



# Public Hearing of Council

## Agenda Item: 6.1.9

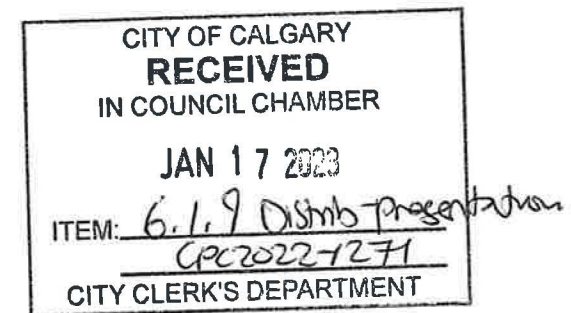


# LOC2022-0087 / CPC2022-1271

## Land Use Amendment

January 17, 2023

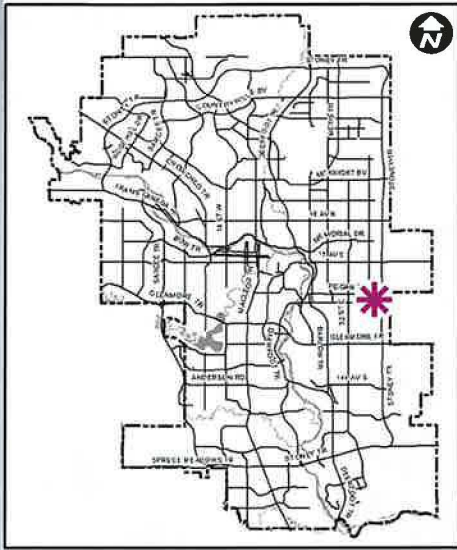
ISC: Unrestricted



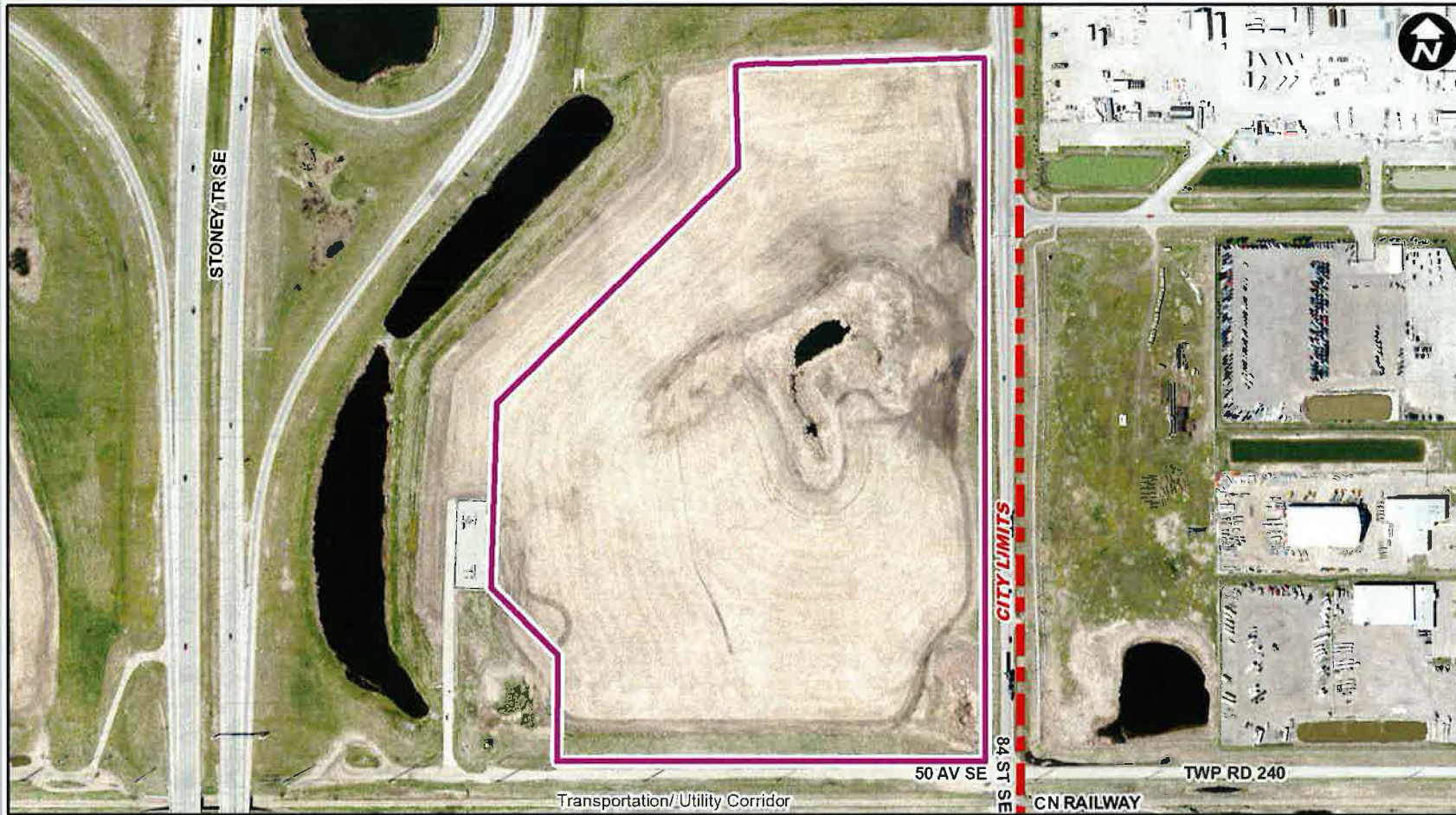
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 7D2023** for the redesignation of 20.18 hectares  $\pm$  (49.87 acres  $\pm$ ) located at 4920 – 68 Street SE (SE1/4 Section 1-24-29-4) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate a bioethanol plant and cogeneration facility, with guidelines.

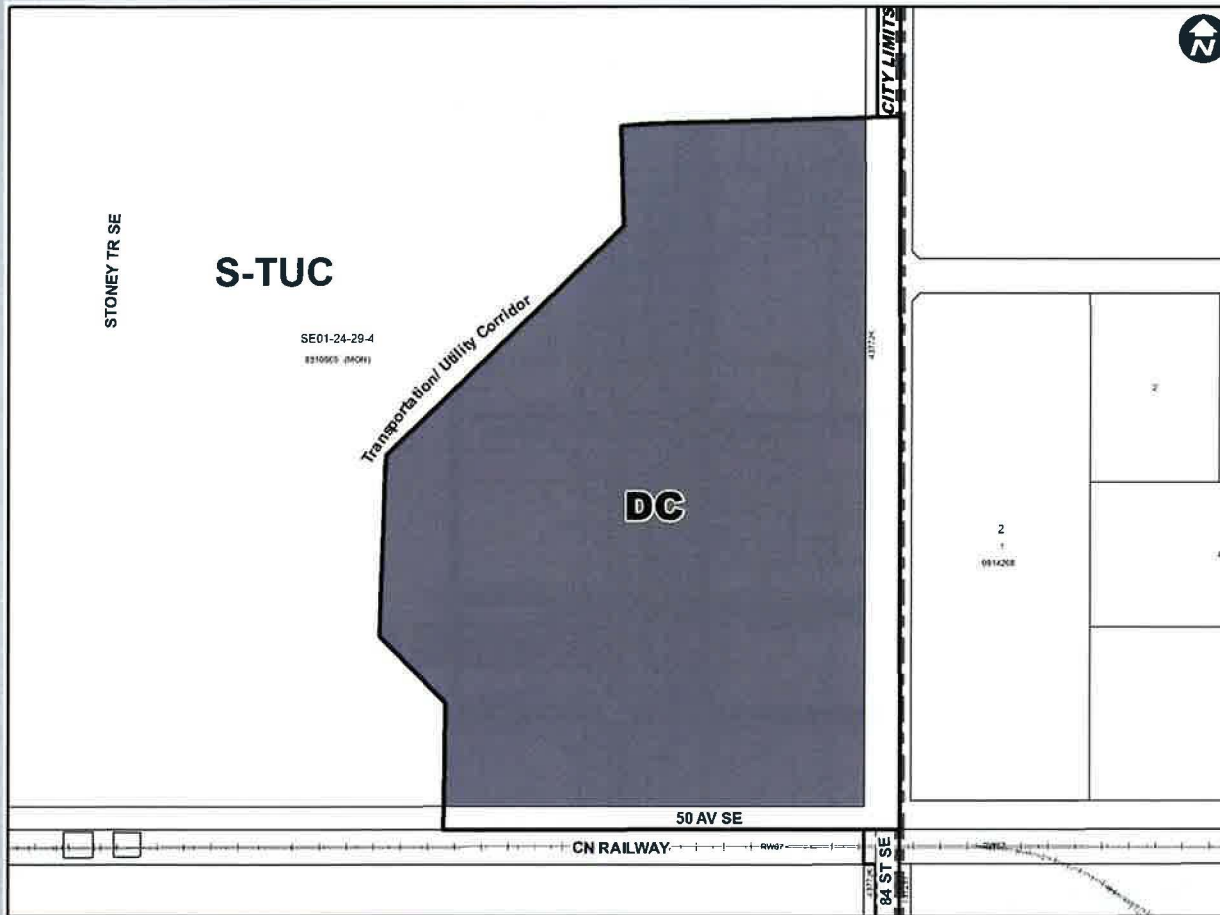


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



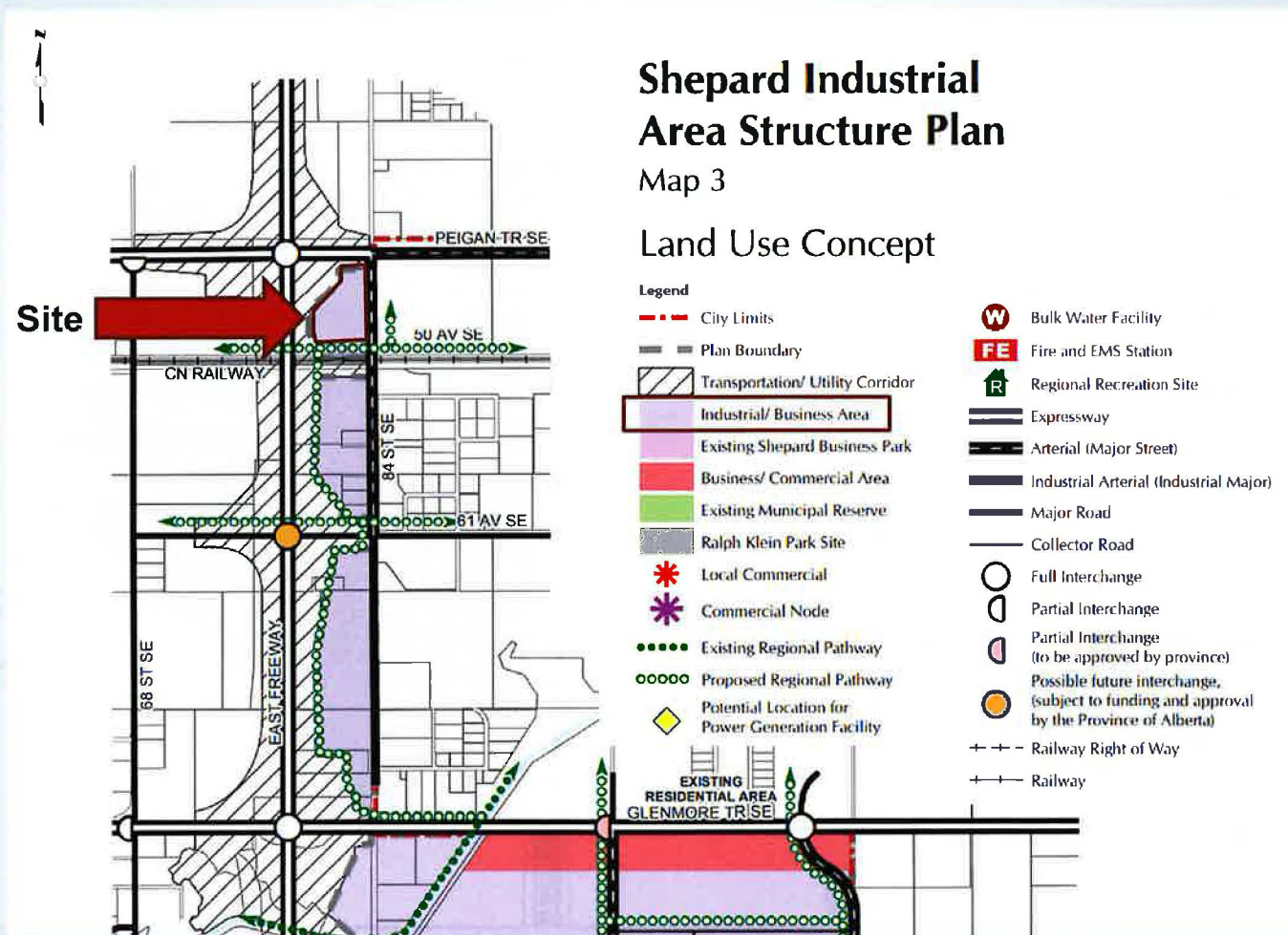
Parcel Size:

20.18 ha  
600m x 400m



**Proposed DC District:**

- Based on the I-H District
- New defined discretionary uses:
  - Energy Cogeneration Facility
  - Industrial Distillery Facility
  - Waste Processing Facility
- Parking requirements for newly defined uses are determined through a parking study
- Includes a relaxation clause



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# Supplementary Slides



SE Corner of site, looking north

Site Photos

9



Peigan Trail SE

84 Street SE

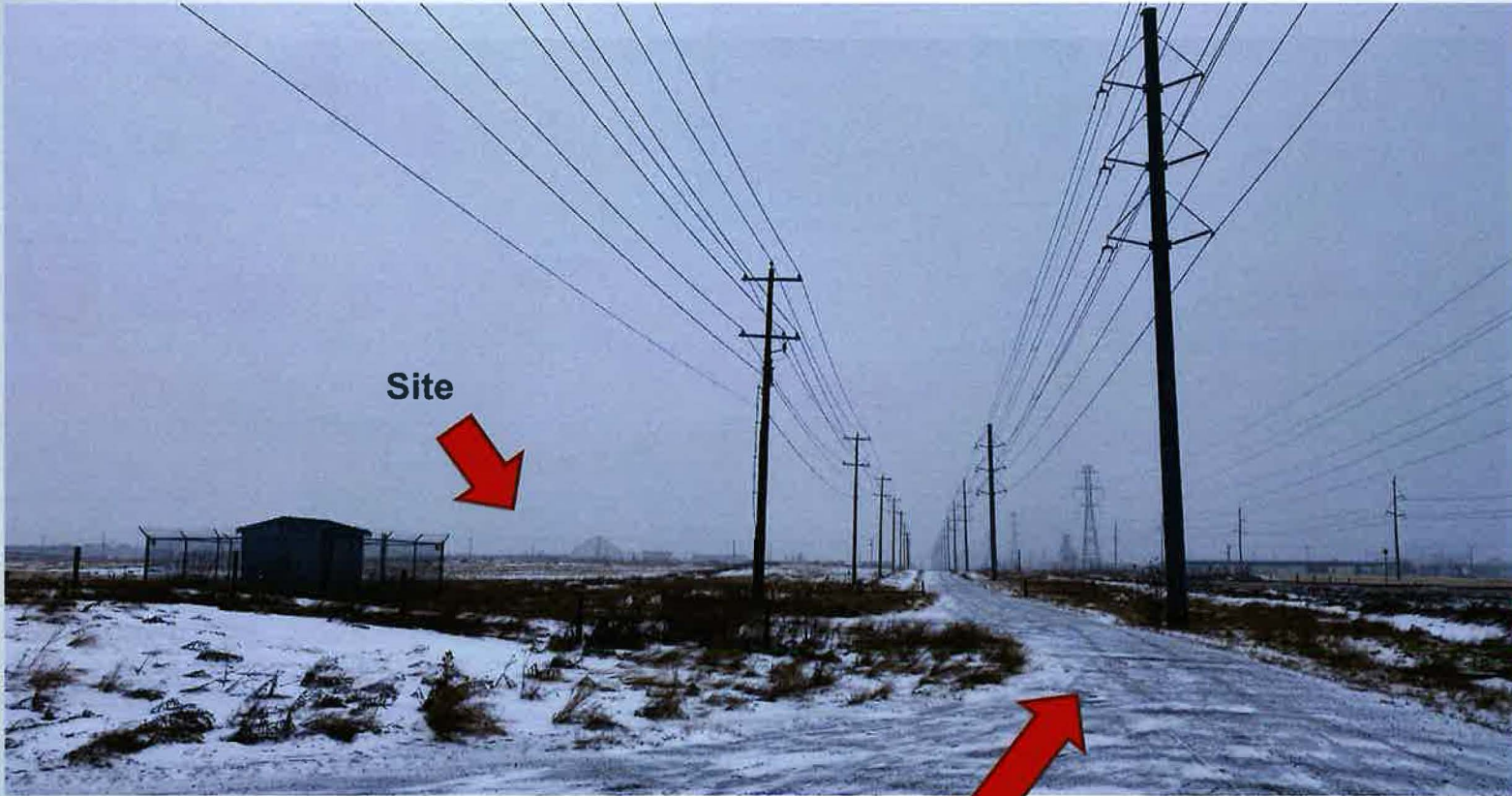
SW Corner of site, looking northeast

Site Photos 10





**Western edge of site adjacent to Stoney Trail SE**



Southern edge of site and 50 Avenue SE (gravel), with railway south of 50 Avenue SE

Site

Railway

50 Avenue SE



Approved Outline Plan  
LOC2017-0305

CPC 2022 May 05  
Public Hearing 2022 July 05

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

