

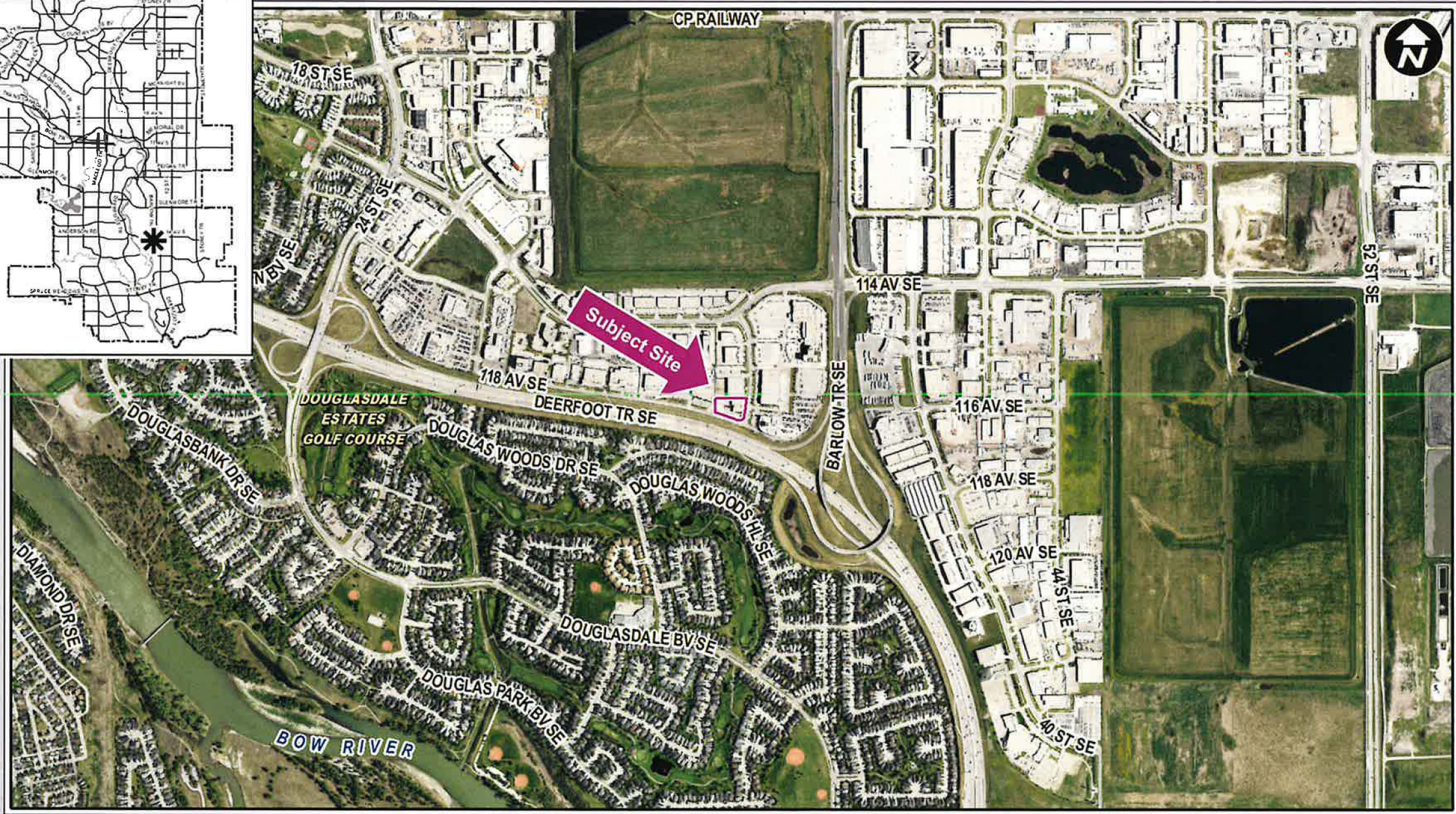
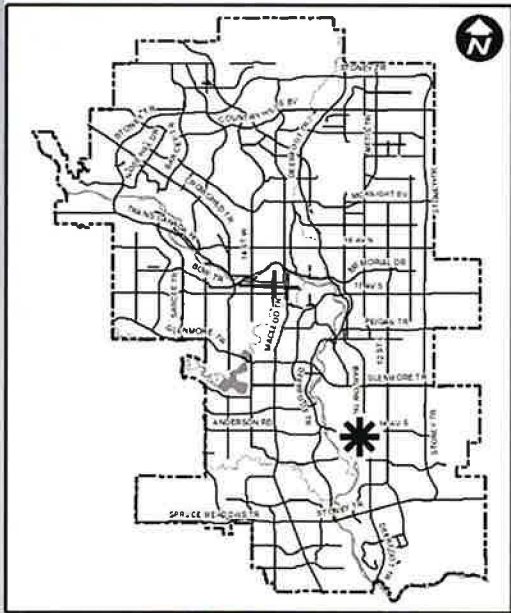


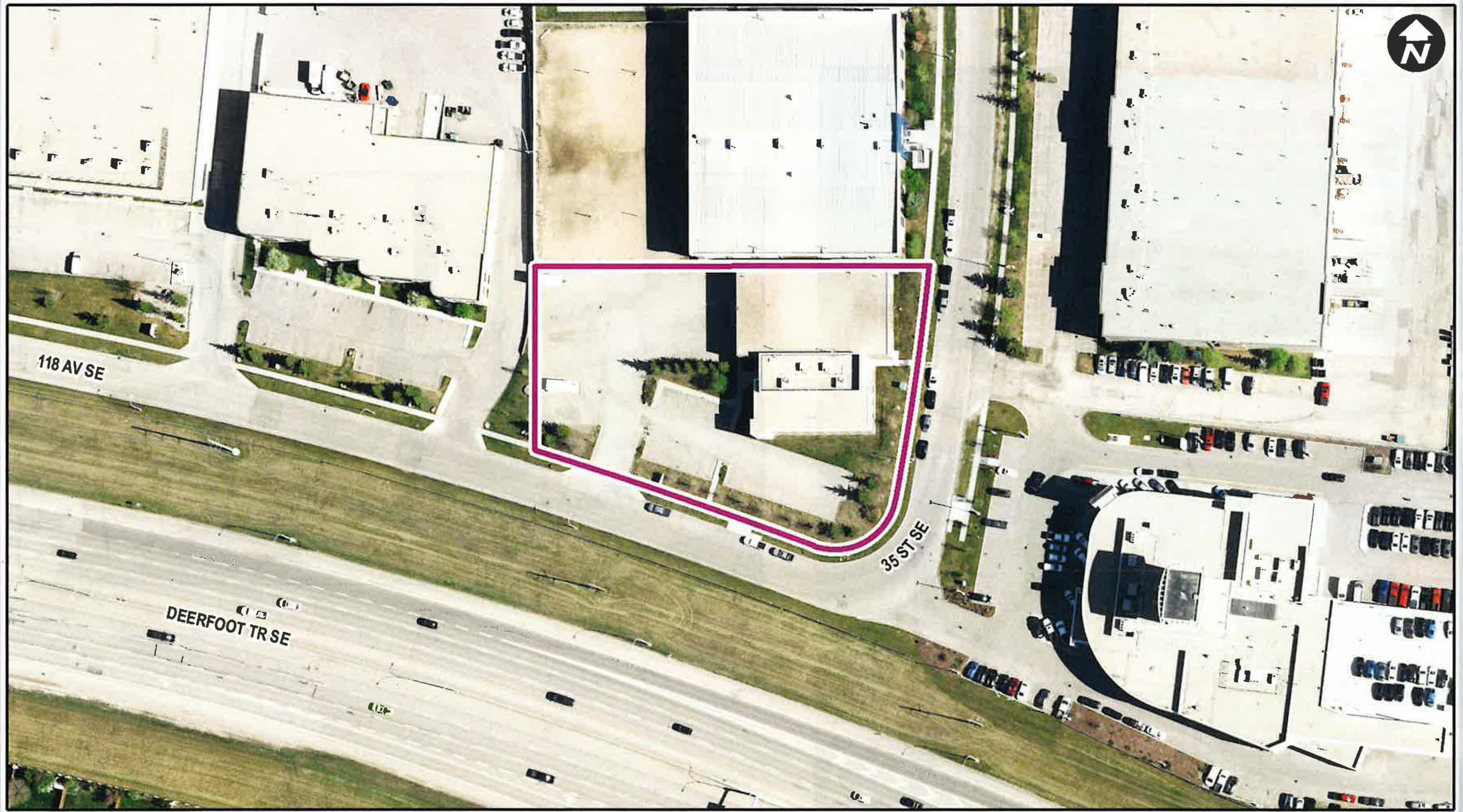
Public Hearing of Council
Agenda Item: 8.1.17



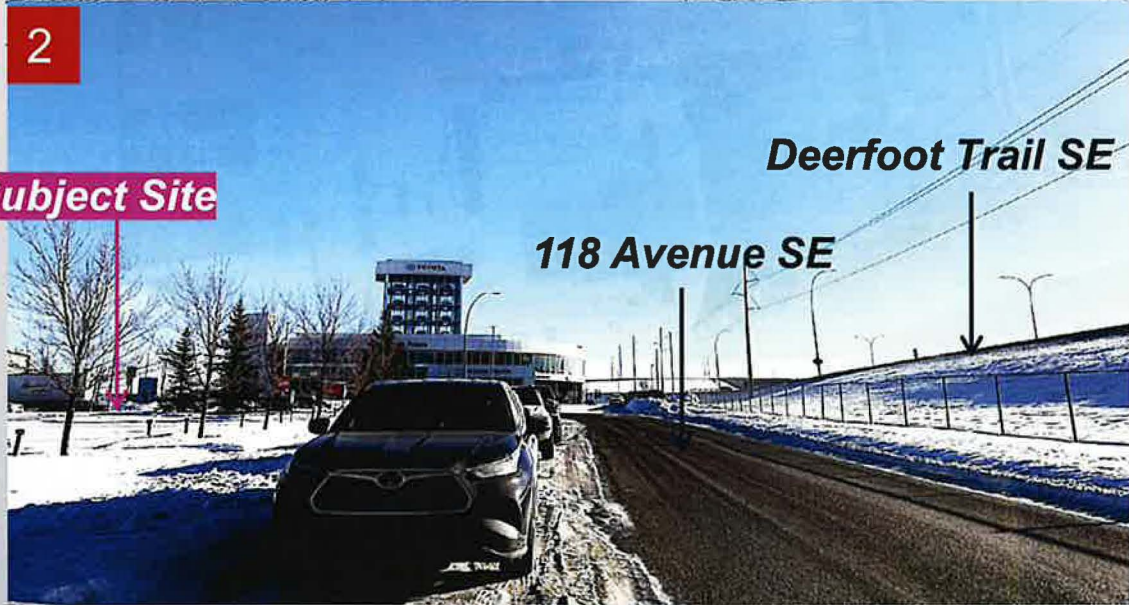
LOC2020-0184
Land Use Amendment
I-G to I-C

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.17 CPC2021-0236
Distribution
CITY CLERK'S DEPARTMENT

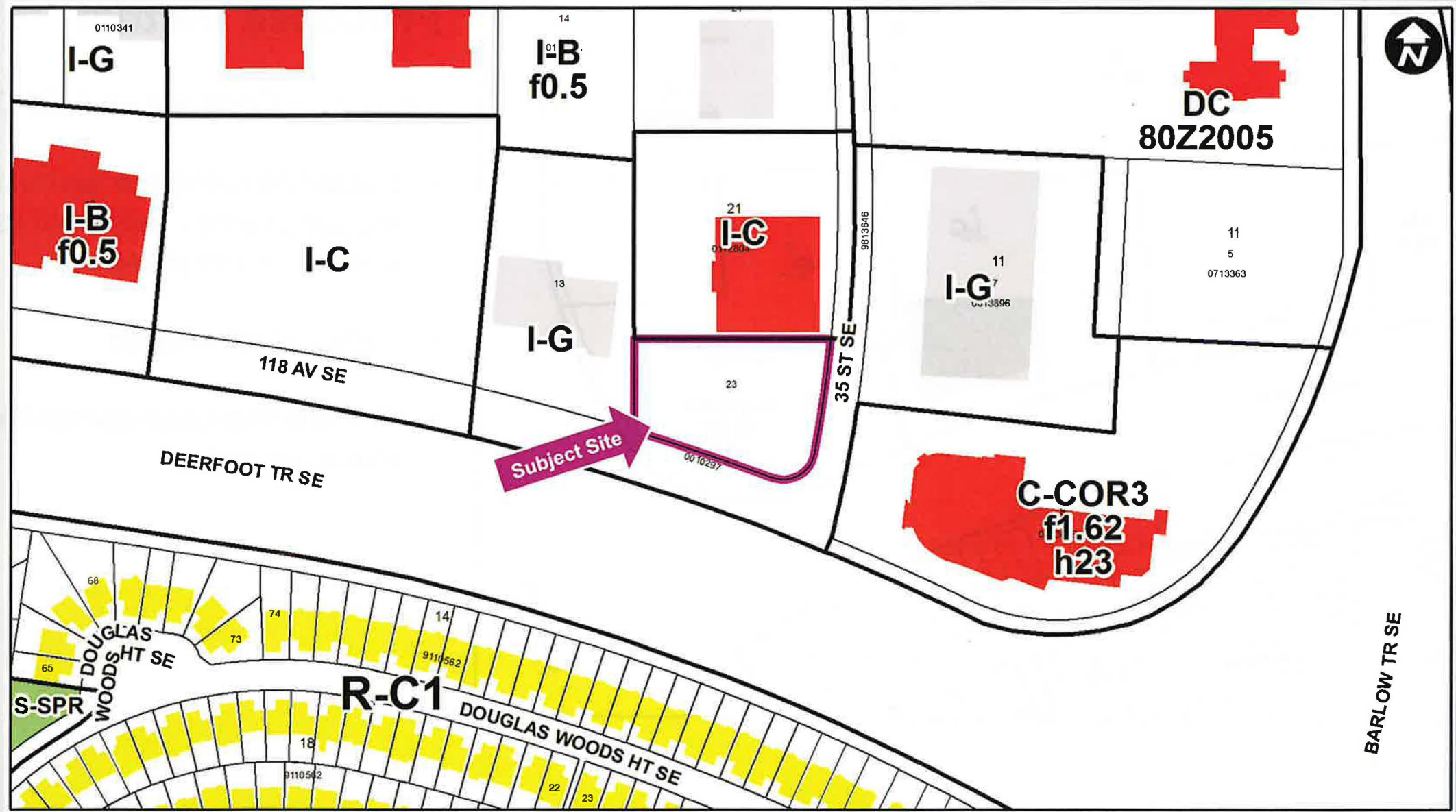


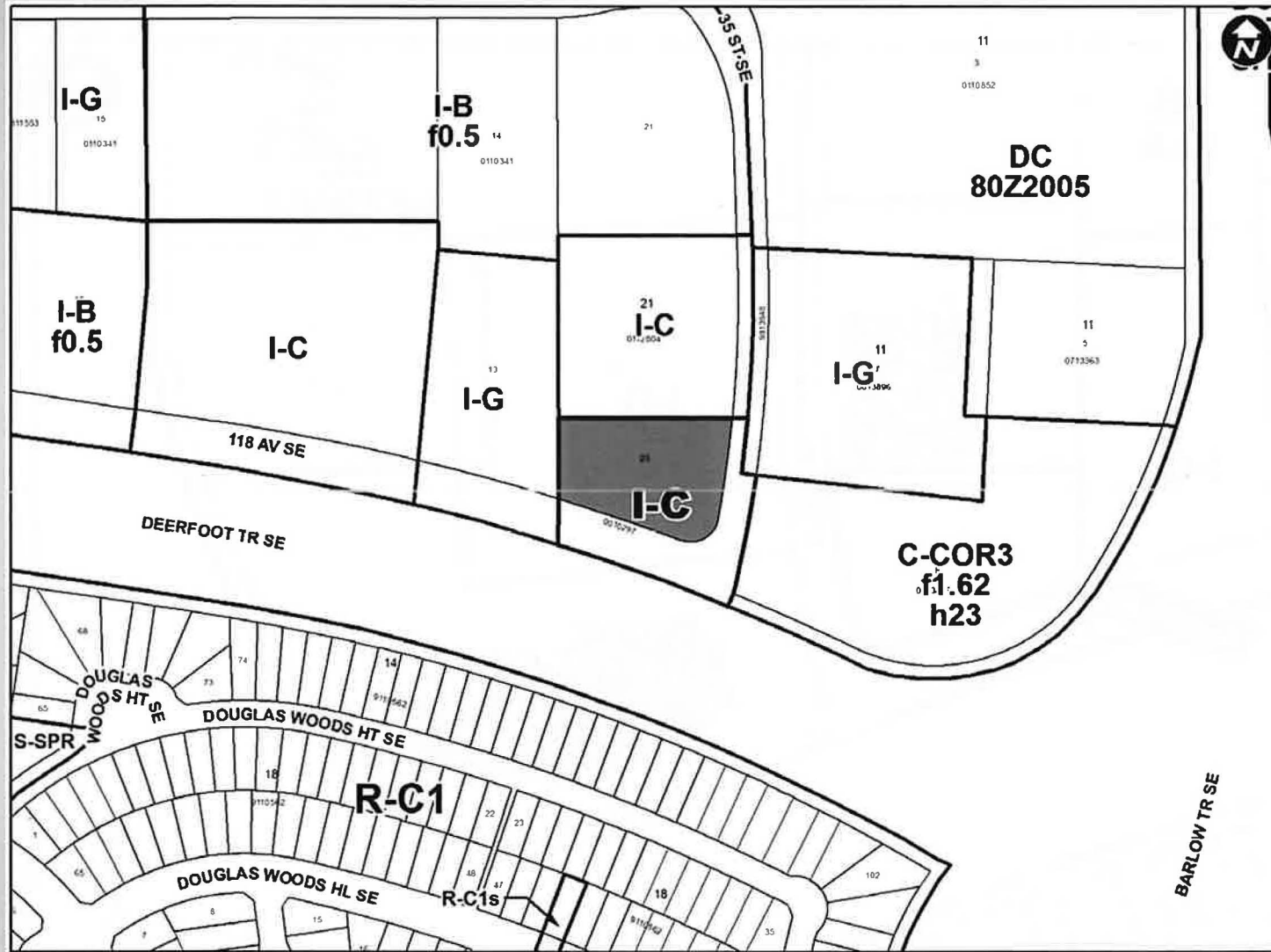


LOC2020-0184



- 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 District

Industrial - Commercial (I-C) District

- Locations along the perimeter of industrial areas, adjacent to major streets and expressways
- Light industrial uses
- Commercial uses compatible with light industrial uses

Calgary Planning Commission's Recommendation:

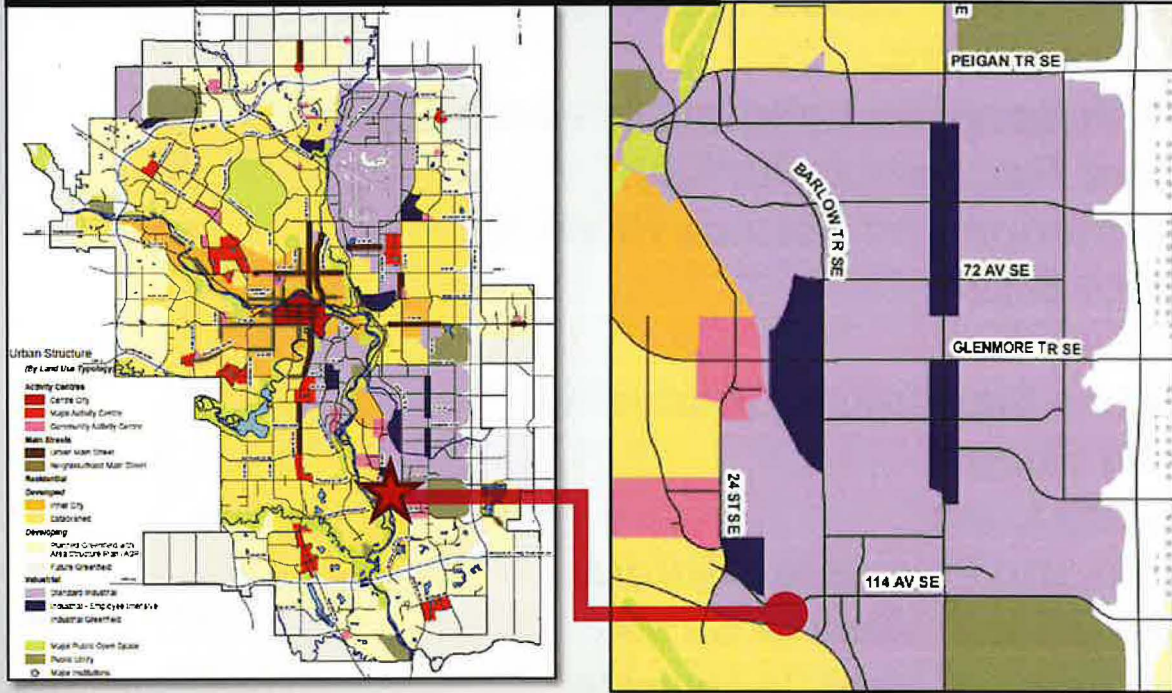
That Council:

1. Give three readings to **Proposed Bylaw 42D2021** for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 3582 - 118 Avenue SE (Plan 0112804, Block 21, Lot 23) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

Supplementary Slides

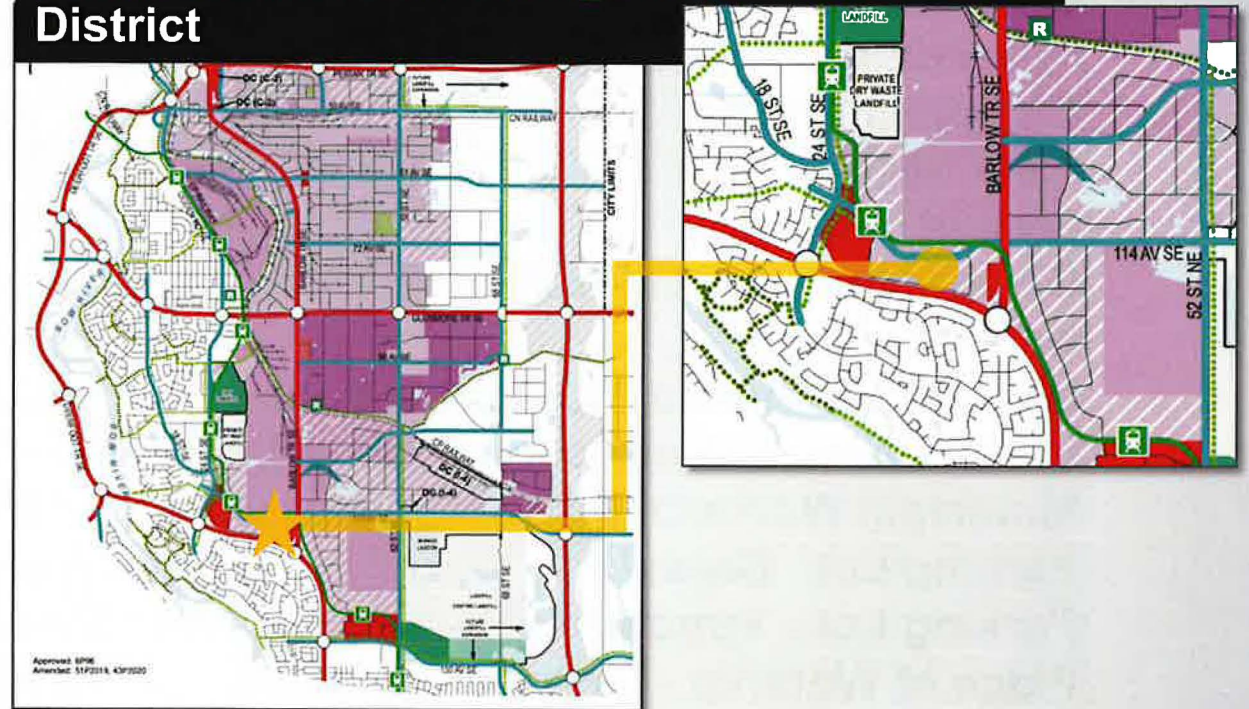
Municipal Development Plan

Standard Industrial Area



Southeast Industrial Area Structure Plan

Proposed I-2 General Light Industrial District



Land Use Bylaw IP2007

The Industrial – Commercial District is intended to be characterized by: setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and parcels located within 200.0 metres of a major street or expressway.

Industrial - General	Industrial - Commercial
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	





