



Calgary Planning Commission

Agenda Item: 7.2.7



Land Use Amendment

2023-12-07

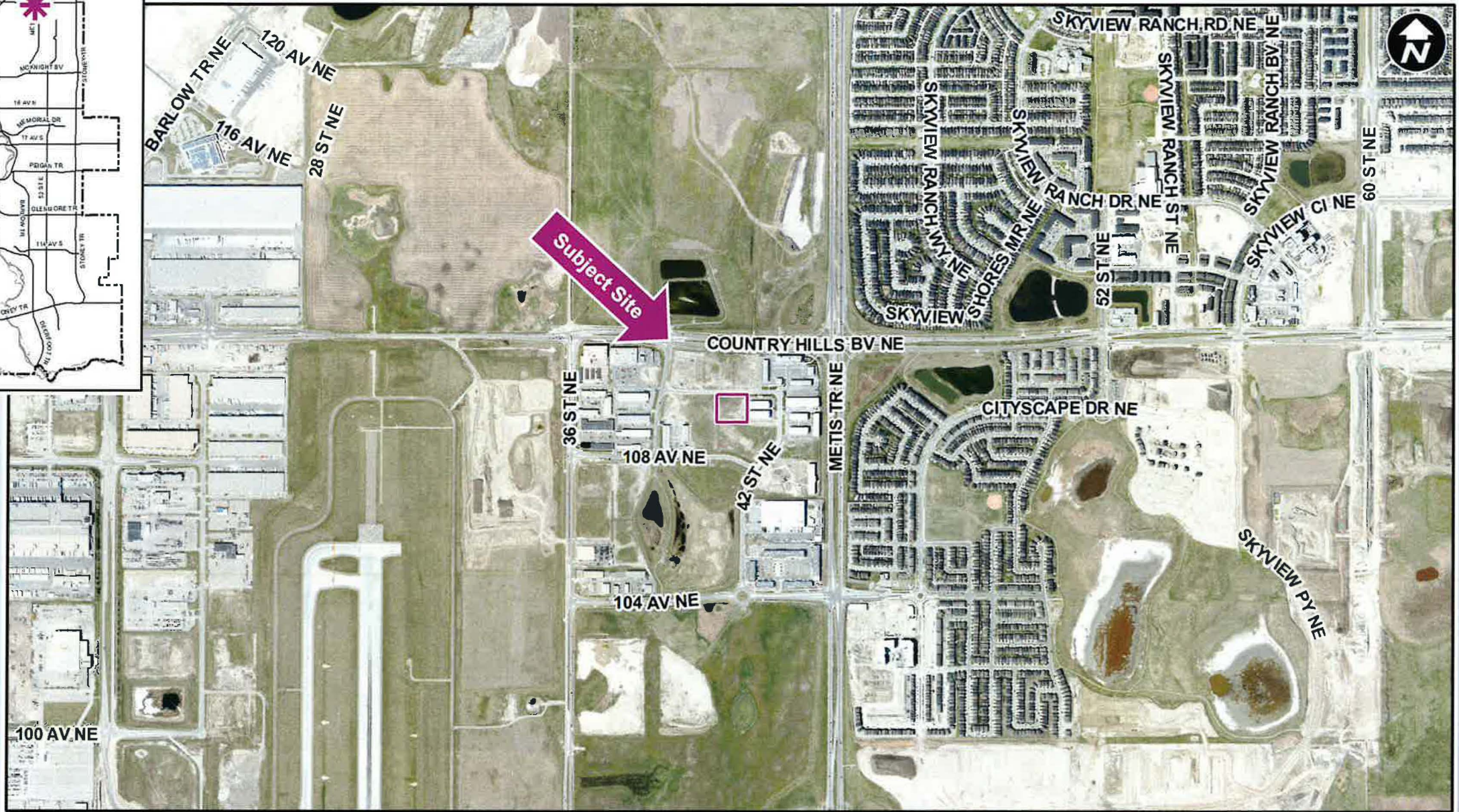
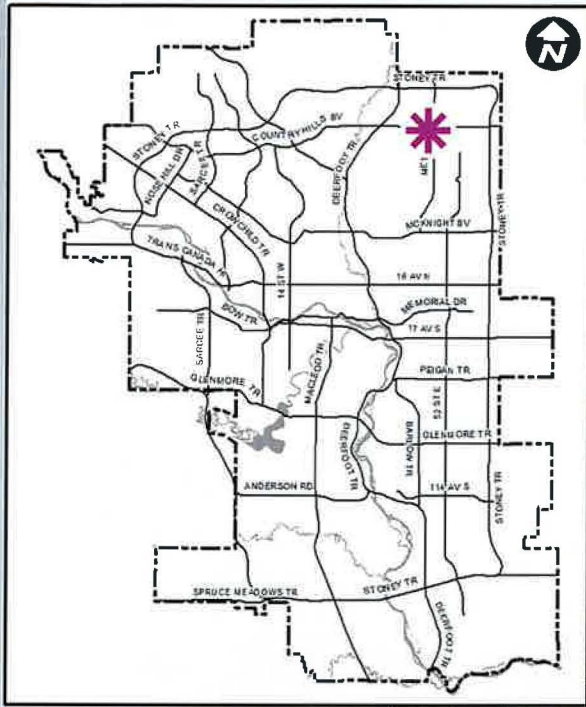
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 07 2023
ITEM: 7.2.7 CPC2023-1271
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial - General (I-G) District **to** Direct Control (DC) District to accommodate additional commercial uses, with guidelines.





1



2



Surrounding Land Use

LEGEND

- Commercial
- Light Industrial
- Parks and Openspace
- Service Station
- Vacant
- Land Use Site Boundary

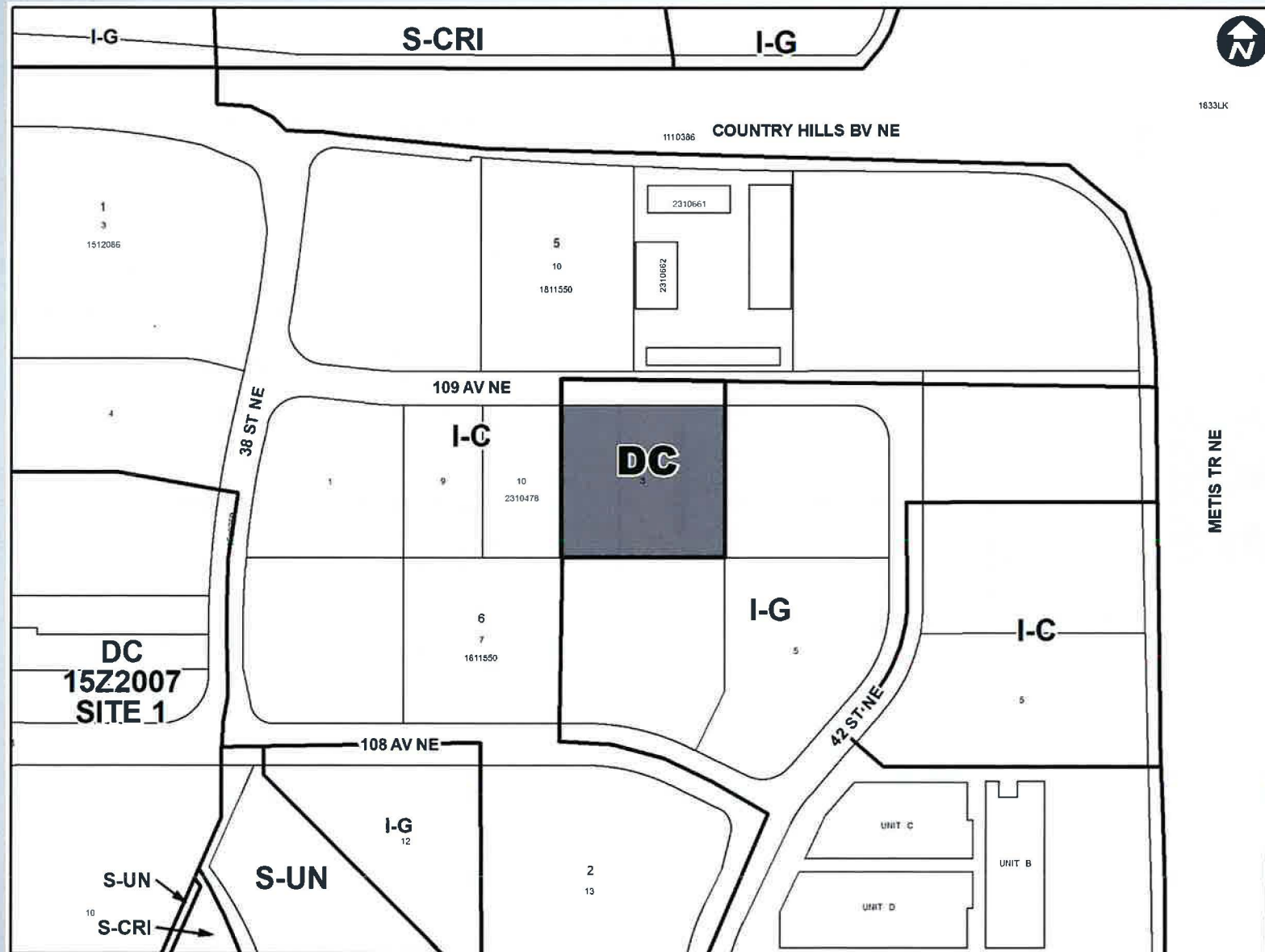


Existing Land Use Map



Existing Industrial – General (I-G) District:

- A variety of light and medium general industrial uses and a limited number of support commercial uses
- Maximum 1.0 Floor Area Ratio
- No height maximum



Proposed Direct Control District:

- Based on existing Industrial – General (I-G) District with additional commercial use
- Continue to allow for light and medium general industrial uses
- No changes of maximum height and Floor Area Ratio

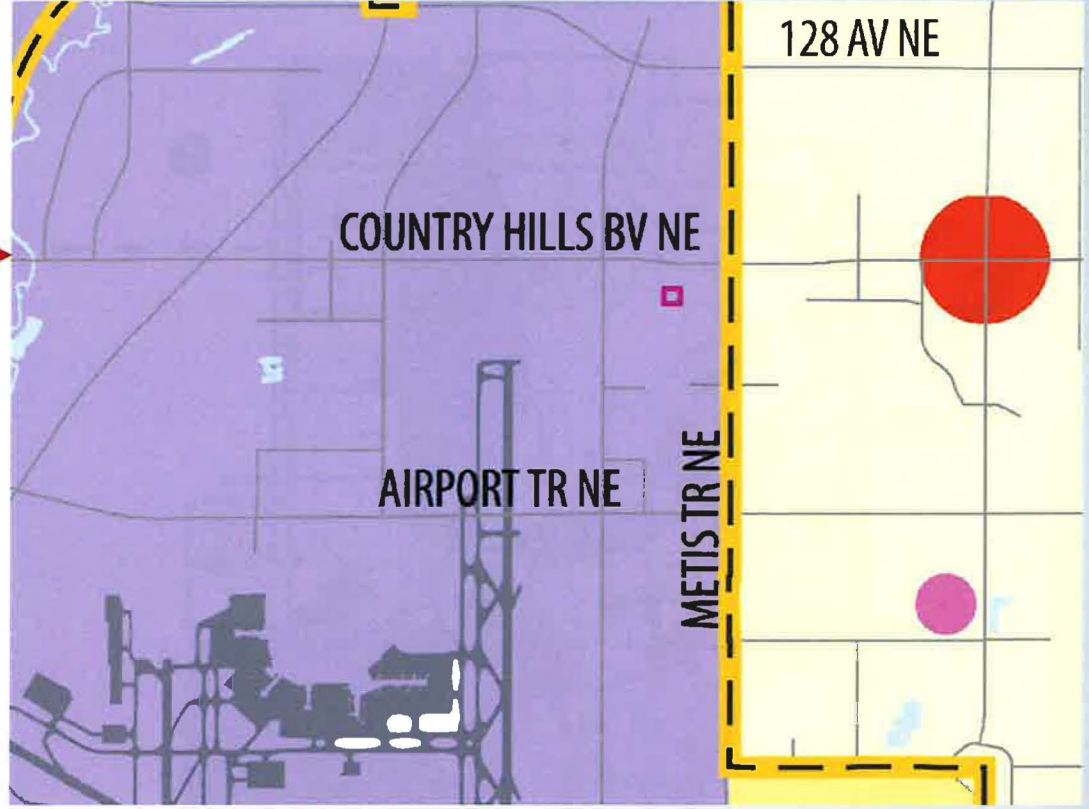
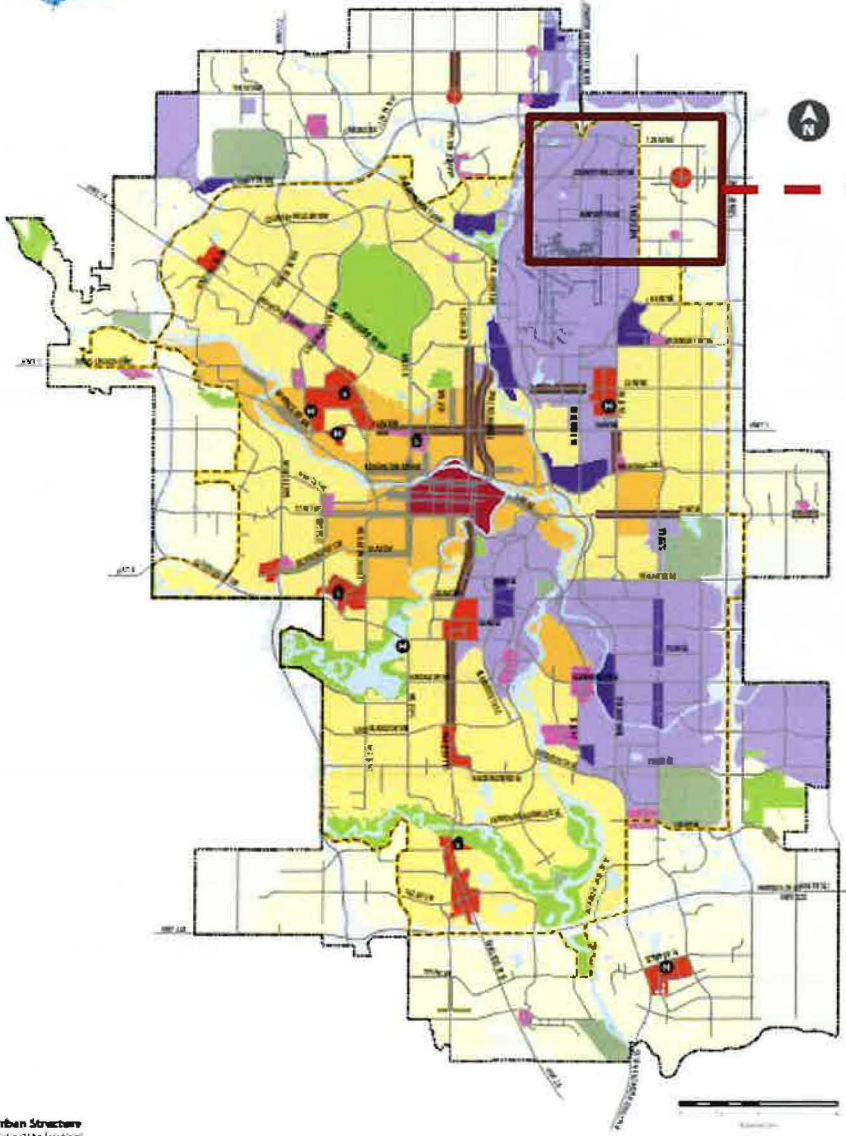
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Supplementary Slides

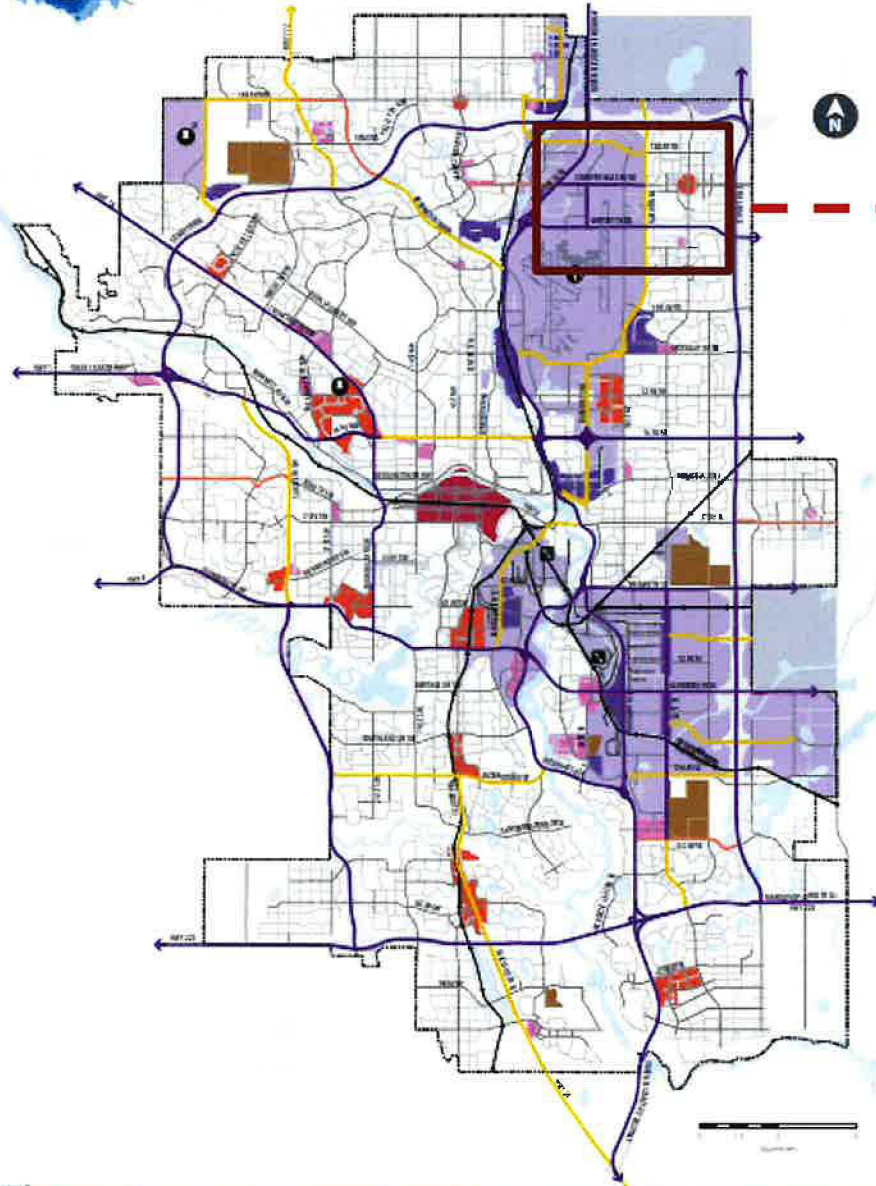
1 Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres	Developed Residential	Industrial
Greater Downtown	Inner City	Industrial - Employee Intensive
Major Activity Centre	Established	Standard Industrial
Community Activity Centre		
Land Use Site Boundary		

5 Primary Goods Movement Network









Legend

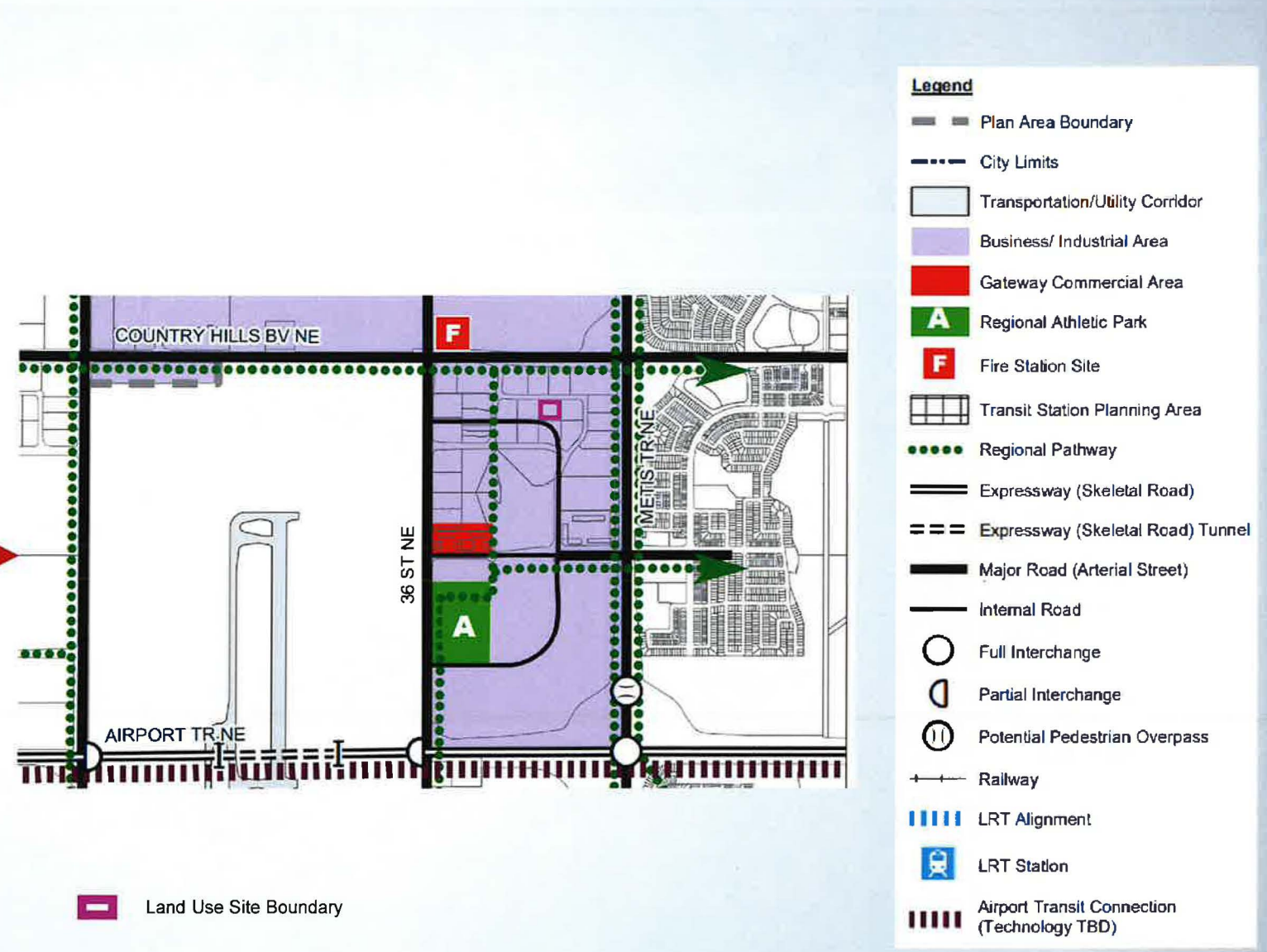
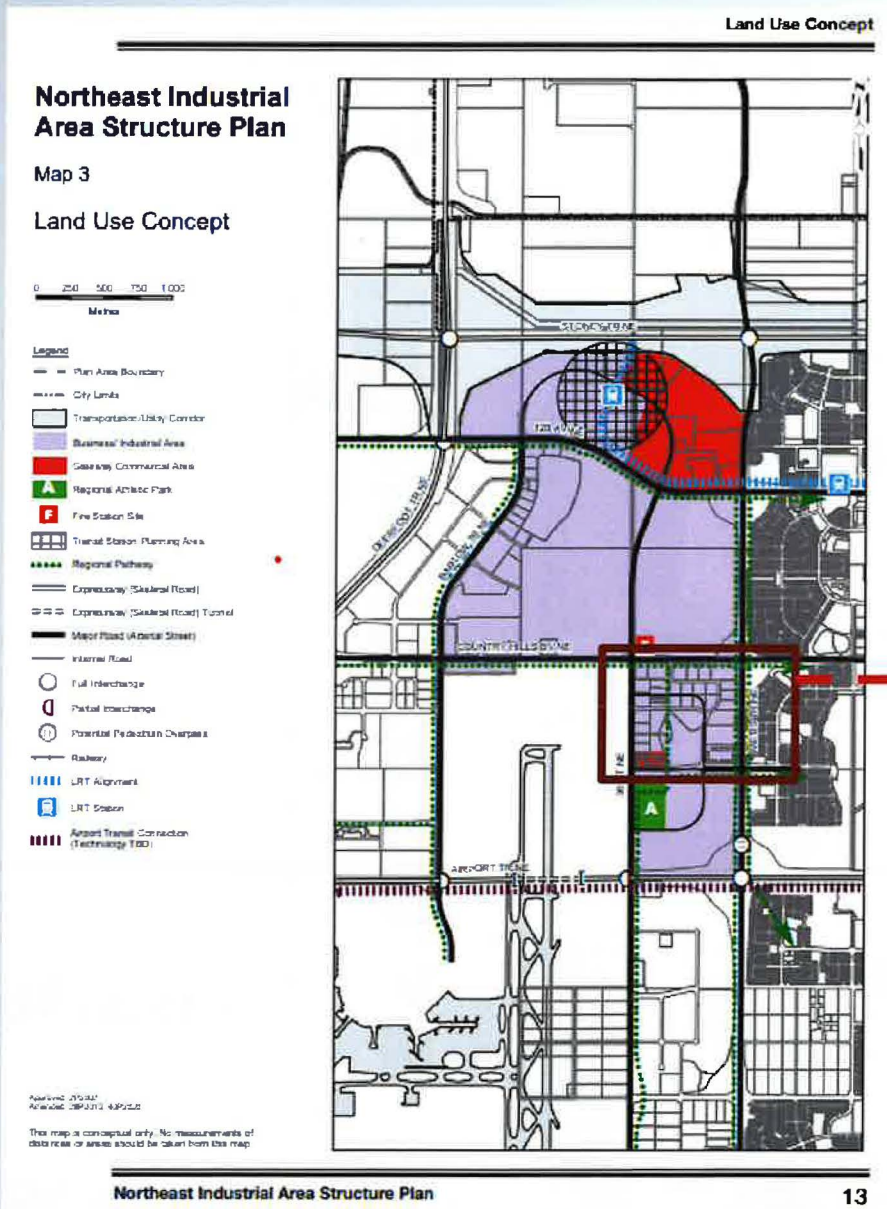
Primary Goods Movement Network

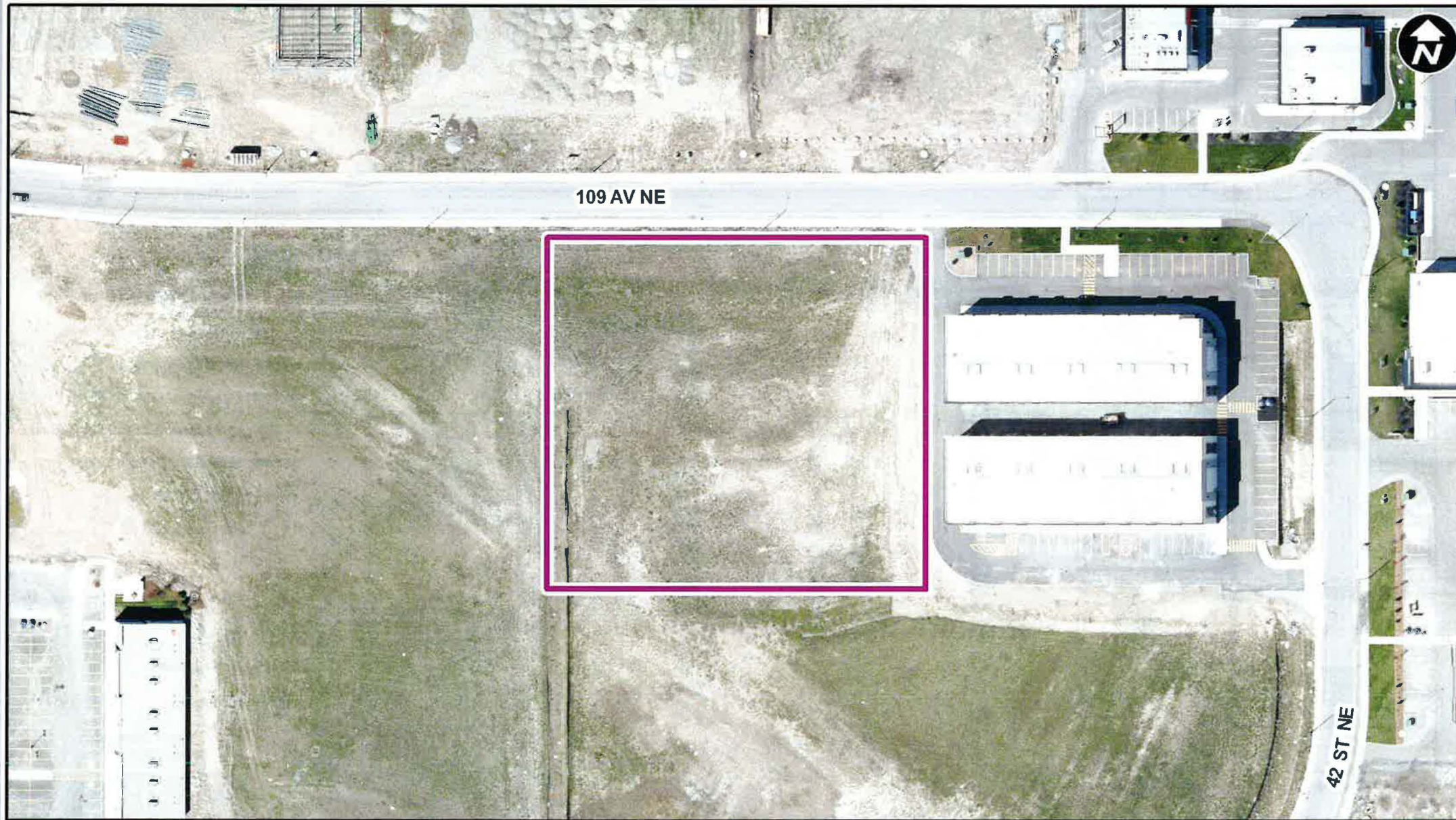
-  Main Goods Movement Corridor
-  Supporting Goods Movement Corridor
-  Emerging Goods Movement Corridor

 Land Use Site Boundary

-  Air Cargo
-  Rail Maintenance Yard
-  Research Park

-  Railway Tracks
-  Landfill
-  County of Rocky View Industrial
-  Transportation/Utility Corridor





Parcel Size:

0.78 ha
91m x 85m