

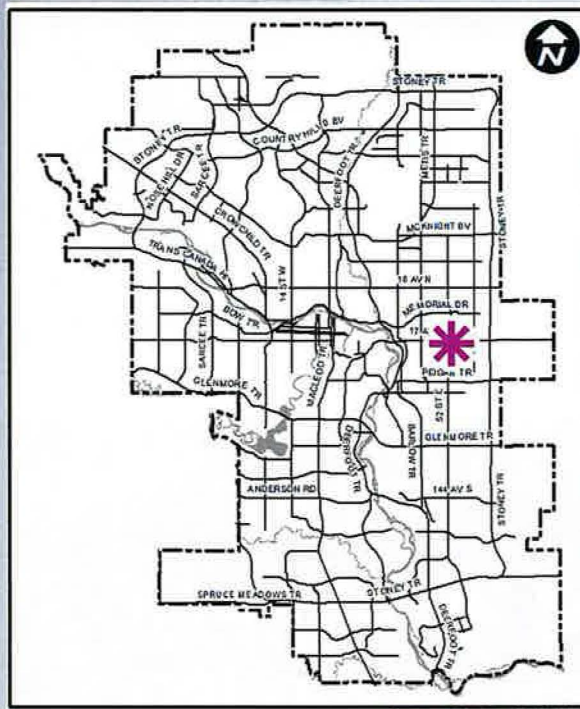


Calgary Planning Commission











Agenda Item: 7.2.1

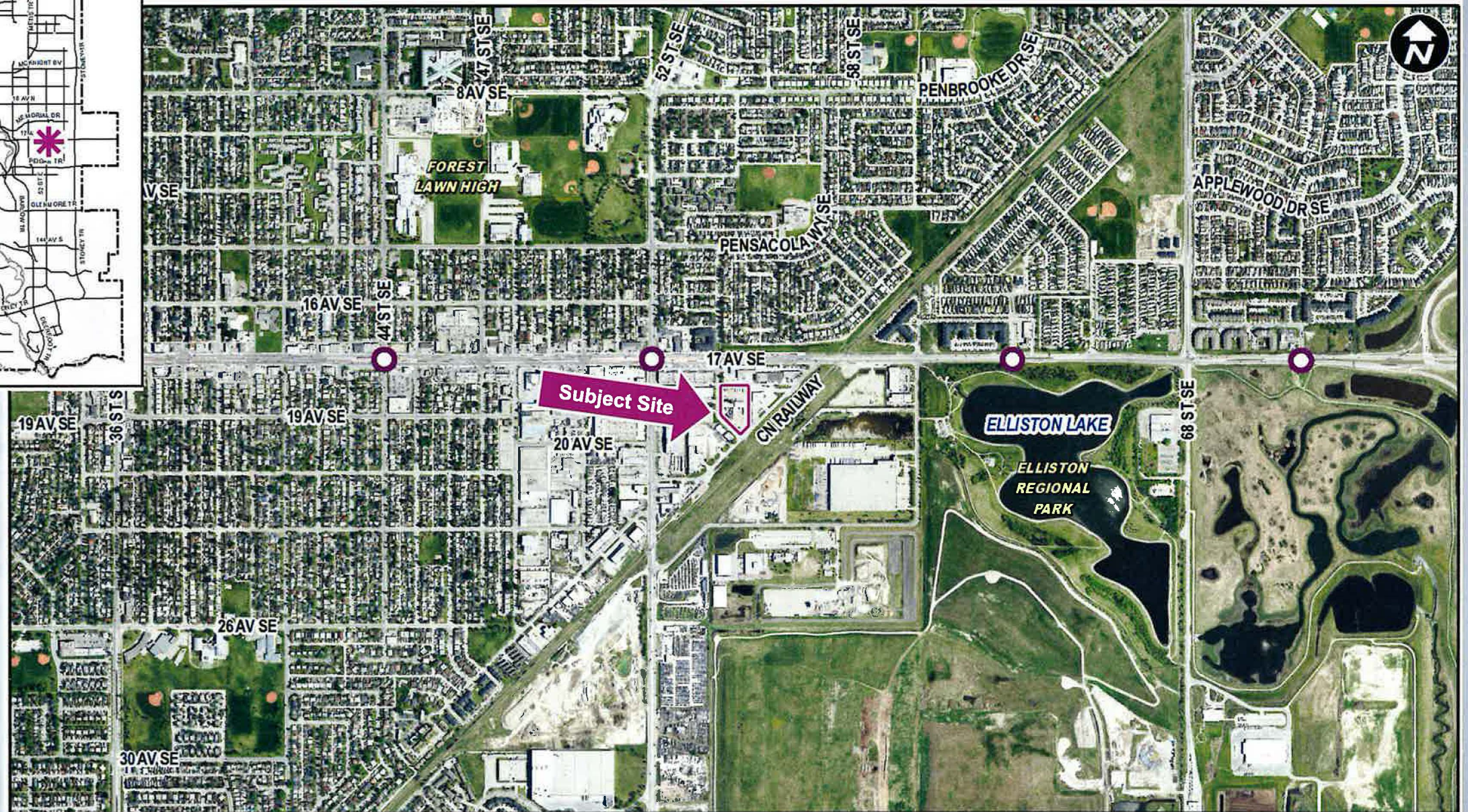


LOC2021-0048
Land Use Amendment
January 6, 2022



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





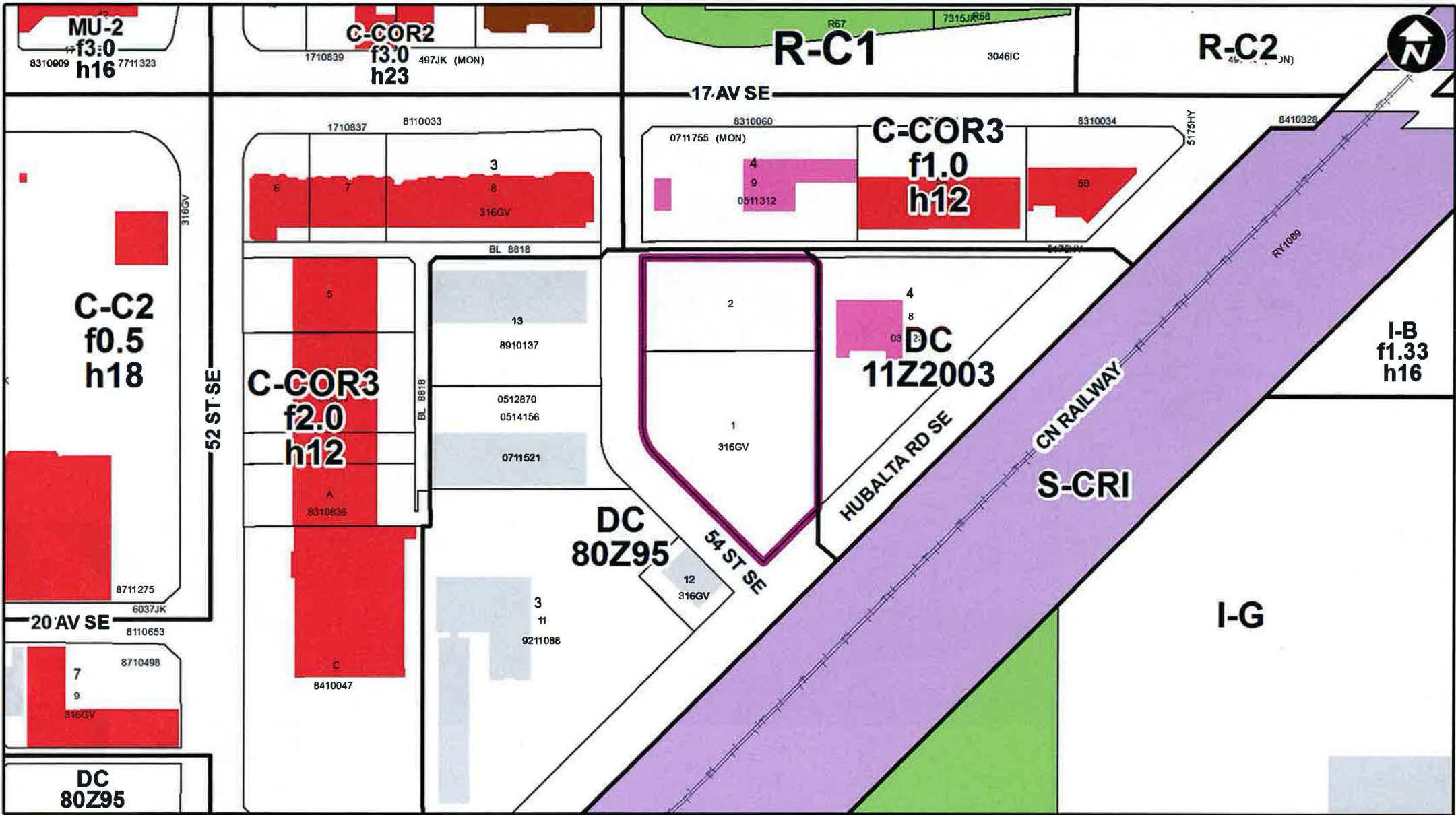
Parcel Size:

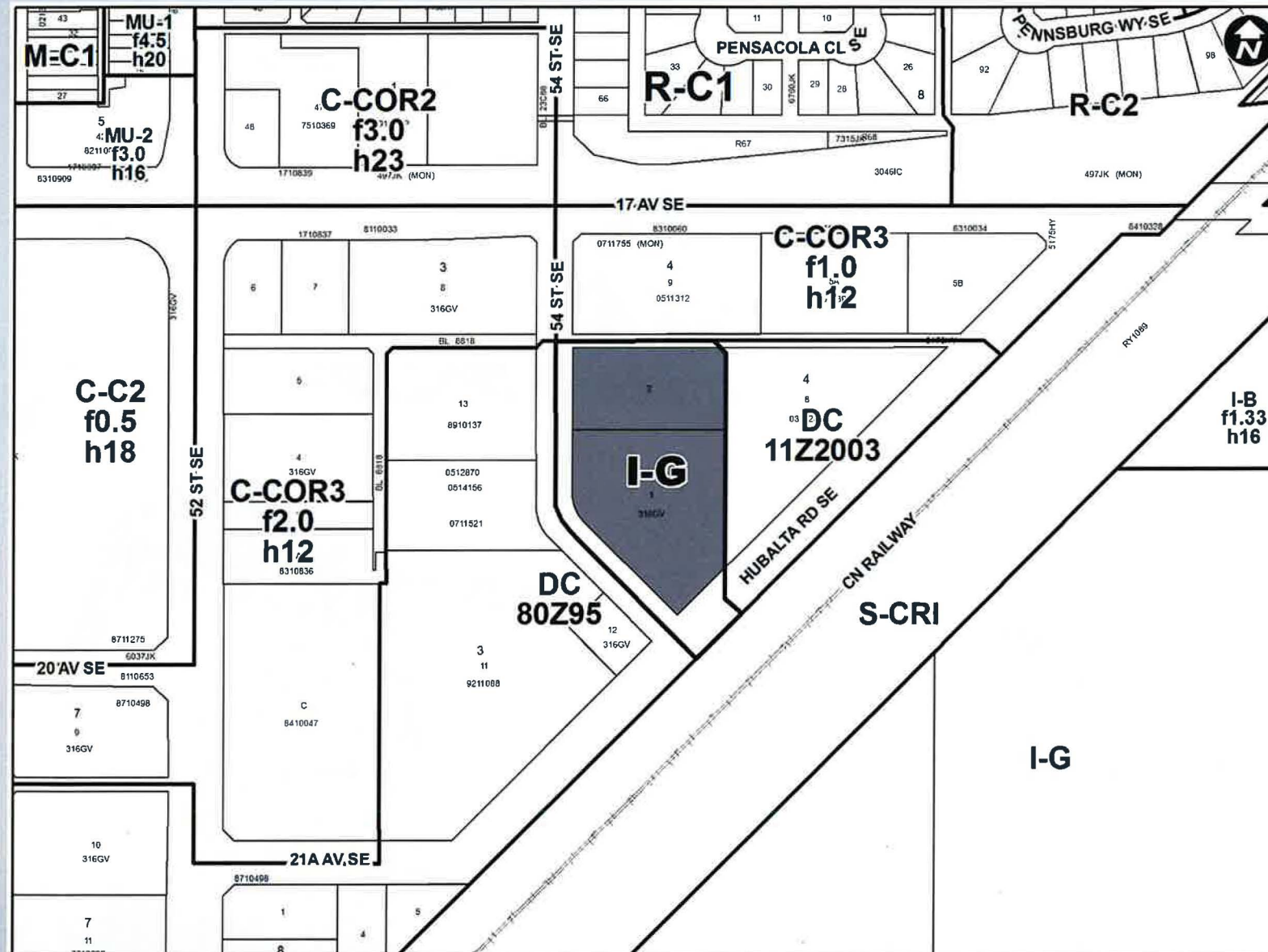
1.06 ha





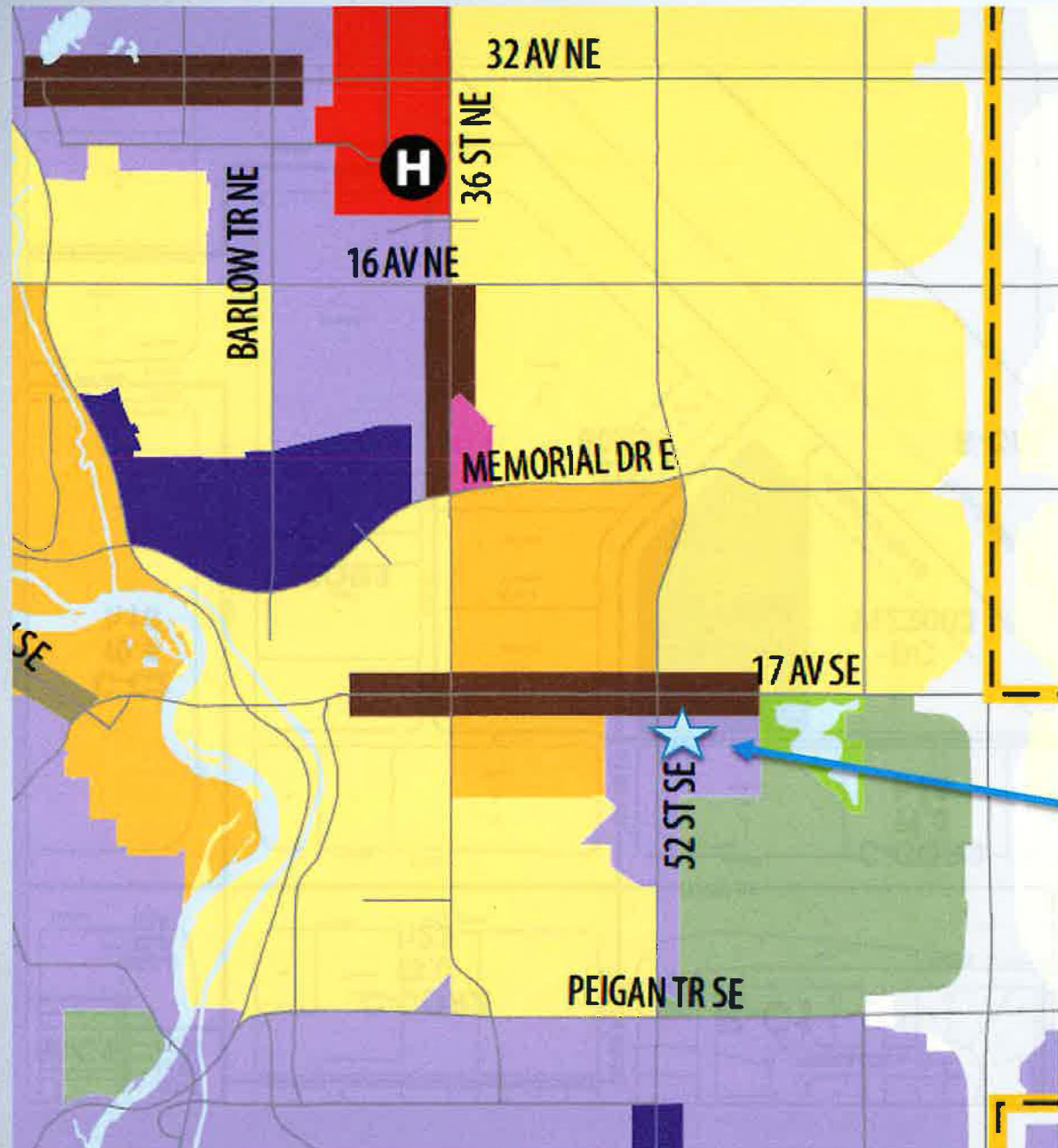
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Industrial – General (I-G) District:

- Allows for light and medium general industrial uses & a limited number of support commercial uses
- Maximum height – 16m
- Maximum floor area ratio (FAR) – 1.0

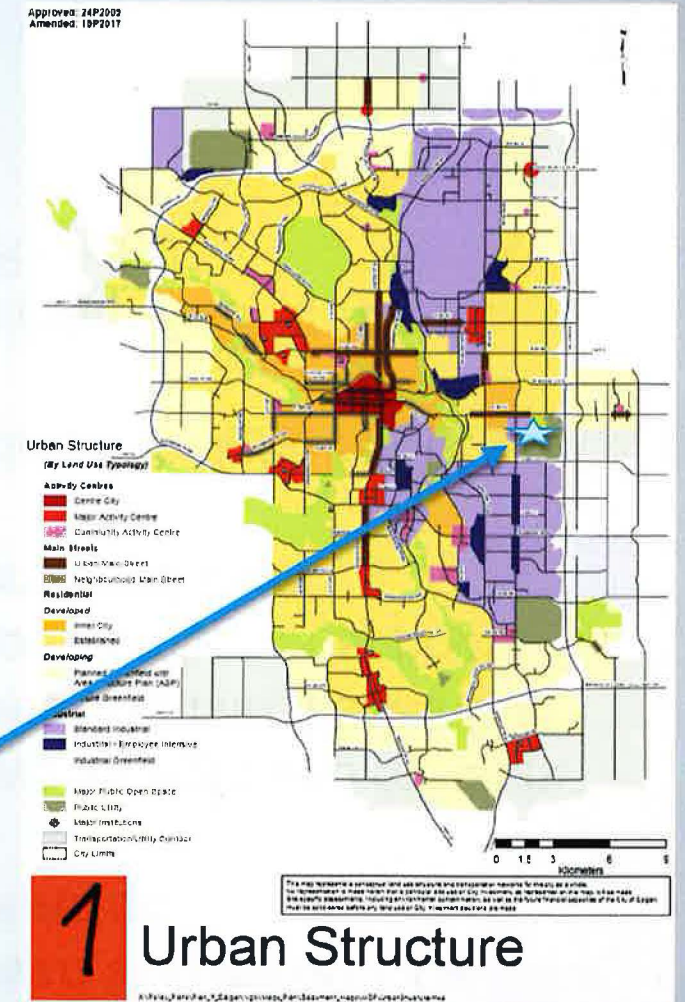


Urban Structure (By Land Use Typology)

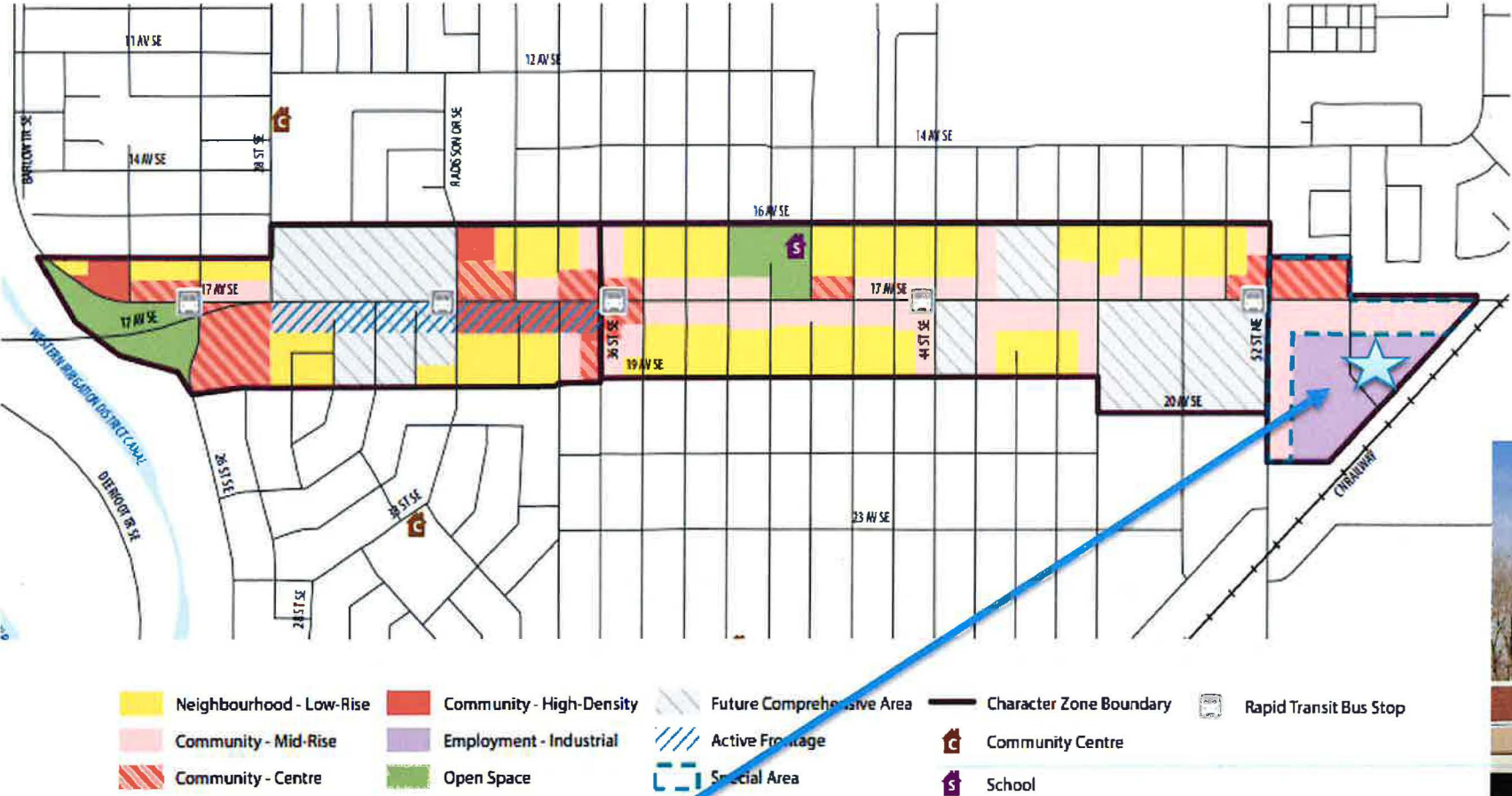
Industrial

- Industrial - Employee Intensive
- Standard Industrial

Site location



Map 3 | Land use concept



Site location



International Avenue
Area Redevelopment Plan

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.06 hectares \pm (2.62 acres \pm) located at 1810 - 54 Street SE and 1848 - 54 Street SE (Plan 316GV, Block 4, Lot 1; Plan 316GV, Block 4, Lot 2) from Direct Control (DC) District to Industrial-General (I-G) District.

Supplementary Slides

Regulation	Direct Control (DC) District	Industrial – General (I-G) District
Max height	12 metres	16 metres
Max floor area ratio (for parcel that is serviced by City water and sewer)	1.0. / 0.5 for office buildings	1.0
Front setback	Min. 6.0 metres	Min 4.0 metres or 6.0 metres next to expressway, major street
Side / rear setback	Min. 1.2 metres for most scenarios	Min. 1.2 metres for most scenarios
Additional uses	Allowable uses with modifications from General light Industrial (I-2) District (Land Use Bylaw 2P80)	Allowable uses modernized and use rules updated to the current bylaw (Land Use Bylaw 1P2007)

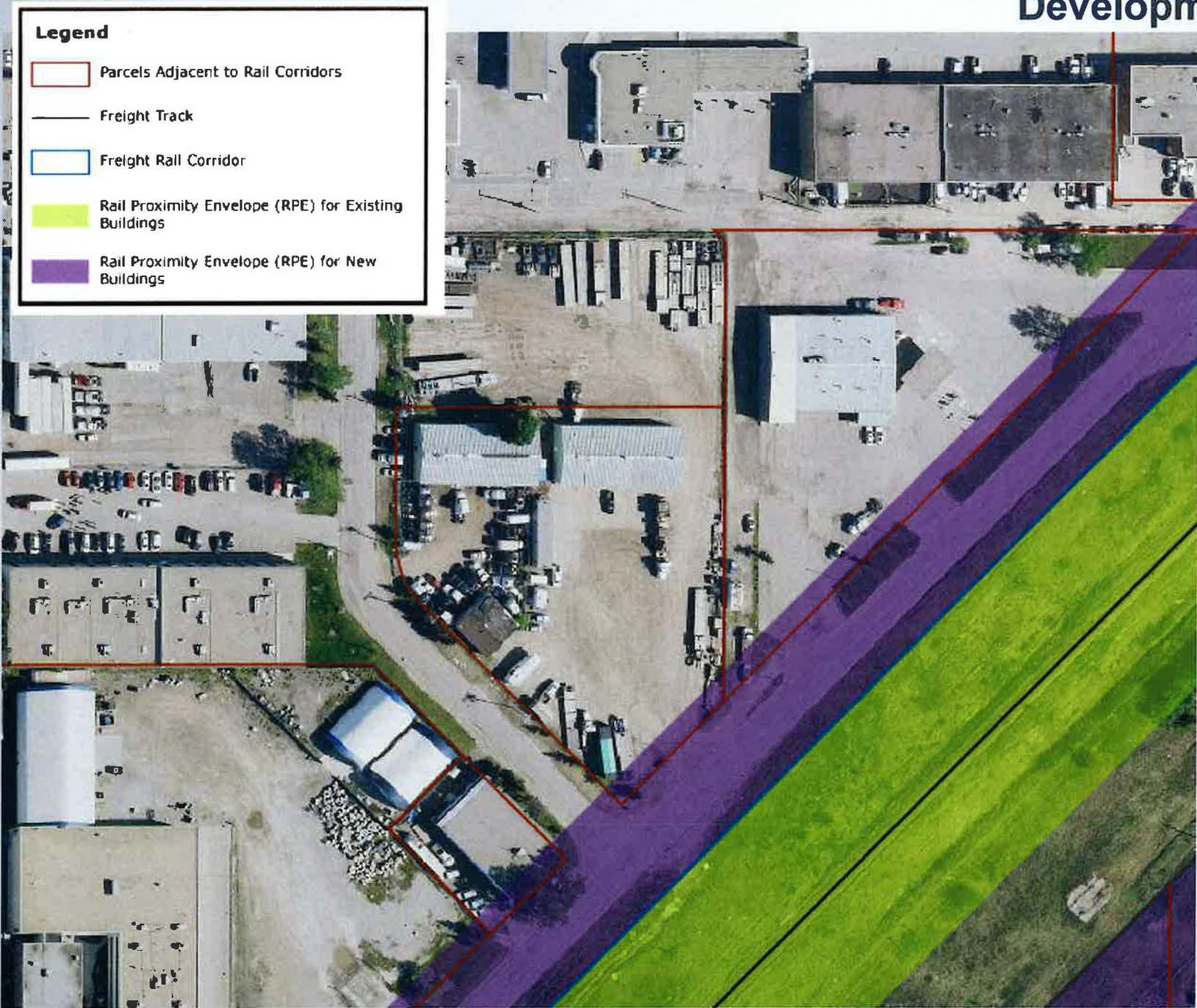


Table 1: High Density Residential and Commercial Uses, Sensitive Uses and Noise Susceptible Uses

High Density Residential and Commercial Uses	Sensitive Uses	Noise Susceptible Uses
<div><div>- Hotel</div><div>- Live Work Unit</div><div>- Multi-Residential Development</div><div>- Multi-Residential Development – Minor</div><div>- Dwelling Unit</div><div>- Townhouse</div><div>- Office</div><div>- Instruction Facility</div><div>- Post-secondary Learning Institution</div><div>- Health Services Laboratory – With Clients</div><div>- Medical Clinic</div><div>- Cannabis Counselling</div><div>- Dinner Theatre</div><div>- Drinking Establishment – Large</div><div>- Drinking Establishment – Medium</div><div>- Drinking Establishment – Small</div><div>- Night Club</div><div>- Restaurant: Food Services Only – Large</div><div>- Restaurant: Food Services Only – Medium</div><div>- Restaurant: Food Services Only – Small</div><div>- Restaurant: Licensed – Large</div><div>- Restaurant: Licensed – Medium</div><div>- Restaurant: Licensed – Small</div><div>- Restaurant: Neighbourhood</div><div>- Artist’s Studio</div></div>	<div><div>- Addiction Treatment</div><div>- Assisted Living</div><div>- Child Care Service</div><div>- Custodial Care</div><div>- Emergency Shelter</div><div>- Home Based Child Care – Class 2</div><div>- Hospital</div><div>- Jail</div><div>- Residential Care</div><div>- School Authority – School</div><div>- School – Private</div><div>- Temporary Shelter</div></div>	<div><div>- Addiction Treatment</div><div>- Assisted Living</div><div>- Backyard Suite</div><div>- Child Care Service</div><div>- Contextual Semi-detached Dwelling</div><div>- Contextual Single Detached Dwelling</div><div>- Cottage Housing Cluster</div><div>- Custodial Care</div><div>- Duplex Dwelling</div><div>- Dwelling Unit</div><div>- Emergency Shelter</div><div>- Home Based Child Care – Class 2</div><div>- Hospital</div><div>- Hotel</div><div>- Jail</div><div>- Live Work Unit</div><div>- Manufactured Home Park</div><div>- Multi-Residential Development</div><div>- Multi-Residential Development – Minor</div><div>- Residential Care</div><div>- Rowhouse Building</div><div>- School Authority – School</div><div>- School – Private</div><div>- Semi-detached Dwelling</div><div>- Single Detached Dwelling</div><div>- Townhouses</div></div>