



# Calgary Planning Commission

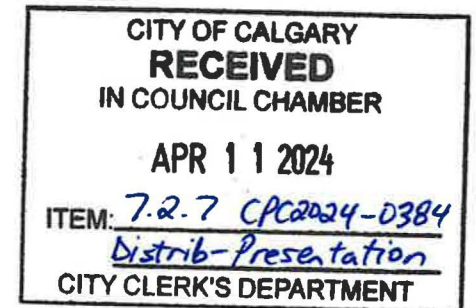
## Agenda Item: 7.2.7



# LOC2023-0307

## Land Use Amendment

April 11, 2024

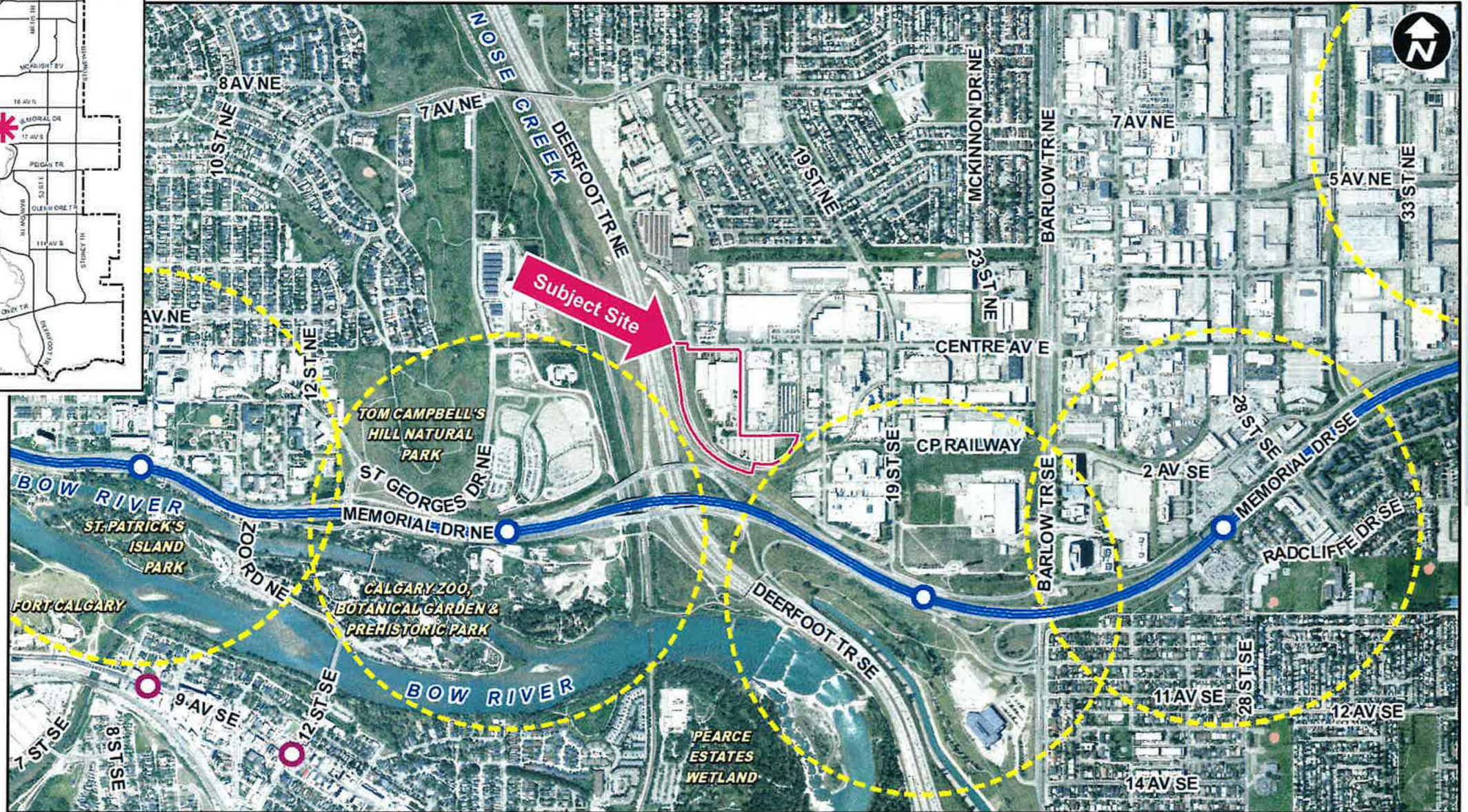
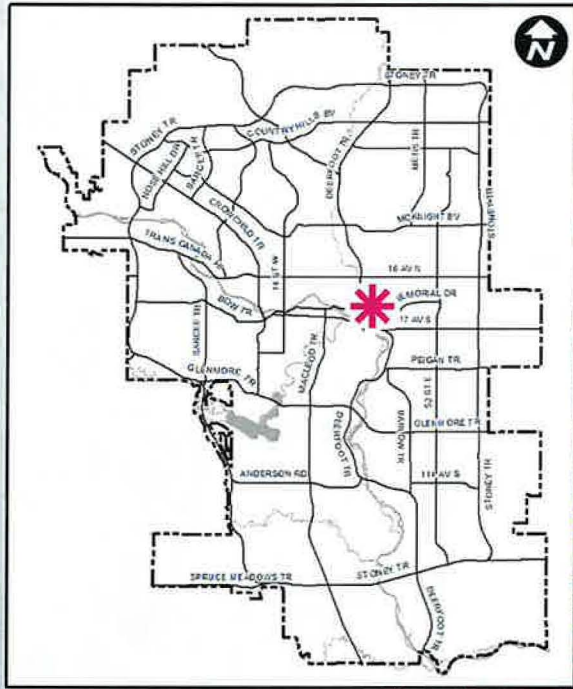




## RECOMMENDATION:

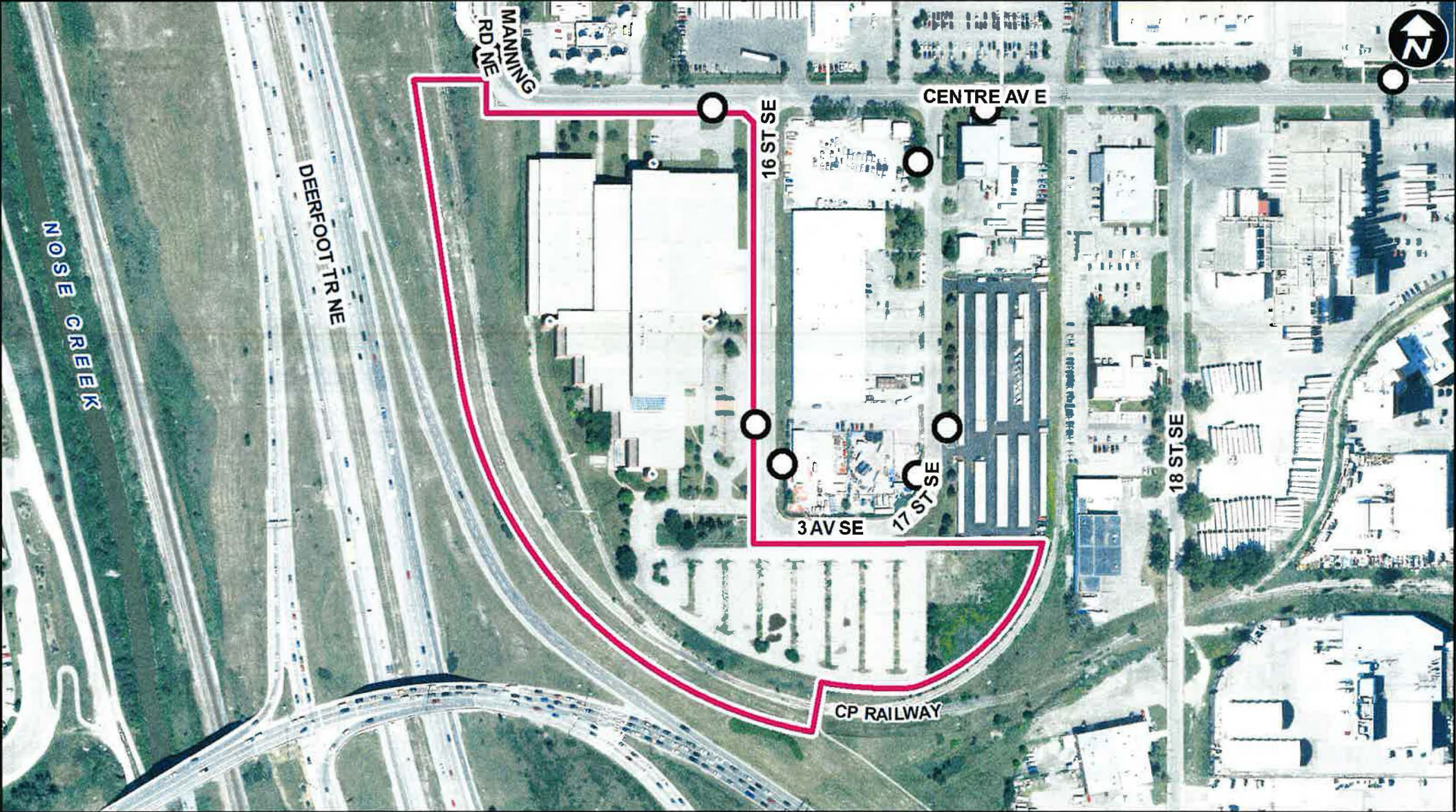
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 7.57 hectares  $\pm$  (18.71 acres  $\pm$ ) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-Bf1.0) District to Industrial – Commercial (I-C) 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



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- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
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    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

Parcel Size:  
**7.57** ha







*Looking east from St Georges Drive NE*

*Looking north from Memorial Drive SE*





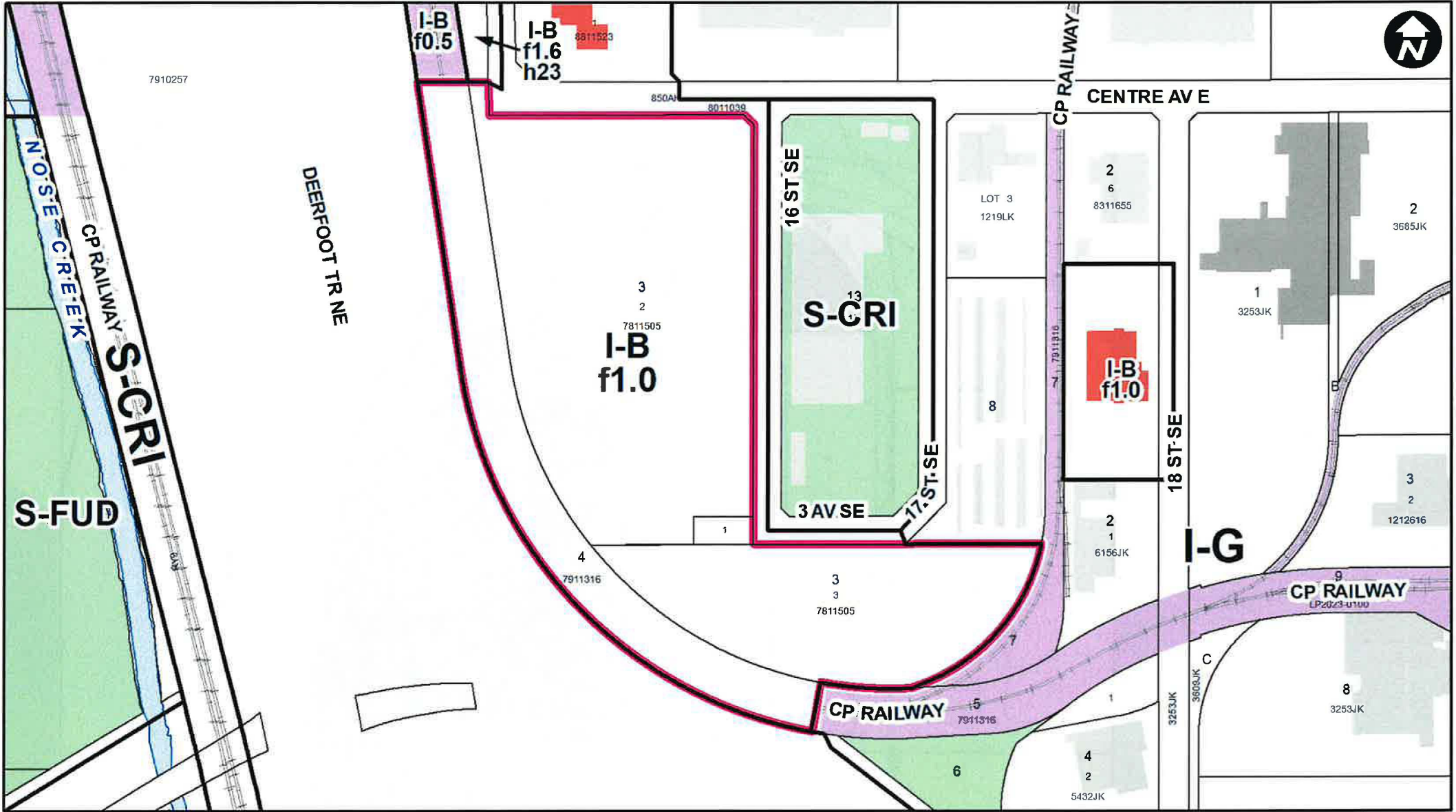
*Looking east from Memorial Drive SE*

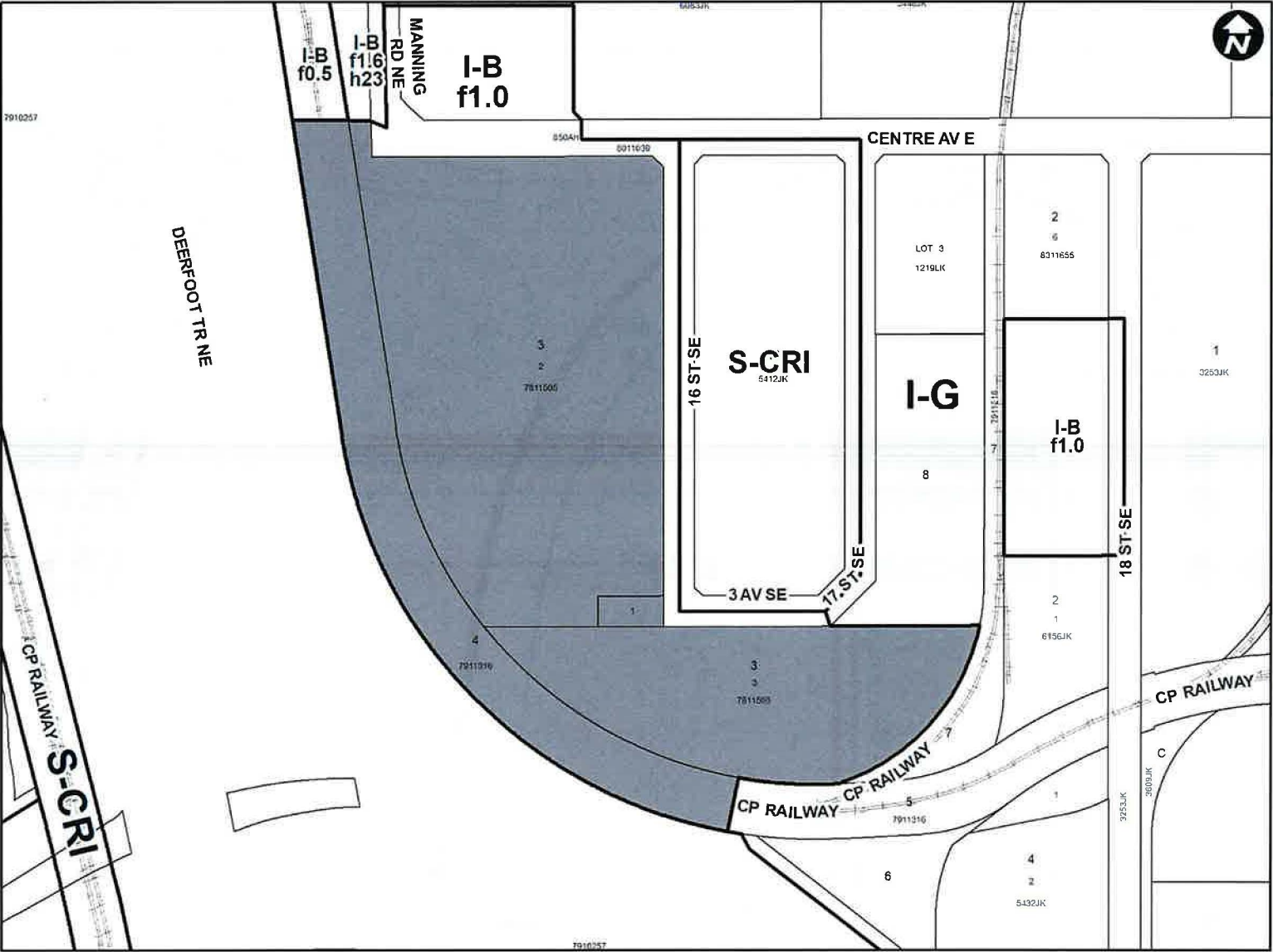
*Looking northeast from Deerfoot Trail SE*

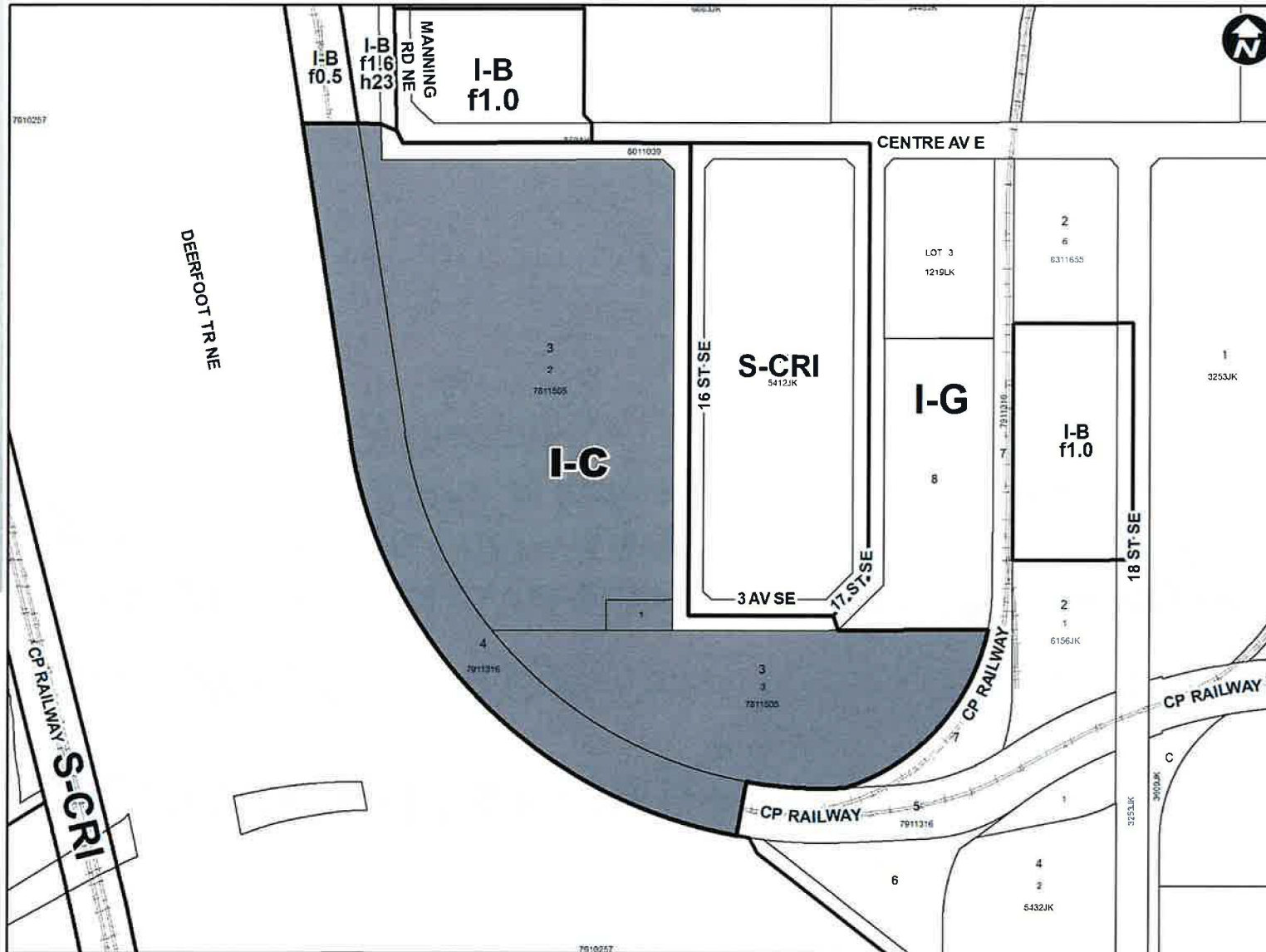


# Surrounding Land Use

- 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 Industrial – Commercial (I-C) District:

- locations on the perimeter of industrial areas, along major streets or expressways
- light industrial uses that are unlimited in size
- small scale commercial uses compatible with light industrial uses
- Floor area ratio (FAR) maximum 1.0
- Building height maximum is 12.0 metres

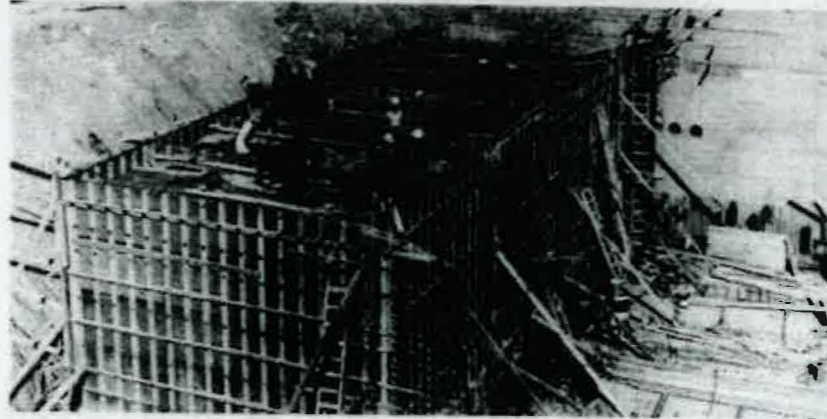
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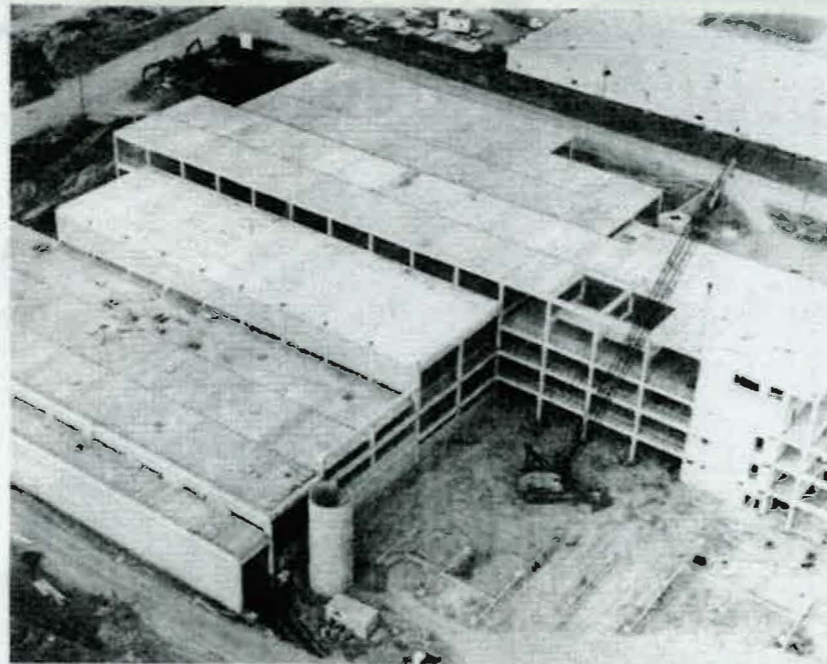
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# Supplementary Slides

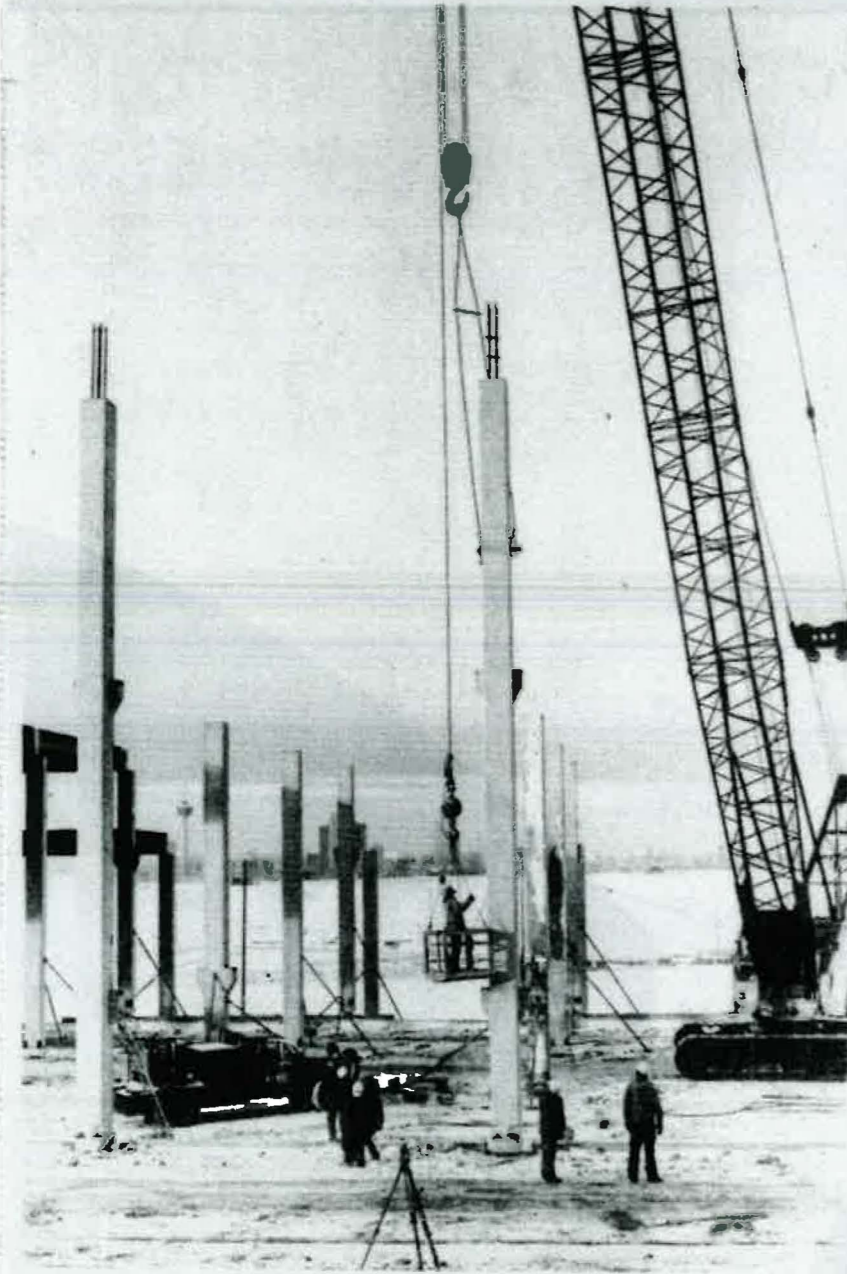
# From the ground up



Water tanks under parking lot for future solar heat



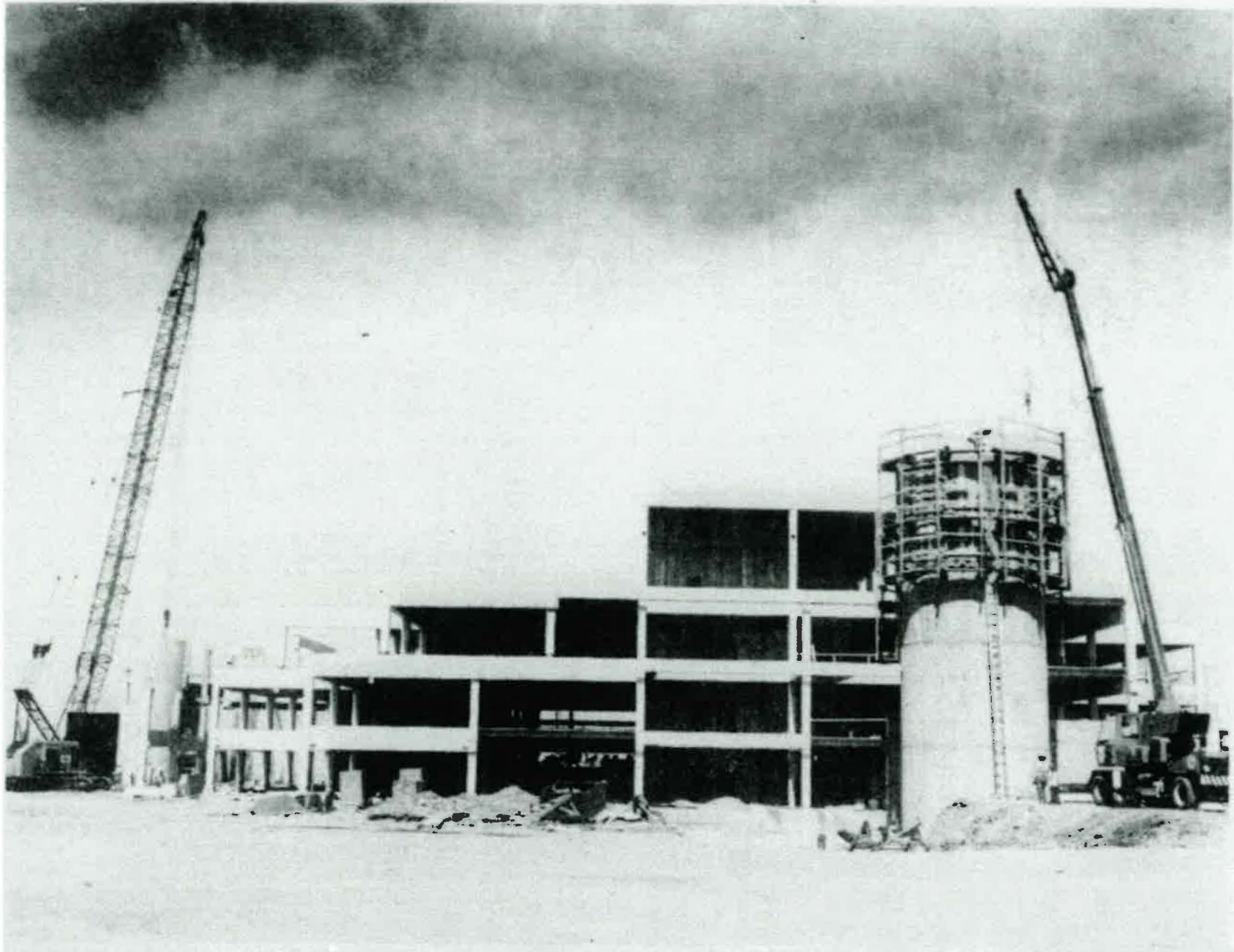
New Herald building begins to take shape



Workmen install support pillars during early construction phase

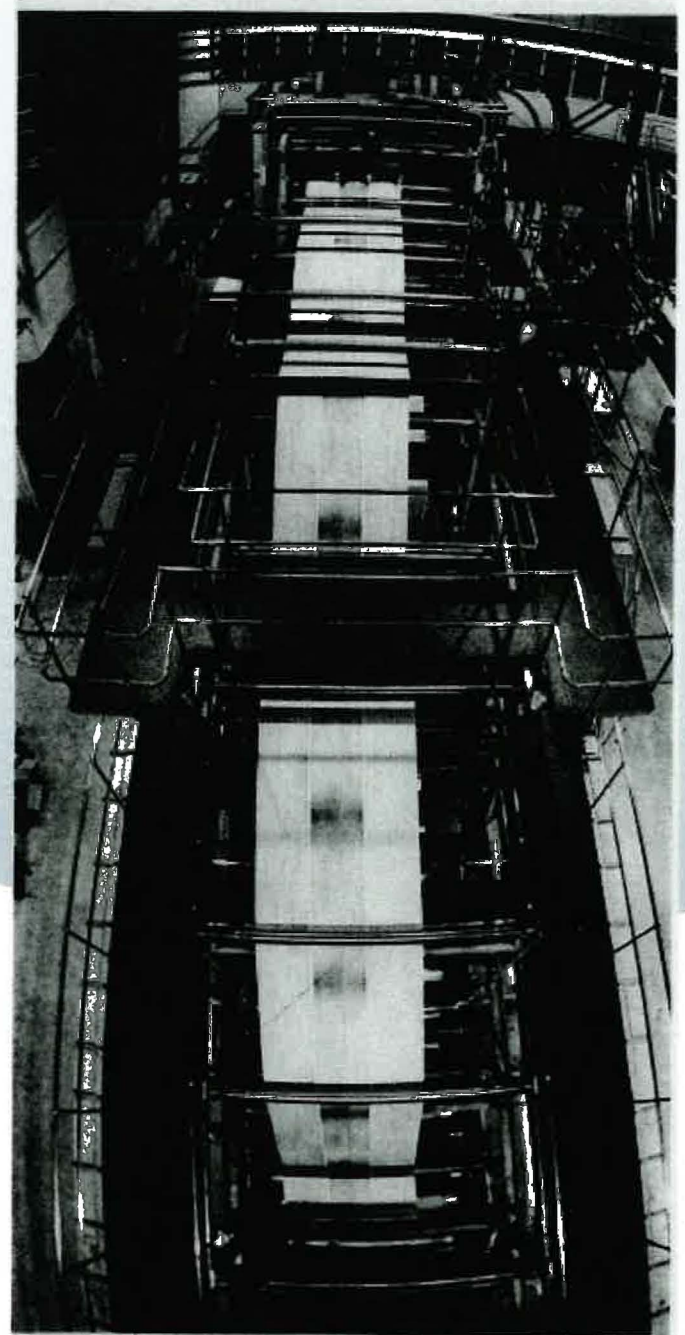
File photo, Calgary Herald





Peter Brosseau, Calgary Herald

*South side of new building, flanked by cranes, during early stages of construction*



*An overview of the new offset presses in action*