



# Calgary Planning Commission

## Agenda Item: 7.2.3



## LOC2025-0002 / CPC2025-0340

### Land Use Amendment

April 10, 2025

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

APR 10 2025

ITEM: 7.2.3 CPC2025-0340  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

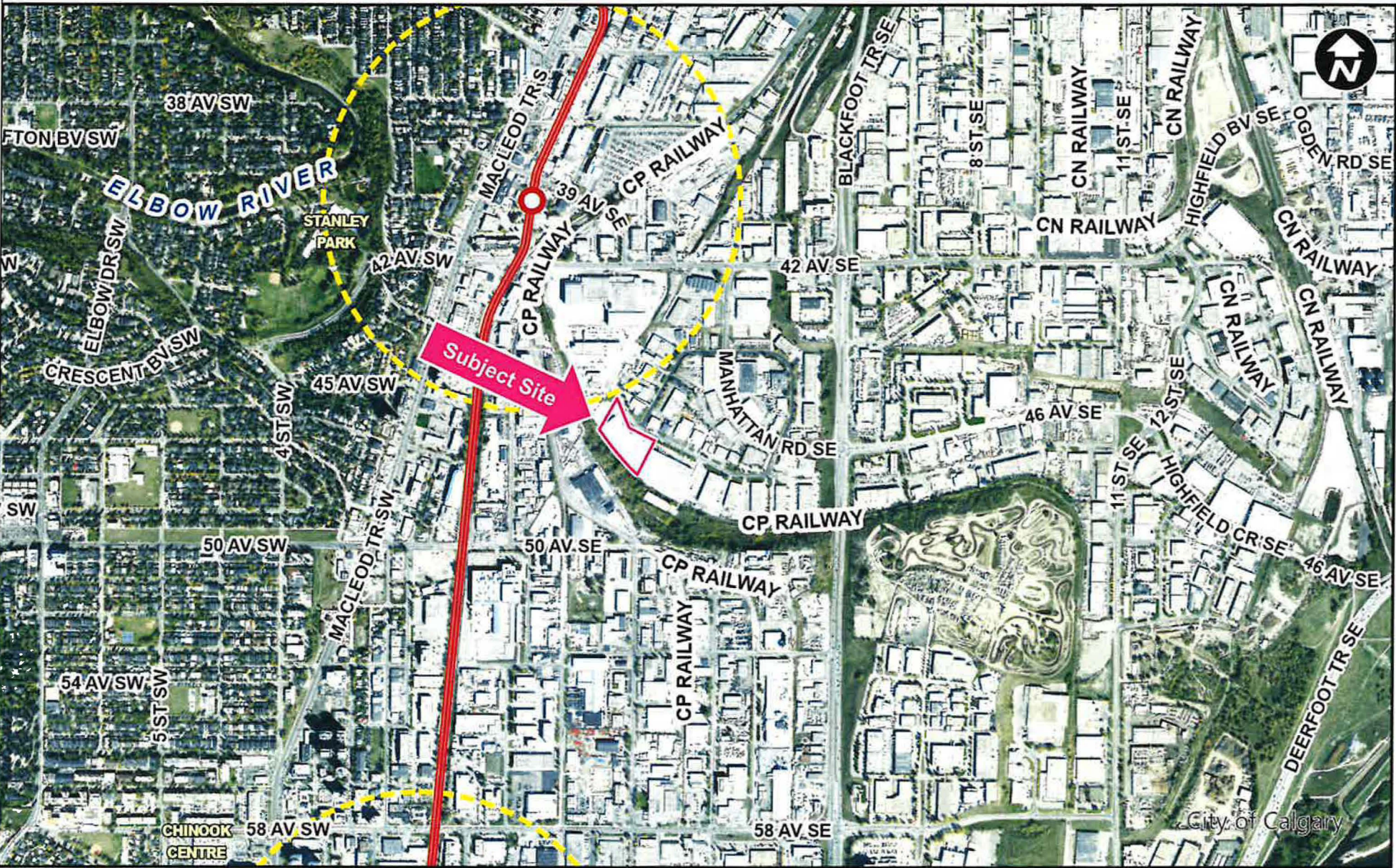


## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

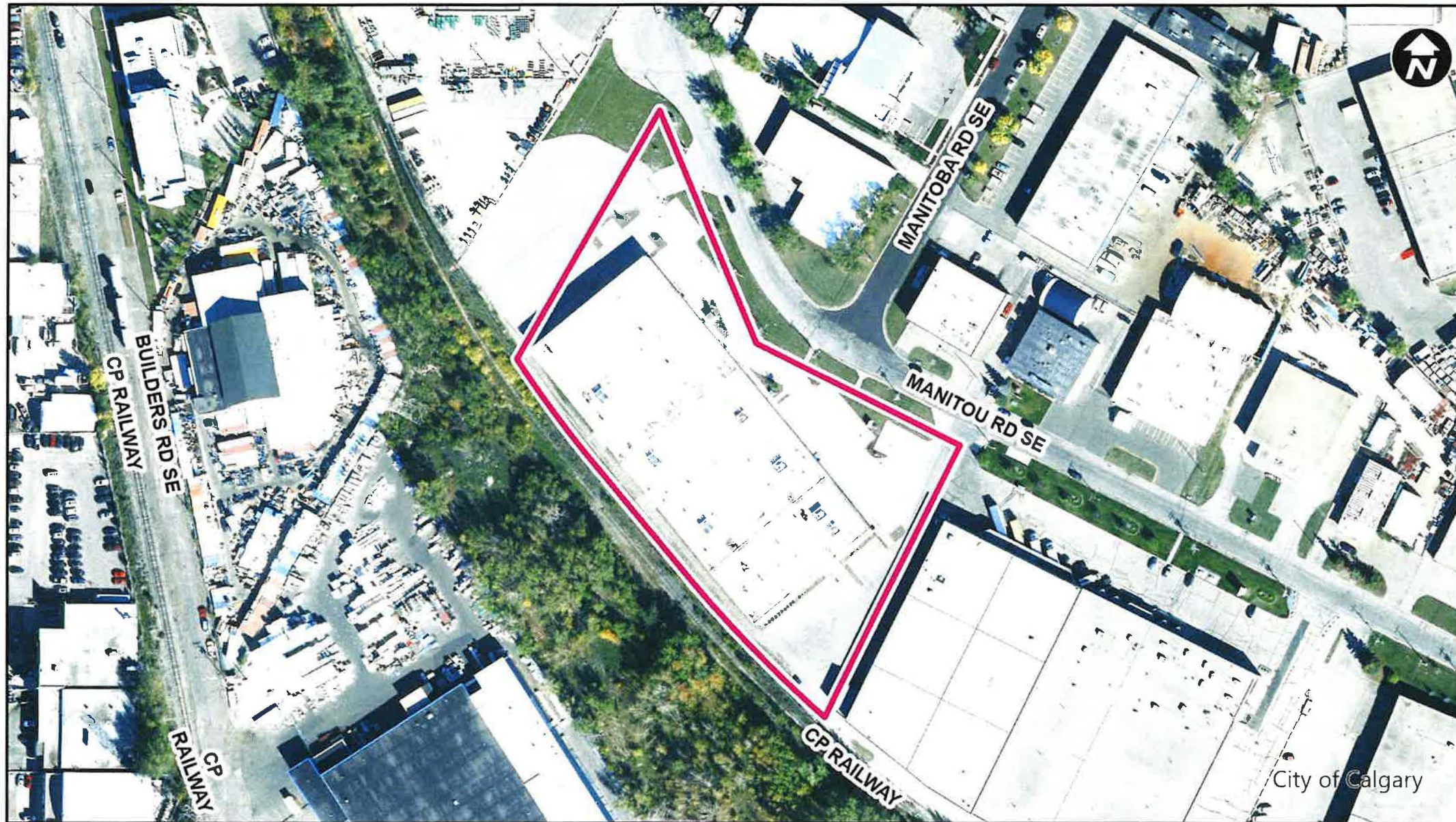
Give three readings to the proposed bylaw for the redesignation of 1.46 hectares  $\pm$  (3.60 acres  $\pm$ ) at 315 Manitou Road SE (Plan 3724JK, Block 6, Lots 1, 2 and a portion of Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate an Indoor Recreation Facility, with guidelines (Attachment 2).





- 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:

1.53 ha









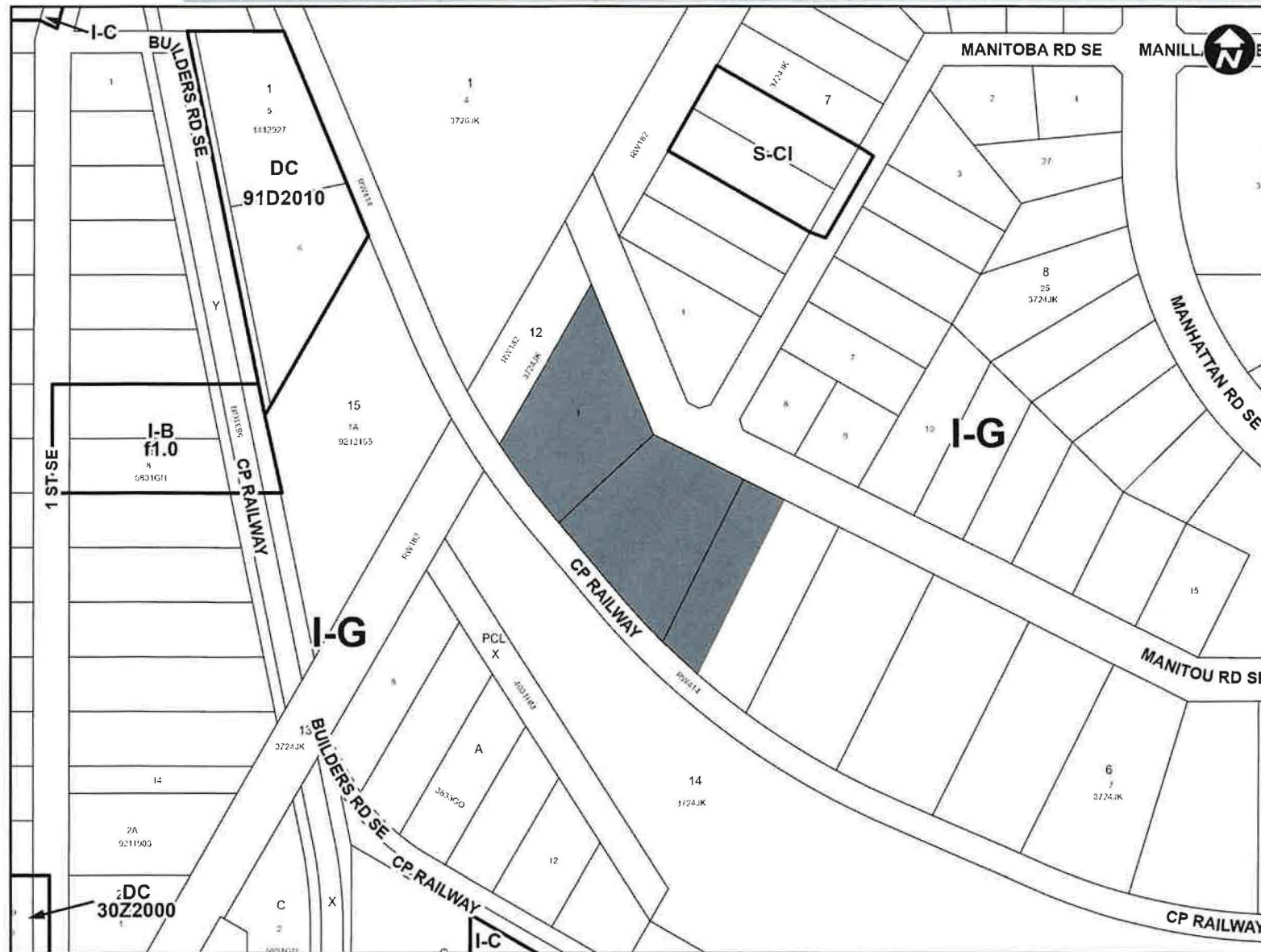






# Existing Land Use Map

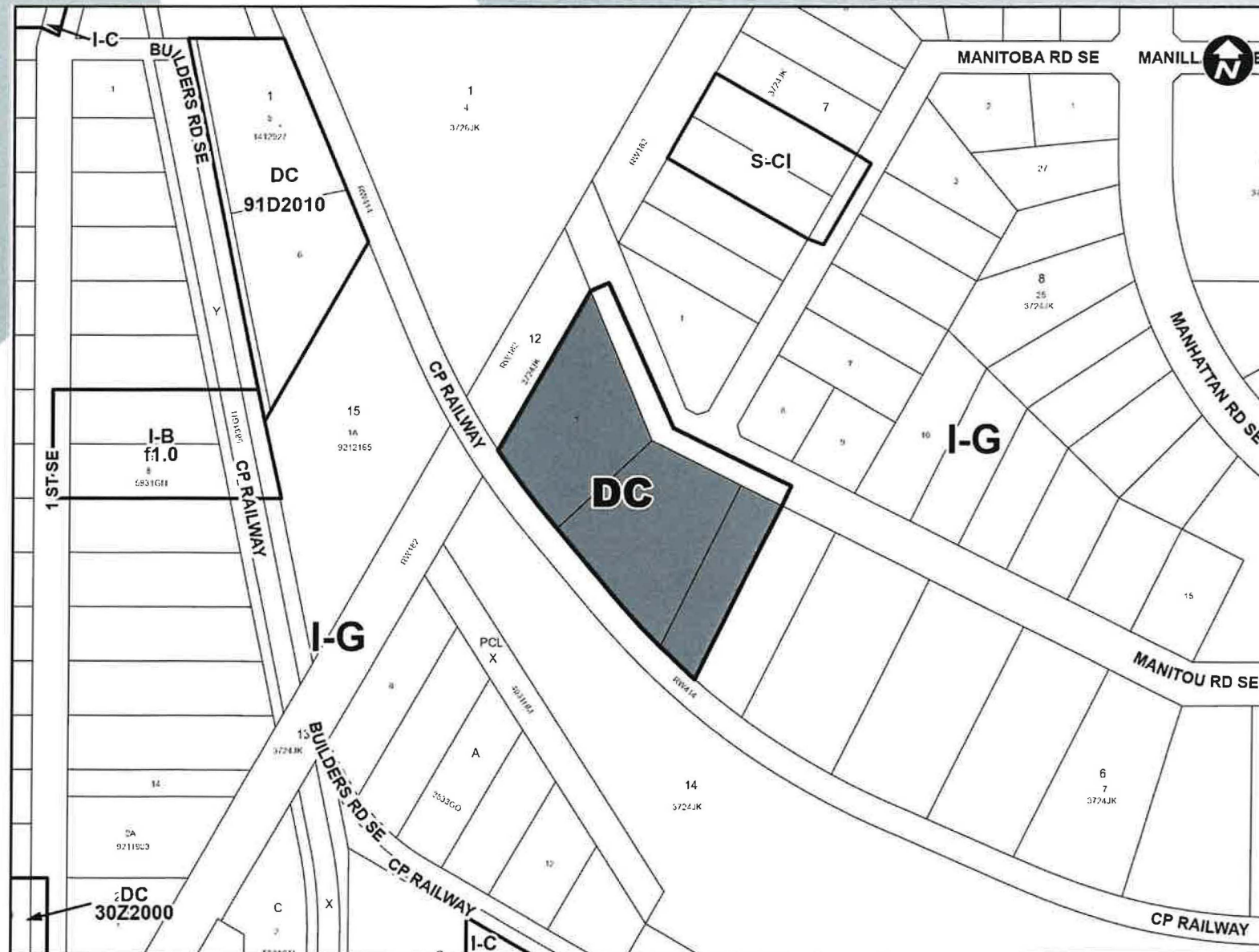
8





# Proposed Land Use Map

9



## Proposed DC District:

- Based on existing I-G District
- Purpose is to accommodate Indoor Recreation Facility as an additional discretionary use within the existing building



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.46 hectares  $\pm$  (3.60 acres  $\pm$ ) at 315 Manitou Road SE (Plan 3724JK, Block 6, Lots 1, 2 and a portion of Lot 3) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate an Indoor Recreation Facility, with guidelines (Attachment 2).



## Supplementary Slides



## Industrial Land Use Districts: Purpose Comparison 12

Industrial – General (I-G)	Industrial – Business (I-B)	Industrial – Commercial (I-C)	Industrial – Edge (I-E)
<ul style="list-style-type: none"> <li>• Wide variety of light and medium general industrial uses and a limited number of support commercial uses</li> <li>• Limited number of non-industrial uses</li> </ul>	<ul style="list-style-type: none"> <li>• Prestige, high quality, manufacturing, research and office developments</li> <li>• Limited range of small uses that provide services to the office and industrial uses within the immediate area</li> </ul>	<ul style="list-style-type: none"> <li>• Light industrial uses that are unlimited in size</li> <li>• Small scale commercial uses that are compatible with and complement light industrial uses</li> </ul>	<ul style="list-style-type: none"> <li>• Limited range and size of uses</li> </ul>
<ul style="list-style-type: none"> <li>• Parcels typically located in internal locations</li> </ul>	<ul style="list-style-type: none"> <li>• Parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets</li> </ul>	<ul style="list-style-type: none"> <li>• Locations on the perimeter of industrial areas, along major streets or expressways</li> </ul>	<ul style="list-style-type: none"> <li>• Locations on the perimeter of industrial areas where the industrial parcel is adjacent to residential</li> </ul>



# Industrial Land Use Districts: Use Comparison 13

Use	Industrial – General (I-G)	Industrial – Business (I-B)	Industrial – Commercial (I-C)	Industrial – Edge (I-E)
Indoor Recreation Facility	-	Discretionary Use	Permitted Use	Discretionary Use
Crematorium	Permitted Use	-	-	-
Distribution Centre	Permitted Use	-	-	-
Fleet Service	Permitted Use	-	-	-
Freight Yard	Permitted Use	-	-	-
General Industrial – Light	Permitted Use	Permitted Use	Permitted Use	Permitted Use
General Industrial – Medium	Permitted Use	-	-	-
Motion Picture Production Facility	Permitted Use	Discretionary Use	-	-
Municipal Works Depot	Permitted Use	-	-	-









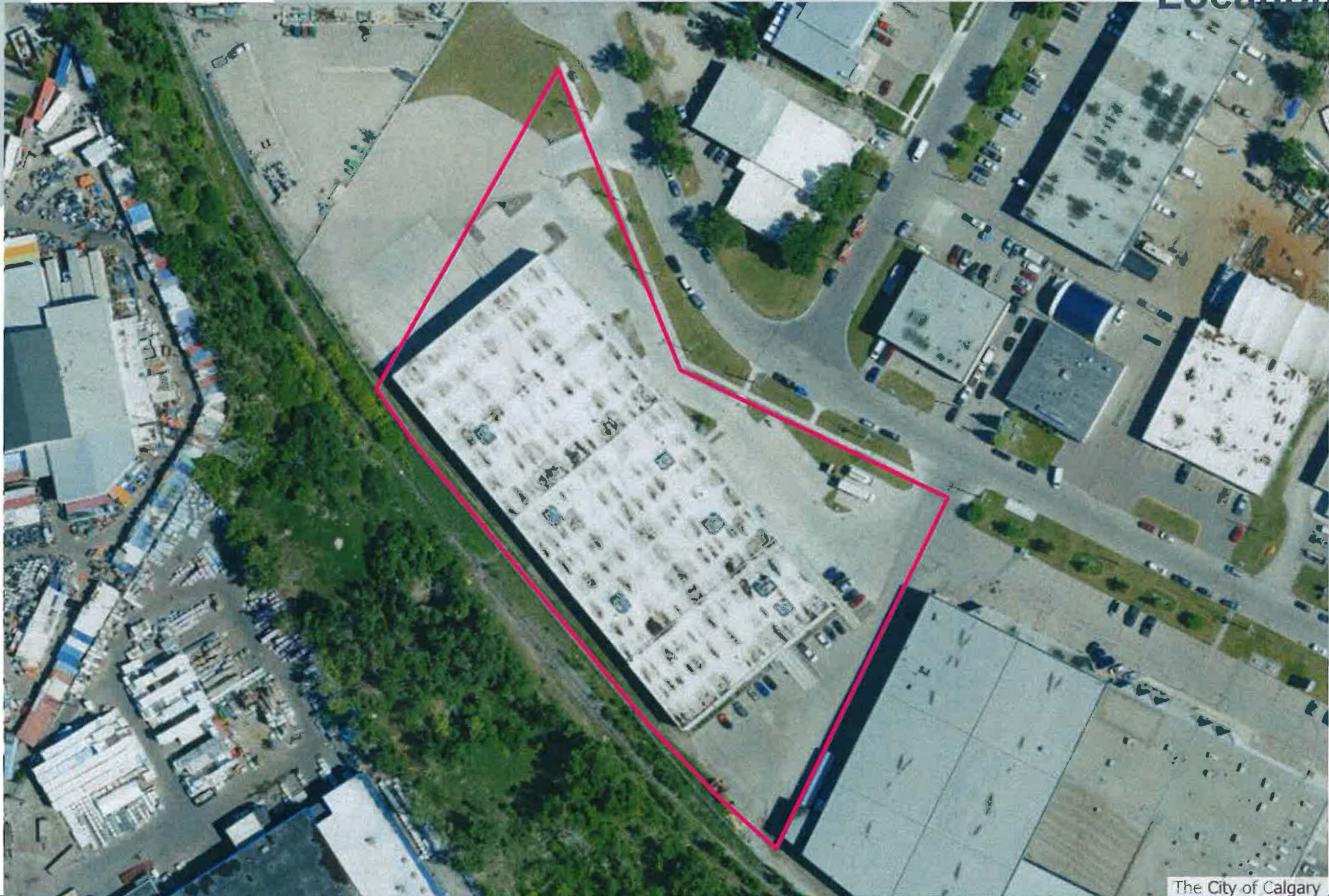












The City of Calgary