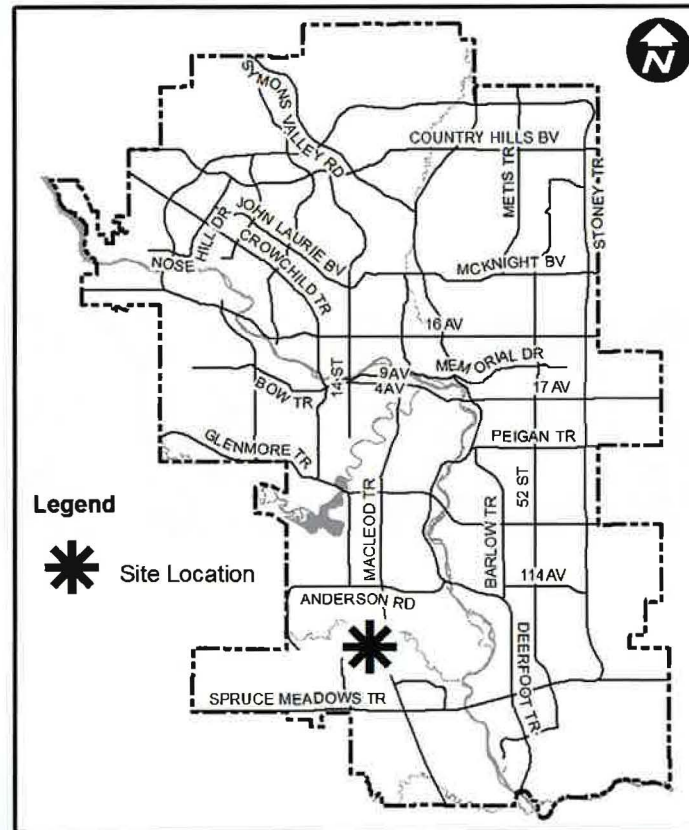




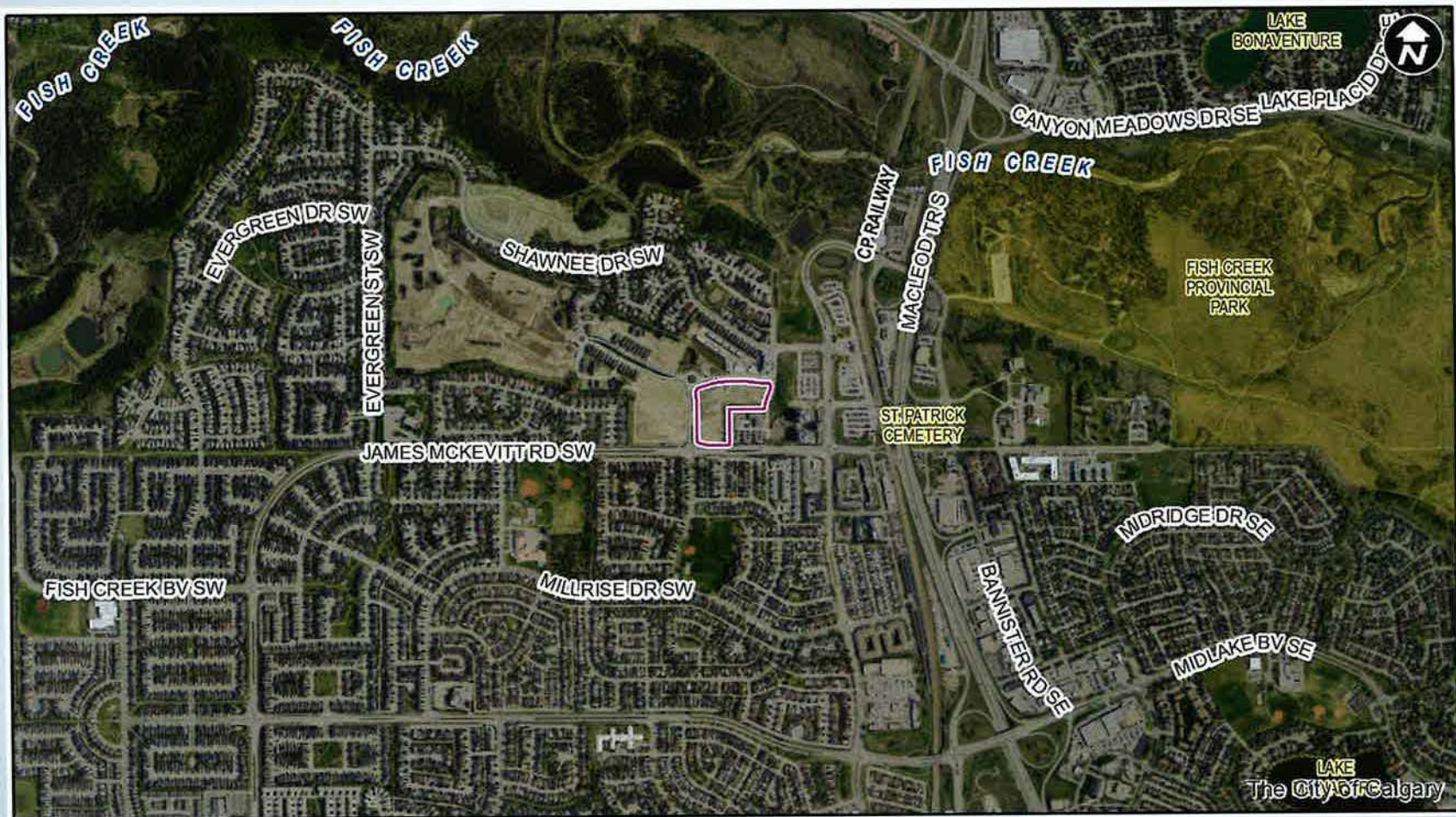
Calgary Planning Commission  
Agenda Item: 7.2.2



LOC2019-0170  
Land Use Amendment







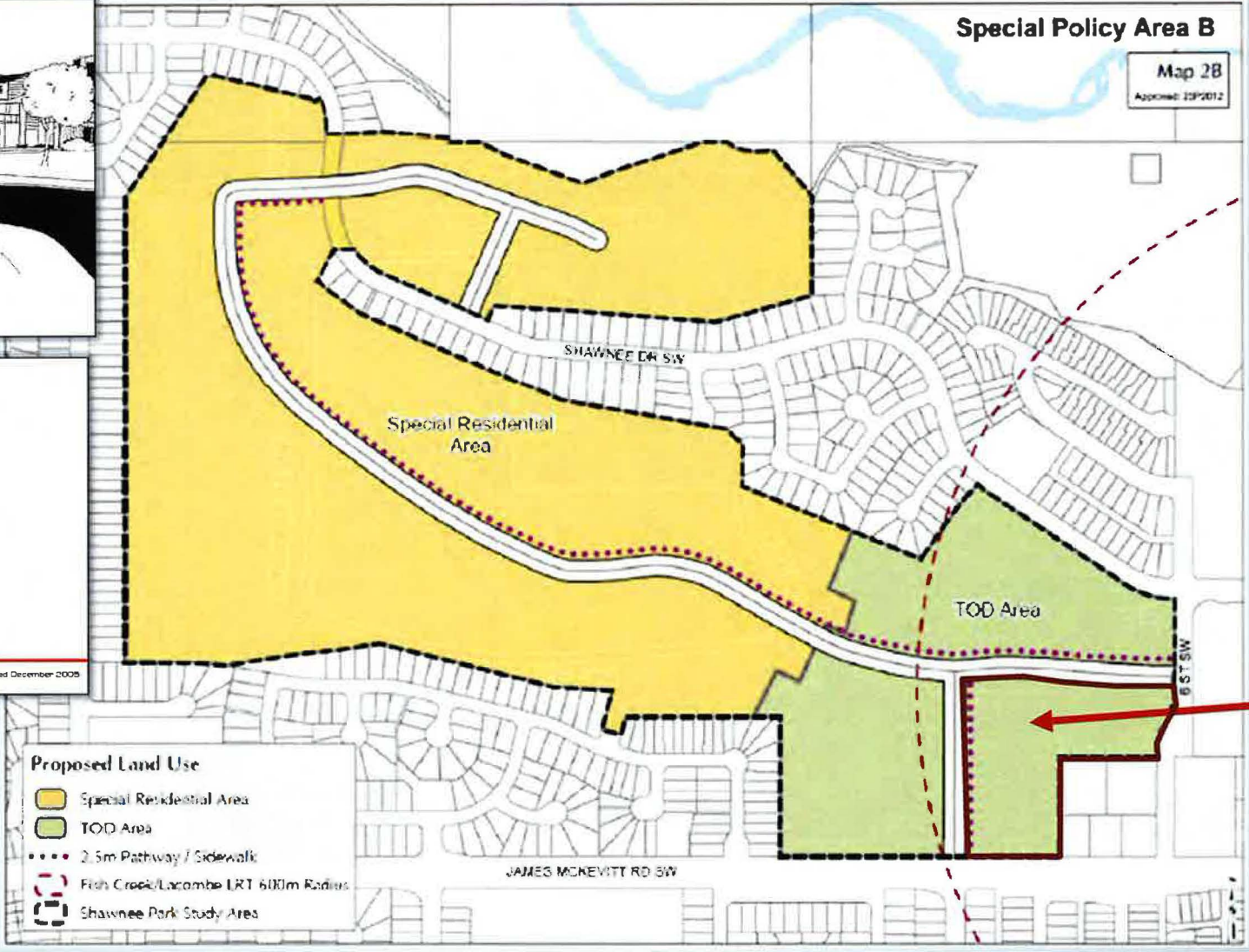
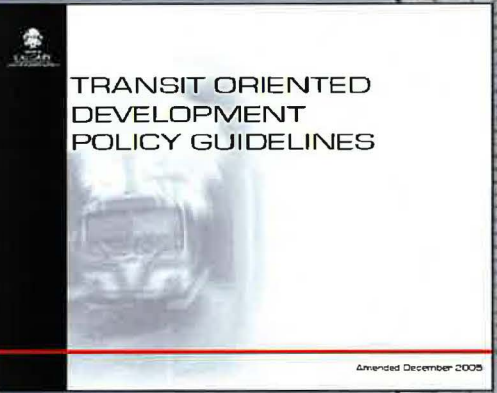










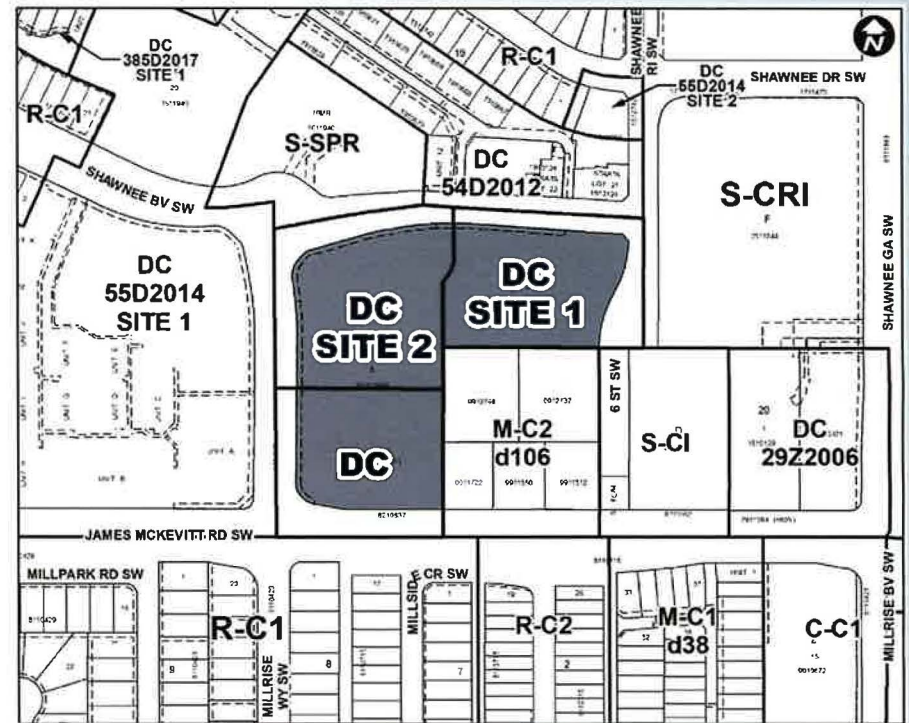


Site

# CURRENT



# PROPOSED





## C-N2 vs. C-N1

### C-N2 Adds Uses:

- Auto Service – Minor
- Car Wash – Single Vehicle
- Catering Service Minor
- Drive Through
- Gas Bar
- Information and Service Provider
- Payday Loan
- Place of Worship – Large
- Place of Worship – Medium
- Seasonal Sales Area
- Vehicle Rental – Minor
- Veterinary Clinic

### C-N1:

- 80% Street-oriented façade requirement
- Reduced setback requirements
- No parking along street frontage

### Same:

- Building Height 10m maximum
- FAR 1.0 maximum



**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw the proposed redesignation of 2.01 hectares  $\pm$  (4.96 acres  $\pm$ ) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development;
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.81 hectares  $\pm$  (2.00 acres  $\pm$ ) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate neighbourhood commercial development; and
4. Give first reading to the proposed bylaw.
5. Amend the proposed Bylaw by deleting Sections 5, 6 and 7 of the DC Direct Control District and replace with the following:

**Permitted Uses**

- 5** The ***permitted uses*** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the ***permitted uses*** in Direct Control District.;

**Discretionary Uses**

- 6** The ***discretionary uses*** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the ***discretionary uses*** in Direct Control District.; and

**Bylaw 1P2007 District Rules**

- 7** Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District; and

6. Give second and third readings to the proposed bylaw, as amended.