

Public Hearing of Council

Agenda Item: 7.2.6

1



LOC2024-0285 / CPC2025-0313

Land Use Amendment

May 6, 2025

ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 06 2025

ITEM: 7.2.6 CPC2025-0313
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Council:

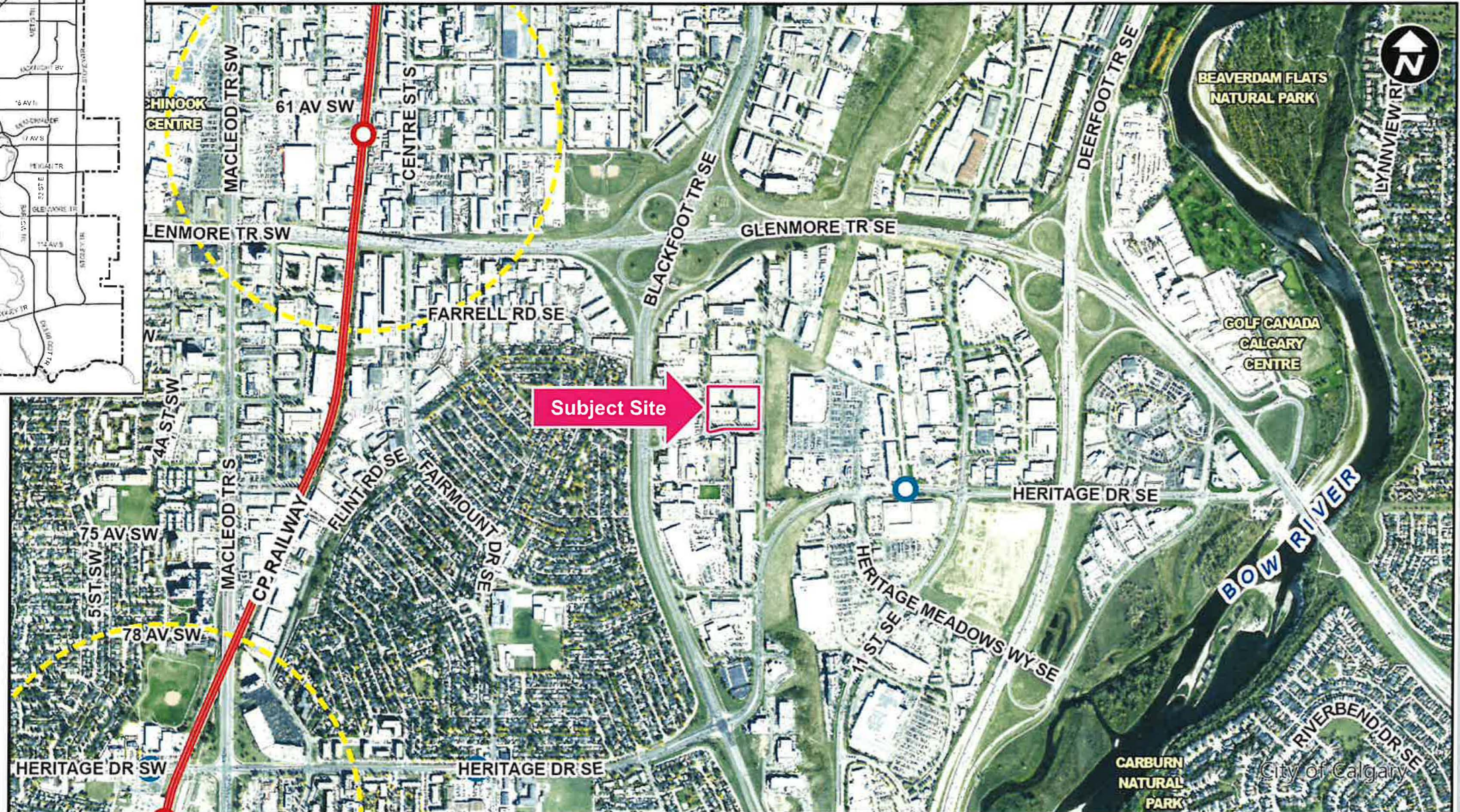
Give three readings to **Proposed Bylaw 77D2025** for the redesignation of 2.04 hectares \pm (5.05 acres \pm) located at 550 – 71 Avenue SE (Plan 5165JK, Block A) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional support commercial uses, with guidelines.





LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





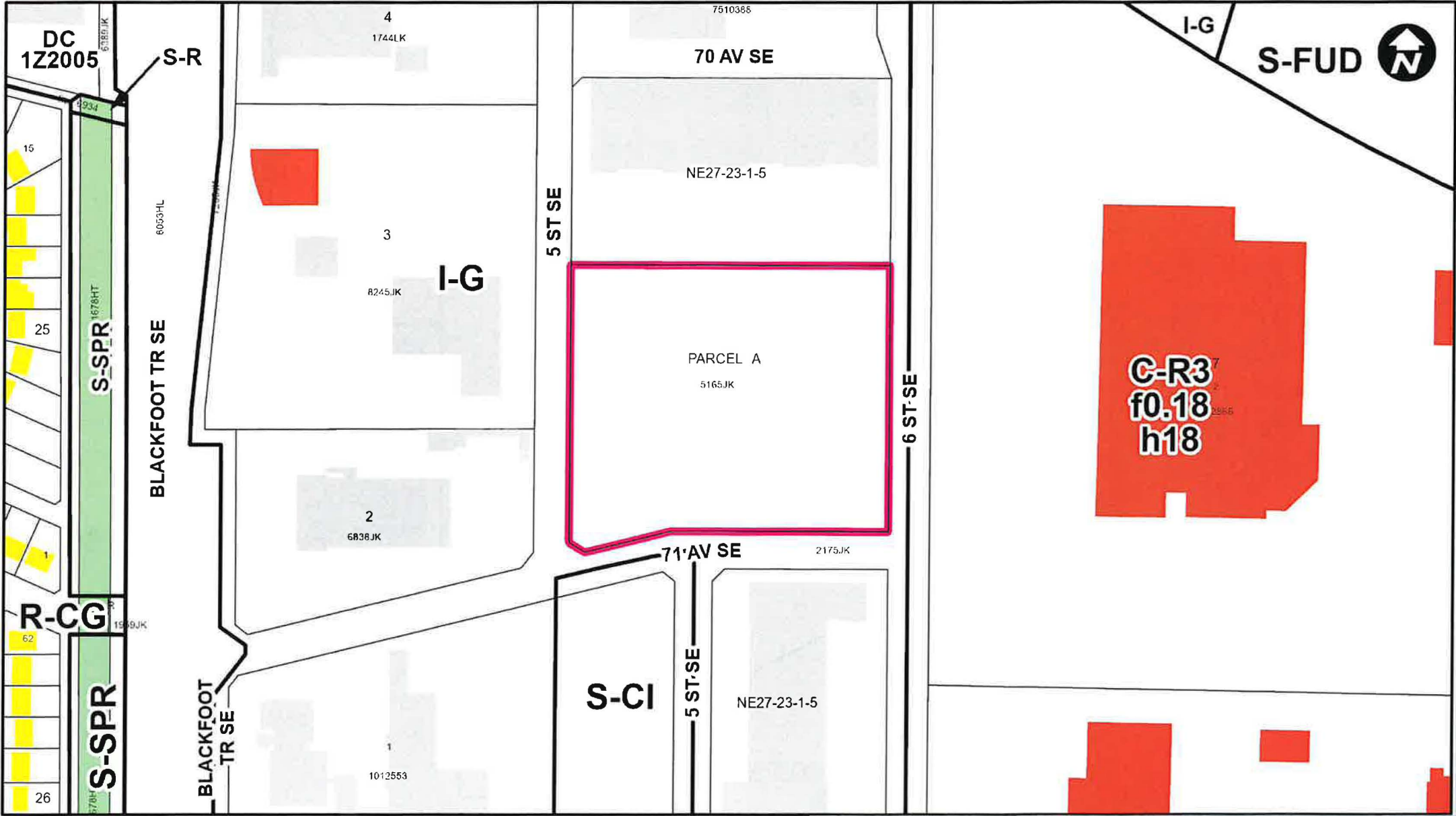
○ Bus Stop

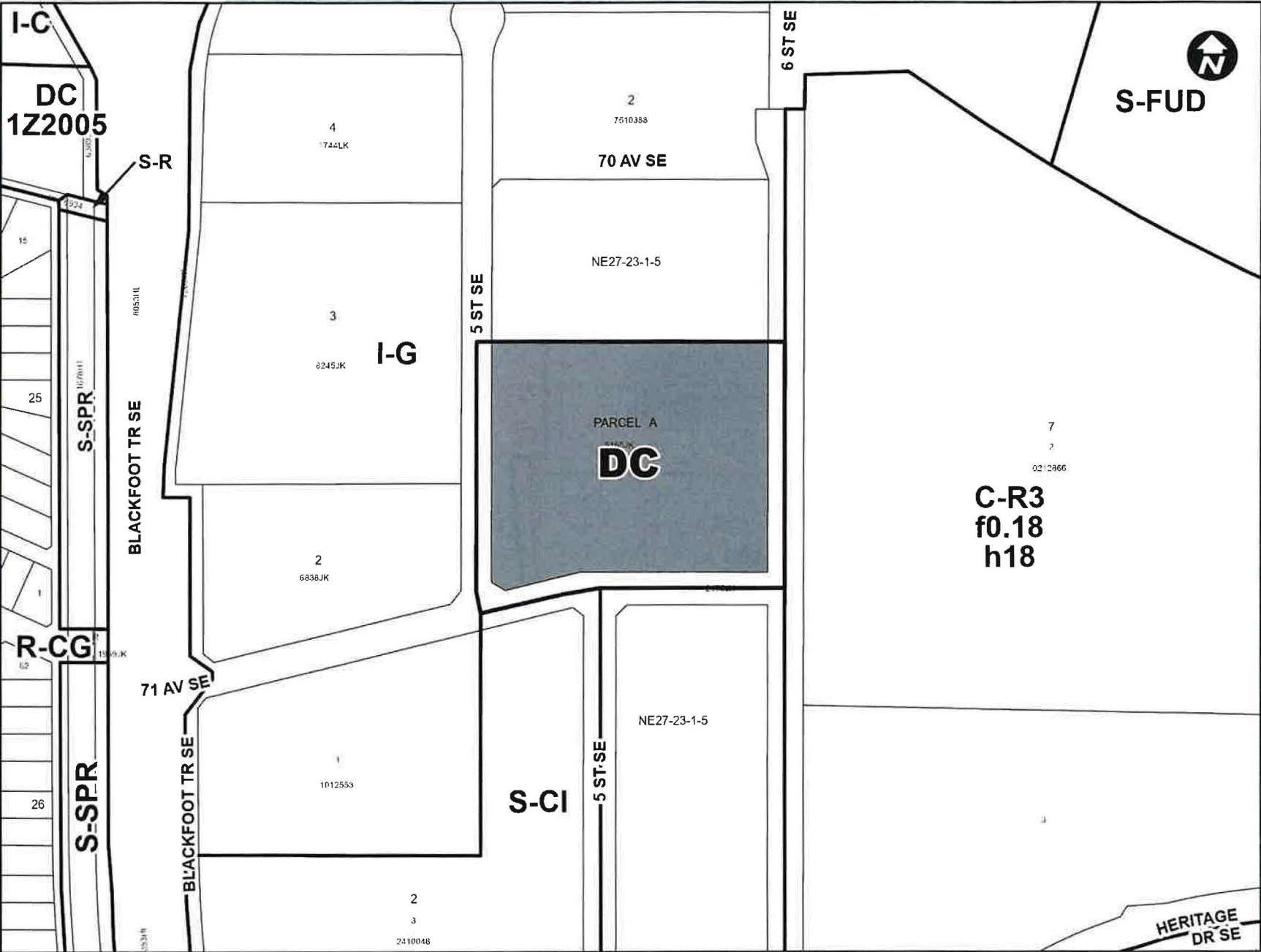
Parcel Size:

2.04 ha

135 m x 155 m

- 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





- Based on I-G District
- Additional discretionary uses with use area limitations:
 - Drinking Establishment – Small
 - Financial Institution
 - Health Care Service
 - Radio and Television Studio
 - Retail and Consumer Service
 - Service Organization
- The maximum floor area ratio (FAR) and maximum height remains the same as the I-G District.

RECOMMENDATION:

That Council:

Give three readings to **Proposed Bylaw 77D2025** for the redesignation of 2.04 hectares \pm (5.05 acres \pm) located at 550 – 71 Avenue SE (Plan 5165JK, Block A) from Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional support commercial uses, with guidelines.

Supplementary Slides







- Light and medium industrial uses with a limited number of support commercial uses.
- The maximum floor area ratio (FAR) is 1.0
- No maximum building height for a parcel located in the I-G District

Heritage Communities Local Area Plan – Map 3: Urban Form 12



Uses Existing in I-G	
Permitted	Discretionary
Park	Auction Market - Other Goods
Sign - Class A	Auction Market - Vehicles and Equipment
Sign - Class B	Building Supply Centre
Sign - Class C	Bulk Fuel Sales Depot
Utilities	Cannabis Facility
Auto Body and Paint Shop	Child Care Service
Auto Service - Major	Convenience Food Store
Auto Service - Minor	Custodial Quarters
Beverage Container Quick Drop Facility	Drive Through
Brewery, Winery, Distillery	Gas Bar
Car Wash - Multi-Vehicle	Instructional Facility
Car Wash - Single Vehicle	Kennel
Catering Service - Major	Large Vehicle and Equipment Sales
Catering Service - Minor	Office
Crematorium	Outdoor Café
Distribution Centre	Pet Care Service
Dry-cleaning and Fabric Care Plant	Place of Worship - Large
Fleet Service	Print Centre
Freight Yard	Restaurant: Food Service Only
General Industrial - Light	Restaurant: Licensed
General Industrial - Medium	Restored Building Product Sales Yard
Large Vehicle Service	Salvage Yard
Large Vehicle Wash	Self Storage Facility
Motion Picture Production Facility	Sign - Class E
Municipal Works Depot	Sign - Class F
Parking Lot - Grade	Sign - Class G
Parking Lot - Structure	Special Function - Class 2
Power Generation Facility - Medium	Urban Agriculture
Power Generation Facility - Medium	Vehicle Rental - Minor
Protective and Emergency Service	Vehicle Sales - Minor
Recreational Vehicle Service	Veterinary Clinic
Recyclable Material Drop-Off Depot	Wind Energy Conversion System - Type 1
Sign - Class C	Wind Energy Conversion System - Type 2
Specialty Food Store	Cannabis Store
Utility Building	
Vehicle Storage	

Additional Uses Proposed under DC	
Permitted	Discretionary
No additional permitted uses are proposed	Drinking Establishment - Small
	Financial Institution
	Health Care Service
	Radio and Television Studio
	Retail and Consumer Service
	Service Organization

Additional Use Area Restrictions

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- (1) The maximum cumulative *use area* for **Drinking Establishment – Small** is 375.0 square metres.
 - (2) The maximum cumulative *use area* for **Financial Institution** is 560.0 square metres.
 - (3) The maximum cumulative *use area* for **Retail and Consumer Service** is 2800.0 square metres.
 - (4) The maximum cumulative *use area* for **Service Organization** is 775.0 square metres.