

Public Hearing of Council

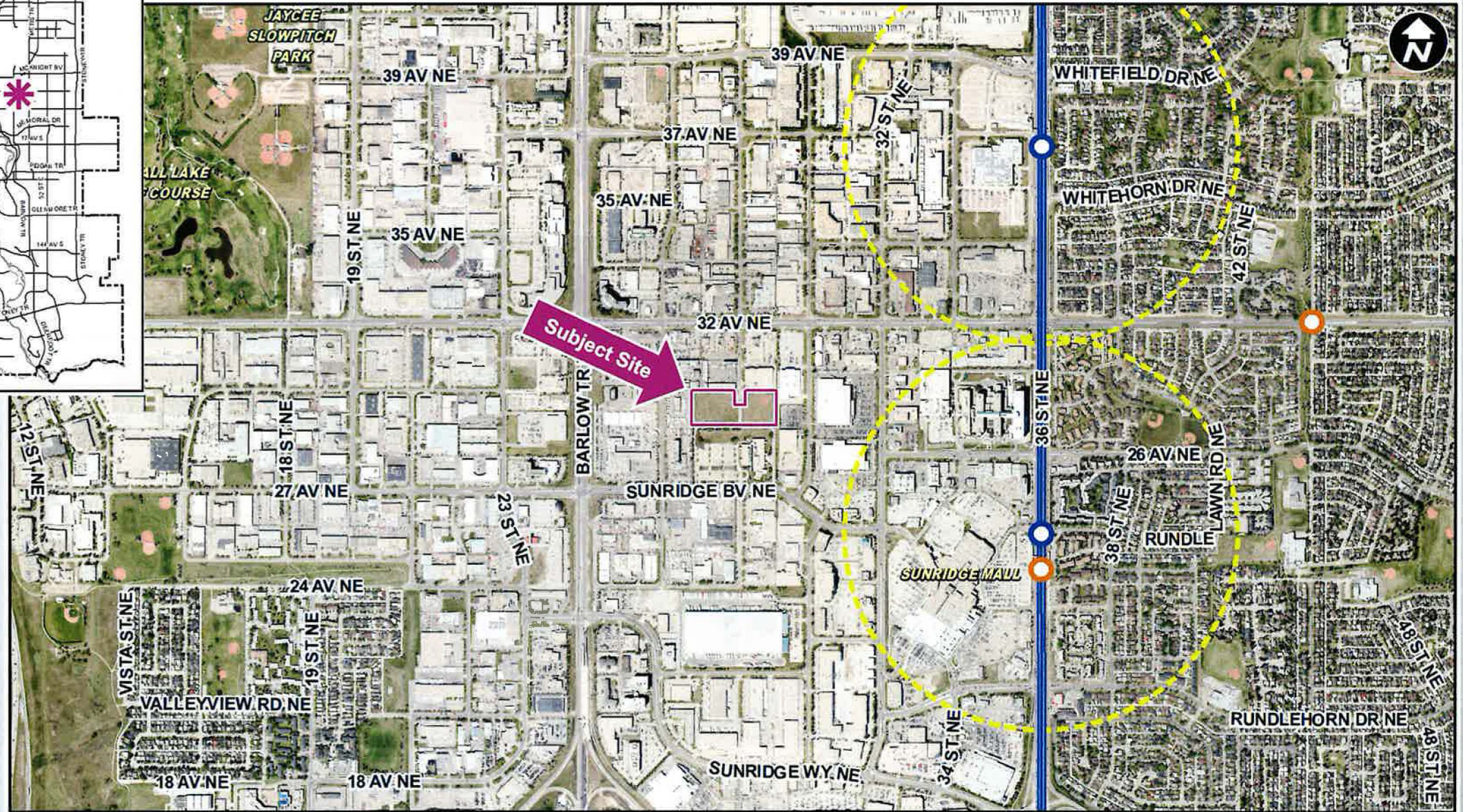
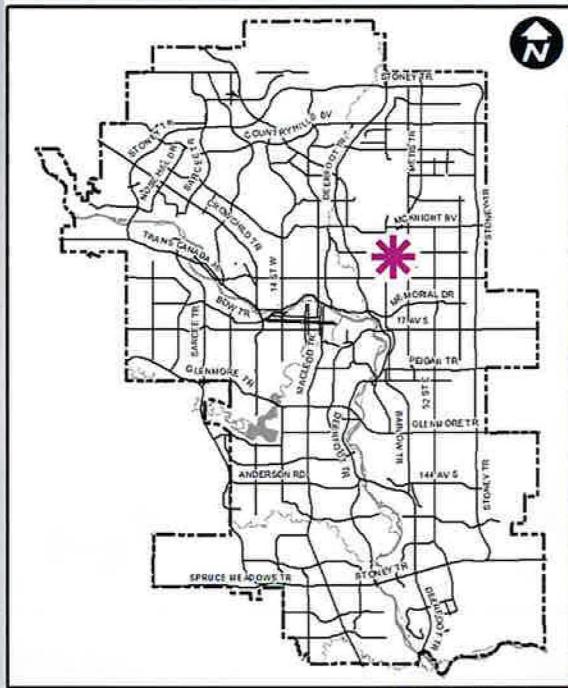
Agenda Item: 8.1.13



LOC2021-0191 / CPC2022-0452 Land Use Amendment

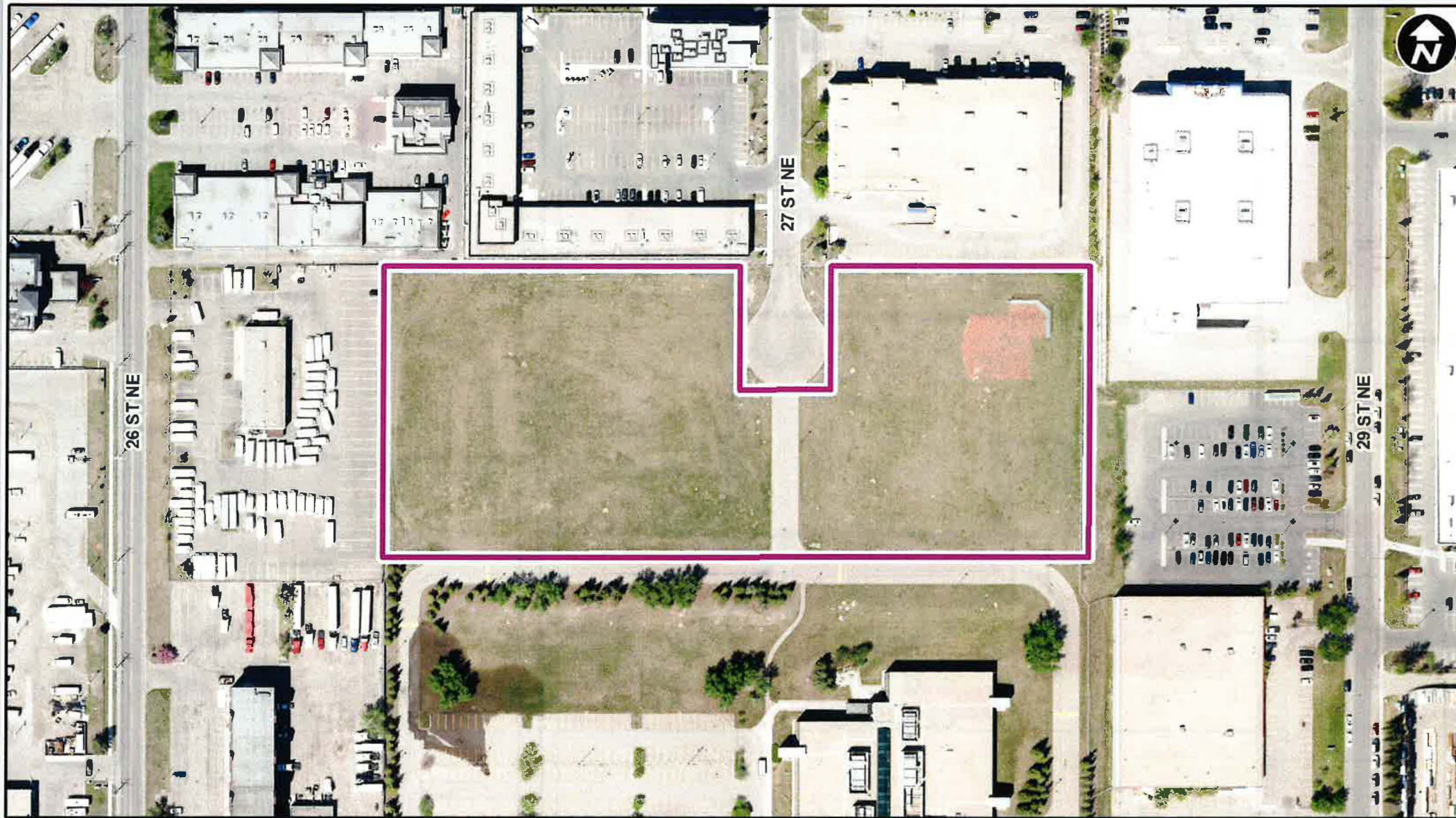
June 7, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2022
ITEM: 8.1.13 CPC2022-0452
CITY CLERK'S DEPARTMENT



LEGEND

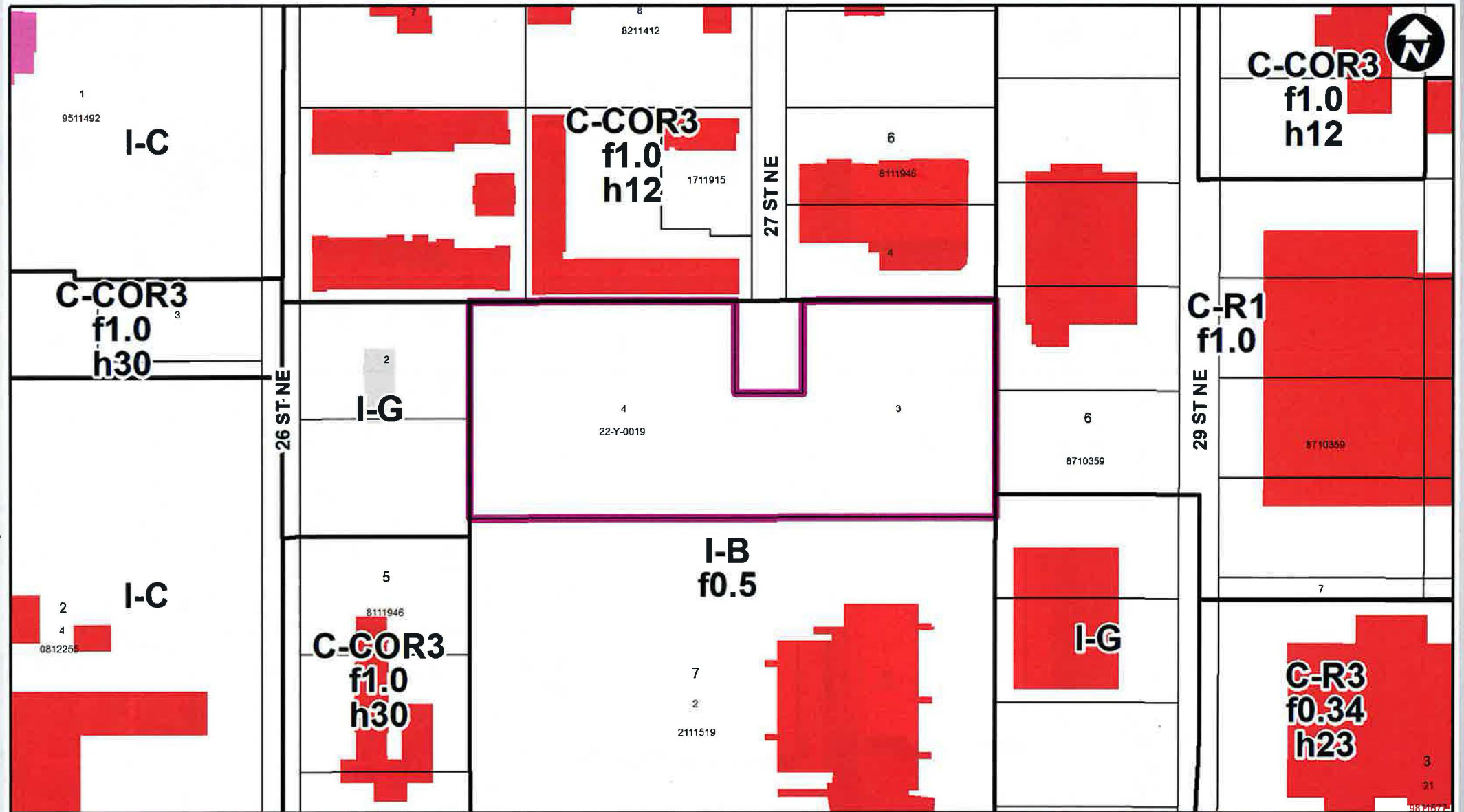
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

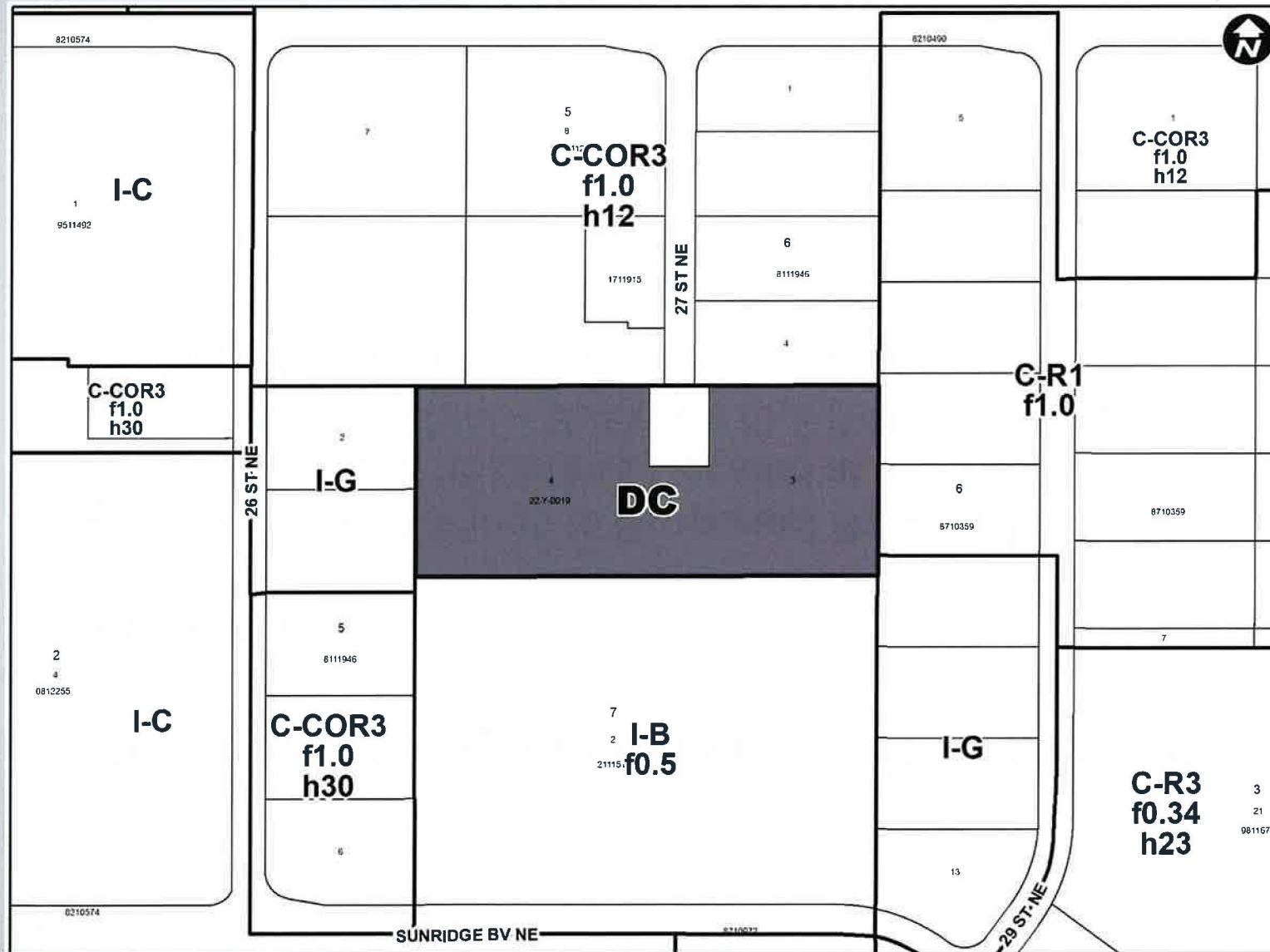


Parcel Size:

2.57 ha

- 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 DC District:

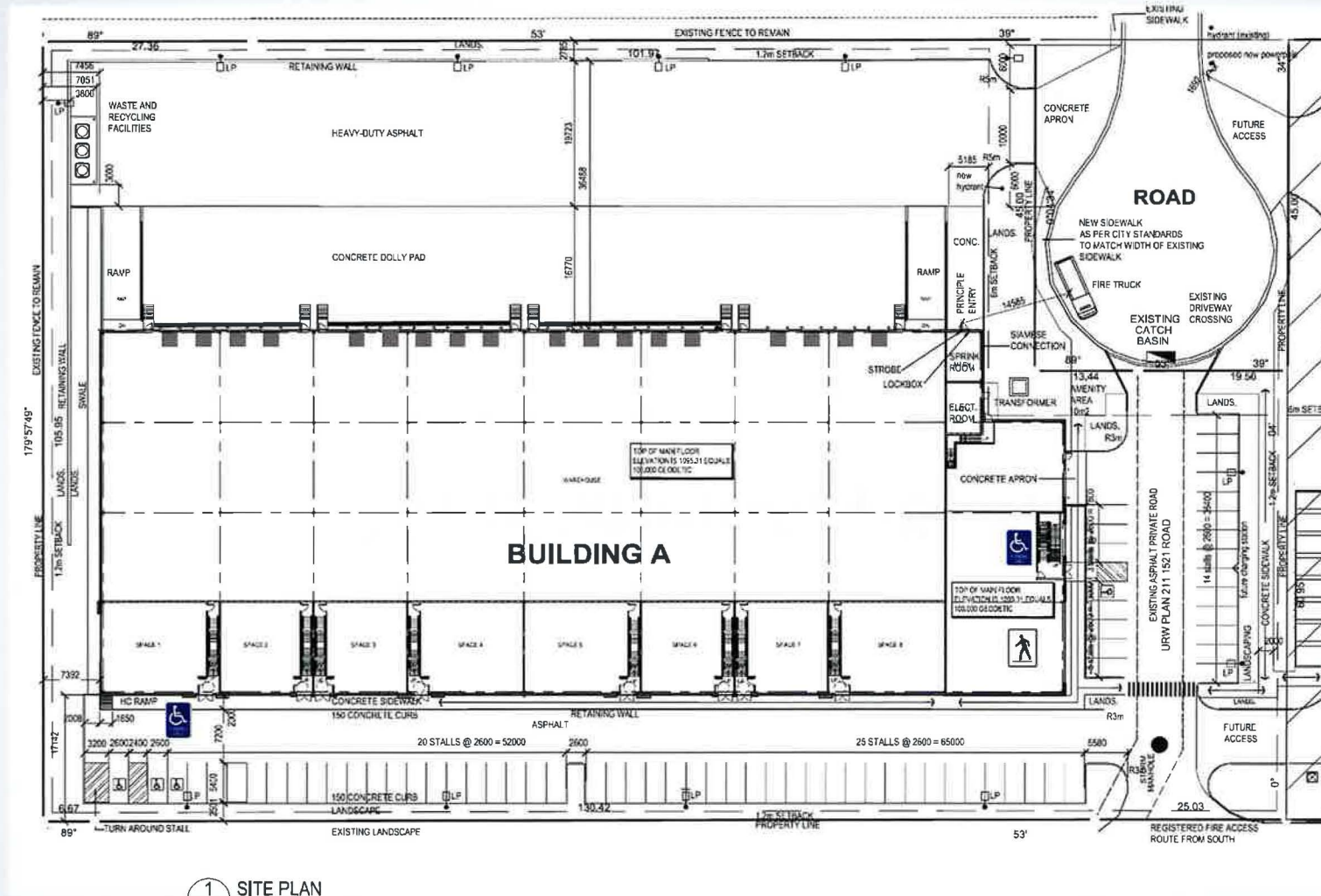
- Based on Industrial – General (I-G) District
- Retains the general rules of I-G (16m height, 1.0 FAR)
- Adds commercial uses which are currently allowed under the existing Industrial – Business (I-B) district

Calgary Planning Commission's Recommendation:

That Council:

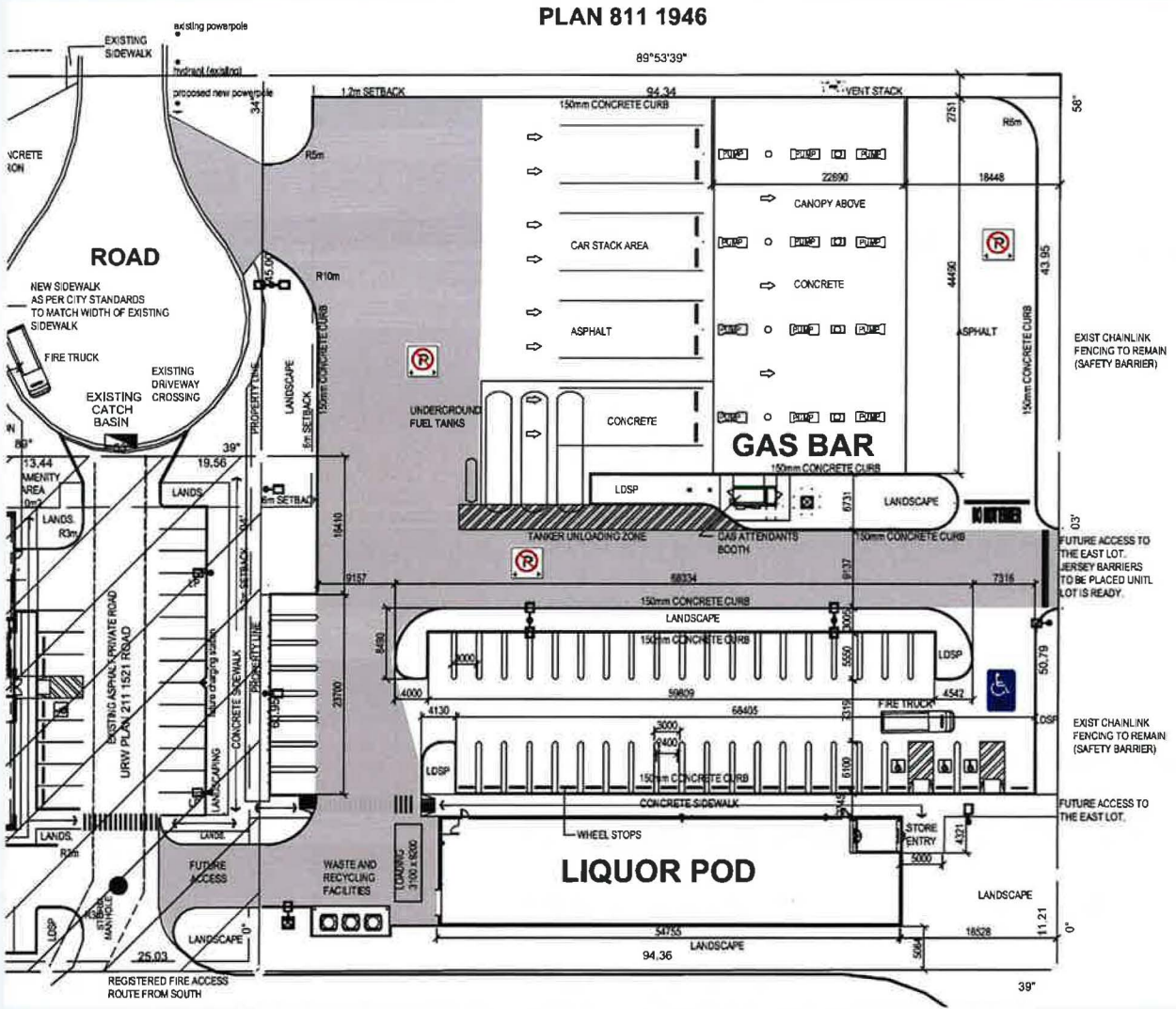
1. Give three readings to **Proposed Bylaw 87D2022** for the redesignation of 2.57 hectares \pm (6.35 acres \pm) located at 3100 – 27 Street NE (Plan 2111519, Block 7, Lot 1) from Industrial – Business f0.5 (I-B) District **to** Direct Control (DC) District to accommodate a mix of commercial and industrial uses.

Supplementary Slides



1 SITE PLAN

DP2022-01479 Site Plan (west portion of site)



DP2022-01485 Site Plan (east portion of site)

Listed Uses (in addition to those already allowed in I-G) 10

Permitted Uses (in existing buildings)	Discretionary Uses
Computer Games Facility	Artist Studio
Financial Institution	Conference and Event Facility
Health Care Service	Drinking Establishment - Small
Information and Service Provider	Drinking Establishment - Medium
Office	Fitness Centre
Radio and Television Studio	Hotel
Specialized Industrial	Indoor Recreation Facility
	Liquor Store
	Payday Loan
	Post-secondary Learning Institution
	Retail and Consumer Service (max 930 sq metres)
	Vehicle Rental - Minor





View to west



View to east