

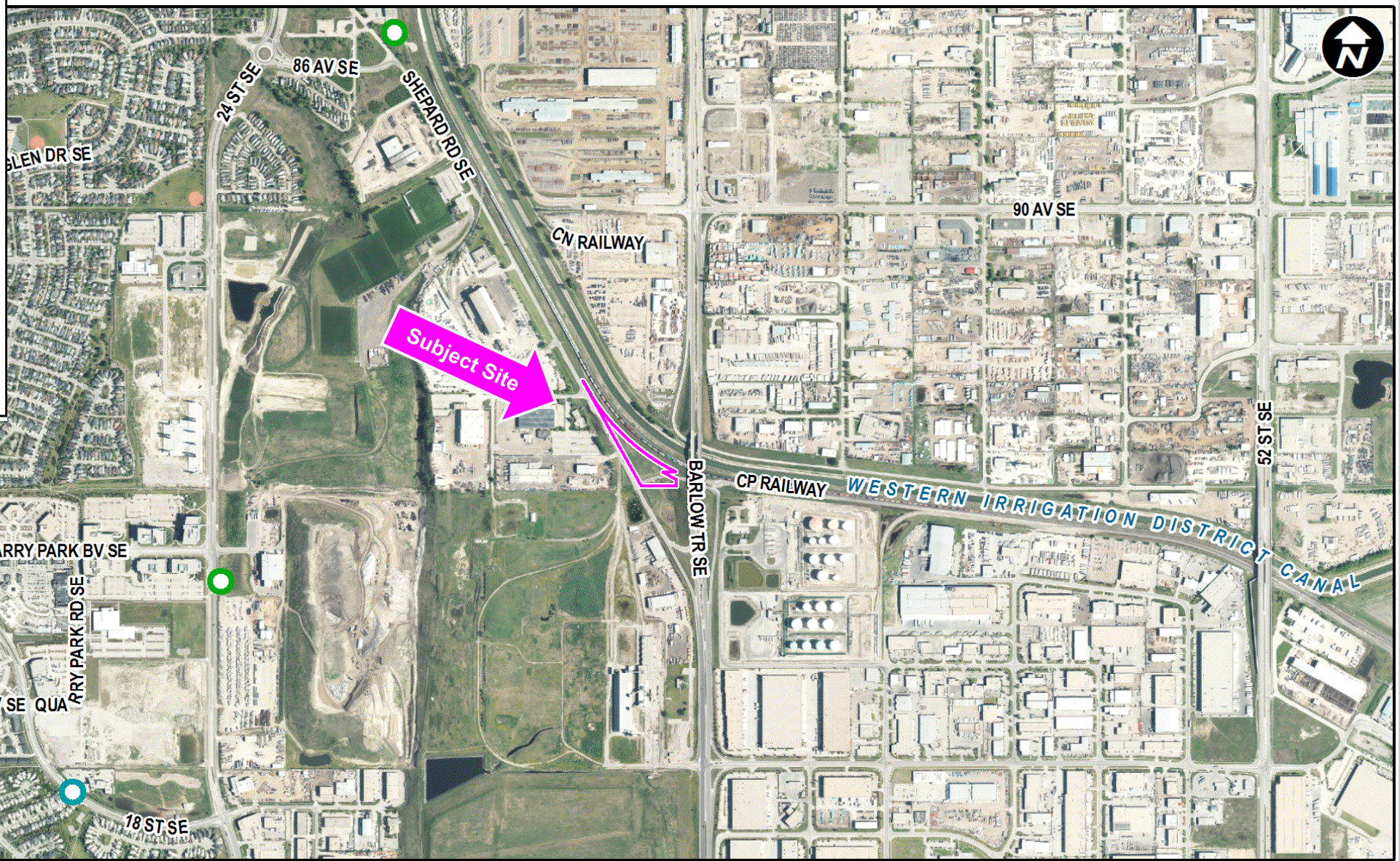
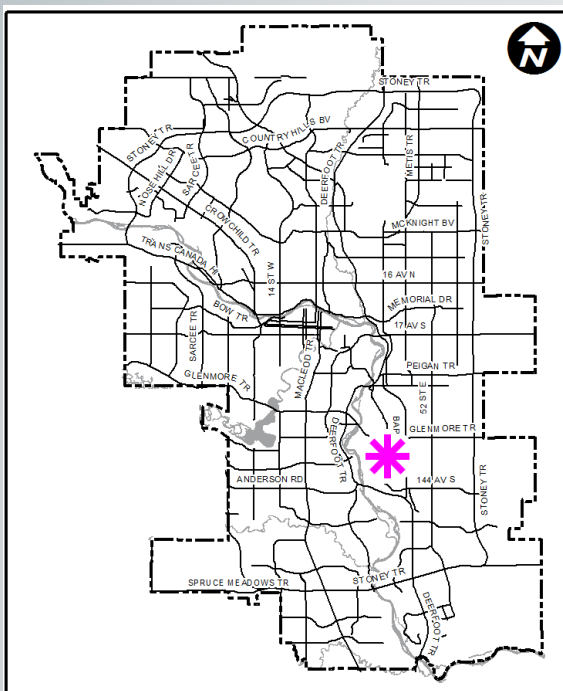


**LOC2021-0126**

**Land Use Amendment & Road Closure**

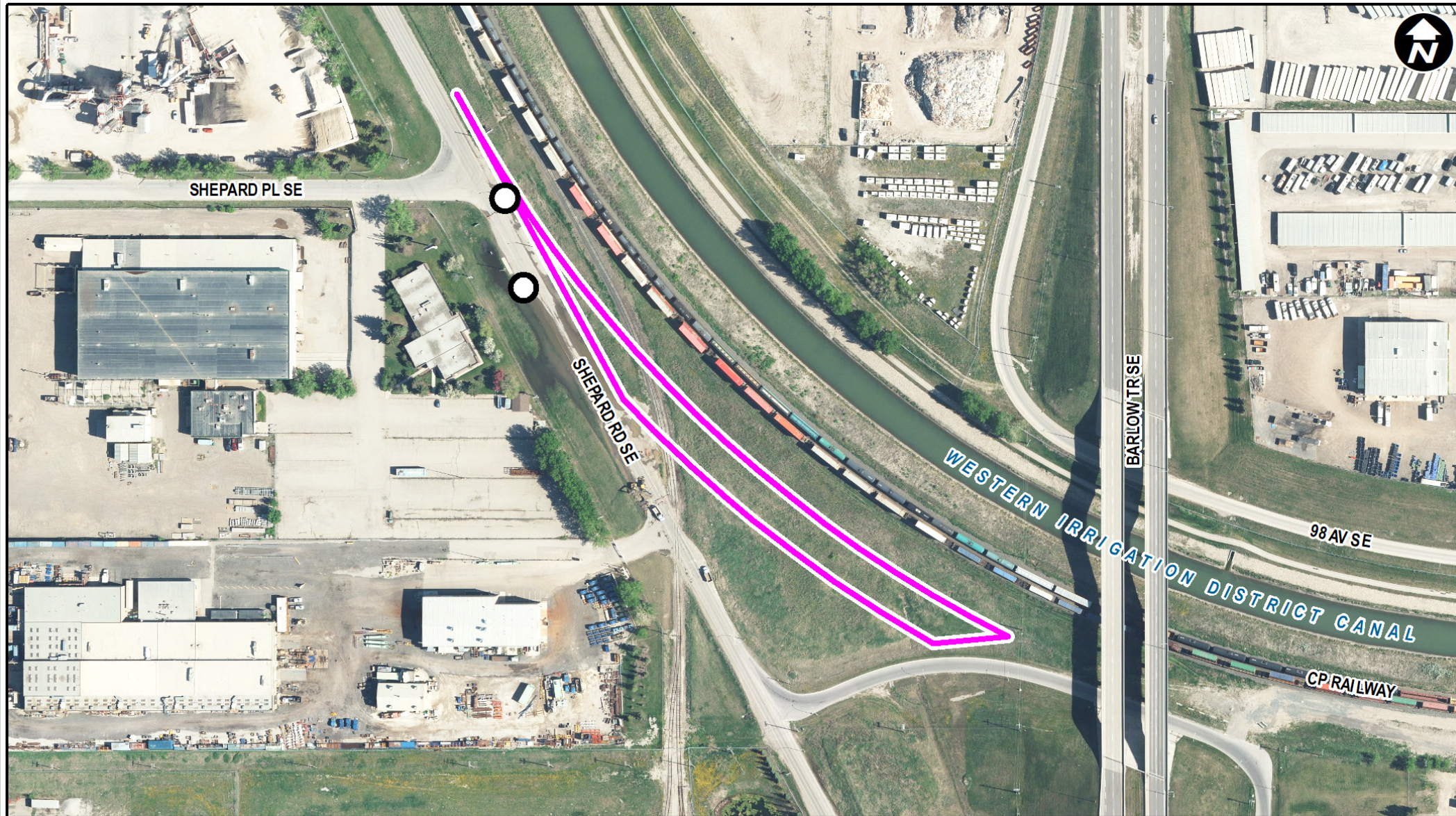
**March 8, 2022**





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

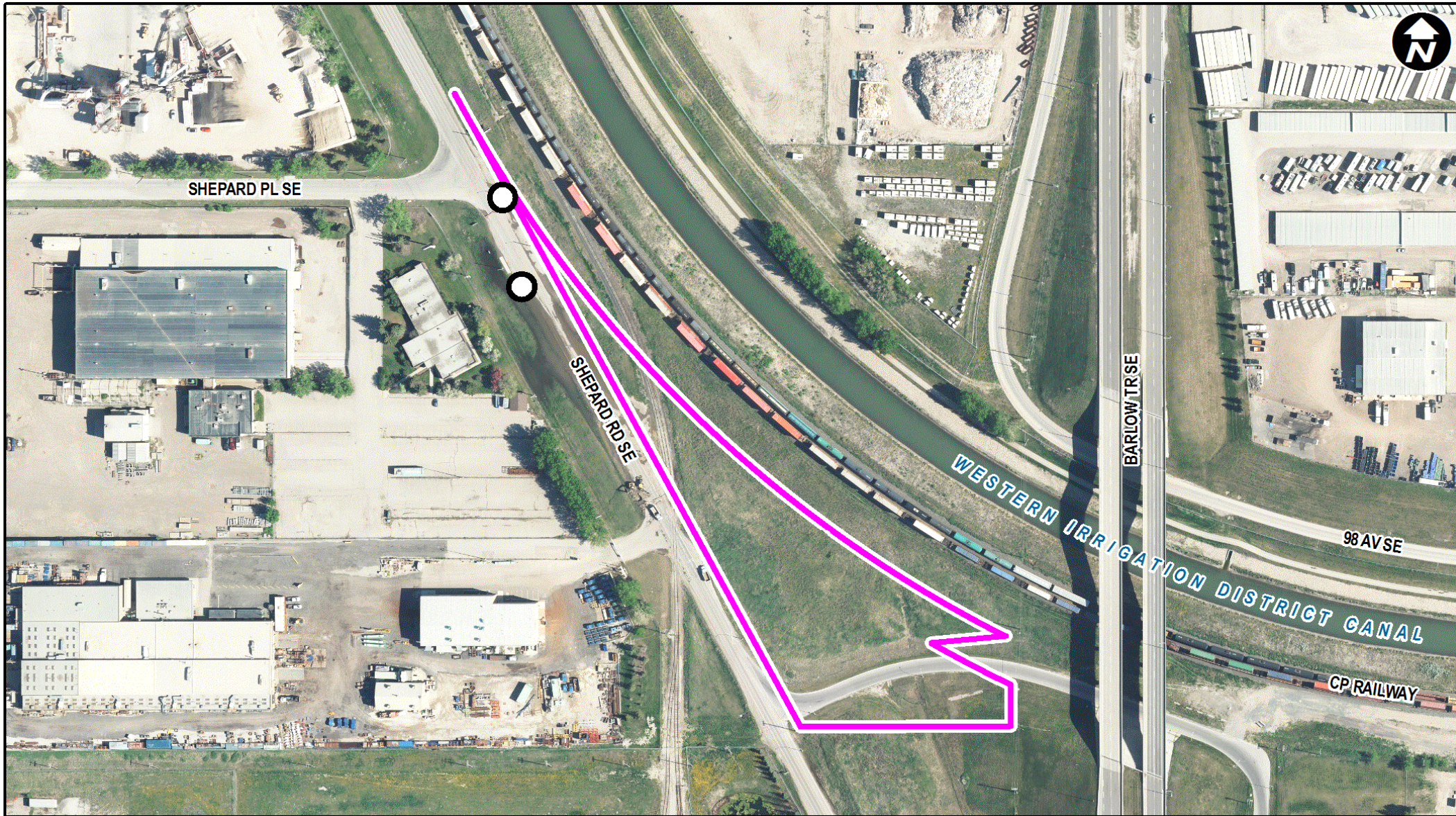




○ Bus Stop

**Parcel Size:**  
**0.52 ha**

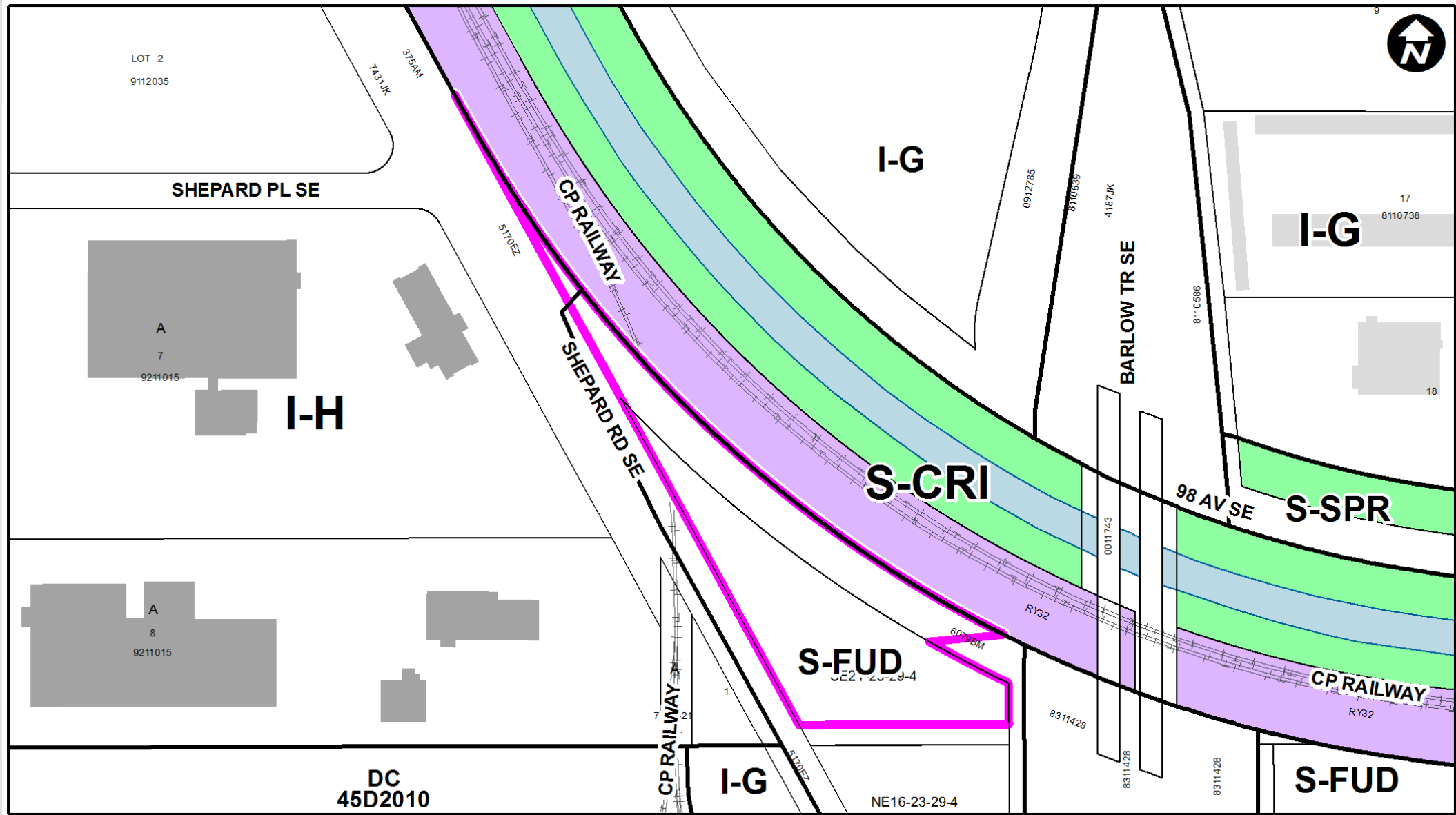




○ Bus Stop

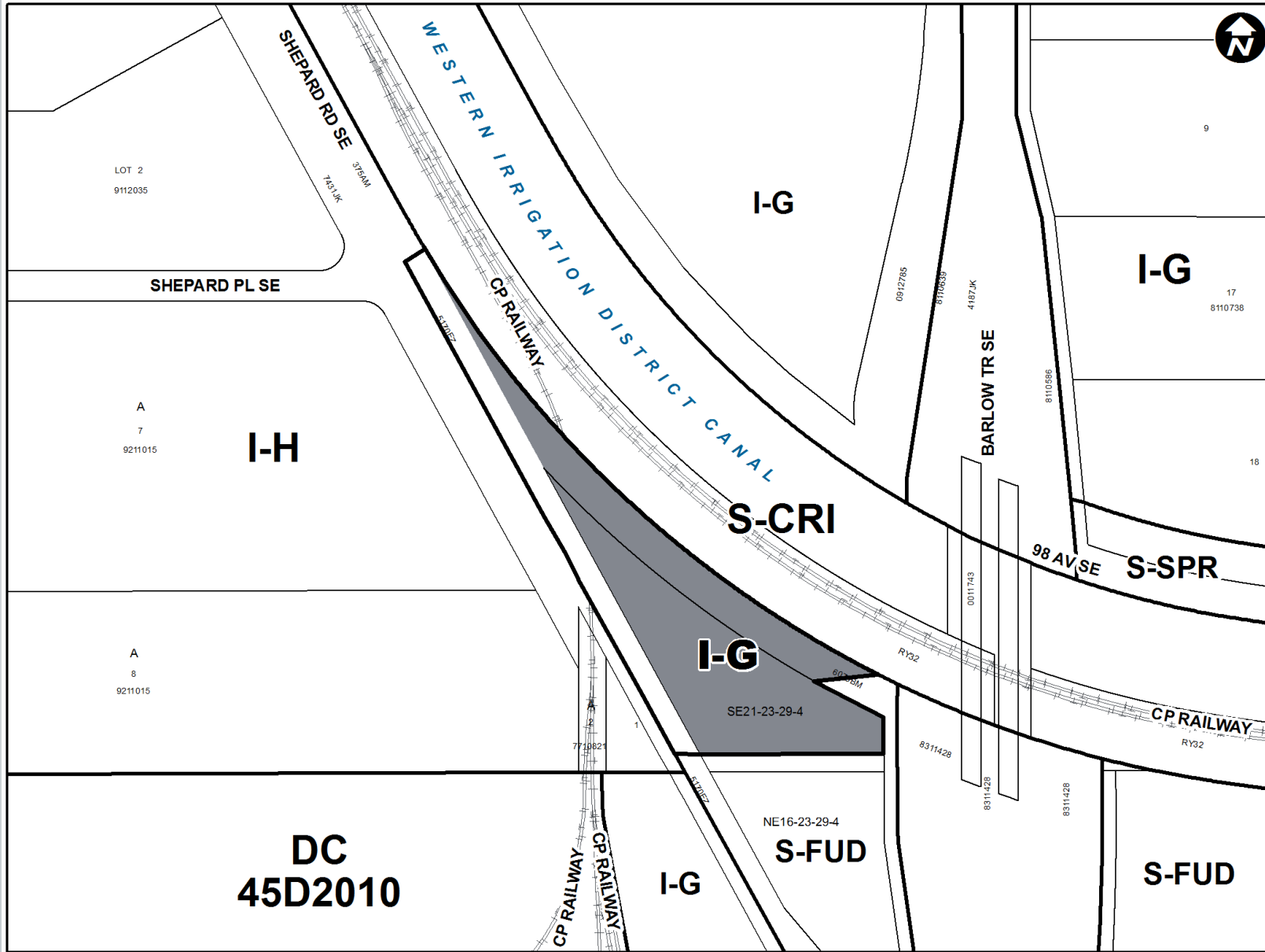
**Parcel Size:**  
**1.35 ha**





- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





**Proposed I-G District:**

- General Industrial uses
- Up to 145,022 ft<sup>2</sup> of potential building area
- Access to be determined at Development Permit (DP) stage



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 1C2022** for the closure of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of road (Plan 2111824, Area A), adjacent to 9090 – 24 Street SE, with conditions (Attachment 5); and
2. Give three readings to **Proposed Bylaw 37D2022** for the redesignation of 1.35 hectares  $\pm$  (3.33 acres  $\pm$ ) located at 9090 – 24 Street SE and the closed road (Portion of Section 21-23-29-4; Plan 2111824, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Industrial – General (I-G) District.



# Supplementary Slides

















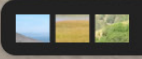
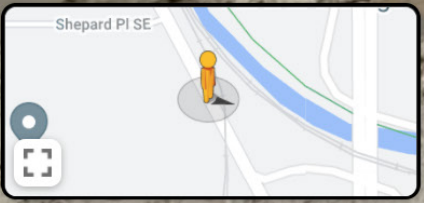
©2020 Google

©2020 Google

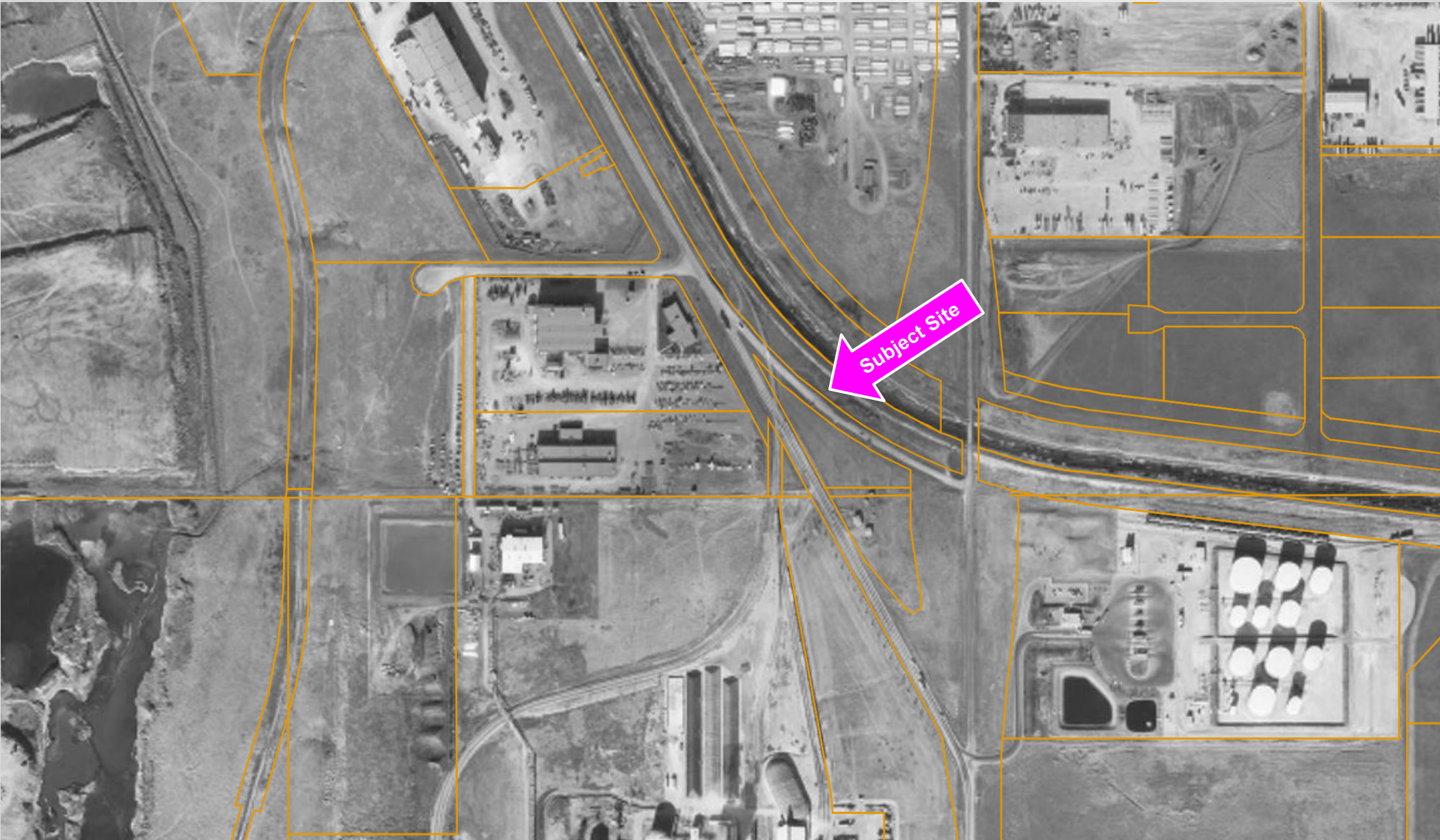
©2020 Google

©2020 Google

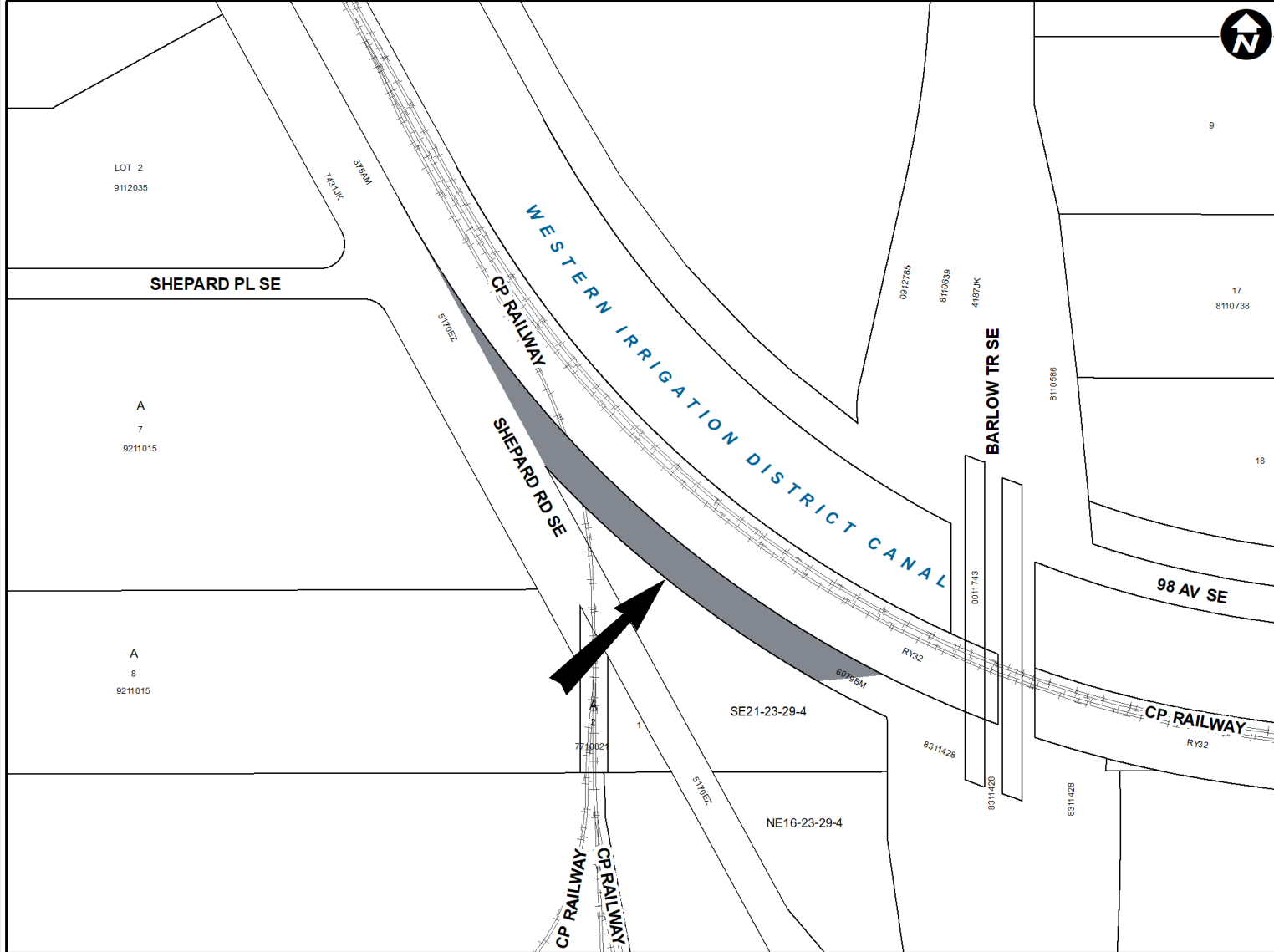
Google



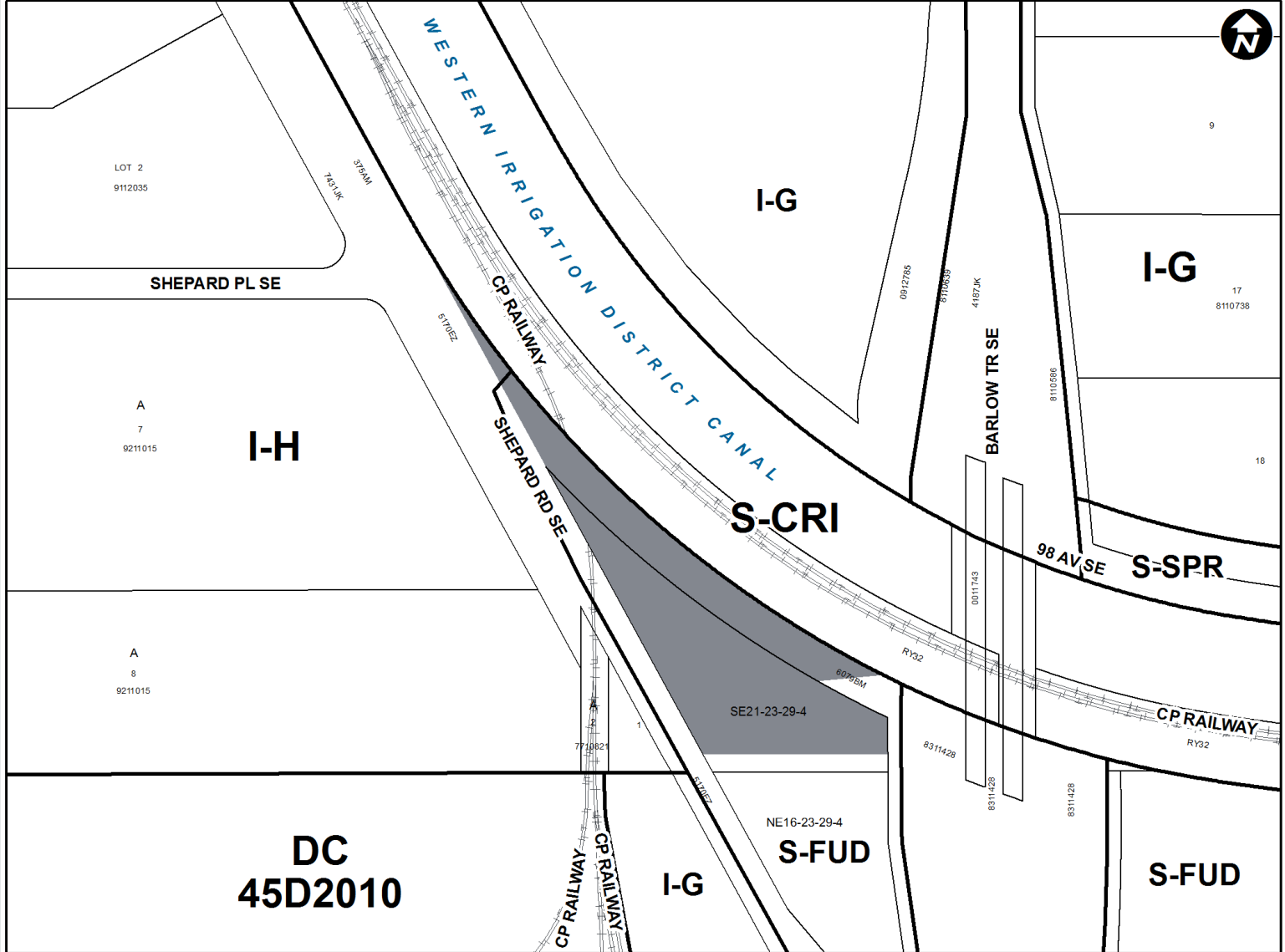




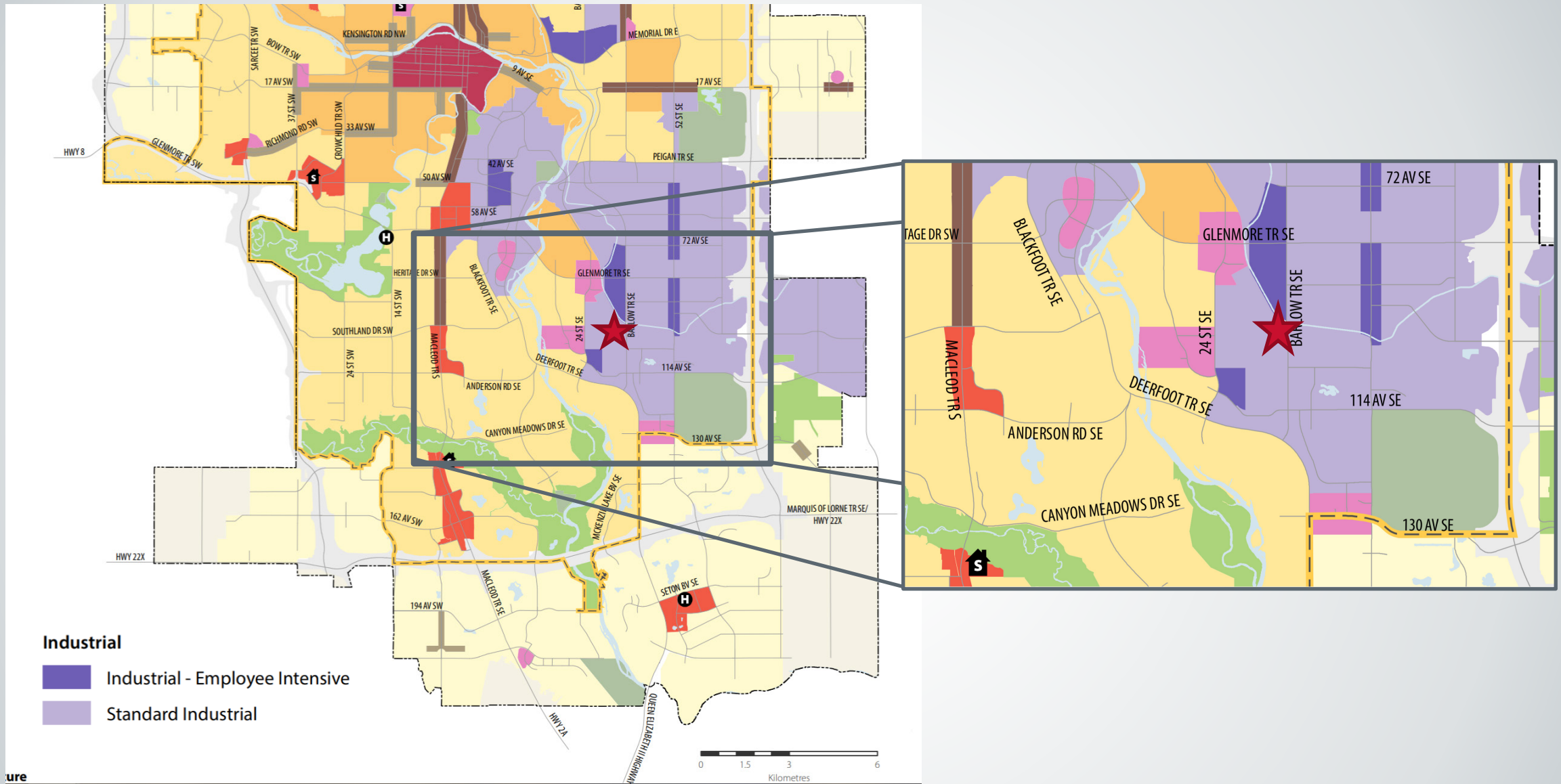












ure

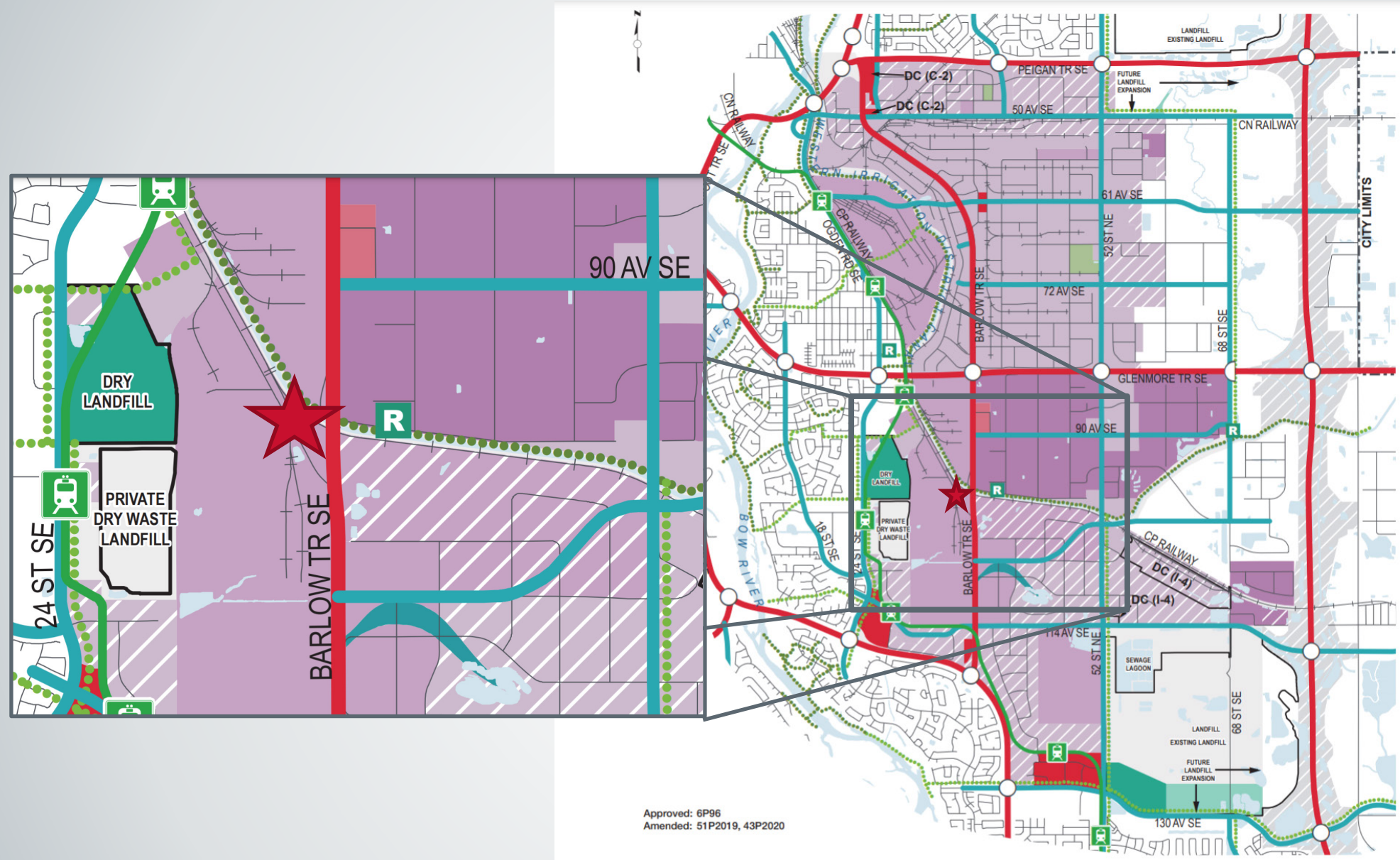


## Southeast Industrial Area Structure Plan

Map 2

### Land Use and Transportation Plan

- Area Structure Plan Area
- City Limits
- 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
- R Possible Future L.R.T. Station Location
- Possible Future L.R.T. Alignment
- Existing Regional Pathways/ Bikeways
- Future Regional Pathways/ Bikeways



Approved: 6P96  
Amended: 51P2019, 43P2020



