



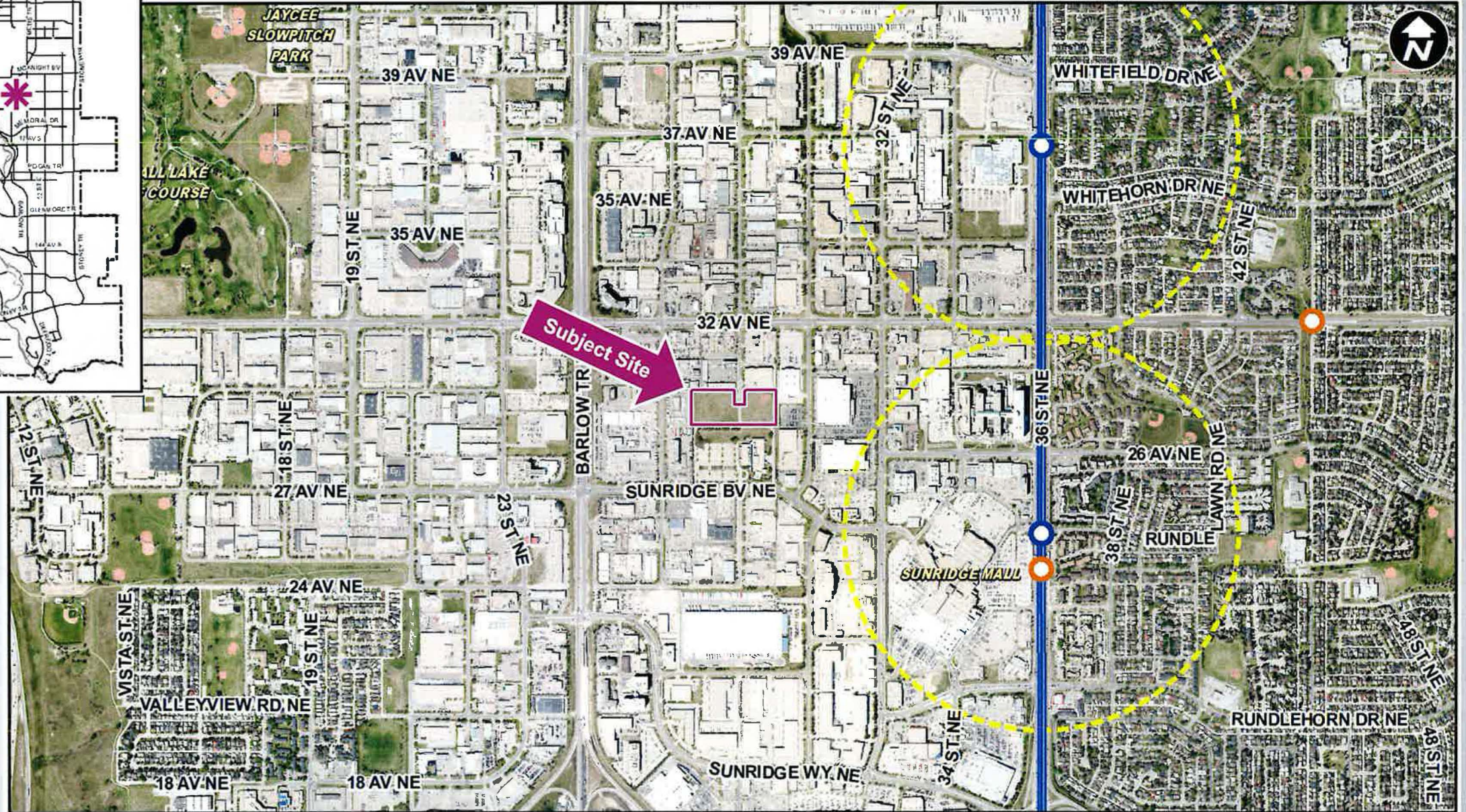
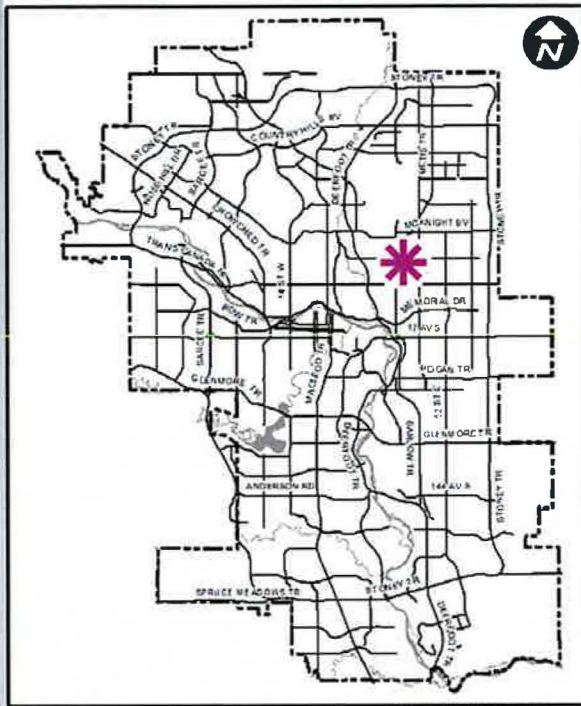
# Calgary Planning Commission

## Agenda Item: 7.2.4

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**APR 21 2022**  
ITEM: *7.2.4 CPC2022-0452*  
*Distribution Presentation*  
CITY CLERK'S DEPARTMENT

**LOC2021-0191**  
**Land Use Amendment**  
**April 21, 2022**

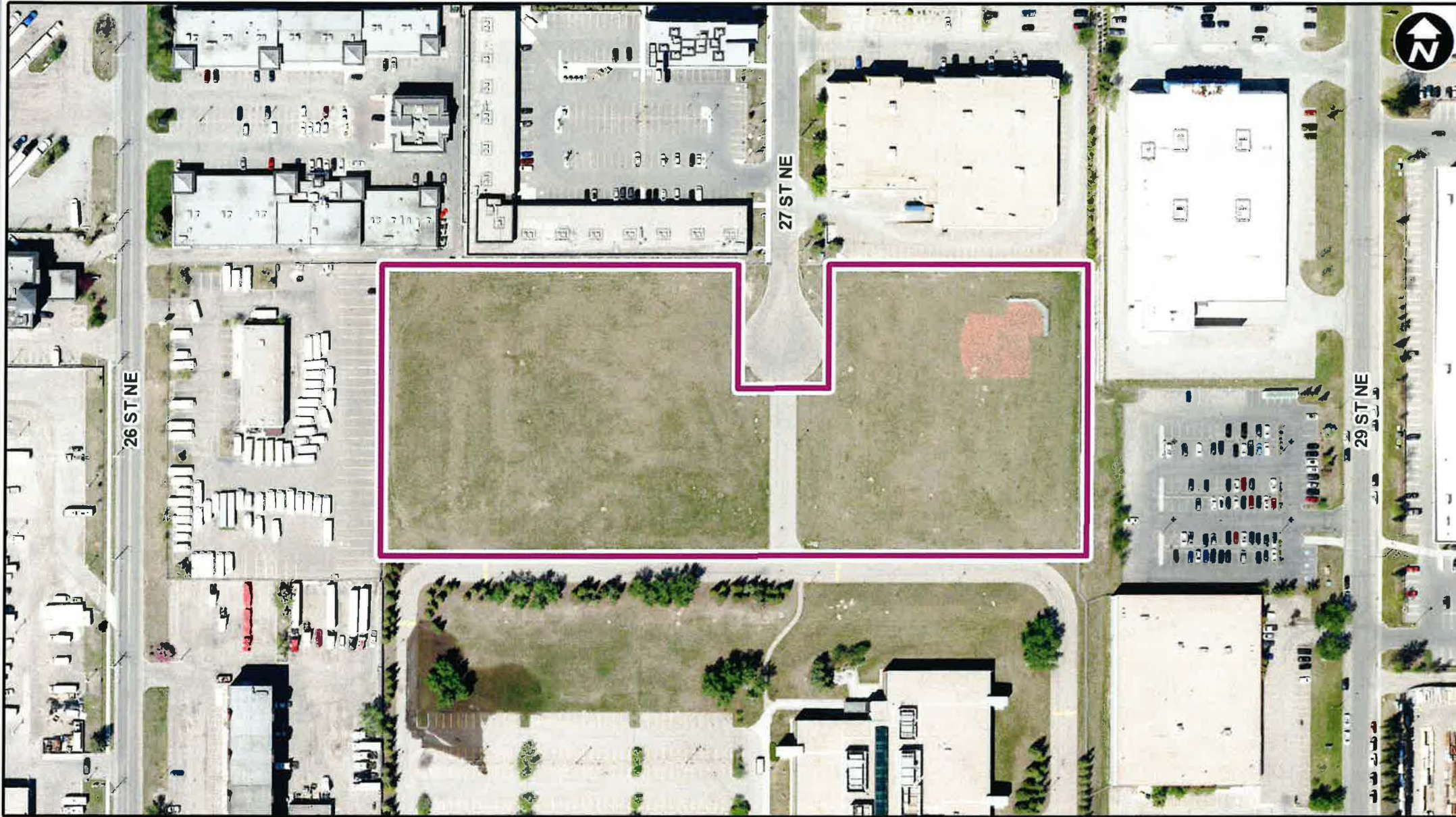




**LEGEND**

-  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:  
2.57 ha





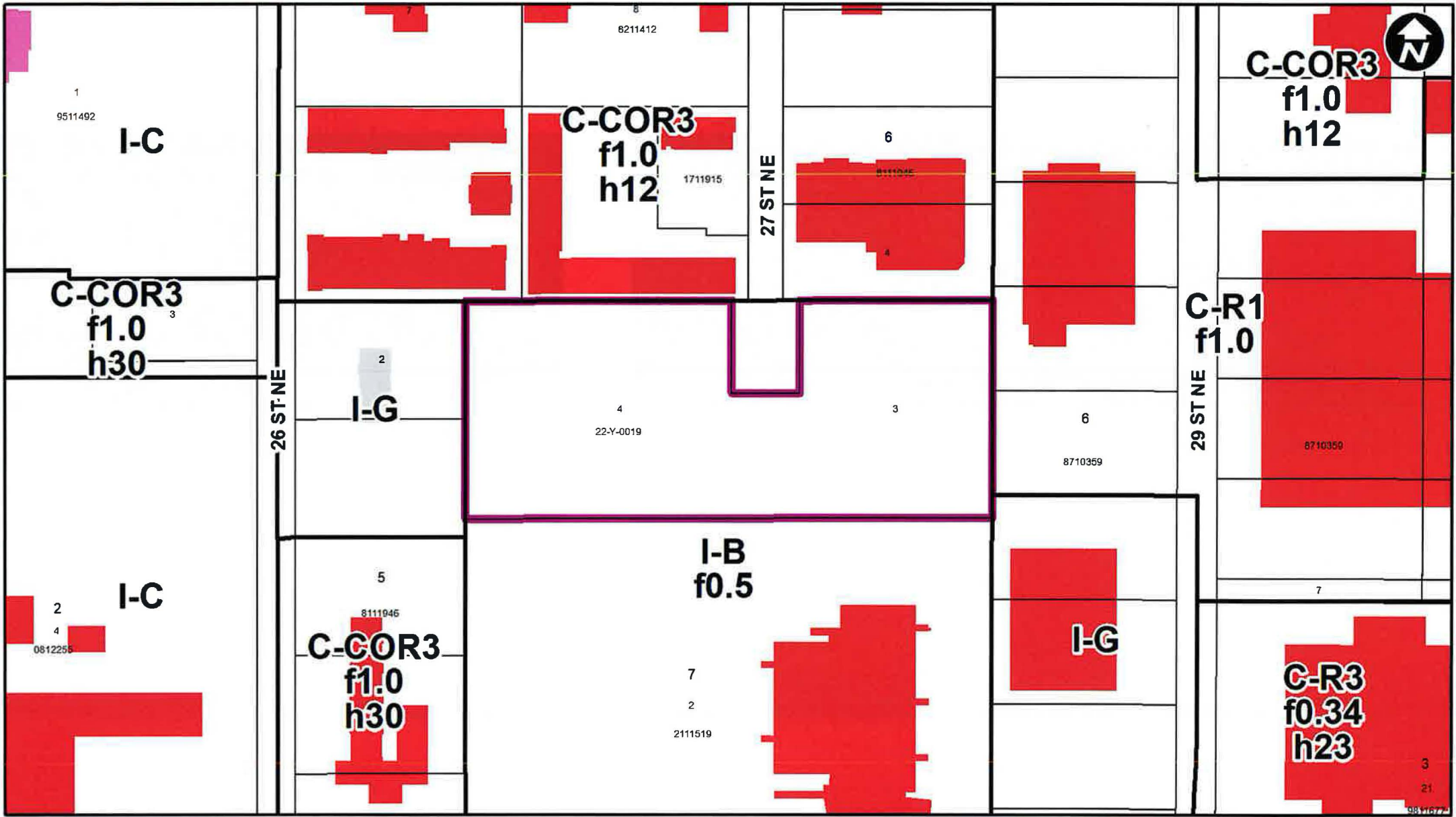


View to west

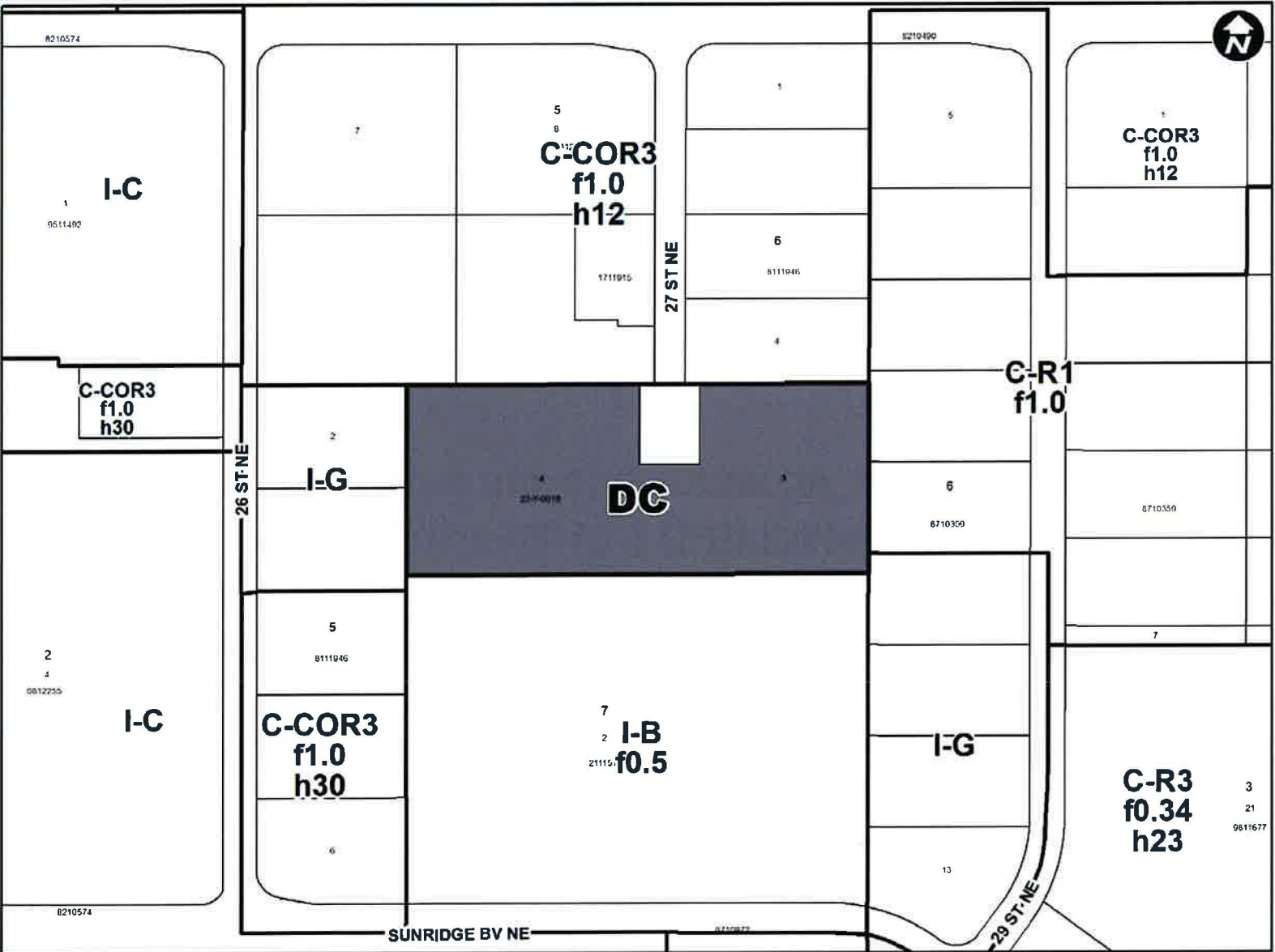


View to east





- 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 DC District:**

- Based on Industrial – General (I-G) District
- Retains the general rules of I-G
- Adds commercial uses which are currently allowed under the existing Industrial – Business (I-B) district

## RECOMMENDATION:

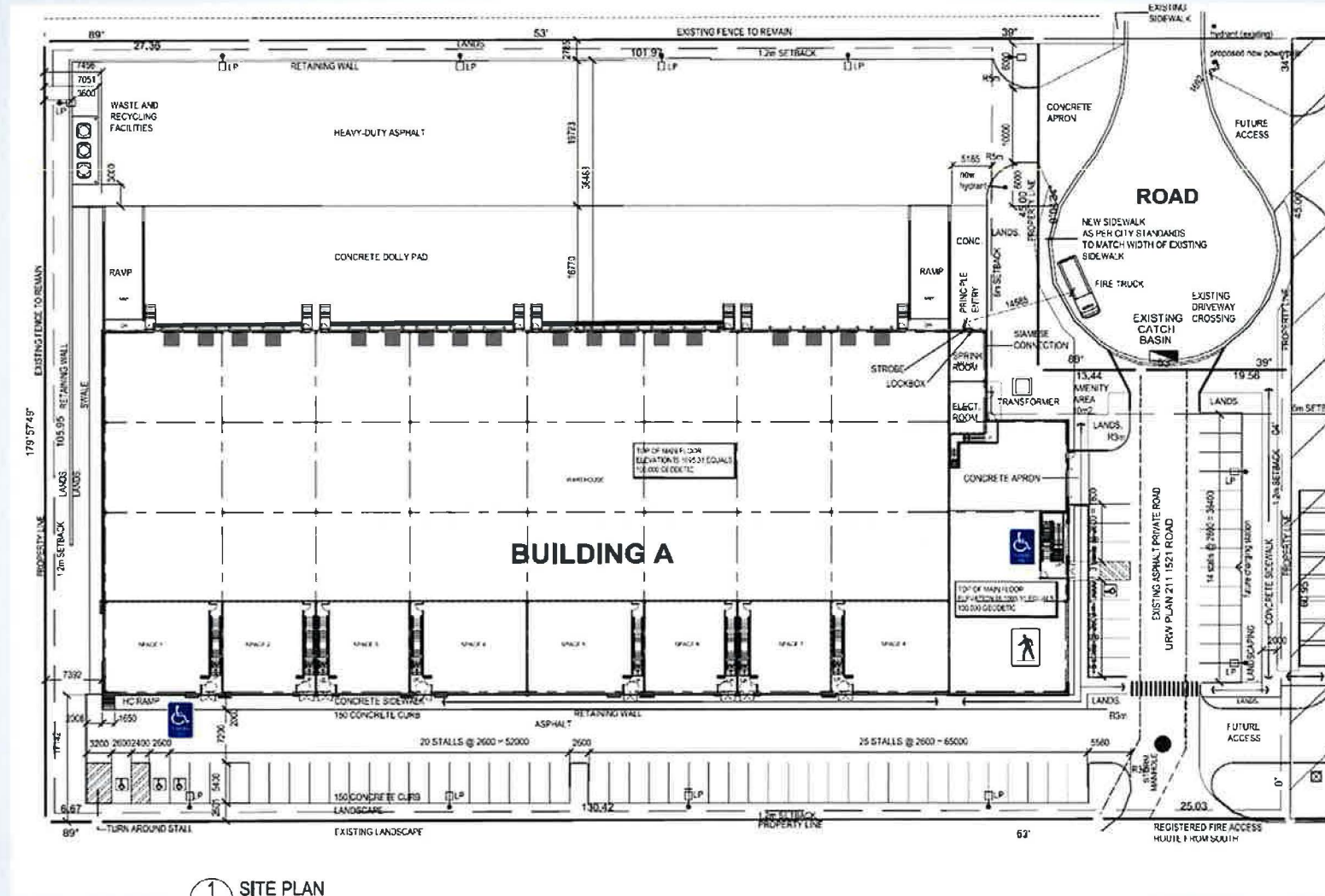
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 2.57 hectares  $\pm$  (6.35 acres  $\pm$ ) located at 3100 – 27 Street NE (Plan 211519, Block 7, Lot 1) from Industrial – Business f0.5 (I-B) District **to** Direct Control (DC) District to accommodate a mix of commercial and industrial uses.



## Supplementary Slides





① SITE PLAN

DP2022-01479 Site Plan (west portion of site)







**Listed Uses (in addition to those already allowed in I-G) 12**

<b>Permitted Uses (in existing buildings)</b>	<b>Discretionary Uses</b>
Computer Games Facility	Artist Studio
Financial Institution	Conference and Event Facility
Health Care Service	Drinking Establishment - Small
Information and Service Provider	Drinking Establishment - Medium
Office	Fitness Centre
Radio and Television Studio	Hotel
Specialized Industrial	Indoor Recreation Facility
	Liquor Store
	Payday Loan
	Post-secondary Learning Institution
	Retail and Consumer Service (max 930 sq metres)
	Vehicle Rental - Minor