



Public Hearing of Council

Agenda Item: 7.2.11



LOC2022-0229 / CPC2024-0356

Land Use Amendment

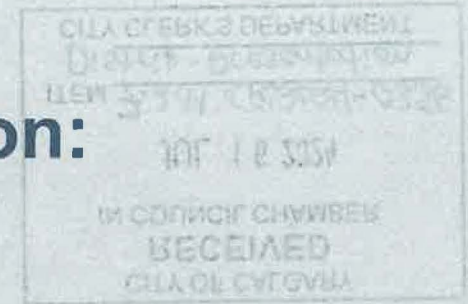
July 16, 2024

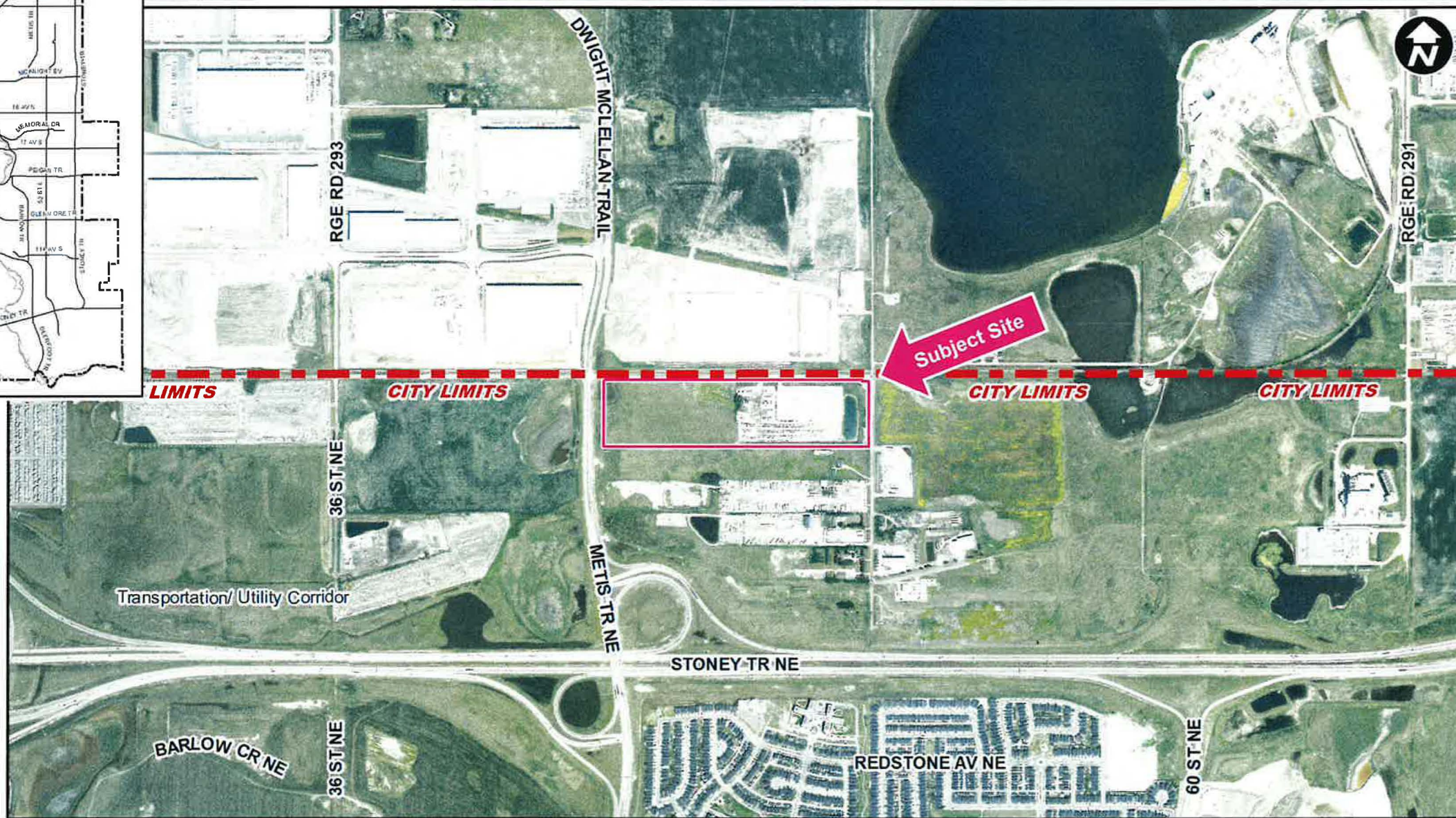
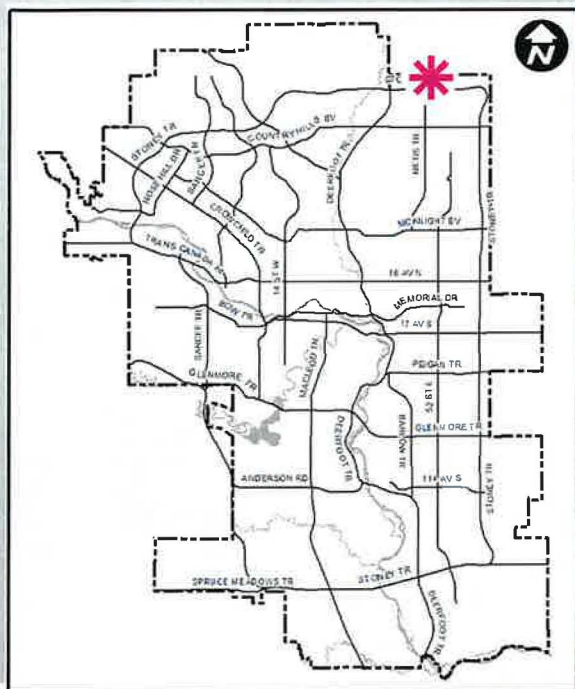
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.11 CPC2024-0356
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 201D2024** for the redesignation of 16.30 hectares \pm (40.27 acres \pm) located at 4717 and 5005 – 144 Avenue NE (Plan 7610456, Blocks A and B) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Outdoor (I-O) District.





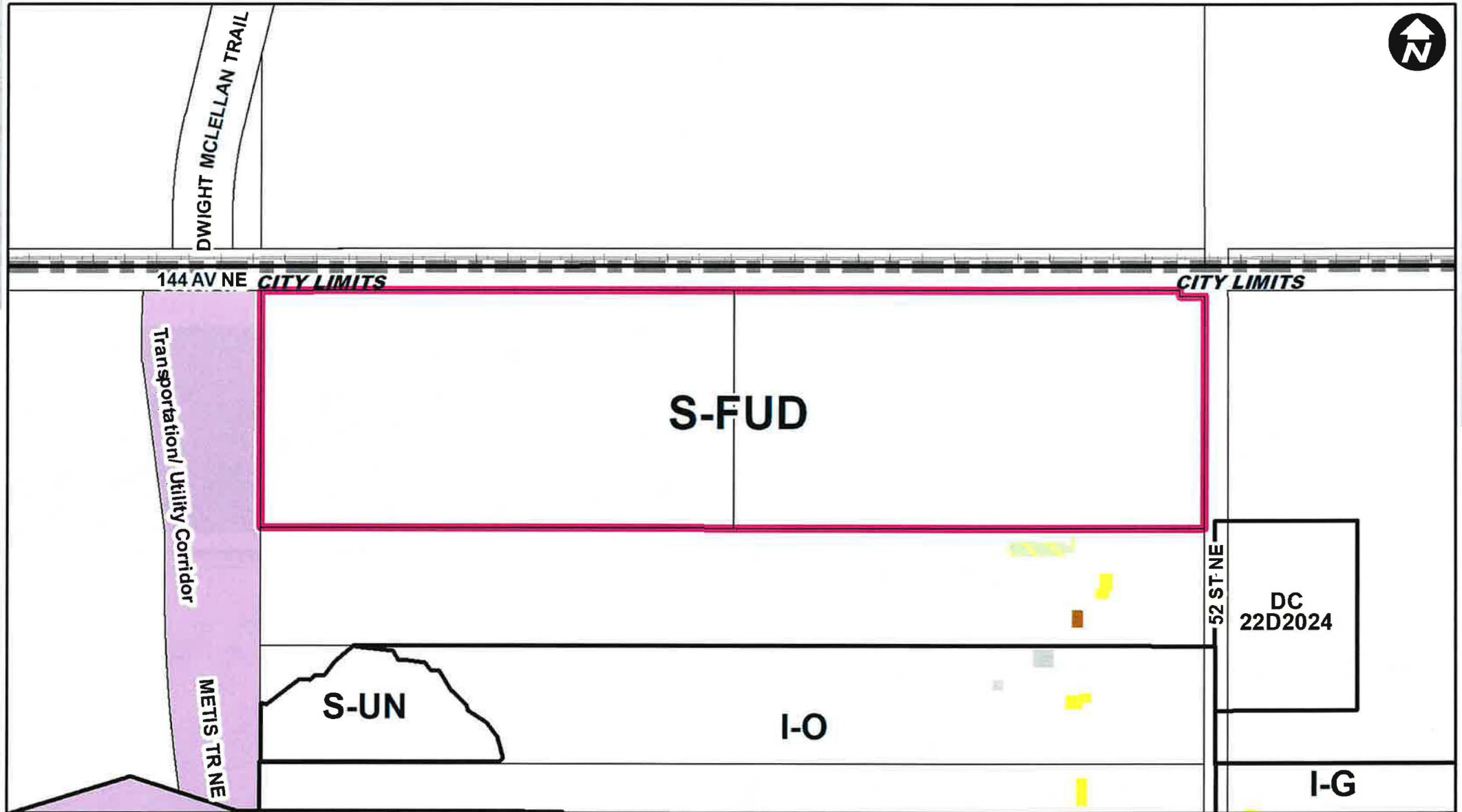


Parcel Size:

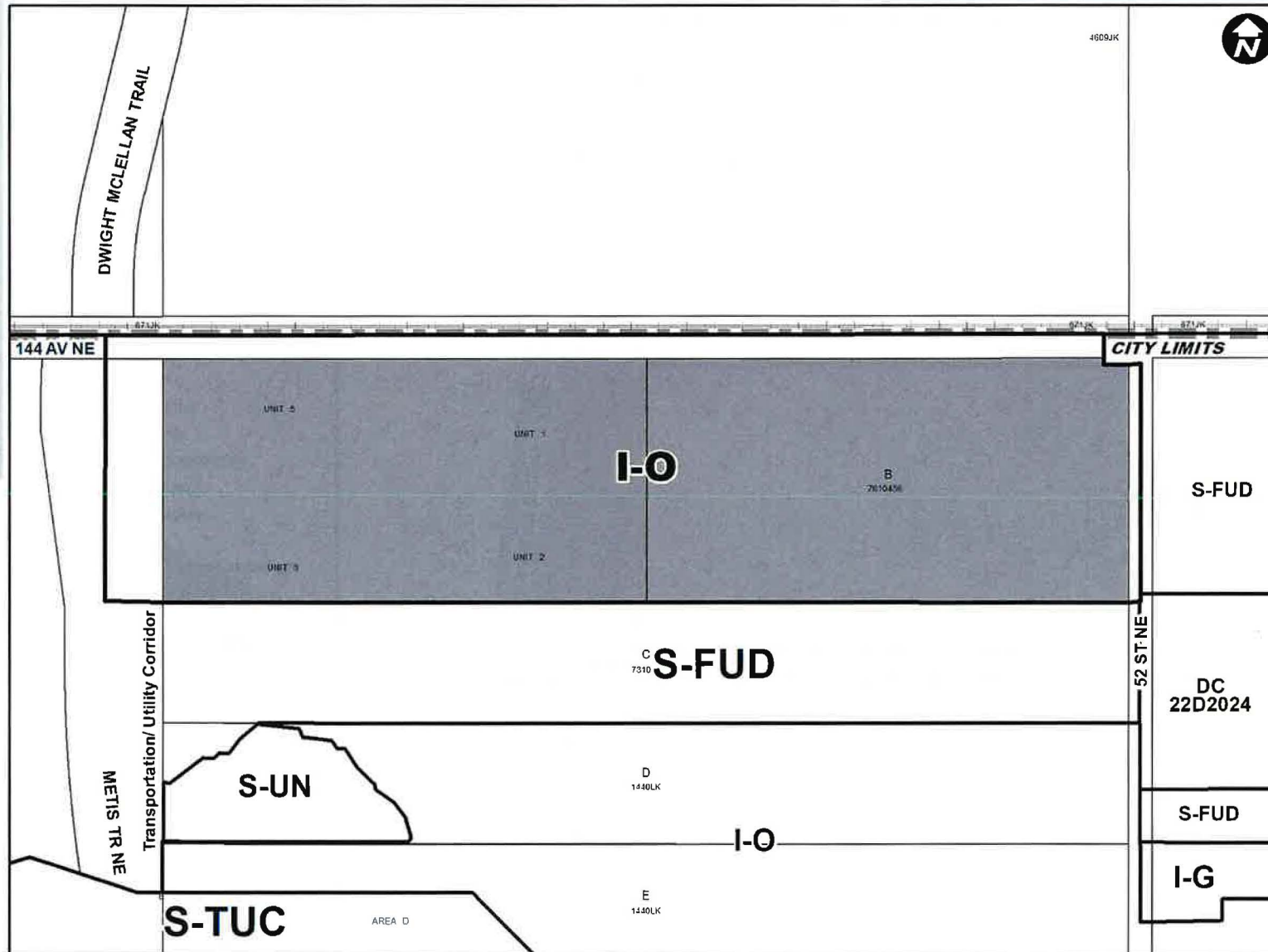
16.30 ha
200m x 400m

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 Land Use Map



Proposed Industrial – Outdoor (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

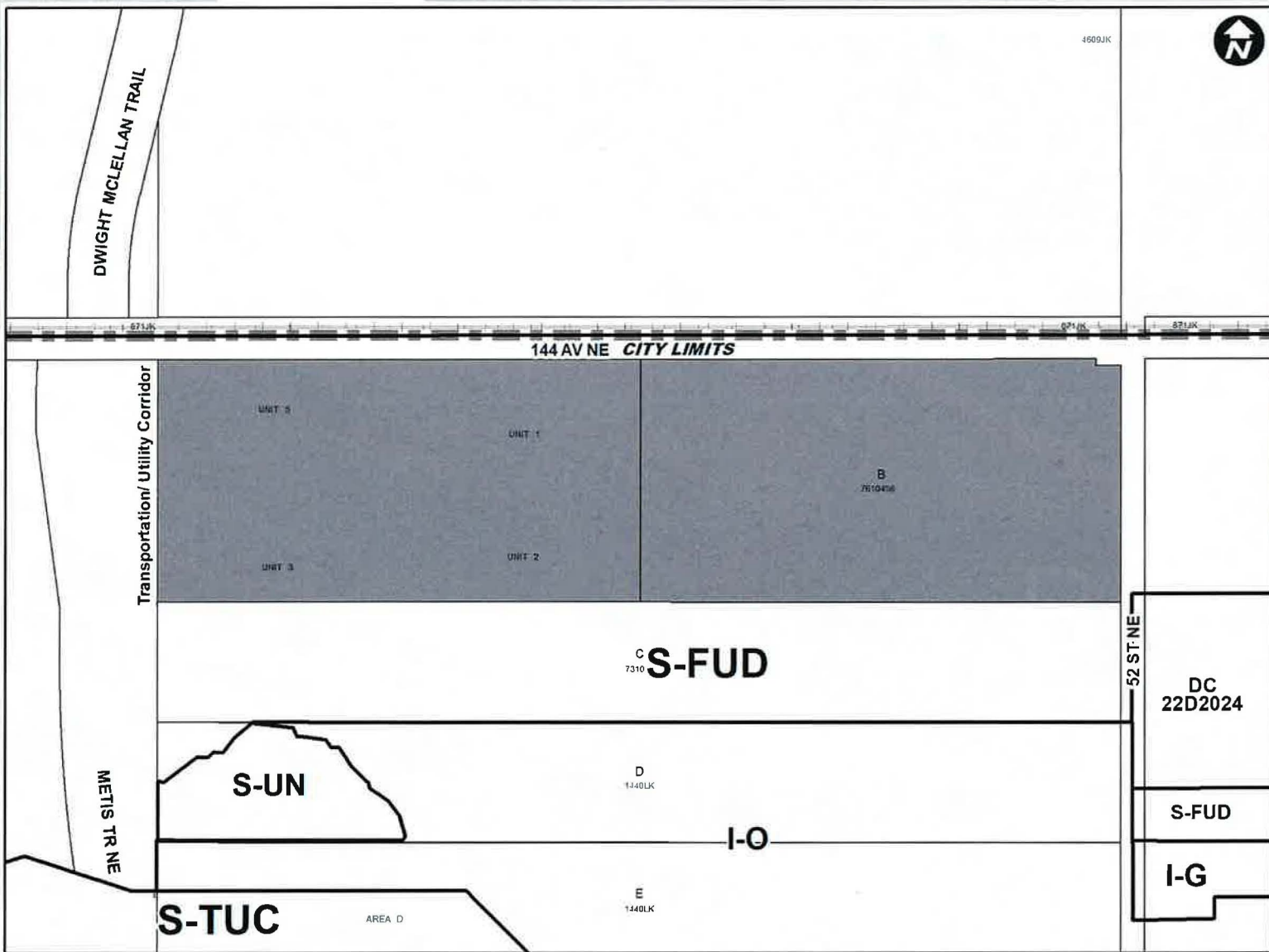
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Supplementary Slides

Existing Land Use Map





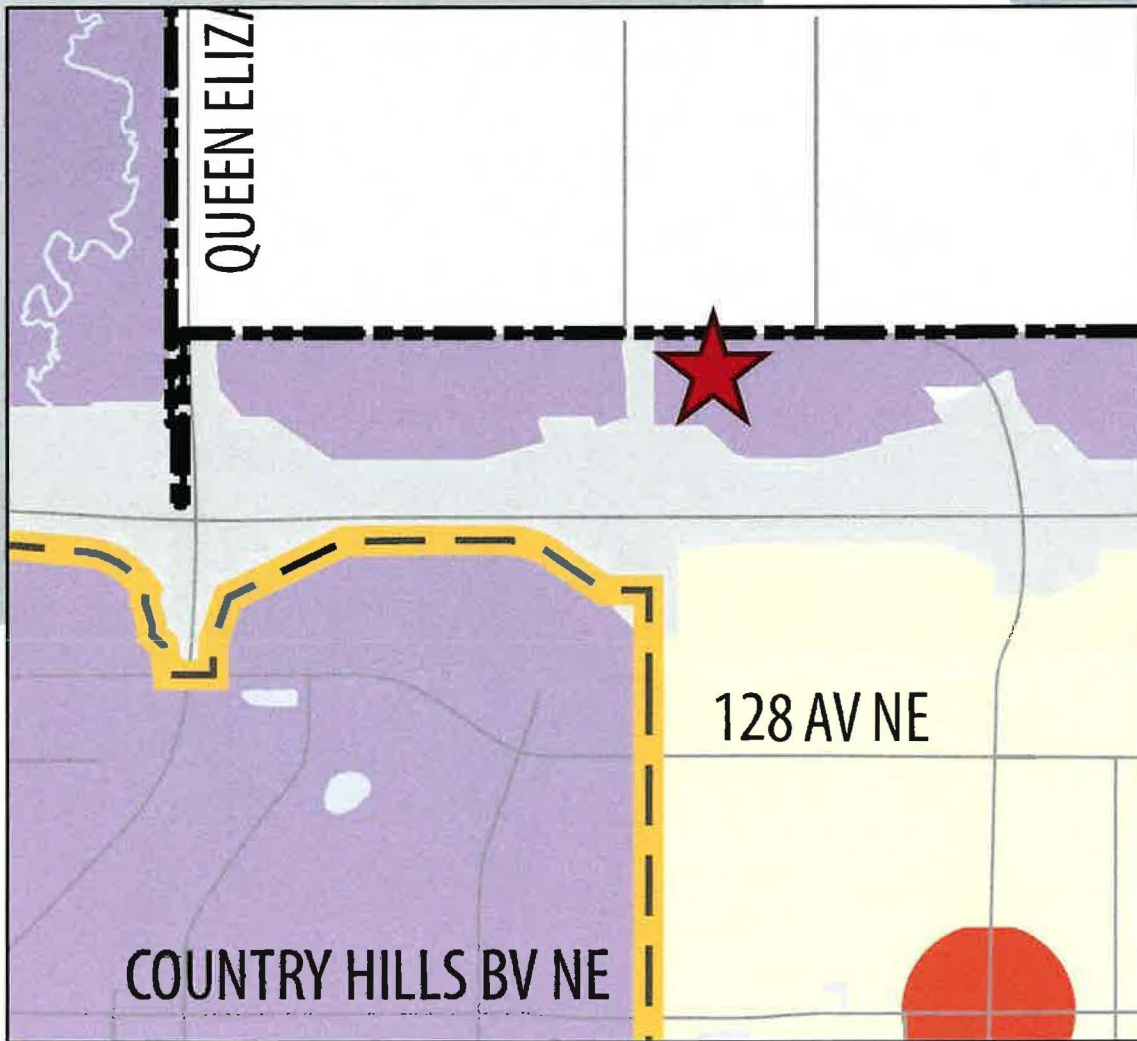




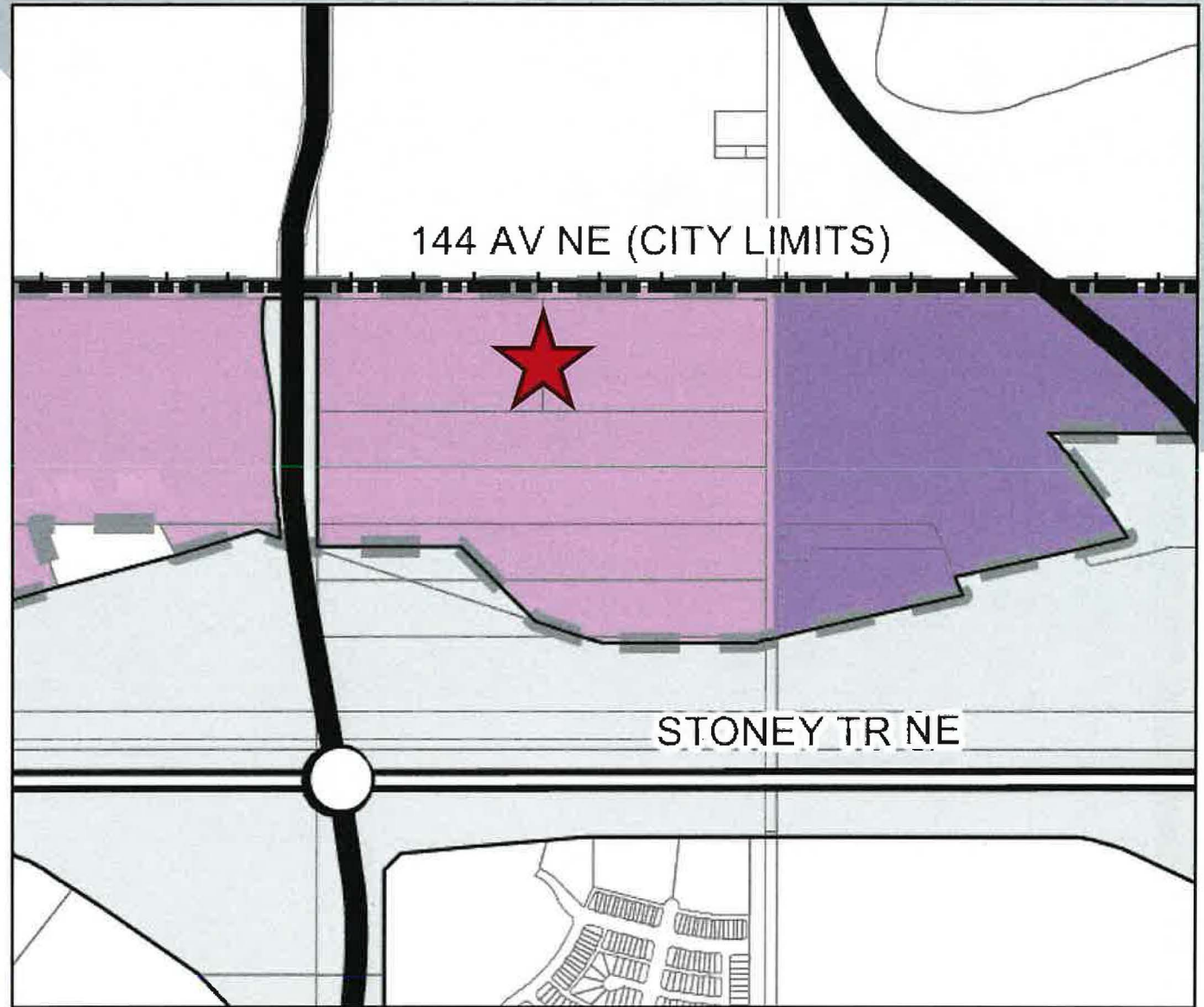
4717 - 144 Avenue NE

13

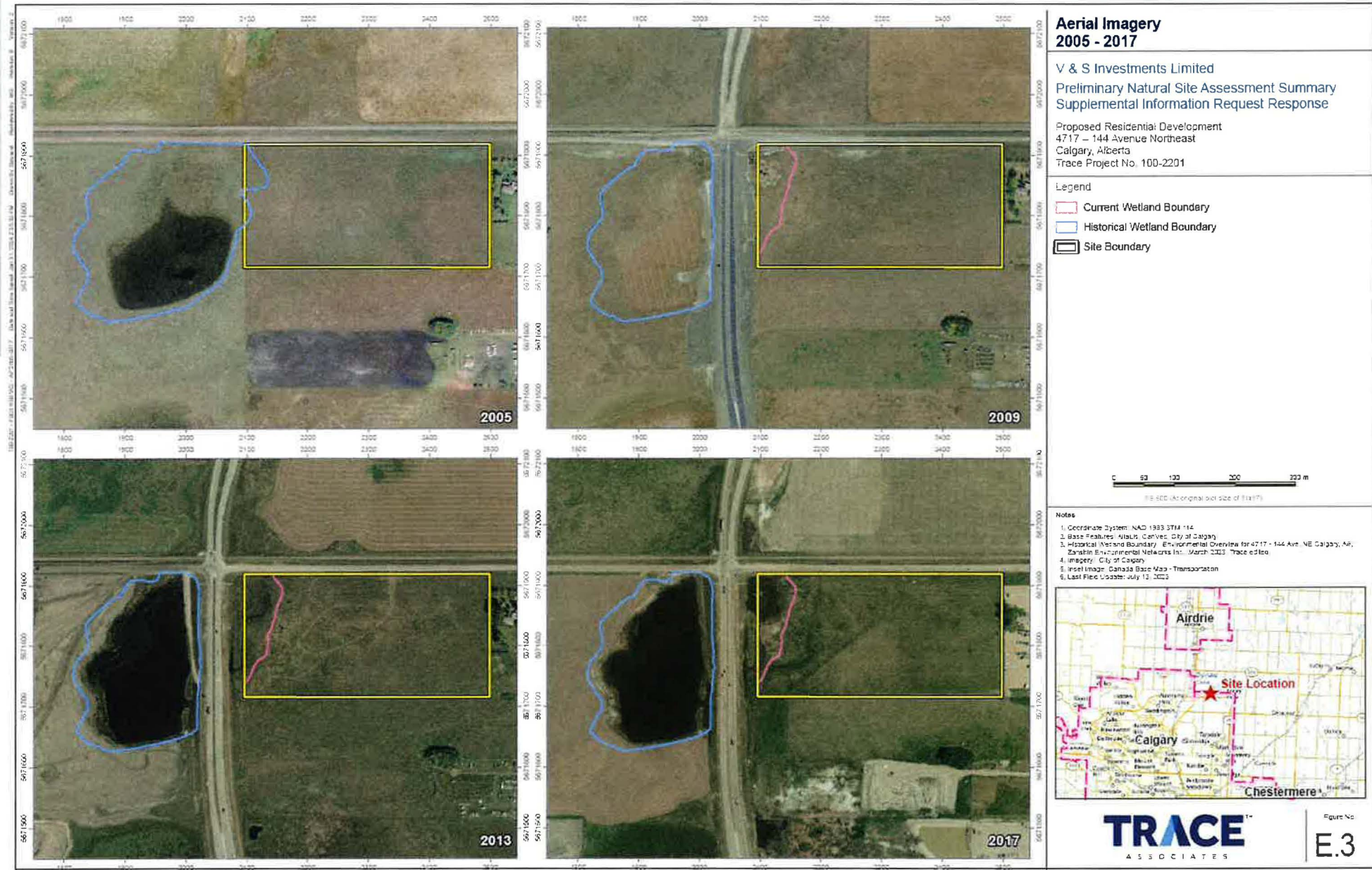




Northeast Residual Area Policy Plan (APP) – non-statutory



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



This map is for reference purposes only and is not to be used for planning, engineering or legal purposes. The information, with exception of any and all liability, Trace is not responsible for the accuracy, completeness or timeliness of the information presented, as presented by Trace or other third party sources. Users should refer to the original source documents to ascertain the validity of the information presented.



Parcel Area

- (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:
 - (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.