



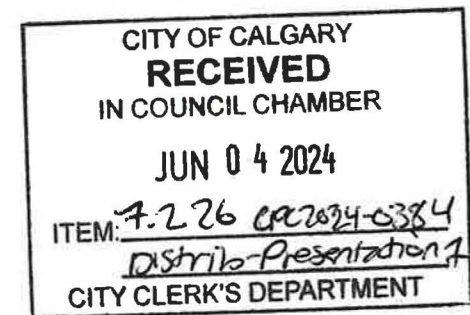
Public Hearing of Council

Agenda Item: 7.2.26



LOC2023-0307 / CPC2024-0384 Land Use Amendment

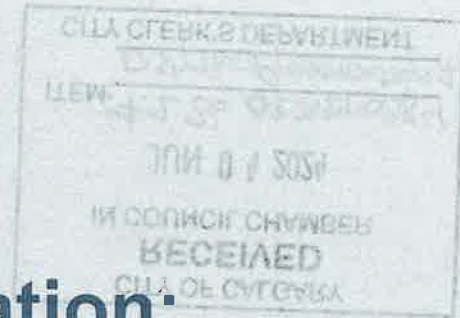
June 4, 2024

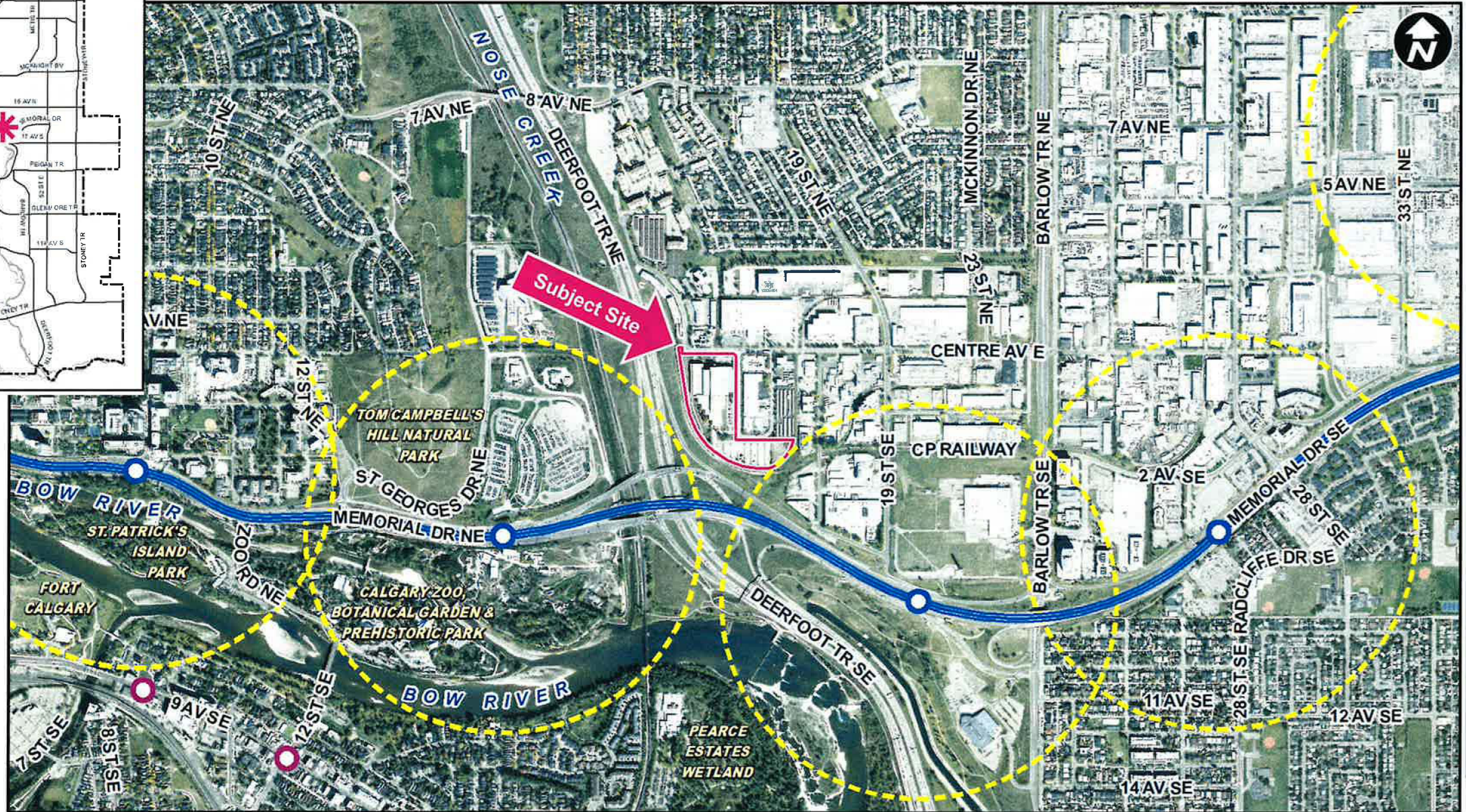
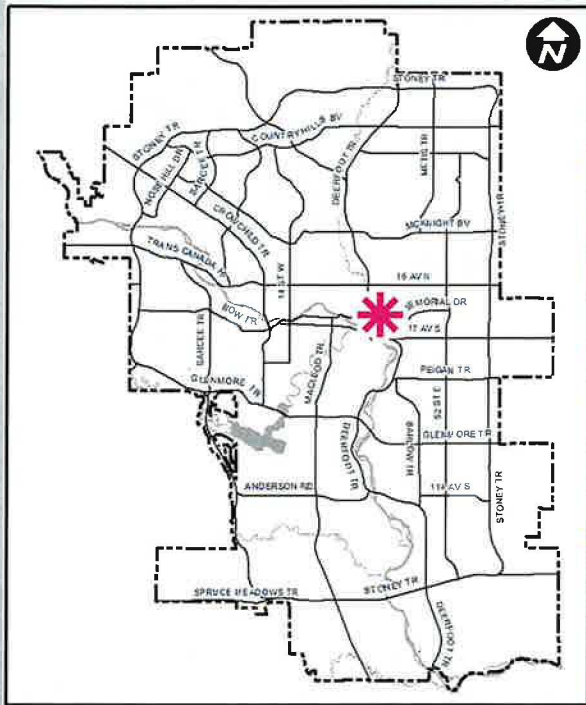


Calgary Planning Commission's Recommendation:

That Council:

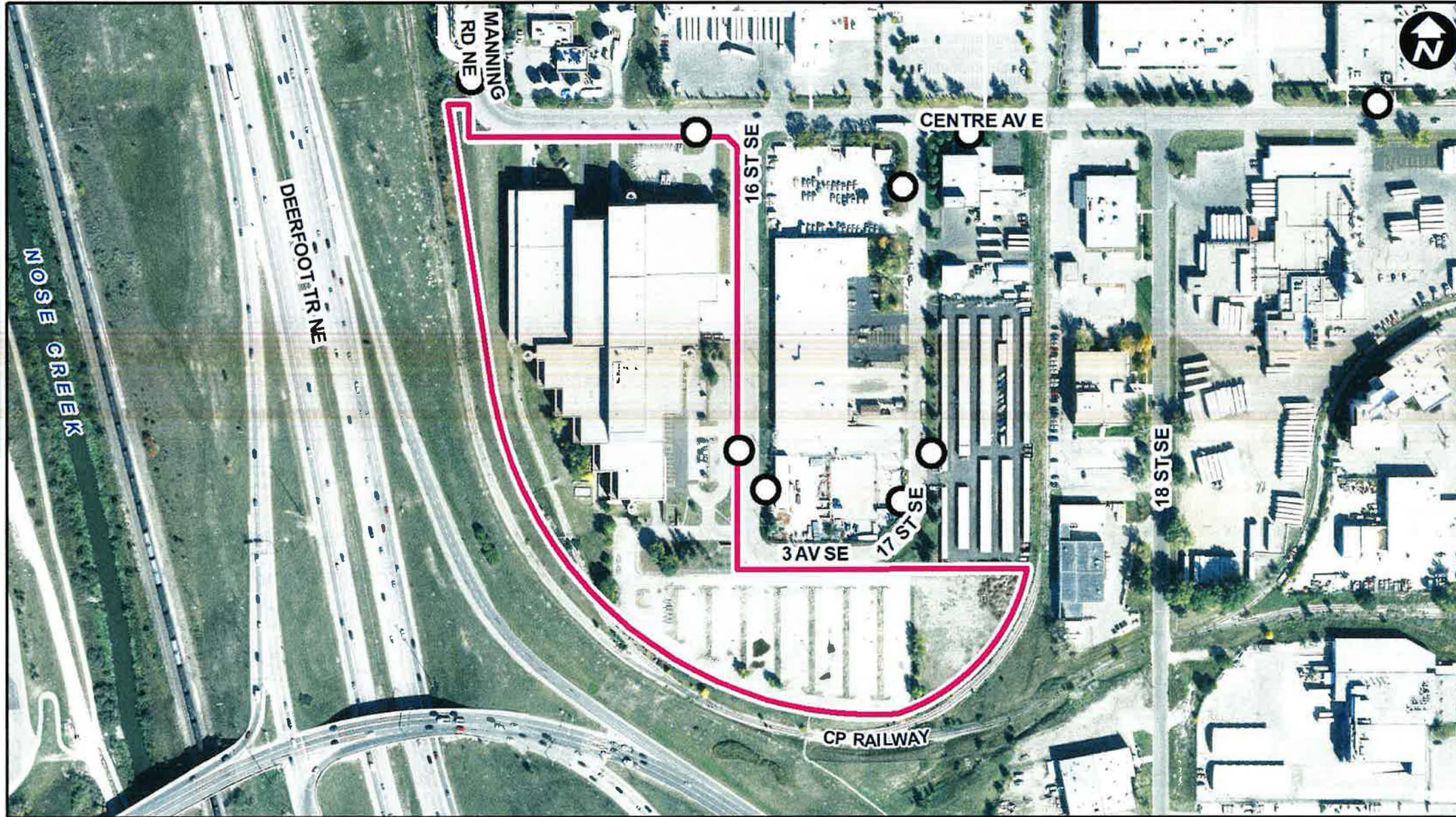
Give three readings to **Proposed Bylaw 168D2024** for the redesignation of 5.58 hectares \pm (13.79 acres \pm) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.





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



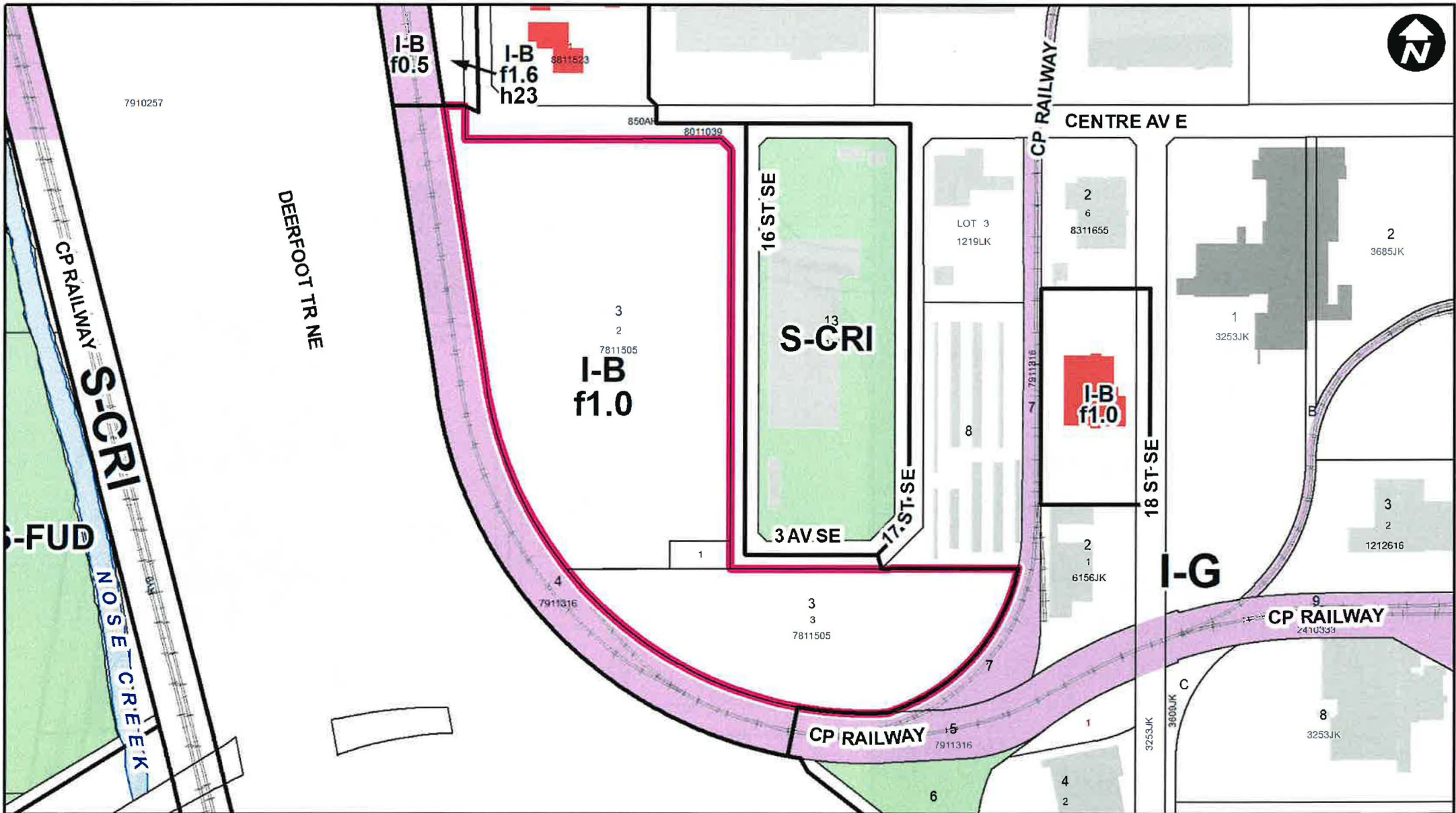
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 - Bus Stop

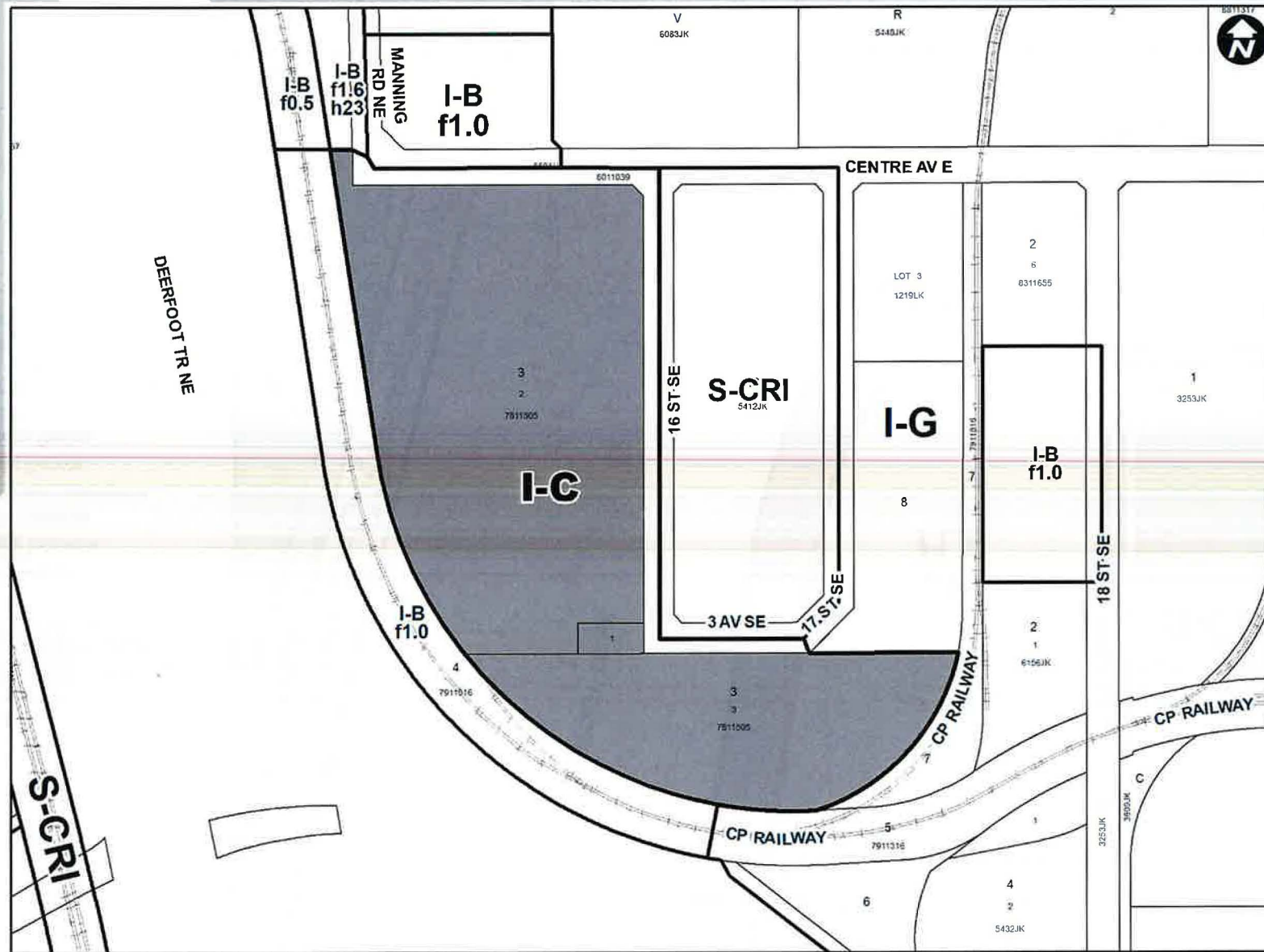
Parcel Size:

5.58 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 – 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

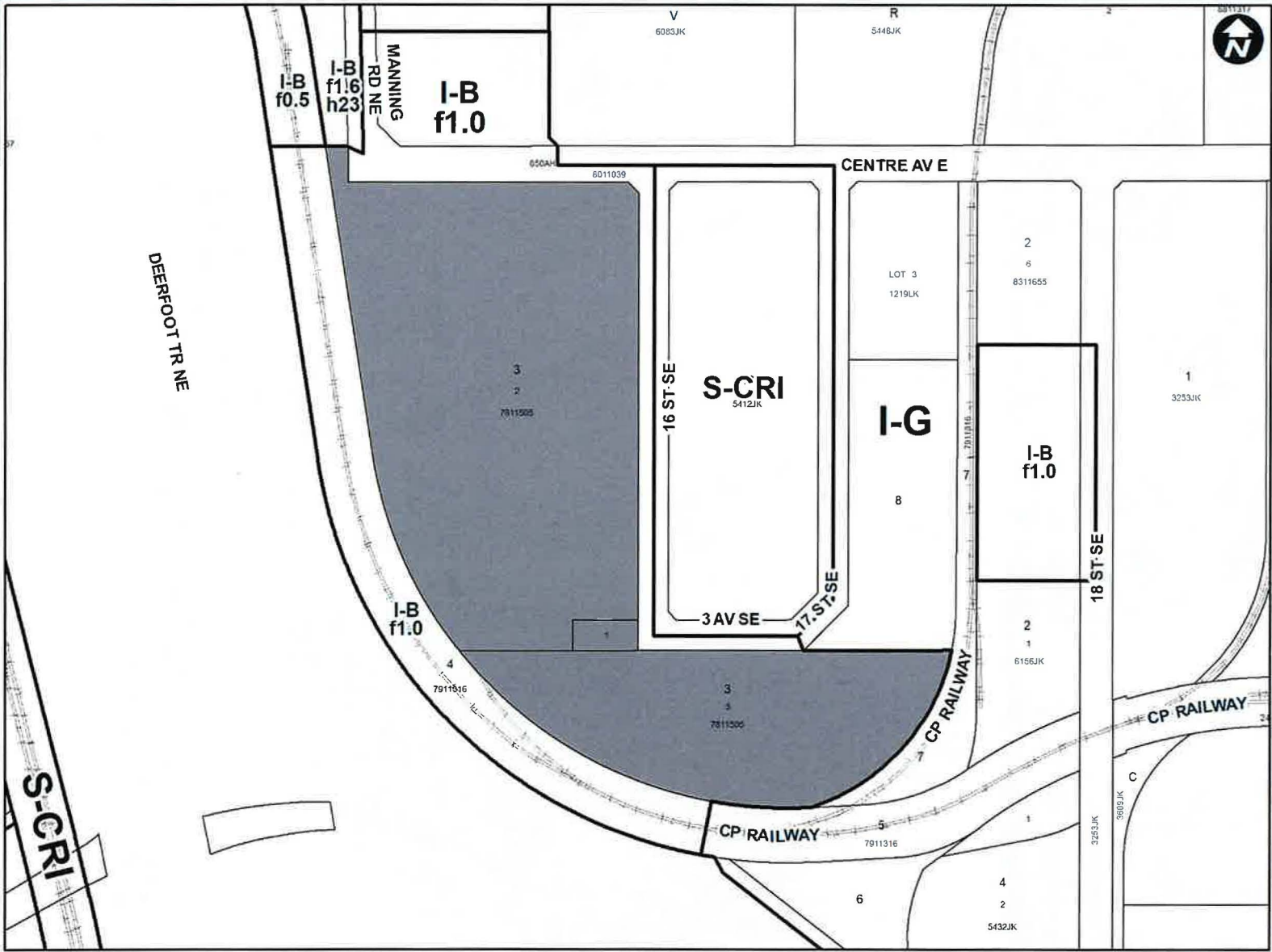
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Supplementary Slides

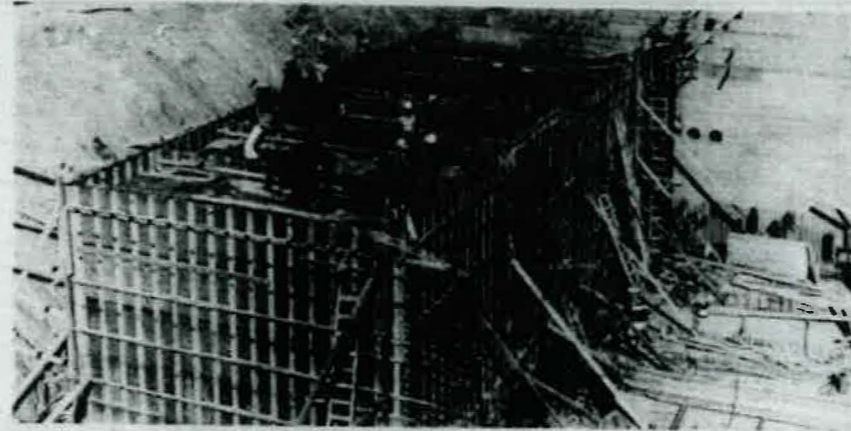
Existing Land Use Map



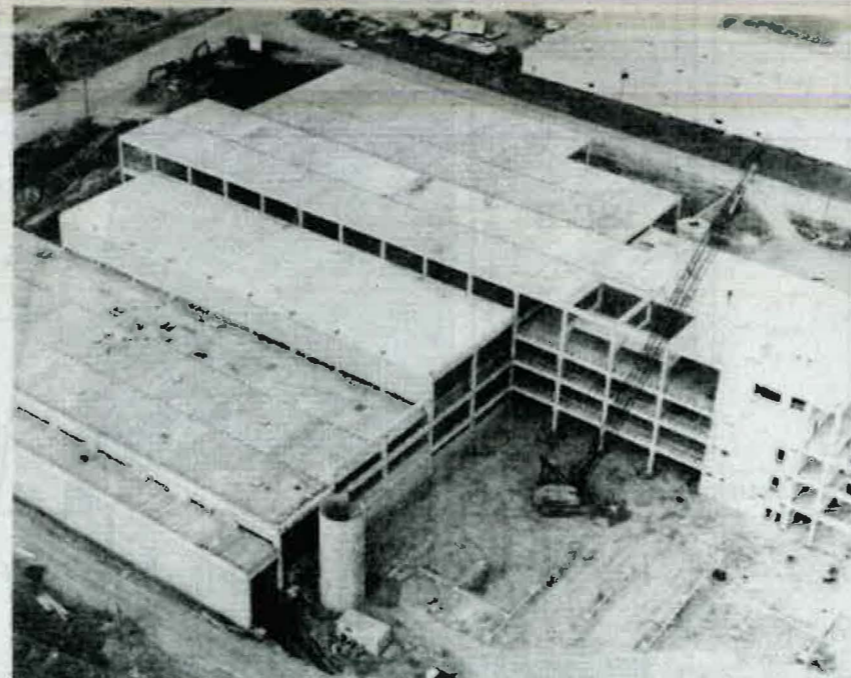
From the ground up



Workmen install support pillars during early construction phase

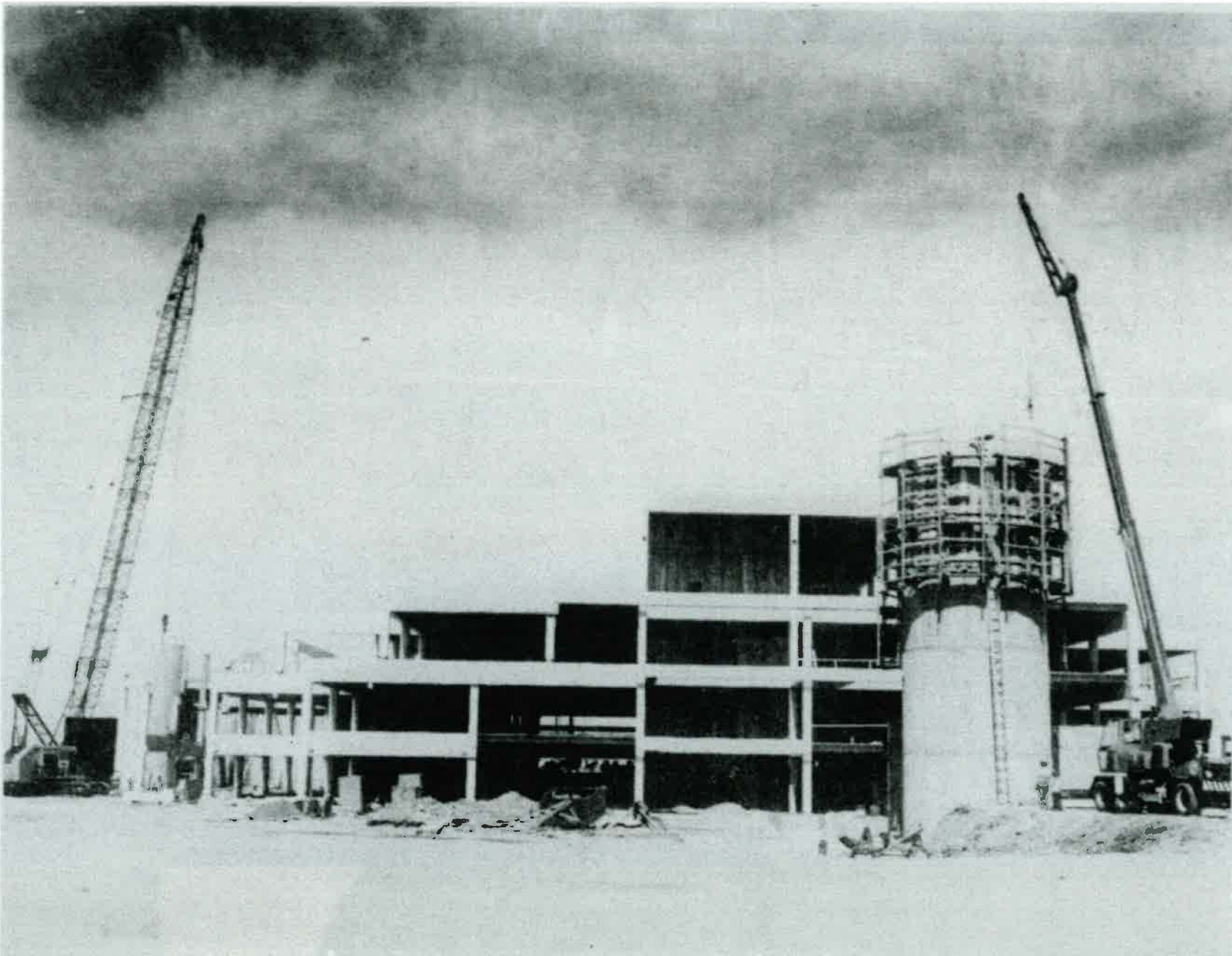


Water tanks under parking lot for future solar heat



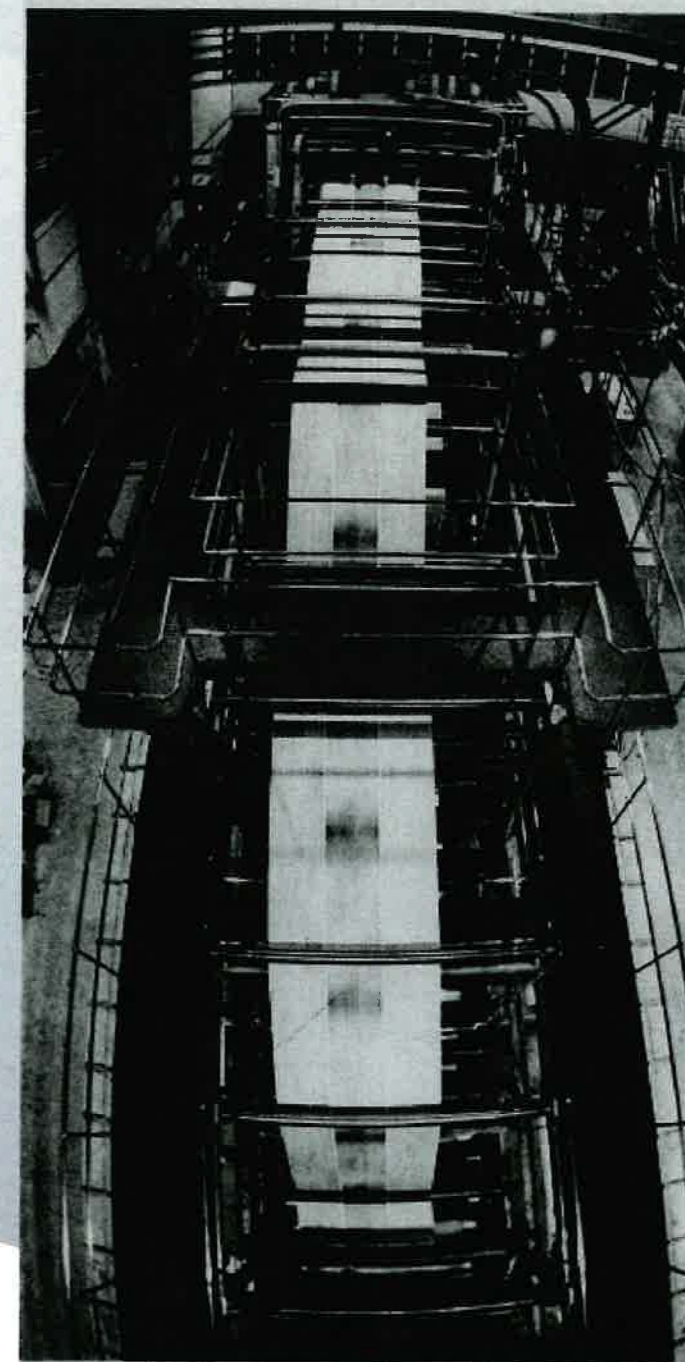
New Herald building begins to take shape





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







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