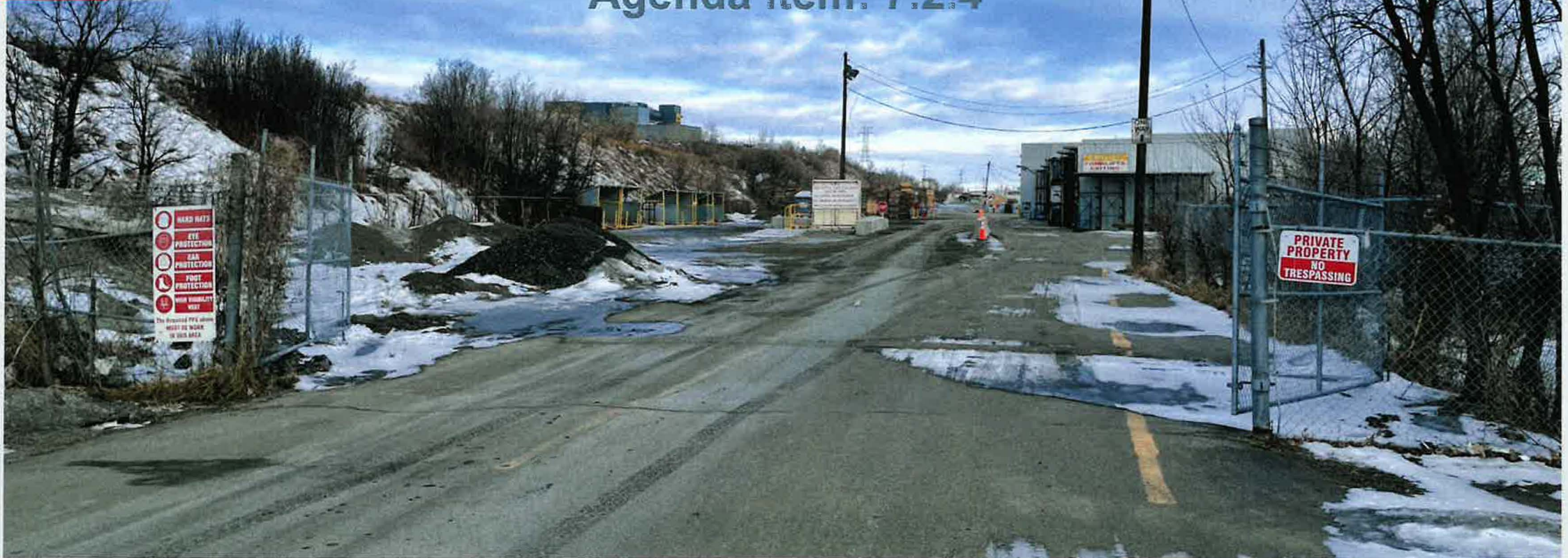


Calgary Planning Commission

Agenda Item: 7.2.4

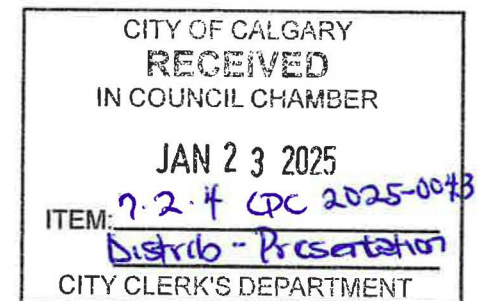
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LOC2024-0262 / CPC2025-0043

Land Use Amendment

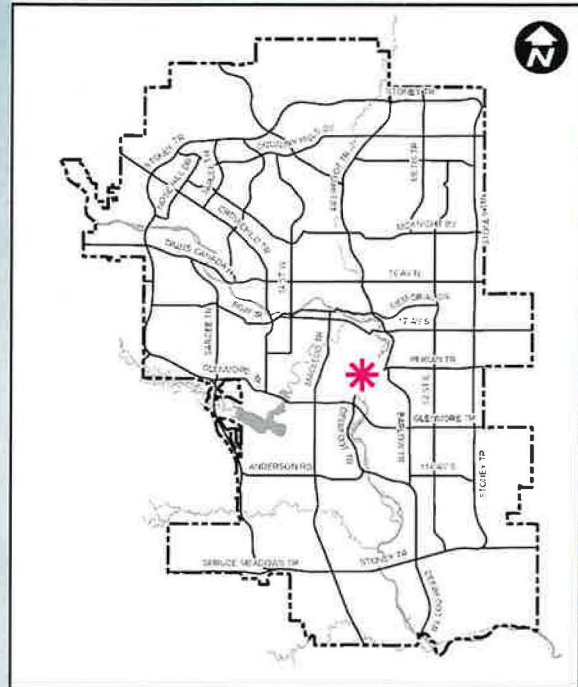
2025 January 23



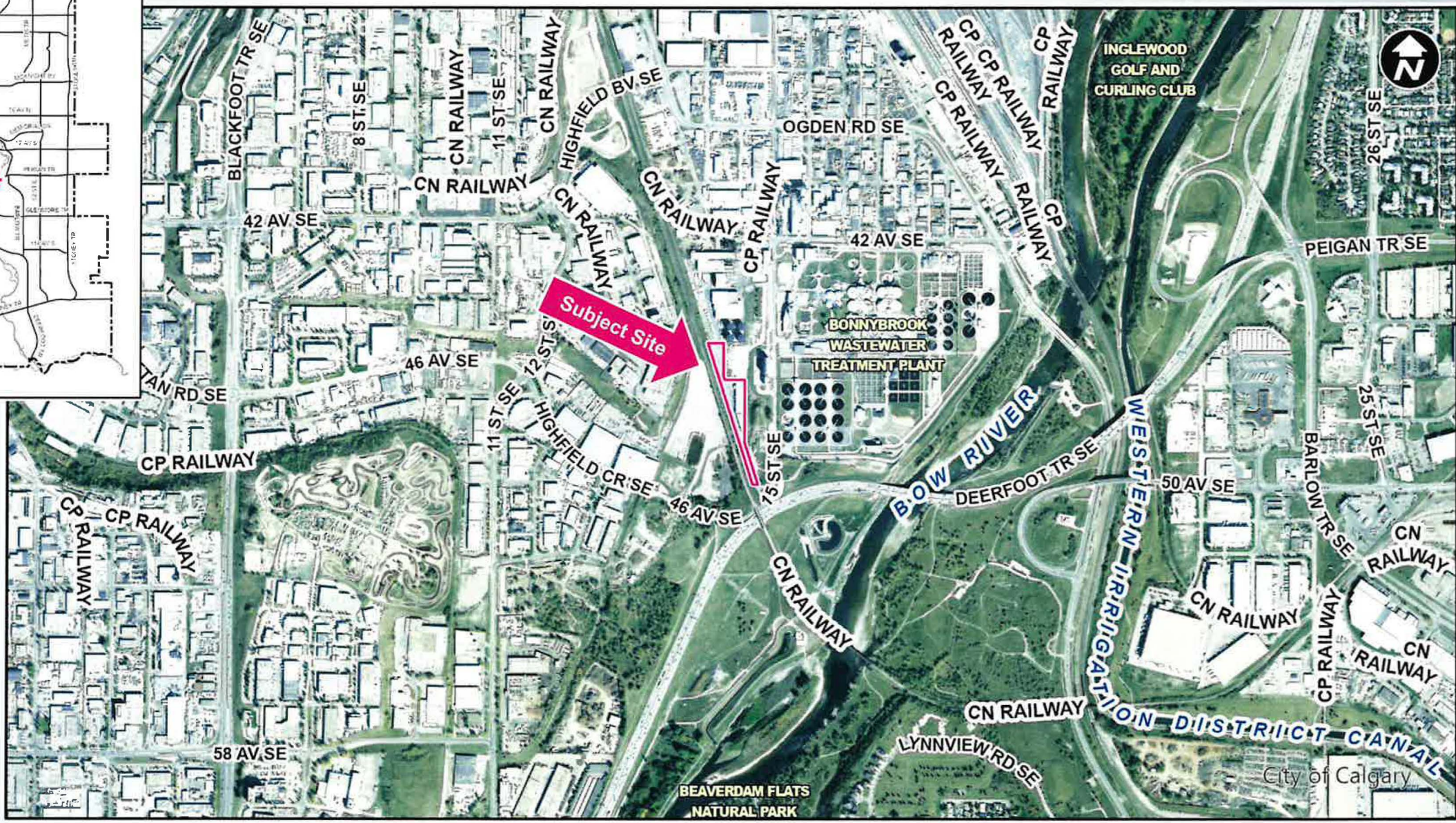
RECOMMENDATION:

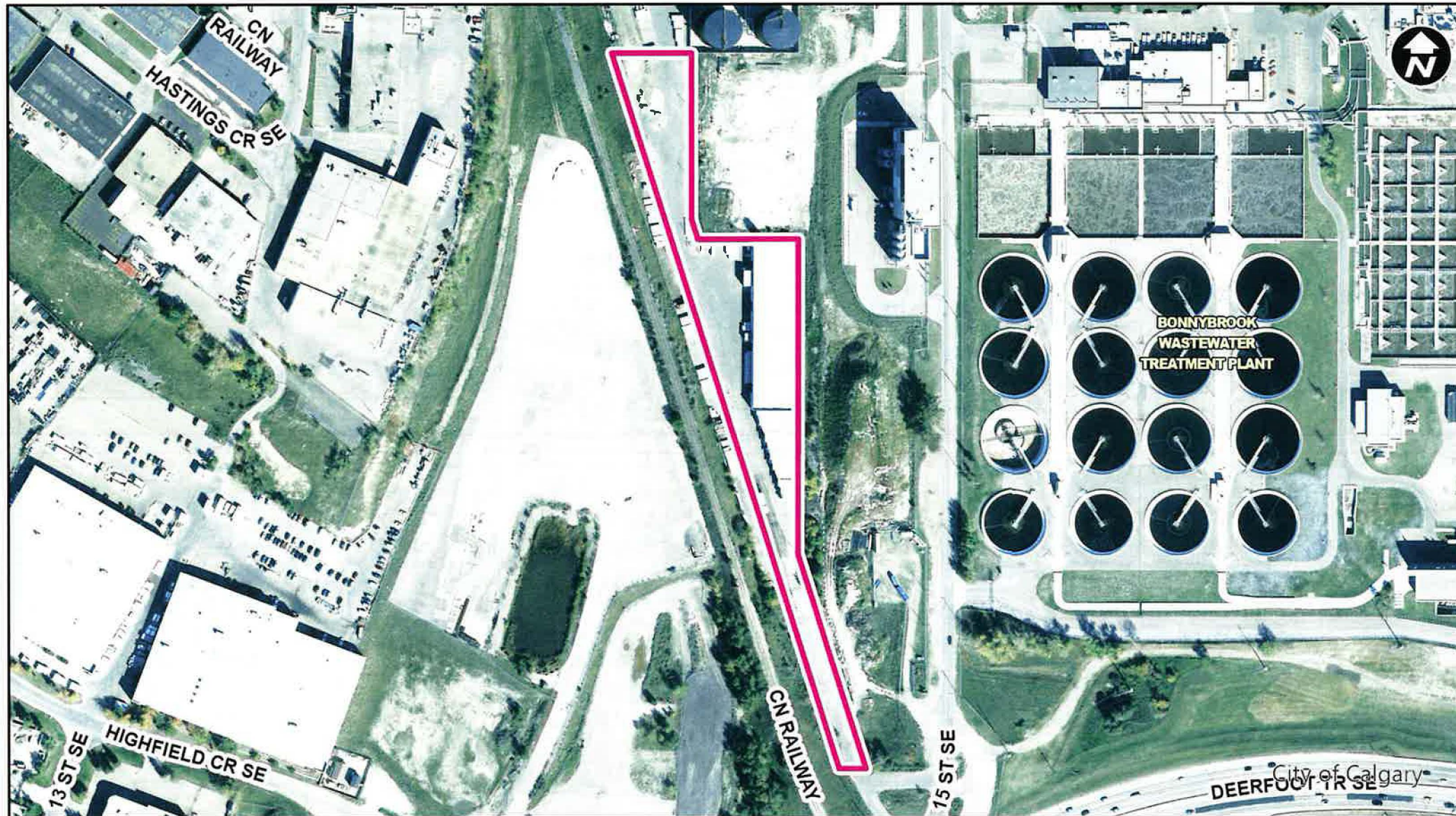
That Calgary Planning Commission recommend that Council:

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



- 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





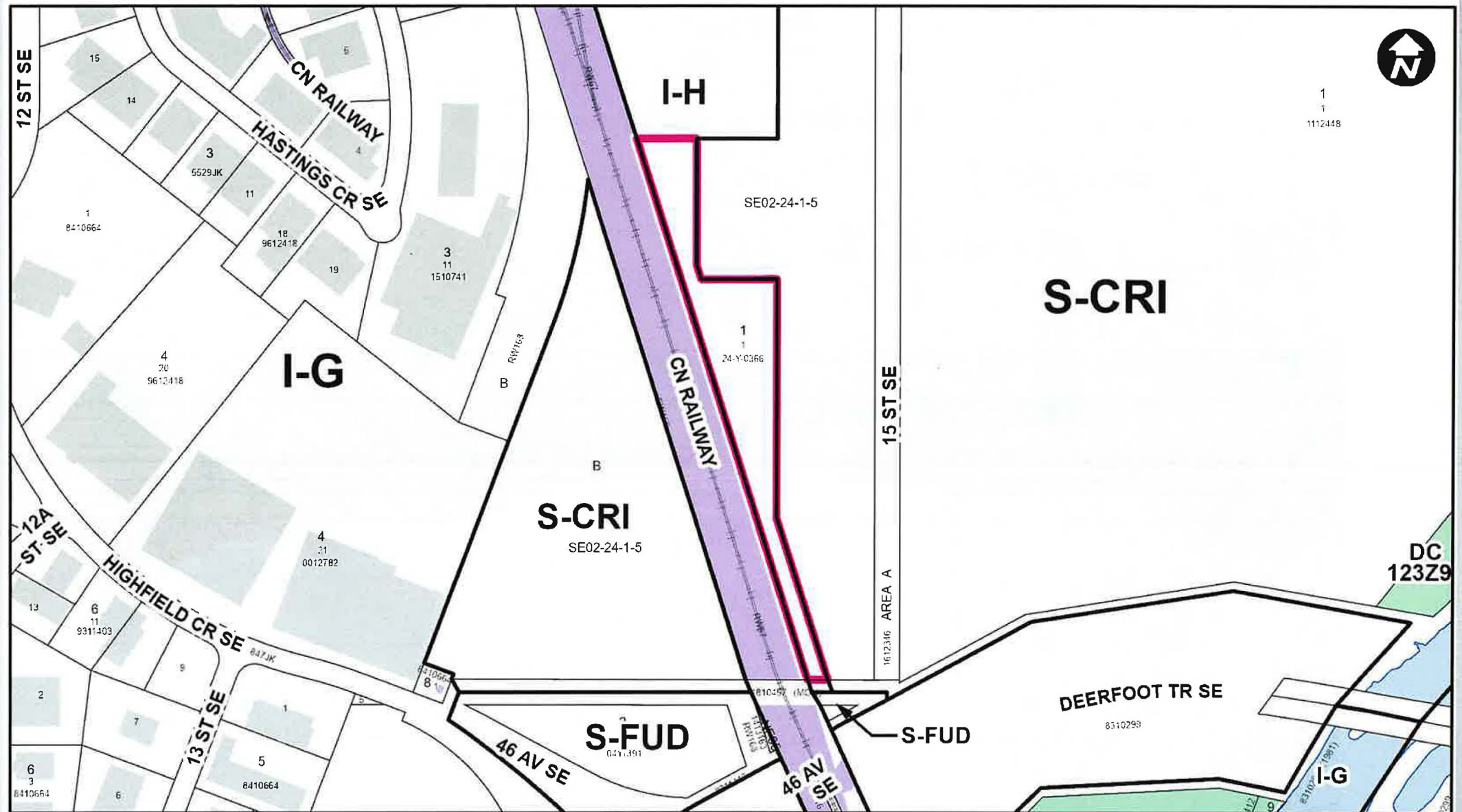
Parcel Size:

1.4 ha

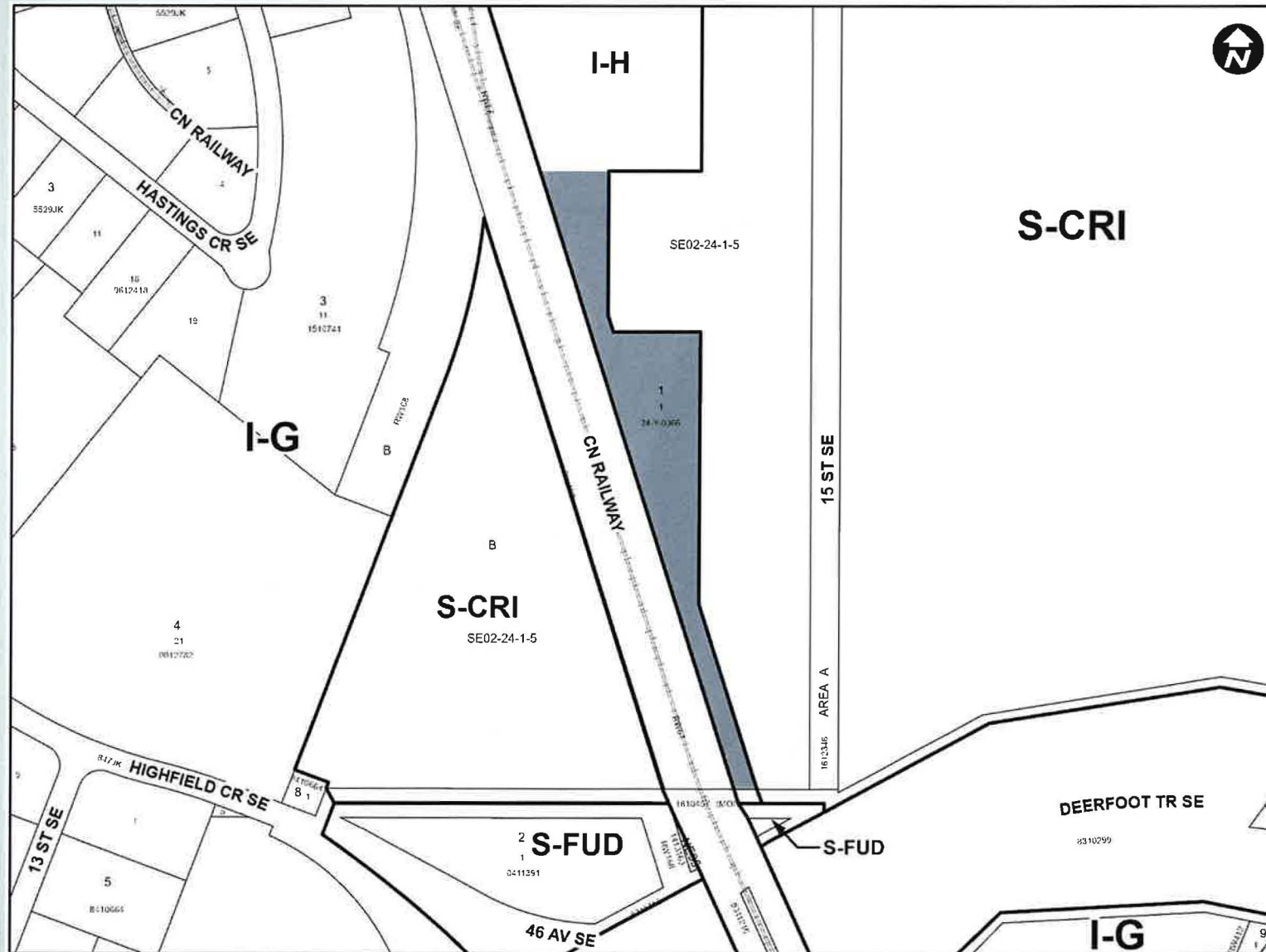


LEGEND

- 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

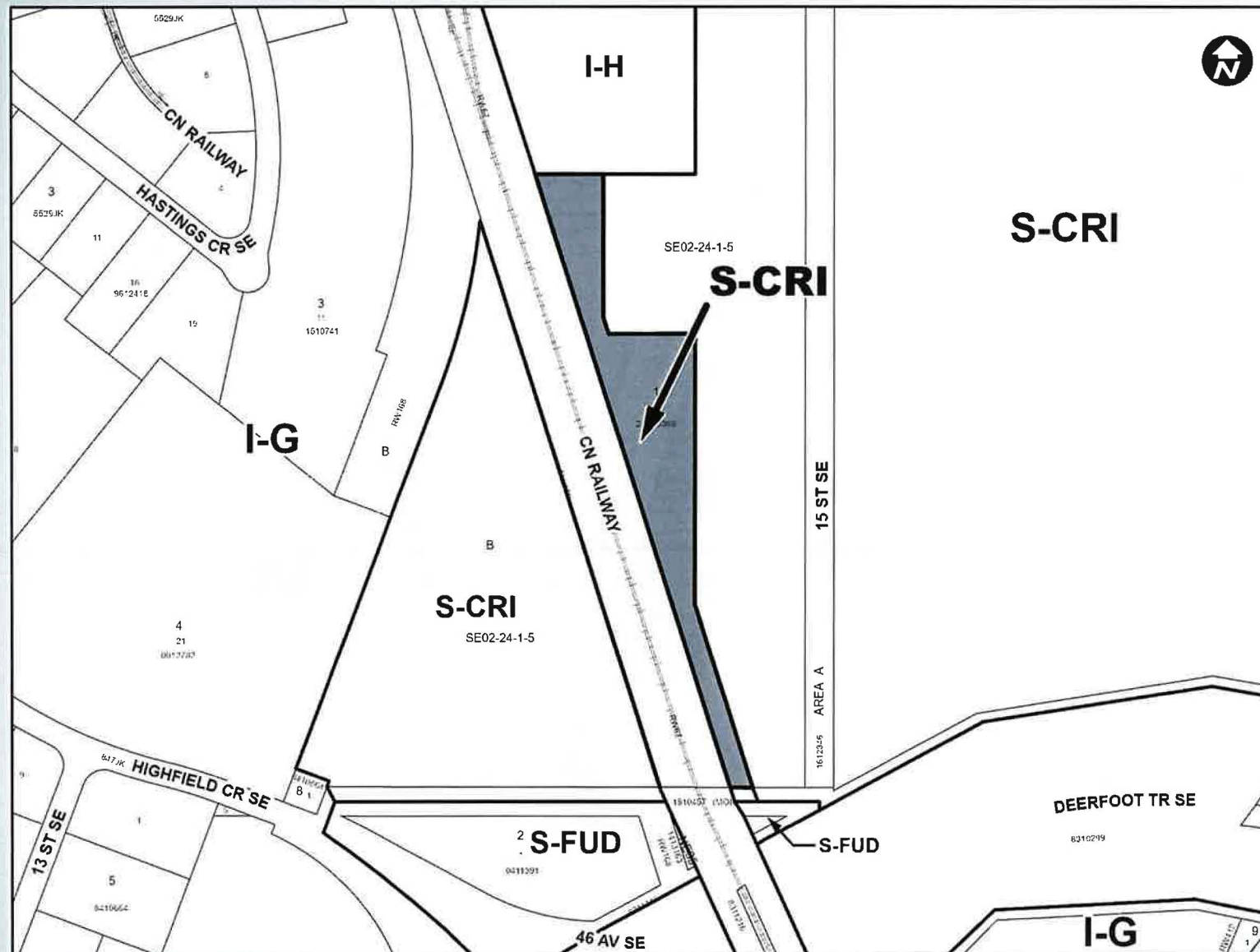


Existing Land Use Map 7



Industrial – Heavy (I-H)

- Accommodates industrial uses with significant nuisance effects
- Does not allow for a sewage treatment plant use



Proposed Special Purpose – City and Regional Infrastructure (S-CRI) District:

- Accommodates infrastructure and utility facilities operated by the federal, provincial and municipal levels of government
- Does allow for sewage treatment plant as a use
- Ensures consistency with existing Bonnybrook Wastewater Treatment Plant site and ability to consolidate in future

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

Supplementary Slides

