

Calgary



# Public Hearing of Council

## Agenda Item: 8.1.23

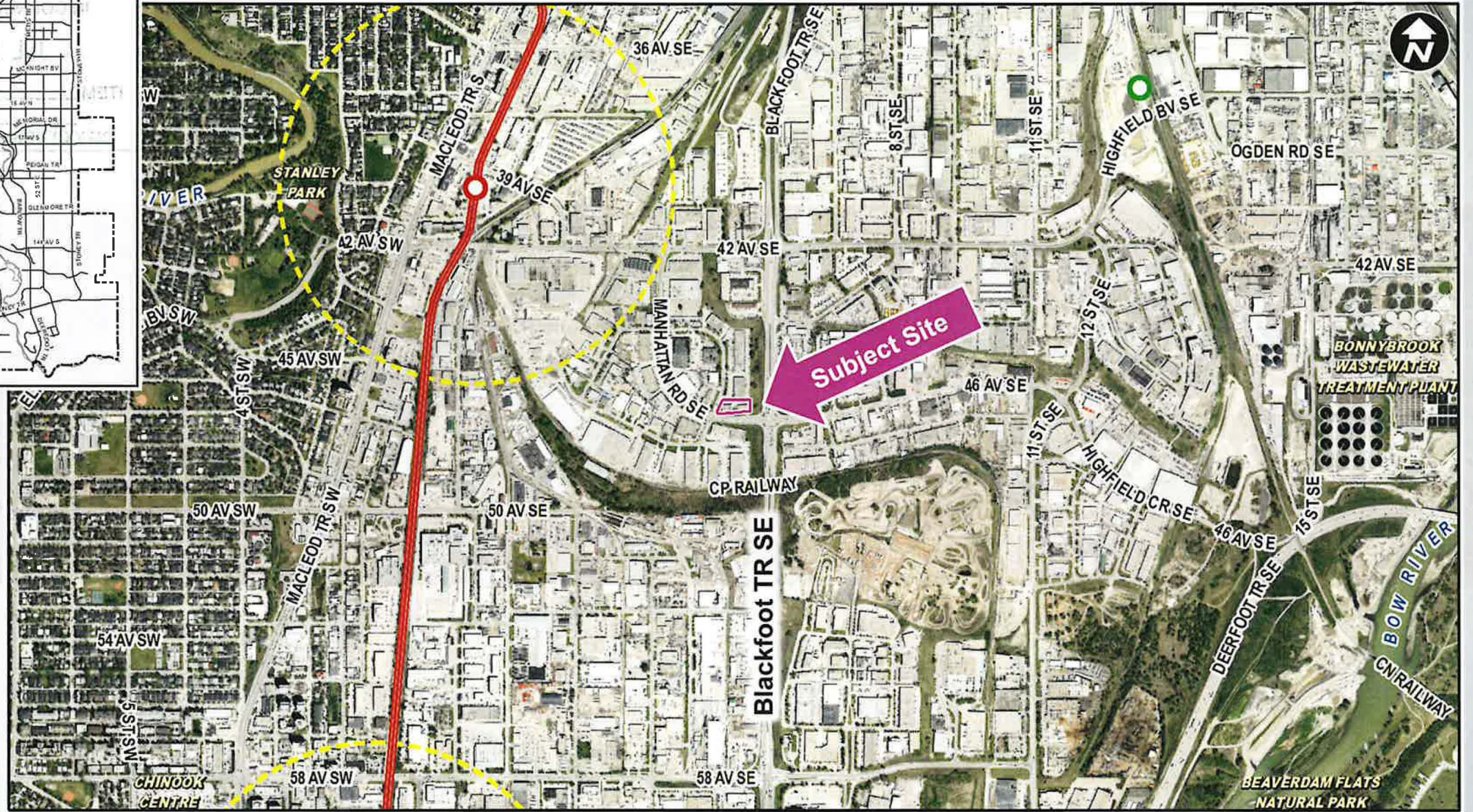
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CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 26 2021  
ITEM: 8.1.23@2021-07S1  
Distribution.  
CITY CLERK'S DEPARTMENT

**LOC2021-0028**  
**Land Use Amendment**  
**July 26, 2021**



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





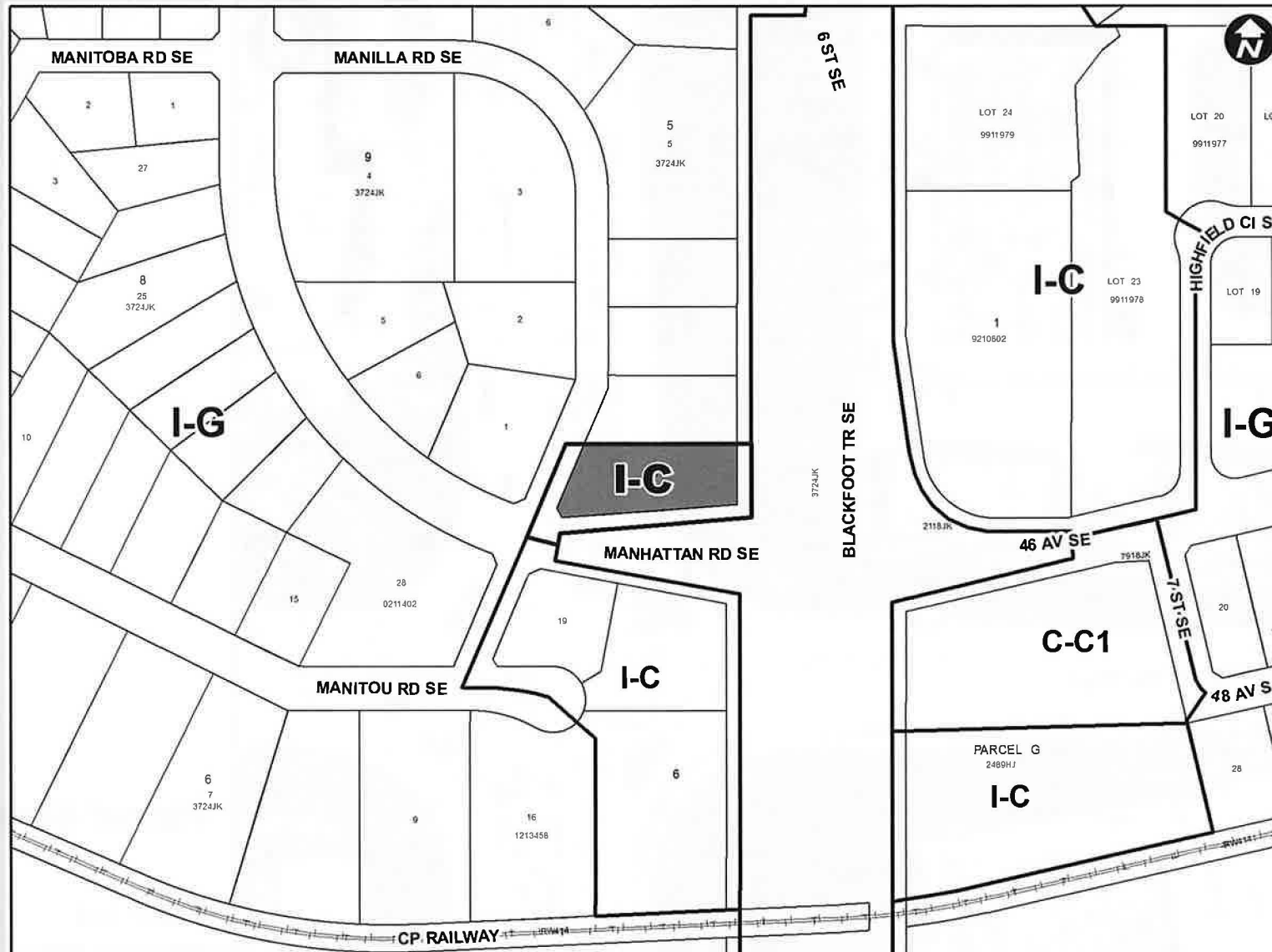
LEGEND

○ Bus Stop

Parcel Size:

0.35 ha

93m x 37m



**Proposed I-C District:**

- Light industrial uses with small-scale support commercial uses
- Maximum FAR 1.0 (same as I-G District)
- Maximum height 12 metres (decrease of 4 metres)

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 101D2021** for the redesignation of 0.35 hectares  $\pm$  (0.86 acres  $\pm$ ) located at 4640 Manhattan Road SE (Plan 3724JK, Block 5, Lot 1) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

# Supplementary Slides

# Industrial – General (I-G) and Industrial – Commercial (I-C) District Use Comparison

I-G District Permitted Uses	I-C District Permitted Uses	I-G District Discretionary Uses	I-C District Discretionary Uses
<p>907 (1) The following uses are permitted uses in the Industrial – General District:</p> <ul style="list-style-type: none"> <li>(a) Park;</li> <li>(b) Sign – Class A;</li> <li>(c) Sign – Class B;</li> <li>(d) Sign – Class D; and</li> <li>(e) Utilities.</li> </ul> <p>(2) Unless otherwise referenced in subsection 908(1), the following uses are permitted uses in the Industrial – General District:</p> <ul style="list-style-type: none"> <li>(a) Auto Body and Paint Shop;</li> <li>(b) Auto Service – Major;</li> <li>(c) Auto Service – Minor;</li> <li>(d.1) Beverage Container Quick Drop Facility;</li> <li>(d.2) Brewery, Winery and Distillery;</li> <li>(e) Car Wash – Multi-Vehicle;</li> <li>(f) Car Wash – Single Vehicle;</li> <li>(g) <b>Catering Service – Major;</b></li> <li>(h) <b>Catering Service – Minor;</b></li> <li>(i) <b>Crematorium;</b></li> <li>(j) <b>Distribution Centre;</b></li> <li>(k) Dry-cleaning and Fabric Care Plant;</li> <li>(l) <b>Fleet Service;</b></li> <li>(m) <b>Freight Yard;</b></li> <li>(n) General Industrial – Light;</li> <li>(o) <b>General Industrial – Medium;</b></li> <li>(p) Large Vehicle Service;</li> <li>(q) Large Vehicle Wash;</li> <li>(r) <b>Motion Picture Production Facility;</b></li> <li>(s) <b>Municipal Works Depot;</b></li> <li>(t) <b>Parking Lot – Grade;</b></li> <li>(u) <b>Parking Lot – Structure;</b></li> <li>(v) Power Generation Facility – Medium;</li> <li>(w) Power Generation Facility – Small;</li> <li>(x) Protective and Emergency Service;</li> <li>(y) Recreational Vehicle Service;</li> <li>(y.2) Recyclable Material Drop-Off Depot;</li> <li>(y.1) Sign – Class C;</li> <li>(z) Specialty Food Store;</li> <li>(aa) Utility Building;</li> <li>(bb) <b>Vehicle Storage – Large;</b></li> <li>(cc) <b>Vehicle Storage – Passenger;</b> and</li> <li>(dd) <b>Vehicle Storage – Recreational.</b></li> </ul>	<p>954 (1) The following uses are permitted uses in the Industrial – Commercial District:</p> <ul style="list-style-type: none"> <li>(a) Park;</li> <li>(b) Power Generation Facility – Small;</li> <li>(c) Sign – Class A;</li> <li>(d) Sign – Class B;</li> <li>(e) Sign – Class D; and</li> <li>(f) Utilities.</li> </ul> <p>(2) The following uses are permitted uses in the Industrial – Commercial District if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> <li>(a) <b>Artist’s Studio;</b></li> <li>(b.1) Beverage Container Quick Drop Facility;</li> <li>(c) Building Supply Centre;</li> <li>(d) <b>Counselling Service;</b></li> <li>(e) Dry-cleaning and Fabric Care Plant;</li> <li>(f) <b>Financial Institution;</b></li> <li>(g) <b>Fitness Centre;</b></li> <li>(h) General Industrial – Light;</li> <li>(i) <b>Health Services Laboratory – With Clients;</b></li> <li>(j) <b>Indoor Recreation Facility;</b></li> <li>(k) <b>Information and Service Provider;</b></li> <li>(l) Instructional Facility;</li> <li>(m) <b>Medical Clinic;</b></li> <li>(n) Office;</li> <li>(o) <b>Pawn Shop;</b></li> <li>(p) Pet Care Service;</li> <li>(q) Print Centre;</li> <li>(q.1) Protective and Emergency Service;</li> <li>(r) <b>Radio and Television Studio;</b></li> <li>(r.1) Recyclable Material Drop-Off Depot;</li> <li>(s) Restaurant: Food Service Only – Medium;</li> <li>(t) Restaurant: Food Service Only – Small;</li> <li>(u) <b>Retail and Consumer Service;</b></li> <li>(v) <b>Service Organization;</b></li> <li>(w) Specialty Food Store;</li> <li>(x) Take Out Food Service;</li> <li>(y) <b>Vehicle Rental – Minor;</b></li> <li>(z) Vehicle Sales – Minor; and</li> <li>(aa) Veterinary Clinic.</li> </ul> <p><b>Red text indicates uses listed in one of the districts only.</b></p>	<p>908 (1) Uses listed in subsection 907(2) are discretionary uses if...</p> <p>(2) The following uses are discretionary uses in the Industrial – General District:</p> <ul style="list-style-type: none"> <li>(a) Auction Market – Other Goods;</li> <li>(b) Auction Market – Vehicles and Equipment;</li> <li>(c) Building Supply Centre;</li> <li>(d) <b>Bulk Fuel Sales Depot;</b></li> <li>(d.1) <b>Cannabis Facility;</b></li> <li>(e) Child Care Service;</li> <li>(f) Convenience Food Store;</li> <li>(g) Custodial Quarters;</li> <li>(h) Drive Through;</li> <li>(i) <b>Equipment Yard;</b></li> <li>(j) Gas Bar;</li> <li>(k) Instructional Facility;</li> <li>(l) <b> kennel;</b></li> <li>(m) Large Vehicle and Equipment Sales;</li> <li>(n) Office;</li> <li>(o) Outdoor Café;</li> <li>(p) Pet Care Service;</li> <li>(p.1) <b>Place of Worship – Large;</b></li> <li>(q) Print Centre;</li> <li>(r) Restaurant: Food Service Only – Medium;</li> <li>(s) Restaurant: Food Service Only – Small;</li> <li>(t) Restaurant: Licensed – Medium;</li> <li>(u) Restaurant: Licensed – Small;</li> <li>(v) Restored Building Product Sales Yard;</li> <li>(w) <b>Salvage Yard;</b></li> <li>(x) Self Storage Facility;</li> <li>(y) <b>Storage Yard;</b></li> <li>(z) Sign – Class E;</li> <li>(aa) Sign – Class F;</li> <li>(aa.1) Sign – Class G;</li> <li>(bb) Special Function – Class 2;</li> <li>(dd) Take Out Food Service;</li> <li>(dd.1) Urban Agriculture;</li> <li>(ee) Vehicle Sales – Minor;</li> <li>(ff) Veterinary Clinic;</li> <li>(gg) Wind Energy Conversion System – Type 1; and</li> <li>(hh) <b>Wind Energy Conversion System – Type 2.</b></li> </ul> <p>(3) (a) Cannabis Store.</p>	<p>955 (1) Uses listed in subsection 954(2) are discretionary uses if...</p> <p>(2) The following uses are discretionary uses in the Industrial – Commercial District:</p> <ul style="list-style-type: none"> <li>(a) Auction Market – Other Goods;</li> <li>(b) Auction Market – Vehicles and Equipment;</li> <li>(c) Auto Body and Paint Shop;</li> <li>(d) Auto Service – Major;</li> <li>(e) Auto Service – Minor;</li> <li>(e.1) Brewery, Winery and Distillery;</li> <li>(e.2) <b>Cannabis Counselling;</b></li> <li>(e.3) Cannabis Store;</li> <li>(f) Car Wash – Multi-Vehicle;</li> <li>(g) Car Wash – Single Vehicle;</li> <li>(h) Child Care Service;</li> <li>(i) Convenience Food Store;</li> <li>(j) Custodial Quarters;</li> <li>(k) <b>Drinking Establishment – Small;</b></li> <li>(l) Drive Through;</li> <li>(m) Gas Bar;</li> <li>(n) Large Vehicle and Equipment Sales;</li> <li>(o) Large Vehicle Service;</li> <li>(p) Large Vehicle Wash;</li> <li>(q) <b>Liquor Store;</b></li> <li>(r) Outdoor Café;</li> <li>(r.1) <b>Payday Loan;</b></li> <li>(s) Power Generation Facility – Medium;</li> <li>(t) <b>Recreational Vehicle Sales;</b></li> <li>(t.1) Recreational Vehicle Service;</li> <li>(u) Restaurant: Licensed – Medium;</li> <li>(v) Restaurant: Licensed – Small;</li> <li>(w) Restored Building Product Sales Yard;</li> <li>(x) Self Storage Facility;</li> <li>(y) Sign – Class C;</li> <li>(z) Sign – Class E;</li> <li>(aa) Sign – Class F;</li> <li>(aa.1) Sign – Class G;</li> <li>(bb) Special Function – Class 2;</li> <li>(bb.1) Urban Agriculture;</li> <li>(dd) Utility Building;</li> <li>(ee) <b>Vehicle Rental – Major;</b></li> <li>(ff) <b>Vehicle Sales – Major;</b> and</li> <li>(gg) Wind Energy Conversion System – Type 1.</li> </ul>









