



Calgary Planning Commission

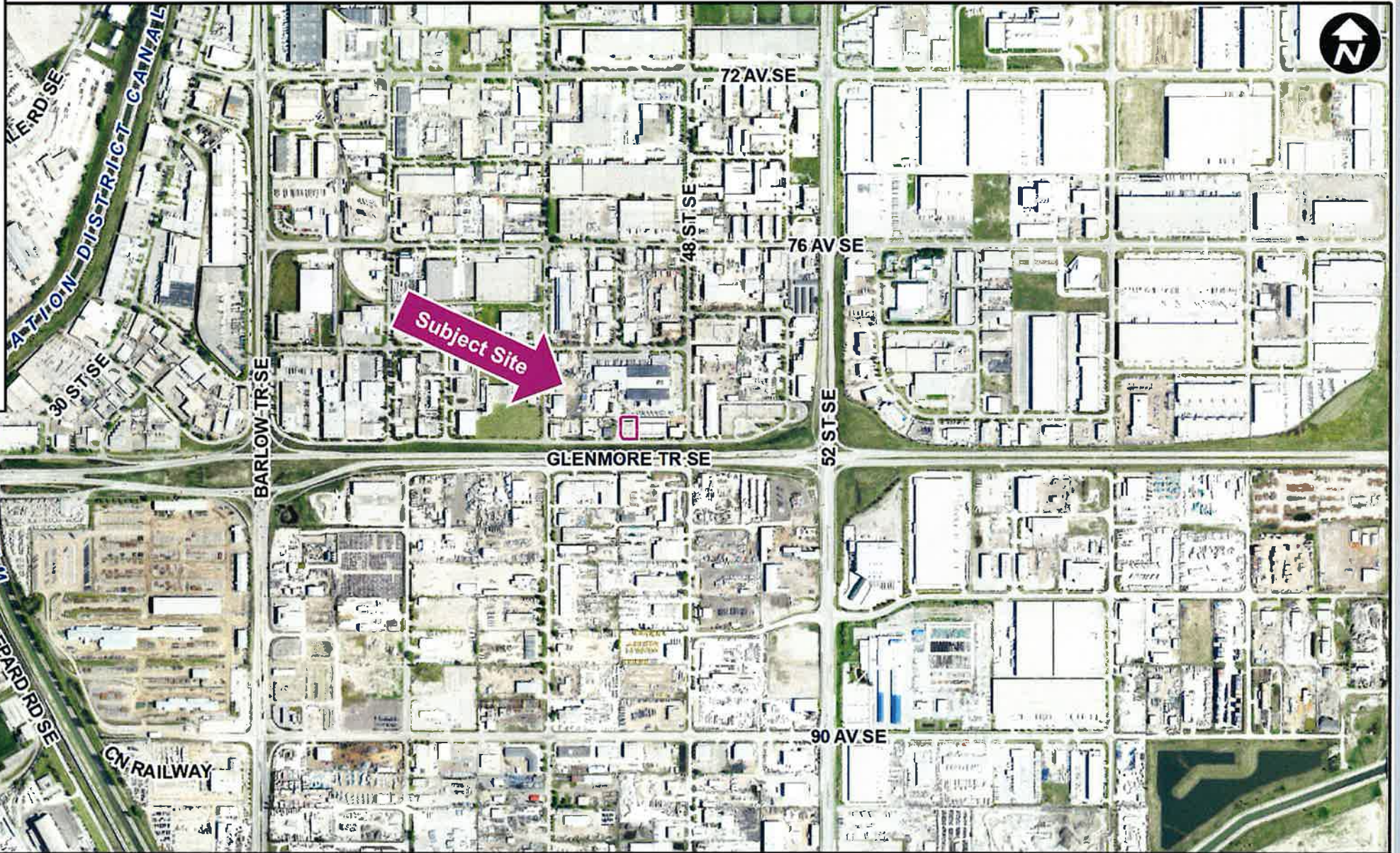
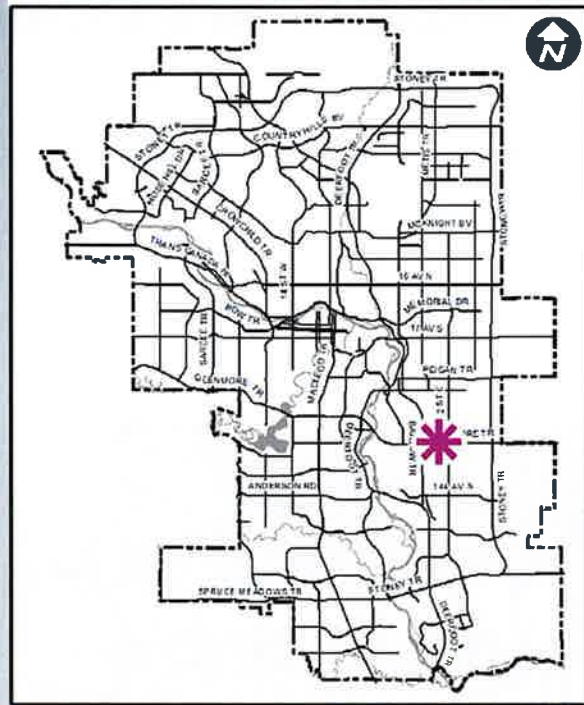
Agenda Item: 7.2.7



LOC2021-0179

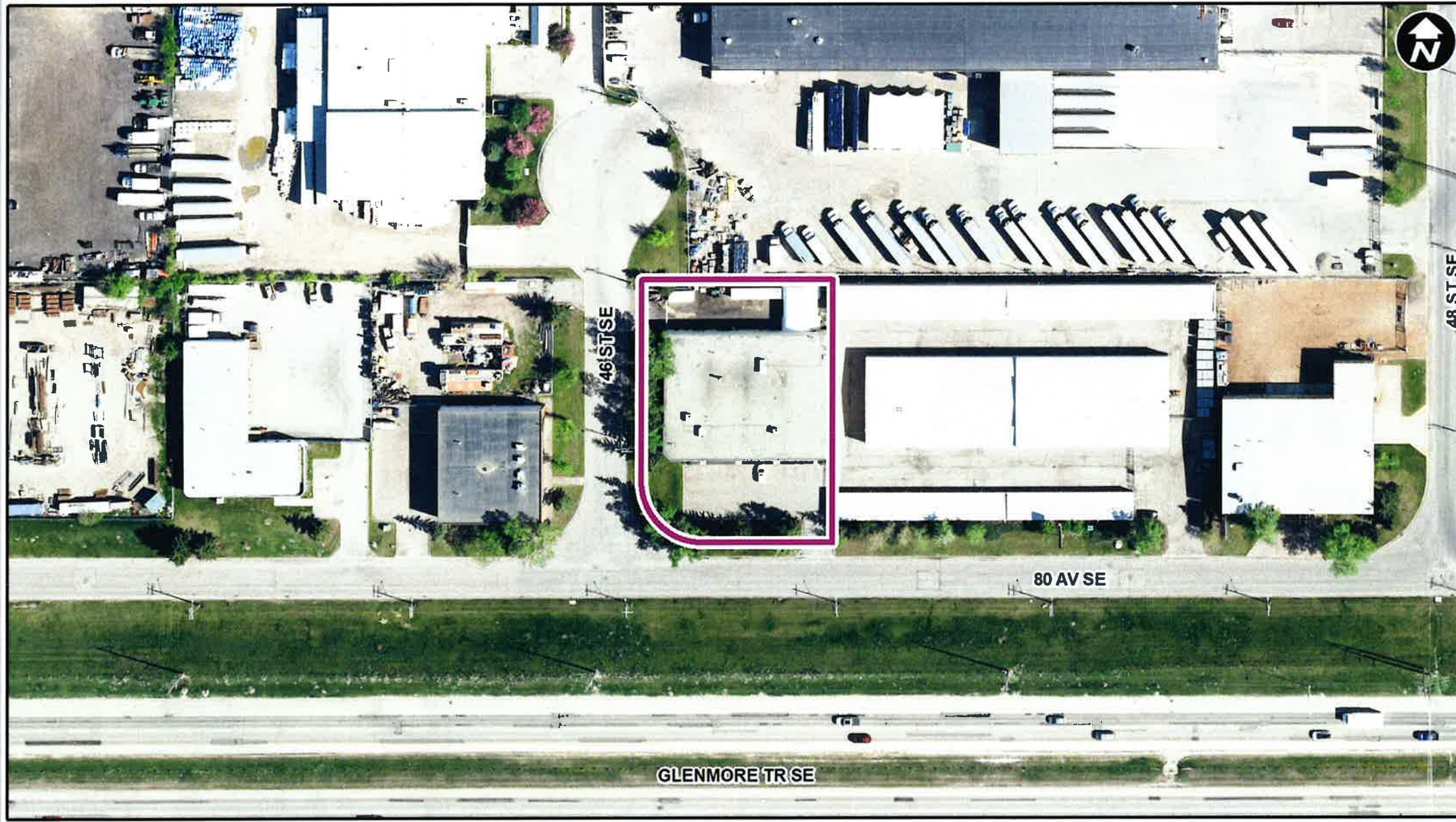
Land Use Amendment

February 10, 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:

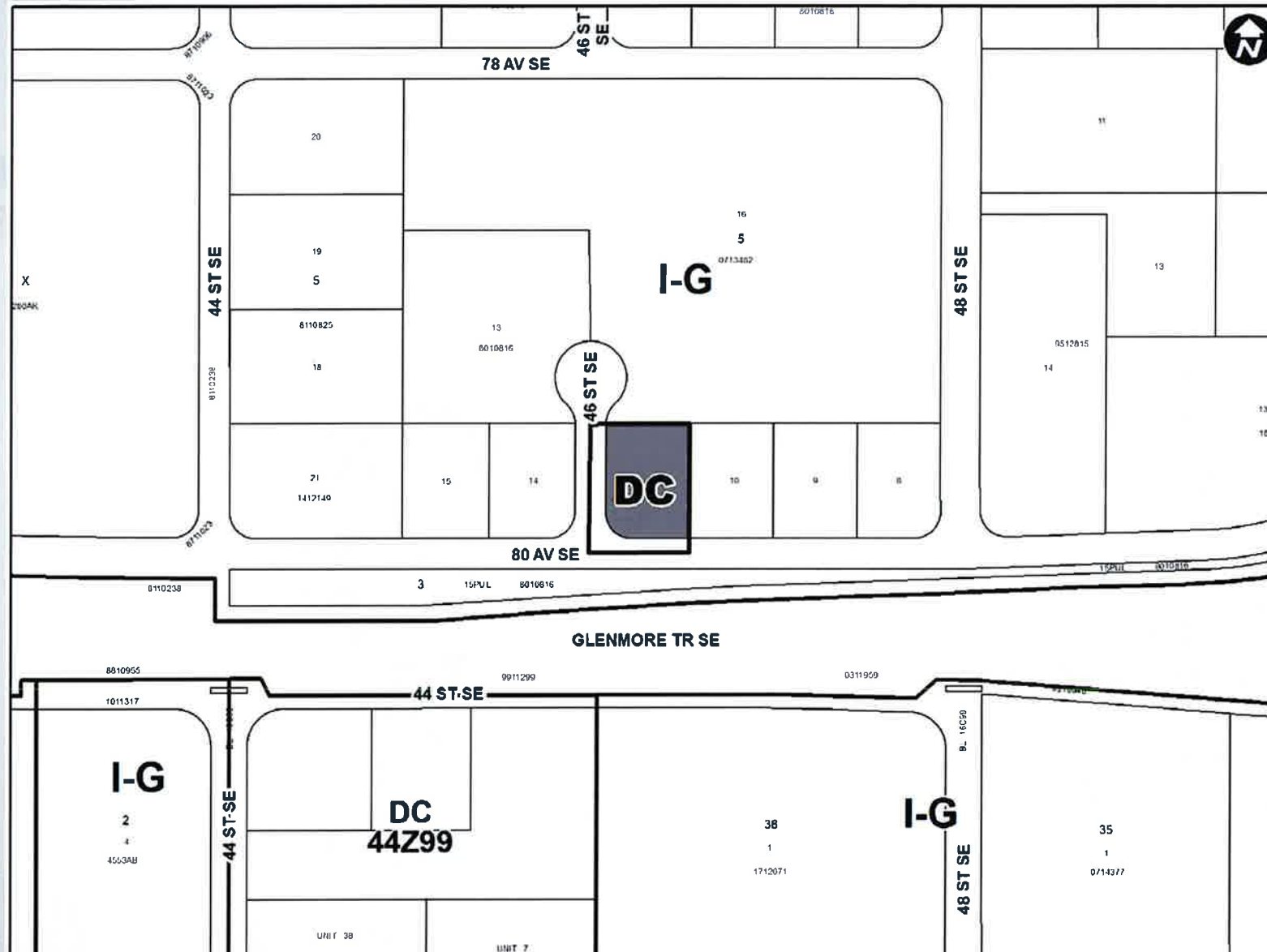
0.29 ha





- 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

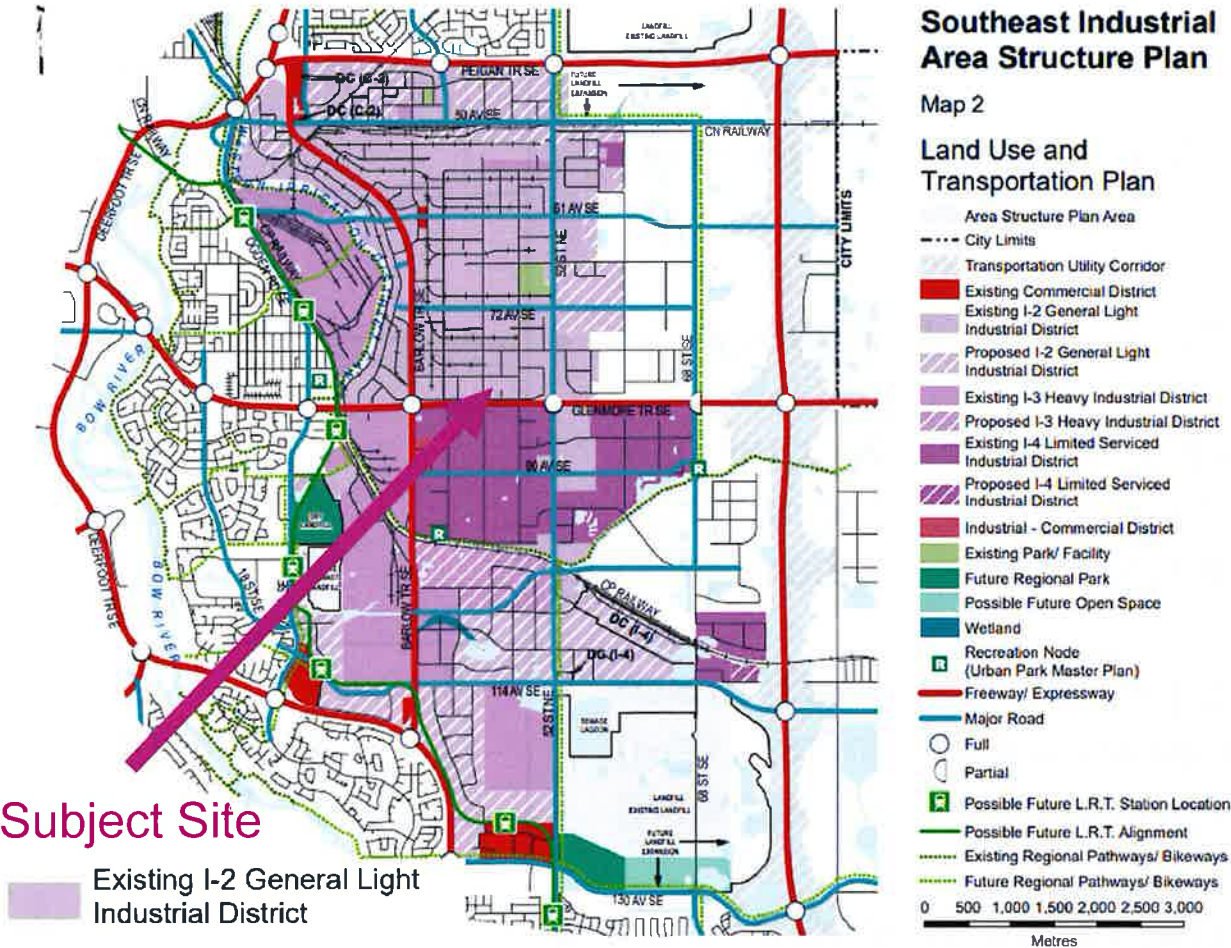
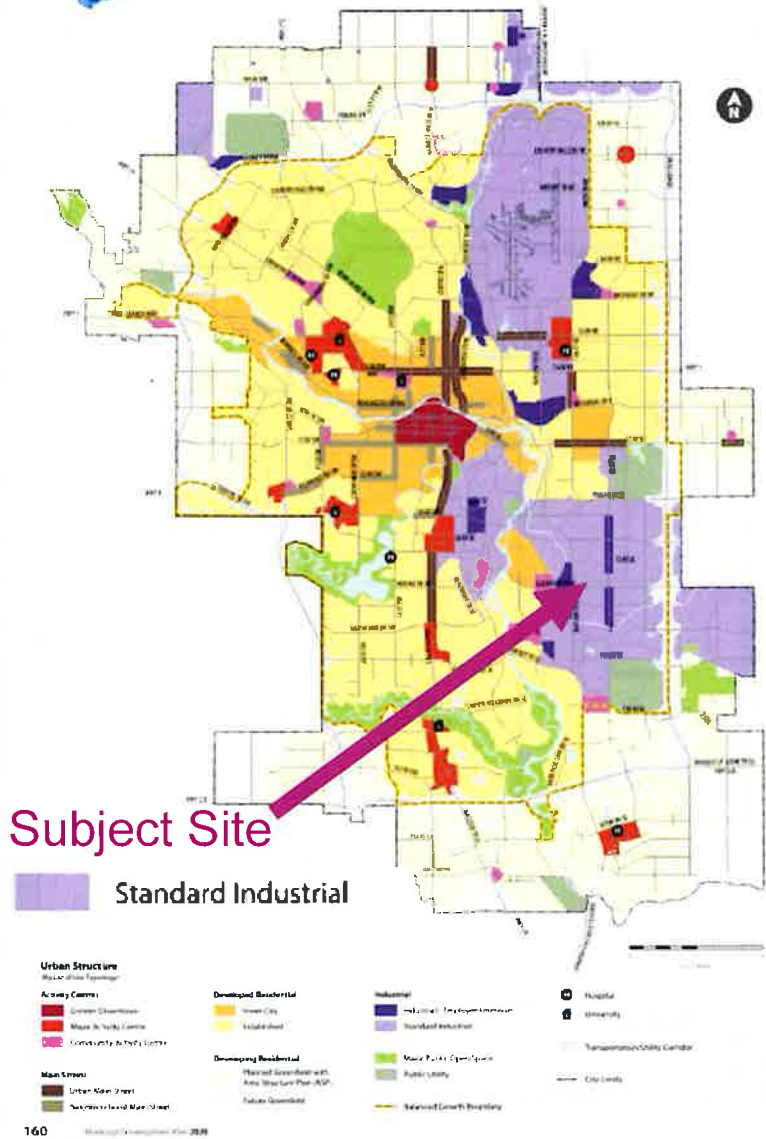




Proposed Direct Control District:

- Based on the Industrial – General (I-G) District with the additional use of Indoor Recreation Facility
- Continues to allow for light and medium general industrial uses, with limited commercial uses
- Maximum height – 16 metres (no change)
- Maximum floor area ratio (FAR) – 1.0 (no change)

1 Urban Structure



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 4710 – 80 Avenue SE (Plan 8010816, Block 5, Lot 11) from Industrial – General (I-G) District ~~to~~ Direct Control (DC) District to accommodate the additional use of Indoor Recreation Facility, with guidelines.

Supplementary Slides

Regulation	Industrial – General (I-G) District	Direct Control (DC) District
Max height	16 metres	16 metres
Max floor area ratio (for parcel that is serviced by City water and sewer)	1.0	1.0
Front setback	Min 4.0 metres or 6.0 metres next to expressway, major street	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		Indoor Recreation Facility