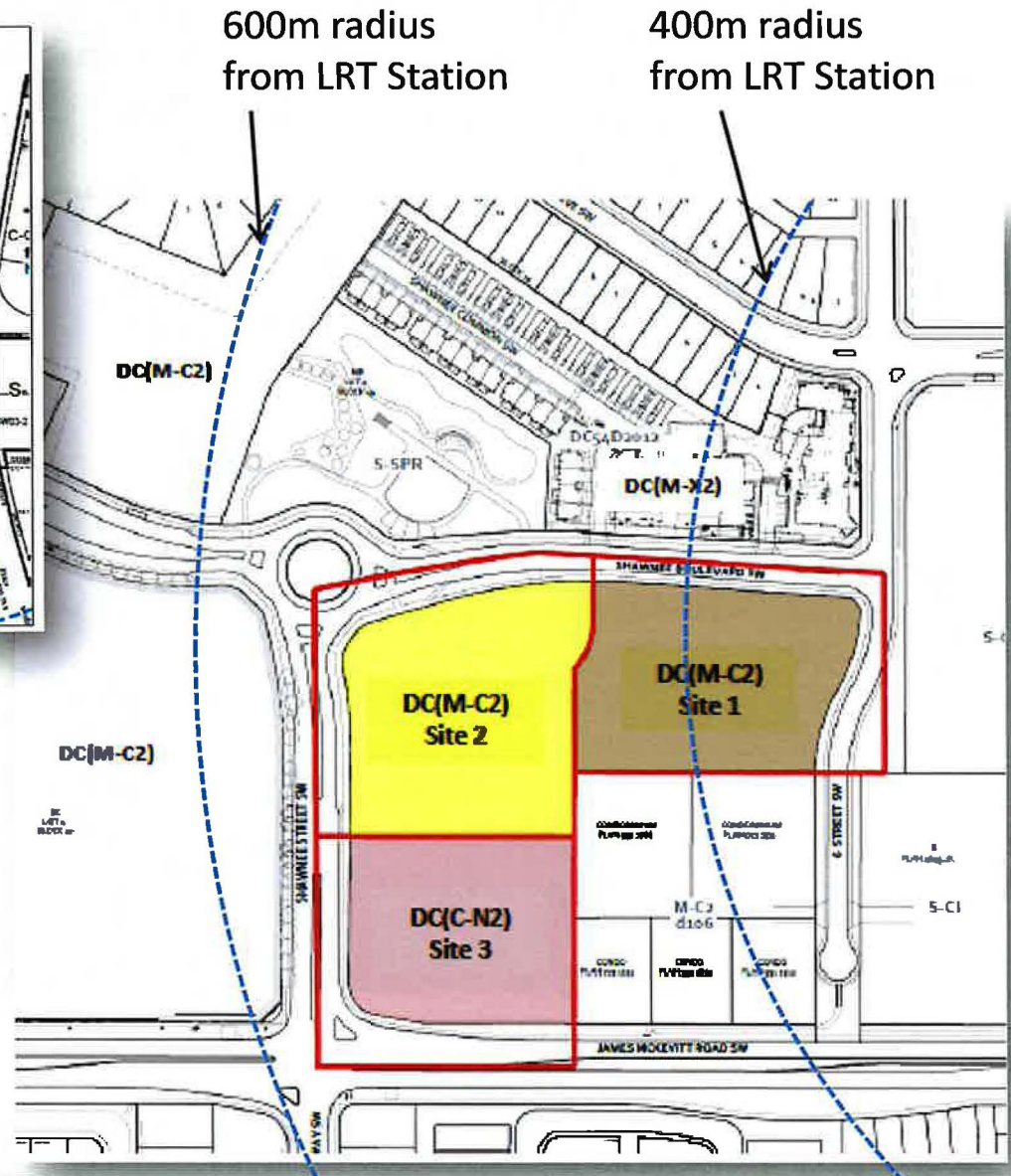
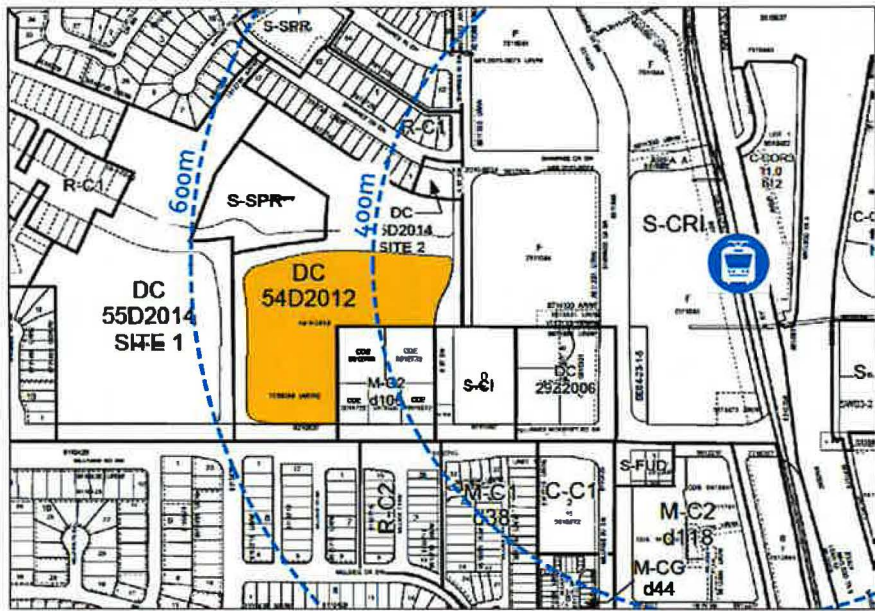


# Slide 1: Shawnee Slopes LU Amendment

**Existing Land Use: DC(MX-2) Height 26m FAR 3.0**



**Site 1: Purpose Built Rentals**

**Site 2: Seniors / Mid-Market Condos  
in Affordable Categories**

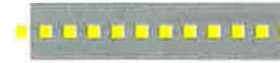
**Site 3: Neighbourhood Commercial  
anchored by Fueling Station  
and Convenience**



## Slide 2: Shawnee Slopes LU Amendment

600m radius  
from LRT Station

400m radius  
from LRT Station



> 700m walking distance





### Section 4.3 of TOD Guidelines:

‘Non transit-supportive land uses should not be located in the immediate station area where there is high pedestrian activity and bus traffic. **These uses may be considered towards the edge of a station planning area where higher intensity uses may not be feasible, or as part of a larger comprehensive transit-supportive development.**

### Section 2.2 Defining Station Planning Area of TOD Guidelines:

‘**Realign the edges of the circle to logical property lines that define major roadways, environmental or topographical features, or edges of commercial/industrial districts.**

**Graywood is proposing the following additions to DC(C-N2) District to address some of the community concerns:**

### **Building Facade**

- (a) The Gas Bar shall be located away from James McKeivitt Road.
- (b) The building façade that faces James McKeivitt Road shall be at least 60% of the length of the property line.

### **Front Setback Area**

- (a) There is no minimum requirement for a front setback area, but where a front setback area is provided, it must have a maximum depth of 3.0 metres.

Graywood will make best efforts to integrate a EV Super Charger to create a multi service fueling station.



## Slide 5: Shawnee Slopes LU Amendment

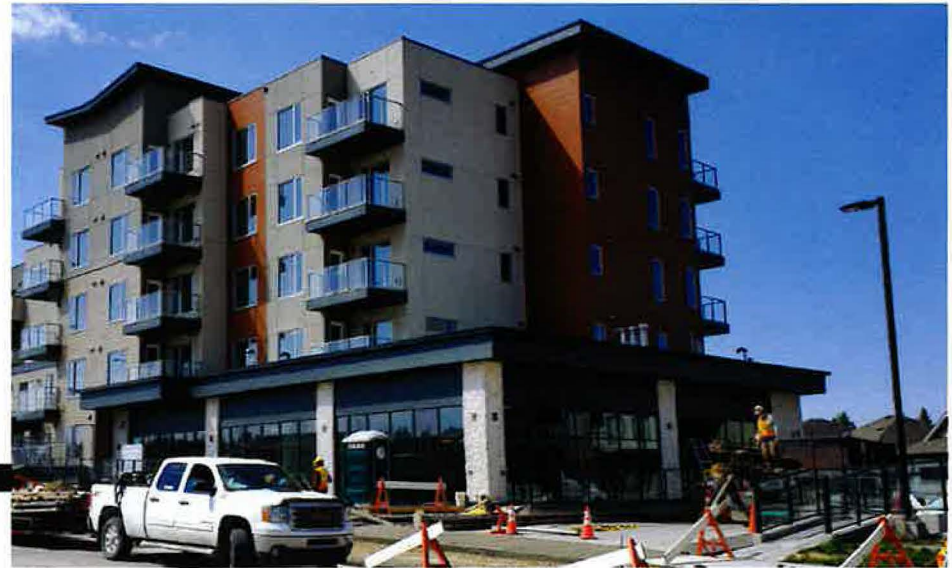
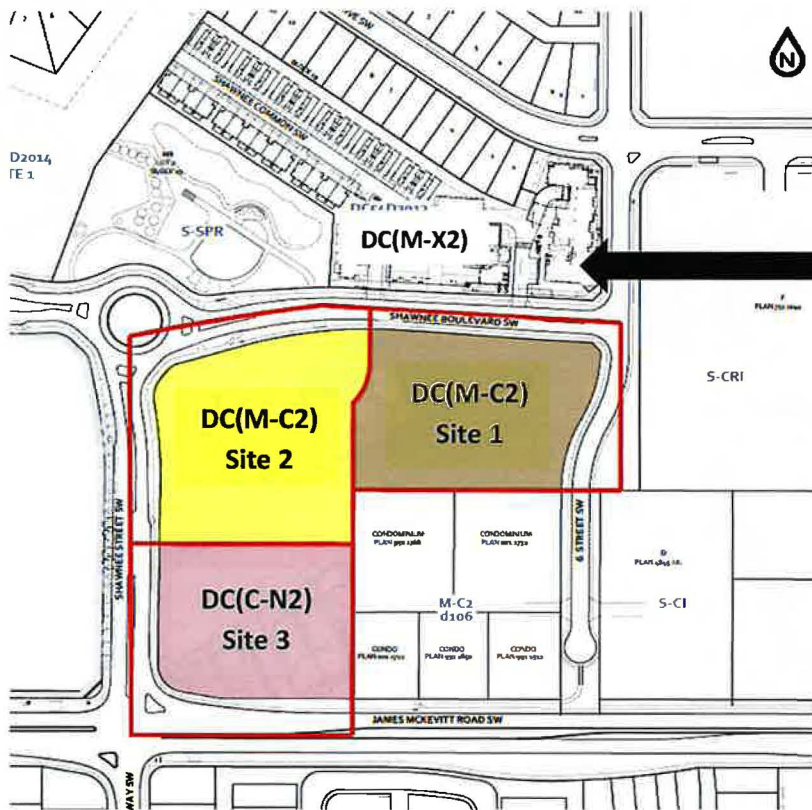




## Slide 6: Shawnee Slopes LU Amendment

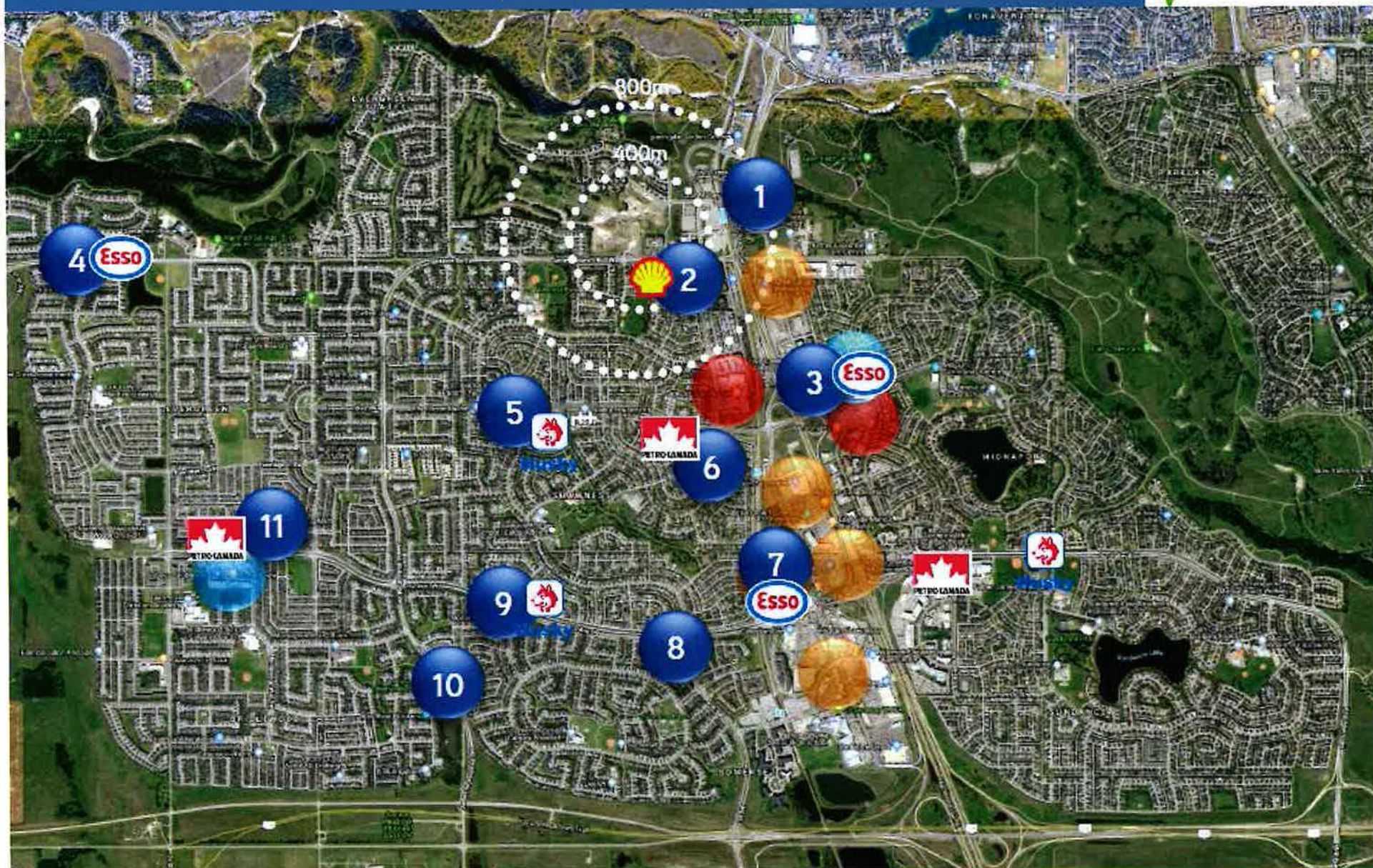


**8,000 sf of very high quality Mixed-Use Commercial Space vacant for over three years with no leasing offers to date**





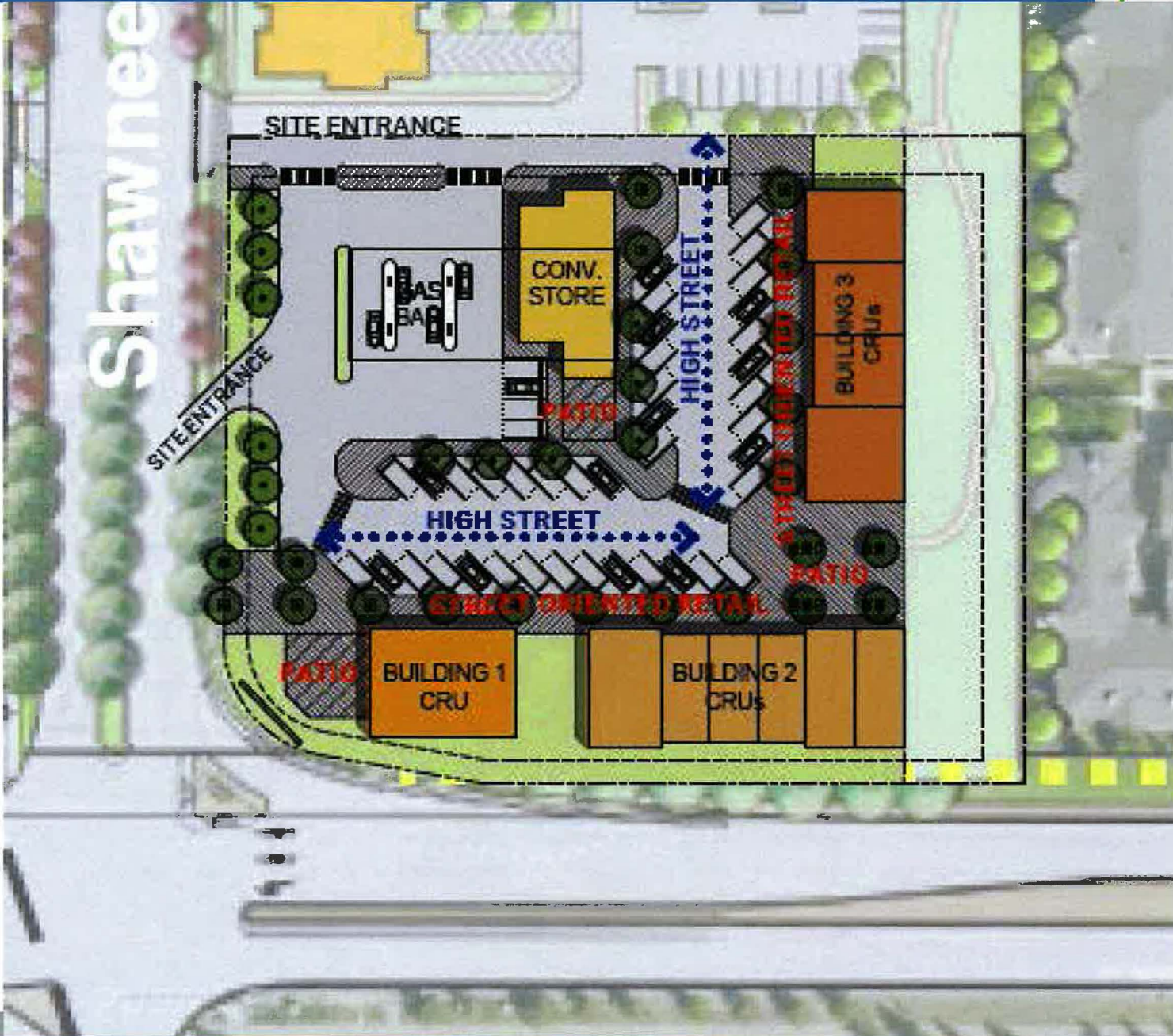
## Slide 7: Shawnee Slopes LU Amendment



Convenience Centres and Gas Stations



## Slide 8: Shawnee Slopes LU Amendment





## Slide 9: Shawnee Slopes LU Amendment





CITY OF CALGARY  
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IN COUNCIL CHAMBER

JUN 15 2020

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