

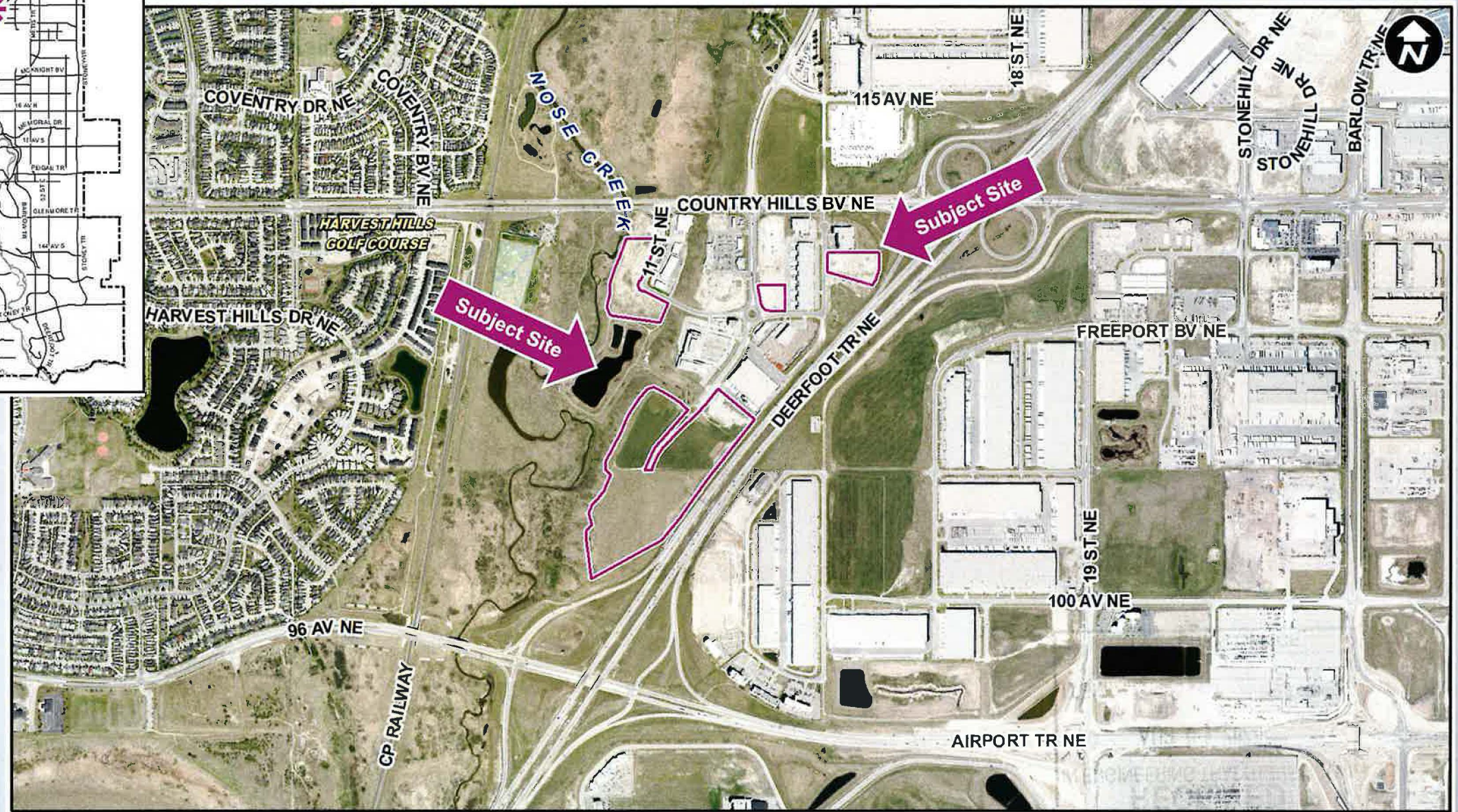
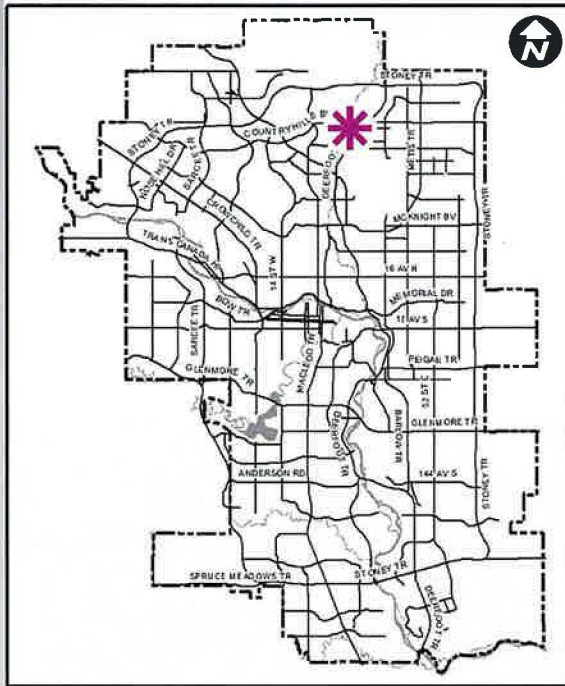


Calgary Planning Commission

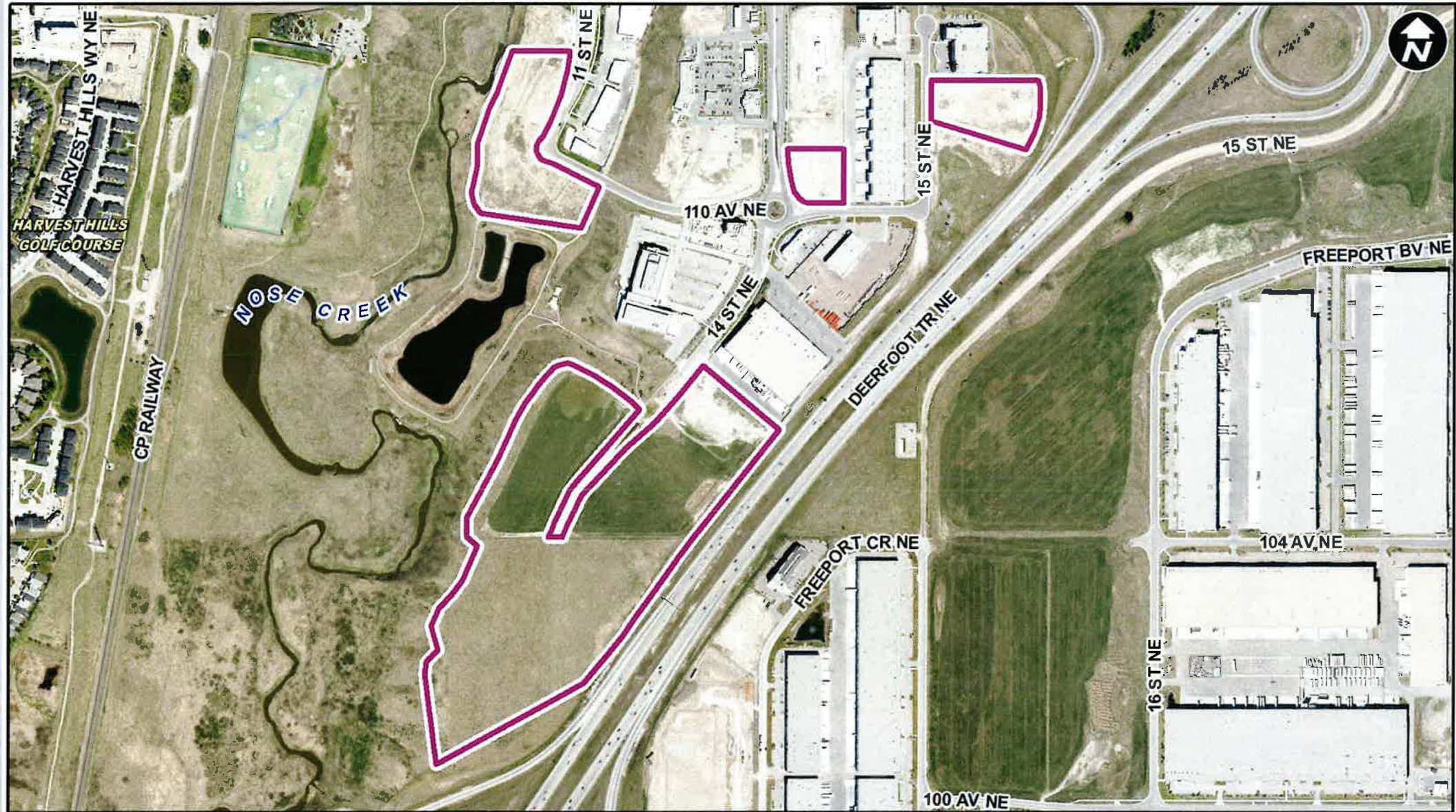
Agenda Item: 7.2.1



LOC2022-0018
Land Use Amendment
August 4, 2022

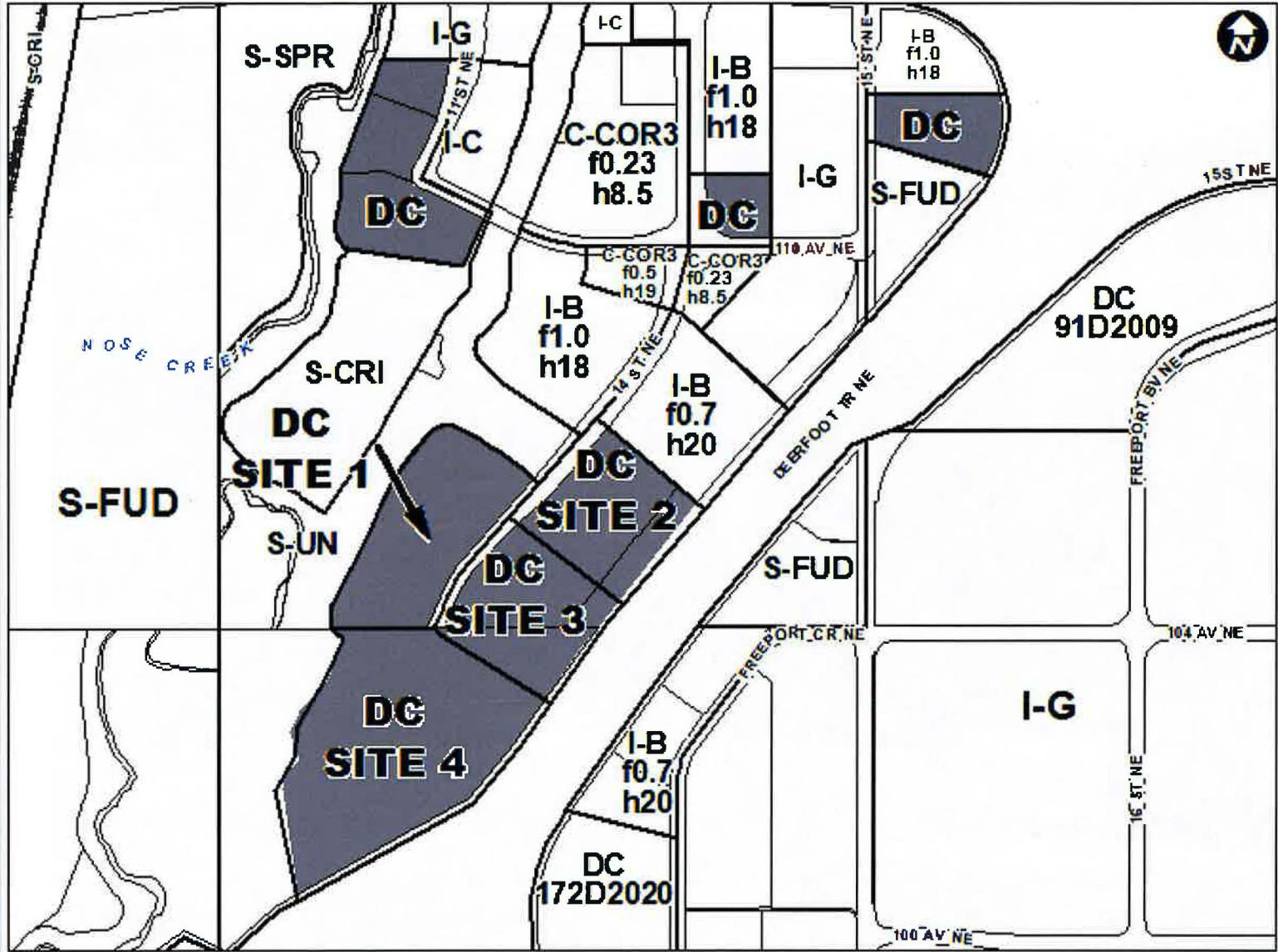


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



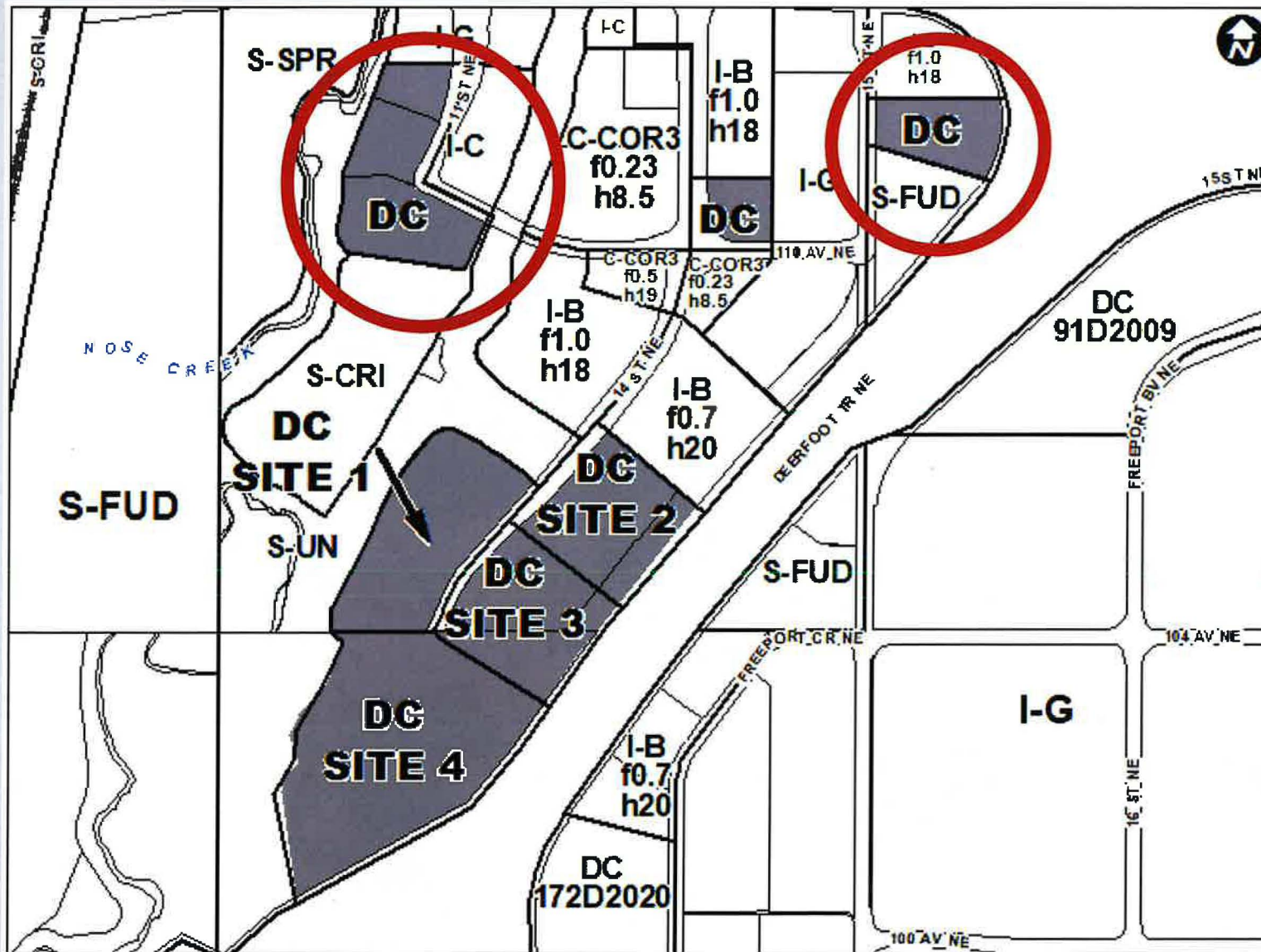






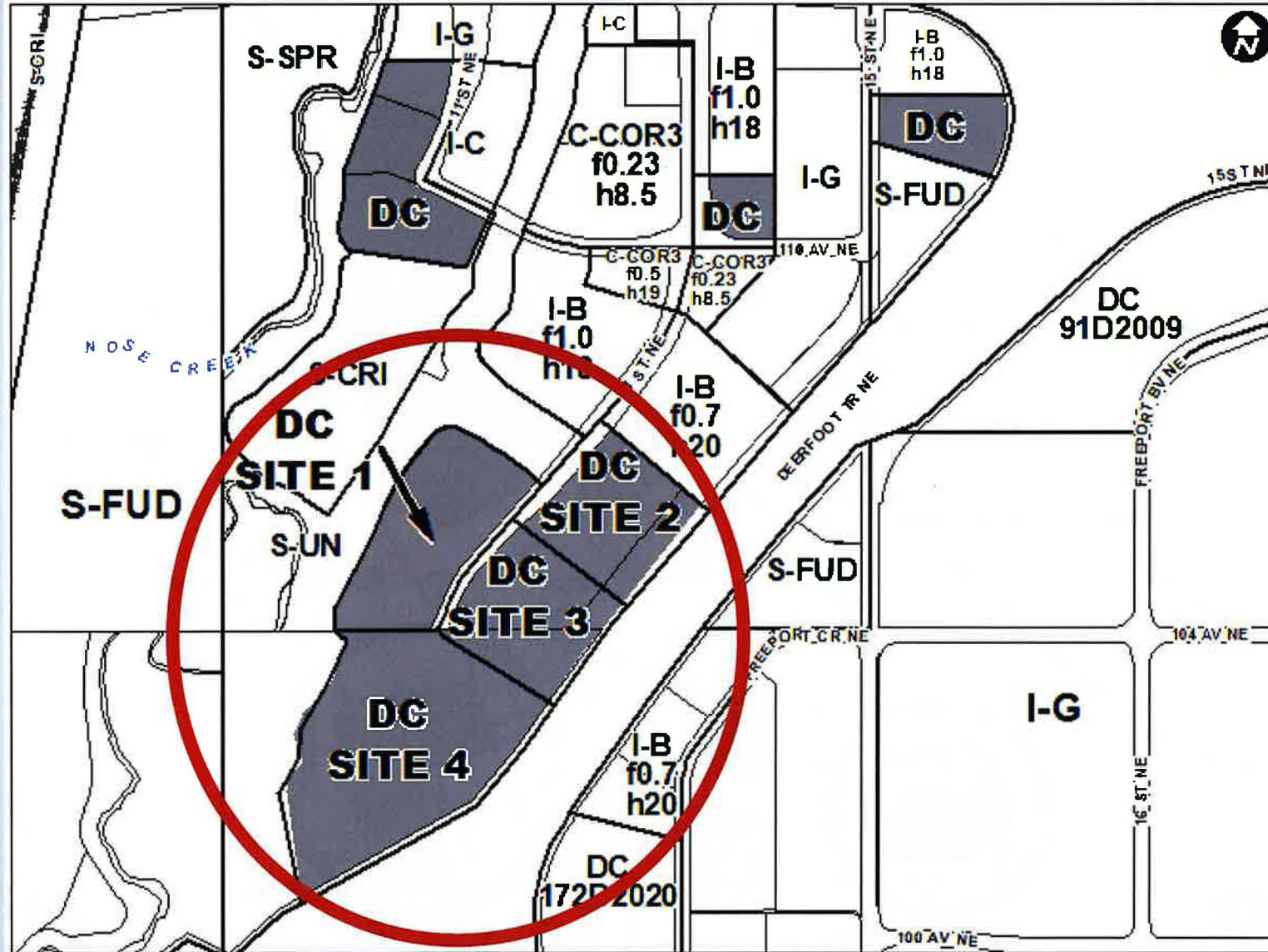
Three Direct Control Districts:

- Aligned with Citywide Growth Strategy: Industrial Action Plan
- Provides flexibility in uses while maintaining the industrial nature of the area.



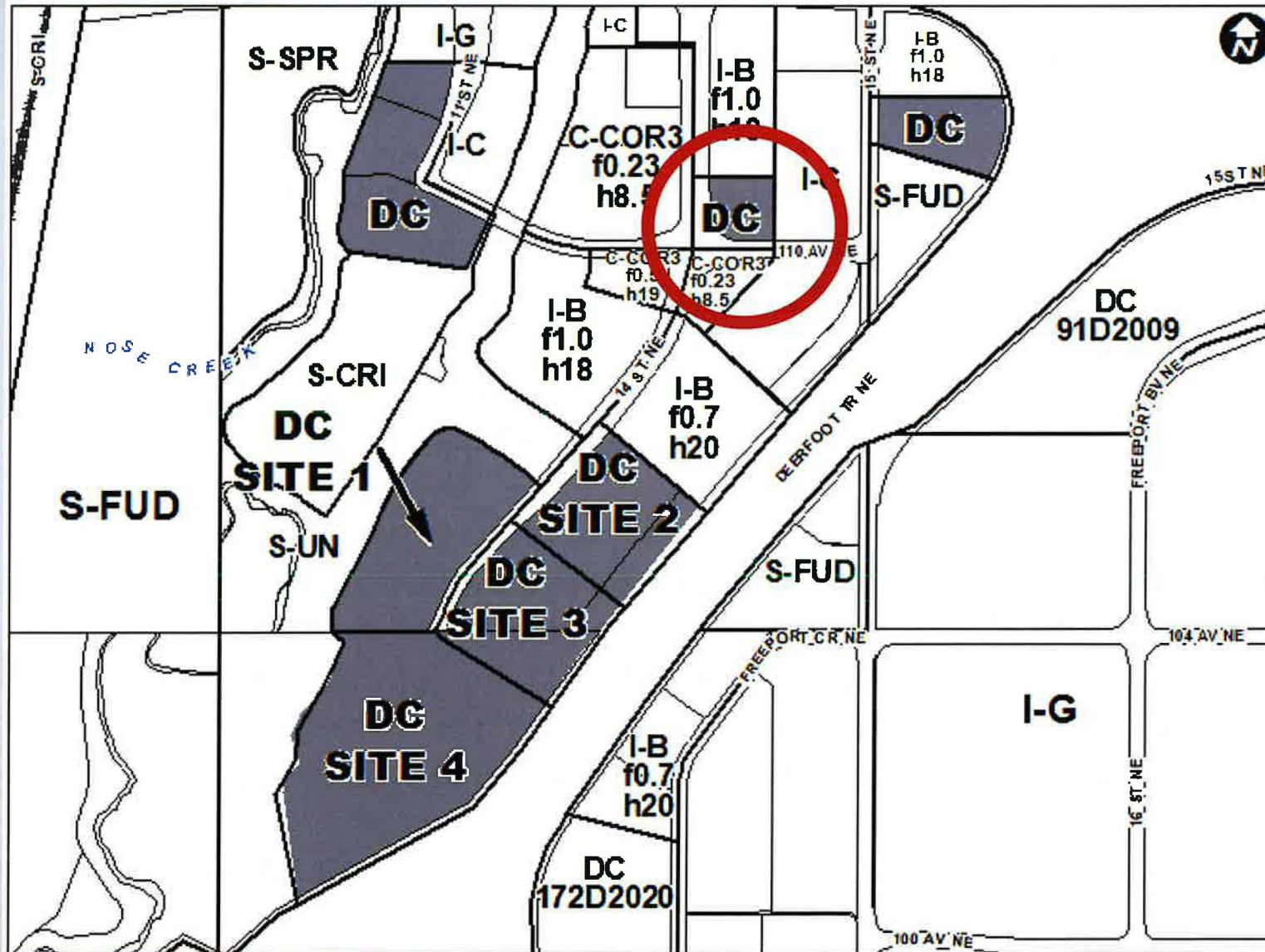
North Sites:

- 4.59 ha – 11.34 ac
- I-G Base with additional I-C and I-B uses



South Sites:

- 15.53 ha – 38.37ac
- I-G Base with I-C and I-B uses
- Minimum amount of industrial development required to allow additional uses.



Centre Site:

- 0.91 ha – 2.25 ac
- I-G Base with additional C-COR3 uses included

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.59 hectares \pm (11.34 acres \pm) located at 11105 and 11137 – 11 Street NE, 11134 – 15 Street NE, and 1117 – 110 Avenue NE (Plan 1911083, Block 4, Lots 10 and 11; Plan 1213696, Block 1, Lot 2; Plan 1213696 Block 4, Lot 2) from Industrial – Business (I-B) District and Direct Control (DC) District **to** Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 3);
2. Give three readings to the proposed bylaw for the redesignation of 15.53 hectares \pm (38.37 acres \pm) located at 11061 and 10821 – 15 Street NE, and a portion of 10499 – 15 Street NE (Portion of E1/2, Section 23-25-1-5; Plan 0915074, OT) from Industrial-Business (I-B) District and Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional uses contained in other industrial districts, with guidelines (Attachment 4); and
3. Give three readings to the proposed bylaw for the redesignation of 0.91 hectares \pm (2.25 acres \pm) located at 11120 – 14 Street NE (Plan 1810369, Block 2, Lot 12) from Industrial – Business (I-B) District **to** Direct Control (DC).

Supplementary Slides



- 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

