



# Public Hearing of Council

Agenda Item: 7.2.2



## LOC2025-0027 / CPC2025-0581 Land Use Amendment

September 9, 2025

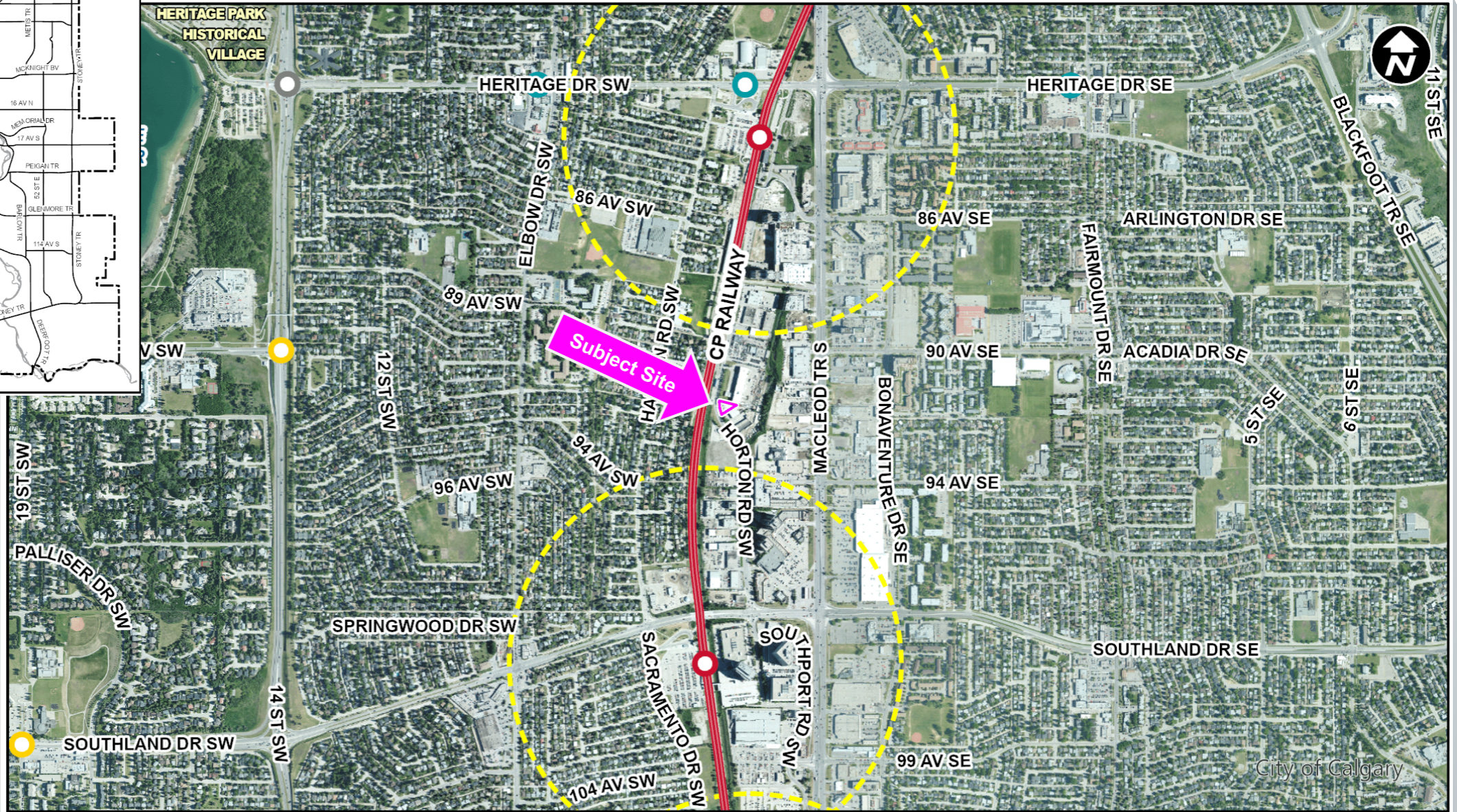
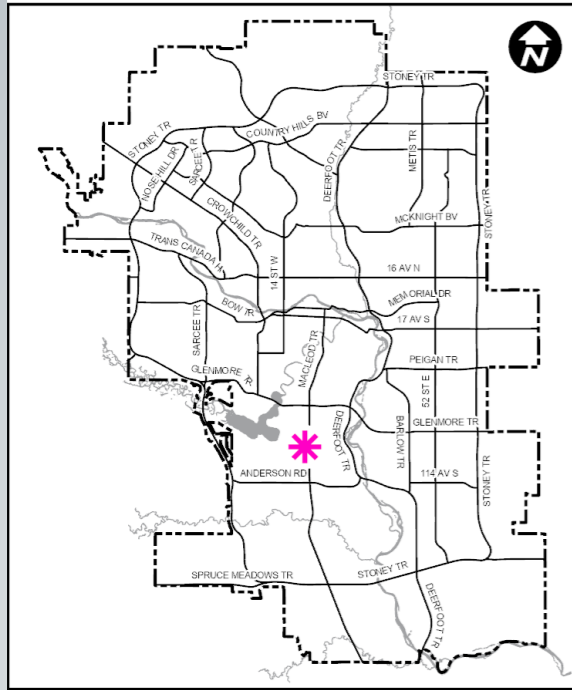
ISC: Unrestricted



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 135D2025** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 9504 Horton Road SW (Plan 9311963, Block 9, Lot 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.



**LEGEND**

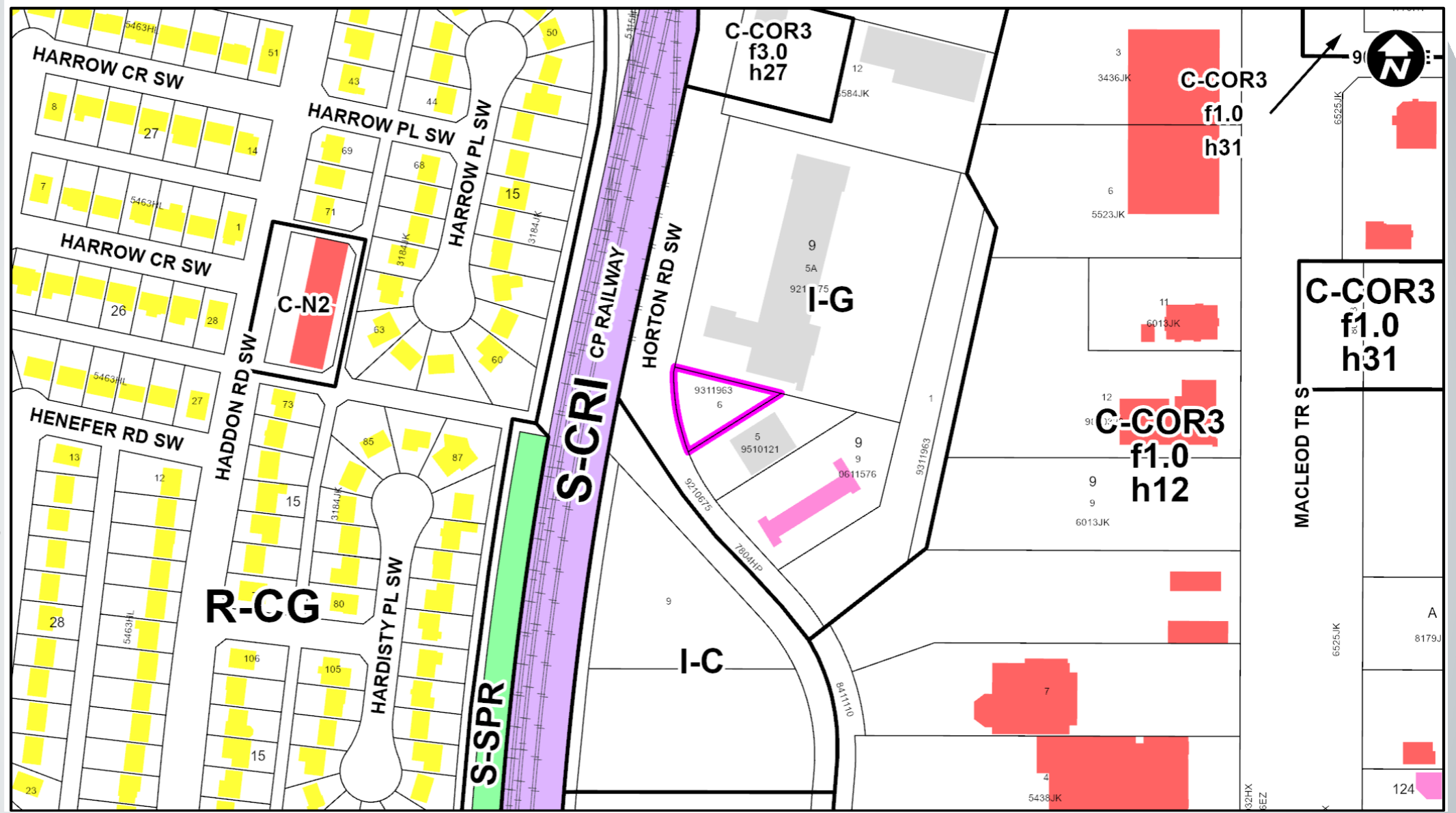
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

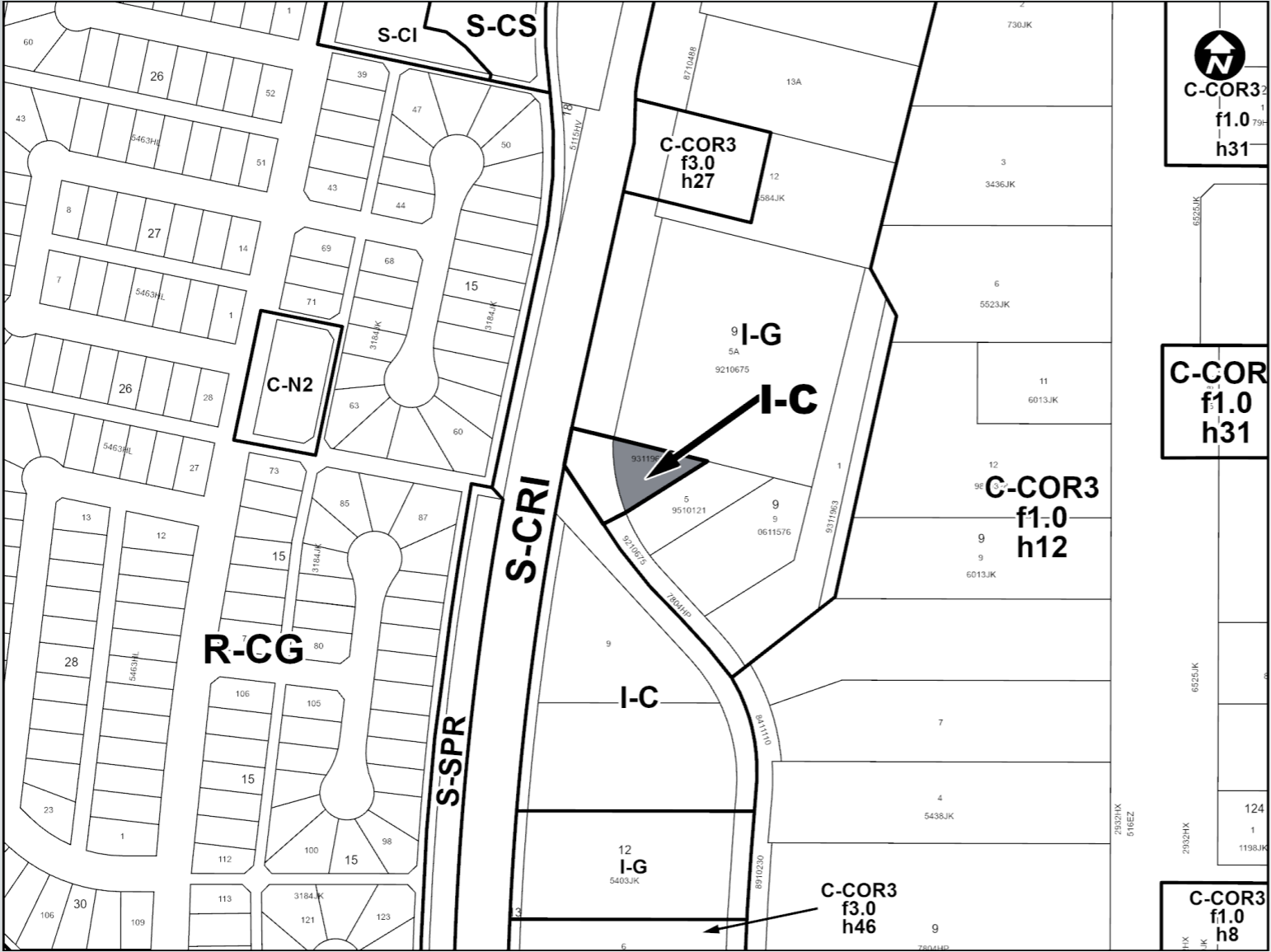


Parcel Size:  
0.11ha

### LEGEND

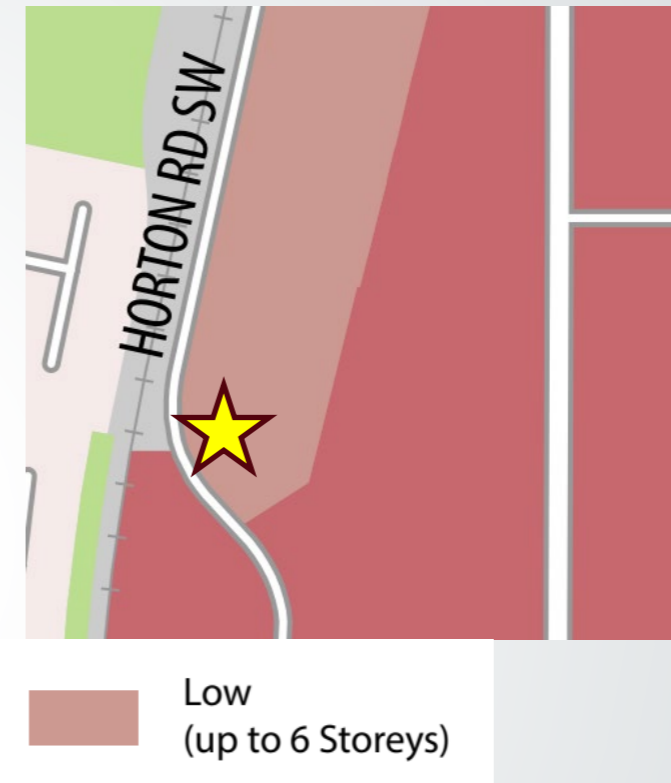
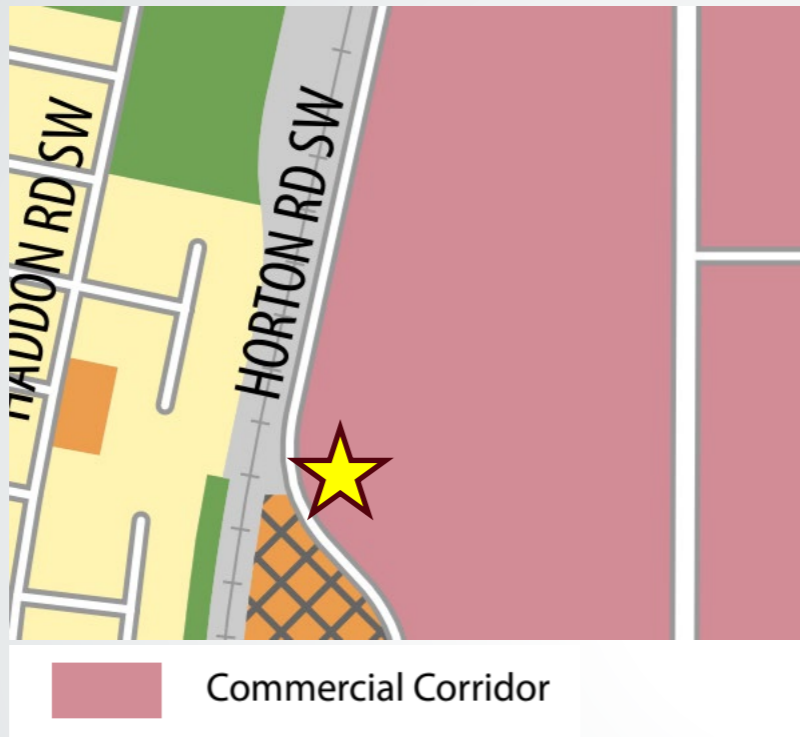
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary






## Proposed Industrial - Commercial (I-C) District:

- intended for locations on the perimeter of industrial areas to accommodate light industrial uses and small-scale commercial uses that are compatible with and complement light industrial uses;
- maximum building height of 12.0 metres; and
- maximum FAR of 1.0.



 Subject Site

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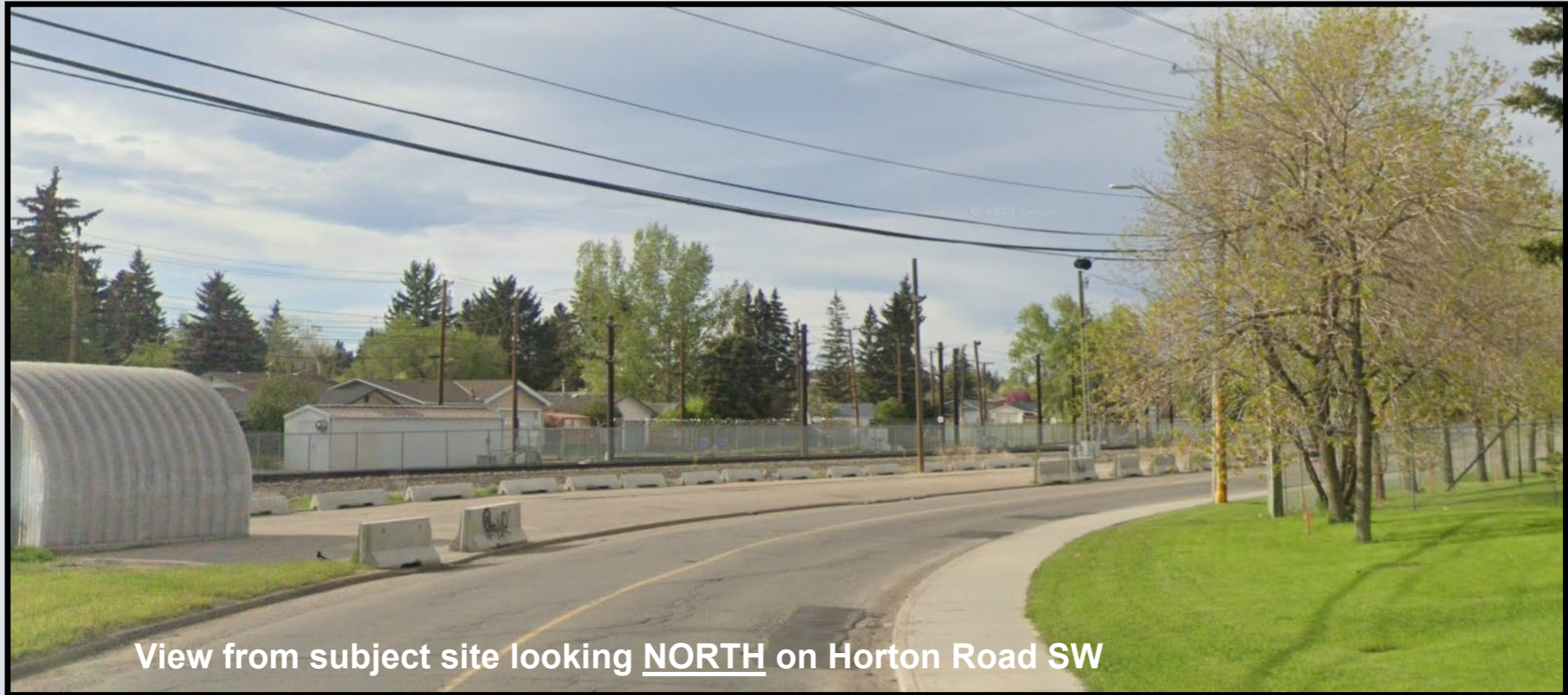
# Supplementary Slides



View of subject site looking EAST on Horton Road SW



View from subject site looking SOUTH on Horton Road SW



View from subject site looking NORTH on Horton Road SW

