



# Public Hearing of Council

## Agenda Item: 7.2.33



# LOC2022-0127 / CPC2023-0499

## Land Use Amendment and Road Closure

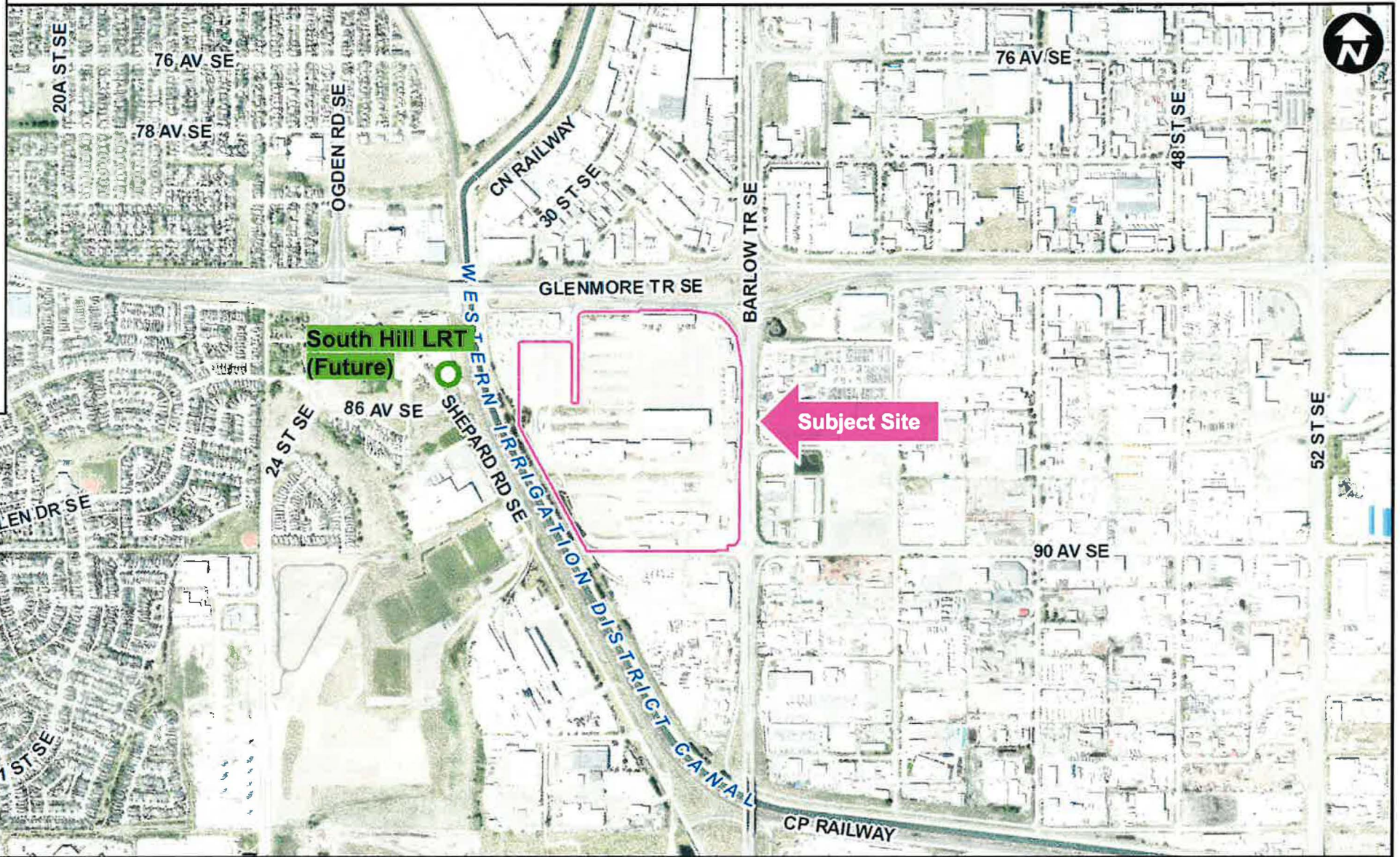
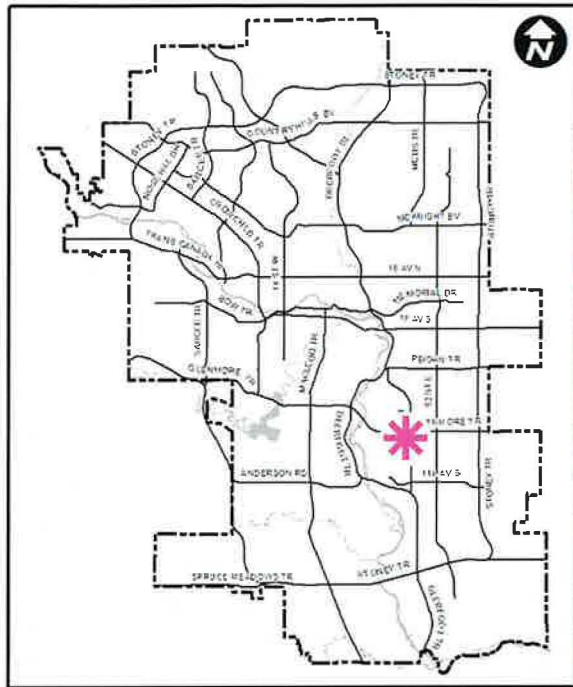
July 25, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 26 2023  
ITEM: 7.2.33 CPC2023-0499  
*Distrib-Presentation 1*  
CITY CLERK'S DEPARTMENT













## Calgary Planning Commission's Recommendation:

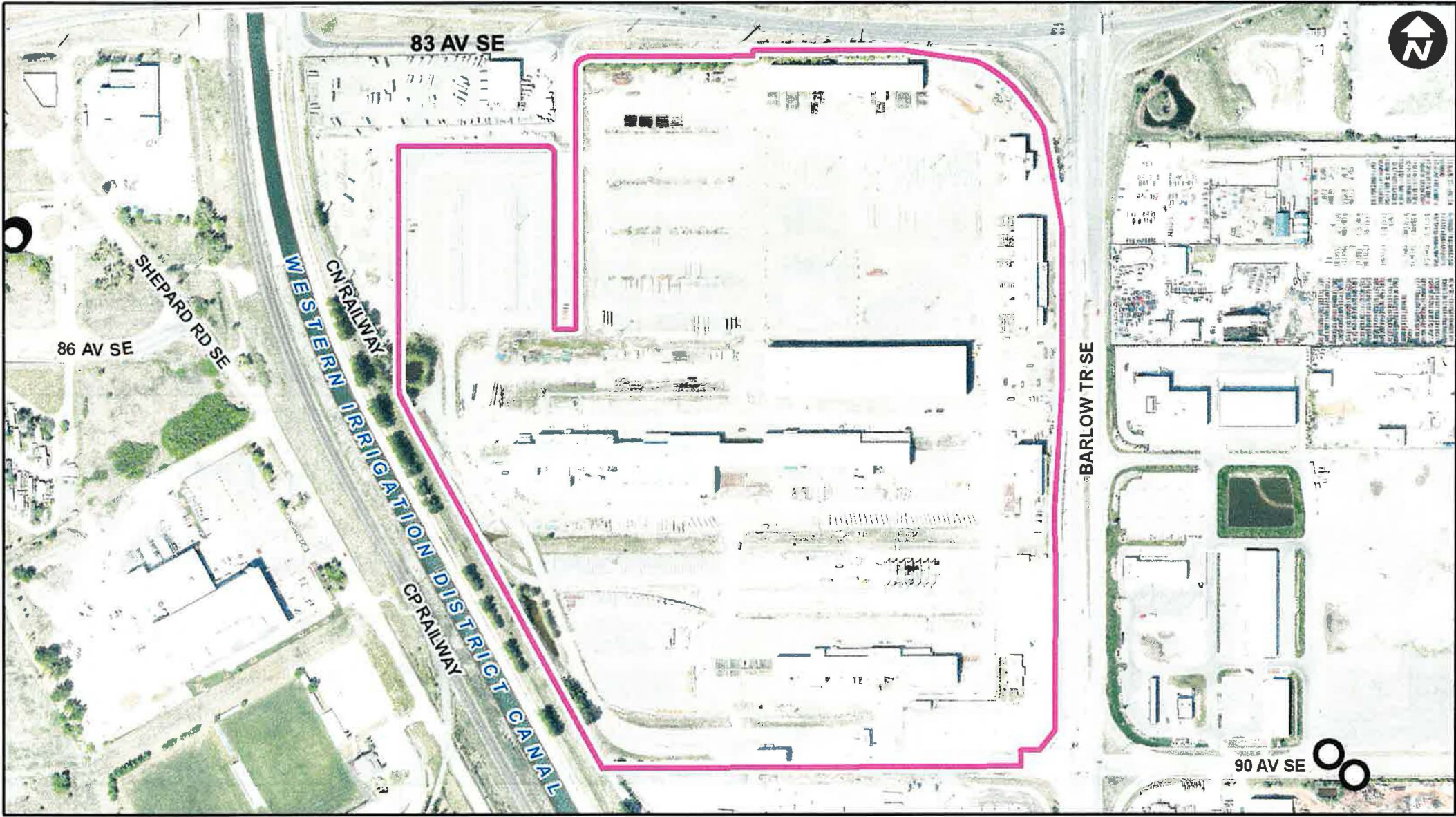
That Council:

1. Give three readings to **Proposed Bylaw 6C2023** for the proposed closure of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) of road (Plan 2311121, Area 'A') east of 31 Street SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 124D2023** for the resignation of 38.50 hectares  $\pm$  (95.13 acres  $\pm$ ) located at 8919 Barlow Trail SE and the closed road (Plan 1211046, Block 2, Lot 2; Plan 2311121, Area 'A') from Industrial – Heavy (I-H) District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate industrial developments, with guidelines (Attachment 4).



**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



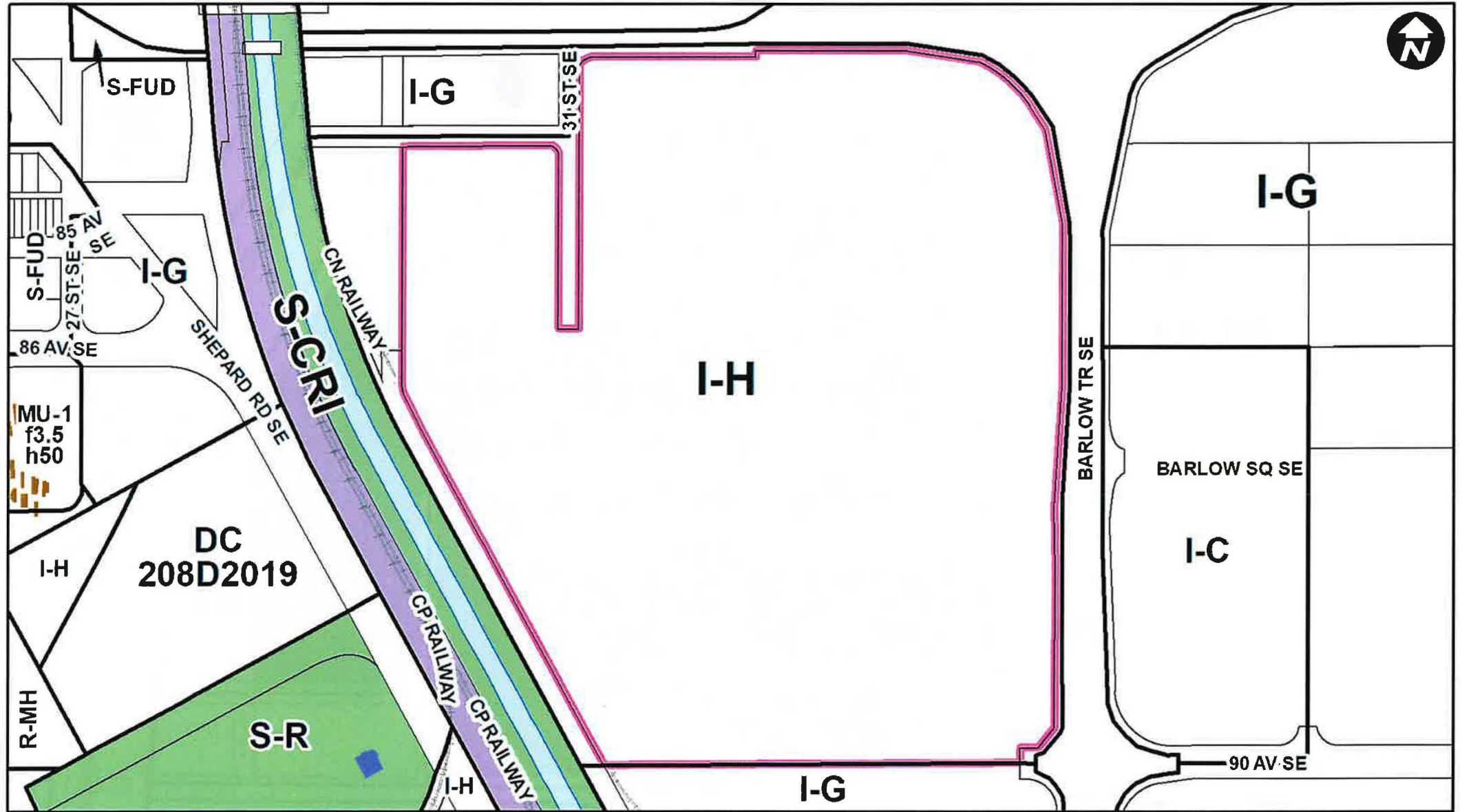
○ Bus Stop

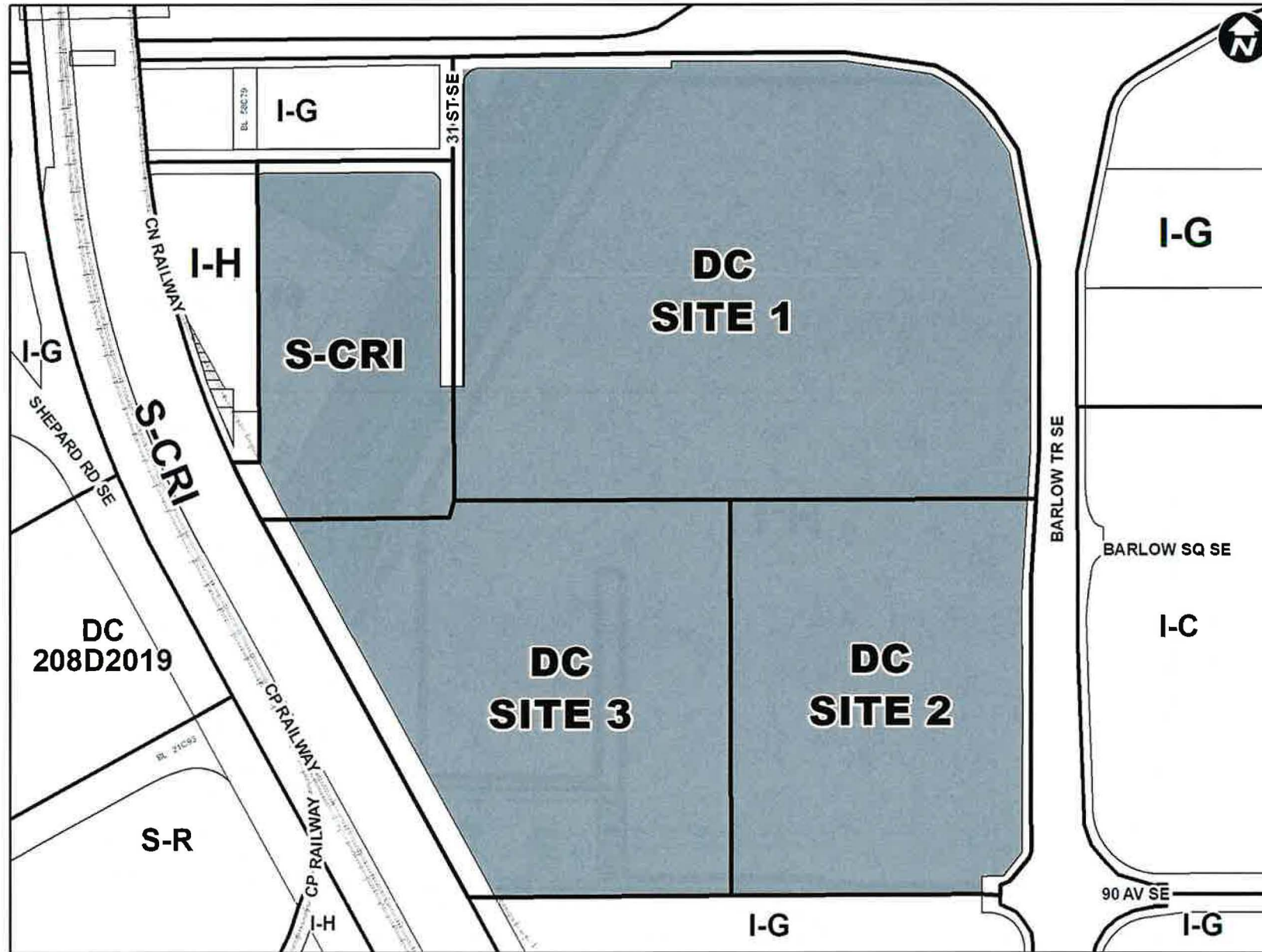
Parcel Size:

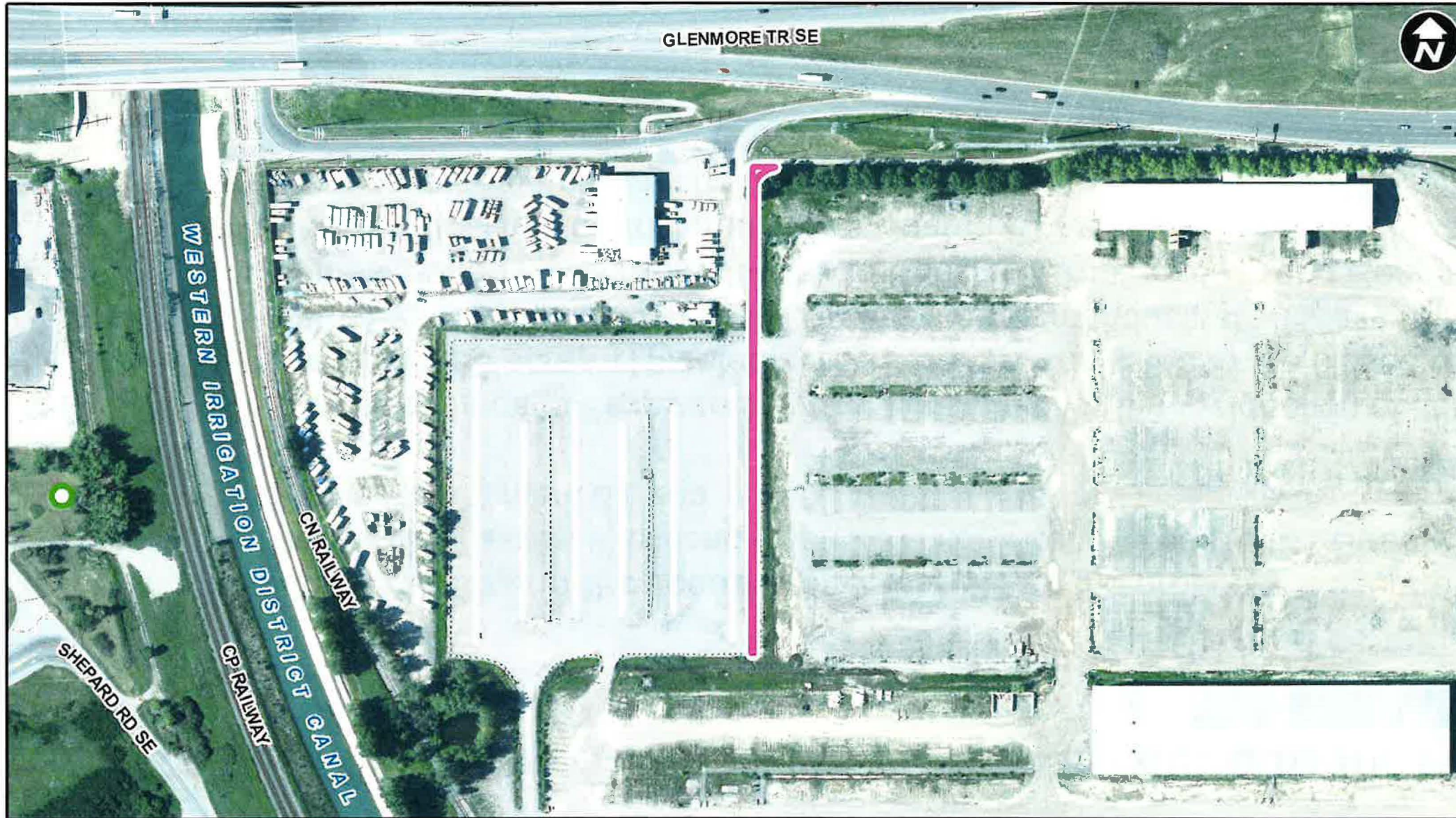
38.50 ha

# Surrounding Land Use

- 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







Parcel Size:

0.03 ha

## Calgary Planning Commission's Recommendation:

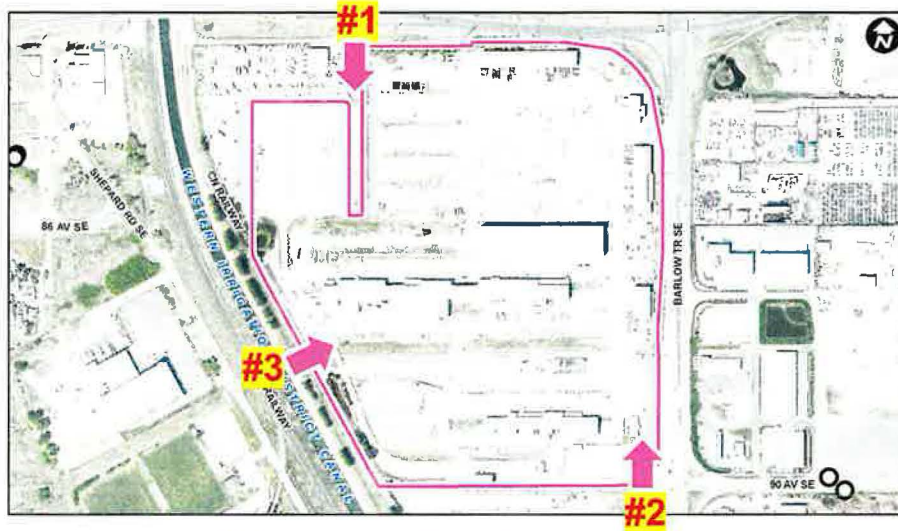
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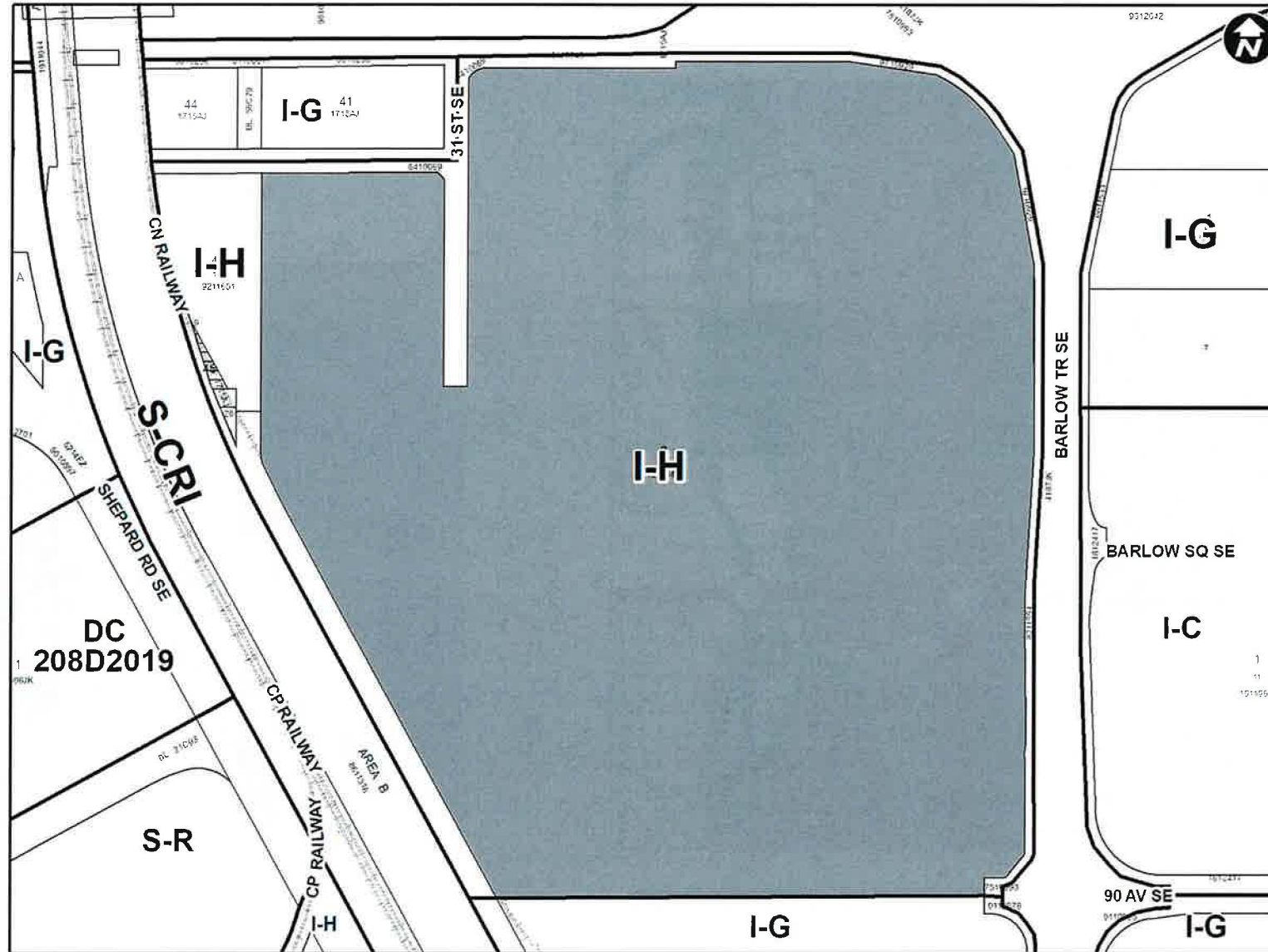
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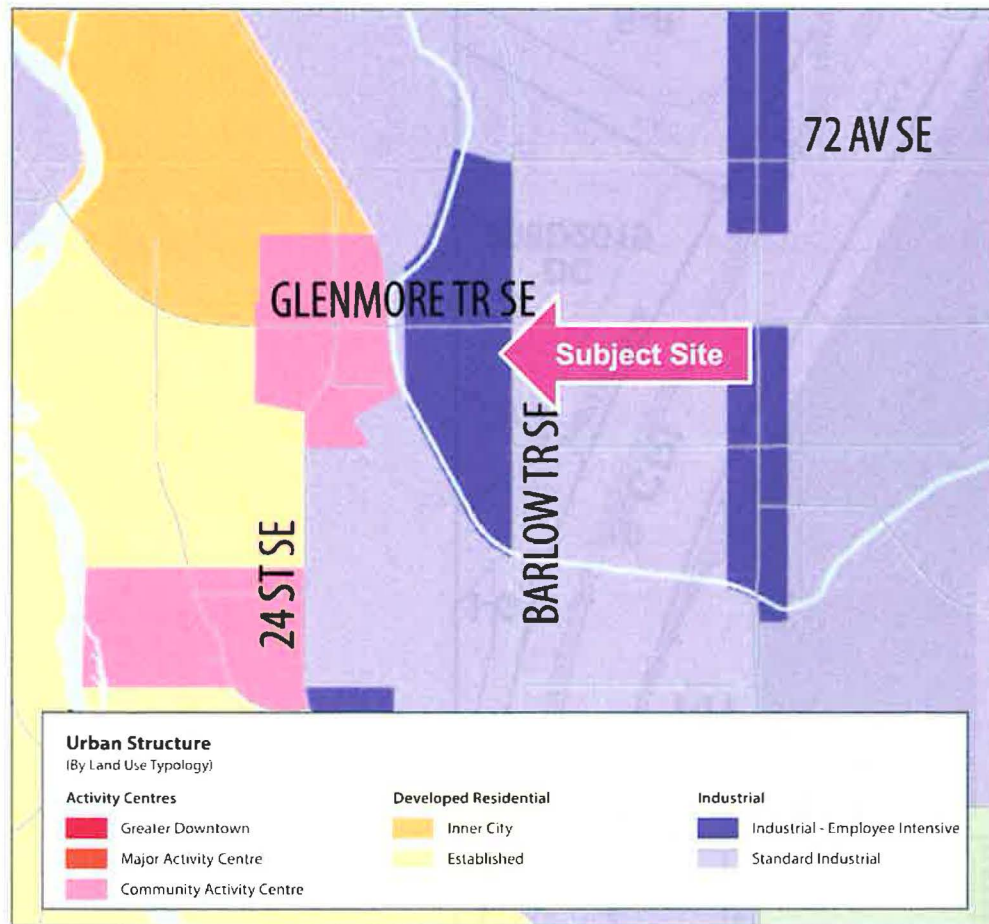


## Supplementary Slides

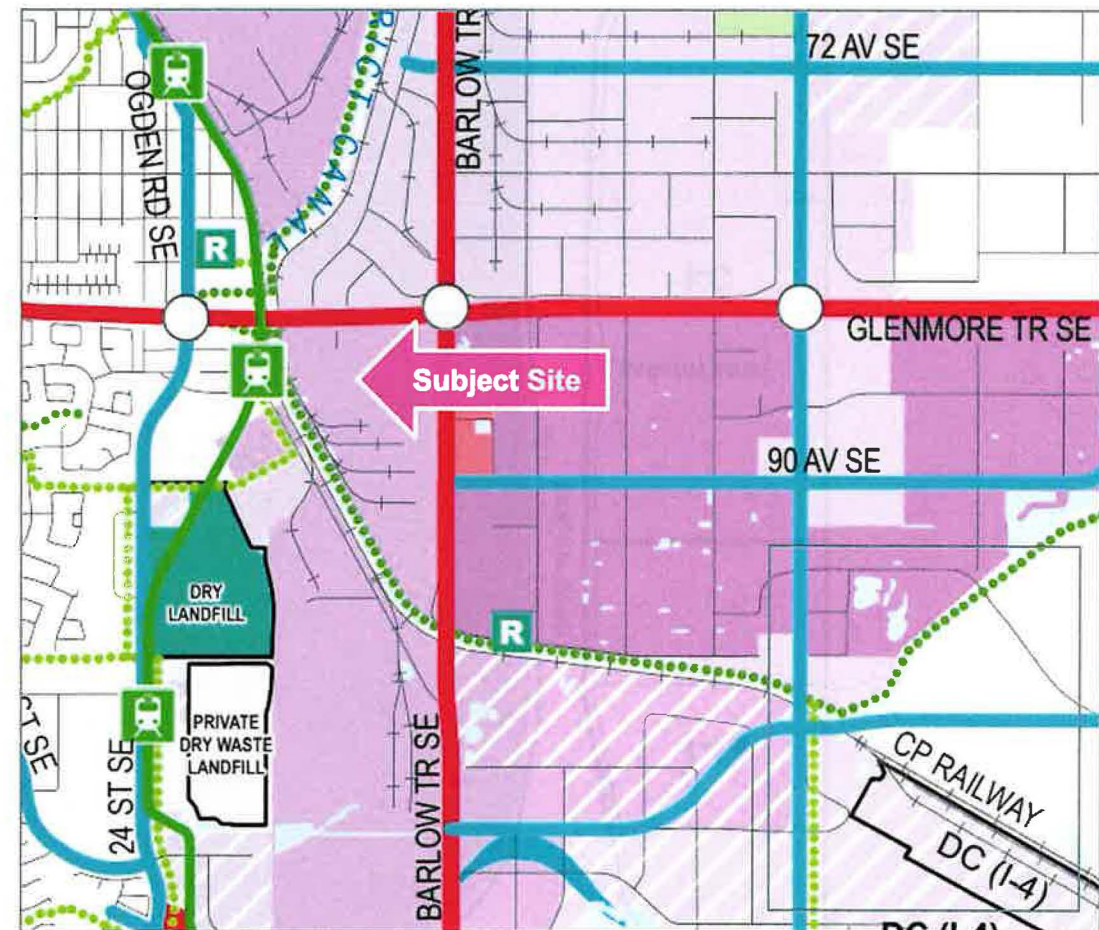




### Municipal Development Plan



### Southeast Industrial Area Structure Plan

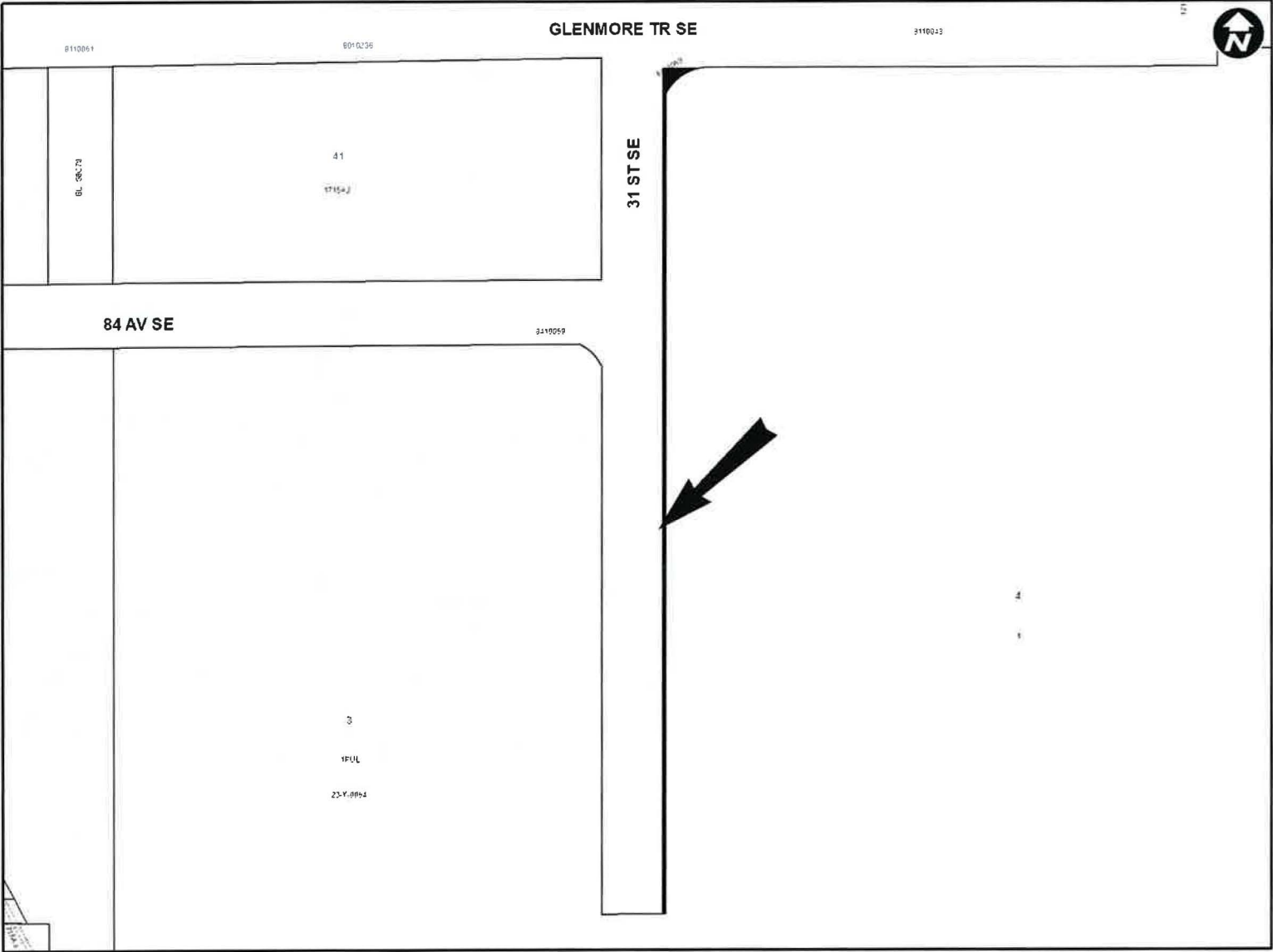




	DC/I-G - Site 1	DC/I-G – Site 2	DC/I-G – Site 3
<b>Permitted</b>	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> <li>(a) Auction Market – Other Goods;</li> <li>(b) Auction Market – Vehicles and Equipment;</li> <li>(c) Information and Service Provider;</li> <li>(d) Instructional Facility;</li> <li>(e) Print Centre;</li> <li>(f) Printing, Publishing and Distributing;</li> <li>(g) Radio and Television Studio;</li> <li>(h) Restored Building Products Sales Yard;</li> <li>(i) Service Organization;</li> <li>(j) Storage Yard; and</li> <li>(k) Urban Agriculture.</li> </ul>	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> <li>(a) Auction Market – Other Goods;</li> <li>(b) Auction Market – Vehicles and Equipment;</li> <li>(c) Computer Games Facility;</li> <li>(d) Convenience Food Store;</li> <li>(e) Financial Institution;</li> <li>(f) Fitness Centre;</li> <li>(g) Health Care Service;</li> <li>(h) Information and Service Provider;</li> <li>(i) Instructional Facility;</li> <li>(j) Office;</li> <li>(k) Pet Care Service;</li> <li>(l) Print Centre;</li> <li>(m) Printing, Publishing and Distributing;</li> <li>(n) Radio and Television Studio;</li> <li>(o) Recreational Vehicle Sales;</li> <li>(p) Restaurant: Food Service Only;</li> <li>(q) Restaurant: Licensed;</li> <li>(r) Restored Building Products Sales Yard;</li> <li>(s) Retail and Consumer Service;</li> <li>(t) Service Organization;</li> <li>(u) Storage Yard;</li> <li>(v) Urban Agriculture; and</li> <li>(w) Veterinary Clinic.</li> </ul>	<p>All the I-G uses with the following additional uses:</p> <ul style="list-style-type: none"> <li>(a) Auction Market – Other Goods;</li> <li>(b) Auction Market – Vehicles and Equipment;</li> <li>(c) Instructional Facility;</li> <li>(d) Print Centre;</li> <li>(e) Printing, Publishing and Distributing;</li> <li>(f) Radio &amp; Television Studio;</li> <li>(g) Restored Building Products Sales Yard;</li> <li>(h) Storage Yard; and</li> <li>(i) Urban Agriculture.</li> </ul>



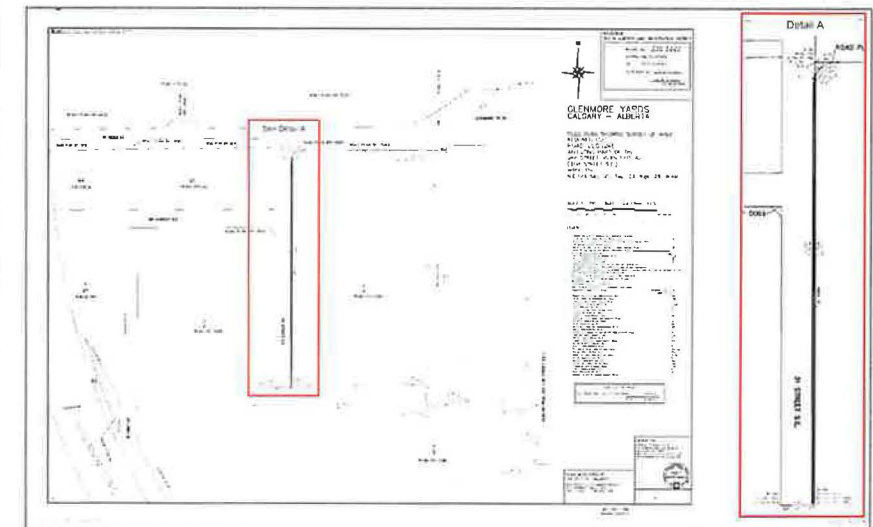
	DC/I-G - Site 1	DC/I-G – Site 2	DC/I-G – Site 3
<b>Discretionary</b>	All the I-G uses.	All the I-G uses with the following additional uses:  (i) Conference and Event Facility; (ii) Hotel; (iii) Indoor Recreation Facility; (iv) Liquor Store; (v) Post-secondary Learning Institution; (vi) Vehicle Rental – Major; and (vii) Vehicle Sales – Major.	All the I-G uses with the following additional uses:  (i) Asphalt, Aggregate and Concrete Plant; and (ii) General Industrial – Heavy.



# Proposed Outline Plan & Road Closure 16



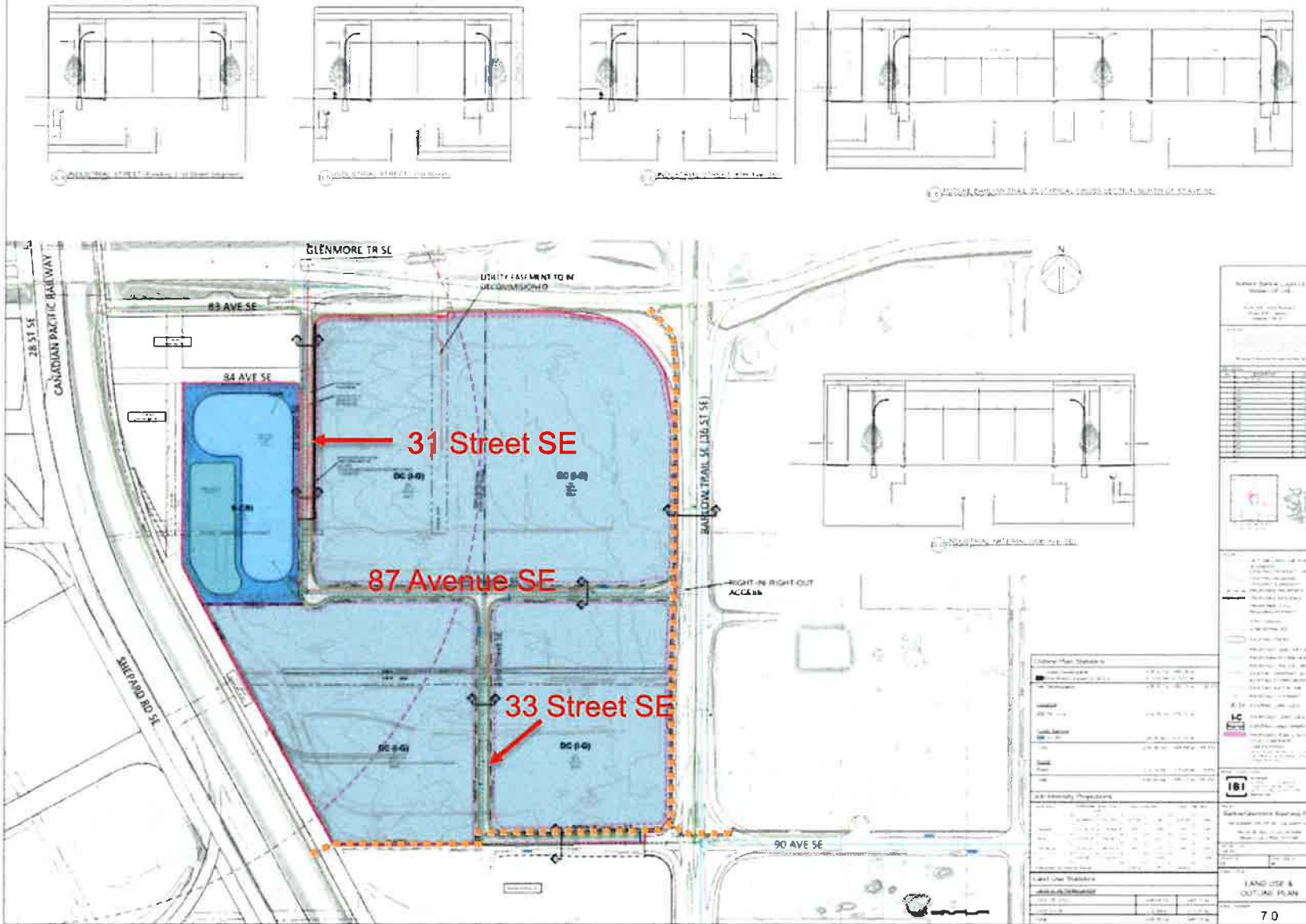
Outline Plan Statistics:			
Gross Developable:	±38.47 ha	±95.06 ac	
Plus Road Closure 31 St S.E.	± 0.03 ha	± 0.07 ac	
<b>Net Developable:</b>	<b>±38.50 ha</b>	<b>±95.13 ac</b>	<b>100.0%</b>
<b>Industrial</b>			
DC (I-G)	±32.00 ha	±79.07 ac	
<b>Public Service</b>			
S-CRI	±4.36 ha	±10.76 ac	
<b>Total</b>	<b>±36.36 ha</b>	<b>±89.84 ac</b>	<b>94.4%</b>
<b>Roads</b>			
Road	± 2.14 ha	± 5.29 ac	5.6%
<b>Total</b>	<b>±38.50 ha</b>	<b>±95.13 ac</b>	<b>100.0%</b>





# Proposed Outline Plan & Road Closure 17

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only



## Proposed intensity:

- Anticipated 86 – 113 jobs/hectare
- Anticipated 140,000 square meters of gross floor area for the industrial business park

