

Public Hearing of Council

Agenda Item: 7.2.29



LOC2023-0011 / CPC2023-1005

Land Use Amendment

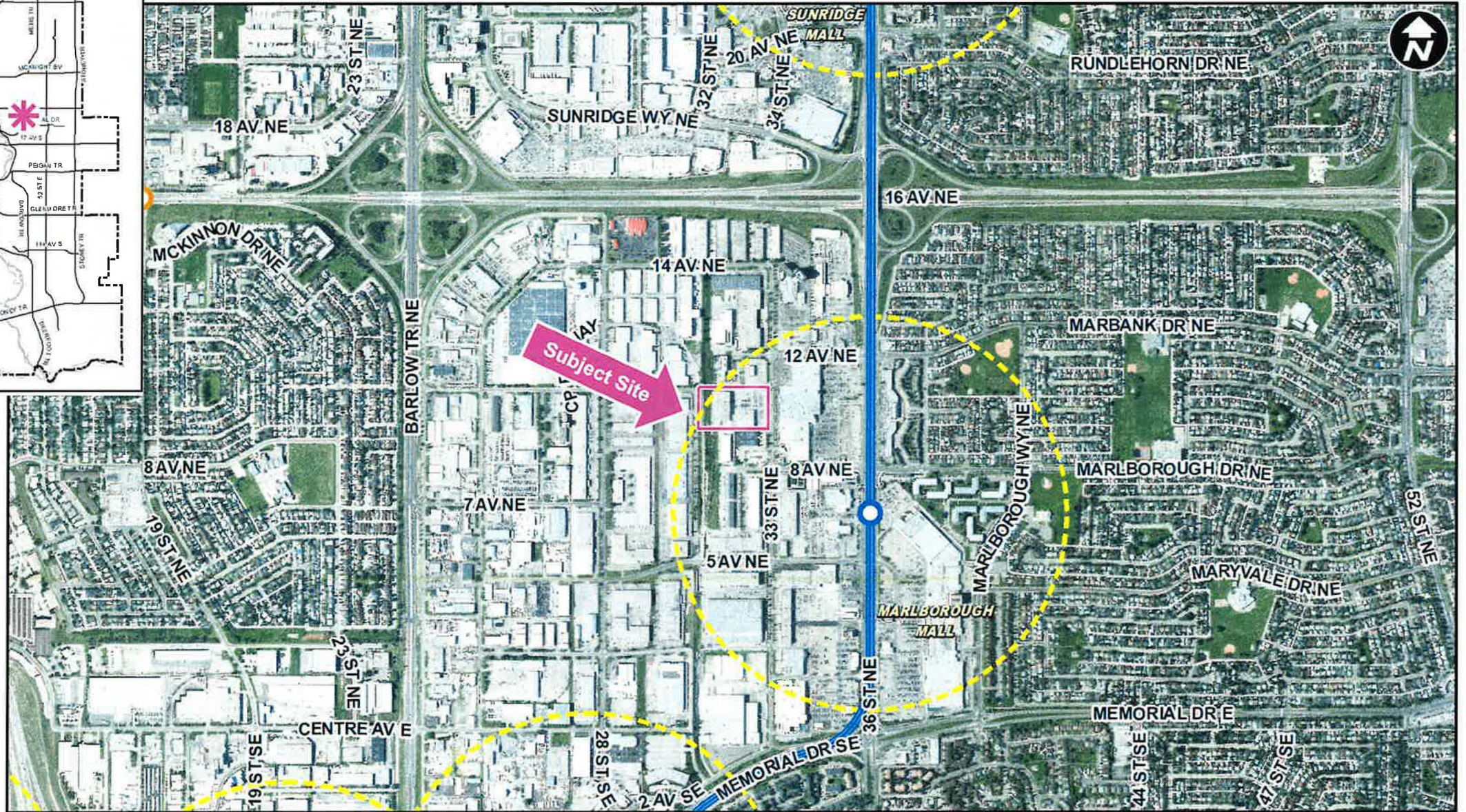
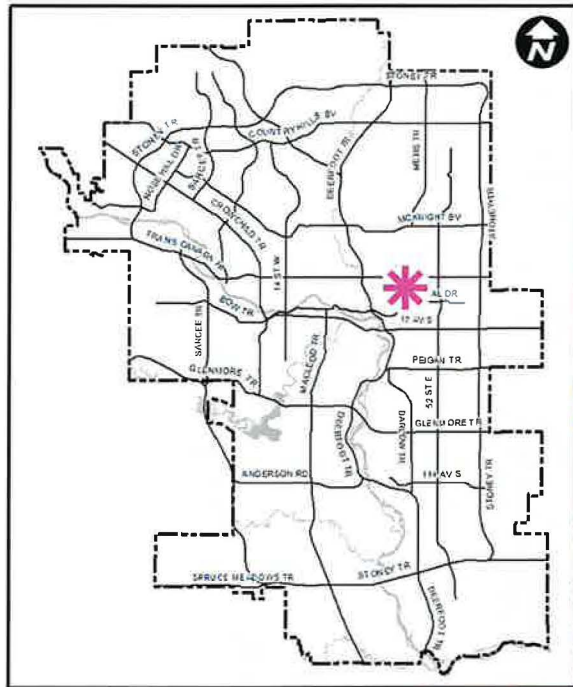
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2023
ITEM: 7.2.29 - CPC 2023-1005
Distrib - Presentation
CITY CLERK'S DEPARTMENT





Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 222D2023** 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 f0.5 (C-R 1f0.5) District to Industrial – Business f1.0h20 (I-B f1.0h20) District.



LEGEND

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



LEGEND

 Land Use Site Boundary

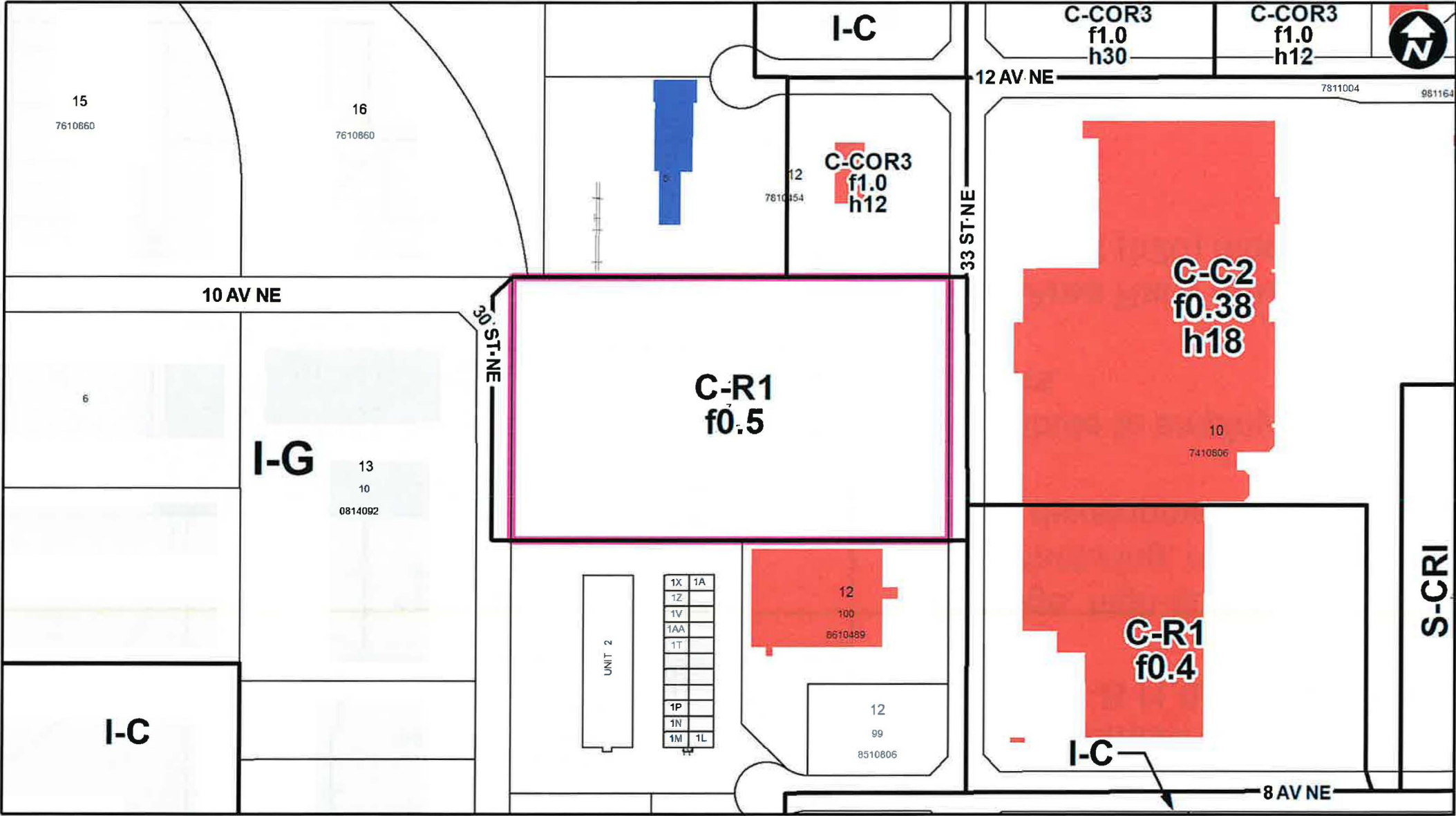
Parcel Size:

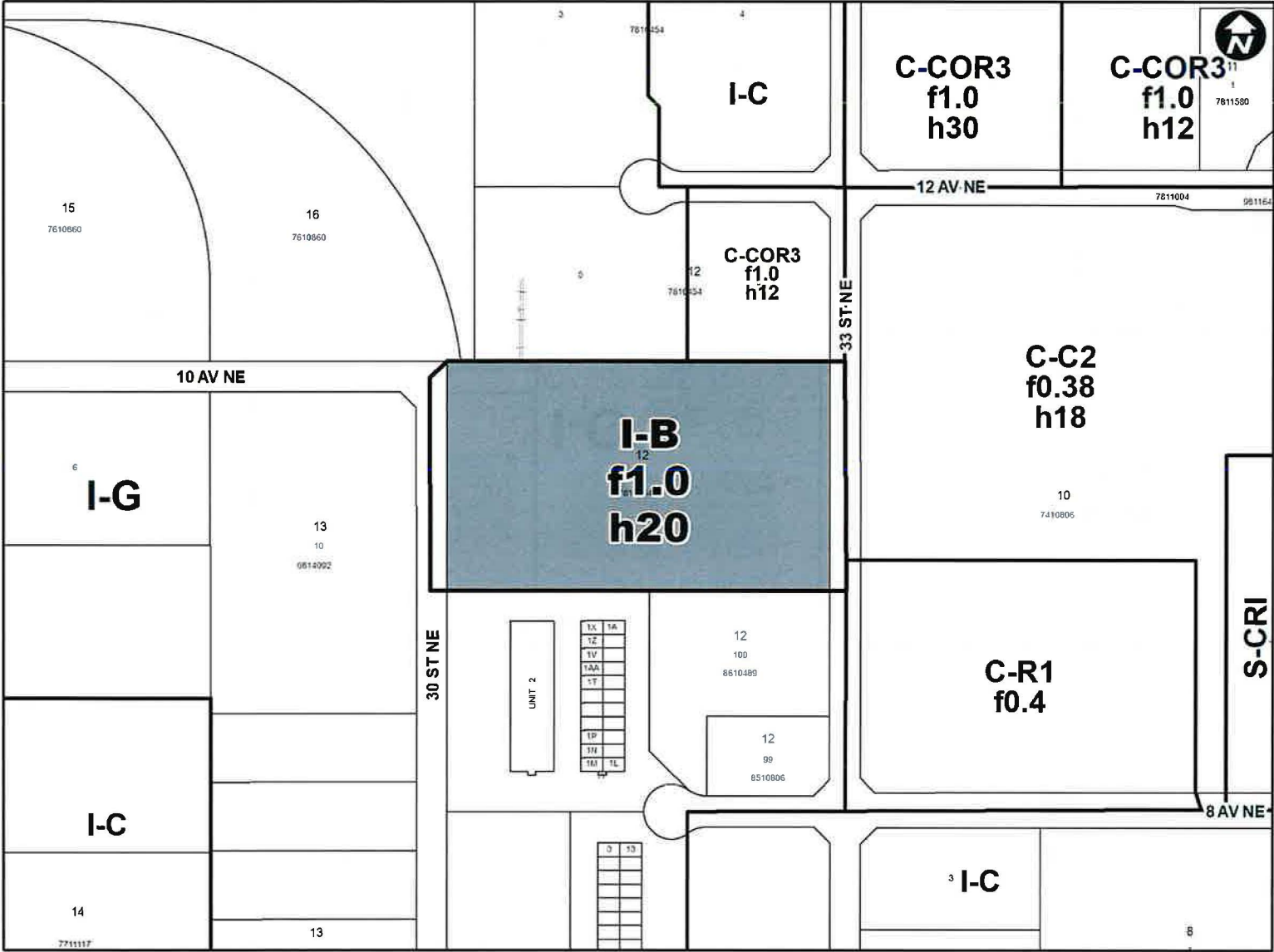
2.73 ha

128 m x 121 m

Surrounding Land Use

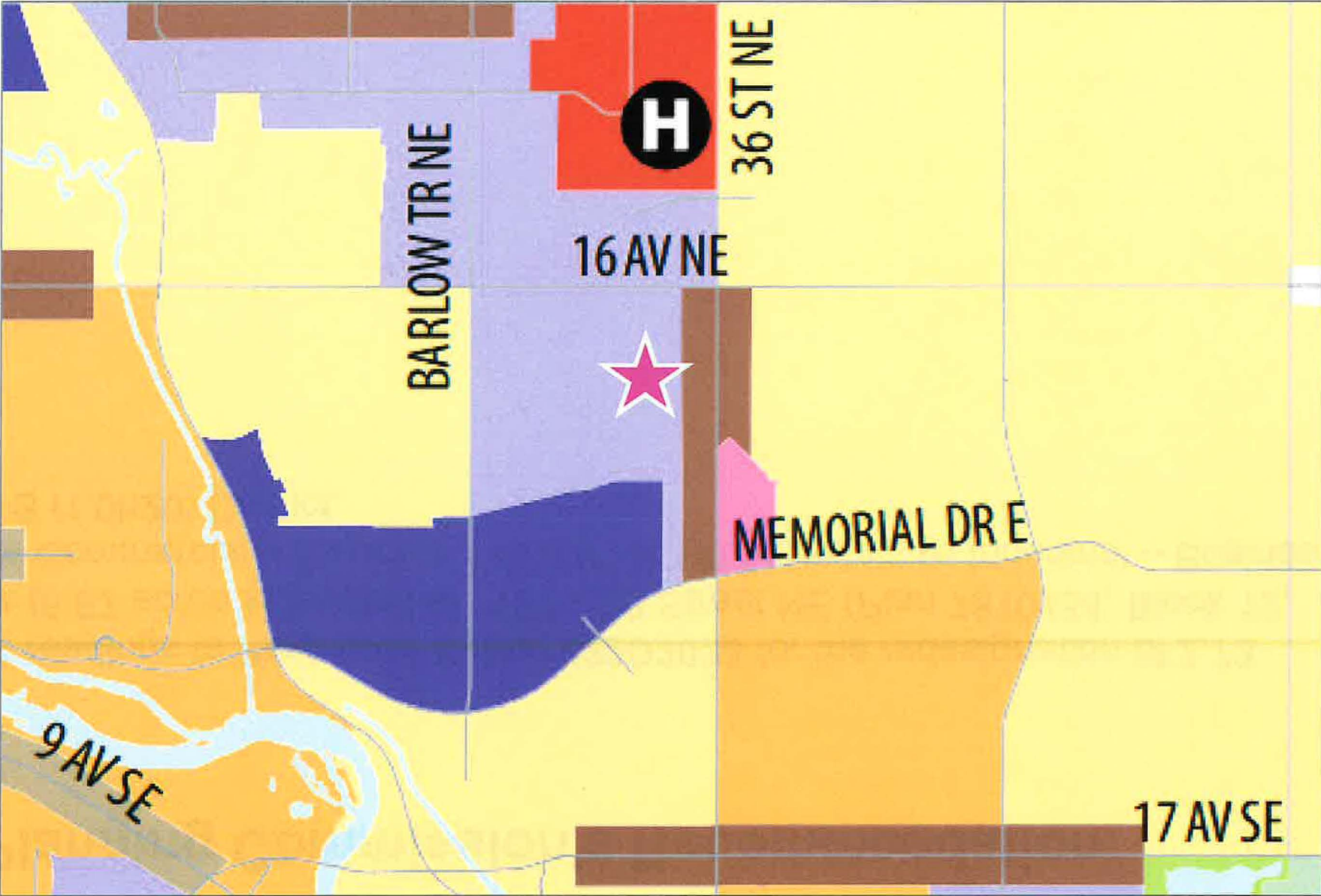
- LEGEND**
- Commercial
 - Light Industrial
 - Public Service
 - Vacant
 - Land Use Site Boundary





Proposed Industrial – Business (I-B f1.0h20) District:

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



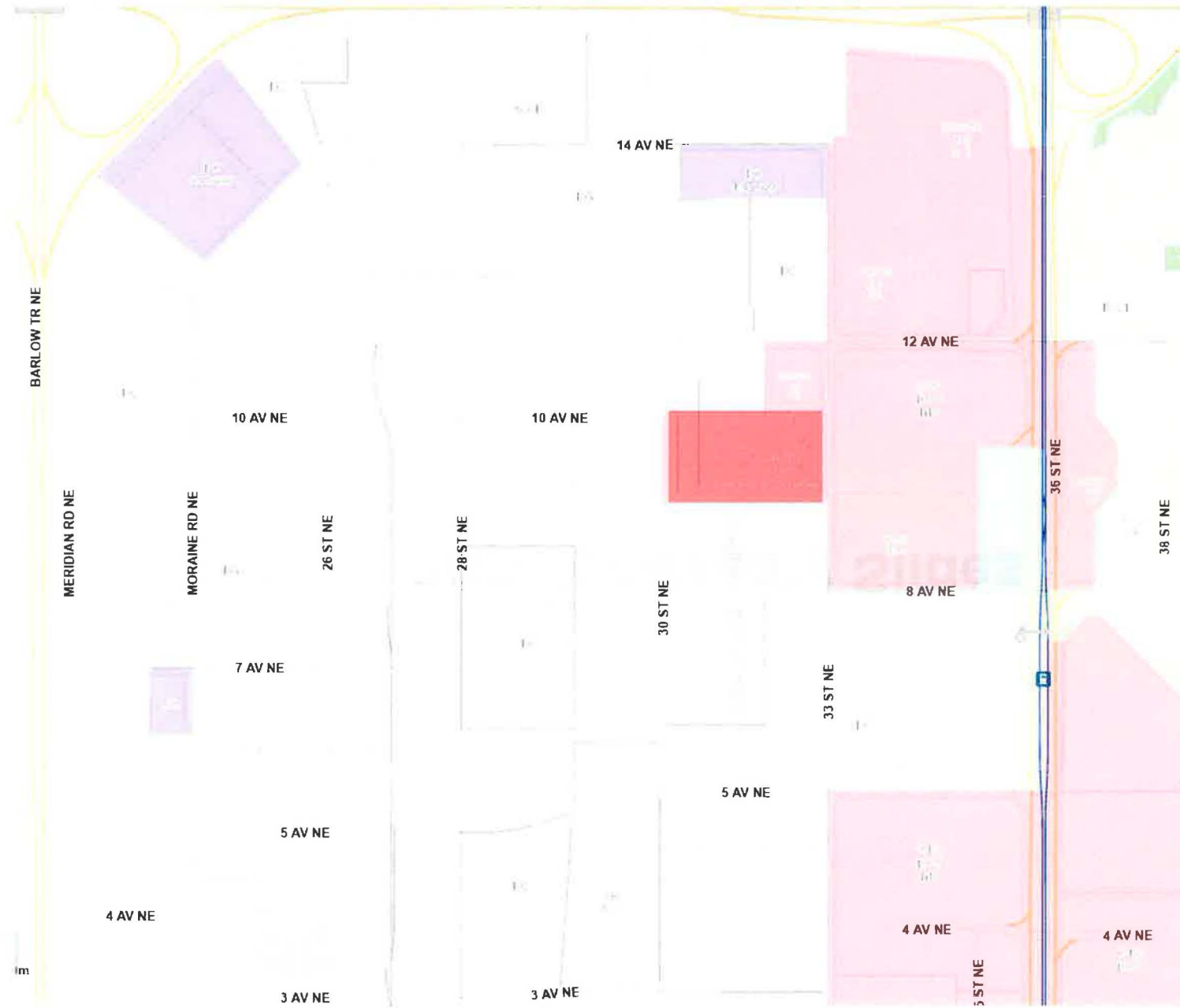
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Supplementary Slides



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

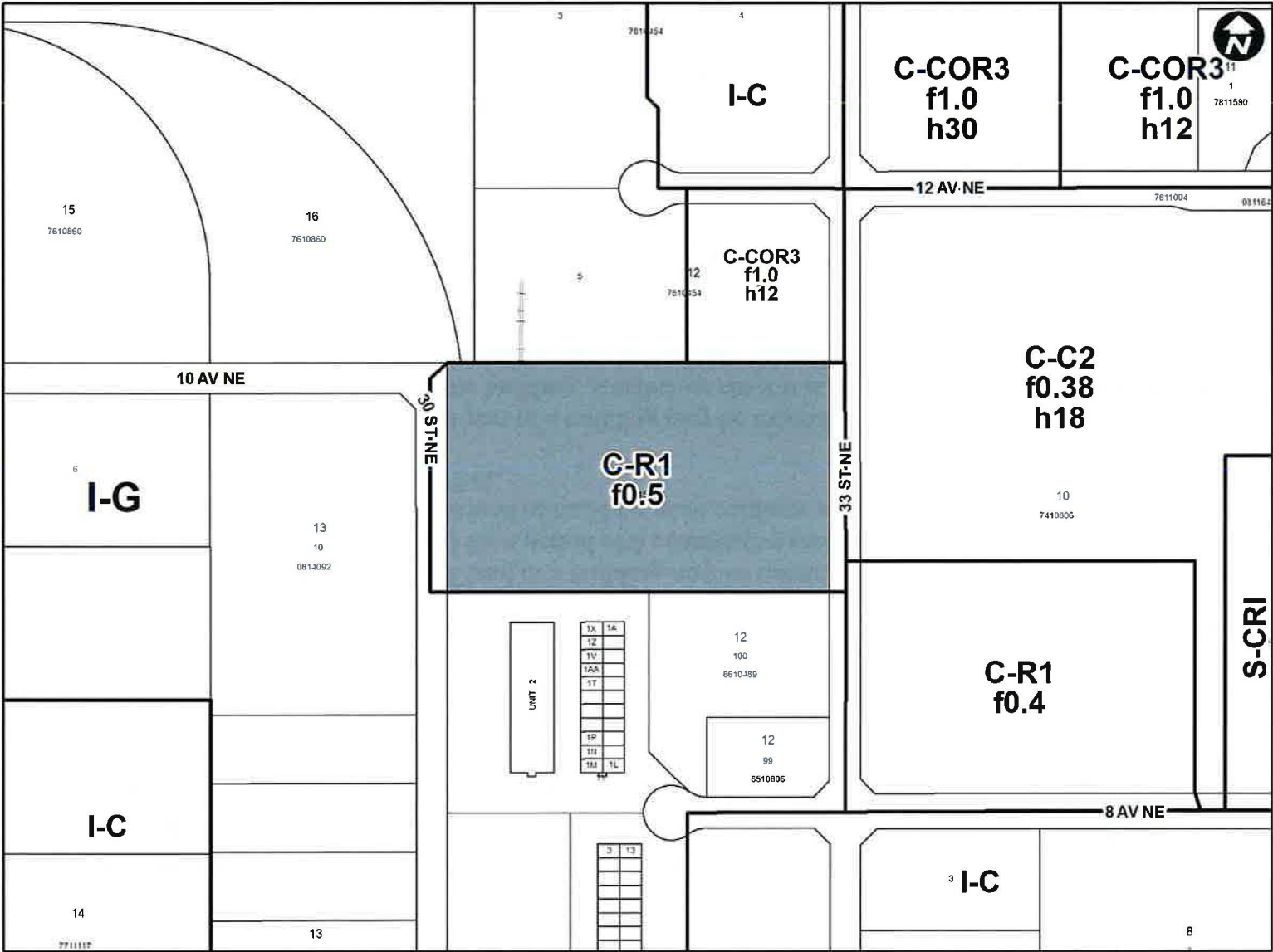
- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(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.

1995 c24 s95

Existing Land Use Map 12



Commercial – Regional 1 (C-R1) District:

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









