

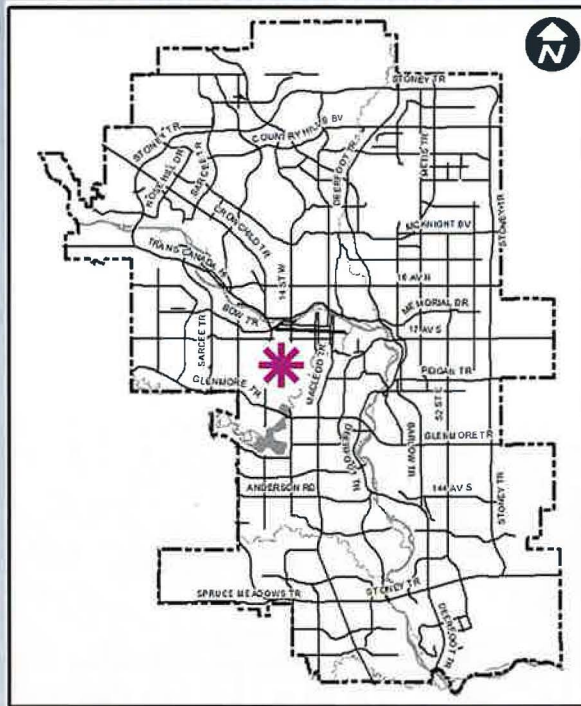


Calgary Planning Commission

Agenda Item: 7.2.3

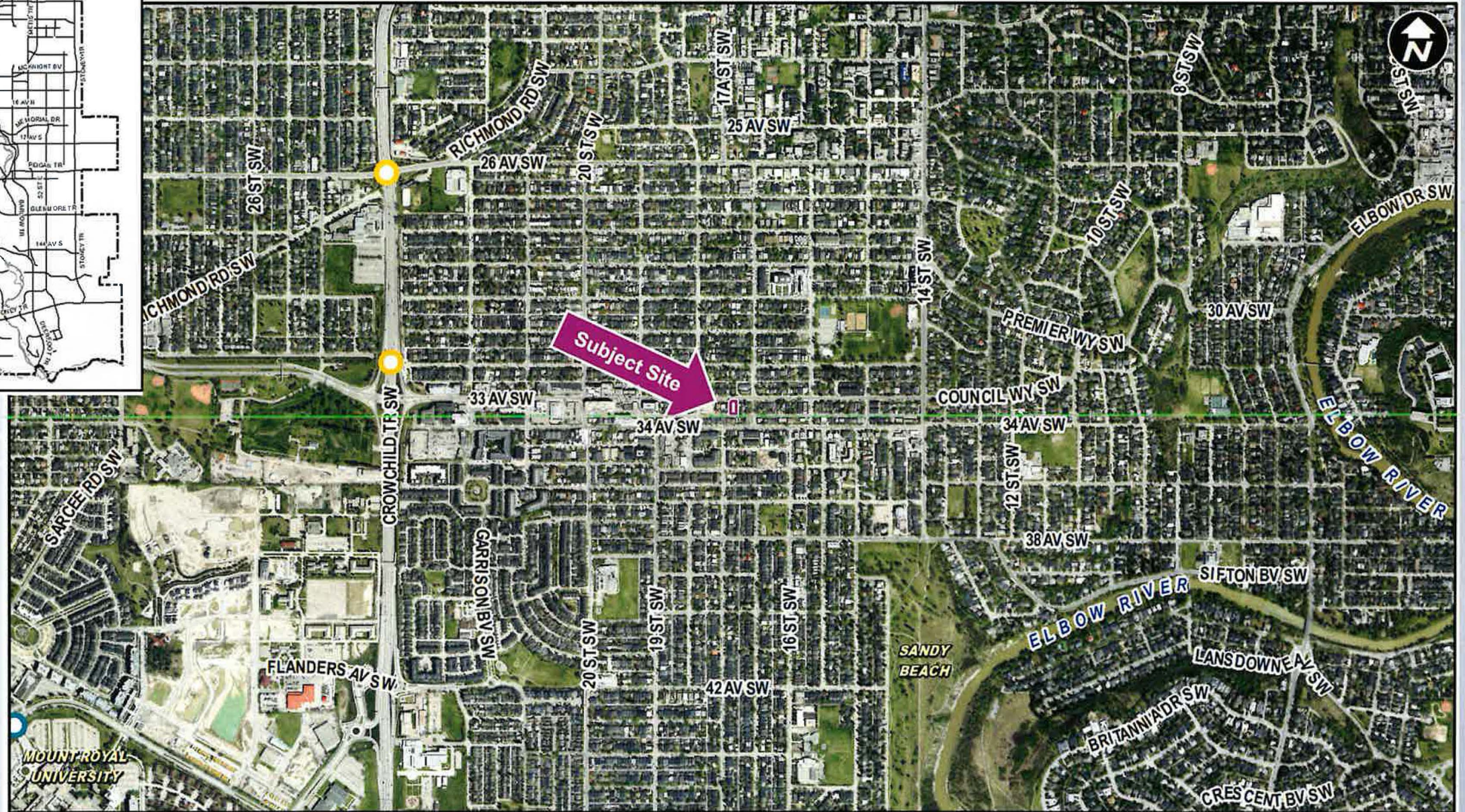


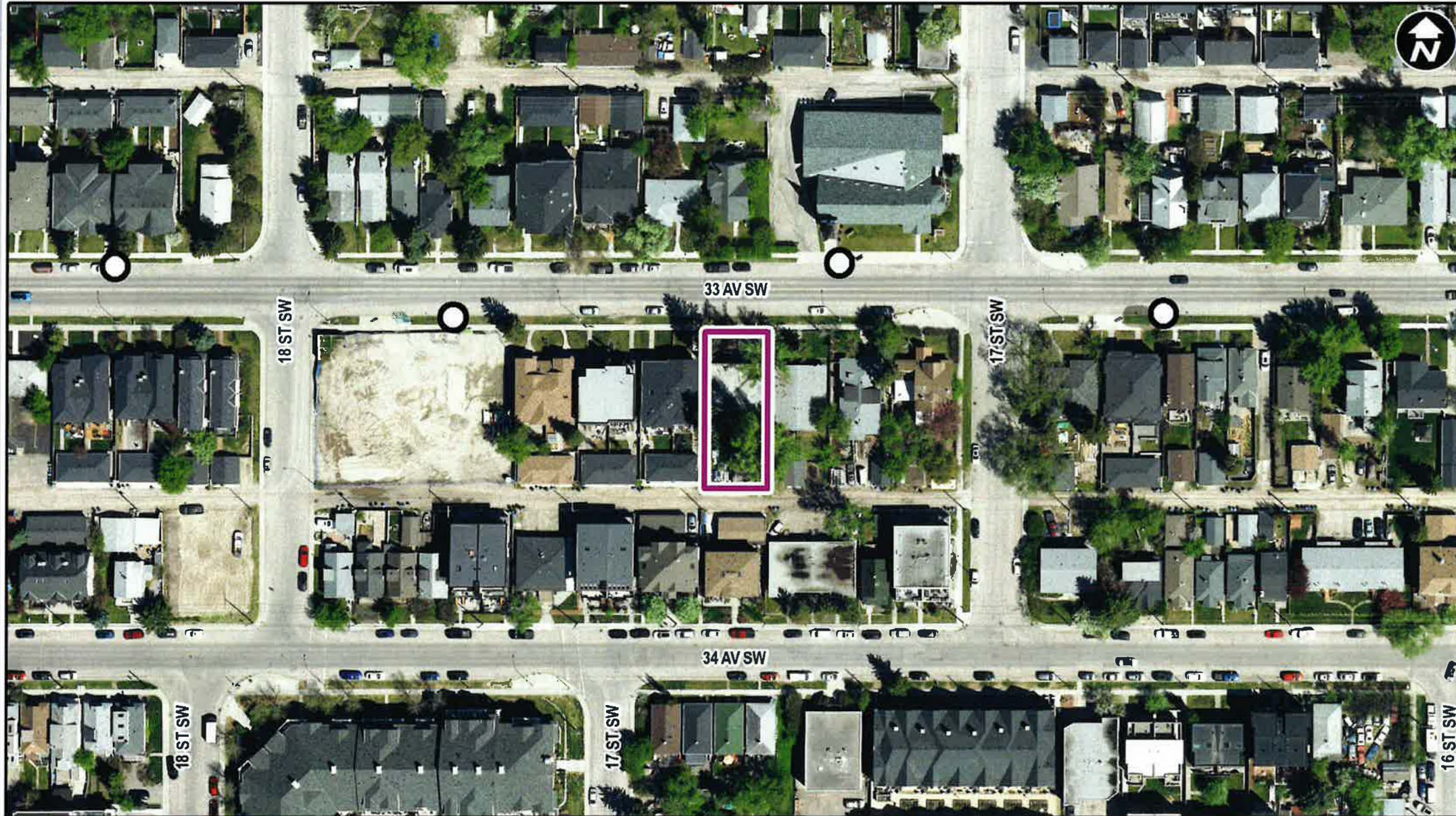
LOC2021-0095 / CPC2021-1286
Land Use Amendment
September 16, 2021



LEGEND

-  600m buffer from LRT station
- LRT Stations**
 -  Blue
 -  Downtown
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  Orange
 -  Purple
 -  Teal
 -  Yellow





○ Bus Stop

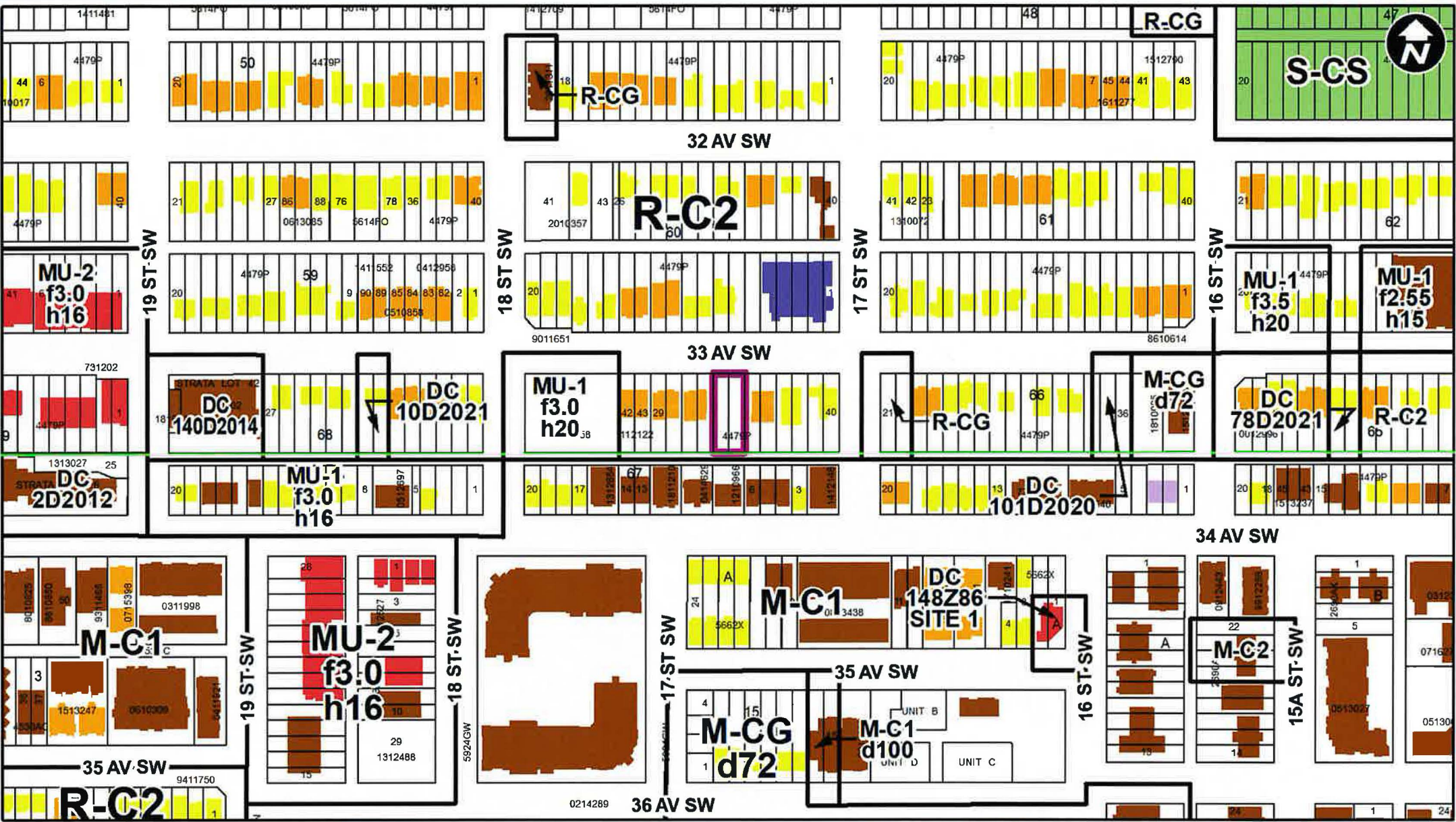
Parcel Size:

**0.06 ha
15m x 38m**





- 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 DC District:

- Based on R-C2
- Adds “Office” use (Permitted Use)
- Office allowed only within existing building

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 1815 – 33 Avenue SW (Plan 4479P, Block 67, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of Office, with guidelines.

Supplementary Slides





