



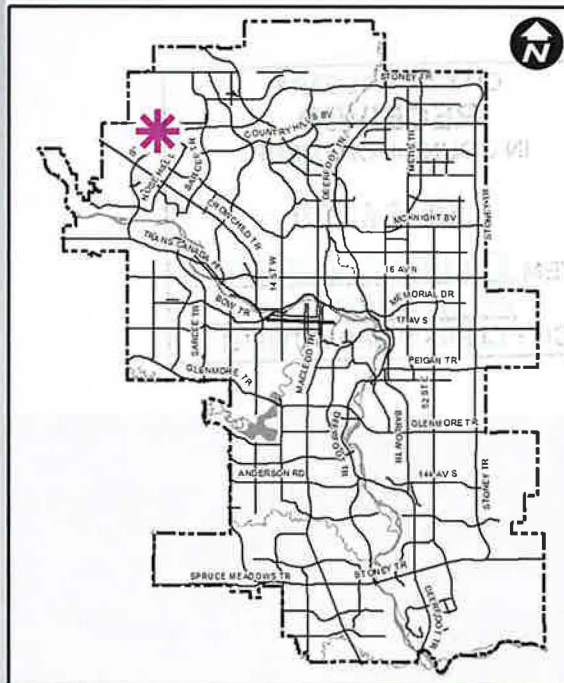
Public Hearing of Council

Agenda Item: 8.1.14

1

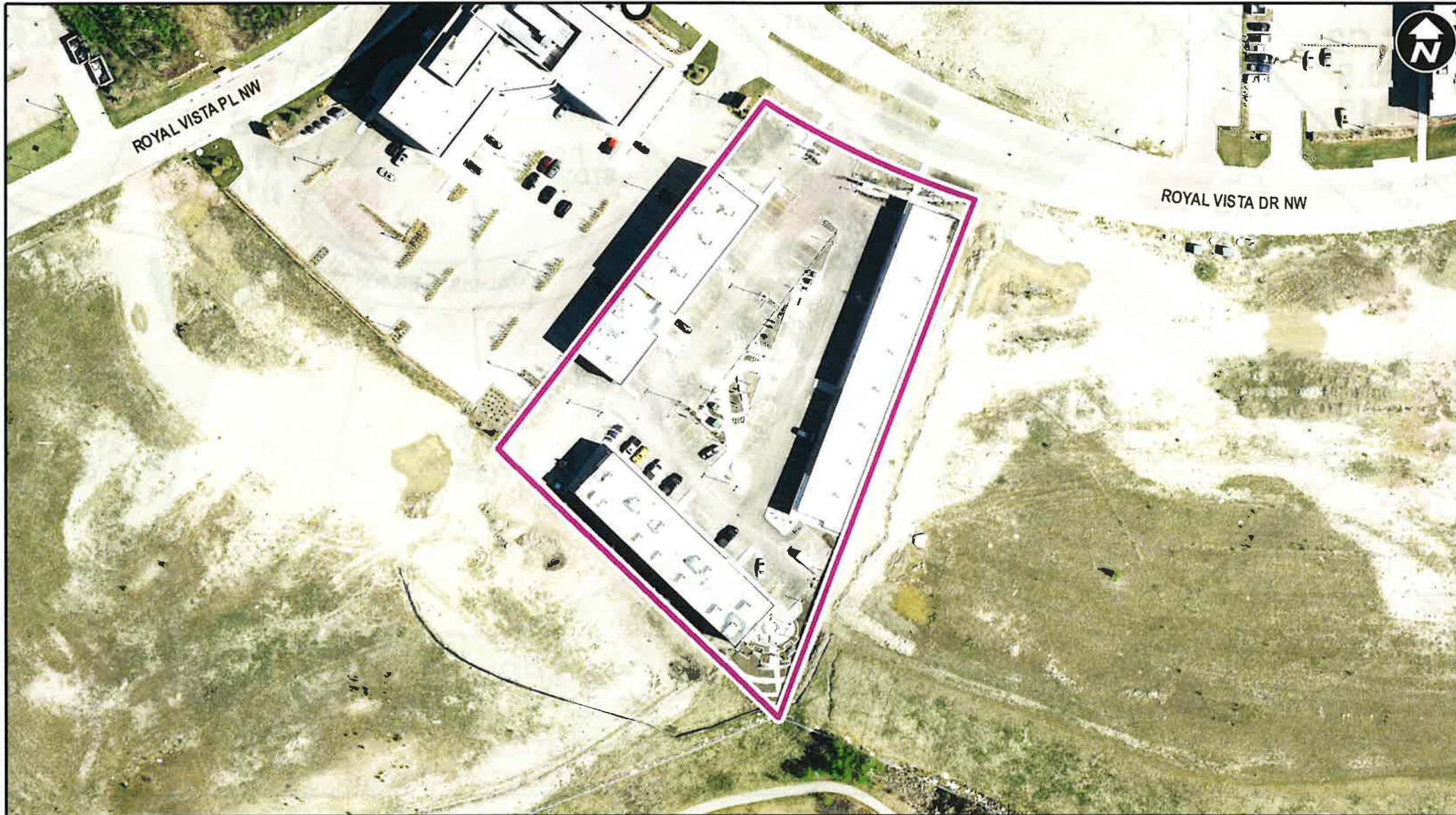


LOC2021-0052
Land Use Amendment
July 26, 2021



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:

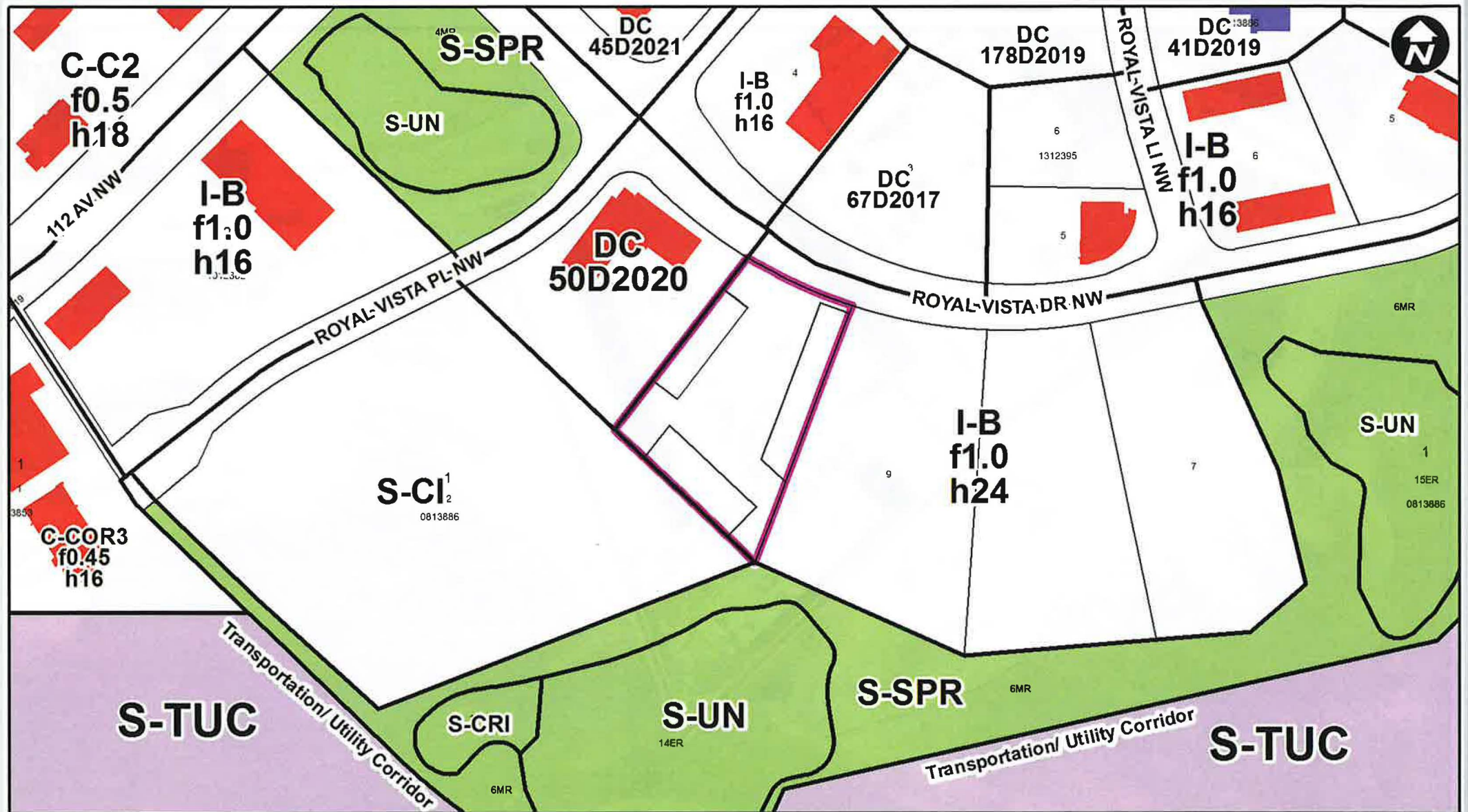
0.87 ha

Surrounding Land Use

4

LEGEND

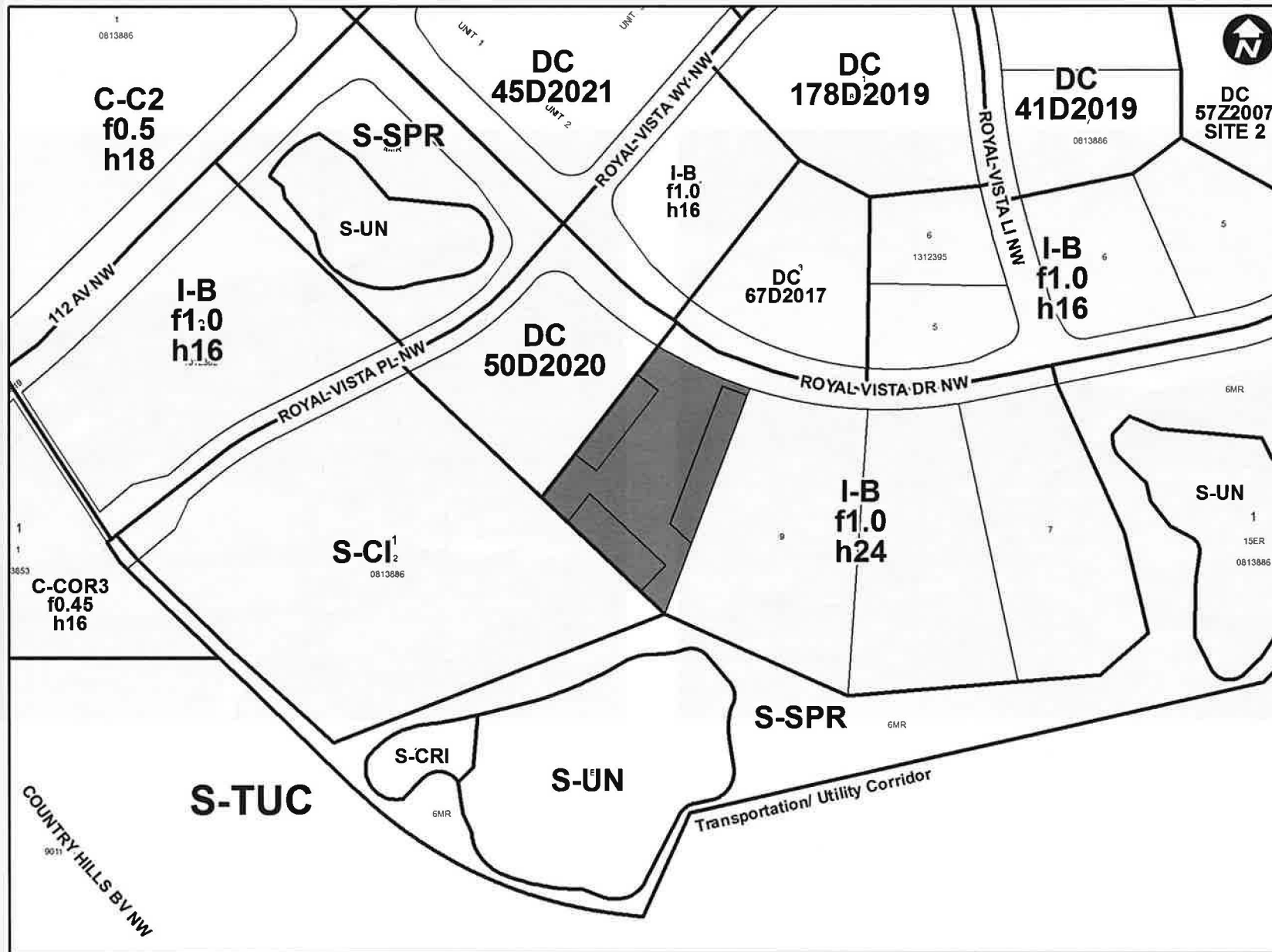
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

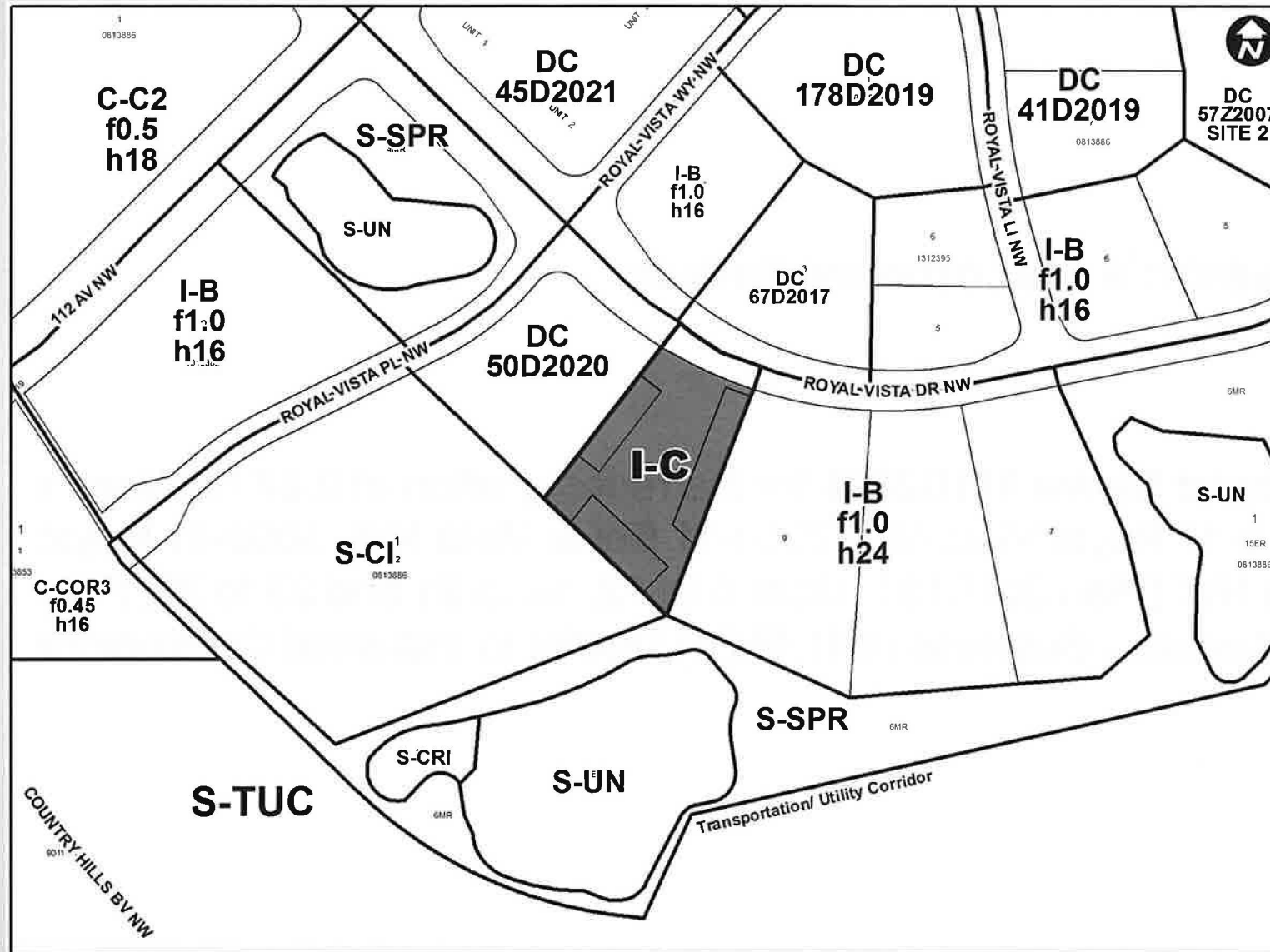




Existing Land Use Map

6





Proposed I-C District:

- Intended for small scale commercial uses that complement light industrial uses in area;
- Provisions such as setbacks, screening, landscaping and building design controls ensure transition between other land use districts

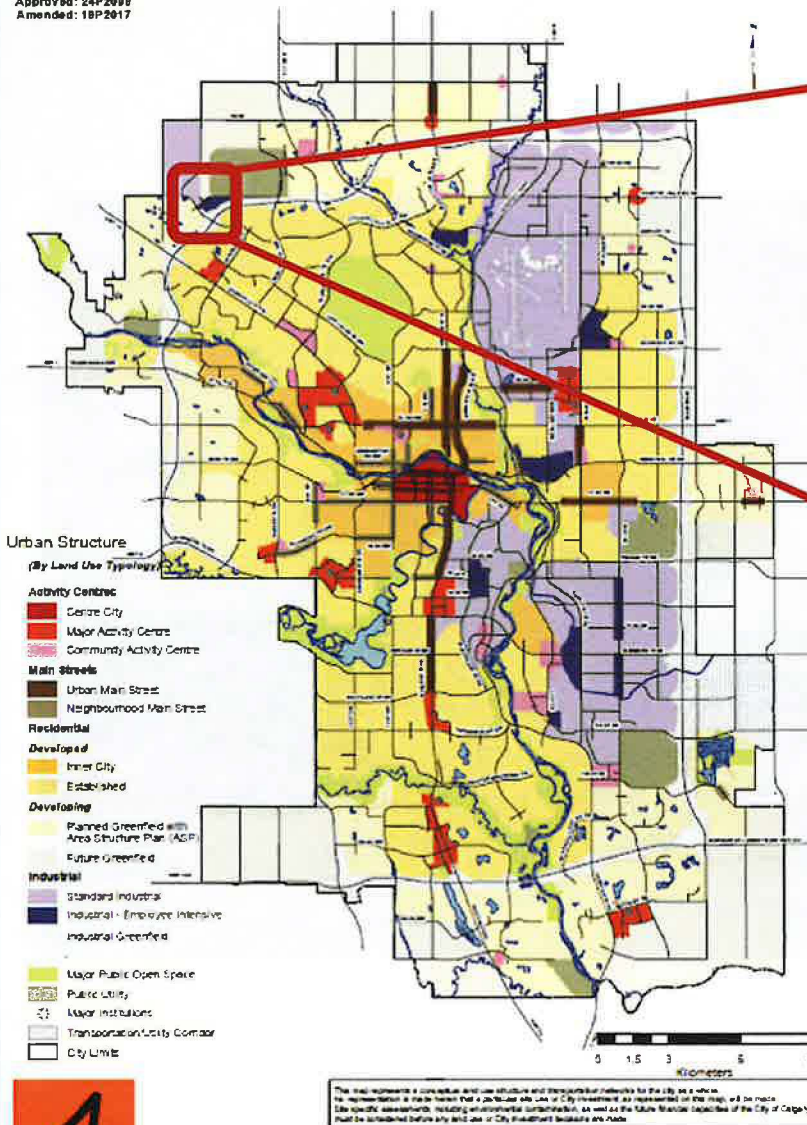
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 111D2021** for the redesignation of 0.87 hectares $\pm$ (2.14 acres $\pm$) located at 1000-11 Royal Vista NW, 2000-11 Royal Vista NW, 3000-11 Royal Vista NW and 11 Royal Vista NW (Plan 2010131, Units 5 to 12, 14 to 21 and 23 to 30; Plan 1912395, Block CS) from Industrial – Business (IBf1.0h24) District to Industrial Commercial (I-C) District.



Approved: 24P2008
Amended: 18P2017



Urban Structure

City of Calgary Planning Department, Planning and Development Services, Planning and Development Services



Subject Parcel