

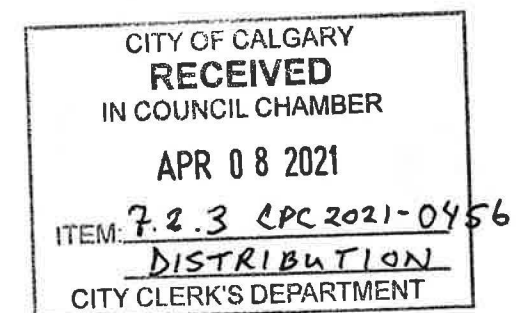


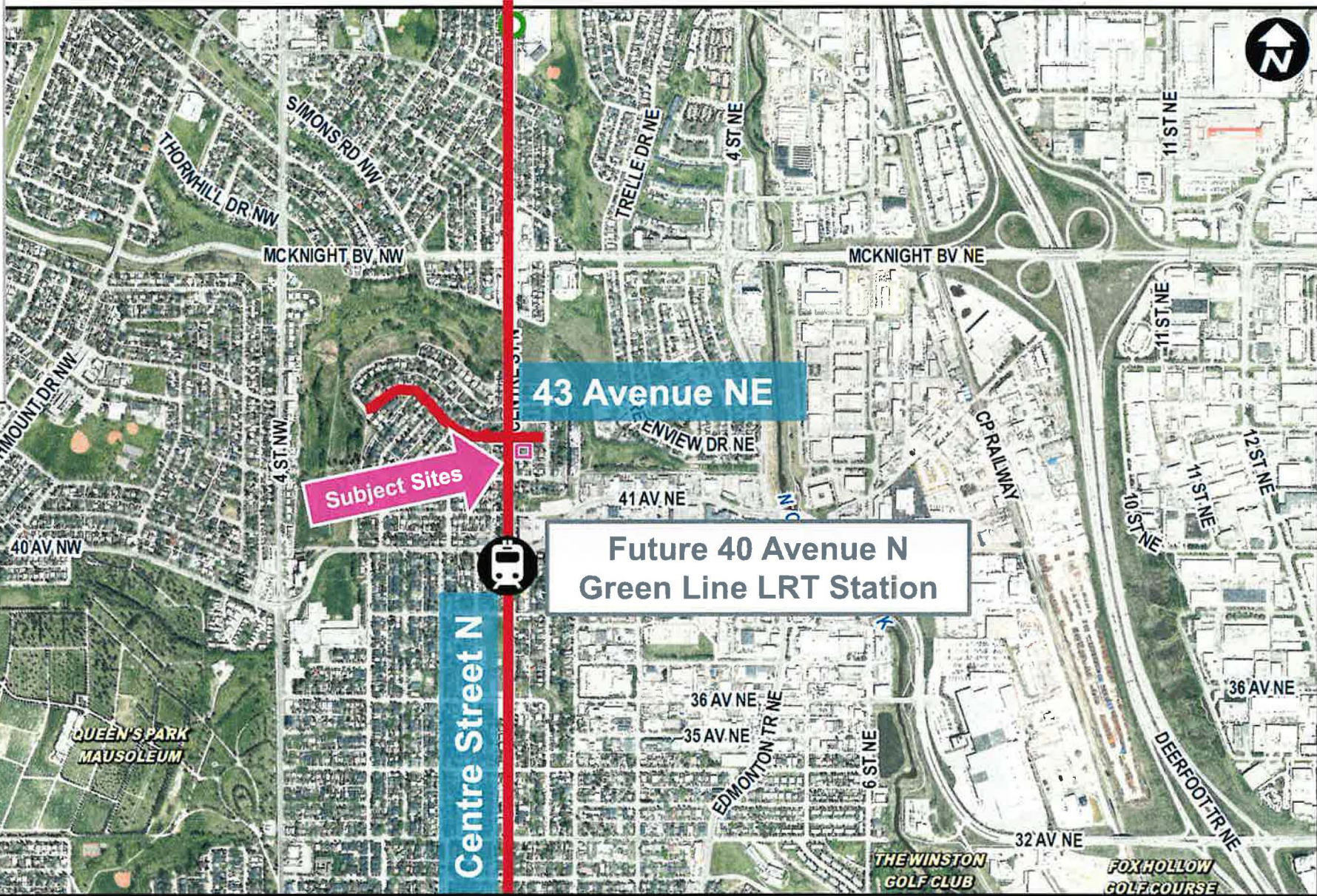
Calgary Planning Commission

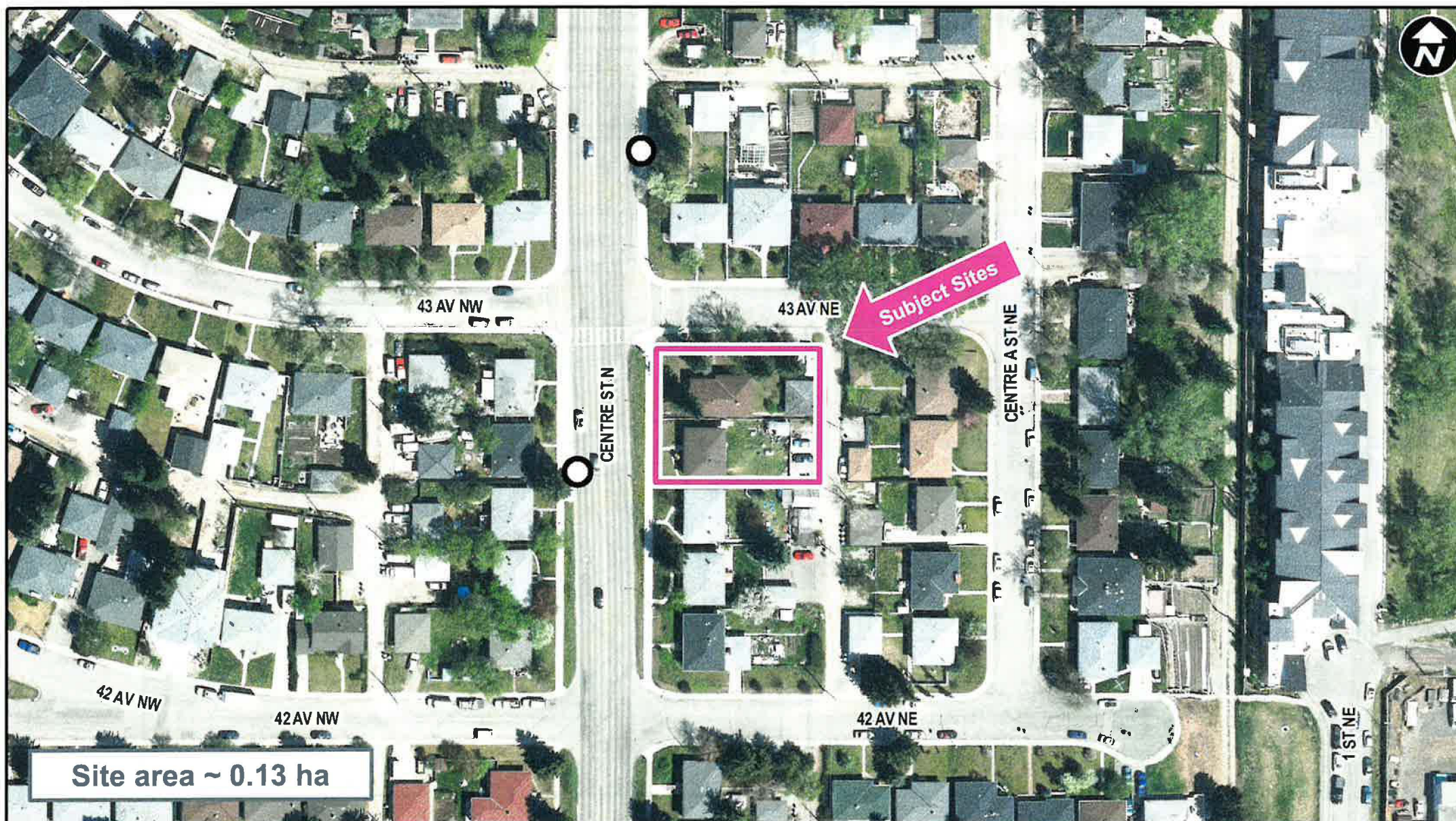
Agenda Item: 7.2.3

LOC2020-0196

Land Use Amendment

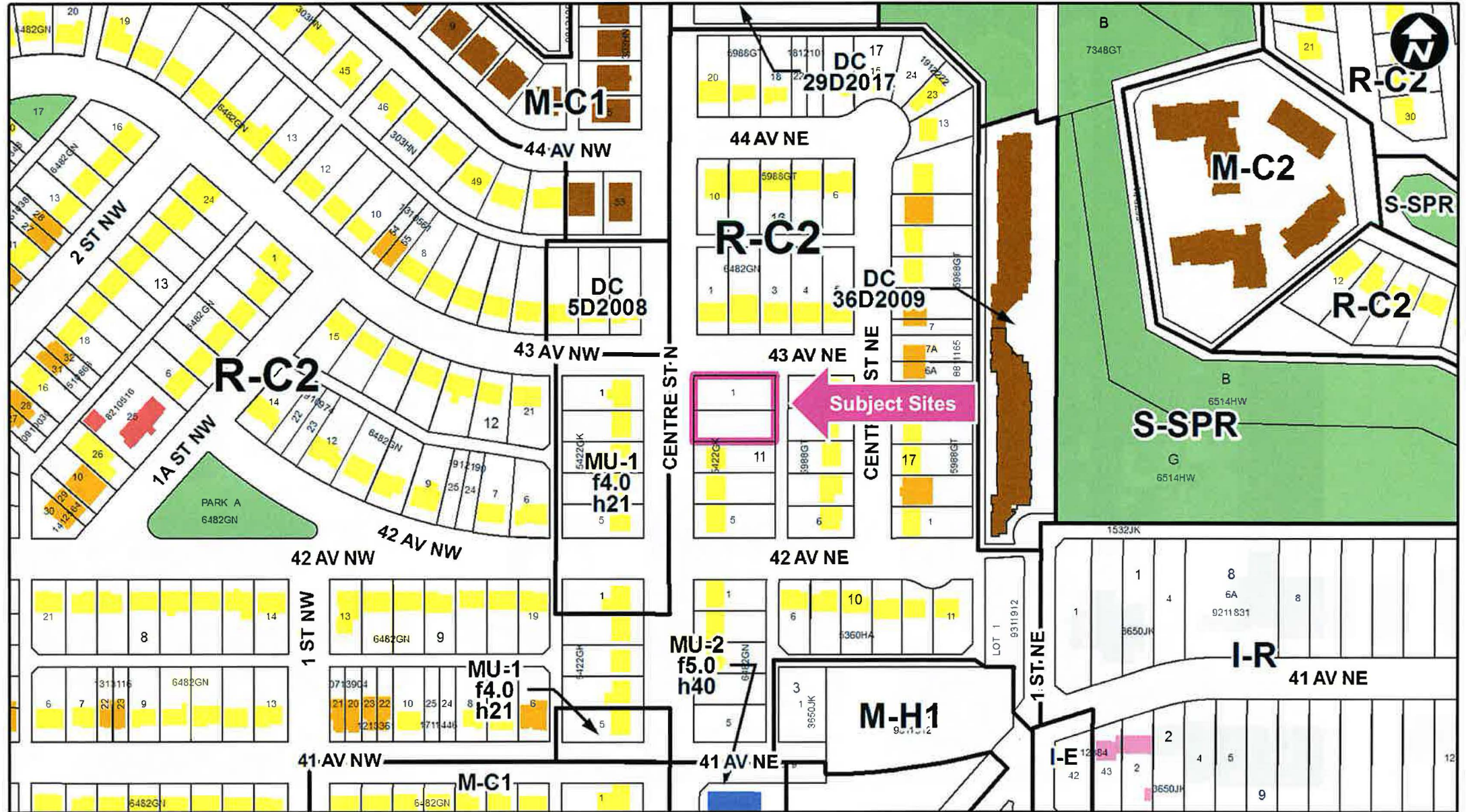


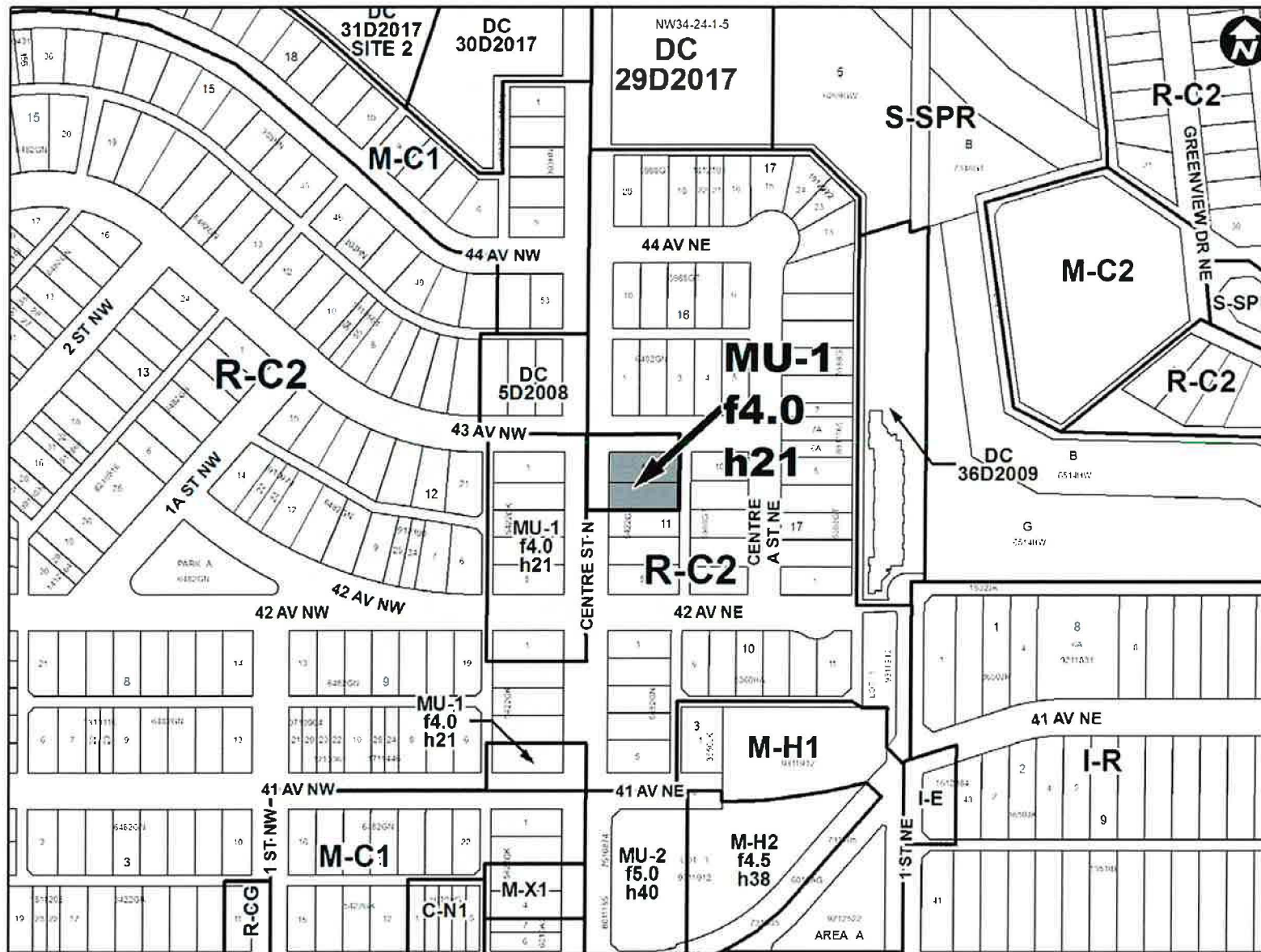




LEGEND

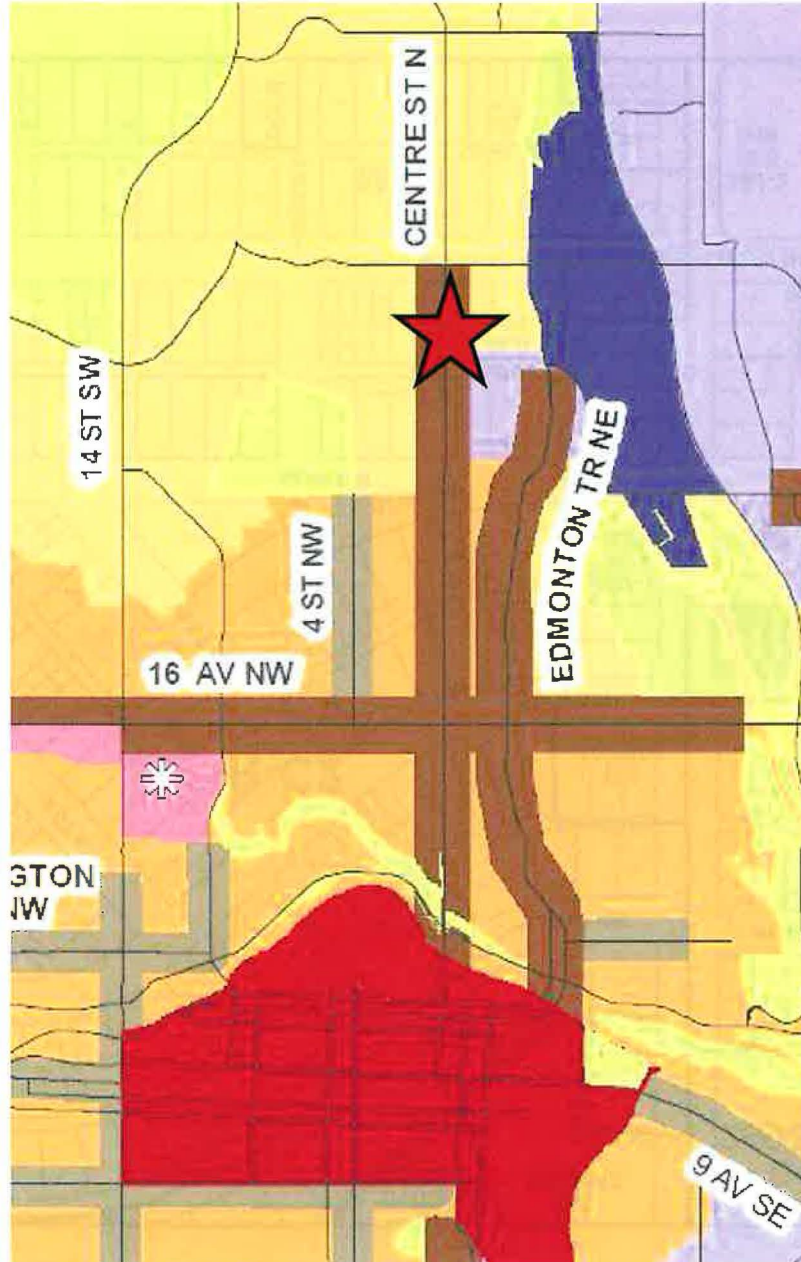
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed land use: MU-1 f4.0 h21

- Max. FAR: 4.0
- Max. building height: 21 m
- Mix of commercial and residential uses
- Street-oriented buildings
- Either commercial or residential uses at street level



Municipal Development Plan Map 1 – Urban Structure



Subject Parcel



Urban Main Street



Neighborhood Main Street

ADMINISTRATION RECOMMENDS:

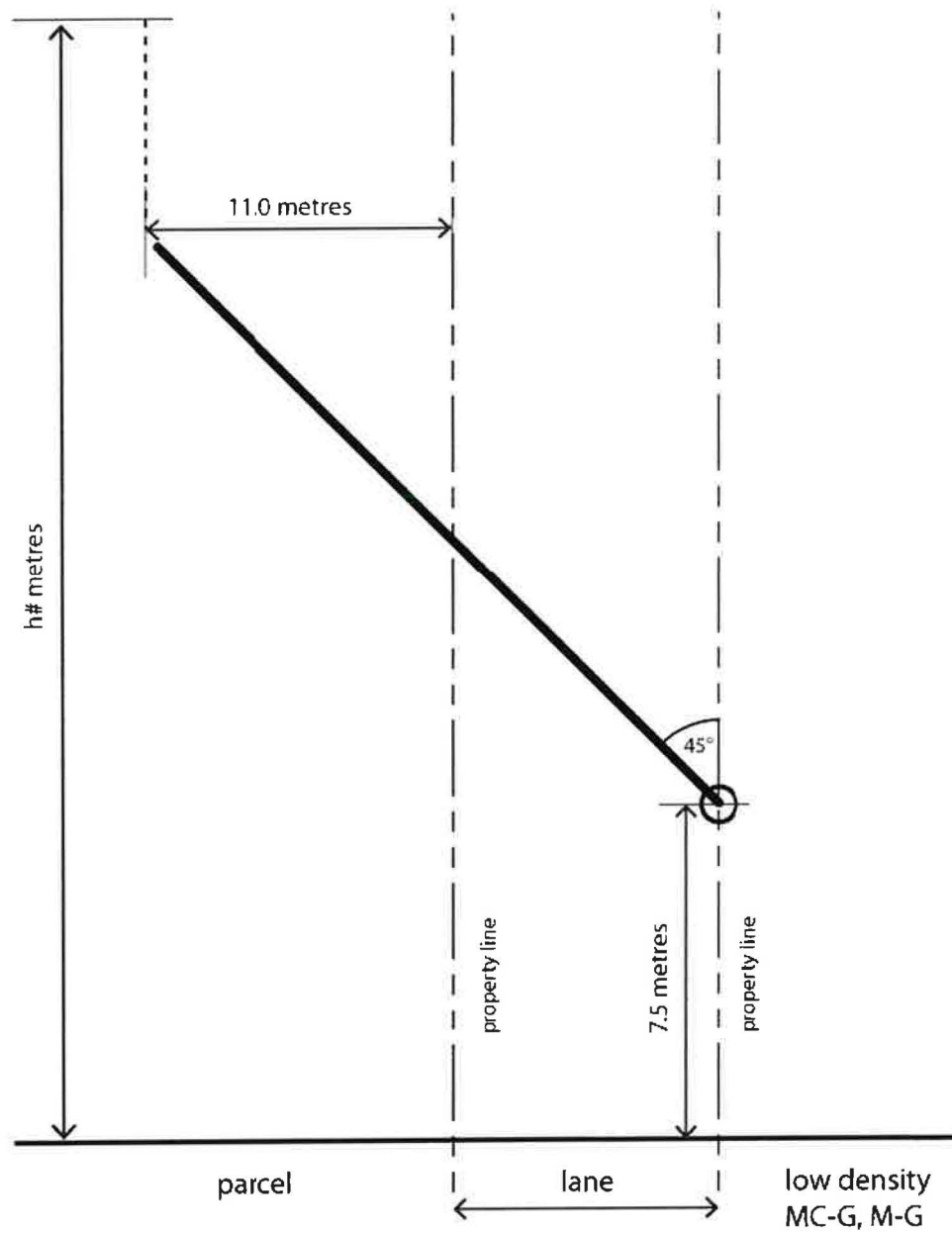
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares $\pm$ (0.31 acres $\pm$) located at 103 – 43 Avenue NE and 4316 Centre Street NE (Plan 5422GK, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District.





1371 (4) Building Height



1371 (2) Building Height

