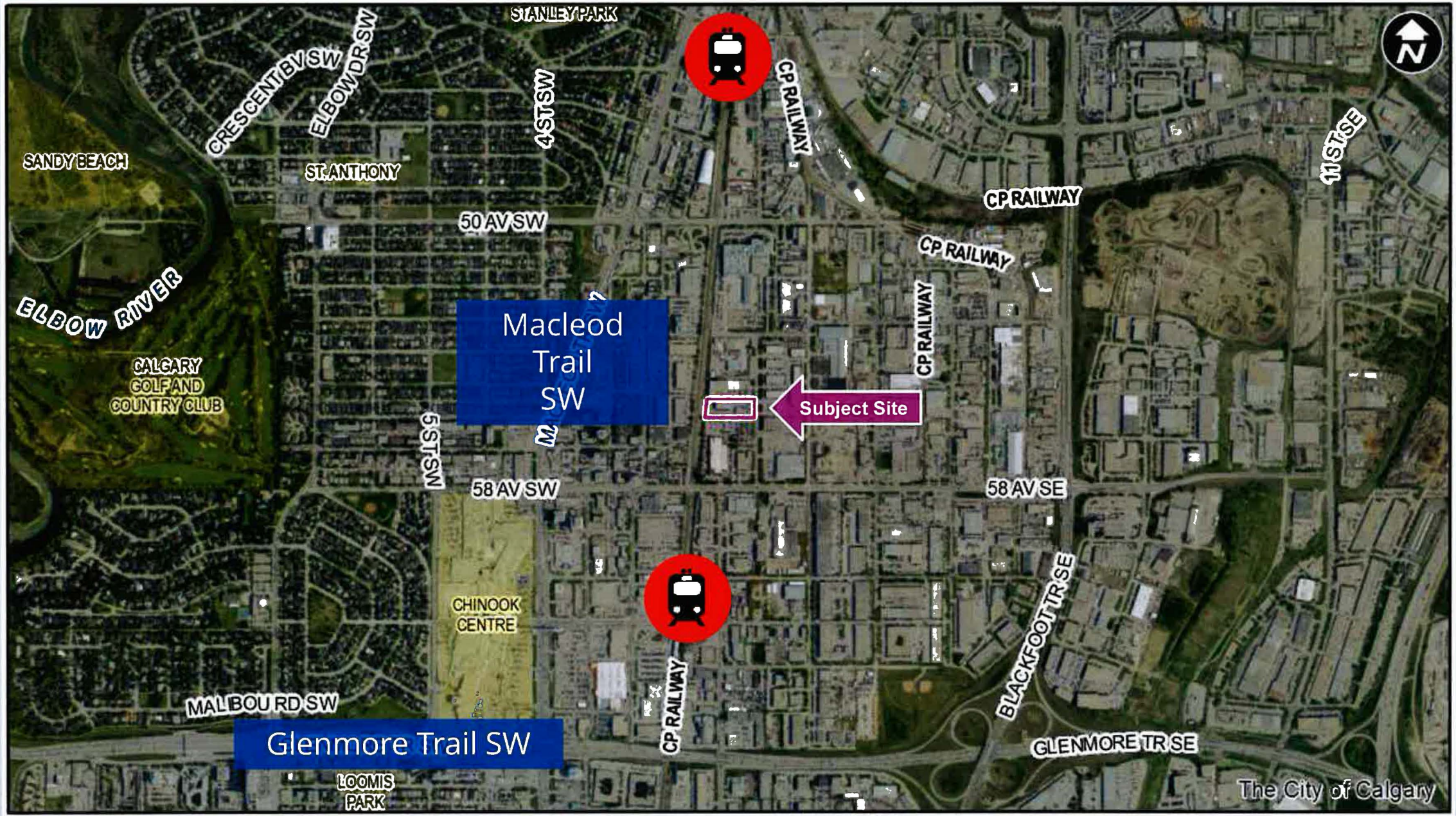




Public Hearing of Council
Agenda Item: 8.1.4

LOC2019-0187
Land Use Amendment
I-G to I-B



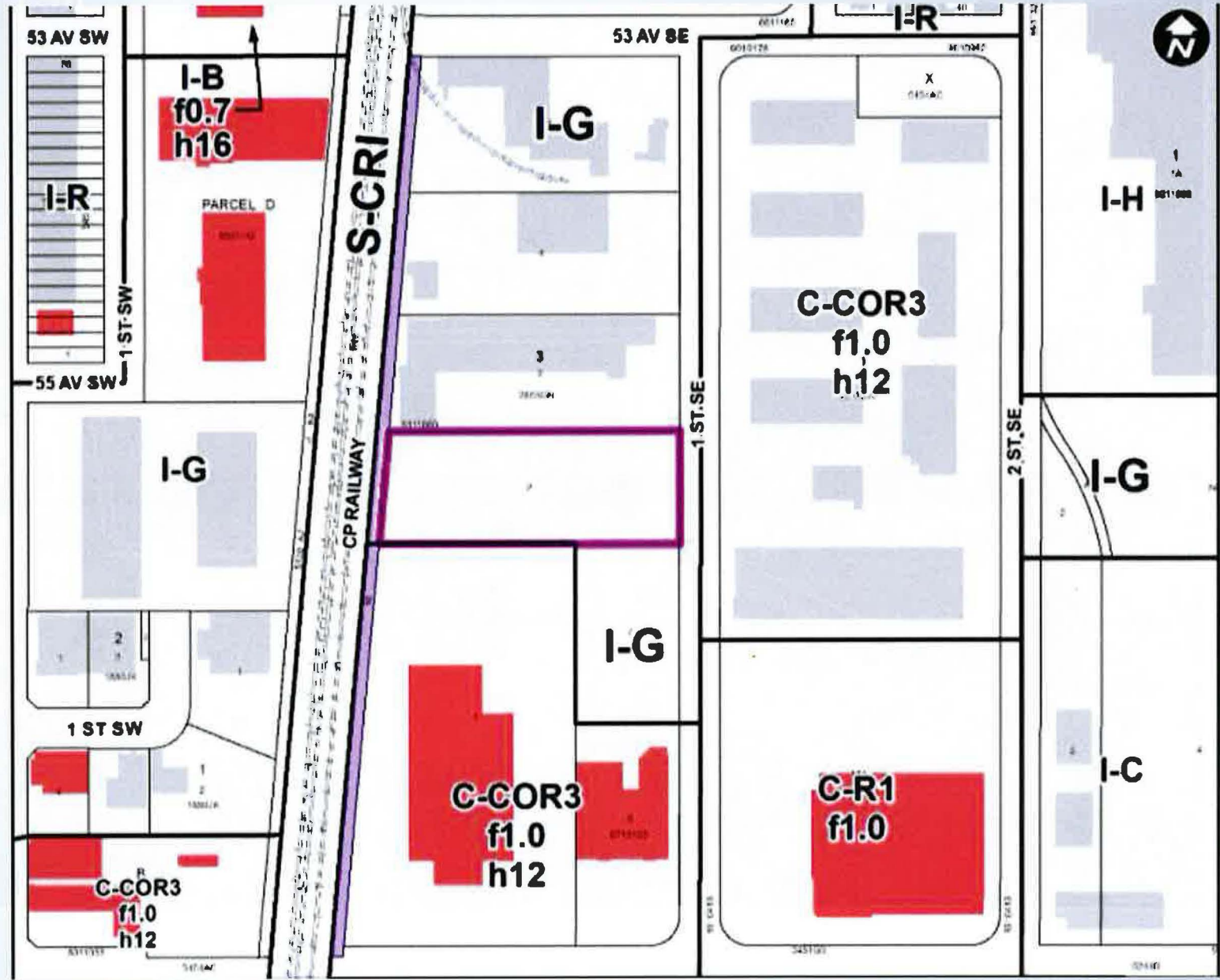


~ 0.83 ha in area
site dimension ~56m x 149m

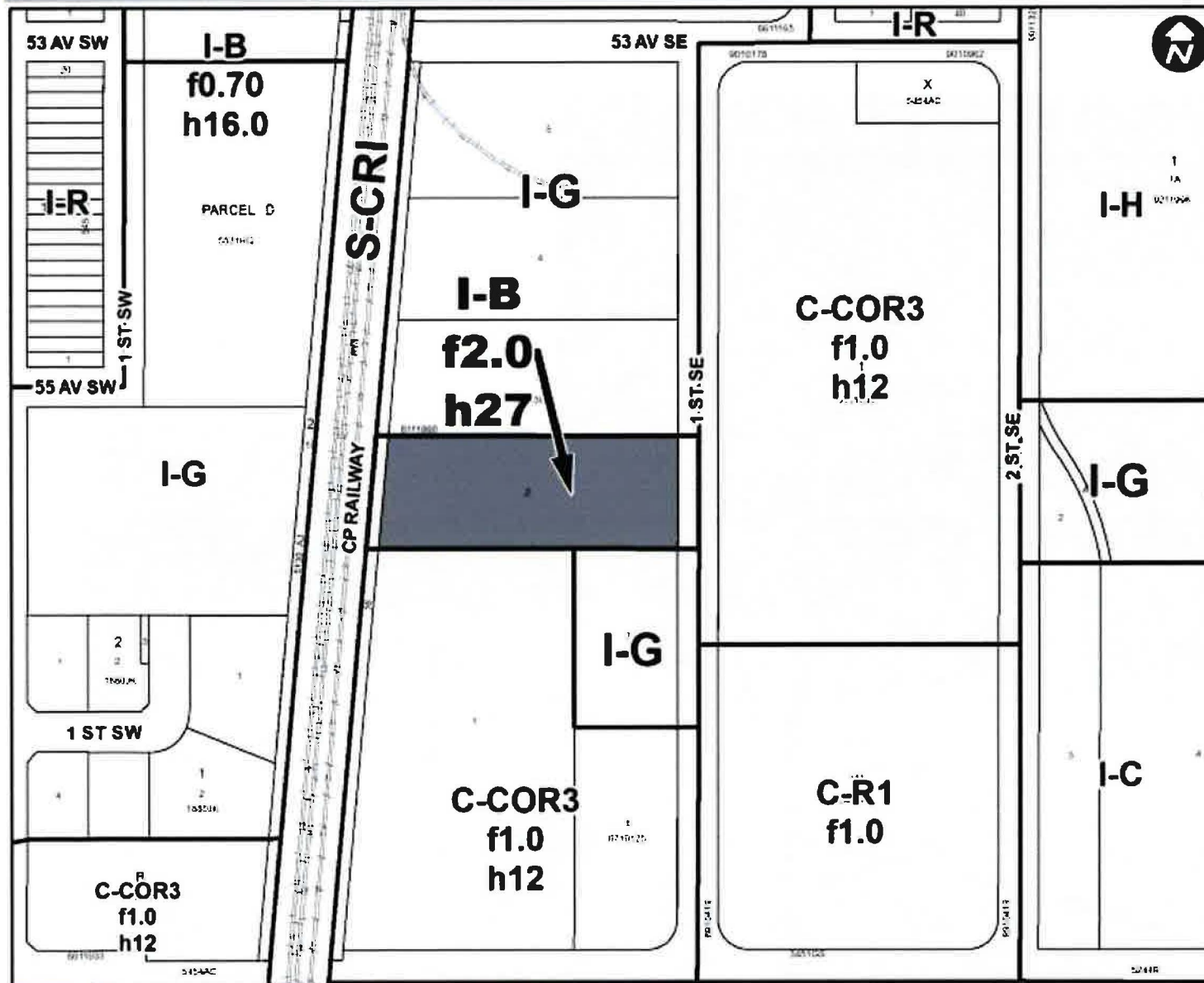
The City of Calgary

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







Industrial - General (I-G) to Industrial - Business (I-B)

Allows for:

- Manufacturing, Research and Office Development.
- Compatible with surrounding Industrial areas.
- Floor Area Ratio of 2.0.
- Height maximum of 27 metres.

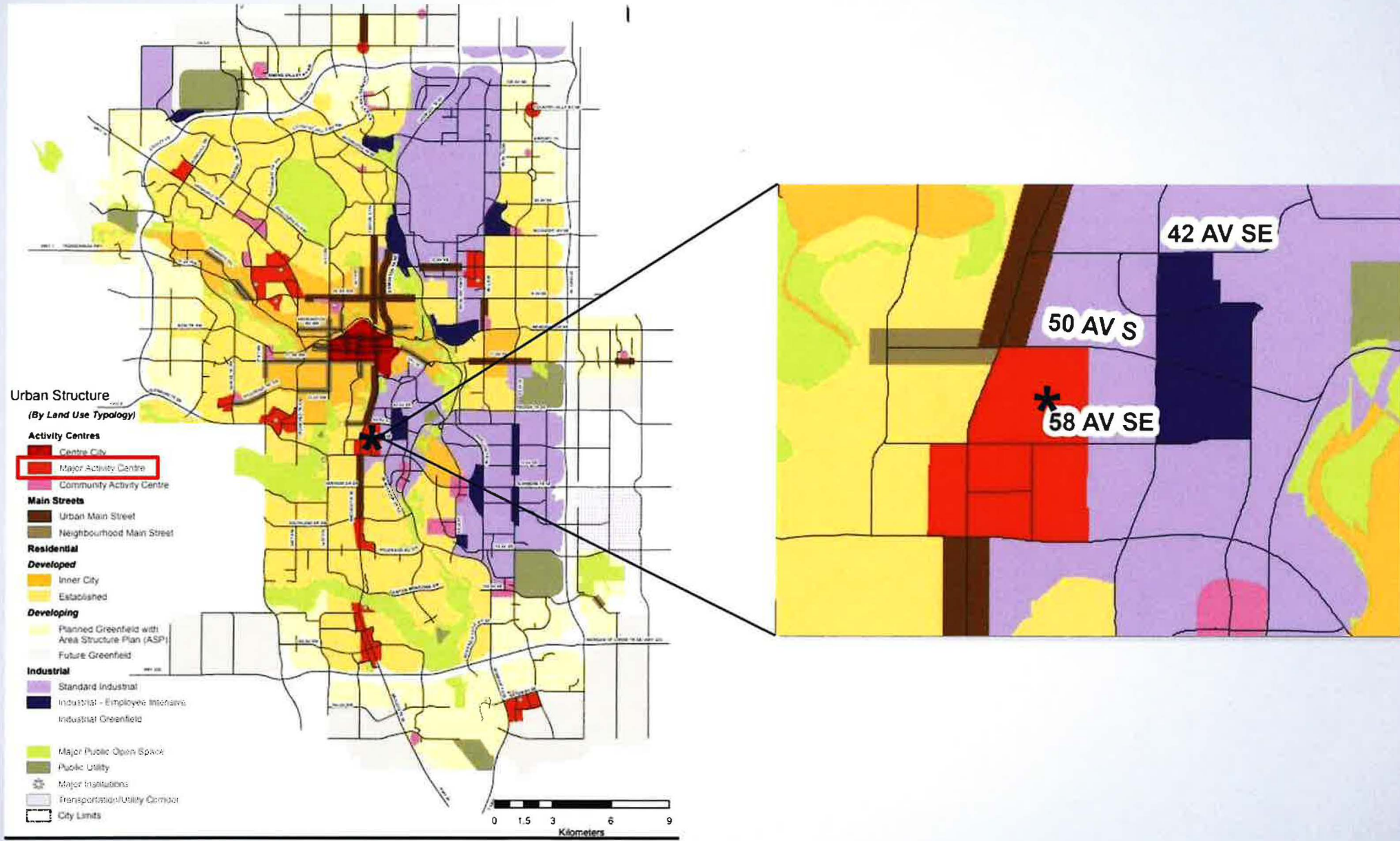
Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

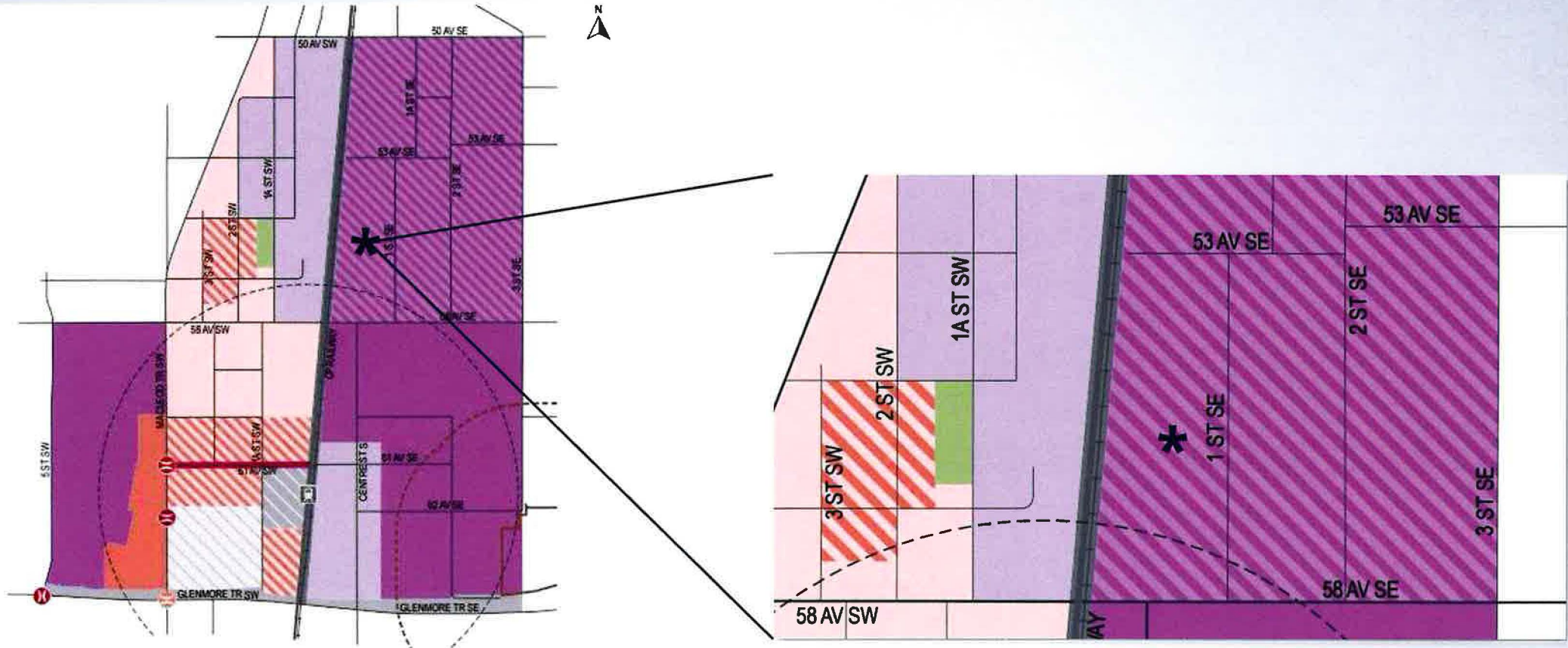
1. **ADOPT**, by bylaw, the proposed redesignation of 0.83 hectares \pm (2.0 acres \pm) located at located at 5711 – 1 Street SE (Plan 2853GN, Block 3, Lot 2) from Industrial – General (I-G) District **to** Industrial – Business (I-B f2.0h27); and
2. Give three readings to the **Proposed Bylaw 71D2020**.

Supplementary Slides

Municipal Development Plan (MDP)



Chinook Station Area Redevelopment Plan (DRAFT)



- | | | | | | |
|--|--|--|-----------------------------------|--|-------------------------------|
| | Community - Centre | | Park Space | | Pedestrian Overpass |
| | Community - Centre/
Community - High Density | | Freight Corridor | | Potential Pedestrian Overpass |
| | Community - High Density | | Transit Plaza/
Park and Ride | | Landfill Site Boundary |
| | Employment - Industrial Flex | | Future Comprehensive
Plan Area | | Landfill 300m Buffer |
| | Employment - Industrial/
Employment - Intensive | | Glenmore Trail
Right of Way | | LRT Alignment |
| | Employment - Intensive | | High Street | | LRT Station |
| | | | | | 600m from LRT Station |

Trotter Morton Calgary Campus - 5711 - 1 Street SE

SCENARIO 4 - "Phase A" Two Levels of Office, Two Levels of Parkade. "Phase B" Future Addition of 2 Office Levels

	Square Feet	Square Metres	Acres	Hectares
SITE AREA	89642	8328	2.06	0.8328
Area of Existing Structure to Remain	20667	1920		

	GROSS AREA		DESIGNATION		FLOOR-TO-FLOOR HEIGHT	
	Square Feet	Square Metres	Above Grade	LUB Area	Feet	Metres
Parapets/Mechanical	3229	300	Yes	Yes	12.0	3.660
Office Level 5	27340	2540	Yes	Yes	15.0	4.575
Office Level 4	27340	2540	Yes	Yes	15.0	4.575
Office Level 3	27340	2540	Yes	Yes	15.0	4.575
Office Level 2	23358	2170	Yes	Yes	15.0	4.575
Parkade Level 1	29385	2730	Partial	Yes	12.0	3.660
Parkade Level B1**	29385	2730	No	No	12.0	3.660
TOTAL CONSTRUCTION FLOOR AREA	167379	15550			84.055	25.620

Bylaw Defined Floor Area	137993	12820
Floor Area Ratio (New Construction)	1.539	
GRAND TOTAL BYLAW FLOOR AREA (Existing and New Construction)	158660	14740
GRAND TOTAL FLOOR AREA RATIO	1.770	1.770

	Square Feet	Square Metres
Total Office Area	105379	9790

Notes:

- * Assumed to be required for elevator override and feature entrance.
- ** Parkade level below grade
- *** Excludes B1 level, as this does not count to bylaw definition of Building Height.
- **** Excludes B1 level, as this does not count to bylaw definition of Floor Area.

Shadow Study - March



March 21 - 10:00am



March 21 - 12:00pm



March 21 - 2:00pm



March 21 - 4:00pm



1:1500



Trotter & Morton Group of Companies
Shadow Study - March 21

5711 - 1 Street SE / Plan 2853GN, Block 3, Lot 2
February 2020

Shadow Study - June



1:1500



Trotter & Morton Group of Companies
Shadow Study - June 21

5111 - 1 Street SE / Pktn 26520M, Block 3, Lot 2
 February 2020

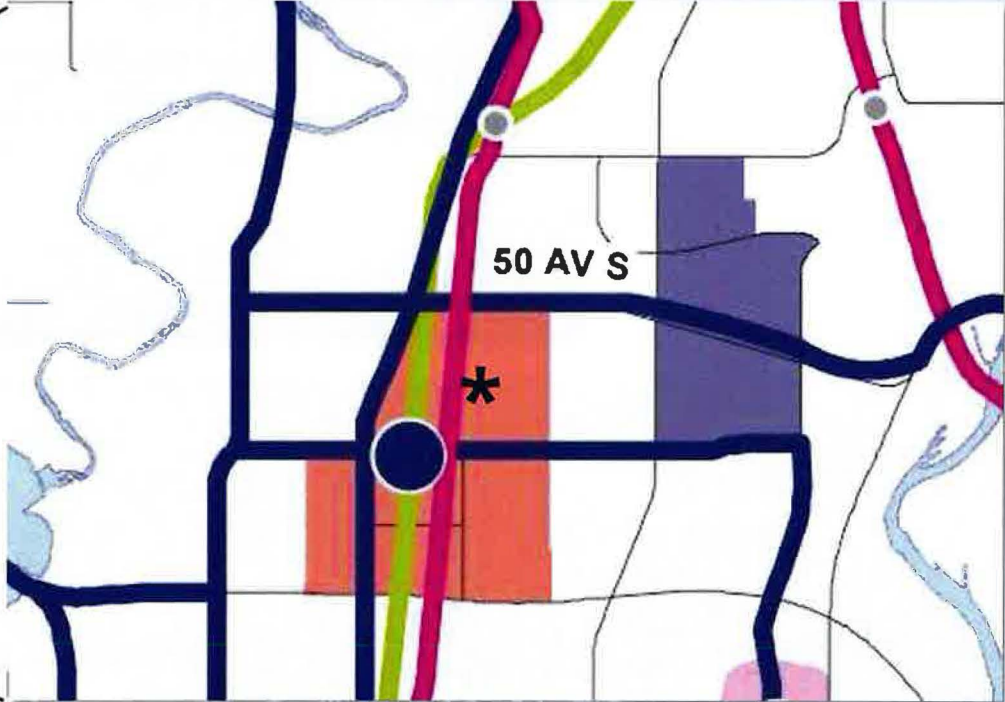
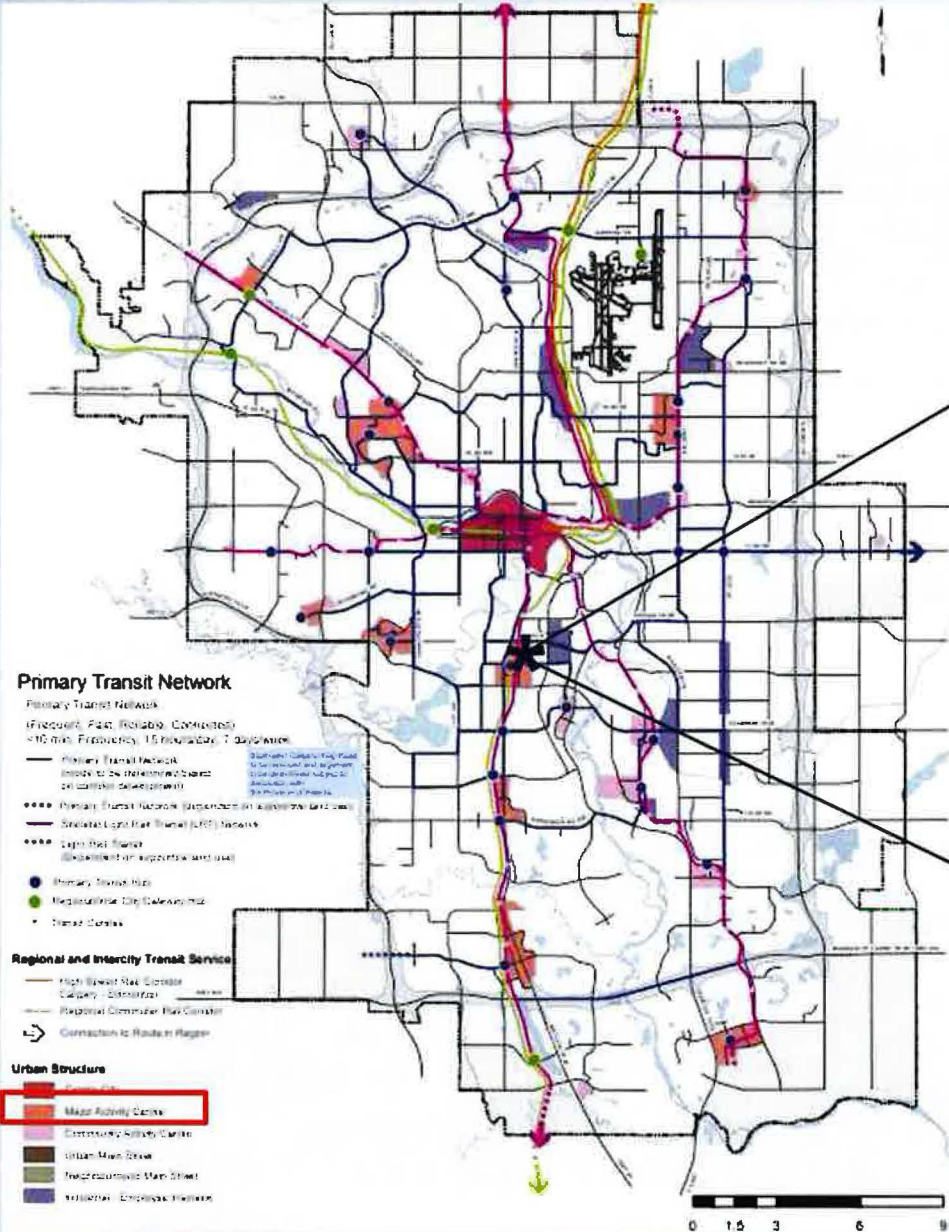
Phase 2 - Massing



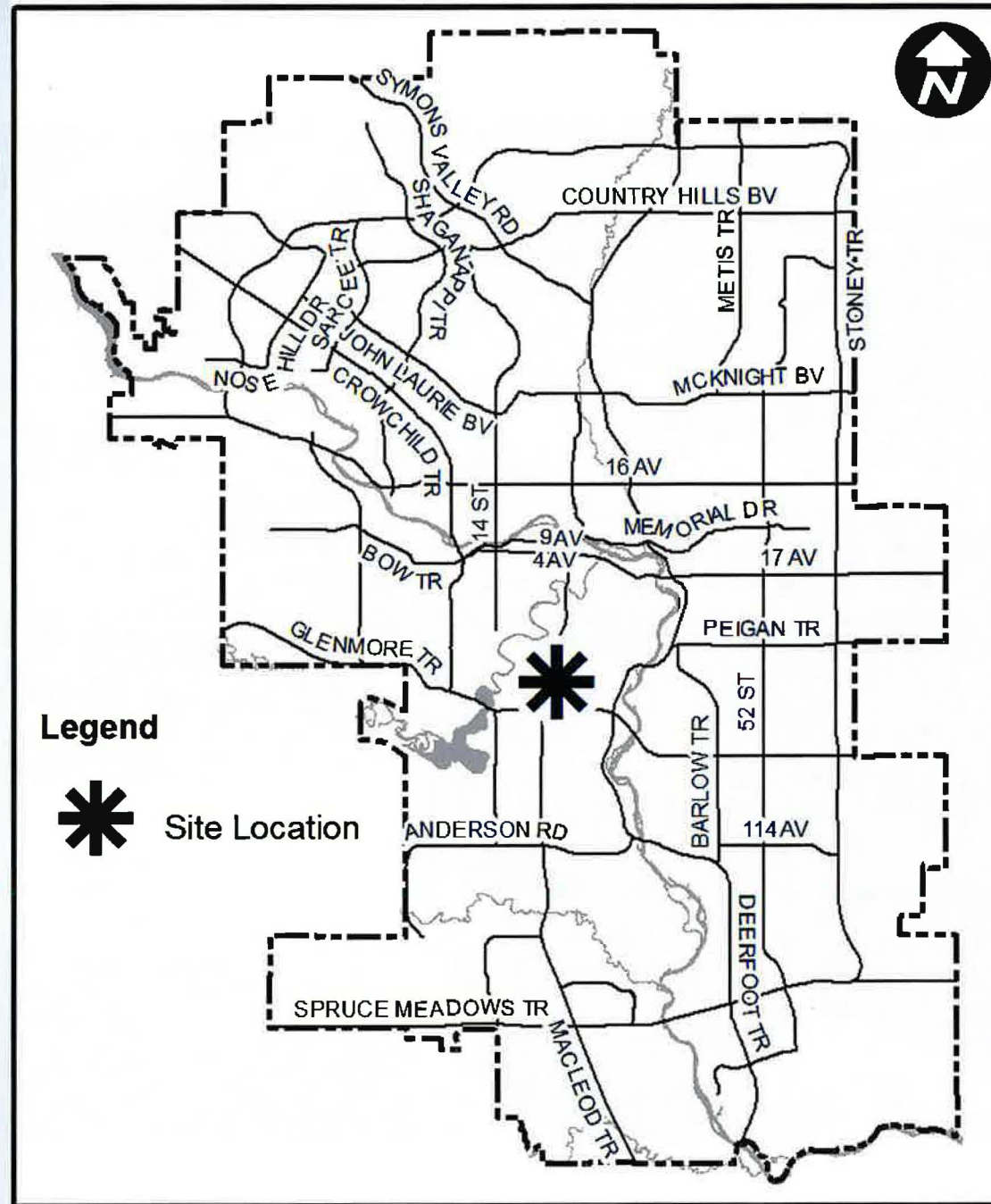
Phase 1 Renders



MDP - Primary Transit Network







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 JUN 15 2020
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