



Public Hearing of Council

Agenda Item: 8.1.6



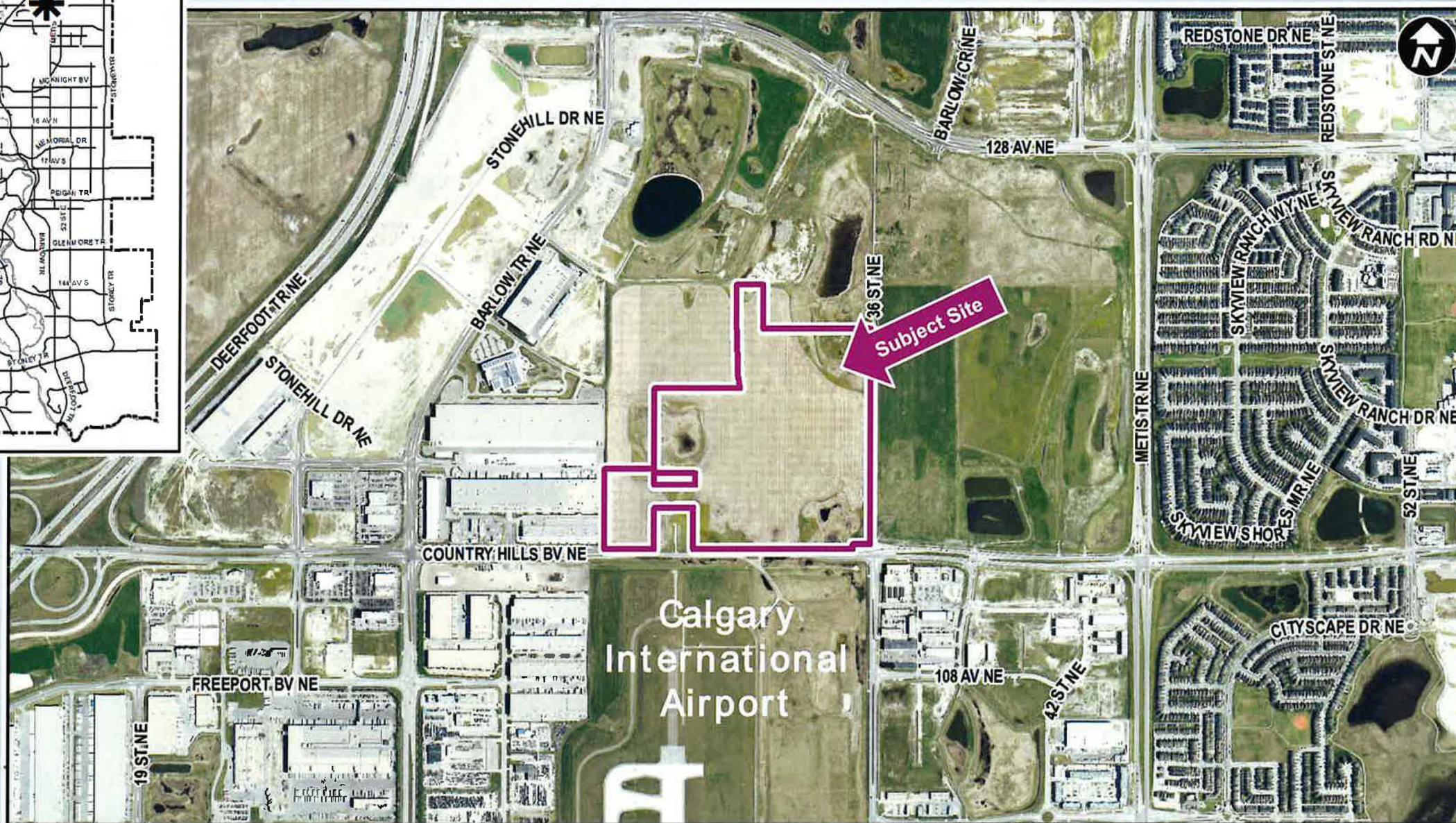
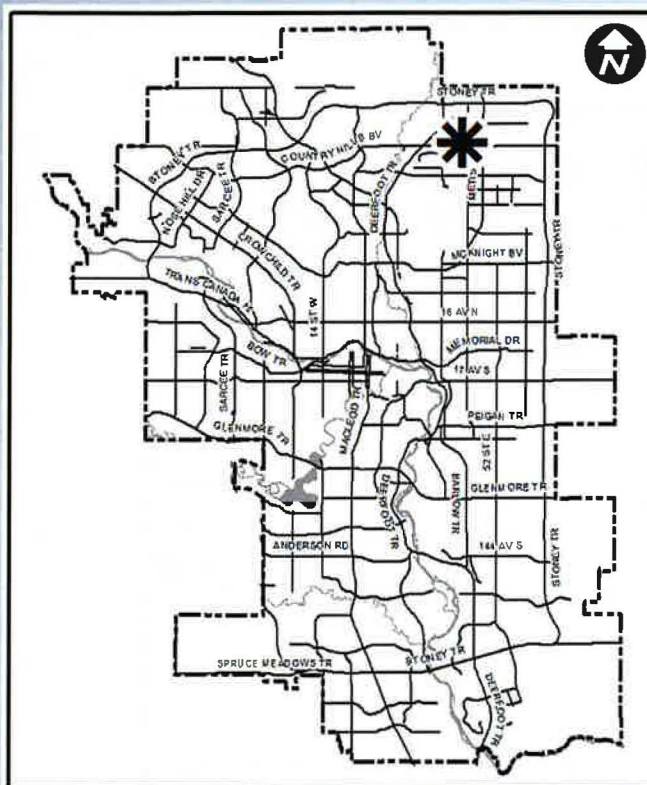
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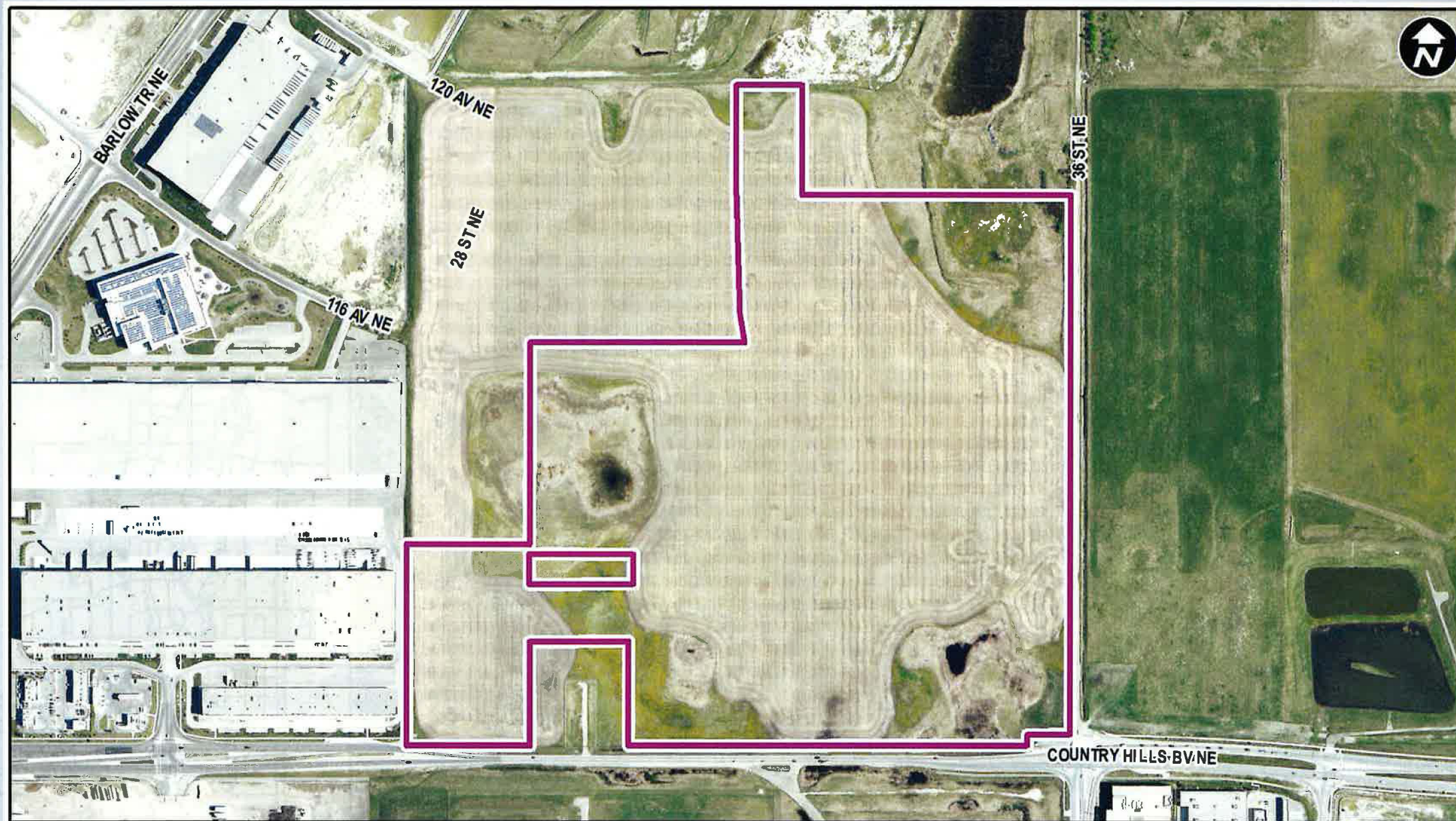
Combined Land Use Amendment and Outline Plan Reports

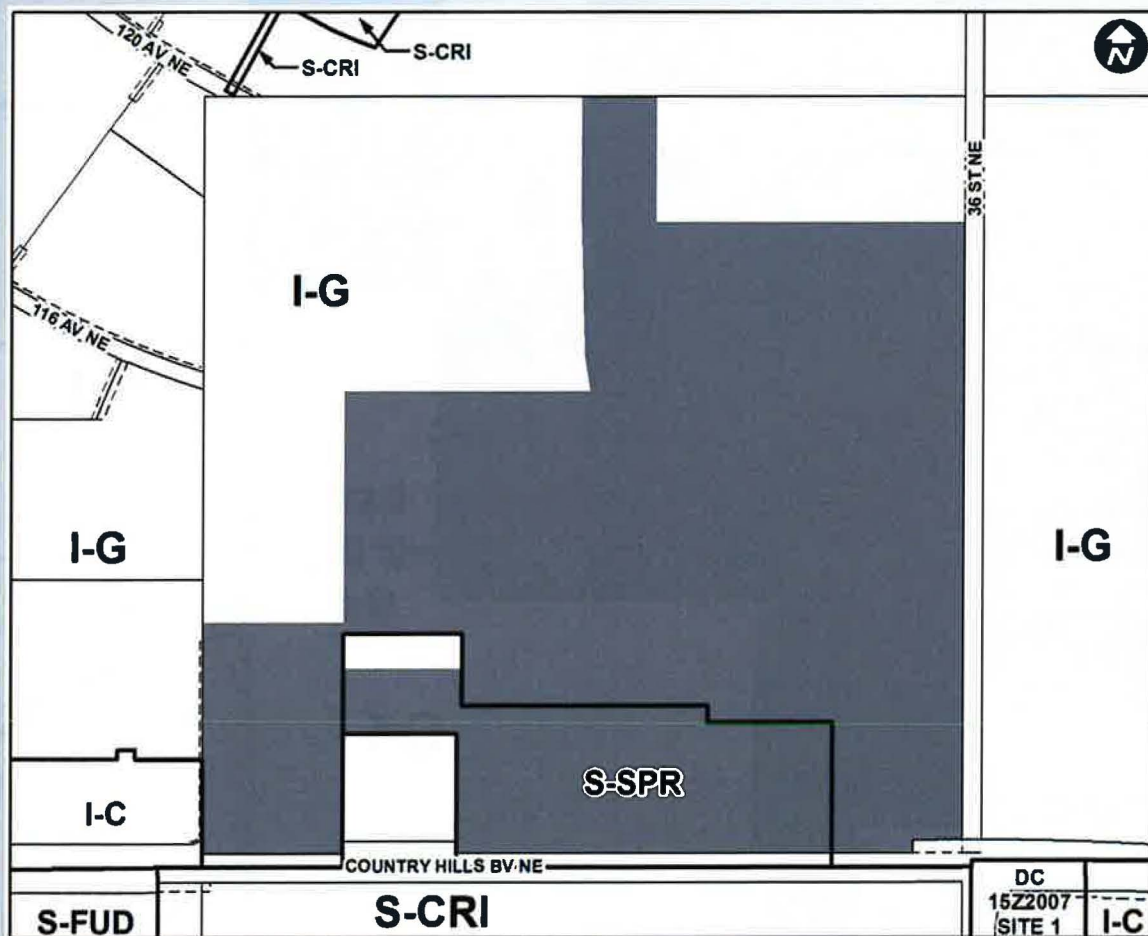
- First combined report in front of Council
- Memo dated 2021 February 01 from the Director of Community Planning
- Includes Outline Plan information including the following attachments:
 - Attachment 6: Approved Outline Plan
 - Attachment 7: Outline Plan Conditions of Approval
 - Attachment 8: Outline Plan Data Sheet
- Outline Plan approved at Calgary Planning Commission on 2020 December 17



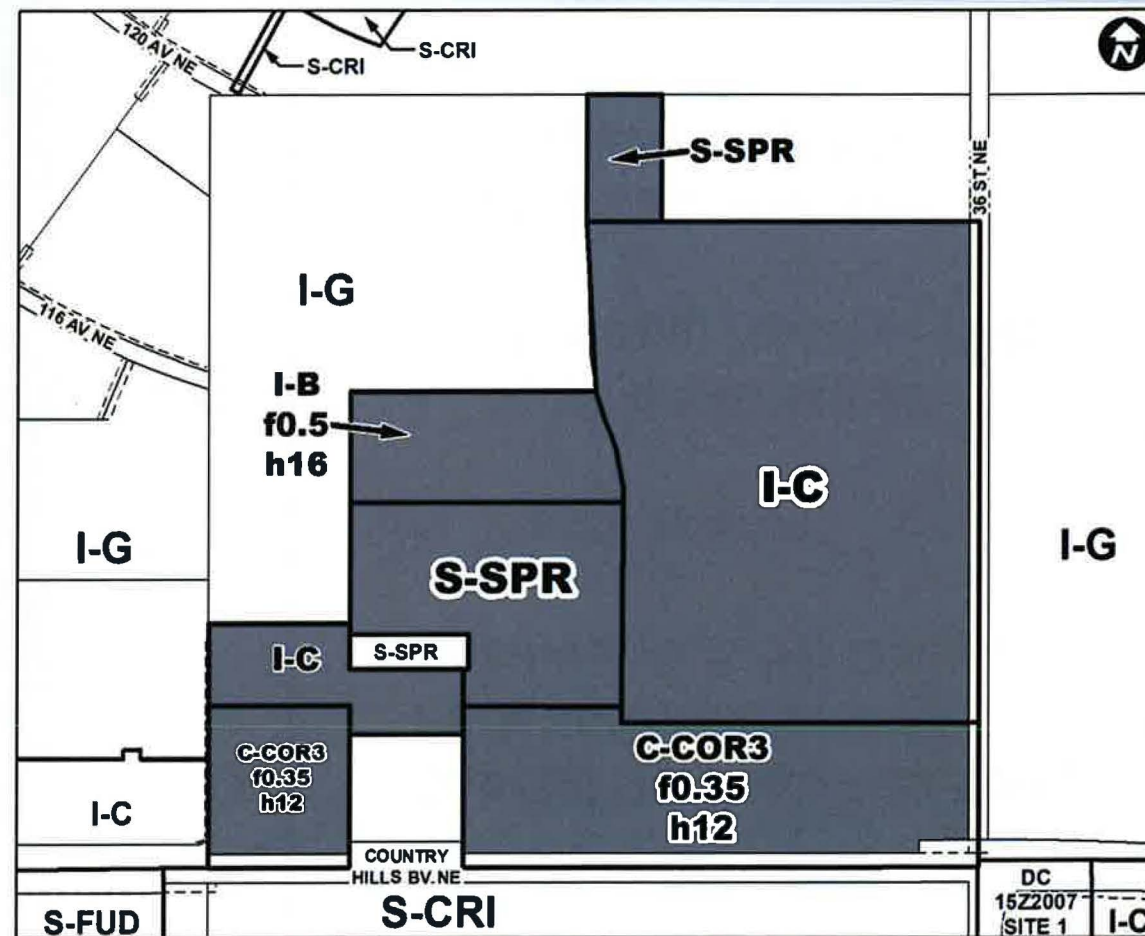
LOC2018-0145
Land Use Amendment



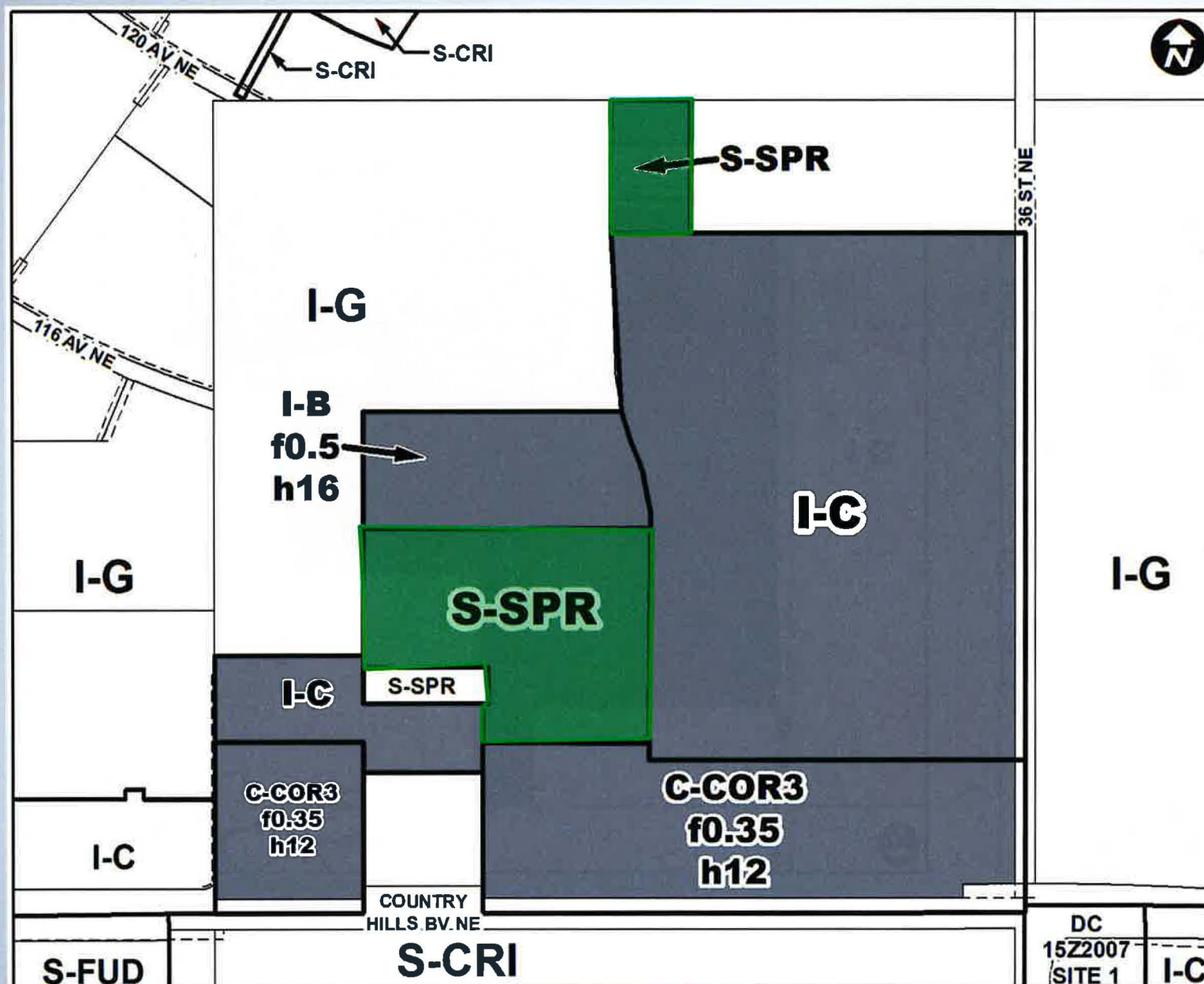




Existing Land Use

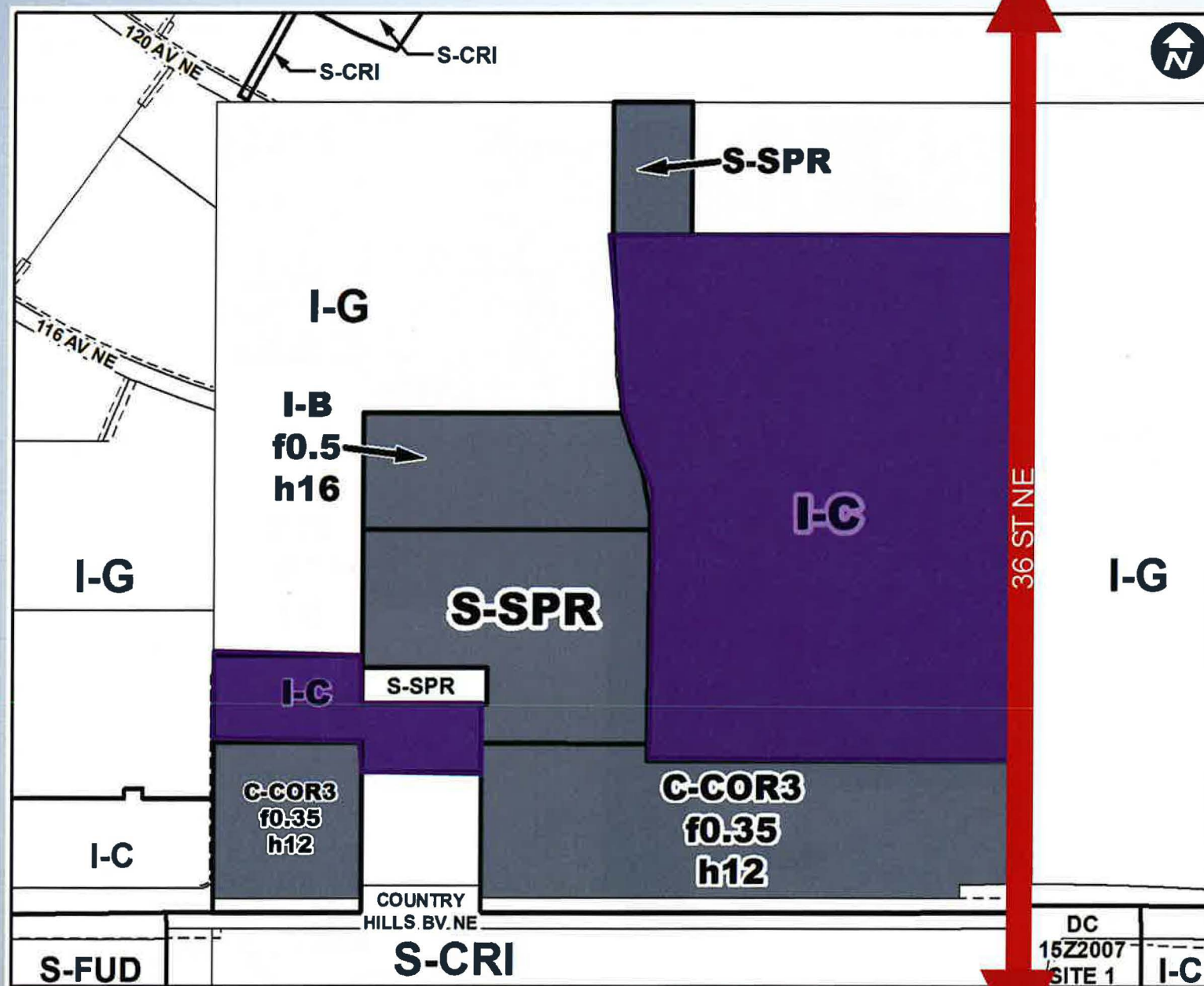


Proposed Land Use



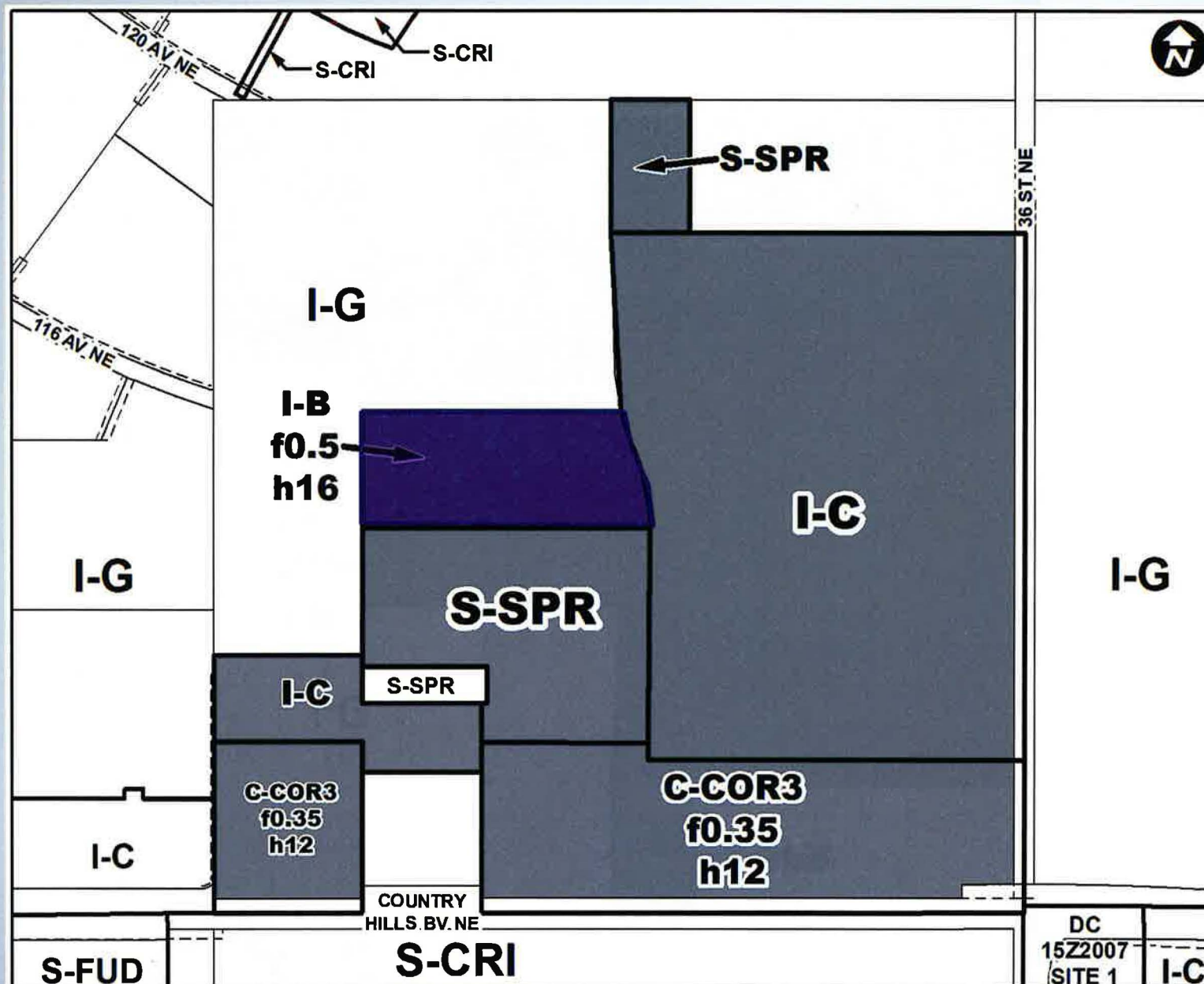
Special Purpose – School, Park and Community Reserve (S-SPR) District:

- 2 park spaces
- To be dedicated as Municipal Reserve (MR)
- Helps address shortage of playfields in the NE



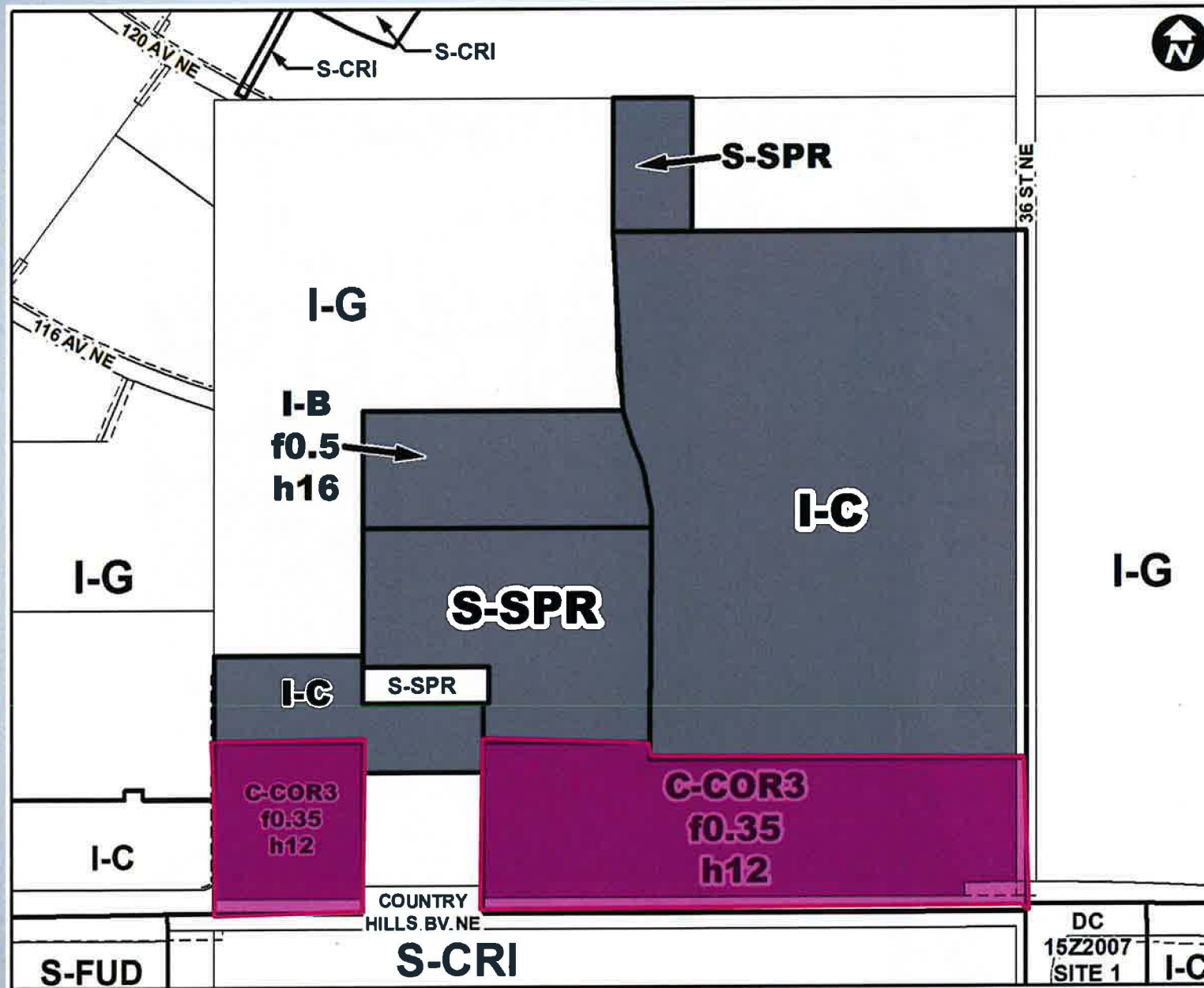
Industrial – Commercial (I-C) District:

- Light industrial uses
 - Unlimited in size
- Small scale commercial
- Direct access to 36 ST NE
- Acts as a transition between I-G and C-COR3 areas



Industrial – Business (I-B) District with modifiers:

- High quality manufacturing, research and office developments
- Along 29 ST NE as a highly visual location
- Modifiers to allow:
 - Max building height of 16 metres
 - Max floor area ratio (FAR) of 0.5



Commercial – Corridor 3 (C-COR3) District with modifiers:

- Mid-scale retail and medium to large eating and drinking uses
- Modifiers to allow:
 - Max building height of 12 metres
 - Max floor area ratio (FAR) of 0.35



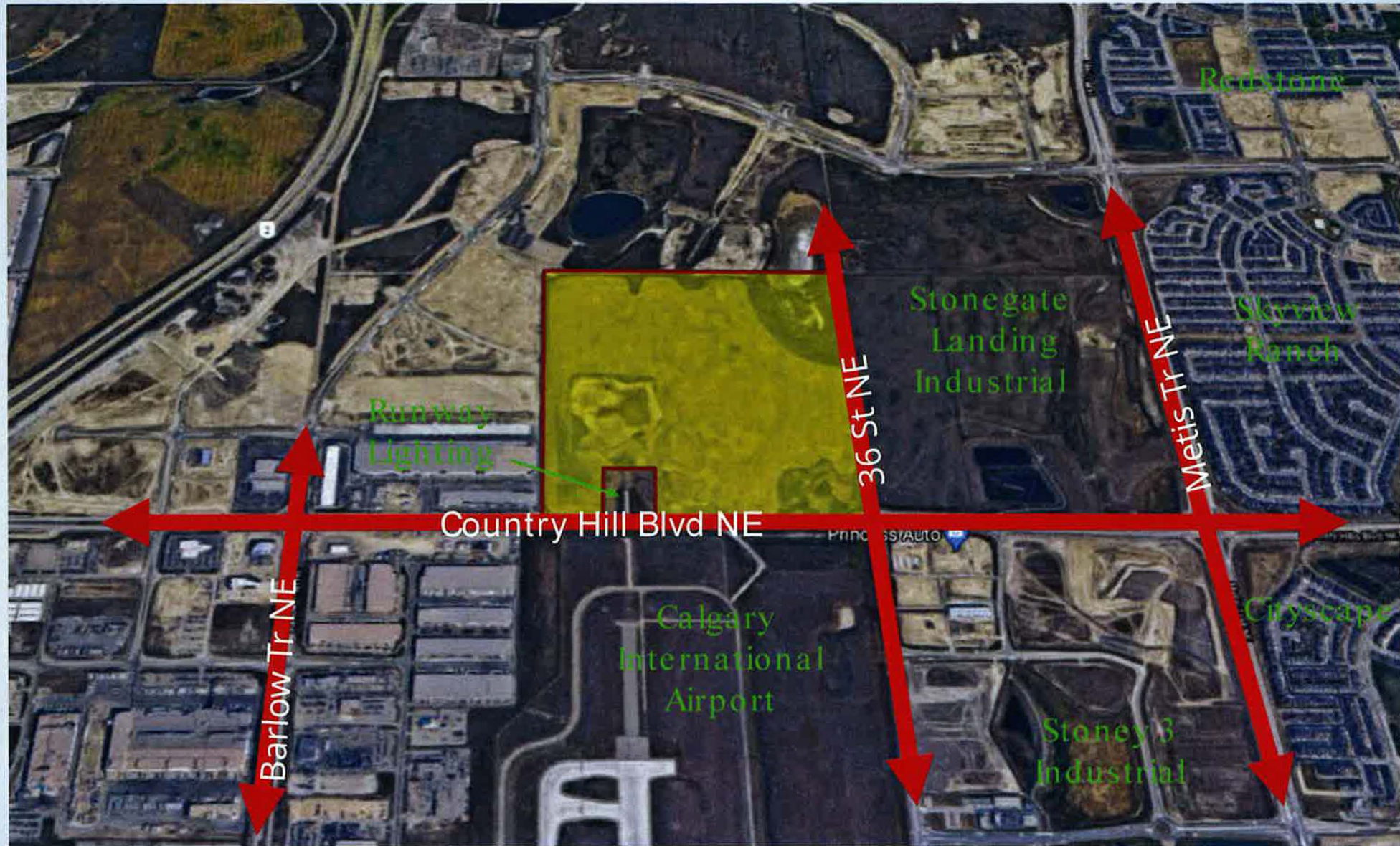
Calgary Planning Commission's Recommendation:

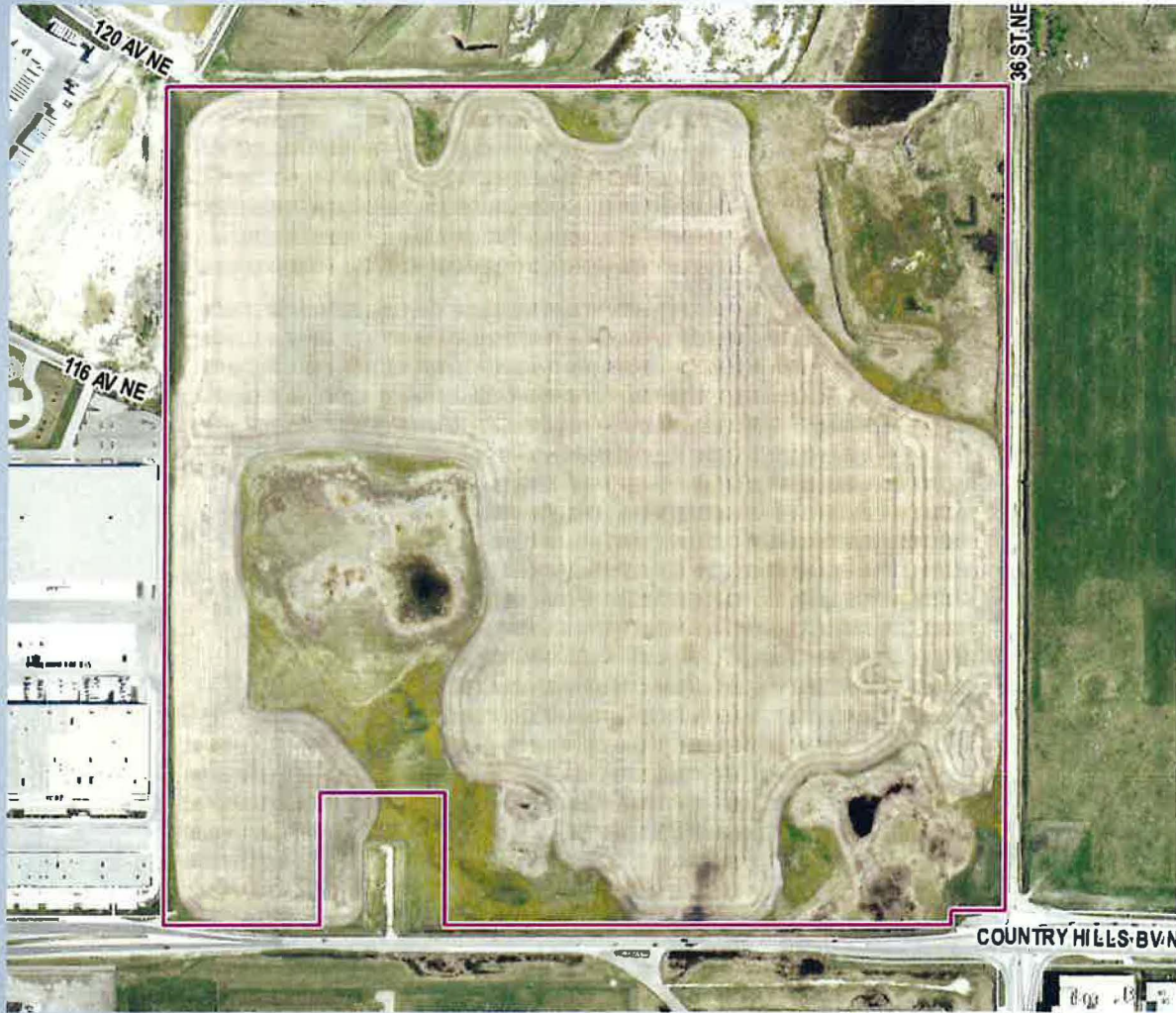
That Council:

1. Give three readings to **Proposed Bylaw 18D2021** for the redesignation of 41.57 hectares \pm (102.73 acres \pm) located at 12021 - 36 Street NE (SE1/4 Section 28-25-29-4) from Industrial - General (I-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (S-SPR), Industrial – Commercial (I-C) District, Industrial – Business f0.5 h16 (I-B f0.5h16) and Commercial – Corridor 3 f0.35h12 (C-COR3 f0.35h12) District.

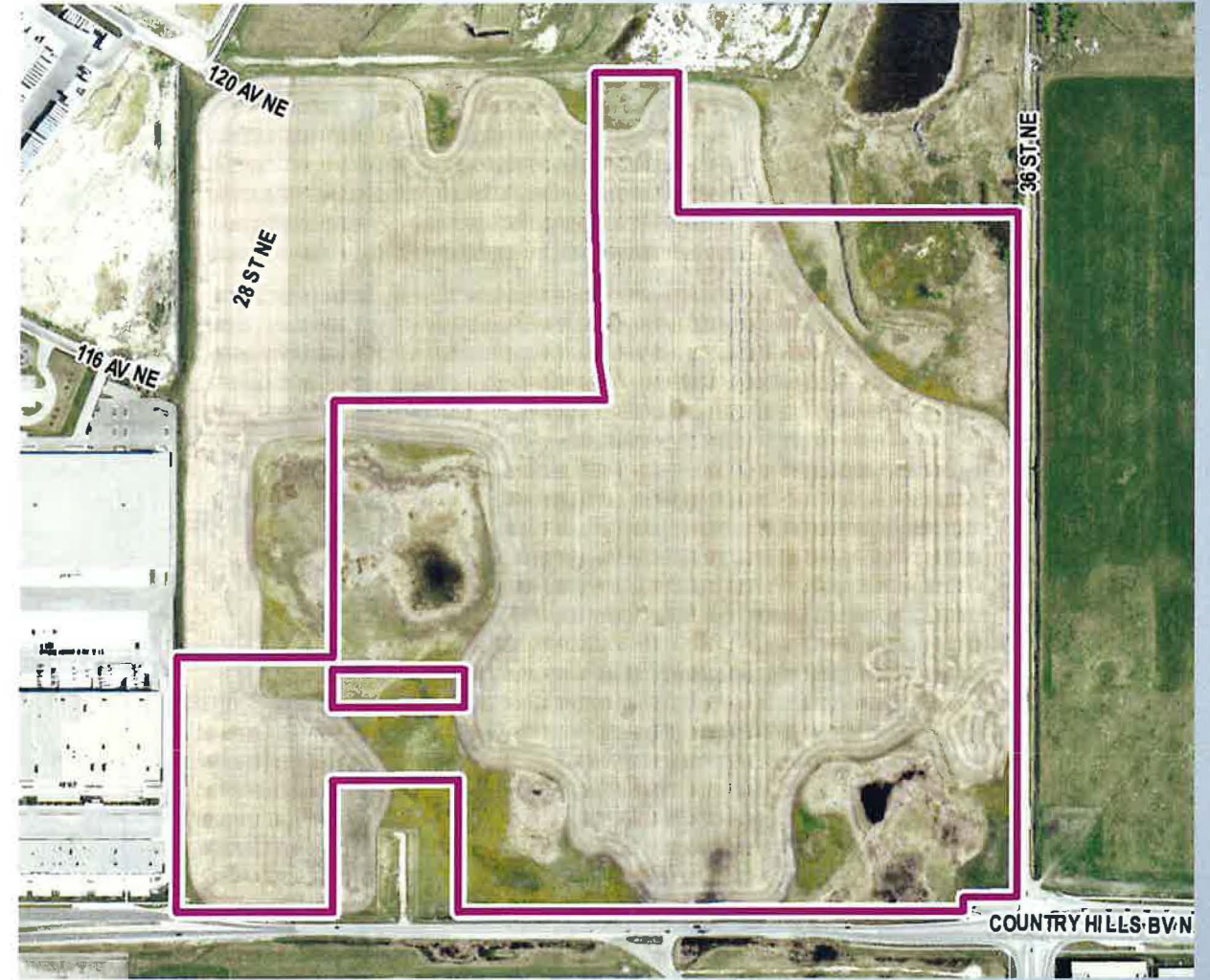
SUPPLEMENTARY SLIDES



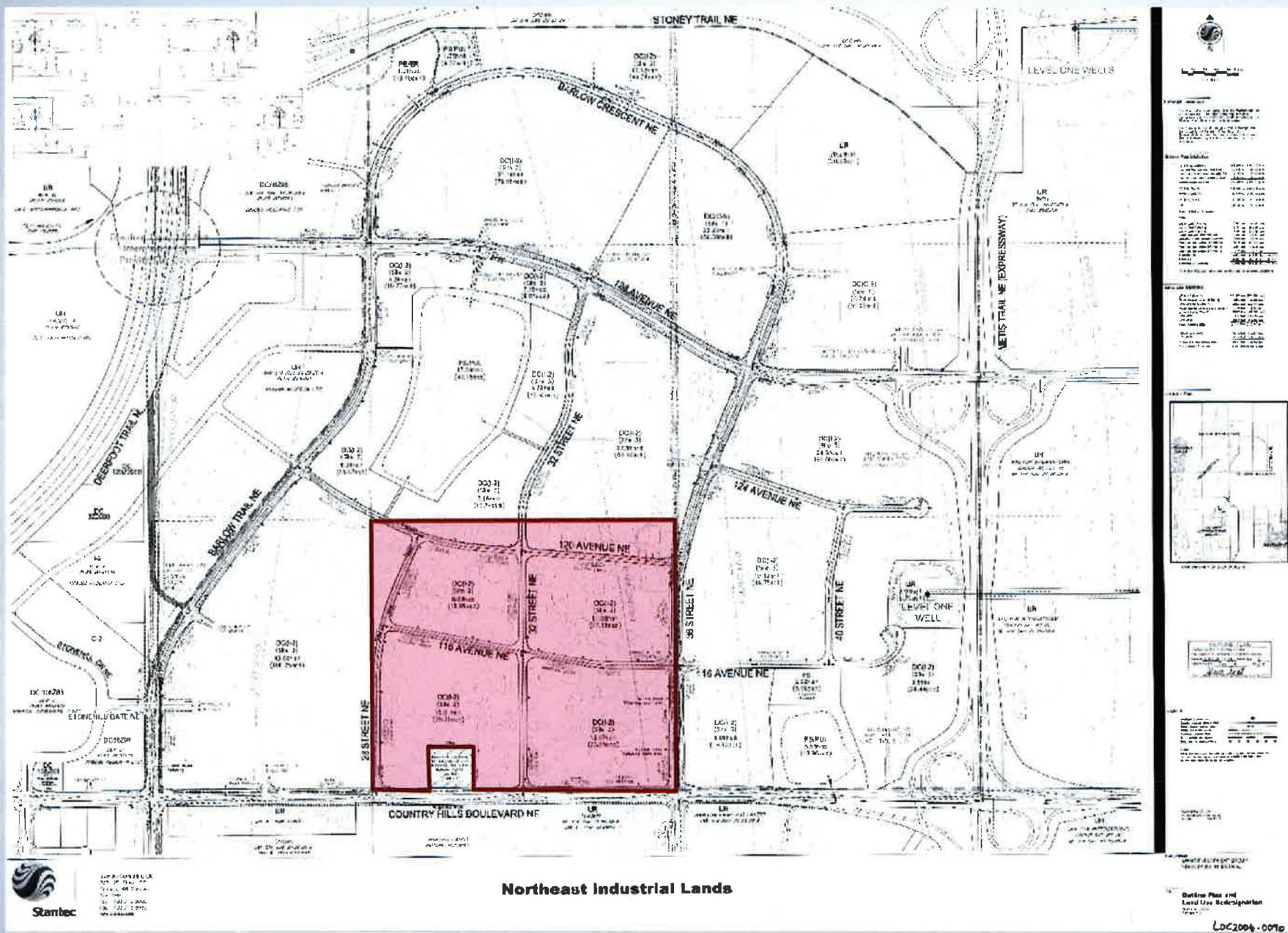




Outline Plan Boundary



Land Use Boundary



Previously approved
outline plan

- LOC2006-0090

Proposed application area

- LOC2018-0145







