



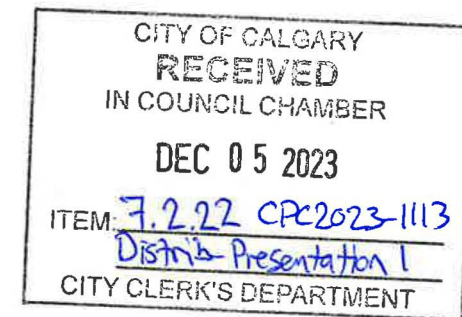
Public Hearing of Council

Agenda Item: 7.2.22



LOC2023-0192 / CPC2023-1113 Land Use Amendment

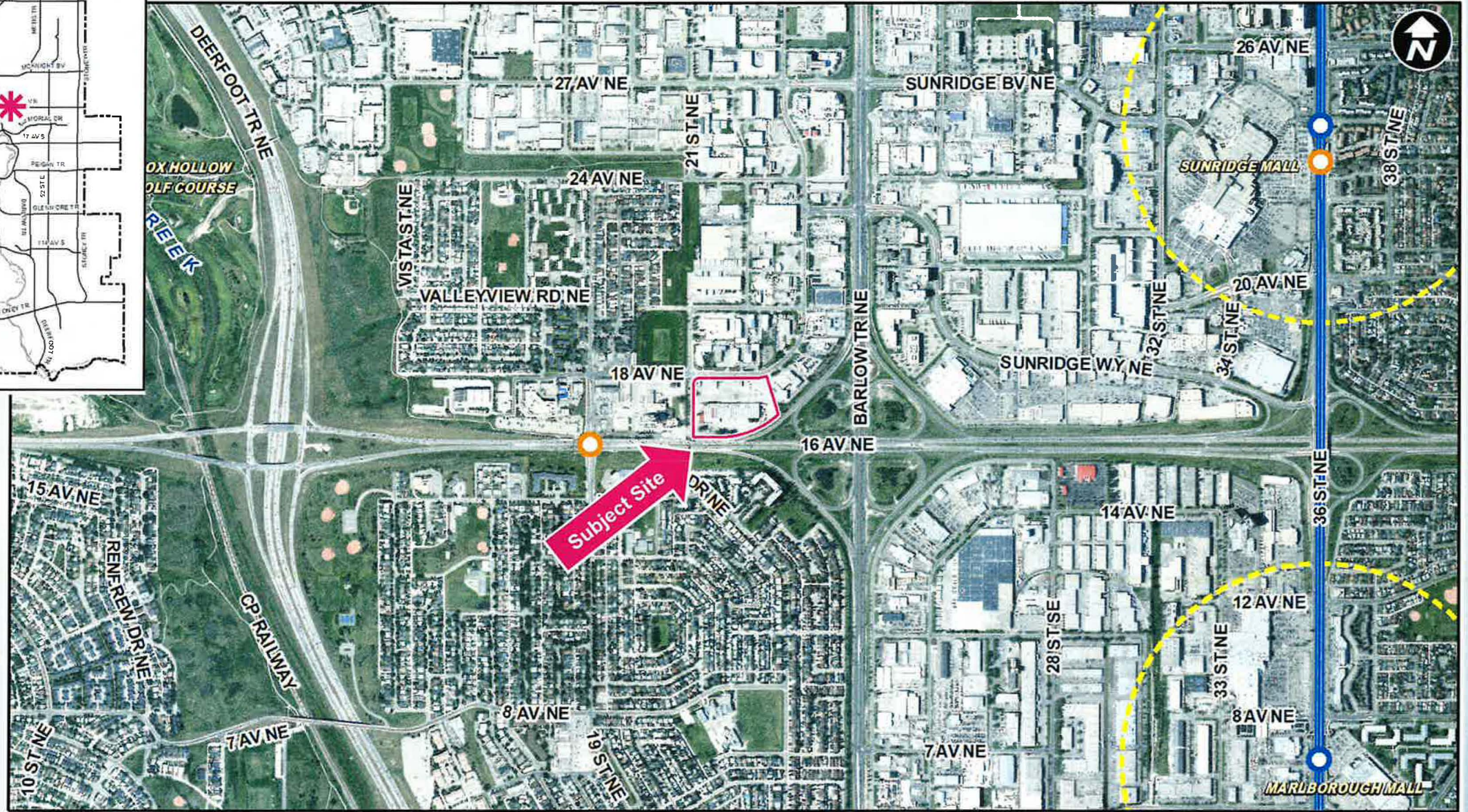
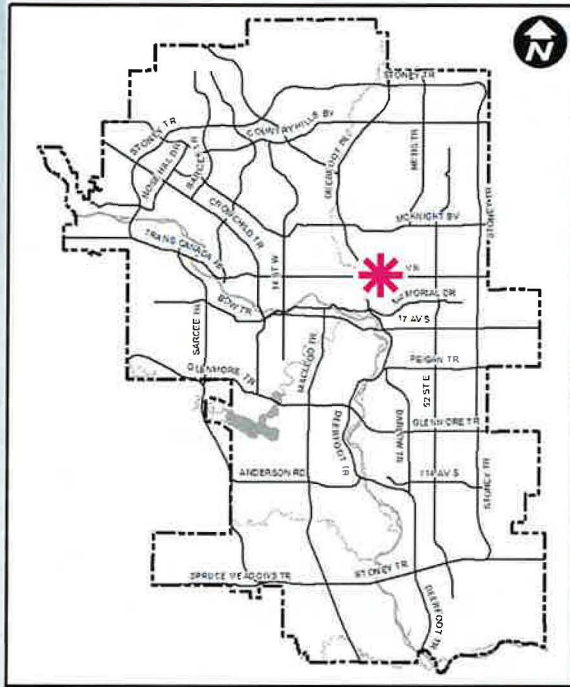
December 5, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 256D2023** for the redesignation of 4.08 hectares \pm (10.07 acres \pm) located at 2222 – 16 Avenue NE (Plan 8210122, Block 9, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines.



LEGEND

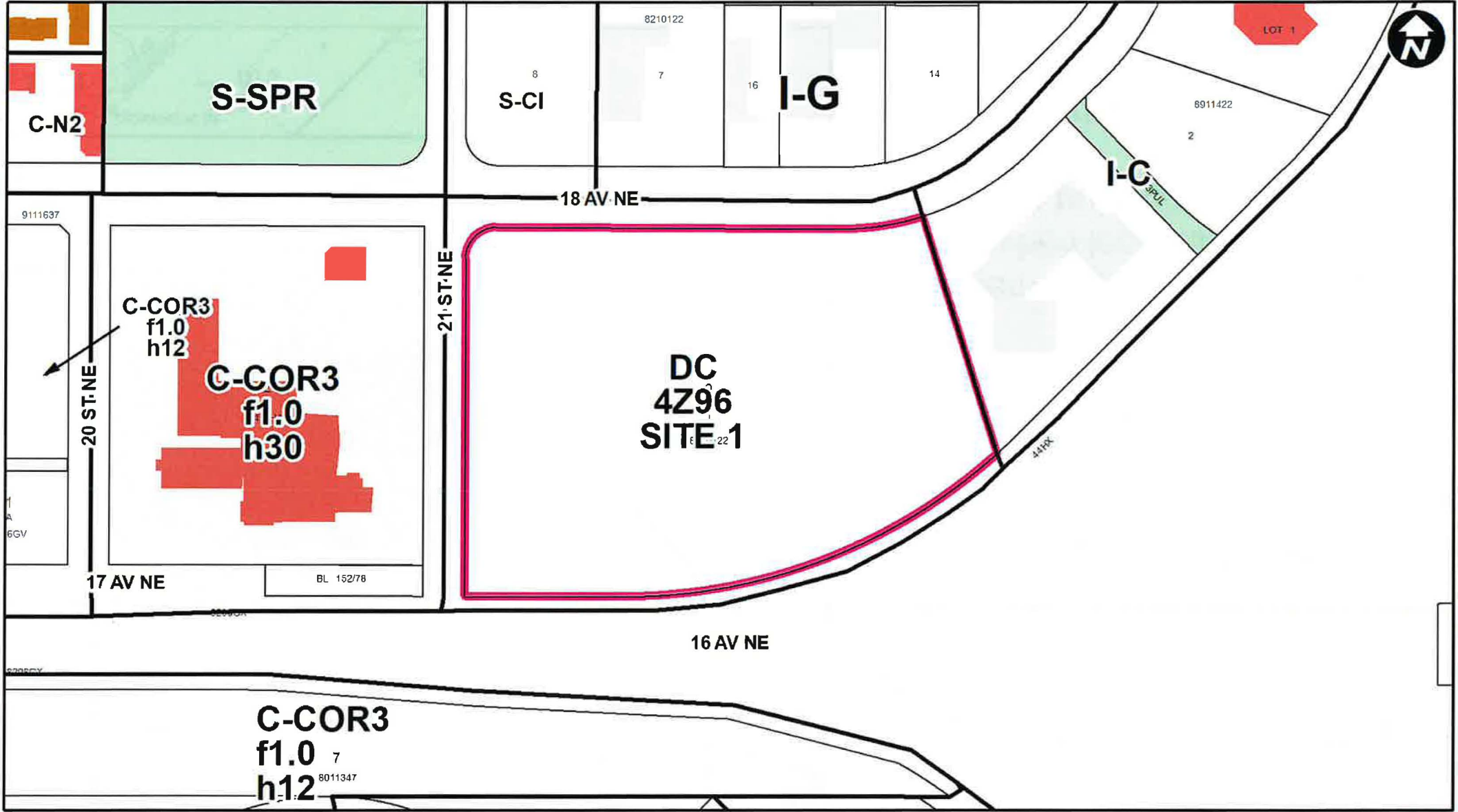
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

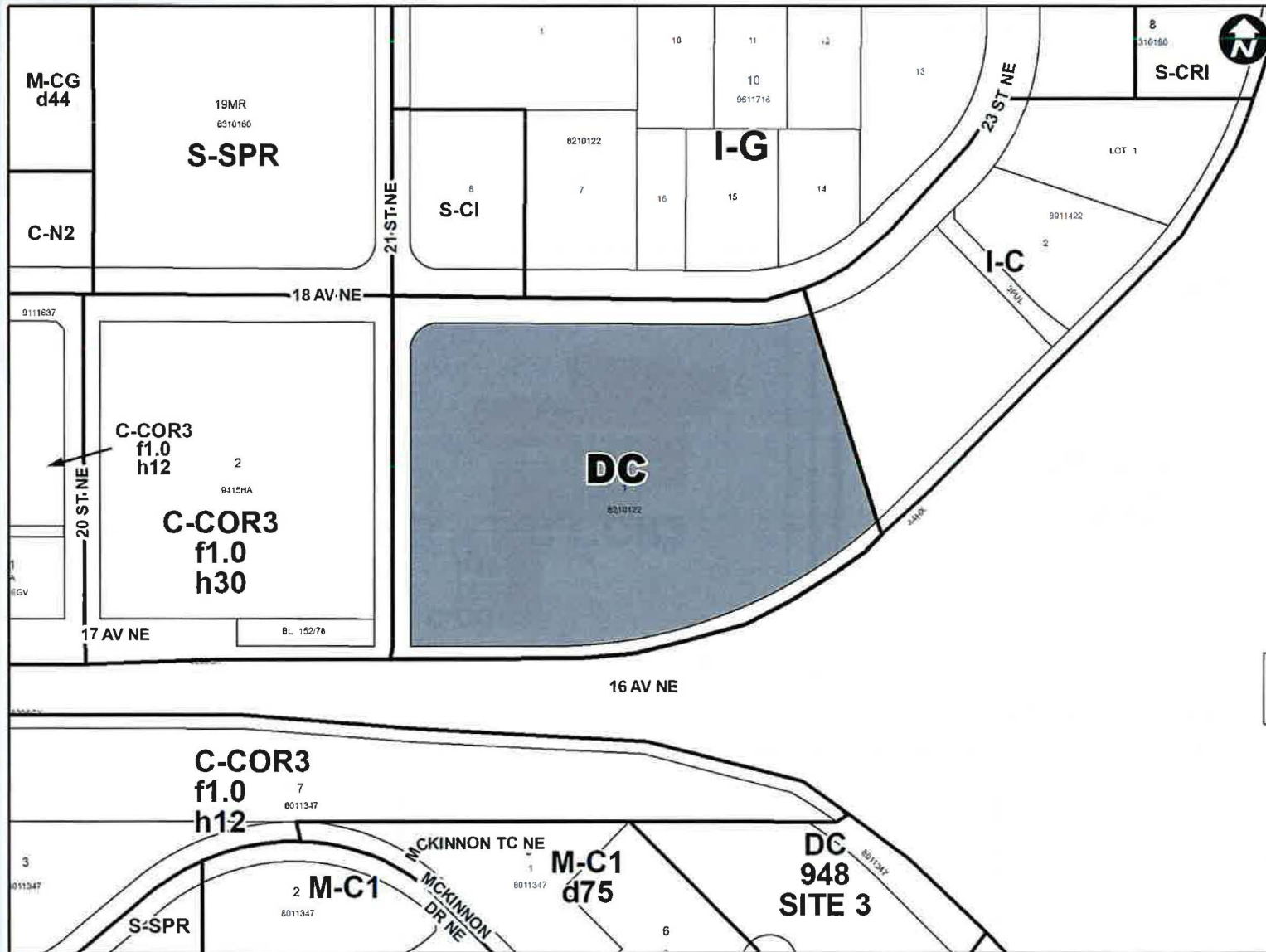
4.08 ha

- 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 Land Use Map

6



Proposed Direct Control (DC) District:

- Direct Control District is based in the Industrial – Commercial (I-C) District
- Includes additional commercial uses
- Supermarket is a permitted use when located within an existing building
- Supermarket is a discretionary use in proposed buildings

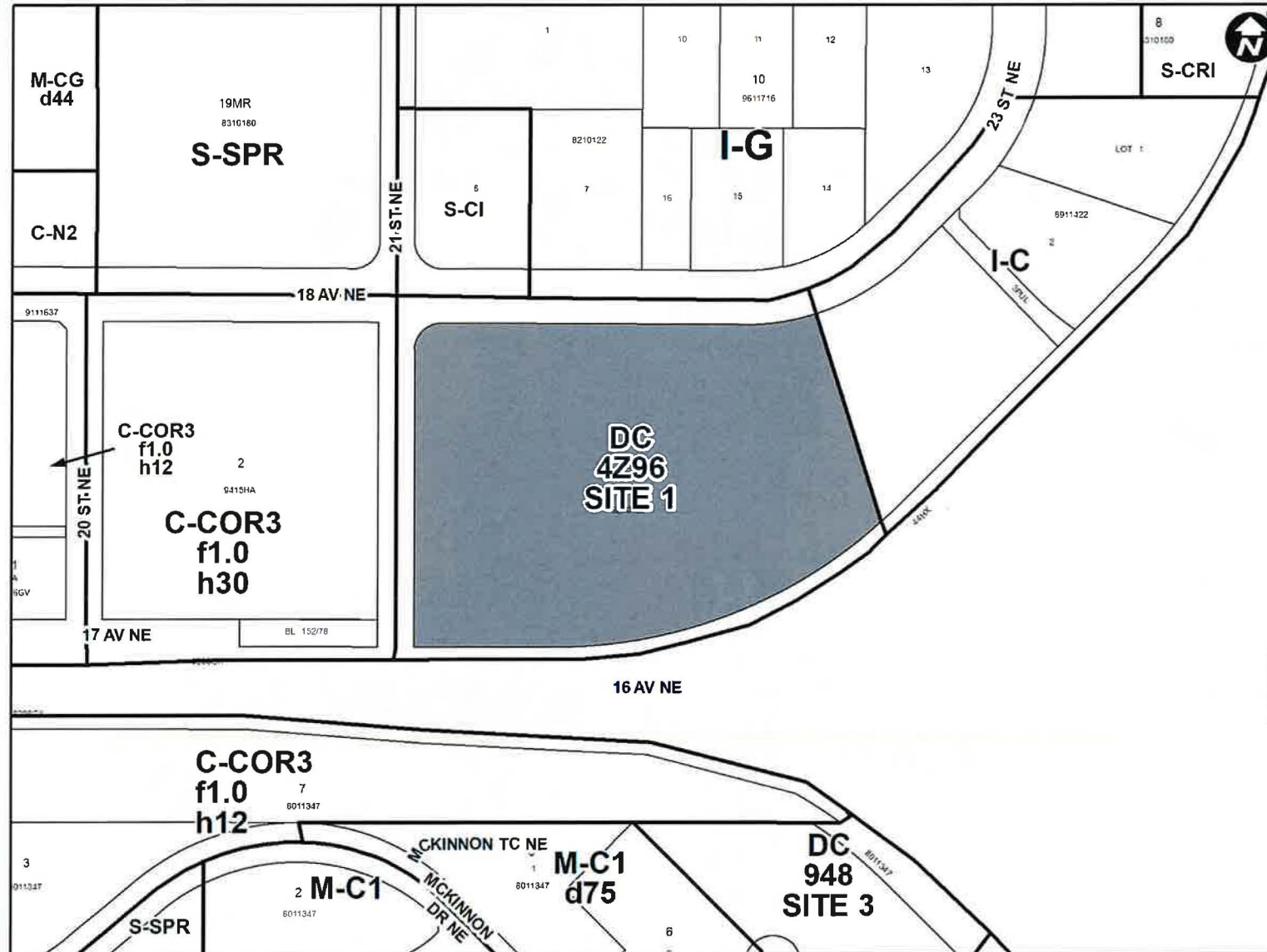
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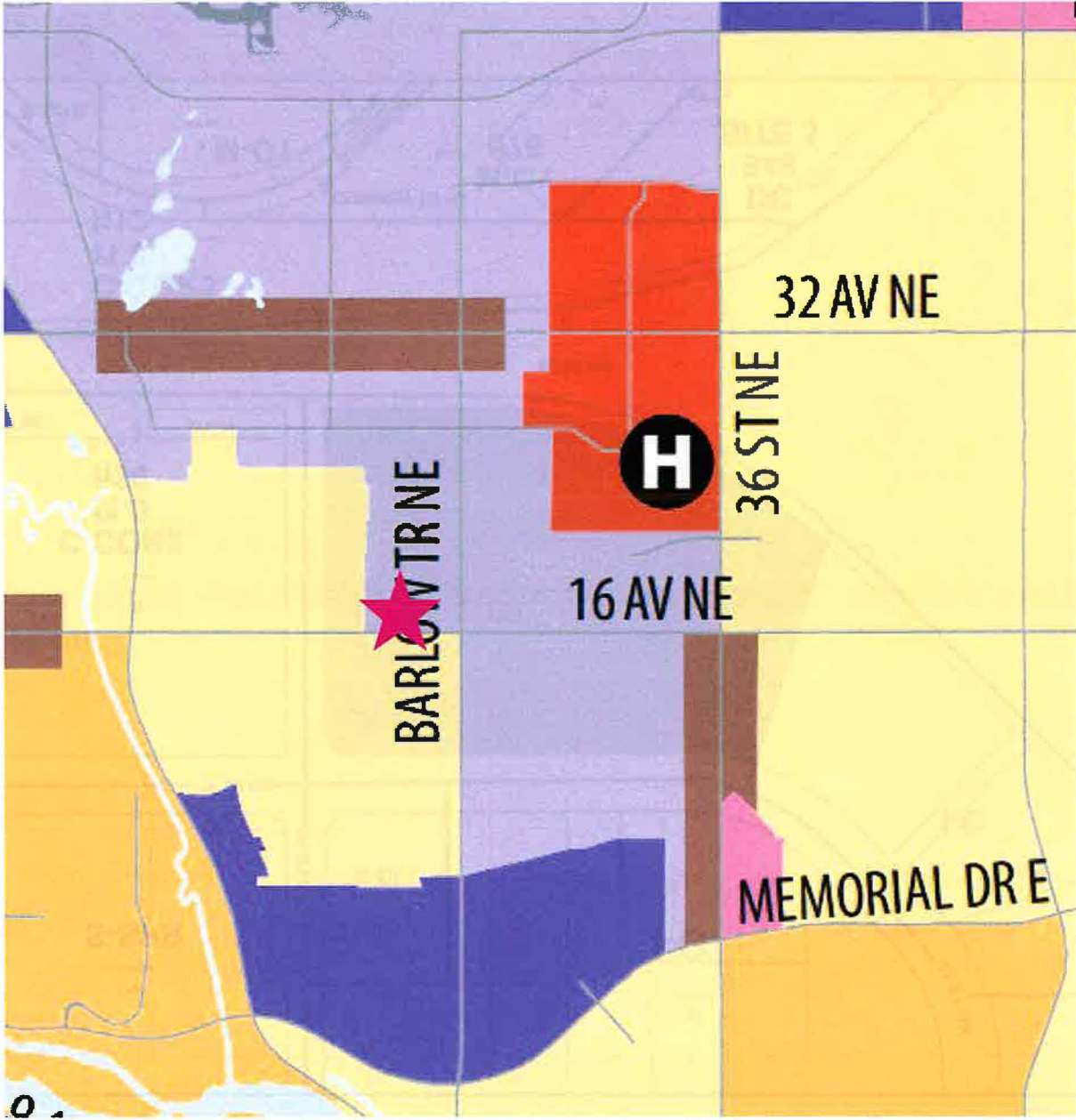
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Supplementary Slides

Existing Land Use Map





Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Industrial

- Industrial - Employee Intensive
- Standard Industrial

Main Streets

- Urban Main Street
- Hospital



Looking northeast from 21 Street NE



Looking south from 18 Avenue NE



Looking north from 16 Avenue NE

Permitted uses within existing buildings

- Catering Service – Minor
- Convenience Food Store
- Supermarket

Discretionary uses

- Billiard Parlour
- Cinema
- Conference and Event Facility
- Drinking Establishment – Medium
- Food Production
- Hotel
- Place of Worship – Small
- Post-secondary Learning Institution
- Seasonal Sales Area
- Social Organization

Actions	Next Milestone Date	Anticipated End Date	Accountable Business Unit	Lead Senior Management Role
A. Development Enabling Regulatory Improvements				
1. <i>Streamlining Land Use Bylaw Industrial Districts (Industry priority): Prioritize the review and update of industrial districts (Part 8) of the Land Use Bylaw</i>	Q2 2021	Q2 2022	Legislation & Land Use Bylaw	GM PD (Stuart Dalgleish)
2. <i>Update and strengthen industrial policies in the Municipal Development Plan to reinforce that industrial uses be the primary use within industrial areas</i>	Q1 2022	Q4 2022	City Wide Policy	
3. <i>Characterize and identify the importance of industrial development to internal and external stakeholders during policy exercises that impact industrial areas such as Airport Vicinity Protection Area (AVPA) related projects, and local area plans in support of Action A.1, A.2, and B.1.</i>	Q3 2021	Q2 2022	Growth Strategy	
4. <i>Monitor industrial indicators to determine if industrial growth has been enabled and competitiveness increased. Indicators include, but are not limited to, industrial land absorption, available land supply, regional growth share, and economic diversification indices.</i>	February 2022	Ongoing	Growth Strategy with support from Geodemographics	

3.7.1 STANDARD INDUSTRIAL AREA

The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

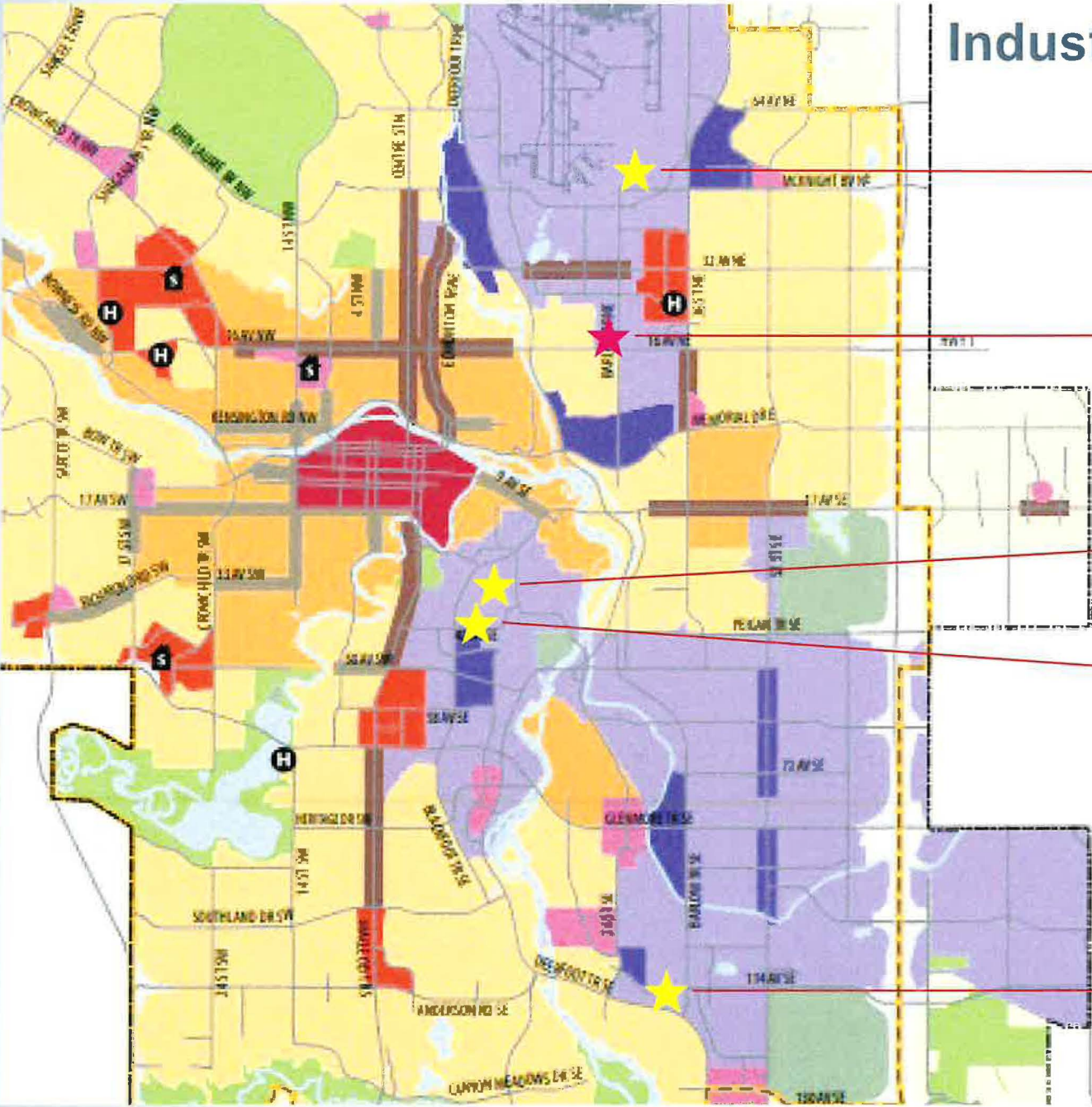
Land Use Policies

a. Industrial uses should be maintained as the primary use. Additionally, to support large-scale industrial activities, land use redesignations of parcels five hectares or greater from industrial to non-industrial land uses is discouraged.

Bylaw 36P2022

- b. Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.
- c. Only uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.
- d. Discourage uses such as stand-alone office use, regional retail developments, places of worship, public or private schools and residential uses in industrial areas.

Industrial-Based Direct Control Districts



2600 48 Ave NE
DC based on Industrial – Commercial

2222 16 Ave NE (subject site)

1212 34 Ave SE
DC based on Industrial – General

1010 42 Ave SE
DC based on Industrial – Commercial

3445 114 Ave SE
DC based on Industrial – Commercial