



Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0007 / CPC2024-0613

Land Use Amendment

July 16, 2024

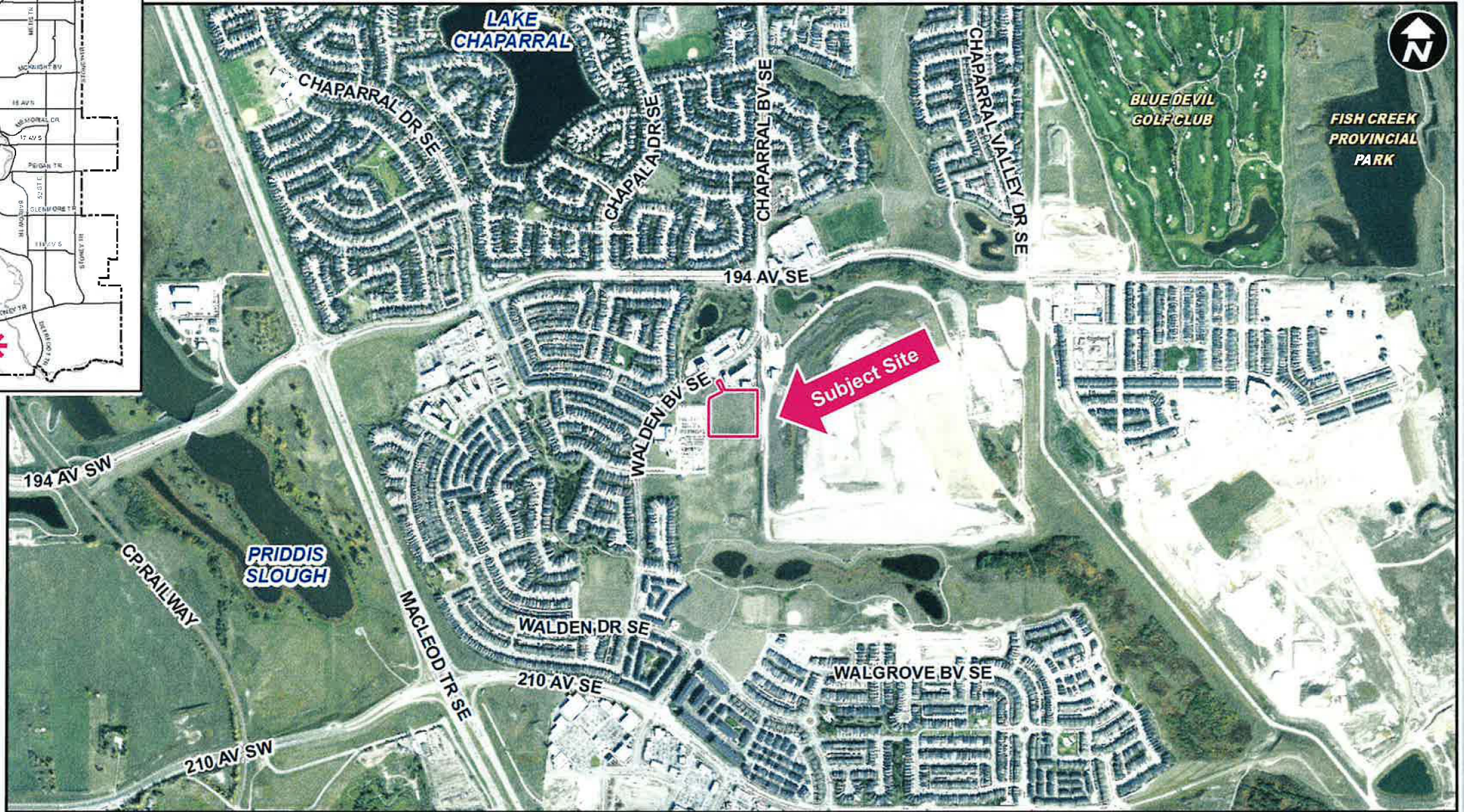
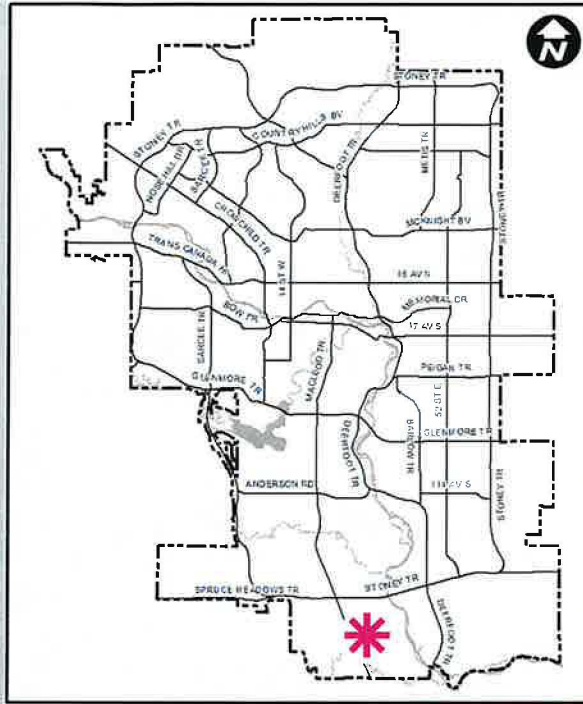
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.2 CPC2024-0613
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

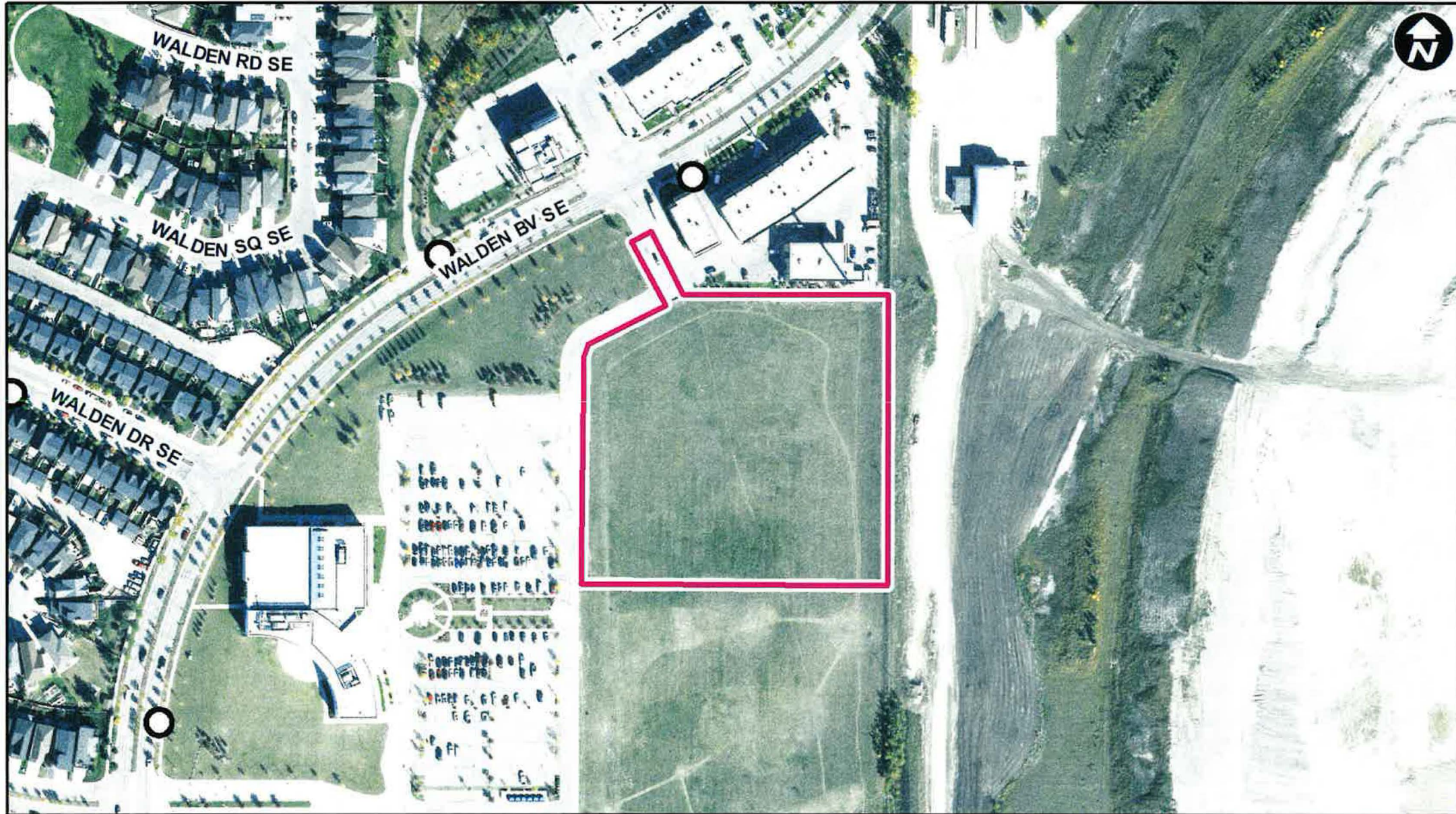
Give three readings to **Proposed Bylaw 197D2024** for the redesignation of 2.06 hectares ± (5.06 acres ±) located at 20200 Walden Boulevard SE (Plan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.





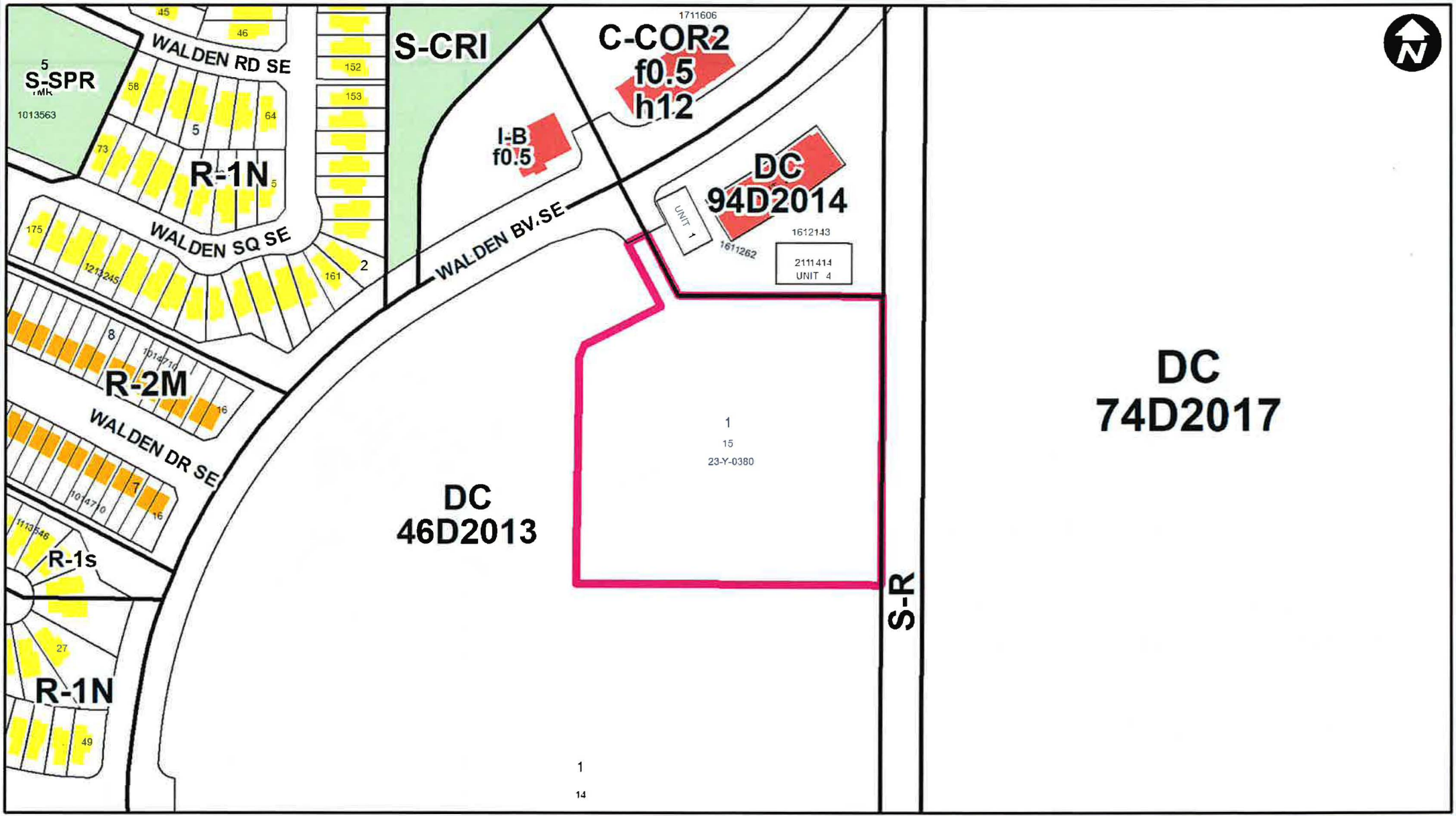
LEGEND

- 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



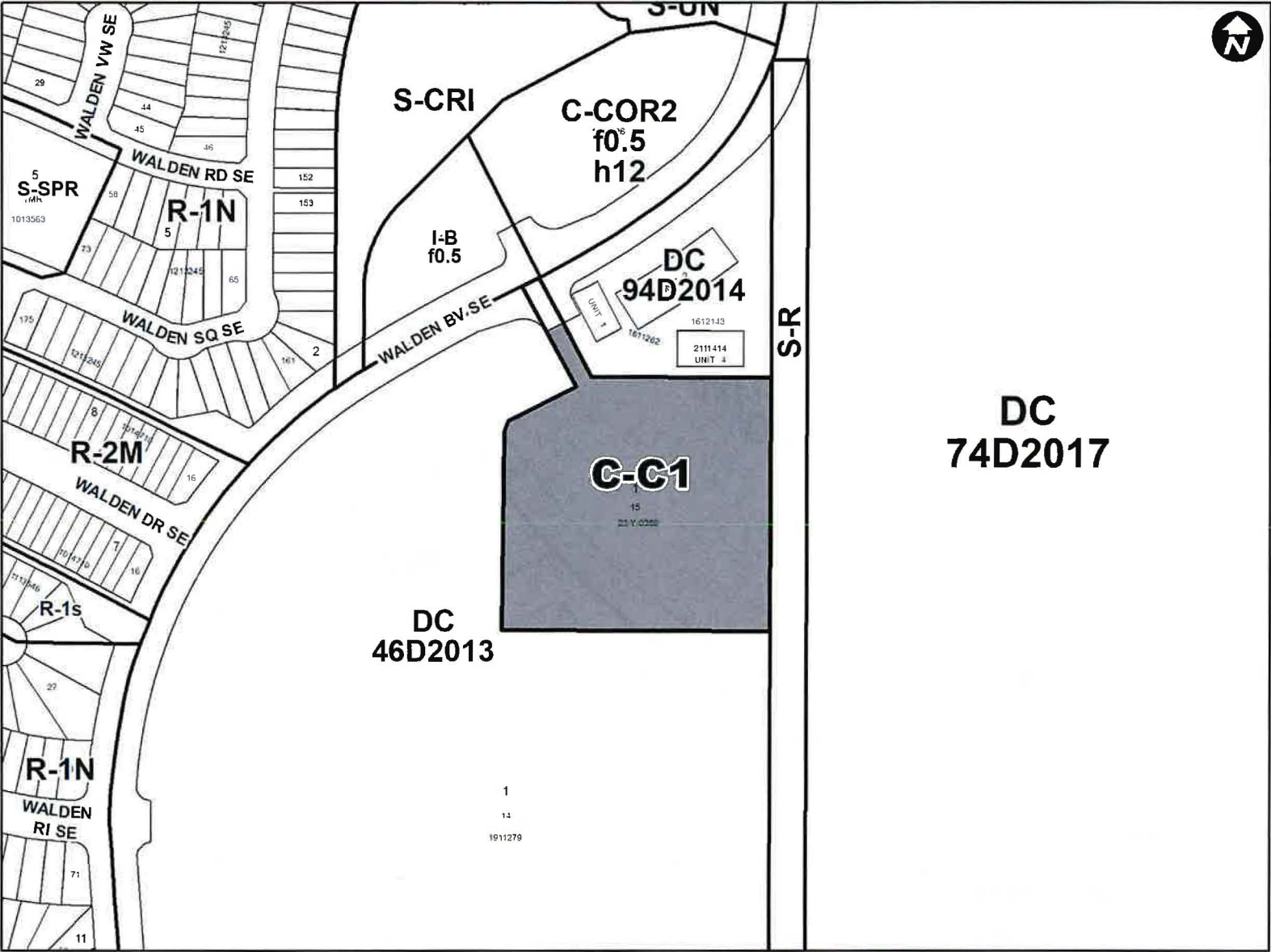
Parcel Size:

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



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

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 197D2024** for the redesignation of 2.06 hectares \pm (5.06 acres \pm) located at 20200 Walden Boulevard SE (Plan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

Supplementary Slides

Landfill Setback Requirements

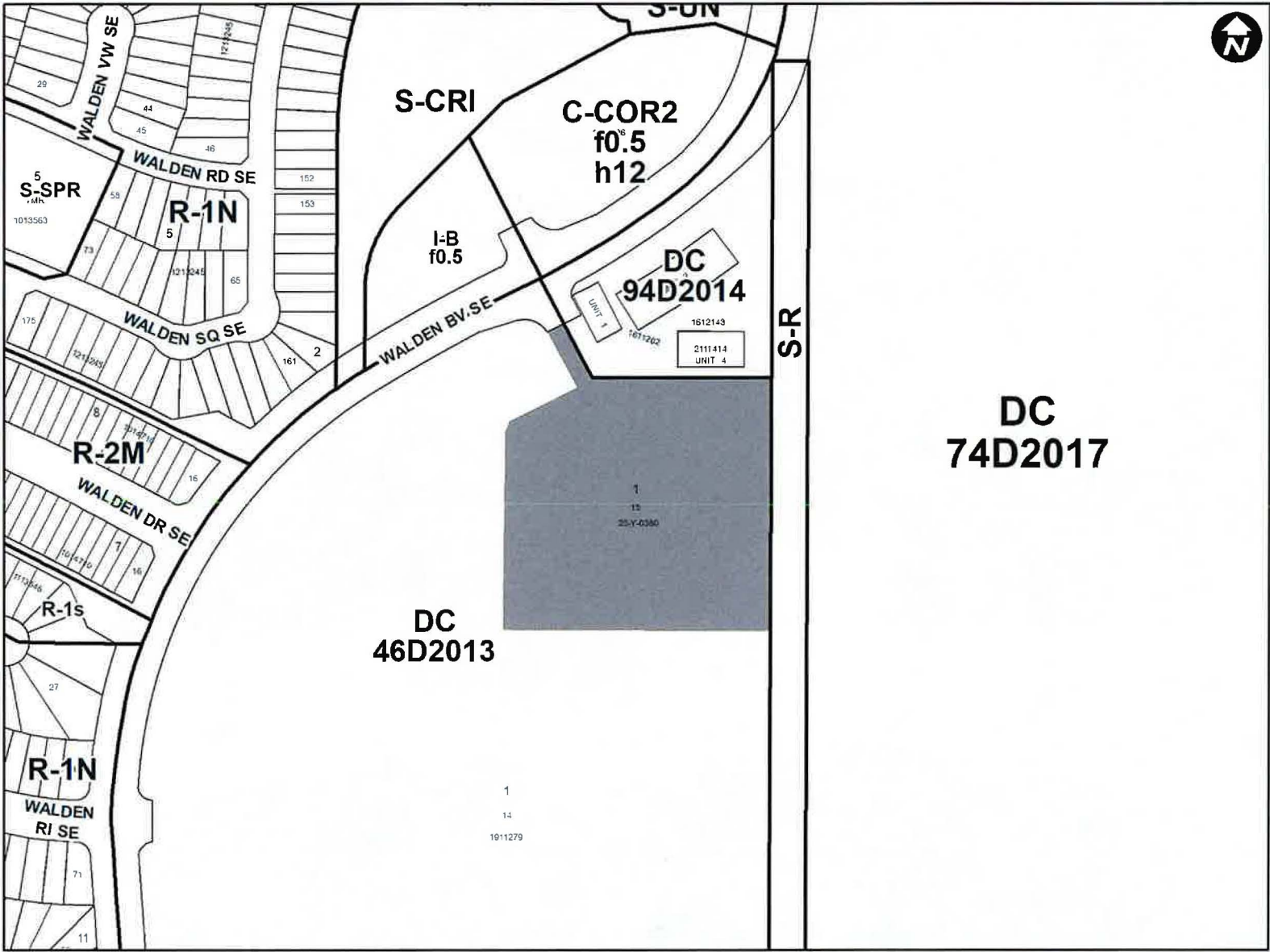


- 300 metre setback required as per:
 - Matters Related to Subdivision and Development Regulation
 - East Macleod Trail Area Structure Plan (ASP)

- B.F.I. Landfill Site
- Conservation Area
- Deerfoot Road Allowance
- Landfill Restricted Area







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

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