



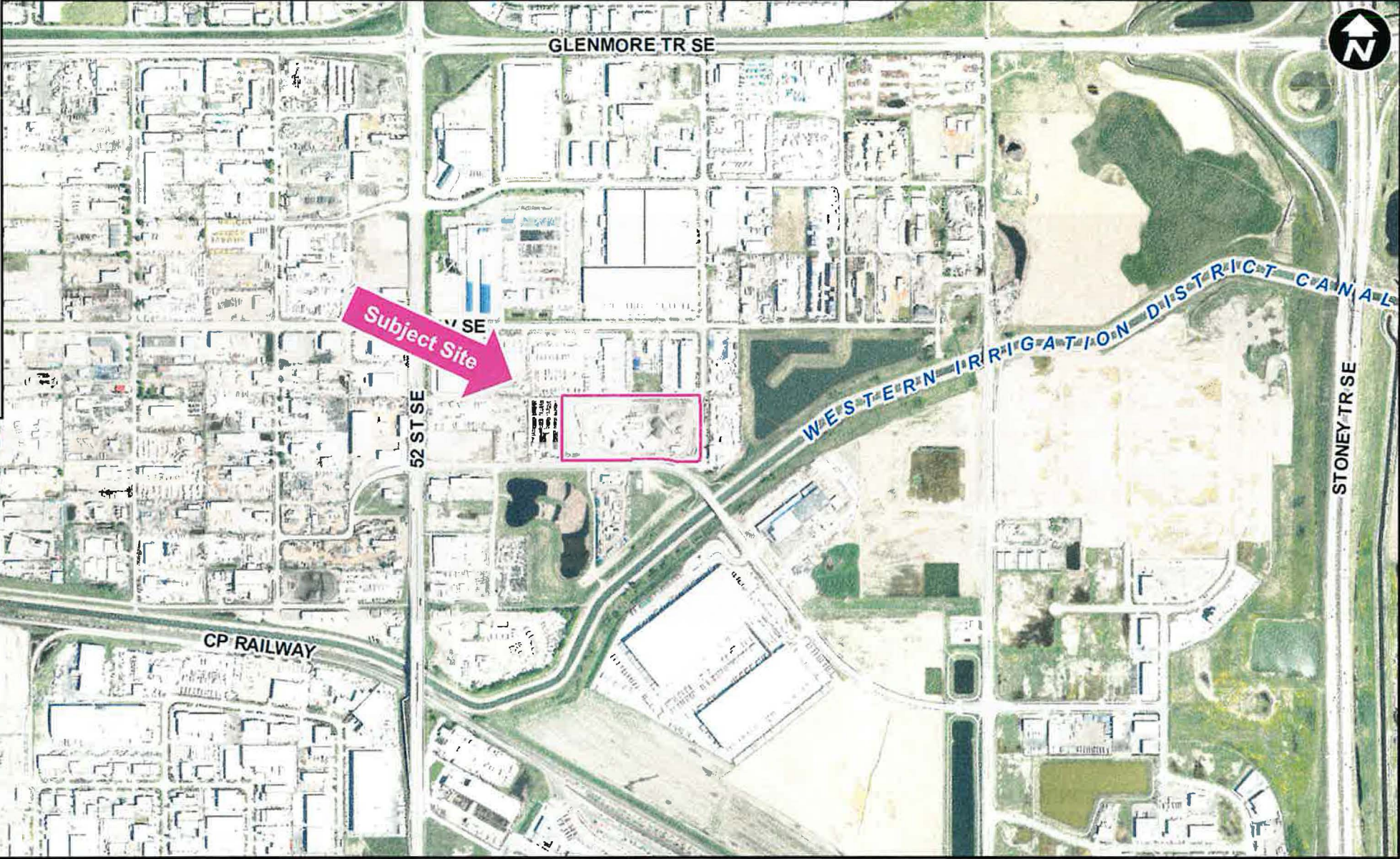
# Public Hearing of Council

## Agenda Item: 8.1.12

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
FEB 15 2022  
ITEM: 8.1.12 CPC2021-1688  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

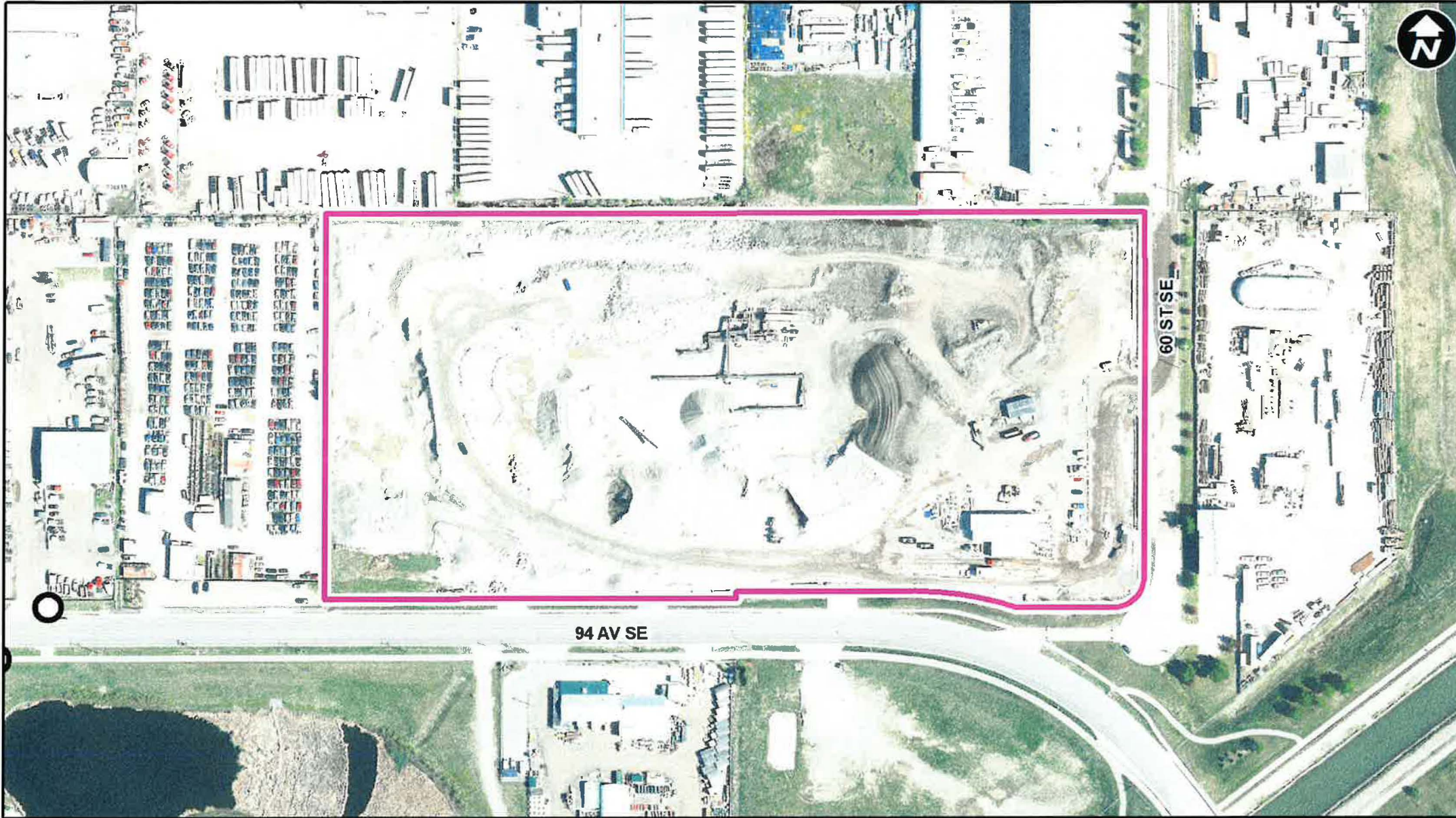
**LOC2021-0153**  
**Land Use Amendment**  
**February 15, 2022**





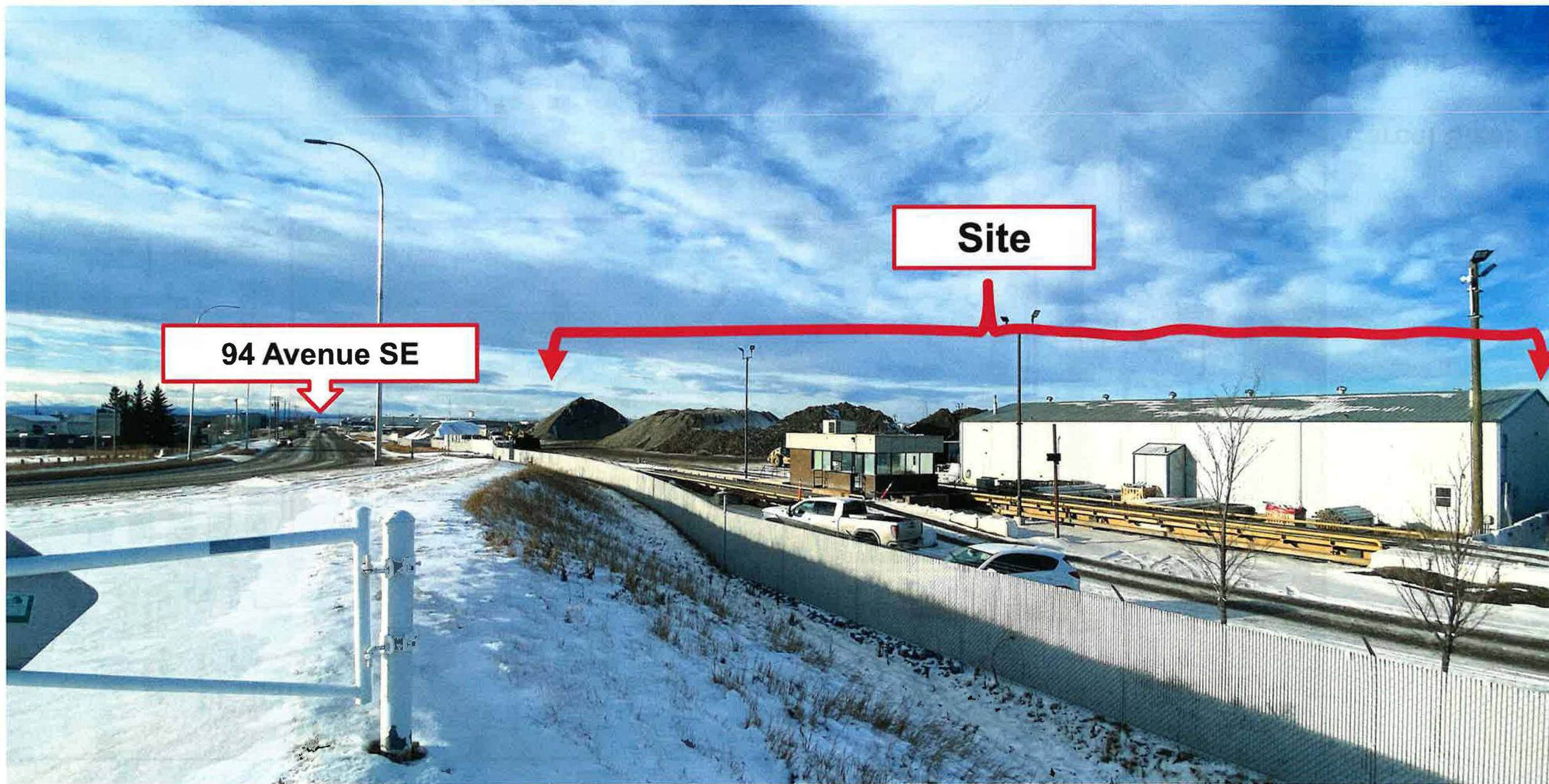
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow





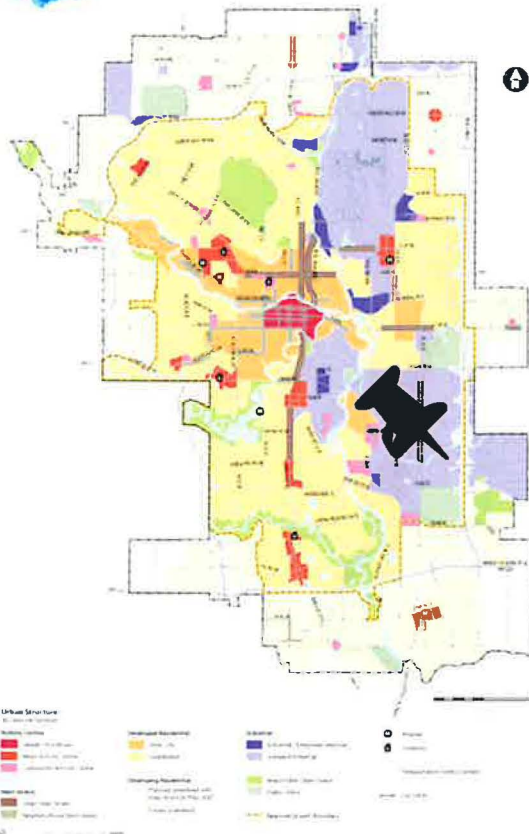
**Parcel Size:**  
7.37 ha  
185m x 400m



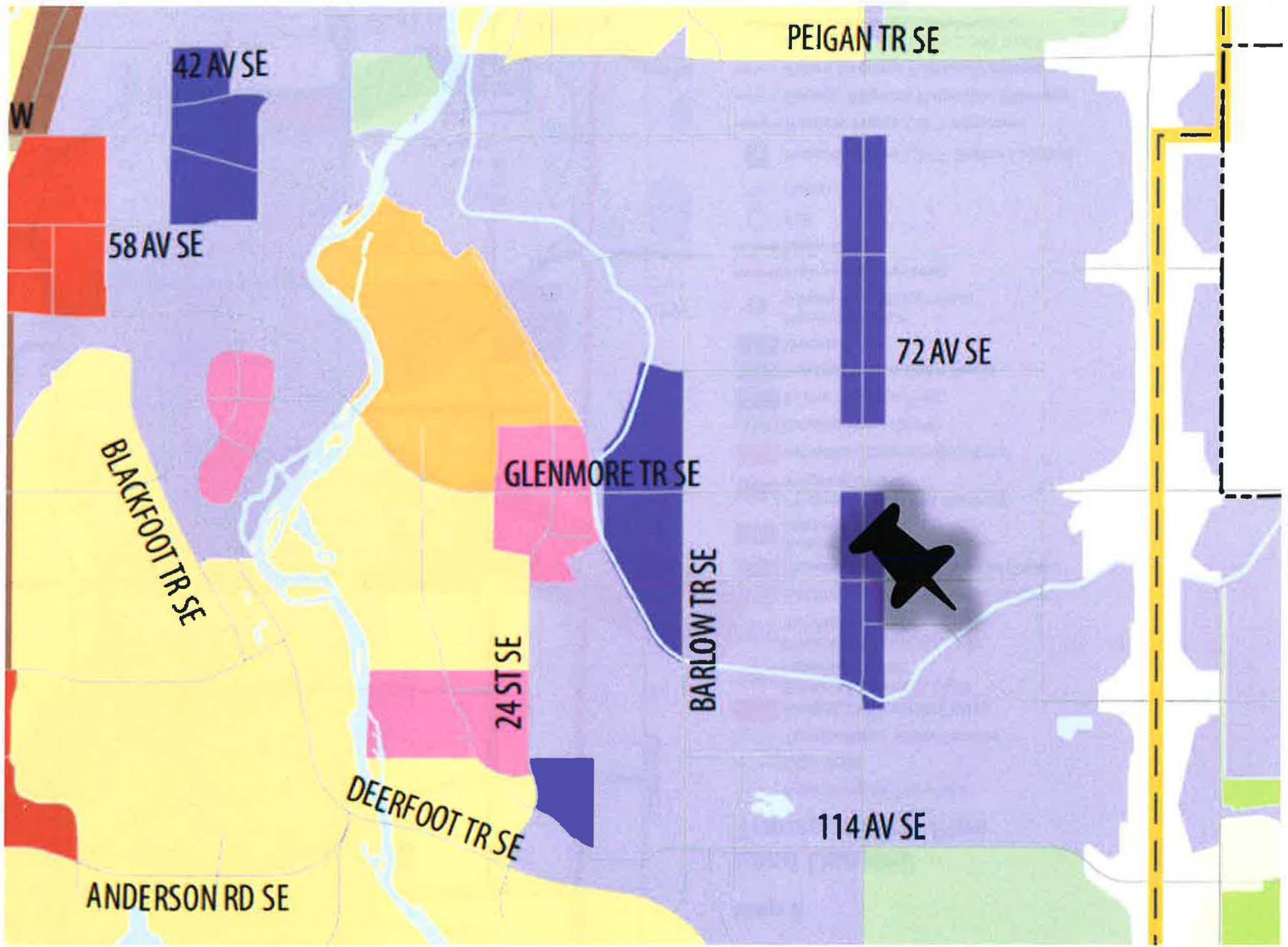




1 Urban Structure



- Industrial**
- Industrial - Employee Intensive
  - Standard Industrial

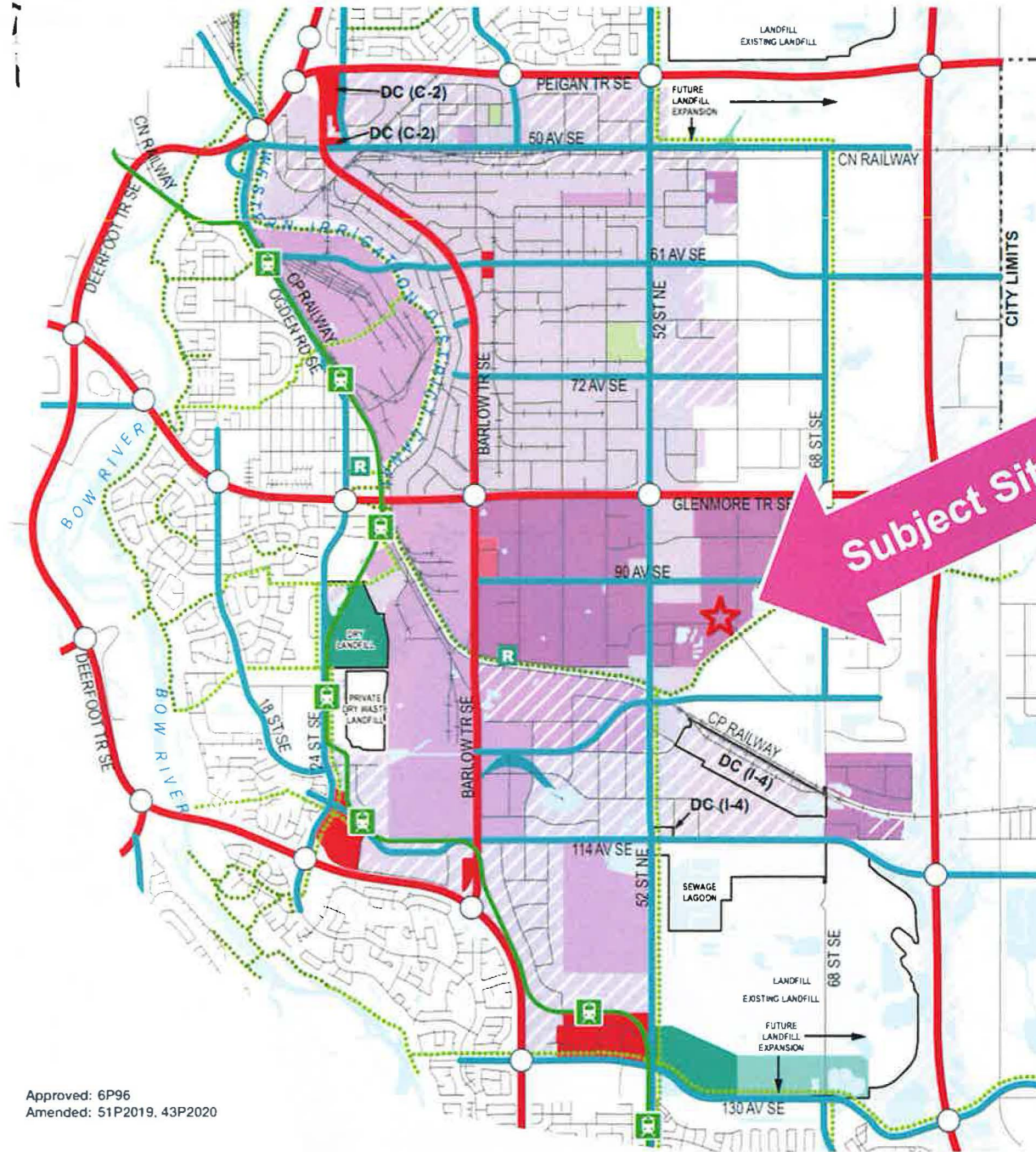




# Southeast Industrial Area Structure Plan

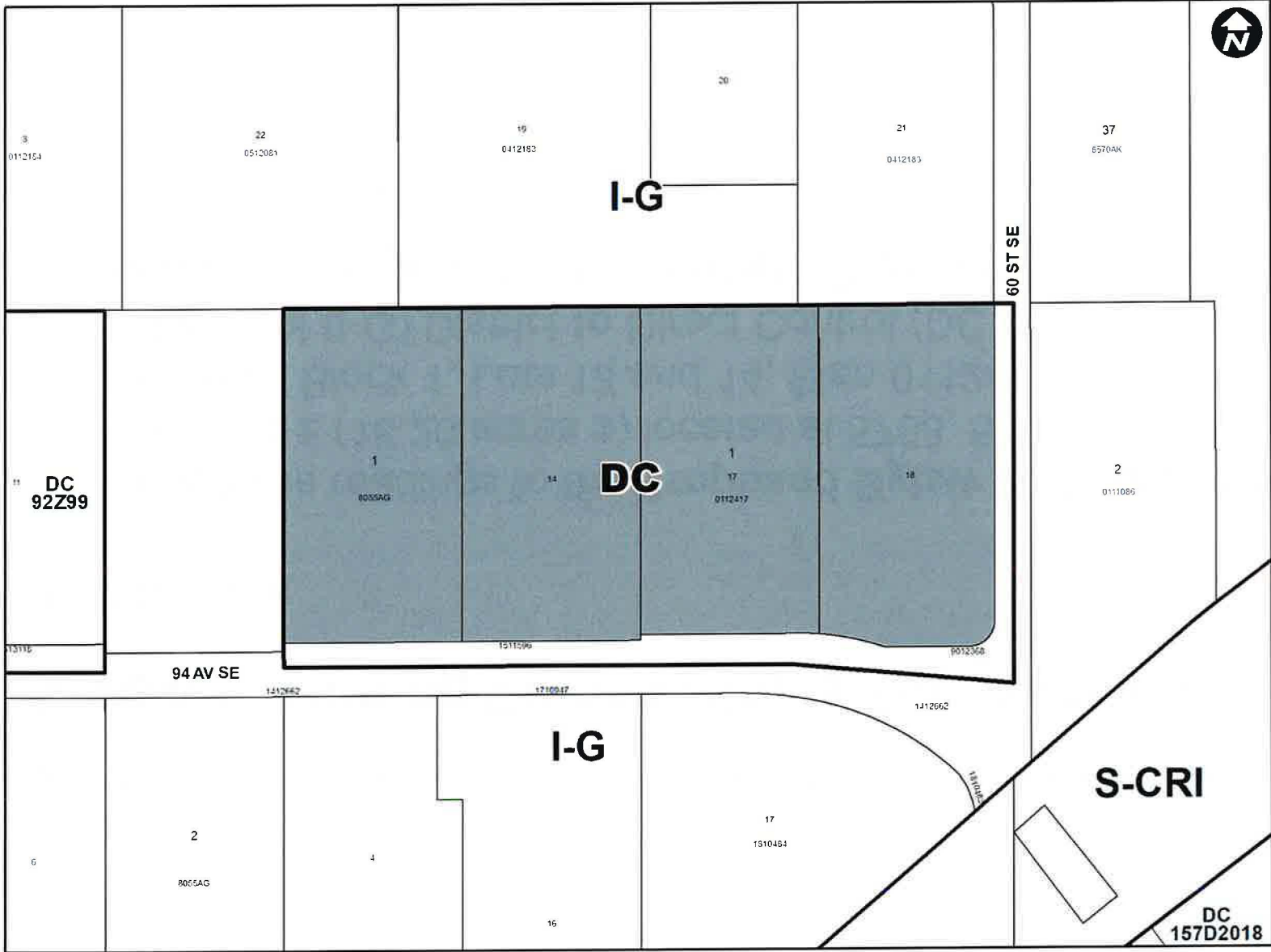
## Map 2

### Land Use and Transportation Plan



- Area Structure Plan Area
  - City Limits
  - Transportation Utility Corridor
  - Existing Commercial District
  - Existing I-2 General Light Industrial District
  - Proposed I-2 General Light Industrial District
  - Existing I-3 Heavy Industrial District
  - Proposed I-3 Heavy Industrial District
  - Existing I-4 Limited Serviced Industrial District
  - Proposed I-4 Limited Serviced Industrial District
  - Industrial - Commercial District
  - Existing Park/ Facility
  - Future Regional Park
  - Possible Future Open Space
  - Wetland
  - R Recreation Node (Urban Park Master Plan)
  - Freeway/ Expressway
  - Major Road
  - Full
  - ◐ Partial
  - 🚊 Possible Future L.R.T. Station Location
  - Possible Future L.R.T. Alignment
  - ⋯ Existing Regional Pathways/ Bikeways
  - ⋯ Future Regional Pathways/ Bikeways
- 0 500 1,000 1,500 2,000 2,500 3,000  
Metres

Approved: 6P96  
Amended: 51P2019, 43P2020



**Proposed DC District:**

- Retain Industrial – General (I-G) District as base
- Add “Asphalt, Aggregate and Concrete Plant” as **Discretionary Use**



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 22D2022** for the redesignation of 7.37 hectares  $\pm$  (18.20 acres  $\pm$ ) located at 5758, 5820, 5920, and 6020 – 94 Avenue SE (Plan 8055AG; Block 1, Lots 13 and 14; Plan 0112417, Block 1, Lots 17 and 18) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Asphalt, Aggregate and Concrete Plant, with guidelines (Attachment 3).