



# Public Hearing of Council

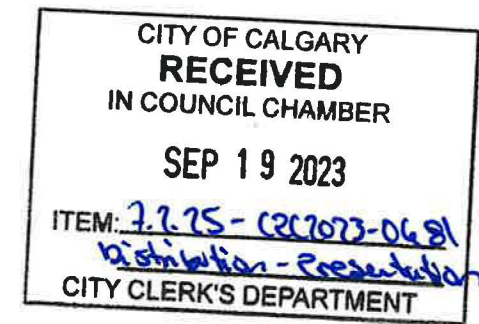
## Agenda Item: 7.2.25



# LOC2023-0110 / CPC2023-0681

## Land Use Amendment

September 19, 2023

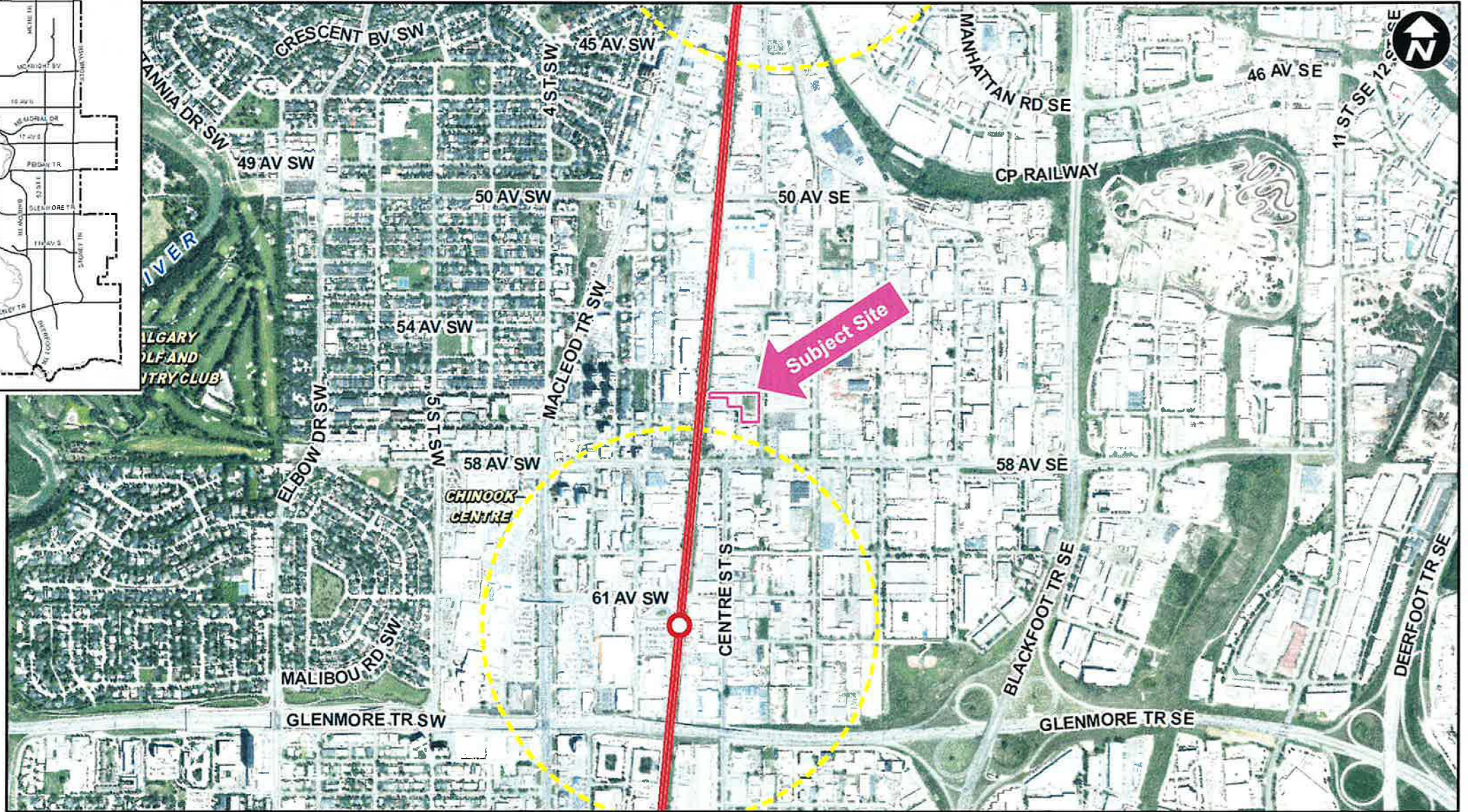
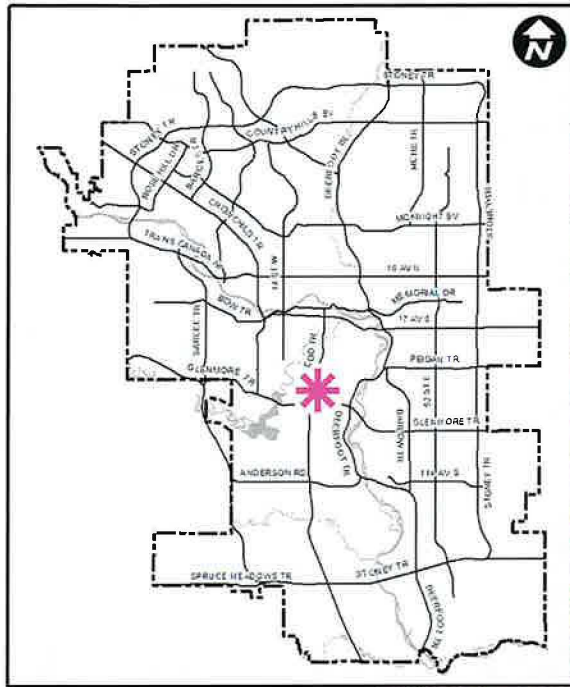


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 151D2023 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-COR3f1.0h12) District and Industrial – General (I-G) District **to** Industrial – Business (I-Bf2.0h27) District.

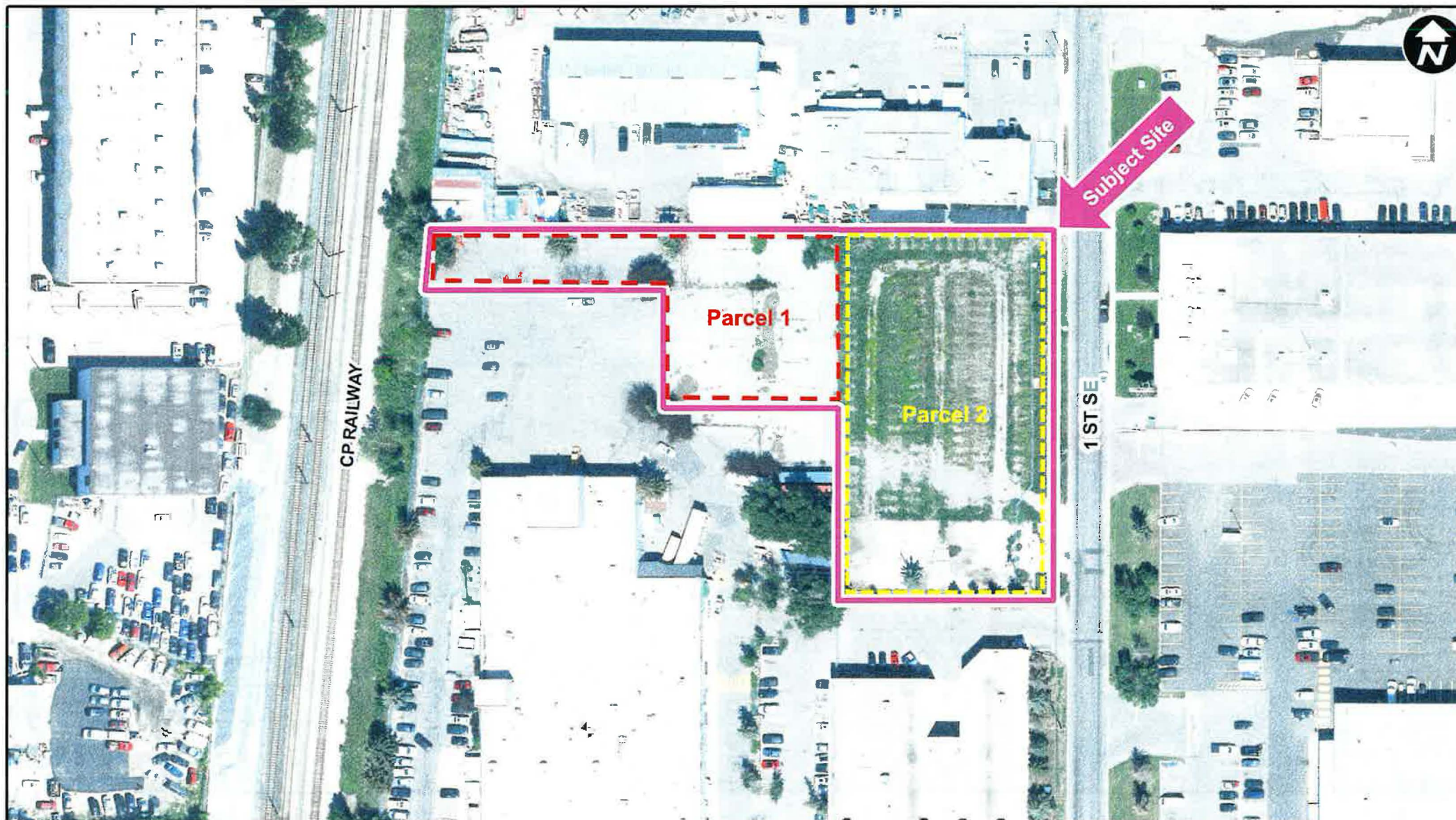




**LEGEND**

- 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





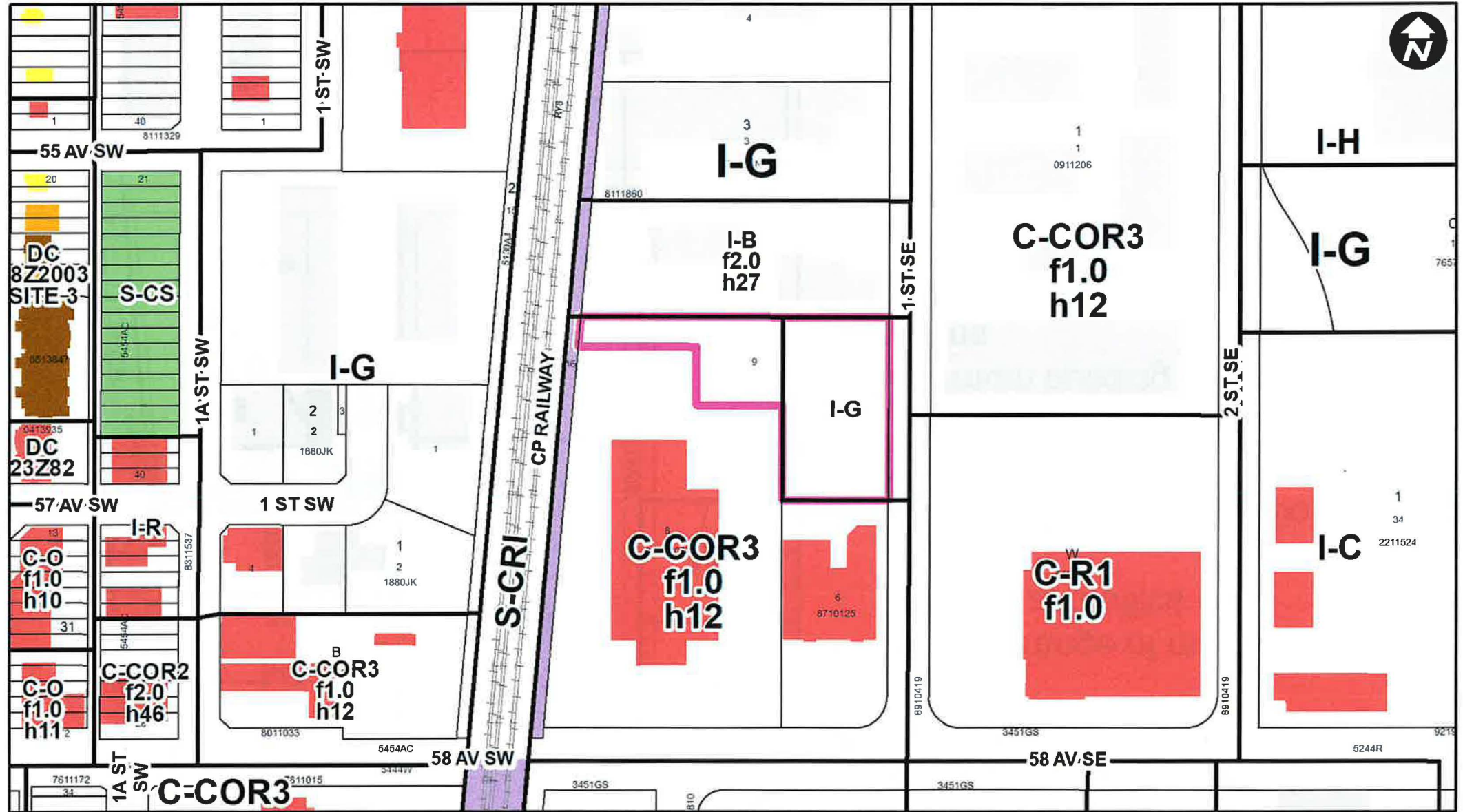
Parcel Size:

0.73 ha  
(1.80 ac)

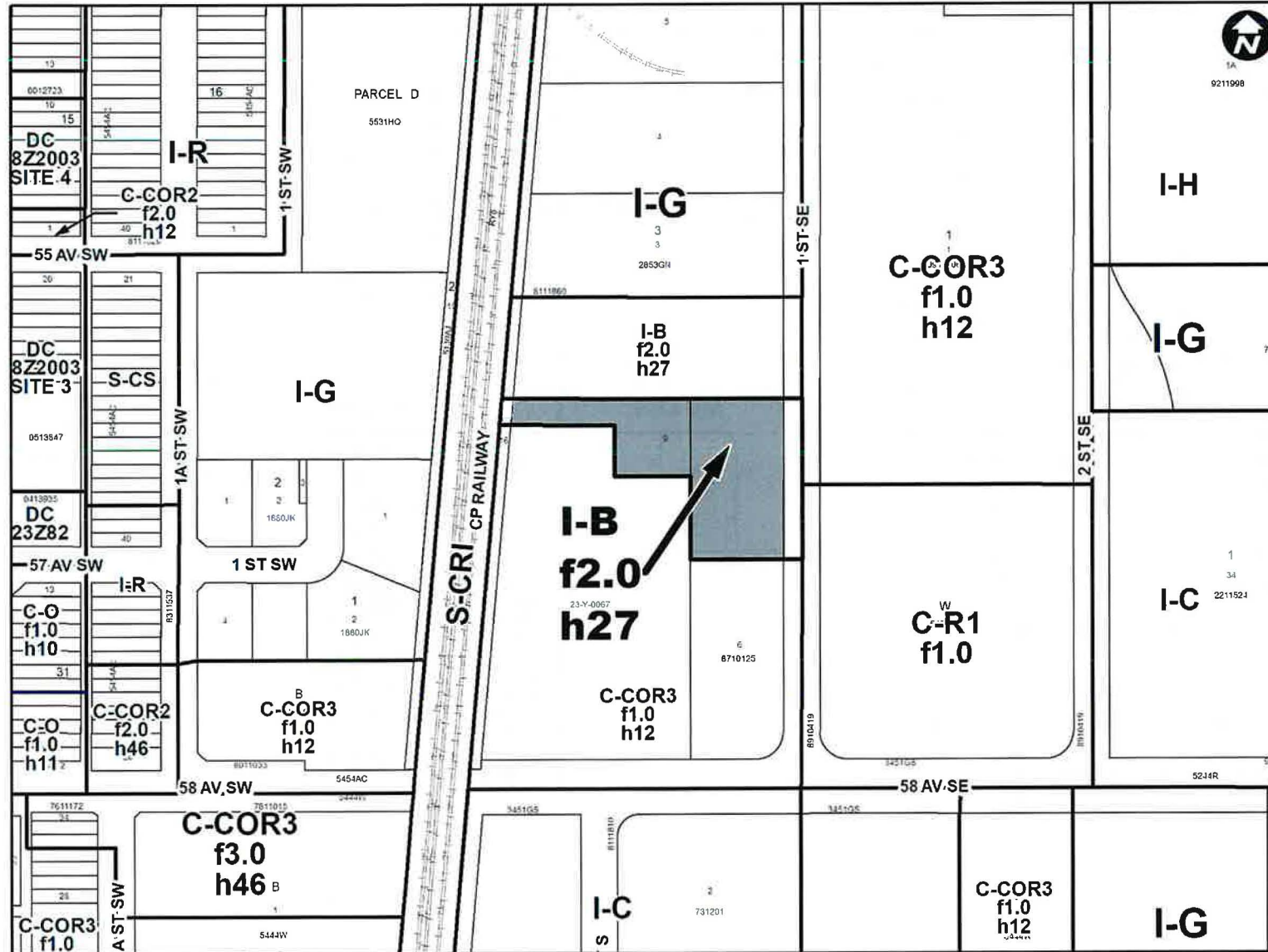


# Surrounding Land Use

- 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



# Proposed Land Use Map



## Proposed Industrial – Business (I-B) District:

- Allows a range of manufacturing, research and office uses
- Maximum Floor Area Ratio (FAR) of 2.0
- Maximum building height of 27 metres



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## Supplementary Slides



# Site Photo – Facing Northwest











# Site Photo – Facing North 11





