



Calgary Planning Commission

Agenda Item: 7.2.1

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LOC2020-0198

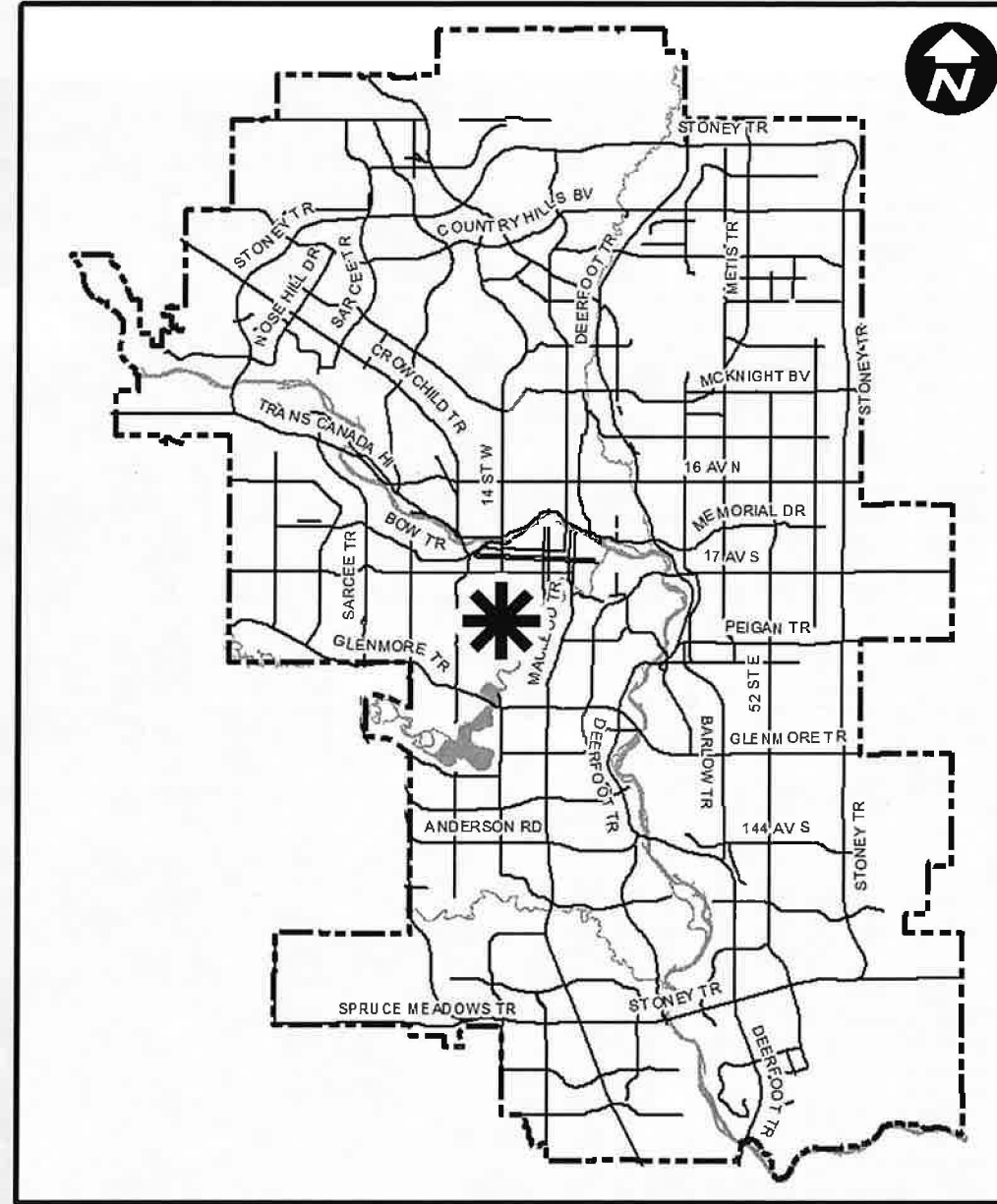
Land Use Amendment

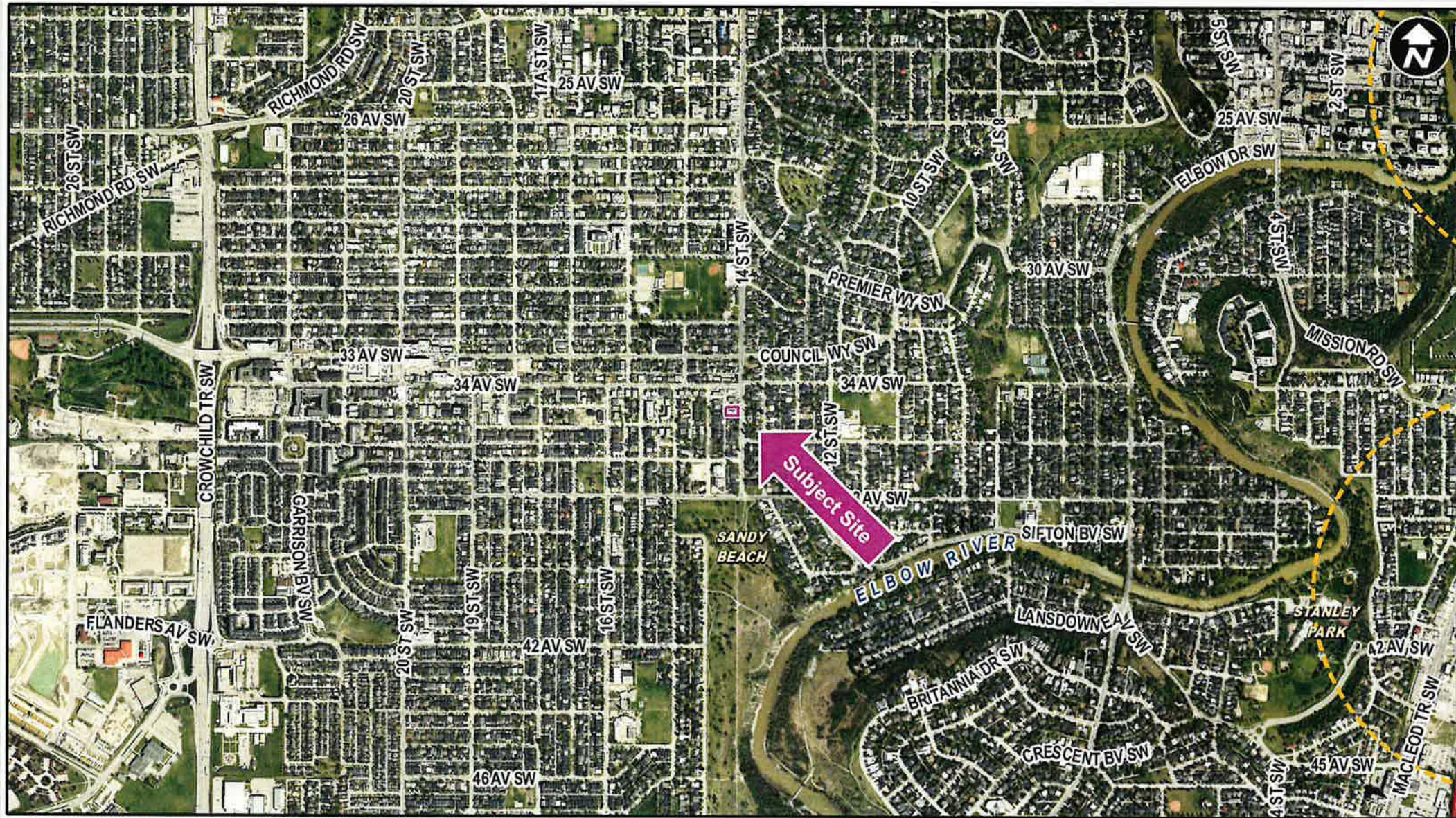


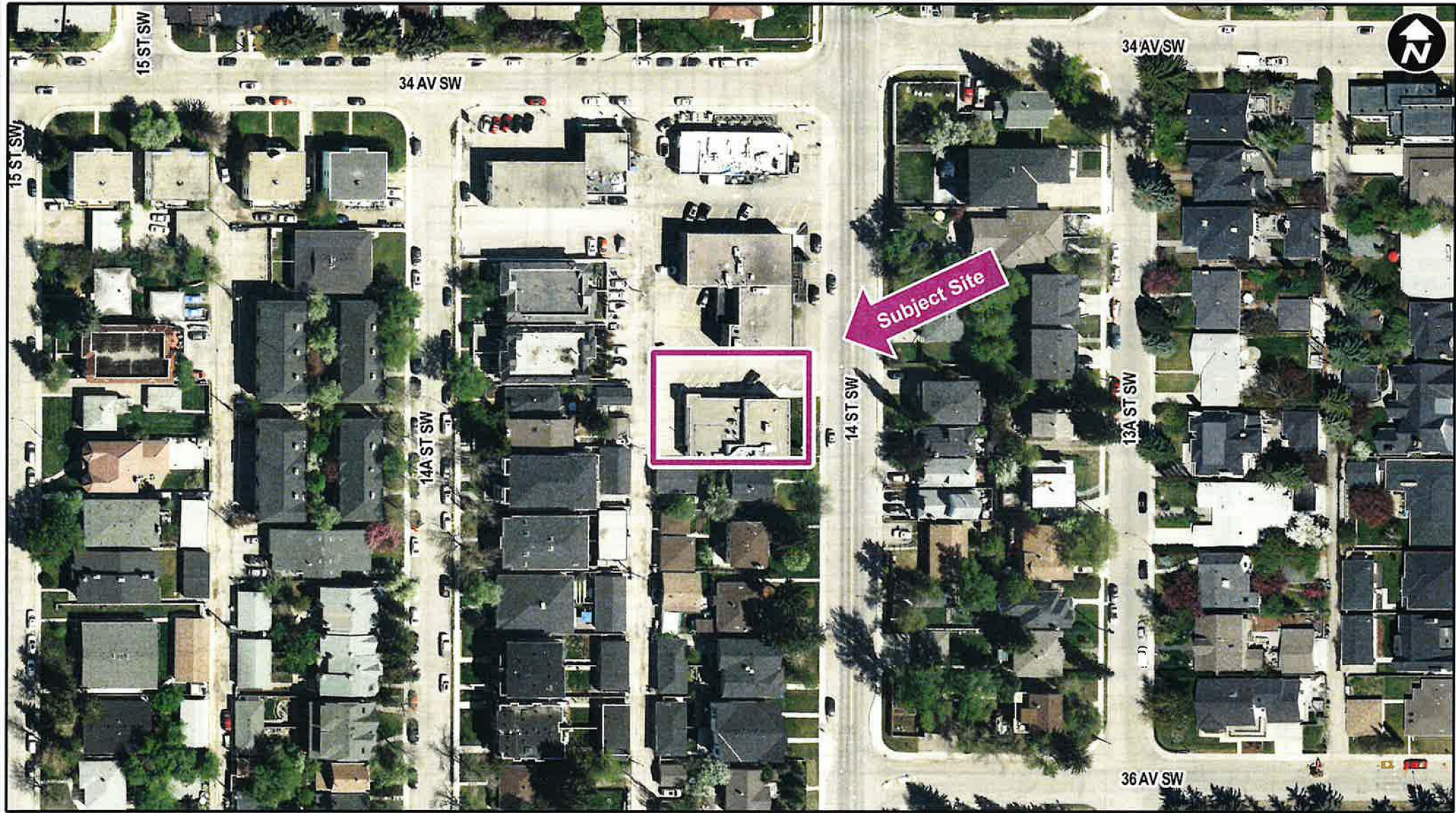
Two amendments to the submitted materials:

1. Incorrect area calculation – shown on report as 1.02 hectares; actual area is 0.102 hectares.
 - Cover report recommendation has been amended
 - Text in first paragraph of Attachment 1 has been amended
2. The applicant has updated their Applicant Outreach Summary
 - Attachment 3 has been revised



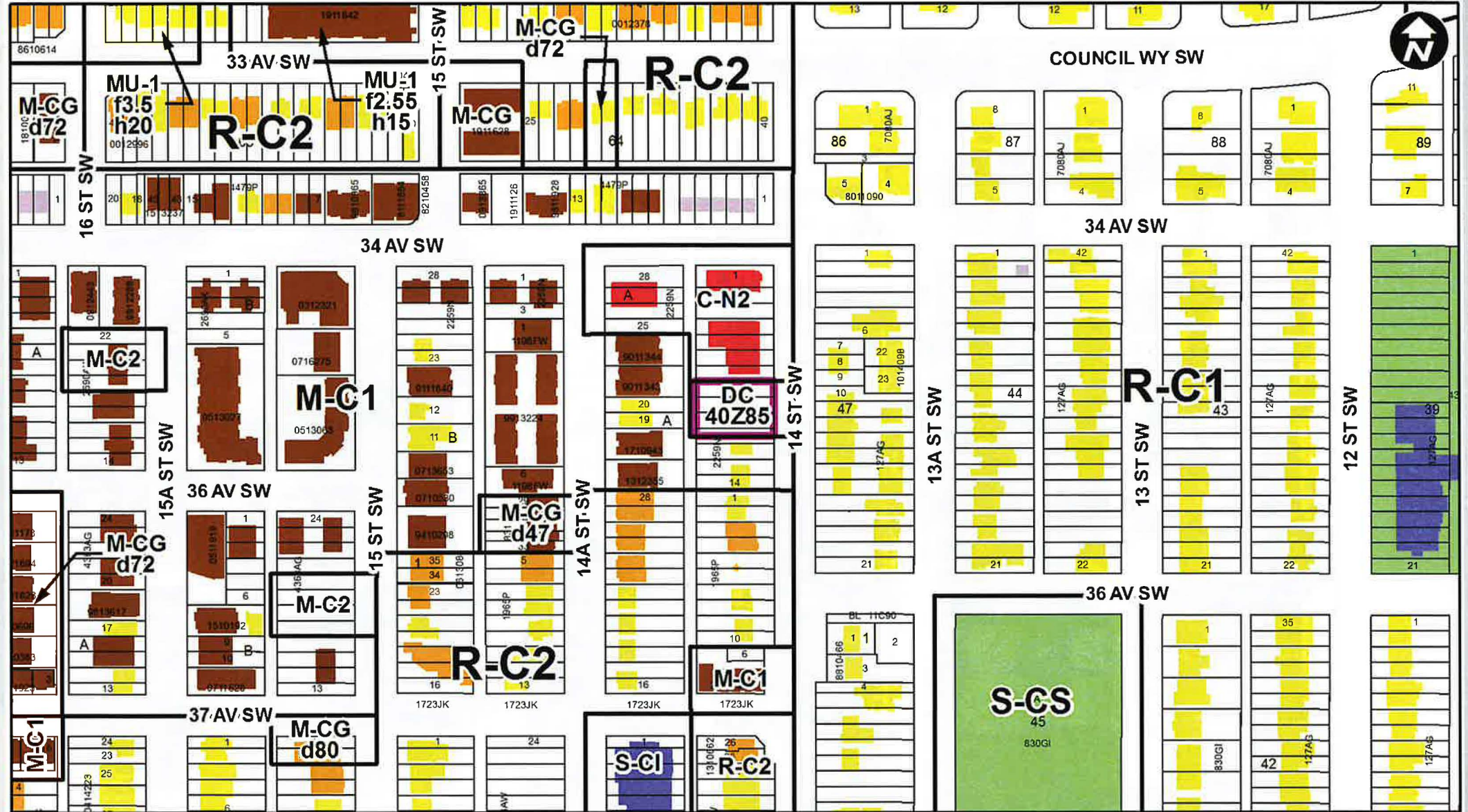






LEGEND

- 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

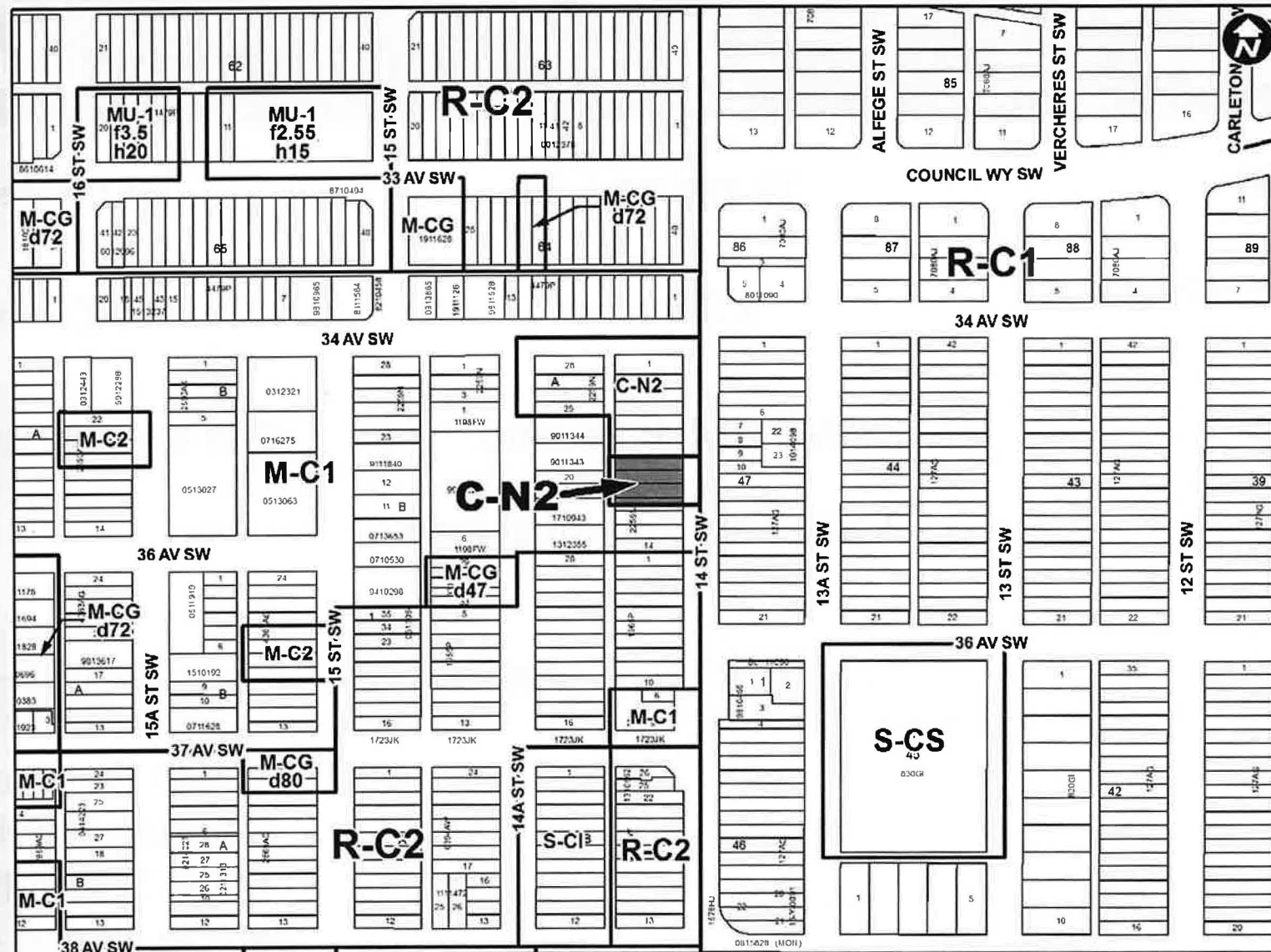












Regulation	C-N1	C-N2
Max height / FAR	10 metres / 1.0	10 metres / 1.0
Setback from low-density residential	3.0 metres	5.0 metres
Vehicular access	Must be from lane	Can be from lane or street
Building orientation	Public entrance must face street	
Setback from street	Max 3.0 metres	Min 3.0 metres
Additional uses		Auto Service – Minor, Catering Service – Minor, Drive Through, Gas Bar, Vehicle Rental – Minor, and Veterinary Clinic

Map 2

Land Use Policy

 Local Commercial

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.02 hectares $\pm$ (2.51 acres $\pm$) located at 3519 – 14 Street SW (Plan 2259N, Block A, Lots 8 to 11) from DC Direct Control District **to** Commercial - Neighbourhood 2 (C-N2) District.