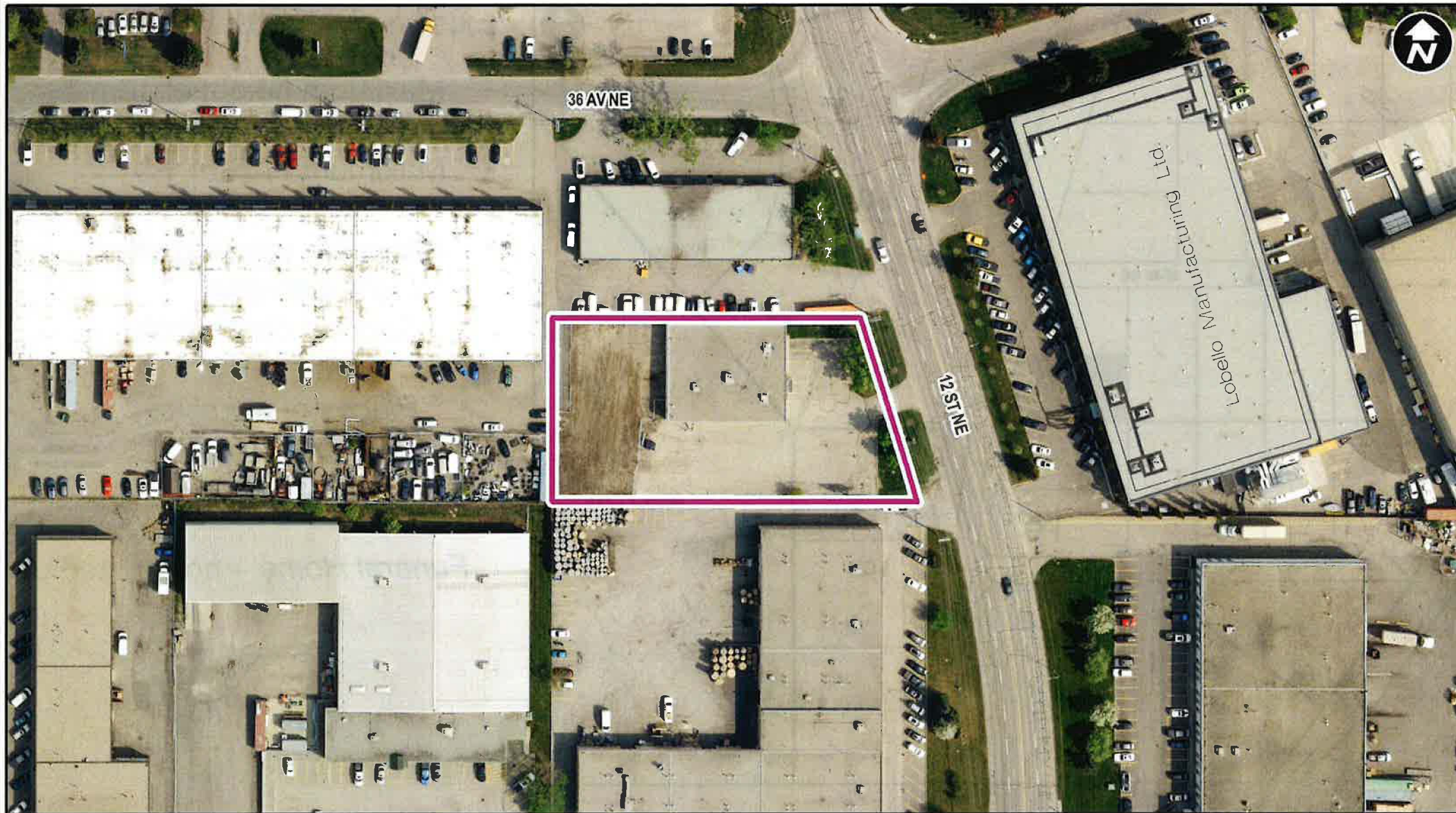




Public Hearing of Council Agenda Item: 8.1.4

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 02 2020
ITEM: #8.1.4 C/2020-0940
RWB/12
CITY CLERK'S DEPARTMENT

**LOC2020-0065
Land Use Amendment
[I-G to DC(I-G)]**





Existing Industrial – General District

- Maximum height of 16m
- Maximum FAR of 1.0
- Allowable uses/activities:
 - *Light-industrial;*
 - *Support commercial;*
 - *Offices;*
 - *Places of worship;*
 - *Child cares; or*
 - *Crematoriums*

Funeral Home – not a listed use in I-G



Proposed Direct Control District

- Based on the I-G District
- Additional of use of Funeral Home
- Site design, access and site circulation to be determined at the development permit stage
- No transportation studies were requested by Administration during the application review
- *TIA submitted by an adjacent landowner (Attachment 3, 4)*
- *TIA conducted by the applicant*

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

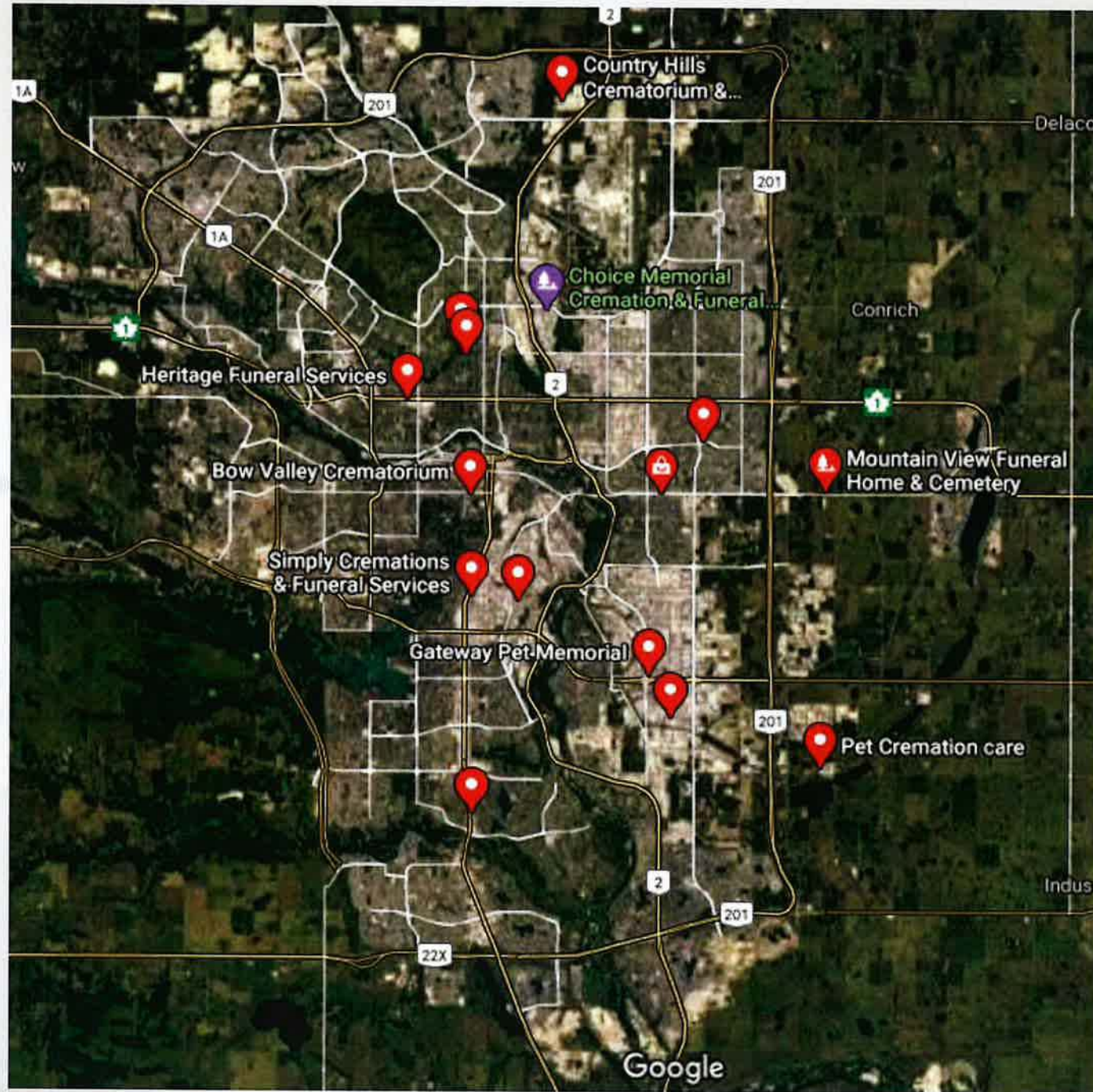
1. **ADOPT** the proposed redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 3625 - 12 Street NE (Plan 731502, Block 2, Lot 11) from Industrial – General (I-G) District to DC Direct Control District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 142D2020**.

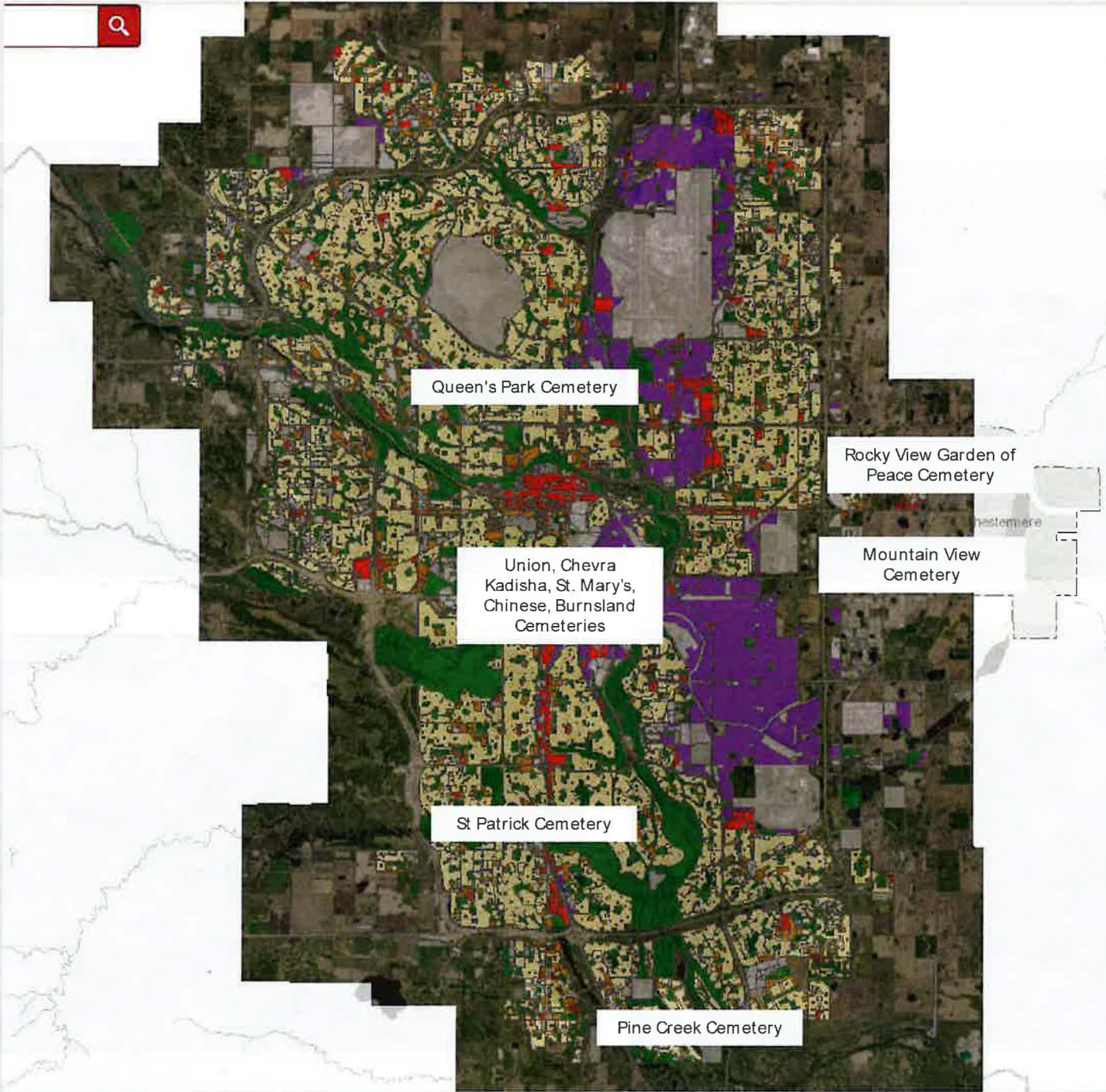
Supplementary Slides

Crematorium allowed in I-G, I-R, S-CI, S-CRI	Funeral Home Allowed in C-C2, COR2, COR3, C-R2, C-R3
<ul style="list-style-type: none"> a) may provide services such as the preparation of the deceased for burial b) allows for the organization & direction of funeral services c) have the facilities for the purpose of viewing a body d) no limit on cremation chambers e) may include a Columbarium, but not in Industrial Districts 	<ul style="list-style-type: none"> a) where the deceased are prepared for burial or cremation b) where funerals are arranged & held d) one cremation chamber e) that may include a Columbarium

167 Columbarium

- (a) means a *use*:
 - (i) where urns containing the ashes of cremated human remains are kept; and
 - (ii) that will always be approved with another *use*;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship – Small** where they are a listed *use* in a District and where those *uses* have been approved;





VIEWS FROM 12TH STREET





- 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

