



Public Hearing of Council

Agenda Item: 7.2.13

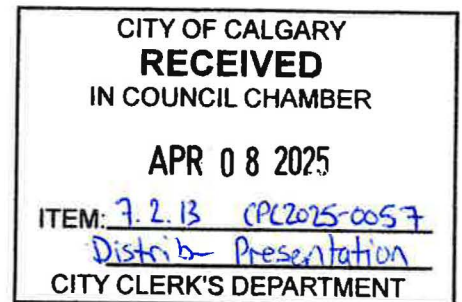


LOC2022-0169 / CPC2025-0057

Land Use Amendment

April 8, 2025

ISC: Unrestricted



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 64D2025** for the redesignation of 2.59 hectares \pm (6.40 acres \pm) located at 4601 – 68 Street SE (Portion of SE $\frac{1}{4}$ Section 2-24-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Industrial - General (I-G) District.



LEGEND

600m buffer from LRT station

LRT Stations

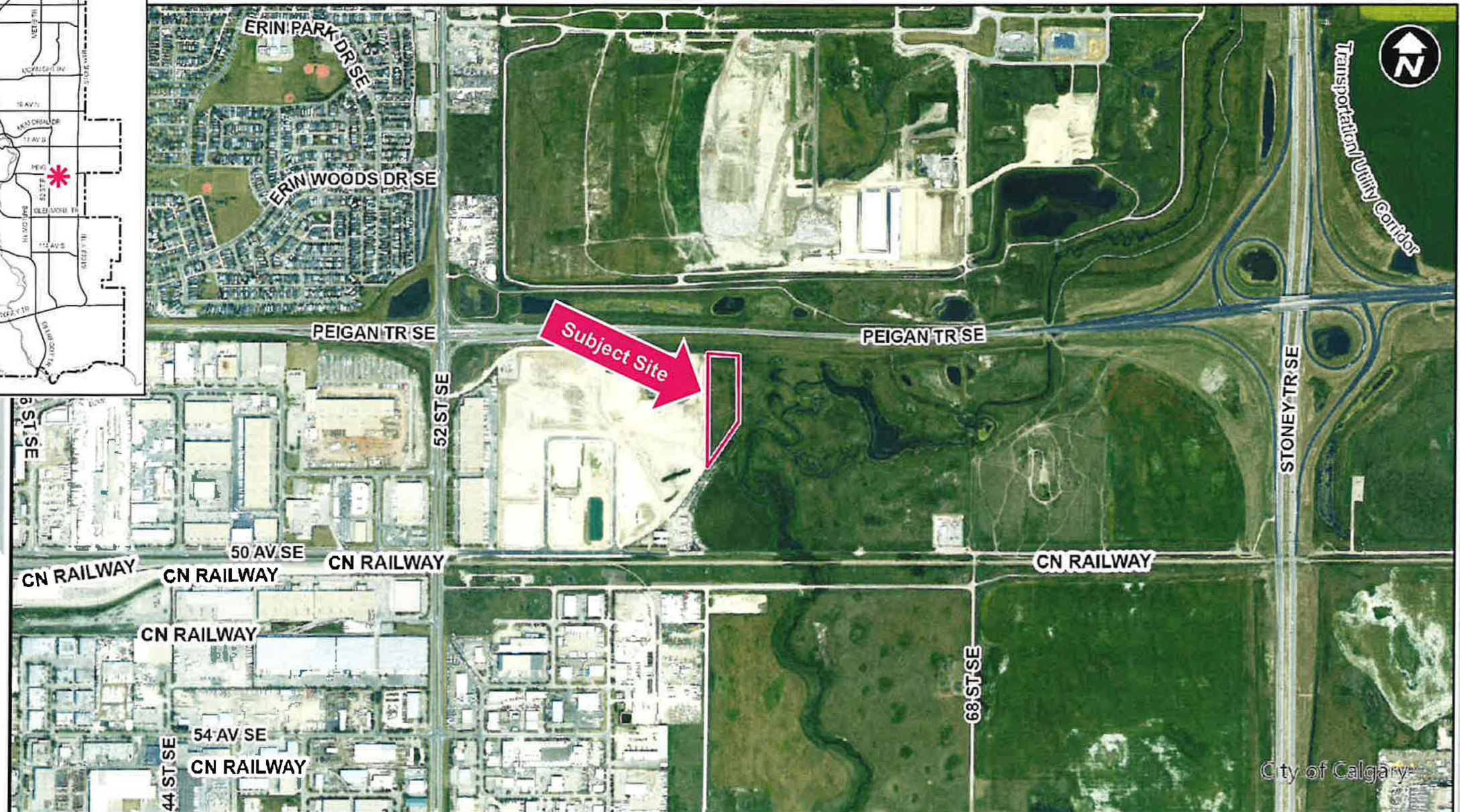
- Blue
- Downtown
- Red
- Green (Future)

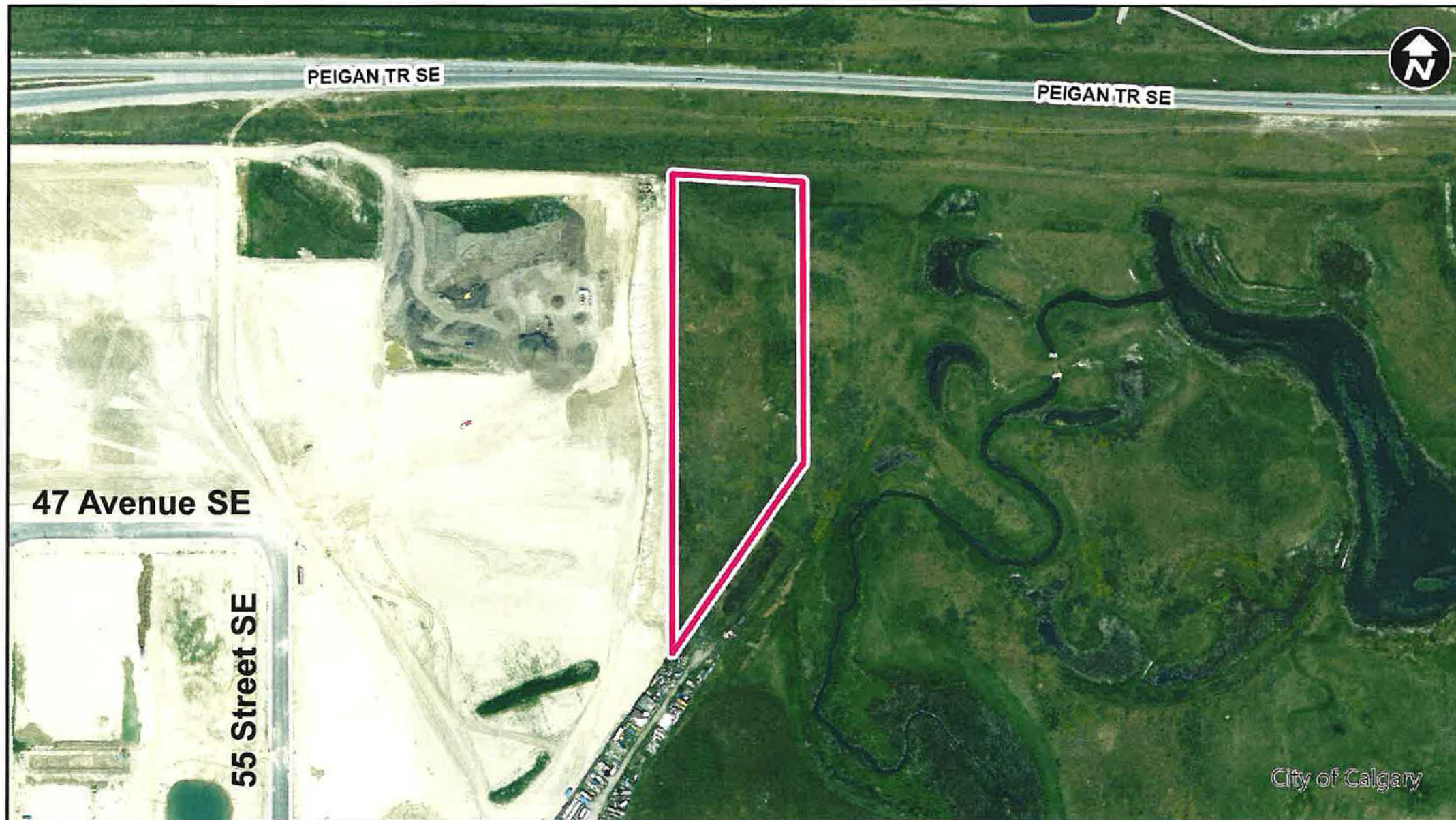
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

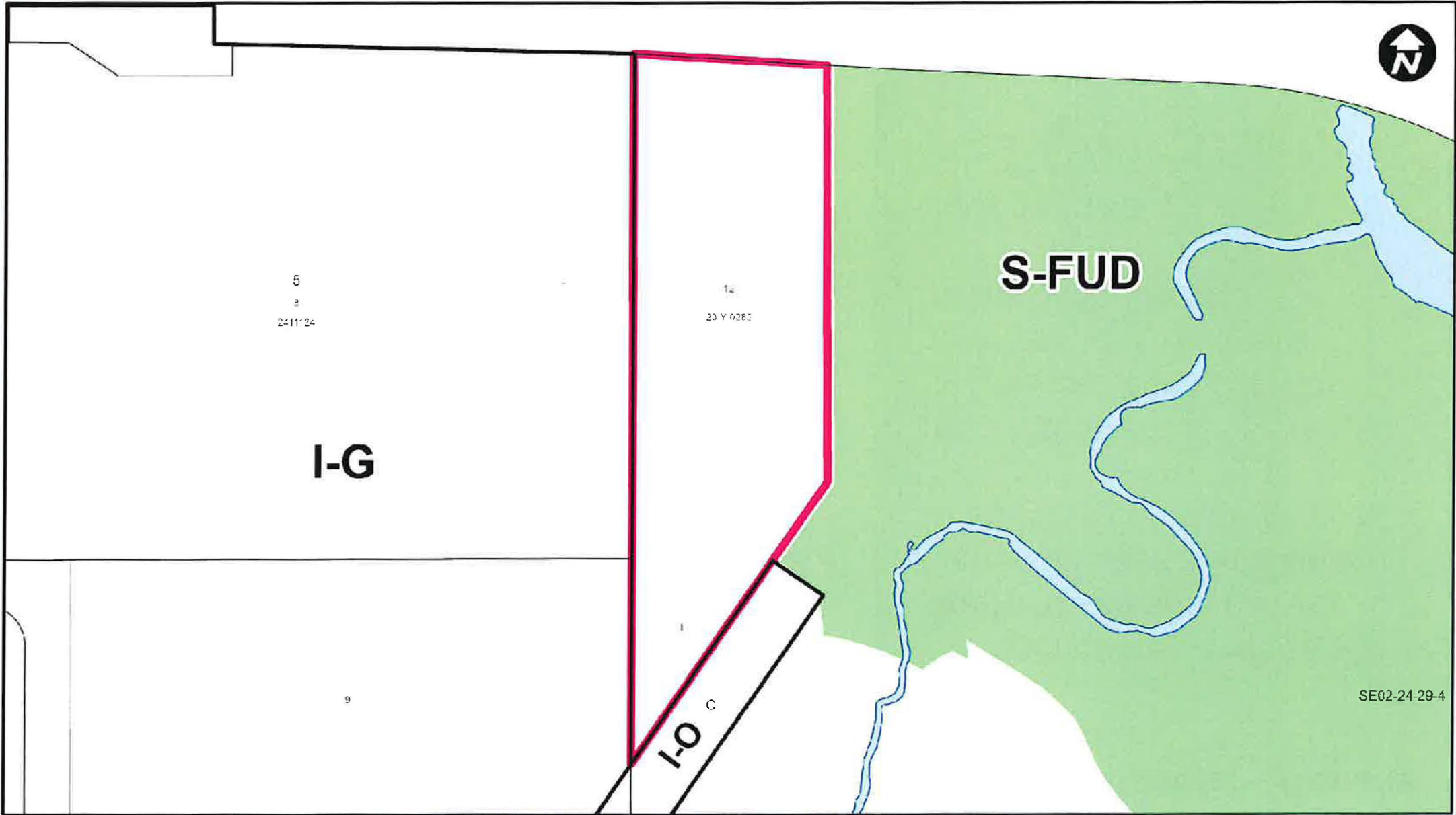
- Orange
- Purple
- Teal
- Yellow





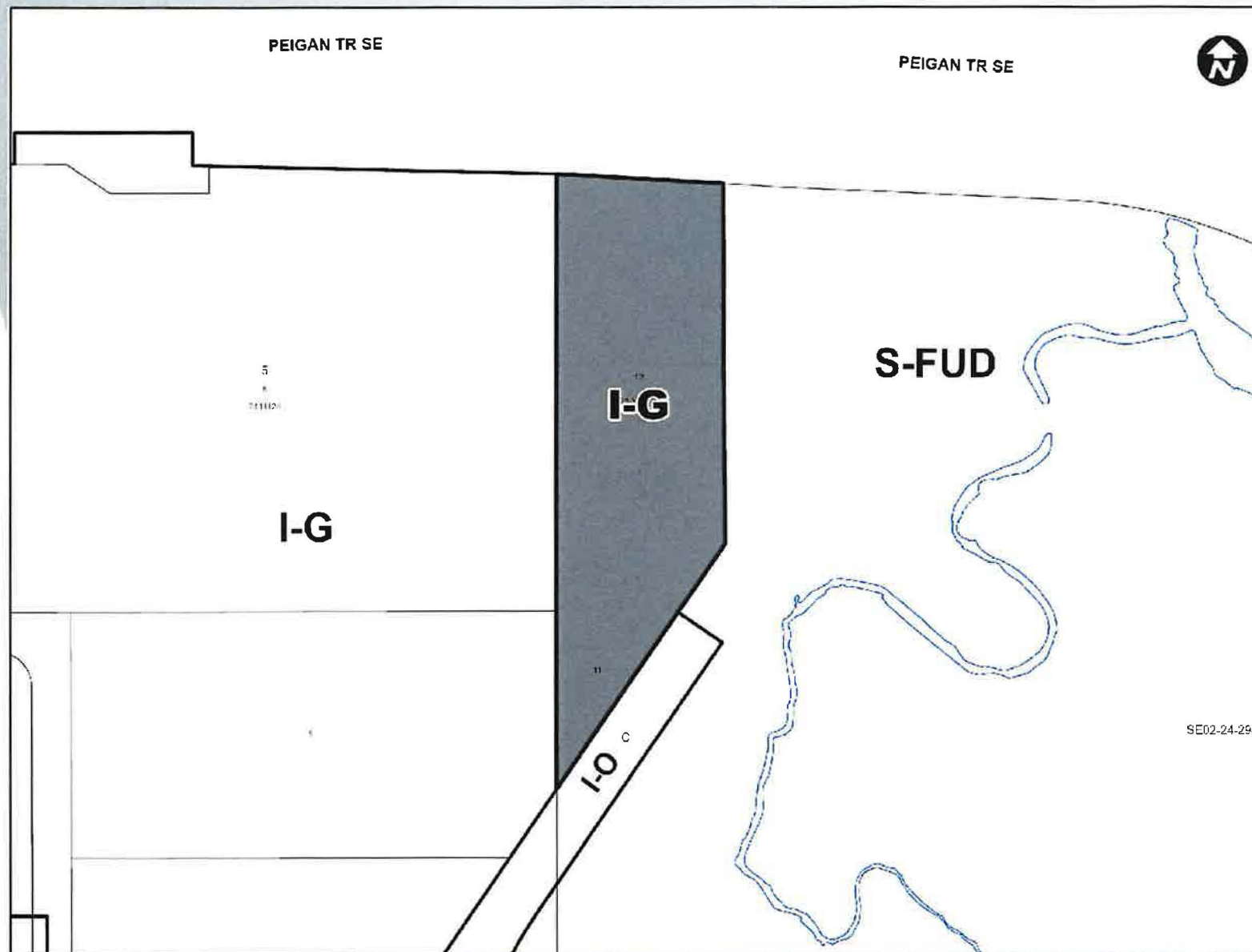
Parcel Size:
2.59 ha

- 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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Proposed Industrial – General (I-G) District:

- accommodates a range of light and medium general industrial uses and a limited number of commercial uses
- no maximum building height (18 metres if the parcel is adjacent to S-SPR or a residential district)
- maximum floor area ratio of 1.0 for serviced parcels
- maximum building size of 1,600 square metres for un-serviced parcels

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Supplementary Slides

