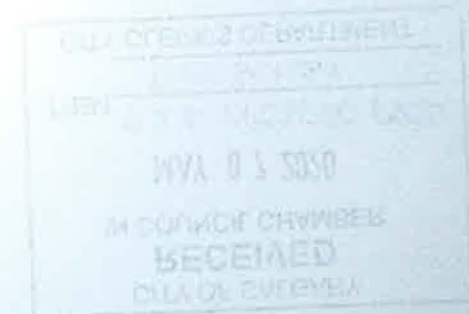
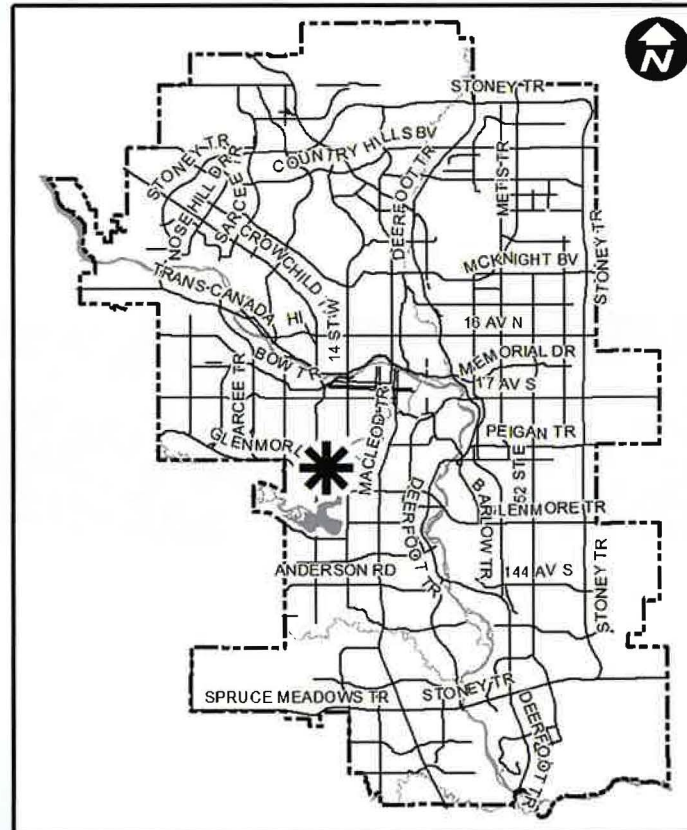




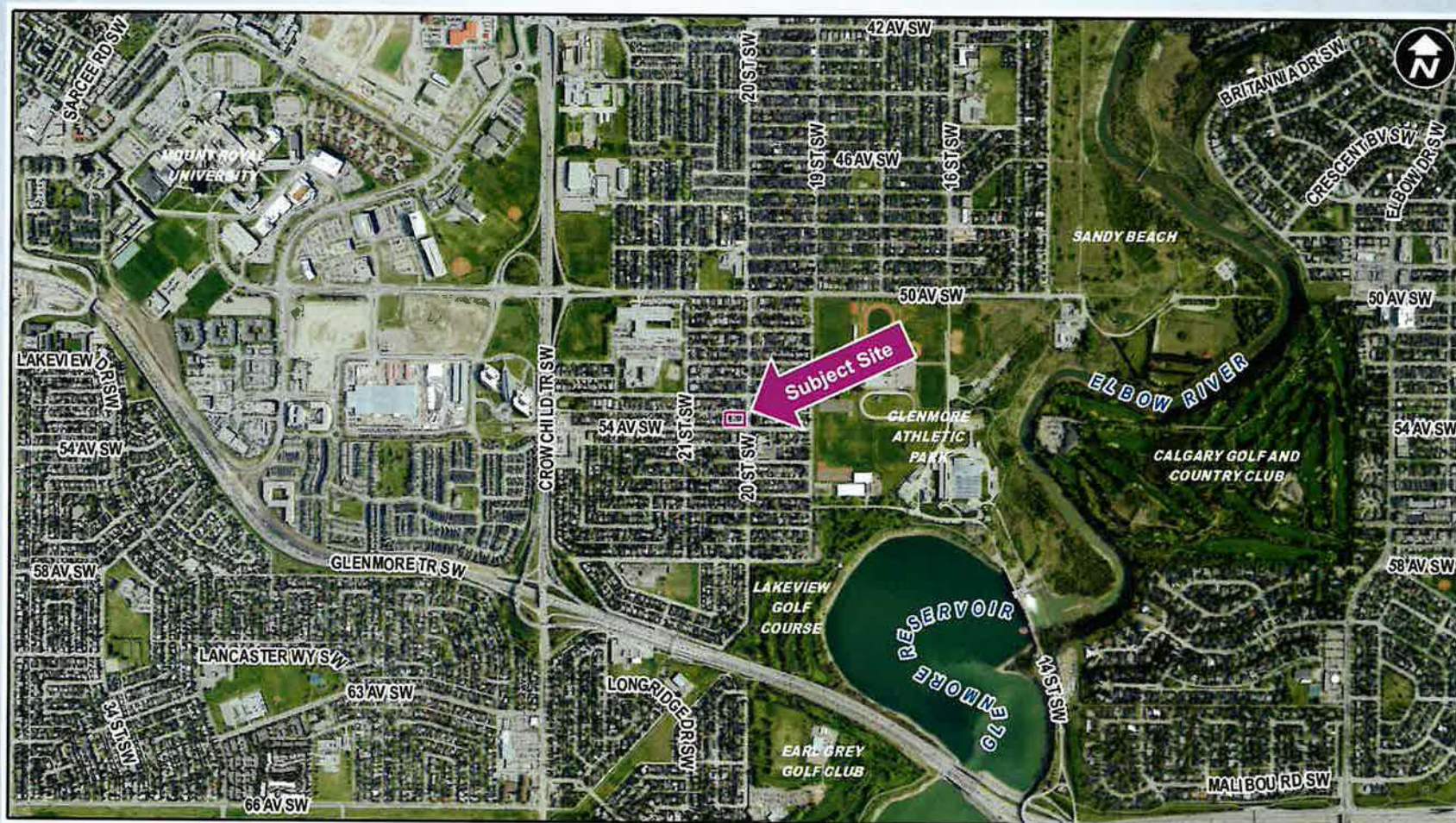
Calgary Planning Commission
Agenda Item: 7.2.6

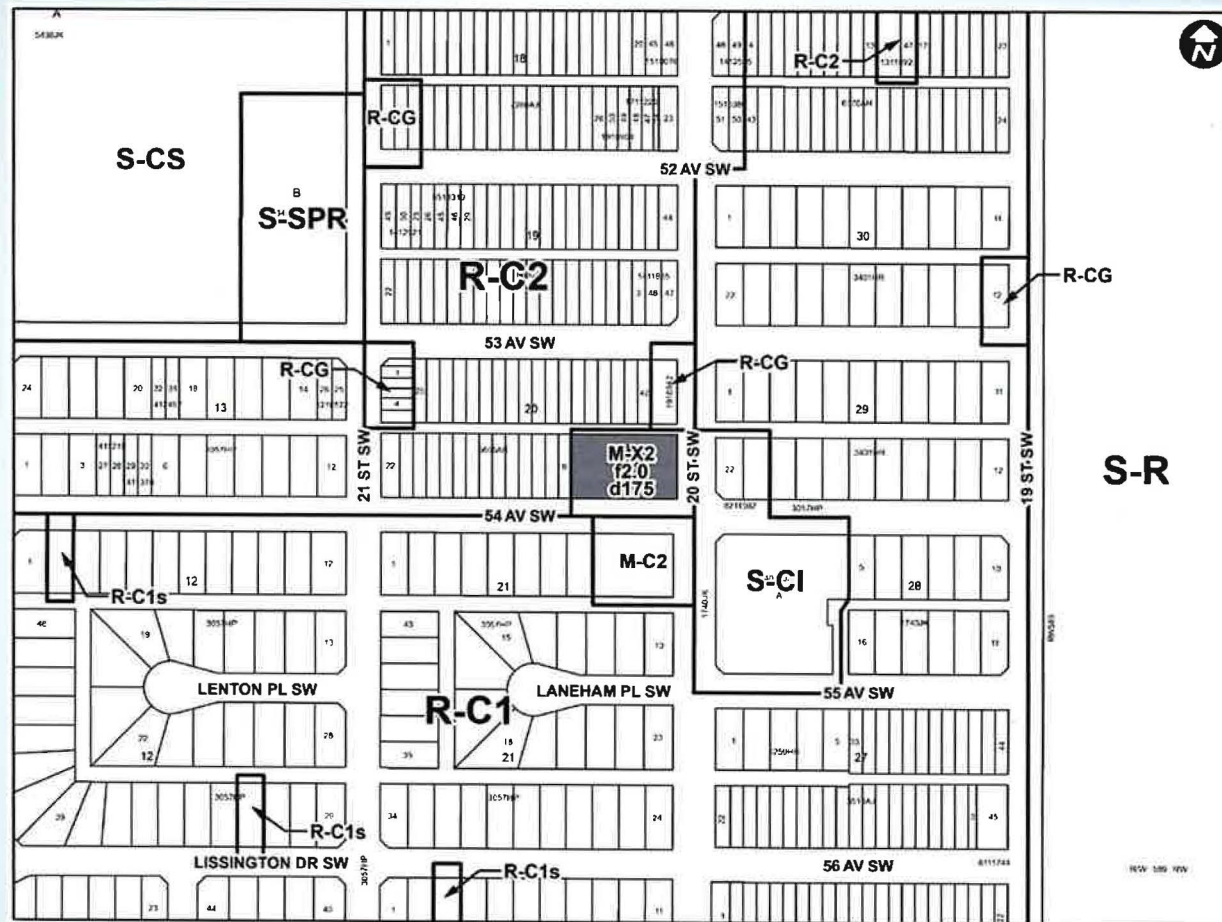


LOC2020-0021
Land Use Amendment











Proposed DC Direct Control District:

- uses the Multi-Residential – Medium Profile Support Commercial (M-X2) District as the base district;
- maintains all the rules within the current District;
- keeps the current density and floor area ratio modifier maximums; and
- adds Medical Clinic as a discretionary use.



View of subject site looking north on 54 Avenue SW



View from subject site looking south on 54 Avenue SW



View from the subject site looking west on 20 Street SW



View of subject site looking east on 20 Street SW

Reasons for Recommendation of Approval

- it represents a minor change to the existing district and maintains all other existing rules of the designation;
- the proposal aligns with the applicable policies of the Municipal Development Plan; and
- the subject site is located within walking distance of transit stops, and is in proximity to commercial and multi-residential development, and has direct lane access for commercial and residential operations.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 2110 – 54 Avenue SW (Plan 1810096, Block 20, Lot 45) from Multi-Residential – Medium Support Commercial (M-X2f2.0d175) District to DC Direct Control District to accommodate a mixed-use development with an additional discretionary use of medical clinic, with guidelines (Attachment 2); and
2. Give three reading to the proposed bylaw.