



# LOC2023-0163 Land Use Amendment

June 20, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 20 2024  
ITEM: 7.2.2 CPC2024-0639  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## RECOMMENDATIONS:

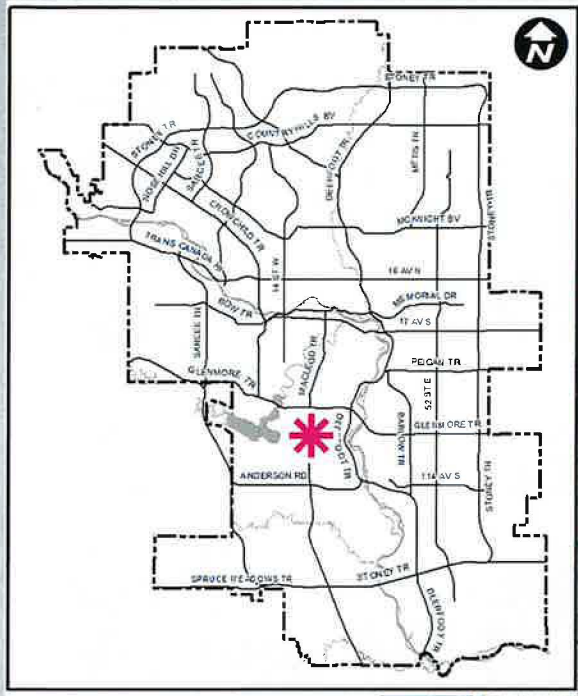
That Calgary Planning Commission:

1. Forward this report (CPC2024-0639) to the 2024 July 16 Public Hearing Meeting of Council; and

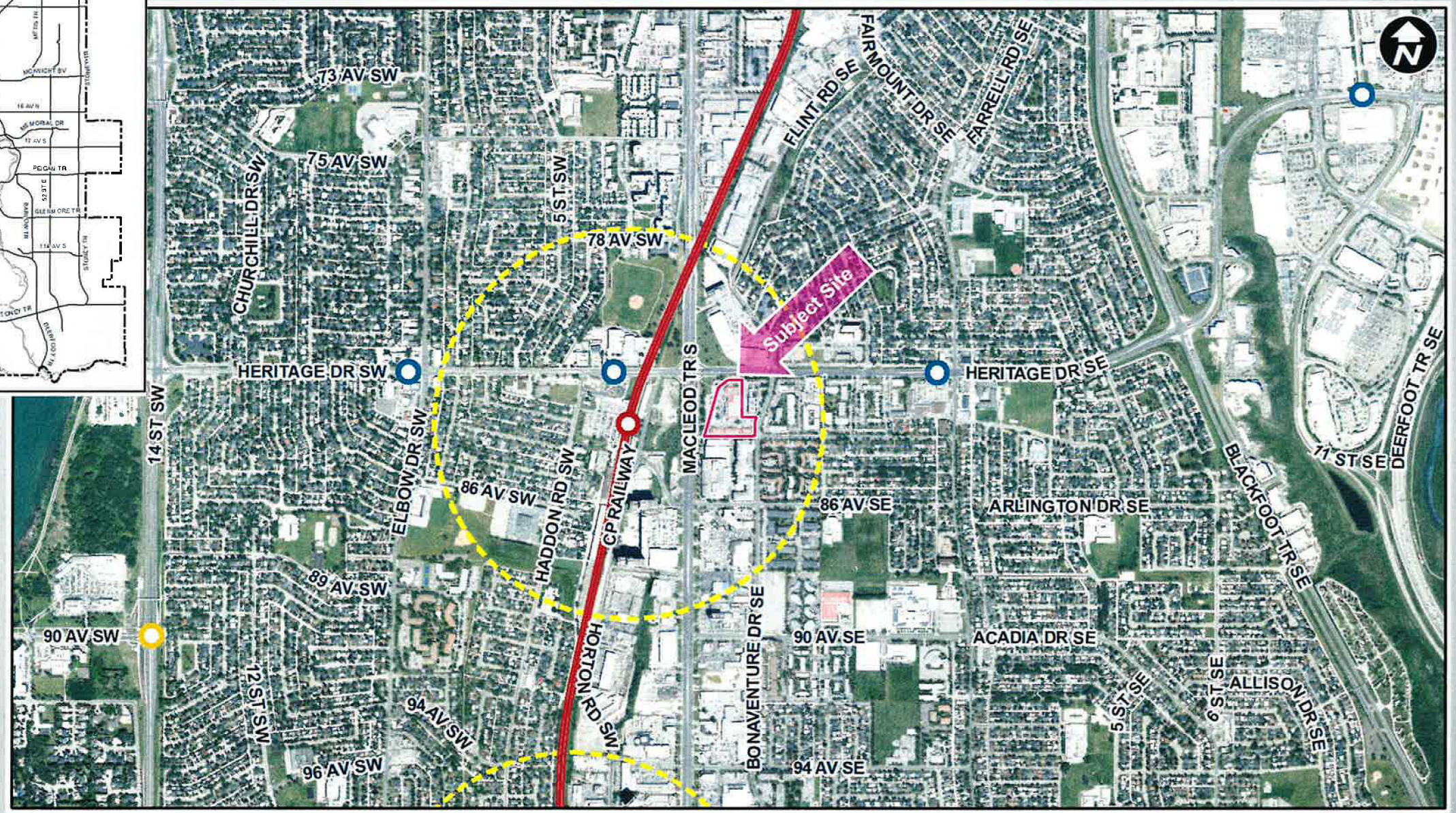
That Calgary Planning Commission recommend that Council:

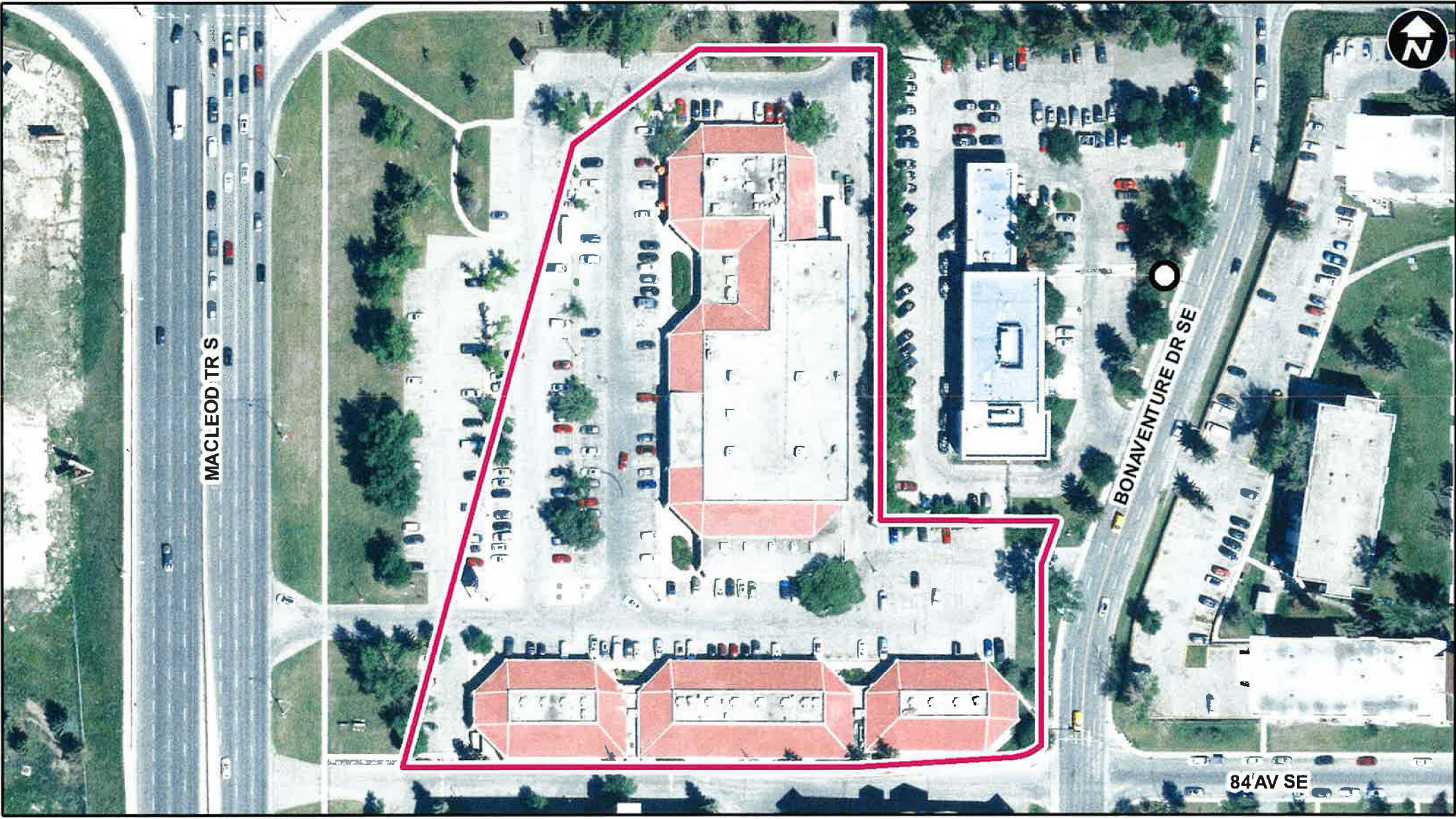
2. Give three readings to the proposed bylaw for the redesignation of 1.80 hectares  $\pm$  (4.45 acres  $\pm$ ) located at 8330 Macleod Trail SE (Plan 8311110, Lot A) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District **to** Mixed Used – General (MU-1f6.0h95) District and Mixed Used – General (MU-1f4.0h36) District.





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





○ Bus Stop

Parcel Size:  
1.80 ha (4.45 ac)

# Site Photo (Looking East)





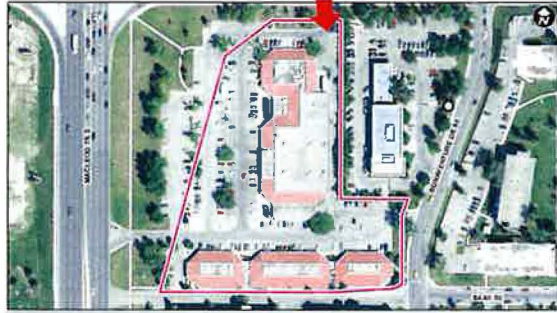
## Site Photo (Looking North)

6



# Site Photo (Looking South)





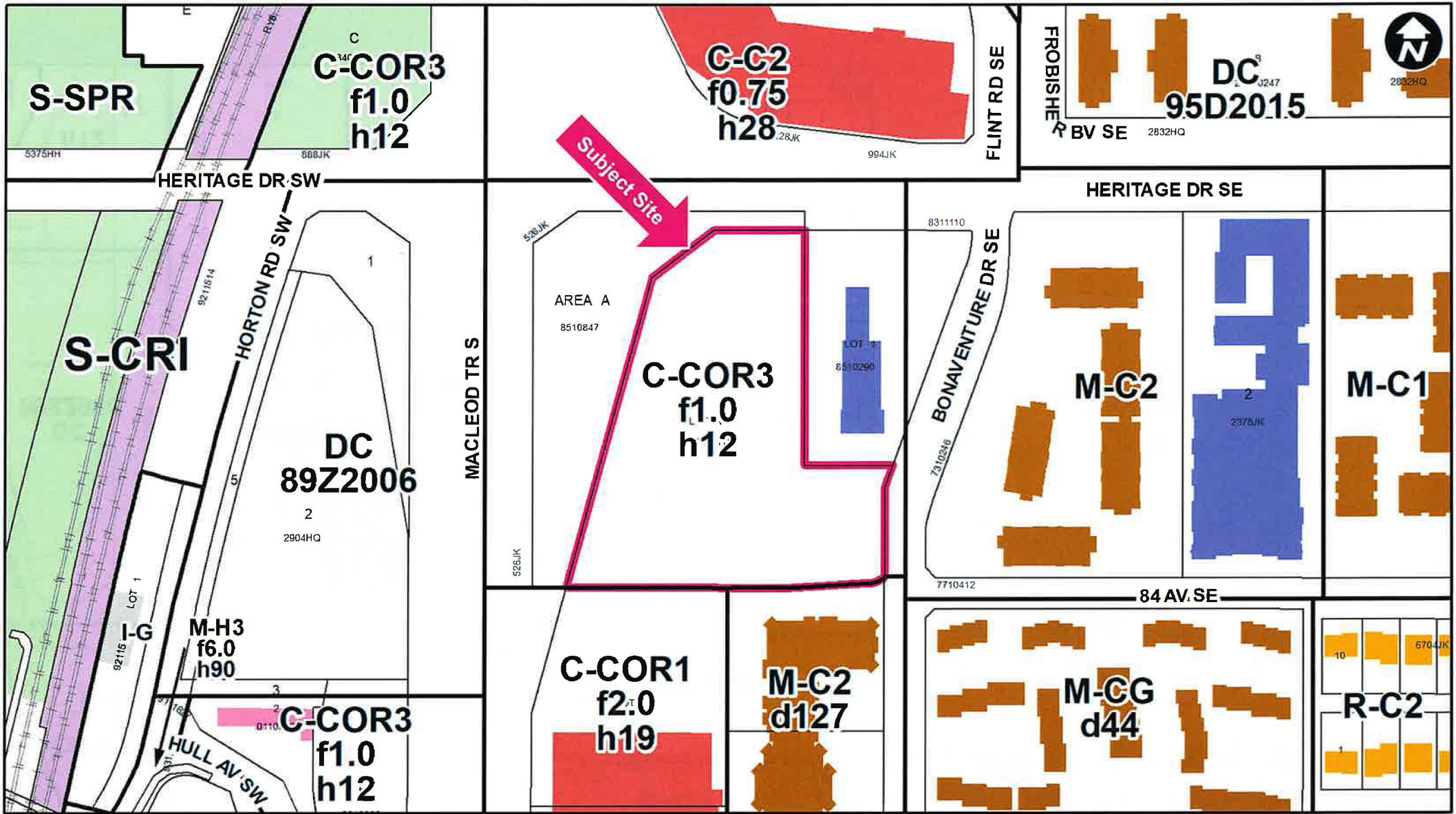
# Site Photo (Looking South)



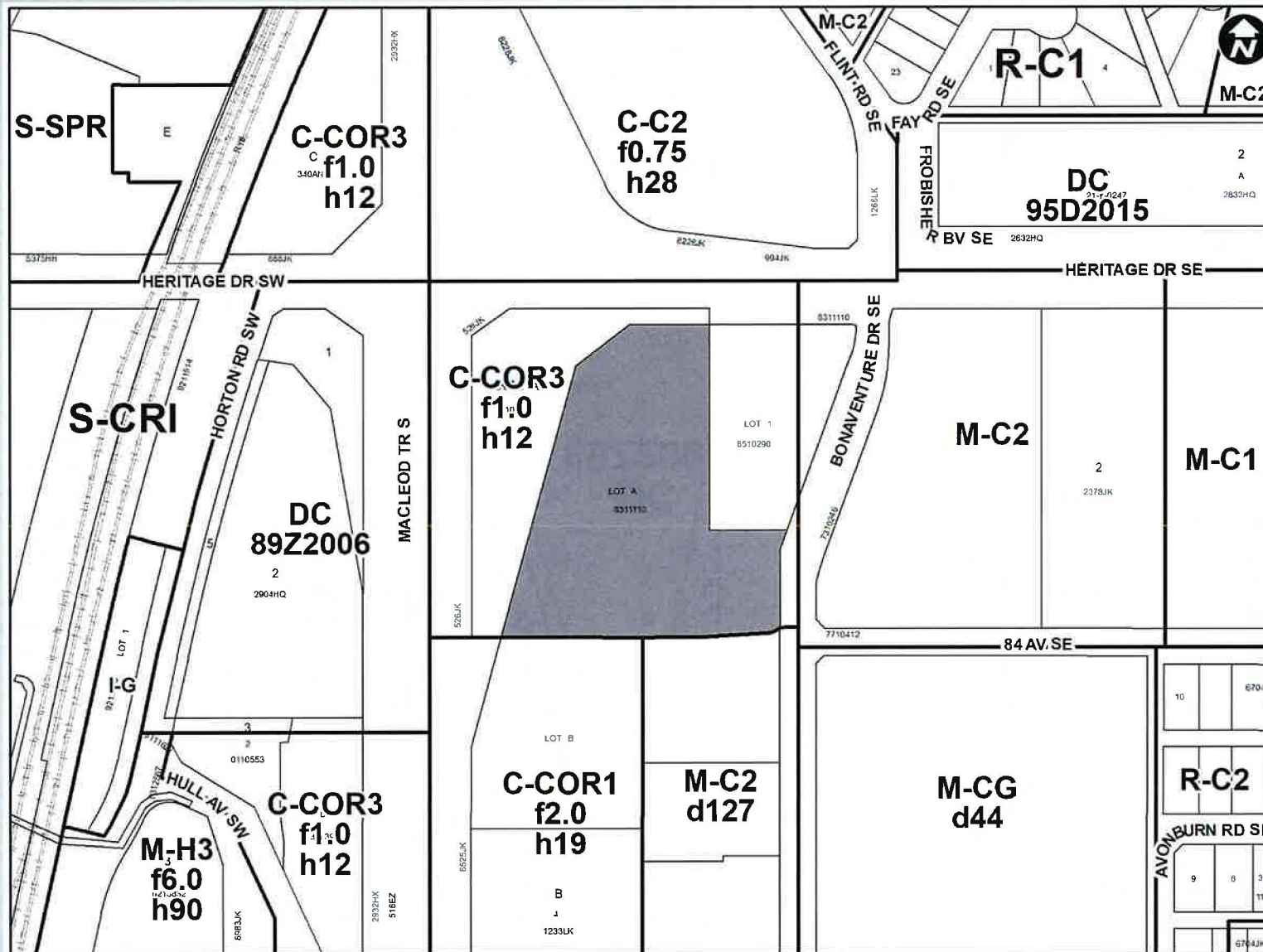


# Surrounding Land Use

- 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

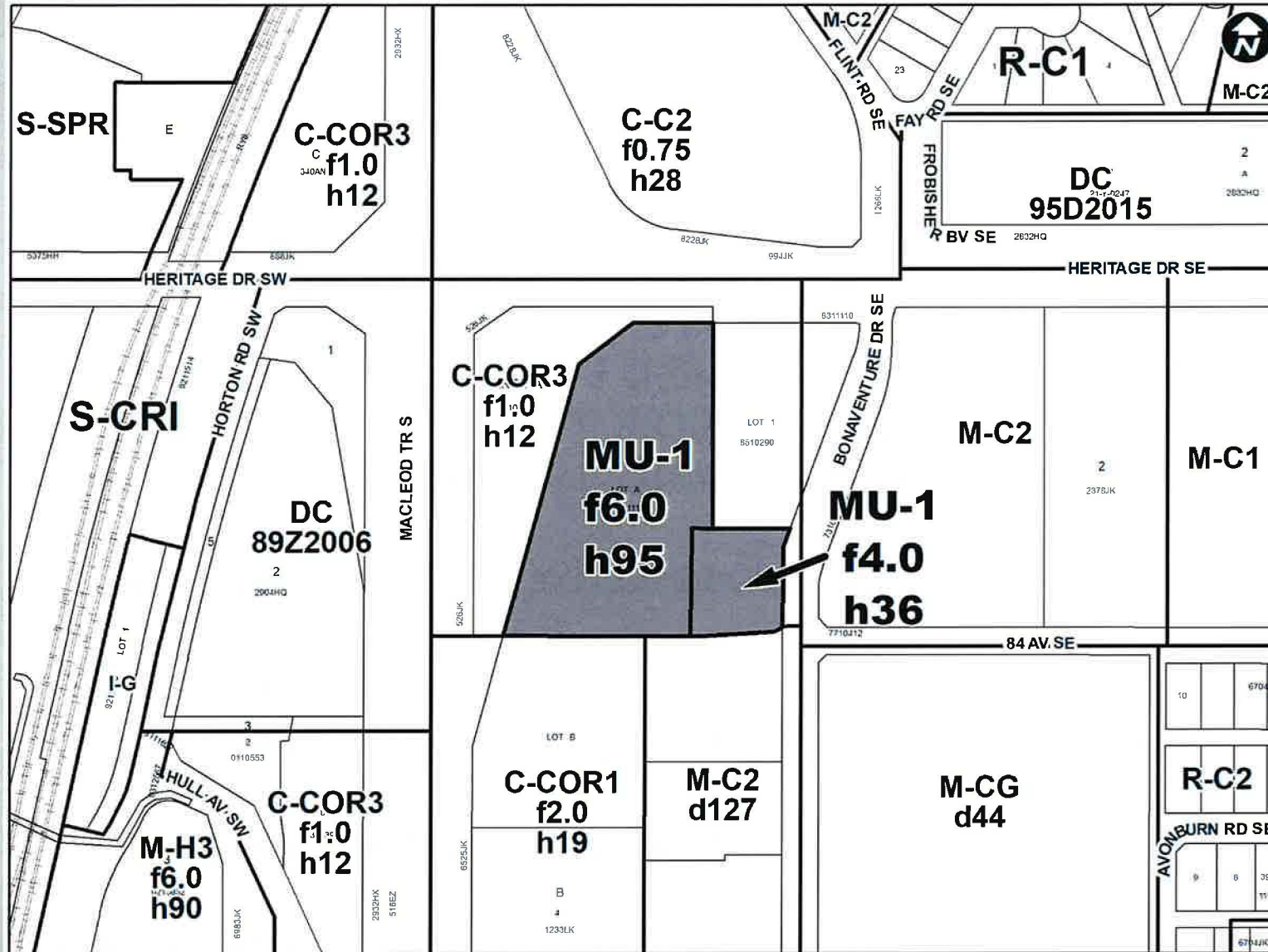


# Existing Land Use Map 10



## Commercial – Corridor 3 (C-COR3f1.0h12) District:

- Retail without residential uses along major roads
- Maximum height = 12 metres
- 1.0 FAR = Maximum building floor area of 18,000 square metres



## Mixed Use – General (MU-1f6.0h95 & MU-1f4.0h36) District:

- Mix of retail/commercial and residential uses in one building or multiple buildings
- Maximum height = 95 metres & 36 metres
- Combined FAR = Maximum building floor area of 102,000 square metres.

## RECOMMENDATIONS:

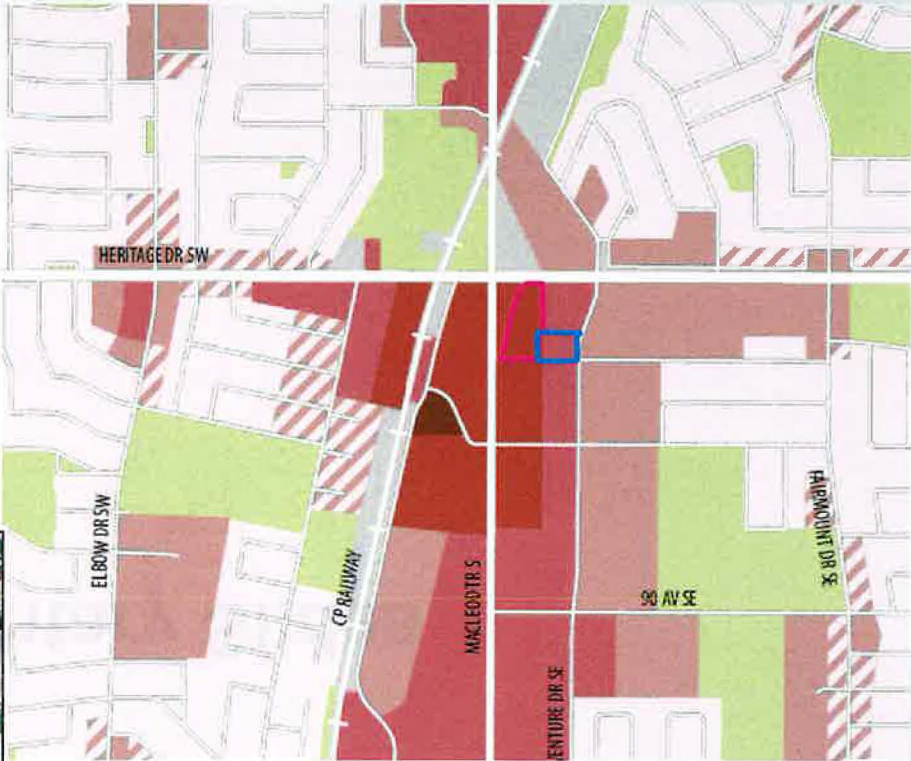
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# Supplementary Slides



- 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

