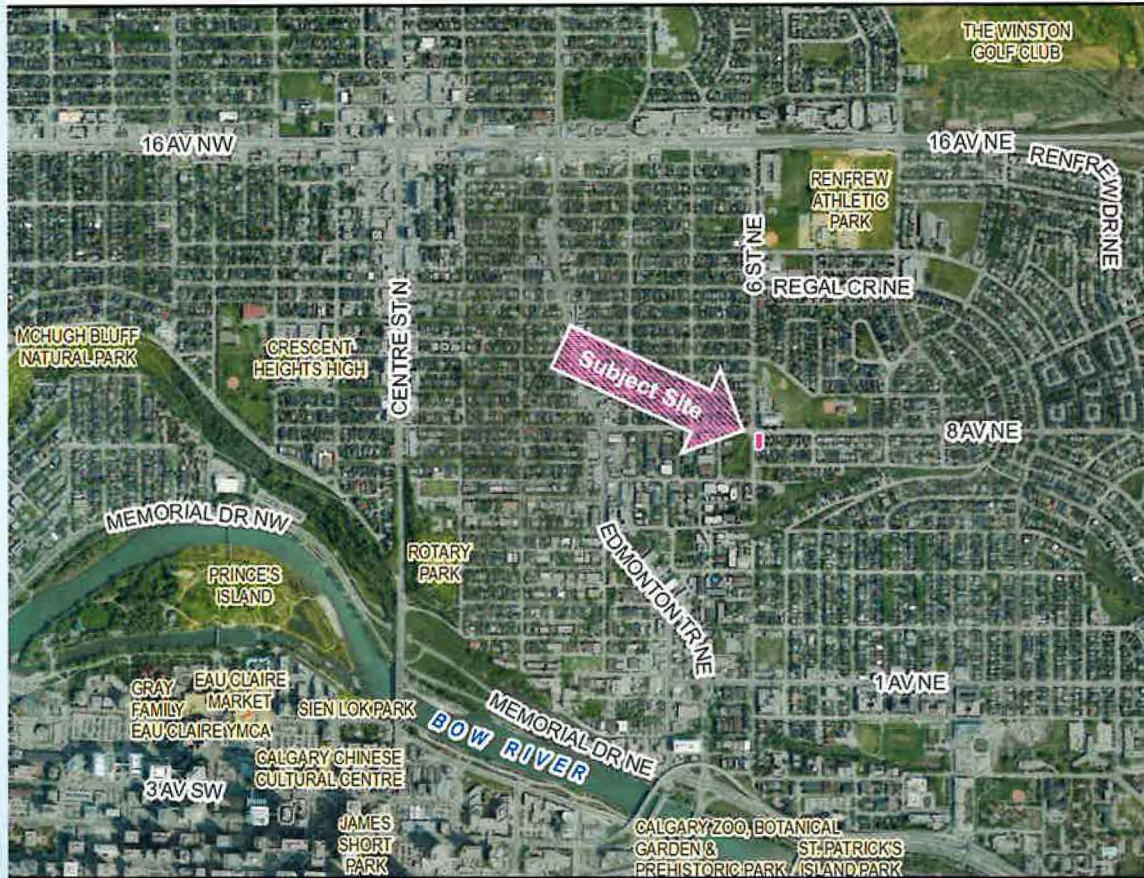




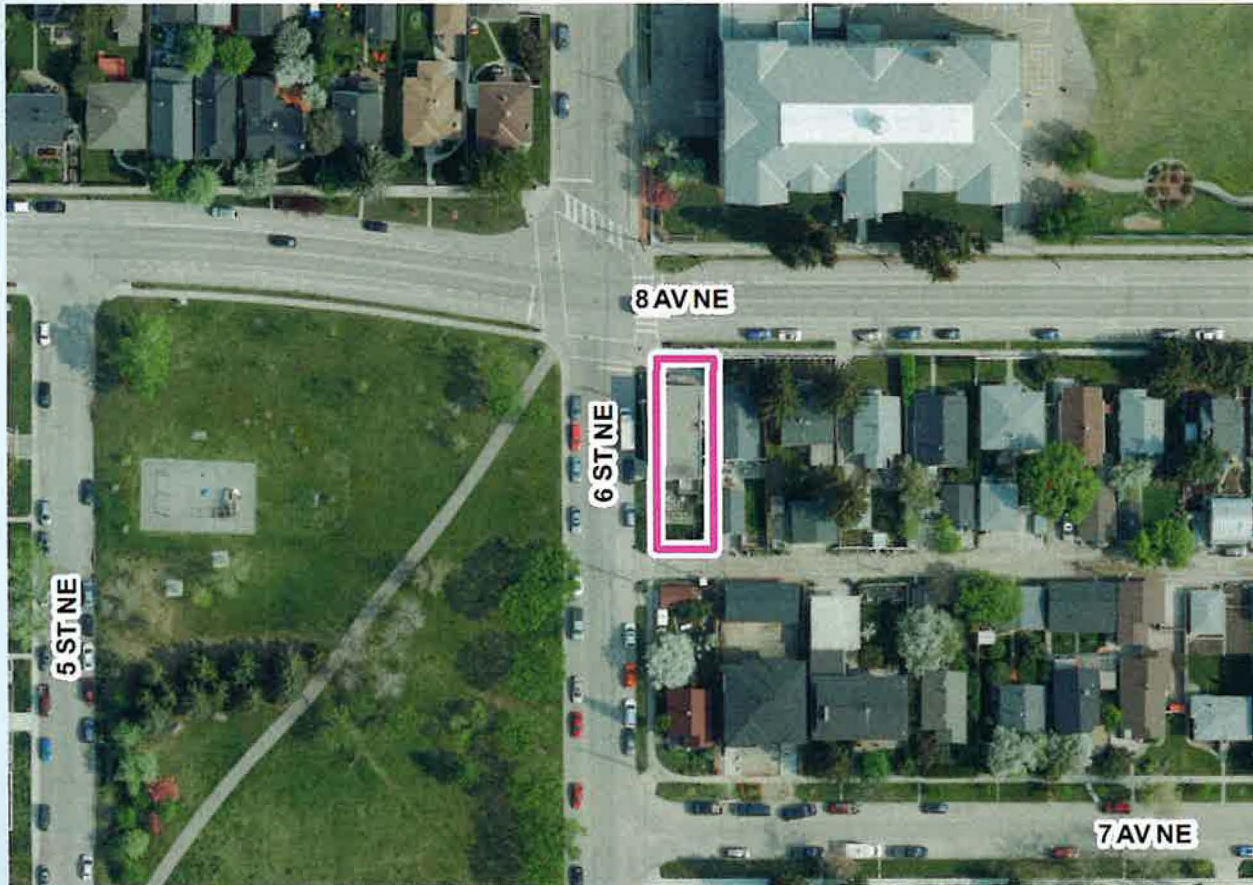
Public Hearing of Council
Agenda Item: 8.1.4

LOC2019-0152
Land Use Amendment
R-C2 to C-N1





- Inner City Community of Renfrew
- Edmonton Tr - west (400m)
- 16 Avenue - north (800m)
- Downtown Calgary - SW (2.5km)



- Corner of 6 St and 8 Av NE
- Area: 0.03 ha / 0.07 ac
- Dimensions: 10m x 34m
- Developed with a 2-storey commercial building (*Stanley Jones Grocery*)
- Lane access
- No parking restrictions along 6 St NE and the south side of 8 St NE



Stanley Jones Grocery

4



Listed on the Inventory of
Evaluated Historic Resources

Year of Construction: 1913

Resource Type: Community
Historic Resource

Original Use Sub Type: Grocery
Store

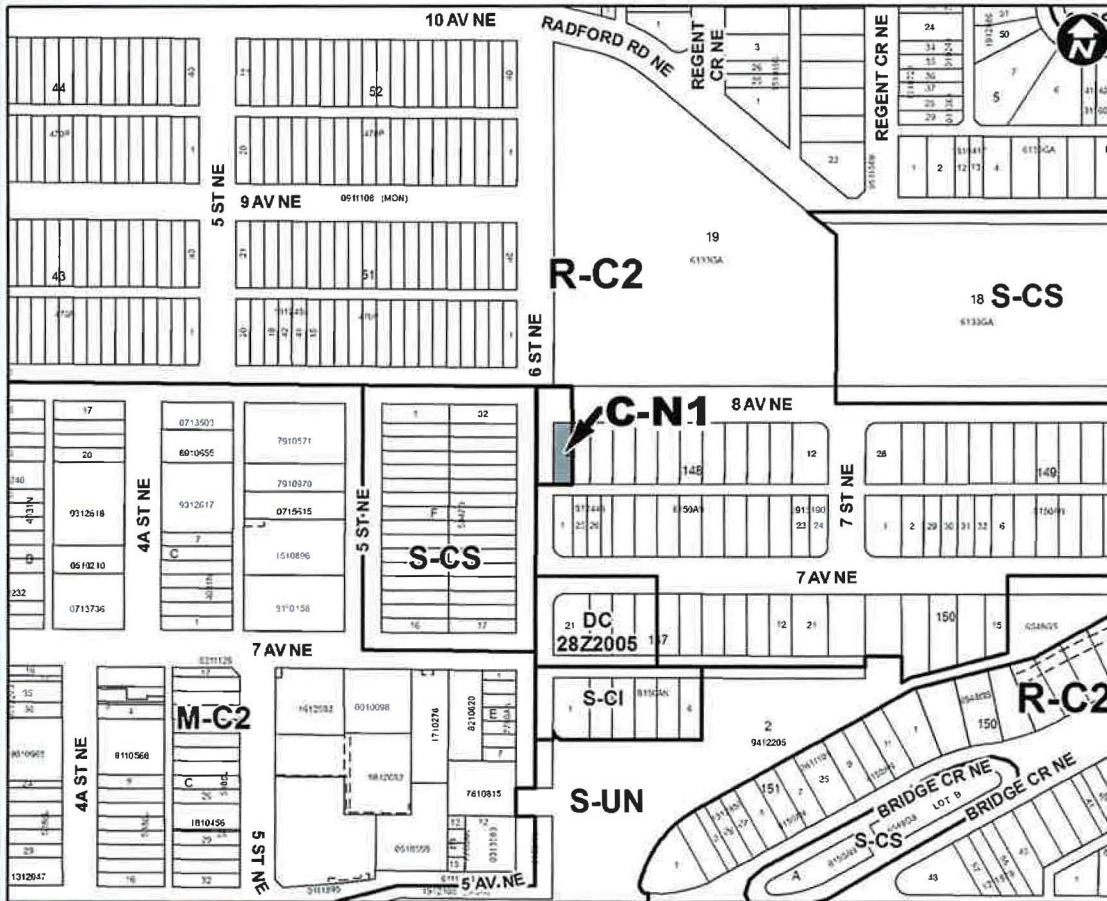
Architectural Style: Edwardian
Commercial

Architect: unknown



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Parks and Openspace
- Public Service
- Land Se Site Boundary



- Commercial Neighbourhood 1 (C-N1) District
- a variety of small scale, street-oriented commercial developments (e.g. retail & consumer service, market, convenience food store)
- a maximum building height of 10 metres (no change);
- compatible with adjacent land use and aligned with applicable Municipal Development Plan (MDP) policies;



Calgary Planning Commission Recommendation:

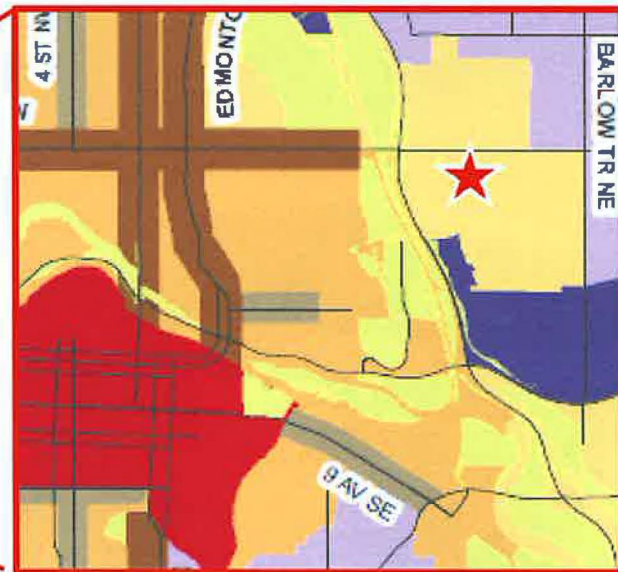
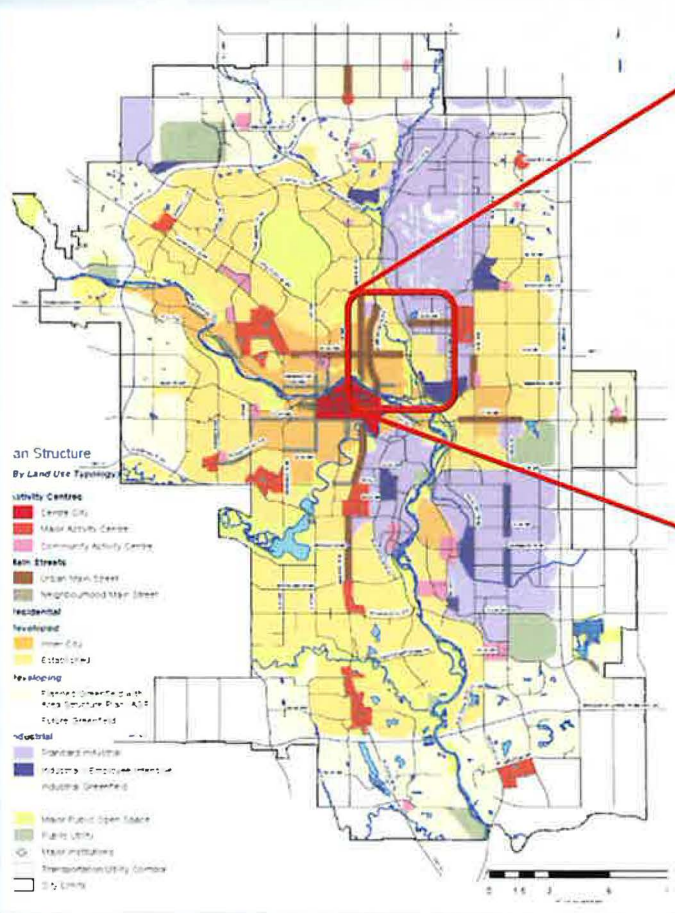
That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed Redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 701 – 8 Avenue NE (Plan 8150AN; Block 148; Lot 22) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the **Proposed Bylaw 47D2020**.



- Commercial Neighbourhood 1 (C-N1) District
- a variety of small scale, street-oriented commercial developments (e.g. retail & consumer service, market, convenience food store)
- a maximum building height of 10 metres (no change);
- compatible with adjacent land use and aligned with applicable Municipal Development Plan (MDP) policies;





Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Main Streets

- Urban Main Street
- Neighbourhood Main Street
- Community Activity Centre

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield



