

Public Hearing of Council

Agenda Item: 7.2.15

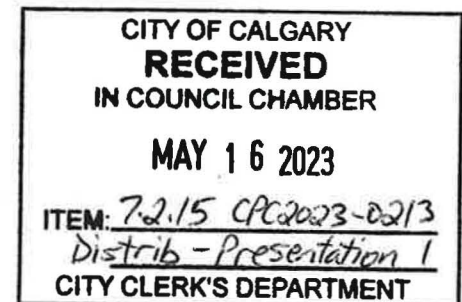
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LOC2022-0172 / CPC2023-0213

Land Use Amendment

May 16, 2023

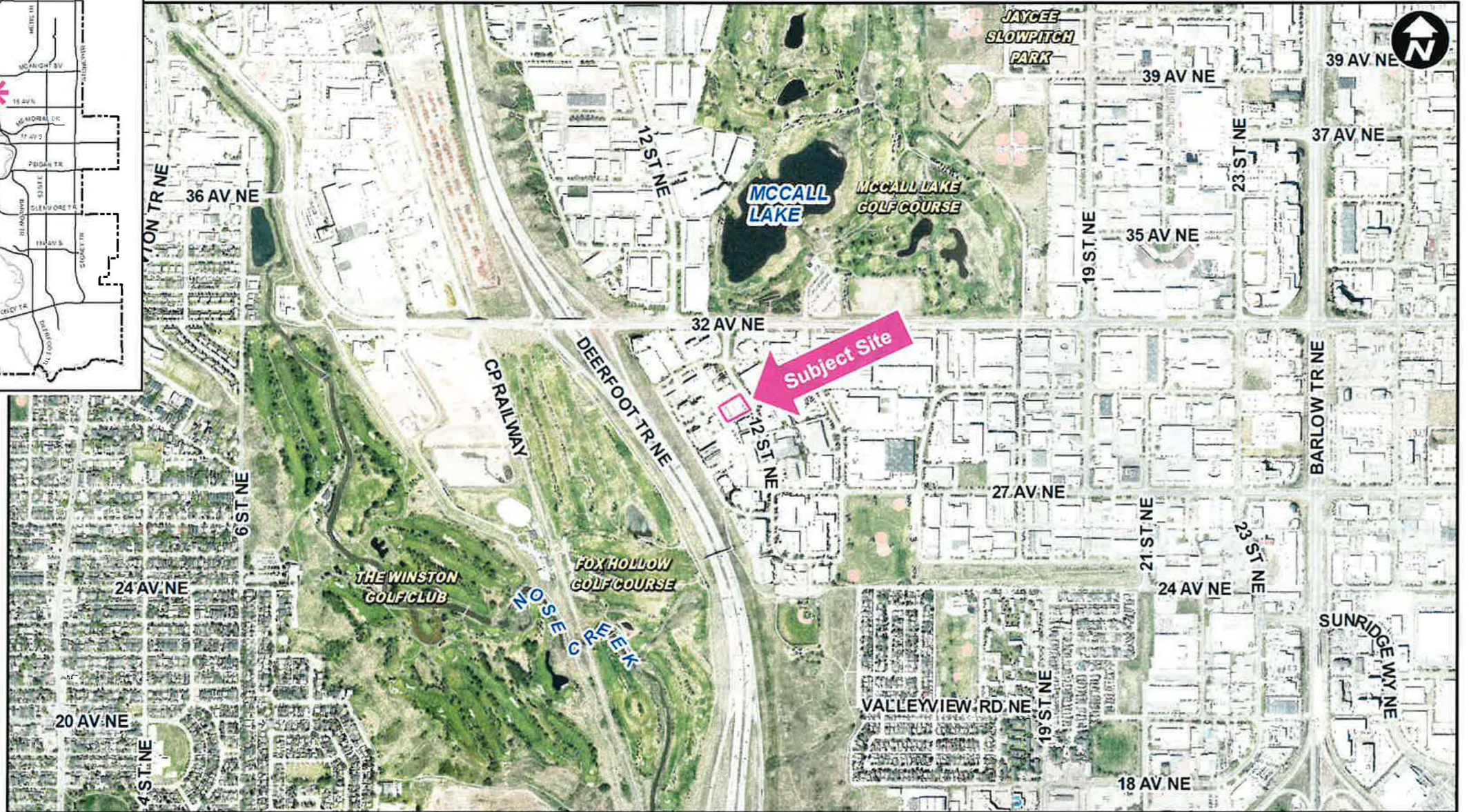
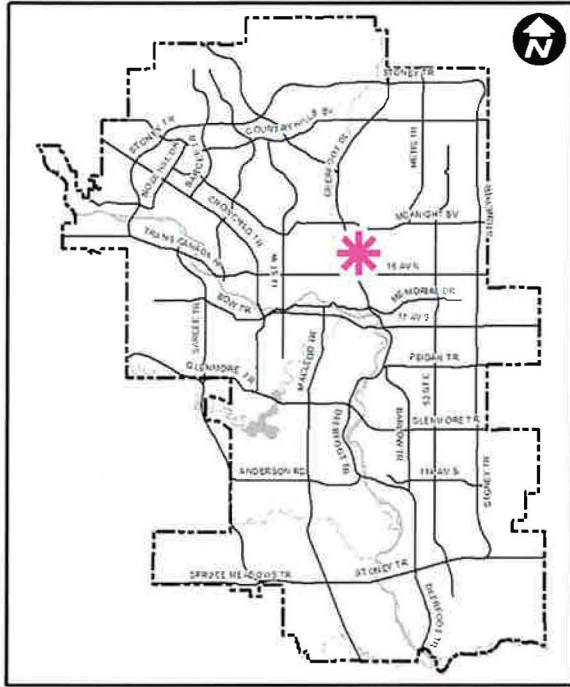


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 62D2023** for the redesignation of 0.44 hectares \pm (1.09 acres \pm) located at 3025 – 12 Street NE (Plan 7811365, Block 13, Lot 5) from Industrial – Business (I-Bf1.0) District to Industrial – General (I-G) District.





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

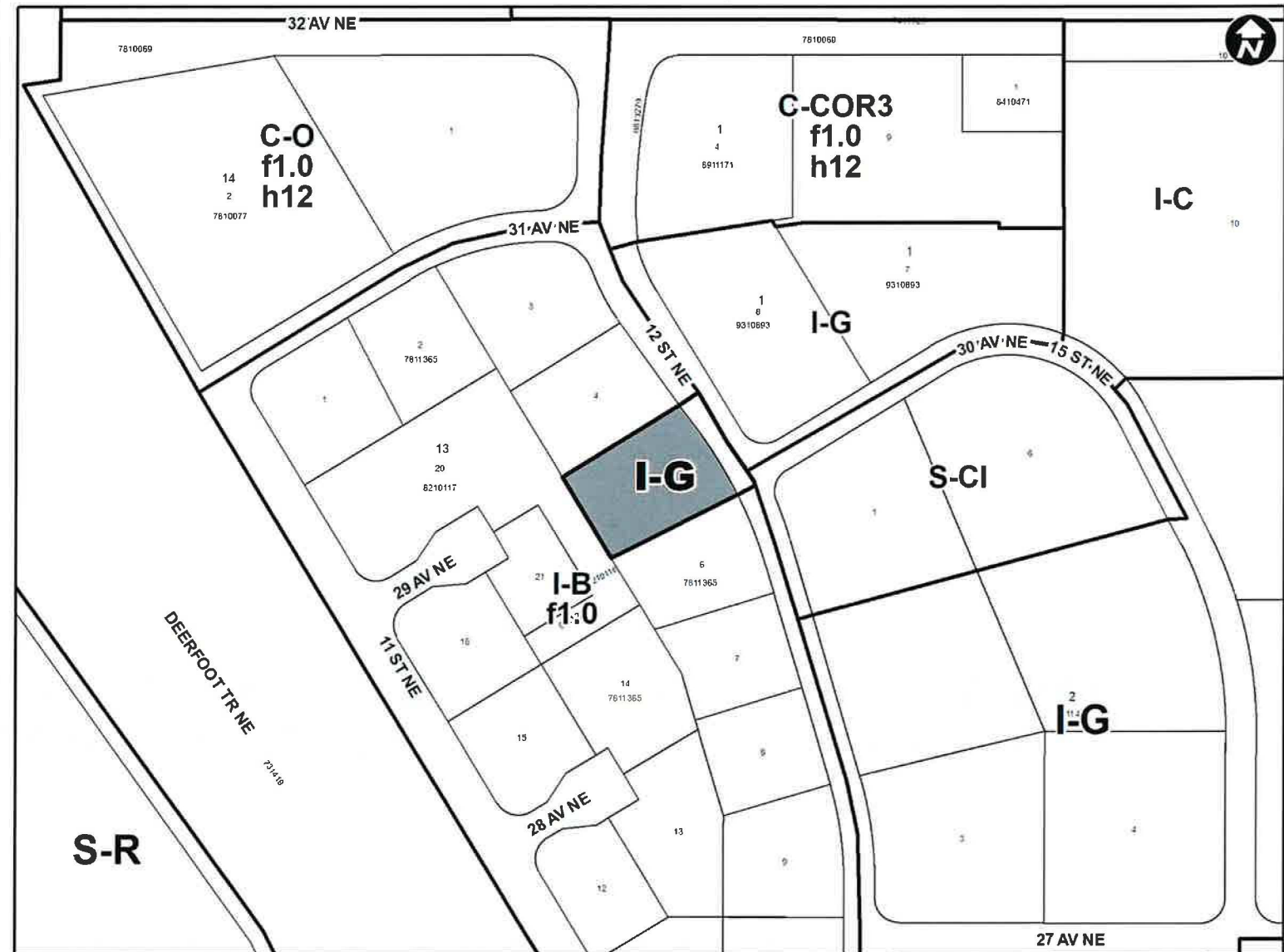


Existing & Proposed Land Use Map



Proposed District:
Industrial – General (I-G)

- Discretionary Use - Place of Worship – Large
- FAR 1.0
- No maximum building height



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Supplementary Slides





Parcel Size:

**0.44 ha
60m x 78m**

○ Bus Stop

