



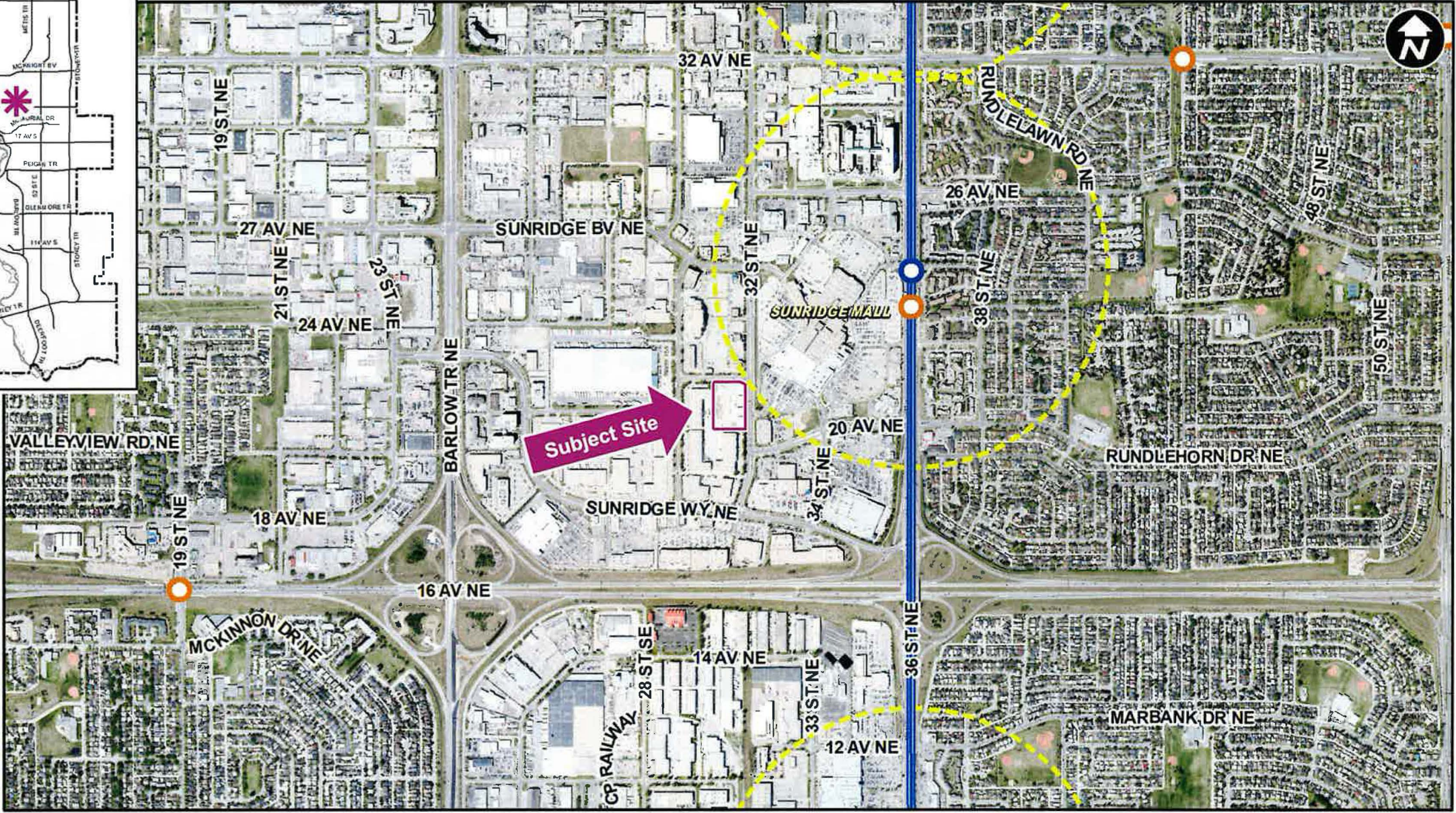
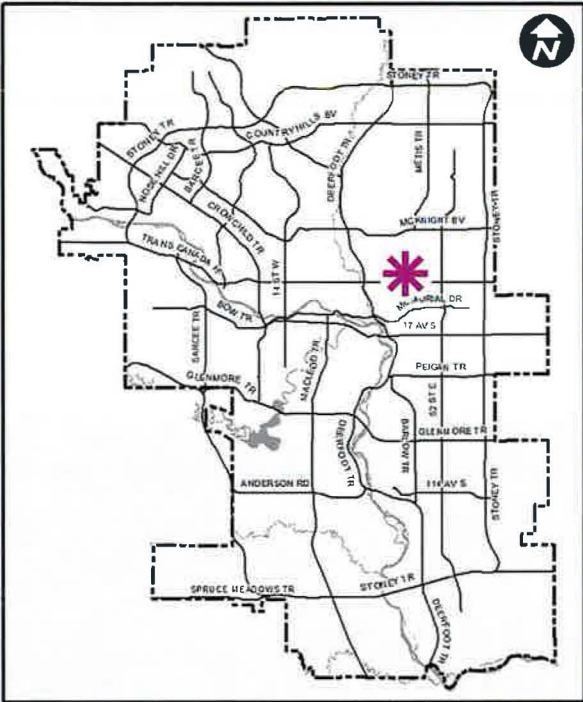
# Calgary Planning Commission

## Agenda Item: 7.2.2

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 15 2022  
ITEM: 7.2.2 CPC 22-0997  
Distribution  
CITY CLERK'S DEPARTMENT

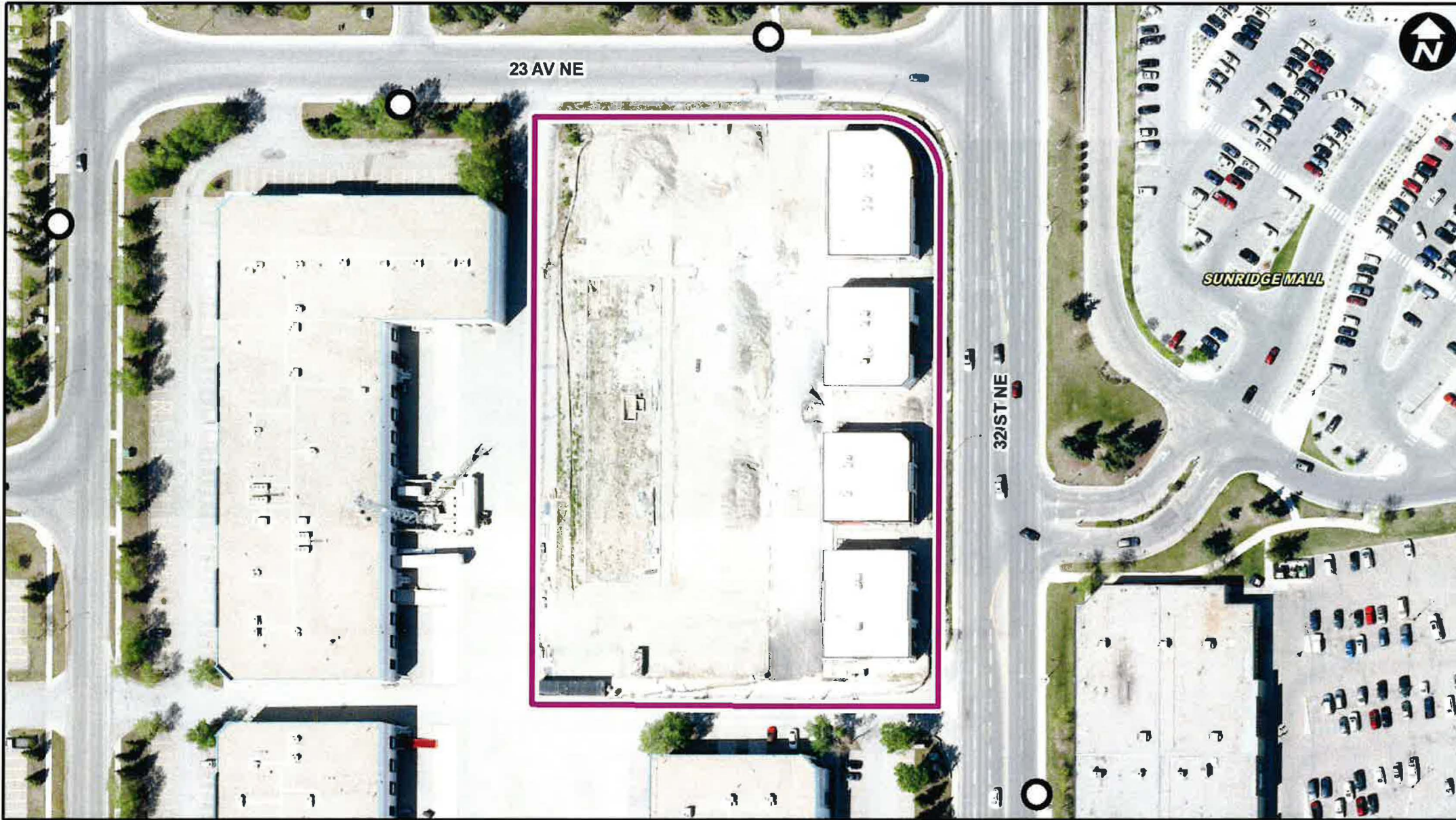
LOC2022-0030  
Land Use Amendment  
September 15, 2022





- 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





LEGEND

○ Bus Stop

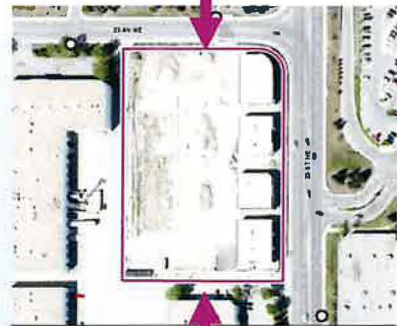
Parcel Size:

1.40 ha  
142m x 98m



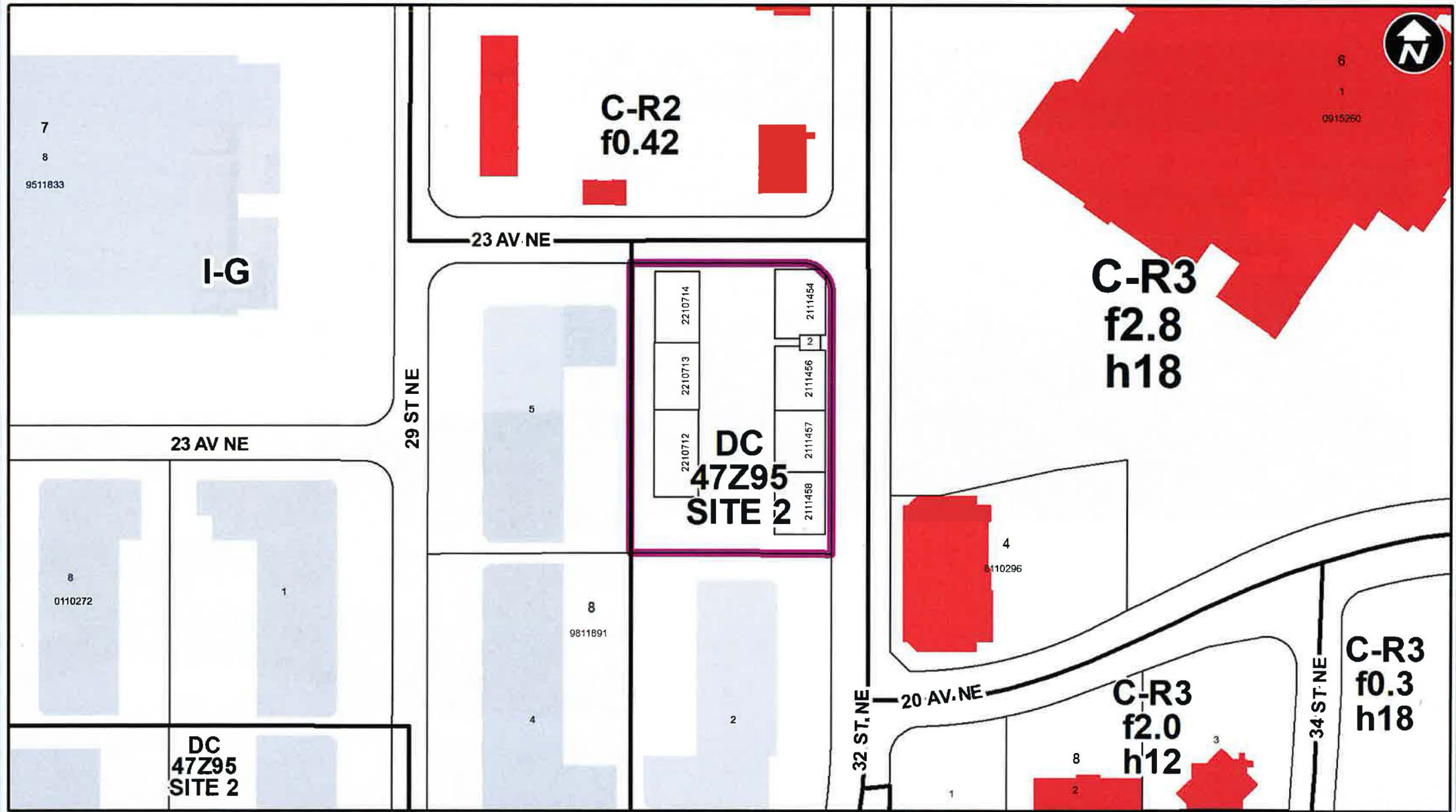




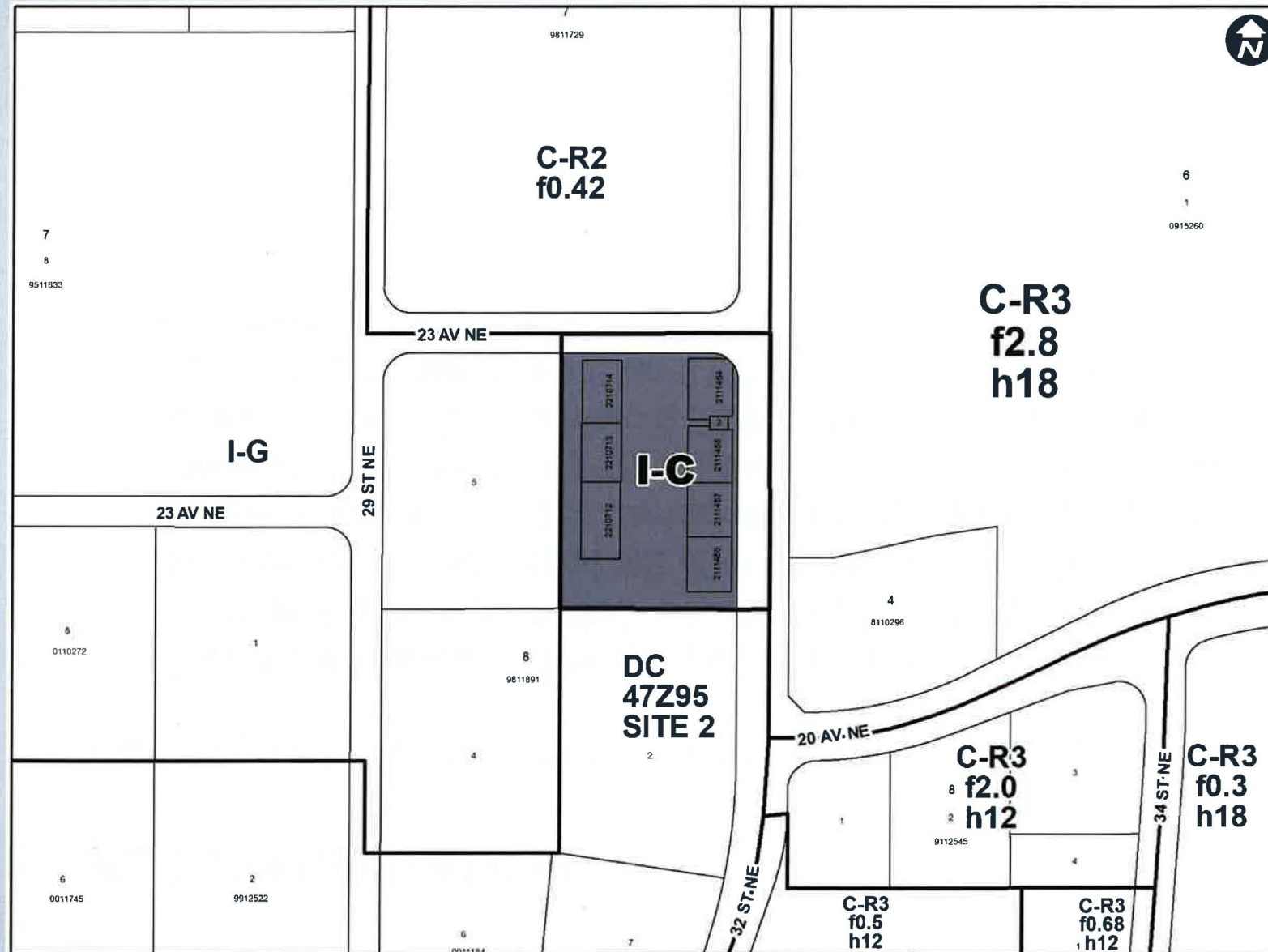


**LEGEND**

- 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 I-C District:**

- Allows for additional commercial uses and retain industrial land use
- Provide appropriate transition to the adjacent industrial and commercial uses
- No changes of maximum height and FAR

## RECOMMENDATION:

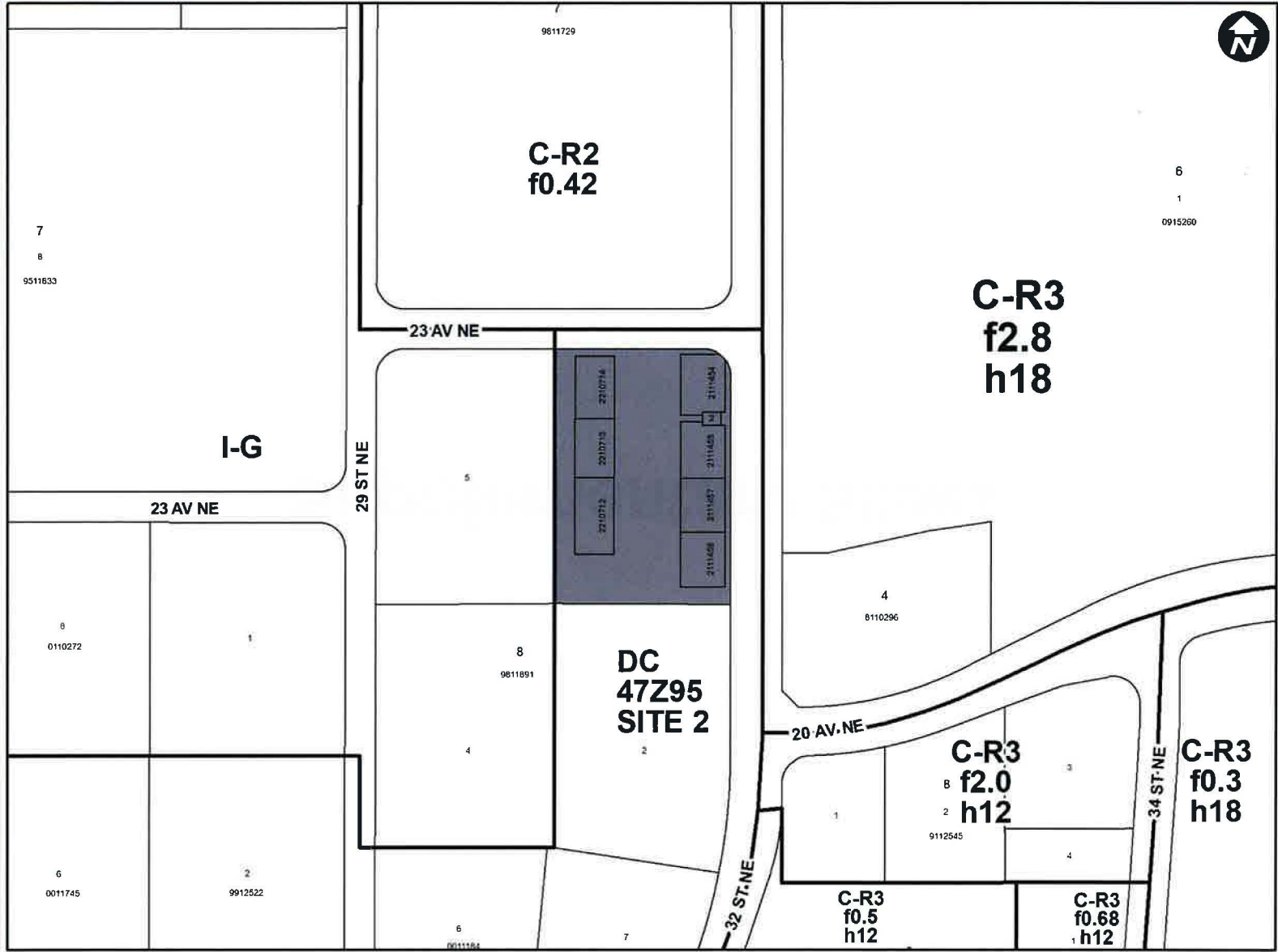
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.40 hectares  $\pm$  (3.45 acres  $\pm$ ) located at #1000, #2000, #3000, #4000, #4100, #5000, #6000 and #7000, 2255 – 32 Street NE and 2255 – 32 Street NE (Condominium Plan 2111458, Units 24 to 28; Condominium Plan 2111457, Units 19 to 23; Condominium Plan 2111456, Units 14 to 18; Condominium Plan 2111454, Units 9 to 13; Condominium Plan 2111201, Unit 2; Condominium Plan 2210714, Units 42 to 47; Condominium Plan 2210713, Units 36 to 41; Condominium Plan 2210712, Units 29 to 35; Condominium Plan 2111201, CS) from Direct Control (DC) District to Industrial – Commercial (I-C) District.



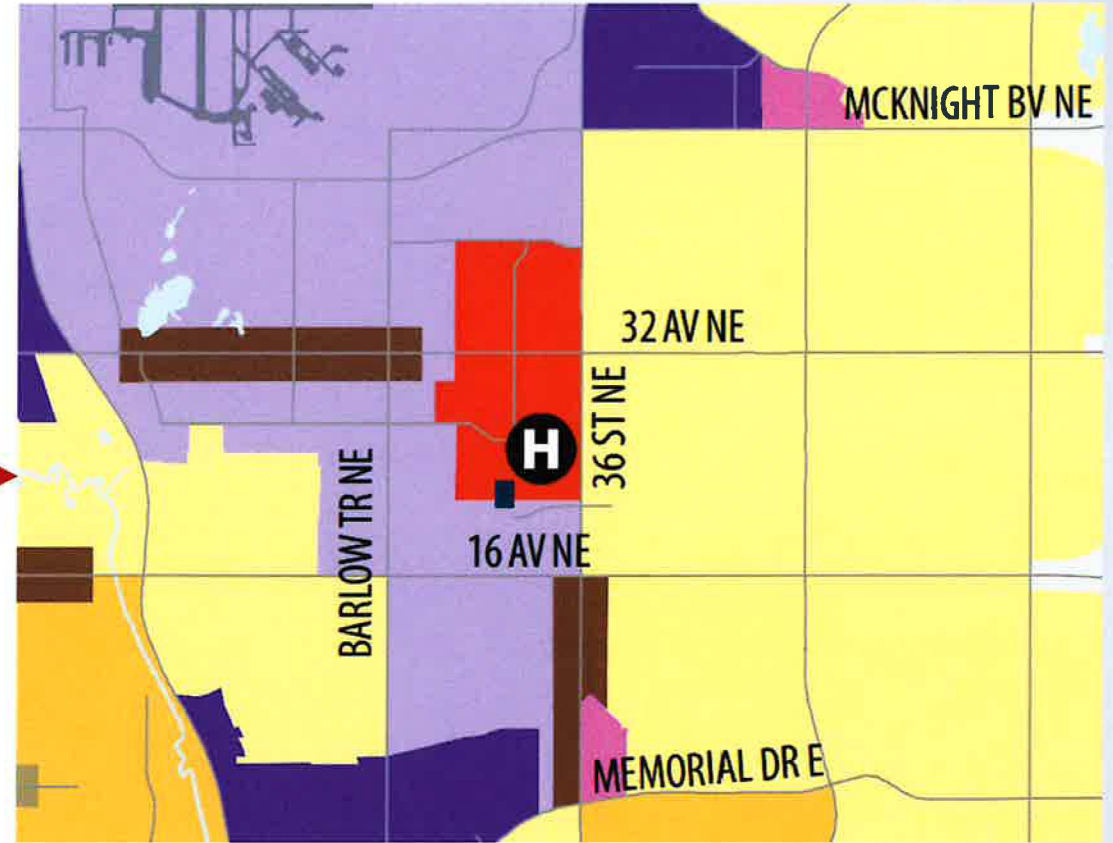
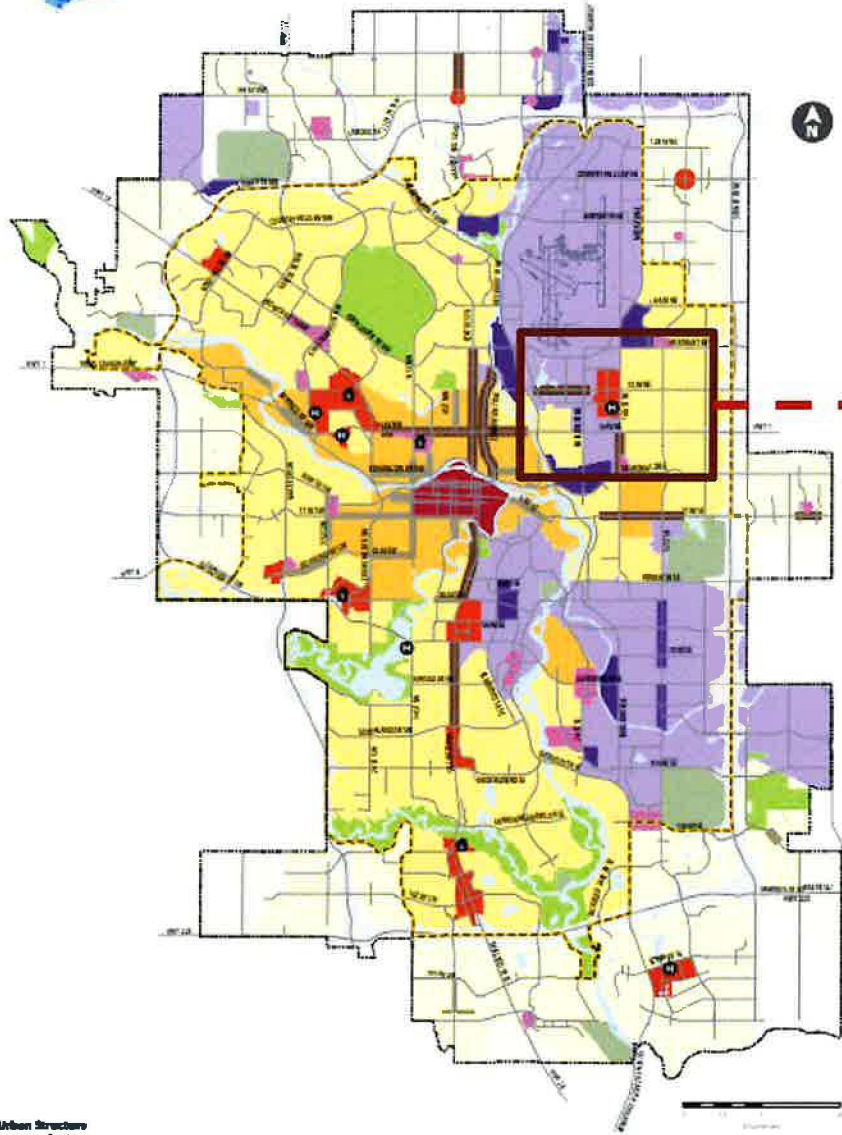
## Supplementary Slides







# 1 Urban Structure



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Developed Residential**

- Inner City
- Established
- Subject Parcel

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial