

Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0285 / CPC2025-0313

Land Use Amendment

May 6, 2025

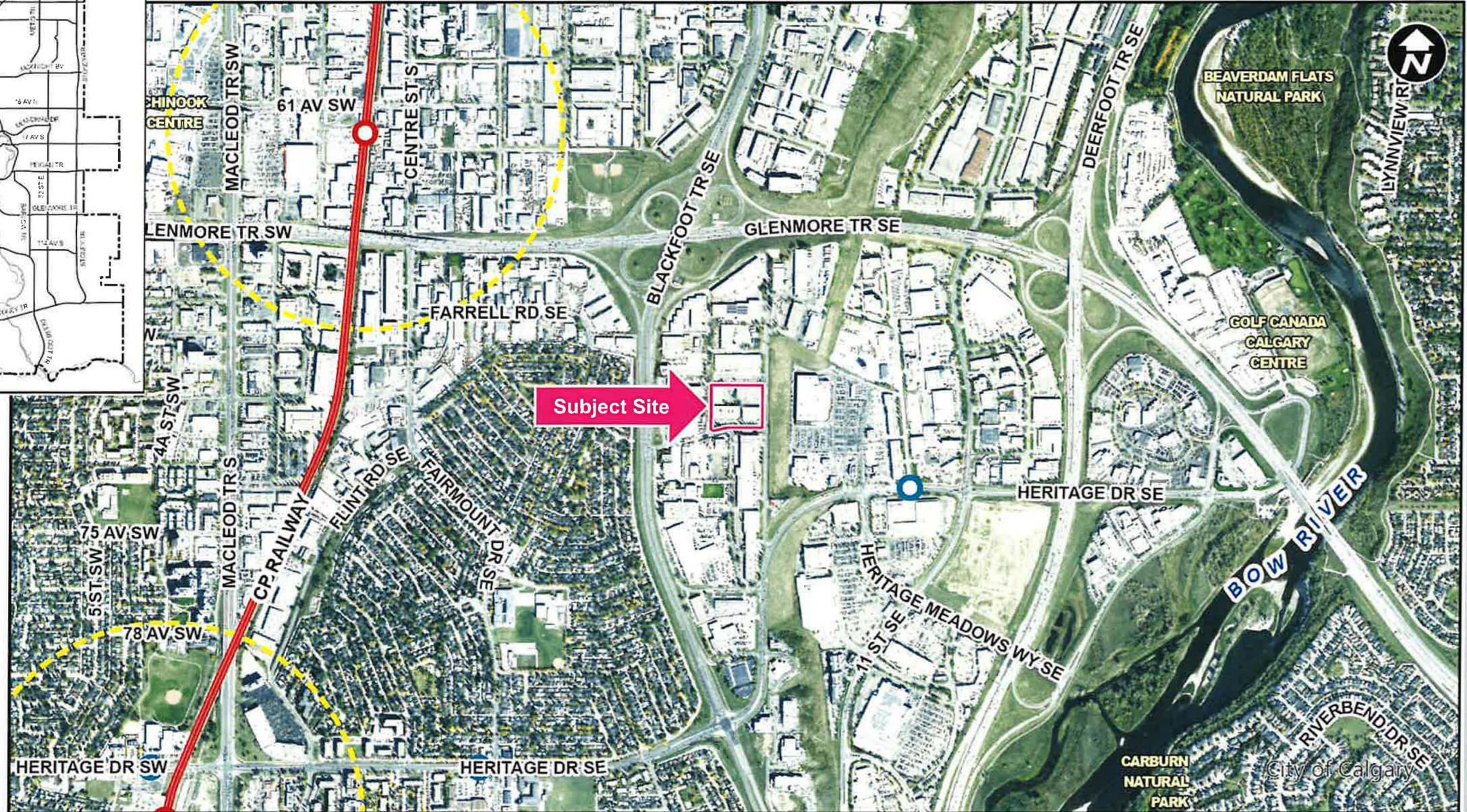
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 06 2025
ITEM: 7.2.6 CPC2025-0313
Distrib-Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATION:

That Council:

Give three readings to **Proposed Bylaw 77D2025** for the redesignation of 2.04 hectares ± (5.05 acres ±) 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

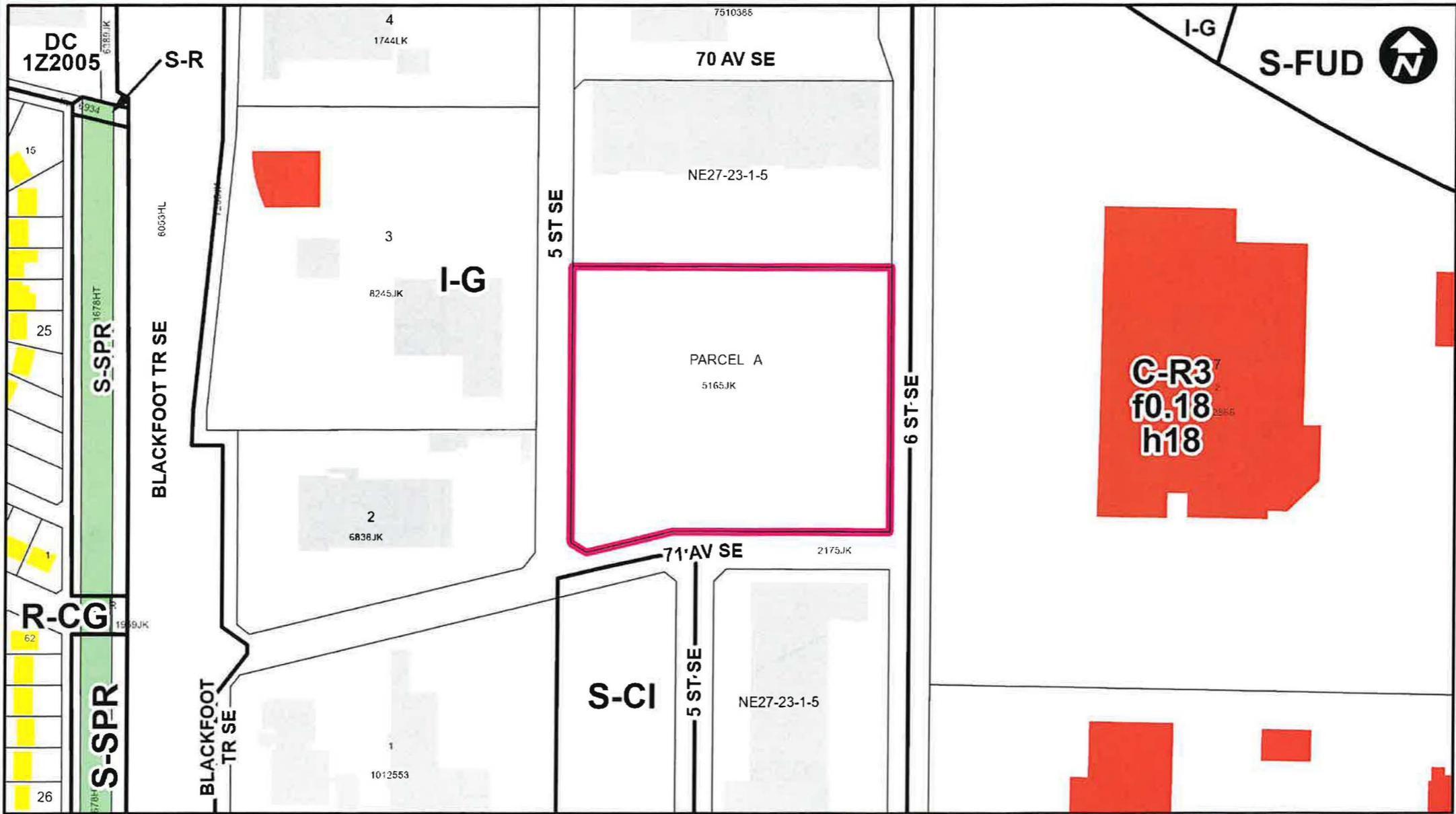
-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow

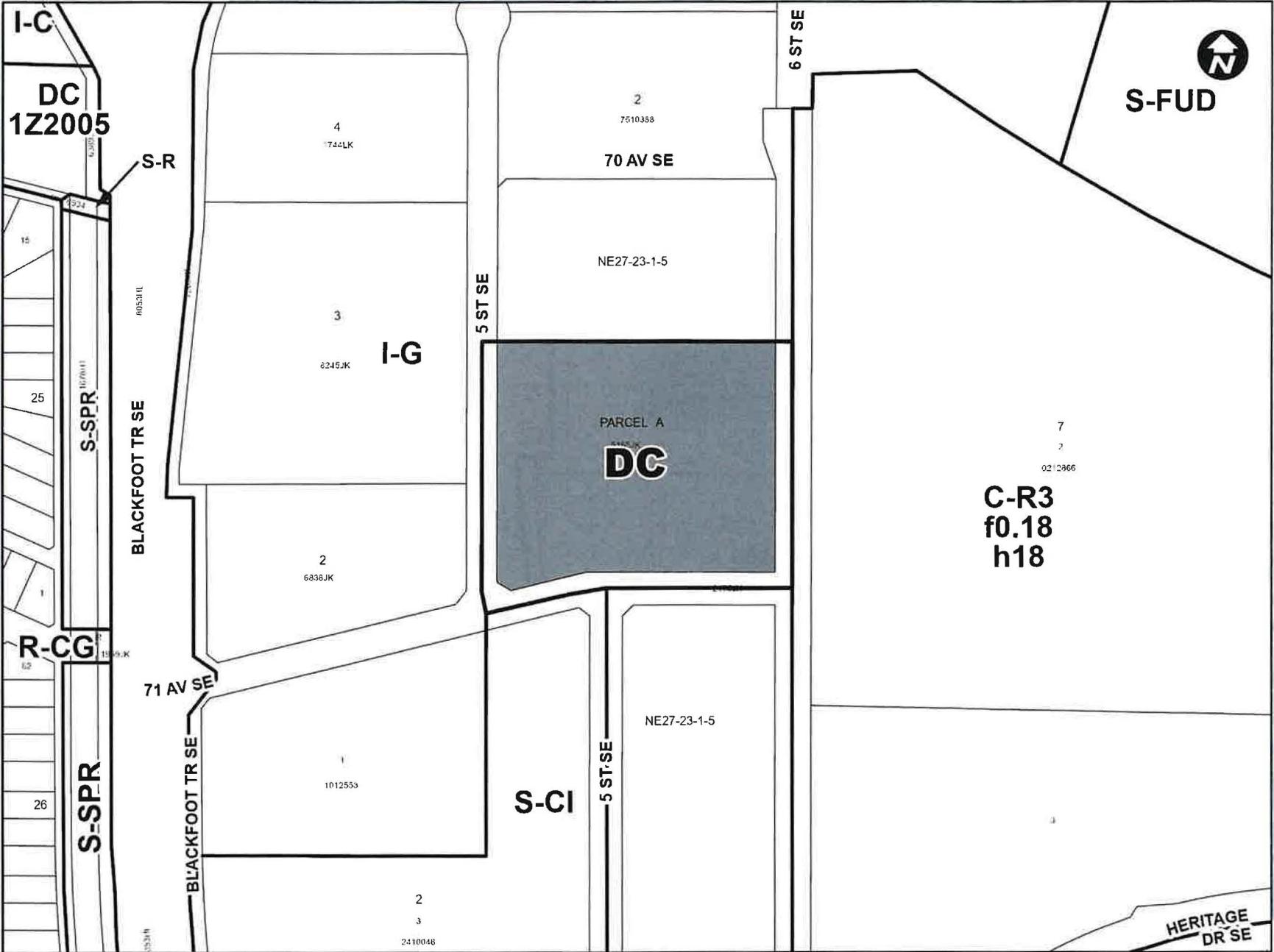


○ Bus Stop

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:

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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



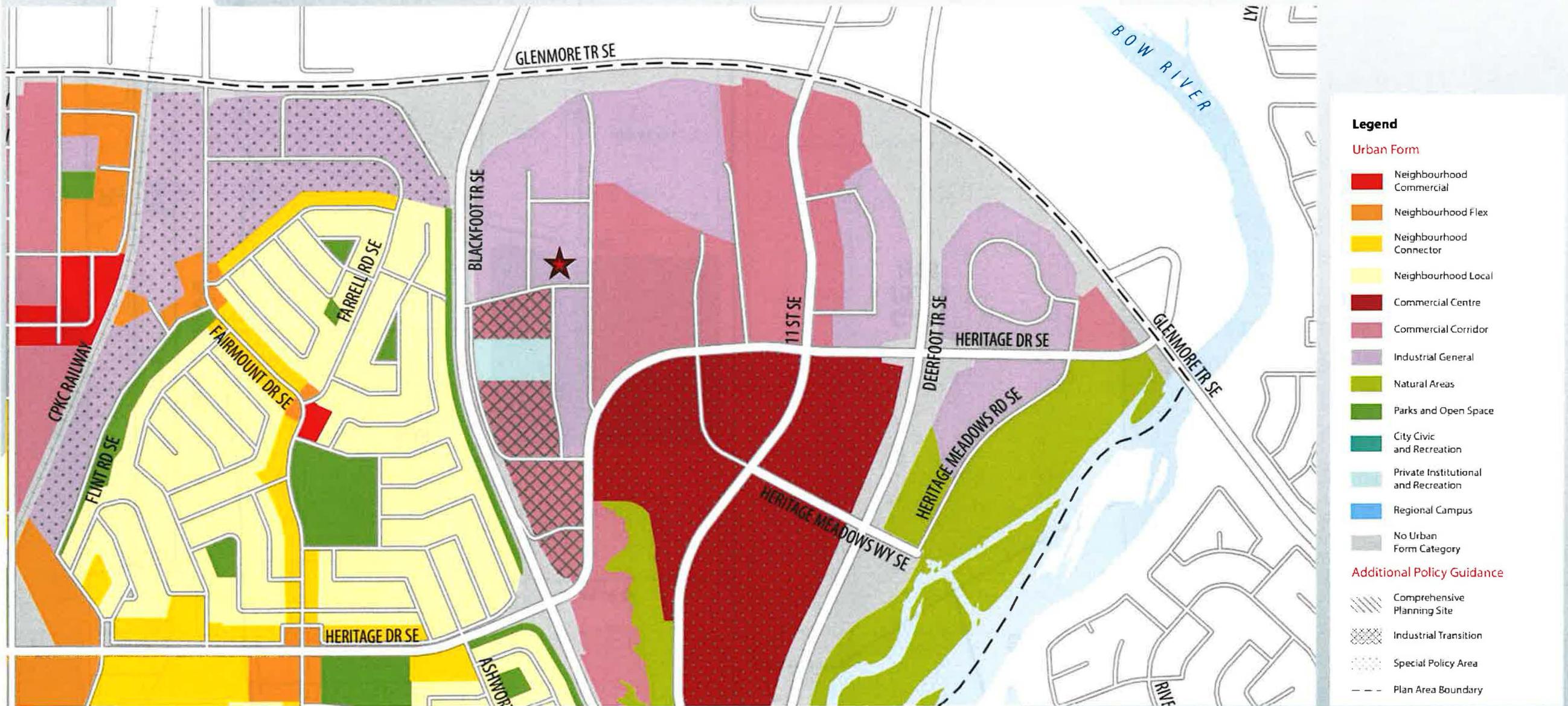




Industrial – General (I-G) District:

- 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

- 7 (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.