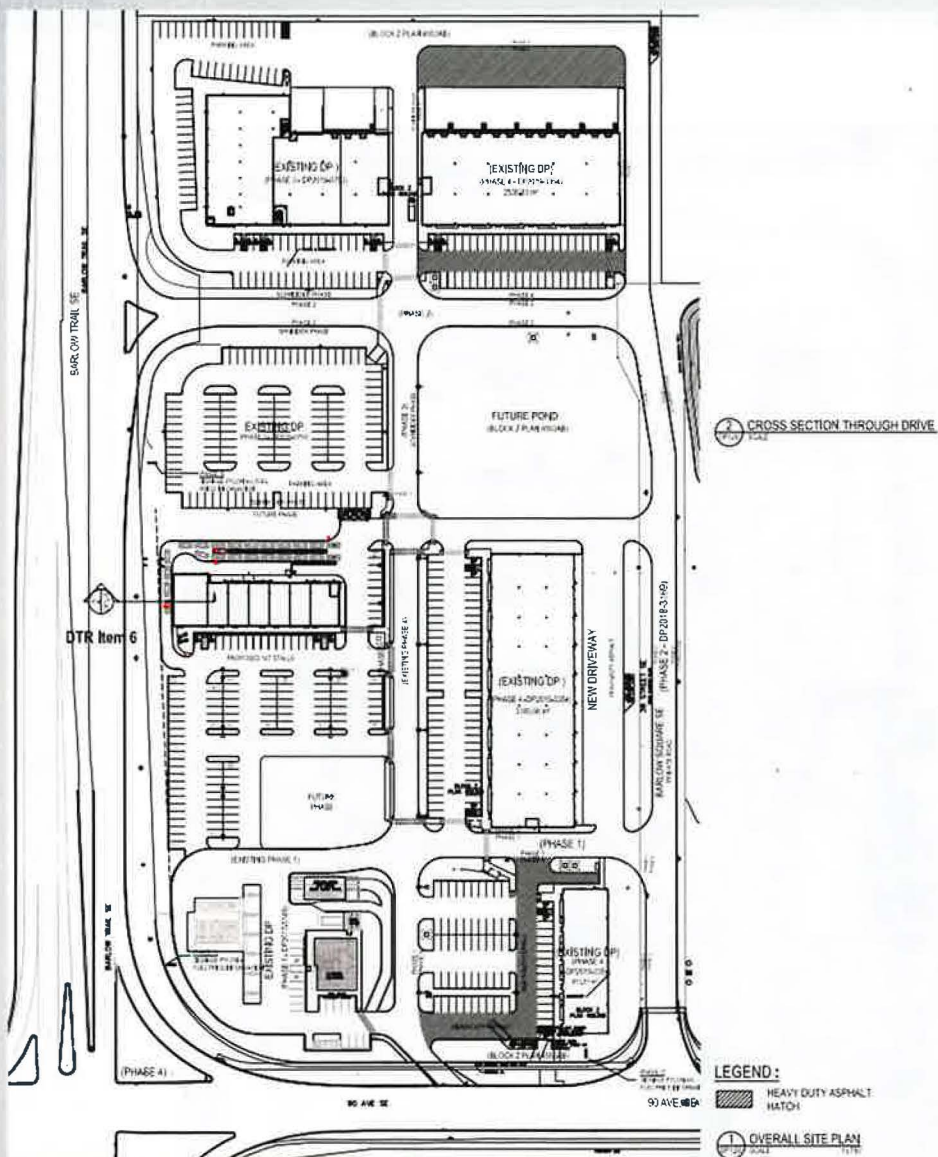




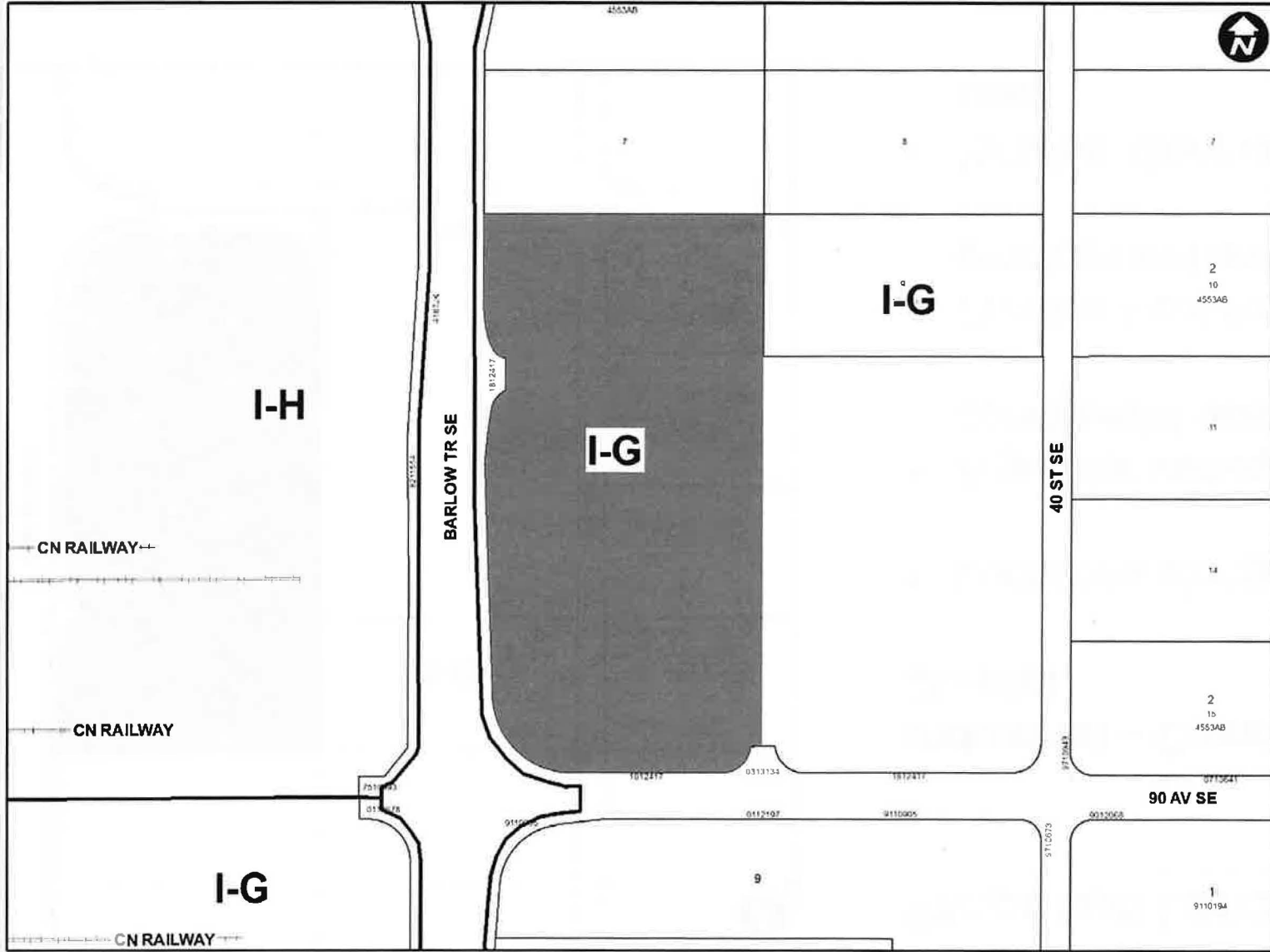


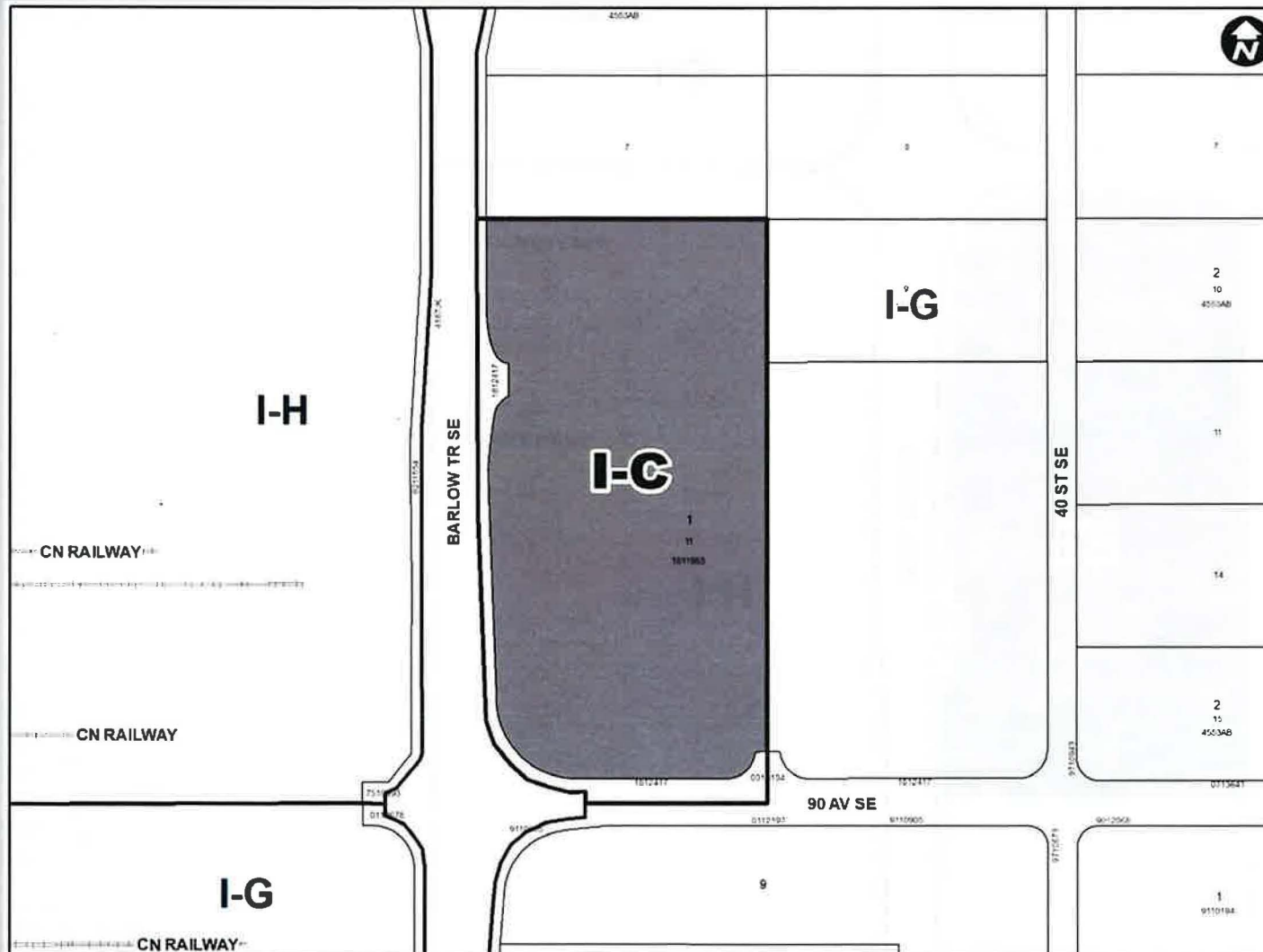






- 5+ light industrial buildings
- Restaurant
- Gas bar





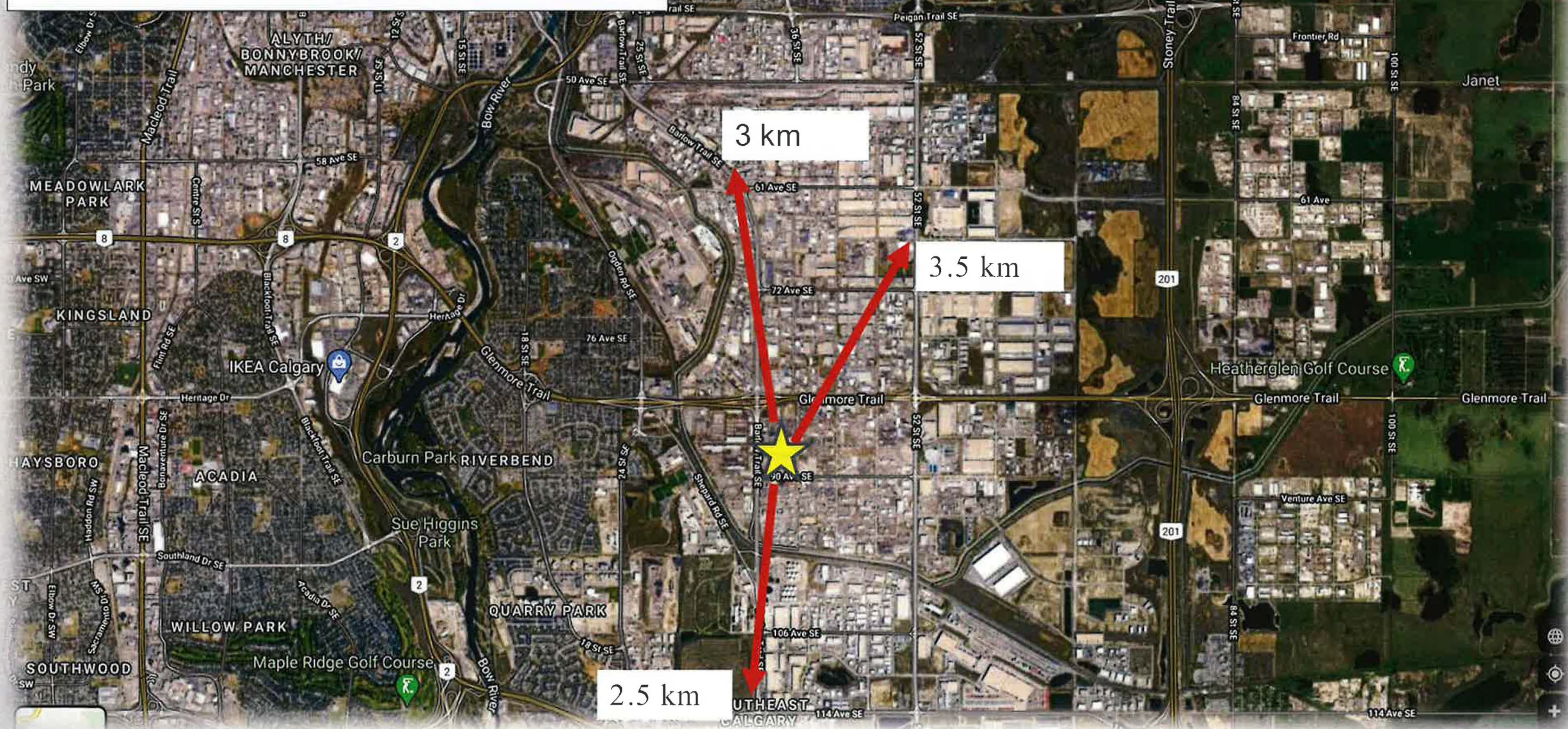
## Proposed Land Use District

### Industrial – Commercial (I-C) District

- Locations along major roadways
- A greater variety of small scale commercial uses
- Provide local services to large employment areas
- Retains 'General Industrial Light' uses



Nearest commercial parcels or nodes in the area



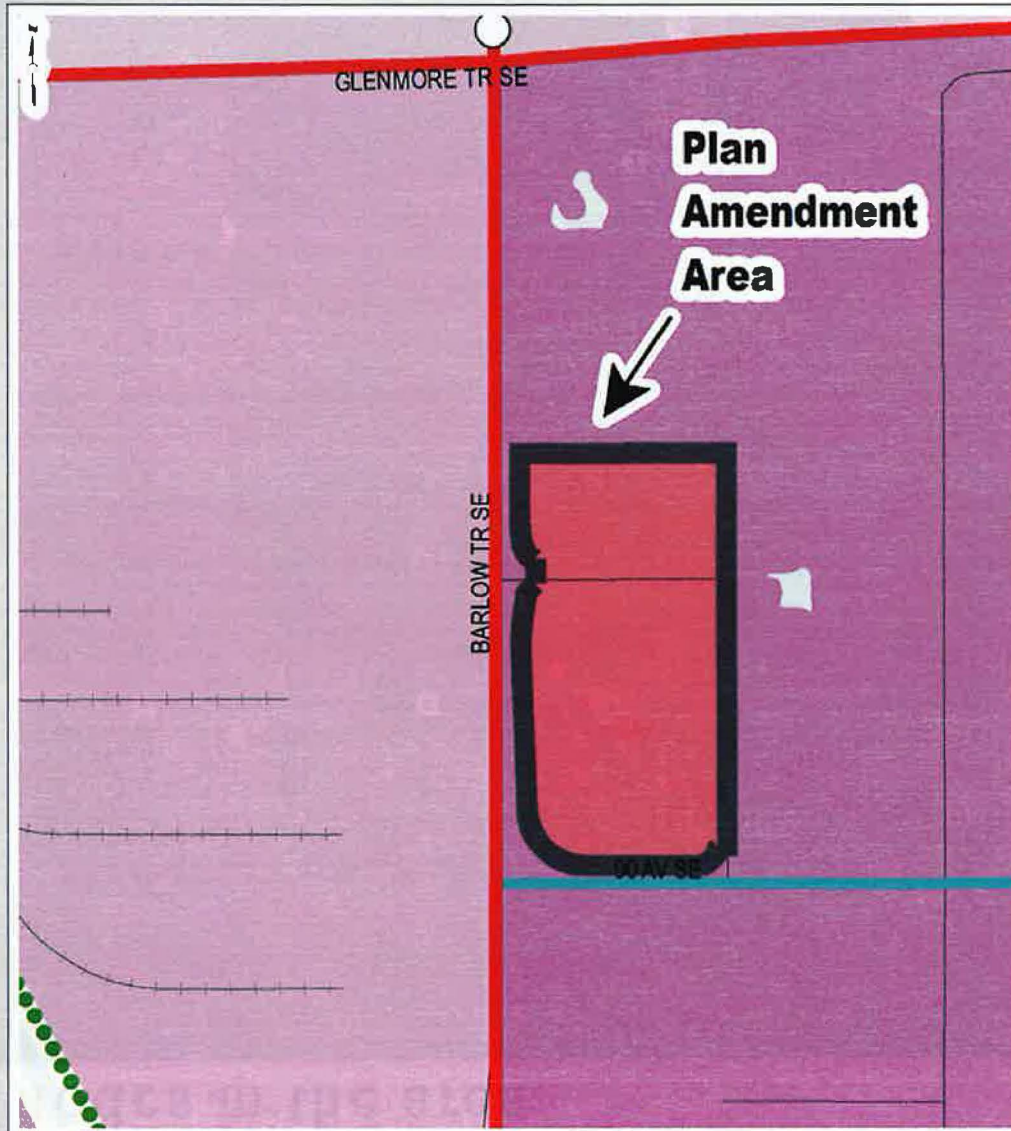


## Southeast Industrial Area Structure Plan

Map 2

### Land Use and Transportation Plan

- Area Structure Plan Area
- City Limits
- Transportation Utility Corridor
- Existing Commercial District
- Existing I-2 General Light Industrial District
- Proposed I-2 General Light Industrial District
- Existing I-3 Heavy Industrial District
- Proposed I-3 Heavy Industrial District
- Existing I-4 Limited Serviced Industrial District
- Proposed I-4 Limited Serviced Industrial District
- Industrial - Commercial District**
- Future Regional Park
- Possible Future Open Space
- Wetland
- Recreation Node (Urban Park Master Plan)
- Freeway/ Expressway
- Major Road
- Full
- Partial
- Possible Future L.R.T. Station Location
- Possible Future L.R.T. Alignment
- Existing Regional Pathways/ Bikeways
- Future Regional Pathways/ Bikeways



## Proposed Policy Amendment

“The site at 4026 – 90 Avenue SE is Industrial – Commercial District which is intended to include light and medium industrial uses, in addition to small scale commercial uses that are compatible with and complement light industrial uses.”



## Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 43P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 7.33 hectares  $\pm$  (18.11 acres  $\pm$ ) located at 4026 – 90 Avenue SE (Portion of Plan 1811963, Block 1, Lot 11) from the Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
4. Give three readings to the **Proposed Bylaw 131D2020**.



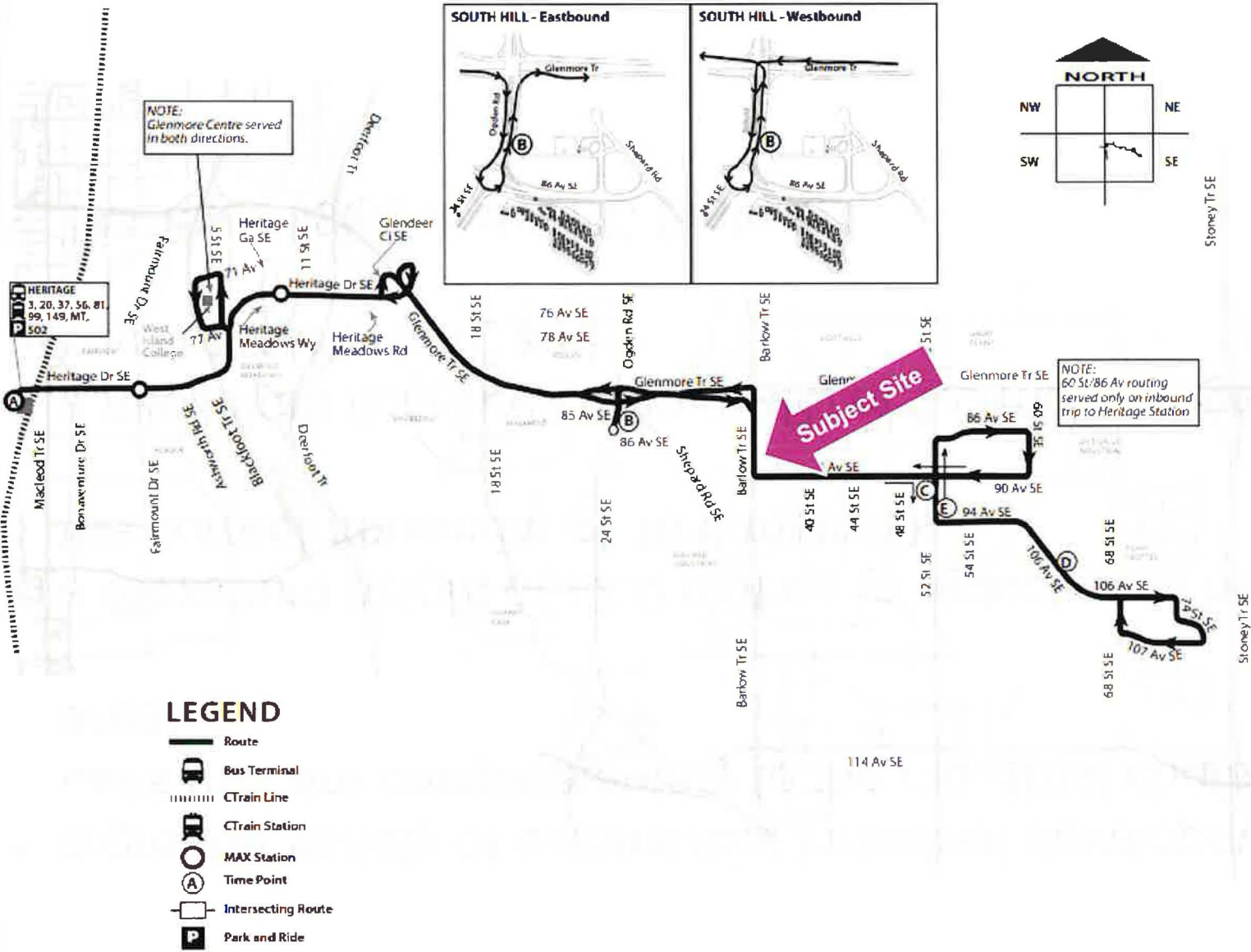
## Supplementary slides



- a greater variety of commercial industrial development and uses that are complementary to the industrial character of the area;
- a maximum height of 12.0 metres (a reduction in height from the current maximum of 16.0 metres);
- a maximum floor area ratio (FAR) of 1.0 (no changes from the current maximum); and
- The uses listed in the I-C District.



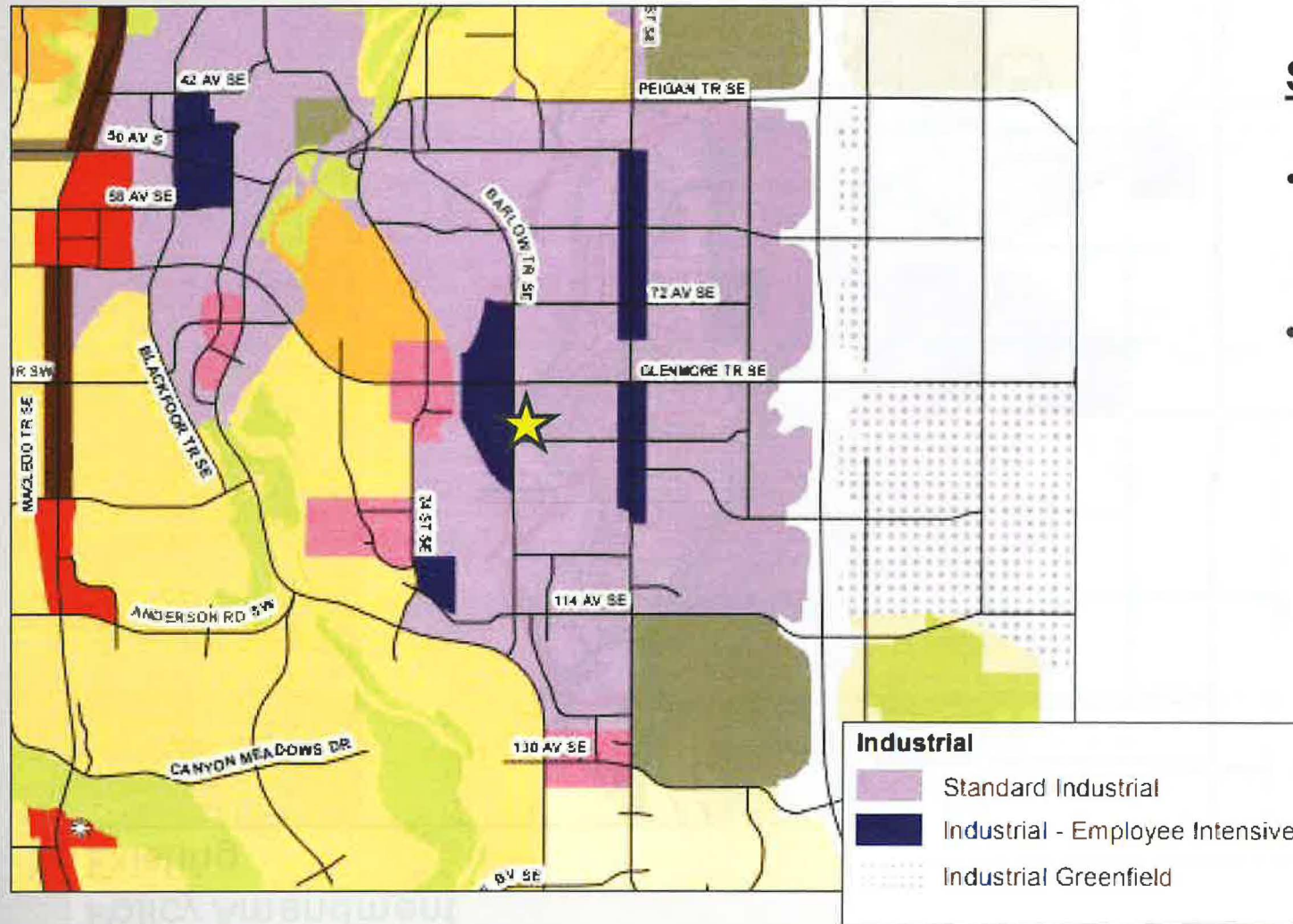
REVISED DECEMBER 2019



Point Trotter  
Route 149



# Municipal Development Plan

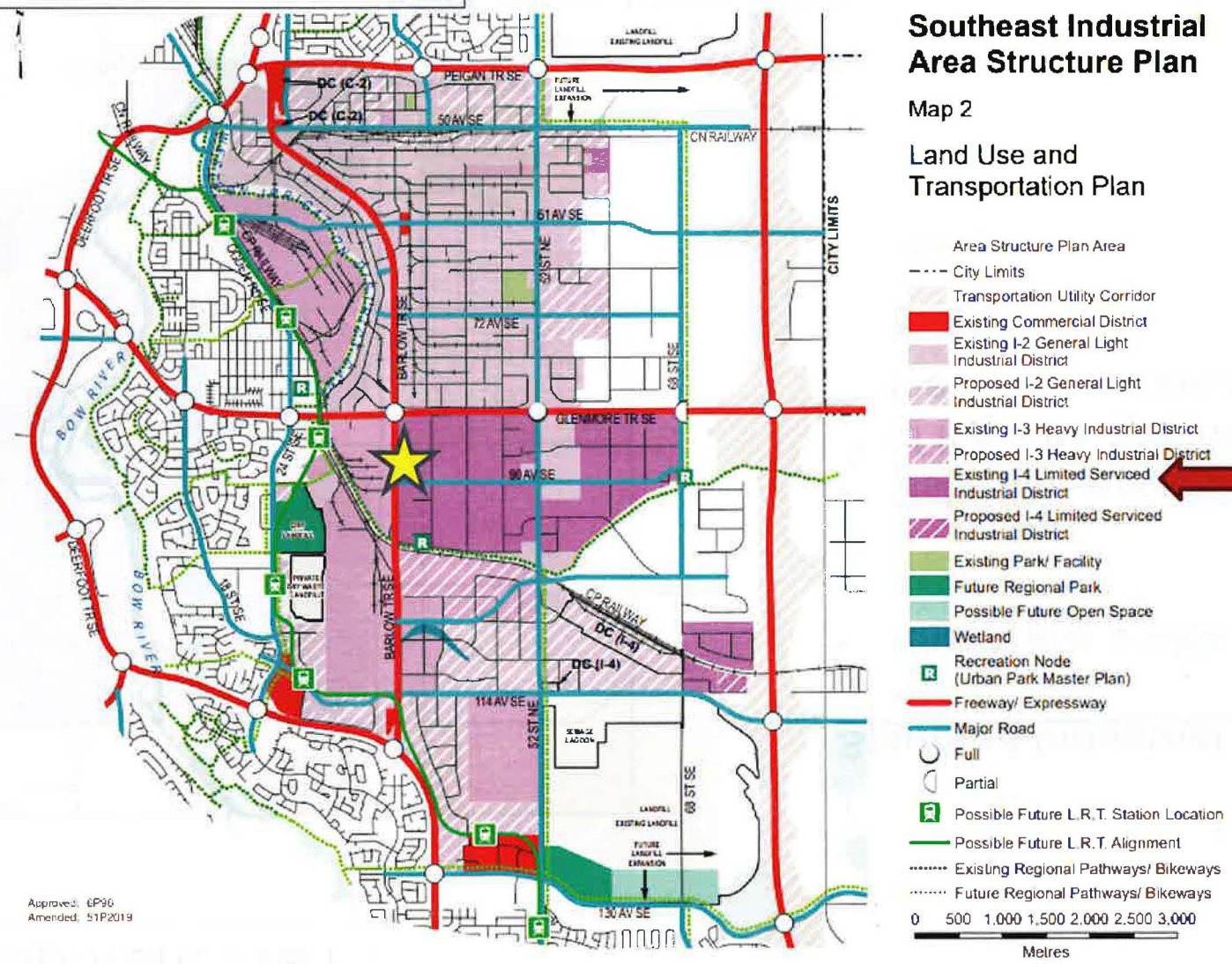


## Standard Industrial – Industrial Area

- Encourage a wide variety of industrial uses
- Uses that support the industrial function of the area and the day-to-day needs of the local area are also encouraged



Policy Amendment  
Existing



Approved: 6P36  
Amended: 51P2019