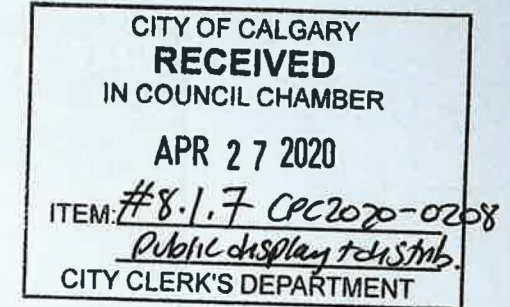




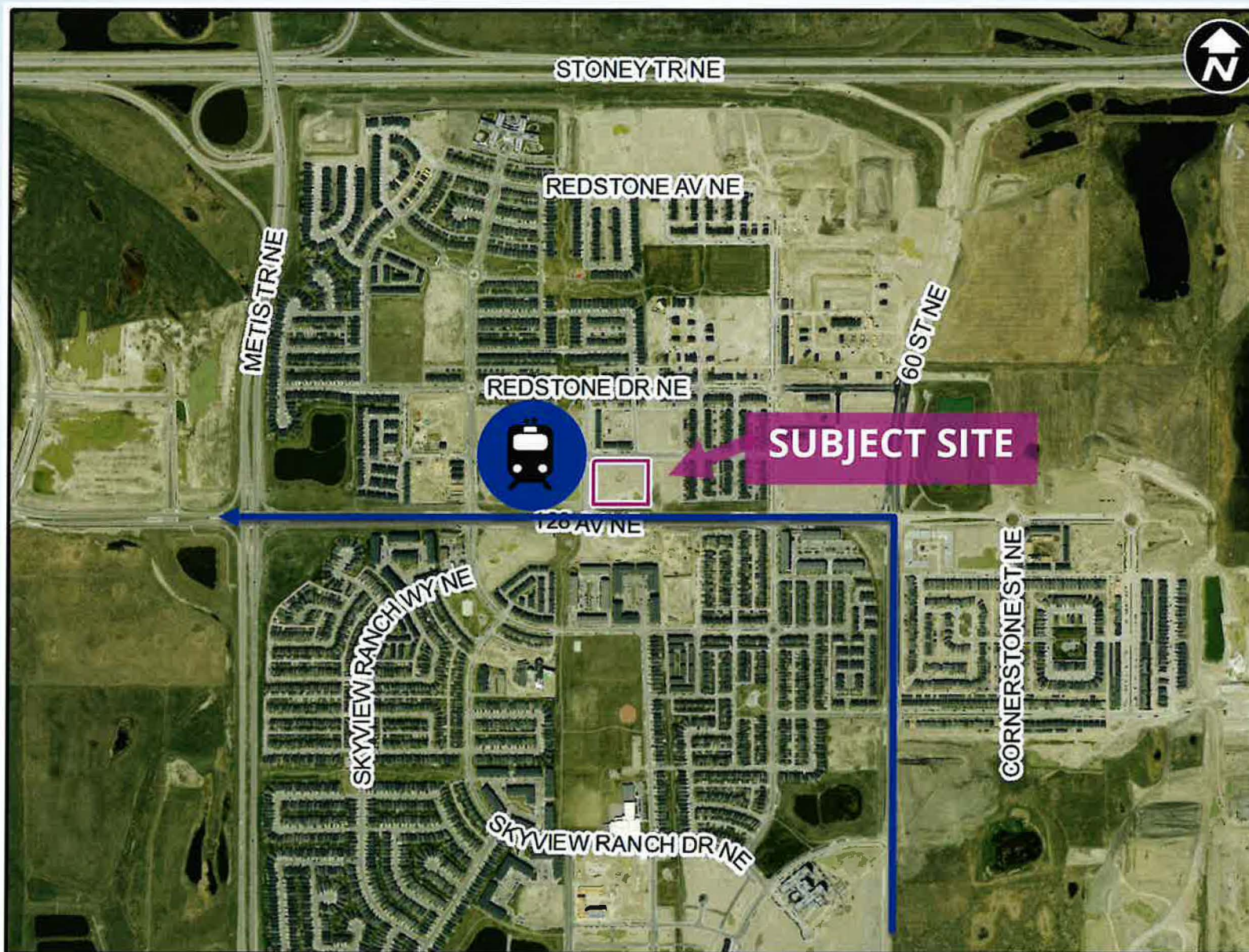
Public Hearing of Council Agenda Item: 8.1.7

1



**LOC2019-0114
Land Use Amendment
M-2 to S-CRI and DC (C-C1)**



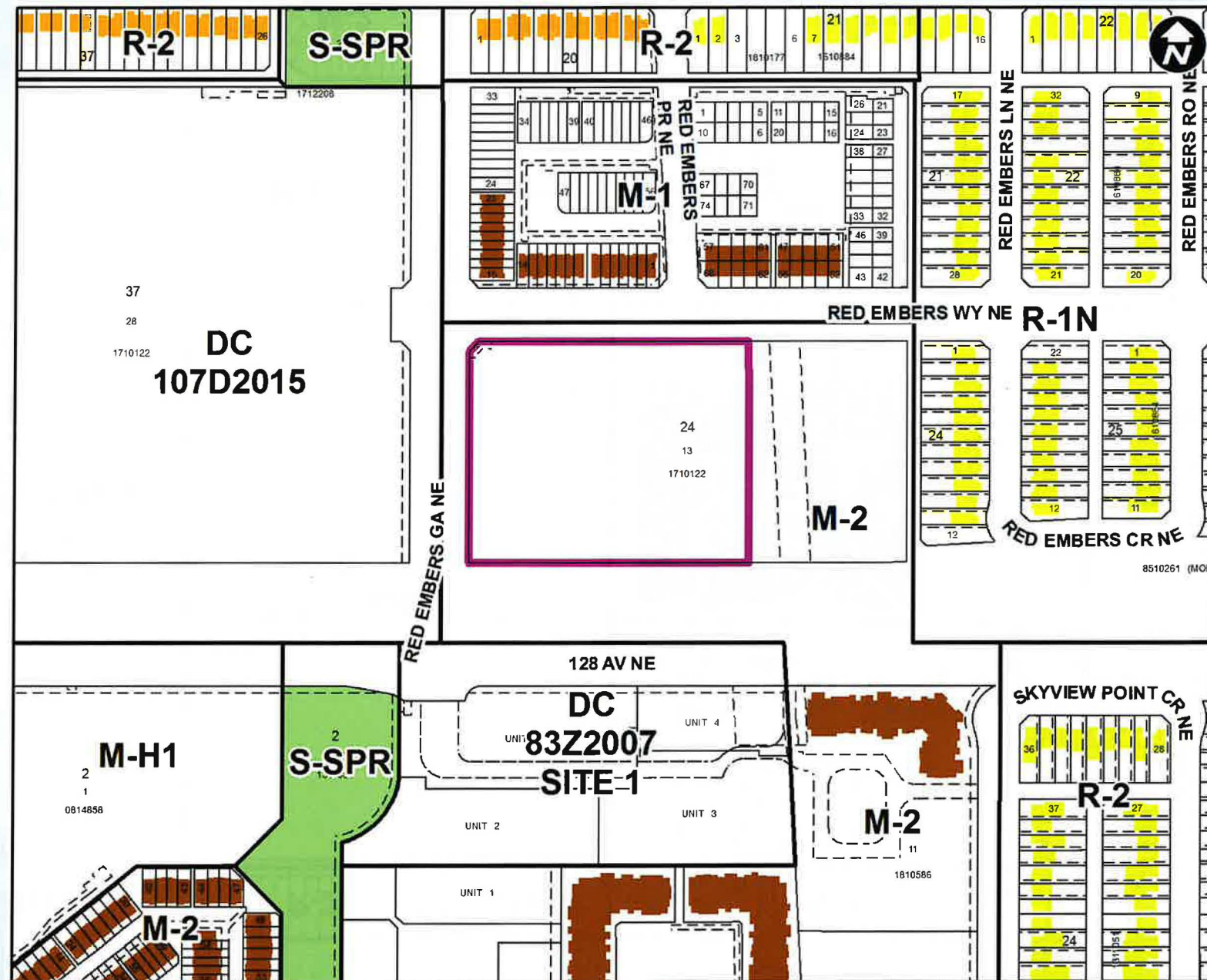


Future Blue LRT Line



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



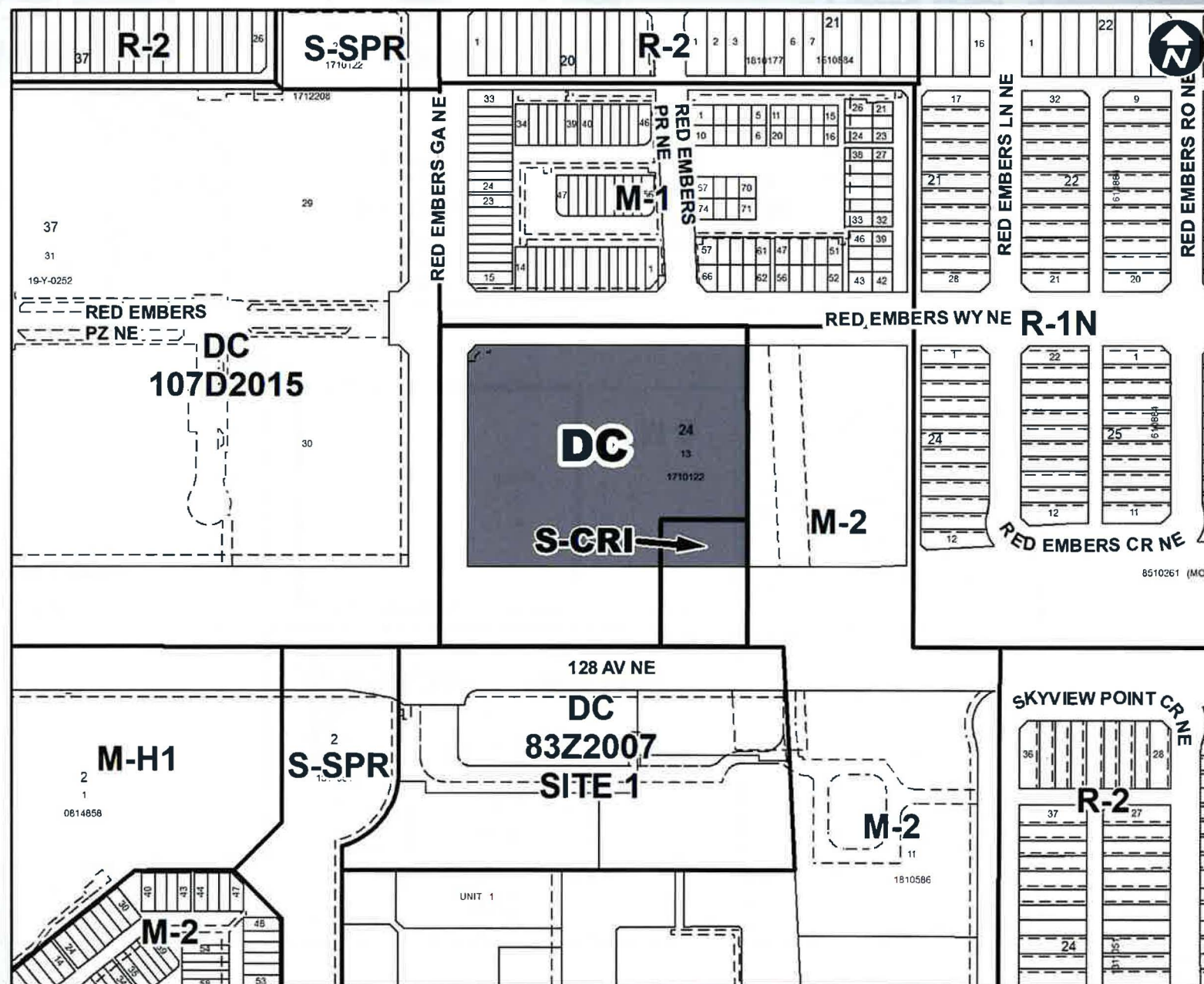
Multi-Residential – Medium
Profile (M-2) District
to
DC Direct Control District
(Based on C-C1)
and
Special Purpose – City and
Regional Infrastructure (S-CRI)

DC allows for:

- community scaled commercial development
- Removal of auto oriented uses
- FAR = 3.0, Height = 16.0 metres.

S-CRI allows for:

- Electrical substation reserved for future LRT.



Reason for Recommendation:

- Direct Control District will allow site to develop and evolve over time as commuter rail service is extended to area
- Direct Control District removes auto-oriented uses from base district (C-C1)
- Direct Control District allows for dwelling units with direct access at grade
- Direct Control District allows for a maximum intensity and height consistent with M-2 District
- Aligns with applicable policies of the Northeast Community 'A' Area Structure Plan

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed redesignation of 1.59 hectares $\pm$ (3.93 acres $\pm$) located at 251 Red Embers Way NE (Plan 1710122, Block 24, portion of Lot 13) from Multi-Residential – Medium Profile (M-2) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate mixed-use development; and
2. Give three readings to the **Proposed Bylaw 59D2020**.

