

Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0029 / CPC2023-0468

Land Use Amendment

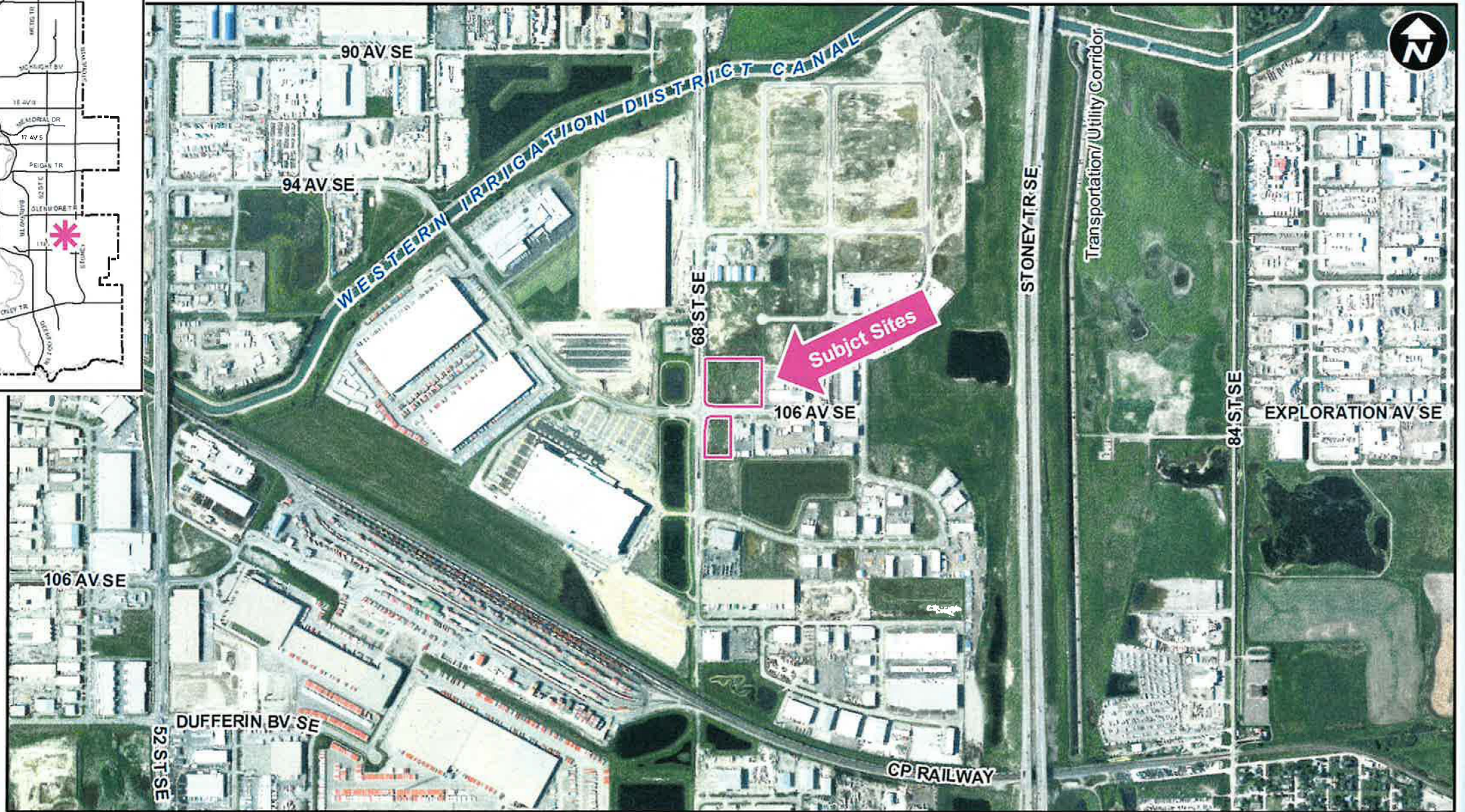
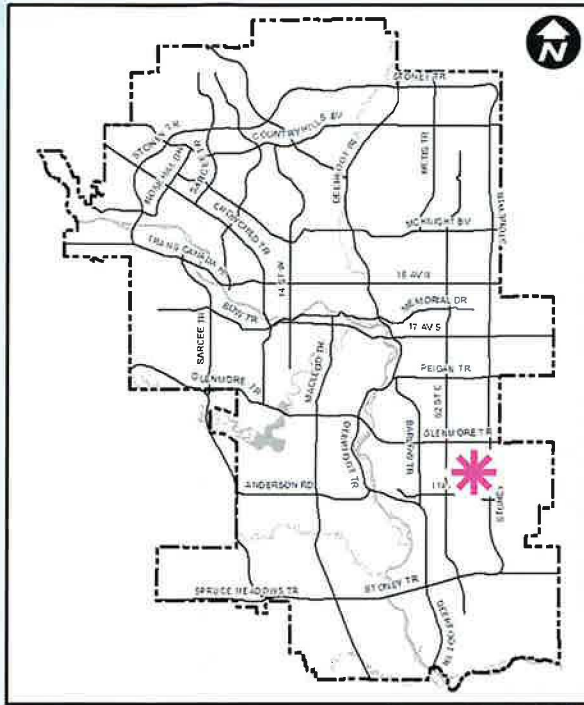
June 20, 2023

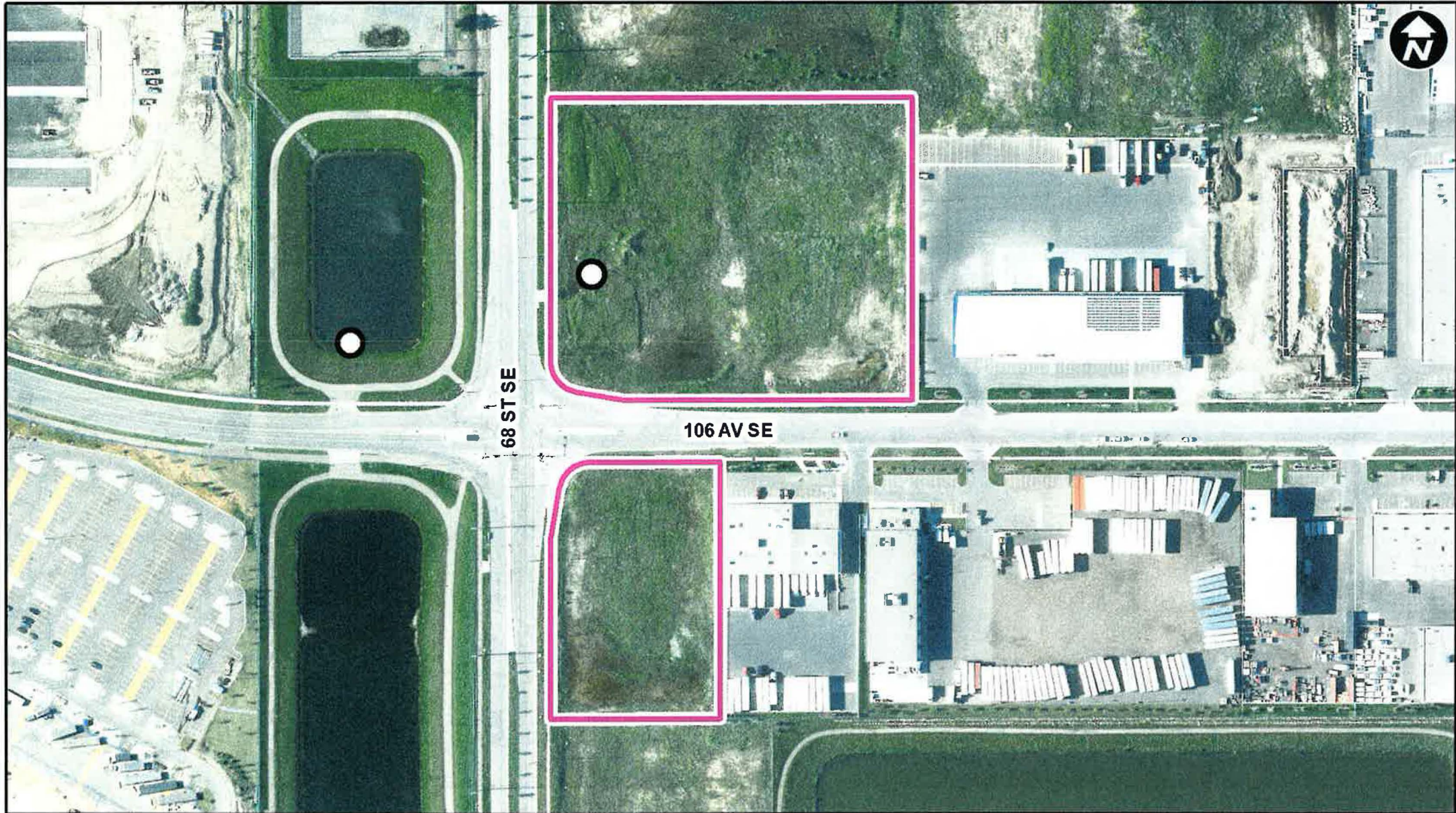
CITY OF CALGARY
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IN COUNCIL CHAMBER
JUN 20 2023
ITEM: 7.2.20 CPC2023-0468
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

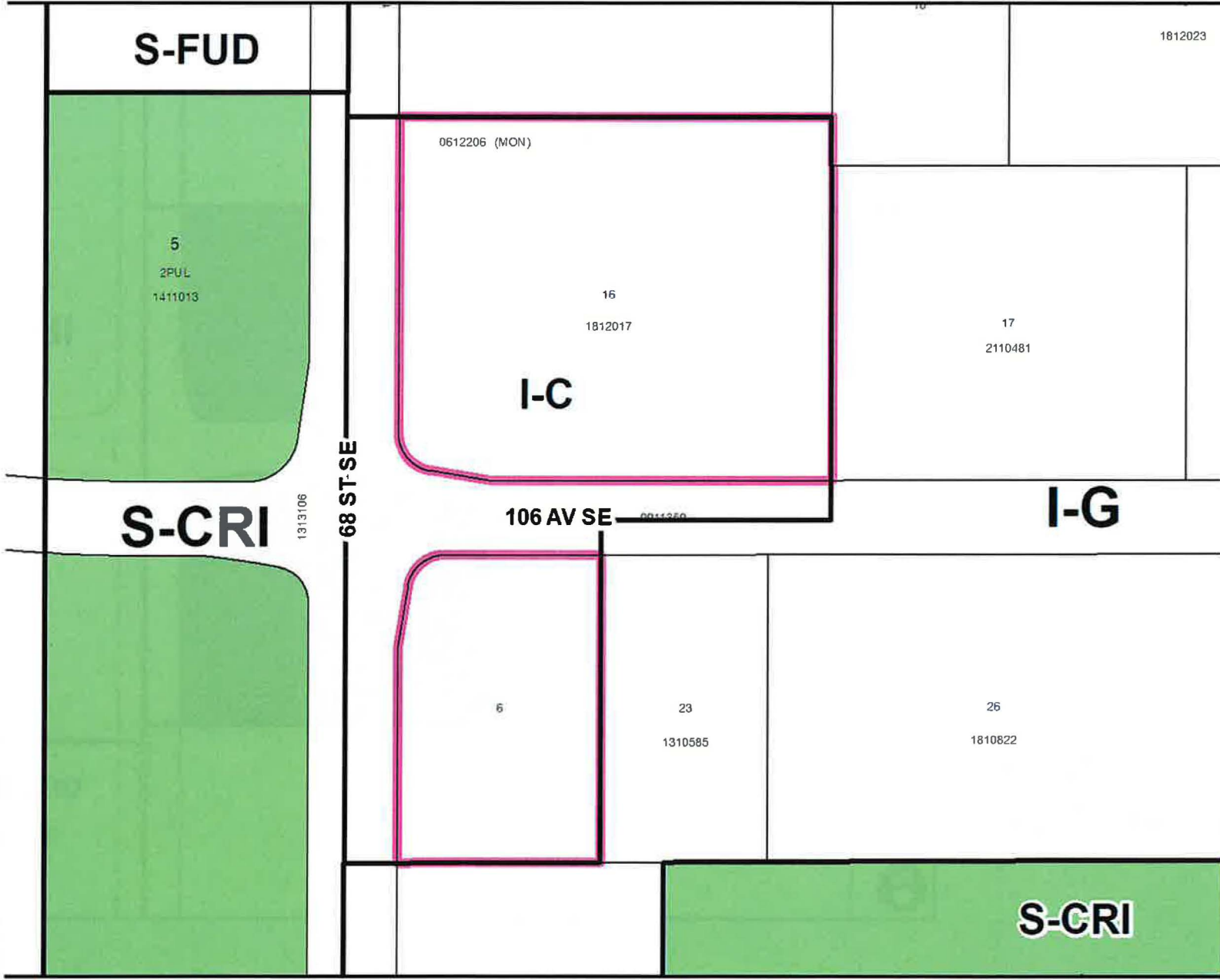
Give three readings to **Proposed Bylaw 85D2023** for the designation of 3.51 hectares \pm (8.67 acres \pm) located at 6935 and 7010 – 106 Avenue SE (Plan 1211094, Block 2, Lot 6; Plan 1812017, Block 3, Lot 16) from Industrial – Commercial (I-C) District to Industrial – General (I-G) District.





Surrounding Land Use

- 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





Industrial – General (I-G) District

- Allows for a variety of light and medium industrial uses
- No maximum building height
- Maximum Floor Area Ratio (FAR) of 1.0

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides

Existing Land Use Map





North Site



South Site

	IC District	IG District
Uses	Focus is light industrial uses	Focus is light and medium general industrial uses
Max Floor Area Ratio	1.0	1.0
Maximum height	12 metres	No maximum height unless adjacent to residential or special purpose