



# Public Hearing of Council

Agenda Item: 7.2.15



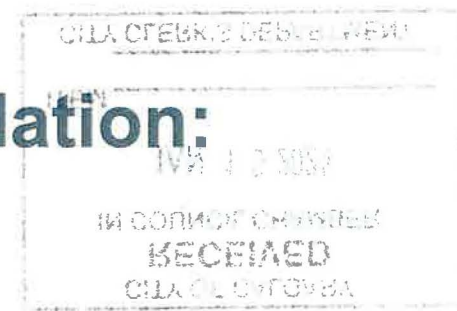
## LOC2023-0191 / CPC2023-1137 Land Use Amendment

January 16, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 16 2024  
ITEM: 7.2.15 - CPC2023-1137  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



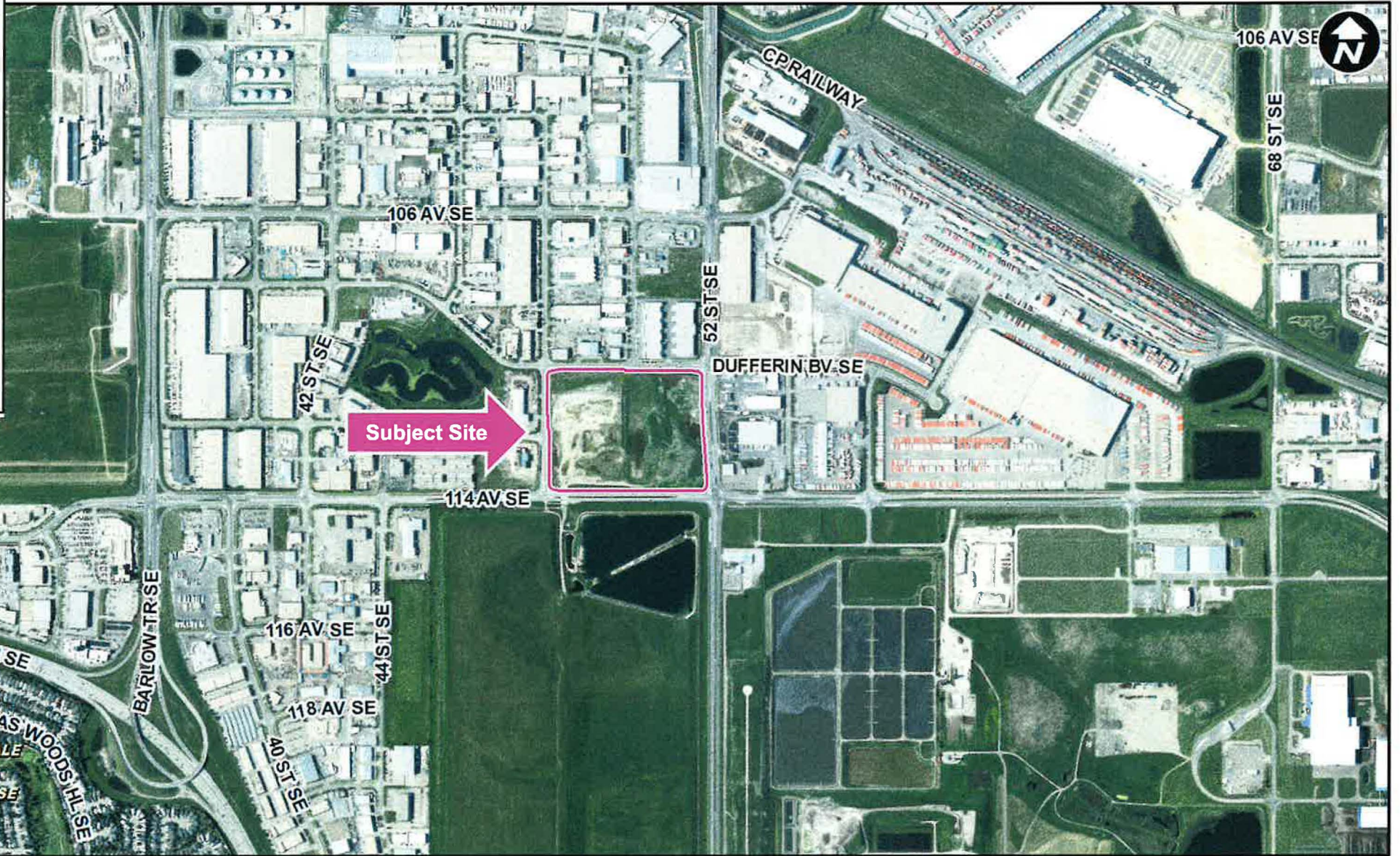
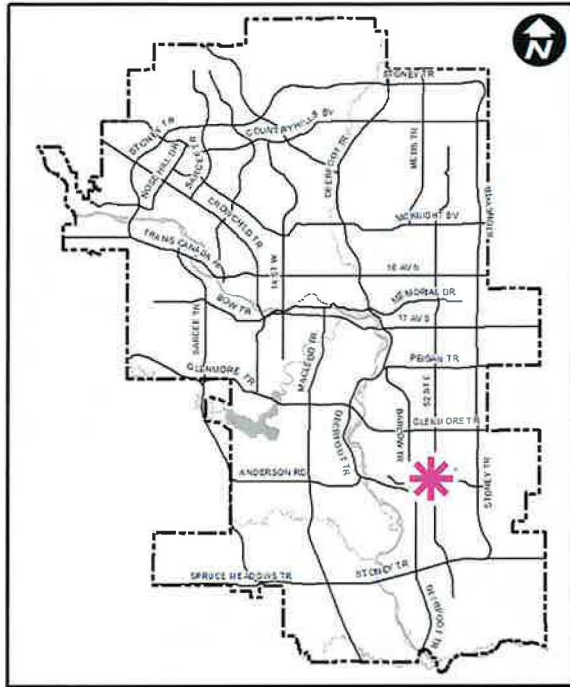
# Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 17D2024** for the redesignation of 15.66 hectares ± (38.70 acres ±) located at 11211 and 11235 – 52 Street SE (Portion of SE 1/4 Section 15-23-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

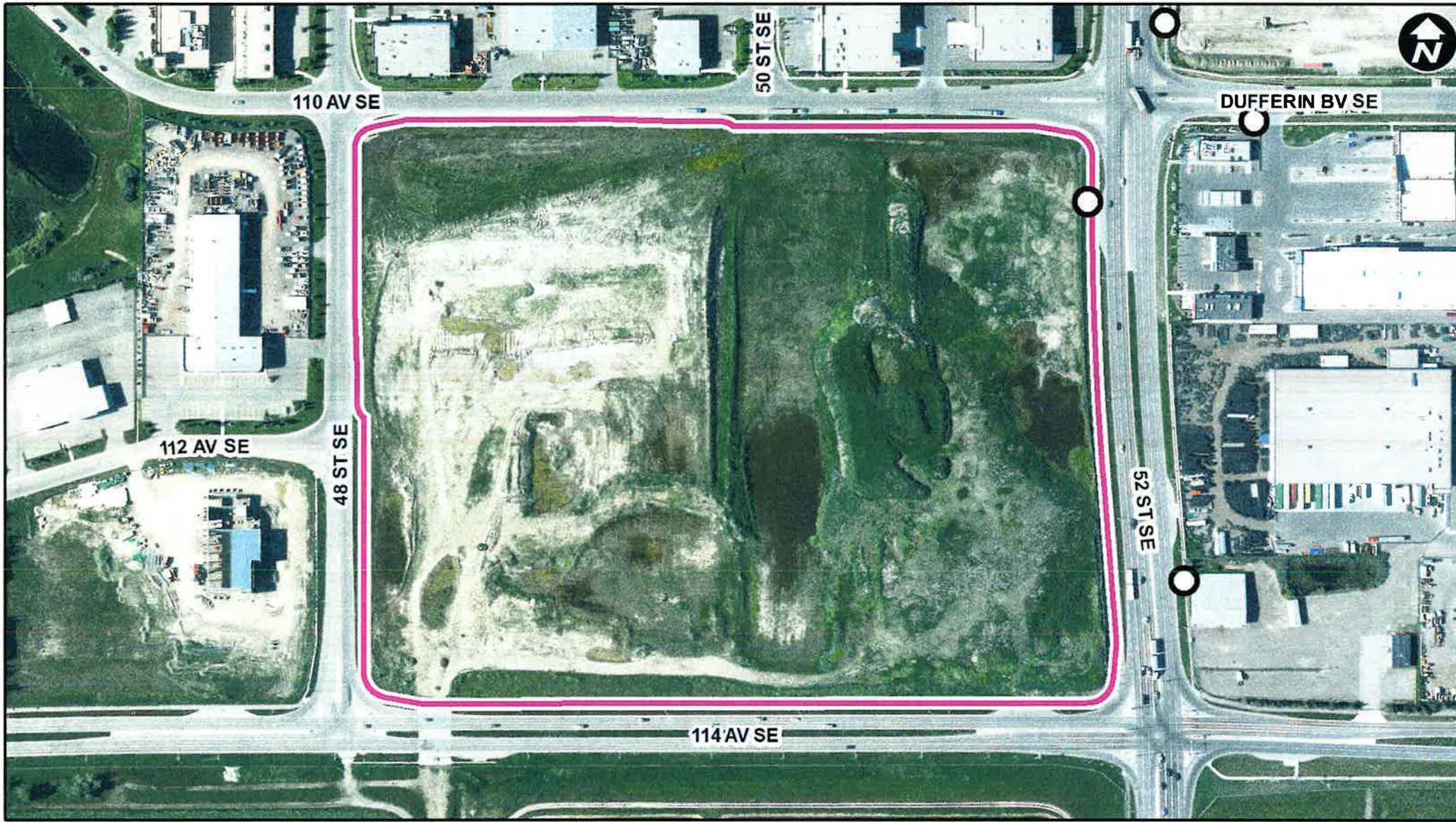




**LEGEND**

- 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





○ Bus Stop

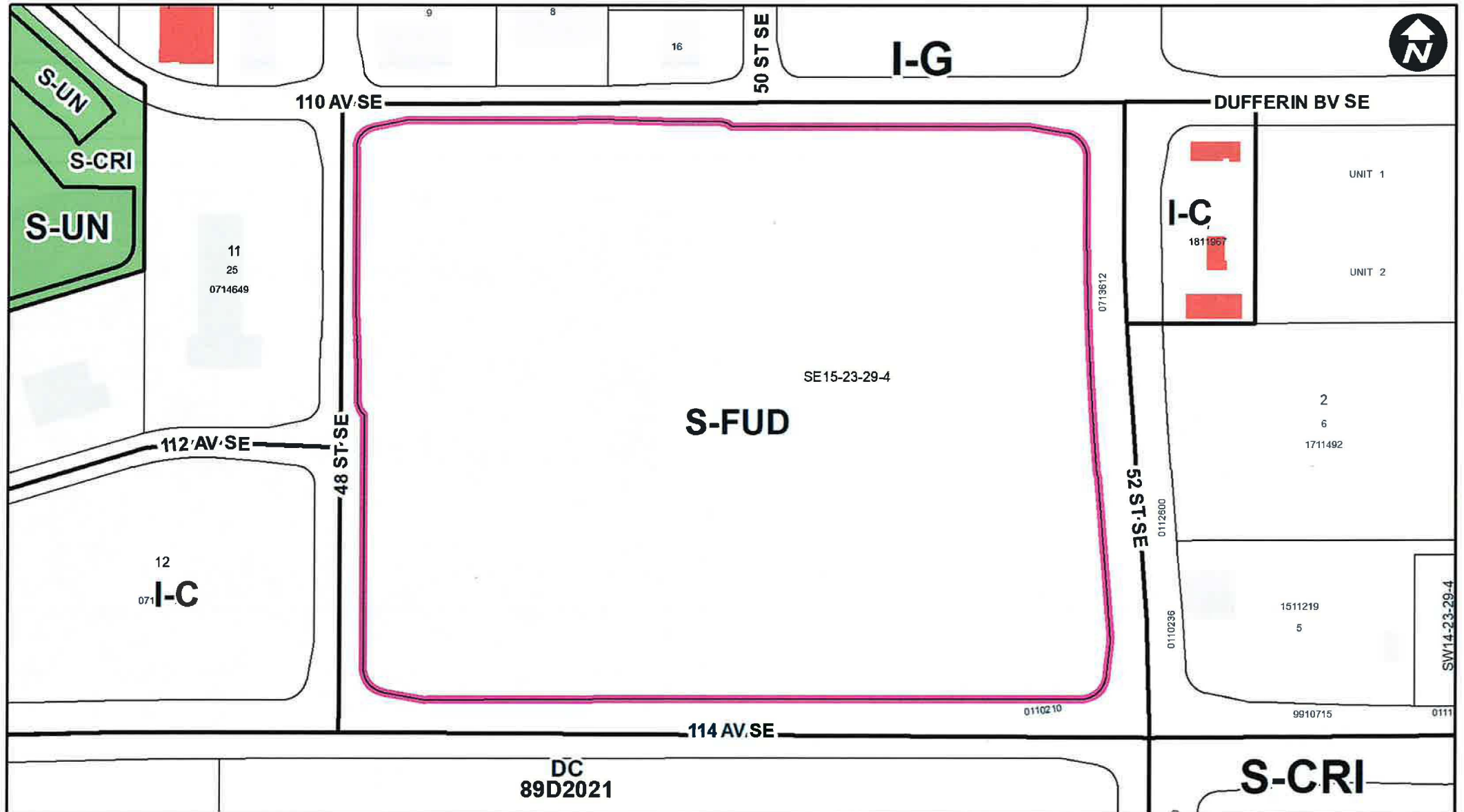
Parcel Size:  
15.7 ha



# Surrounding Land Use

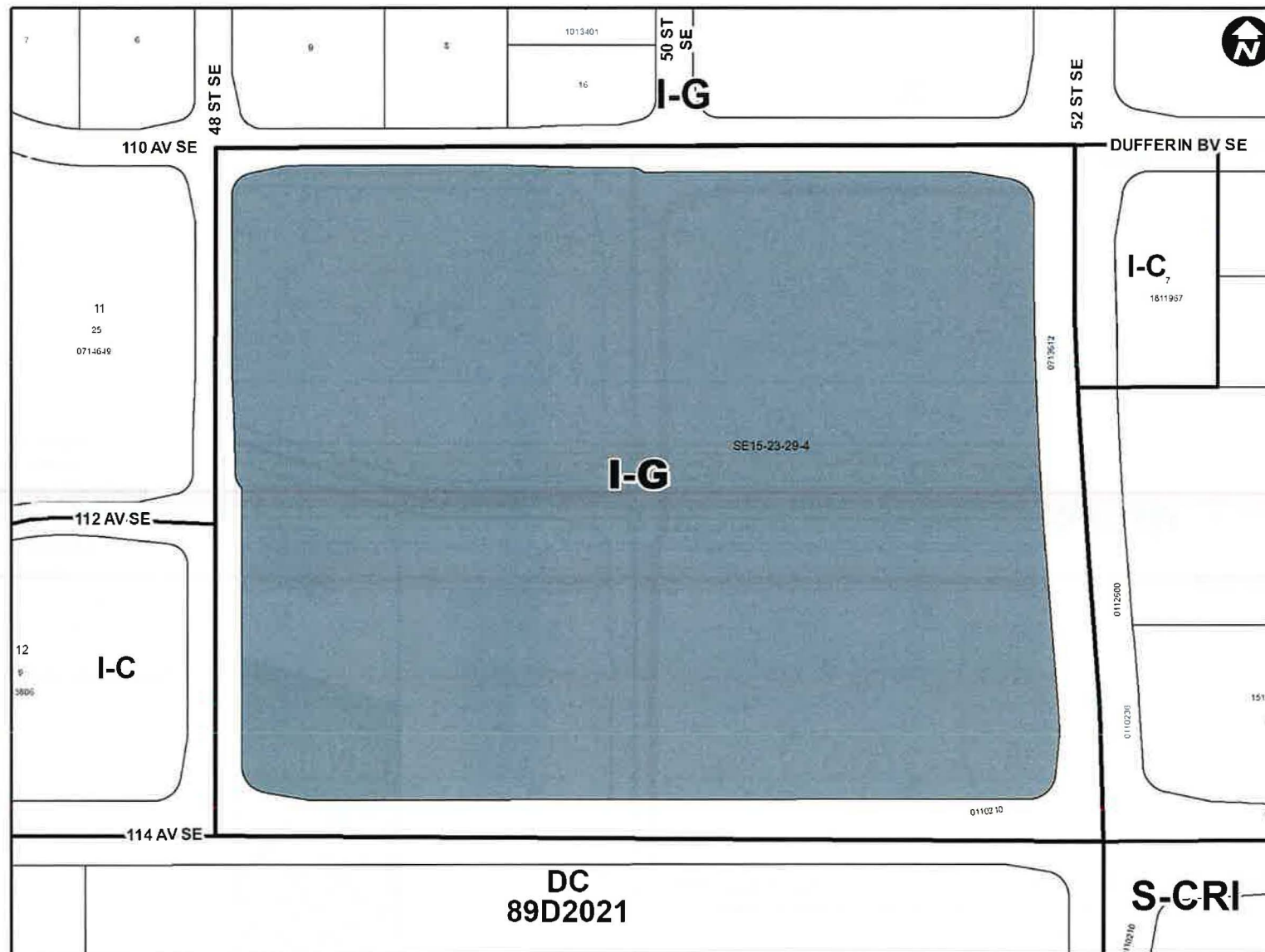
### LEGEND

- 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

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## Proposed Industrial – General (I-G) District:

- Light & medium intensity industrial uses
- Maximum building size of 1,600 square metres for unserviced parcels
- Maximum Floor Area Ratio 1.0 for serviced parcels
- No maximum height (serviced or unserviced)

## Calgary Planning Commission's Recommendation:

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## Supplementary Slides





View from 52 Street / 114 Avenue



Aerial View (north)