



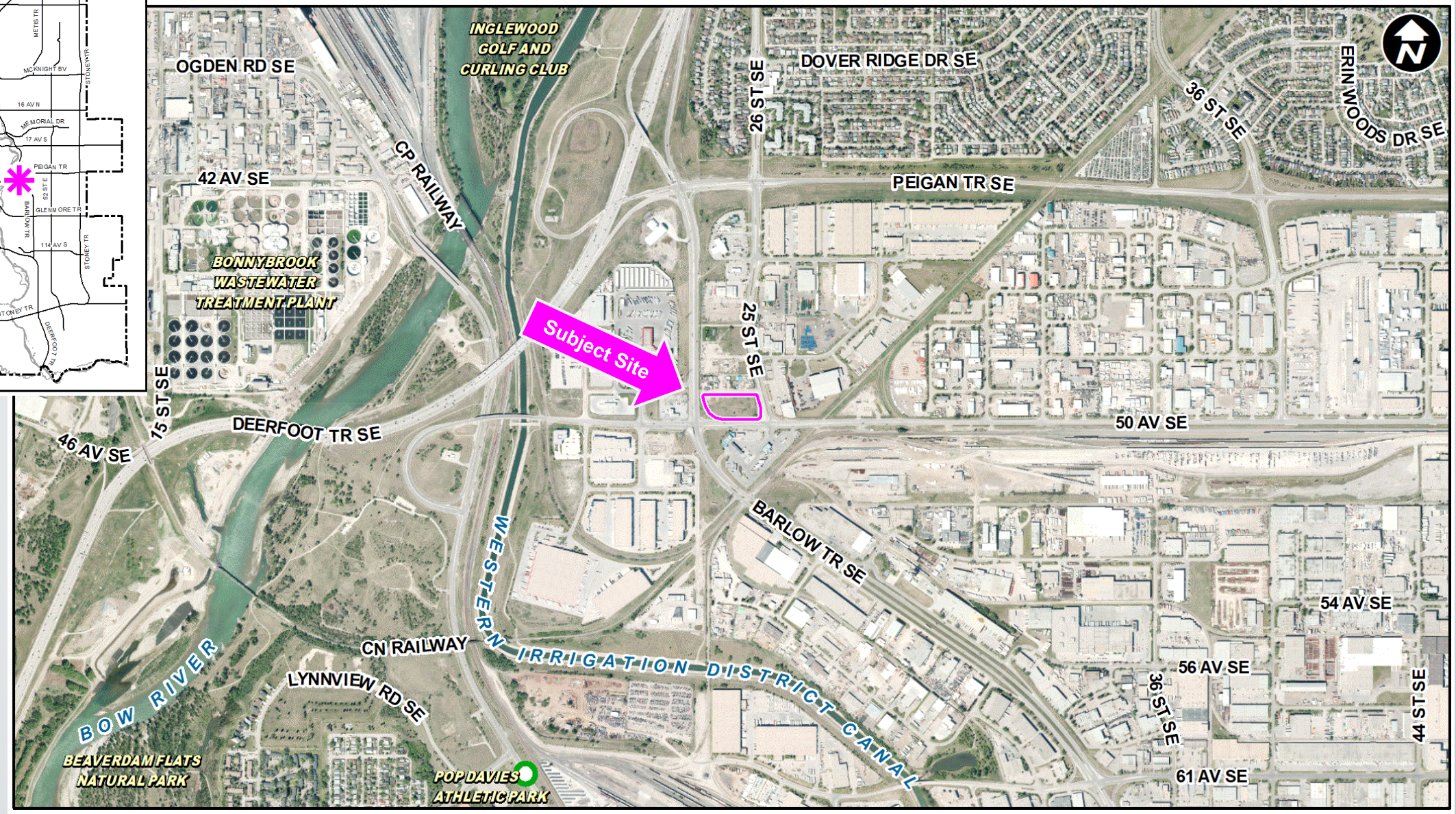
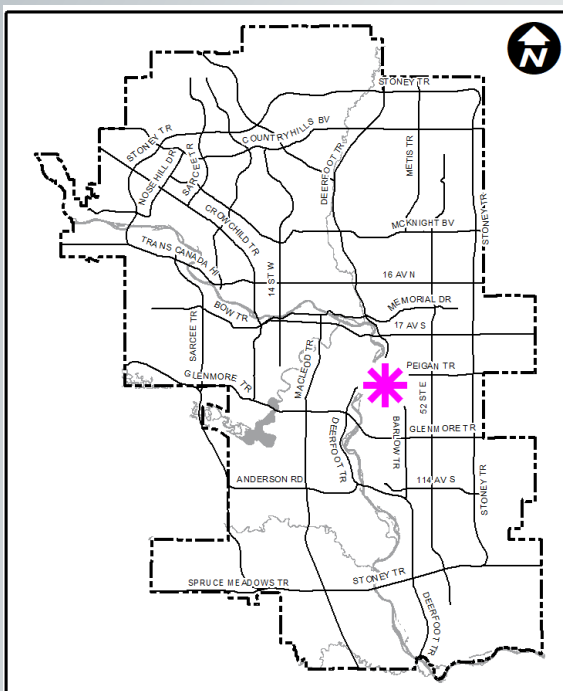
LOC2022-0115 / CPC2022-1203 Policy and Land Use Amendment

January 17, 2023

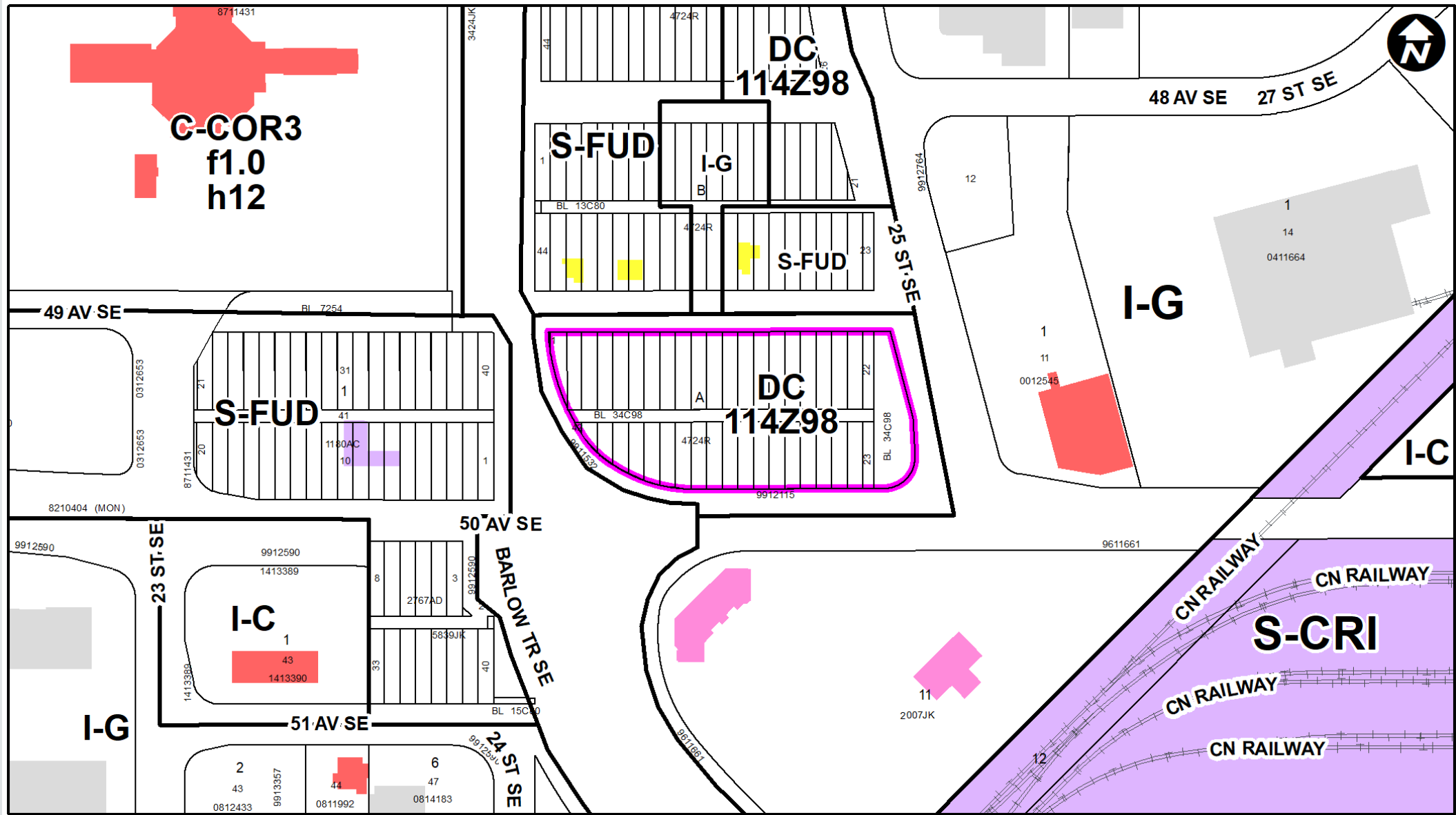
Calgary Planning Commission's Recommendation:

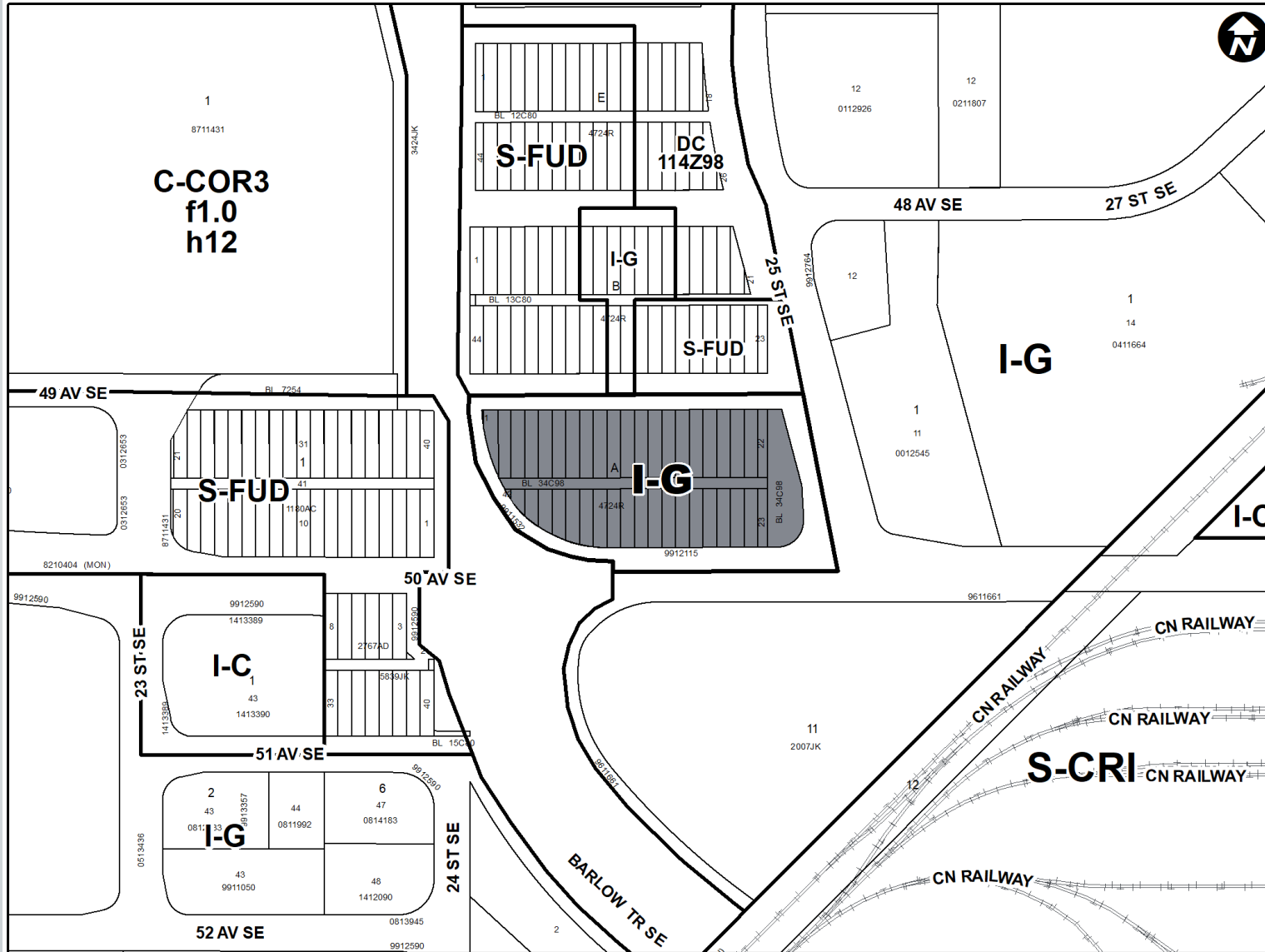
That Council:

1. Give three readings to **Proposed Bylaw 4P2023** for the amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 12D2023** for the redesignation of 1.22 hectares \pm (3.02 acres \pm) located 2526 and 2502 – 50 Avenue SE, 2539 – 49 Avenue SE, 5002 – 24 Street SE, 4990 and 5020 Barlow Trail SE (Plan 4724R, Block A, Lots 1 to 44; Plan 4724R, Block A, OT) from Direct Control (DC) District **to** Industrial – General (I-G) District.



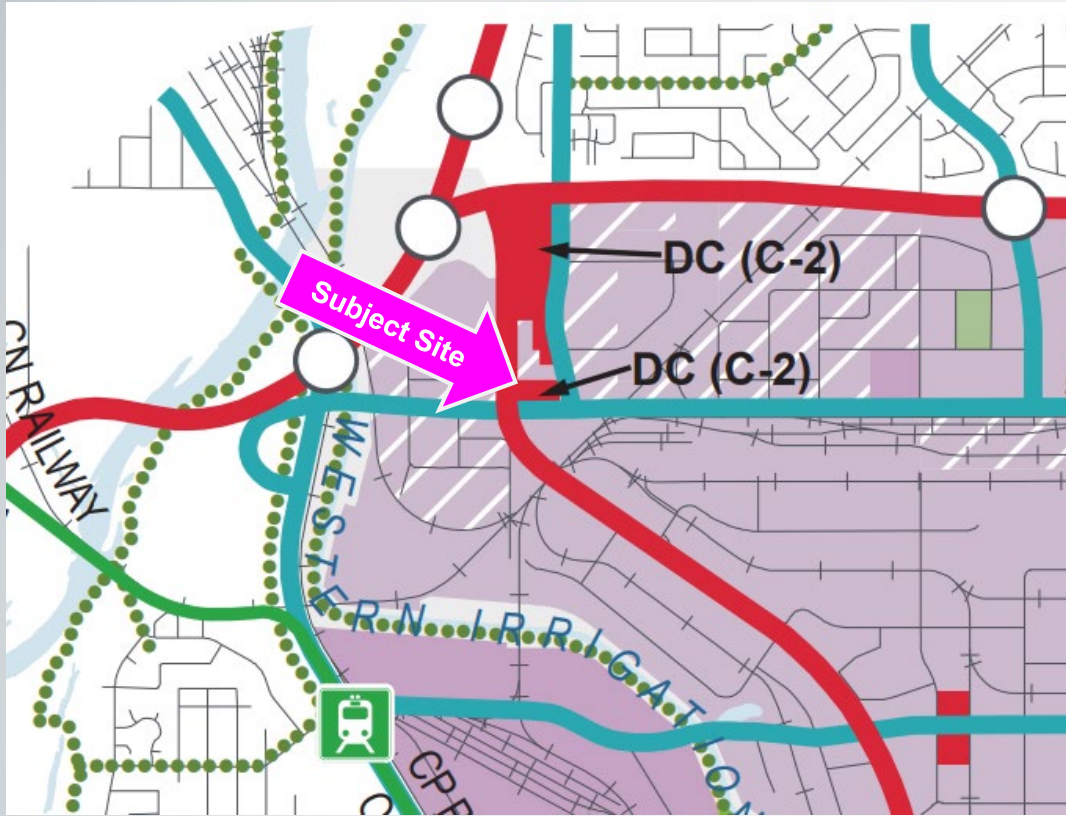
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



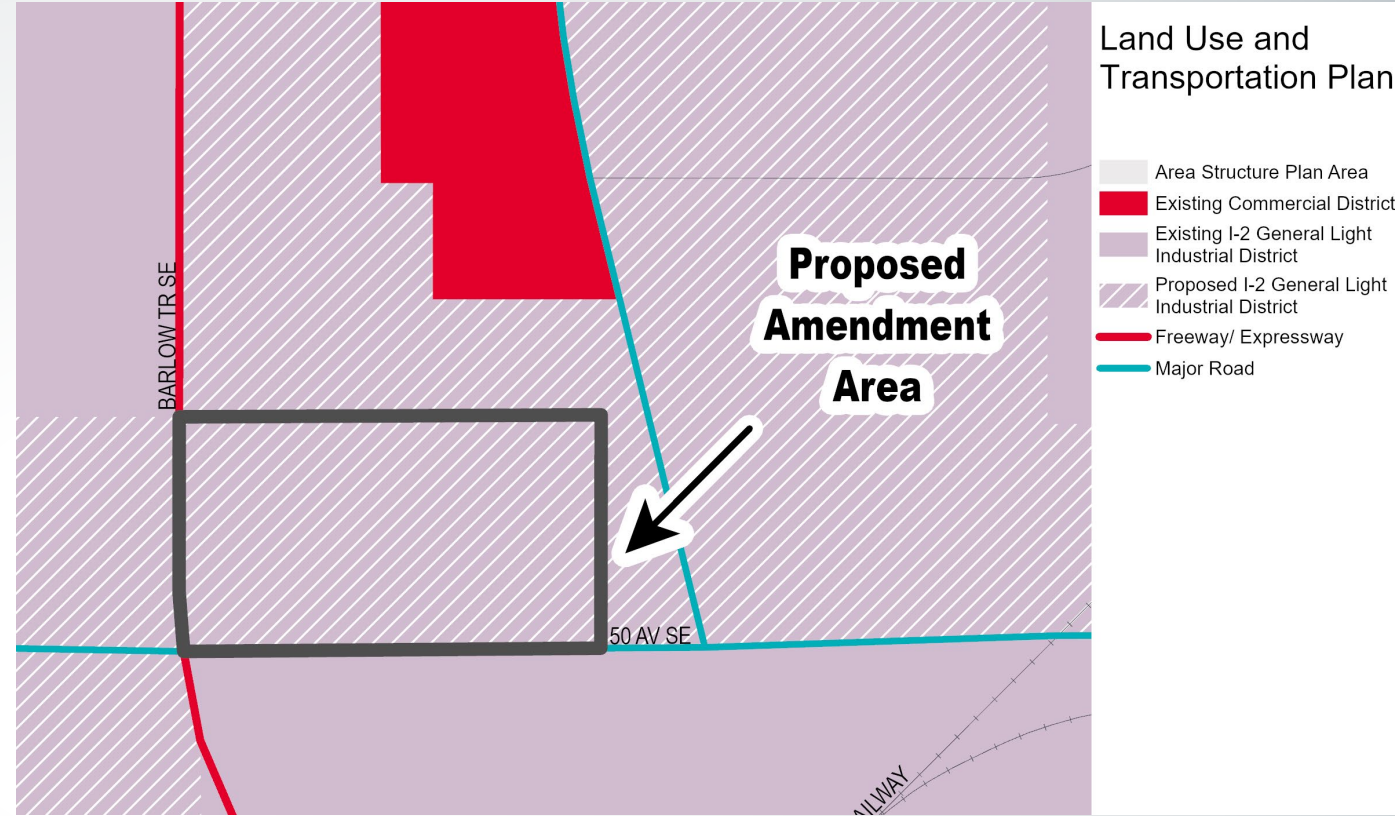


Proposed Industrial – General (I-G) District:

- Allows for light and medium general industrial uses and a limited number of support commercial uses
- Maximum FAR of 1.0
- No maximum building height



Existing ASP Map



Proposed ASP Map

Proposed Amendment:

- Adding new text in the preface to link compatible Bylaw 2P80 and Bylaw 1P2007 uses
- Delete and replace Map 2 – Land Use and Transportation Plan to remove DC District and replace with proposed I-2 District

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Supplementary Slides



○ Bus Stop

Parcel Size:

1.22 ha
180m x 75m







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 Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

 Subject Site

