



Calgary Planning Commission

Agenda Item: 7.2.5



LOC2022-0226

Land Use Amendment

2023 August 17

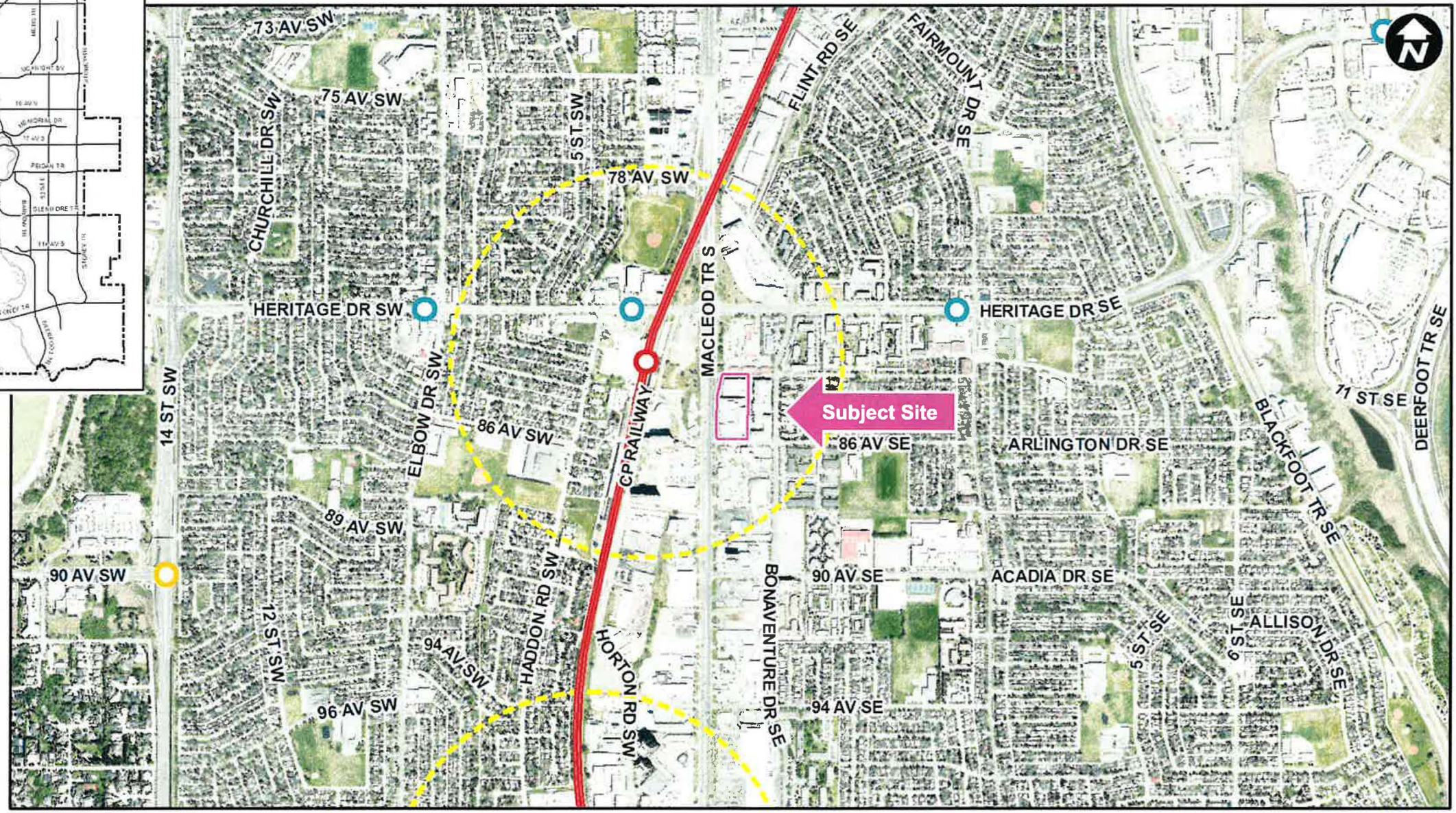
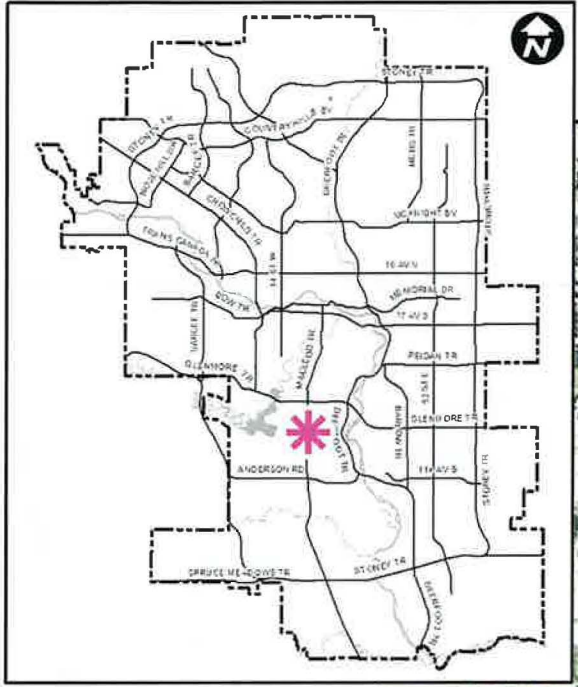
CITY OF CALGARY
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AUG 17 2023
ITEM: 7.2.5 CPC2023-0812
Distrib - Presentation
CITY CLERK'S OFFICE

RECOMMENDATION:

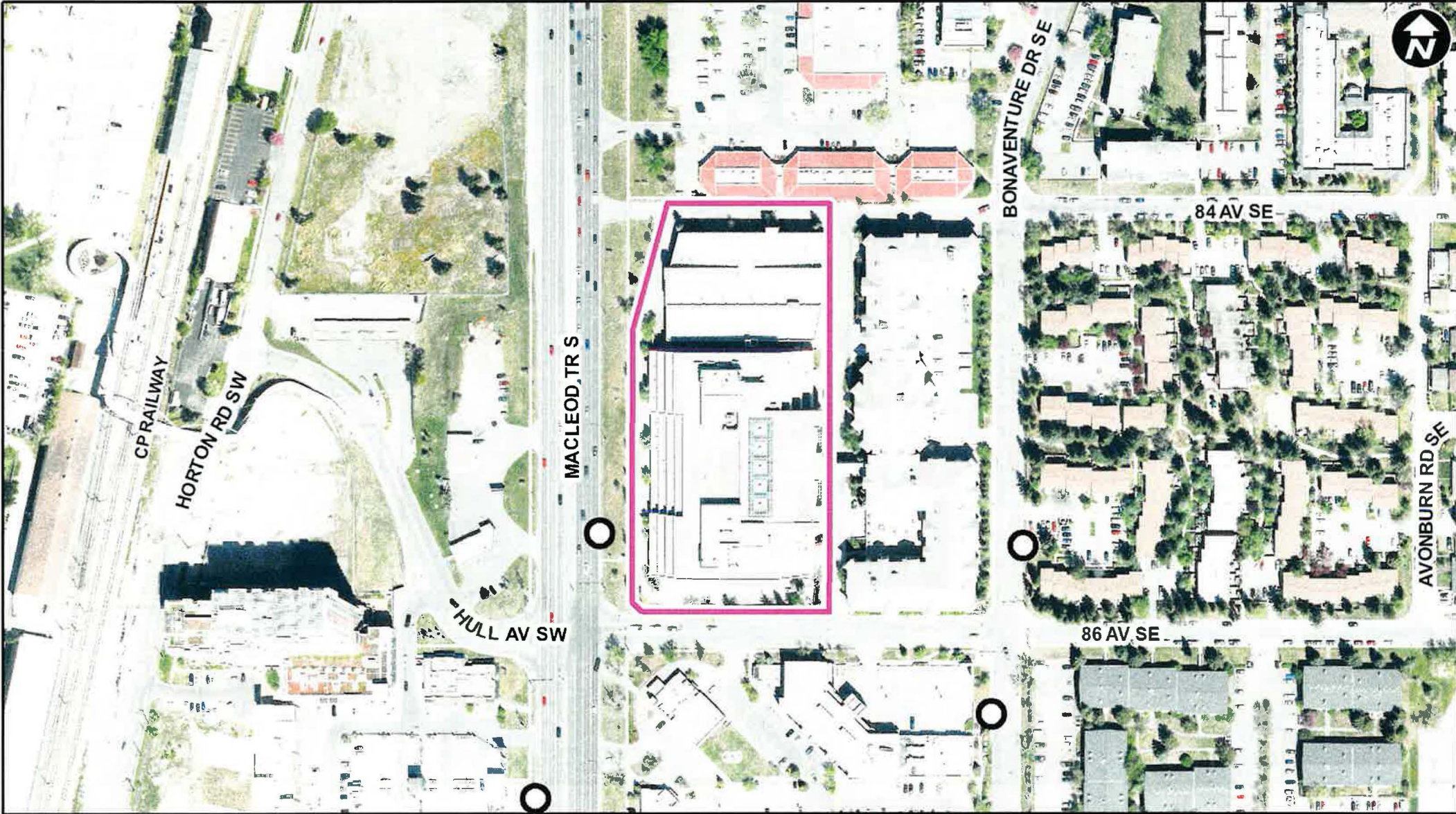
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail S (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 f1.54h19 (C-COR3f1.54h19) District to Commercial – Corridor 1 f2.0h19 (C-COR1f2.0h19) District.





- 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



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 - Yellow
 - Bus Stop

Parcel Size:














1.84 ha

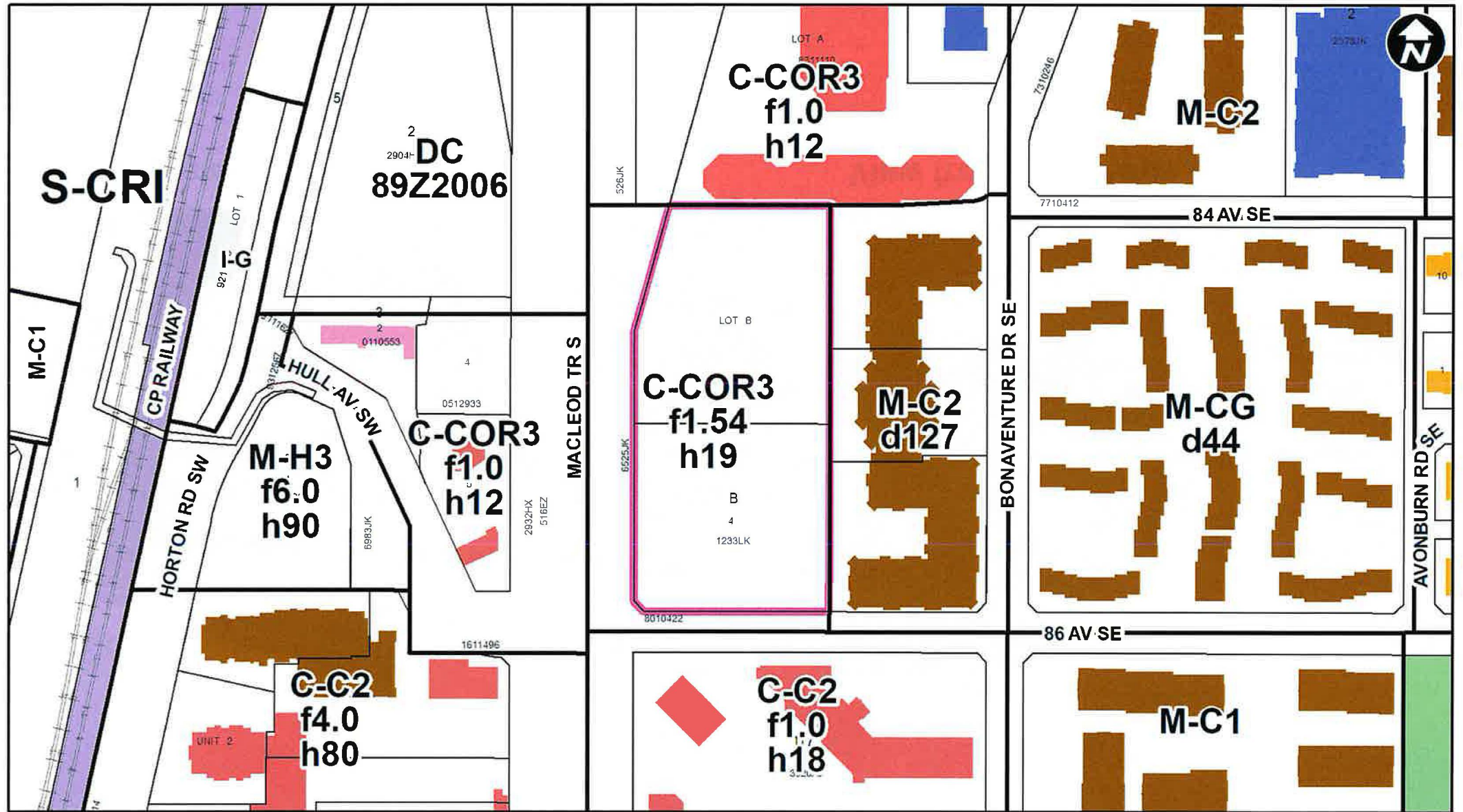


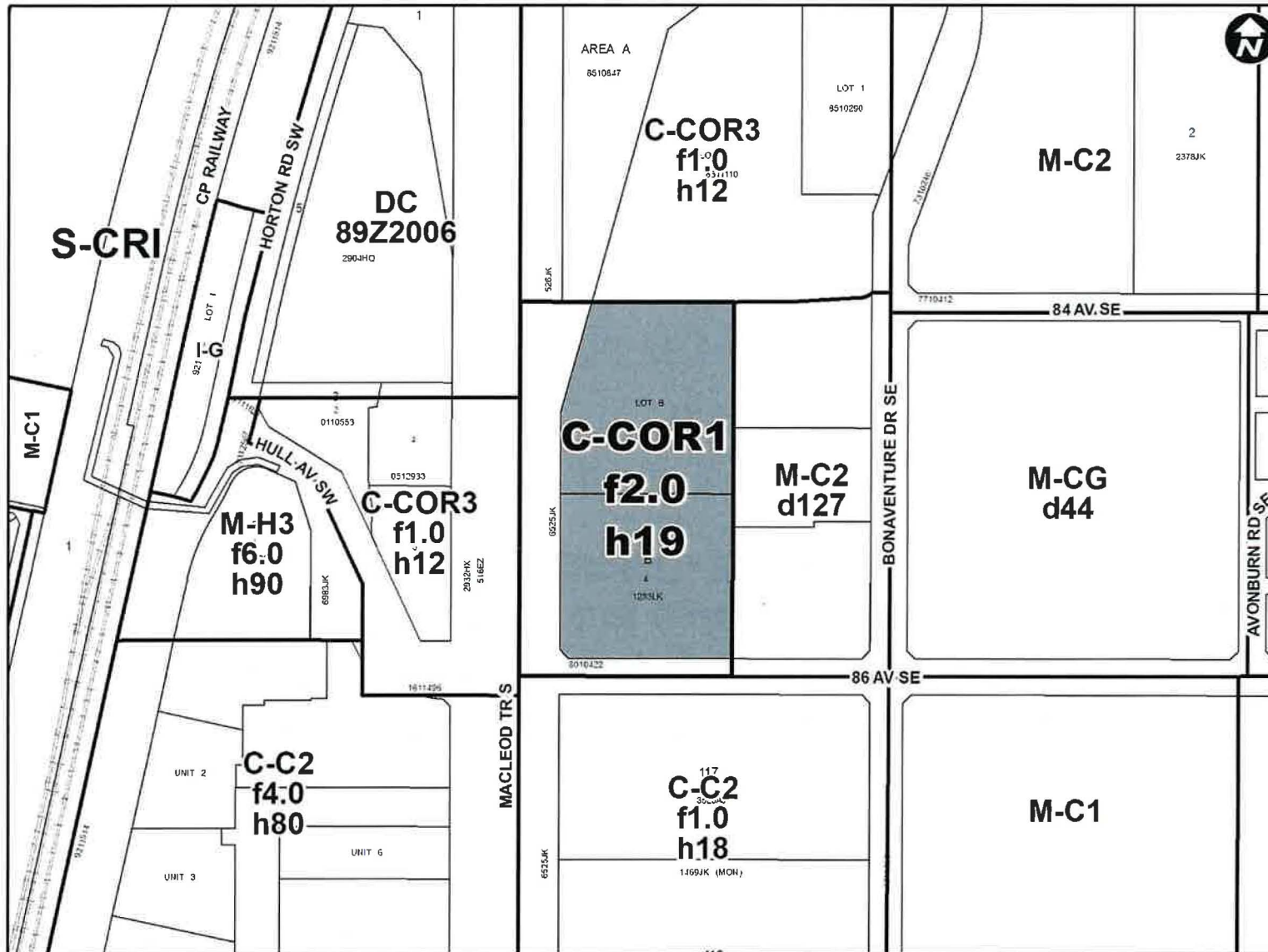
View from Macleod Trail S



View from 86 Avenue SE

- 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 C-COR1f2.0h19 District:

- Mixed Use Development (commercial, office, residential uses)
- Max. FAR: 2.0
- Max. Building Height: 19 metres

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Supplementary Slides