



Calgary Planning Commission

Agenda Item: 7.2.5

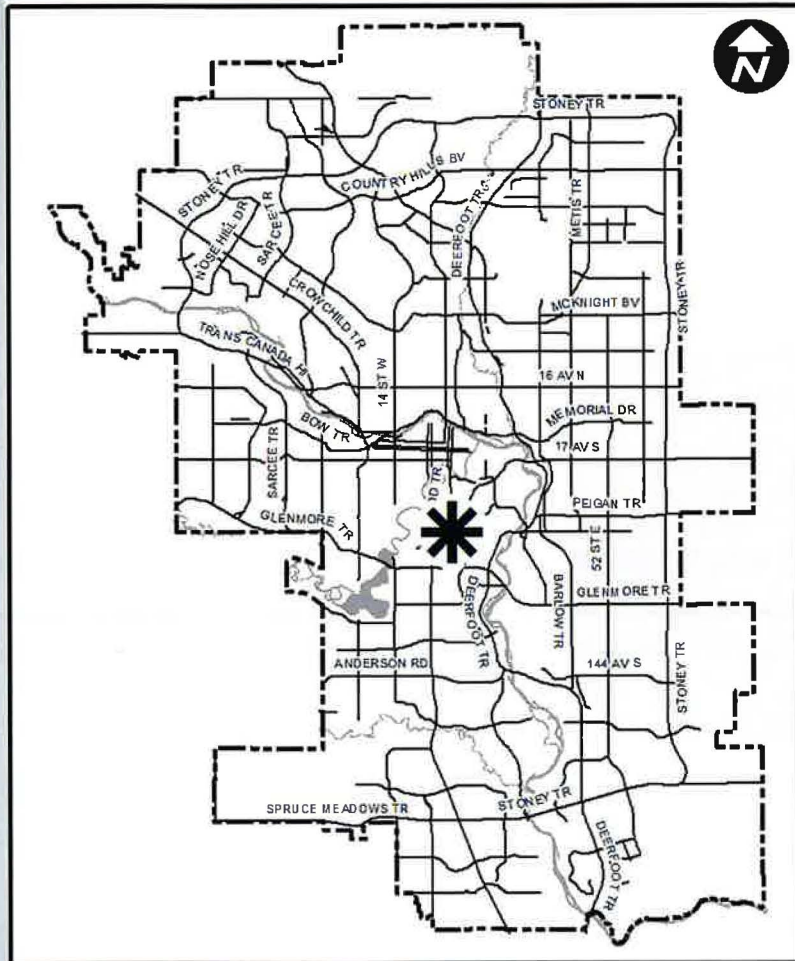
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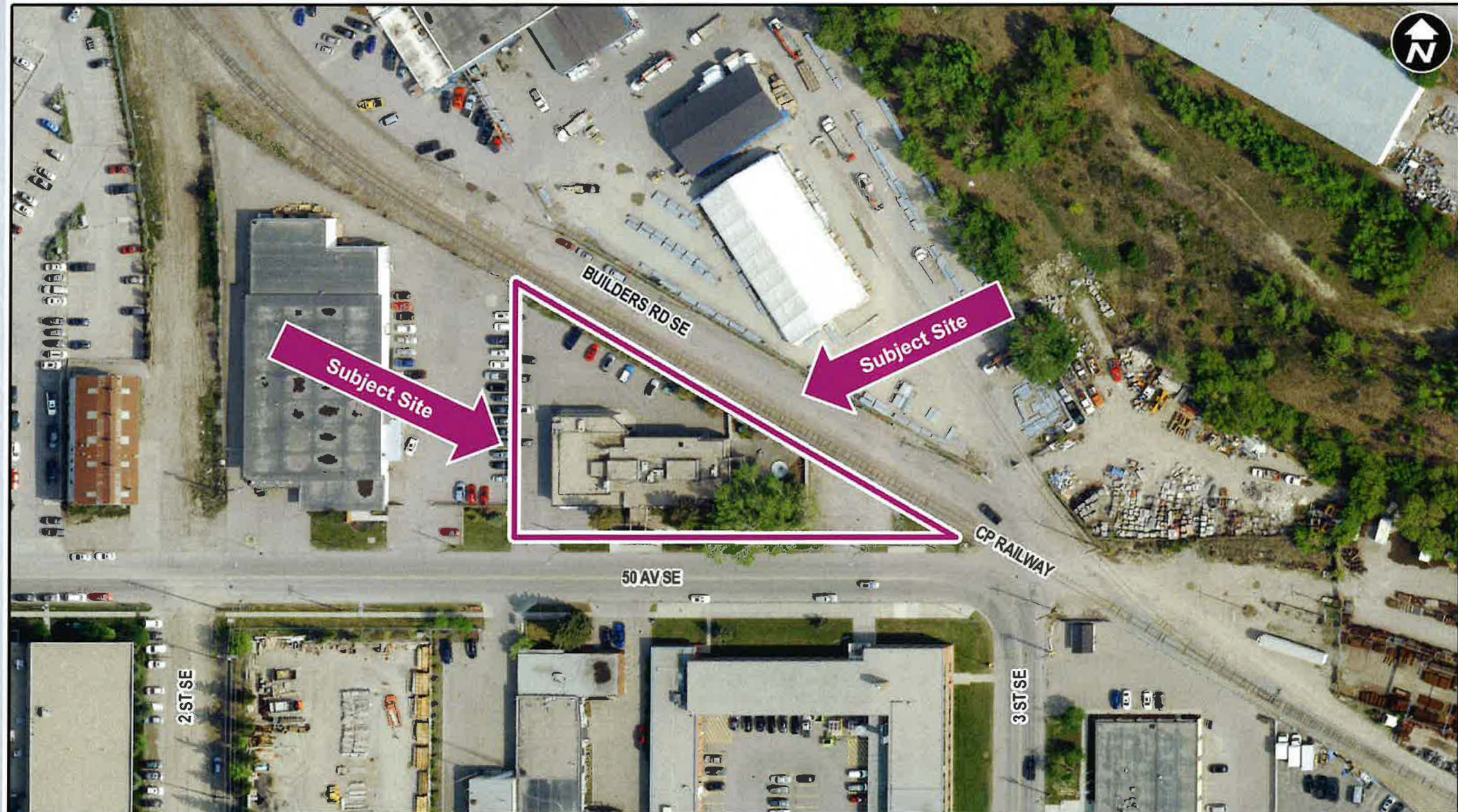


LOC2020-0115

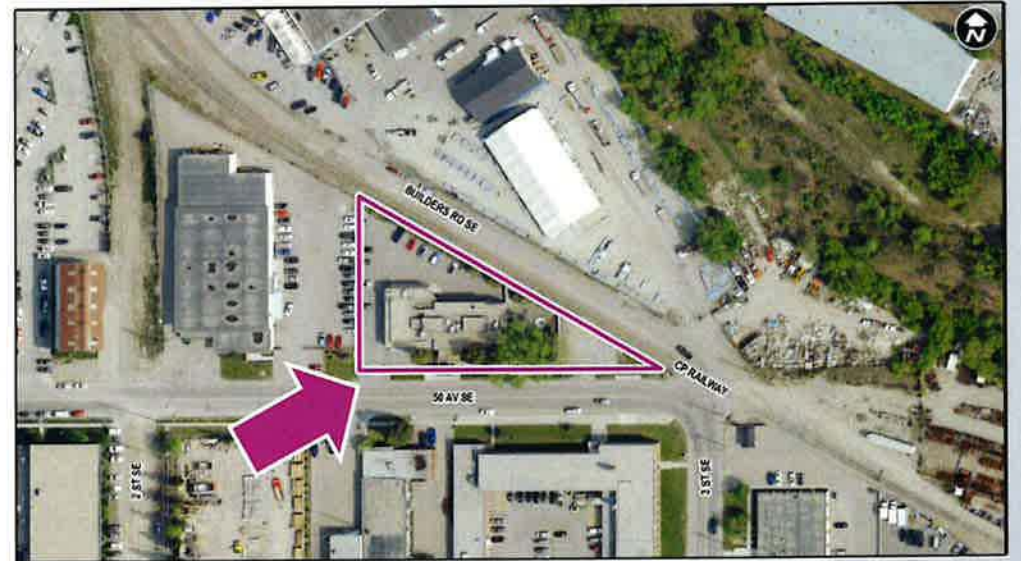
Land Use Amendment

I-G to I-C

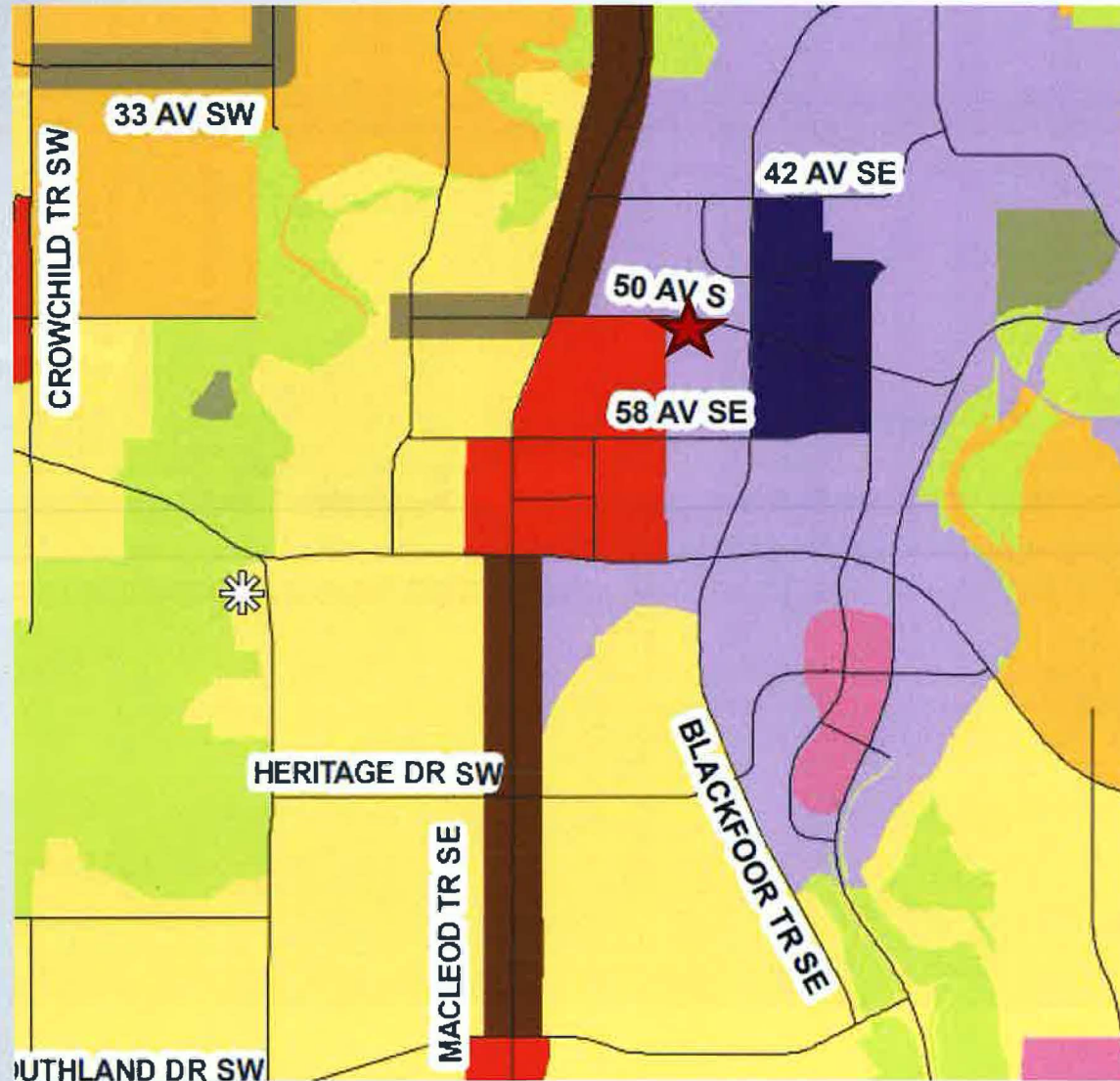








Municipal Development Plan



Industrial

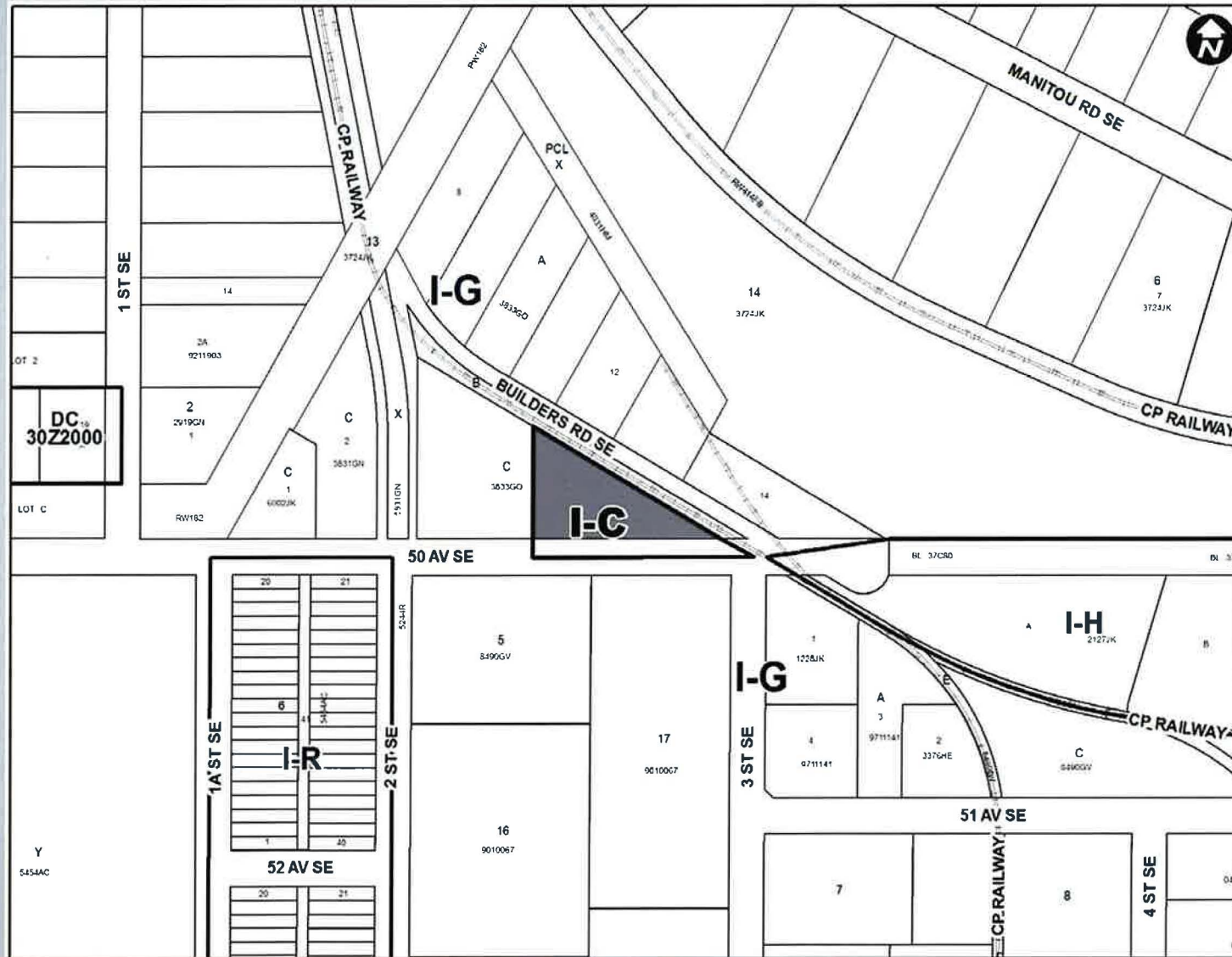
-  Standard Industrial
-  Industrial - Employee Intensive
-  Industrial Greenfield
-  Parcel

Standard Industrial area policies

- Encourage a broad variety of industrial uses and intensities
- Encourage uses that support the industrial function of the area and the day to day needs of area businesses and employees

Proposed Land Use District

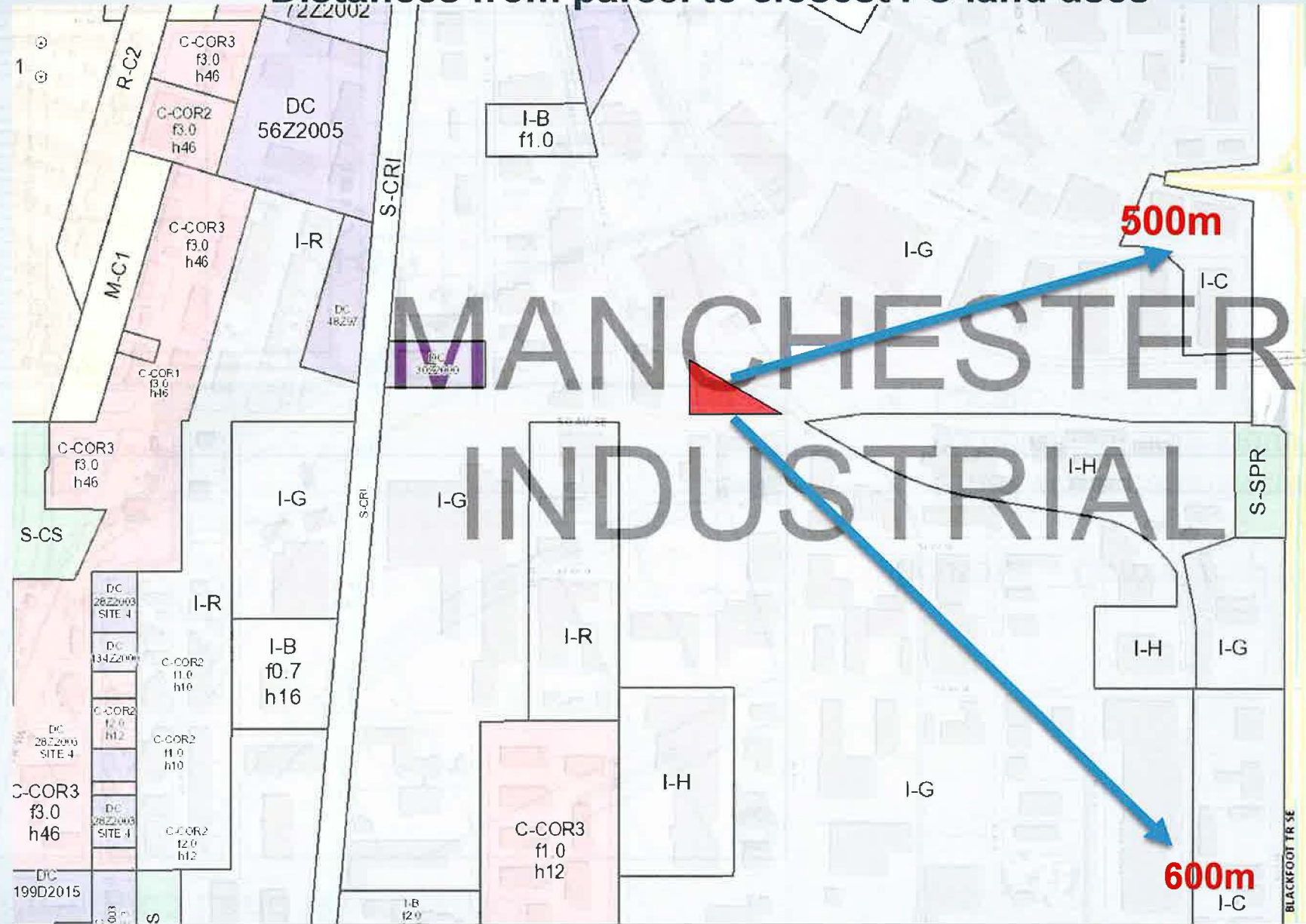
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Industrial – Commercial (I-C District)

- Small scale commercial uses that complement light industrial uses
- Locations along major roadways

Distances from parcel to closest I-C land uses



ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.33 hectares $\pm$ (0.81 acres $\pm$) located at 340 – 50 Avenue SE (Plan 3833GO, Block C) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

Supplementary Slides

Manchester Industrial Area – current % of area to land use districts

Land Use Code	Area (ha)	Share (% of total land)
C-1A	1.3	0%
C-4	5.0	1%
C-COR1	8.7	2%
C-COR3	21.1	6%
C-O	3.9	1%
C-R1	2.1	1%
C-R3	5.8	2%
I-2	2.2	1%
I-B	13.1	4%
I-C	21.6	6%
I-G	184.4	51%
I-H	7.3	2%
I-R	9.7	3%
MU-1	1.7	0%
R-C2	0.1	0%
S-CI	0.5	0%
S-CRI	72.2	20%
S-R	0.7	0%
S-SPR	0.6	0%
Total	362.1	100%

CHANGE OF LUD (2016-2020 YTD)	
LUD	Area (ha)
C-COR3	-1.53
I-B	1.34
I-C	7.09
I-G	-8.61
MU-1	1.70

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

