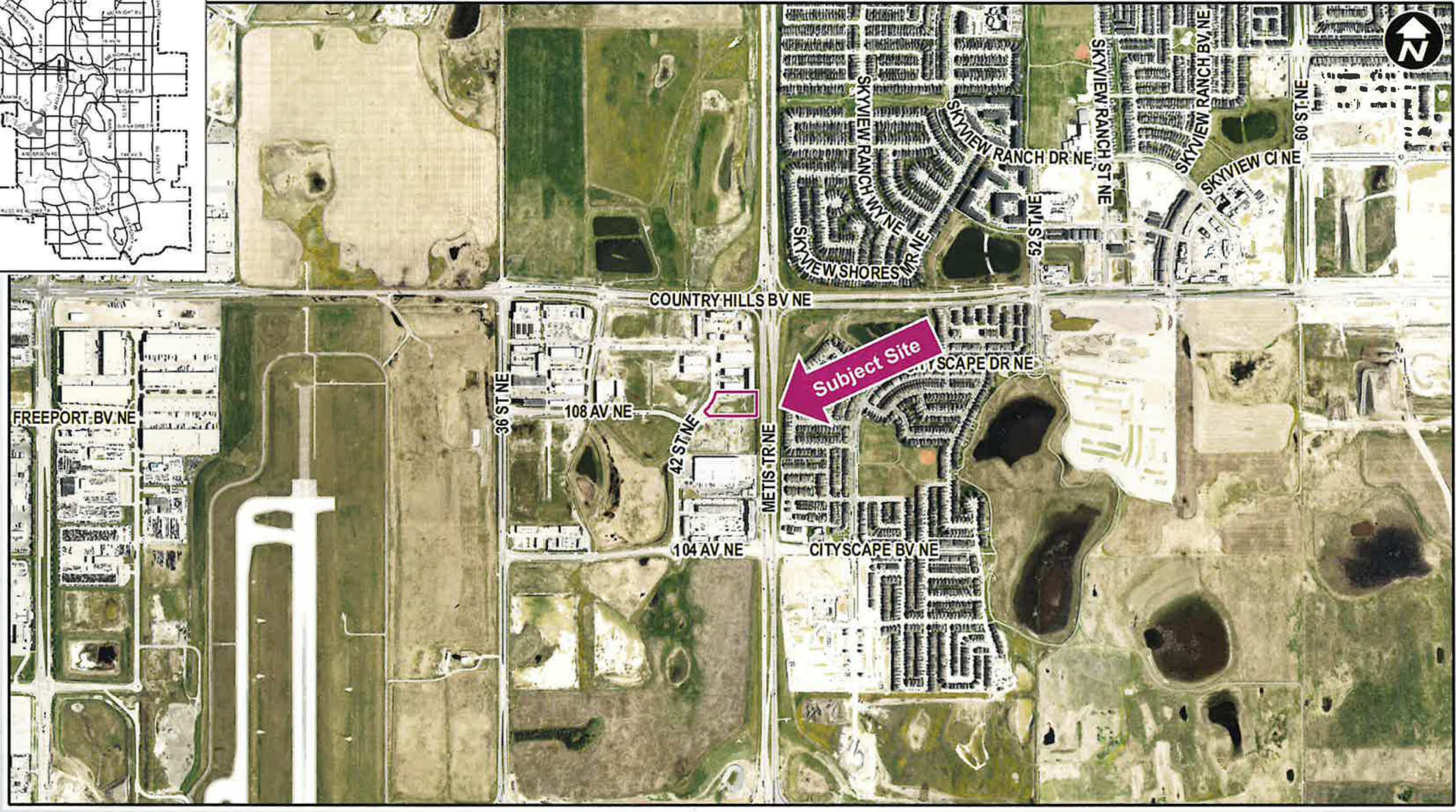




Public Hearing of Council
Agenda Item: 8.1.21

LOC2020-0181
Land Use Amendment
I-G to I-C

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.21 CPC 2021-0243
Distribution
CITY CLERK'S DEPARTMENT

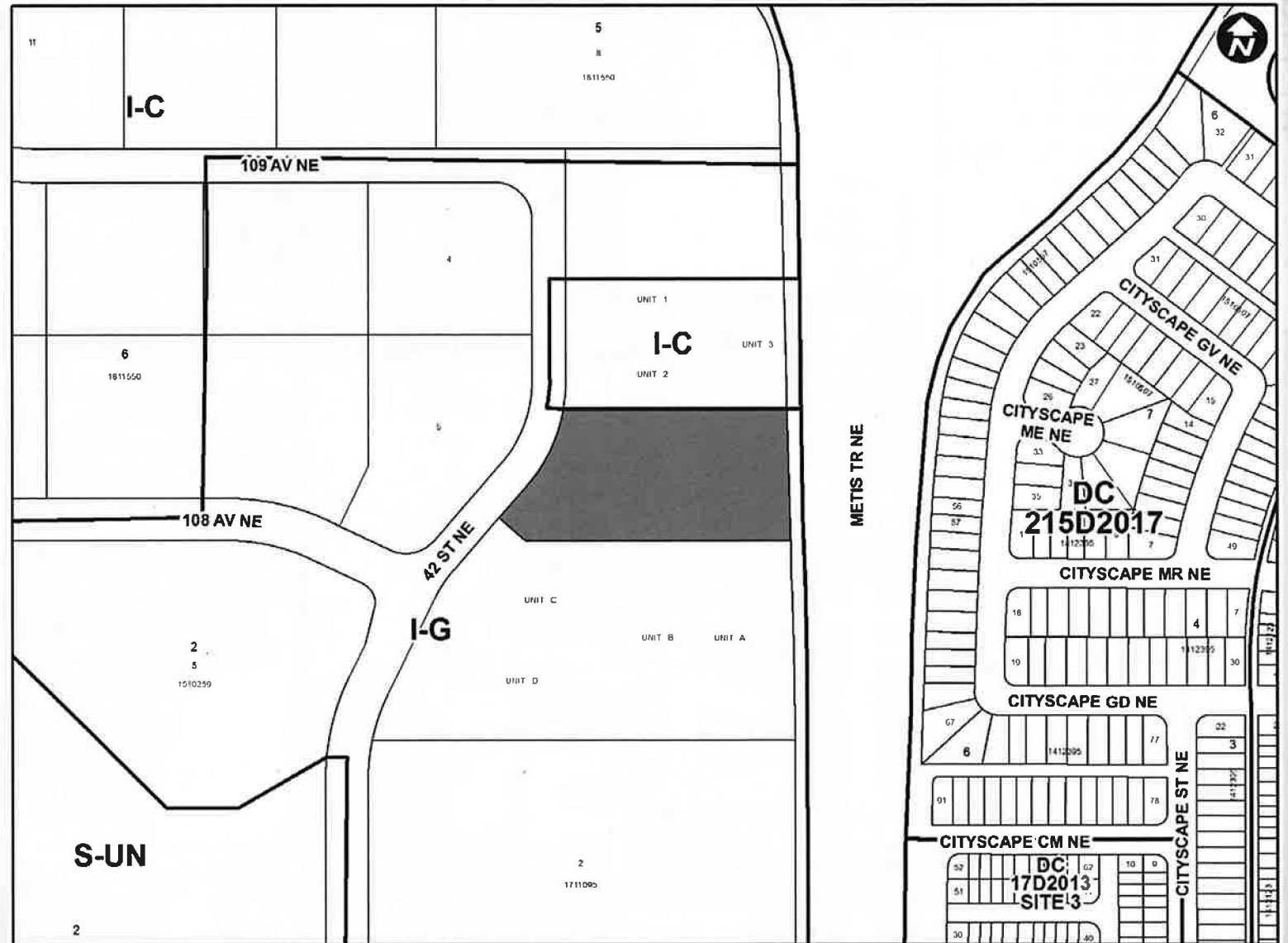




Existing District

I-G Characteristics:

- 16 metre max height (2-3 storeys);
- 1.0 FAR; and
- Mix of light and medium industrial uses, with limited commercial options.



Proposed District

I-C Characteristics:

- 12 metre max height (1-2 storeys);
- 1.0 FAR; and
- Maintains light industrial uses, with additional commercial options.



Approved DP2019-0273

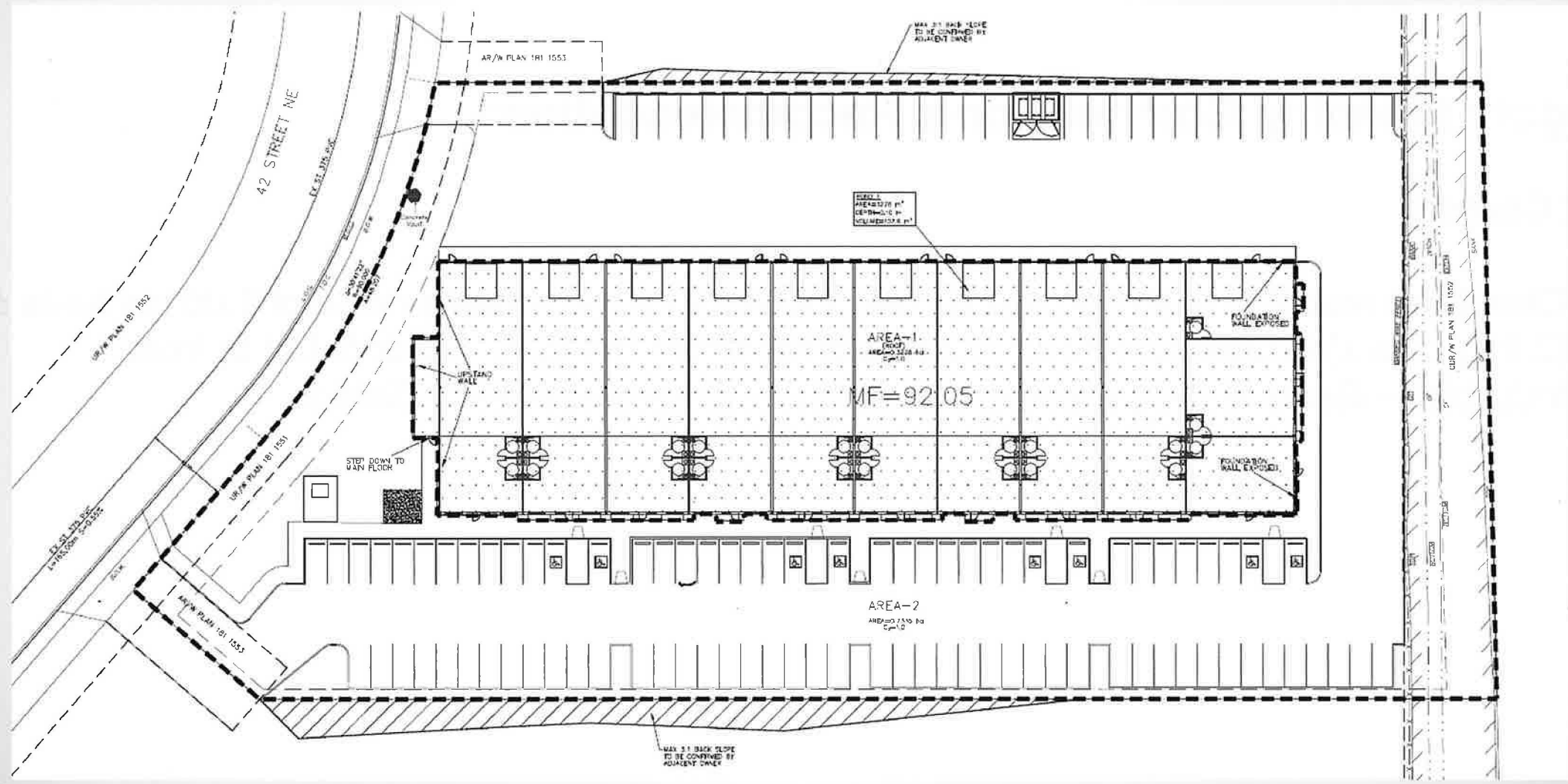


Calgary Planning Commission's Recommendation:

That Council:


1. Give three readings to **Proposed Bylaw 55D2021** for the redesignation of 1.06 hectares \pm (2.61 acres \pm) located at 10930 - 42 Street NE (Plan 1811550, Block 5, Lot 5) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

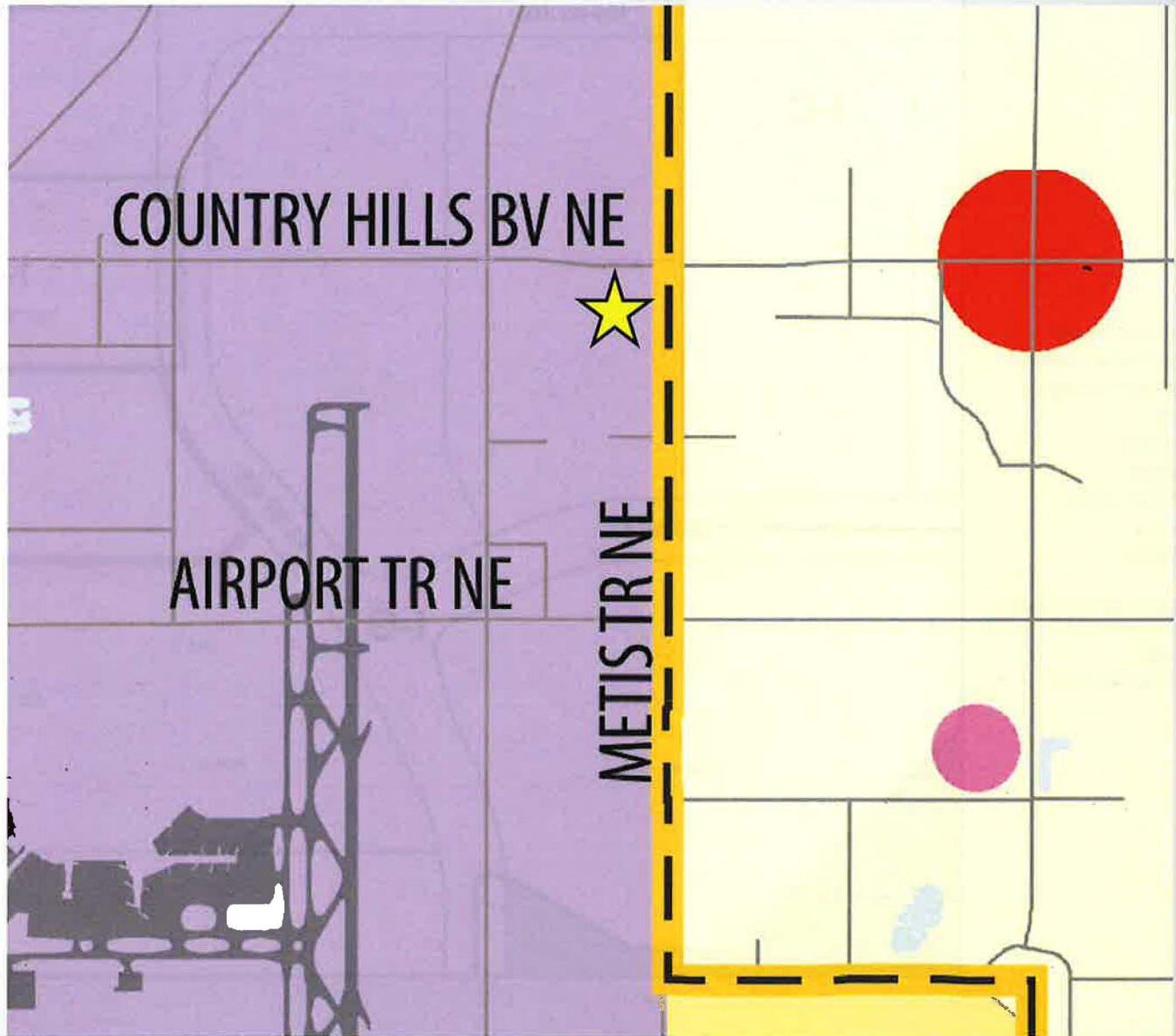
Approved DP2019-0273



Municipal Development Plan

- Activity Centres**
 - Greater Downtown
 - Major Activity Centre
 - Community Activity Centre
- Main Streets**
 - Urban Main Street
 - Neighbourhood Main Street
- Industrial**
 - Industrial - Employee Intensive
 - Standard Industrial
- Other**
 - Major Public Open Space
 - Public Utility
 - Balanced Growth Boundary
- Developed Residential**
 - Inner City
 - Established
- Developing Residential**
 - Planned Greenfield with Area Structure Plan (ASP)
 - Future Greenfield
- Landmarks**
 - Hospital
 - University
 - Transportation/Utility Corridor
 - City Limits

 Subject Site



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

