



Public Hearing of Council
Agenda Item: 8.1.12

LOC2020-0036
Land Use Amendment
C-COR3f3.0h46 to C-COR1f3.0h46

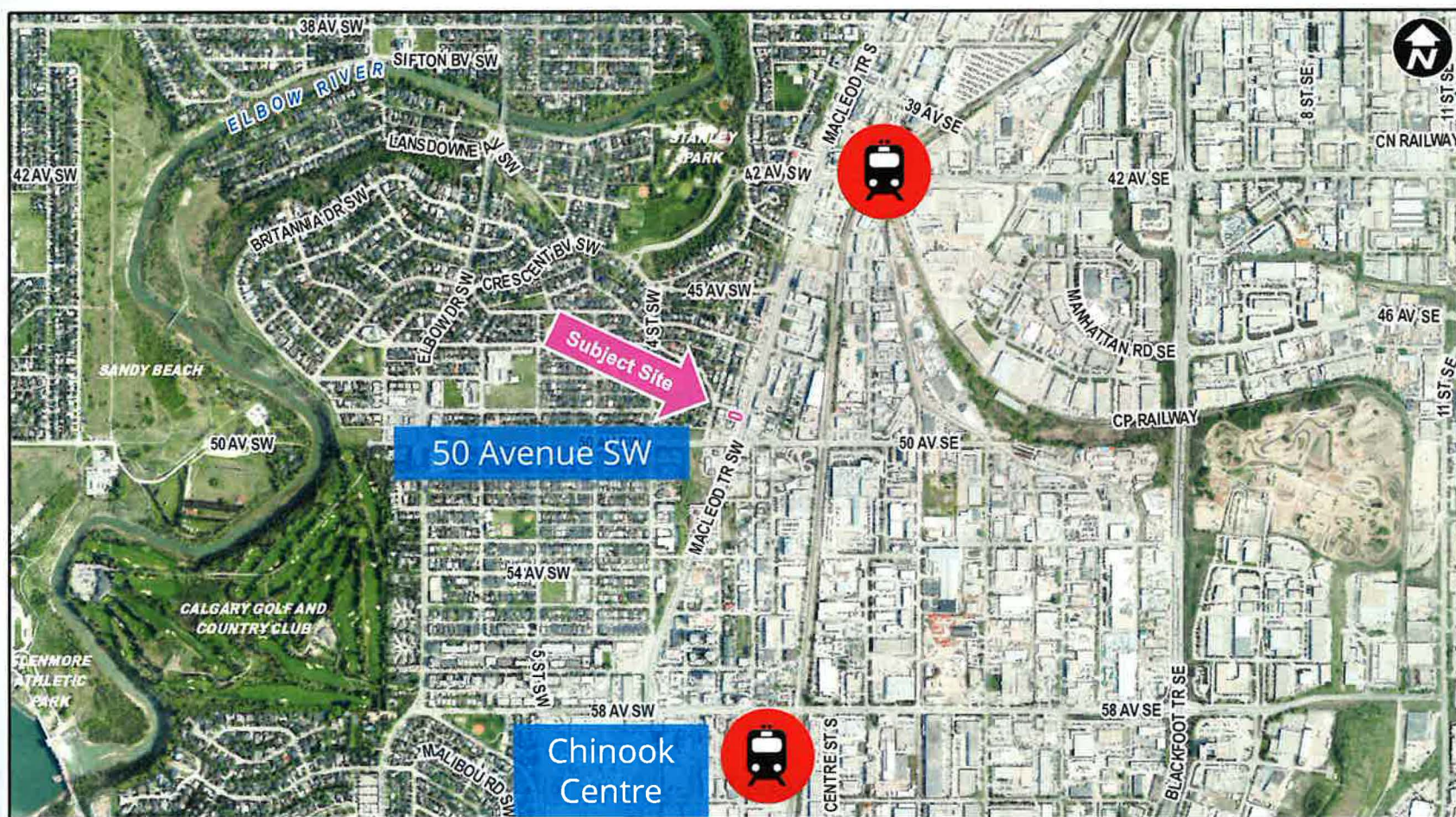
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

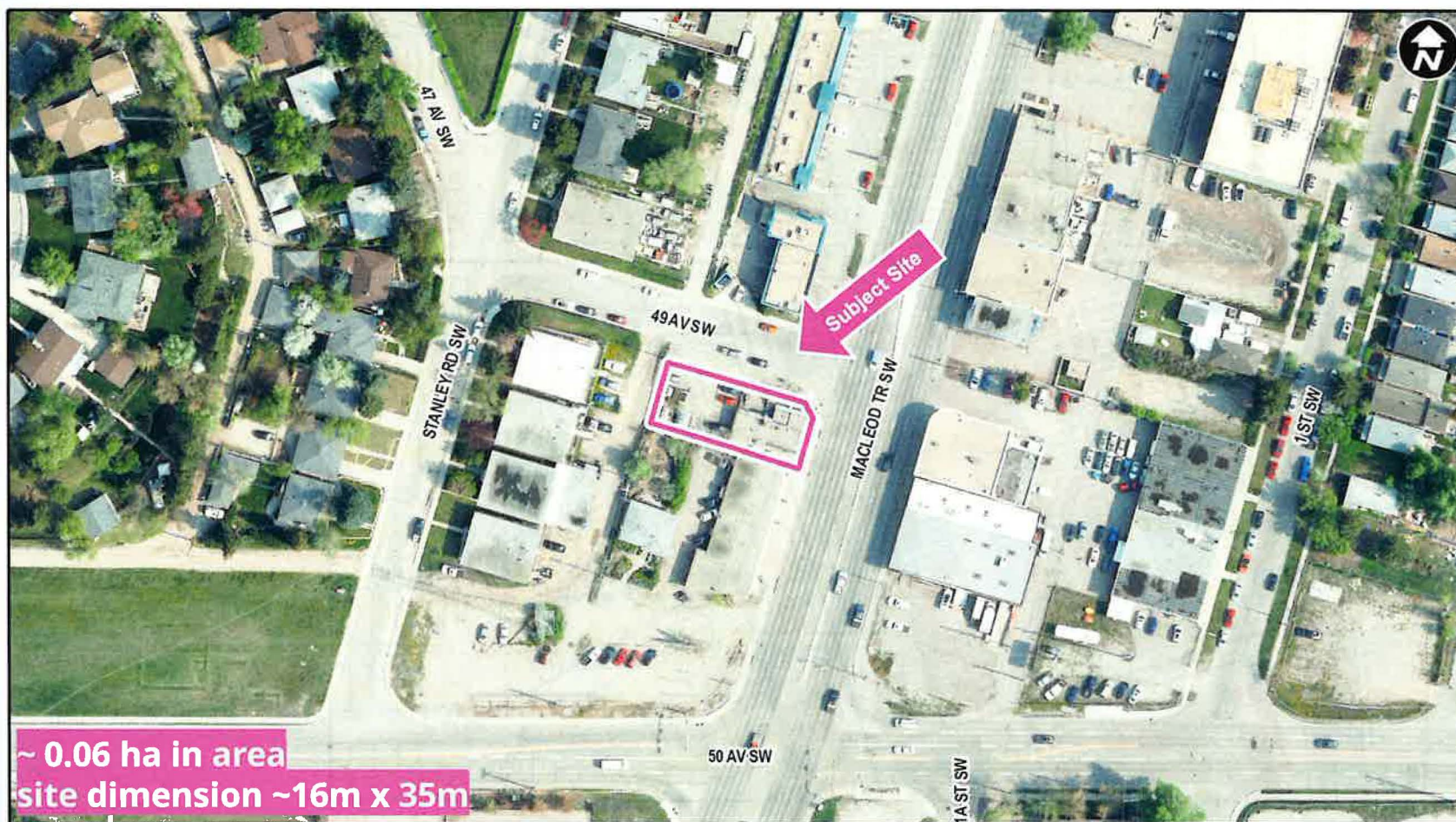
JUL 20 2020

ITEM: #8.1.12 Cpe2020-055

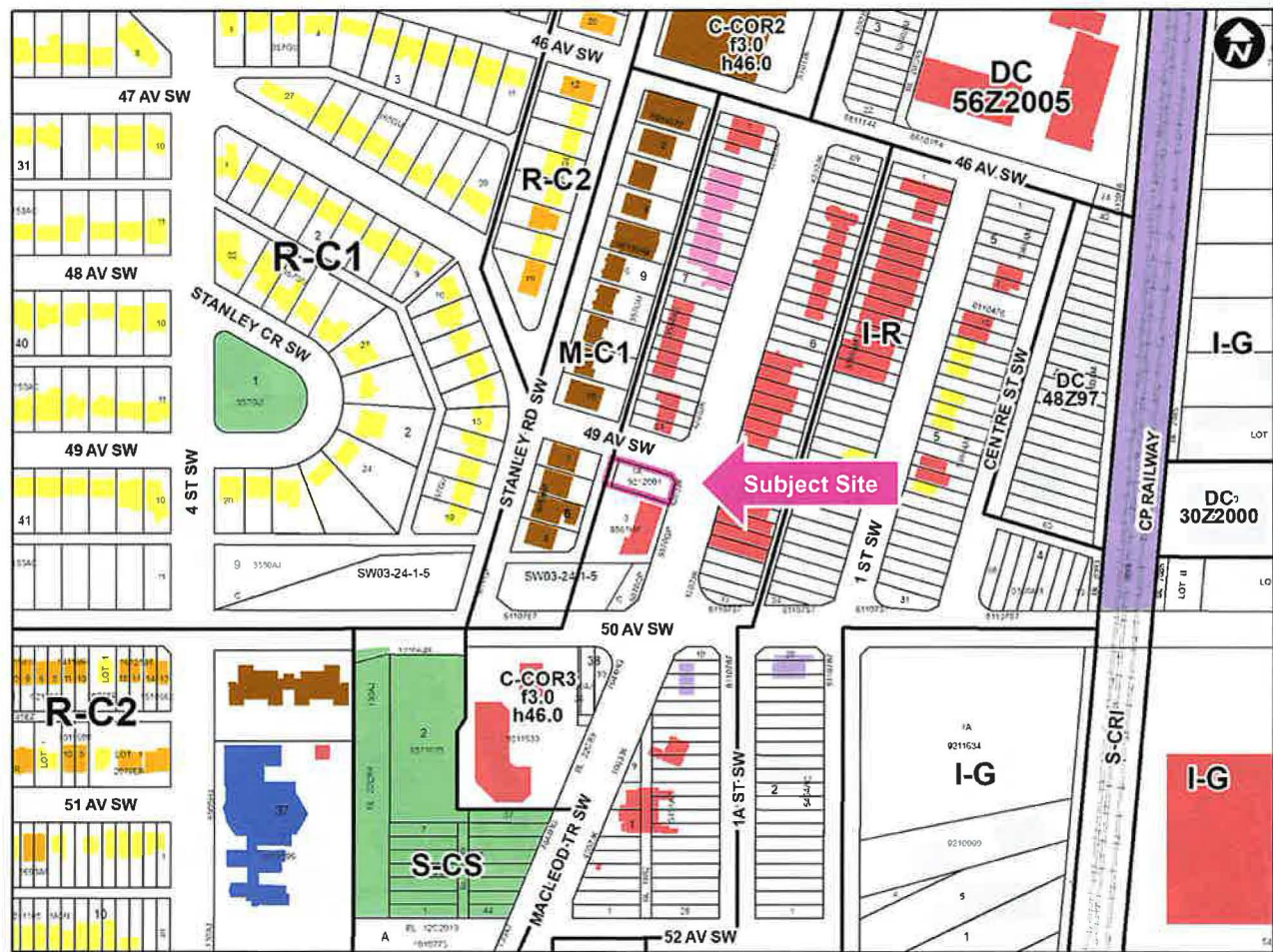
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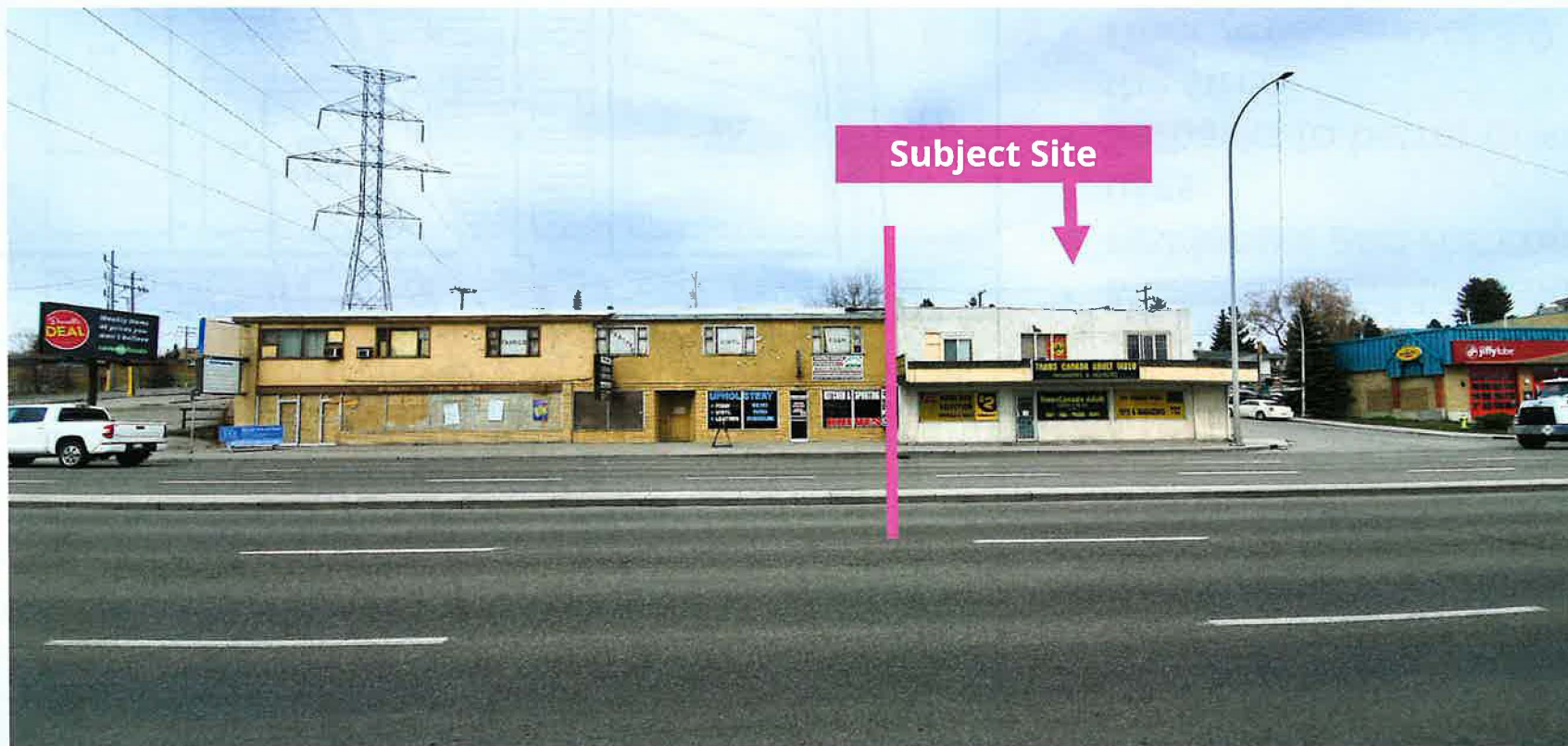
CITY CLERK'S DEPARTMENT





- 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







Commercial – Corridor 3
(C-COR3 f3.0h46)
to
Commercial – Corridor 1
(C-COR1 f3.0h46)

Allows for:

- Mixed-use building with both residential and commercial uses
- Setbacks to better orient to the street
- Floor Area Ratio of 3.0
- Height maximum of 46 metres.

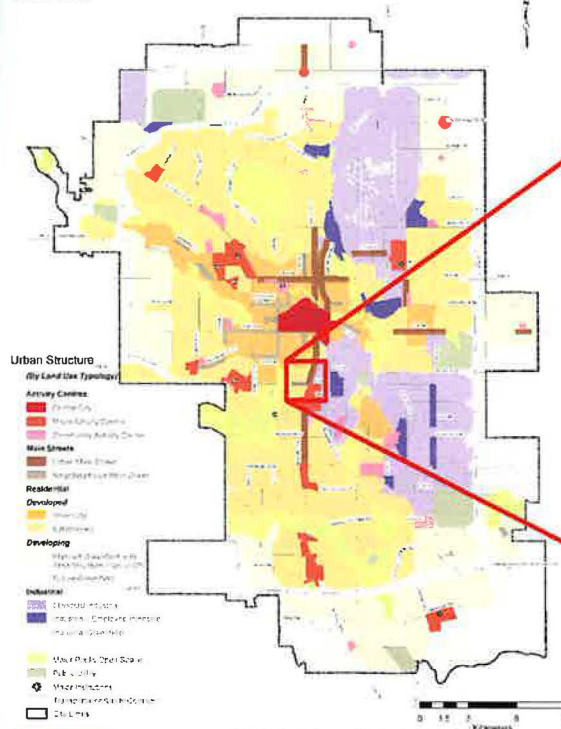
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

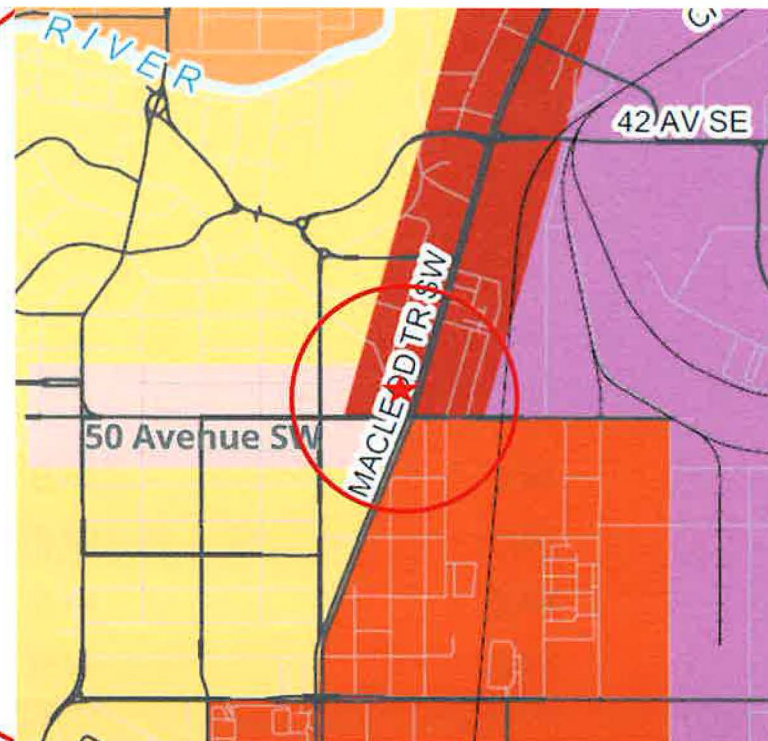
1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5001 and 5011 Macleod Trail SW from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District **to** Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District; and
2. Give three readings to the **Proposed Bylaw 88D2020**.

Supplementary Slides

Approved 24P2009
Amended 15P2017



1 Urban Structure



Urban Main Street

Residential Developed Established

Setback Comparison

	C-COR3 (Existing)	C-COR1 (Proposed)
Front Setback	6 m	0 m
Side Setback (Street)	6 m	3 m
Side Setback (Adj. Lot)	3 m	0 m
Rear Setback	6 m	3 m



July 20, 2020

LOC2020-0036

Site Photo







