



Public Hearing of Council

Agenda Item: 7.2.13

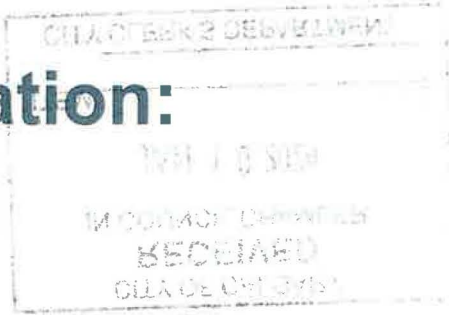


LOC2023-0158 / CPC2023-1102 Land Use Amendment

January 16, 2024

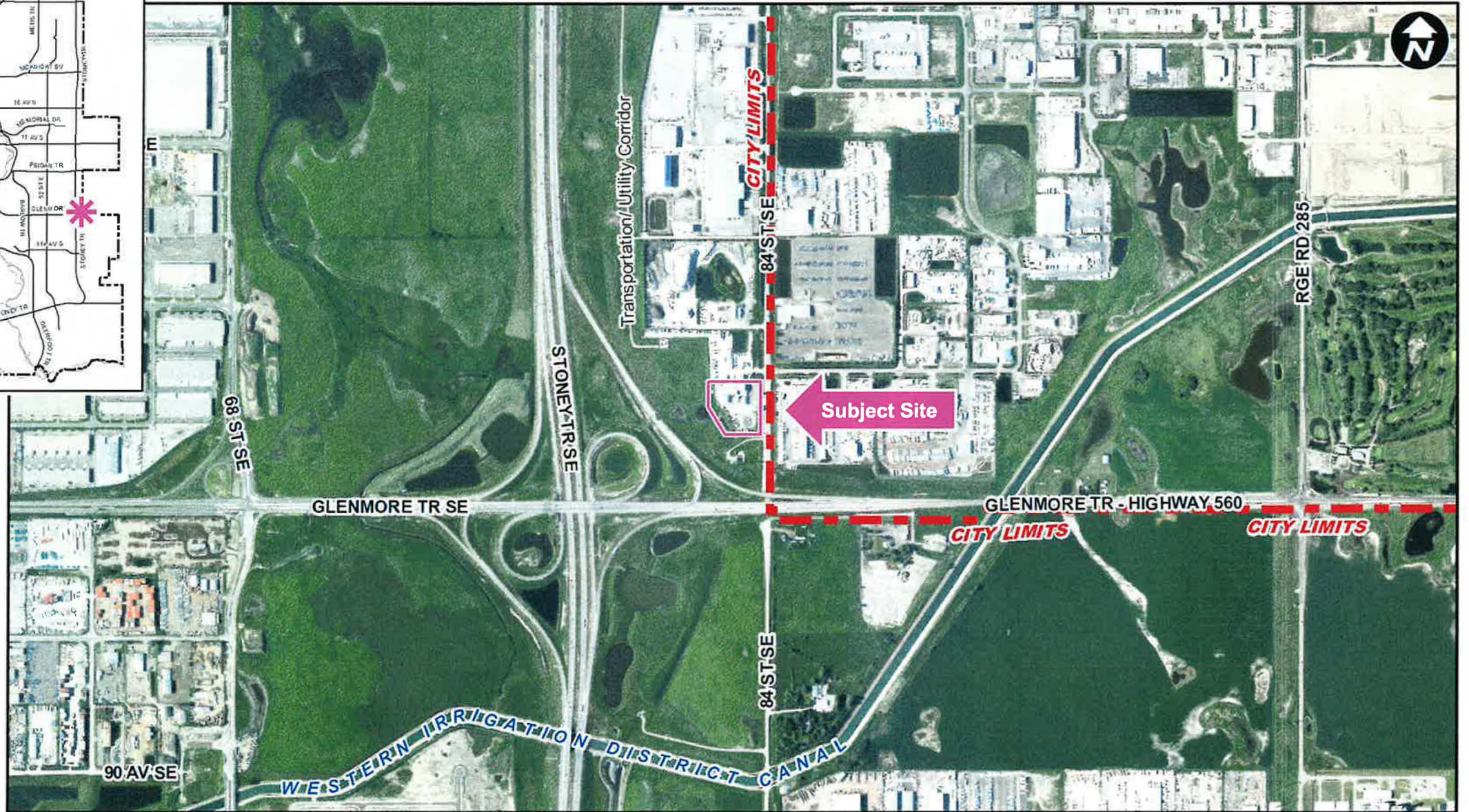
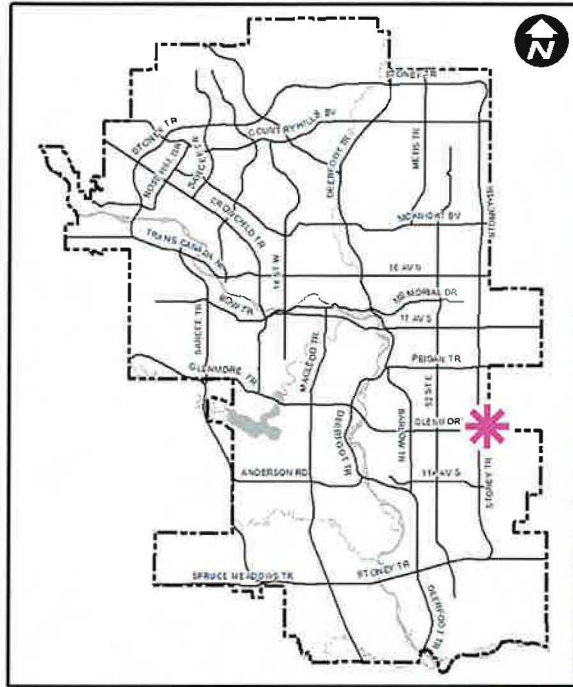
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 16 2024
ITEM: 7.2.13-CPC2023-1102
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 8D2024** for the redesignation of 2.34 hectares ± (5.78 acres ±) located at 7919 – 84 Street SE (Plan 7549JK, a portion of Block 1) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District.



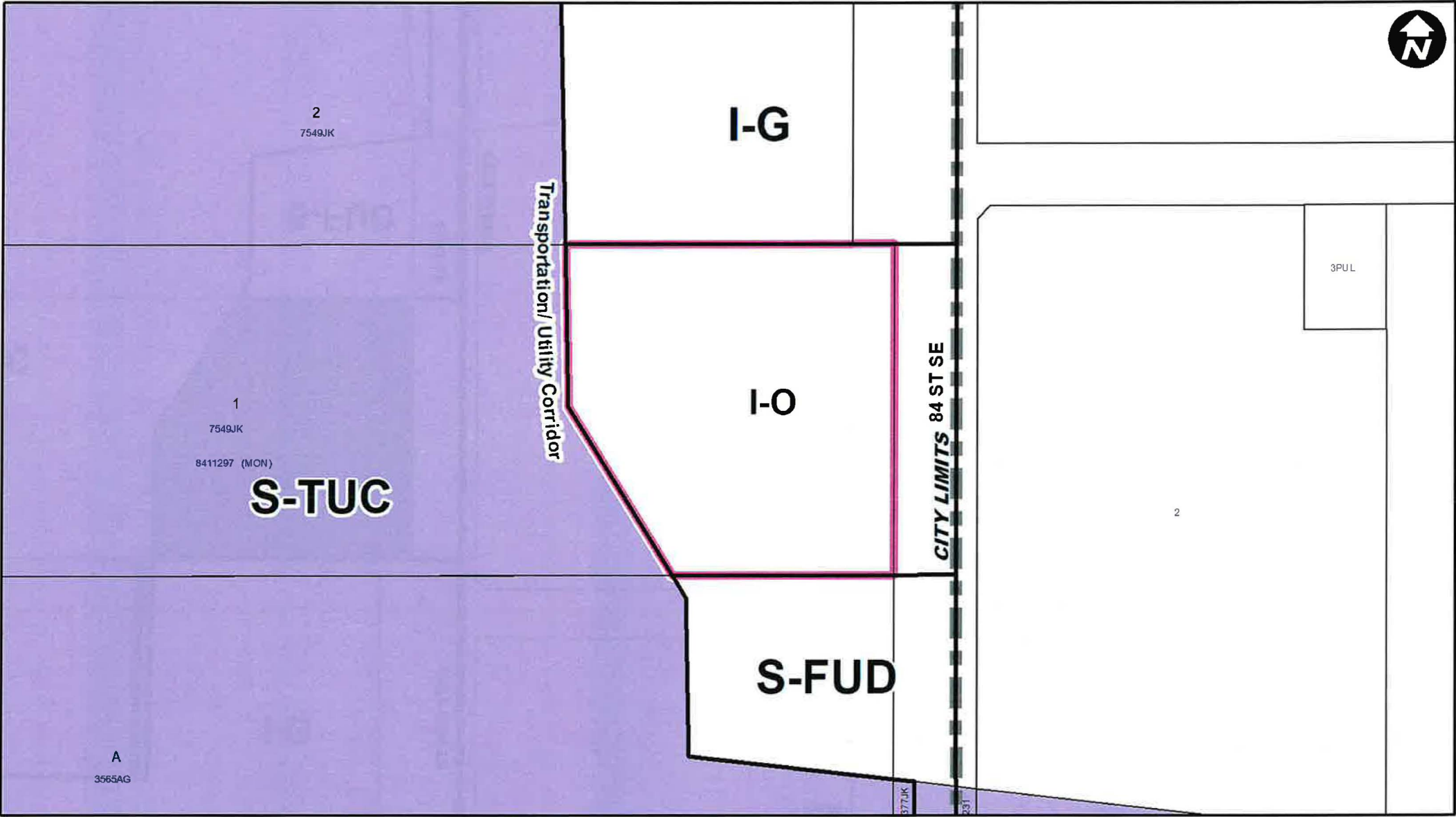
LEGEND

- 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



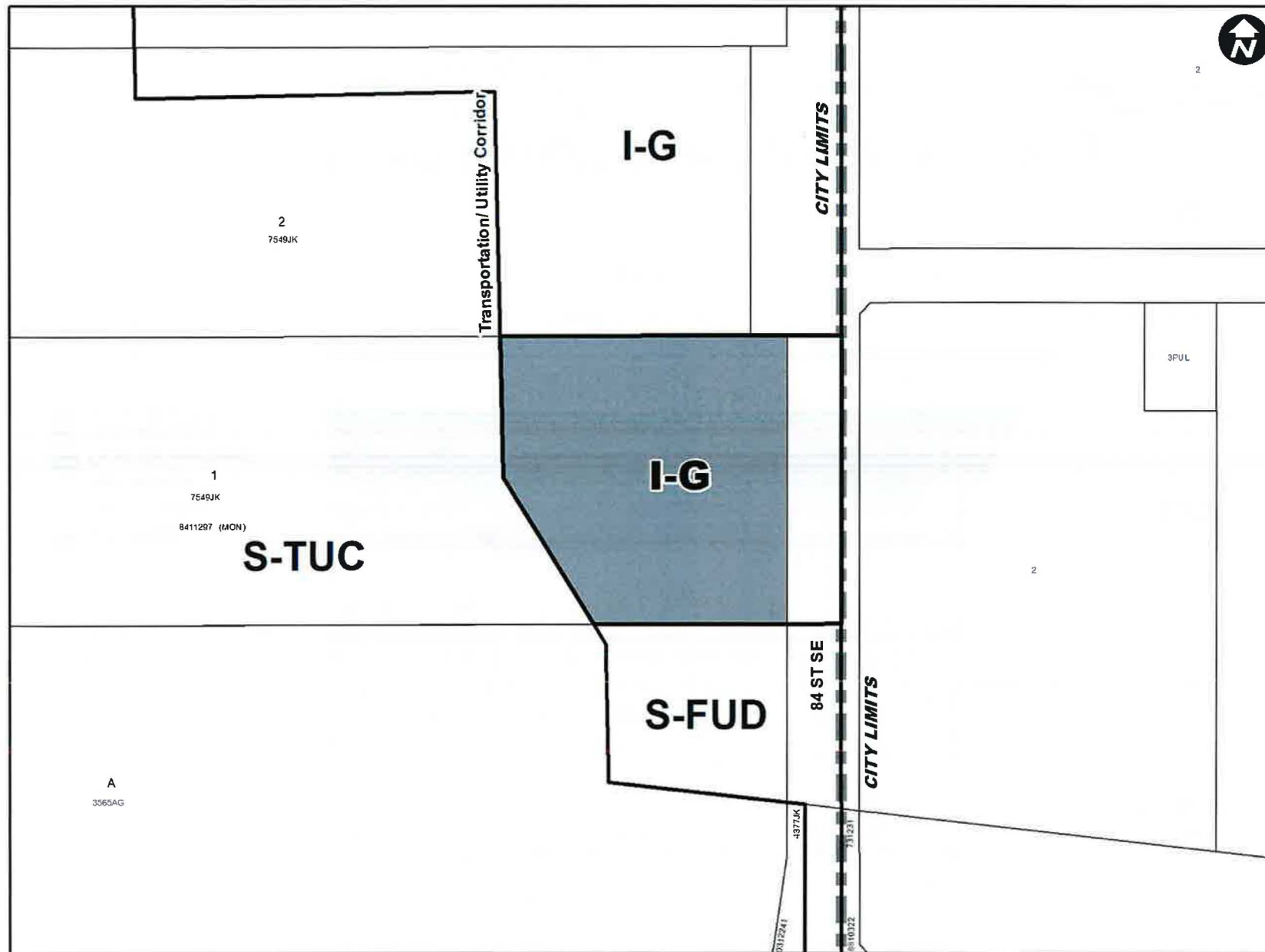
Parcel Size:
2.34 ha

- 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

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Industrial – General (I-G) District:

- Light & medium intensity industrial uses
- Maximum building size of 1,600 square metres for unserviced parcels
- Maximum Floor Area Ratio 1.0 for serviced parcels
- No maximum height (serviced or unserviced)

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Supplementary Slides



View from 84 Street SE



View from 84 Street SE