

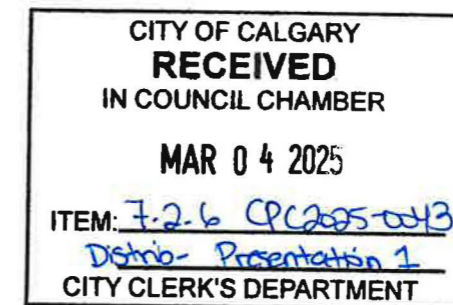
# Public Hearing of Council

Agenda Item: 7.2.6



## LOC2024-0262 / CPC2025-0043 Land Use Amendment

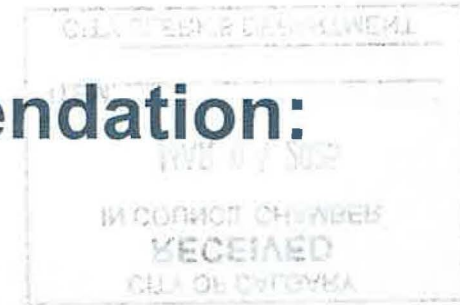
March 4, 2025



## Calgary Planning Commission's Recommendation:

That Council:

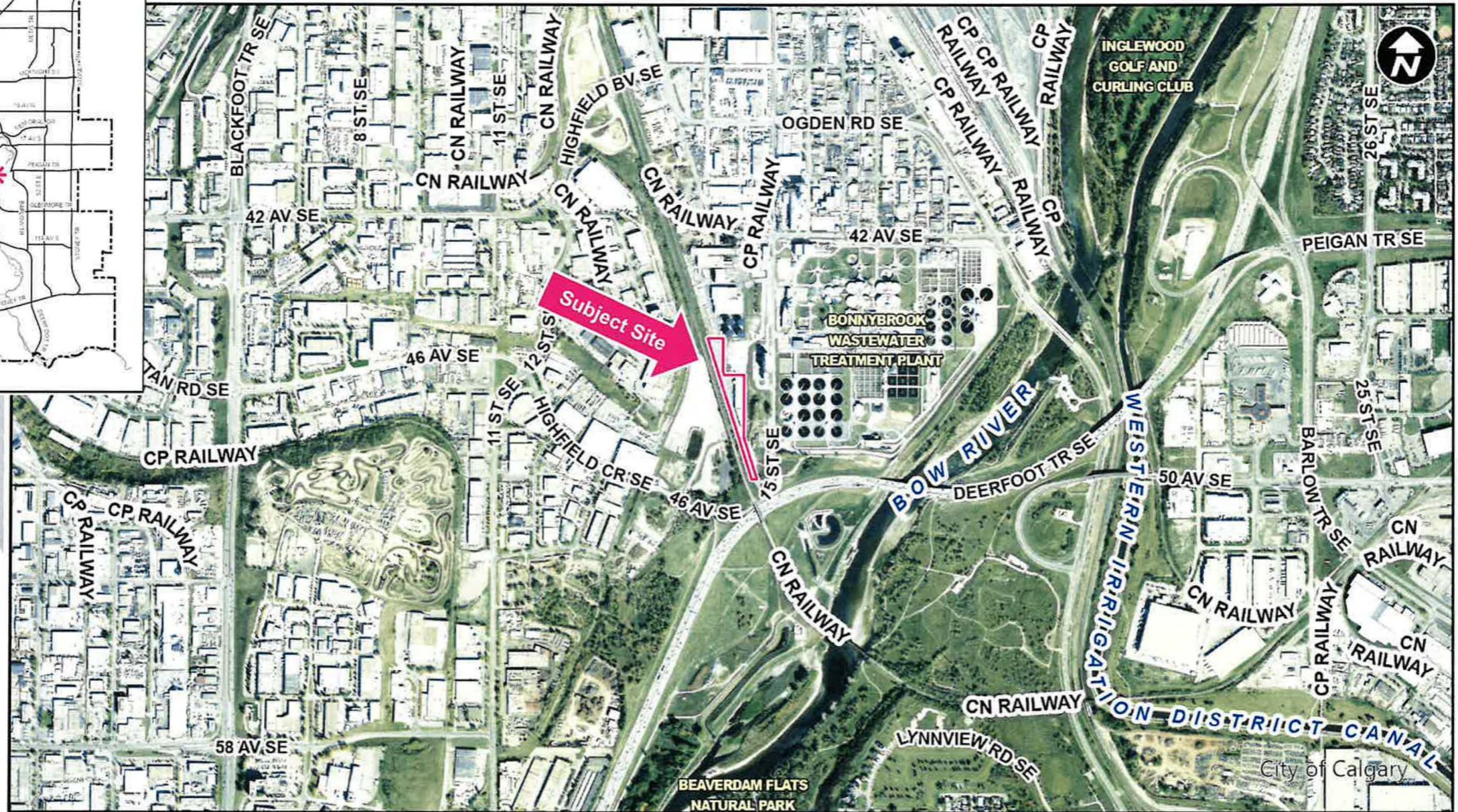
Give three readings to **Proposed Bylaw 46D2025** for the redesignation of 1.4 hectares  $\pm$  (3.4 acres  $\pm$ ) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

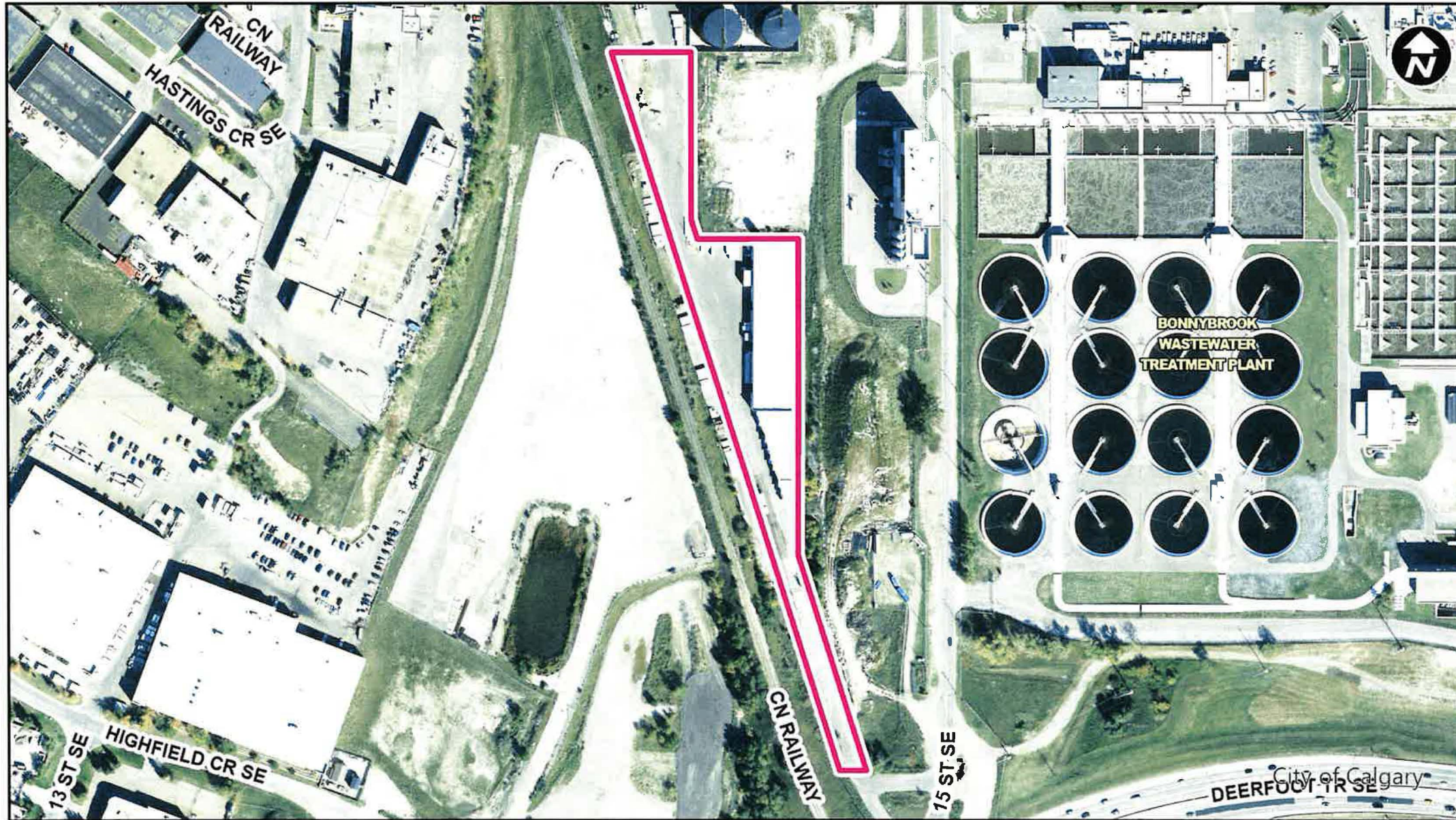




## LEGEND

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

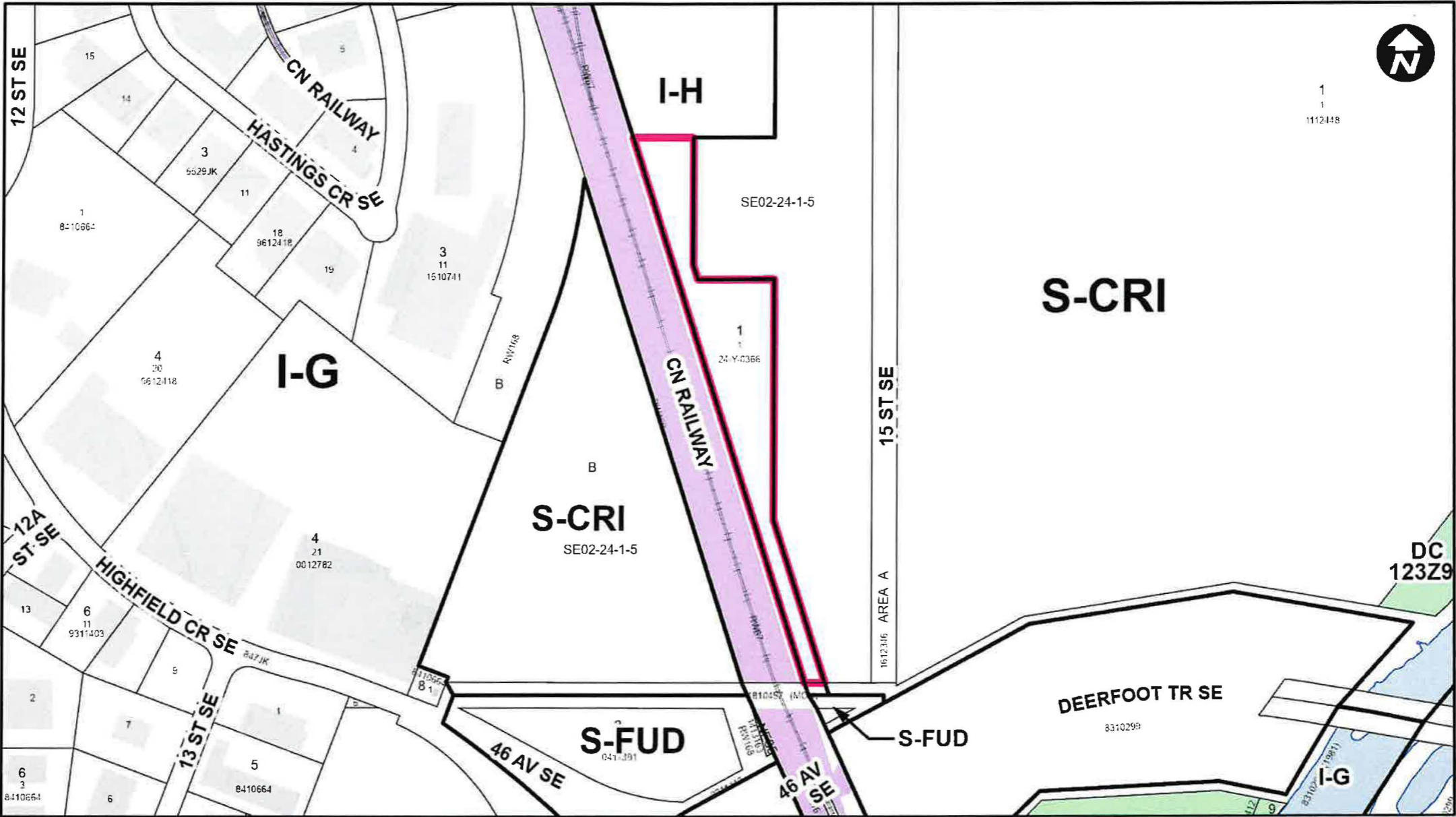




Parcel Size:

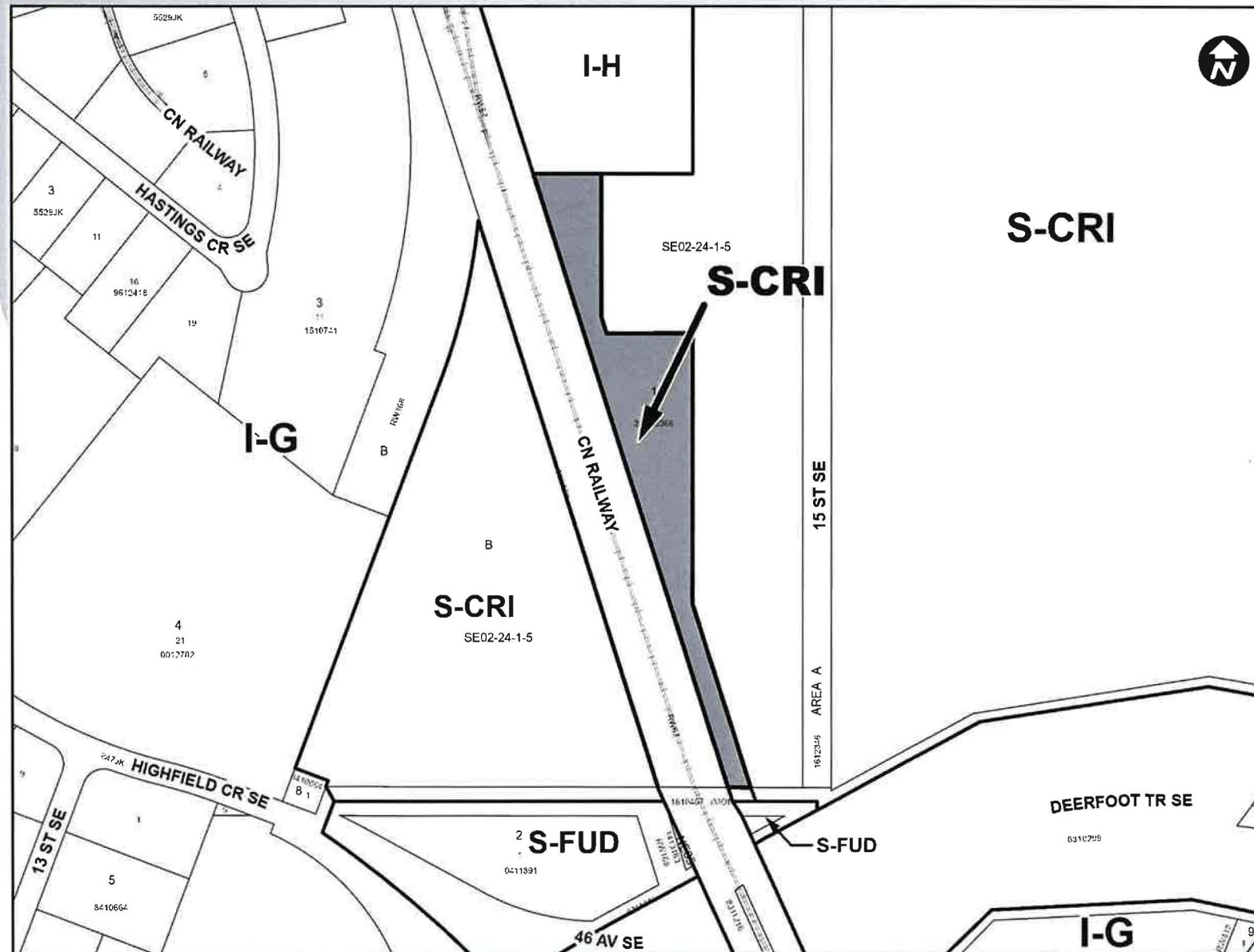
1.4 ha

- 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



# Proposed Land Use Map

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## 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 the existing Bonnybrook Wastewater Treatment Plant site

## Calgary Planning Commission's Recommendation:

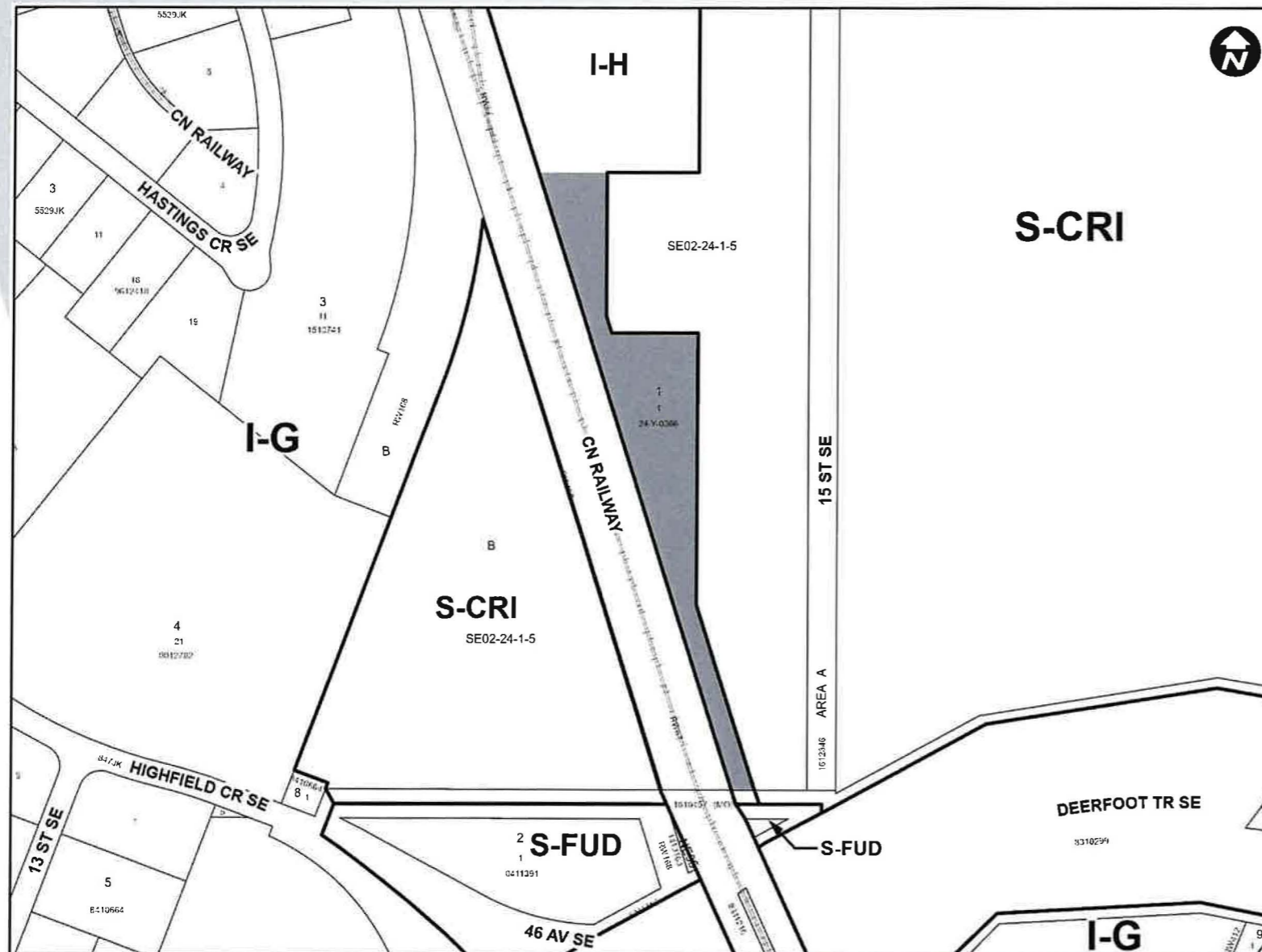
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## Supplementary Slides

# Existing Land Use Map

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## Industrial – Heavy (I-H)

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

