



# Public Hearing of Council

## Agenda Item: 7.1.1



# LOC2024-0319 / CPC2025-0462

## Land Use Amendment

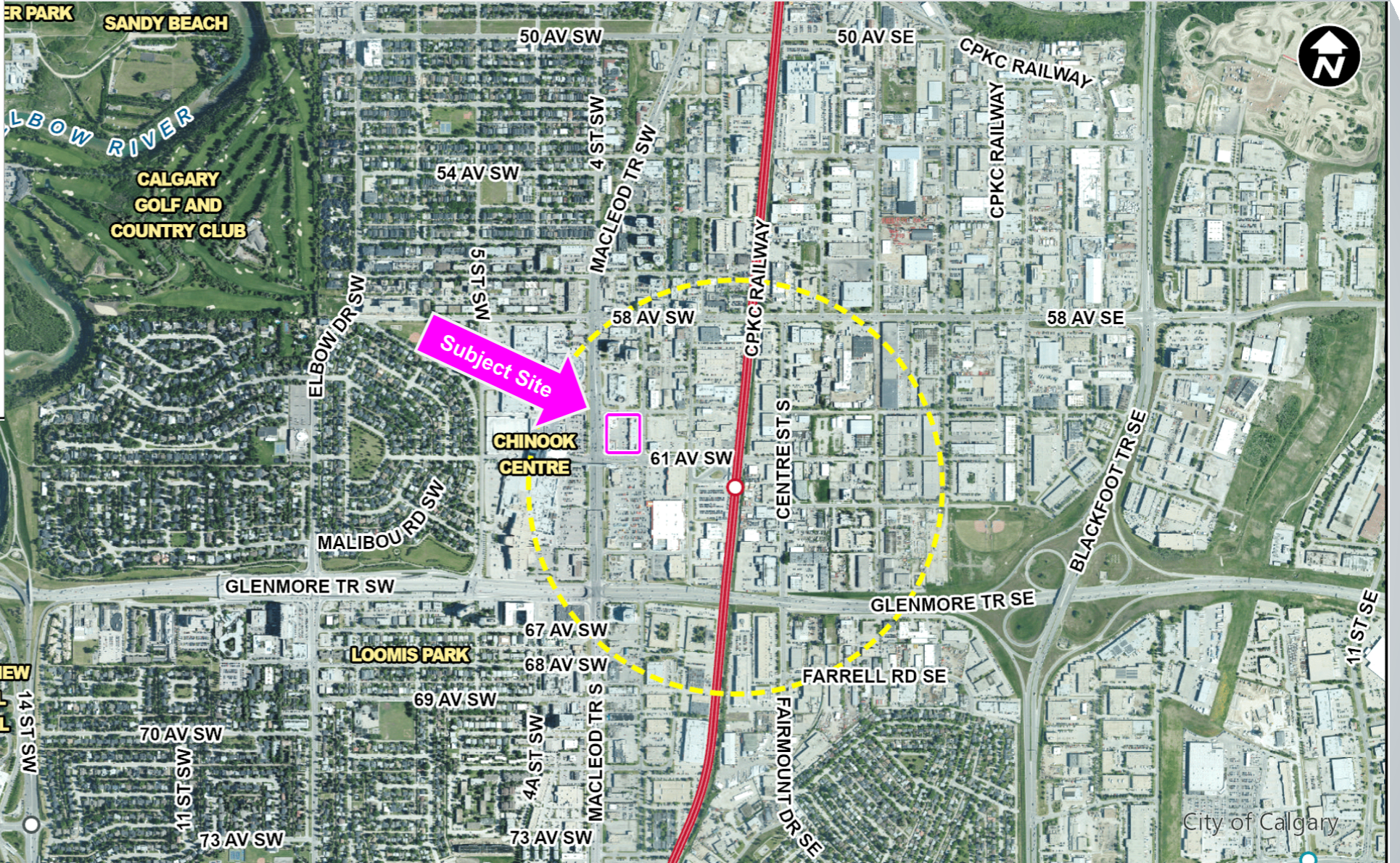
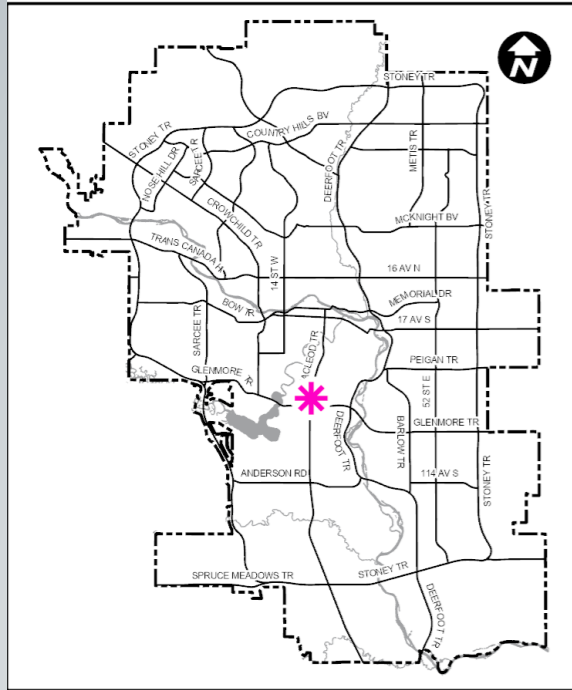
September 09, 2025

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 09 2025  
ITEM: 7.1.1 CPC2025-0462  
*Historic - Presentation*  
CITY CLERK'S DEPARTMENT

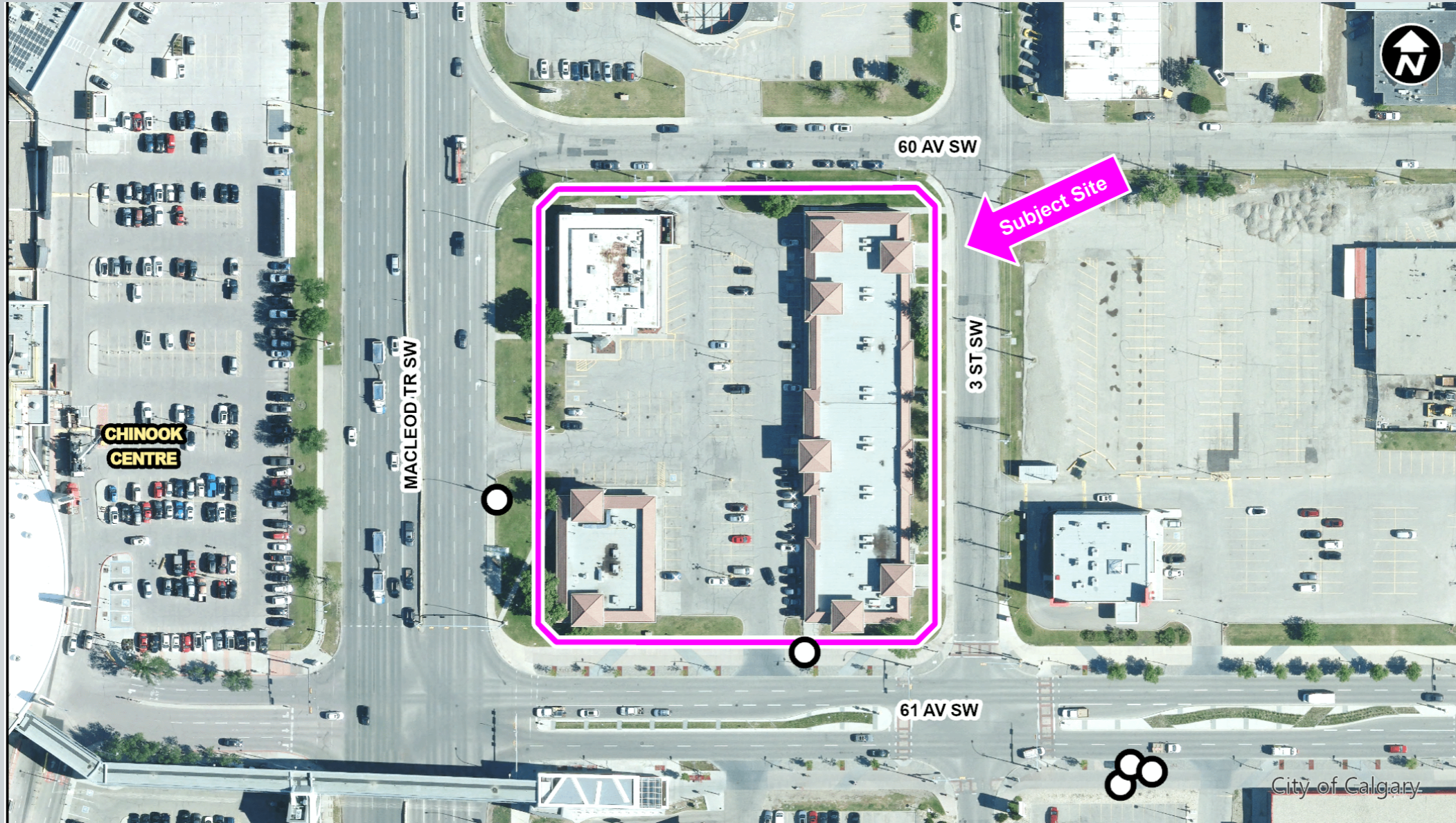
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 114D2025** for the redesignation of 1.06 hectares  $\pm$  2.61 acres  $\pm$ ) located at 6100 Macleod Trail SW (Plan 9210444, Block H, Lot 2) from Direct Control District (DC) District **to** Mixed Use – General (MU-1f8.0h110) 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



### LEGEND

○ Bus Stop

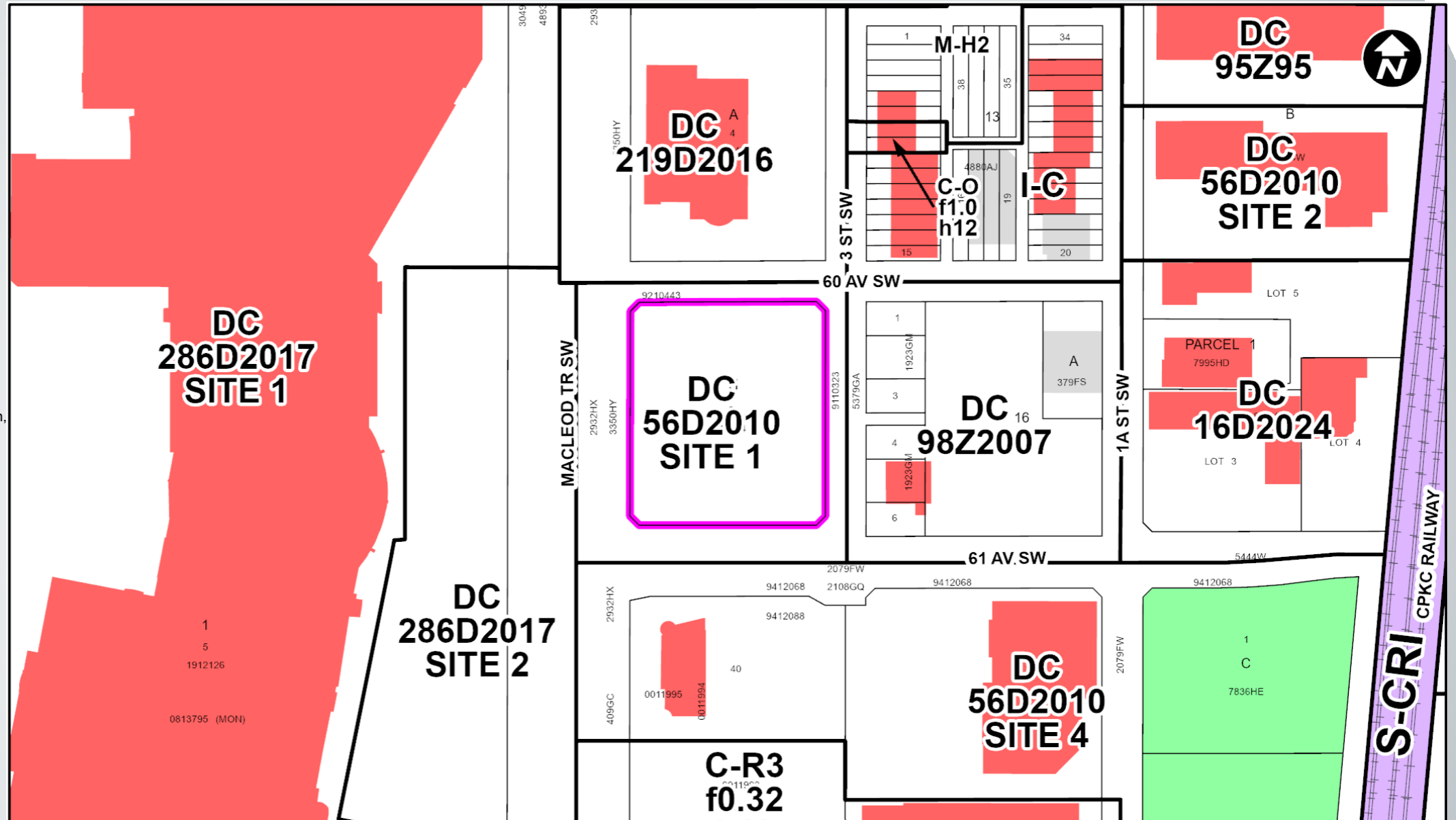
Parcel Size:

1.06 ha  
110m x 96m

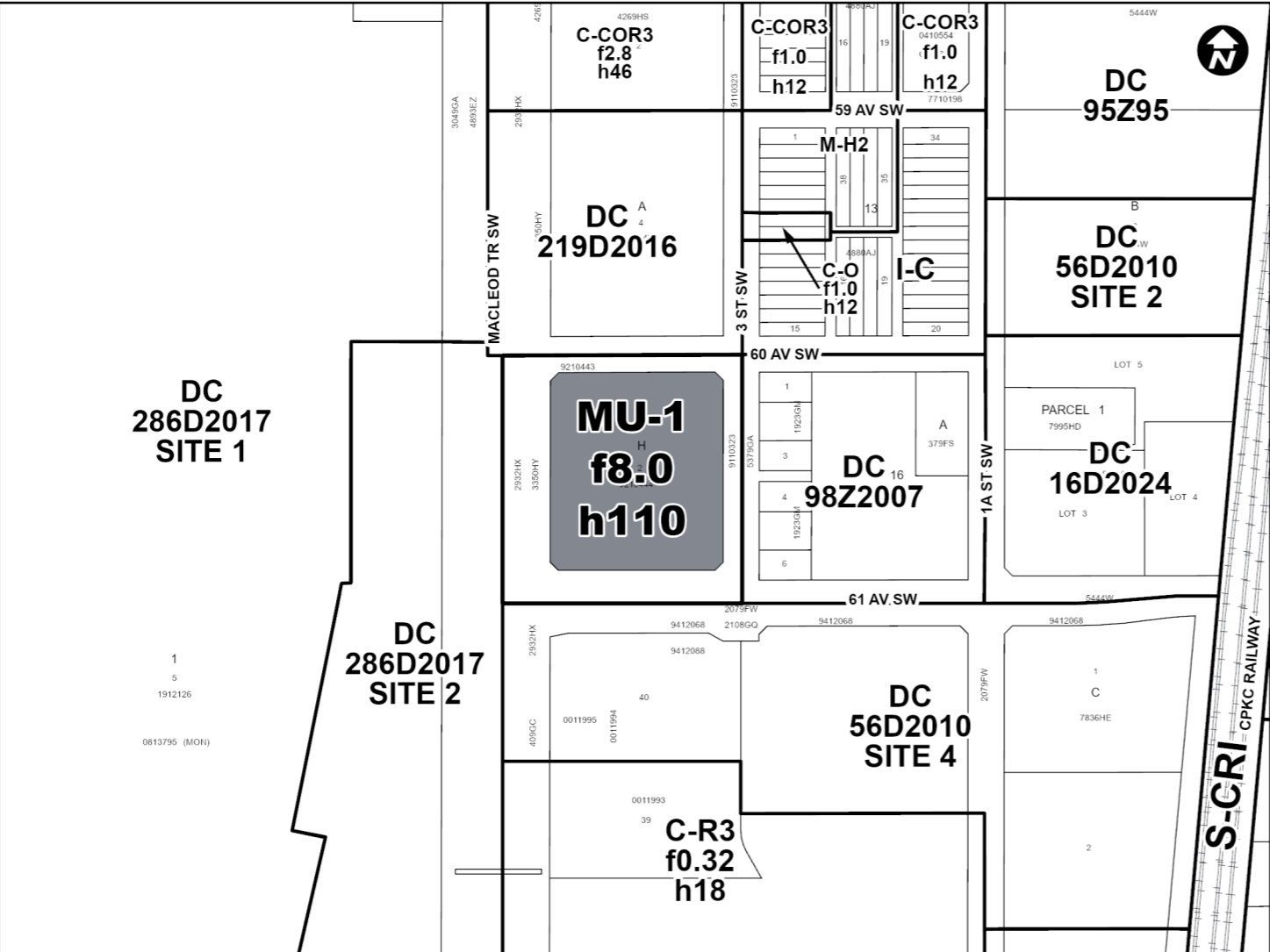
# Surrounding Land Use

### LEGEND

- Commercial
- Light Industrial
- Parks and Openspace
- Vacant
- Transportation, Communication, and Utility
- Land Use Site Boundary

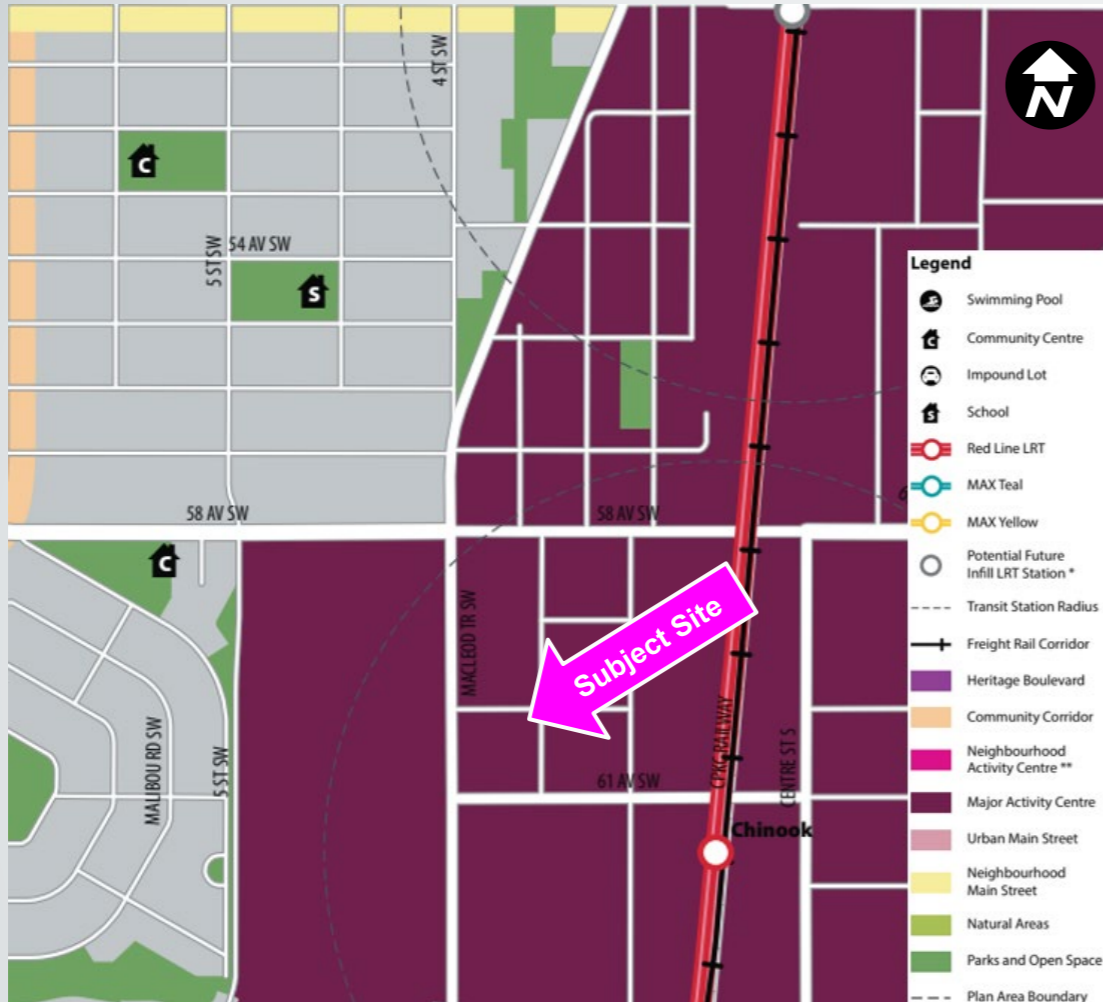


# Proposed Land Use Map



## Proposed Mixed Use – General (MU-1f8.0h110) District:

- Allows for a mix of uses inclusive of retail, commercial and residential uses in one or more buildings.
- Maximum height of 110 metres (up to 26 stories).
- Floor area ratio (FAR) of 8.0 allows for a maximum building floor area of 84,472 square metres.



**Community Characteristics and Attributes:**

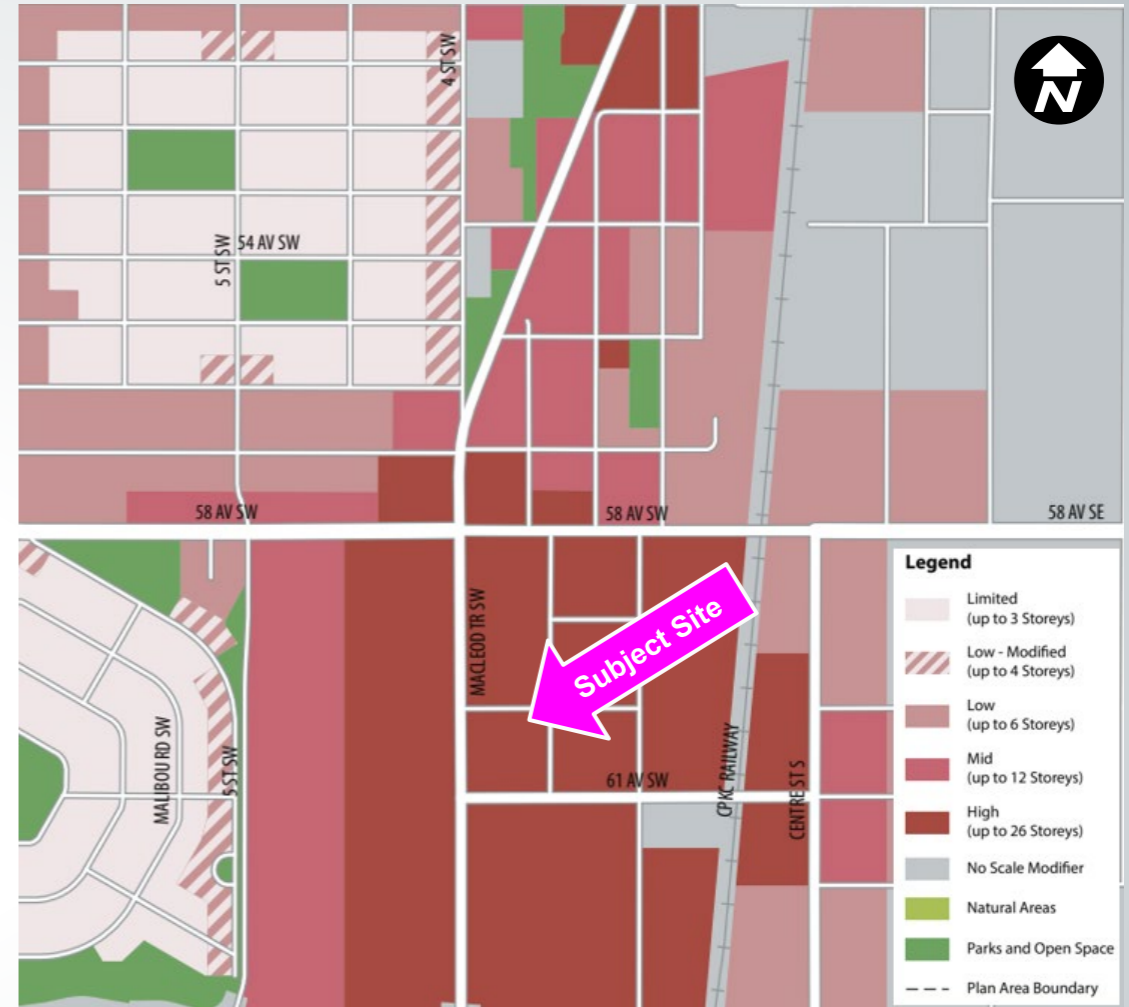
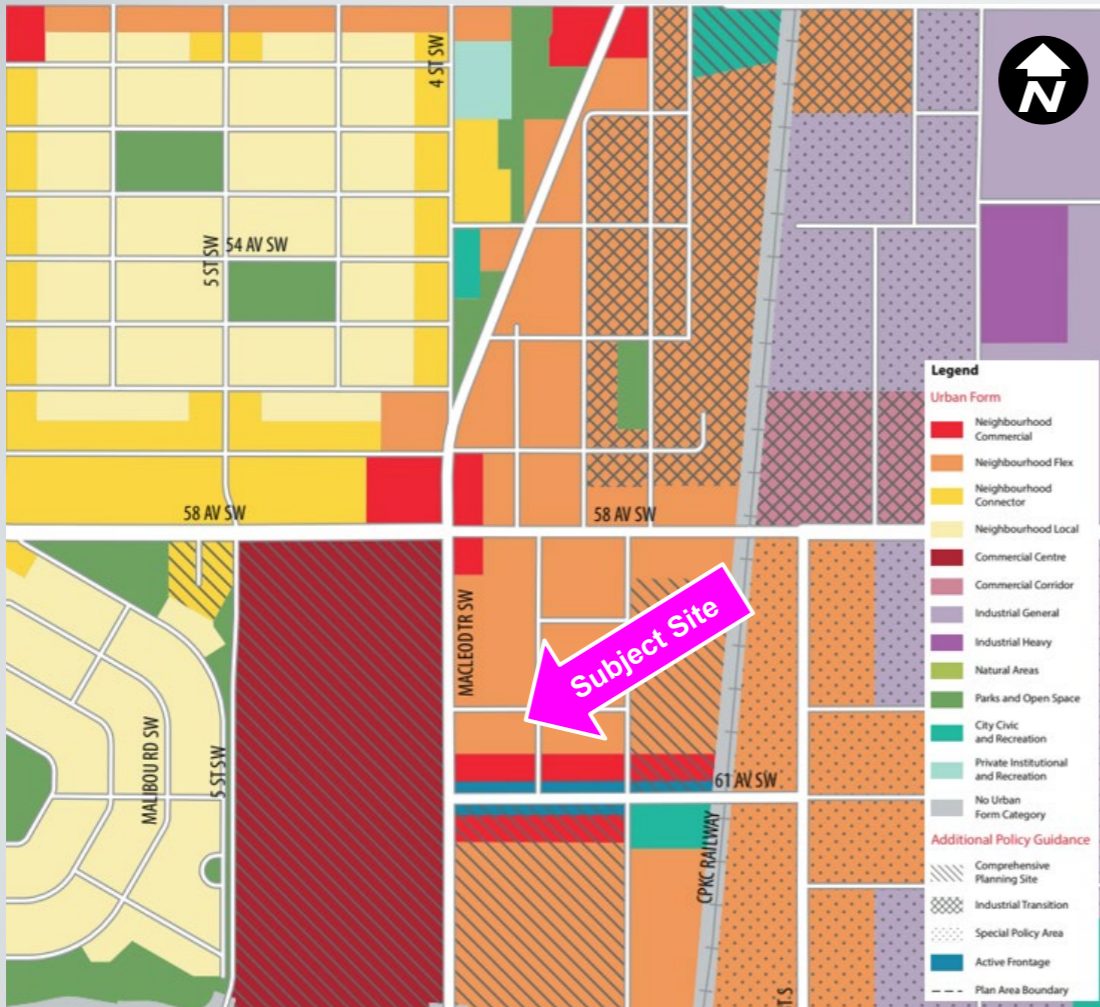
- Major Activity Centre



**Chinook Transit Station Area:**

- Core Zone

# Chinook Communities Local Area Plan – Urban Form and Building Scale



## Urban form Categories:

- Neighbourhood Flex
- Neighbourhood Commercial
- Active Frontage

## Building Scale:

- Up to 26 storeys

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## Supplementary Slides



Site from the west;  
overlooking Macleod Trail SW



Site from the southwest;  
overlooking 61 Avenue SW



Site from the northwest;  
Macleod Trail and 60 Avenue SW



Site from the northeast;  
60 Avenue SW and 3 Street SW

