



# Public Hearing of Council

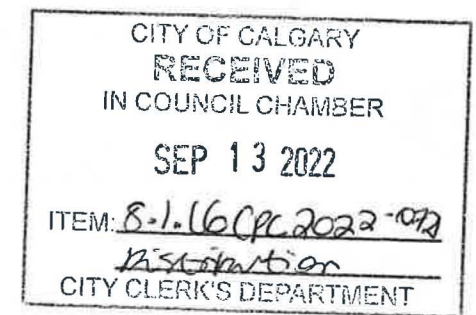
## Agenda Item: 8.1.16

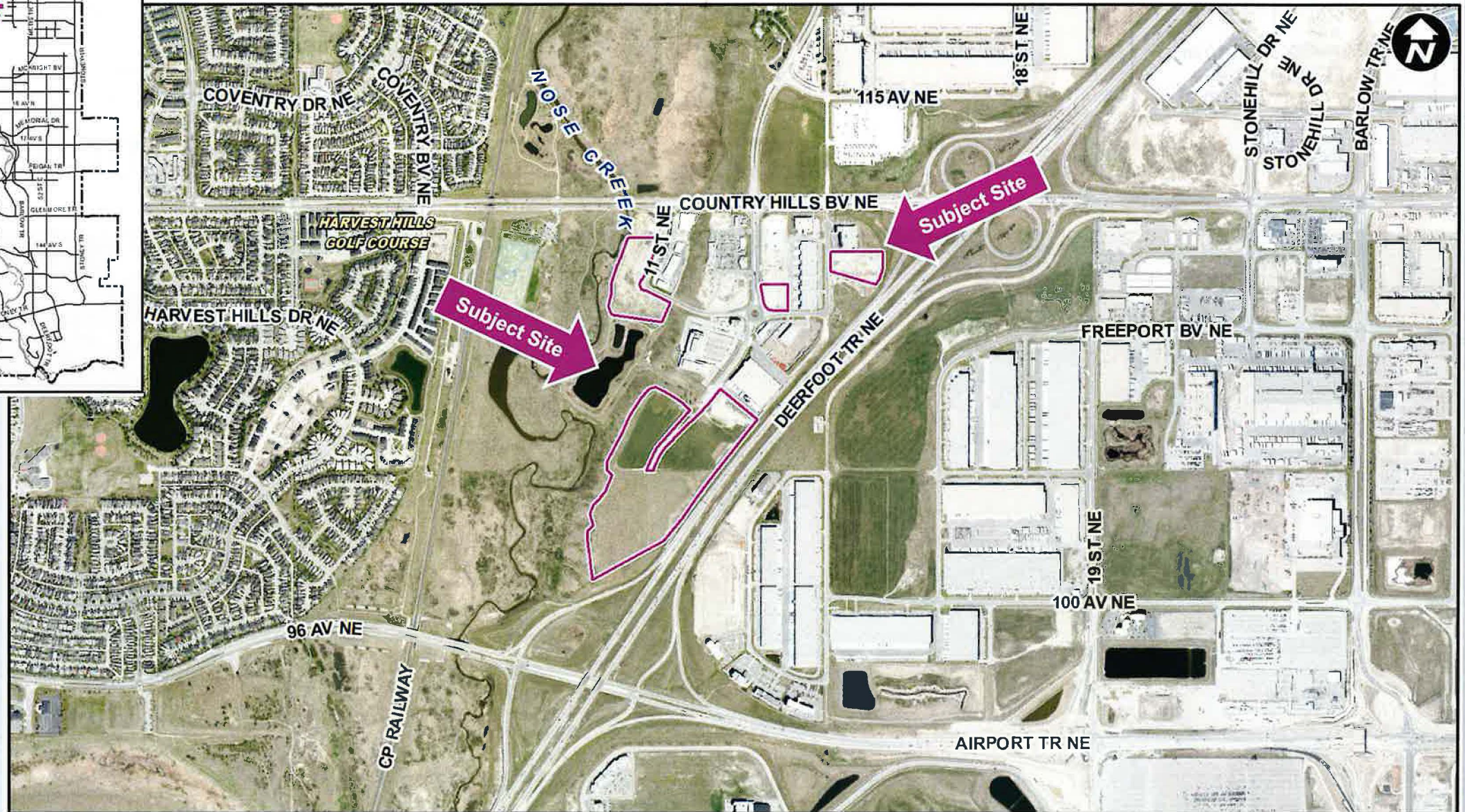
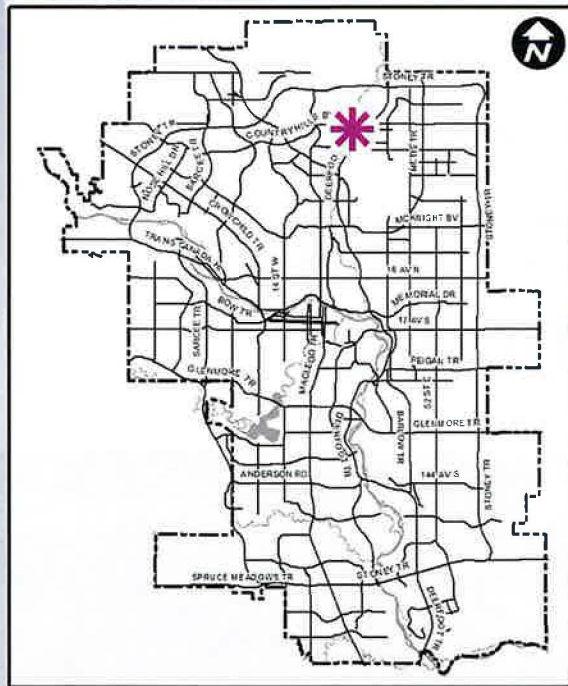


# LOC2022-0018 / CPC2022-0721

## Land Use Amendment

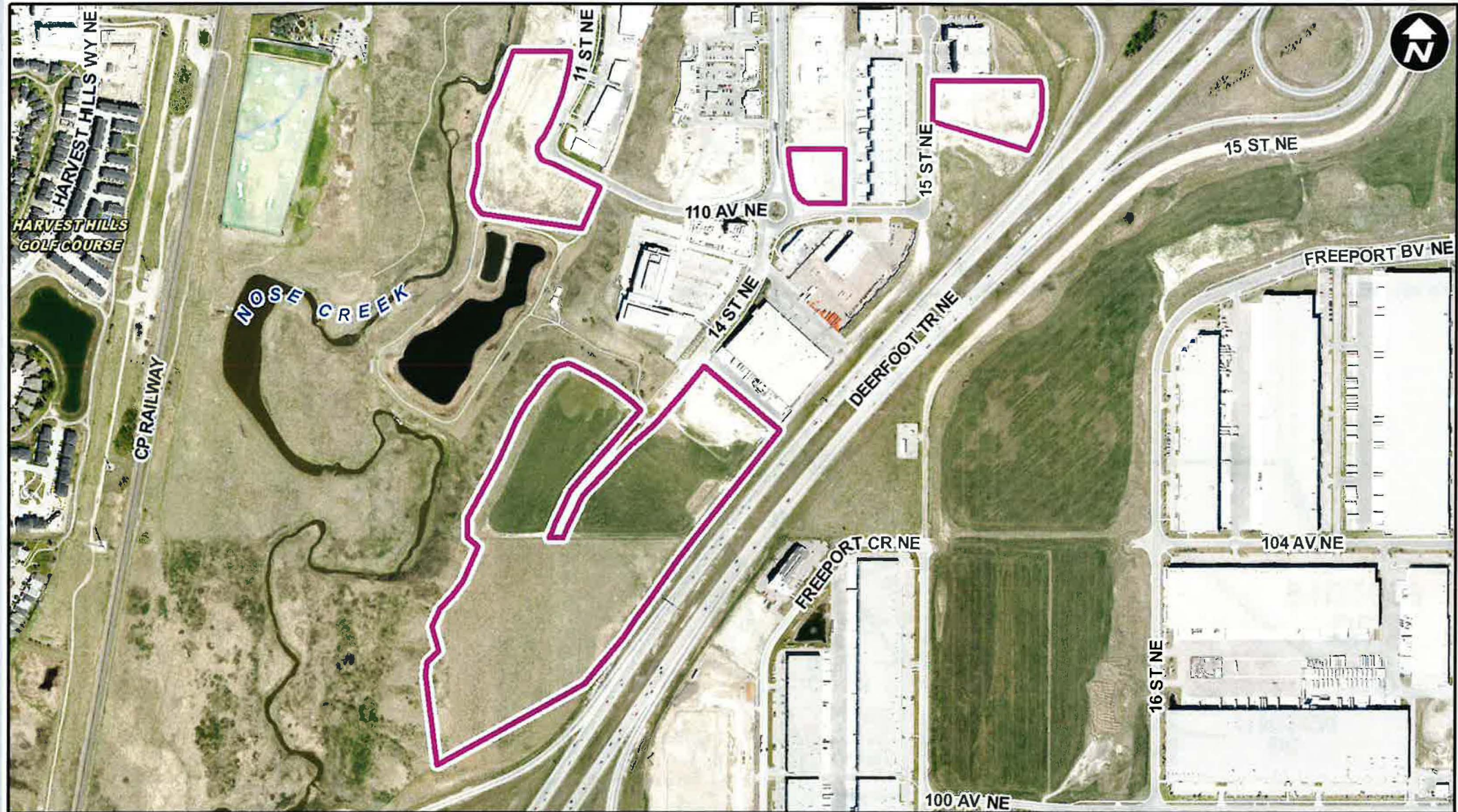
September 13, 2022



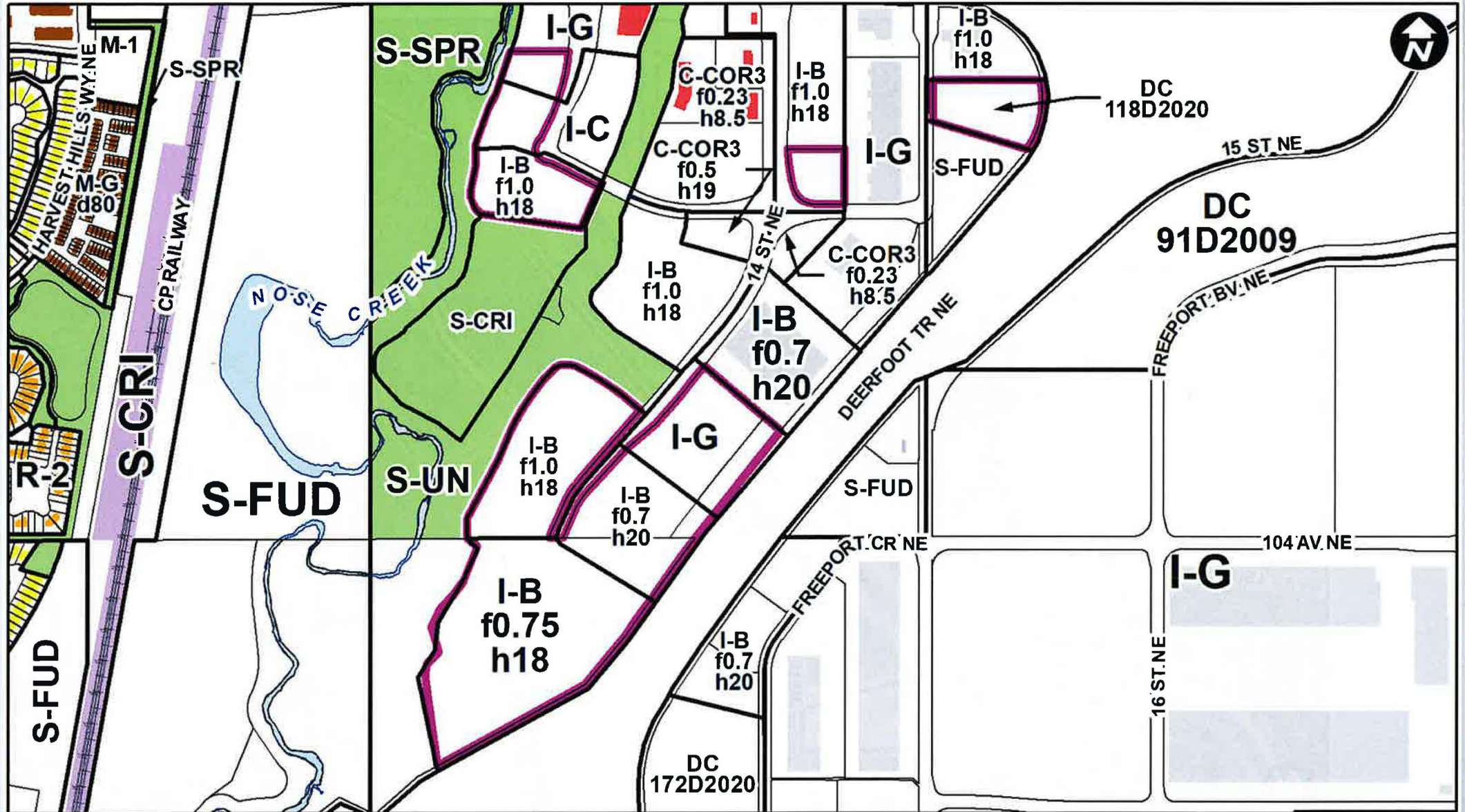


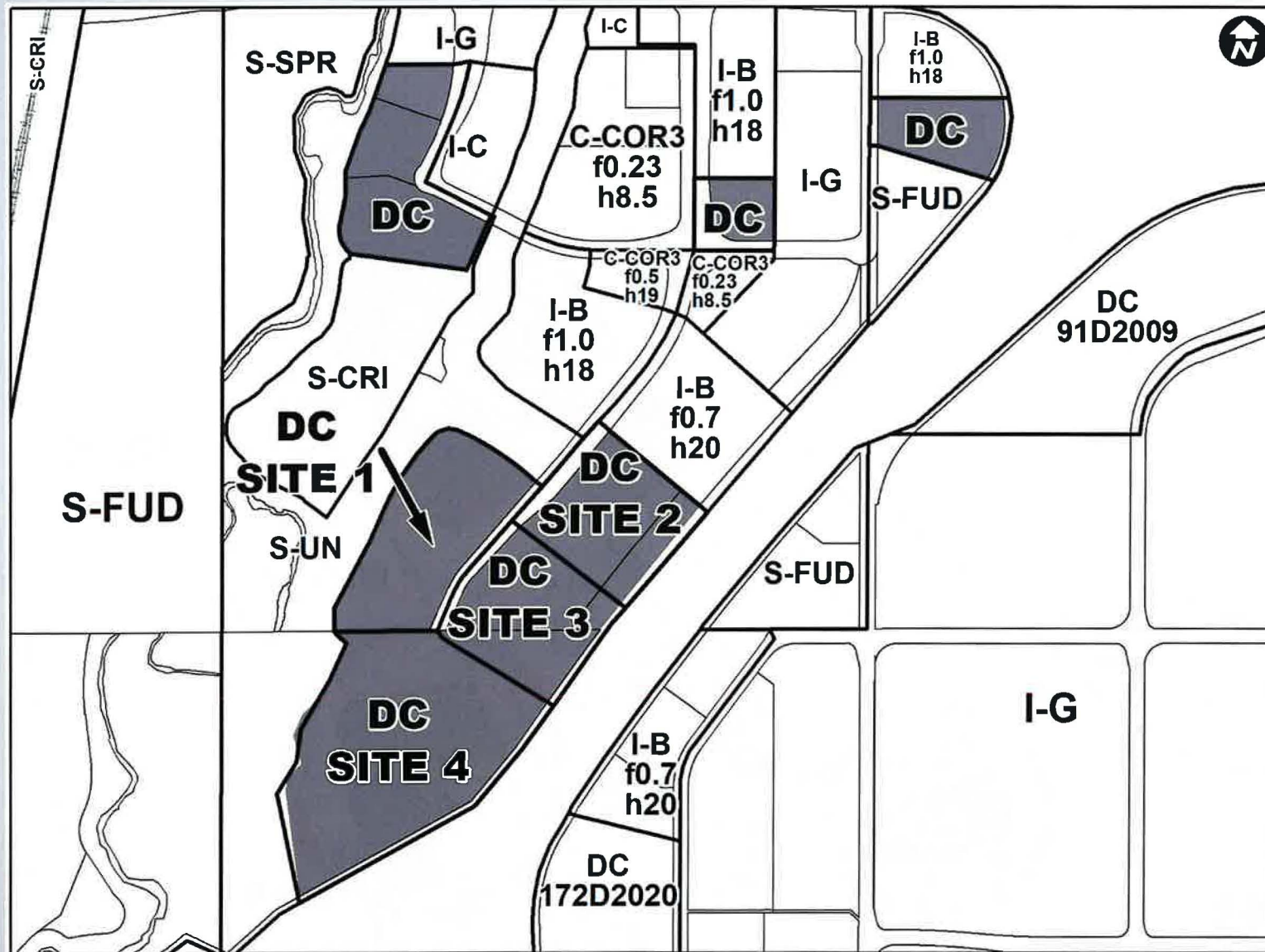
**LEGEND**

- 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



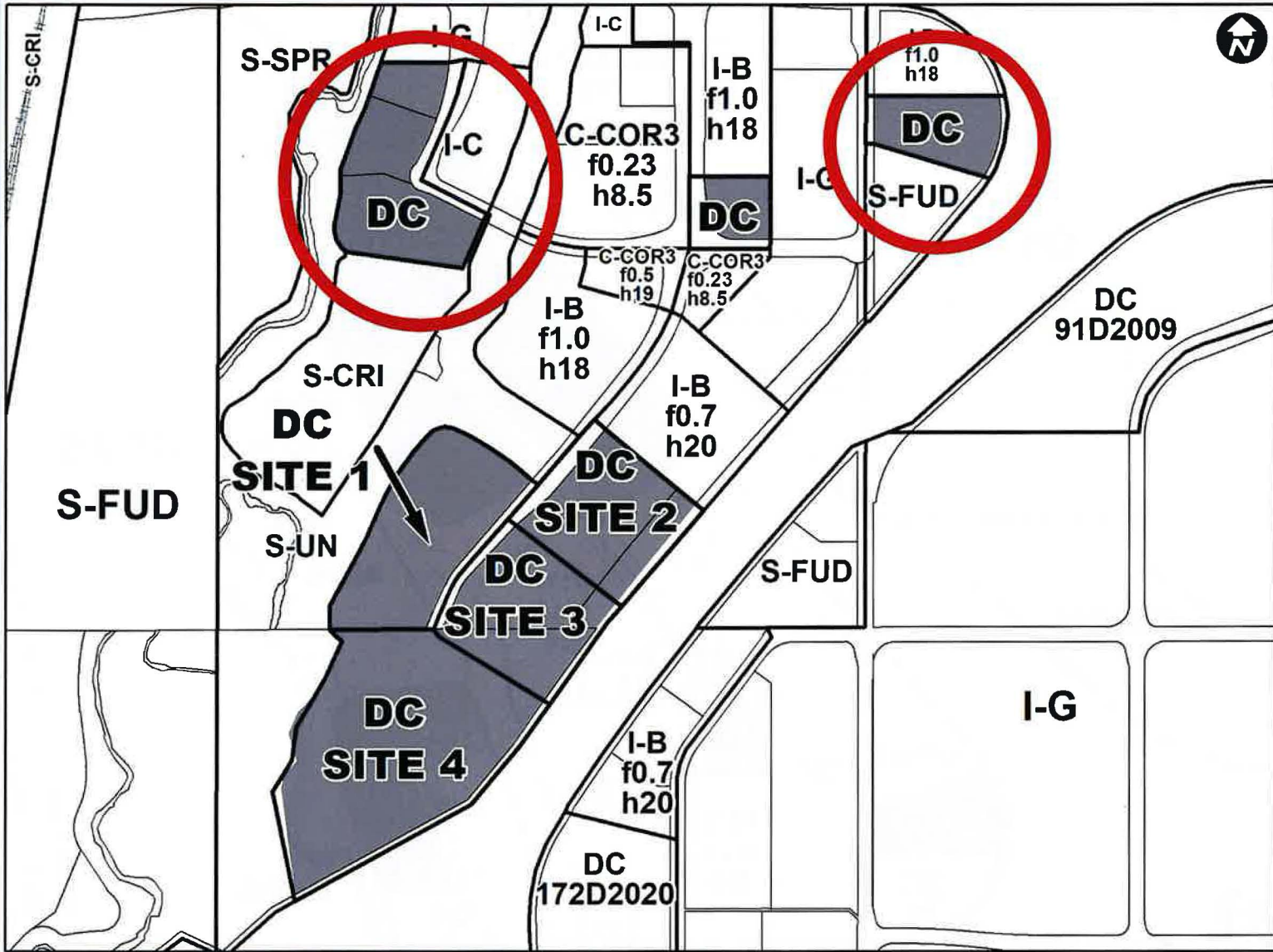
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





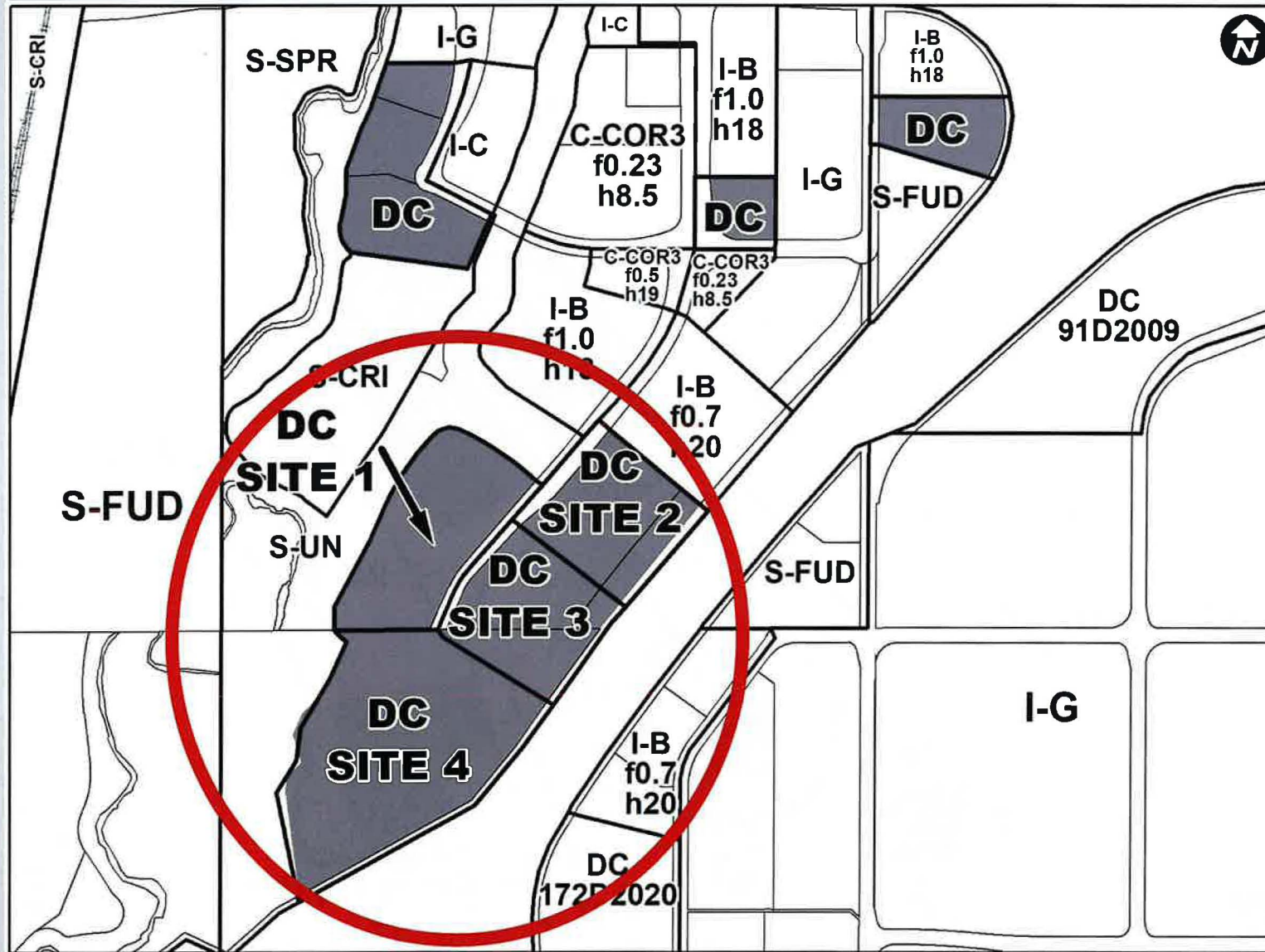
**Three Direct Control Districts:**

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



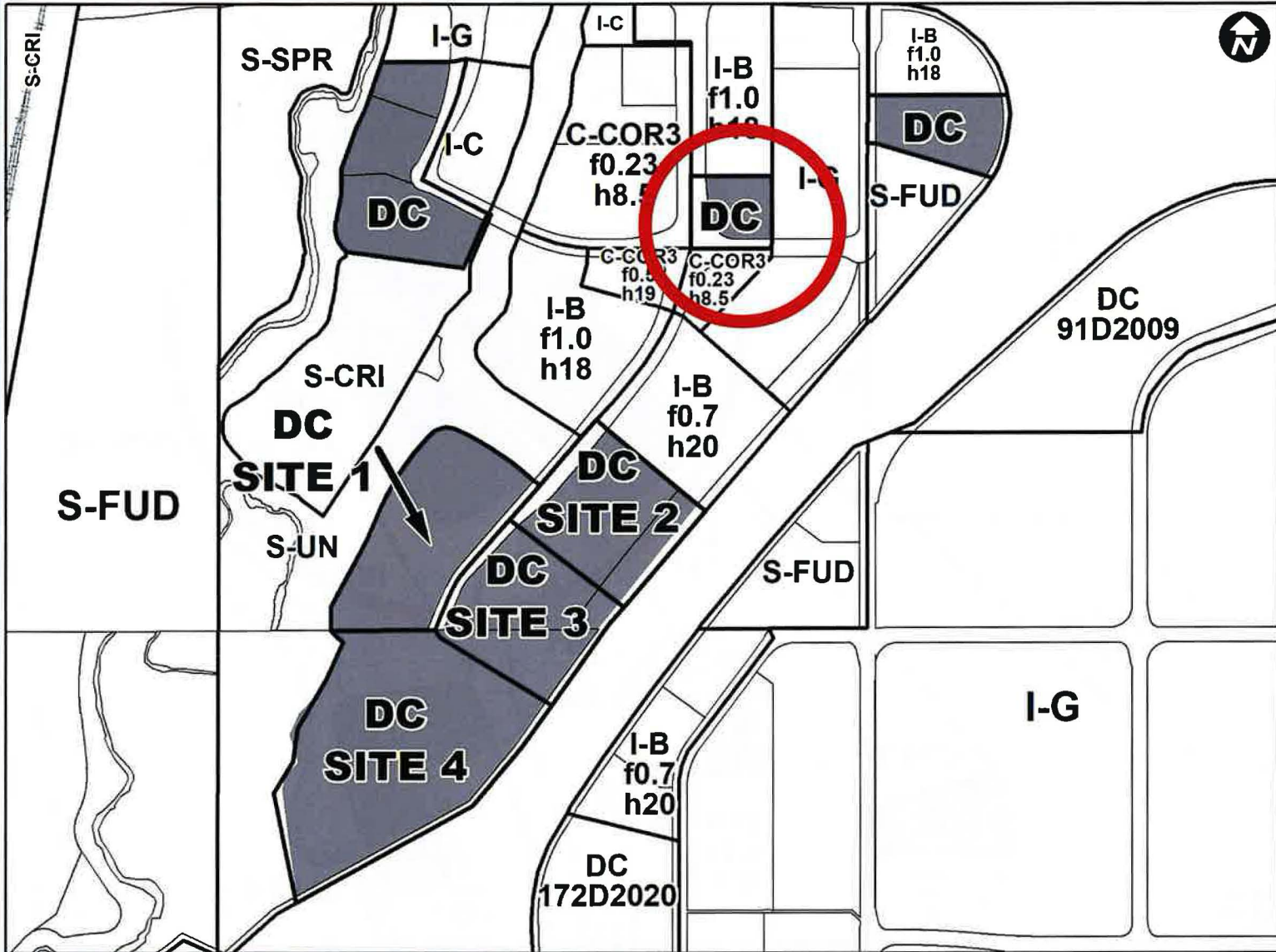
North Sites:

- 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



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 142D2022** 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 **Proposed Bylaw 143D2022** 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 **Proposed Bylaw 144D2022** 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) to accommodate additional commercial uses, with guidelines (Attachment 5).

# Supplementary Slides







