



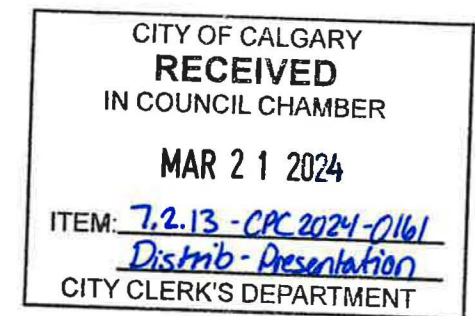
Calgary Planning Commission

Agenda Item: 7.2.13



LOC2023-0364 Land Use Amendment

March 21, 2024

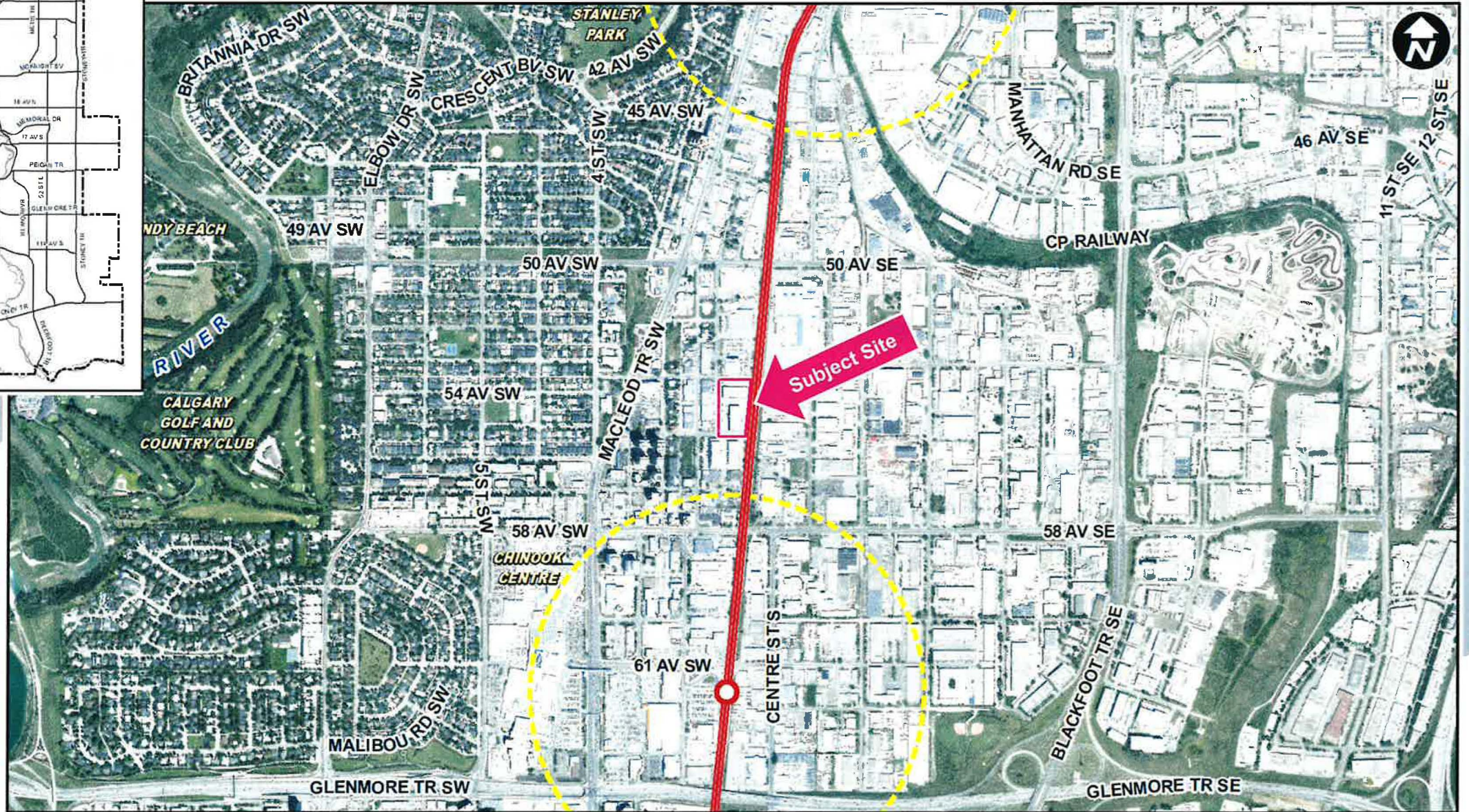
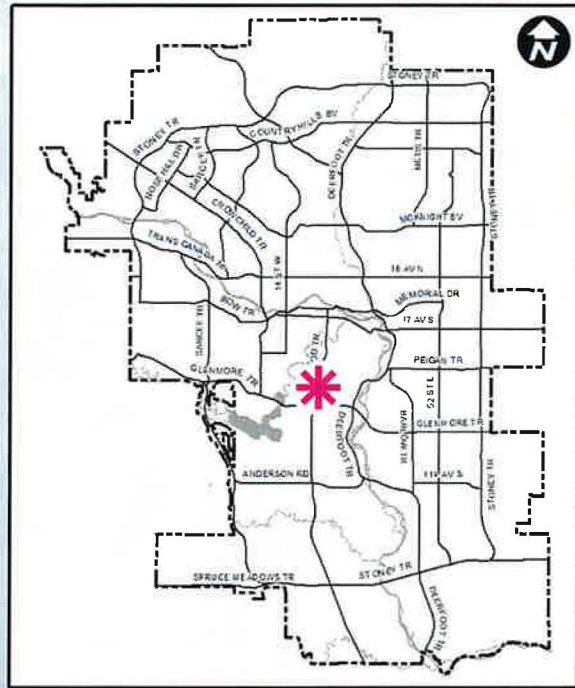


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.5 hectares \pm (3.7 acres \pm) located at 5440 – 1 Street SW (Plan 5531HQ, Parcel D) from Industrial – General (I-G) District to Industrial – Business (I-Bf1.0) District.





LEGEND

600m buffer from LRT station

LRT Stations

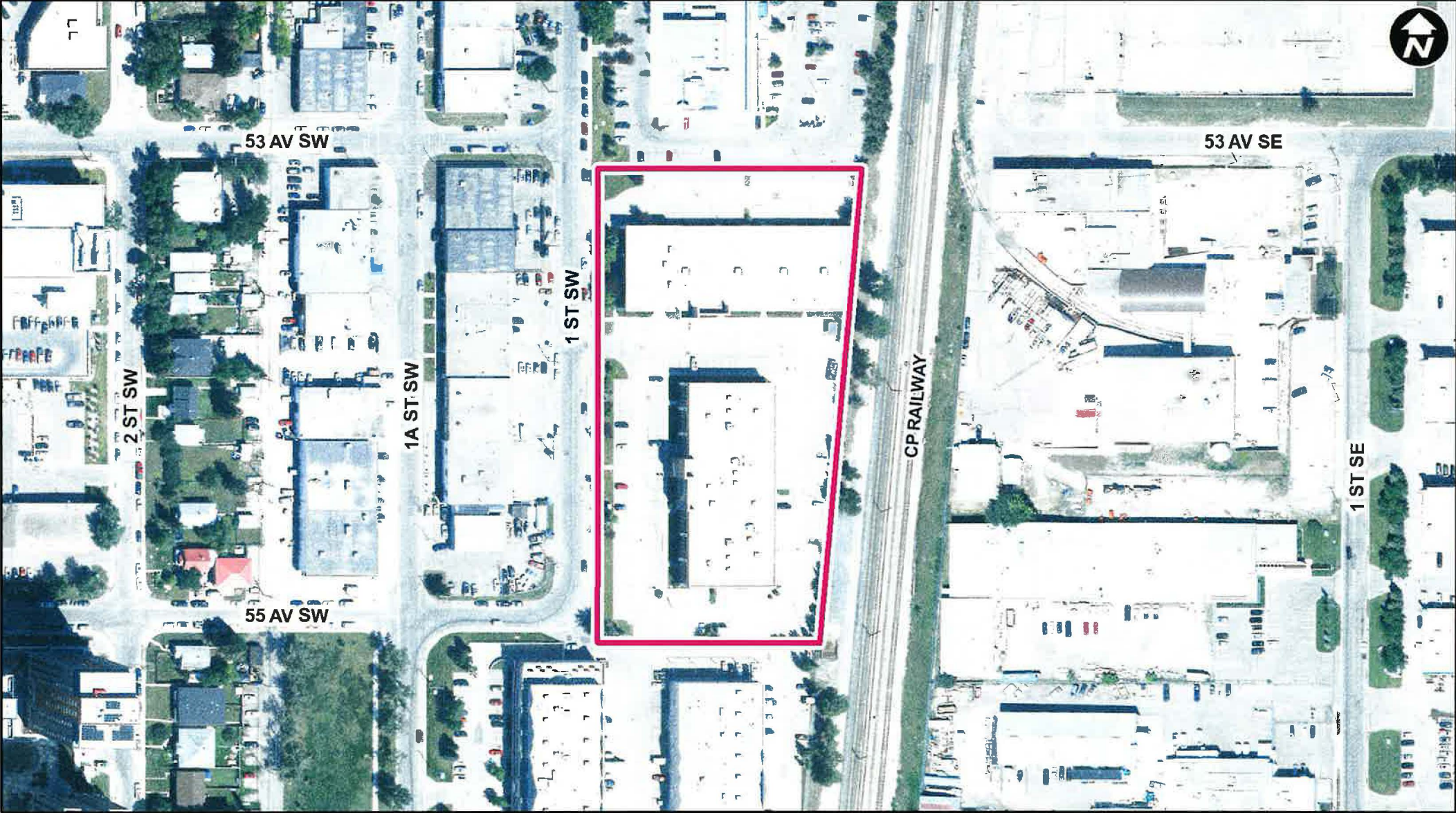
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

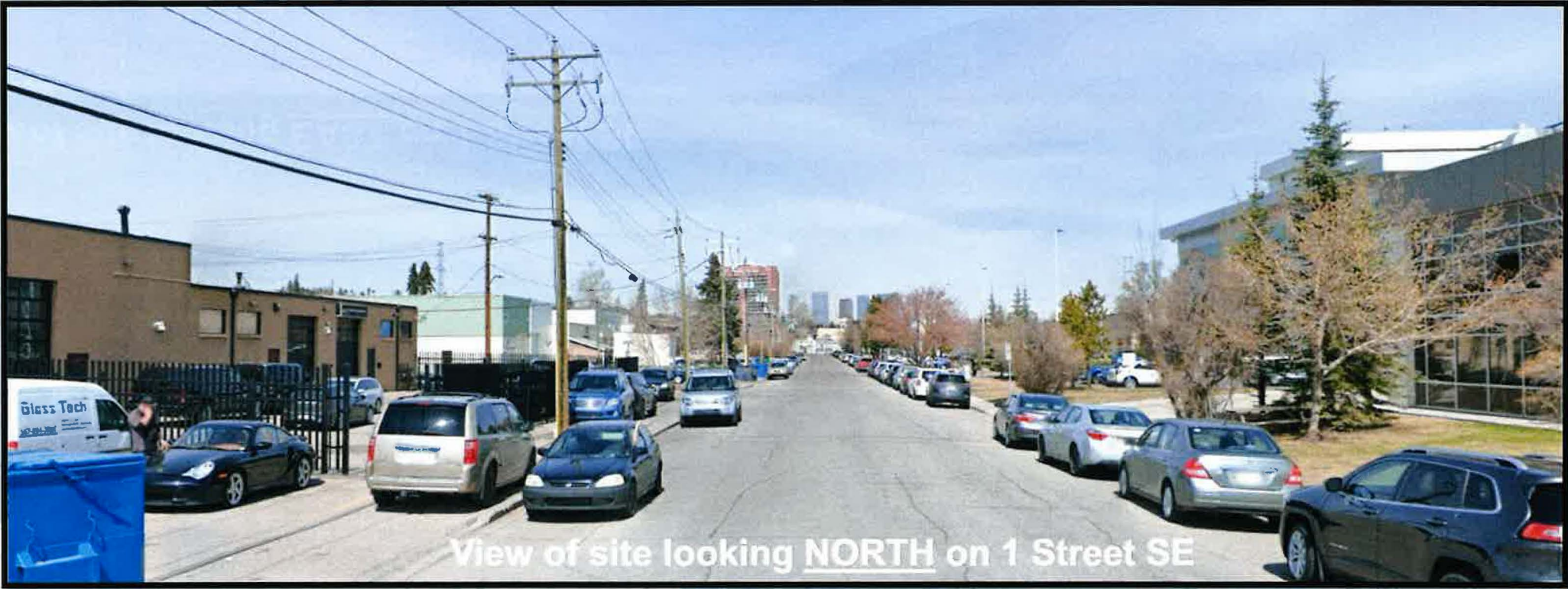
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

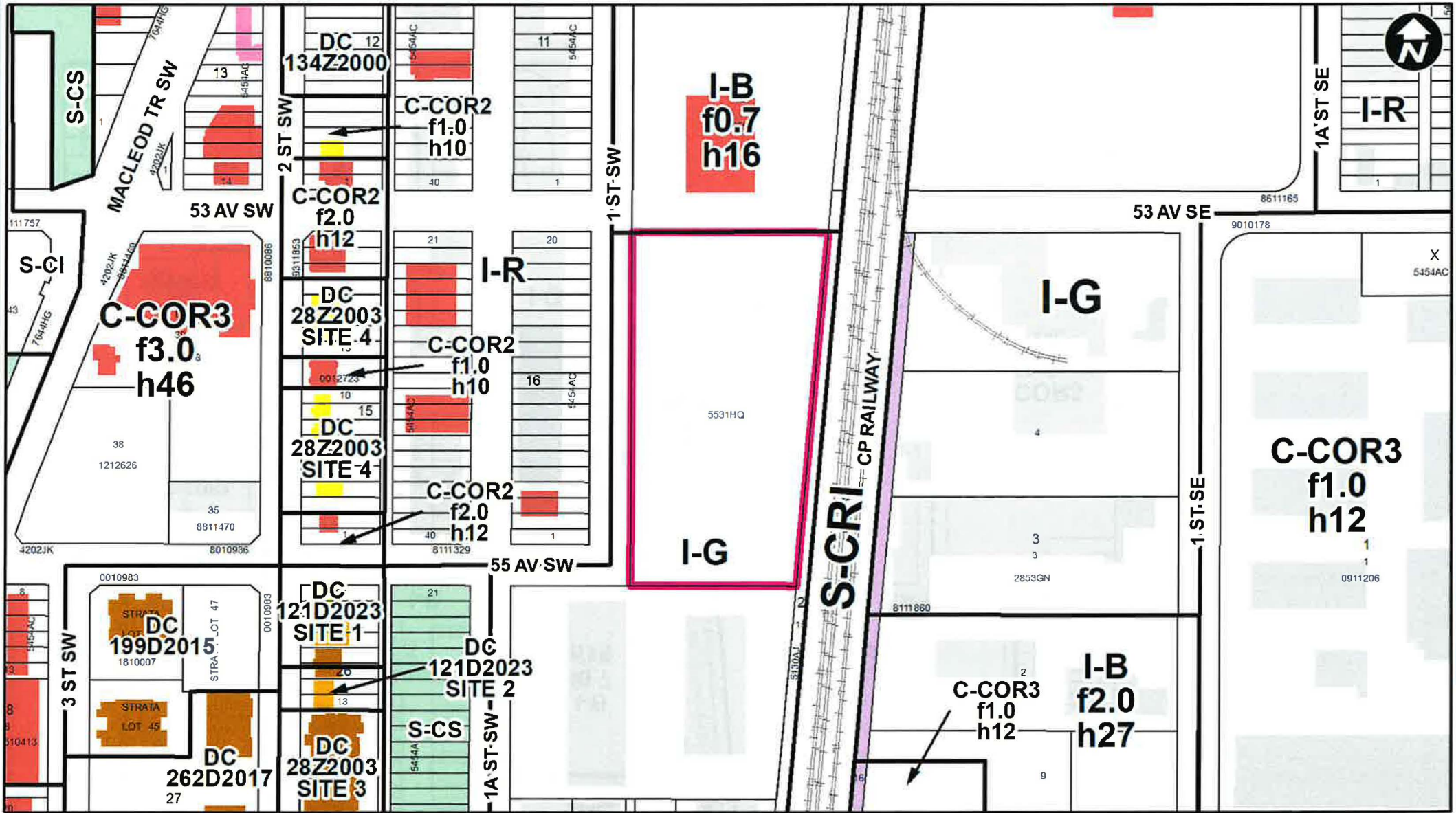
1.5 ha
166m x 102m



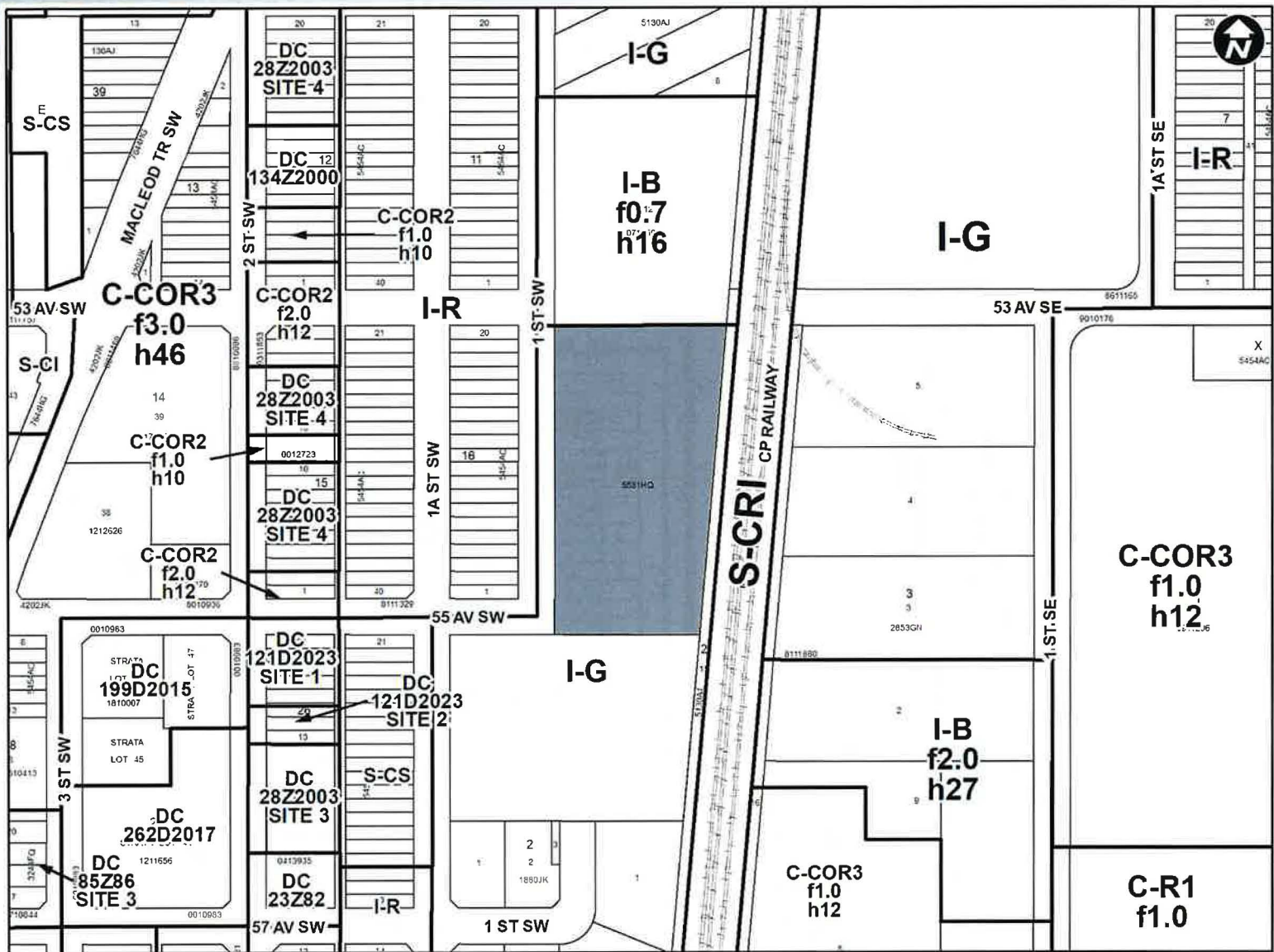


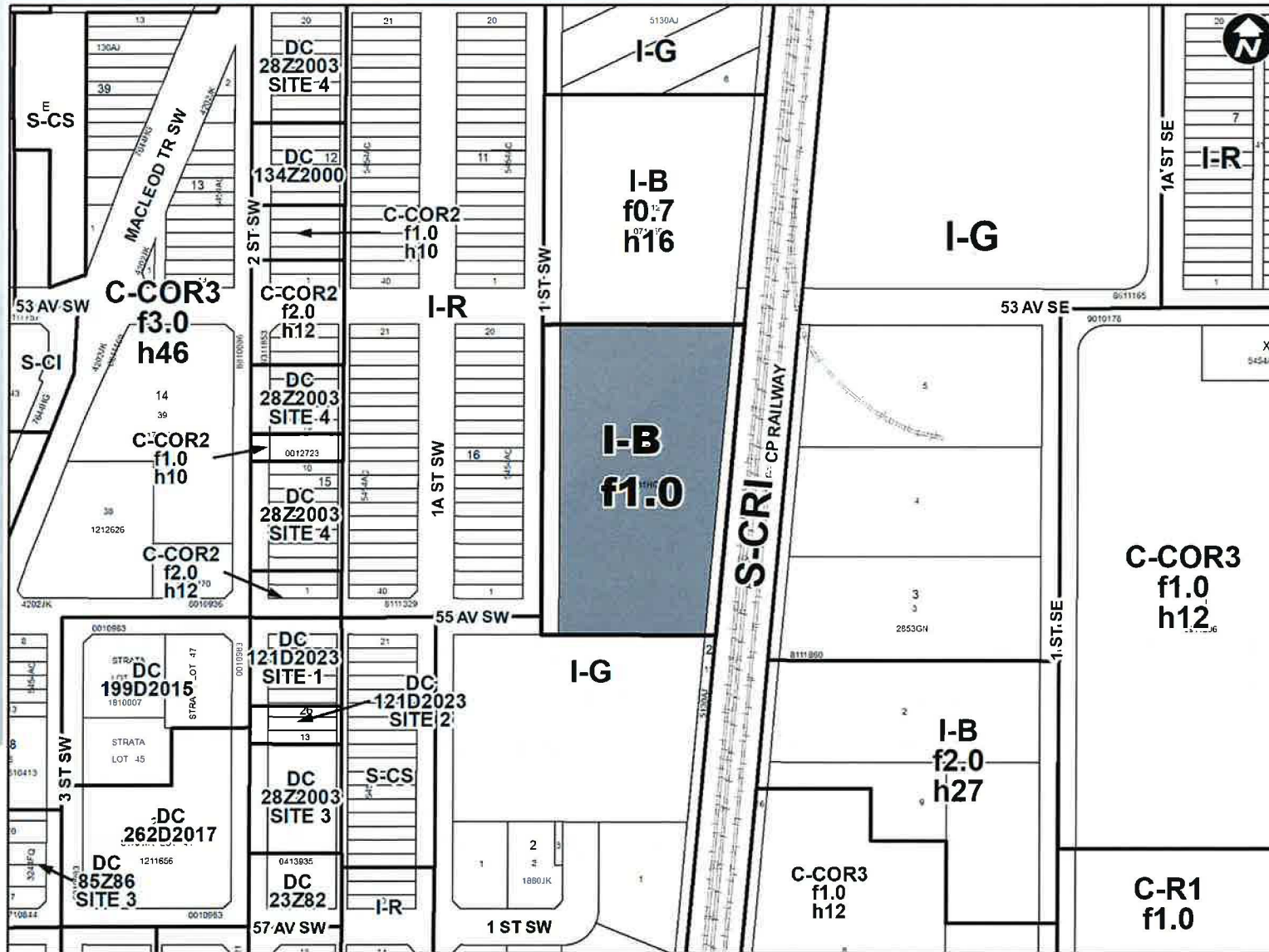
Surrounding Land Use

- 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



Existing Land Use Map





Proposed I-B District:

- accommodates a range of uses that provide services to the office and industrial uses within the immediate area;
- a maximum floor area ratio of 1.0; and
- a maximum building height of 12.0 metres.

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Supplementary Slides

