

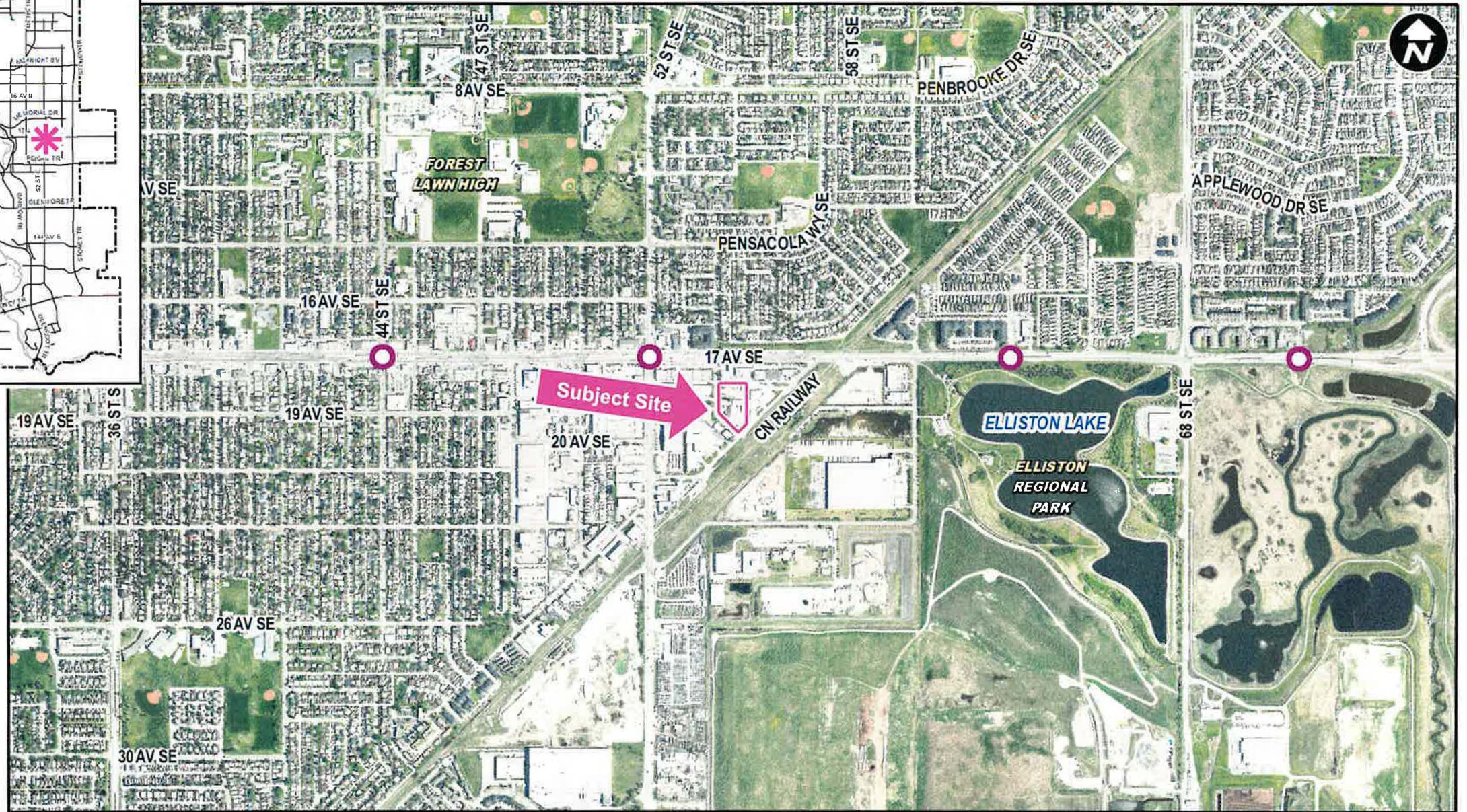
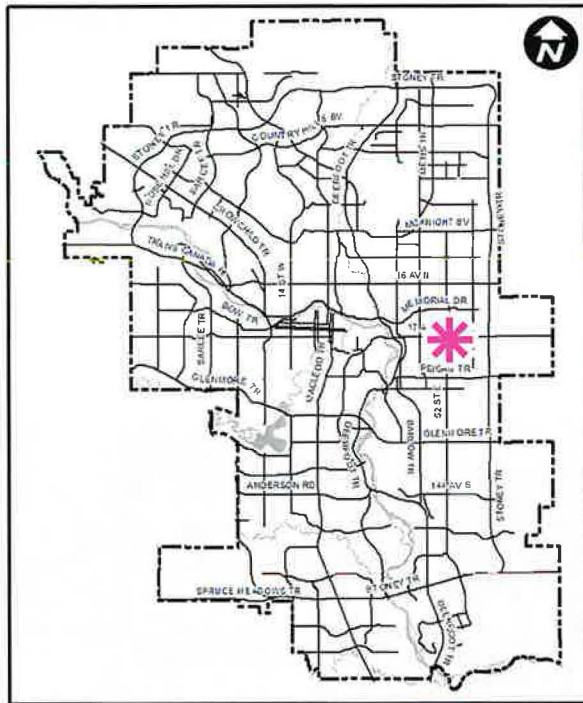


# Public Hearing of Council

## Agenda Item: 8.1.11

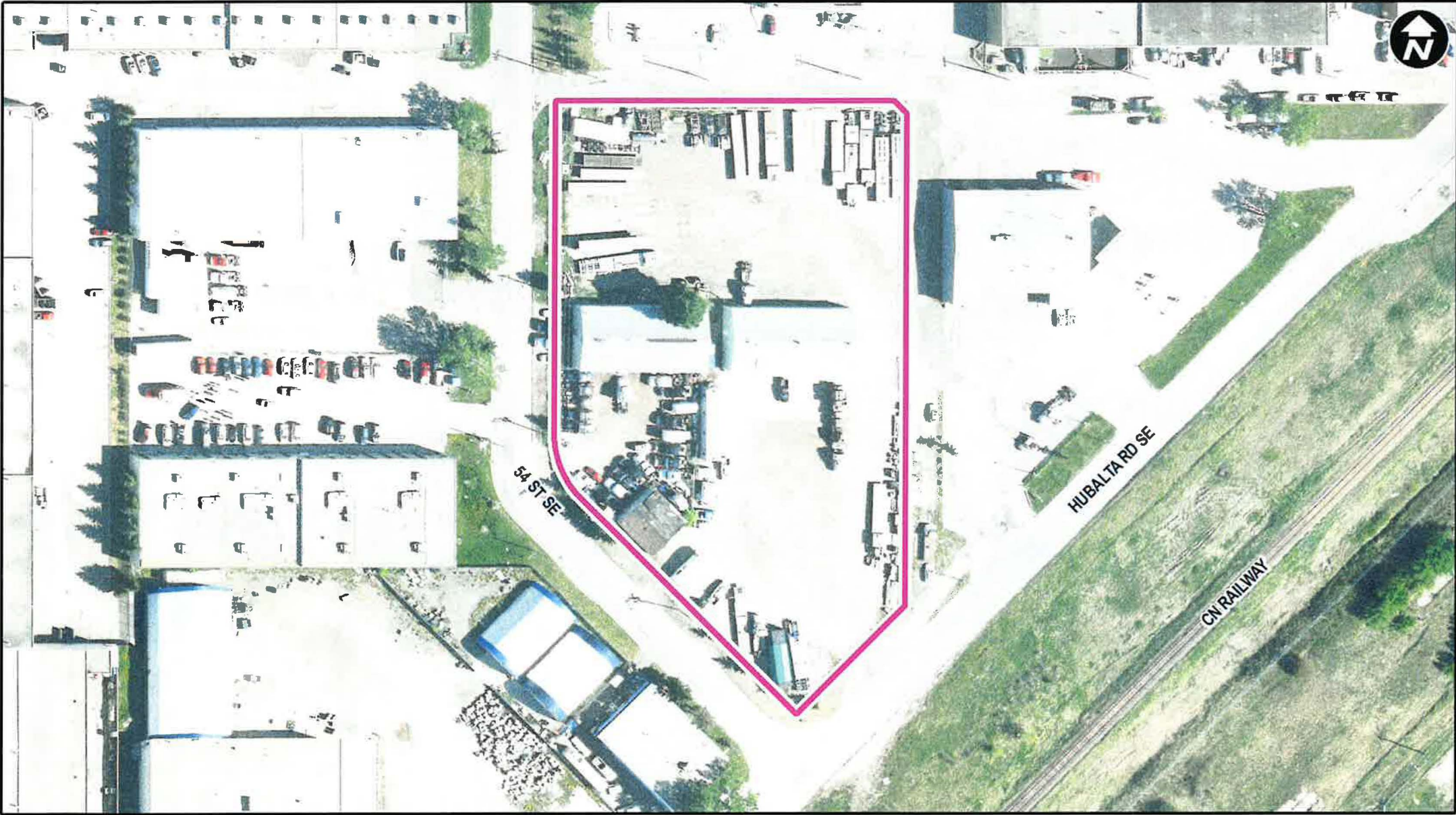
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 15 2022  
ITEM: 8.1.11 CPC2022-0019  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

**LOC2021-0048**  
**Land Use Amendment**  
**February 15, 2022**



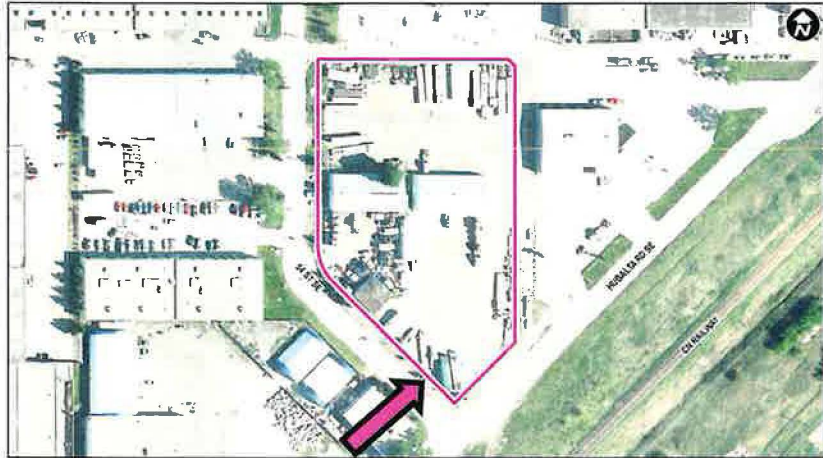
**LEGEND**

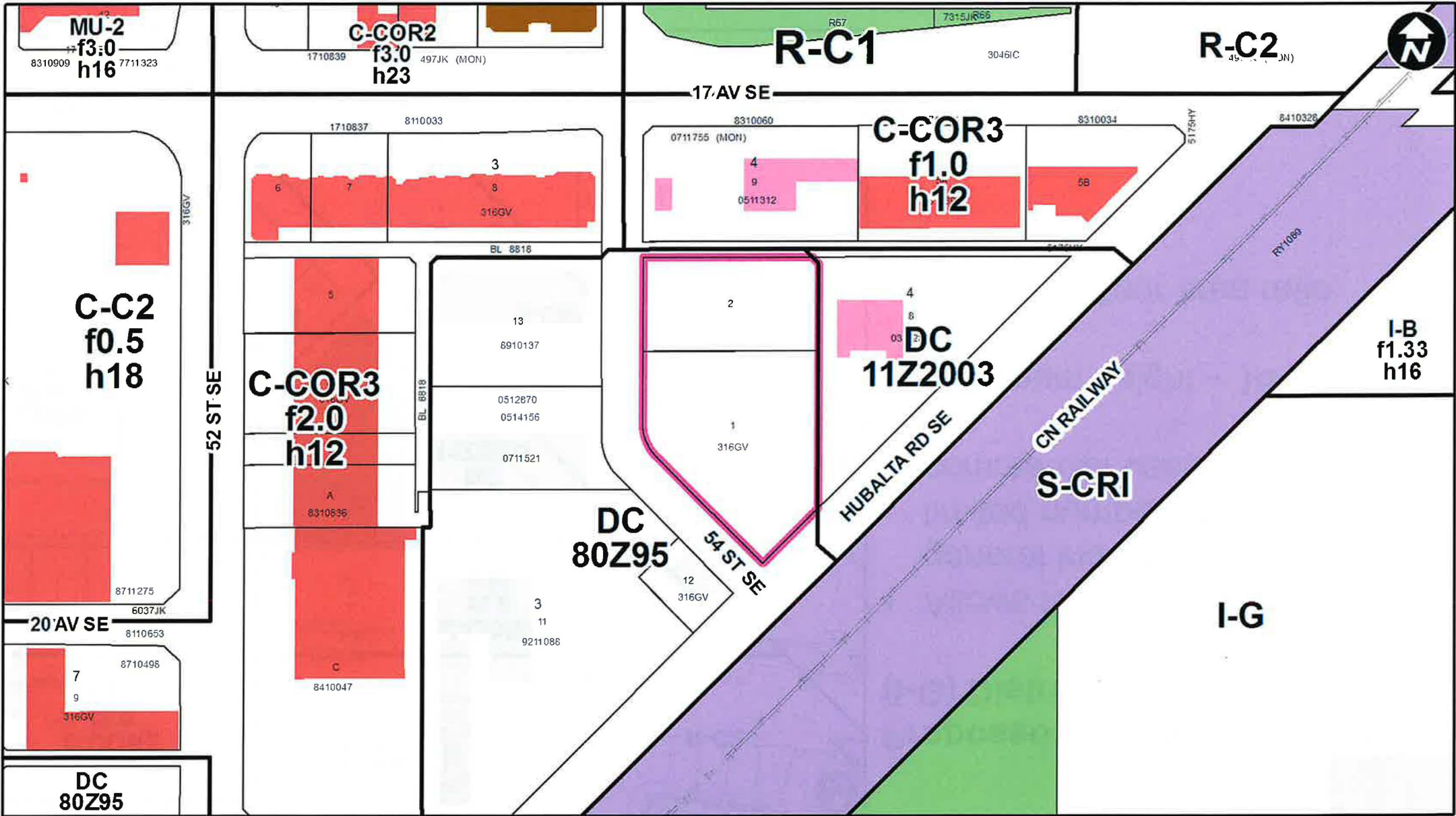
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow



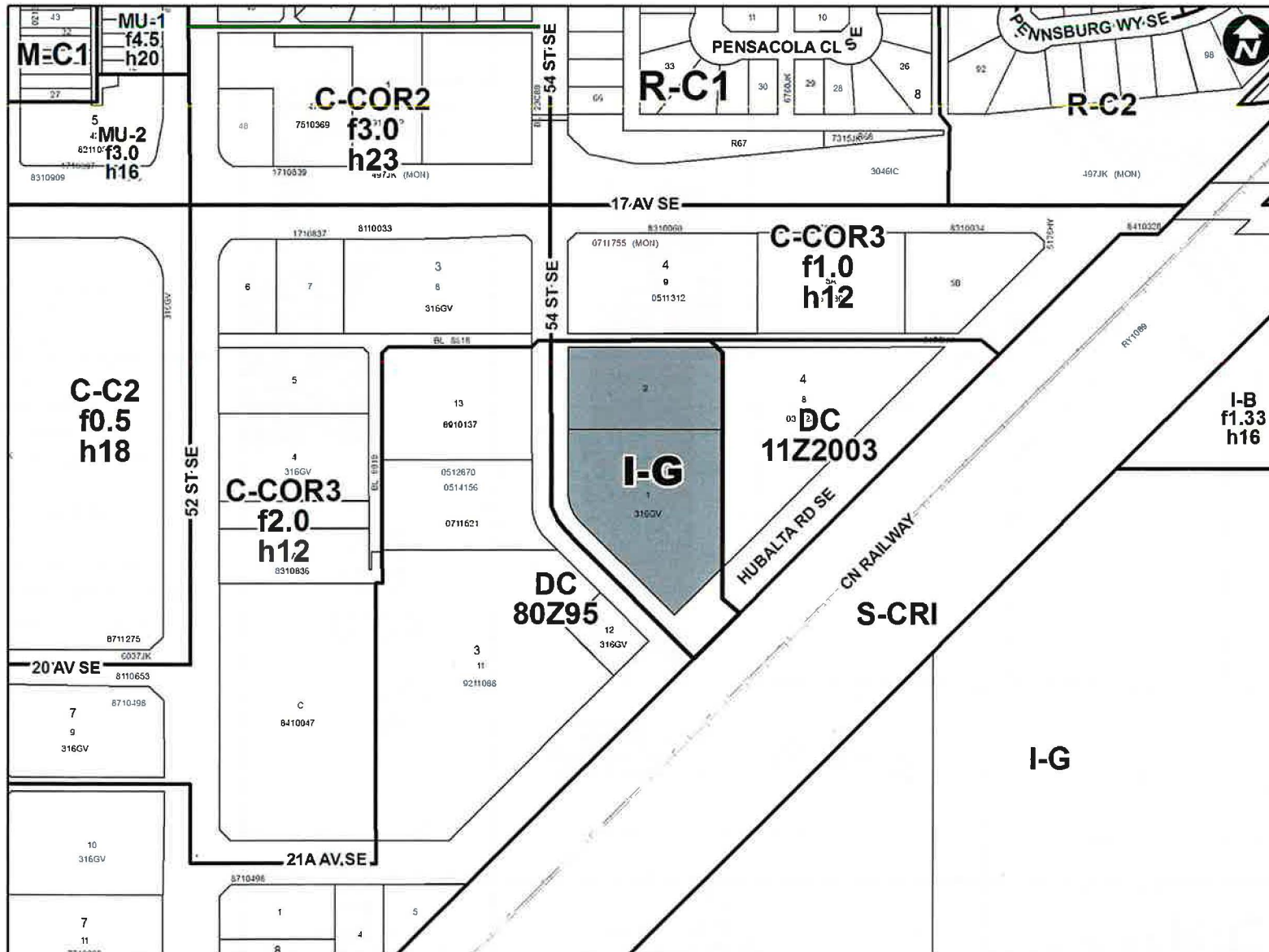
Parcel Size:

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

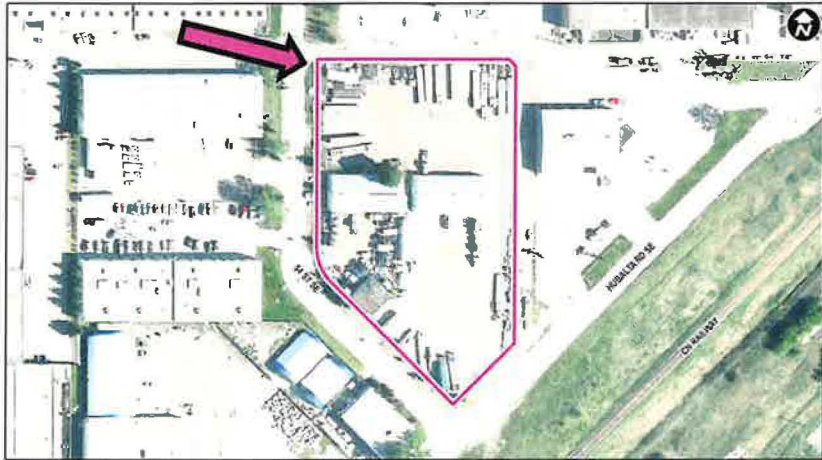
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 31D2022** 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

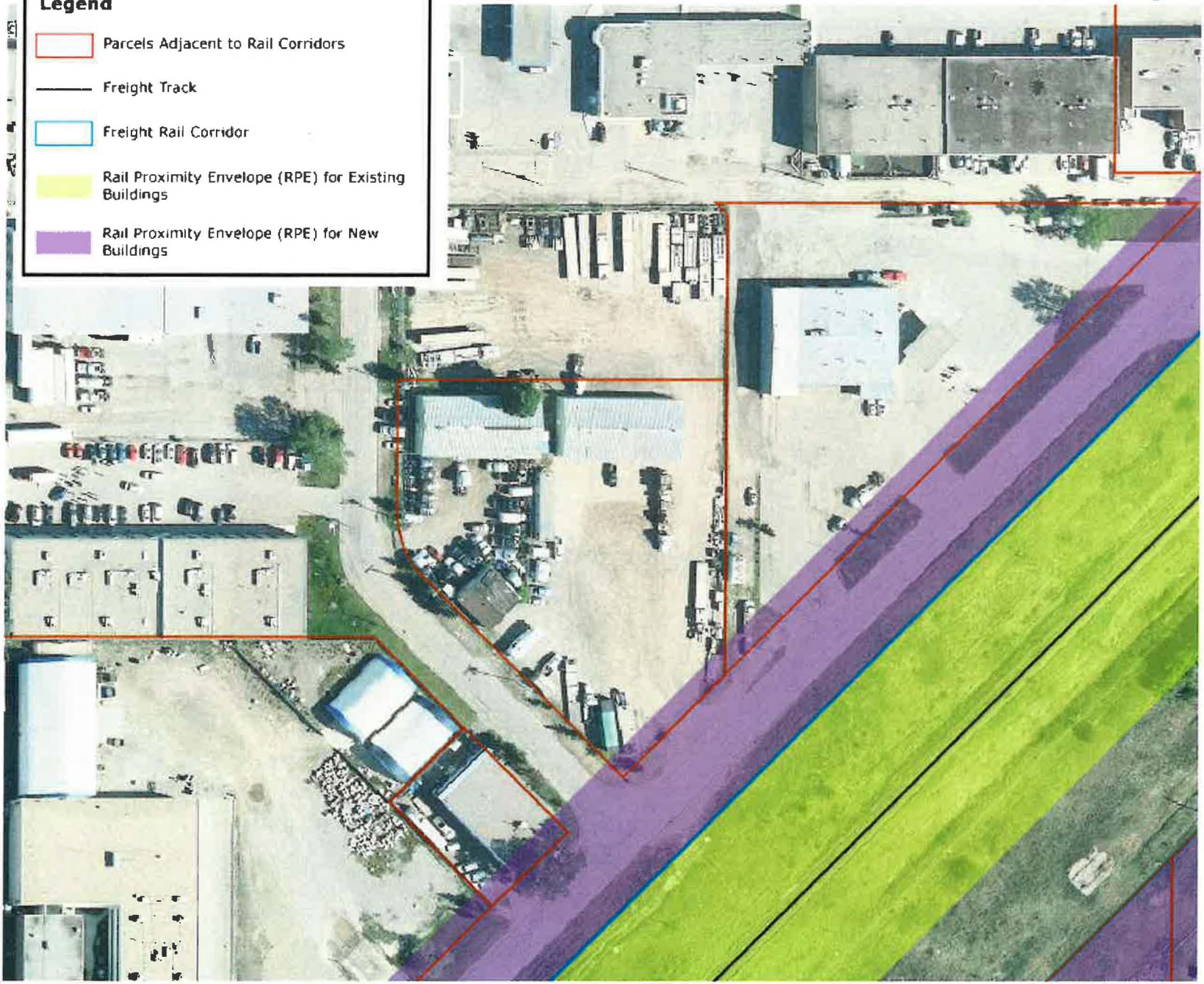




Regulation	Direct Control (DC) District	Industrial – General (I-G) District
Max height	12 metres	16 metres
Max floor area ratio (for parcel that is serviced by City water and sewer)	1.0. / 0.5 for office buildings	1.0
Front setback	Min. 6.0 metres	Min 4.0 metres or 6.0 metres next to expressway, major 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)

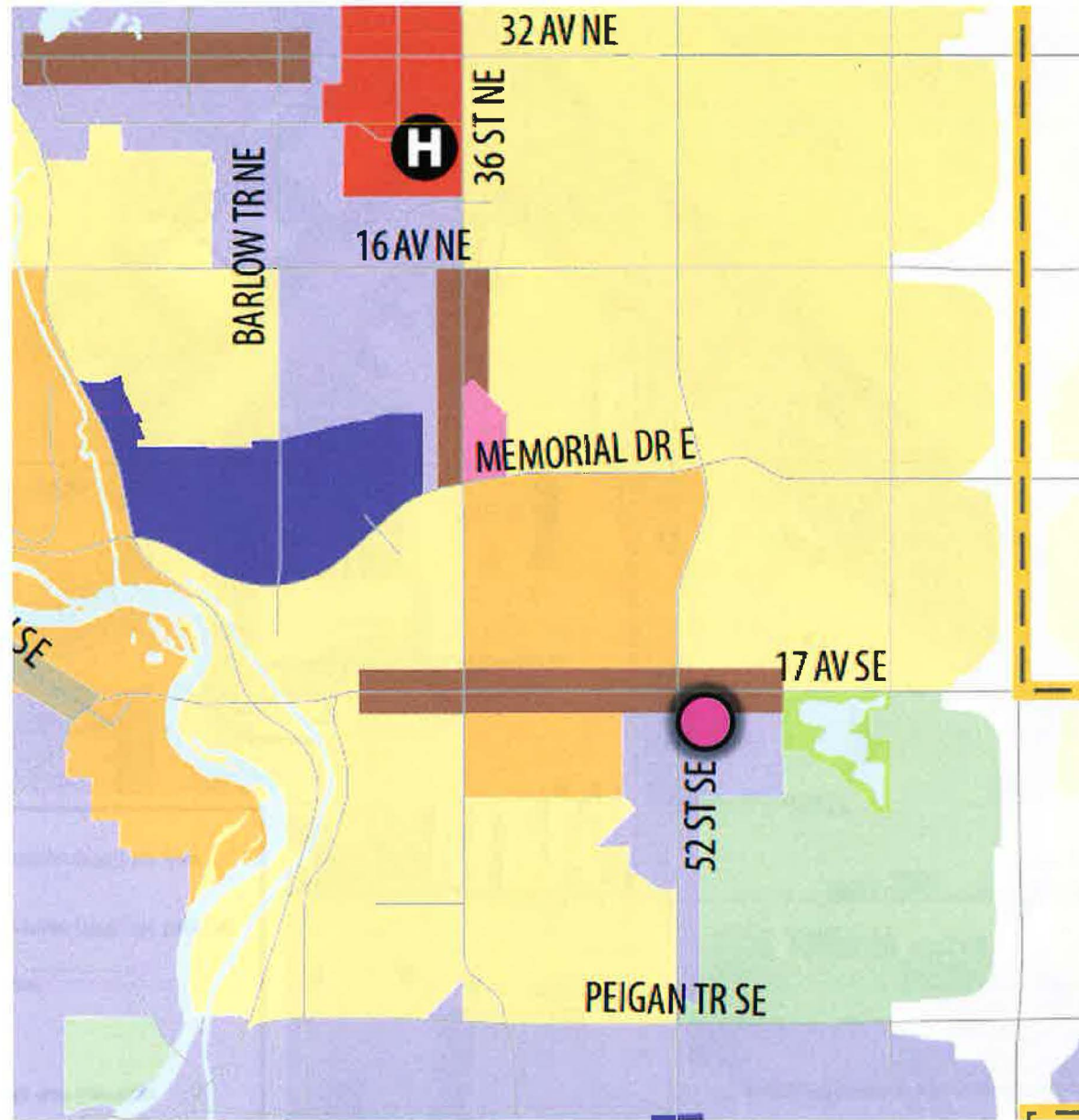
**Legend**

- Parcels Adjacent to Rail Corridors
- Freight Track
- Freight Rail Corridor
- Rail Proximity Envelope (RPE) for Existing Buildings
- Rail Proximity Envelope (RPE) for New Buildings



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

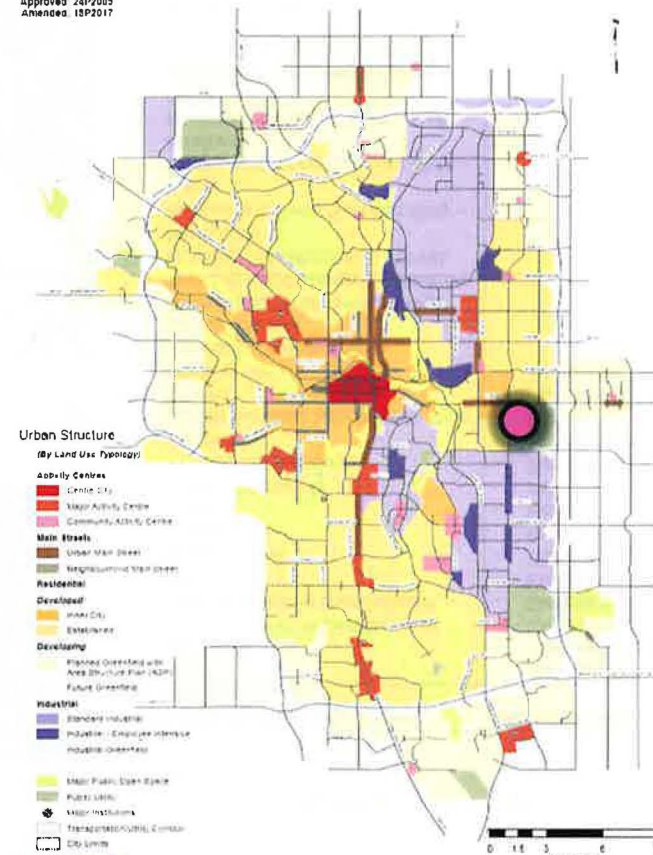
High Density Residential and Commercial Uses	Sensitive Uses	Noise Susceptible Uses
<ul style="list-style-type: none"> <li>- Hotel</li> <li>- Live Work Unit</li> <li>- Multi-Residential Development</li> <li>- Multi-Residential Development – Minor</li> <li>- Dwelling Unit</li> <li>- Townhouse</li> <li>- Office</li> <li>- Instruction Facility</li> <li>- Post-secondary Learning Institution</li> <li>- Health Services Laboratory – With Clients</li> <li>- Medical Clinic</li> <li>- Cannabis Counselling</li> <li>- Dinner Theatre</li> <li>- Drinking Establishment – Large</li> <li>- Drinking Establishment – Medium</li> <li>- Drinking Establishment – Small</li> <li>- Night Club</li> <li>- Restaurant: Food Services Only – Large</li> <li>- Restaurant: Food Services Only – Medium</li> <li>- Restaurant: Food Services Only – Small</li> <li>- Restaurant: Licensed – Large</li> <li>- Restaurant: Licensed – Medium</li> <li>- Restaurant: Licensed – Small</li> <li>- Restaurant: Neighbourhood</li> <li>- Artist's Studio</li> </ul>	<ul style="list-style-type: none"> <li>- Addiction Treatment</li> <li>- Assisted Living</li> <li>- Child Care Service</li> <li>- Custodial Care</li> <li>- Emergency Shelter</li> <li>- Home Based Child Care – Class 2</li> <li>- Hospital</li> <li>- Jail</li> <li>- Residential Care</li> <li>- School Authority – School</li> <li>- School – Private</li> <li>- Temporary Shelter</li> </ul>	<ul style="list-style-type: none"> <li>- Addiction Treatment</li> <li>- Assisted Living</li> <li>- Backyard Suite</li> <li>- Child Care Service</li> <li>- Contextual Semi-detached Dwelling</li> <li>- Contextual Single Detached Dwelling</li> <li>- Cottage Housing Cluster</li> <li>- Custodial Care</li> <li>- Duplex Dwelling</li> <li>- Dwelling Unit</li> <li>- Emergency Shelter</li> <li>- Home Based Child Care – Class 2</li> <li>- Hospital</li> <li>- Hotel</li> <li>- Jail</li> <li>- Live Work Unit</li> <li>- Manufactured Home Park</li> <li>- Multi-Residential Development</li> <li>- Multi-Residential Development – Minor</li> <li>- Residential Care</li> <li>- Rowhouse Building</li> <li>- School Authority – School</li> <li>- School – Private</li> <li>- Semi-detached Dwelling</li> <li>- Single Detached Dwelling</li> <li>- Townhouses</li> </ul>



- Industrial**
- Industrial - Employee Intensive
  - Standard Industrial



Approved: 24P2005  
Amended: 18P2017



**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**
  - Urban City
  - Extended
- Developing**
  - Planned Open Space with Area Structure Plan (ASP) Future Greening
- Industrial**
  - Standard Industrial
  - Industrial - Employee Intensive
  - Industrial - Office/Research
- Other**
  - Main Plaza, Open Space
  - Rural City
  - Major Institution
  - Transportation/Commercial Corridor
  - City Limits

**1 Urban Structure**

Map 3 | Land use concept



- |                          |                          |                           |                         |                        |
|--------------------------|--------------------------|---------------------------|-------------------------|------------------------|
| Neighbourhood - Low-Rise | Community - High-Density | Future Comprehensive Area | Character Zone Boundary | Rapid Transit Bus Stop |
| Community - Mid-Rise     | Employment - Industrial  | Active Frontage           | Community Centre        |                        |
| Community - Centre       | Open Space               | Special Area              | School                  |                        |



**International Avenue**  
Area Redevelopment Plan