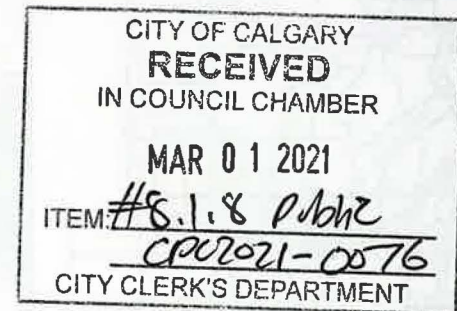




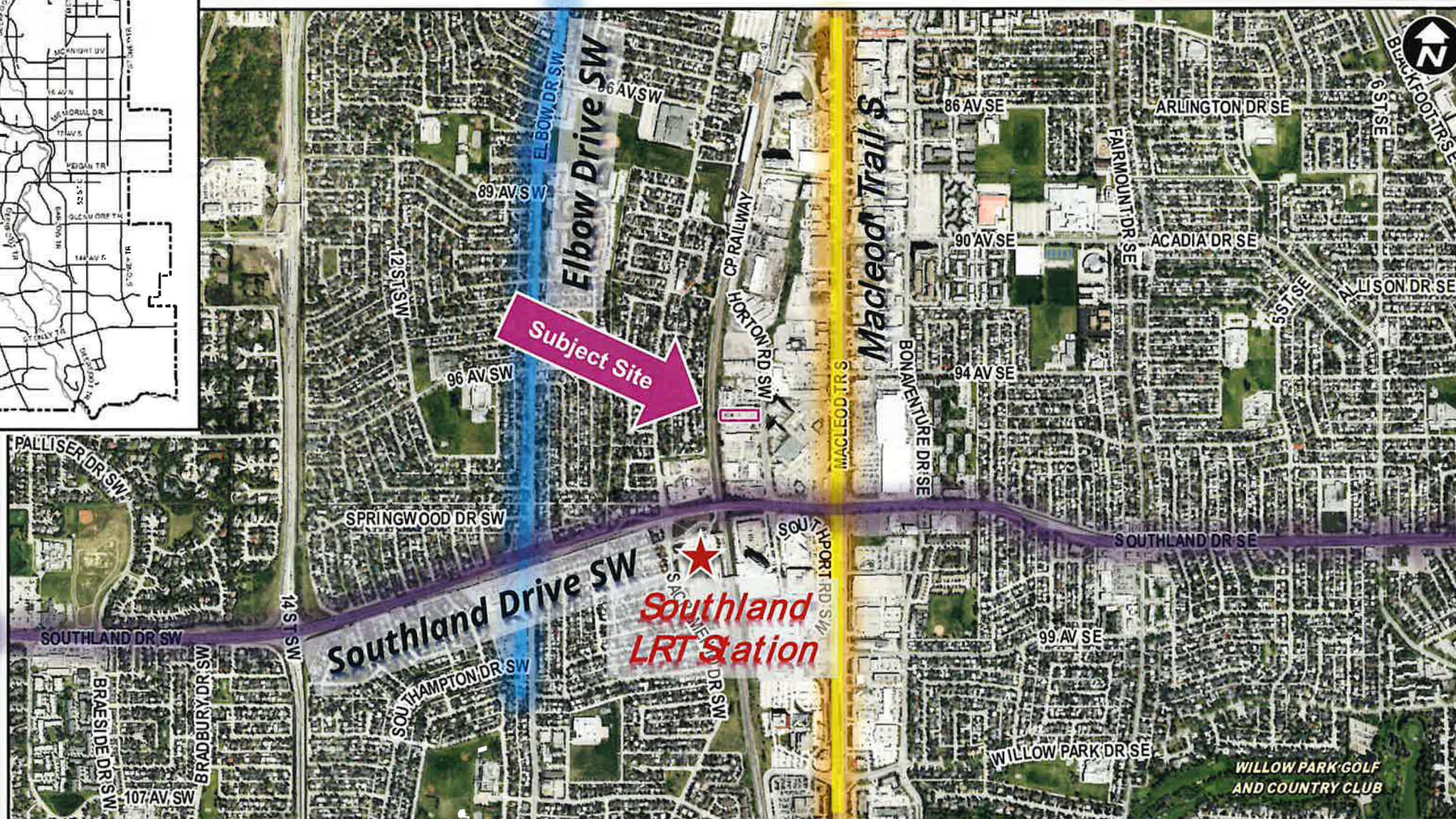
Public Hearing of Council

Agenda Item: 8.1.8



LOC2020-0121

Land Use Amendment





Rear elevation

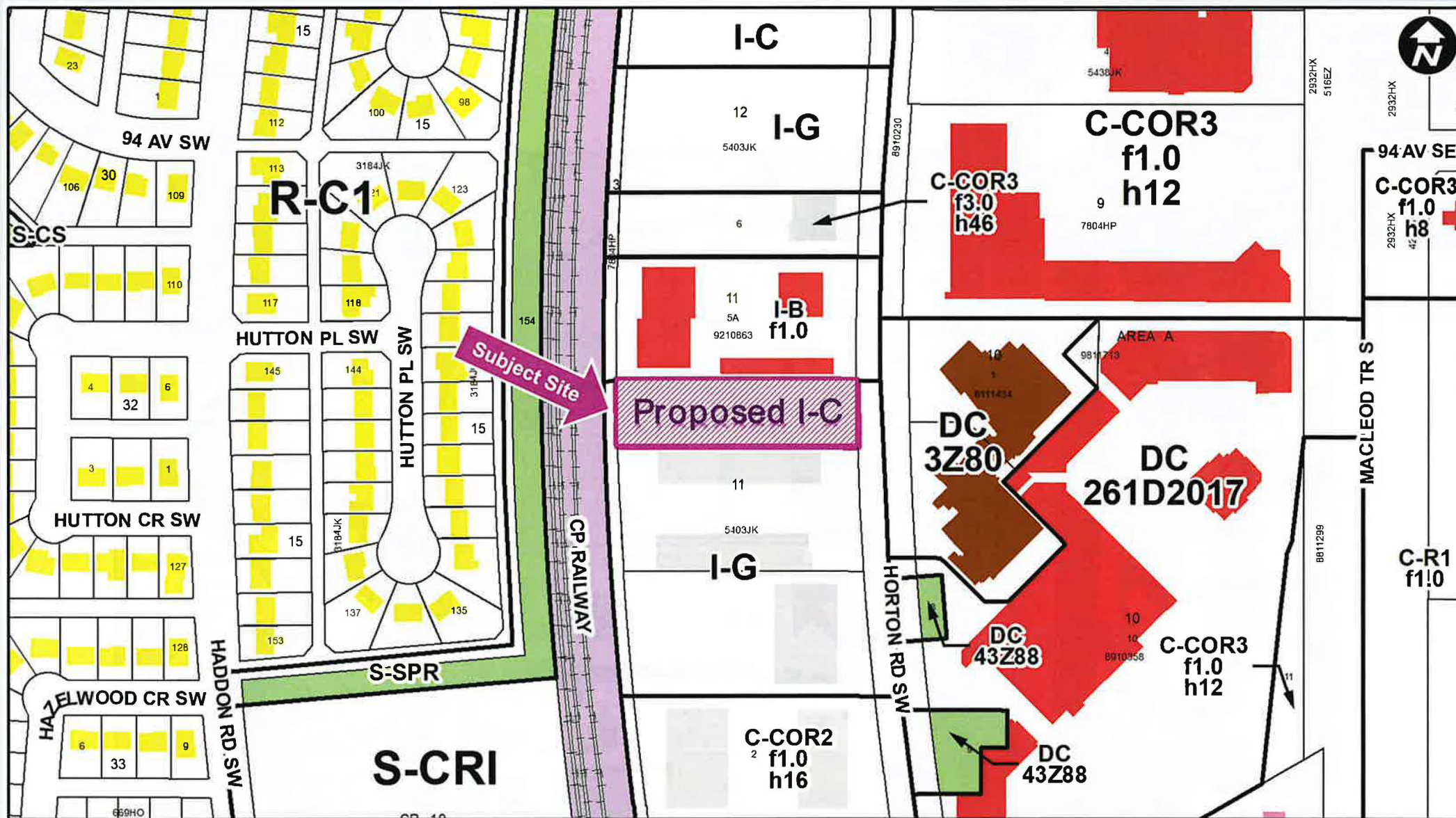


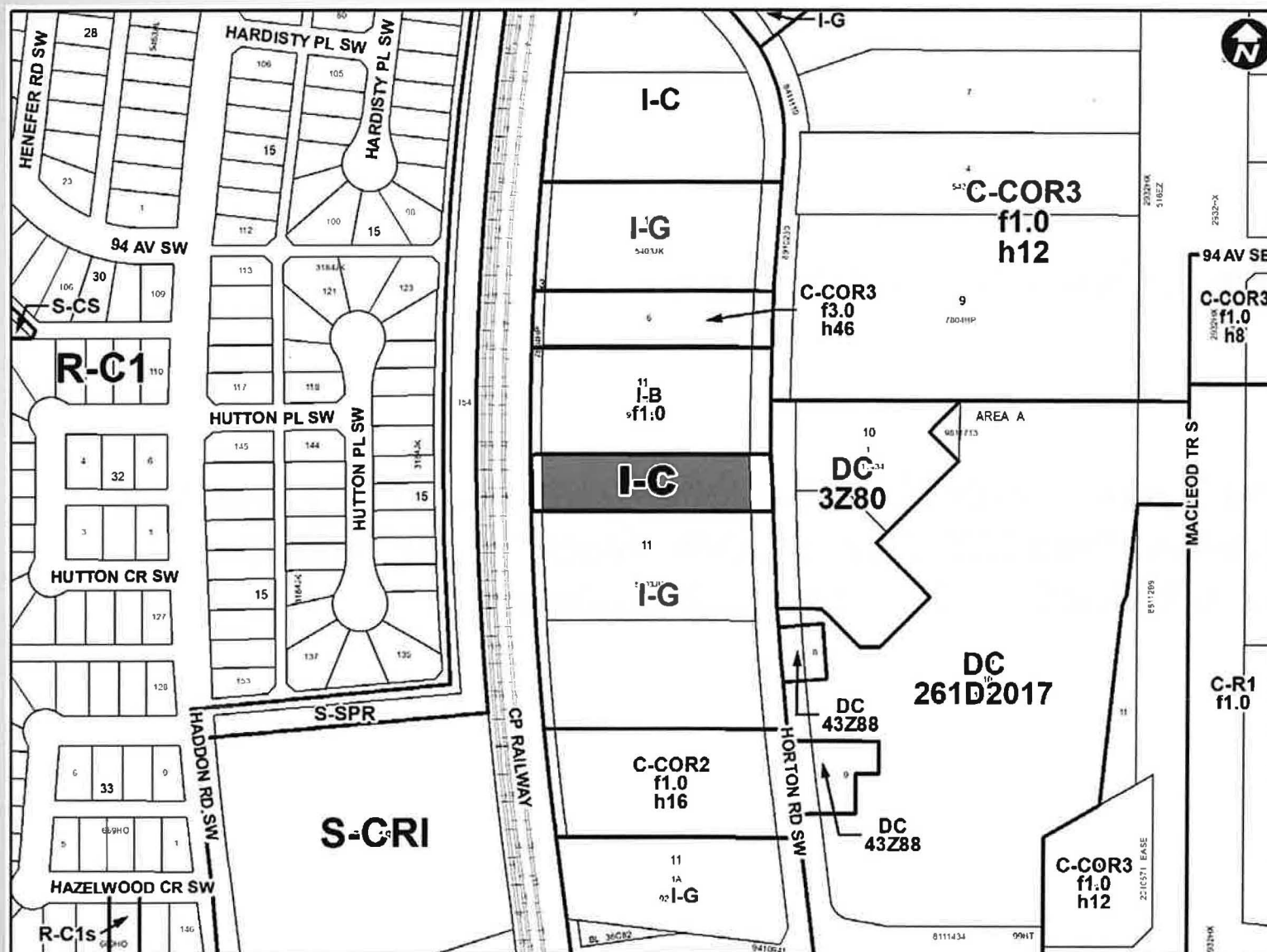
Picture looking from Horton Road



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 Industrial – Commercial (I-C) District

- Allow greater flexibility of small-scale commercial
- Same maximum FAR of 1.0
- Decrease of maximum building height to 12m from 16m

Calgary Planning Commission's Recommendation:

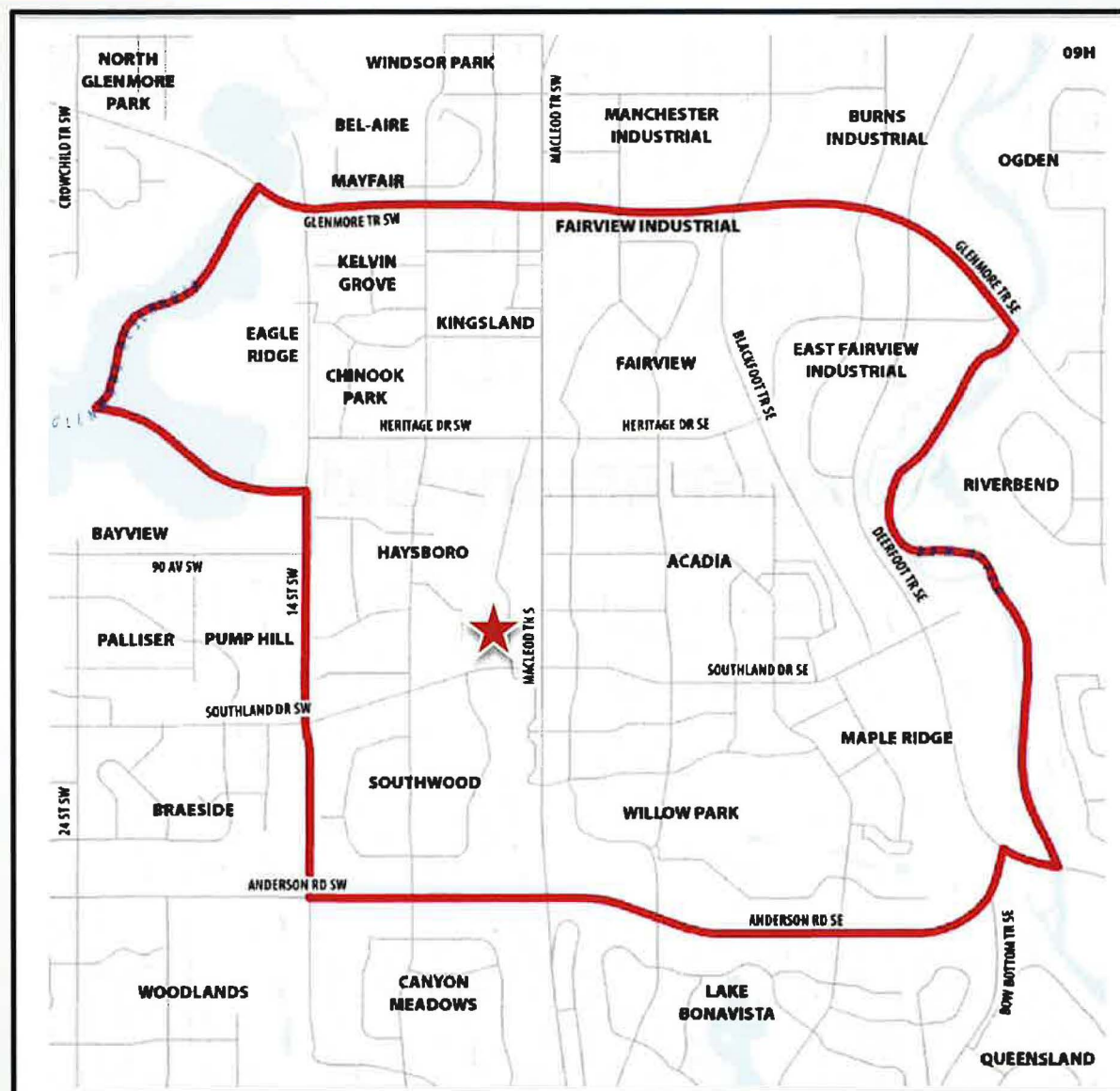
That Council:

1. Give three readings to **Proposed Bylaw 28D2021** for the redesignation of 0.37 hectares \pm (0.91 acres \pm) located at 9715 Horton Road SW (Plan 5403JK, Block 11, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

Supplementary Slides

Heritage Communities Local Area Plan

Work in Progress



Site Location ★



**The City of Calgary
Land Use Bylaw 1P2007**

The Industrial – Commercial District is intended to be characterized by:

- (a) locations on the perimeter of industrial areas, along major streets or expressways;**
- (b) light industrial uses that are unlimited in size;**
- (c) small scale commercial uses that are compatible with and complement light industrial uses;**
- (d) controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;**
- (e) setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and**
- (f) parcels located within 200.0 metres of a major street or expressway.**

Use Comparison	
I-G District	I-C District
Bulk Fuel Sales Depot	Artist's Studio
Catering Service - Major	Counselling Service
Catering Service - Minor	Drinking Establishment - Small
Crematorium	Financial Institution
Distribution Centre	Fitness Centre
Equipment Yard	Health Services Laboratory - With Clients
Fleet Service	Indoor Recreation Facility
Freight Yard	Information and Service Provider
General Industrial - Medium	Liquor Store
Kennel	Medical Clinic
Medical Marihuana Production Facility	Medical Marihuana Counselling
Motion Picture Production Facility	Pawn Shop
Municipal Works Depot	Payday Loan
Parking Lot - Grade	Radio and Television Studio
Parking Lot - Structure	Recreational Vehicle Sales
Place of Worship - Large	Recreational Vehicle Service
Salvage Yard	Retail and Consumer Service
Storage Yard	Service Organization
Vehicle Storage - Large	Vehicle Rental - Major
Vehicle Storage - Passenger	Vehicle Rental - Minor
Vehicle Storage - Recreational	Vehicle Sales - Major
Wind Energy Conversion System - Type 2	



