



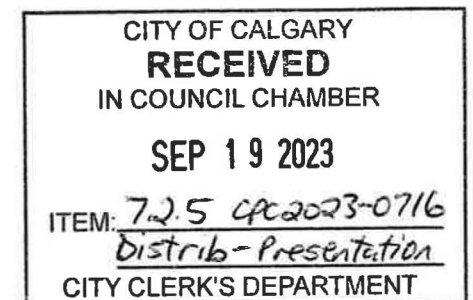
Public Hearing of Council

Agenda Item: 7.2.5



LOC2023-0118 / CPC2023-0716 Land Use Amendment

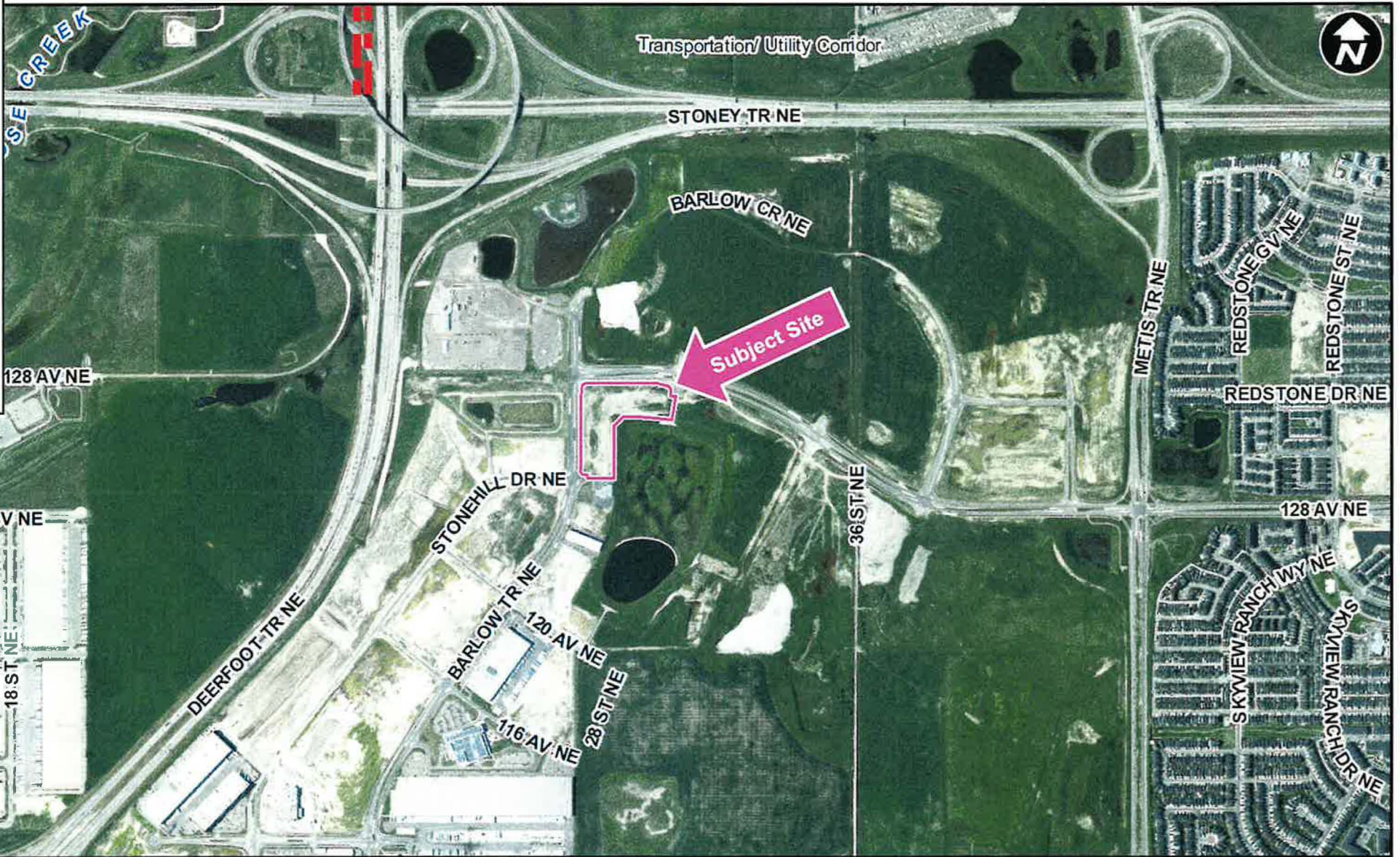
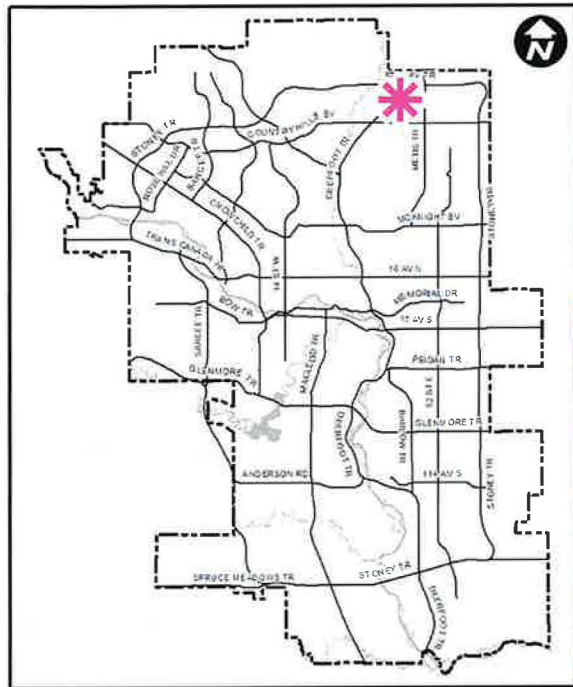
September 19, 2023



Calgary Planning Commission's Recommendation:

That Council:

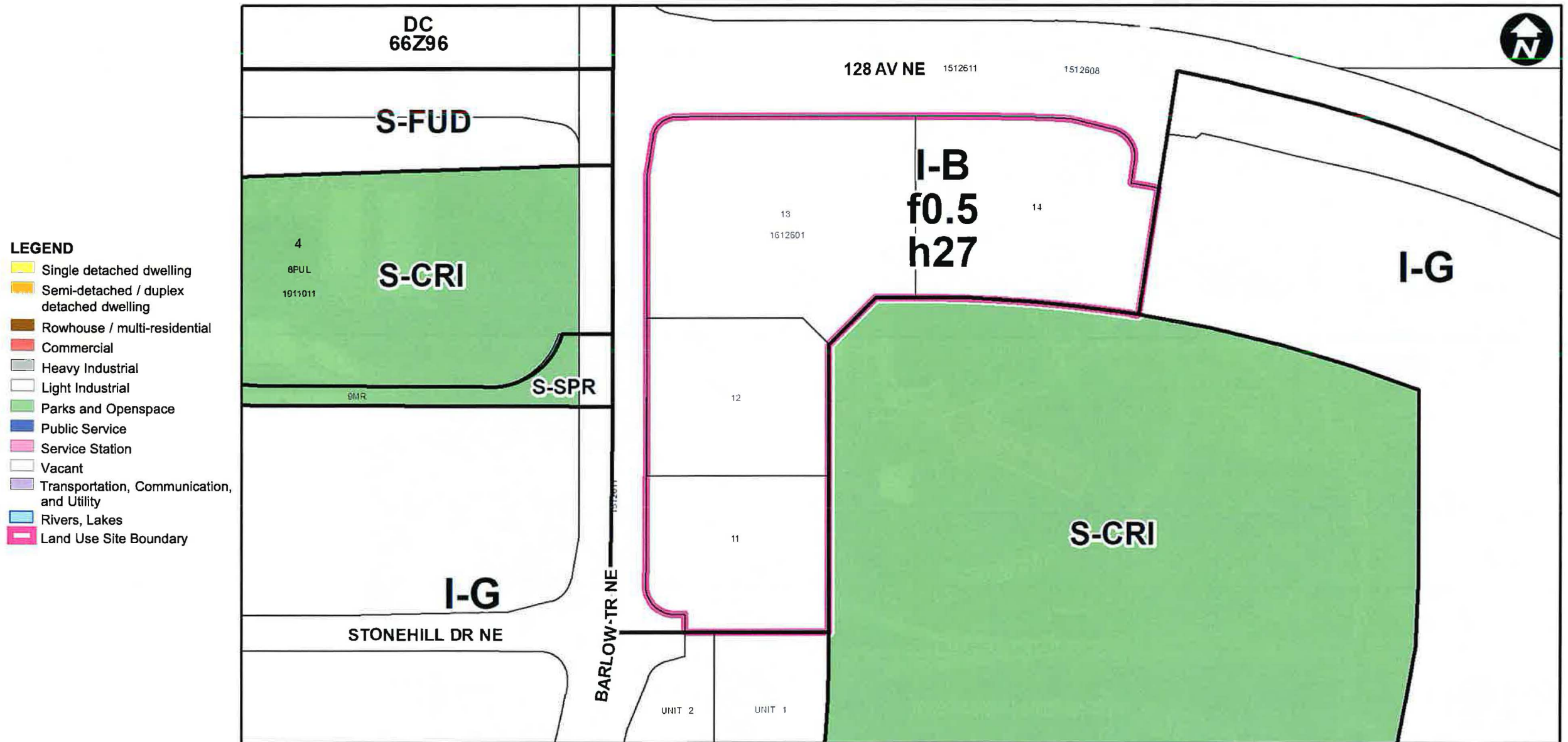
Give three readings to **Proposed Bylaw 159D2023** for the redesignation of 4.30 hectares \pm (10.63 acres \pm) located at 12710 and 12774 Barlow Trail NE and 2825 and 2855 – 128 Avenue NE (Plan 1612601, Block 3, Lots 11 to 14) from Industrial – Business (I-B f0.5h27) District to Industrial – General (I-G) District.

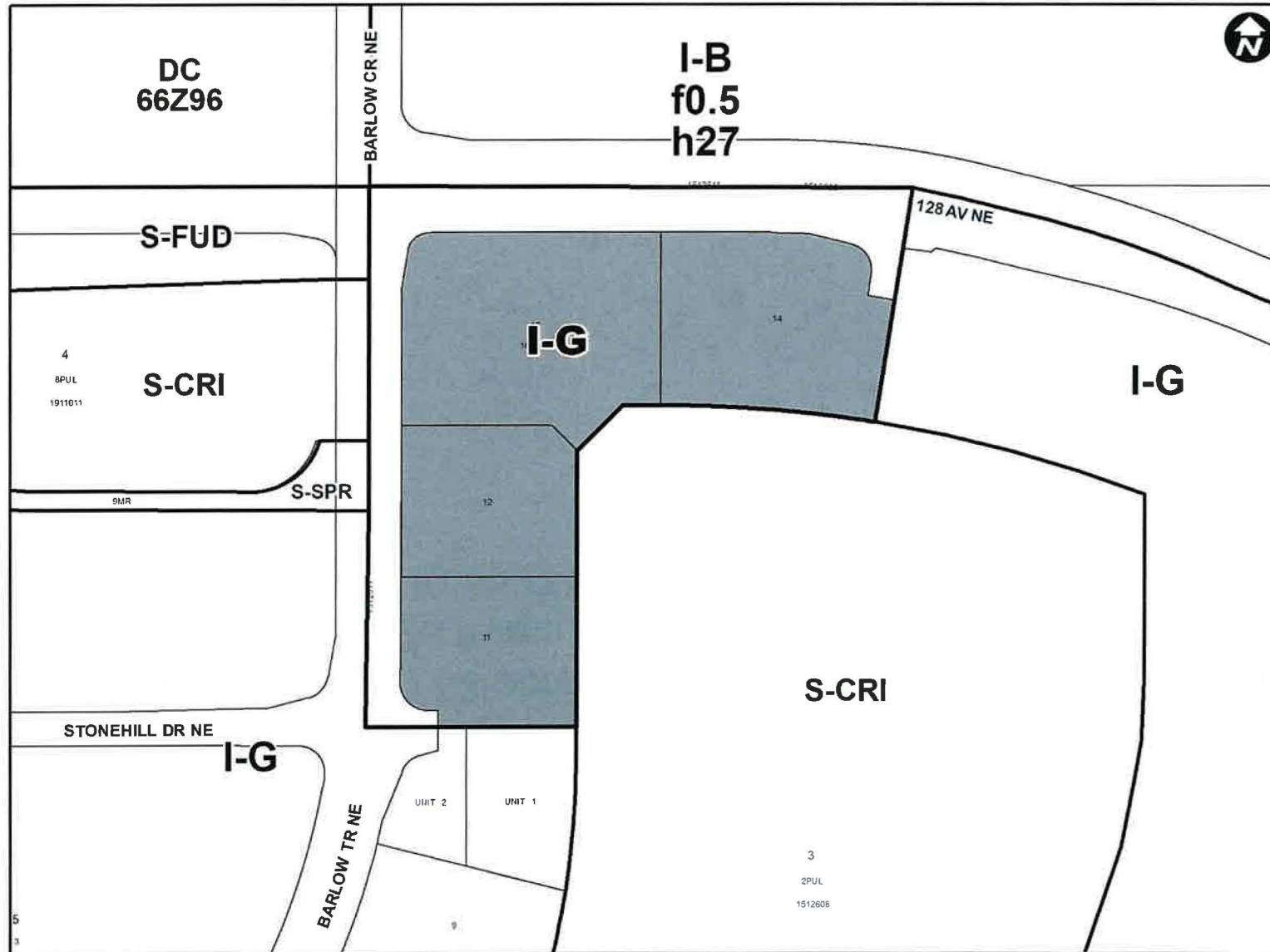


LEGEND

- 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

Surrounding Land Use





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.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 159D2023** 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

Northeast Industrial Area Structure Plan

Map 3

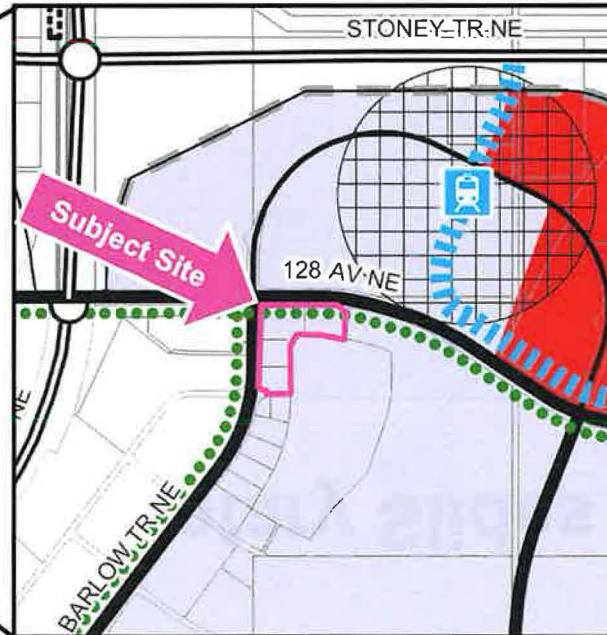
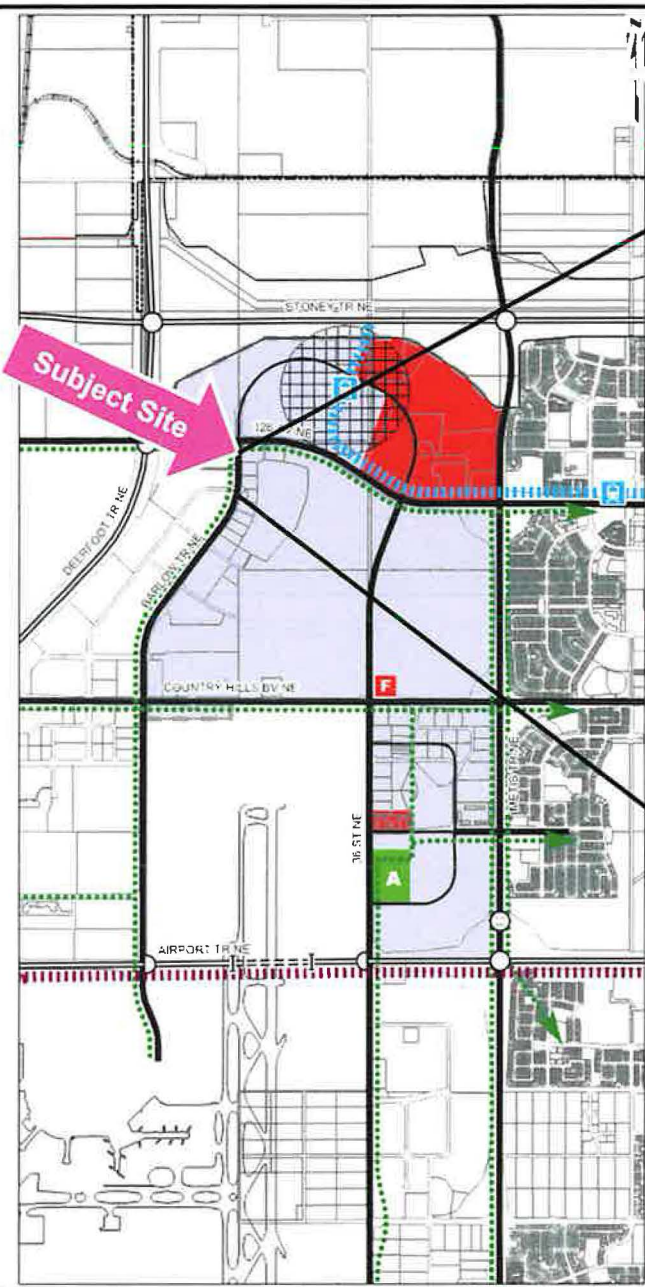
Land Use Concept



- Legend**
- Plan Area Boundary
 - City Limits
 - Transportation/Utility Corridor
 - Business/Industrial Area
 - Gateway Commercial Area
 - Regional Athletic Park
 - Fire Station Site
 - Transit Station Planning Area
 - Regional Pathway
 - Expressway (Skeletal Road)
 - Expressway (Skeletal Road) Tunnel
 - Major Road (Arterial Street)
 - Internal Road
 - Full Interchange
 - Partial Interchange
 - Potential Pedestrian Overpass
 - Railway
 - LRT Alignment
 - LRT Station
 - Airport Transit Connection (Technology TBD)

Approved: 202027
Amended: 20192113, 4012021

This map is conceptual only. No measurements of distances or areas should be taken from this map.



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.

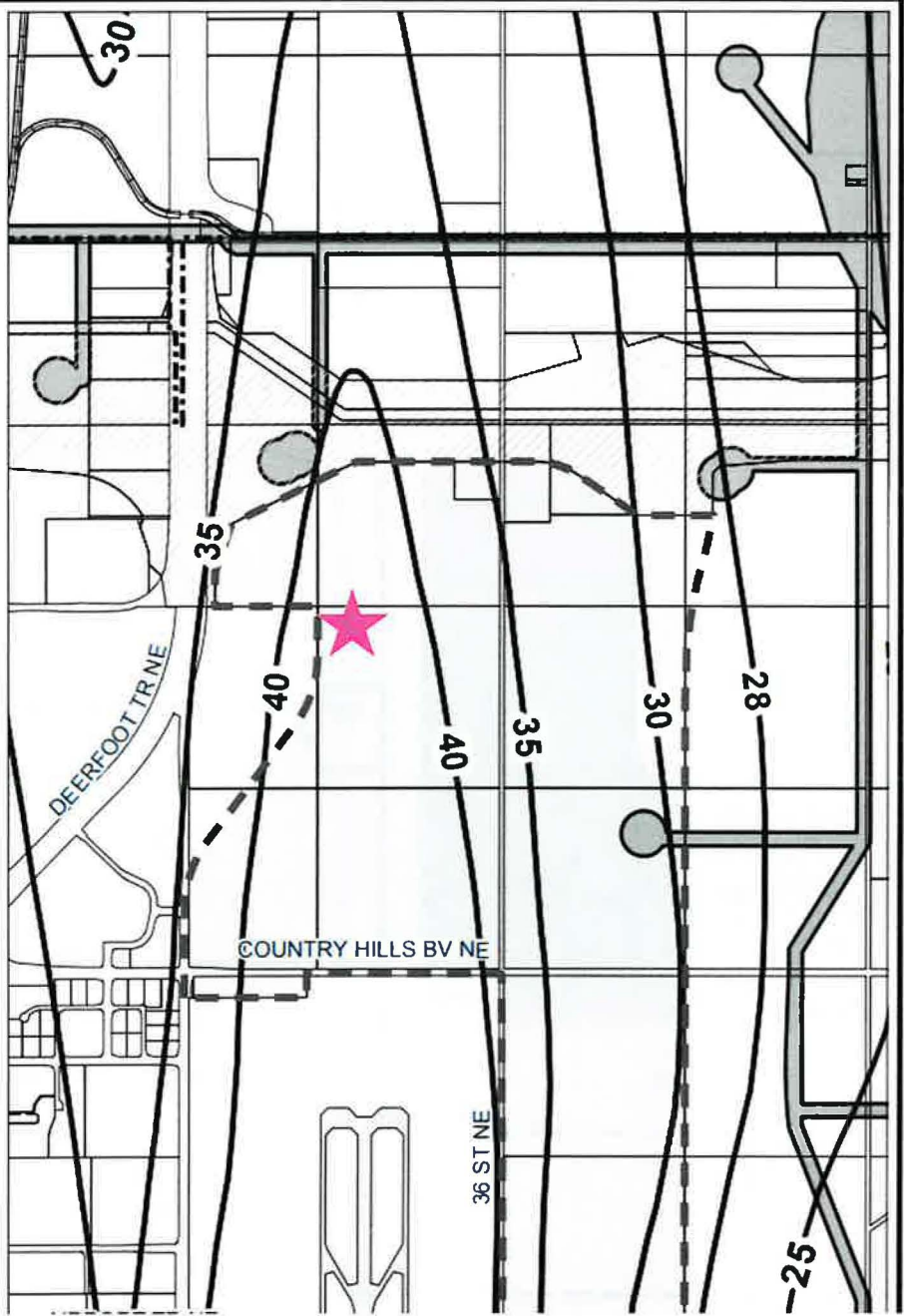
Northeast Industrial Area Structure Plan

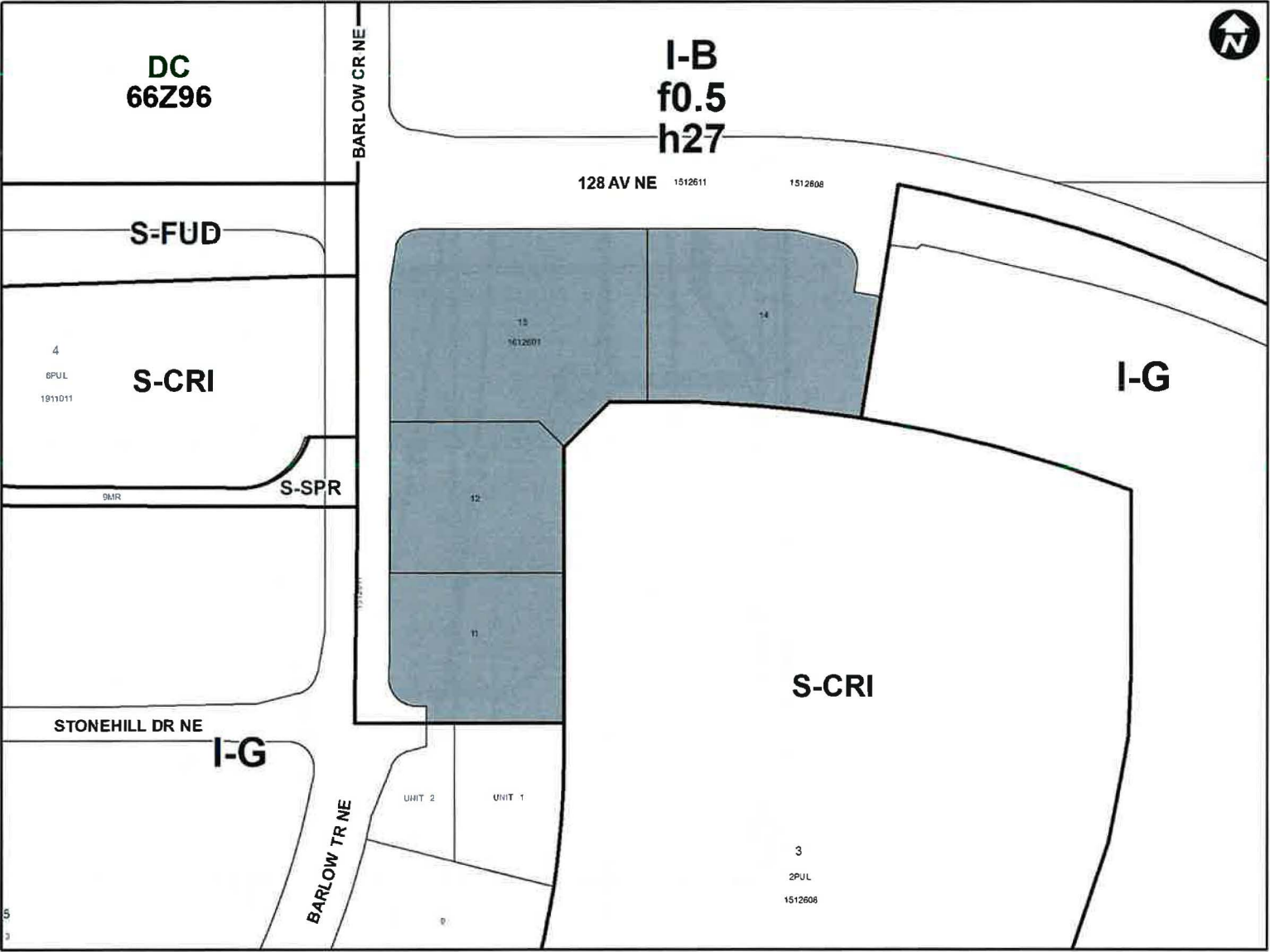
Map 5

Land Use Constraints



- Legend**
- Plan Boundary
 - City Limits
 - Transportation/Utility Corridor
 - Railway
 - N.E.F. Contour Line
 - Sour Gas Setbacks







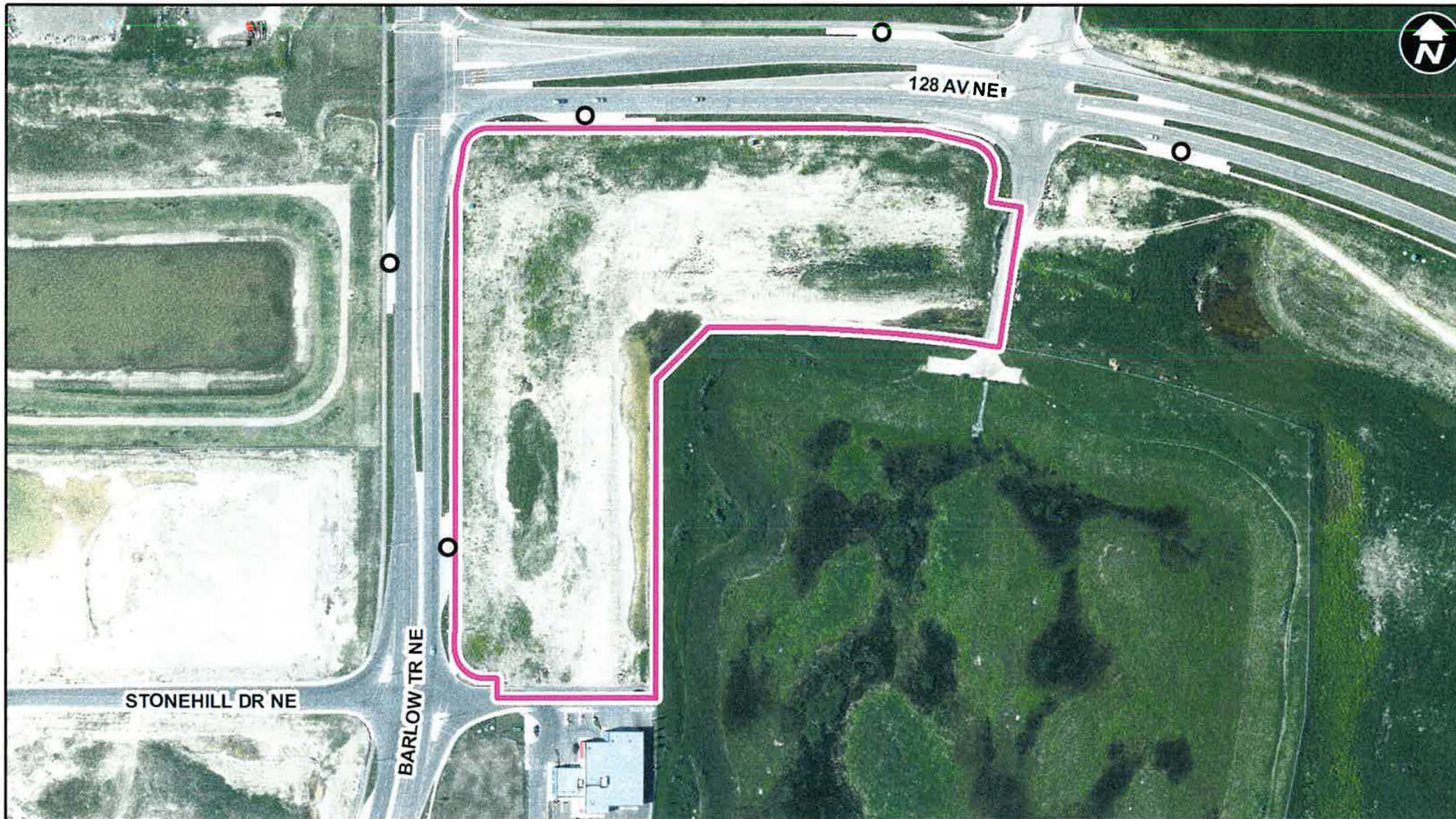
View of the subject lands, facing south on 128th Avenue NE.



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



View of the subject lands southeast of the intersection of 128th Avenue NE and Barlow Trail NE.



LEGEND

○ Future Bus Stop

Site Size:

4.30 ha