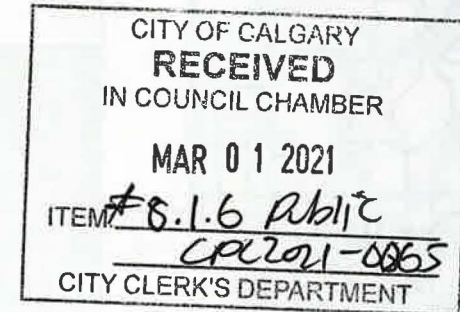
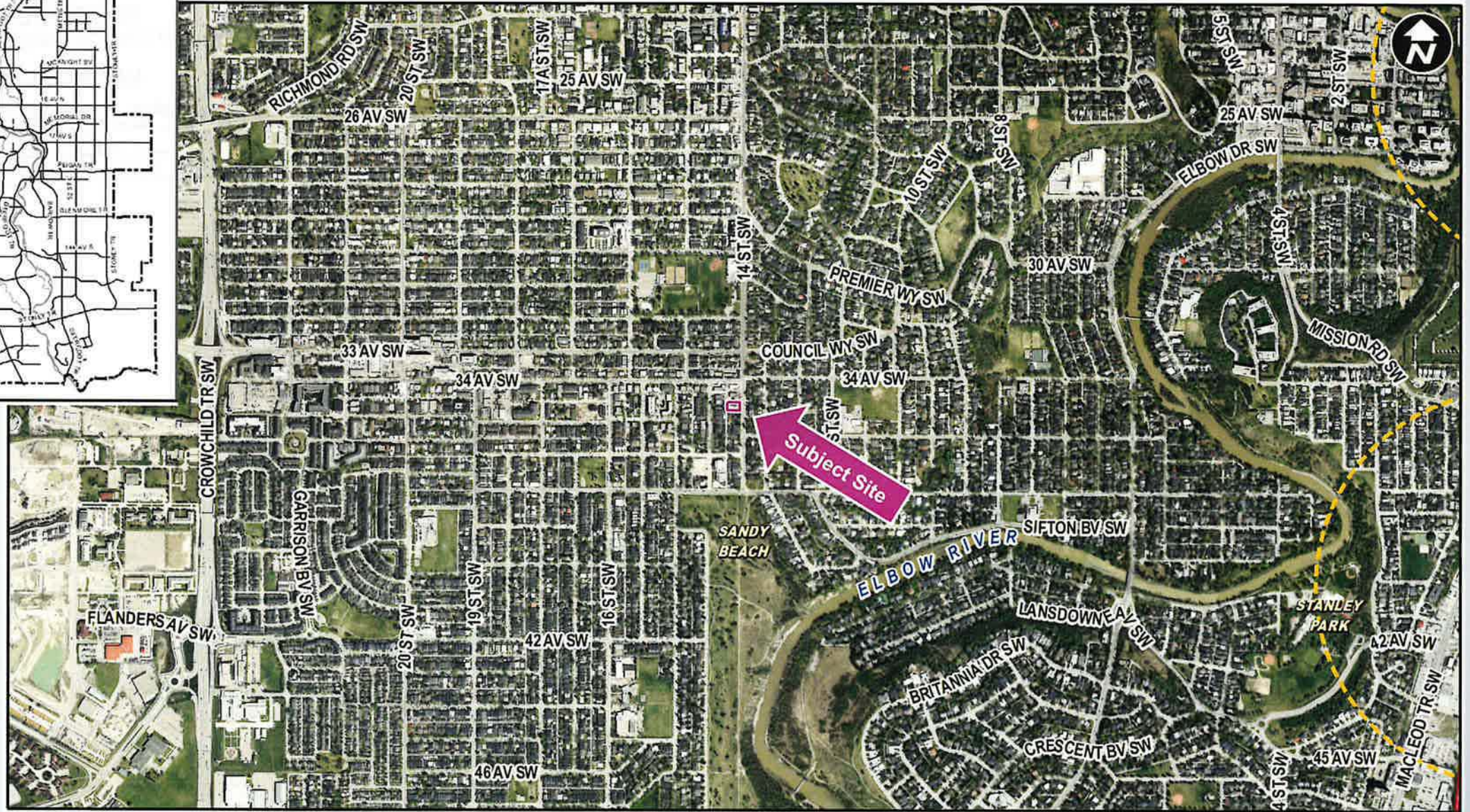
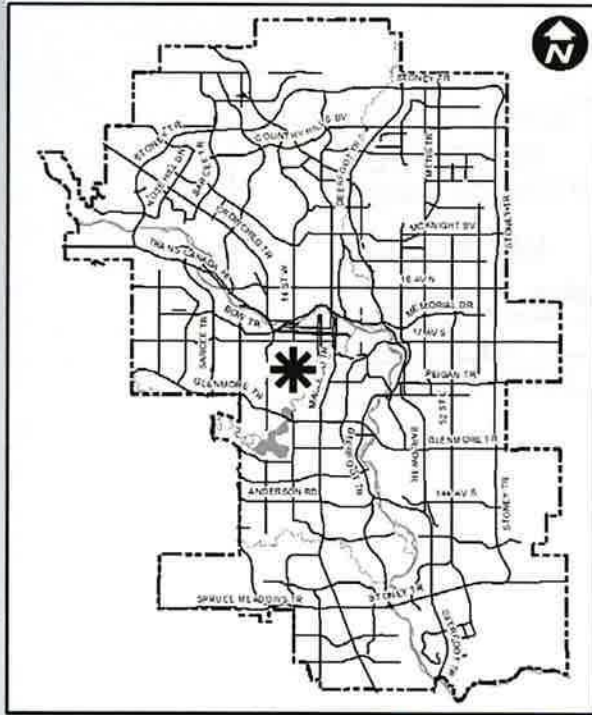


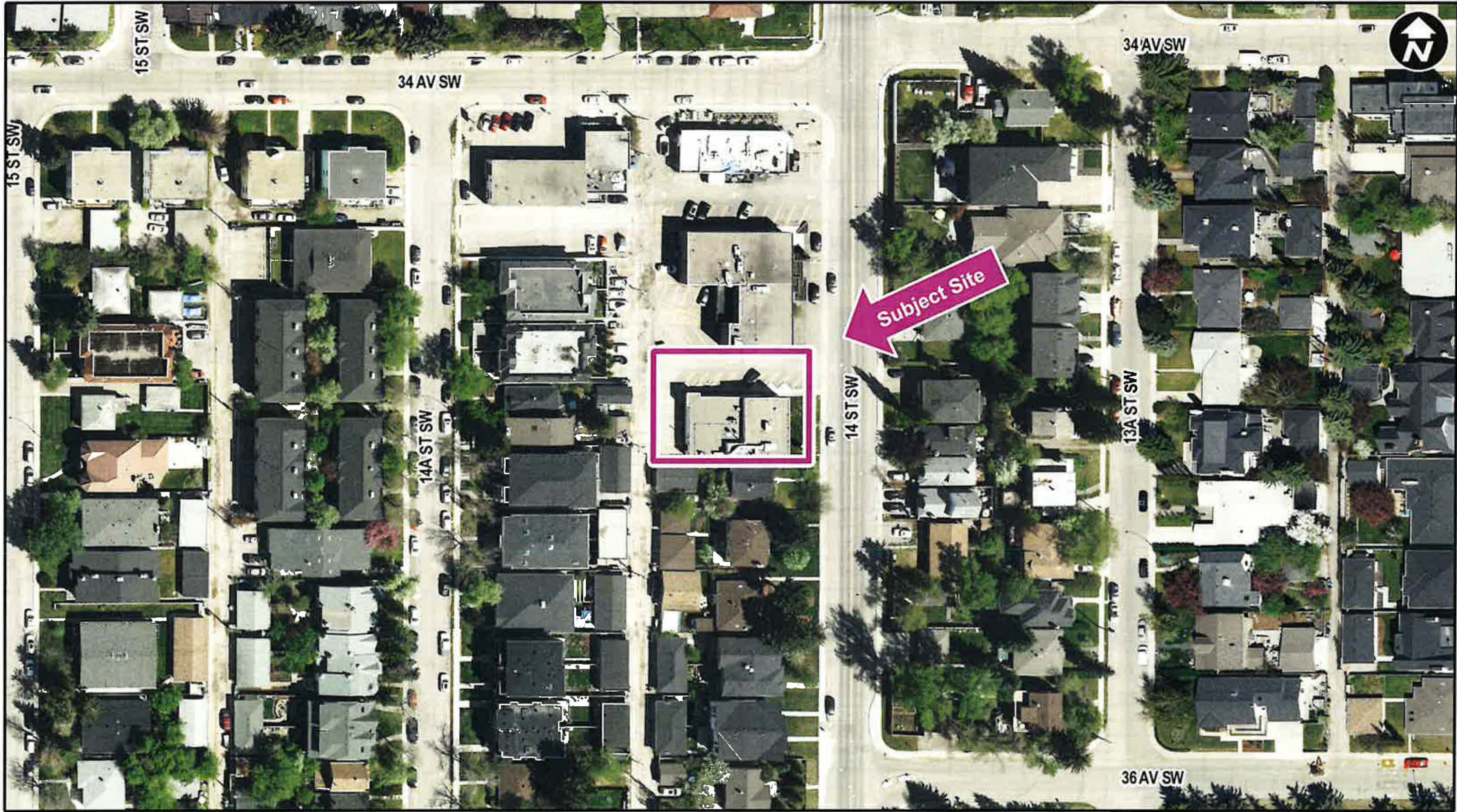


Public Hearing of Council
Agenda Item: 8.1.6



LOC2020-0198
Land Use Amendment





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

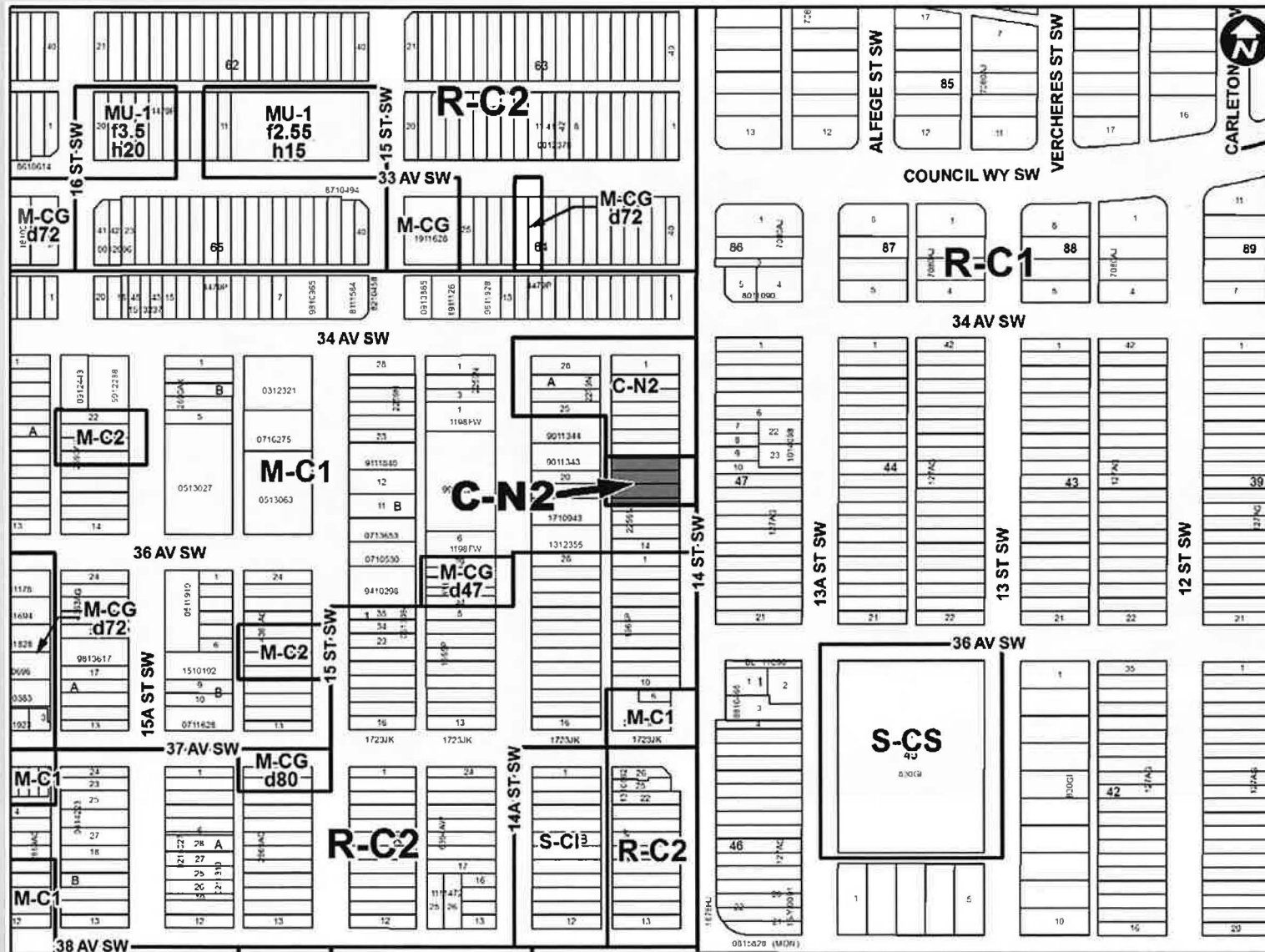




Front view from 14 ST



Side view from 14 ST



Proposed Commercial – Neighbourhood 2 (C-N2) District

- To allow for a broader mix of commercial uses
- Align with surrounding commercial to the north

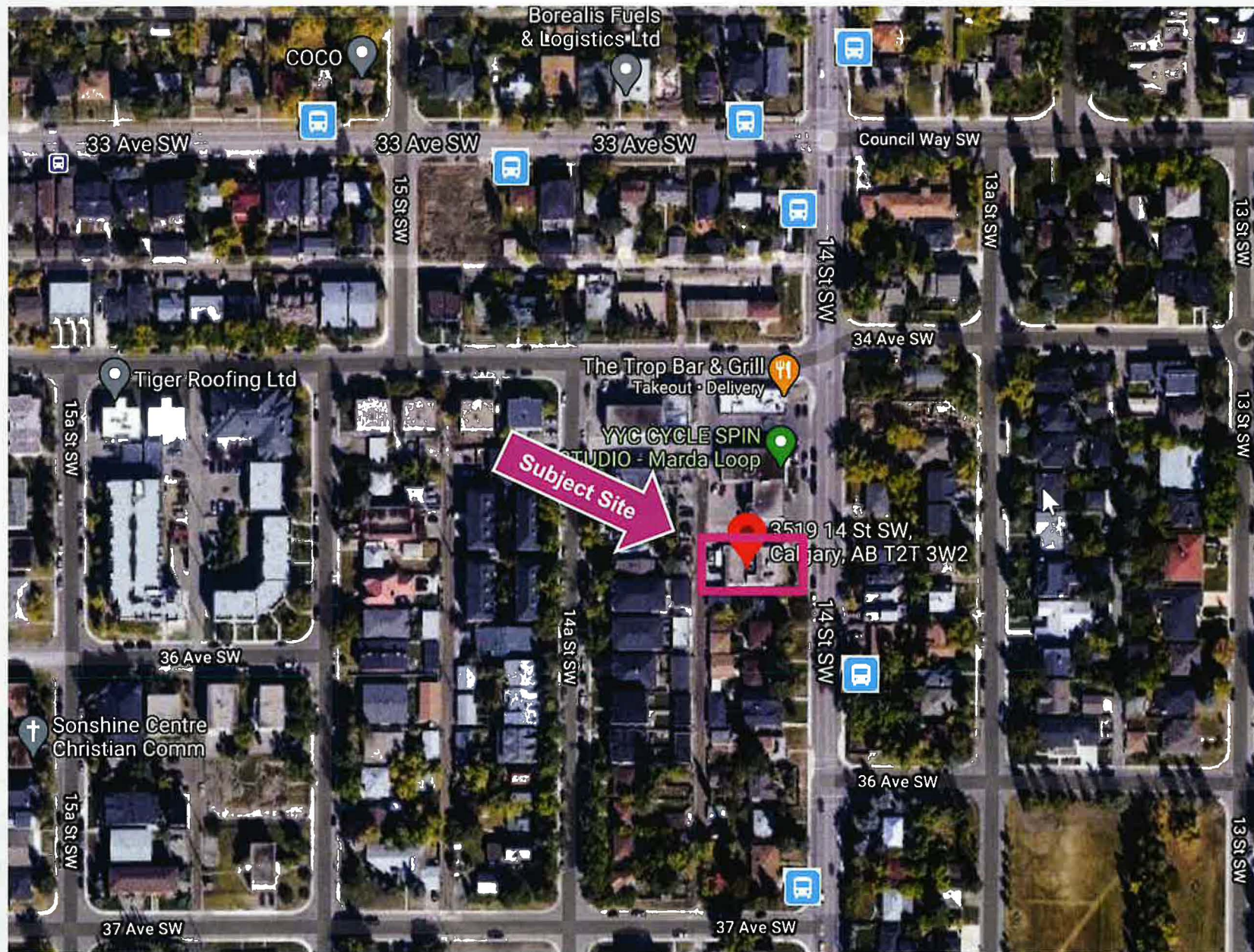
Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 26D2021** for the redesignation of 0.10 hectares $\pm$ (0.25 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.

Supplementary Slides

15 ST at 33 AV:
300-400m
4-5 min walk



14 ST at 33 AV:
140-210m
2-3 min walk

14 ST at 36 AV:
500-600m
6-7 min walk

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

