

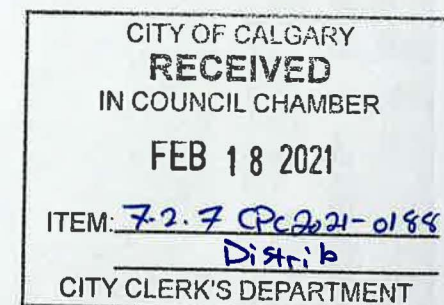
Calgary Planning Commission

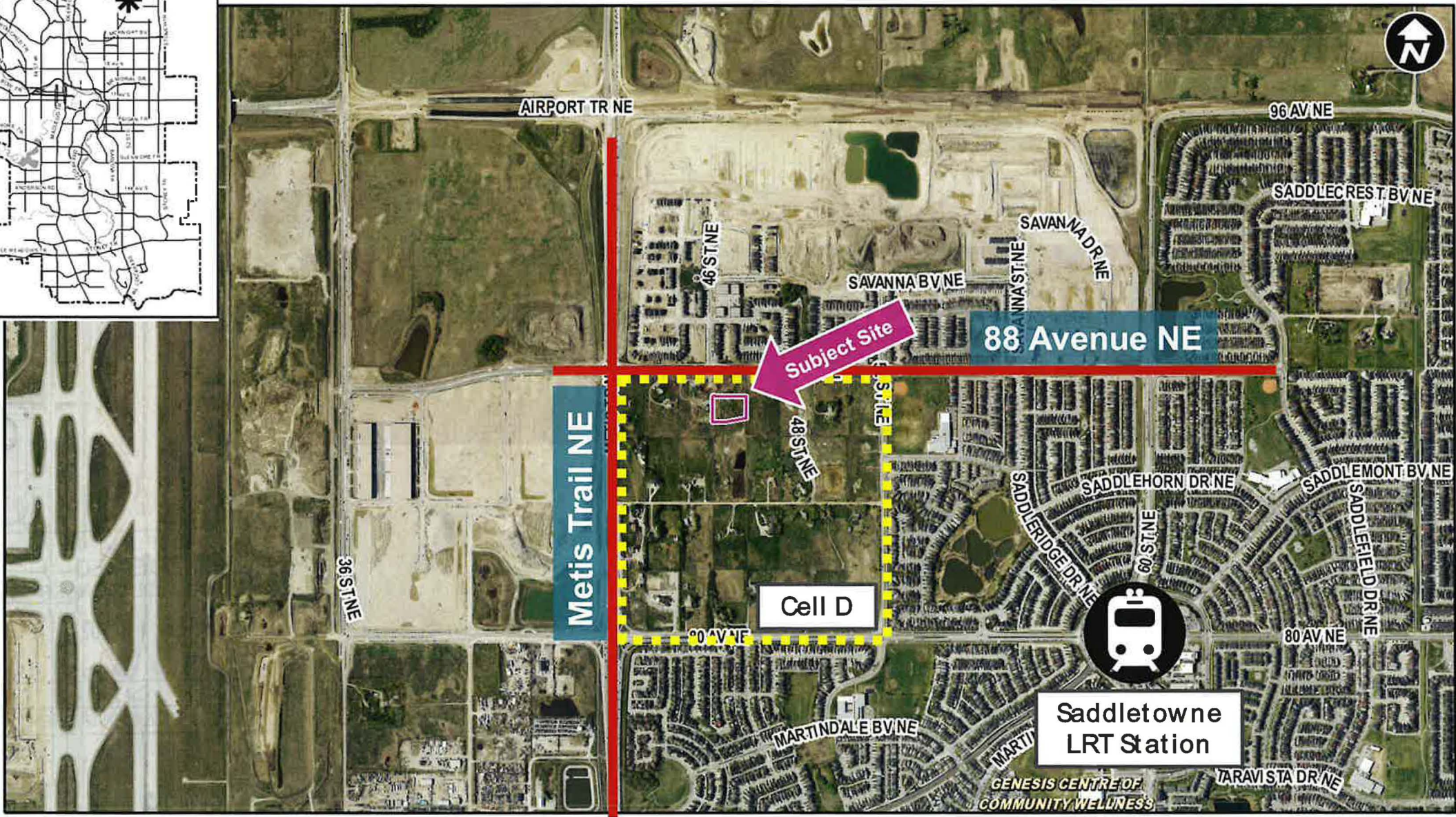
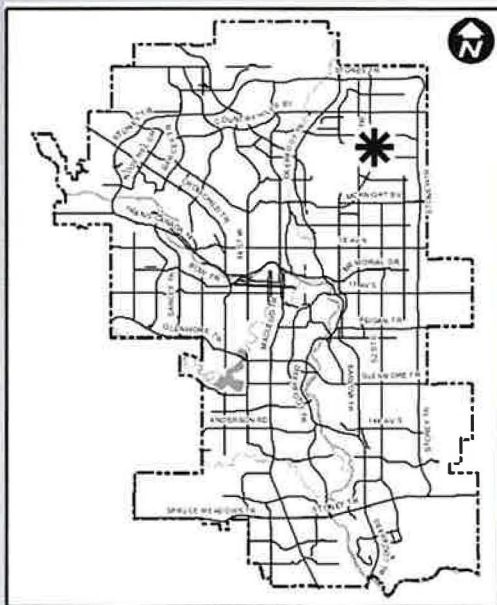
Agenda Item: 7.2.7

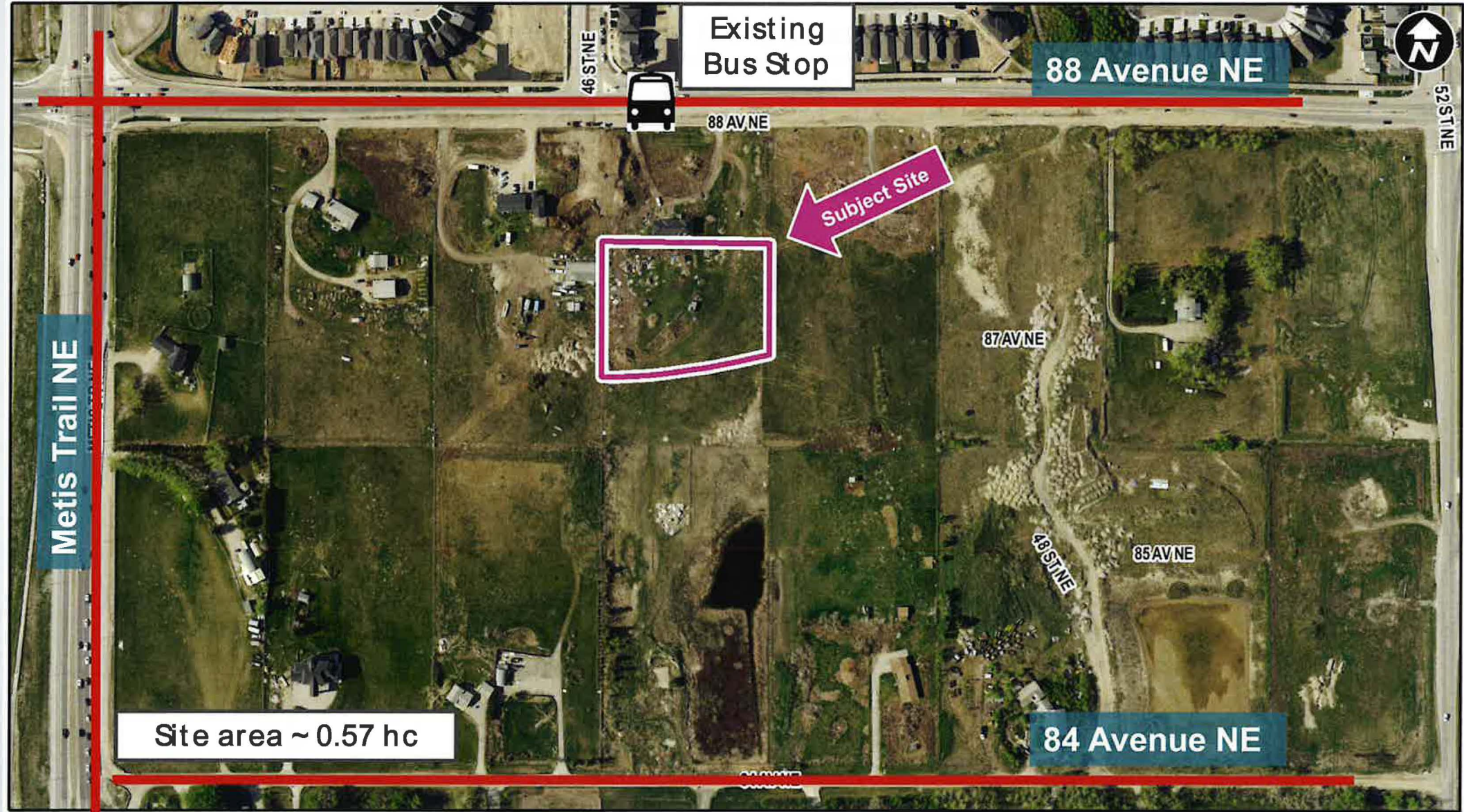
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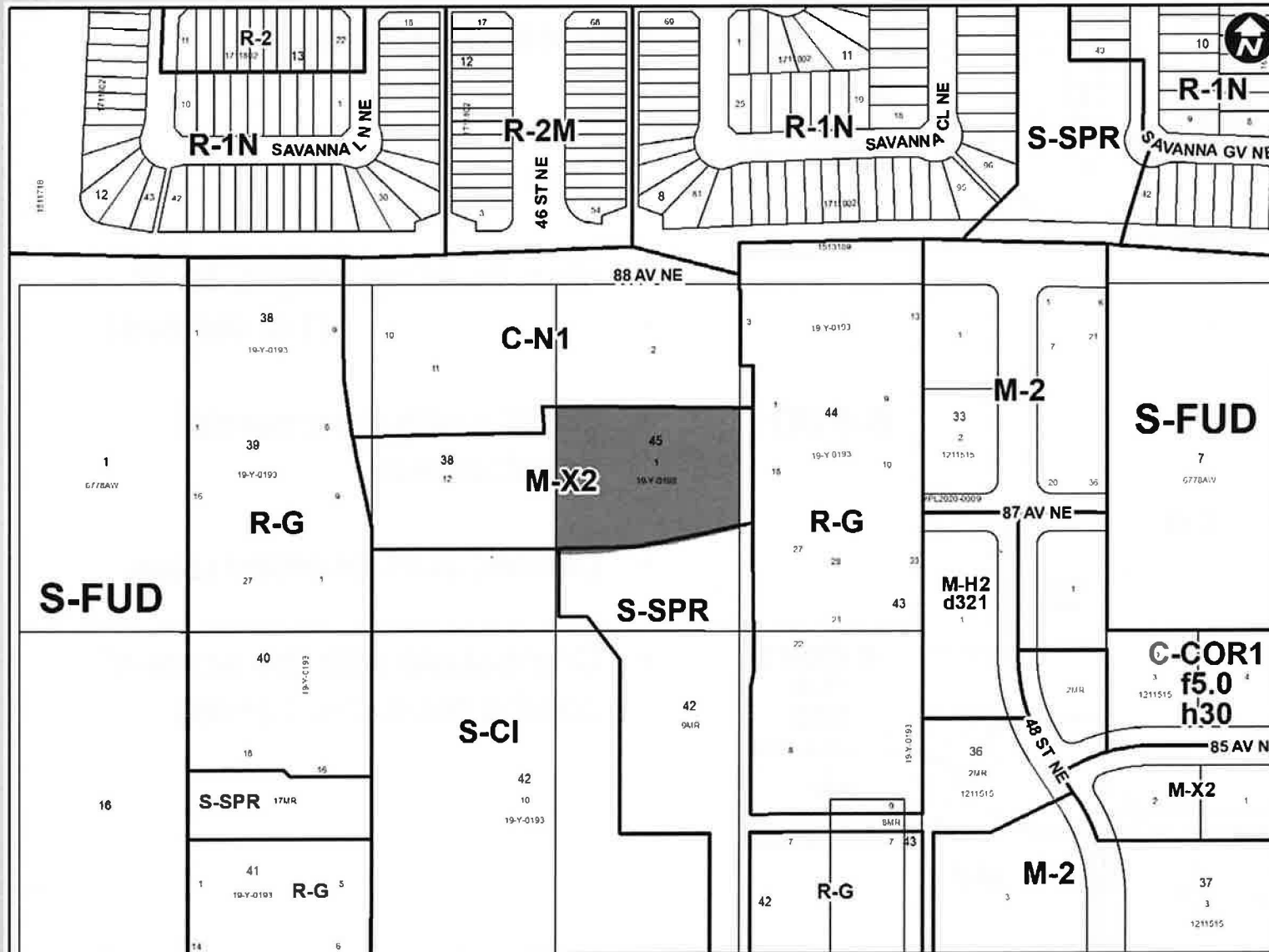
LOC2020-0097

Land Use Amendment



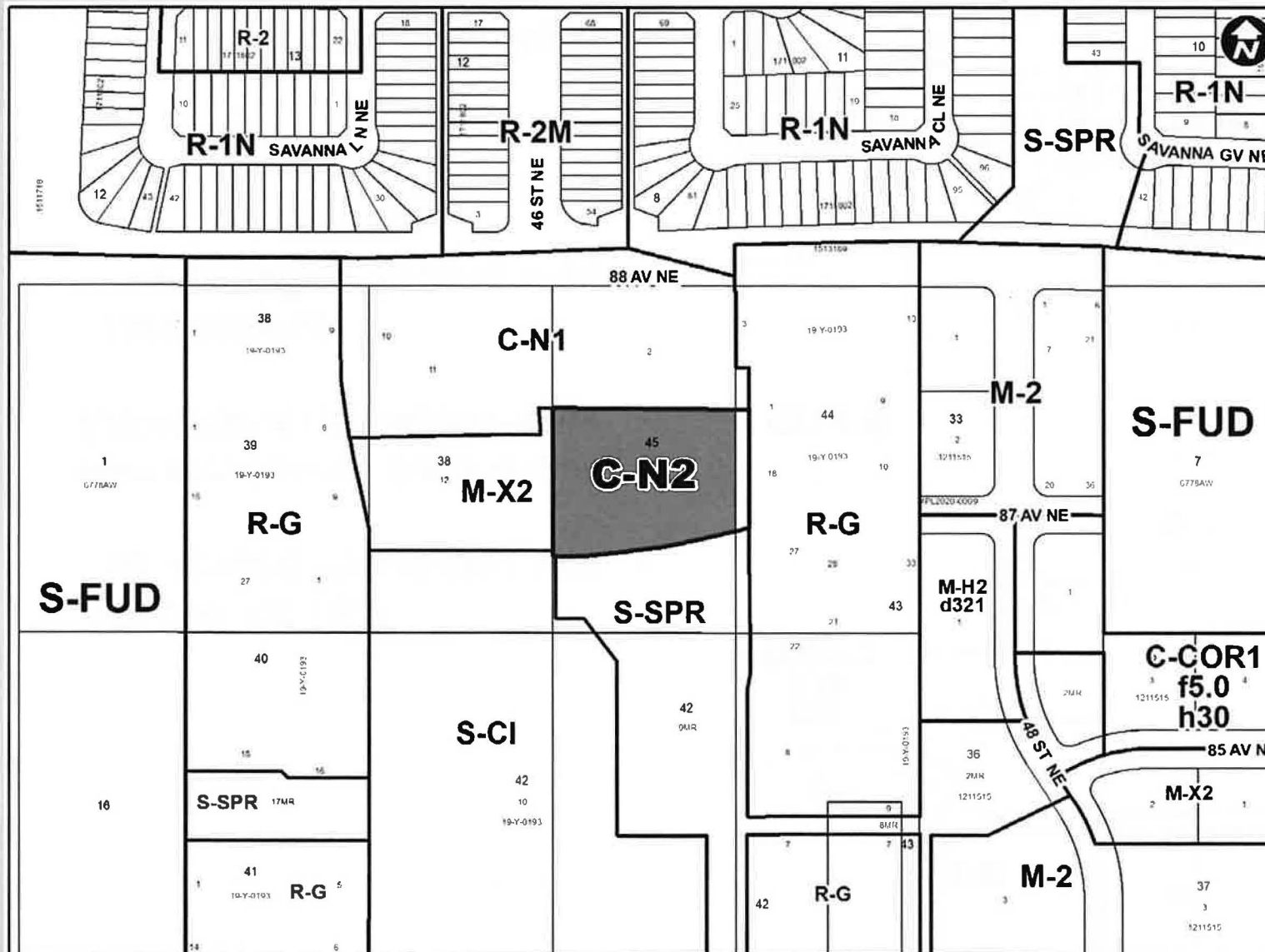






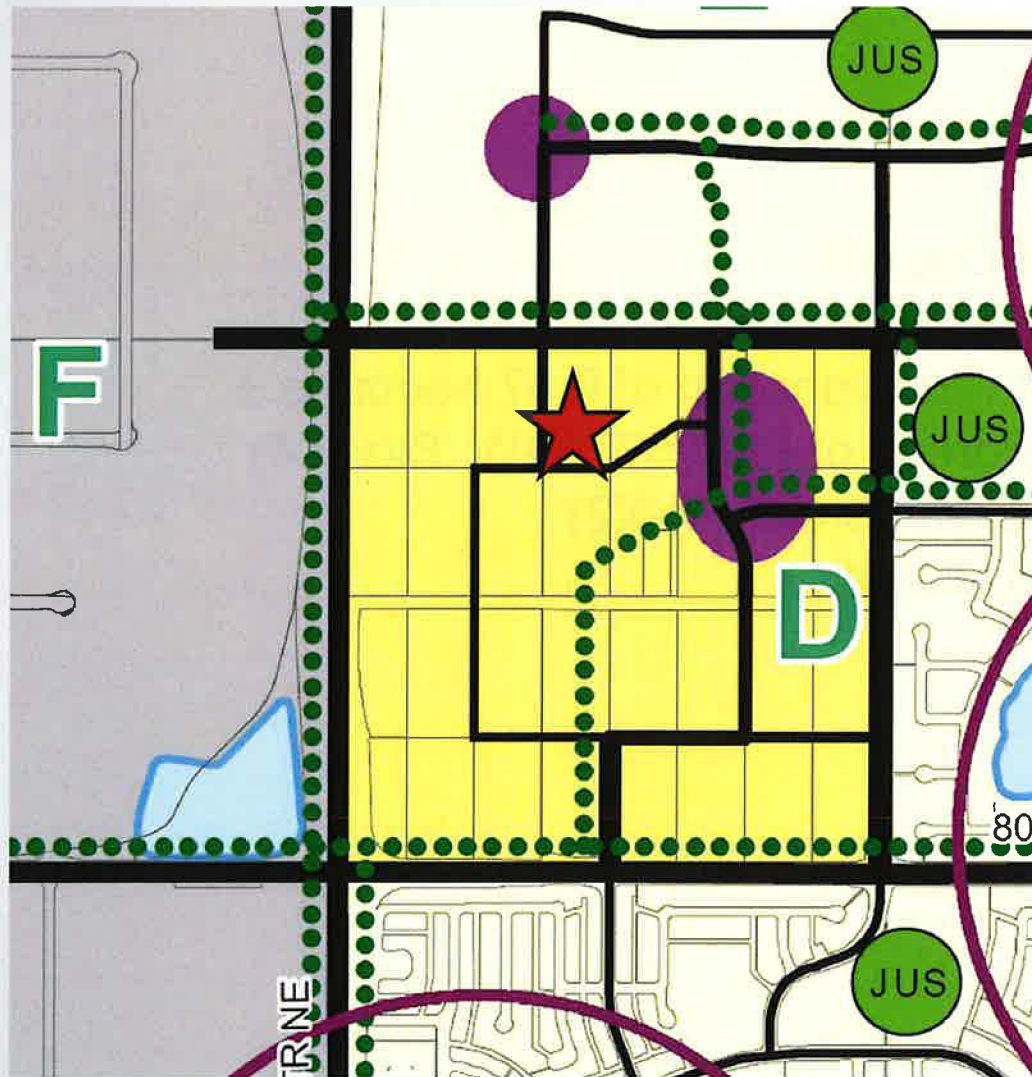
Existing land use: M-X2

- Max. FAR: 3
- Max. building height: 16 m
(3-4 storeys)
- Multi-residential development
with support commercial uses
- Min. Residential Density: 60
units per hectare



Proposed land use: C-N2

- Max. FAR: 1
- Max. building height: 10 m
(1-2 storeys)
- Small-scale commercial development
- Limited auto-oriented uses
- Compatible with the scale of nearby residential areas



Saddle Ridge Area Structure Plan - Land Use Concept



Subject Parcel



Cell D Residential



Neighbourhood Activity Centre



Joint Use Site

Administration Recommends:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares $\pm$ (1.41 acres $\pm$) located at 4815 – 88 Avenue NE (Portion of Plan 6778AW, Block 4) from Multi-Residential – Medium Profile Support Commercial (M-X2) District **to** Commercial – Neighbourhood 2 (C-N2) District.

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DP2020-3951 (under review)





Applicant-led Outreach:

- Project website & discussion with community members.
- 10 letters of support.

City-led Outreach:

- Community Association provided a letter in support.
- No public comments.