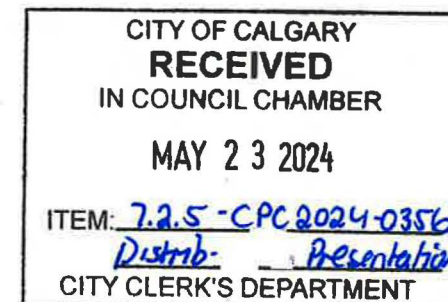




LOC2022-0229 Land Use Amendment

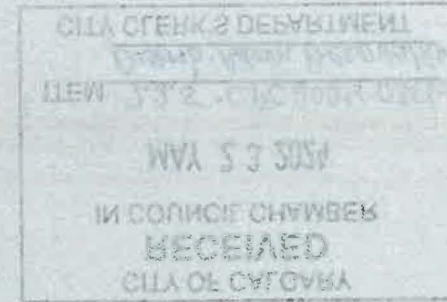
May 23, 2024

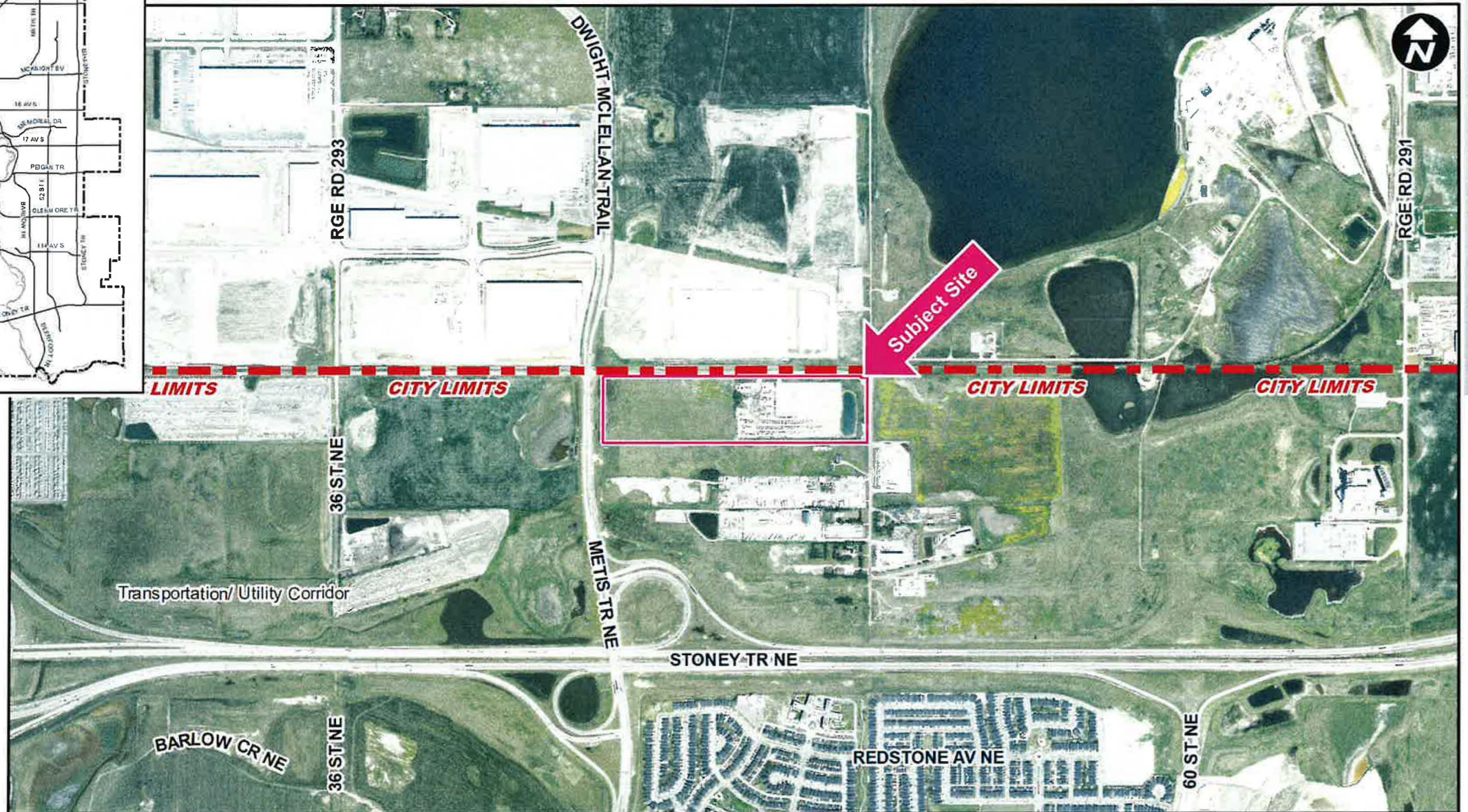
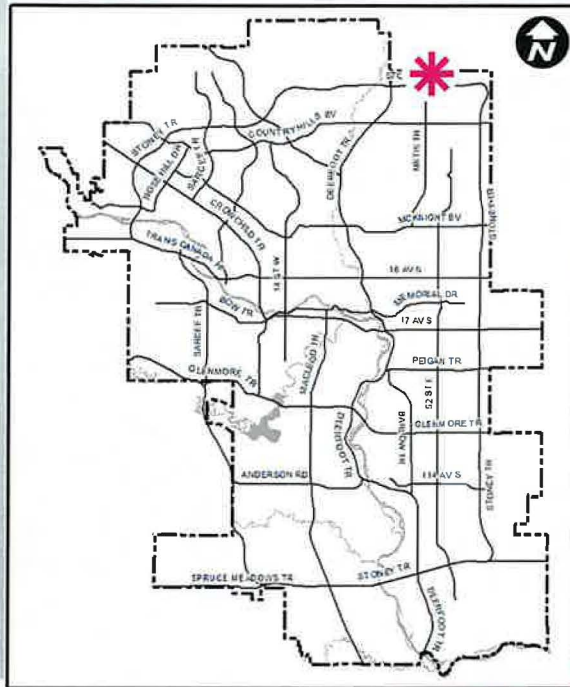


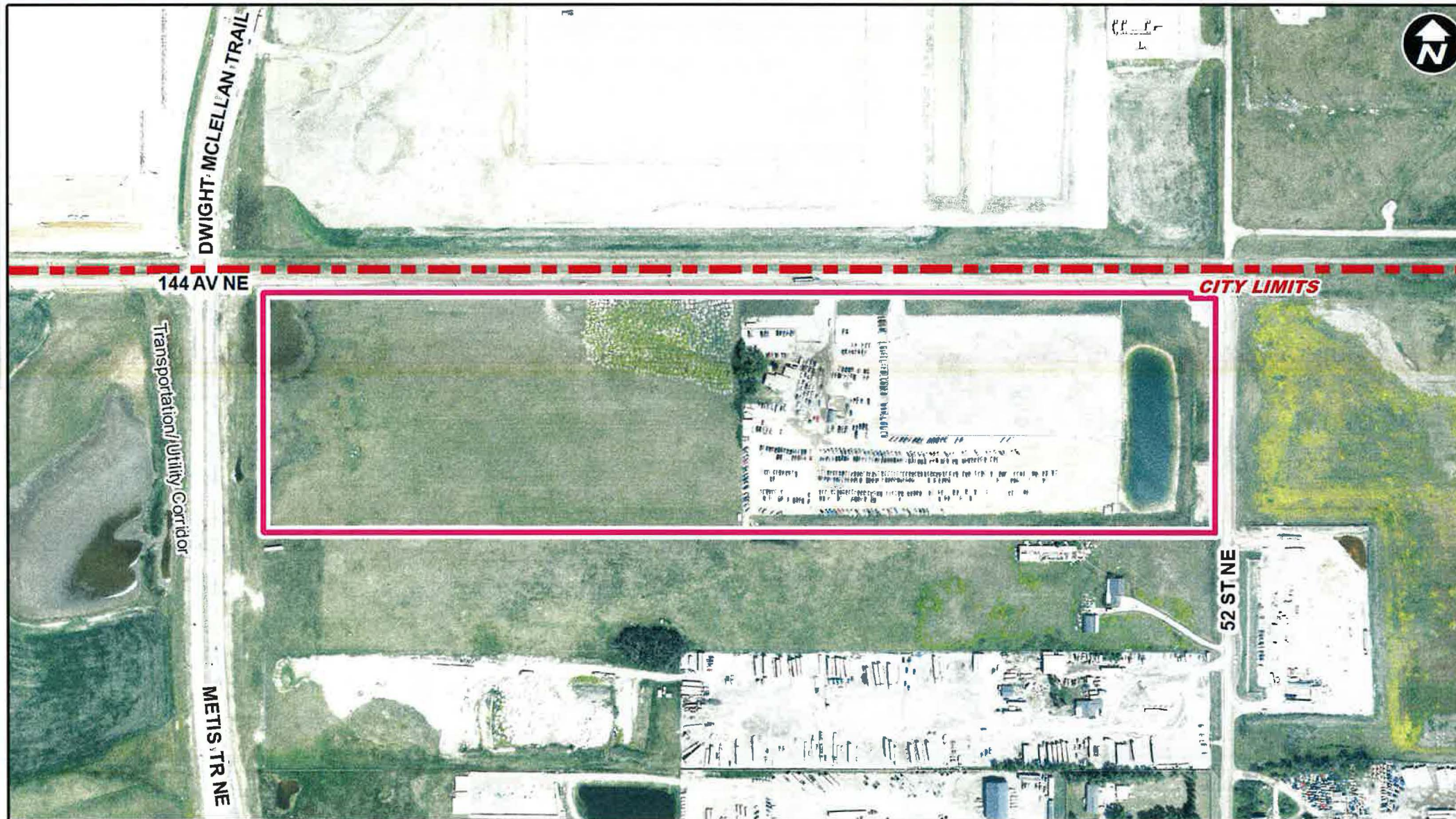
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 16.30 hectares $\pm$ (40.27 acres $\pm$) located at 4717 and 5005 – 144 Avenue NW (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District.

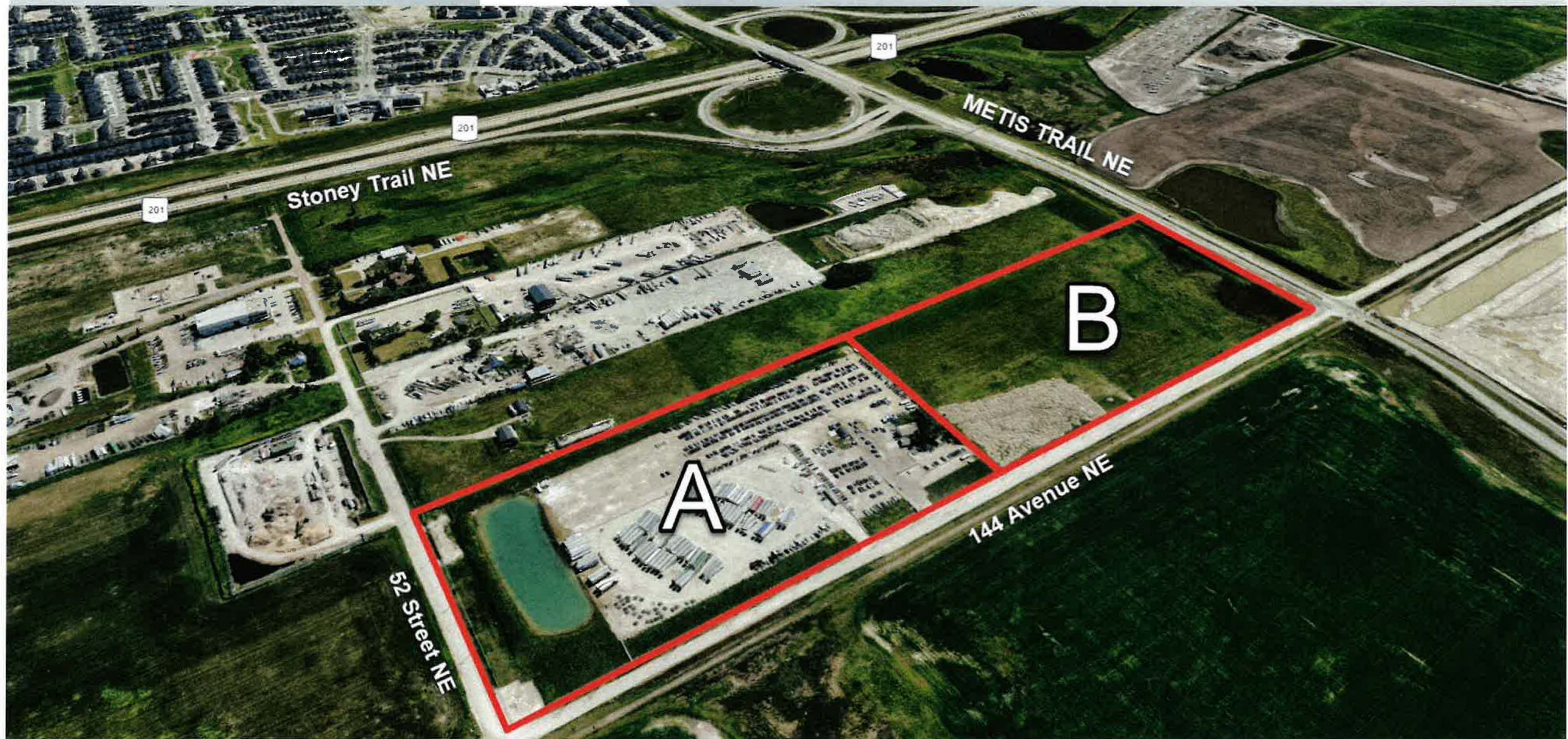






Parcel Size:

16.30 ha
200m x 400m

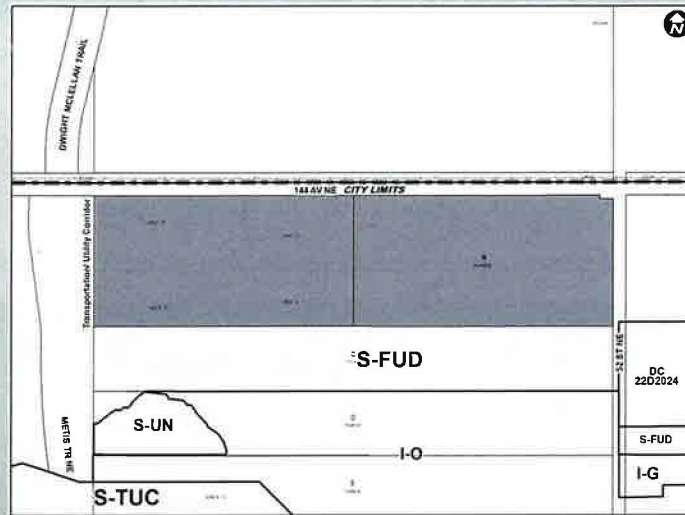




Existing & Proposed Land Use Map

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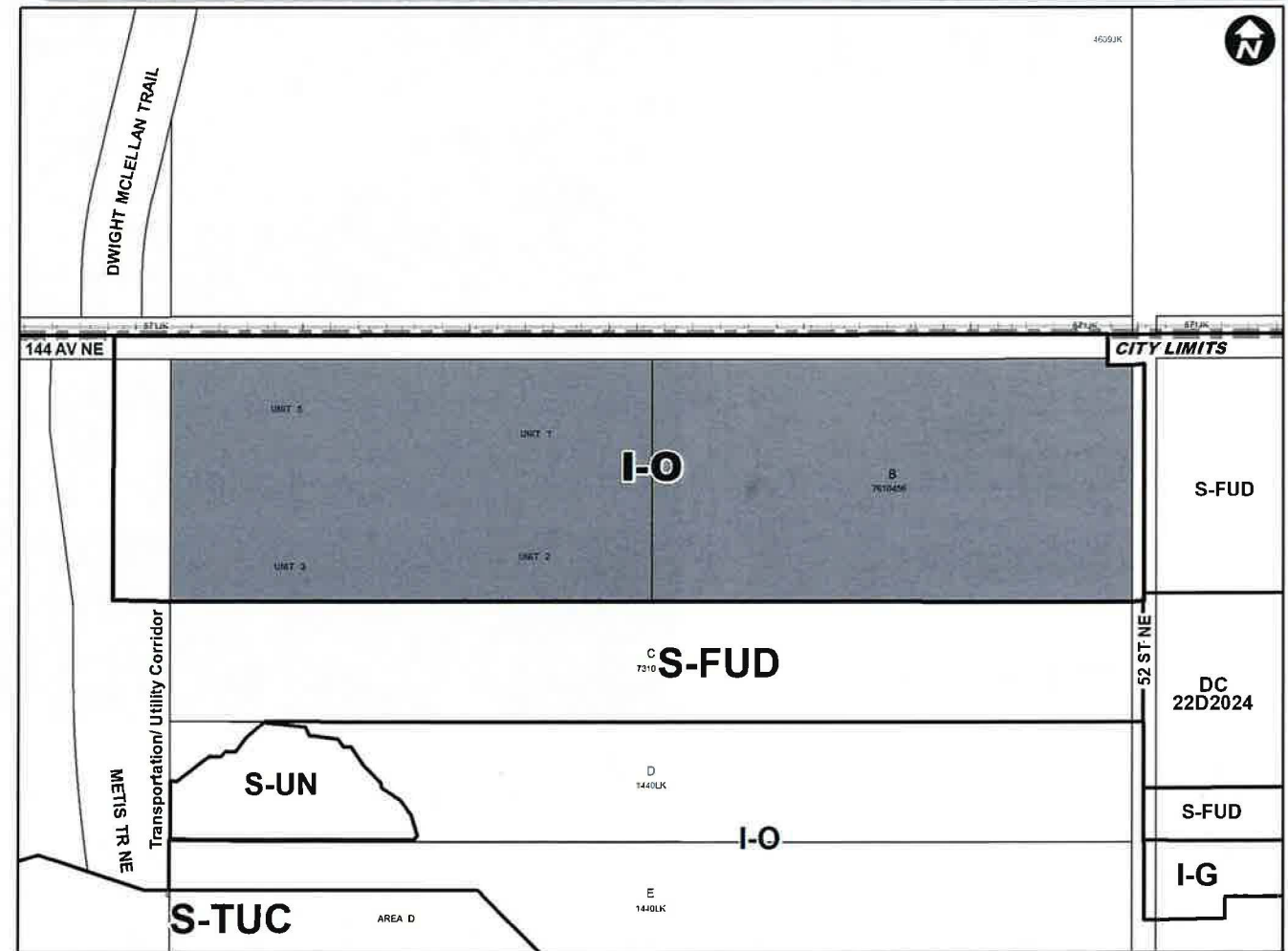
Existing District:
Special Purpose – Future Urban Development (S-FUD)



Proposed District : Industrial – Outdoor (I-O)

Purpose of I-O District:

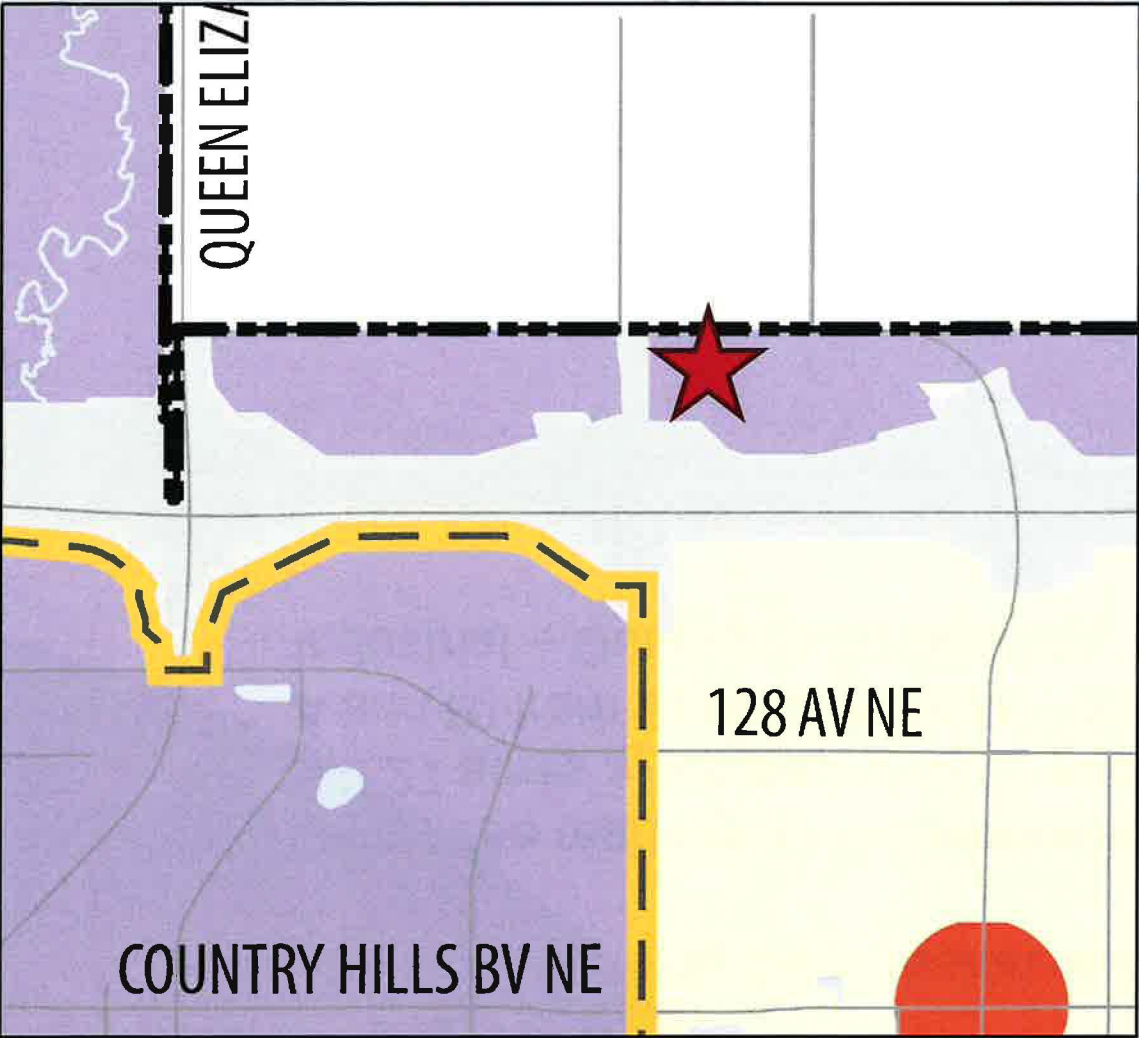
- Where materials are stored outside;
- Limited range of other uses compatible with storage uses;
- On parcels with minimal or no City servicing.
- Minimum Parcel Size – 1.6 hectares.
- Maximum Building height – 10.0 metres.
- Stormwater management on-site.



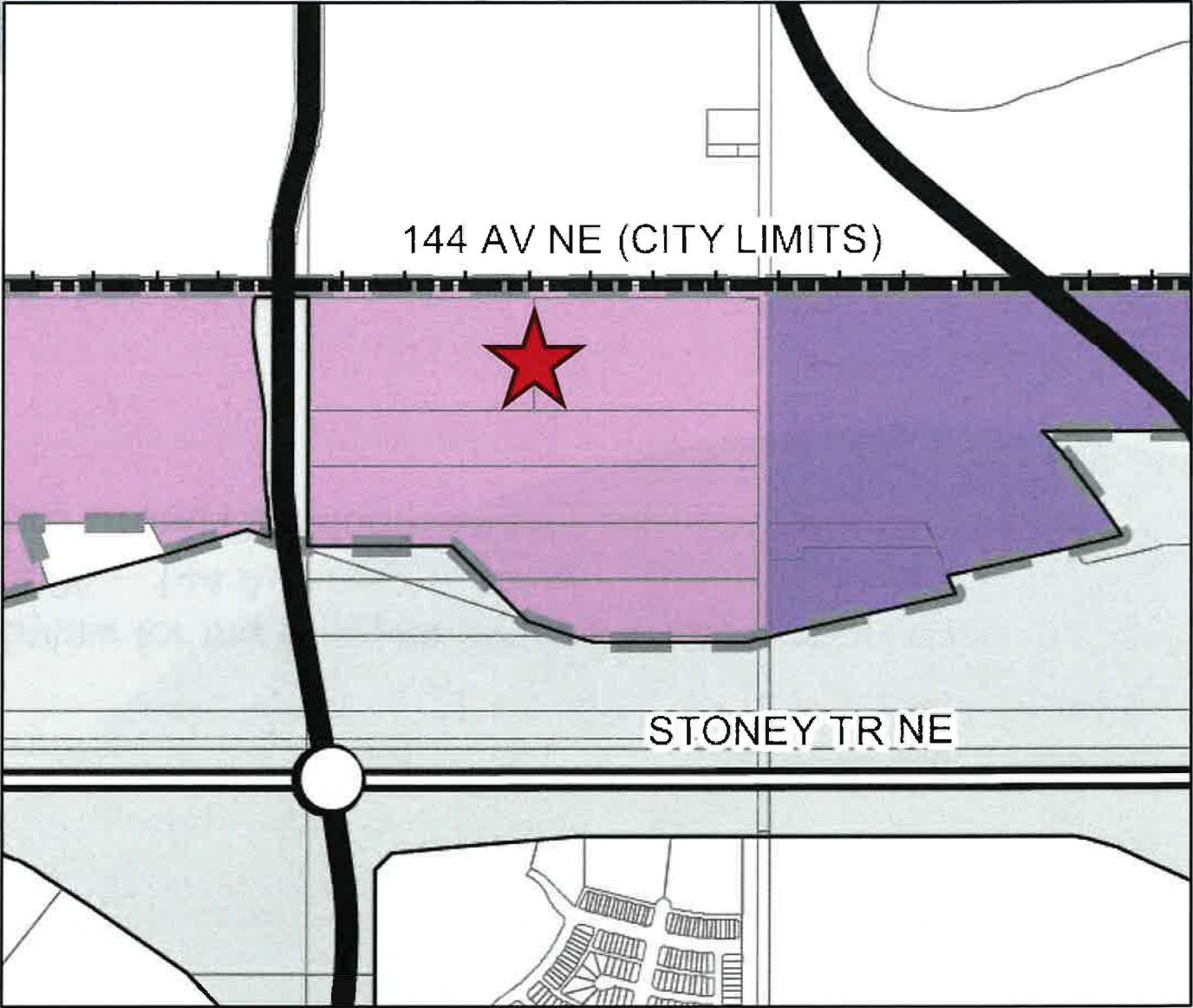
Preliminary Natural Site Assessment



This map is for reference purposes only and is not to be used for surveying, engineering or legal purposes. No warranties, either expressed or implied, are made by Trace for the accuracy, completeness, reliability, suitability or availability of the information presented, as provided by Trace or other third party sources. Users should refer to the original source datasets to ascertain the usability of the information displayed.



Northeast Residual Area Policy Plan (APP) – non-statutory



- ★ MDP – Standard Industrial Area
- ★ APP – Limited Industrial Area

★ RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 16.30 hectares $\pm$ (40.27 acres $\pm$) located at 4717 and 5005 – 144 Avenue NW (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District.

Supplementary Slides

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4717 - 144 Avenue NE

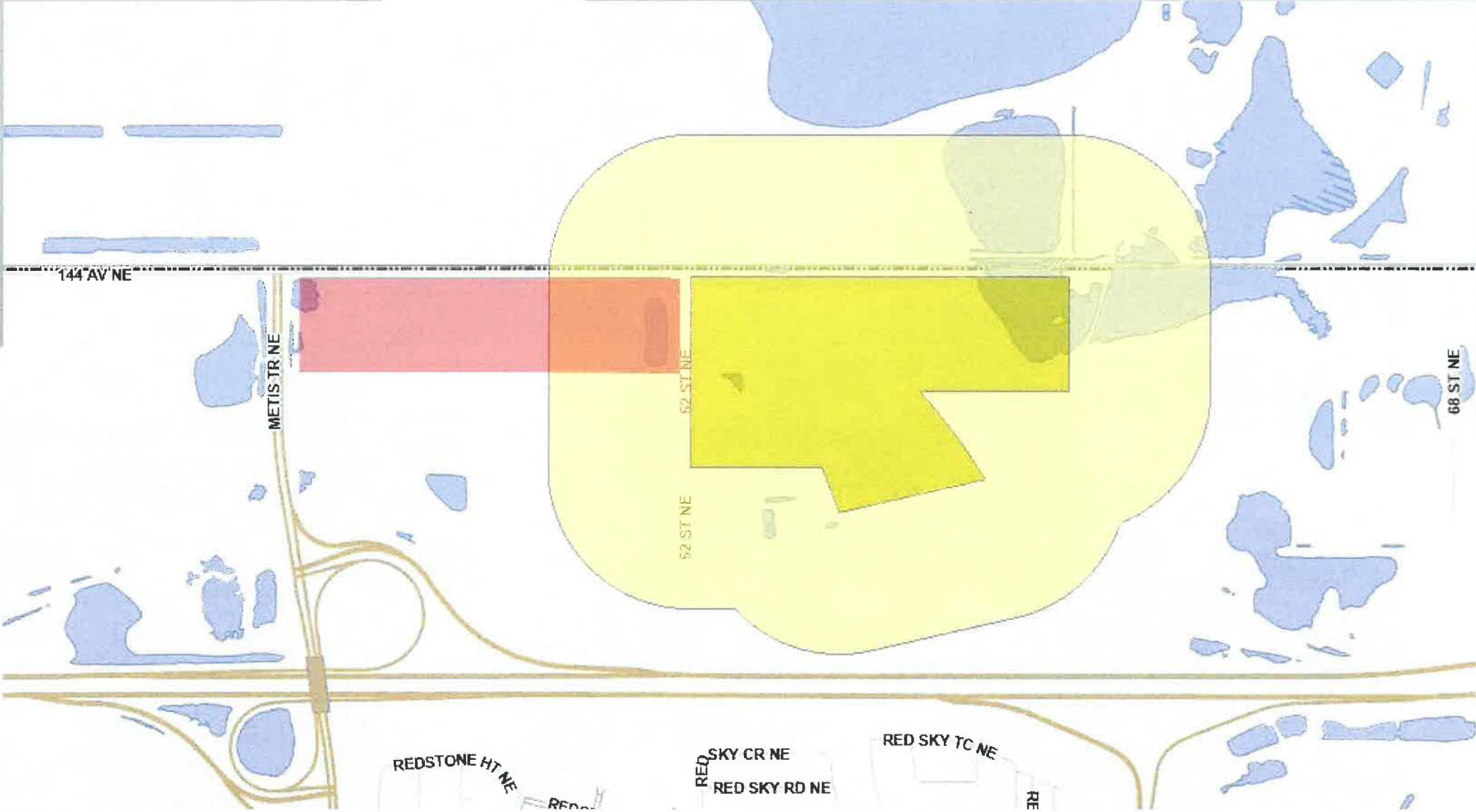
13



5005 - 144 Avenue NE

14







S-FUD Parcel Area

1089 1 Unless otherwise referenced in subsections (2) and (3), the minimum area of a parcel is 64.0 hectares.

2 The subdivision of a new parcel from an unsubdivided quarter section may be considered where:

57P2008

a the purpose of the subdivision is to contain an existing Dwelling Unit and other related buildings; and

b the area of the parcel is:

i a minimum of 0.4 hectares; and

ii maximum of 4.0 hectares.

3 If a parcel is less than 64.0 hectares at the time it has been designated Special Purpose — Future Urban Development District, the minimum area of a parcel is the area of that parcel at the time of such designation.