



Public Hearing of Council

Agenda Item: 8.1.12

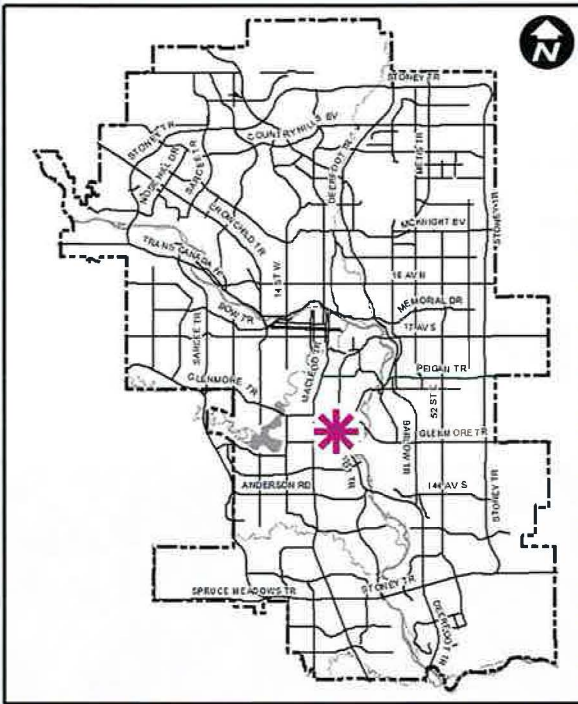


LOC2022-0034 / CPC2022-0596

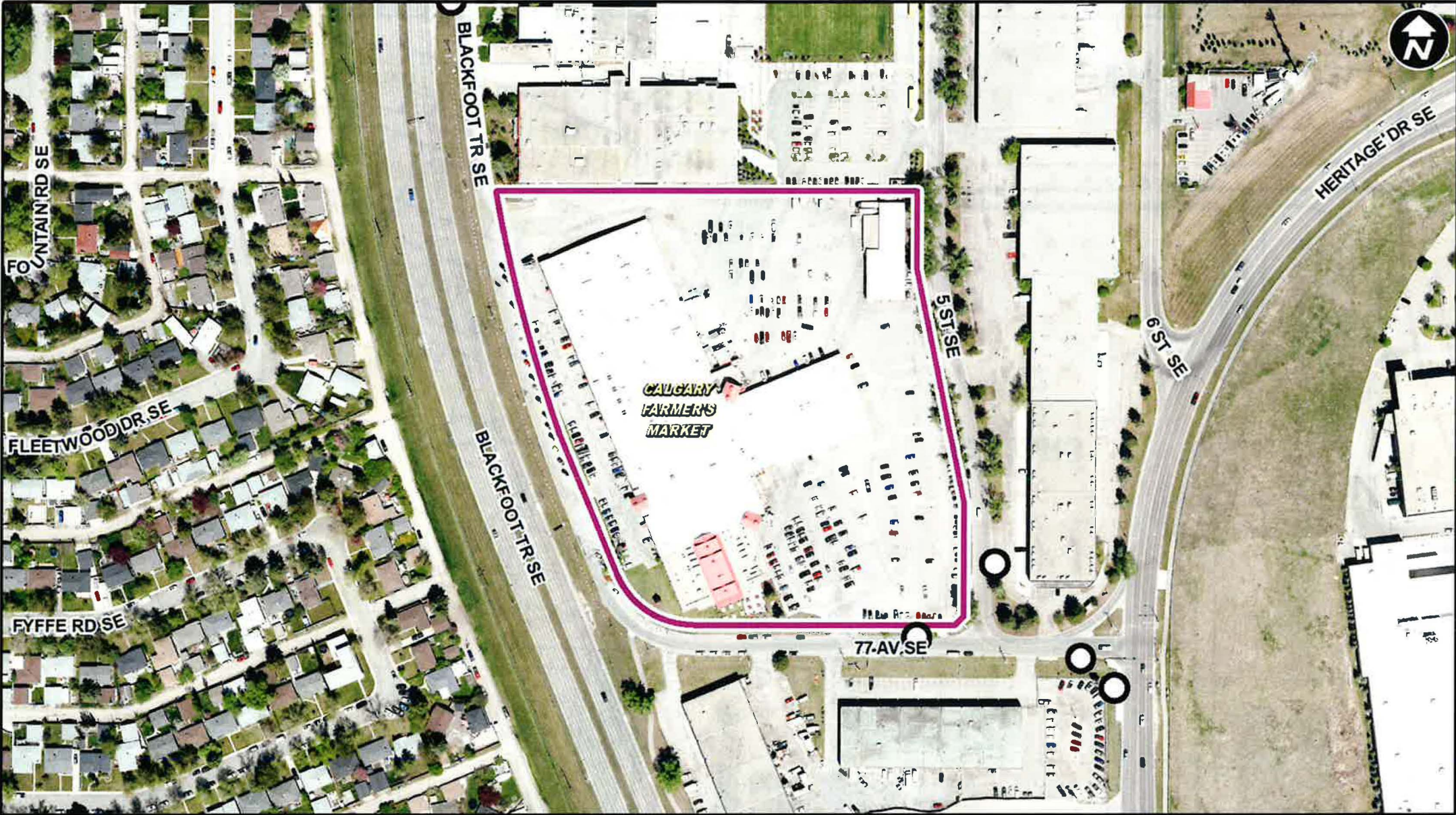
Land Use Amendment

July 26, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2022
ITEM: # 8.1.12 CPC2022-0596
Distribution
CITY CLERK'S DEPARTMENT



- 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

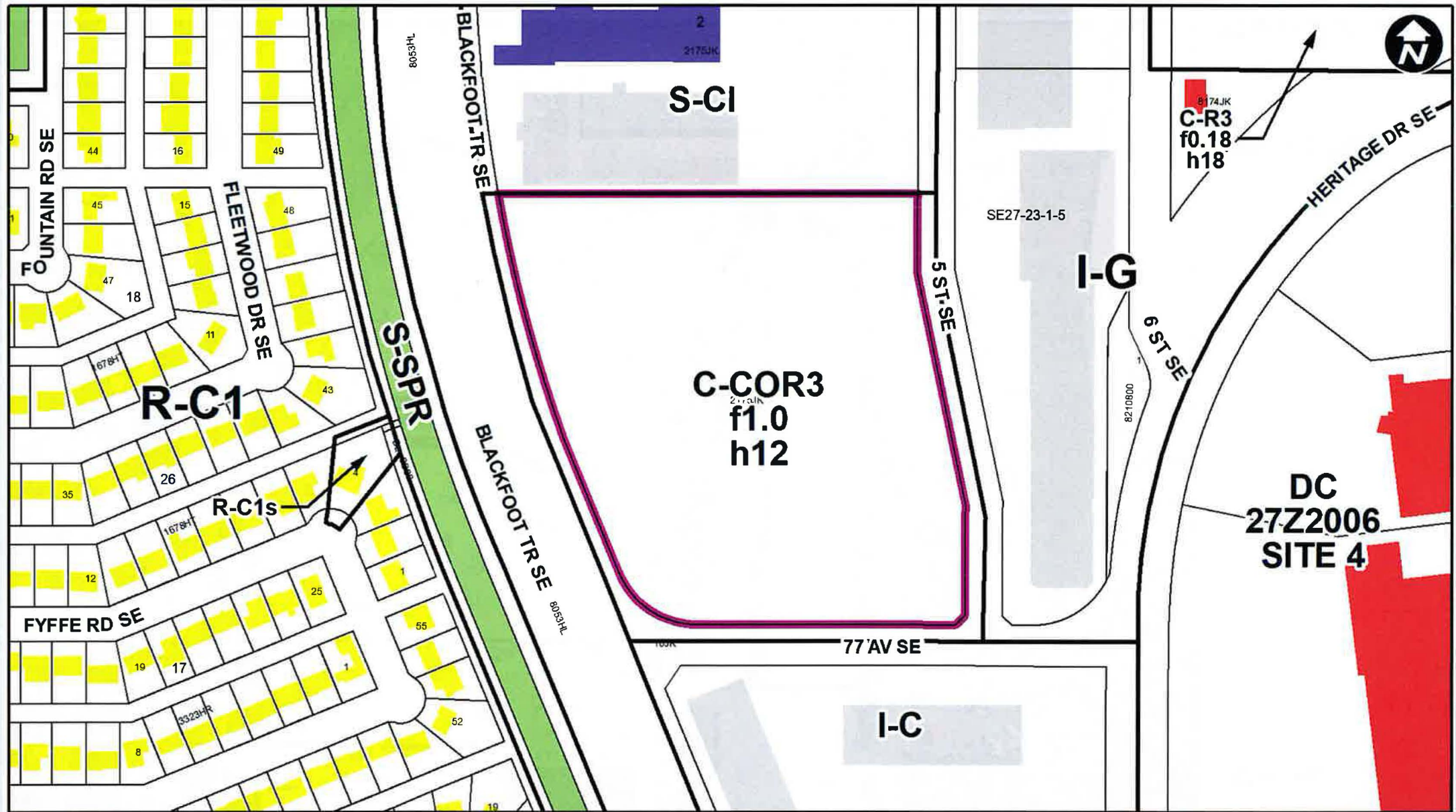


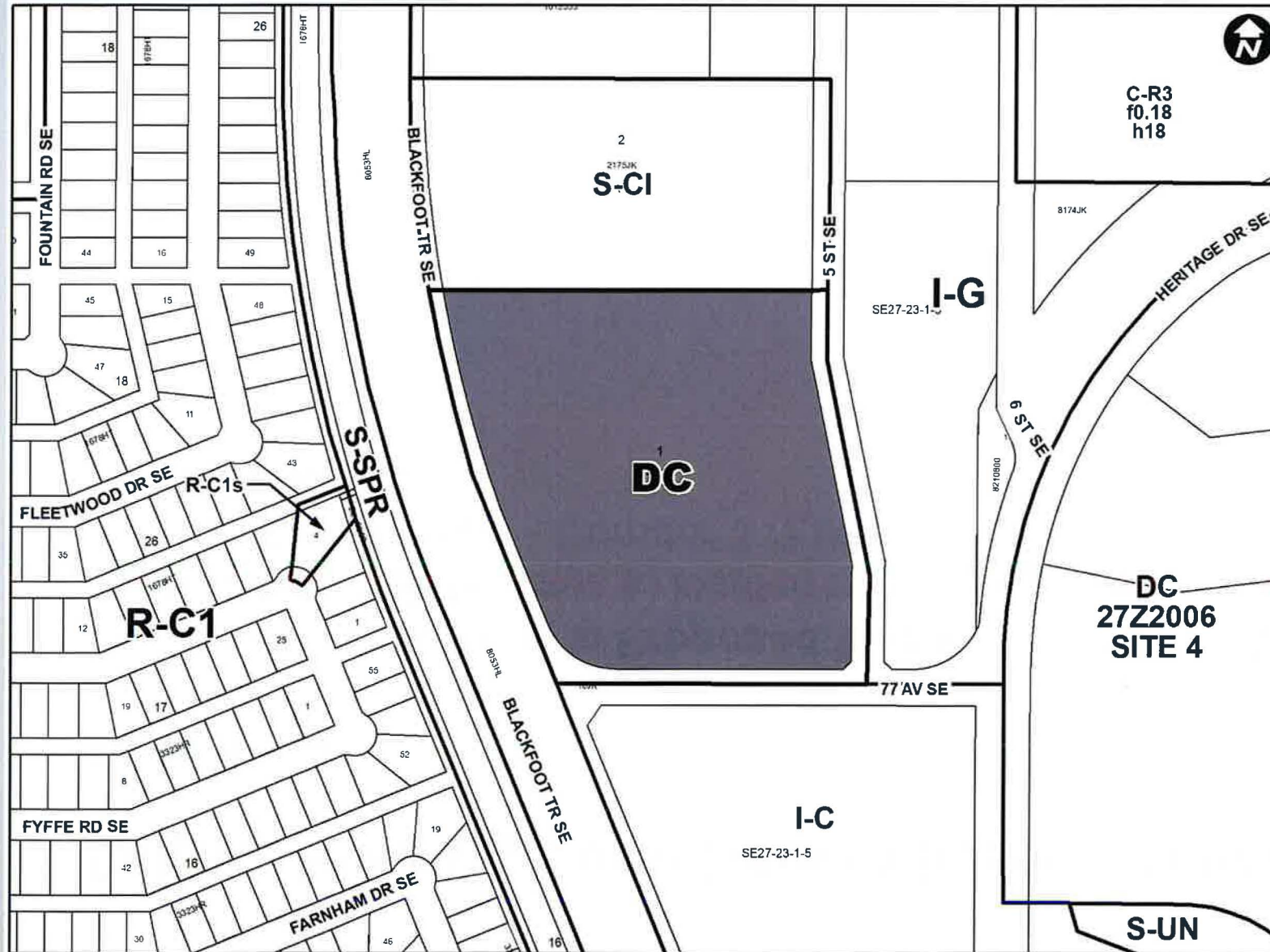
○ Bus Stop

Parcel Size:

3.94 ha
210m x 219m

- 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 DC District:

- Based on Commercial – Corridor 3 (C-COR3) District
- Retains the rules of the C-COR3 District
- Adds the additional use of School – Private to the district
- Additional DC rule to provide enhanced pedestrian design for future users

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 112D2022** for the redesignation of 3.94 hectares \pm (9.74 acres \pm) located at 510 – 77 Avenue SE (Plan 2175JK, Block 1) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Direct Control (DC) District.

Supplementary Slides

General Definitions

4 In this Direct Control District Bylaw:

- (a) “**direct pedestrian connection**” means a clearly defined connection that is designated for pedestrian use which may include, but is not limited to, sidewalks, raised crosswalks, painted lines, textured concrete or brick surface, and coloured surface materials.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **School – Private.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 1.0

Building Height

9 The maximum **building height** is 12.0 metres.

Rules for School – Private

10 A **School – Private** must provide a **direct pedestrian connection** between its primary entrance and the **adjacent parcel** at 7530 Blackfoot Trail SE.



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