



# Public Hearing of Council

## Agenda Item: 6.1.10



# LOC2022-0115 / CPC2022-1203

## Policy and Land Use Amendment

January 17, 2023

ISC: Unrestricted

<p>CITY OF CALGARY  <b>RECEIVED</b>          IN COUNCIL CHAMBER</p> <p>JAN 17 2023</p> <p>ITEM: <u>6.1.10 Distri presentation</u>  <u>CPC2022-1203</u></p> <p>CITY CLERK'S DEPARTMENT</p>
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## Calgary Planning Commission's Recommendation:

That Council:

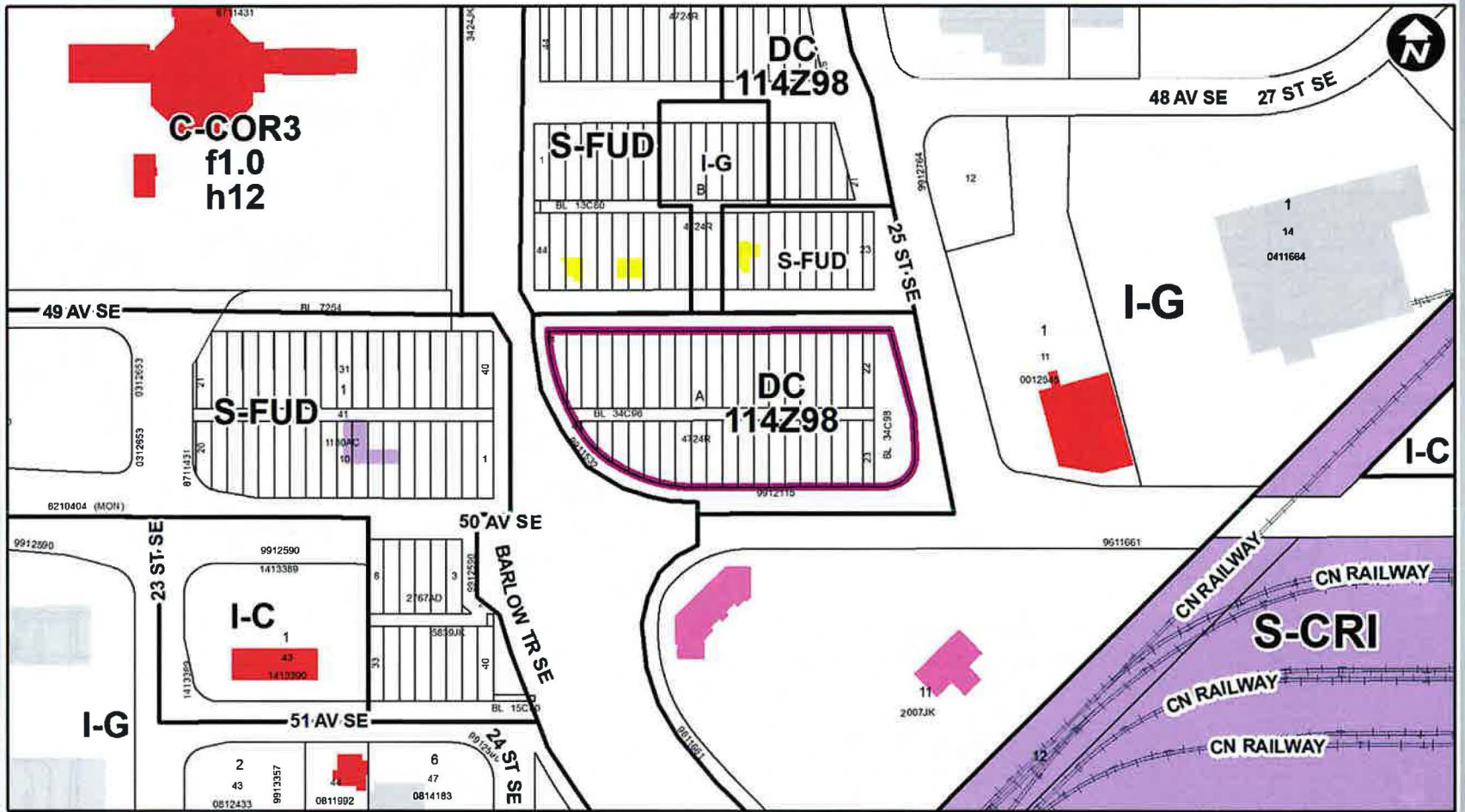
1. Give three readings to **Proposed Bylaw 4P2023** for the amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 12D2023** for the redesignation of 1.22 hectares ± (3.02 acres ±) located 2526 and 2502 – 50 Avenue SE, 2539 – 49 Avenue 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.

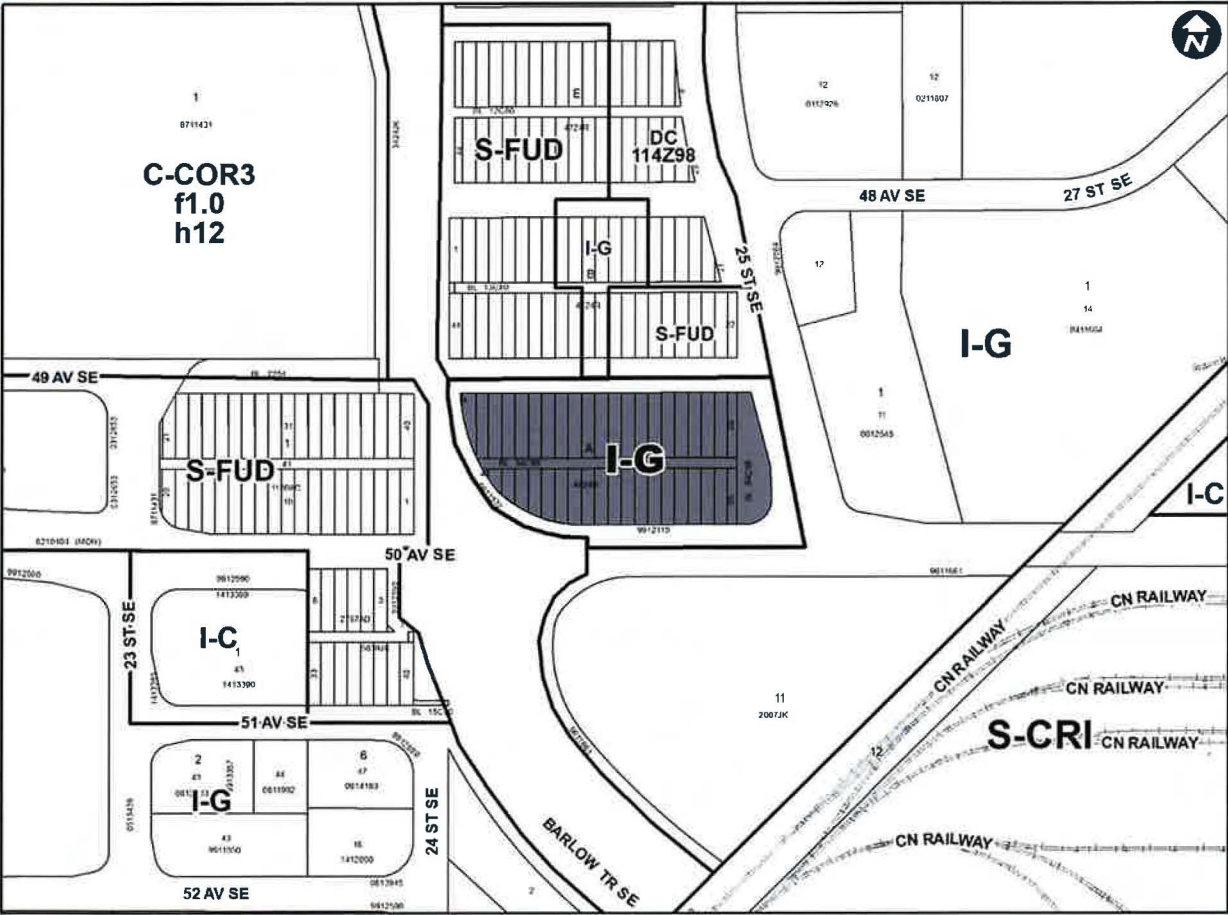


**LEGEND**

- 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

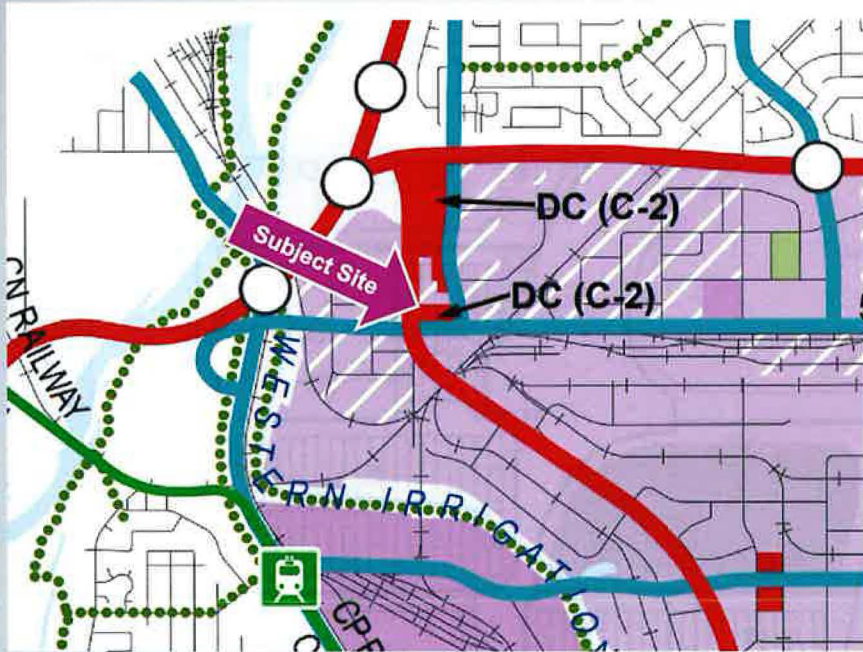
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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



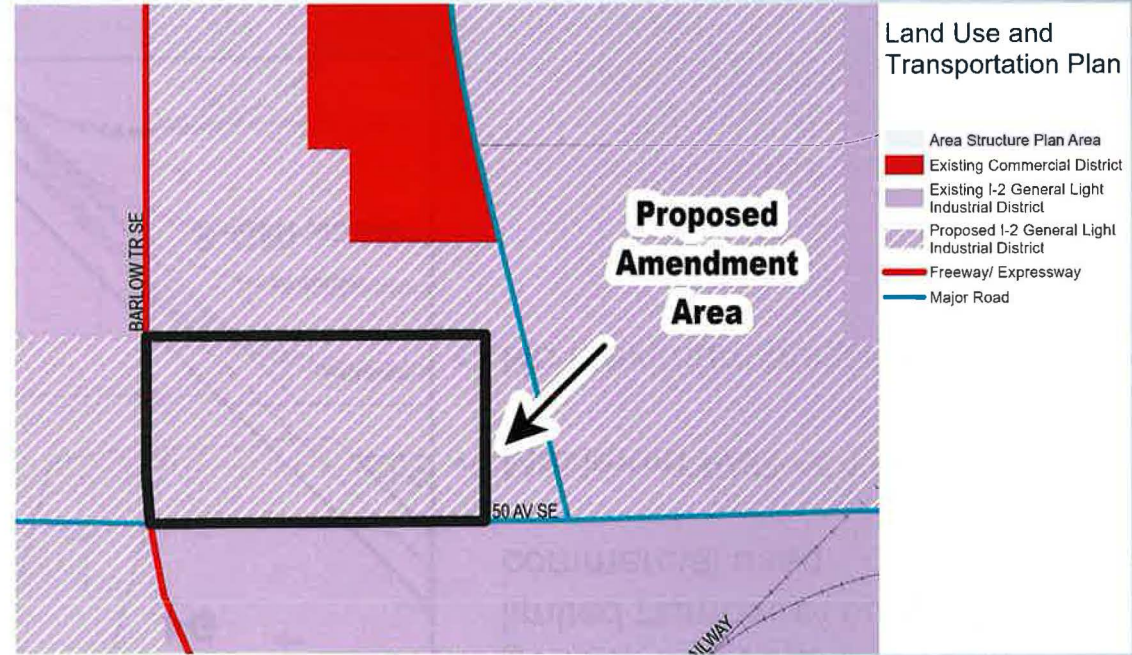


**Proposed Industrial – General (I-G) District:**

- 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
- Other Land Use Typologies**
- Major Public Open Space
  - Public Utility

★ Subject Site

