

# Calgary Planning Commission

Agenda Item: 7.2.12

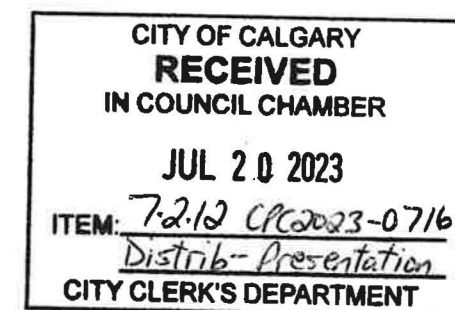
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**LOC2023-0118**

**Land Use Amendment**

July 20, 2023



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

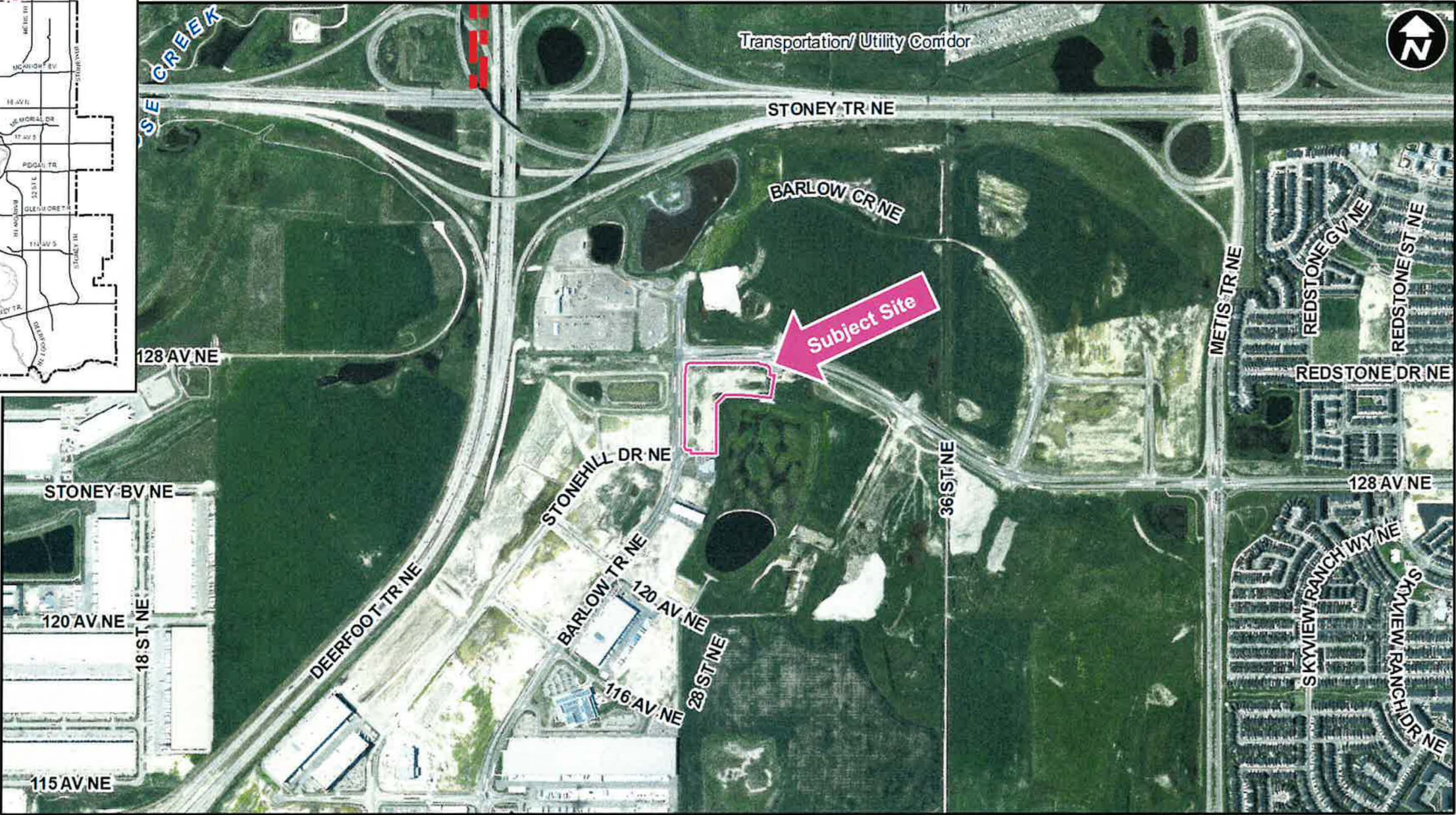
Give three readings to the proposed bylaw for the redesignation of 4.30 hectares  $\pm$  (10.63 acres  $\pm$ ) located at 12710 and 12774 Barlow Trail NE and 2825 and 2855 – 128 Avenue NE (Plan 1612601, Block 3, Lots 11 to 14) from Industrial – Business (I-B f0.5h27) District to Industrial – General (I-G) District.



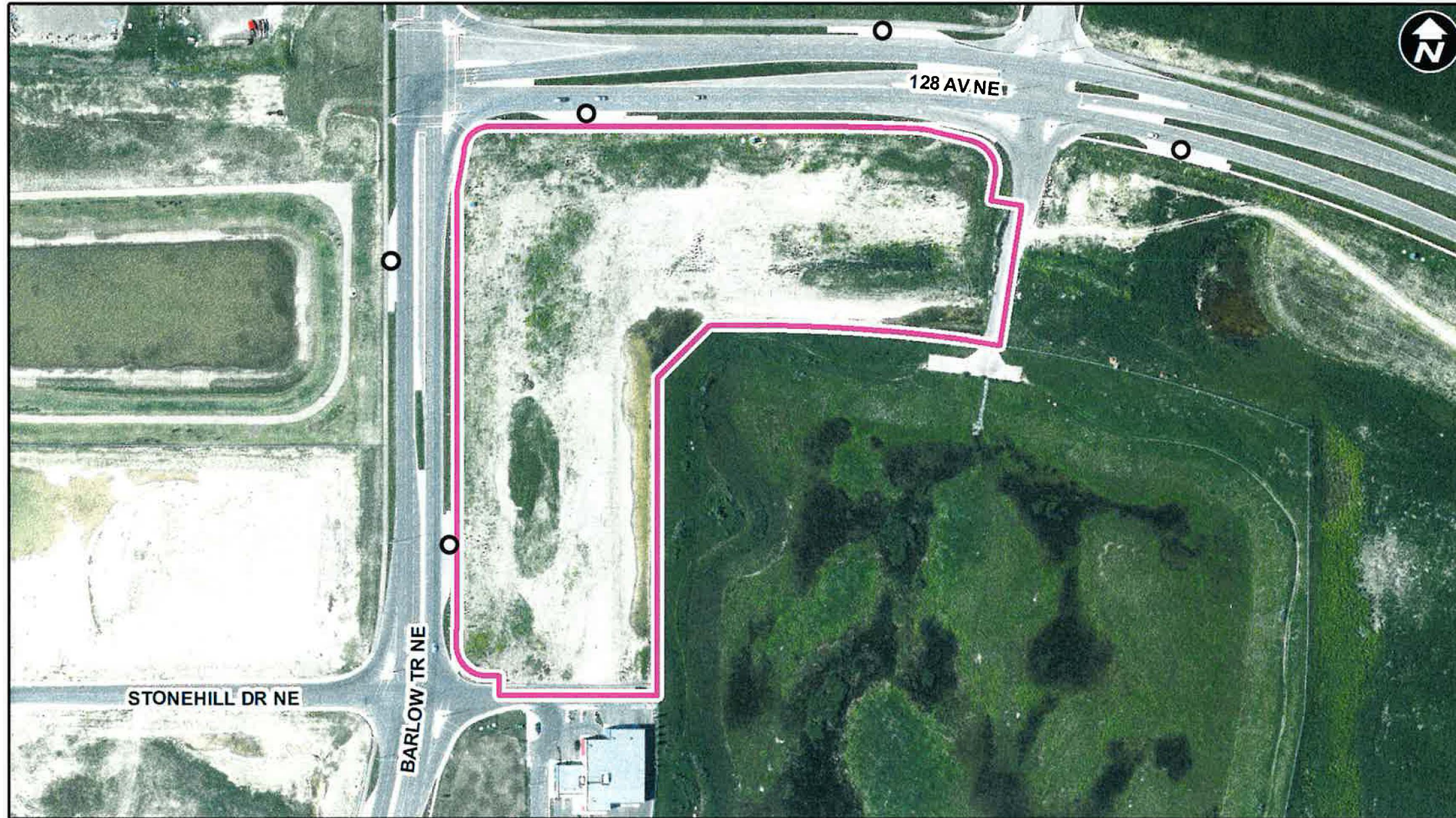




- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
  - LRT Line**
  - Blue
  - Blue/Red
  - Red
  - Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow







## LEGEND

○ Future Bus Stop

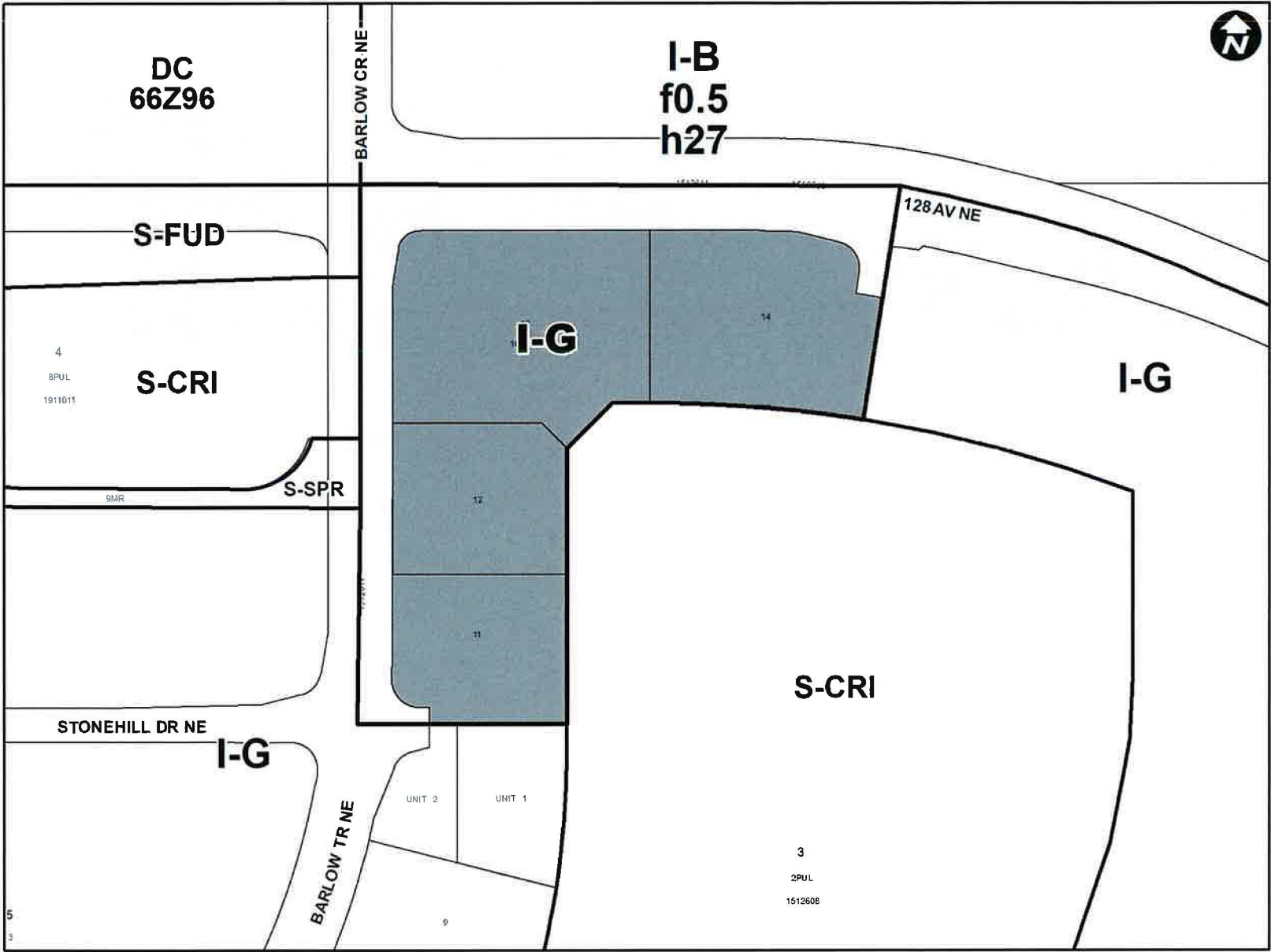
Site Size:

4.30 ha





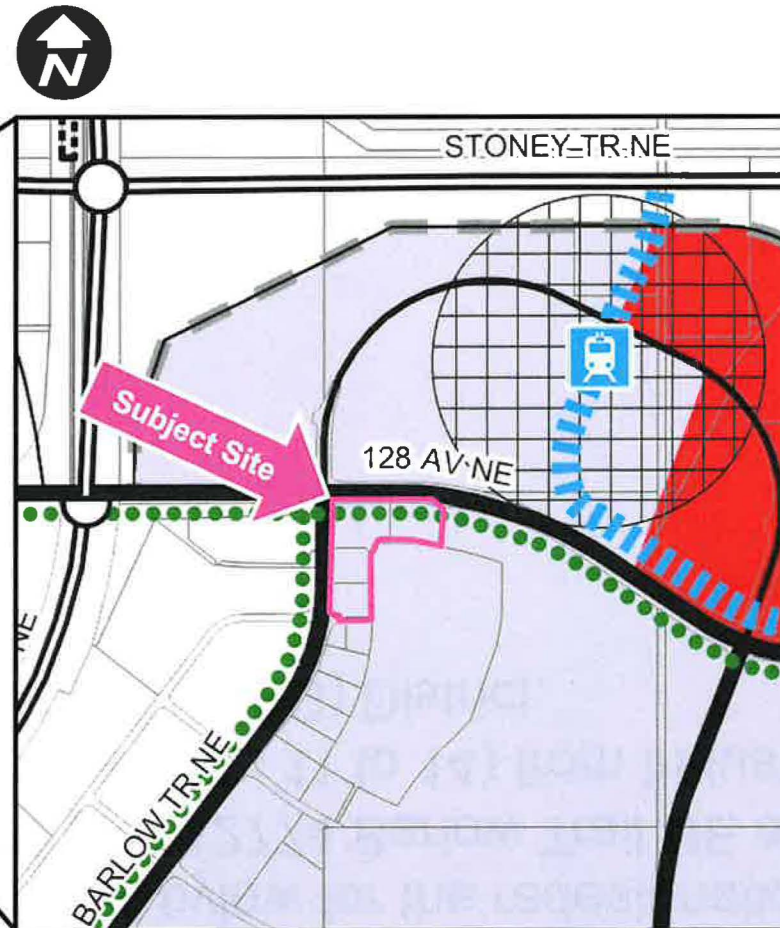
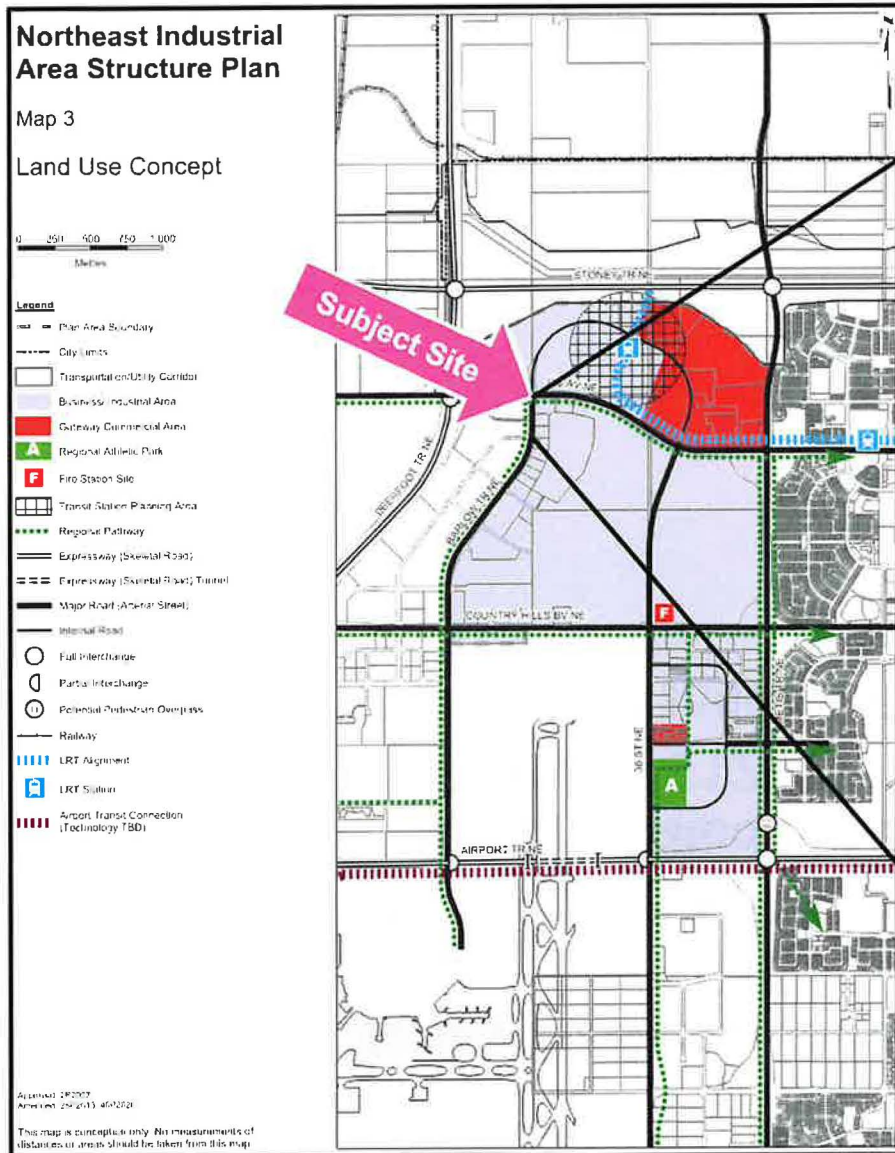
View of the subject lands on the east side of Barlow Trail NE, facing north.



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

- Allows for a wide range of general industrial uses.
- Floor Area Ratio (FAR) 1.0
- No maximum building height.





## Northeast Industrial Area Structure Plan

### Map 3: Land Use Concept

- Located in the Business/Industrial Area.
- Light industrial uses shall be the predominant use of land.
- May include medium industrial, office and local commercial uses, where compatible.

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.30 hectares  $\pm$  (10.63 acres  $\pm$ ) located at 12710 and 12774 Barlow Trail NE and 2825 and 2855 – 128 Avenue NE (Plan 1612601, Block 3, Lots 11 to 14) from Industrial – Business (I-B f0.5h27) District to Industrial – General (I-G) District.

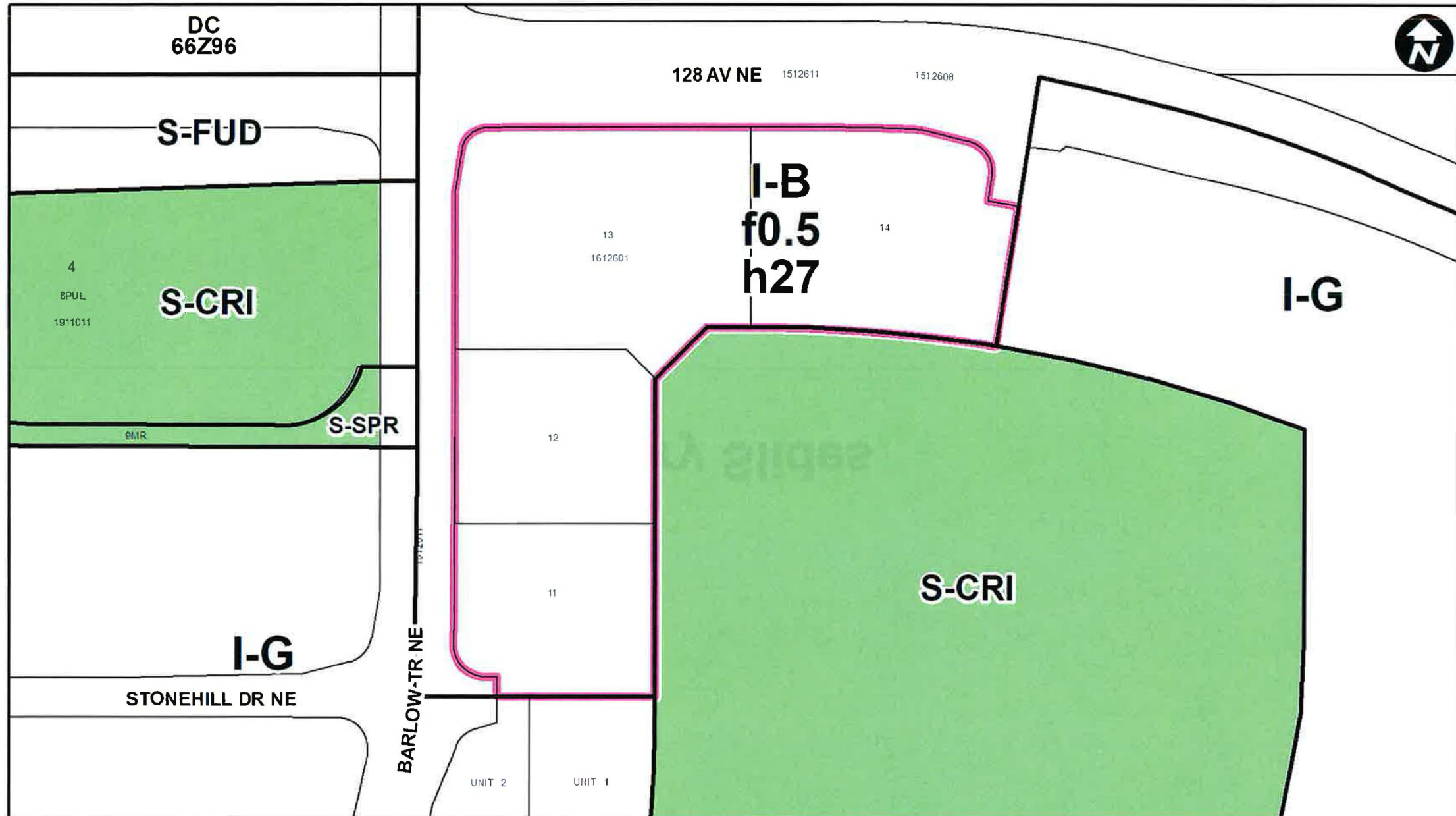


## Supplementary Slides

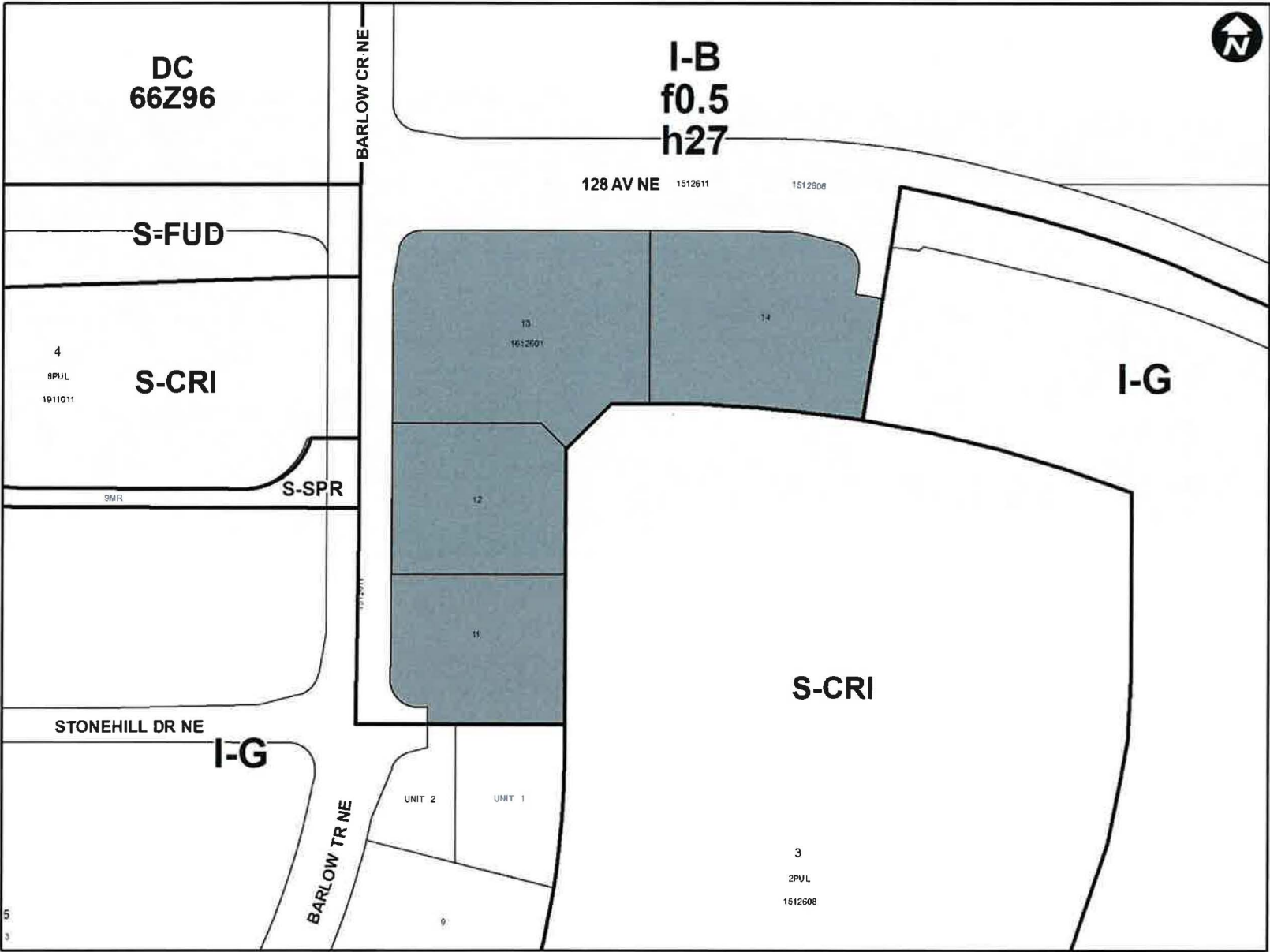


## LEGEND

- 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











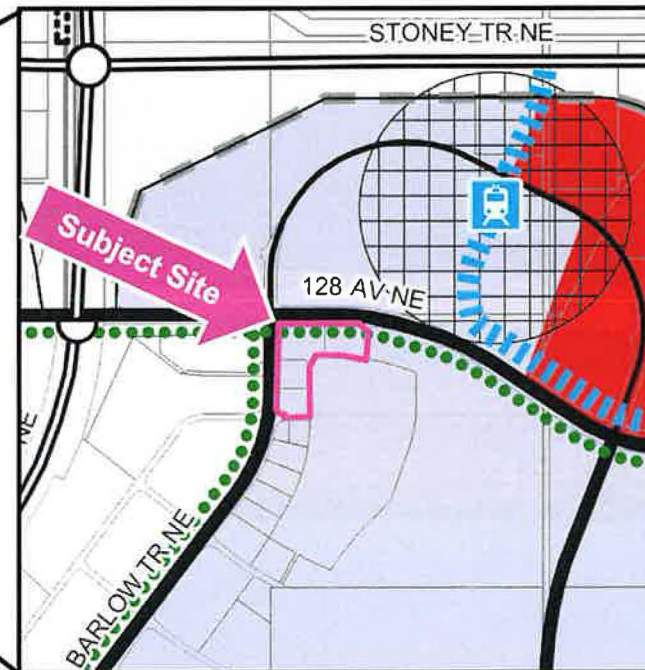
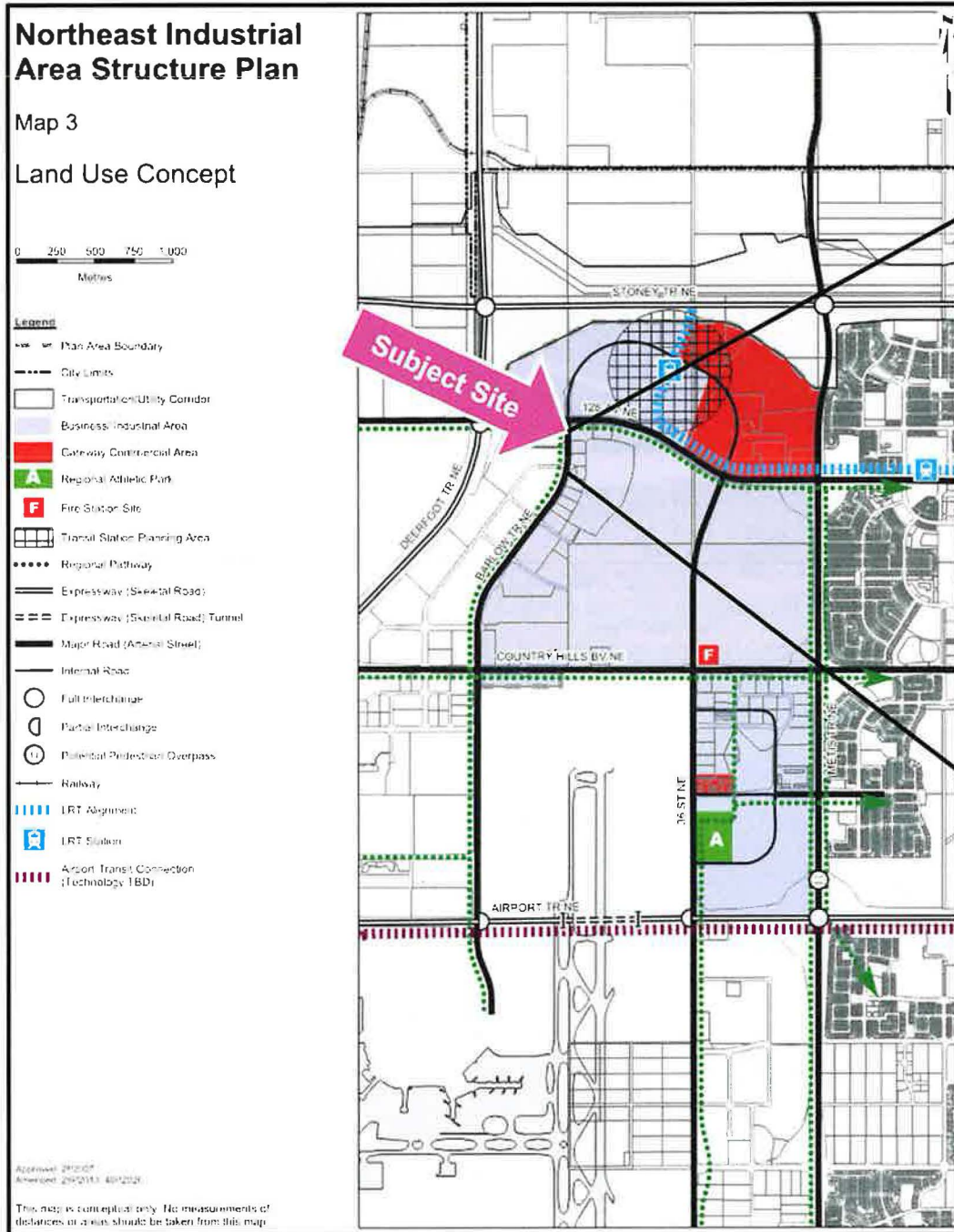
**View of the subject lands, facing south on 128<sup>th</sup> Avenue NE.**





**View of the subject lands southeast of the intersection of 128<sup>th</sup> Avenue NE and Barlow Trail NE.**





## Northeast Industrial Area Structure Plan

### Map 3: Land Use Concept

- Located in the Business/Industrial Area.
- Light industrial uses shall be the predominant use of land.