

Public Hearing of Council

Agenda Item: 7.2.28



LOC2022-0217 / CPC2023-1271

Land Use Amendment

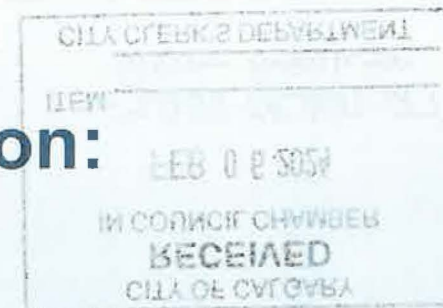
February 6, 2024

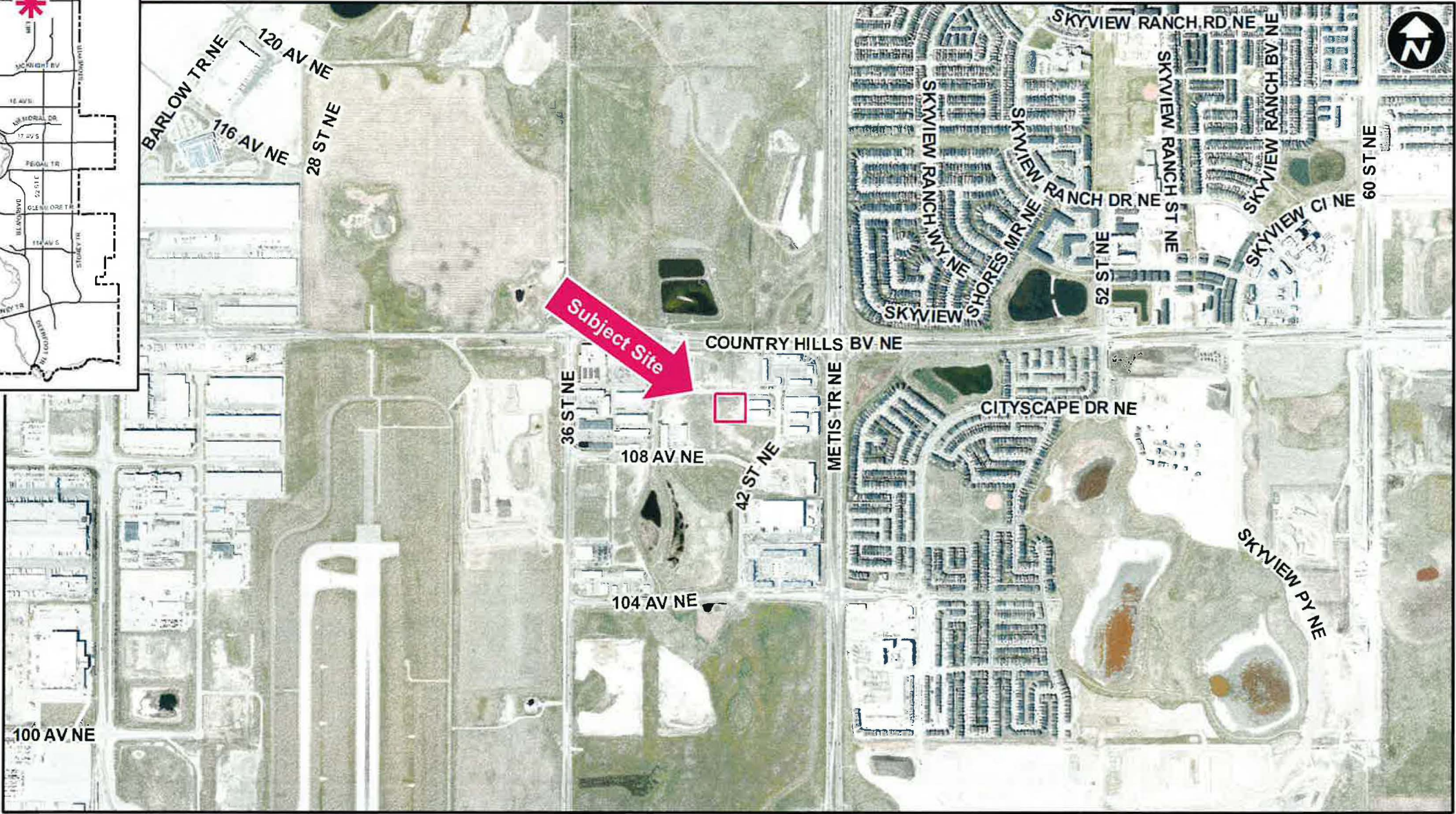
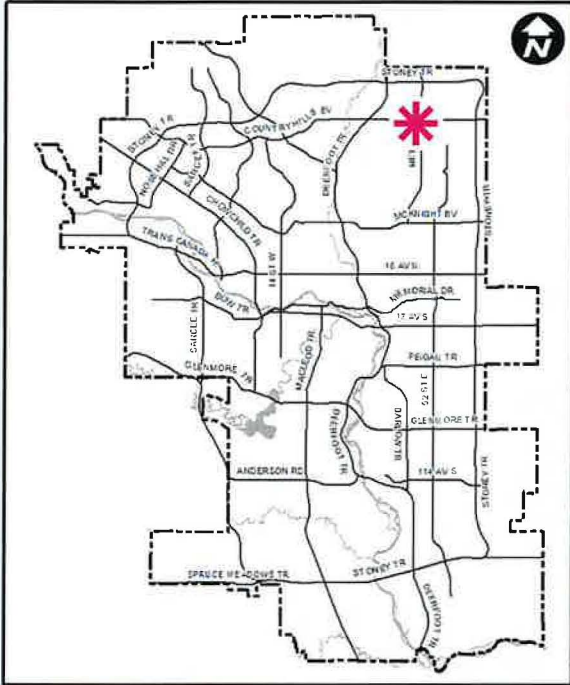
CITY OF CALGARY
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IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.28 - CPC2023-1271
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2024** for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines.







Parcel Size:

0.78 ha

91m x 85m

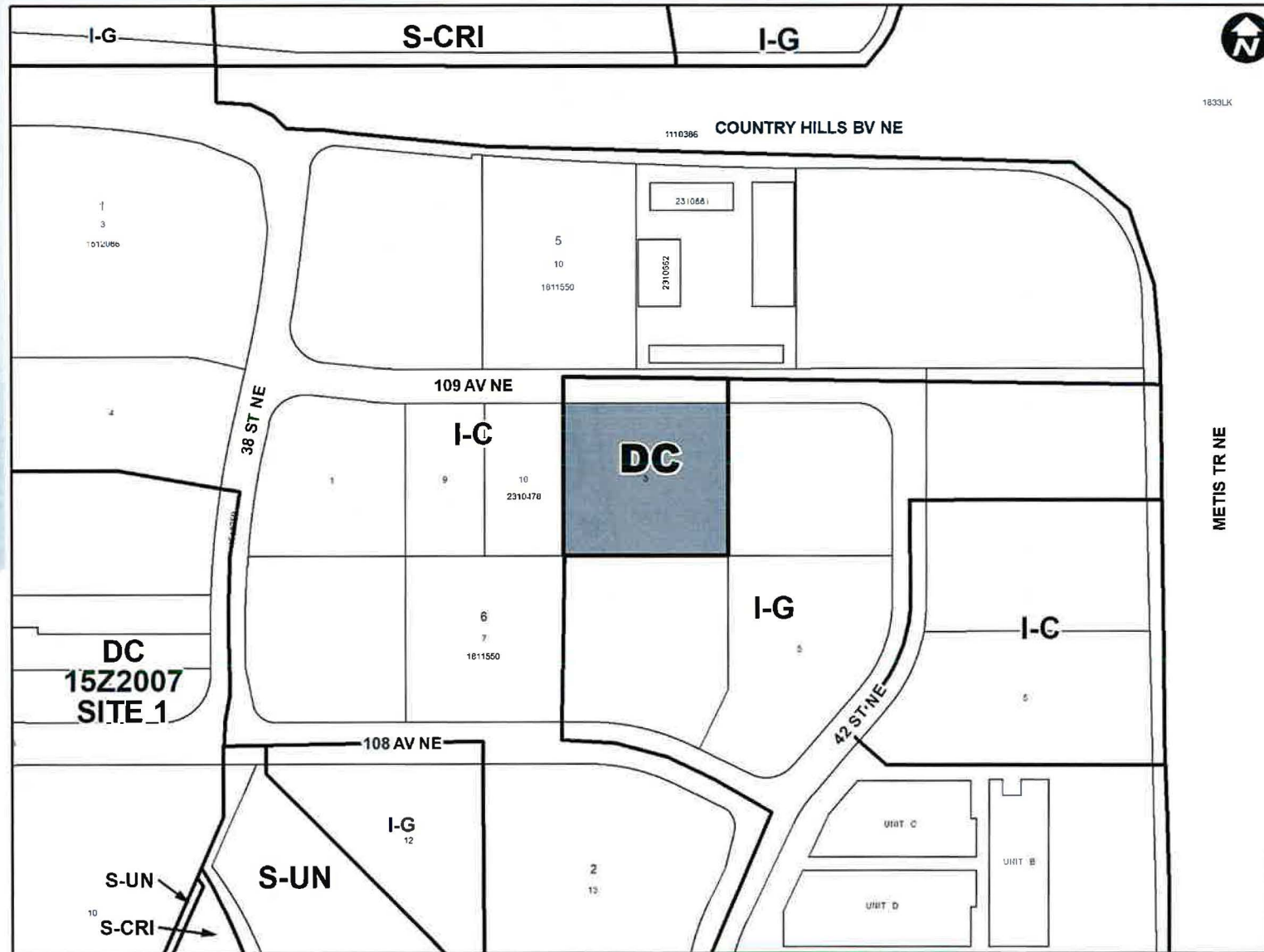
Surrounding Land Use



LEGEND

- Commercial
- Light Industrial
- Parks and Openspace
- Service Station
- Vacant
- Land Use Site Boundary





Proposed Direct Control District:

- Based on the existing Industrial – General (I-G) District with additional commercial uses
- Continues to allow for light and medium general industrial uses
- No changes to maximum height and floor area ratio

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2024** for the redesignation of 0.78 hectares \pm (1.92 acres \pm) located at 4117 – 109 Avenue NE (Plan 1811550, Block 6, Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines.

Supplementary Slides

Existing Land Use Map



Existing Industrial – General (I-G) District:

- A variety of light and medium general industrial uses and a limited number of support commercial uses
- Maximum 1.0 Floor Area Ratio
- No height maximum



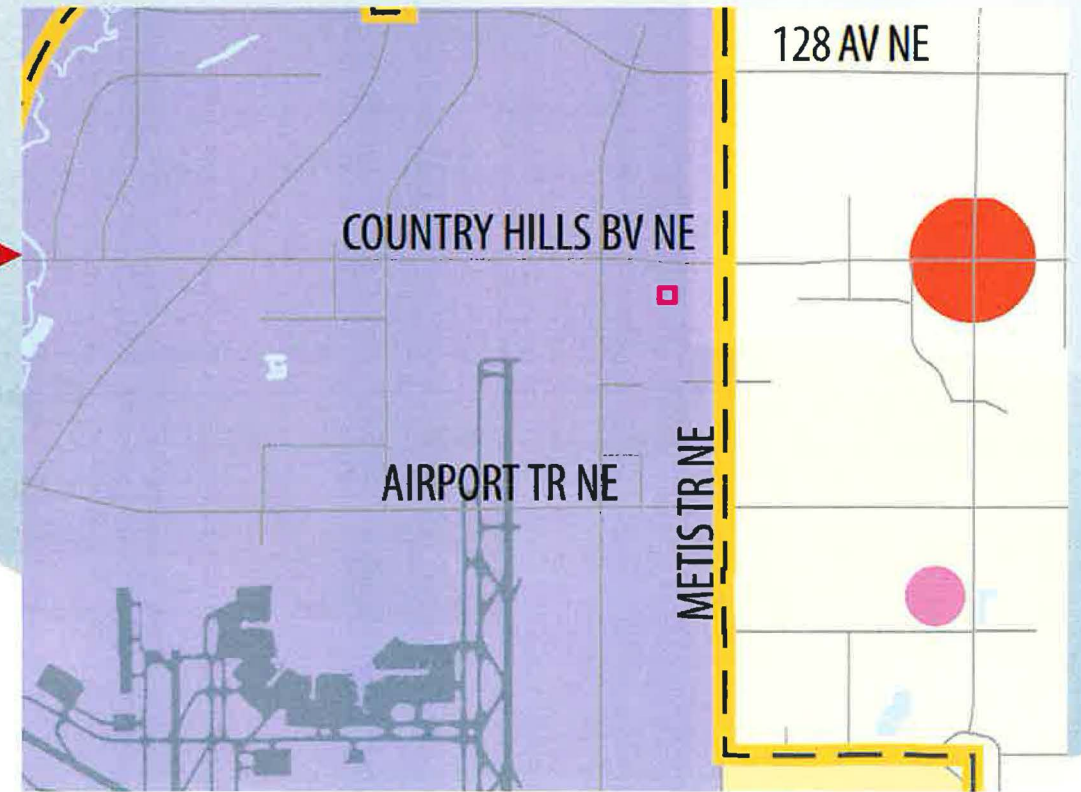
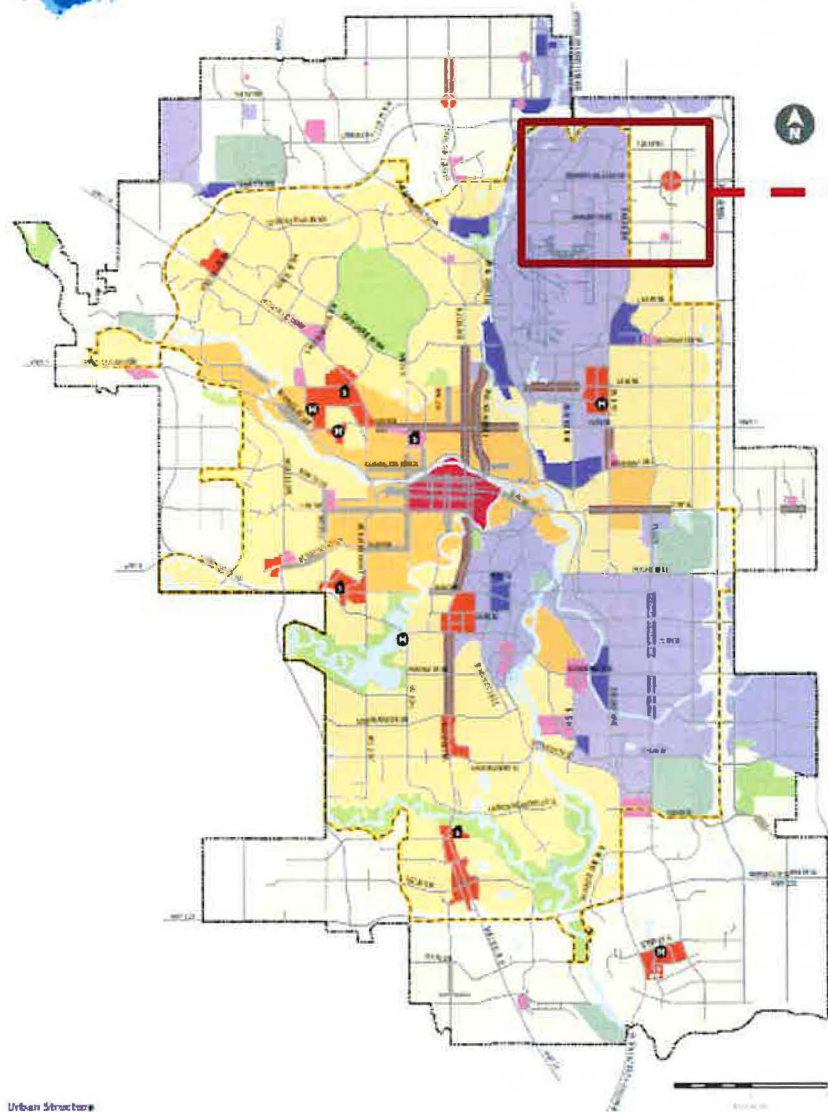
1



2



1 Urban Structure



Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Land Use Site Boundary

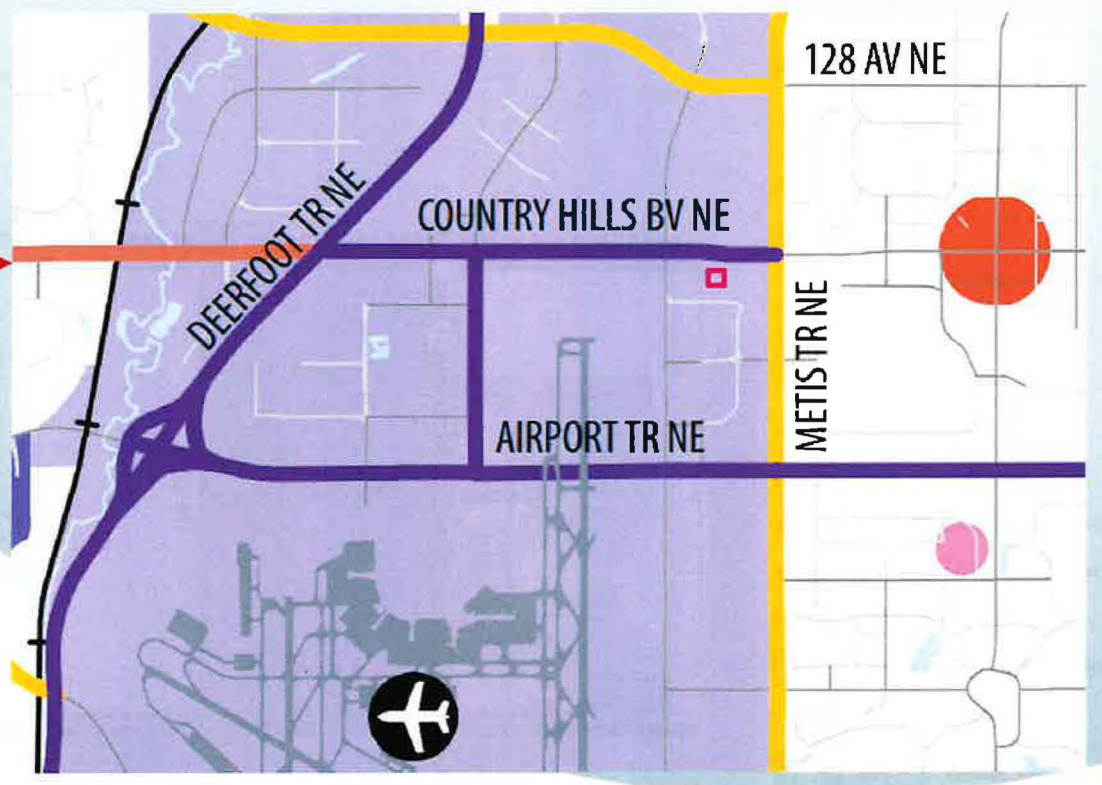
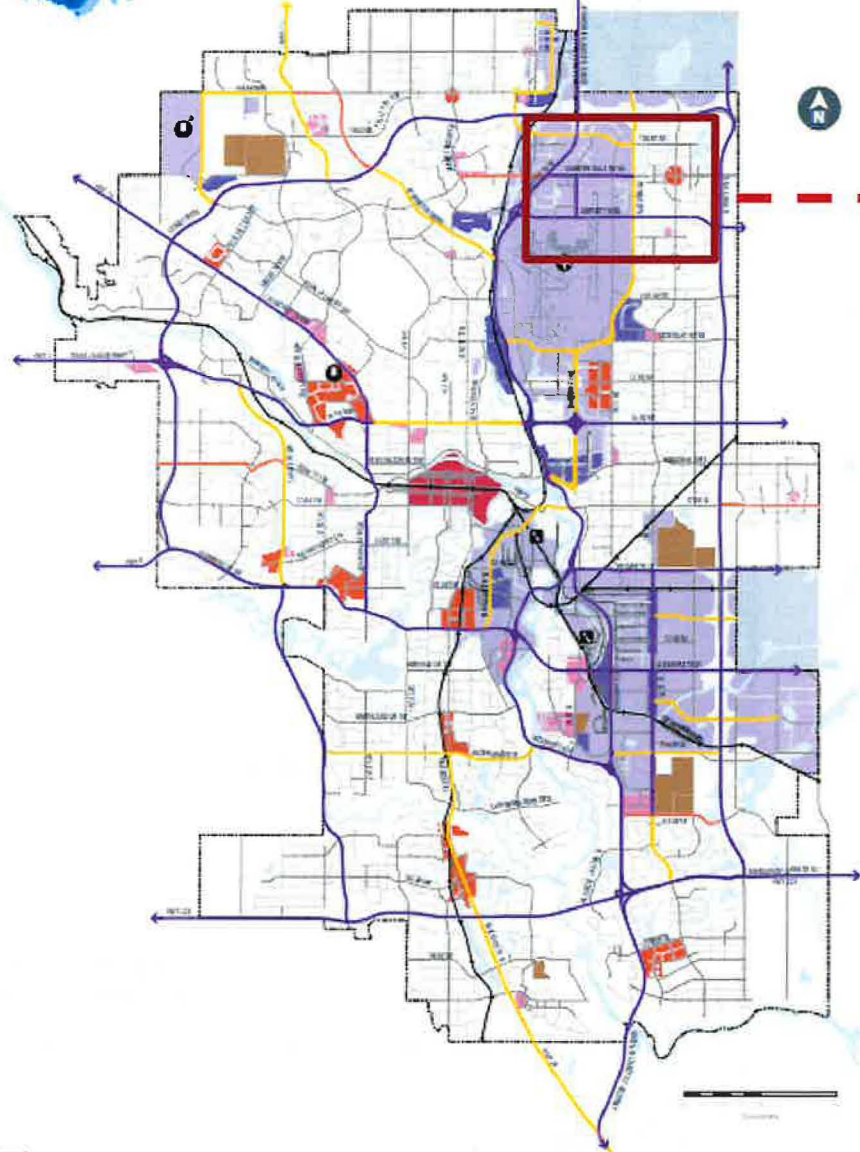
Developed Residential

- Inner City
- Established

Industrial

- Industrial - Employee Intensive
- Standard Industrial

5 Primary Goods Movement Network



Legend

- | | | |
|------------------------------------|------------------------|---------------------------------|
| Primary Goods Movement Network | Air Cargo | Railway Tracks |
| Main Goods Movement Corridor | Rail Maintenance Yard | Landfill |
| Supporting Goods Movement Corridor | Research Park | County of Rocky View Industrial |
| Emerging Goods Movement Corridor | Land Use Site Boundary | Transportation/Utility Corridor |

Northeast Industrial Area Structure Plan

Map 3

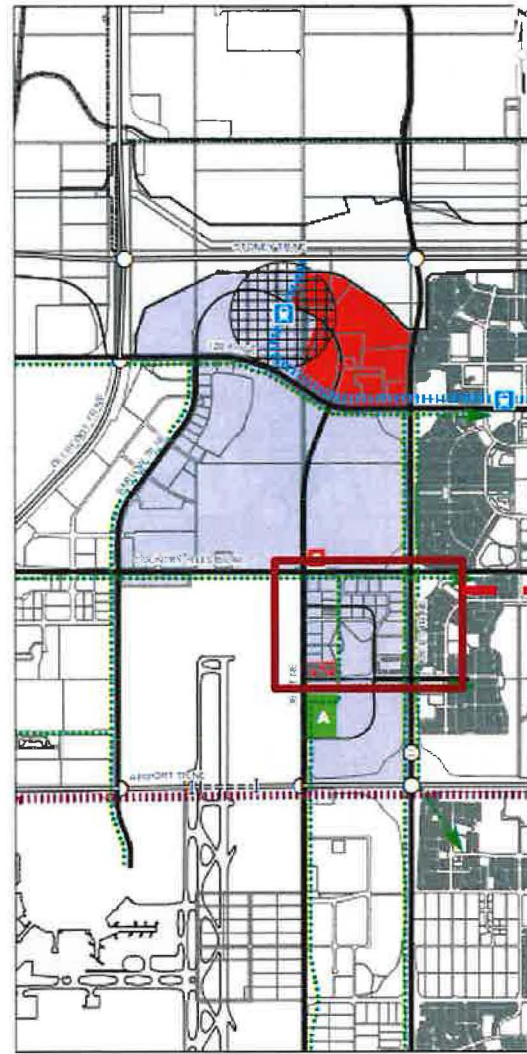
Land Use Concept



Legend

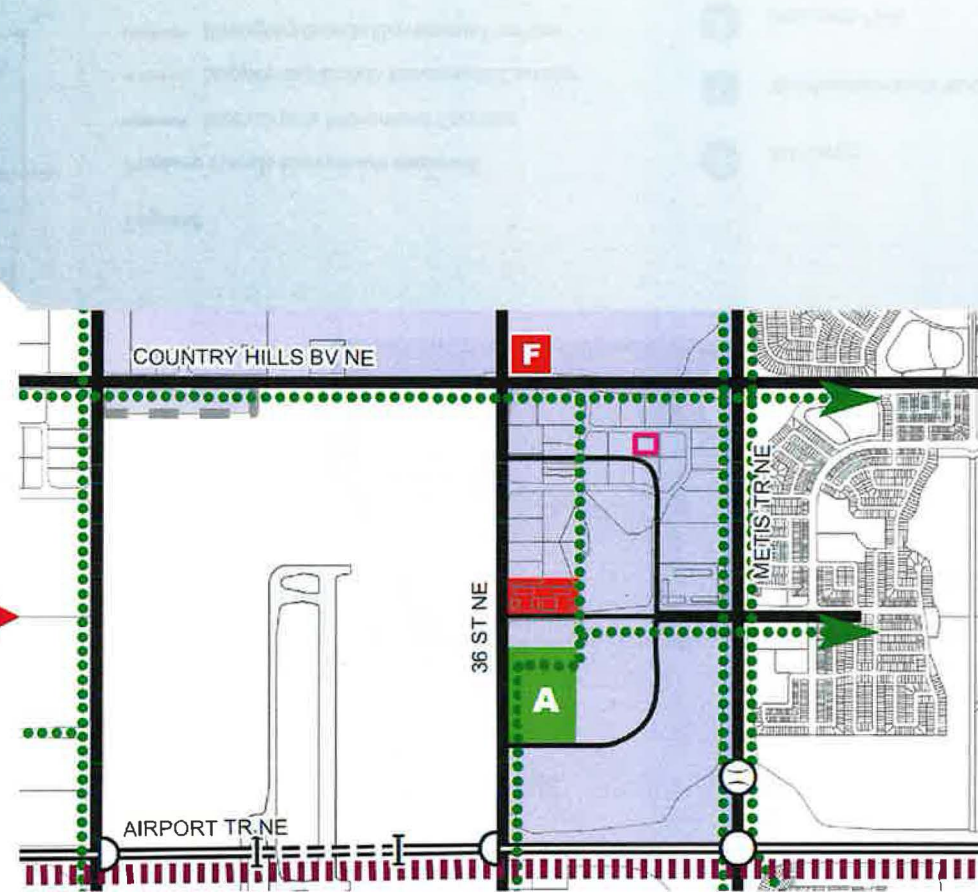
- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
- Transit Station Planning Area
- Regional Pathway
- Expressway (Skeletal Road)
- Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Full Interchange
- Partial Interchange
- Potential Pedestrian Overpass
- Railway
- LRT Alignment
- LRT Station
- Airport Transit Connection (Technology TBD)

Approved: 07/2022
Amended: 08/2023, 09/2024
This map is conceptual only. No measurements of distance or area should be taken from this map.



Northeast Industrial Area Structure Plan

13



Land Use Site Boundary

Legend

- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
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Permitted	Discretionary
Artist's Studio	Cannabis Store
Financial Institution	Drinking Establishment – Small
Fitness Centre	Liquor Store
Health Care Service	Payday Loan
Indoor Recreation Facility	
Information and Service Provider	
Pawn Shop	
Radio and Television Studio	
Retail and Consumer Service	