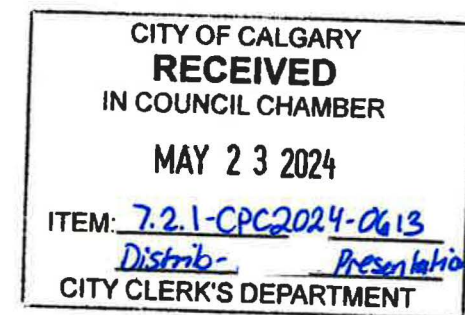




LOC2024-0007 Land Use Amendment

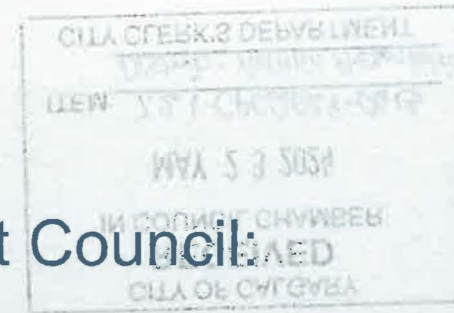
May 23, 2024

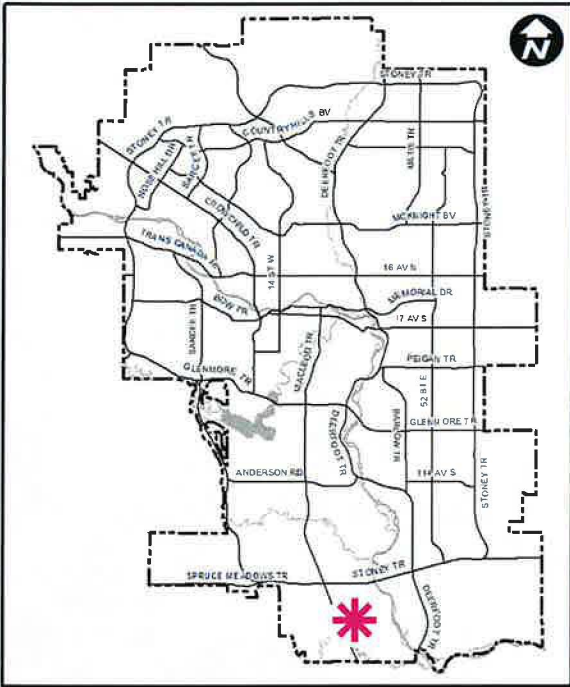


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

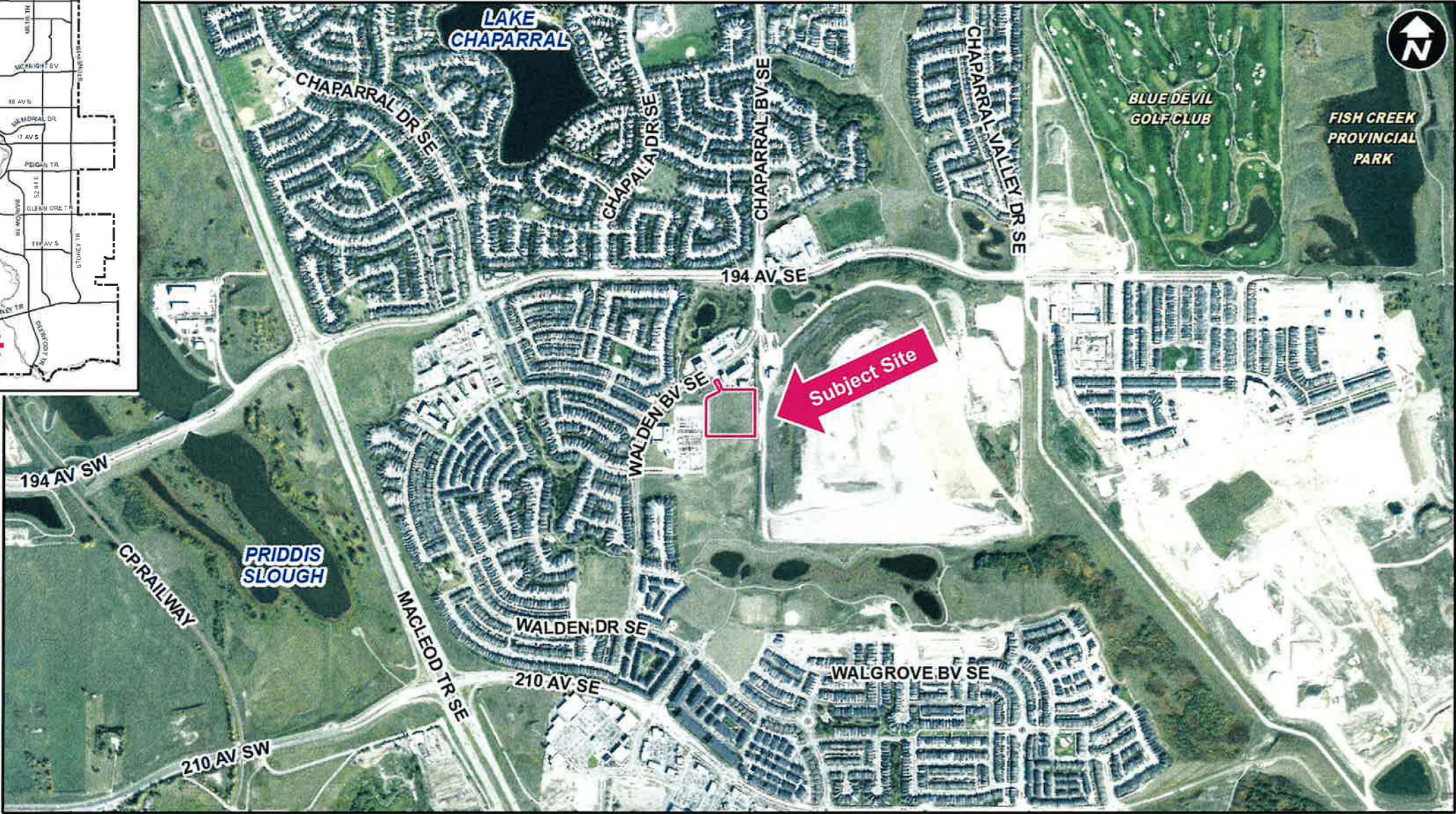
Give three readings to the proposed bylaw for the redesignation of 2.06 hectares \pm (5.06 acres \pm) located at 19019 88 Street SE (PPlan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

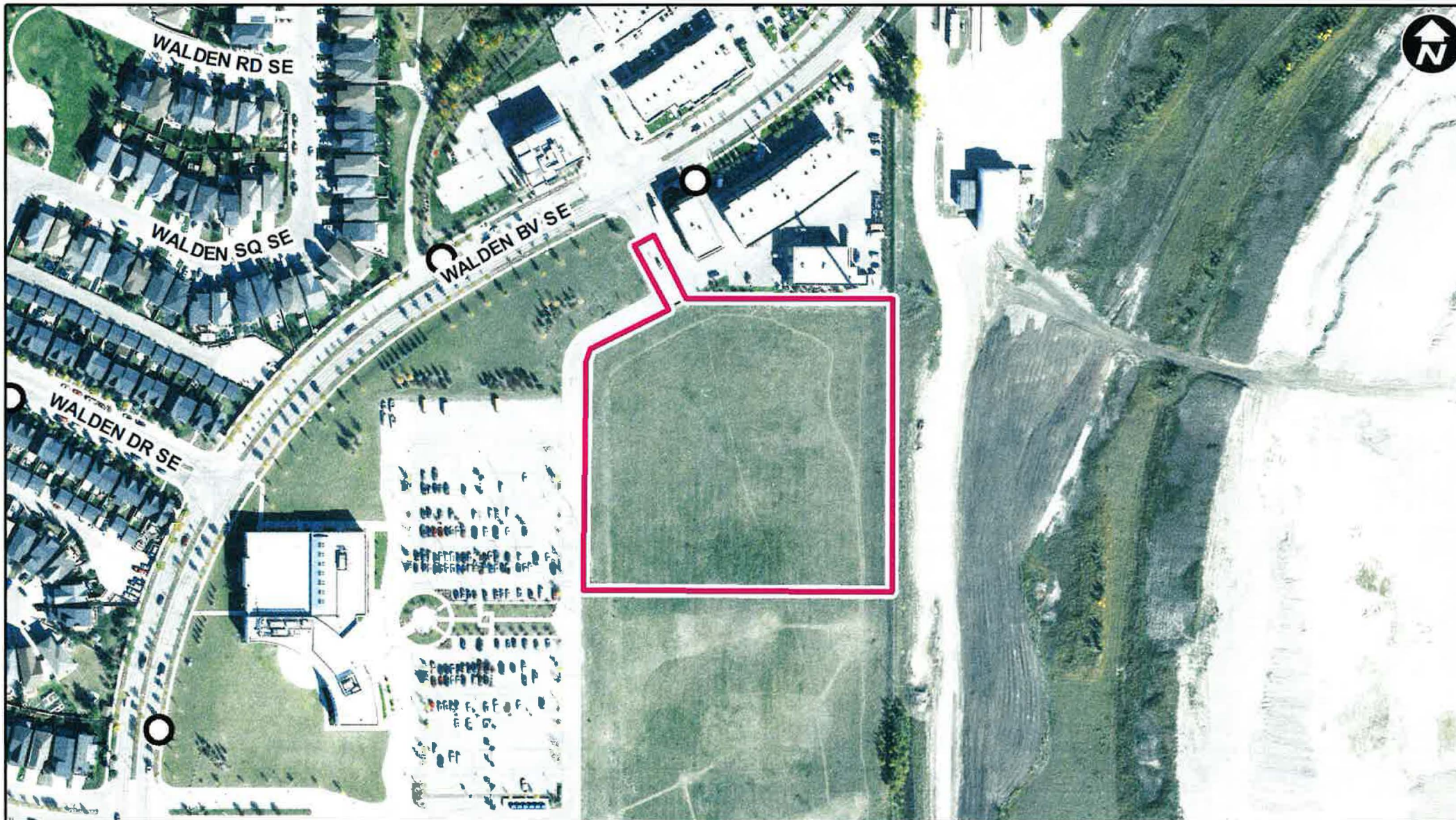




LEGEND

- 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





Parcel Size:

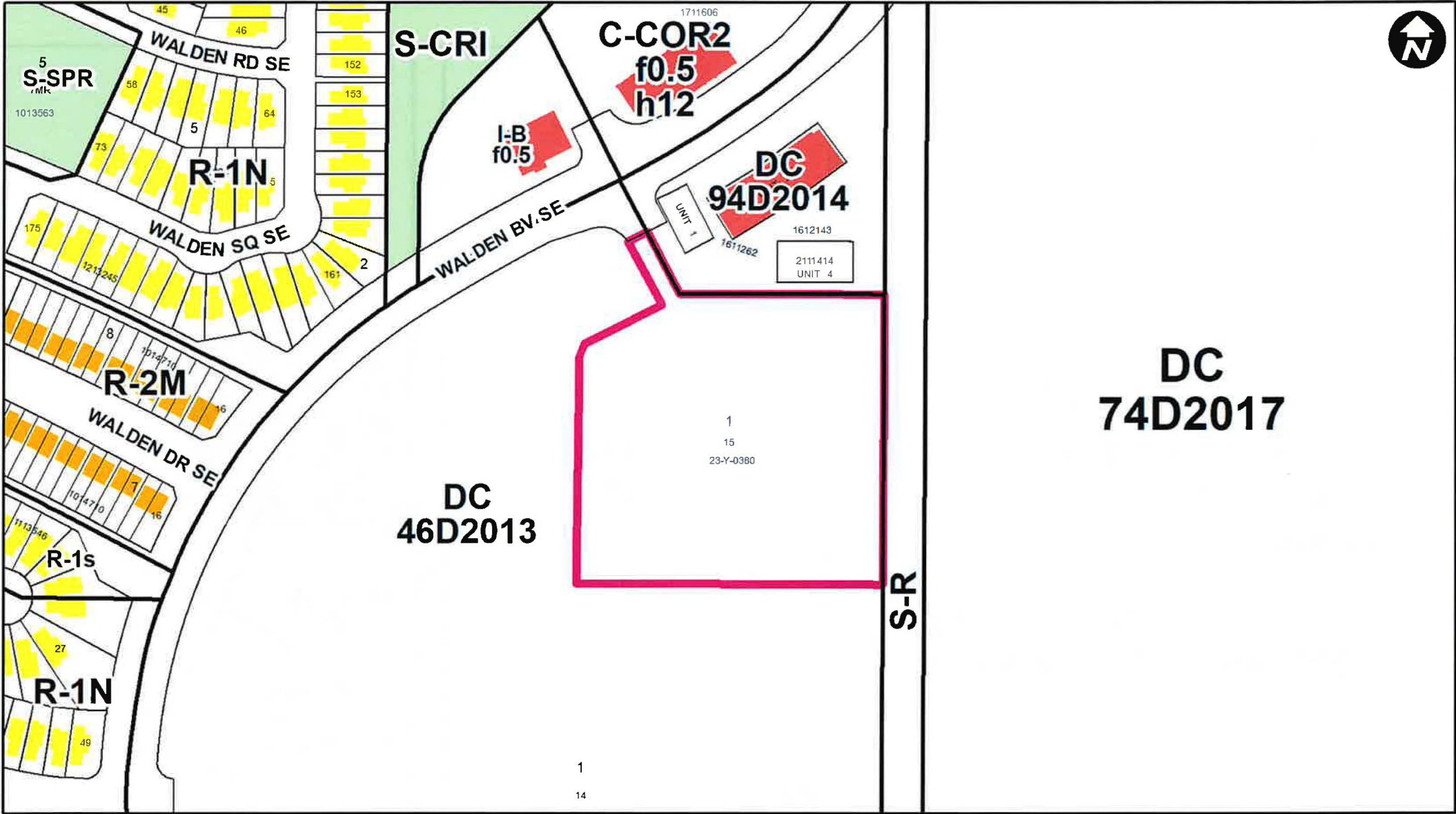
2.06 ha
150m x 140m

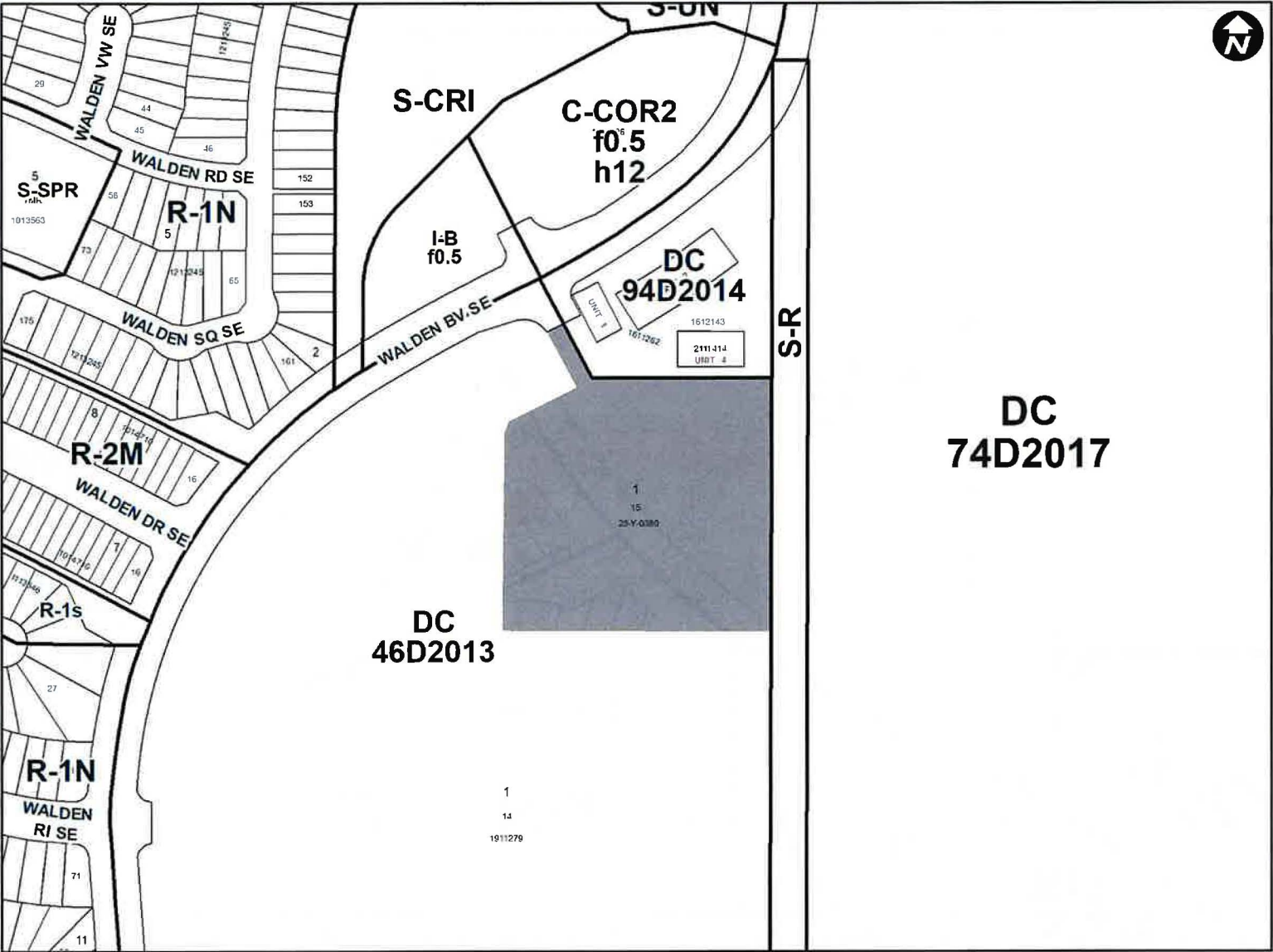




LEGEND

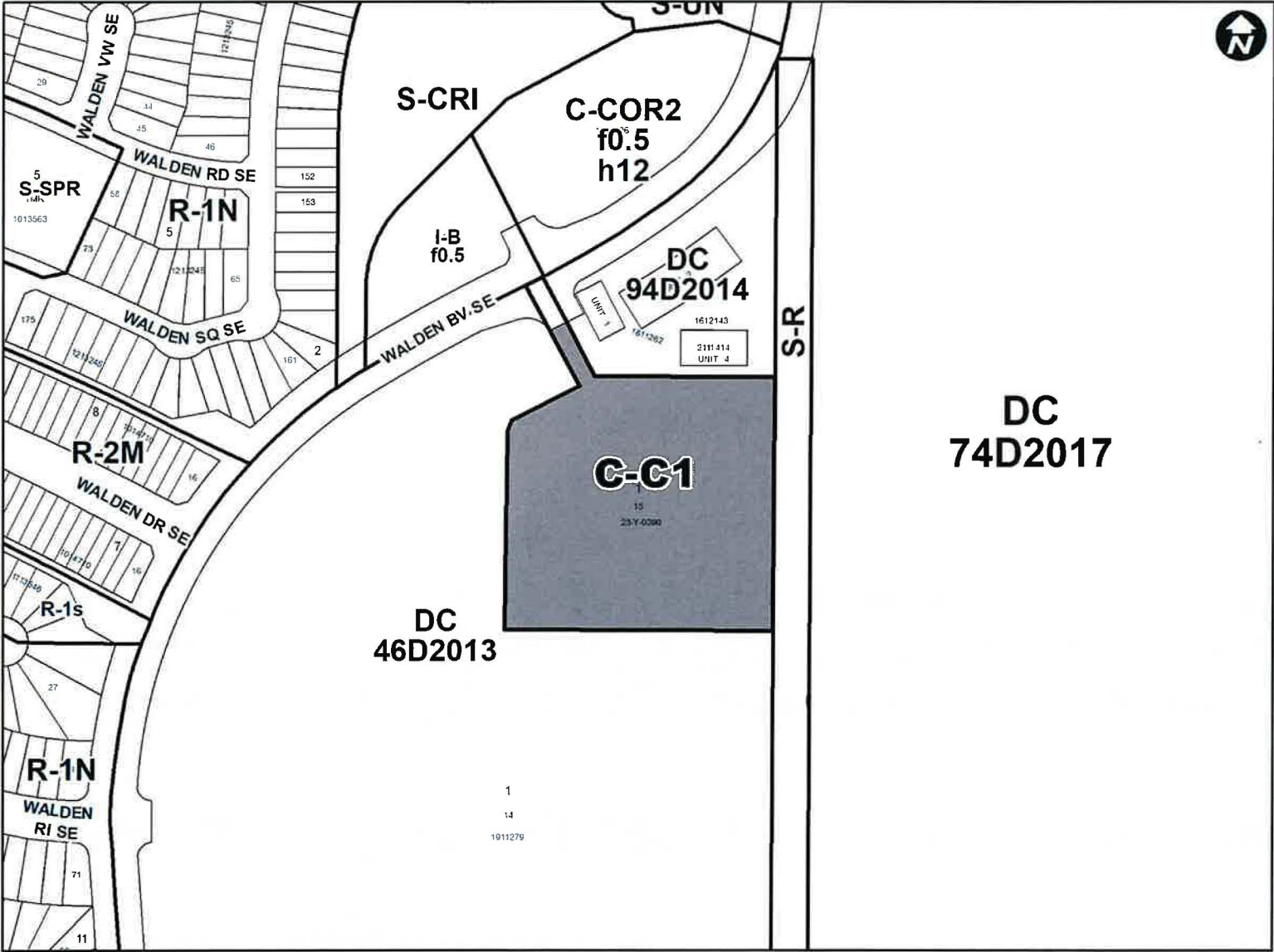
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Existing Direct Control (DC) District [46D2013]:

- Intended to accommodate a place of worship with the addition of recreational uses and slightly increased building height



Proposed C-C1 District:

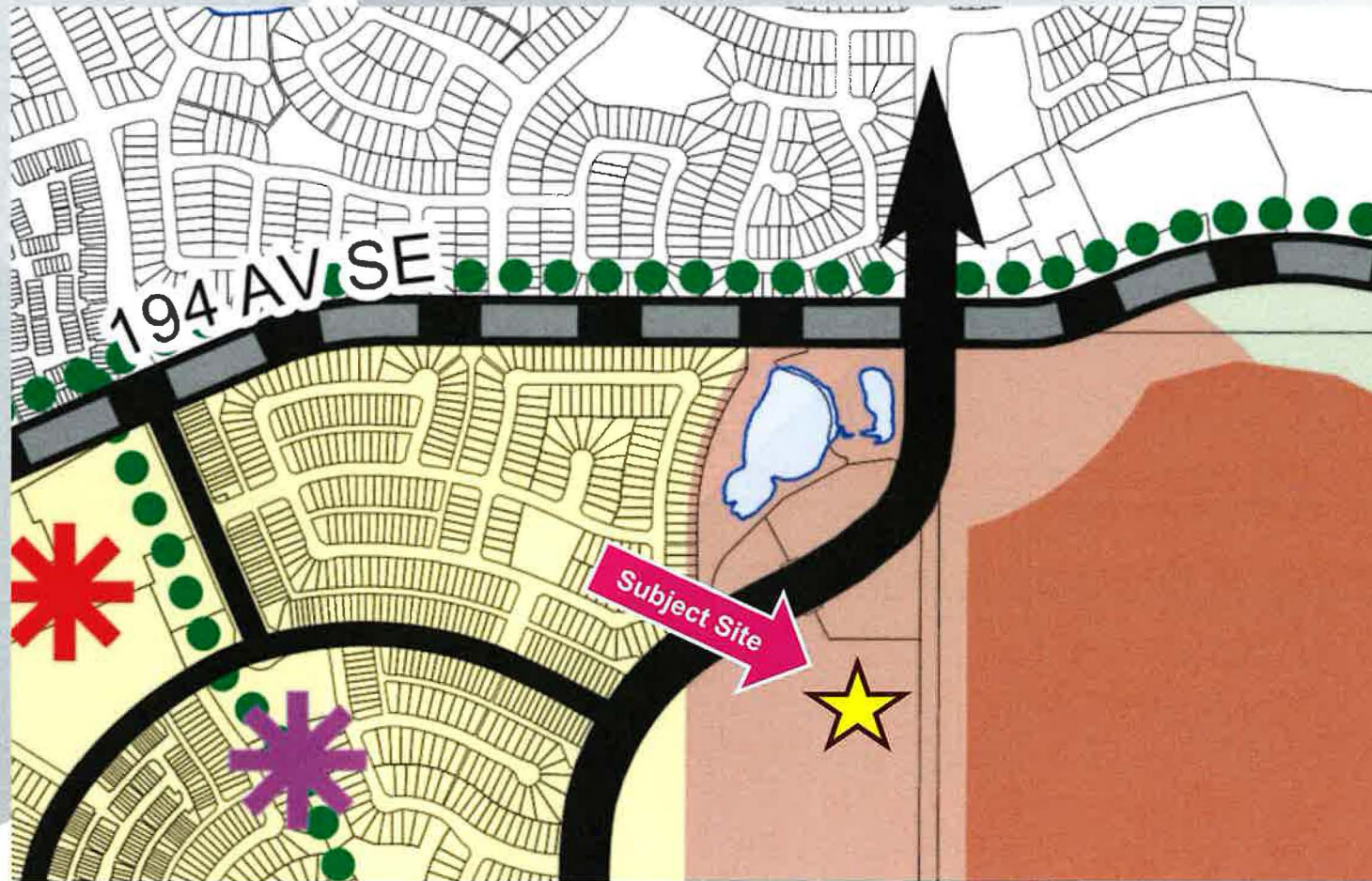
- Supports a range of commercial uses in small to mid-scale developments that serve the surrounding community
- Maximum building height of 10 metres
- Maximum F.A.R. of 1.0

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.06 hectares \pm (5.06 acres \pm) located at 19019 88 Street SE (Plan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

Supplementary Slides



- 300 metre setback required as per:
 - Matters Related to Subdivision and Development Regulation
 - East Macleod Trail Area Structure Plan (ASP)

