



Public Hearing of Council

Agenda Item: 8.1.13

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

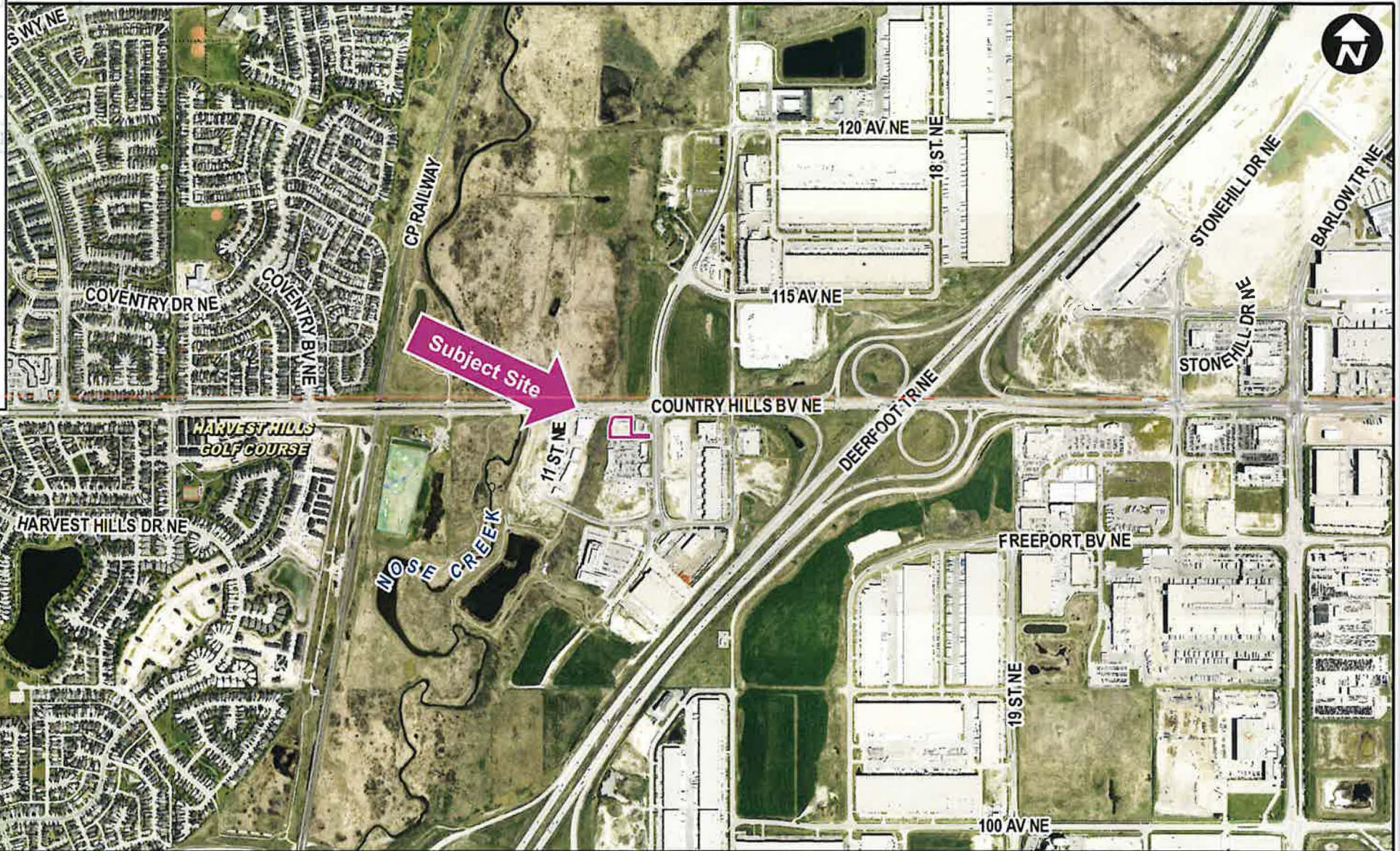
JUL 26 2021

ITEM: 8.1.13 CPC 2021-0866

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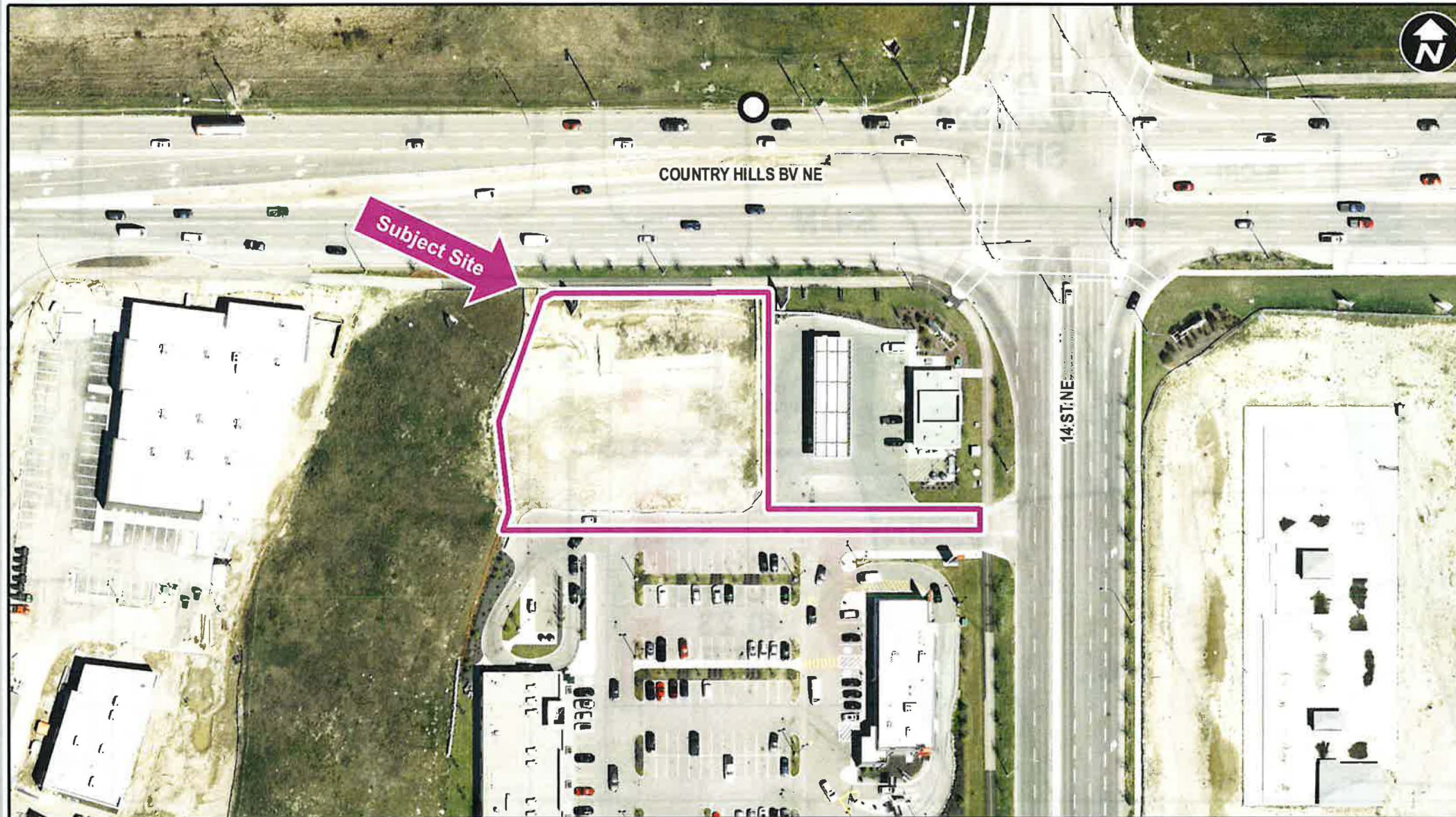
CITY CLERK'S DEPARTMENT

LOC2021-0041/ CPC2021-0810
Land Use Amendment
July 26, 2021



LEGEND

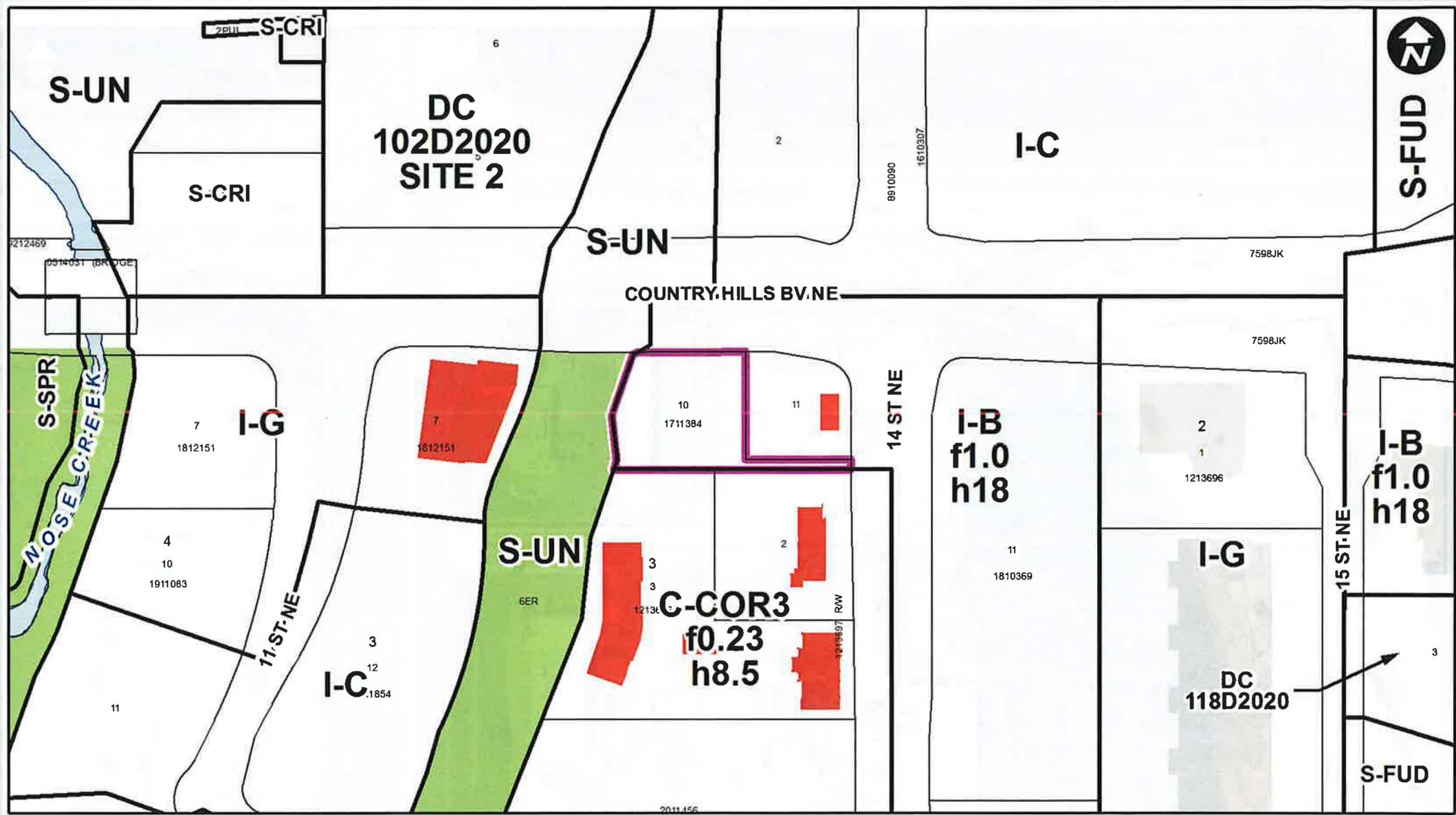
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

0.38 ha
53 m x 60 m

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



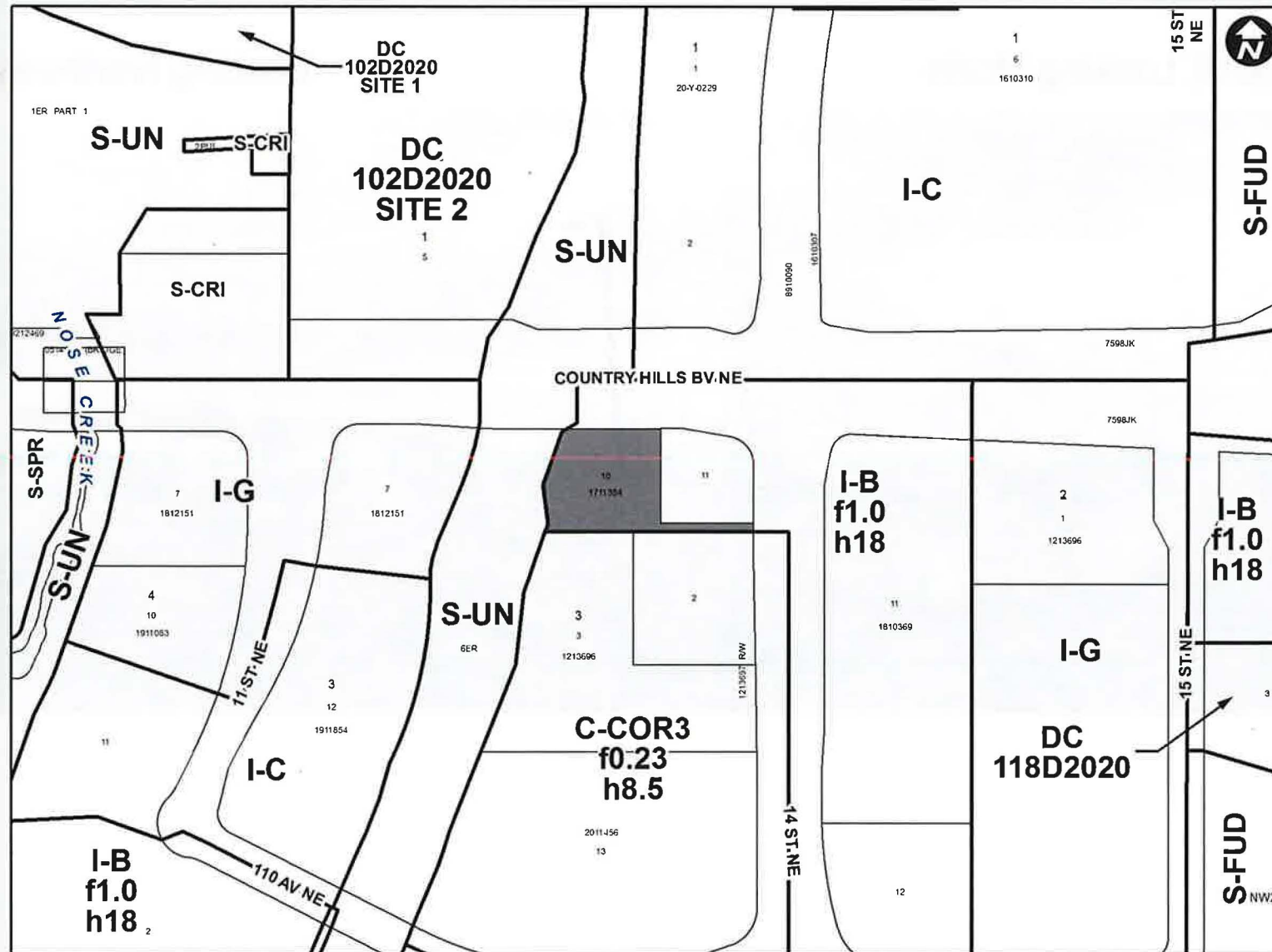
SUBJECT SITE Looking North

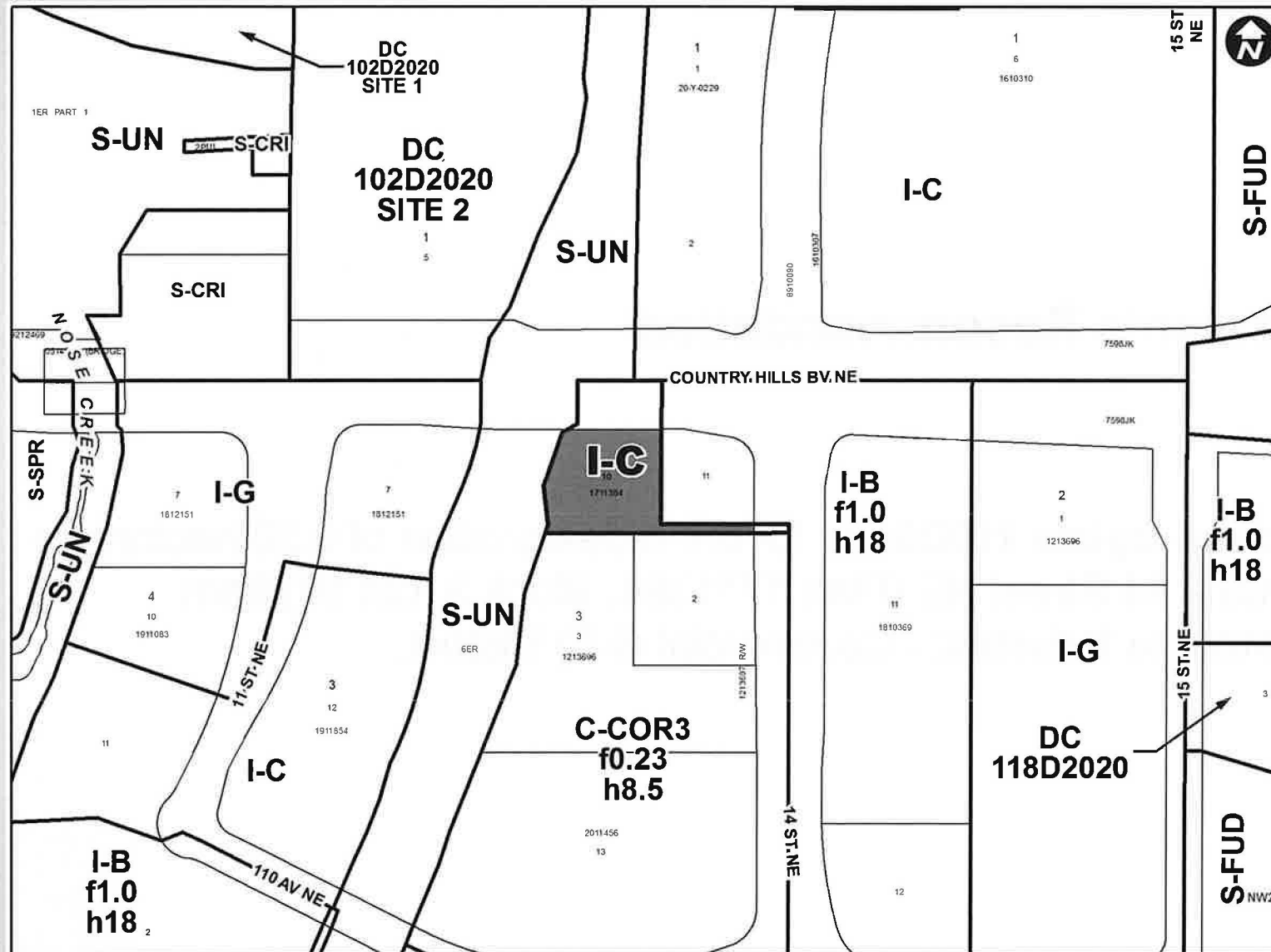
Looking Northeast



Existing Land Use Map

6





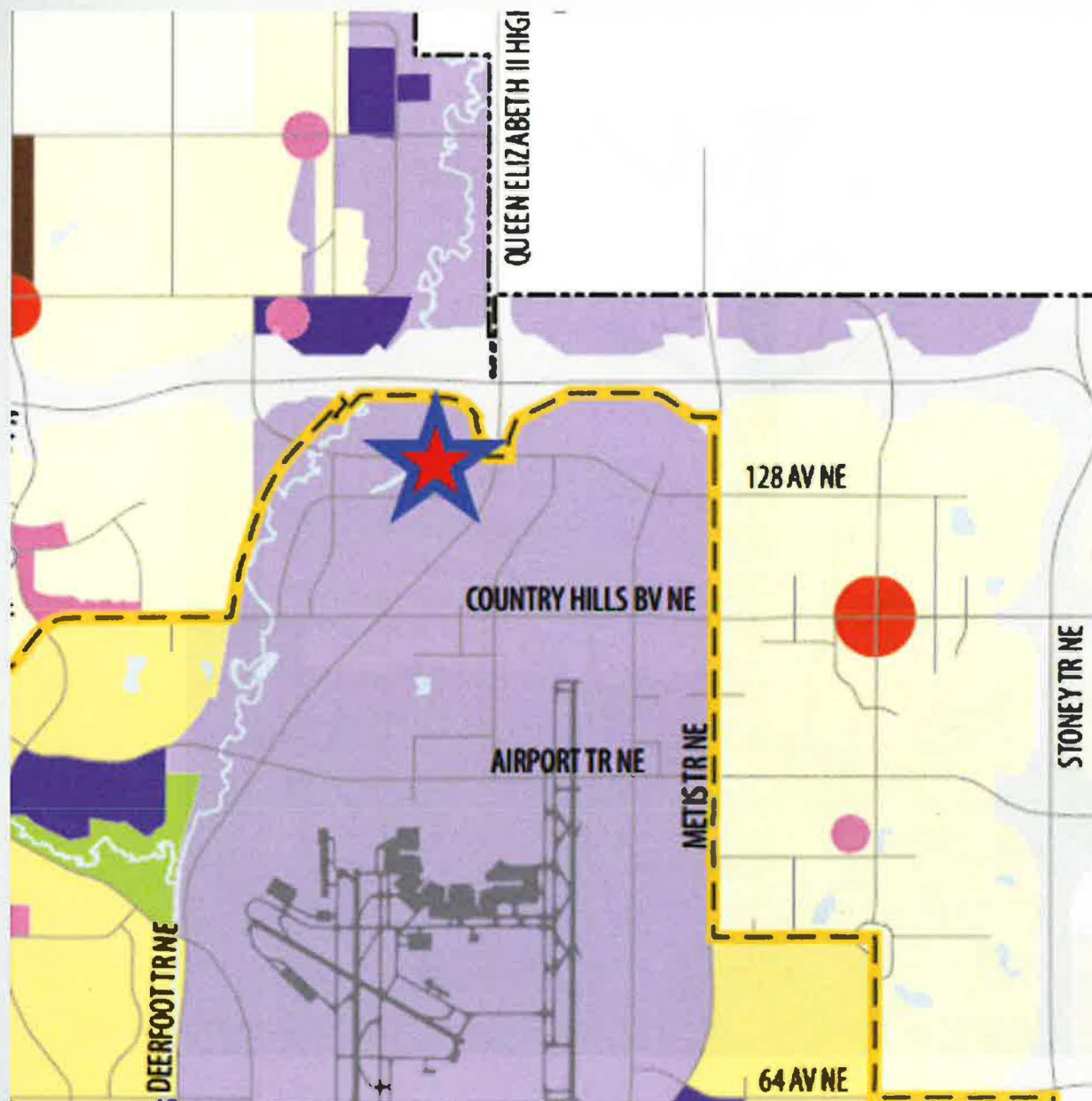
Proposed I-C District:

- Supports both light industrial and small-scale commercial
- 12 m Building Height
- No modifiers

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 110D2021** for the redesignation of 0.38 hectares $\pm$ (0.94 acres $\pm$) located at 11165 – 14 Street NE (Plan 1711384, Block 3, Lot 10) from Industrial - Business (I-B) District to Industrial - Commercial (I-C) District.



Subject Site

- Standard Industrial Typology according to MDP
- Business & Industrial Area according to Stoney ASP -

