



Calgary Planning Commission

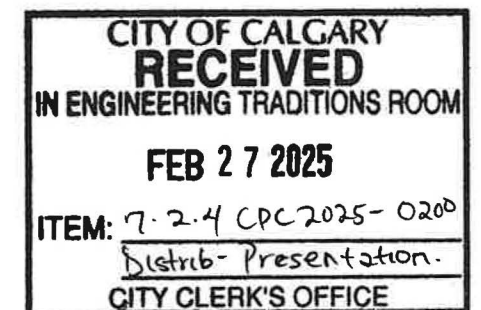
Agenda Item: 7.2.4



LOC2024-0140 / CPC2025-0200

Land Use Amendment

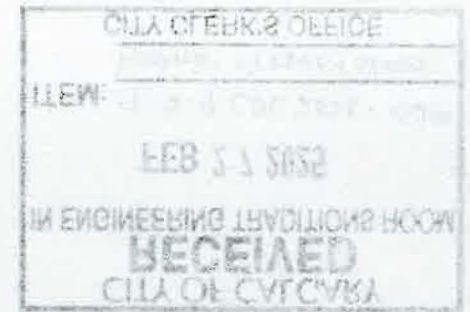
February 27, 2025

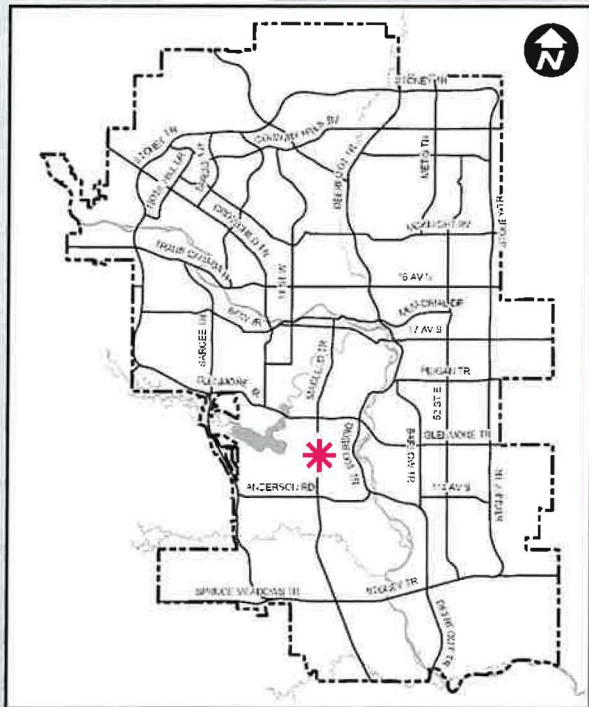


RECOMMENDATION:

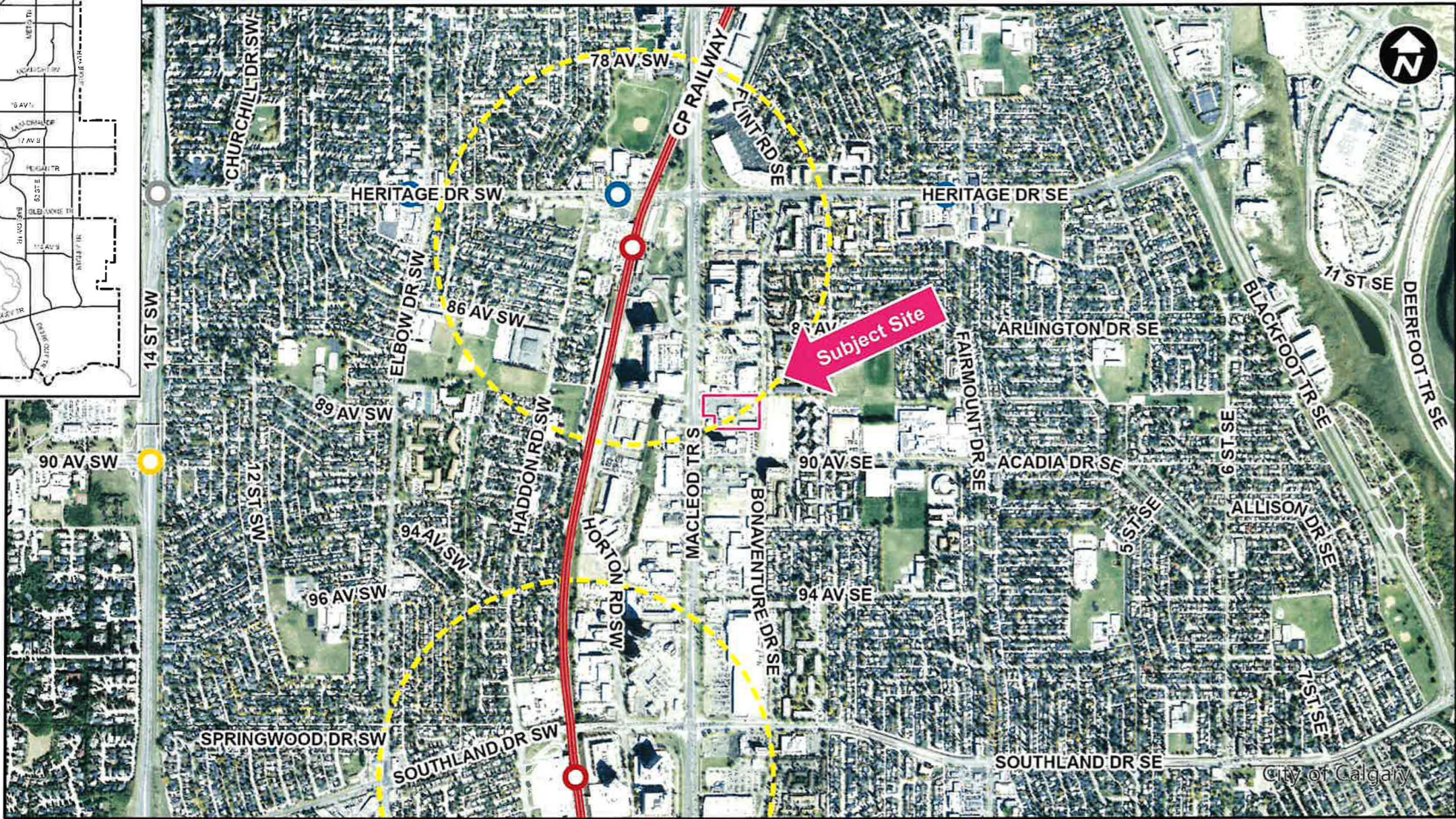
That Calgary Planning Commission recommend that Council:

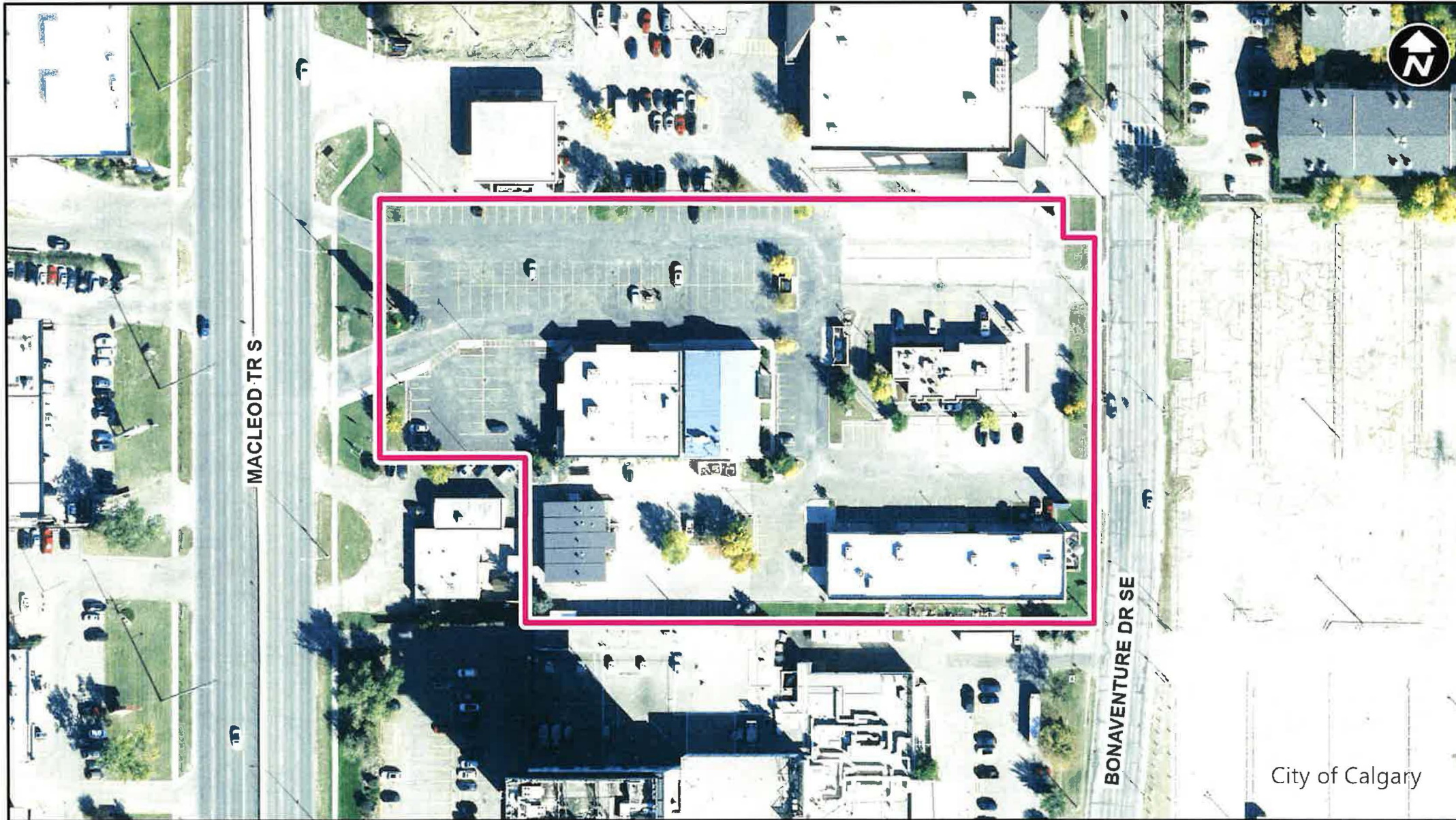
Give three readings to the proposed bylaw for the redesignation of 1.60 hectares \pm (3.96 acres \pm) located at 8900 Macleod Trail SE (Plan 8211147, Block 119, Lot 2) from Commercial – Corridor 3 f1.75h37 (C-COR3 f1.75h37) District to Commercial – Corridor 2 f1.75h37 (C-COR2 f1.75h37) District. .





- 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



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



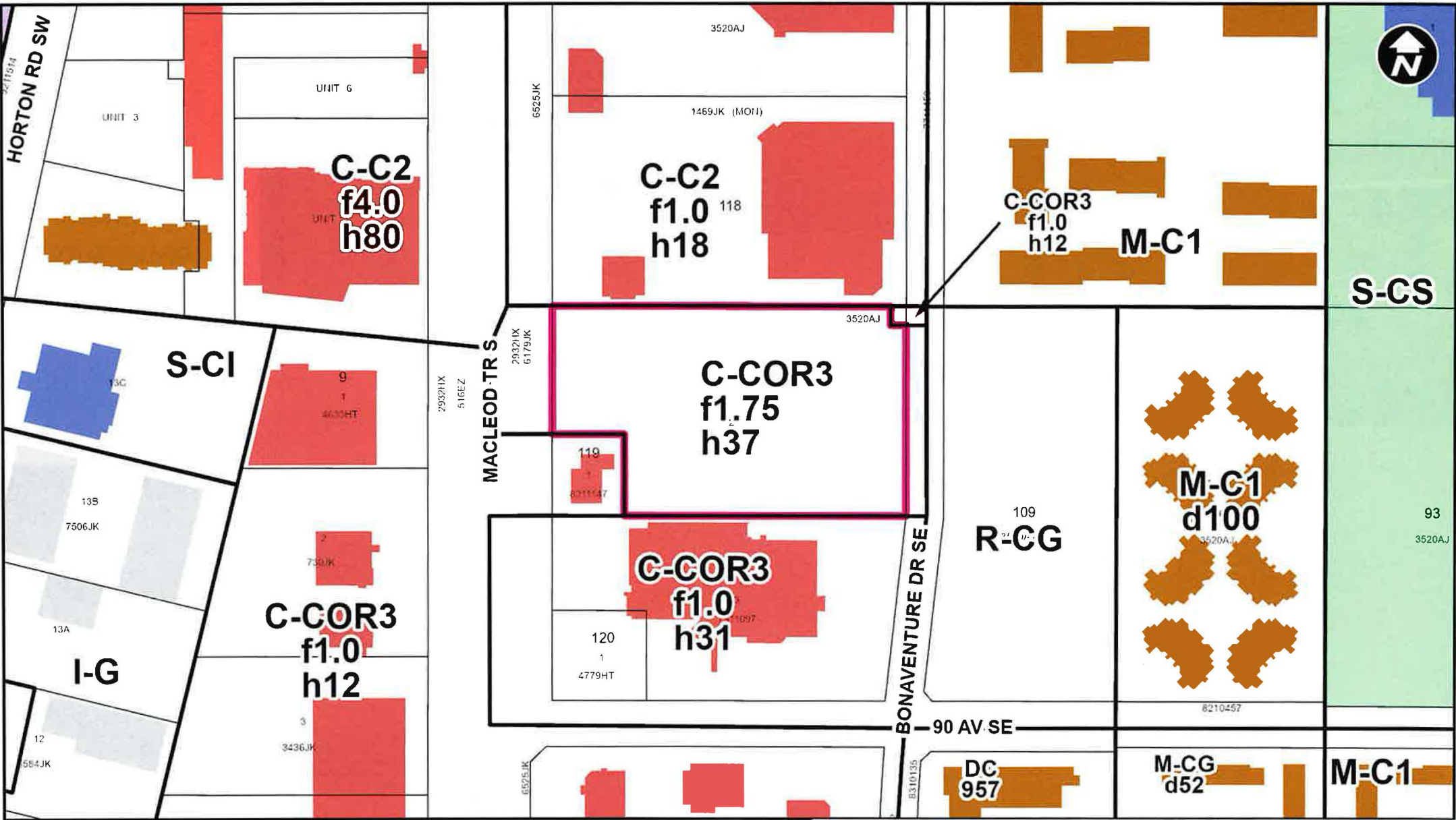
From Macleod Trail - looking Northeast at the subject site – Calgary Co-op adjacent north



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

From Bonaventure Drive
- looking West across the
subject site





RECOMMENDATION:

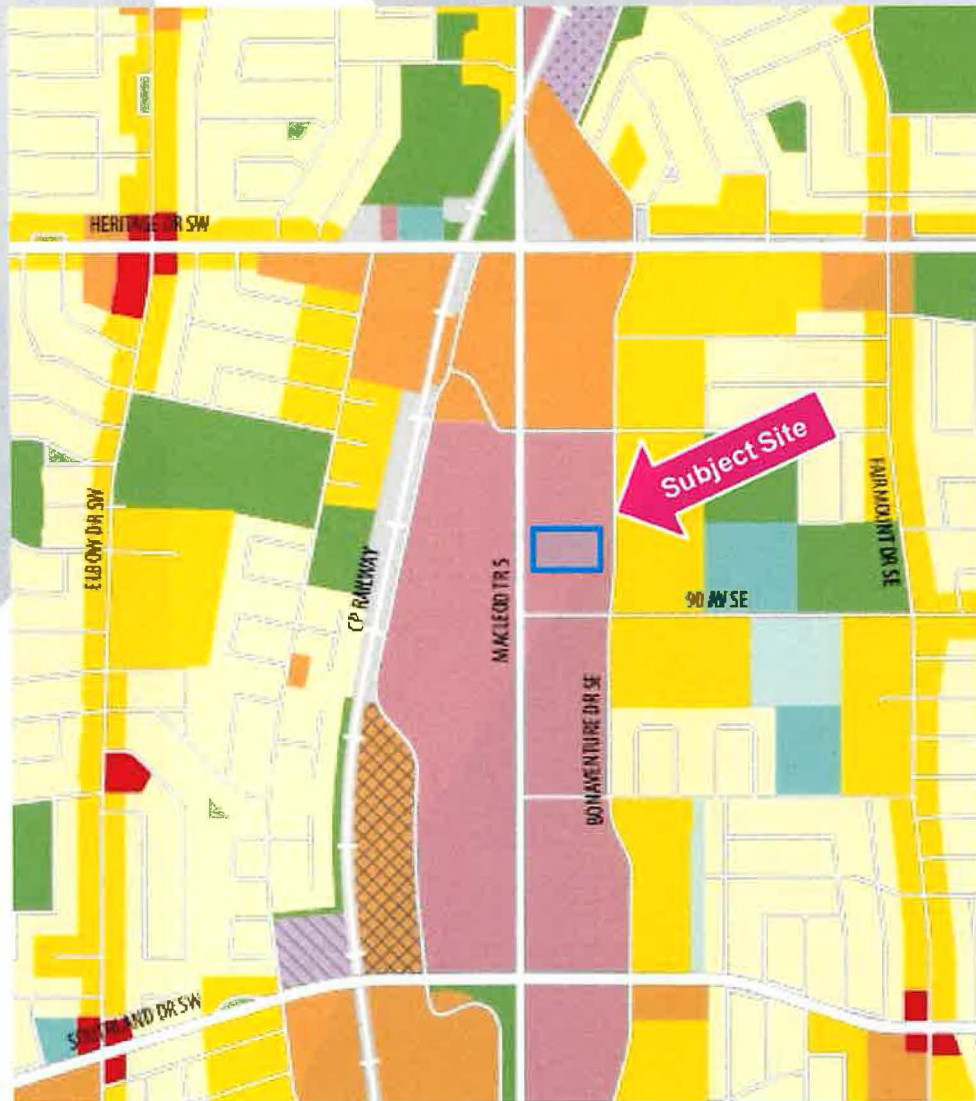
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Supplementary Slides

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

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.

