

Public Hearing of Council
Agenda Item: 8.1.3

LOC2020-0022
Land Use Amendment
I-G to I-C

CITY OF CALGARY
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IN COUNCIL CHAMBER

JUL 20 2020

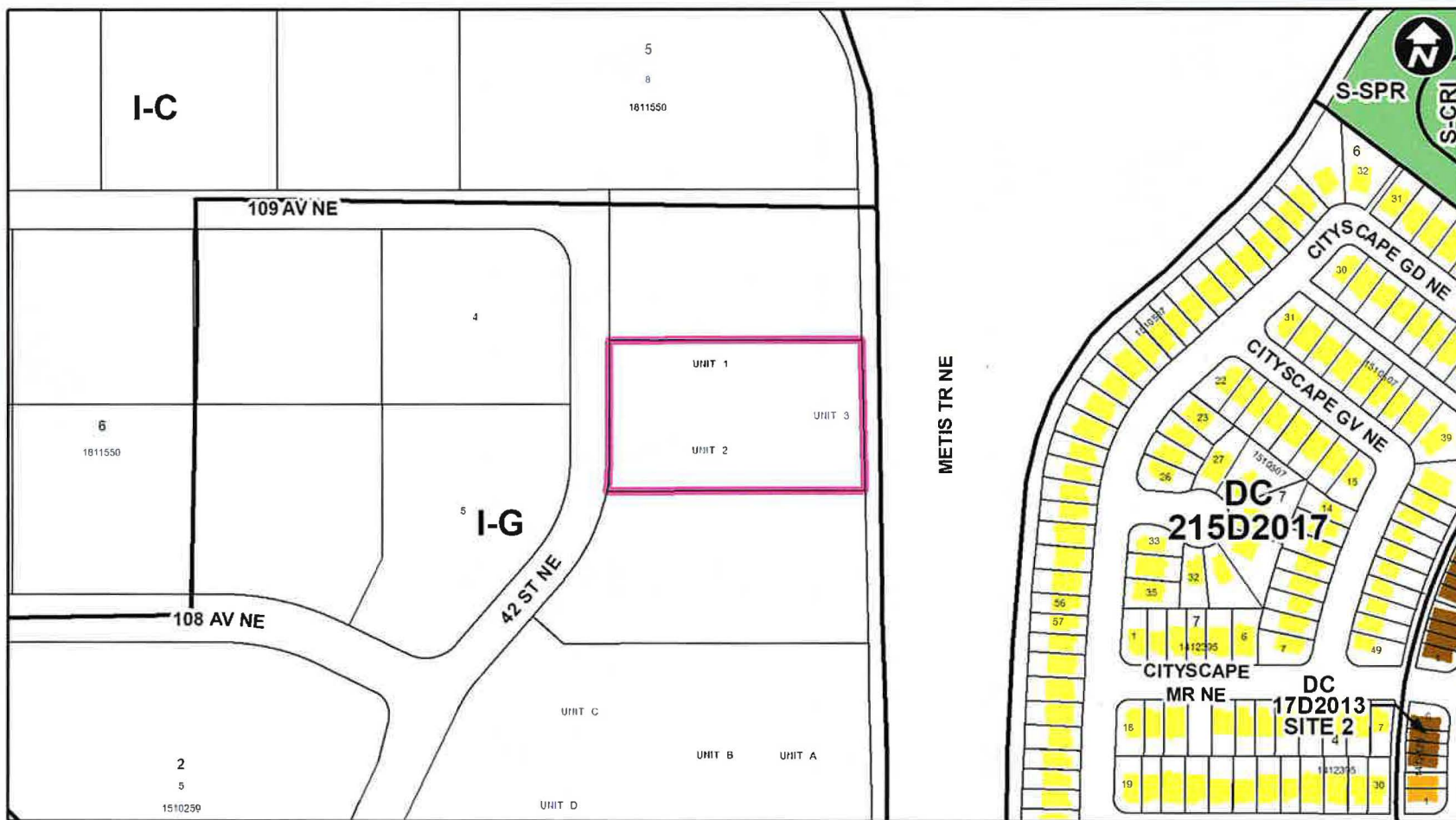
ITEM: #8.1.3 CPC 2020-0536
public

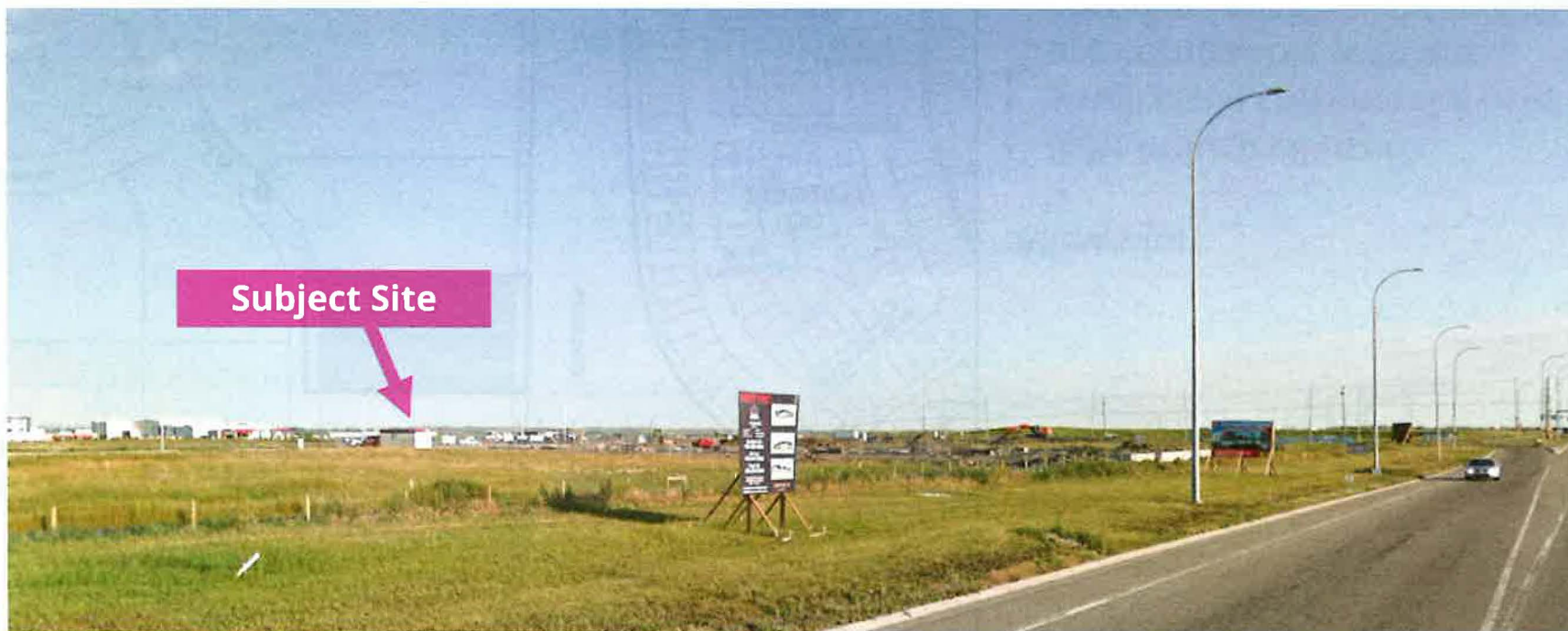
CITY CLERK'S DEPARTMENT



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





Looking NW from Metis Trail NE



Industrial – General (I-G) to Industrial – Commercial (I-C)

Allows for:

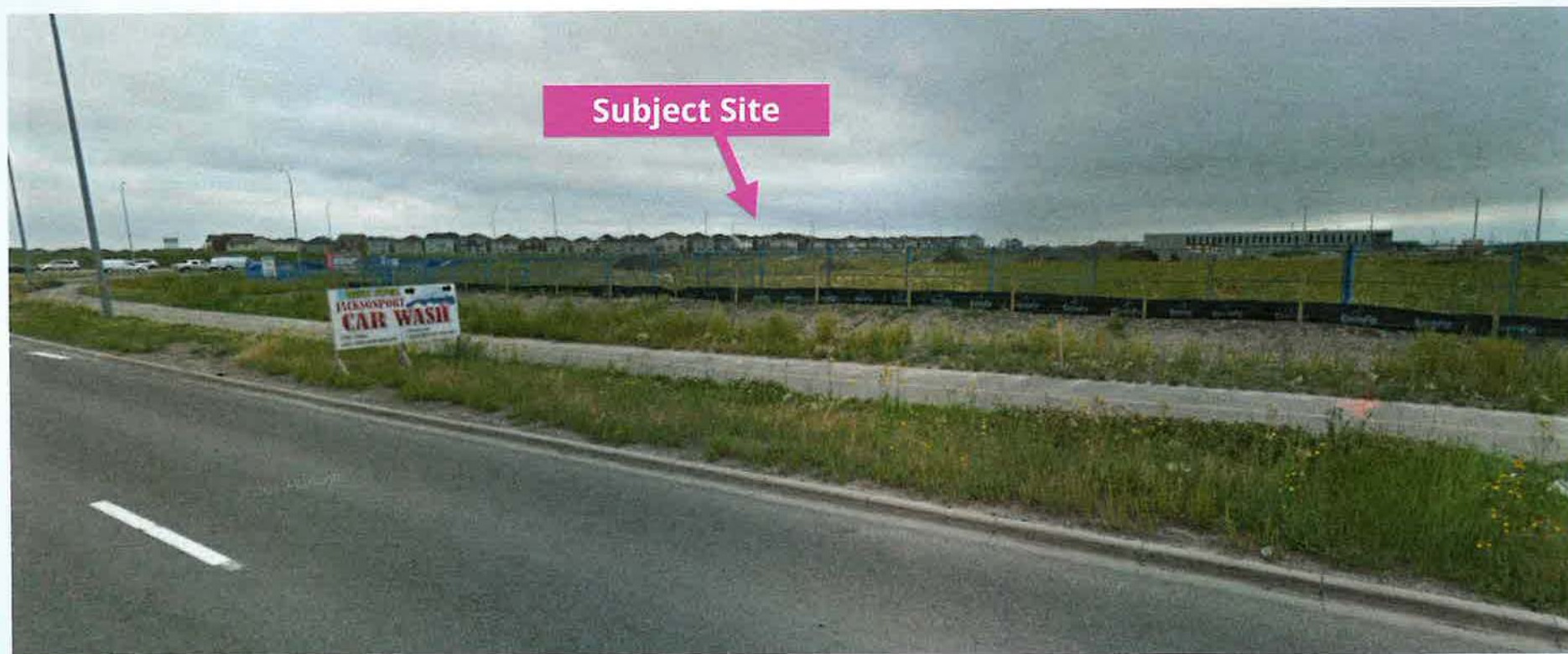
- light industrial uses.
- small scale commercial uses that are compatible with and complement the light industrial uses
- Floor Area Ratio of 1.0
- Height maximum of 12 metres.

Calgary Planning Commission's Recommendation:

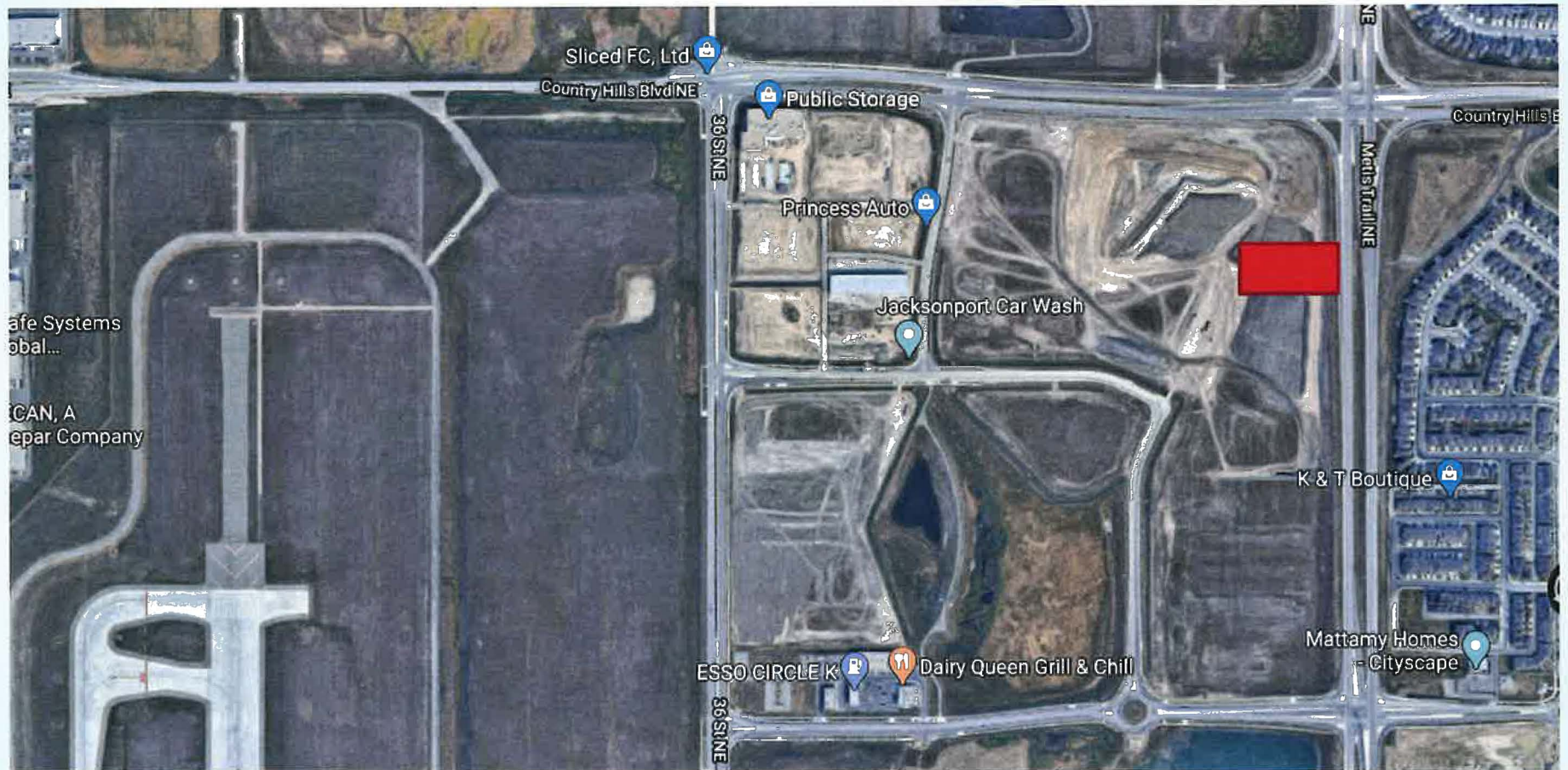
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.90 hectares $\pm$ (2.22 acres $\pm$) located at 10960 - 42 Street NE (Plan 1811550, Block 5, Lot 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the **Proposed Bylaw 79D2020**.

Supplementary Slides



Looking SE from Country Hills Boulevard NE



Bylaw Check – Existing (I-G) – DP2018-5656 vs. Proposed (I-C) – LOC2020-0022

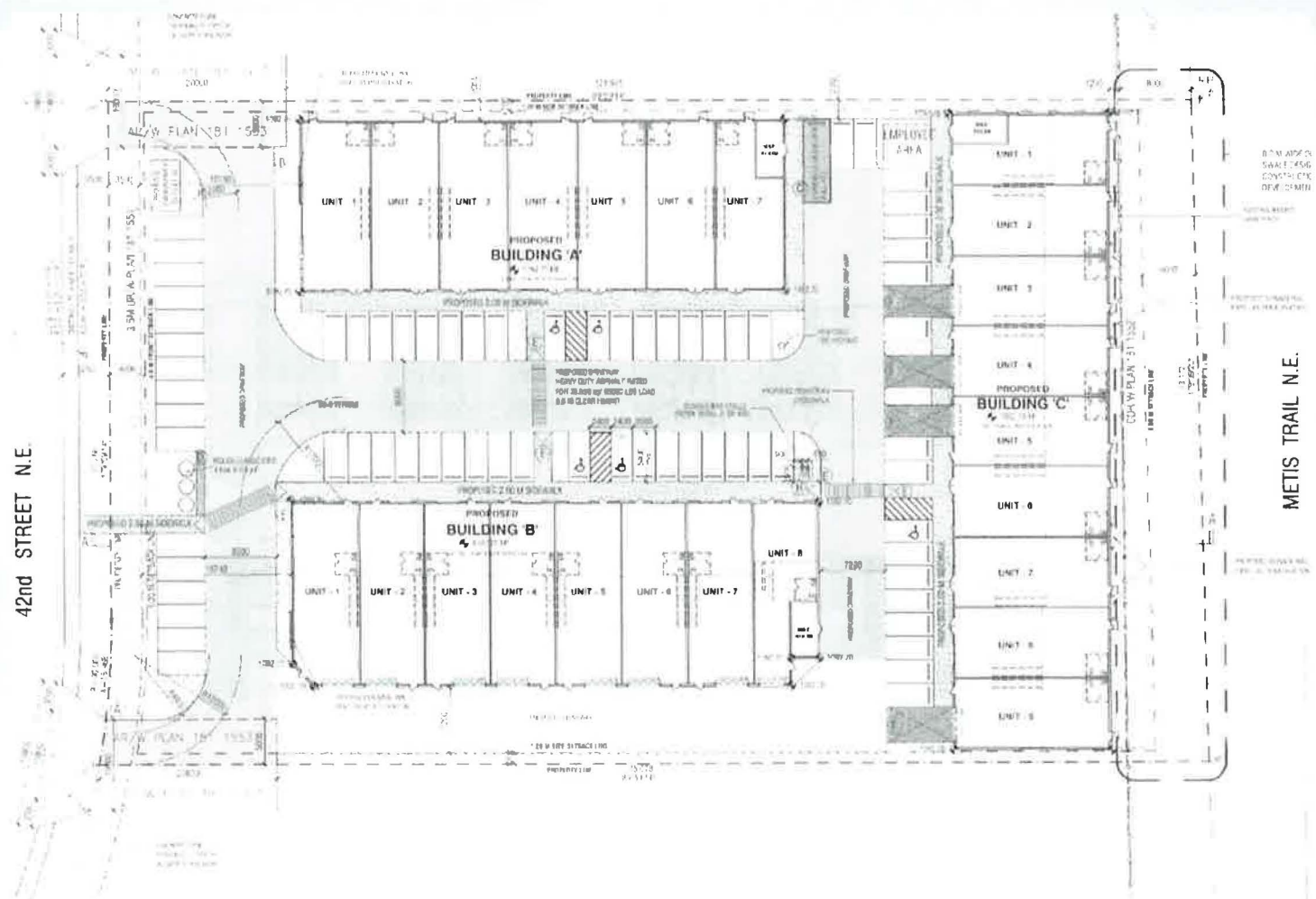
Regulation	I-G Bylaw Check	I-C Bylaw check	Analysis
919/965 – sidewalks - Minimum width of 2 metres. - Must be the entire length of building.	Sidewalks between 1.5 and 1.81m wide.	Sidewalks between 1.5 and 1.81m wide. Sidewalk not provided the entire length of Building C.	Break in sidewalk to provide access to overhead doors in west elevation. Does not impact the use.
918/964 – landscaping in setback areas - Required soft landscape 1 tree, 2 shrubs/35 sq.m of area	East setback not soft surfaced. No trees/shrubs provided in east setback.	East and west setbacks have hard landscape areas. 8 trees in east setback.	East setback area is an overland drainage ROW. Bioswale includes 8 elm trees
899 – planting requirements - Deciduous trees, 50% to be 75mm caliper. - Coniferous trees, min 2m high (50% to be 3m)	Size of trees not specified	13 (-5) large deciduous trees 5 (-1) large coniferous tree	Planting requirements are the same for both land uses. DP approved with relaxations. No adverse impact to I-C land use.

Uses available in I-C, but not I-G (either Permitted or Discretionary)

- **Counselling Service**
- **Financial Institution**
- **Fitness Centre**
- **Indoor Recreation Facility**
- **Medical Clinic**
- **Retail and Consumer Service**
- **Liquor Store**

Uses available to both (either Permitted or Discretionary)

- **Dry Cleaning and Fabric Care Plant**
- **Instructional Facility**
- **Office**
- **Recyclable Material Drop-Off Depot**
- **Restaurant: Food Service Only – Small/Medium**
- **Restaurant: Licensed – Small/Medium**
- **Speciality Food Store**
- **Take Out Food Service**



SITE PLAN

