



Public Hearing of Council

Agenda Item: 7.2.17



LOC2024-0145 / CPC2024-0717

Land Use Amendment

November 12, 2024

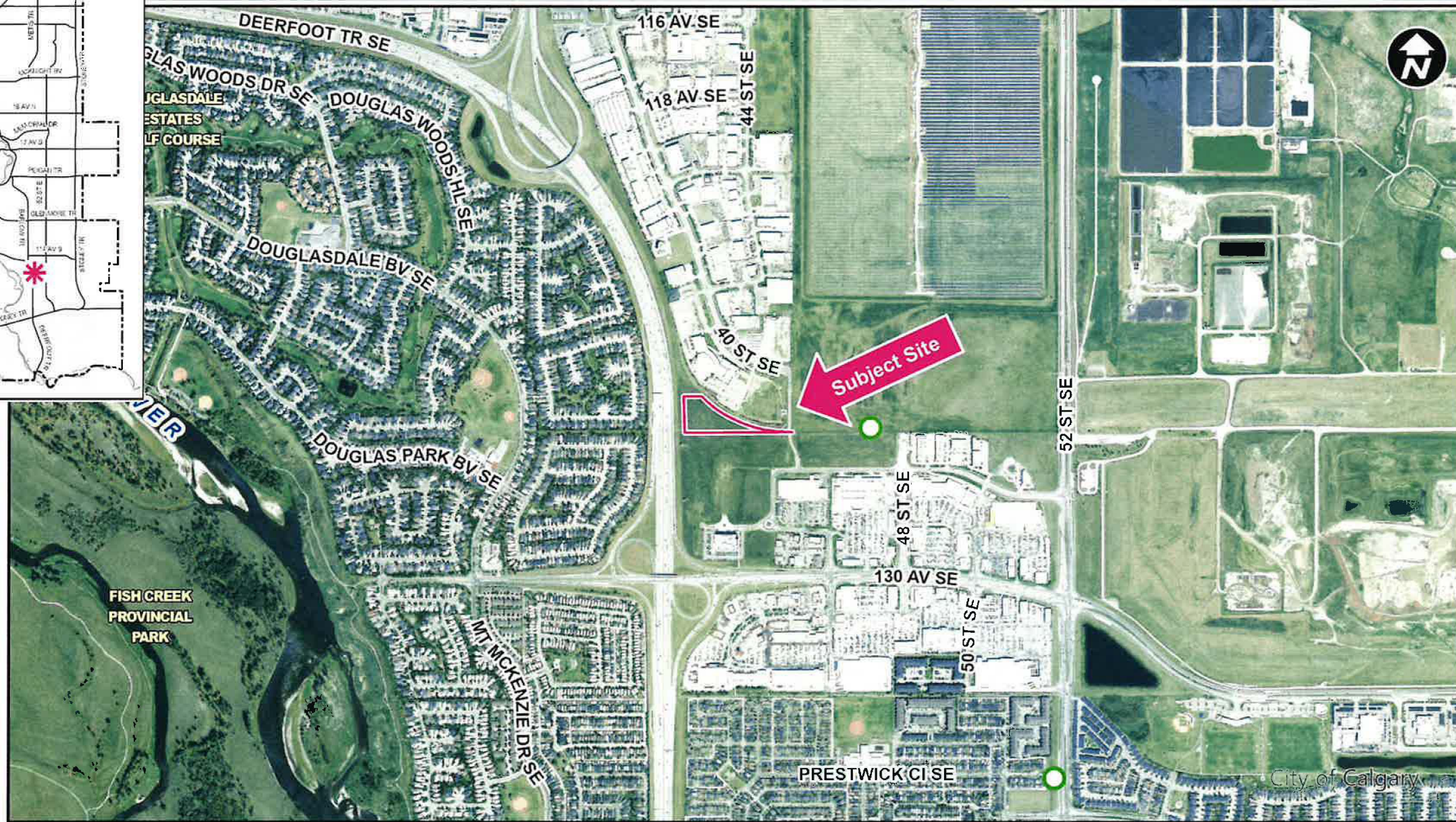
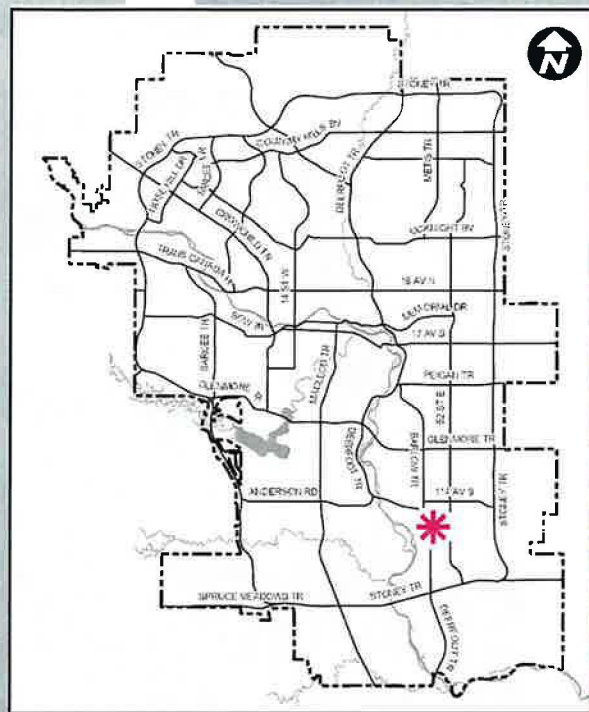
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 12 2024
ITEM: 7.2.17 CPC2024-0717
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



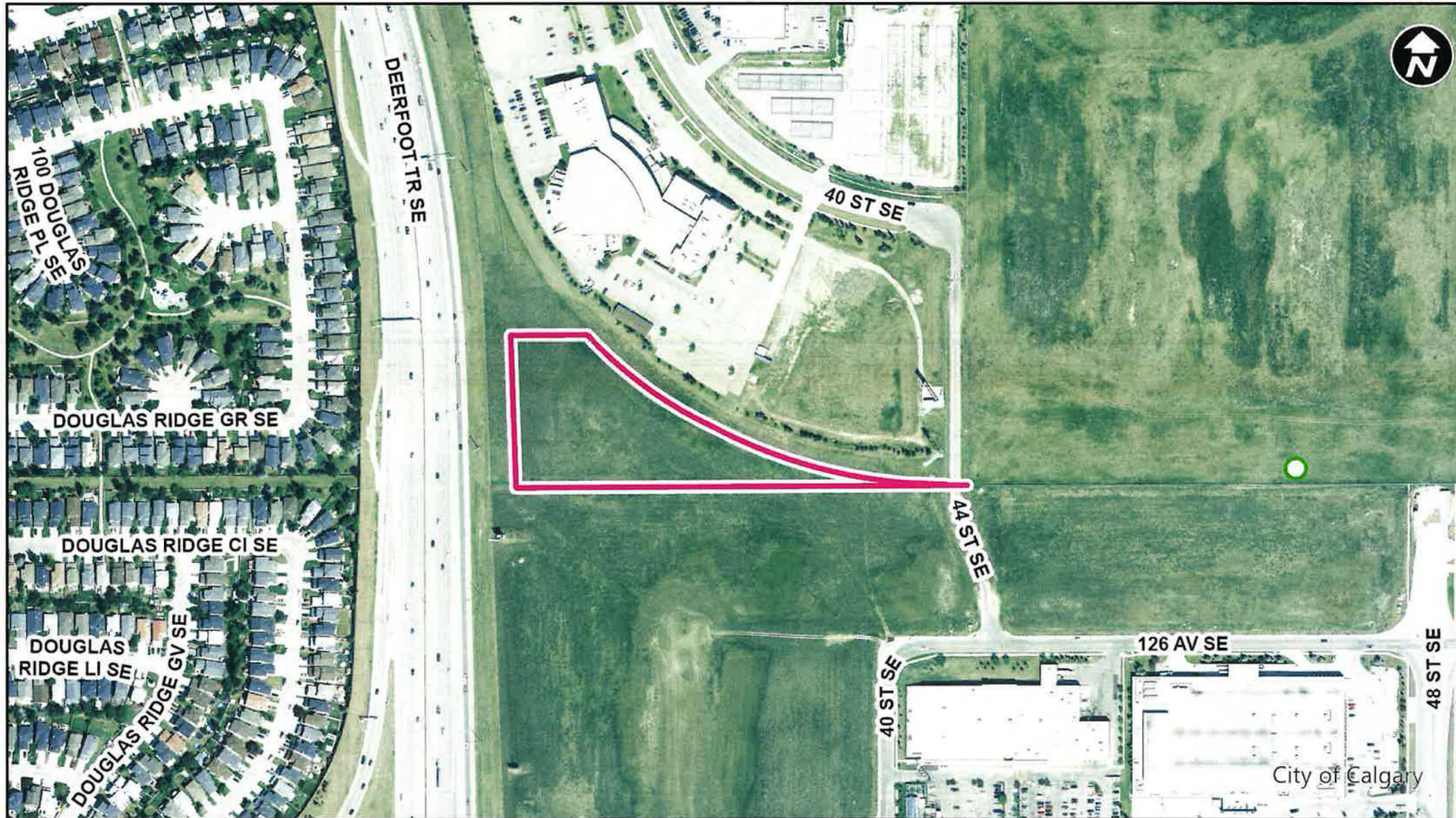
That Council:

Give three readings to **Proposed Bylaw 277D2024** for the redesignation of 1.43 hectares ± (3.53 acres ±) located at 12787 – 40 Street SE (Plan 0513118, Block 7, Lot 2) from Industrial – Business (I-Bf0.86h28) 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

City of Calgary



LEGEND

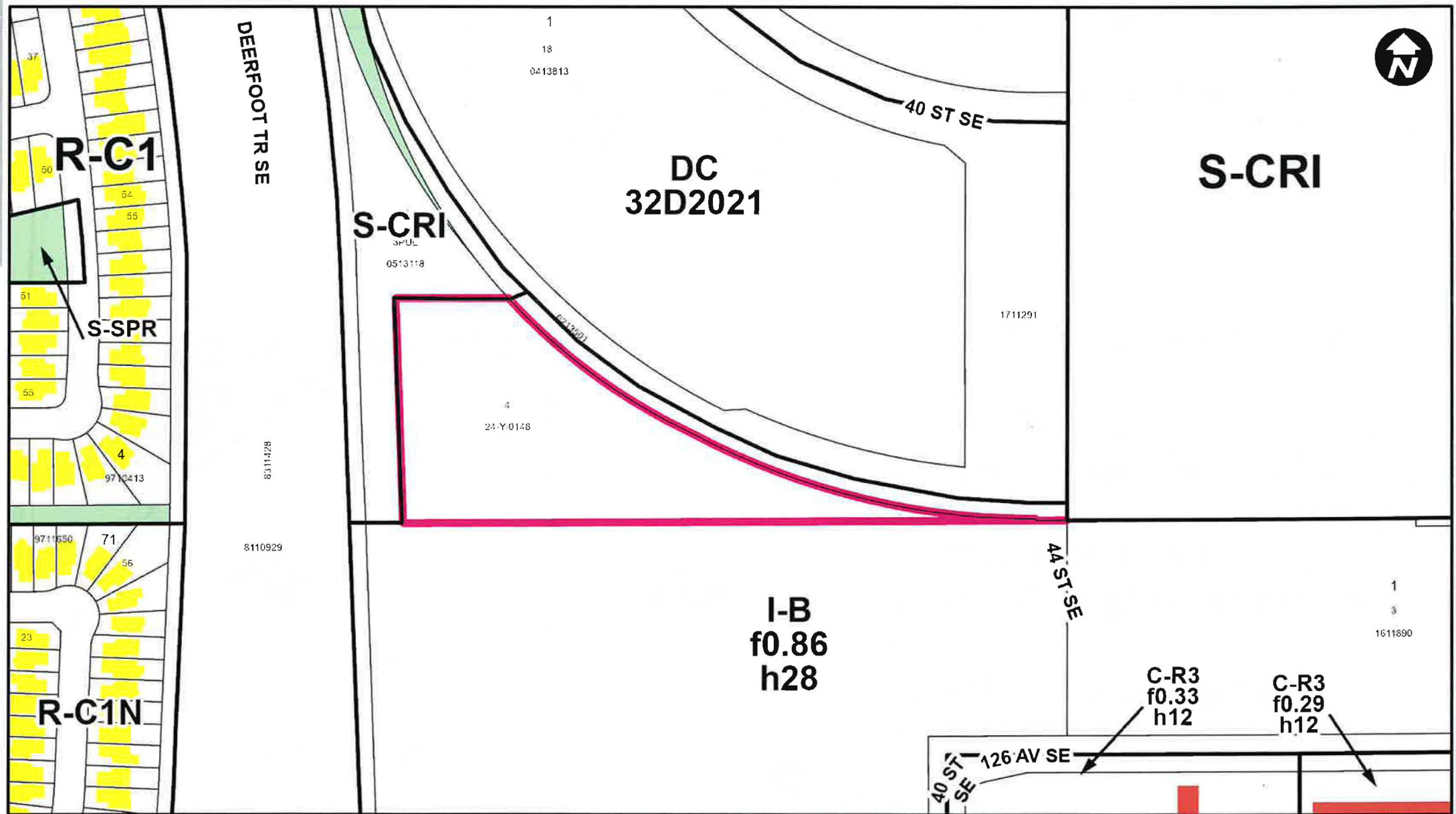
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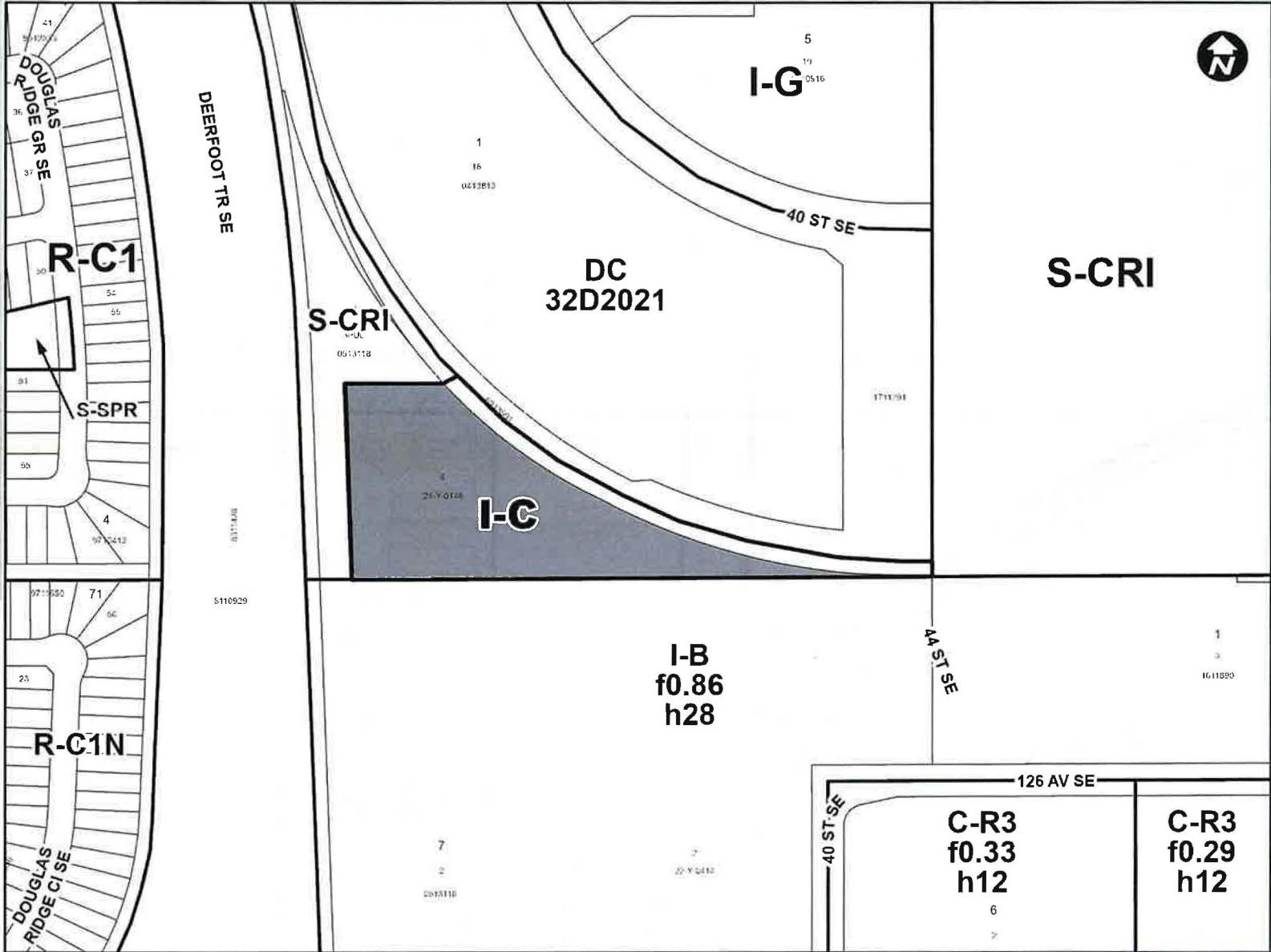
Parcel Size:

1.43 ha
325m x 112m

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:

- Allows for light industrial and commercial uses
- Maximum building height of 12 metres
- Maximum floor area ratio (FAR) of 1.0.

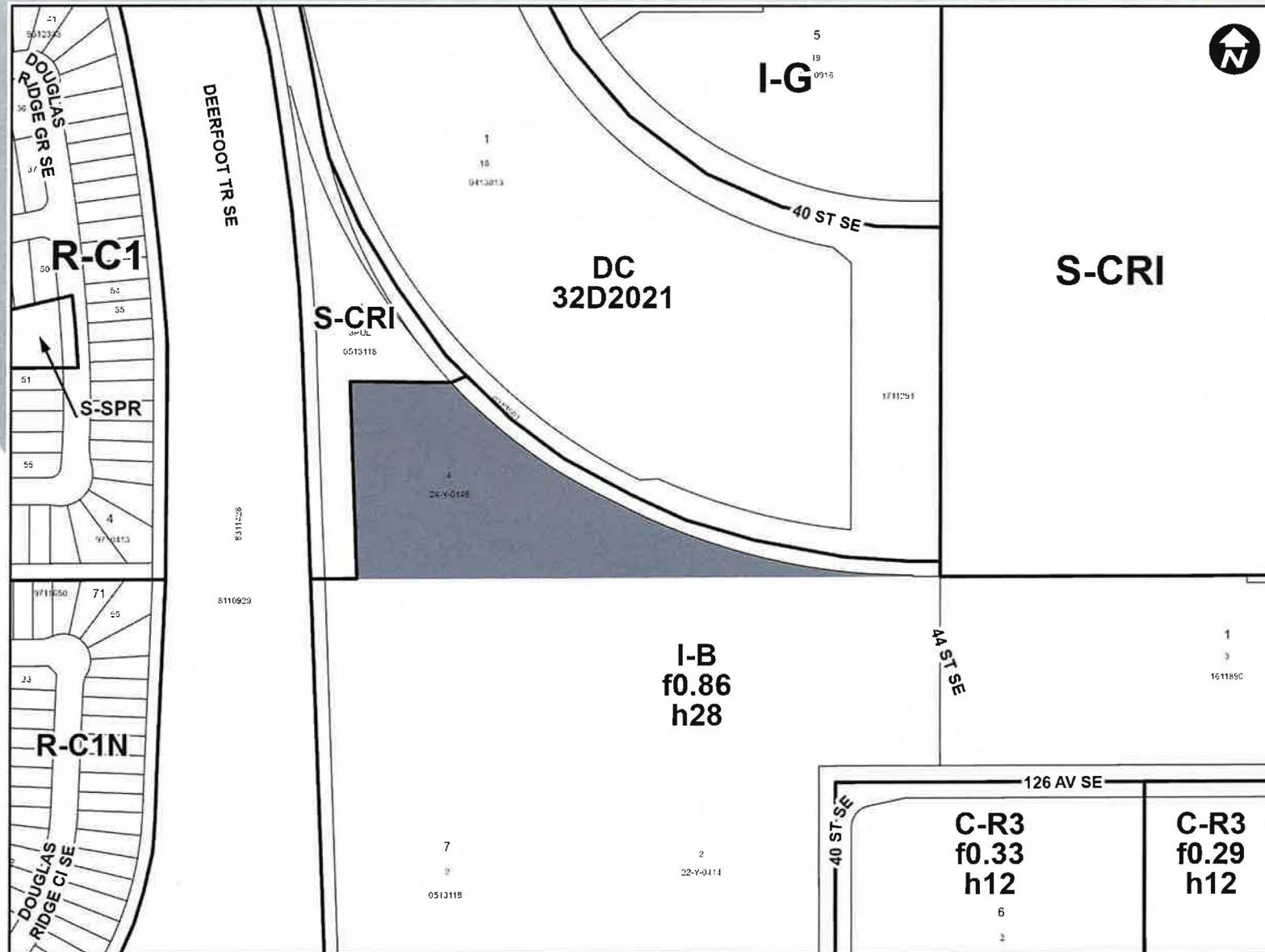
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Supplementary Slides

Existing Land Use Map

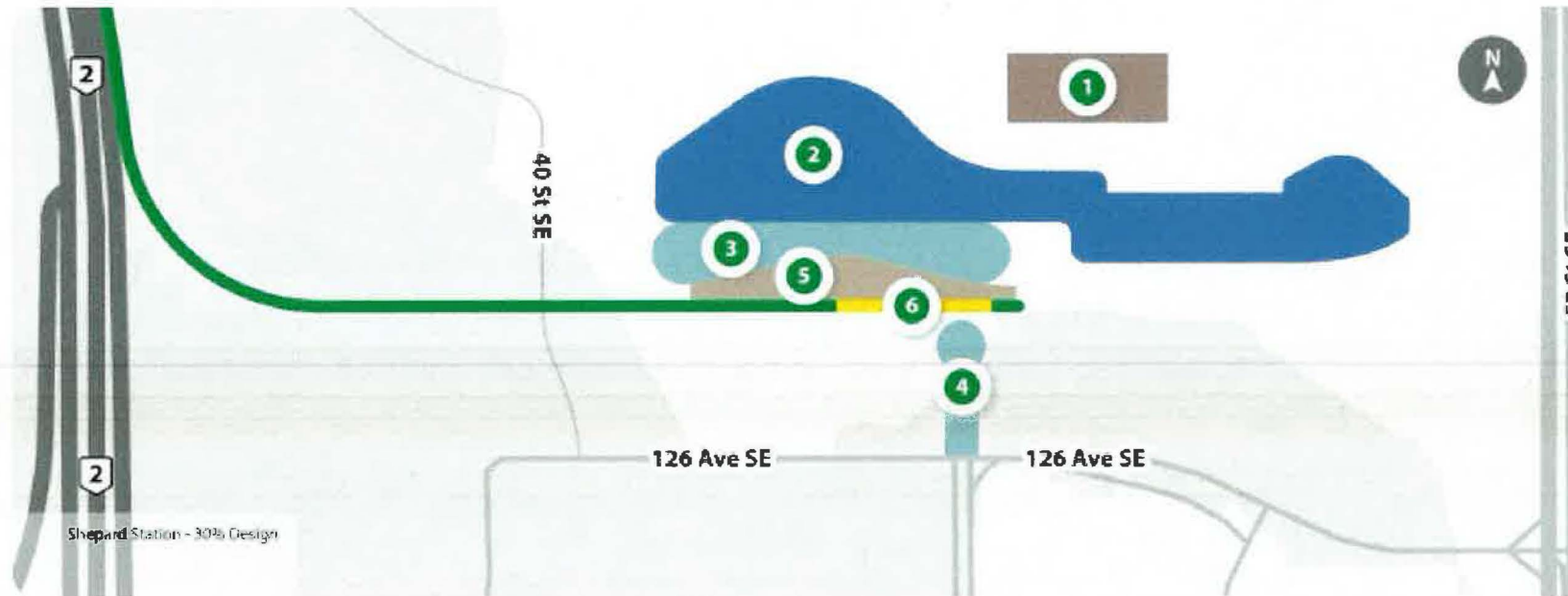






Shepard Station – 30% design as proposed prior to Green Line wind down 12

Features of station area



1. Maintenance and storage facility
2. Park and Ride with approximately 920 stalls
3. North bus terminal
4. South bus terminal
5. Plaza space that connects Park and Ride bus terminals and light rail transit (LRT) station
6. Station area including partial canopy coverage on platforms

Key features:

- Event space for community programming
- Seating and lean rails
- Bicycle parking
- Platform shelters

