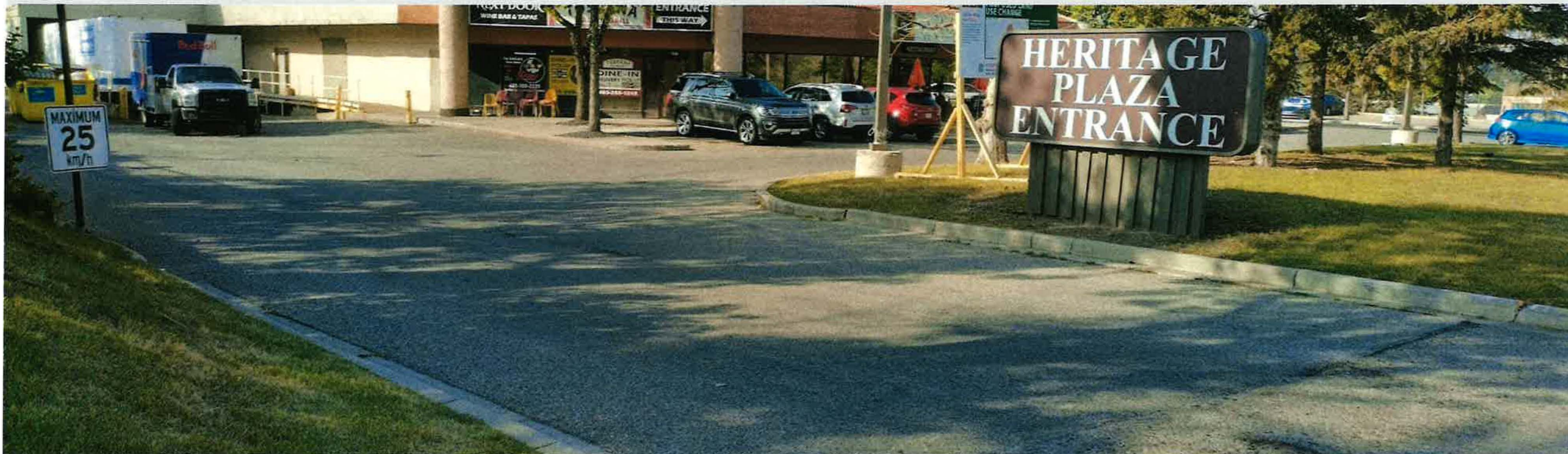




# Public Hearing of Council

## Agenda Item: 7.2.42



# LOC2023-0163 / CPC2024-0639

## Land Use Amendment

July 16, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 16 2024  
ITEM: 7.2.42 CPC2024-0639  
Distrib-Presentation 1  
CITY CLERK'S DEPARTMENT



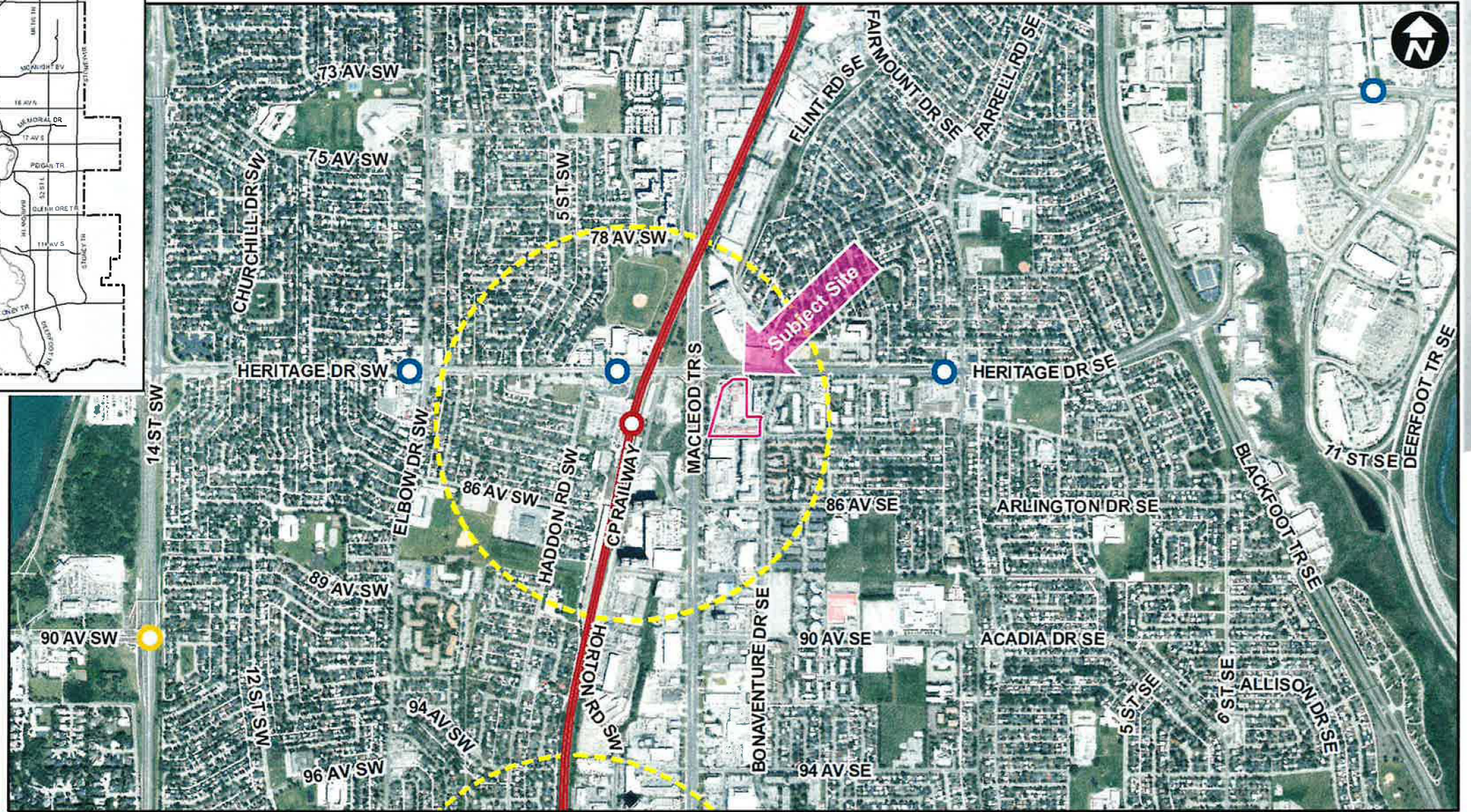
# RECOMMENDATIONS:

That Council:

Give three readings to **Proposed Bylaw 229D2024** for the redesignation of 1.80 hectares ± (4.45 acres ±) 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.



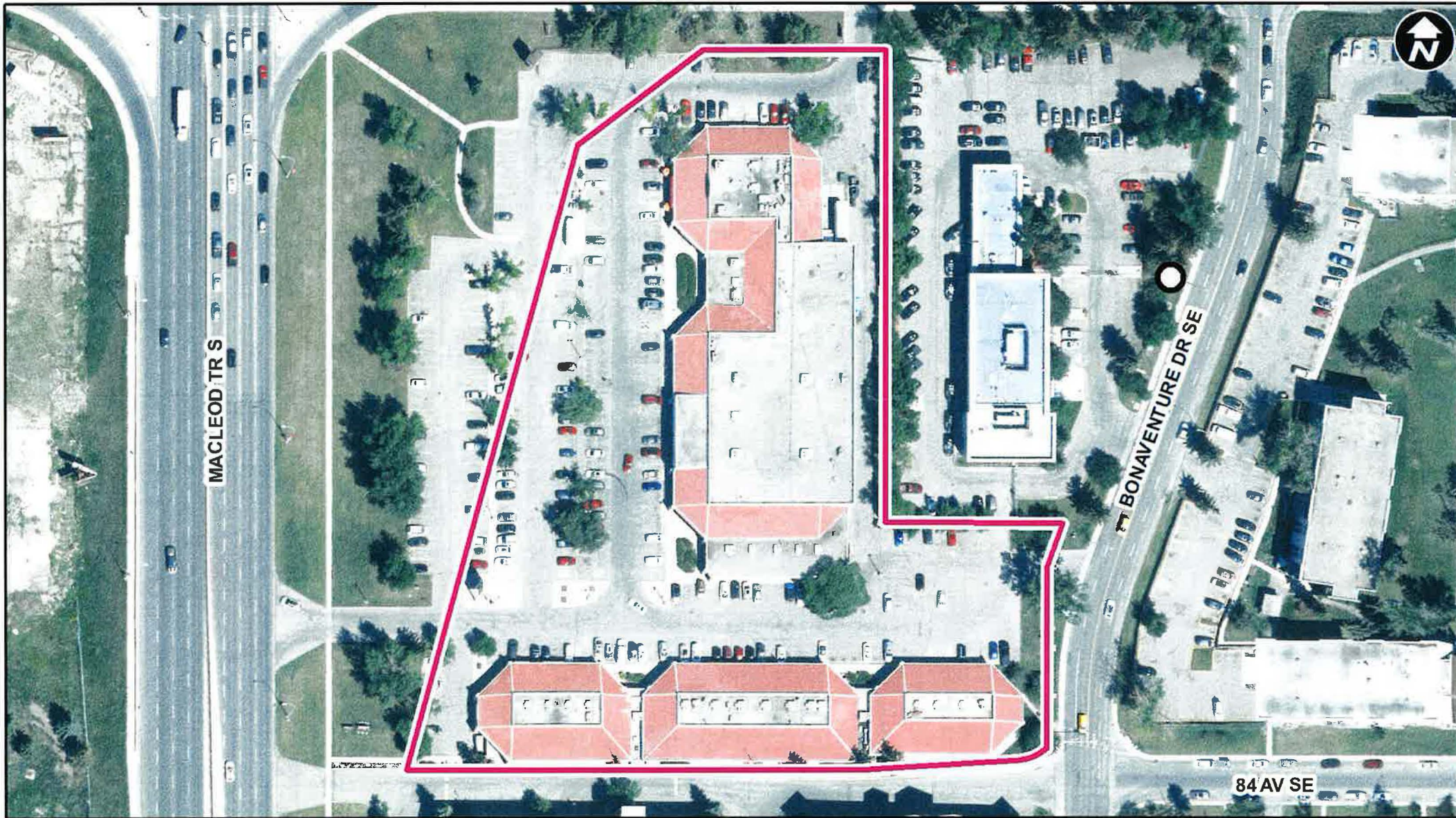




**LEGEND**

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





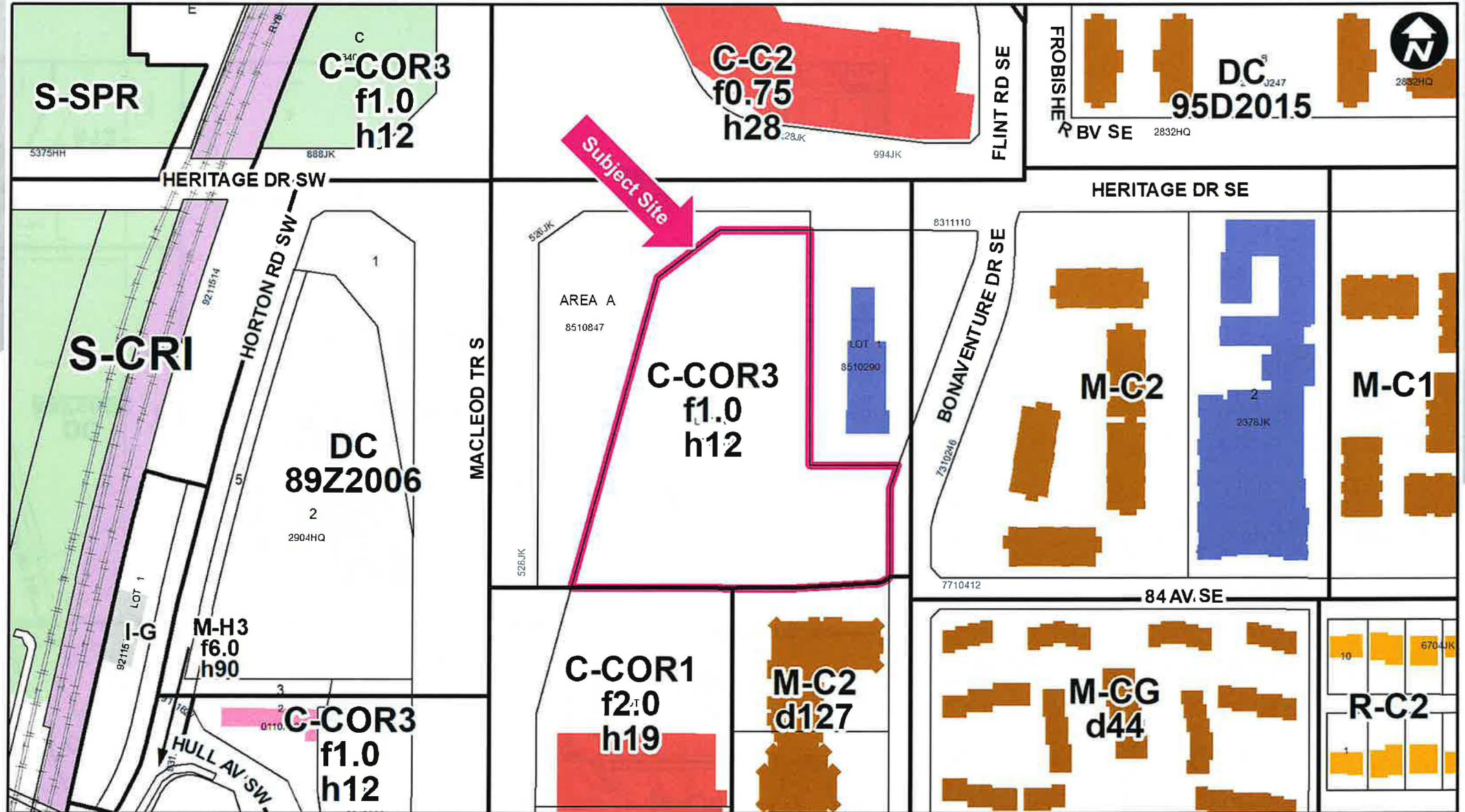
○ Bus Stop

Parcel Size:

1.80 ha (4.45 ac)

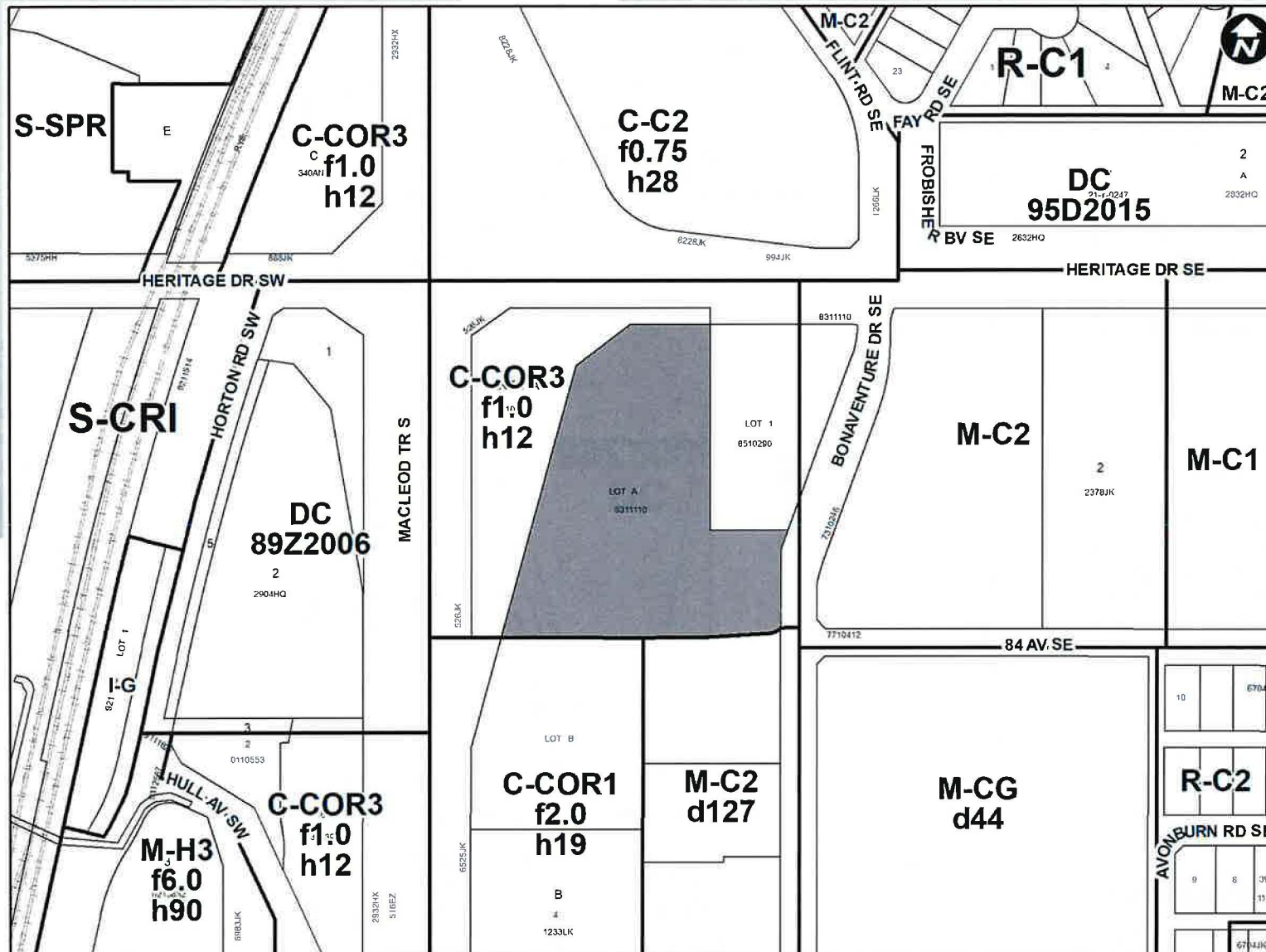


- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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



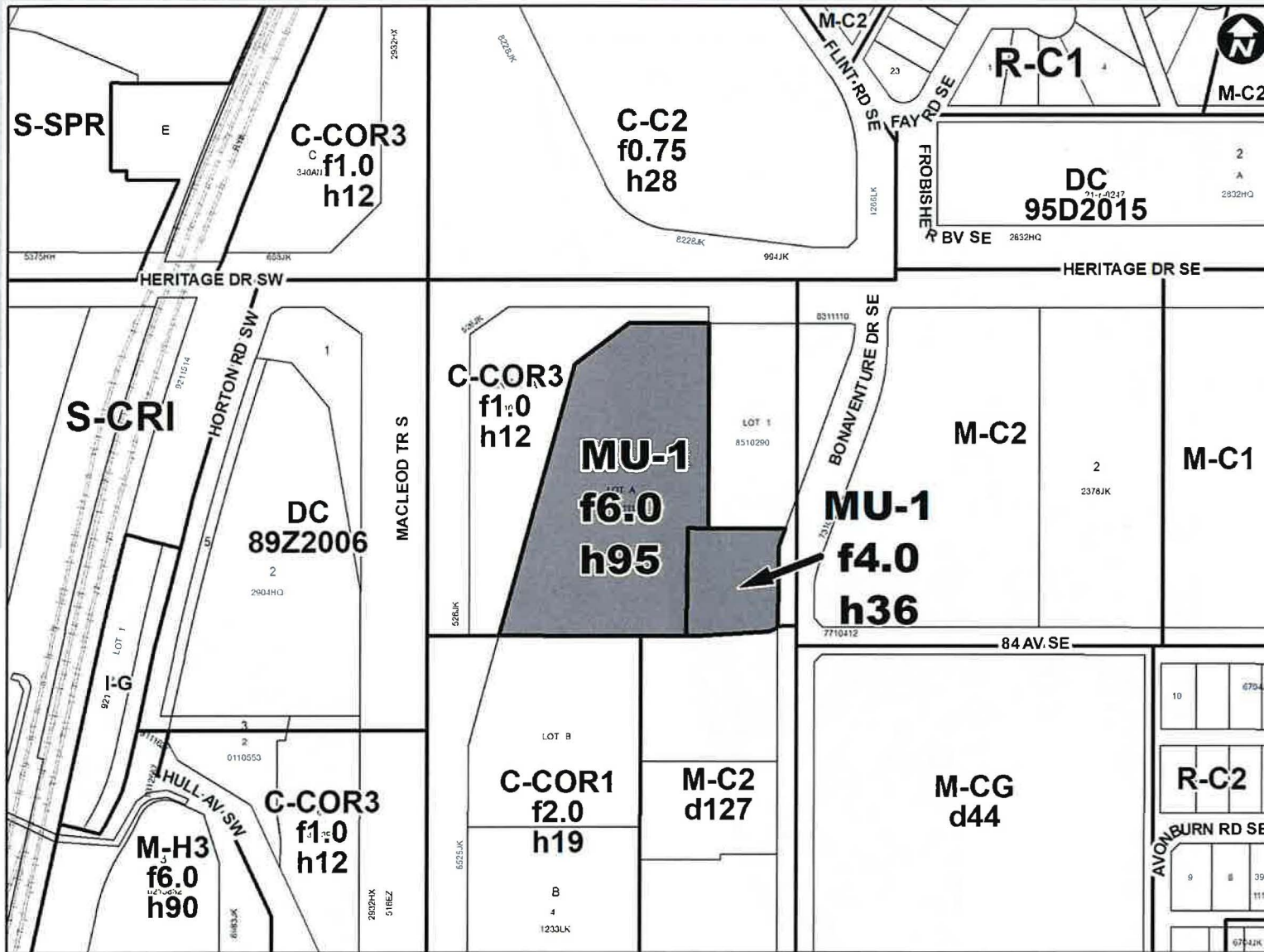


# Existing Land Use Map 6



## 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
- Maximum height = 95 metres & 36 metres
- Combined FAR = Maximum building floor area of 102,000 square metres.







## RECOMMENDATIONS:

That Council:

Give three readings to **Proposed Bylaw 229D2024** 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.



# Supplementary Slides





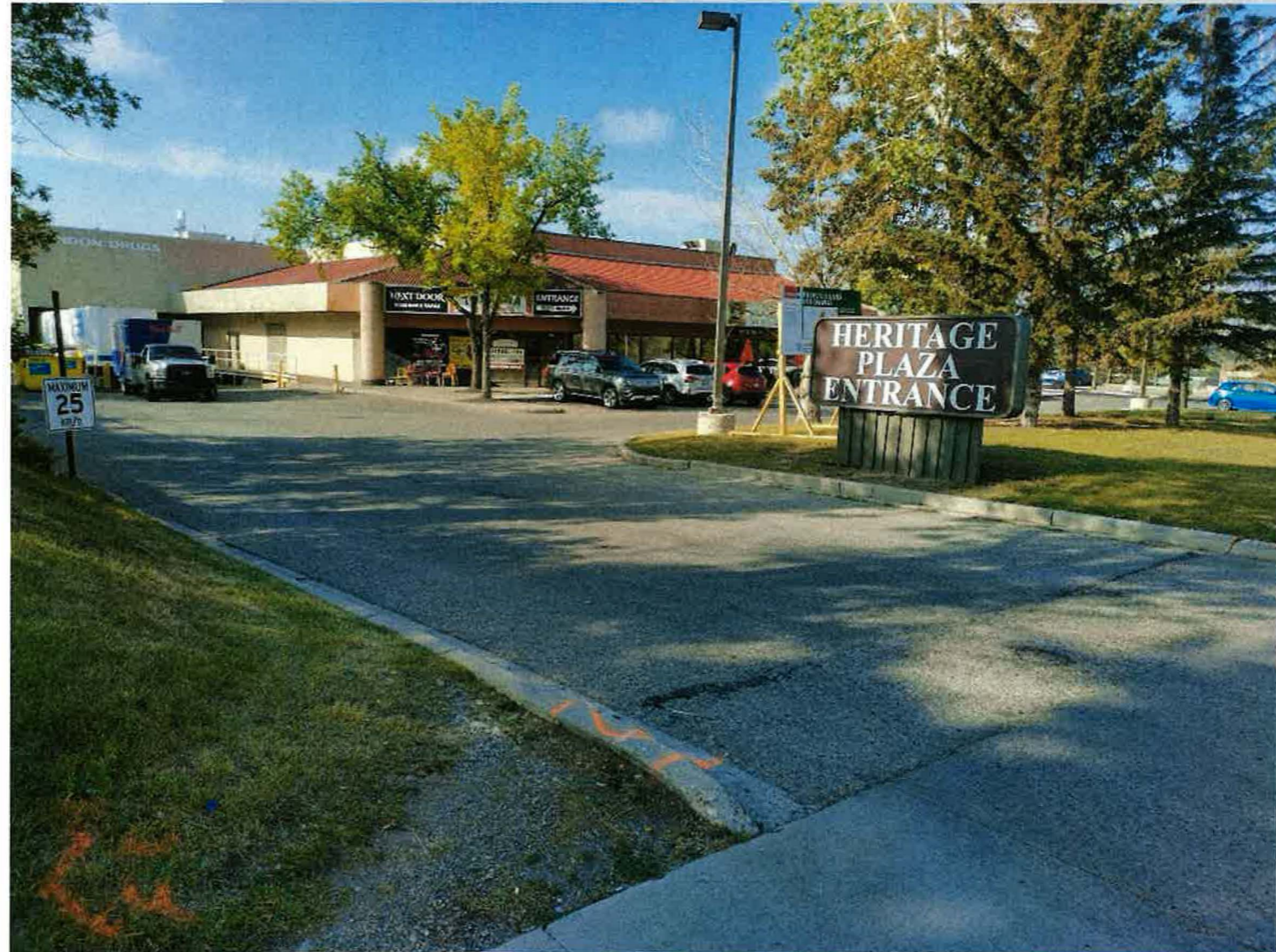




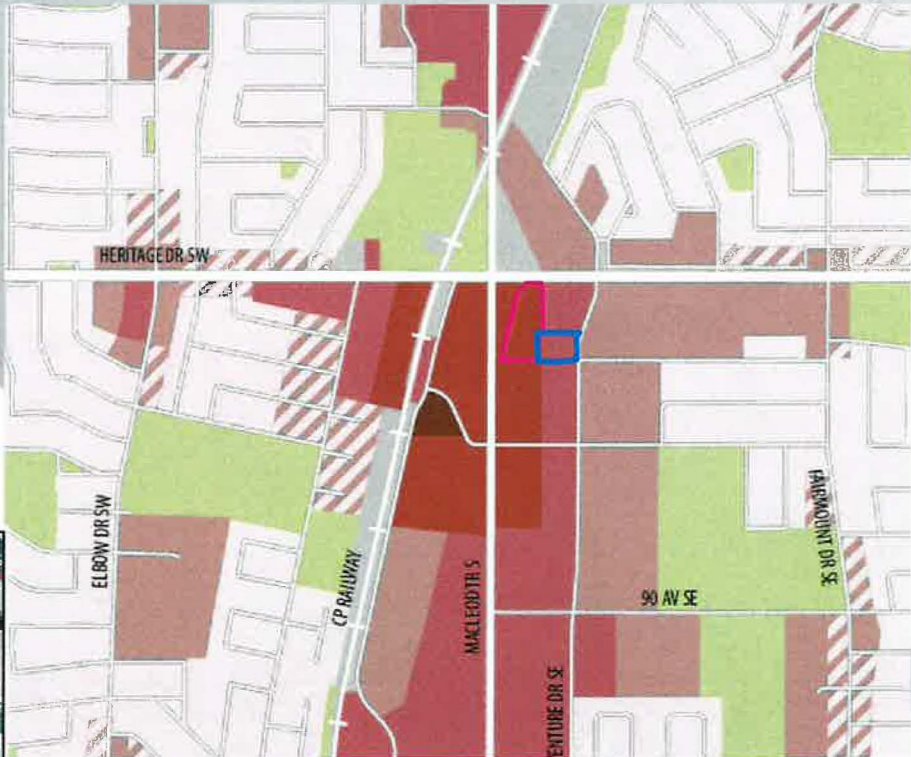
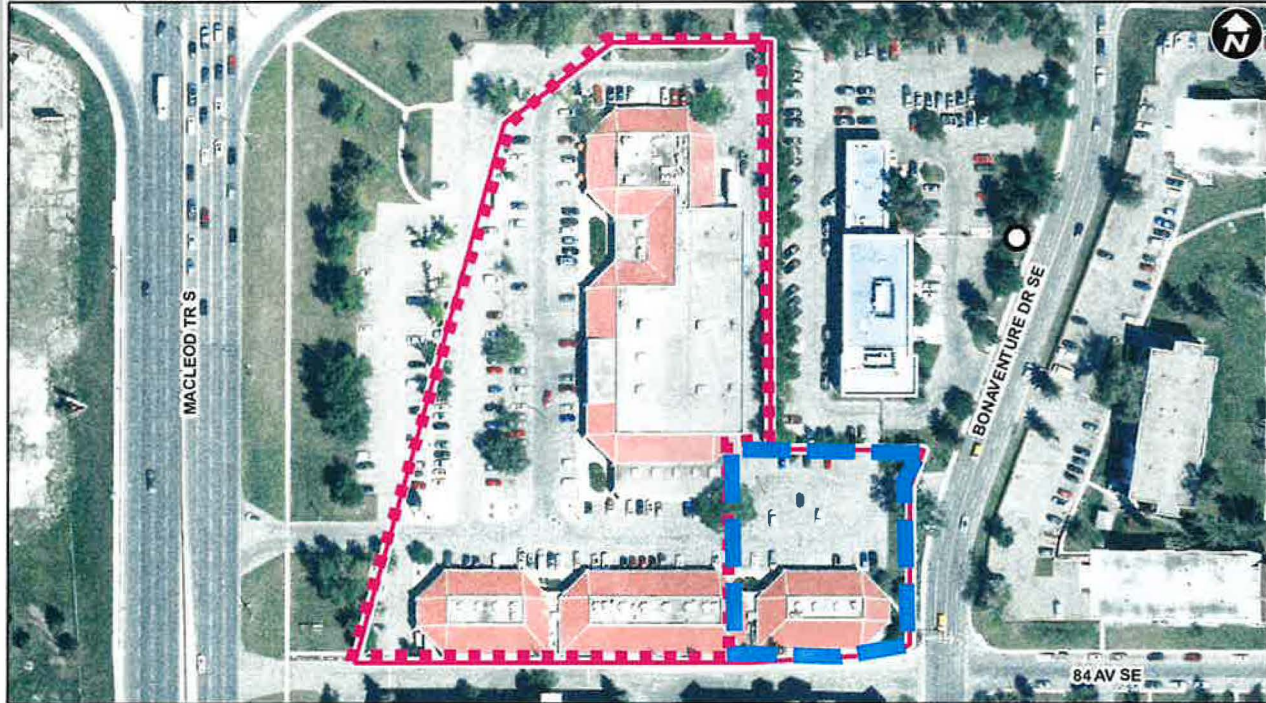












- Legend**
- Limited (up to 3 Storeys)
  - ▨ Low - Modified (up to 4 Storeys)
  - Low (up to 6 Storeys)
  - Mid ★ (up to 12 Storeys)
  - High ★ (up to 26 Storeys)
  - Highest (over 26 Storeys)
  - No Building Scale Category
  - Parks and Open Space
  - Plan Area Boundary



