



Public Hearing of Council

Agenda Item: 8.1.12



LOC2022-0030 / CPC2022-0997

Land Use Amendment

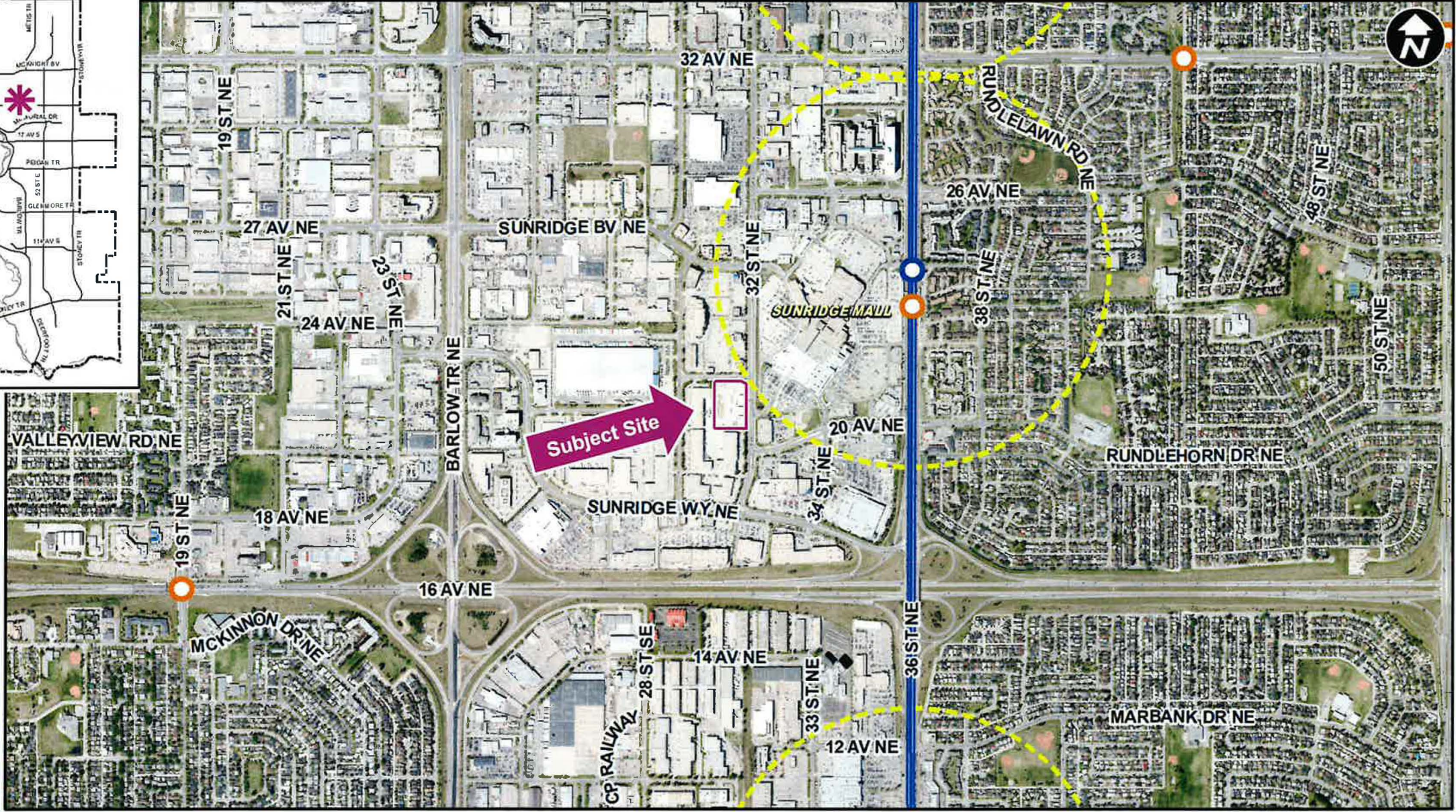
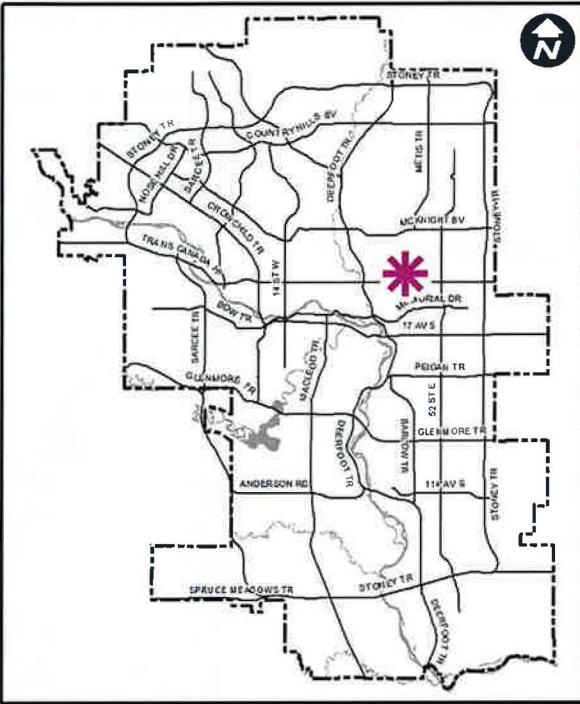
November 1, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 01 2022
ITEM: 8.1.12 CPC2022-0997
Distribution - Presentation
CITY CLERK'S DEPARTMENT

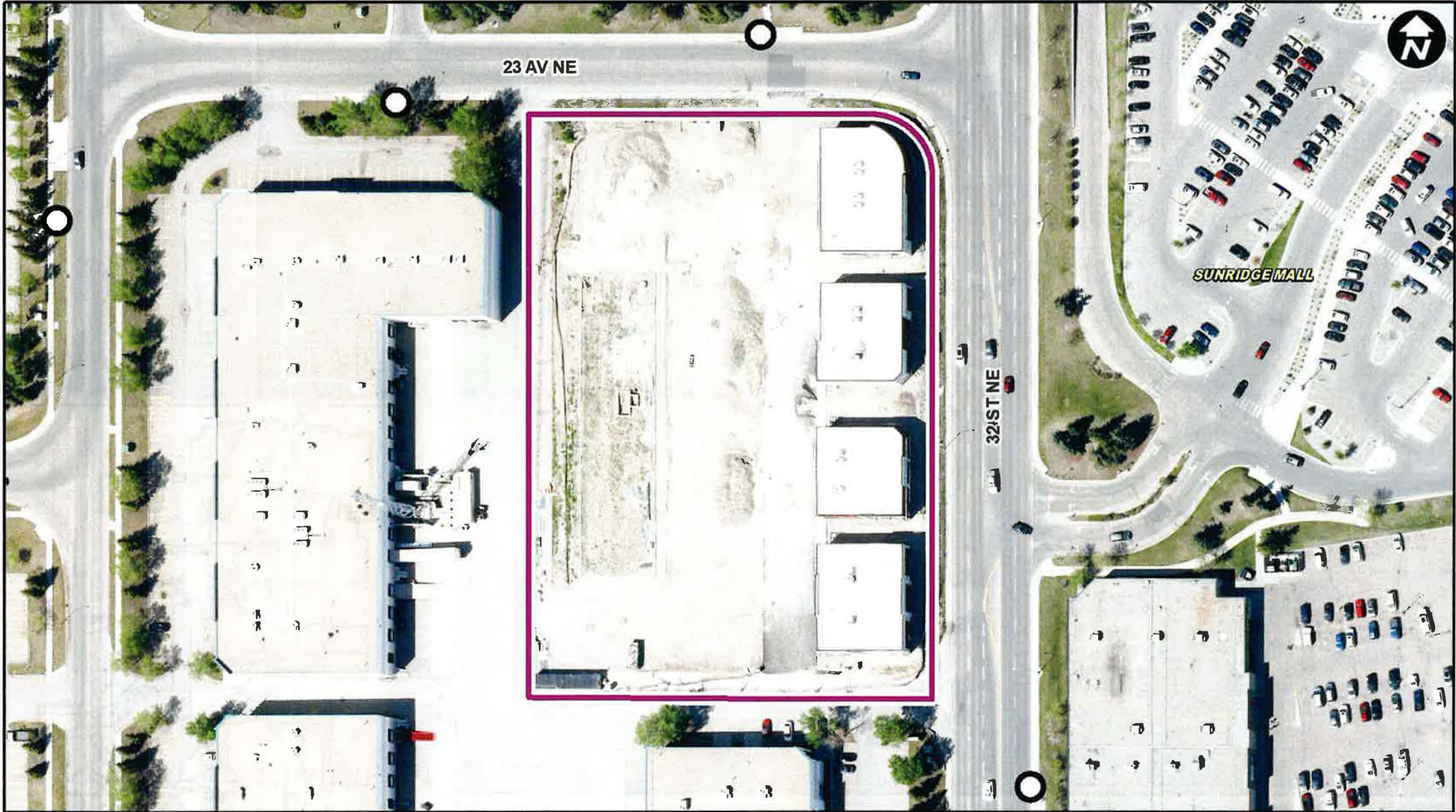
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 158D2022** 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.



- 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



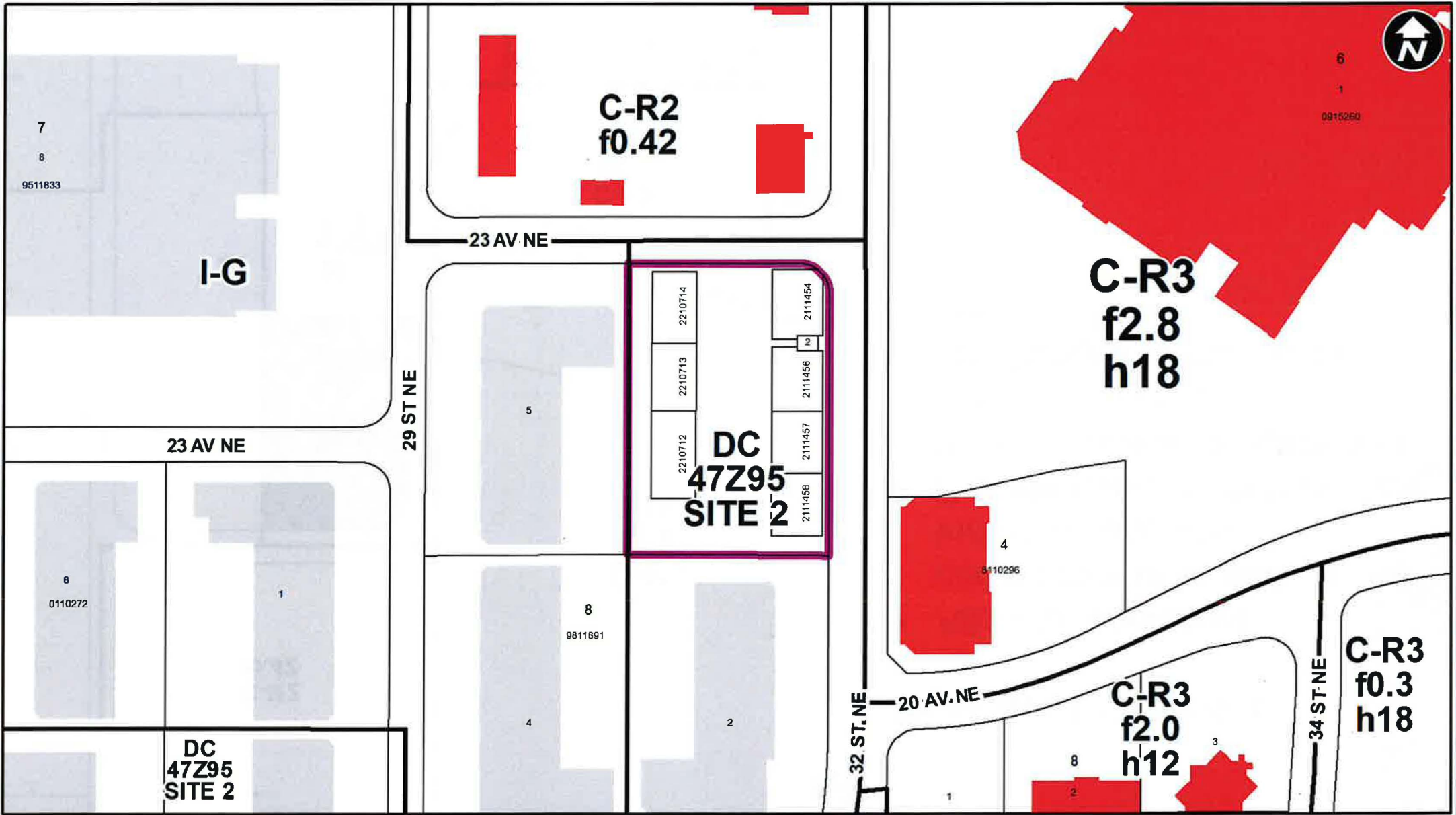
LEGEND

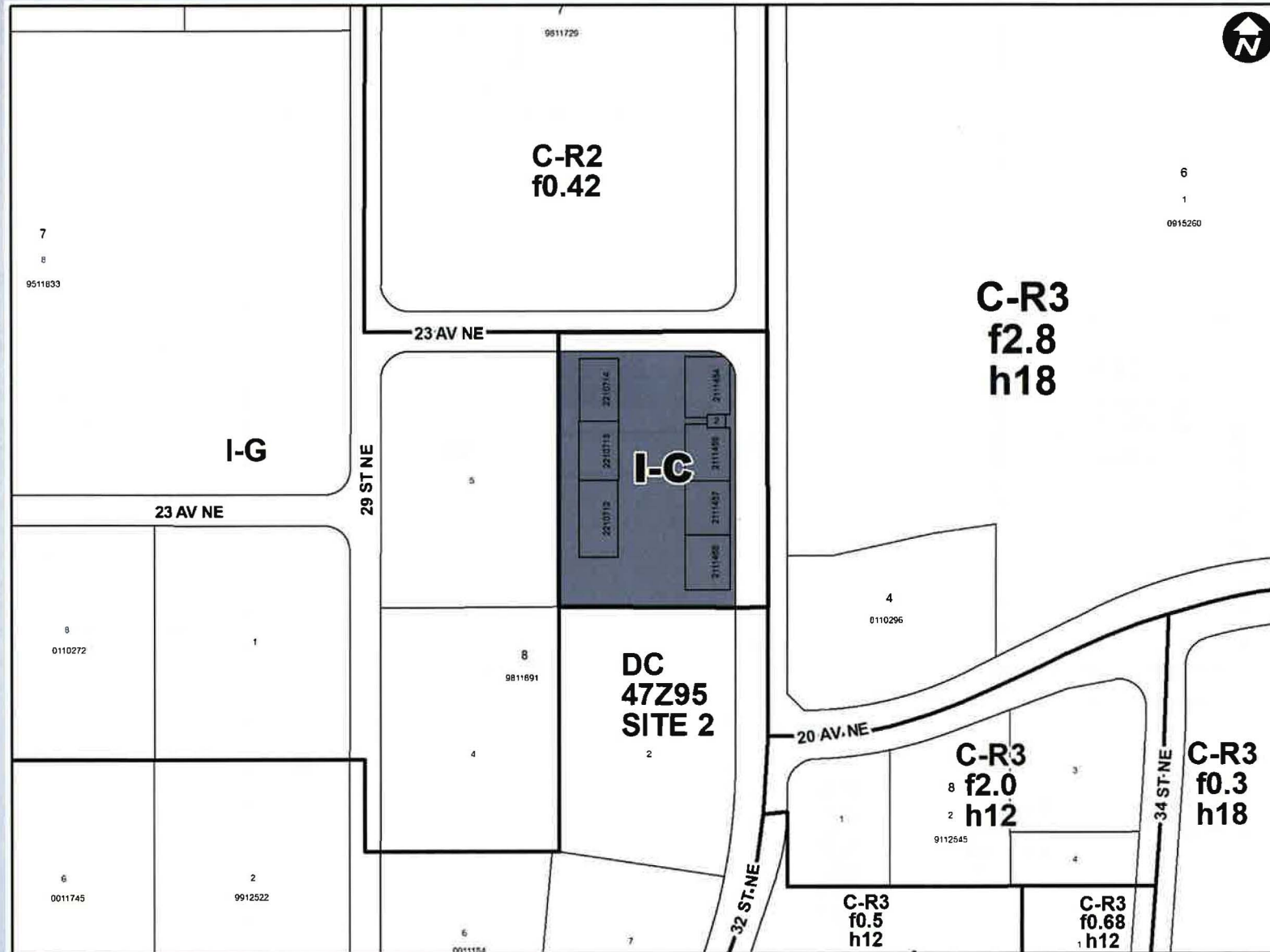
○ Bus Stop

Parcel Size:

1.40 ha
142m x 98m

- LEGEND**
- 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 I-C District:

- Allow for additional commercial uses and retains industrial land use
- Provide appropriate transition to the adjacent industrial and commercial uses
- No changes to maximum height or FAR

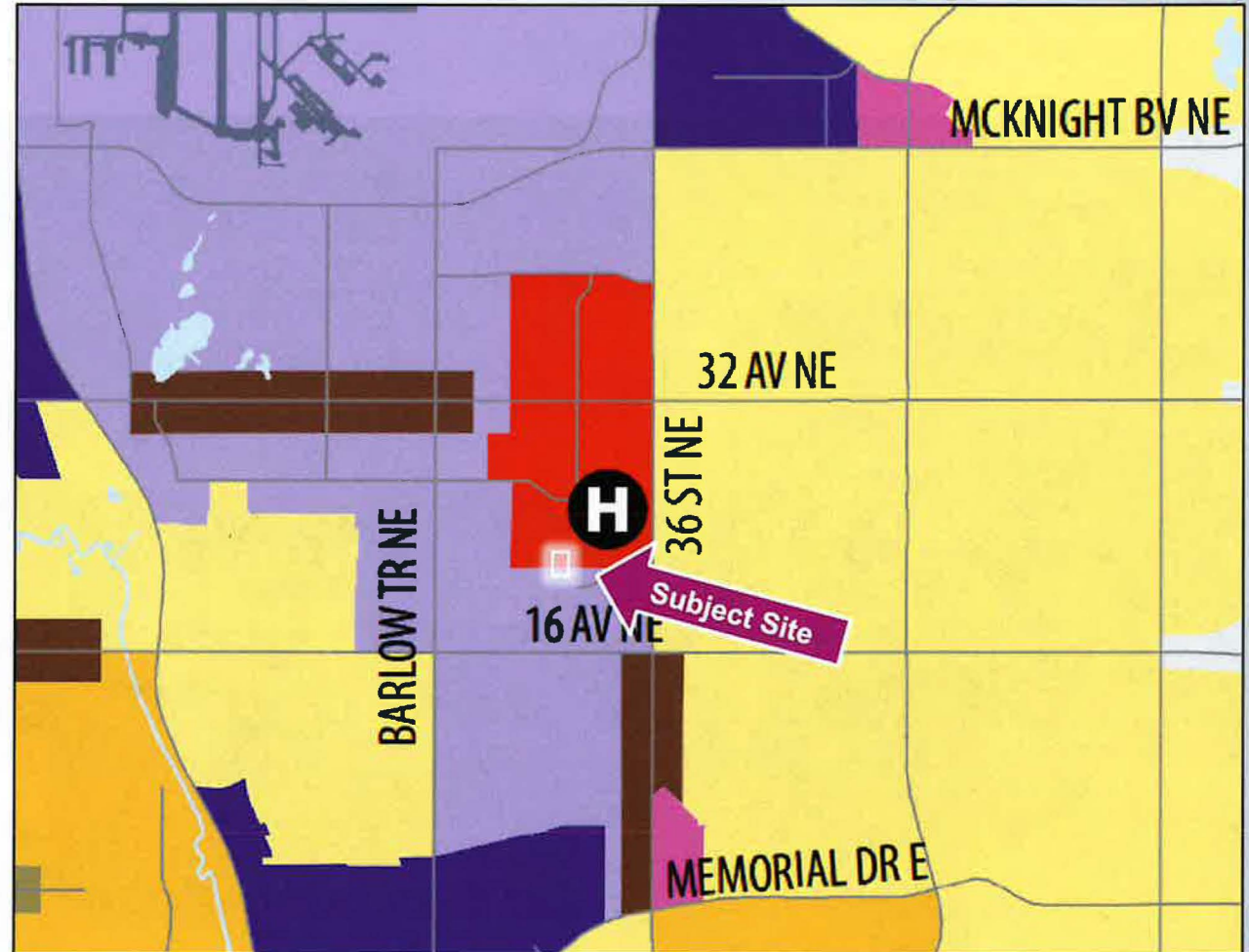
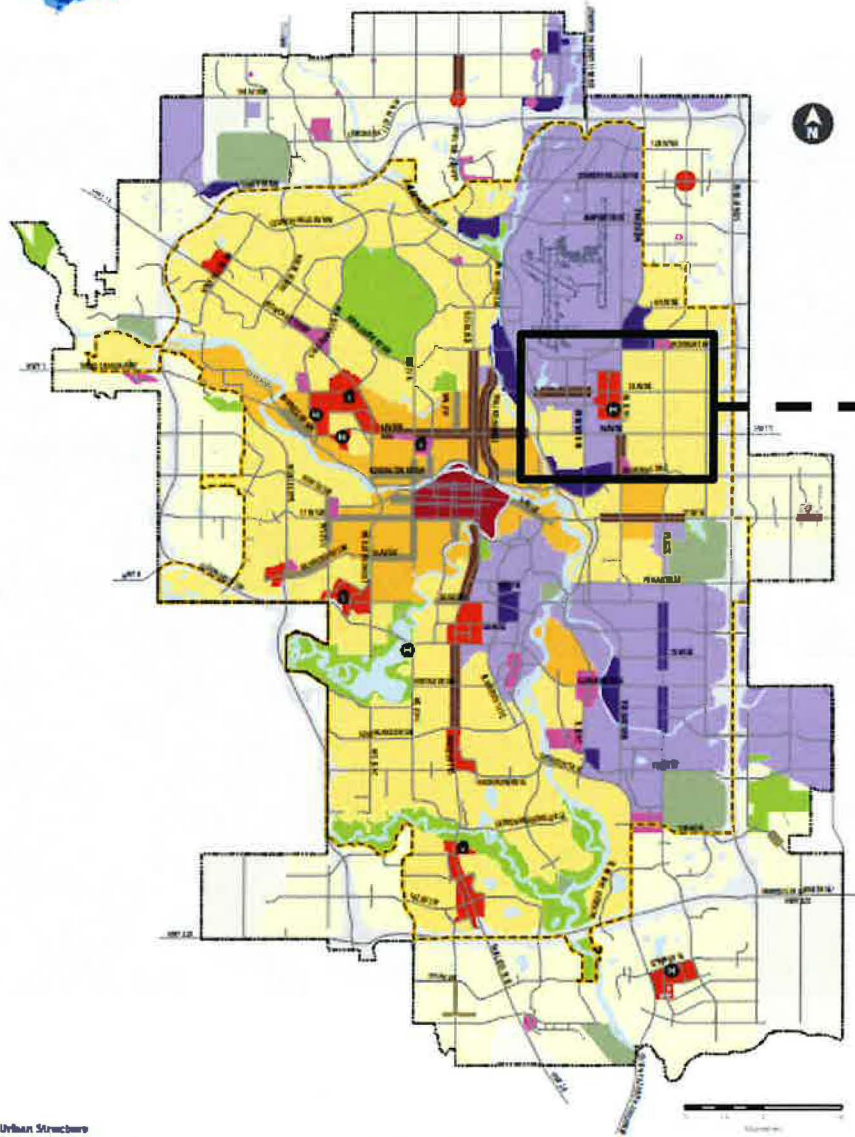
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Supplementary Slides

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

