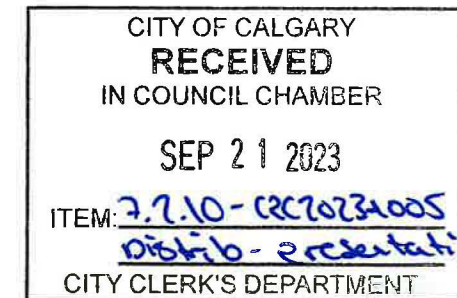




LOC2023-0011 / CPC2023-1005 Land Use Amendment

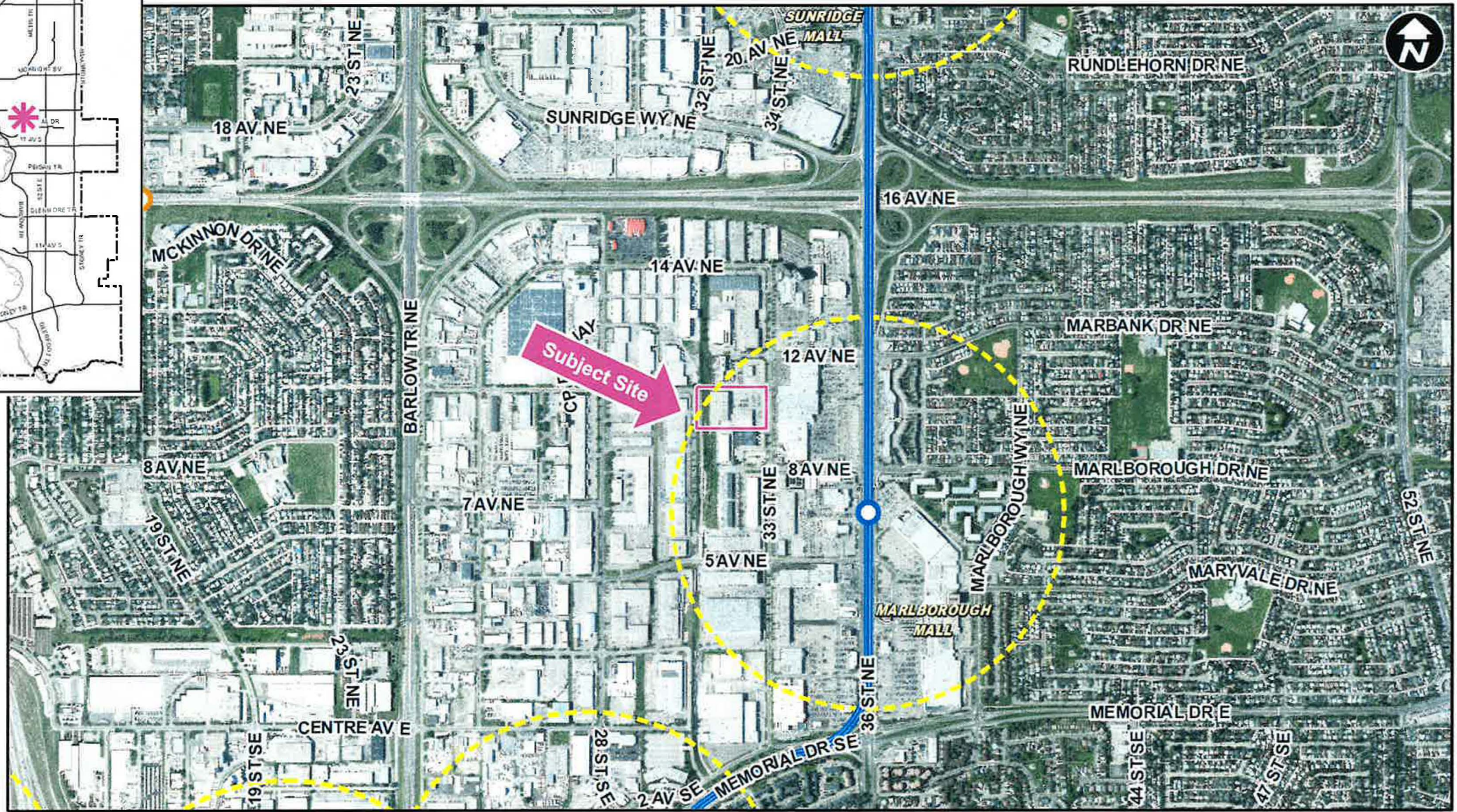
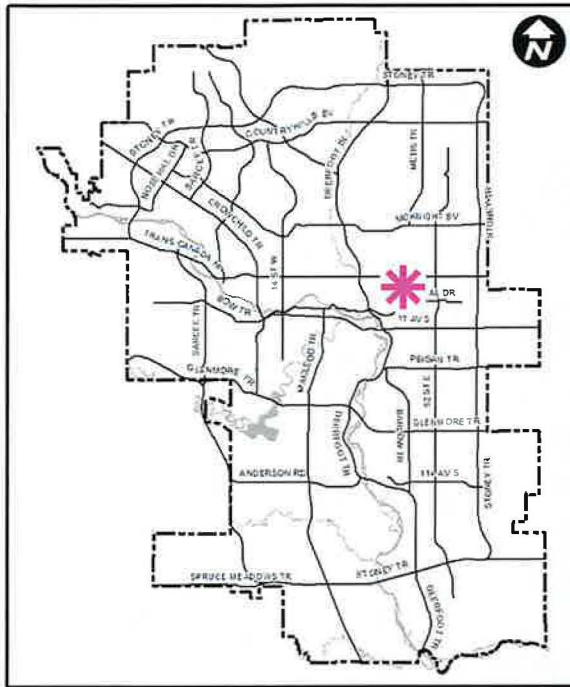
September 21, 2023



RECOMMENDATION:

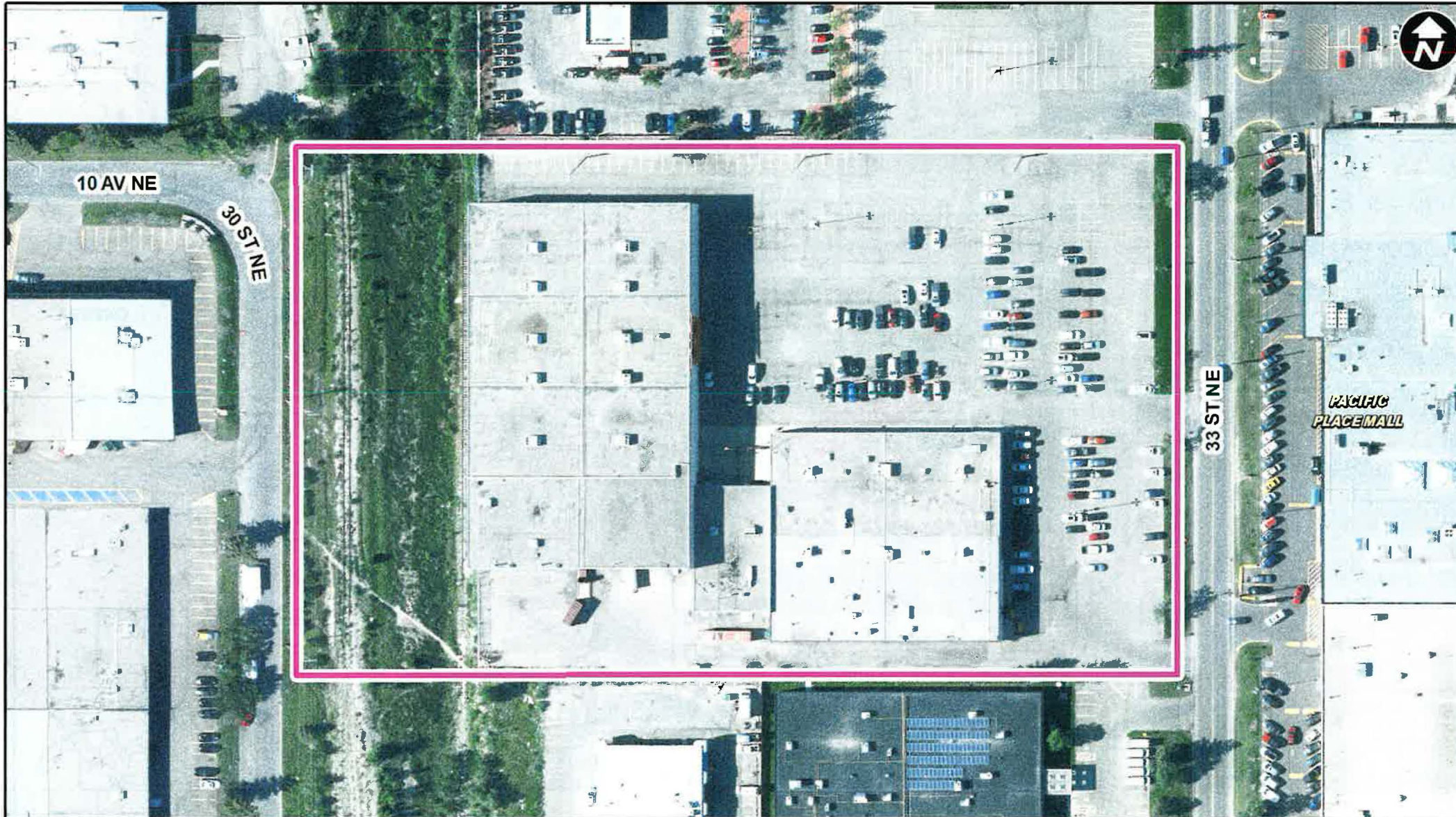
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.73 hectares \pm (6.67 acres \pm) located at 1107 – 33 Street NE (Plan 7810454, Block 12, Lot 7) from Commercial – Regional 1 (C-R1f0.5) District to Industrial – Business (I-Bf1.0h20) District.




LEGEND

-  600m buffer from LRT station
- LRT Stations**
-  Blue
- LRT Line**
-  Blue
-  Land Use Site Boundary



LEGEND

 Land Use Site Boundary

Parcel Size:

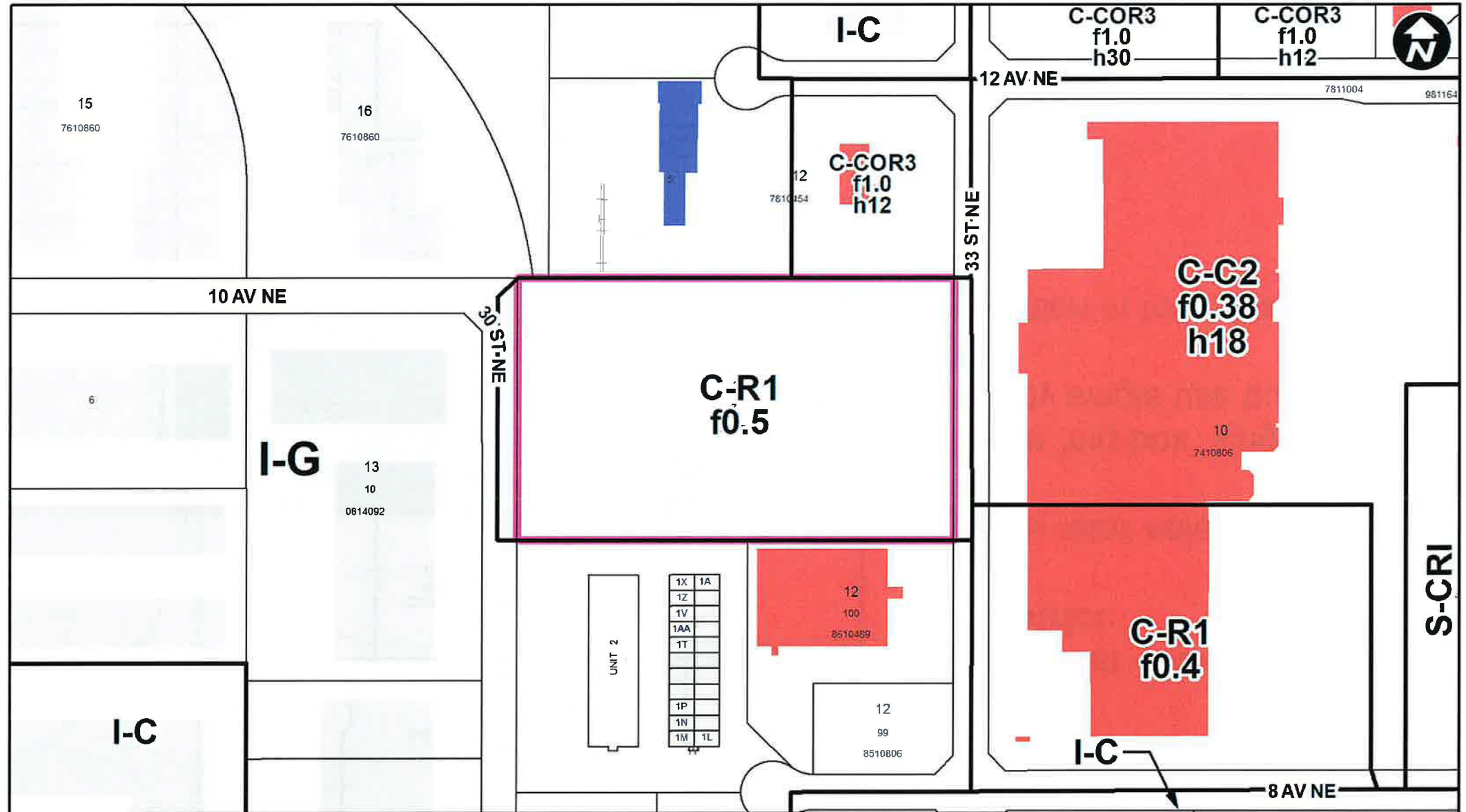
2.73 ha
128 m x 121 m

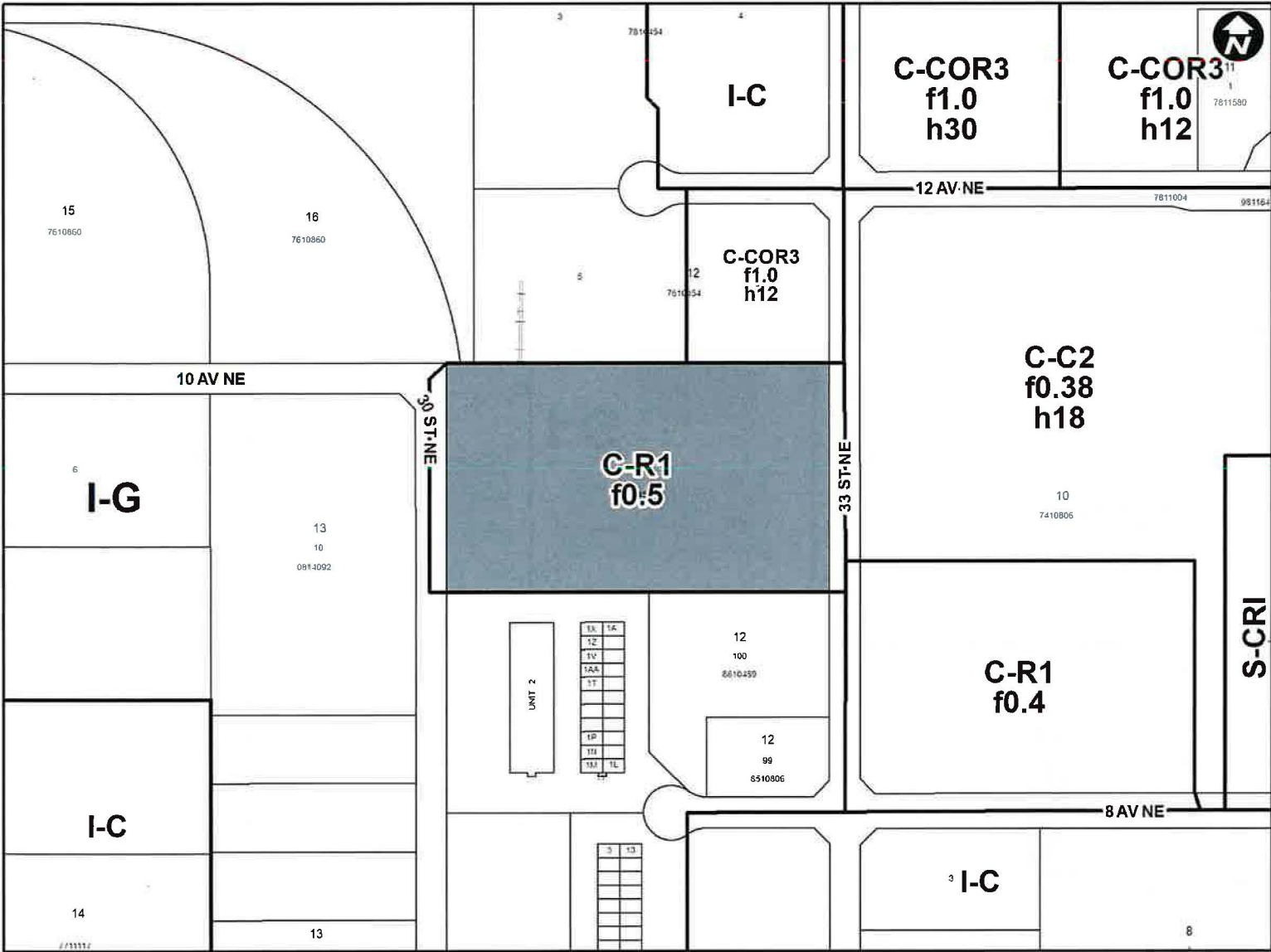




Surrounding Land Use

- LEGEND**
- Commercial
 - Light Industrial
 - Public Service
 - Vacant
 - Land Use Site Boundary

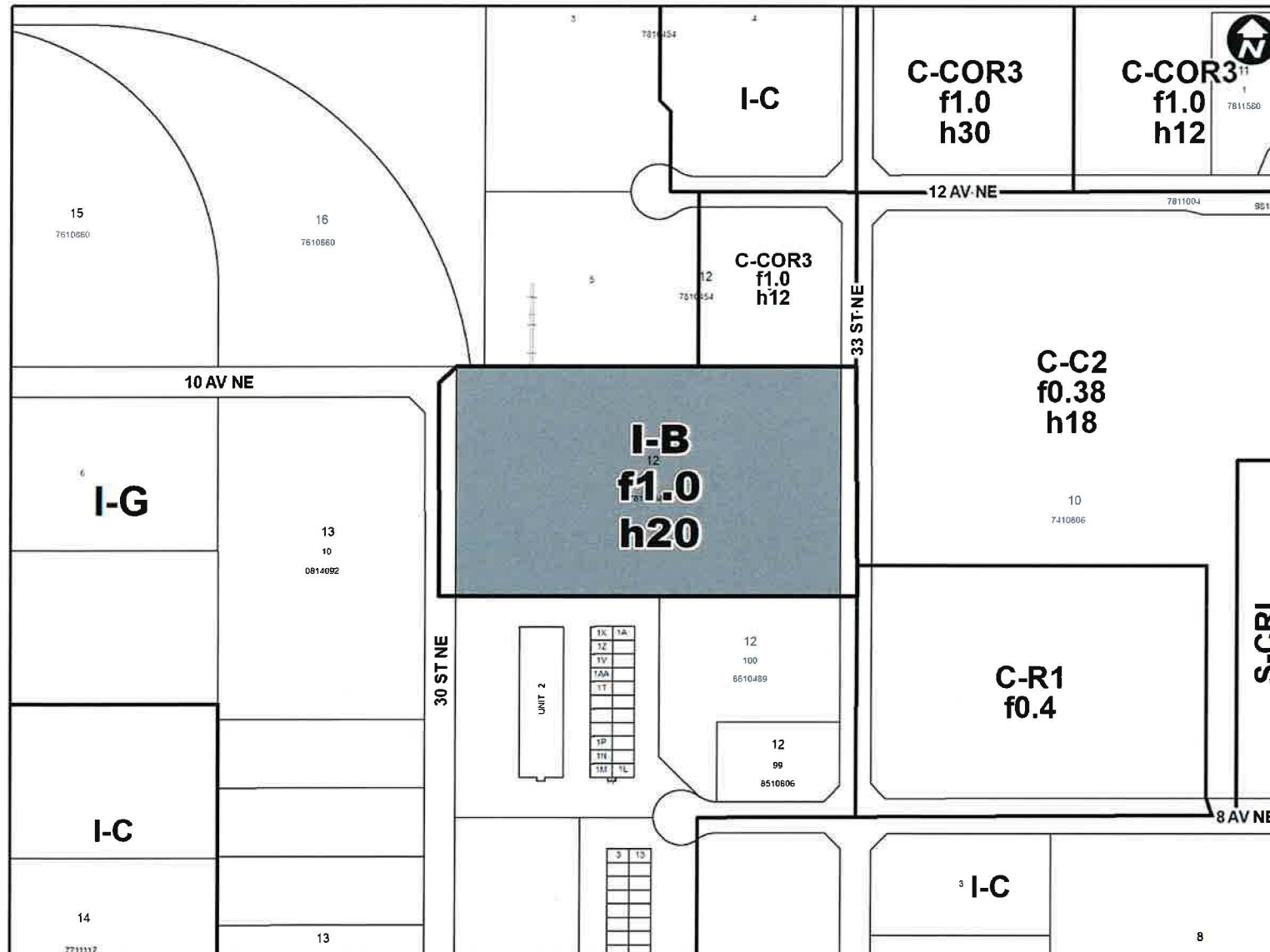




Commercial – Regional 1 (C-R1) District:

- Large retail sales activities.
- Large “big-box” single entry, mostly single use buildings.
- Location in Industrial areas.

Proposed Land Use Map



Proposed Industrial – Business (I-Bf1.0h20) District:

- Prestige, high-quality, manufacturing, research and office development
- Contribute to employment centers.
- Floor Area Ratio (FAR 1.0) and height (h20) modifiers.

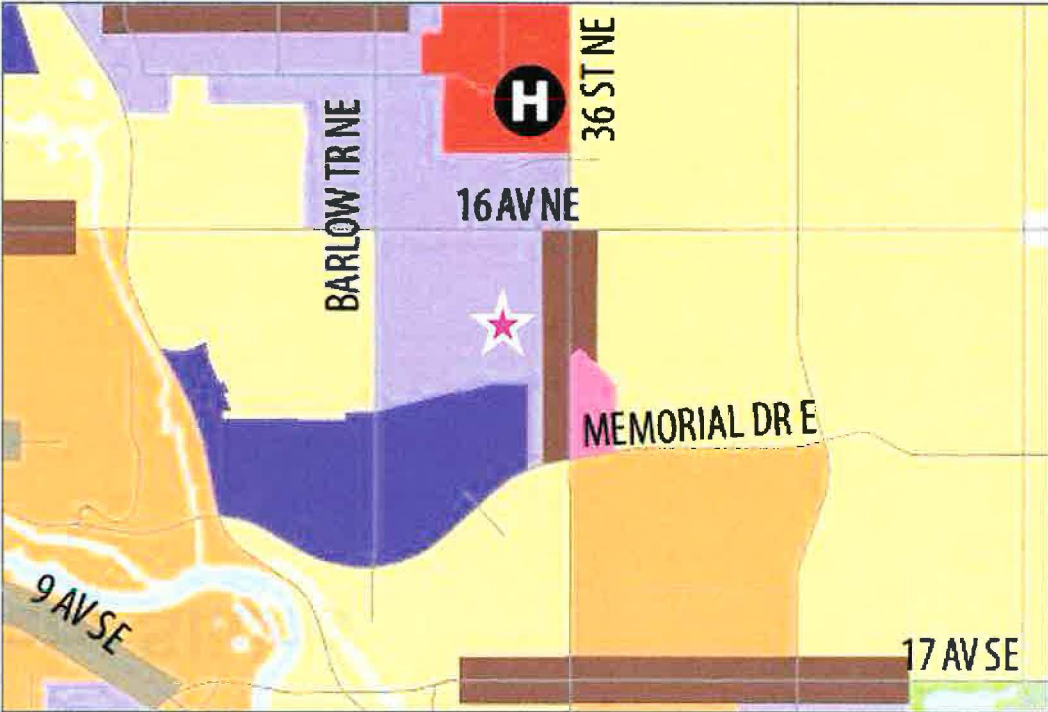
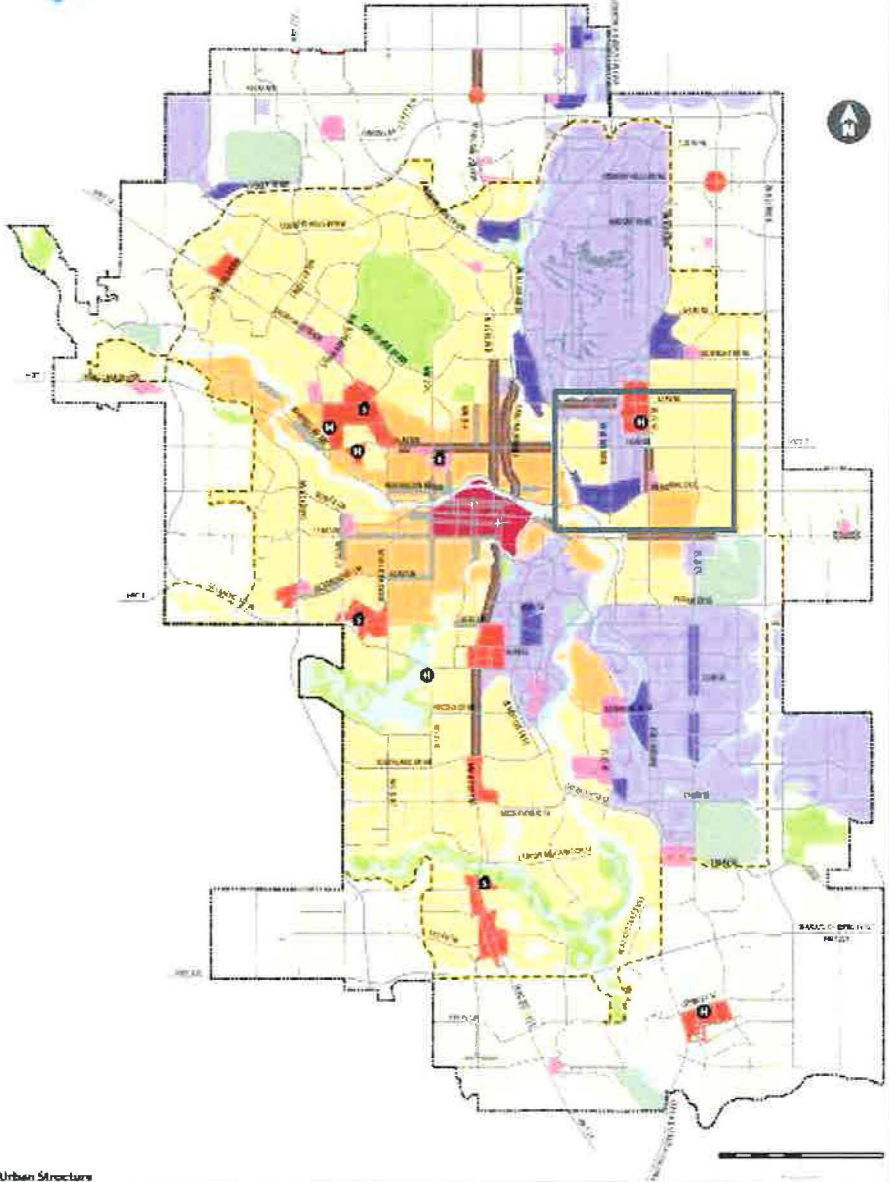
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Supplementary Slides

1 Urban Structure



★ Subject site location

Urban Structure (By Land Use Typology)			
Activity Centres	Developed Residential	Industrial	H Hospital
Greater Downtown	Inner City	Industrial - Employee Intensive	S University
Major Activity Centre	Established	Standard Industrial	Transportation/Utility Corridor
Community Activity Centre		Major Public Open Space	City Limits
Main Streets	Developing Residential	Public Utility	
Urban Main Street	Planned Greenfield with Area Structure Plan (ASP)	Balanced Growth Boundary	
Neighbourhood Main Street	Future Greenfield		



Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

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