

Public Hearing of Council

Agenda Item: 7.2.14

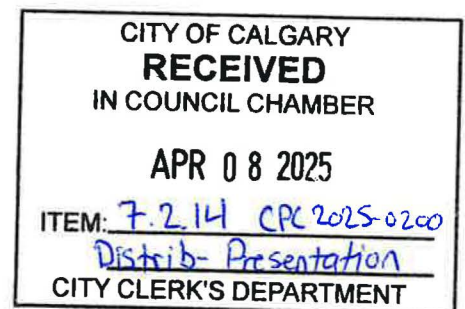


LOC2024-0140 / CPC2025-0200

Land Use Amendment

April 8, 2025

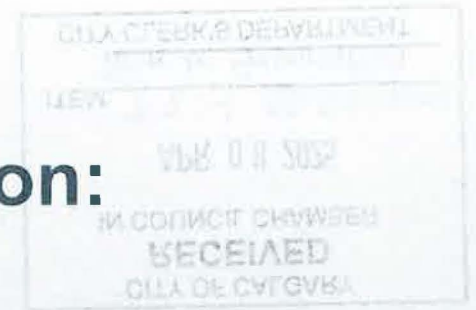
ISC: Unrestricted



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 62D2025** for the redesignation of 1.60 hectares $\pm$ (3.96 acres $\pm$) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District. .





LEGEND

600m buffer from LRT station

LRT Stations

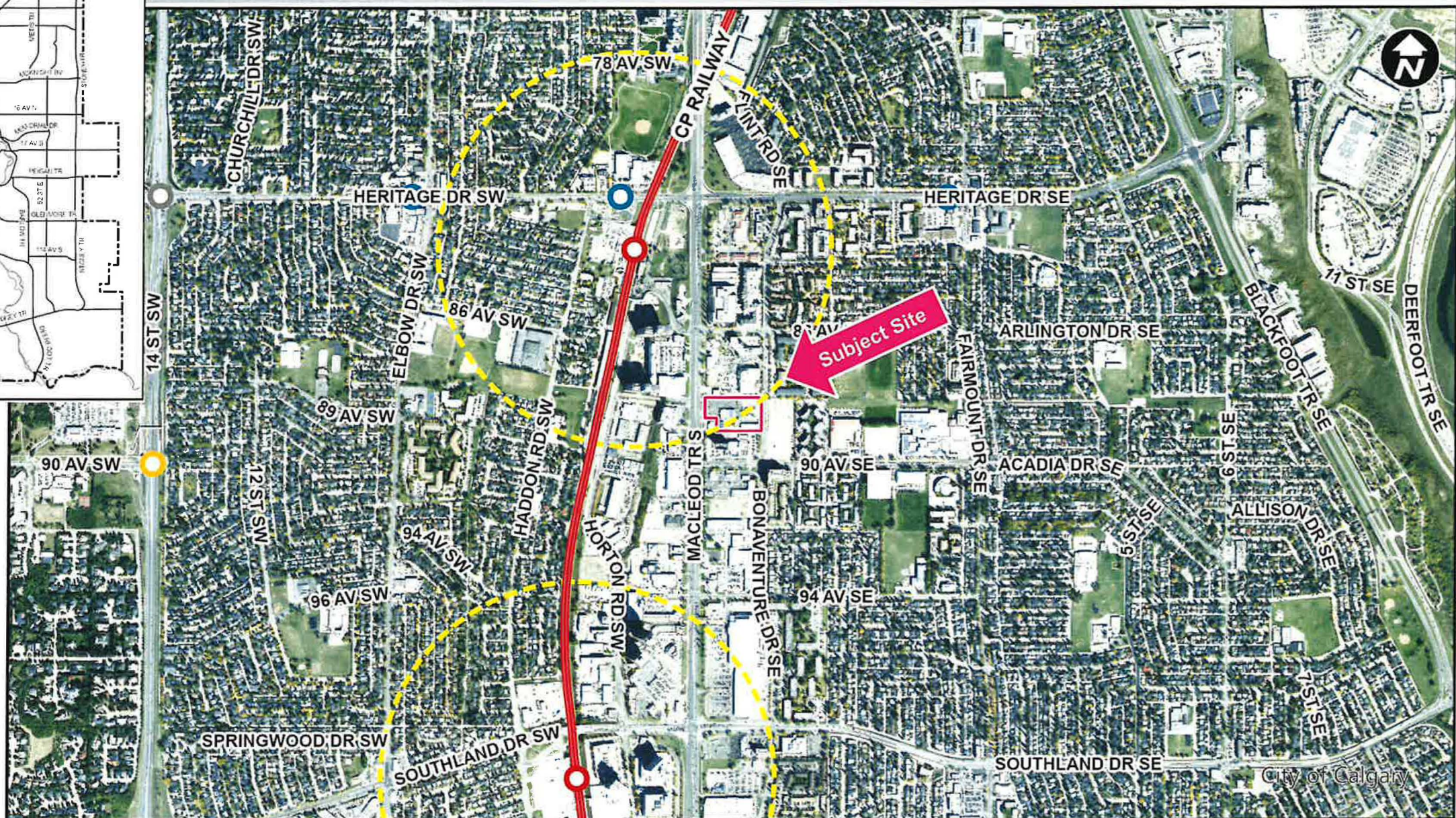
- Blue
- Downtown
- Red
- Green (Future)

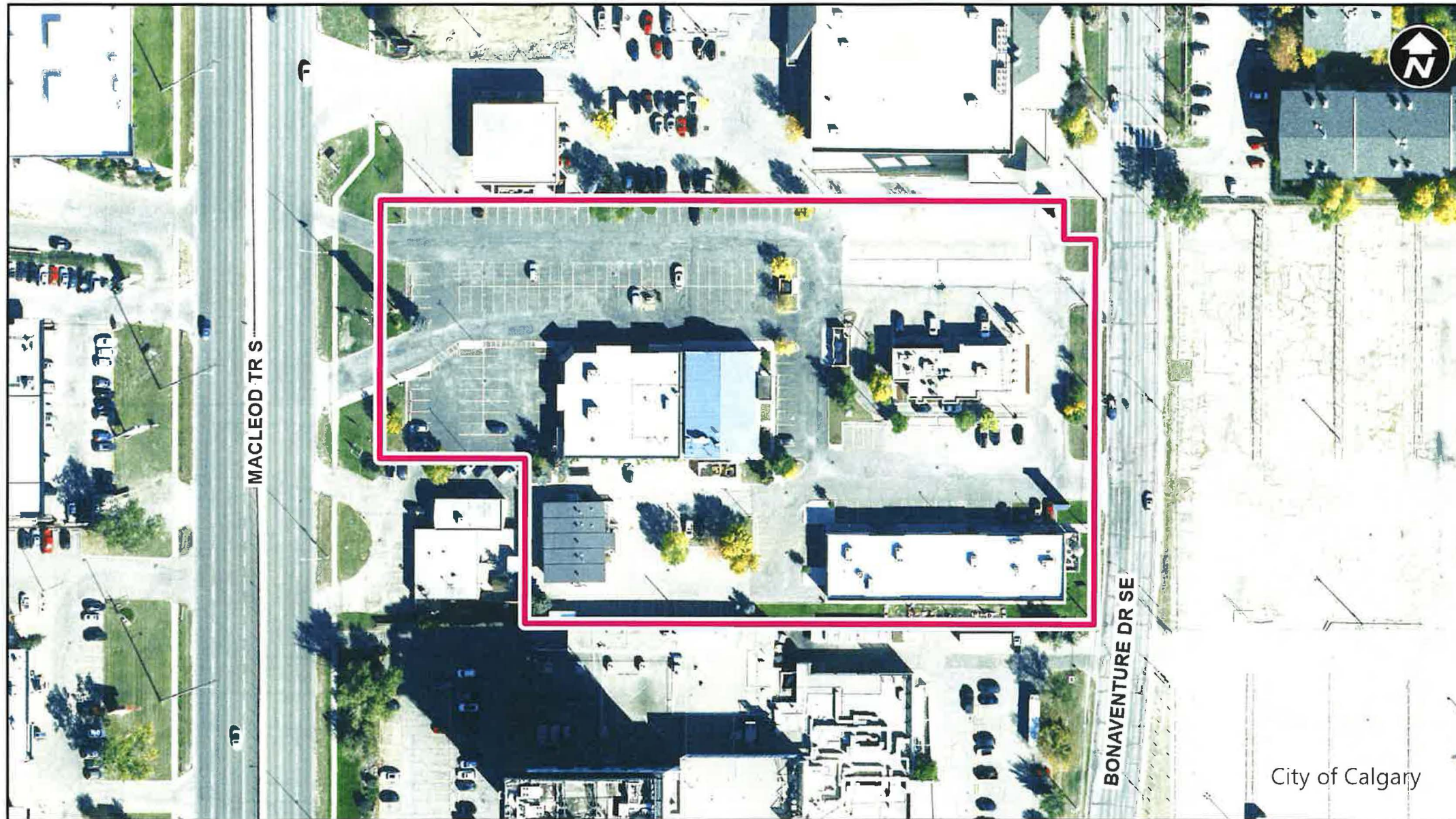
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

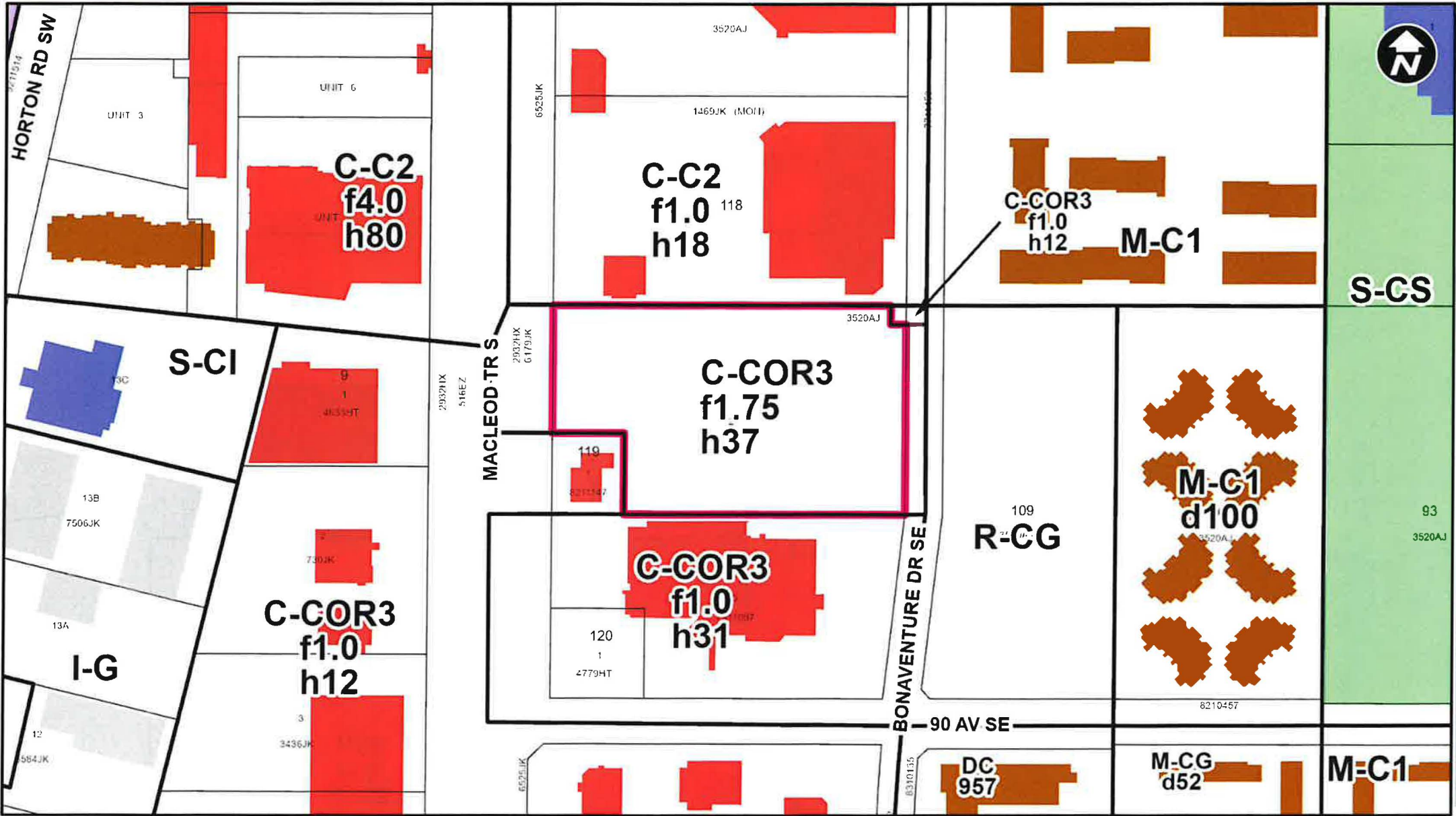


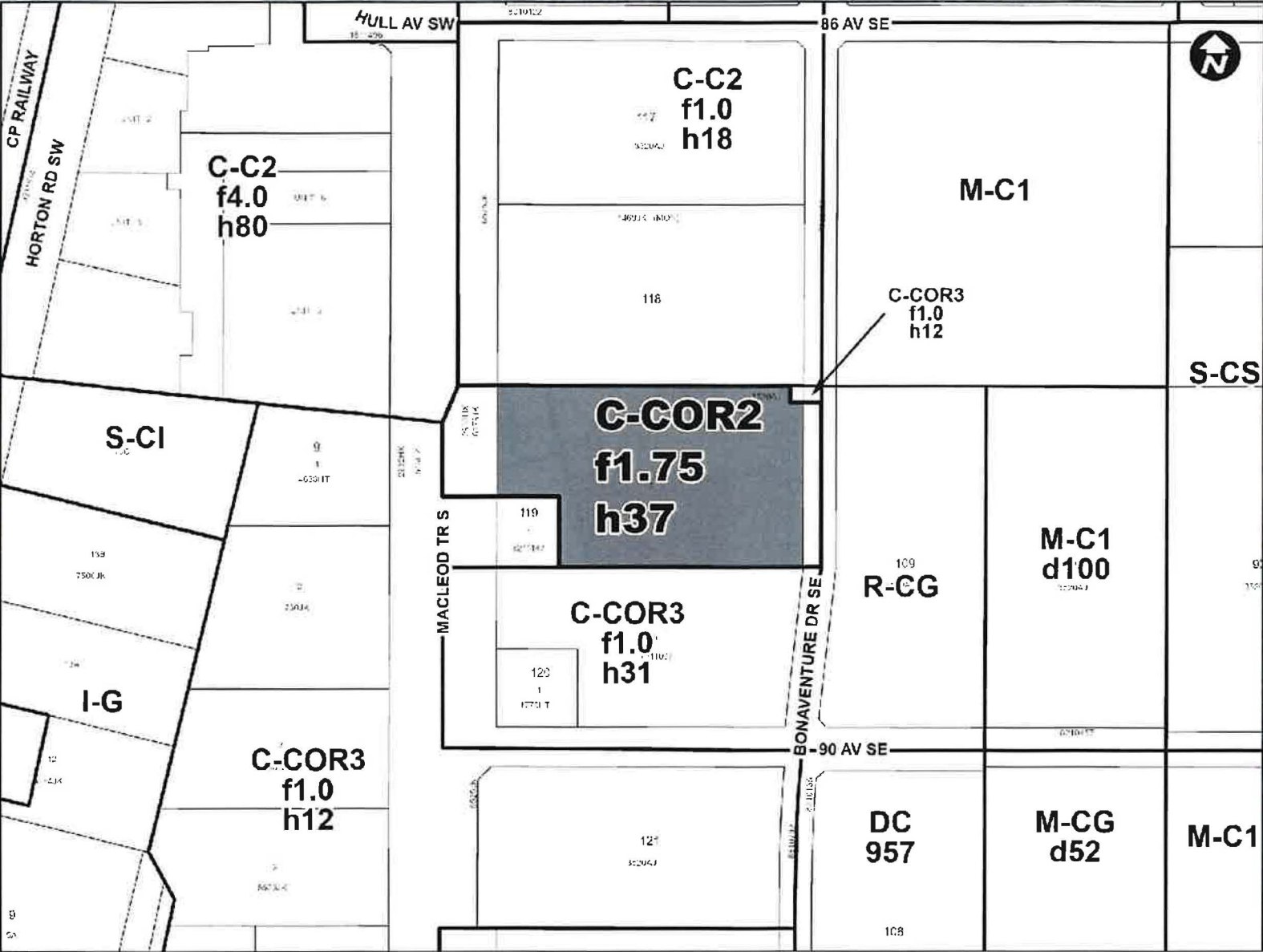


Note:
30.48m URW
along the
north p/l

Parcel Size:
1.6 ha

- 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



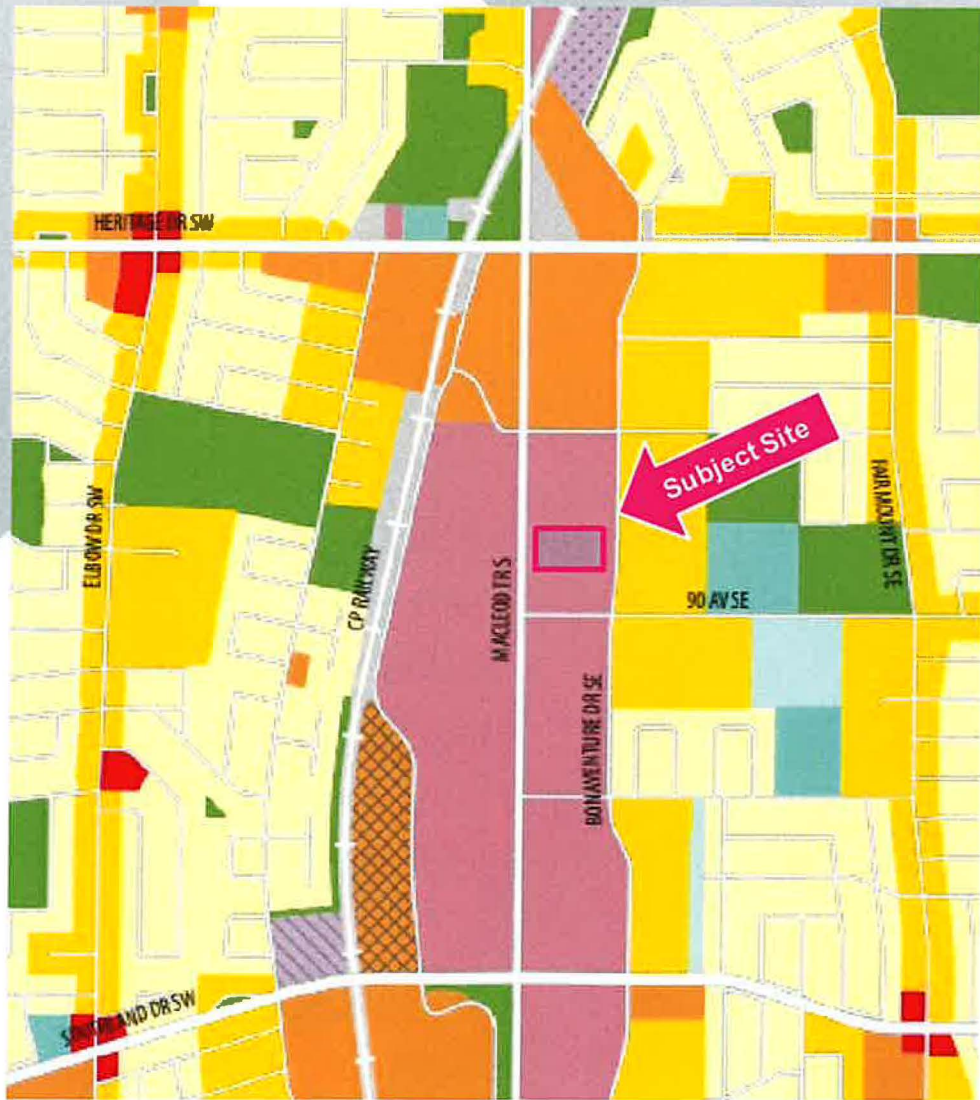


Proposed Commercial –
Corridor 2 f1.75h37 (C-COR2
f1.75h37) District:

- Maintains the existing modifiers
- Maximum floor area ratio (FAR):
1.75 (28,060 square metres)
- Maximum height: 37 metres
(about 10 storeys)
- Allows for Dwelling Units

Heritage Communities

Local Area Plan



Map 3:
Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor**
- Industrial General
- Natural Areas

Heritage Communities Local Area Plan

7

Commercial Corridor Urban Form:

- may be vehicle-oriented
- parking areas between the building and the street
- redevelopment should frame the street
- Improve connectivity and pedestrian experience

Other Policies:

- Subject Site is located within the Macleod Trail Urban Main street but is outside of the Heritage LRT Station Area.
- The Local Area Plan recognize that street-oriented development is generally limited to within and near the transit station areas.

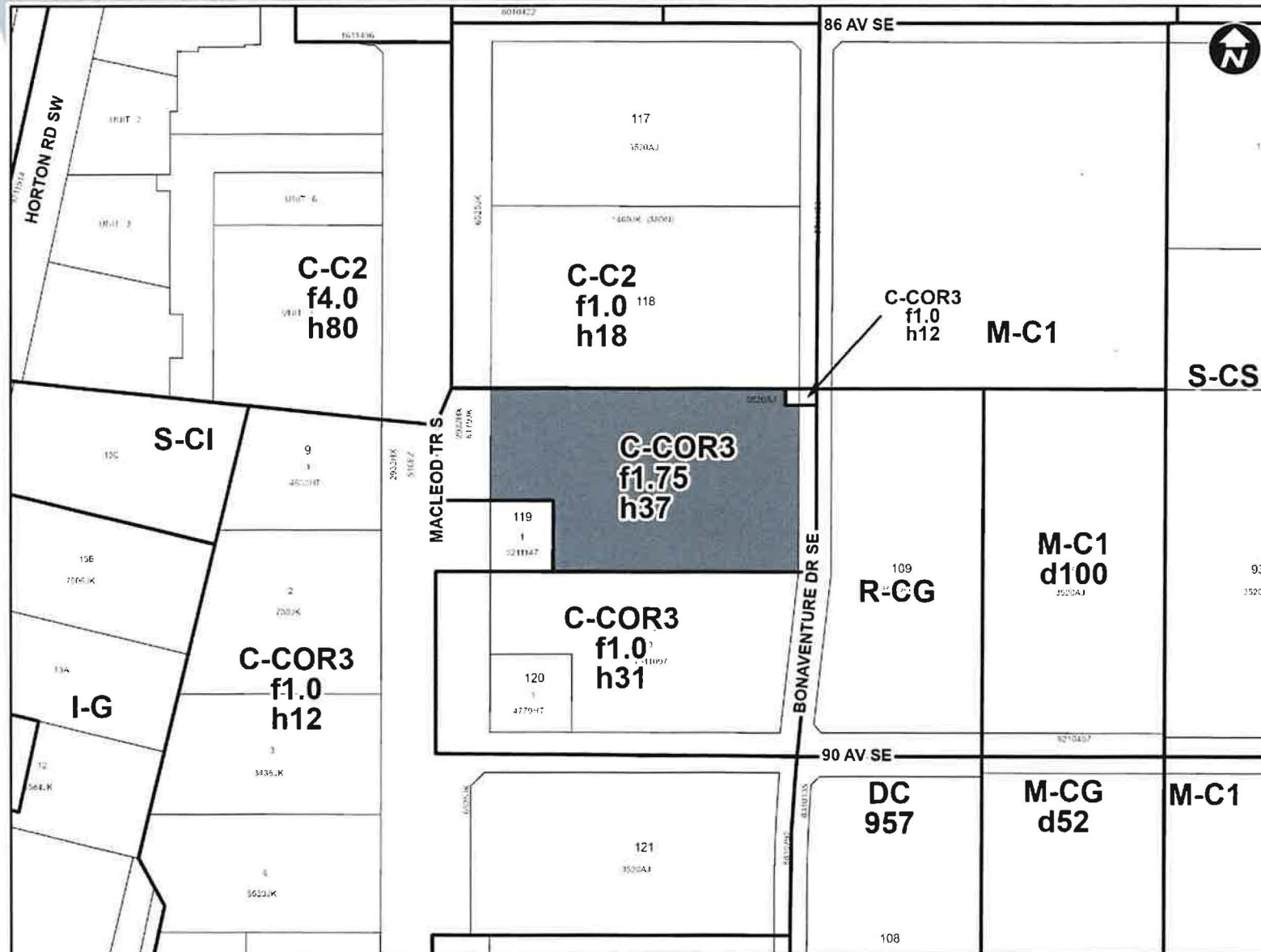
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 62D2025** for the redesignation of 1.60 hectares $\pm$ (3.96 acres $\pm$) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District. .

Supplementary Slides

Existing Land Use Map 10





From Macleod Trail - looking Southeast at the subject site – Carriage House Hotel adjacent south



Looking South - Bonaventure Drive on the left
and the subject site on the right

From Bonaventure Drive
- looking West across the
subject site





From Macleod Trail - looking Northeast at the subject site – Calgary Co-op adjacent north

C-COR2 Concept Site Plan 14



