



CITY OF CALGARY
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IN COUNCIL CHAMBER

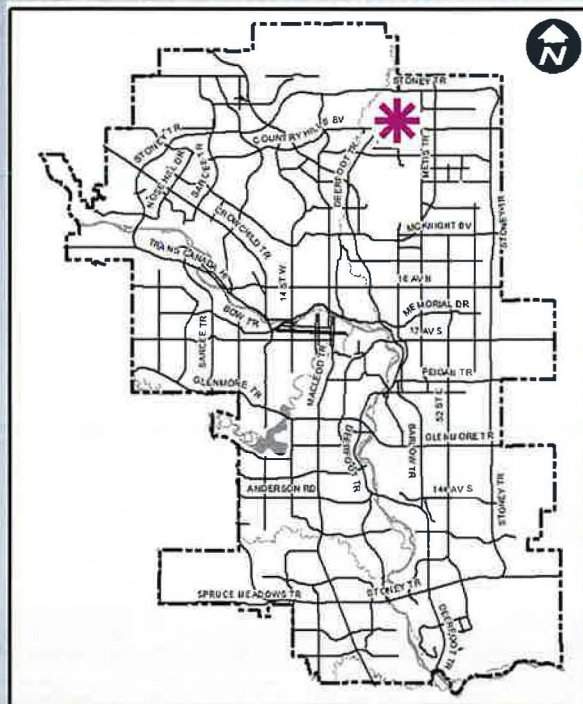
DEC 02 2021

ITEM: 7.2.3 CPC2021-1609
Distrib-Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0101

Land Use Amendment

December 2, 2021



LEGEND

600m buffer from LRT station

LRT Stations

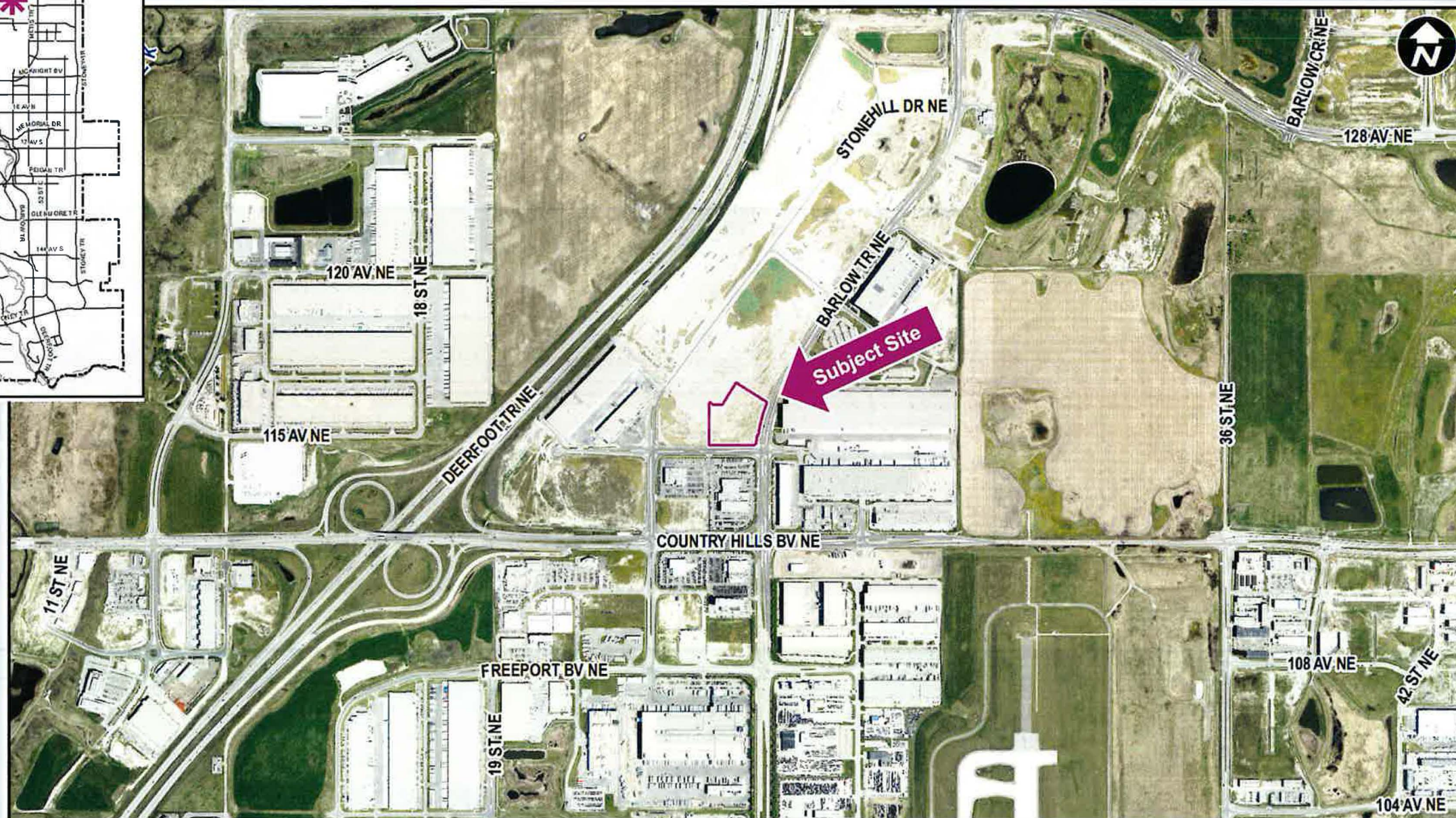
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

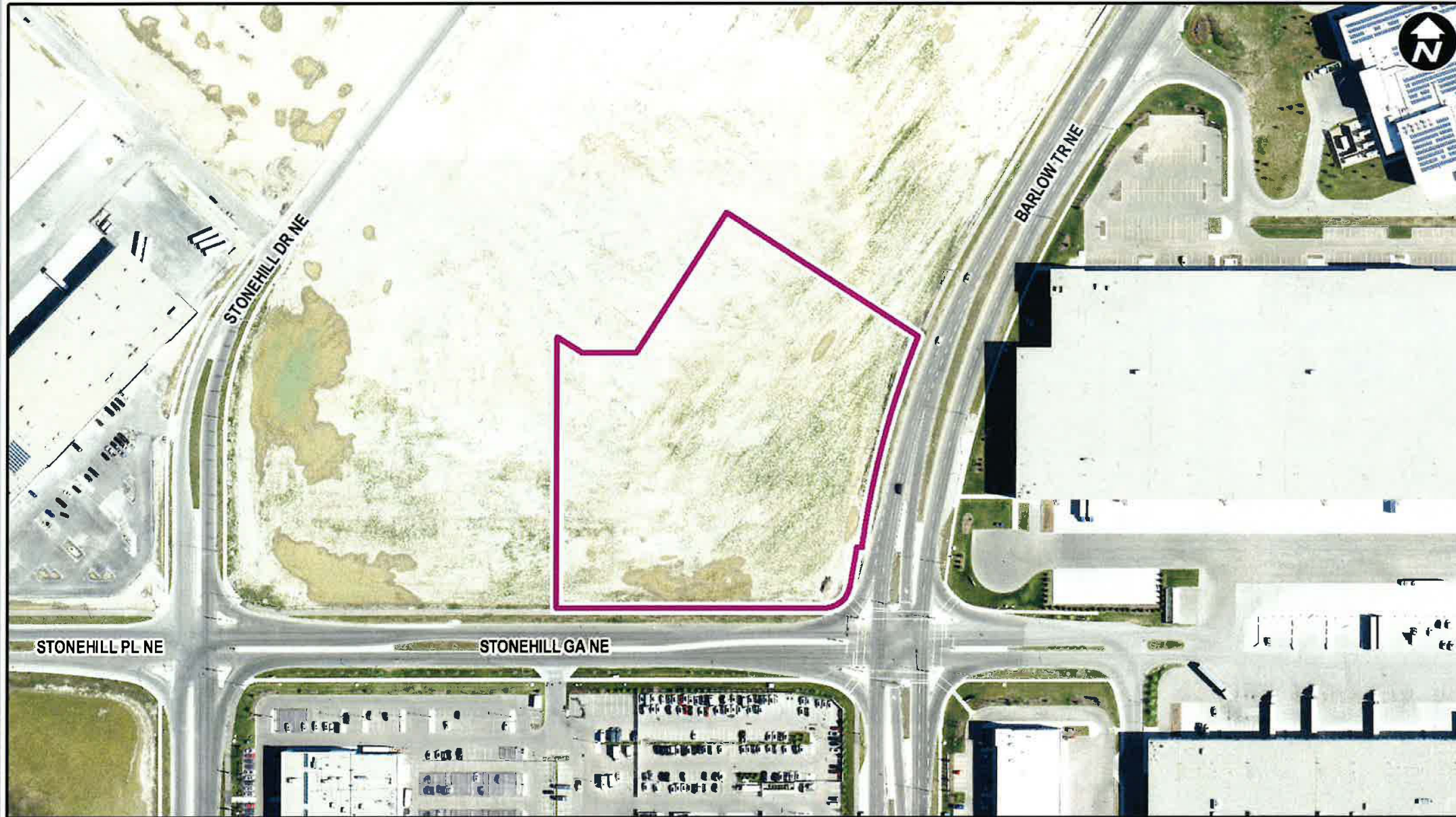
- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Parcel Size:
2.43 ha





View from South



View from East

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

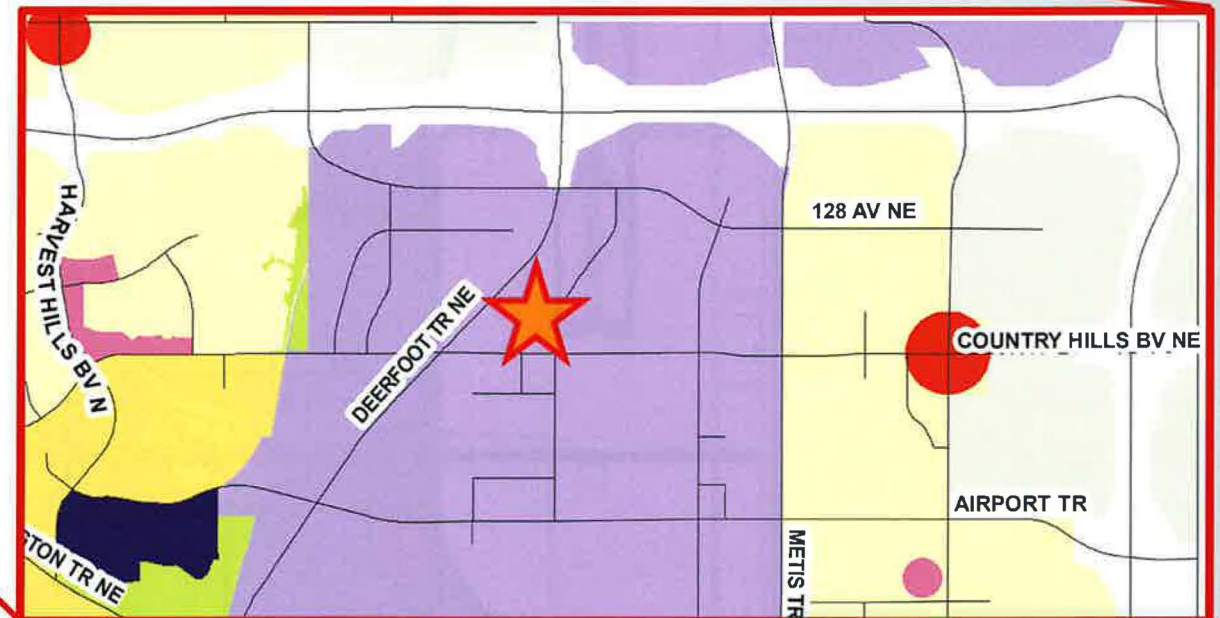
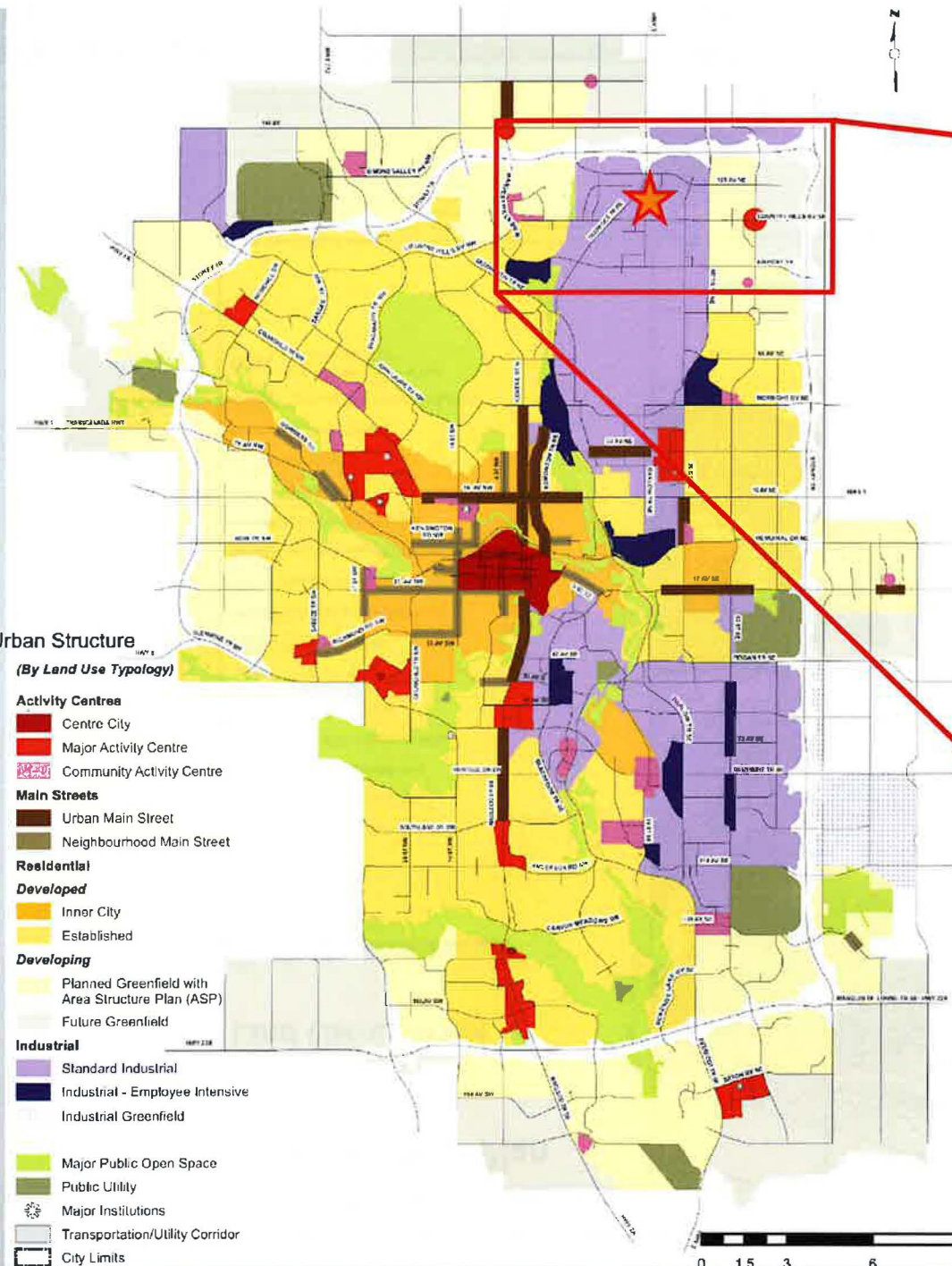
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits



Revised Stoney Industrial Area Structure Plan

Map 3

Land Use Concept



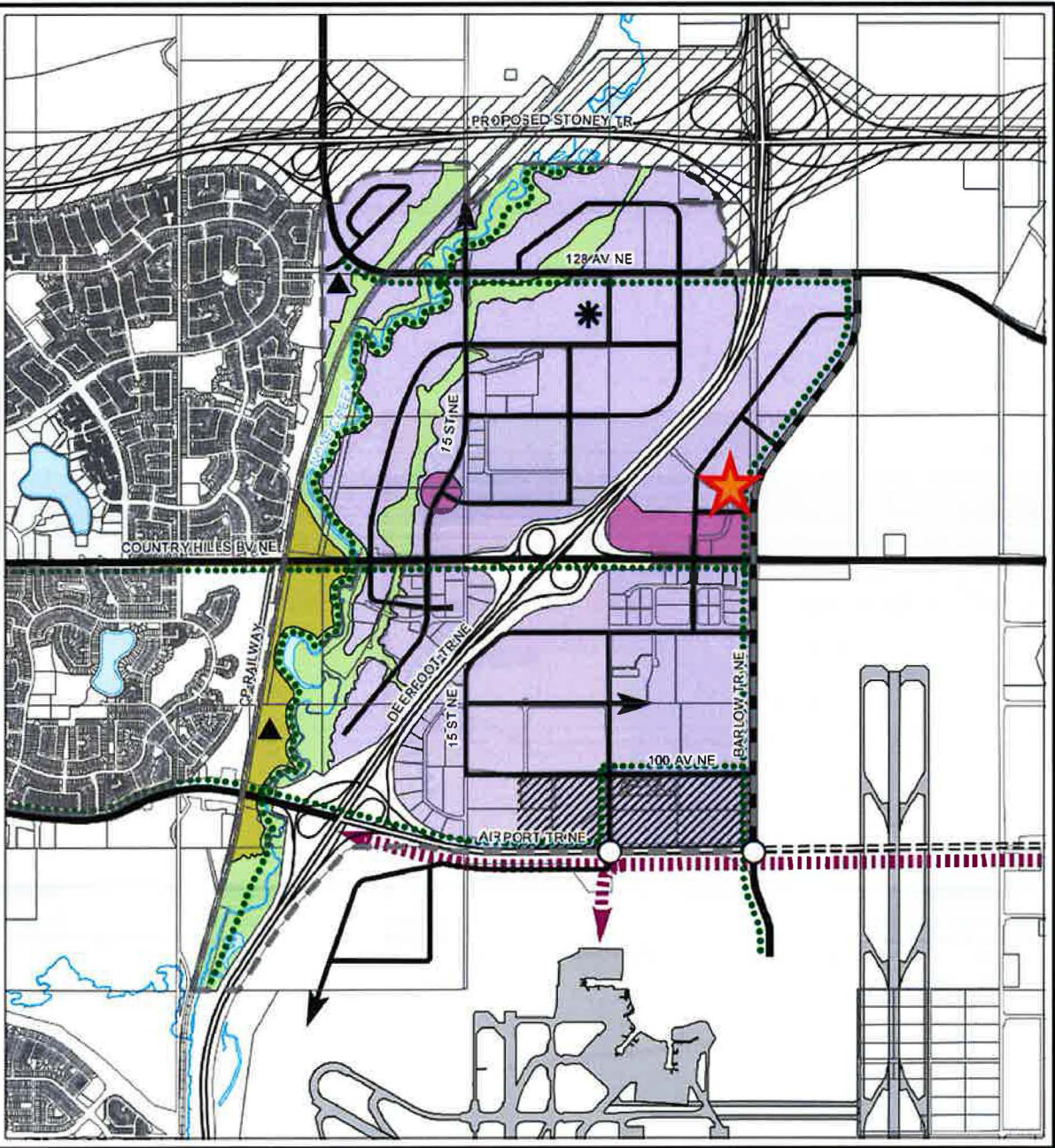
Legend

- Plan Boundary
- Transportation Utility Corridor
- Business/Industrial Area
- Retail Commercial Area
- Limited Development Area
- Conservation Area
- Regional Park
- Municipal Depot
- Expressway (Skeletal Road)
- Possible Future Expressway (Skeletal Road)
- Regional Major Road (Arterial Street)
- Internal Road Network
- On/Off Ramp
- Interchanges
- Regional Pathway
- Transportation Network Overlay
- Airport Transit Connection (Technology TBD)

NOTE: The "Service Commercial" and "Special Development" areas are not currently shown on the Land Use Concept map, but are to be applied through an amendment to the map in response to a site specific development proposal in accordance with the policies of section B.0.

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved: 16P2004
Amended: 8P2014





Proposed Direct Control District:

- Industrial General (I-G) base District
- Additional use of Vehicle Sales – Major
- Requirements for electric vehicle charging

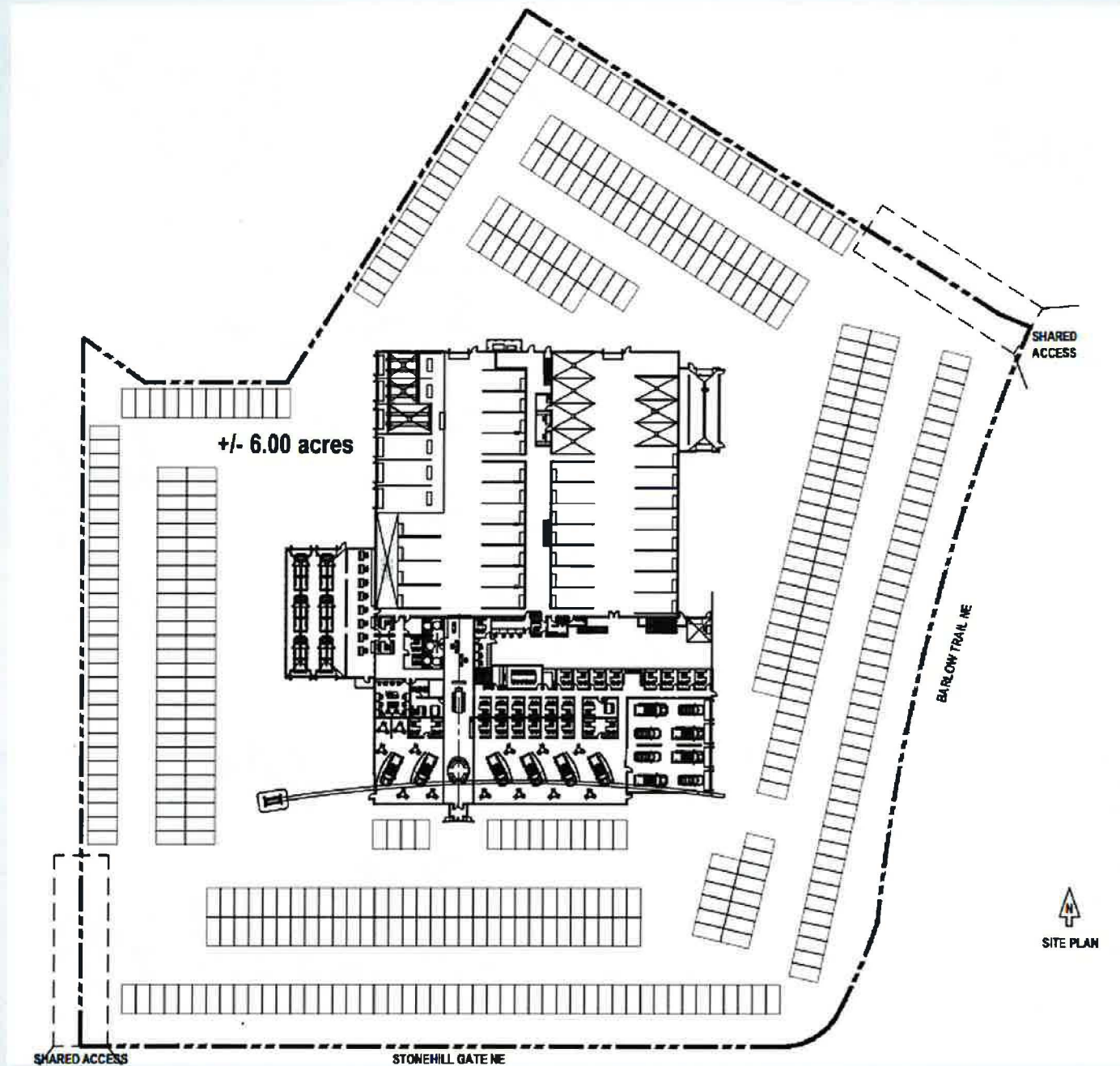
RECOMMENDATION(S):

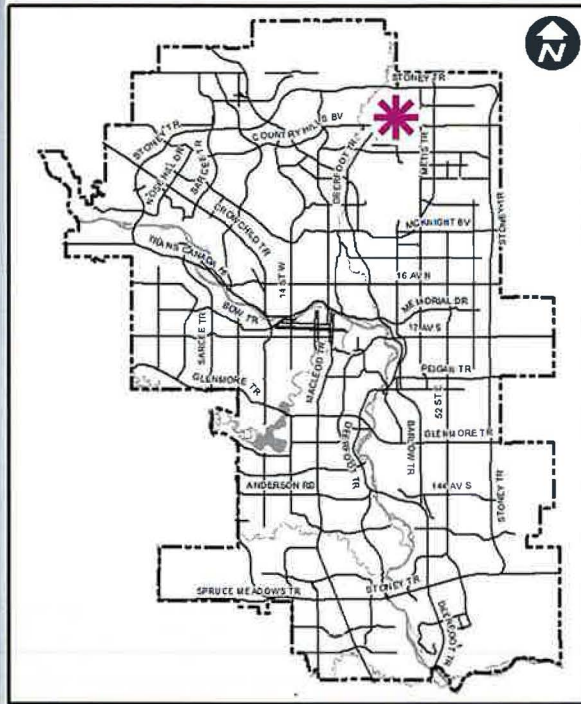
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.43 hectares $\pm$ (6.00 acres $\pm$) located at located at 180 Stonehill Gate NE (Plan 2111644, Block 5, Lot 5) from Industrial – General (I-G) District to Direct Control (DC) District.

Supplementary Slides

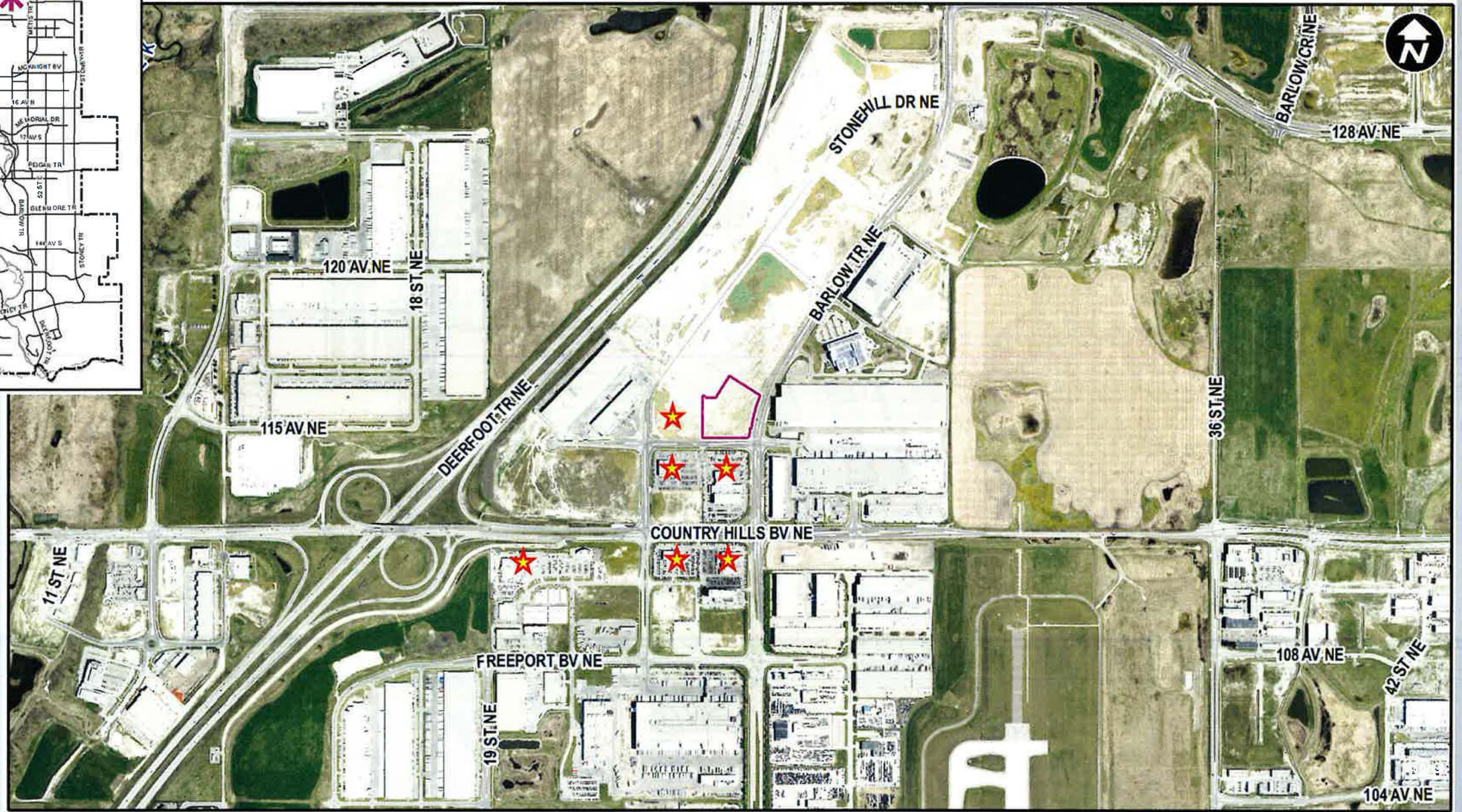






LEGEND

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- LRT Stations**
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- 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

