



Public Hearing of Council

Agenda Item: 7.2.37



LOC2023-0230 / CPC2024-0324

Land Use Amendment

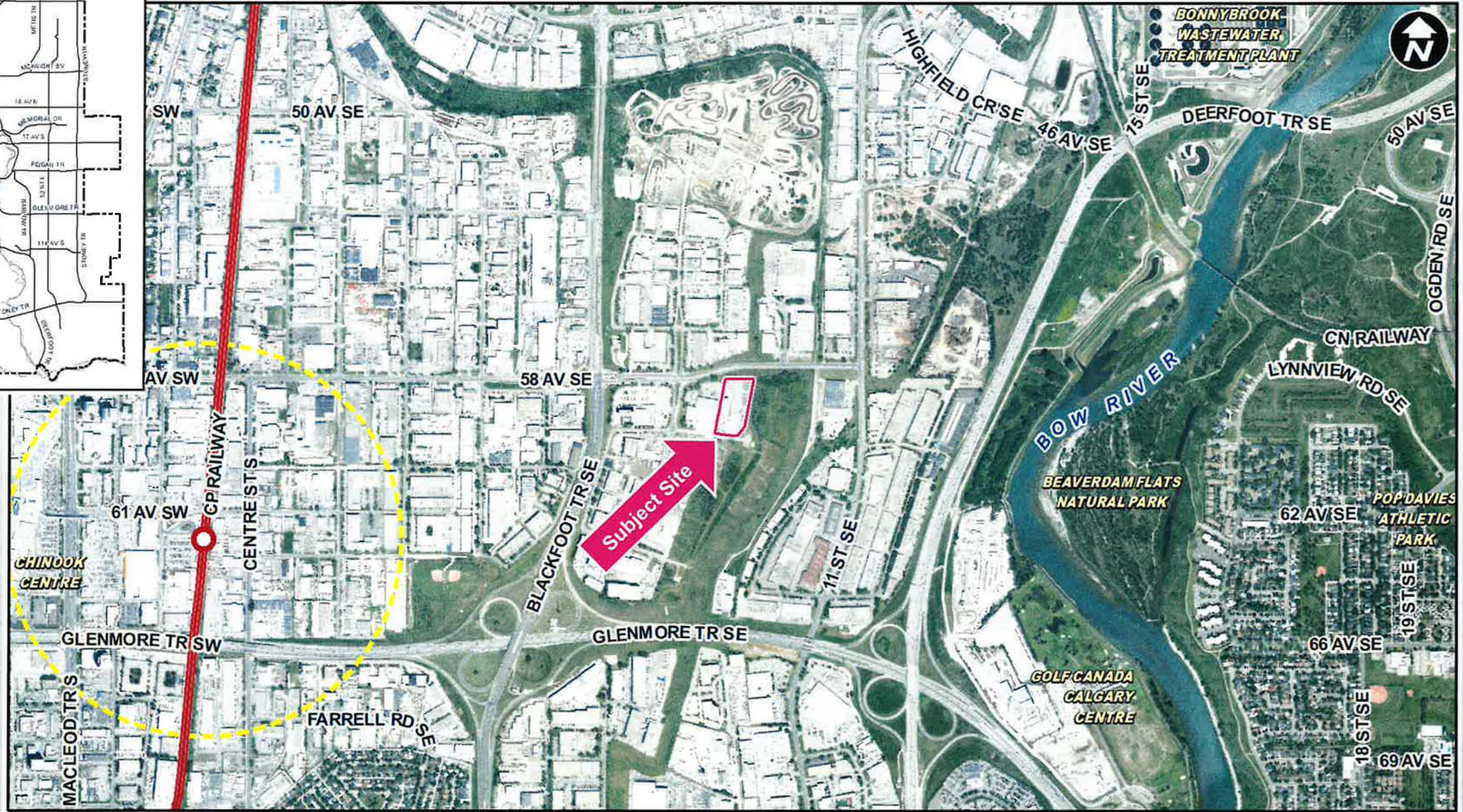
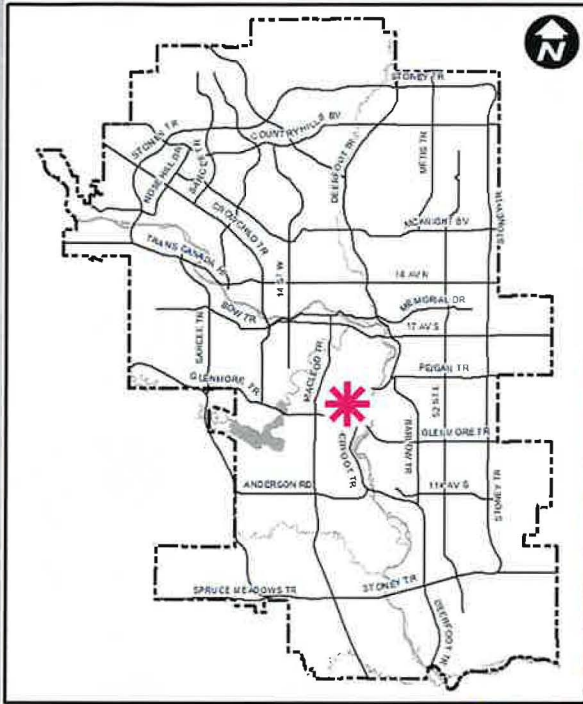
May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.37 CPC2024-0324
Distro-Presentation
CITY CLERK'S DEPARTMENT

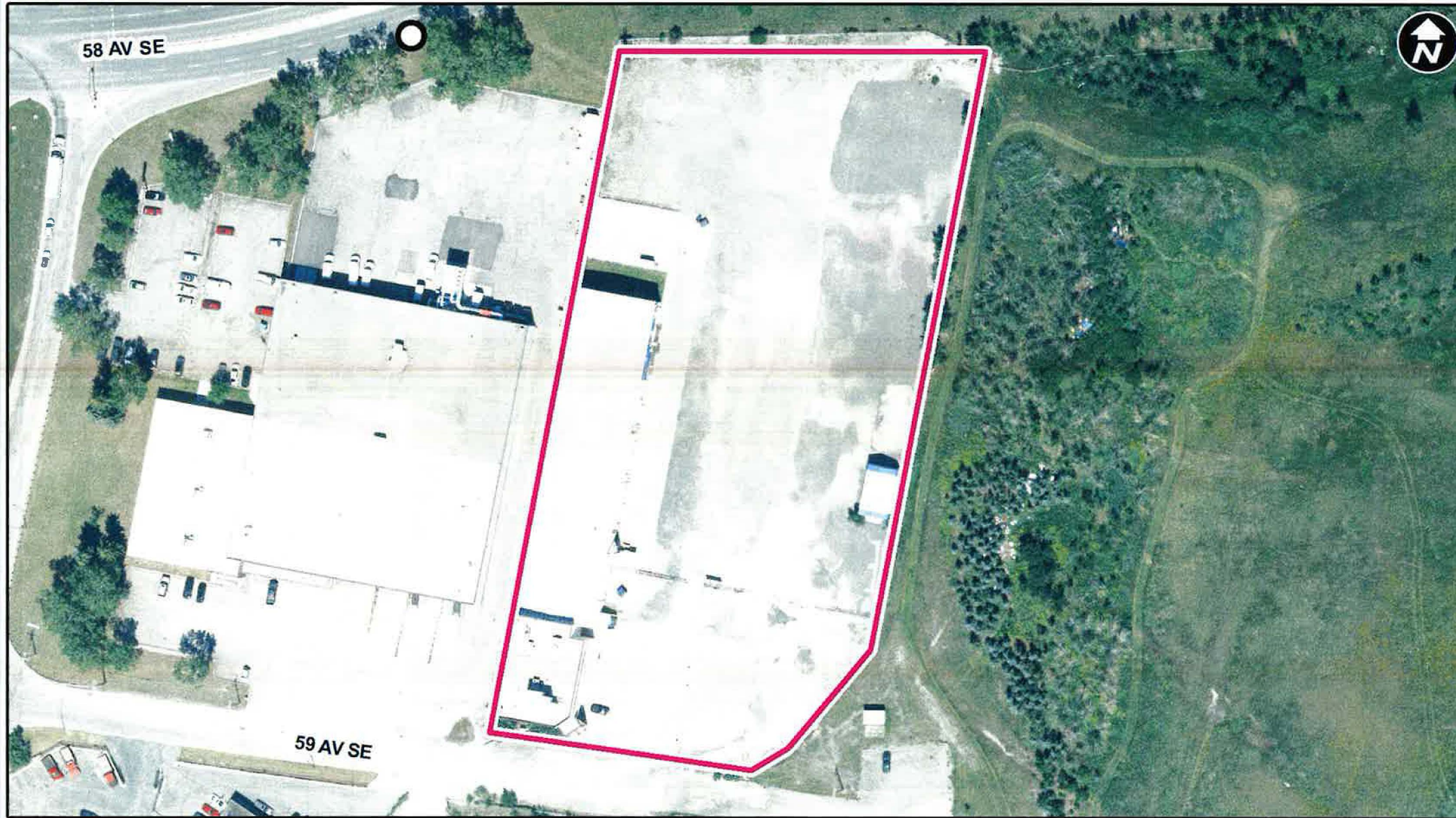
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 153D2024** for the redesignation of 1.48 hectares \pm (3.66 acres \pm) located at 820 – 59 Avenue SE (Plan 8311705, Block 4, Lot 2) from Industrial – General (I-G) District to Industrial – Business f1.0h18 (I-B f1.0h18) 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

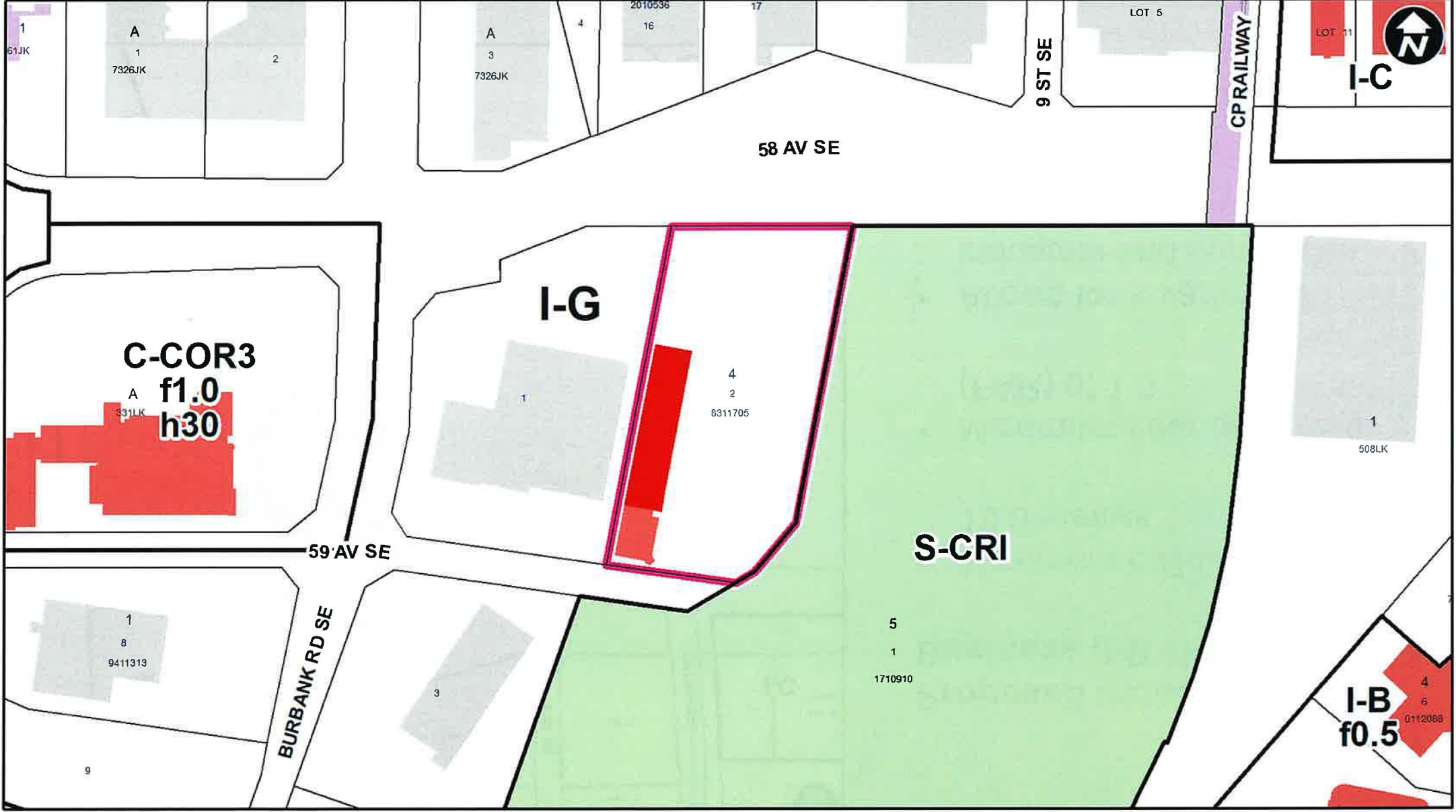


Parcel Size:

1.48 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 Industrial – Business (I-B f1.0h18) District:

- Maximum building height of 18.0 metres
- Maximum floor area ratio (FAR) of 1.0
- Allows for a variety of industrial and supportive commercial uses.

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Supplementary Slides

Existing Land Use Map









Development Permit (DP2023-05456):

- Submitted in August 2023
- Under review. Awaiting resubmission by applicant following delivery of first Detailed Review.