

Planning & Development Services Report to  
Calgary Planning Commission  
2025 January 23

ISC: UNRESTRICTED  
CPC2025-0043  
Page 1 of 3

**Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE,  
LOC2024-0262**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.4 hectares ± (3.4 acres ±) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025  
JANUARY 23:**

That Council give three readings to **Proposed Bylaw 46D2025** for the redesignation of 1.4 hectares ± (3.4 acres ±) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

**HIGHLIGHTS**

- This land use amendment will allow a portion of the existing site to be developed with infrastructure and utility facilities operated by the federal, provincial or municipal levels of government.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The City of Calgary can acquire land that is well situated for future expansion of the Bonnybrook Wastewater Treatment Plant.
- Why does this matter? The City of Calgary will be in a better position to respond to the wastewater treatment needs of our growing city.
- A concurrent subdivision application (SB2024-0366) to create a new, separate parcel for the redesignated site was approved 2024 December 23. Registration and addressing is still pending. No development permit application has been submitted.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, in the southeast community of Alyth/Bonnybrook was submitted by Situated Consulting on behalf of the landowner, IKO Industries Ltd., on 2024 October 24. The site is currently used for goods storage, transfer and logistics.

The application proposes to redesignate approximately 1.4 hectares (3.4 acres) of the existing 8.9 hectare (22.0 acre) property from the Industrial – Heavy (I-H) district to the Special Purpose – City and Regional Infrastructure (S-CRI) district. A concurrent subdivision application (SB2024-0366) which proposes to subdivide and create a new, separate parcel for the subject site was approved on 2024 December 23. These applications will enable The City of Calgary to acquire the land for the future expansion of the adjacent Bonnybrook Wastewater Treatment Plant.

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Page 2 of 3

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The site is surrounded by predominantly industrial uses, with existing municipal wastewater facilities to the east and west. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. The applicant determined that no outreach would be undertaken at the land use stage. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No objections were received.

There is no community association for the area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development across Calgary over the long term.

**Environmental**

This application does not include any specific new actions that address the objectives of the Calgary Climate Strategy. The strategy includes a program for improved climate integration of Calgary's wastewater collection and treatment processes moving forward.

**Economic**

Expansion of Calgary's wastewater treatment infrastructure will provide the capacity required to support continued growth.

**Service and Financial Implications**

No anticipated financial impact.

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Page 3 of 3**

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**RISK**

Not approving this land use amendment could impede or delay the ability for future expansion of the City of Calgary’s wastewater treatment capacity.

**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. **Proposed Bylaw 46D2025**
- 5. **Public Submission**
- 6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform