

Calgary Planning Commission

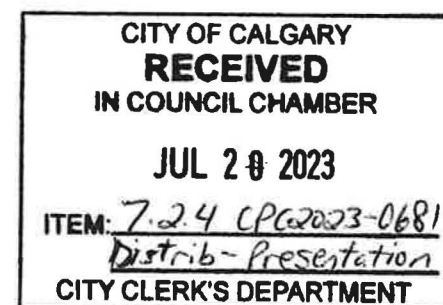
Agenda Item: 7.2.4

1



LOC2023-0110 Land Use Amendment

July 20, 2023

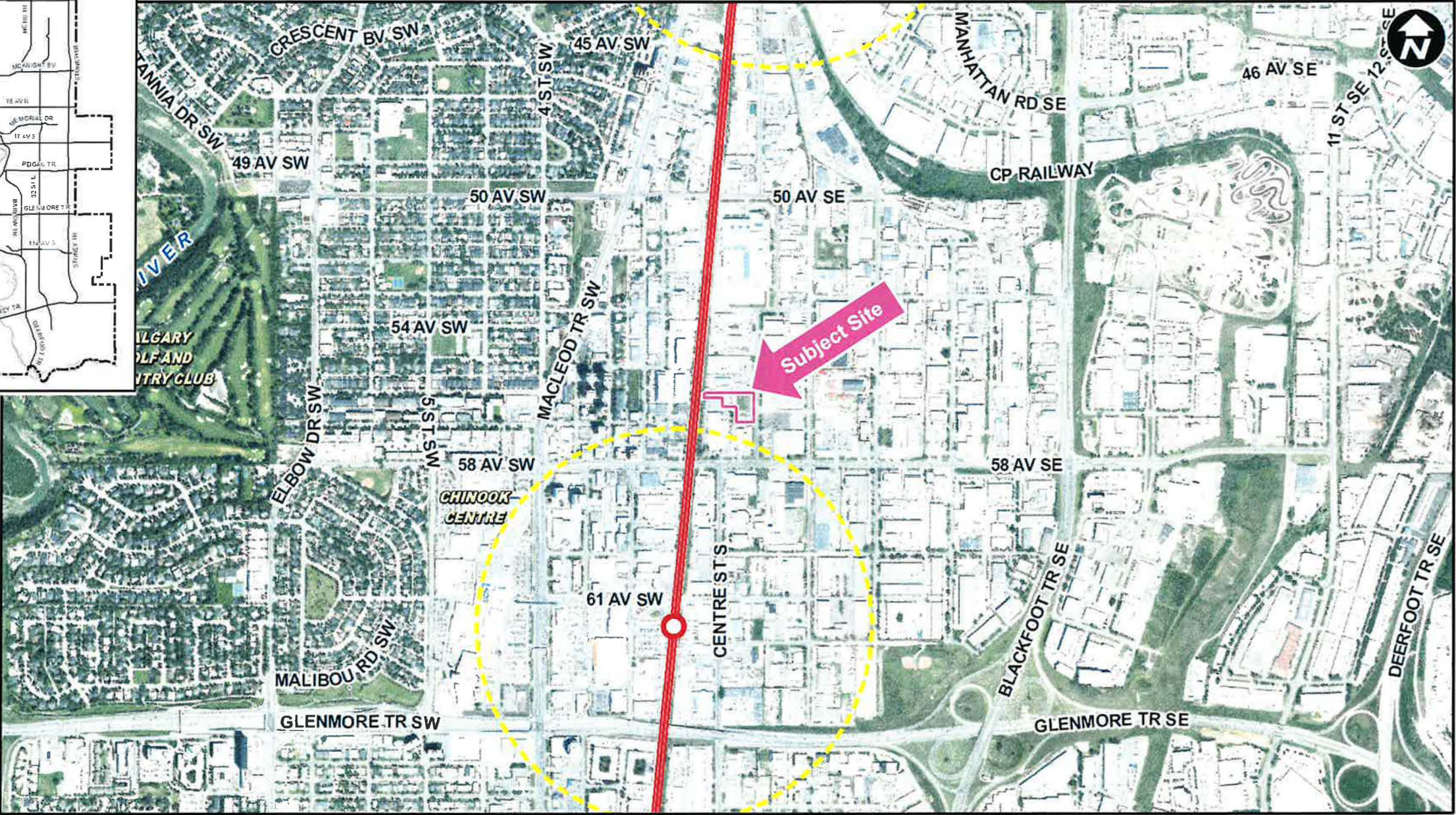
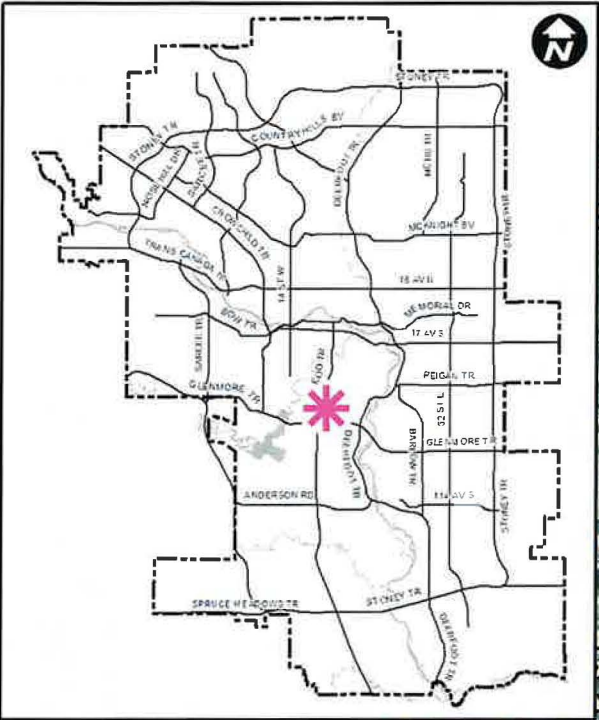


RECOMMENDATION:

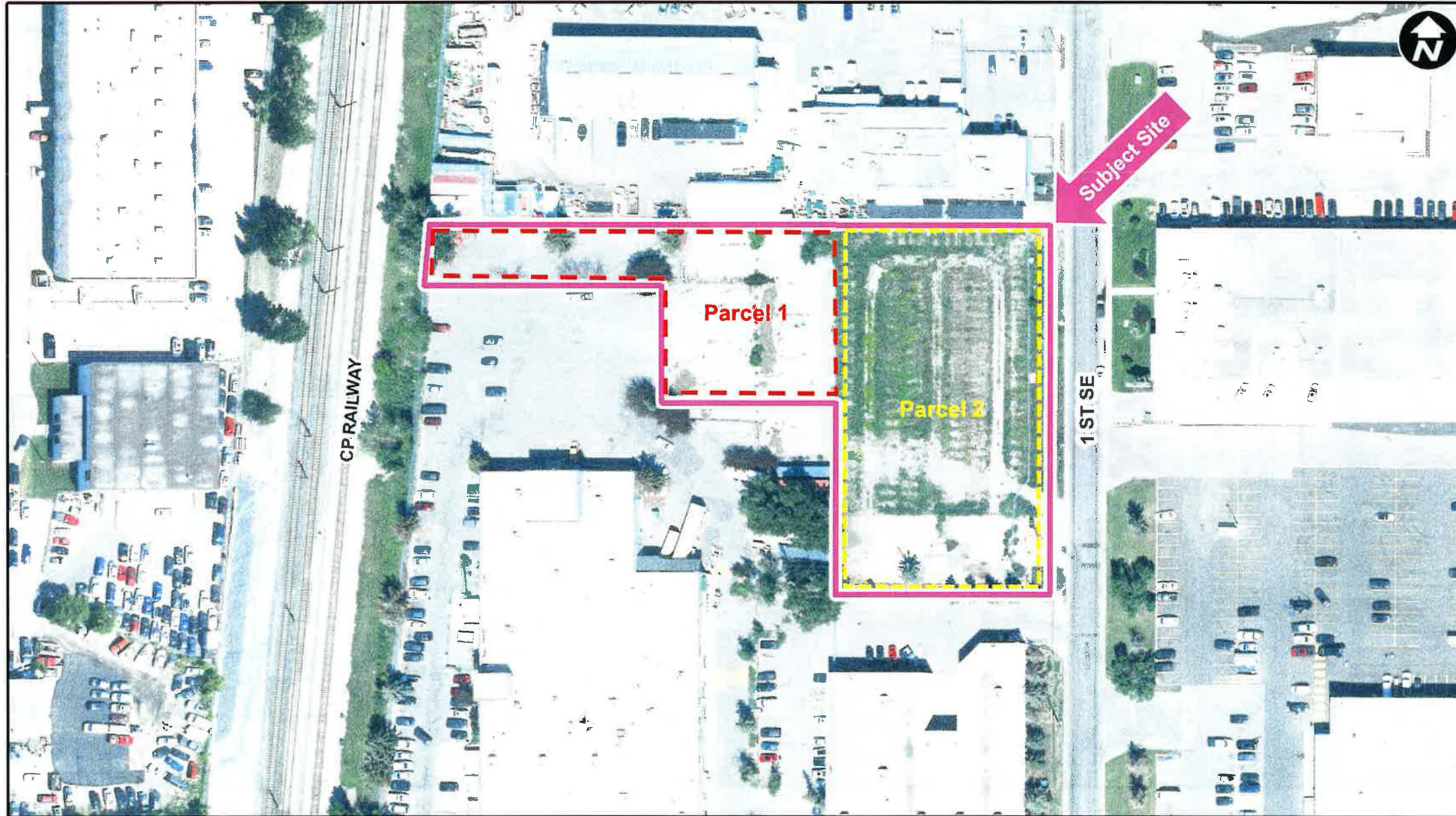
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.73 hectares $\pm$ (1.80 acres $\pm$) located at 104 – 58 Avenue SE and 5723 – 1 Street SE (Plan 2853GN, Block 3, a portion of Lot 1; Plan 8710125, Block 3, Lot 7) from Commercial – Corridor 3 (C-COR3 f1.0h12) District and Industrial – General (I-G) District to Industrial – Business (I-Bf2.0h27) 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



Parcel Size:

0.73 ha
(1.80 ac)



Site Photo – Facing Northwest

5



Site Photo – Facing East



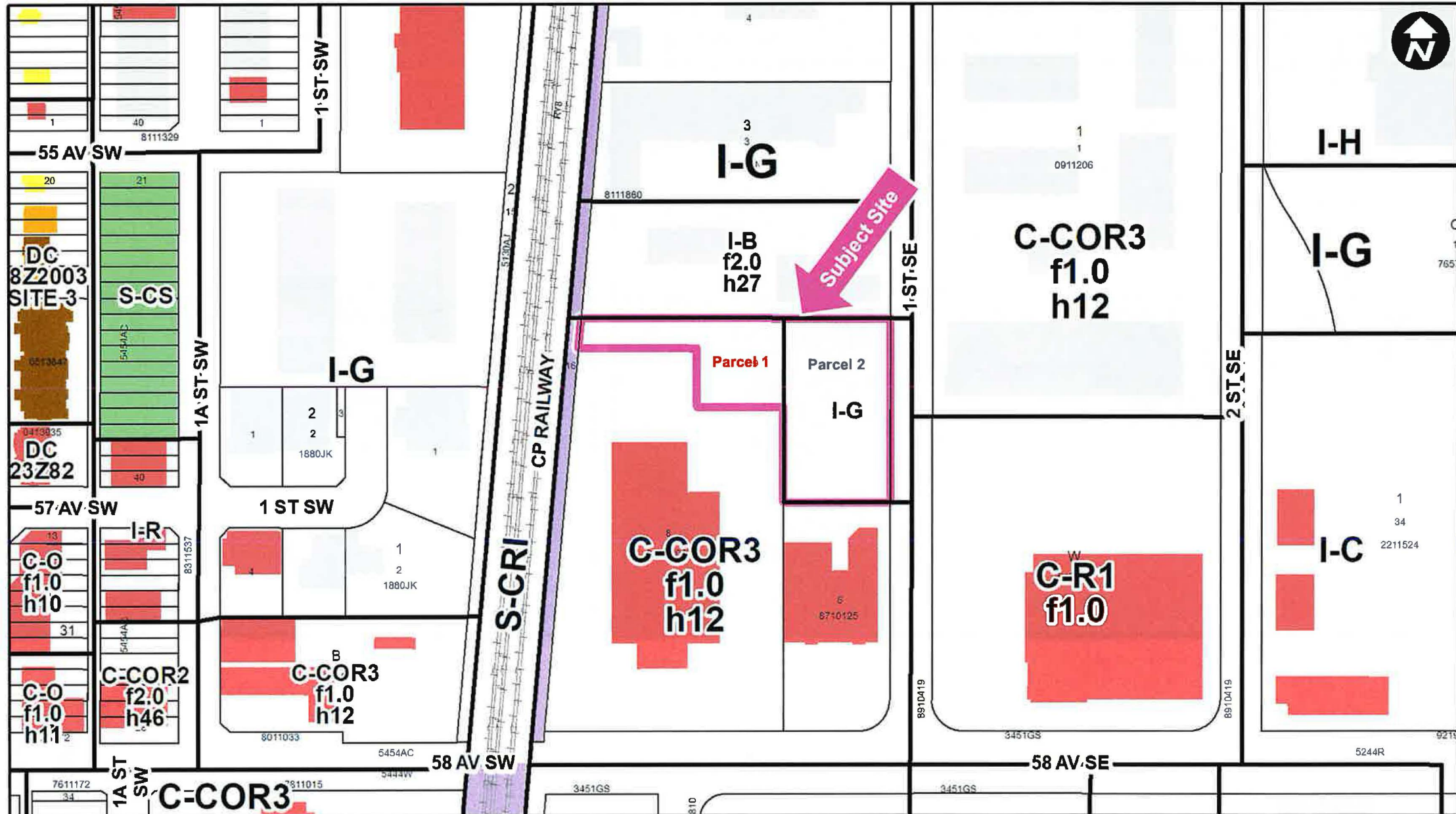


Site Photo – Facing North

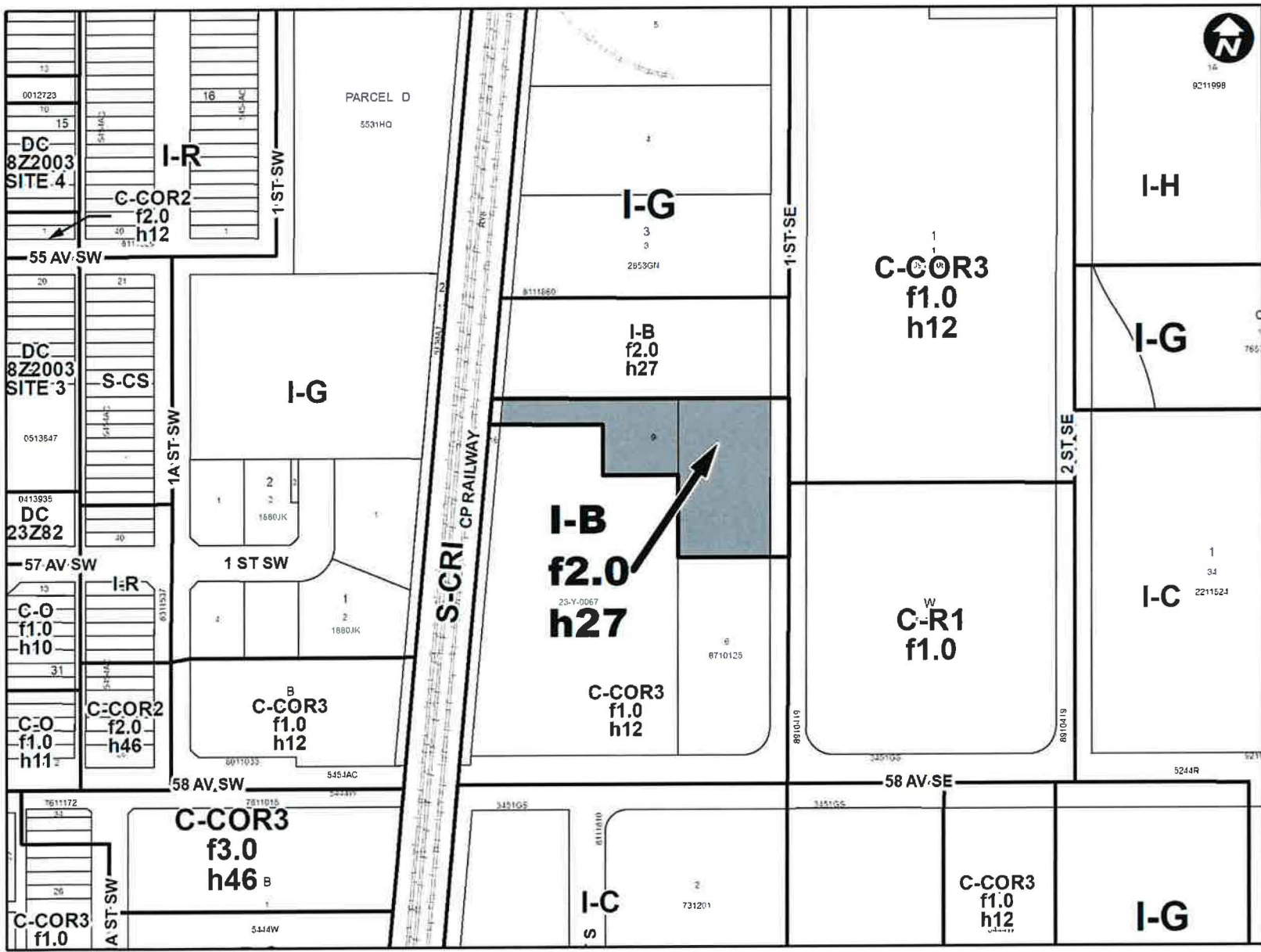
7



80



Proposed Land Use Map



Proposed I-B District:

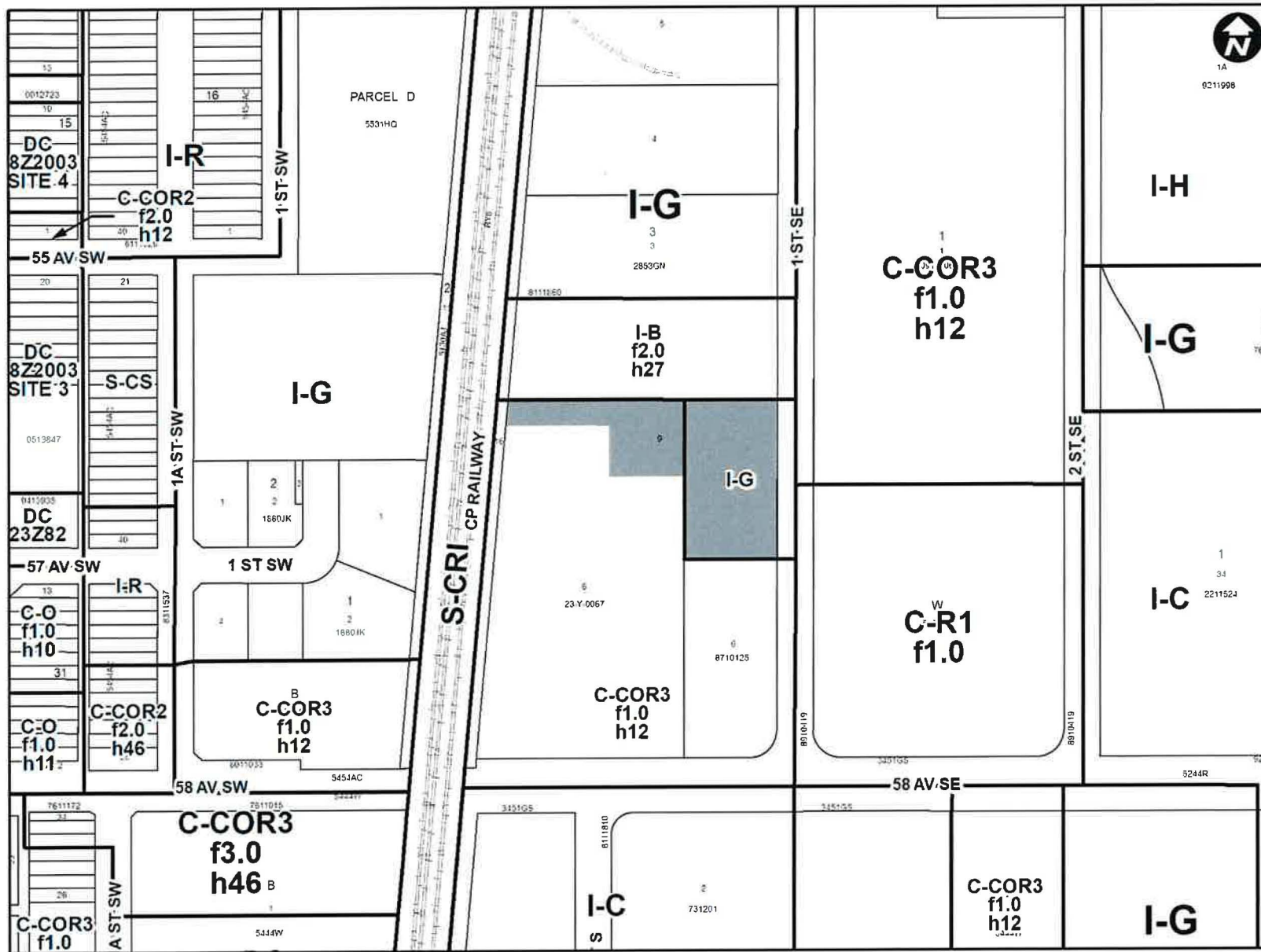
- A range of manufacturing, research, and office development uses.
- Maximum building floor area 14,600 square metres (based on parcel size of 0.73 hectares)
- Maximum building height = 27 metres

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Supplementary Slides



Existing Districts:

- C-COR3 intended to be in industrial areas and accommodate mid-scale retail and medium-to-large eating and drinking uses, including limited large retail uses
- I-G allows for a variety of light and medium general industrial uses, with no restriction on building height
- Same FAR of 1.0