



Public Hearing of Council

Agenda Item: 7.2.26



LOC2022-0226 / CPC2023-0812

Land Use Amendment

October 3, 2023

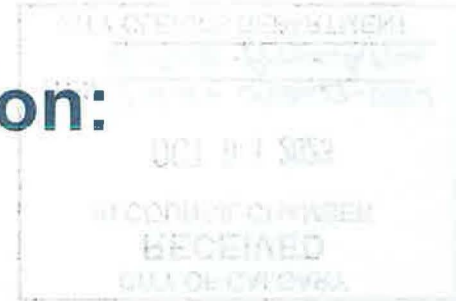
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

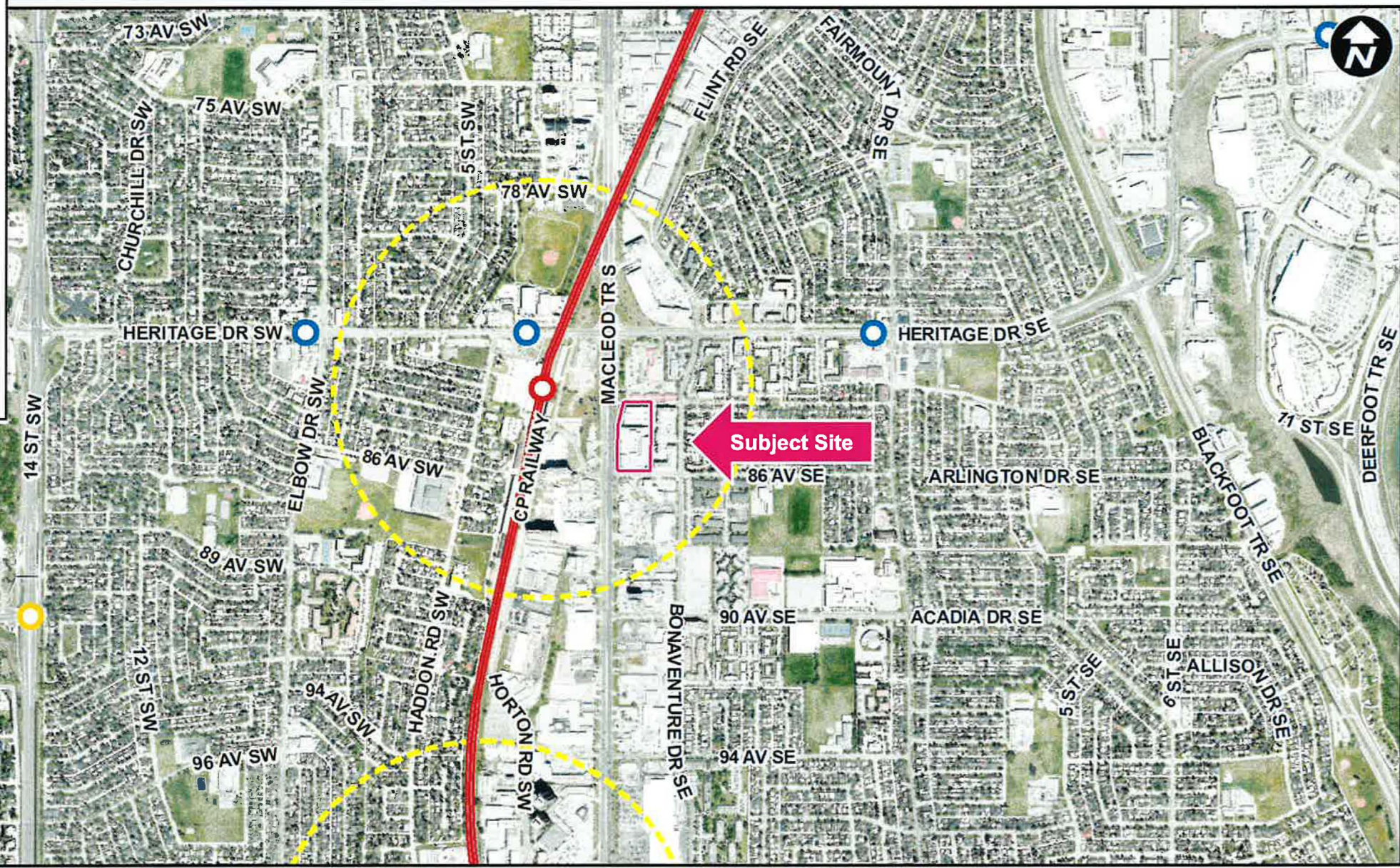
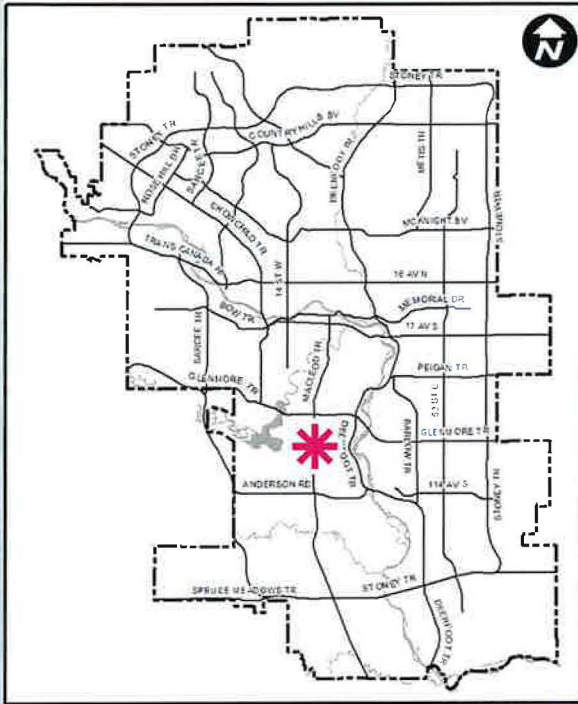
OCT 03 2023
ITEM: 7.2.26 CPC2023-0812
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

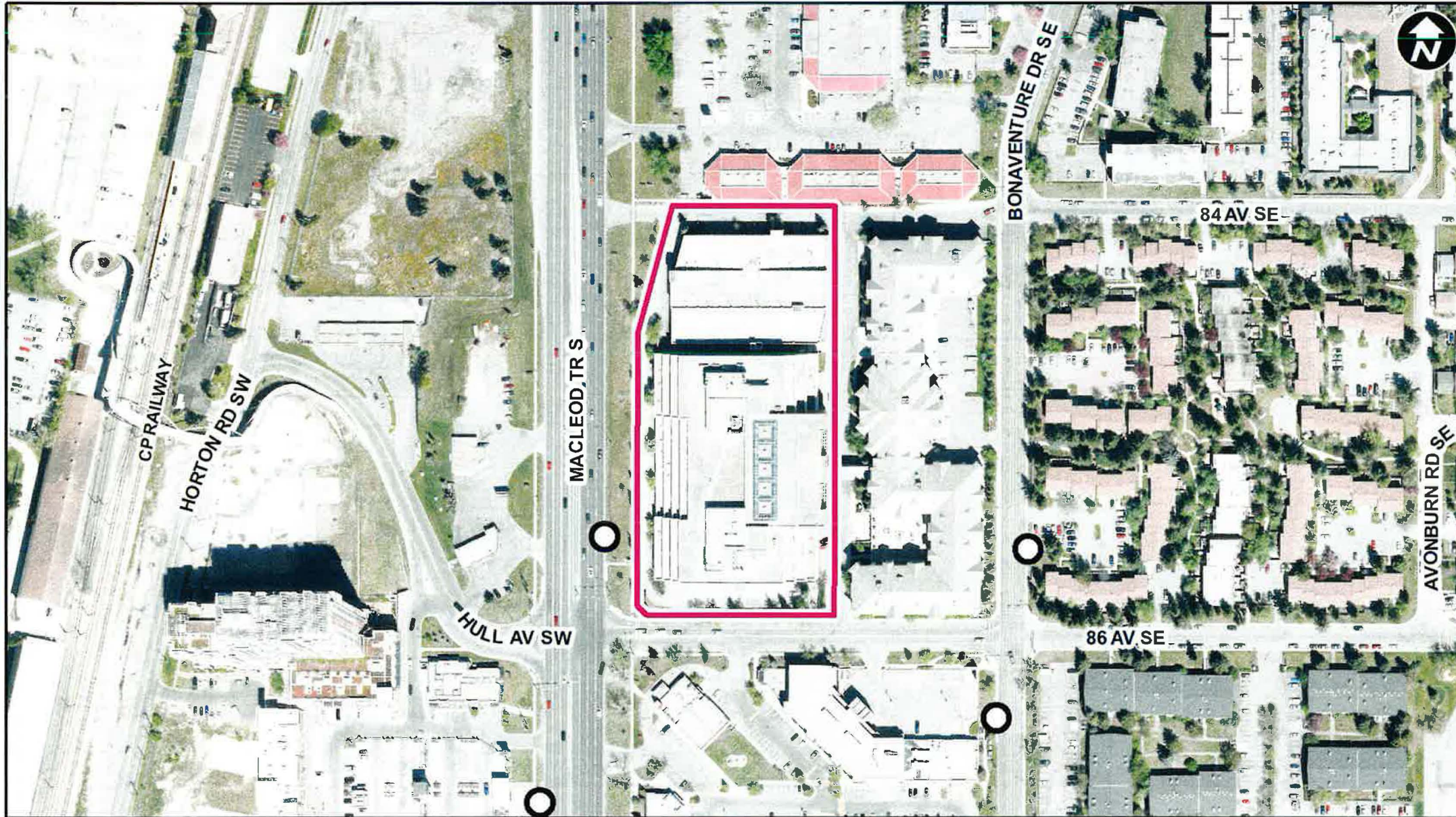
That Council:

Give three readings to **Proposed Bylaw 185D2023** for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail SE (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 (C-COR3f1.54h19) District to Commercial – Corridor 1 (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

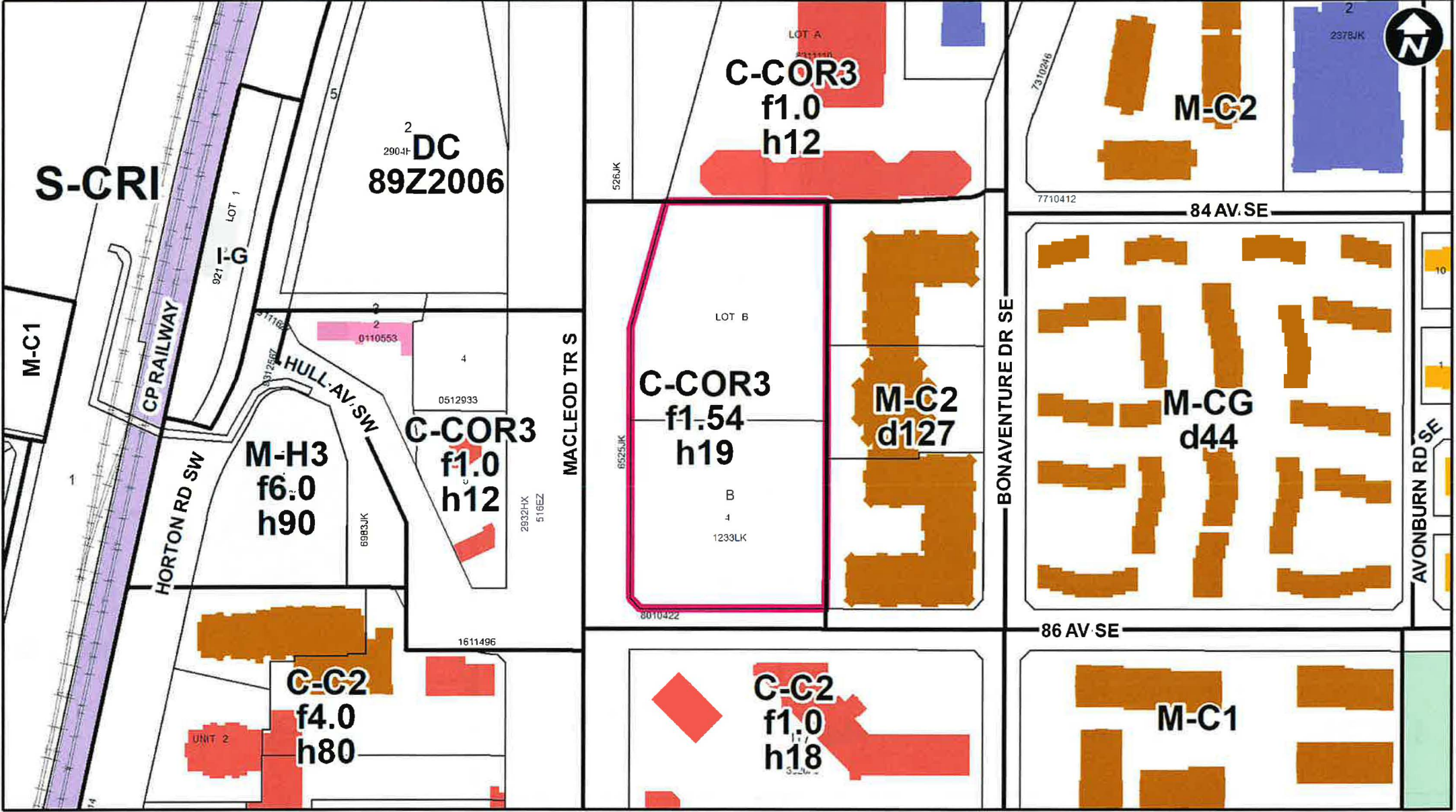


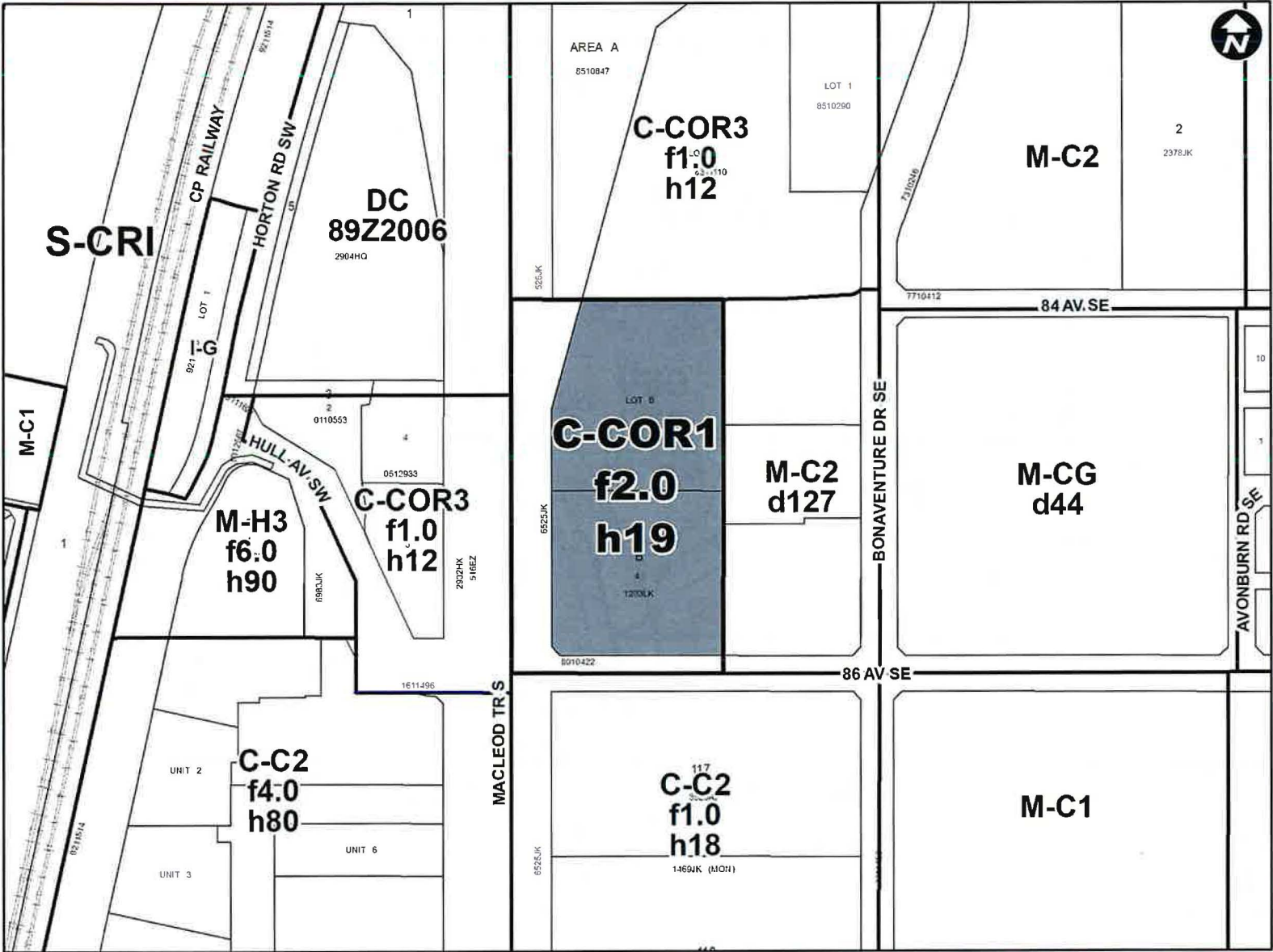
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow - Bus Stop

Parcel Size:

1.84 ha

- 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 Commercial – Corridor 1 (C-COR1f2.0h19) District:

- Allows for mixed use development (commercial, office and residential uses)
- Maximum Floor Area Ratio (FAR) of 2.0
- Maximum building height of 19 metres

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 185D2023** for the redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 8390 and 8500 Macleod Trail SE (Plan 8311110, Lot B; Plan 1233LK, Block B, Lot 4) from Commercial – Corridor 3 (C-COR3f1.54h19) District **to** Commercial – Corridor 1 (C-COR1f2.0h19) District.

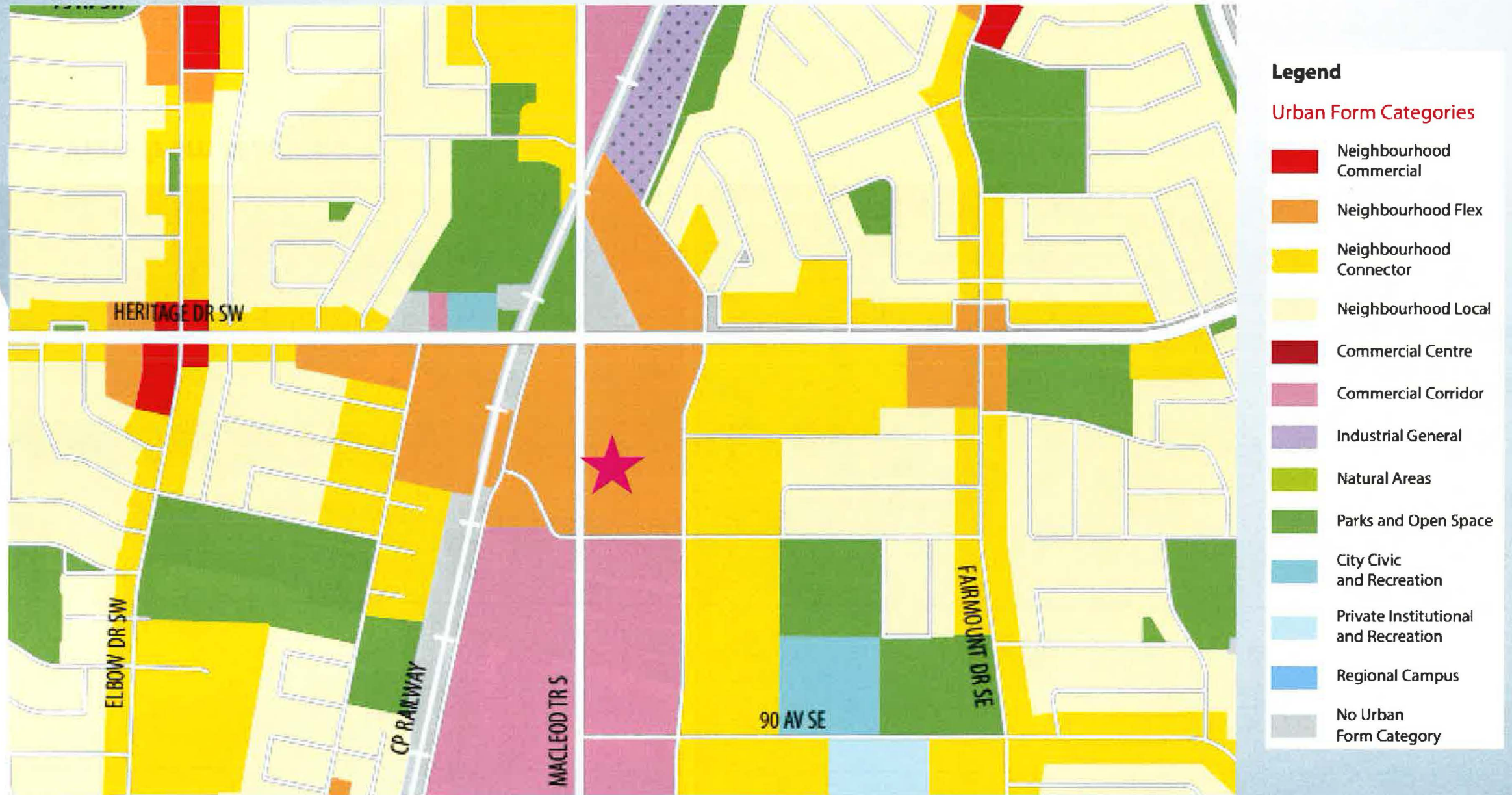
Supplementary Slides

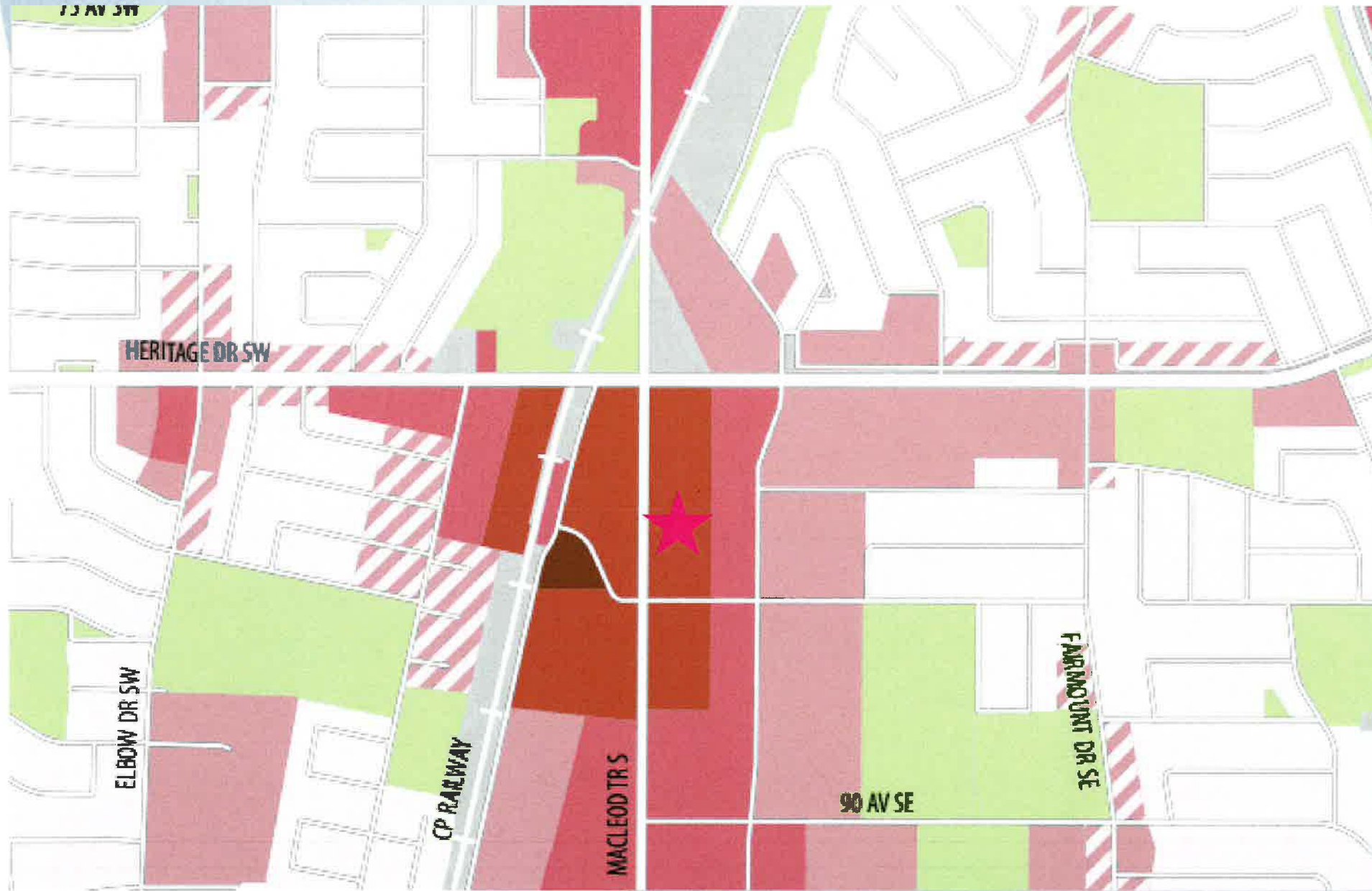


View from Macleod Trail SE



View from 86 Avenue SE





Legend

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Highest (over 26 Storeys)
- No Building Scale Category
- Parks and Open Space
- Plan Area Boundary