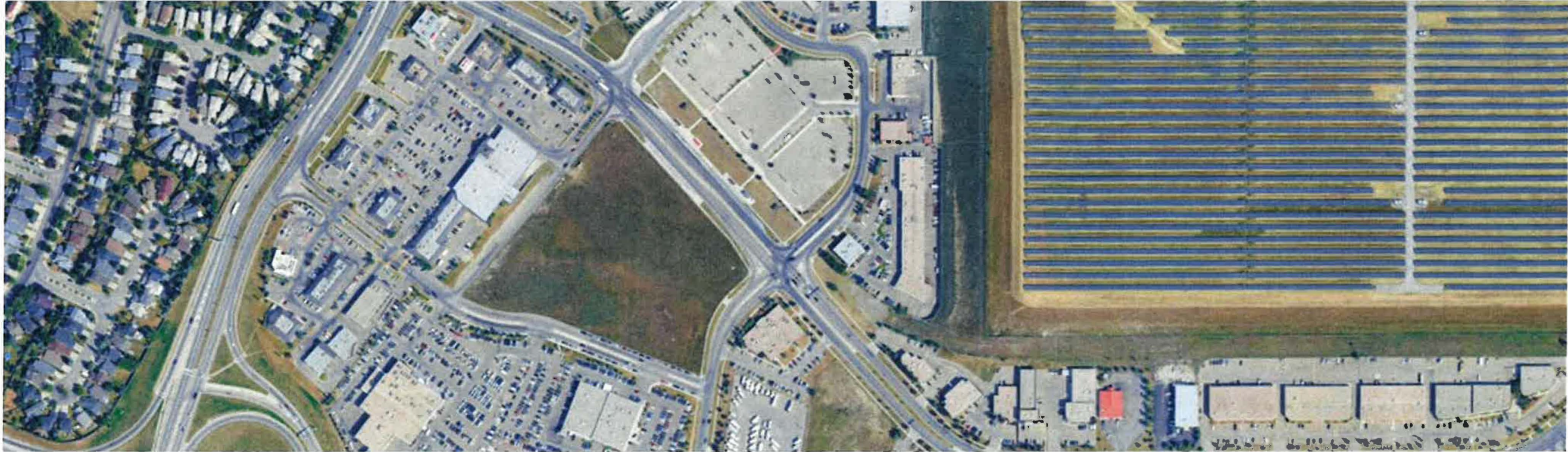




Public Hearing of Council

Agenda Item: 7.2.4



LOC2024-0256 / CPC2025-0584 Land Use Amendment

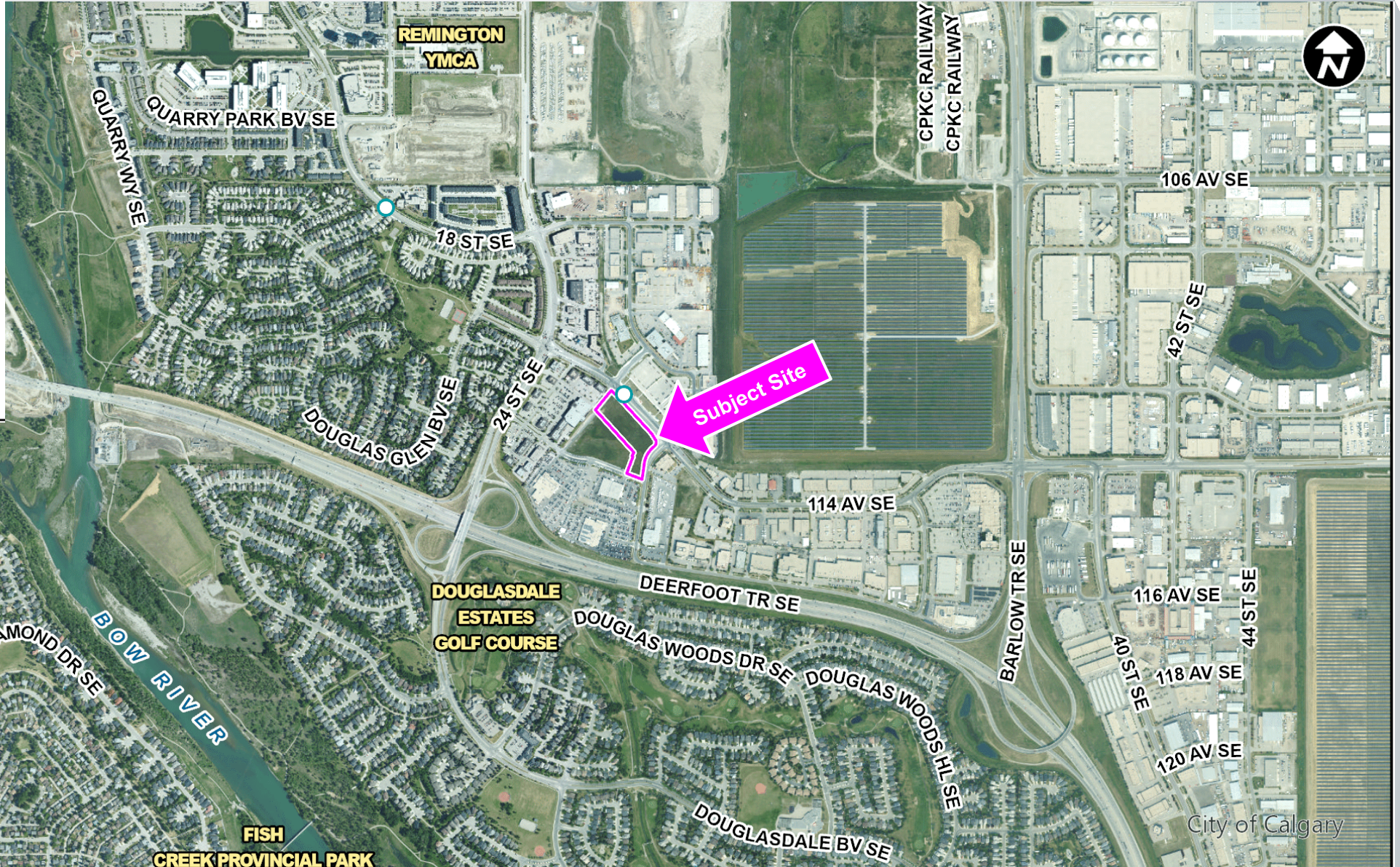
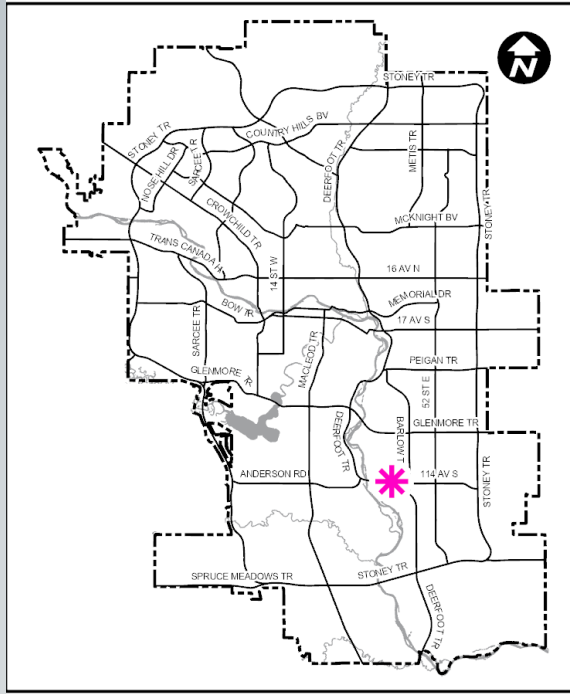
September 9, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-4 CPC2025-0584
Dishub - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

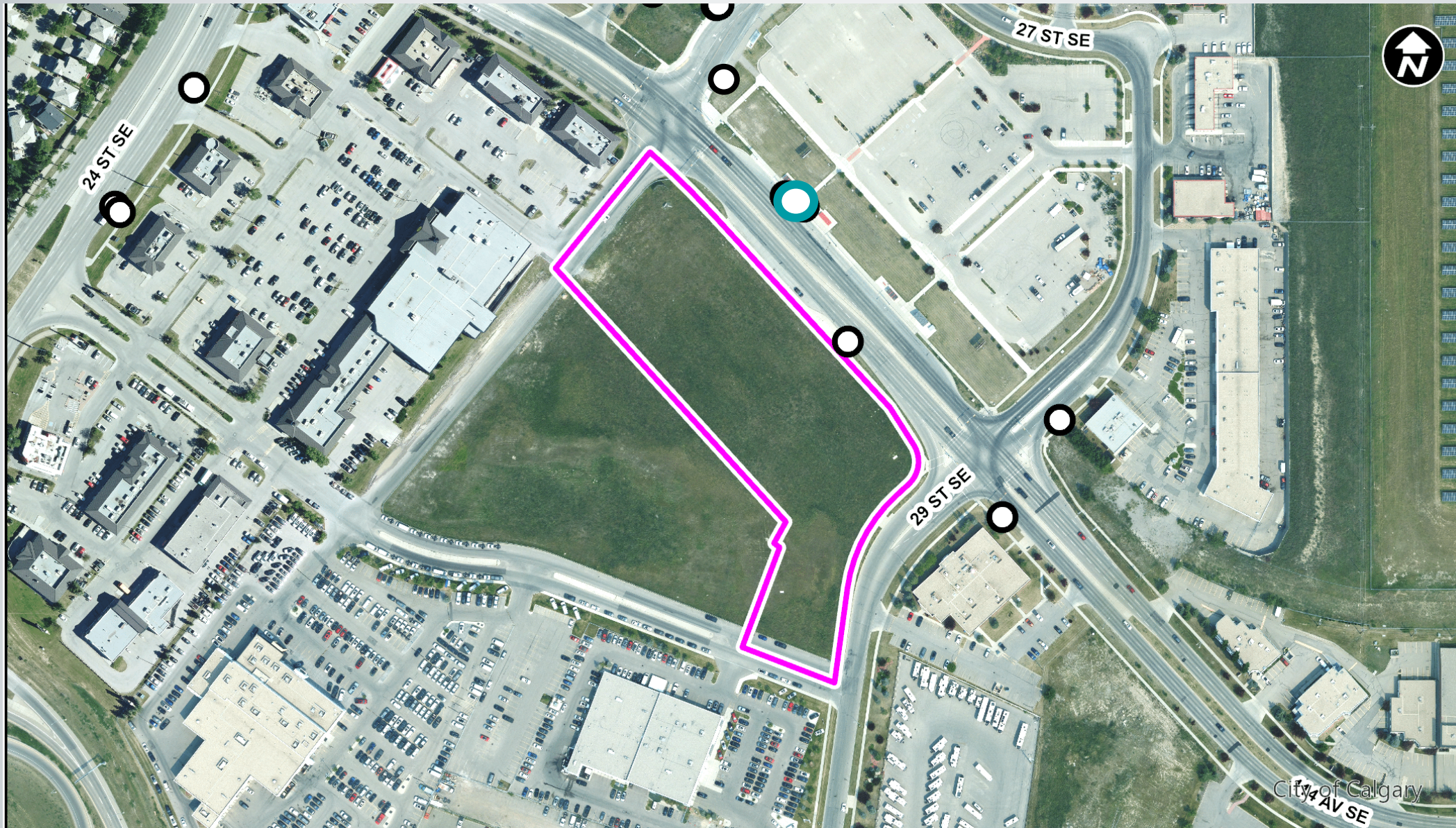
That Council:

1. Give three readings to **Proposed Bylaw 64P2025** for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 136D2025** for the redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 11519 – 29 Street SE (Plan 0813806, Block 24, portion of Lot 4) from Direct Control (DC) District **to** Mixed Use – General (MU-1f3.0h46) 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



LEGEND

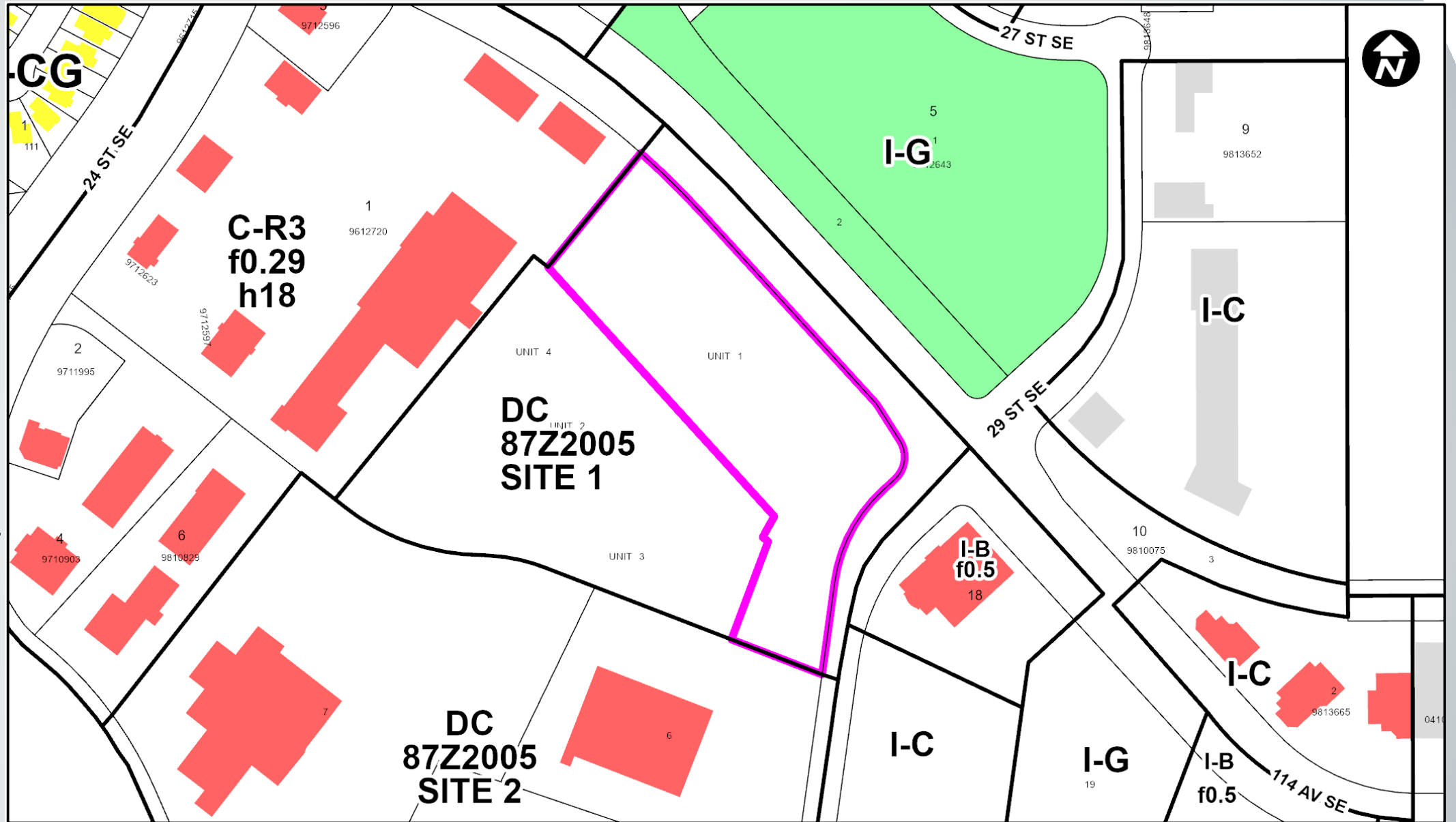
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 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:

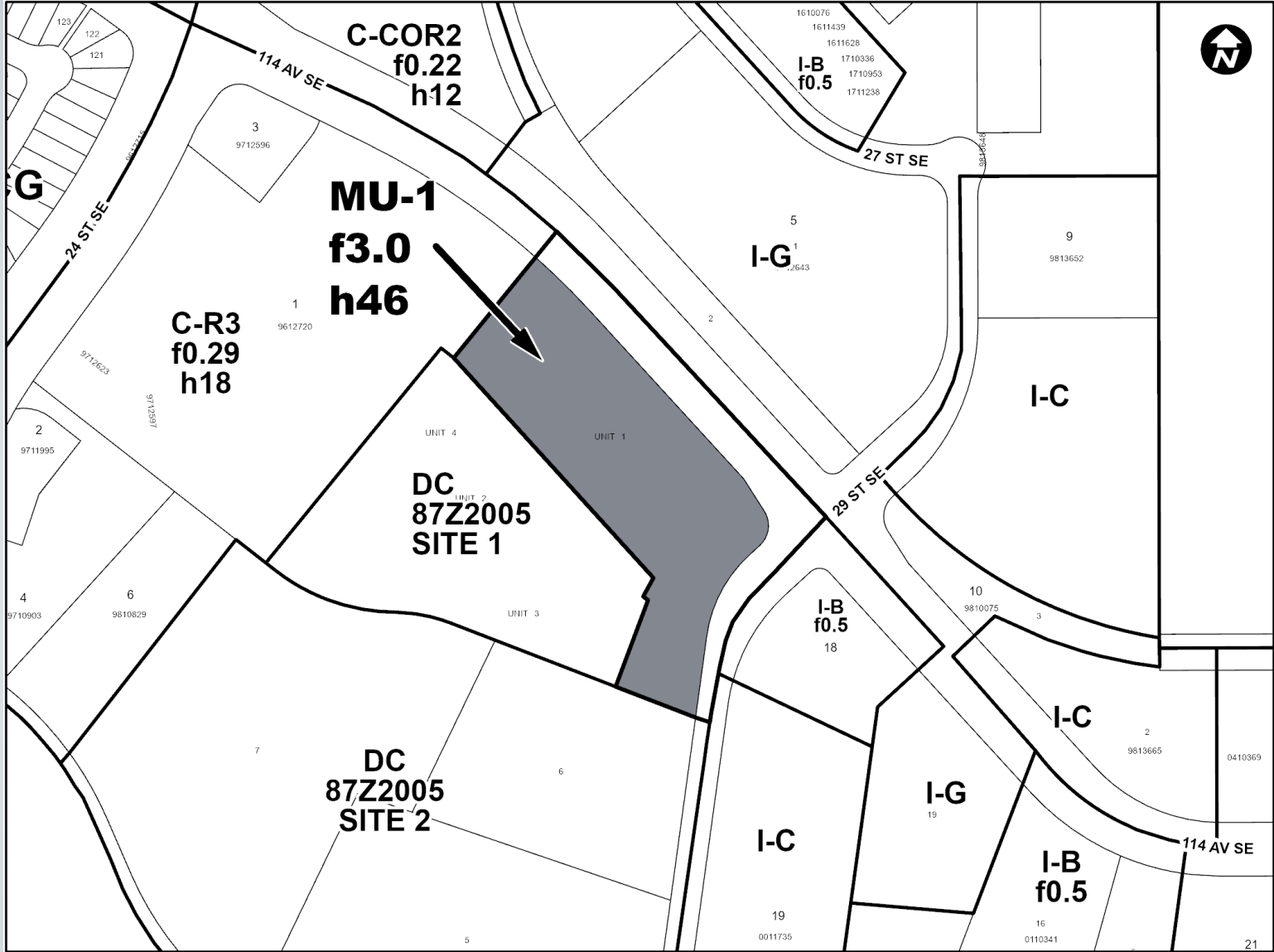
1.75 ha
196 x 125 m

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



Proposed Mixed Use - General (MU-1f3h46) District District:

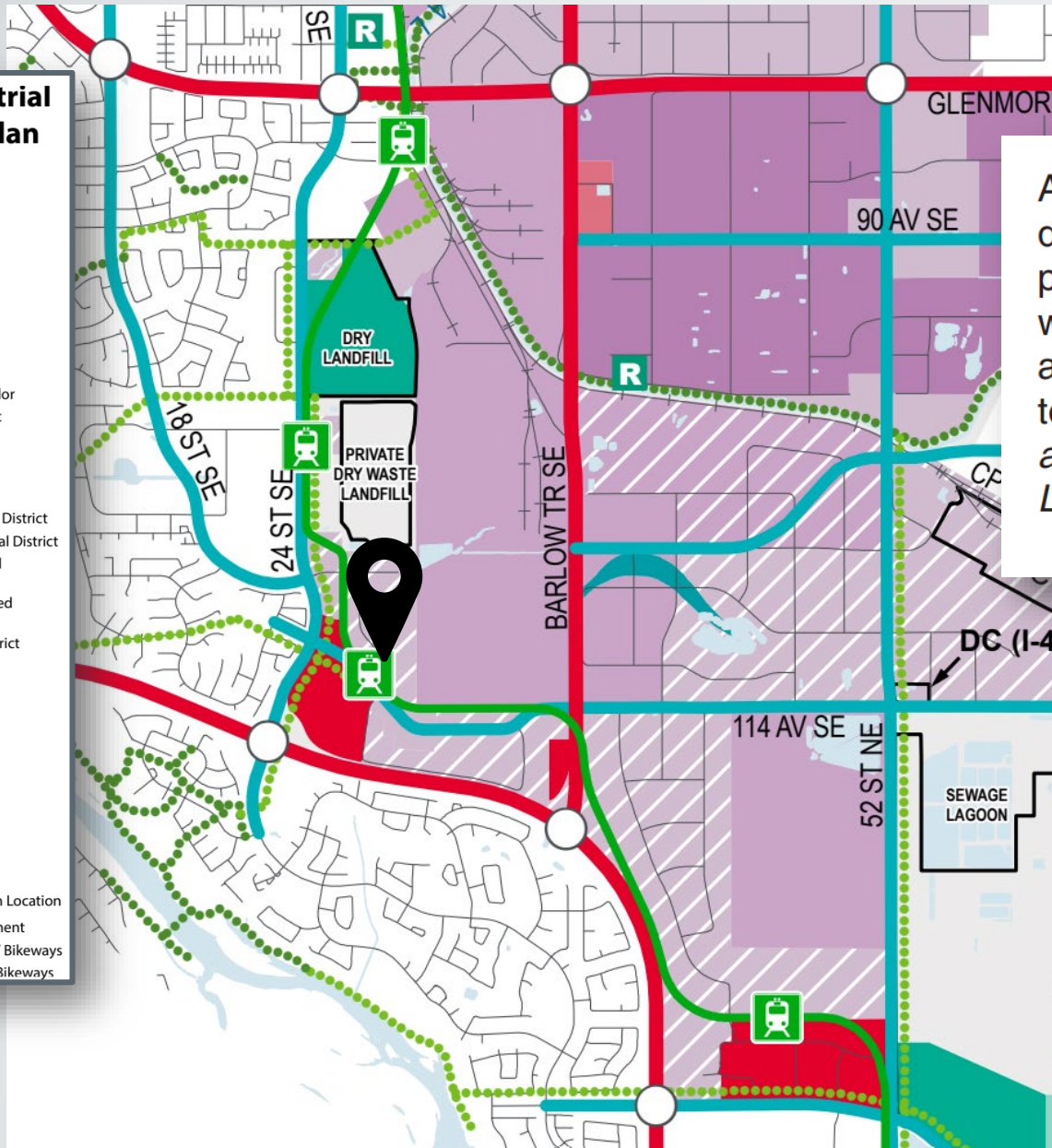
- accommodate both residential and commercial uses at grade facing the commercial street
- commercial at grade not required
- FAR (max): 3.0
- Height (max): 46 metres

Amendment to the Southeast Industrial Area Structure Plan

Southeast Industrial Area Structure Plan

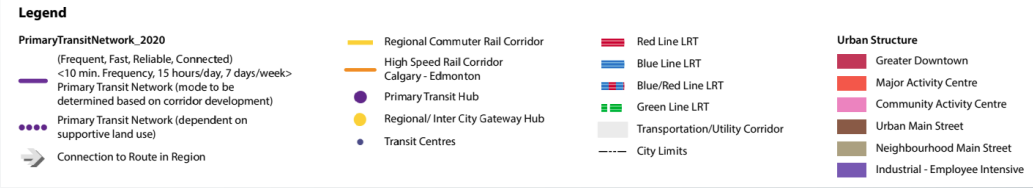
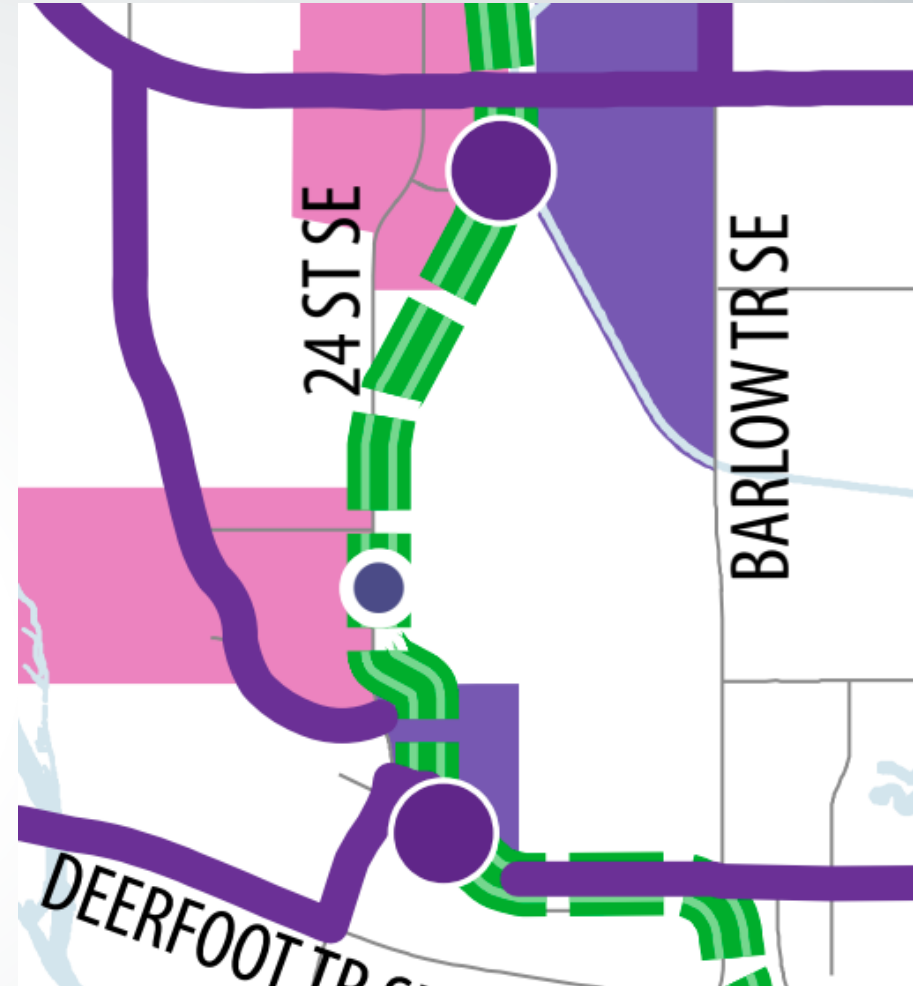
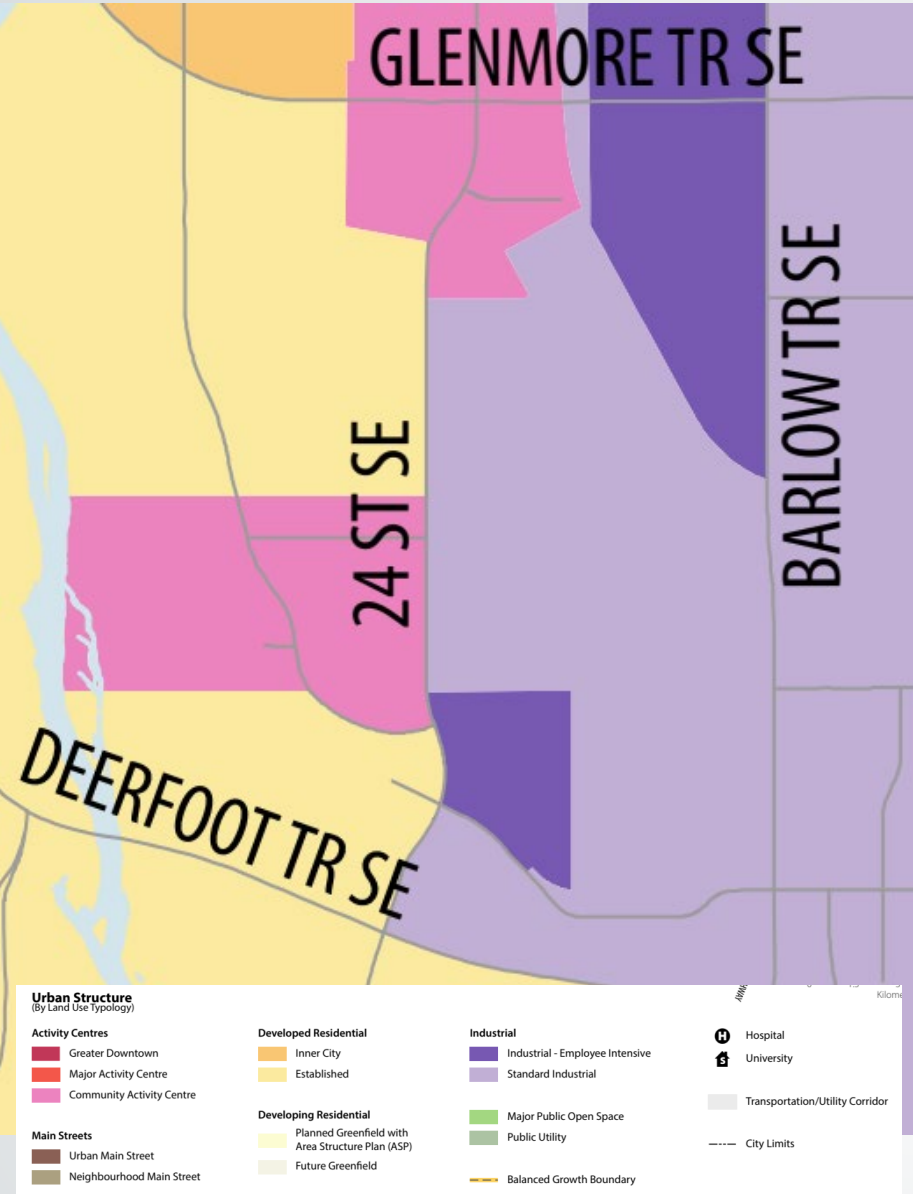
Map 2
Land Use and Transportation Plan

- Legend**
- Area Structure Plan Area
 - City Limits
 - Transportation Utility Corridor
 - Existing Commercial District
 - Existing I-2 General Light Industrial District
 - Proposed I-2 General Light Industrial District
 - Existing I-3 Heavy Industrial District
 - Proposed I-3 Heavy Industrial District
 - Existing I-4 Limited Serviced Industrial District
 - Proposed I-4 Limited Serviced Industrial District
 - Industrial - Commercial District
 - Existing Park/ Facility
 - Future Regional Park
 - Possible Future Open Space
 - Wetland
 - Recreation Node (Urban Park Master Plan)
 - Freeway/ Expressway
 - Major Road
 - Full
 - Partial
 - Possible Future L.R.T. Station Location
 - Possible Future L.R.T. Alignment
 - Existing Regional Pathways/ Bikeways
 - Future Regional Pathways/ Bikeways



Apart from two mobile home parks and four residential dwellings in the South Hill area, which are due to be phased out over time, no residential uses are proposed within the Plan area. As a result, proposals for any additional residential development would be contrary to this Plan *with the exception of development located at 11488 - 24 Street SE (Plan 0112636, Block 18, Lot 1).*

Bylaw 51P2019



Calgary Planning Commission's Recommendation:

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Supplementary Slides

