



# Public Hearing of Council

Agenda Item: 8.1.8



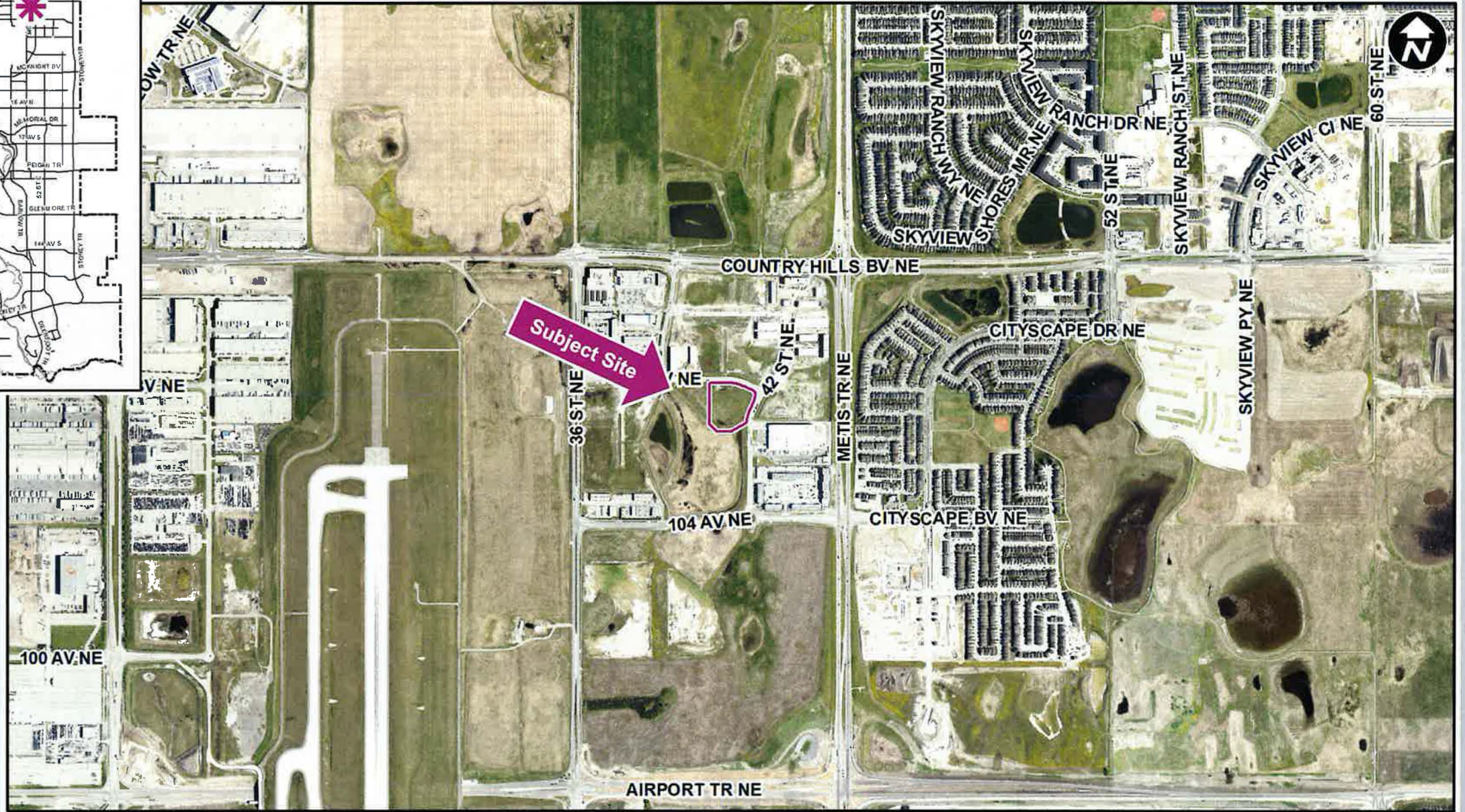
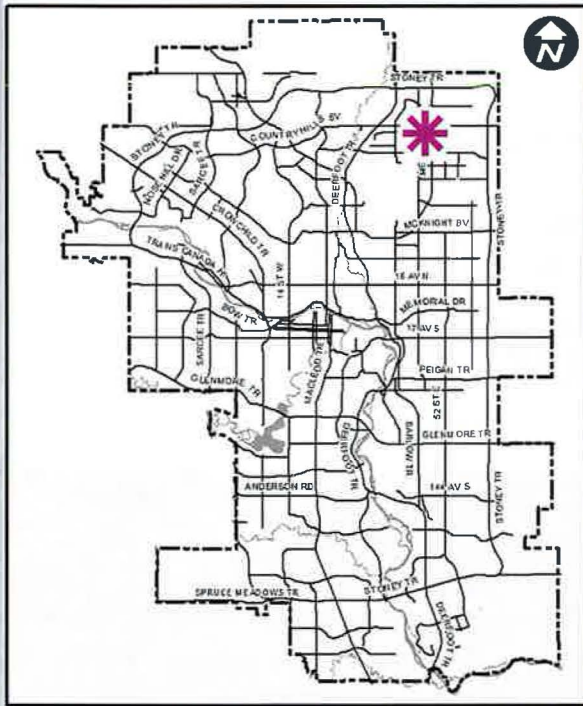
**LOC2021-0164 / CPC202-0763**

**Land Use Amendment**

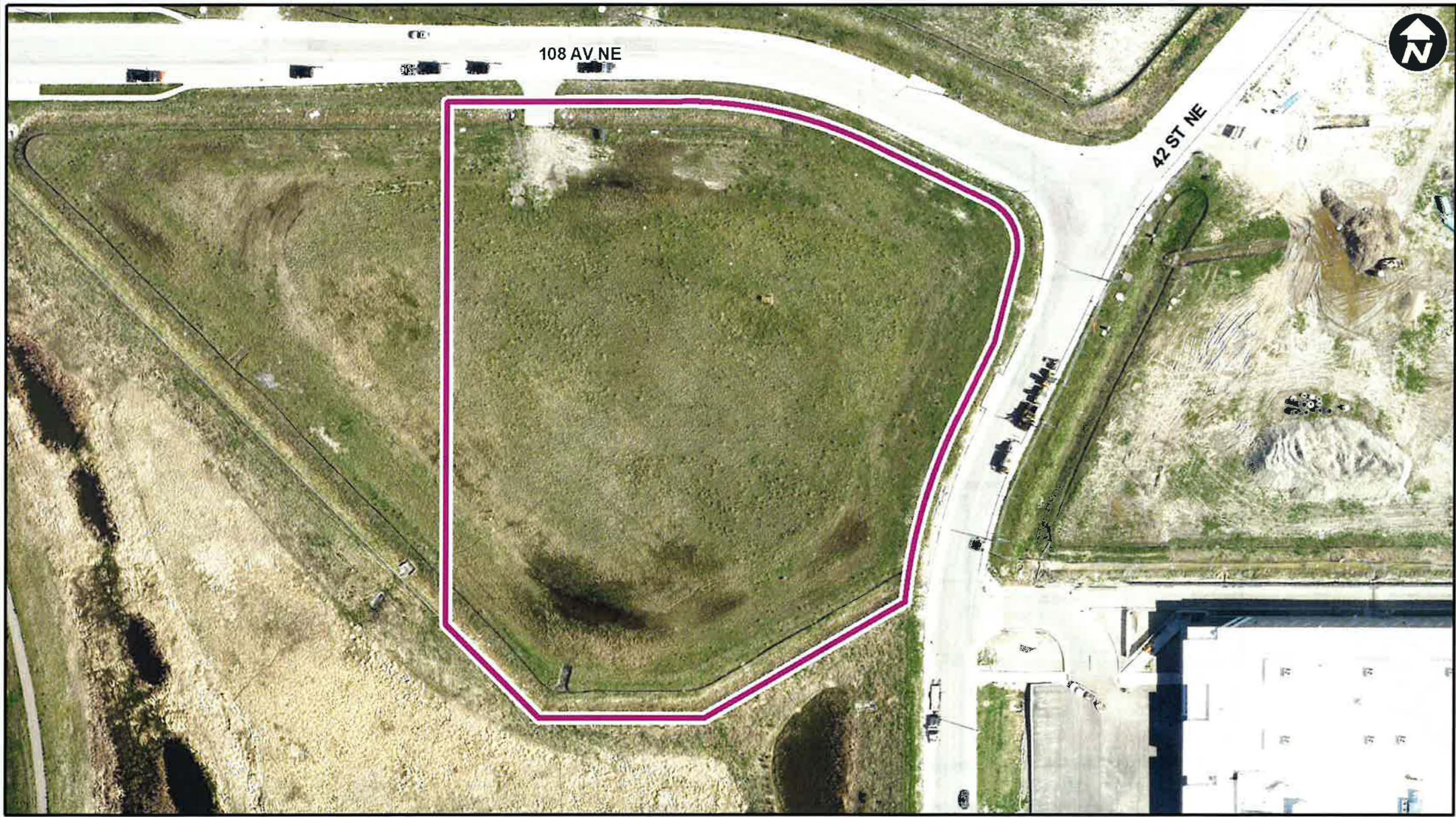
July 5, 2022

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 05 2022  
ITEM: 8.1.8 CPC202-0763  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT









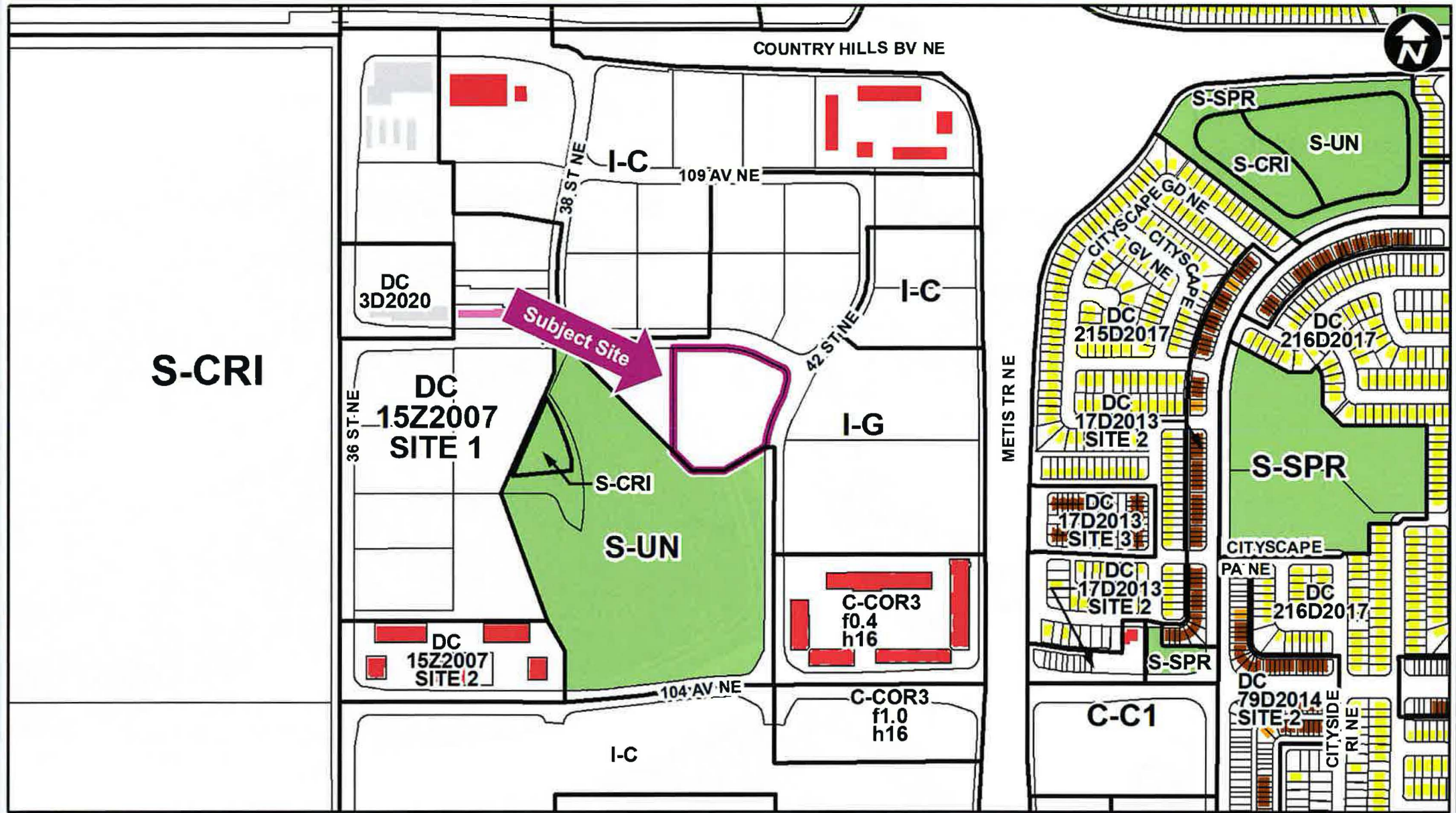
**Parcel Size:**

**1.71ha (4.21ac)  
135m x 158m**

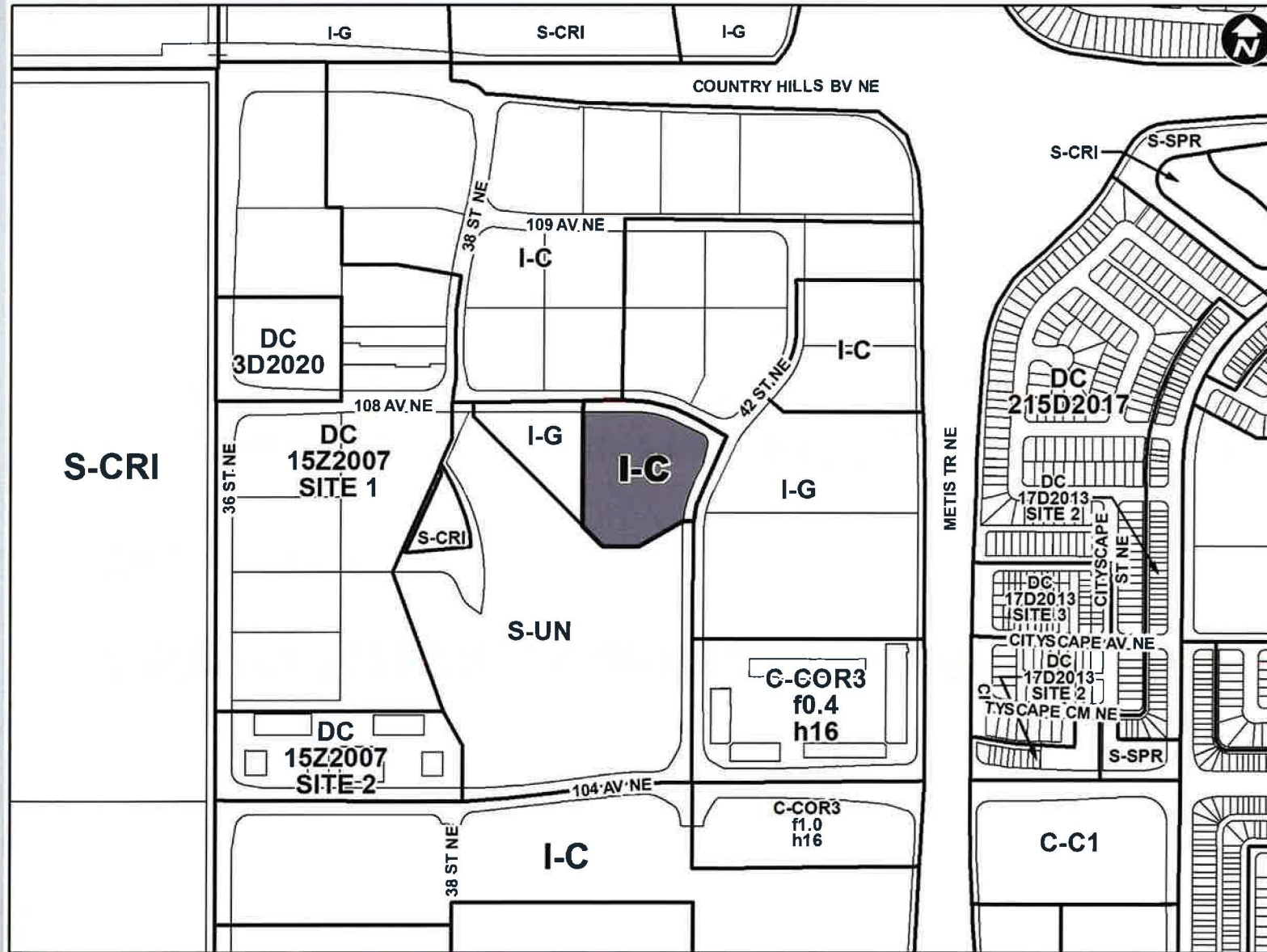


**LEGEND**

- 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







Proposed Industrial – Commercial (I-C) District:

- FAR of 1.0
- maximum height of 12 metres
- light industrial and limited small-scale commercial uses that

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 99D2022** for the redesignation of 1.71 hectares  $\pm$  (4.21 acres  $\pm$ ) located at 4115 – 108 Avenue NE (Plan 2210553, Block 2, Lots 13) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

# Supplementary Slides



## Urban Structure

(By Land Use Typology)

### Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Developed Residential

- Inner City
- Established

### Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

### Industrial

- Industrial - Employee Intens
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

★ Subject Site

