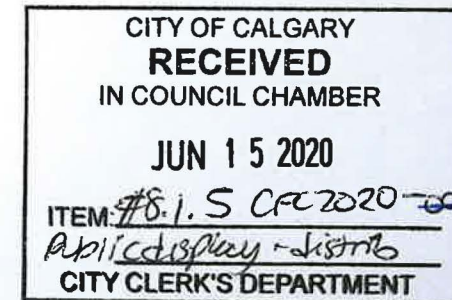
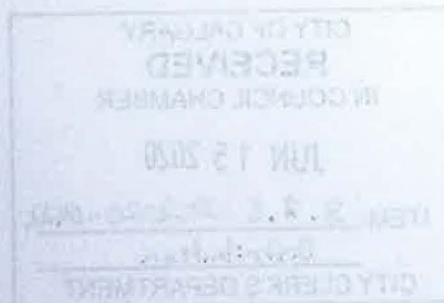




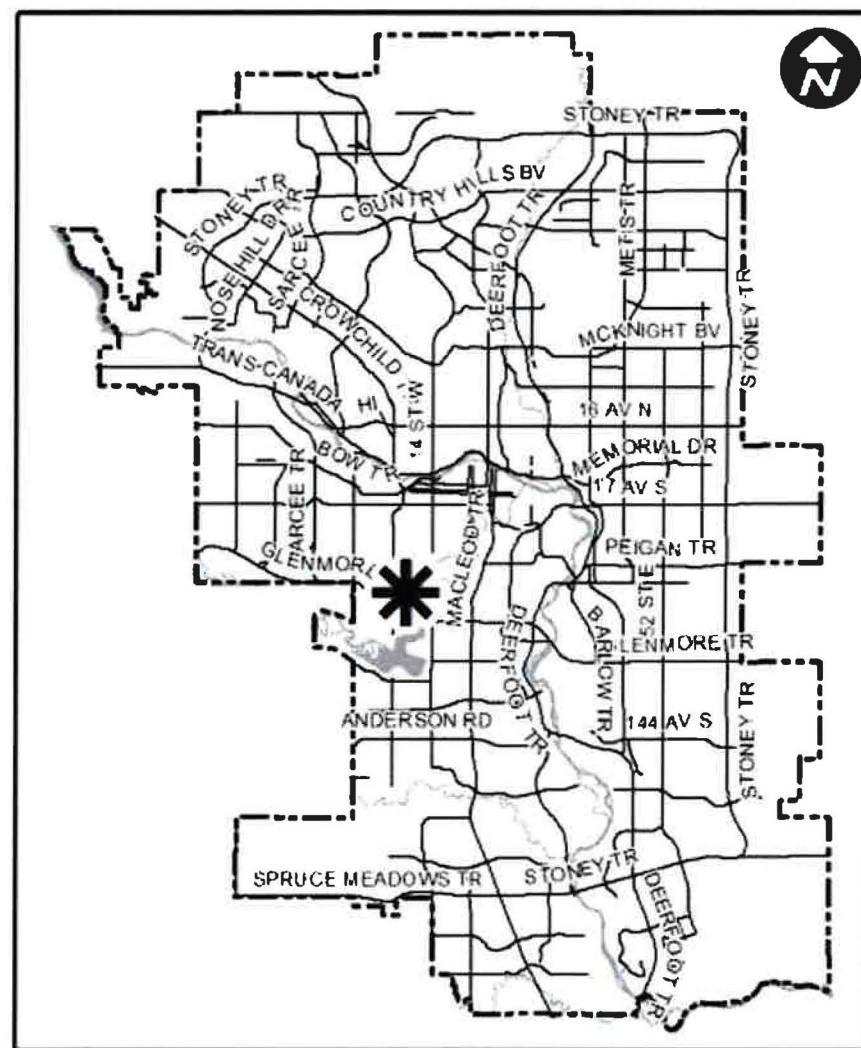
# Public Hearing of Council Agenda Item: 8.1.5

## LOC2020-0021 Land Use Amendment



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CITY CLERK'S DEPARTMENT

CITY OF CALGARY  
**RECEIVED**  
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ITEM: 8.2.5 CPC2020-0422  
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### **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

A photograph showing a view from the subject site looking west on 20 Street SW. The image features a two-story building with a prominent wooden upper section and a brick lower section, partially obscured by large evergreen trees. A bus stop shelter is visible in the foreground on the left. The sky is overcast with grey clouds.

View from the subject site looking west on 20 Street SW

A photograph showing a view of the subject site looking east on 20 Street SW. The image shows a two-story dark-colored building with a white door and a sign that reads "NEW CREATIONS". The building is situated on a street corner with other residential buildings and parked cars visible in the background. The sky is overcast.

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.

### **Calgary Planning Commission Recommendation:**

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);
2. **Amend section 10 to remove reference to Section 8 of the DC Guidelines;**  
and
3. Give three readings to the **Proposed Bylaw 76D2020**.





LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

