



Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0013 / CPC2023-1291

Land Use Amendment

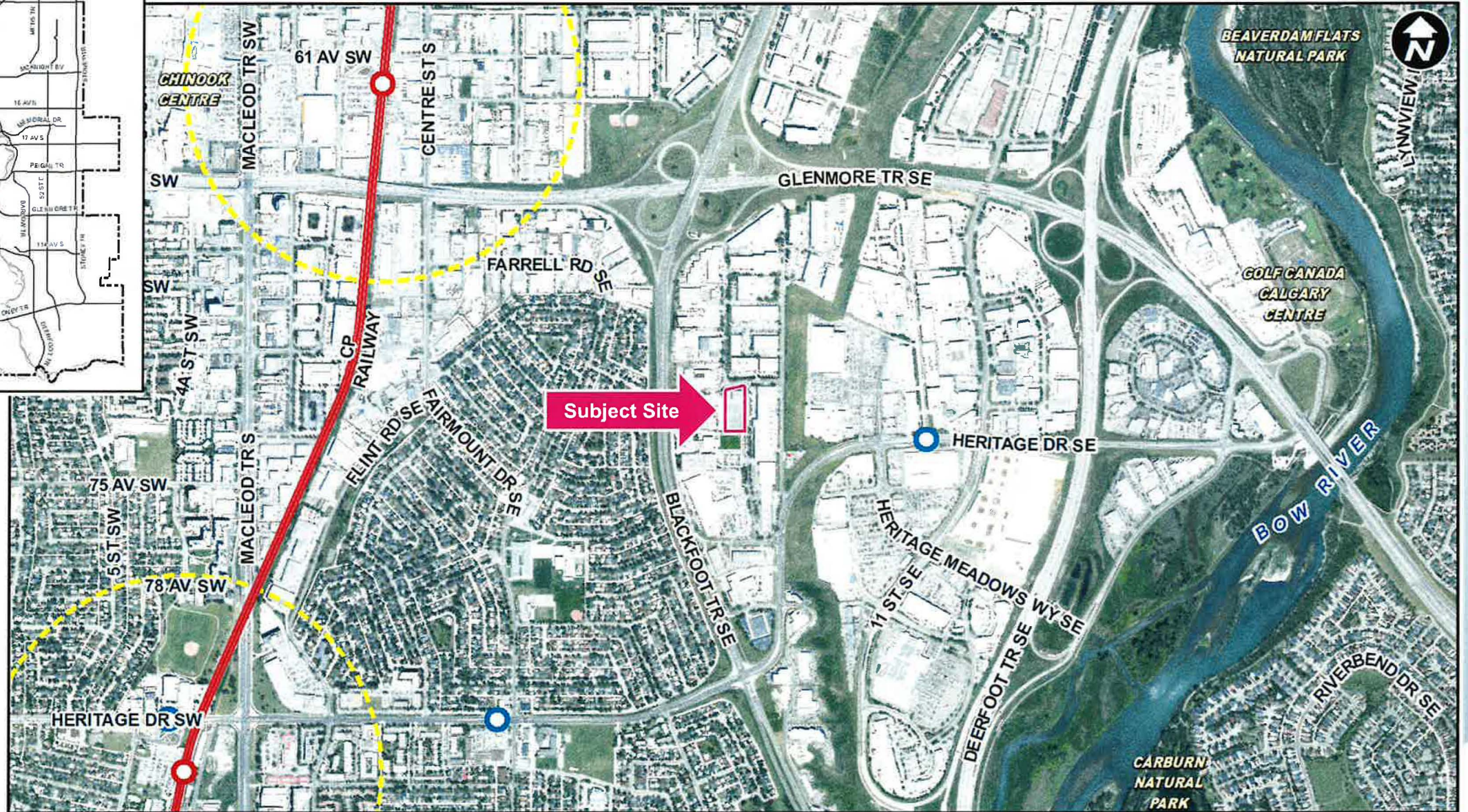
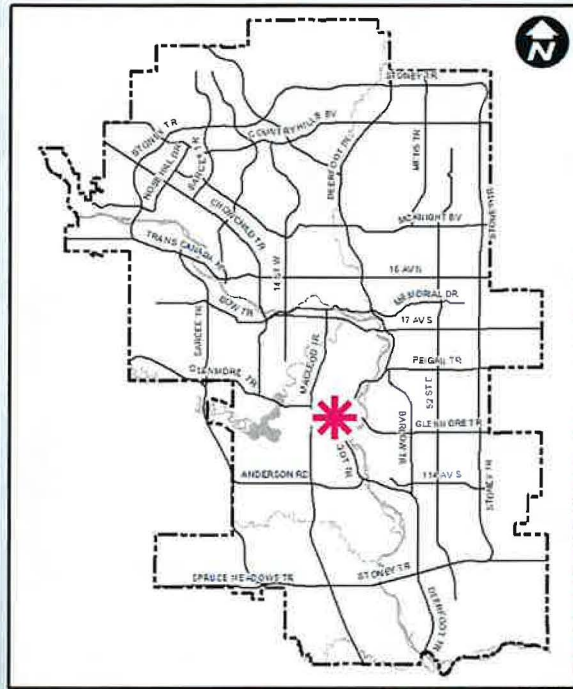
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.18 - CPC2023-1291
Distrib Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

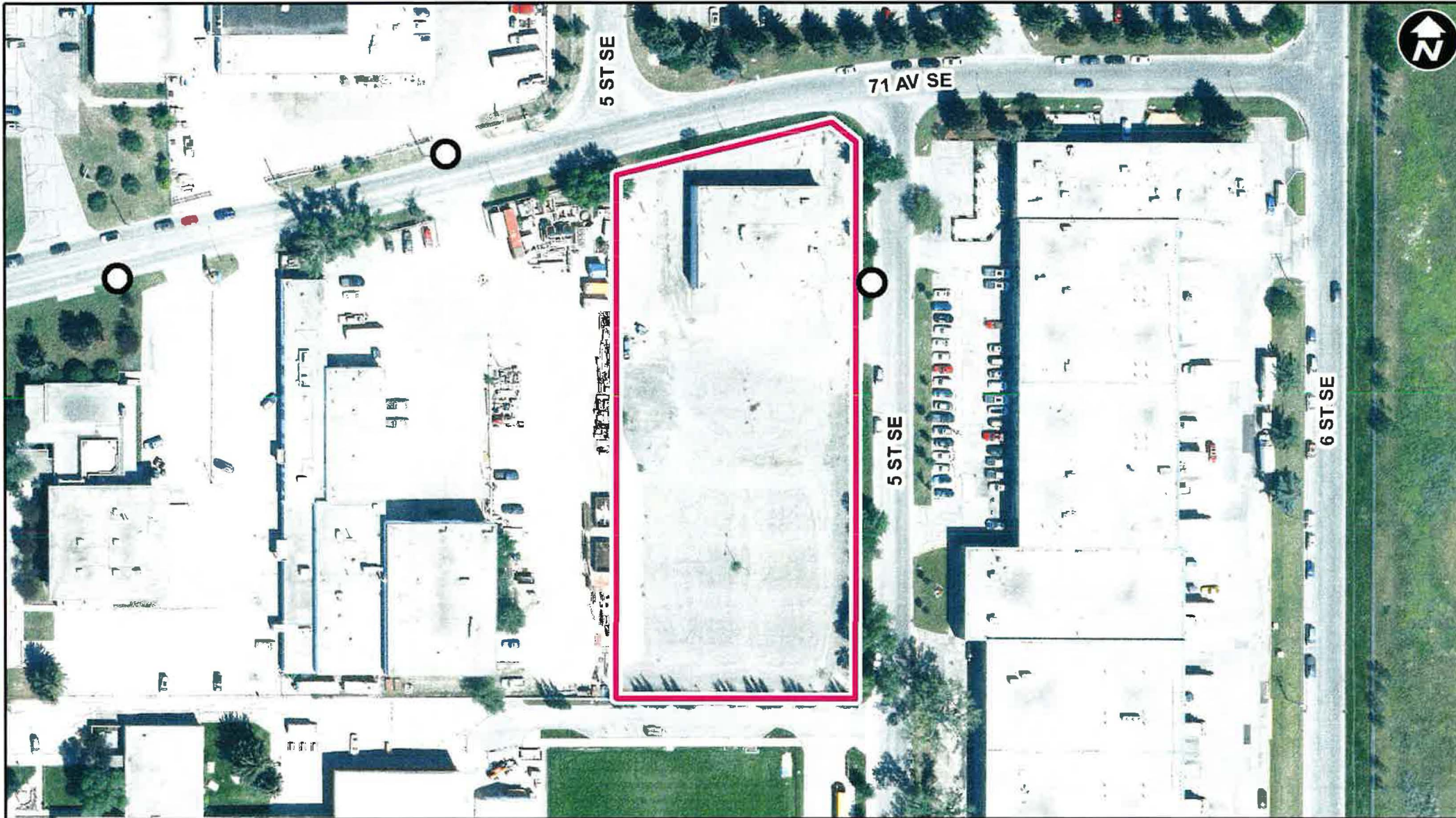
That Council:

Give three readings to **Proposed Bylaw 51D2024** for the redesignation of 0.77 hectares \pm (1.90 acres \pm) located at **7410 – Blackfoot Trail SE (Portion of Plan 2410048, Block 2, Lot 3)** from Industrial – General (I-G) District to Special Purpose – Community Institution (S-CI) 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



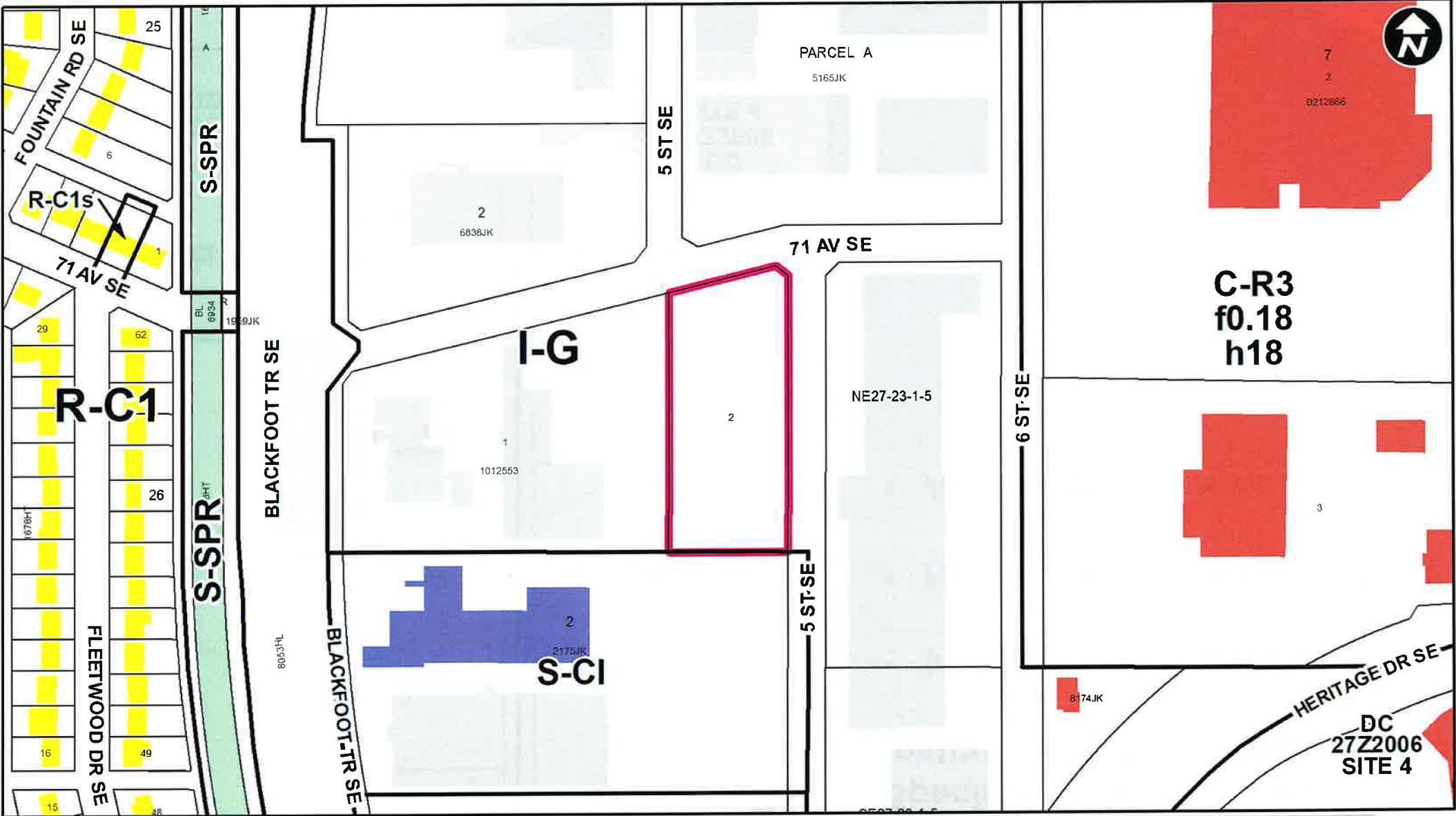
LEGEND

○ Bus Stop

Parcel Size:

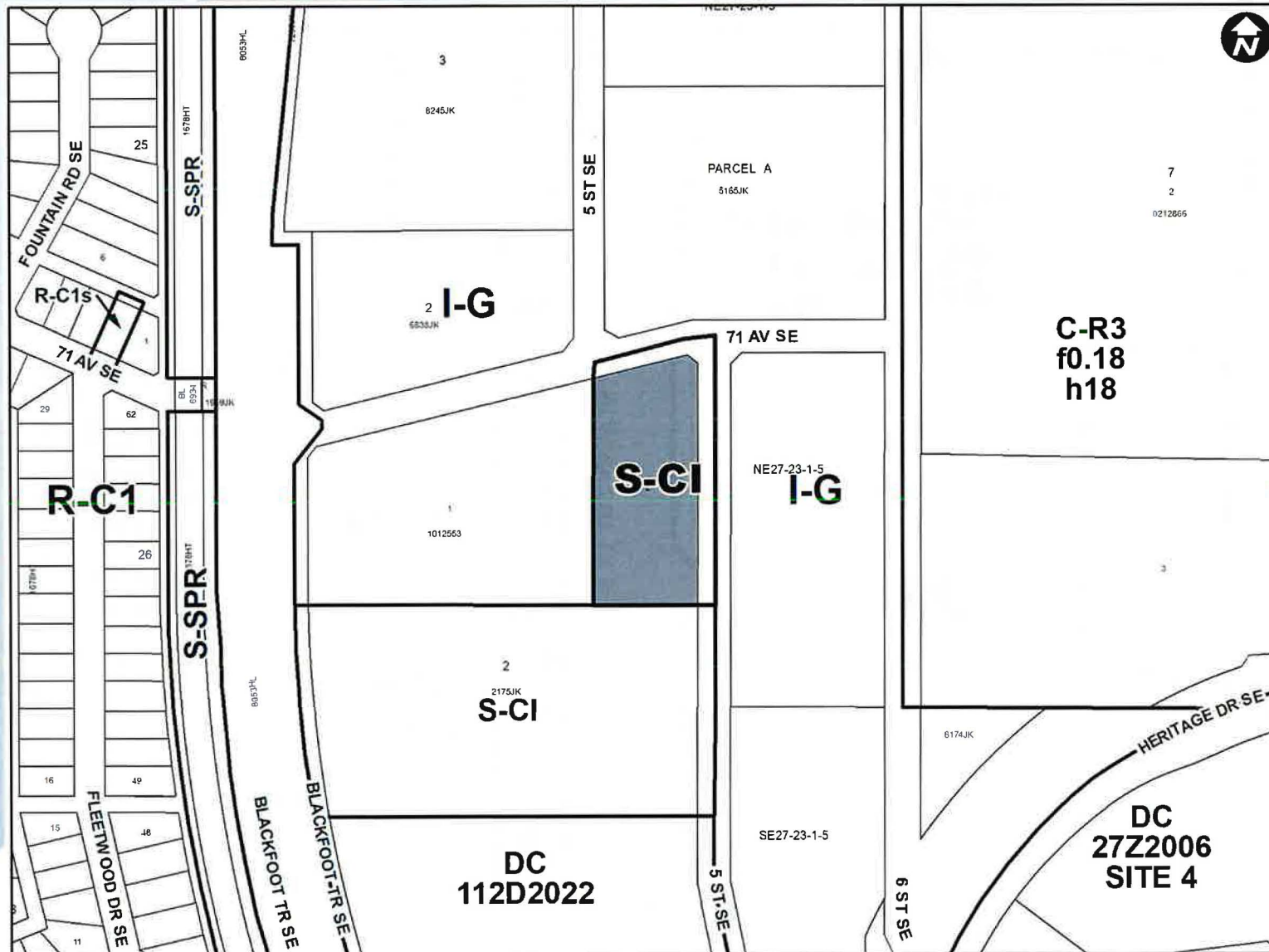
0.77 ha
58m x 140m

- 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 Land Use Map

6




Special Purpose – Community Institution (S-CI) District:

- Institutional land use district
- No maximum building height
- Allows School – Private



Commercial Corridor with Industrial Transition Overlay:

- Allows for a range of commercial and institutional uses.
- The Industrial Transition overlay allows light industrial options

 Subject site

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 51D2024** for the redesignation of 0.77 hectares \pm (1.90 acres \pm) located at 7410 – Blackfoot Trail SE (Portion of Plan 2410048, Block 2, Lot 3) from Industrial – General (I-G) District **to** Special Purpose – Community Institution (S-CI) District.

Supplementary Slides



View from 5 Street SE



Aerial View (north)