

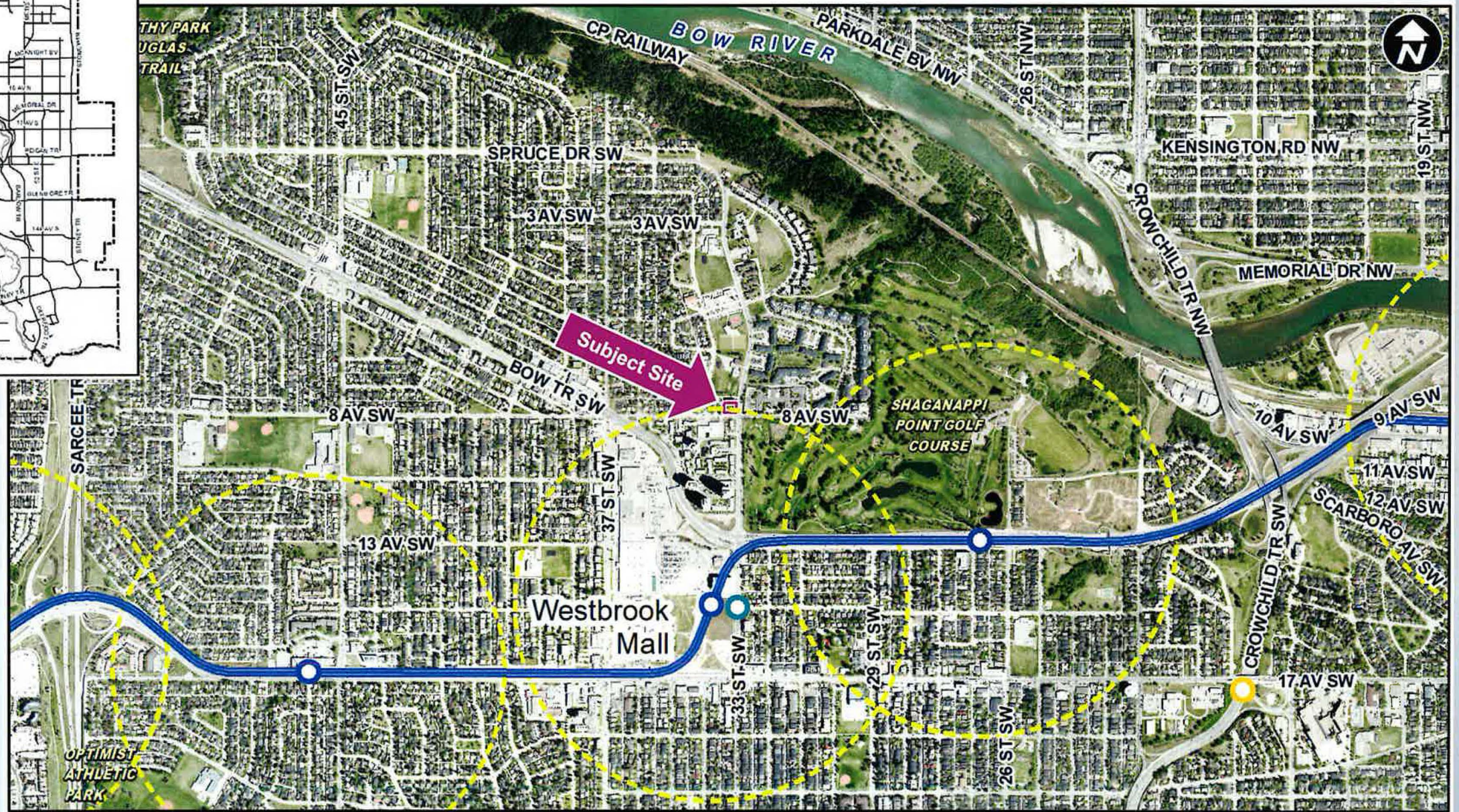
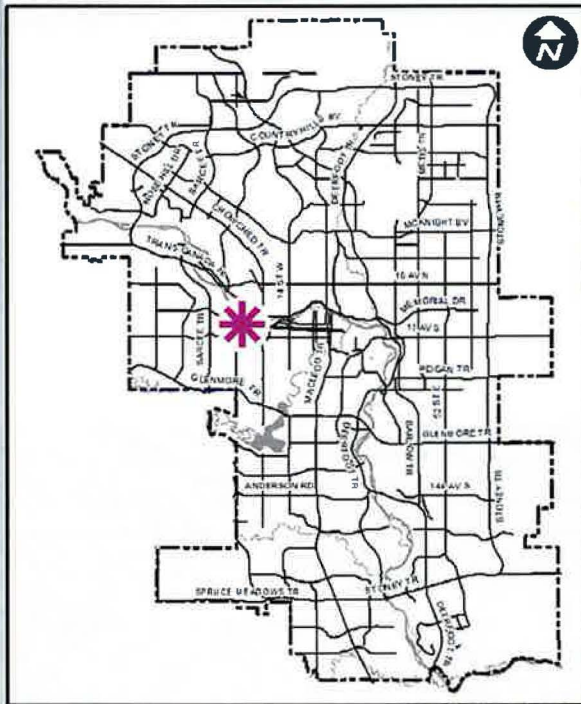


# Calgary Planning Commission

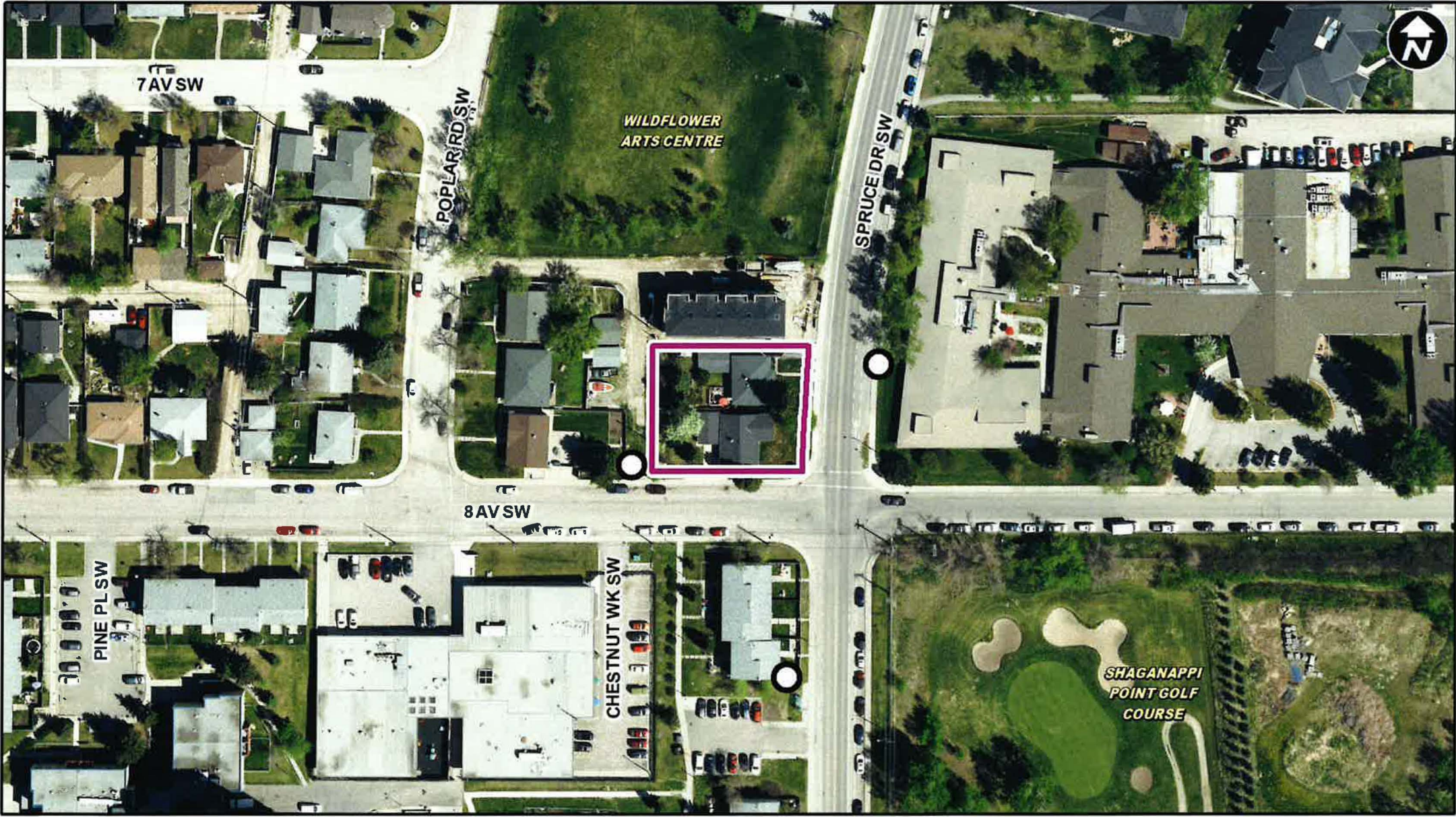
## Agenda Item: 7.2.1

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 24 2022  
ITEM: 7.2.1 - CPC2022-0236  
*Distrib- Presentation*  
CITY CLERK'S DEPARTMENT

**LOC2021-0182**  
**Land Use Amendment**  
**March 24, 2022**



- 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:

0.11 ha  
30m x 36m



View of subject site looking WEST on Spruce Drive SW

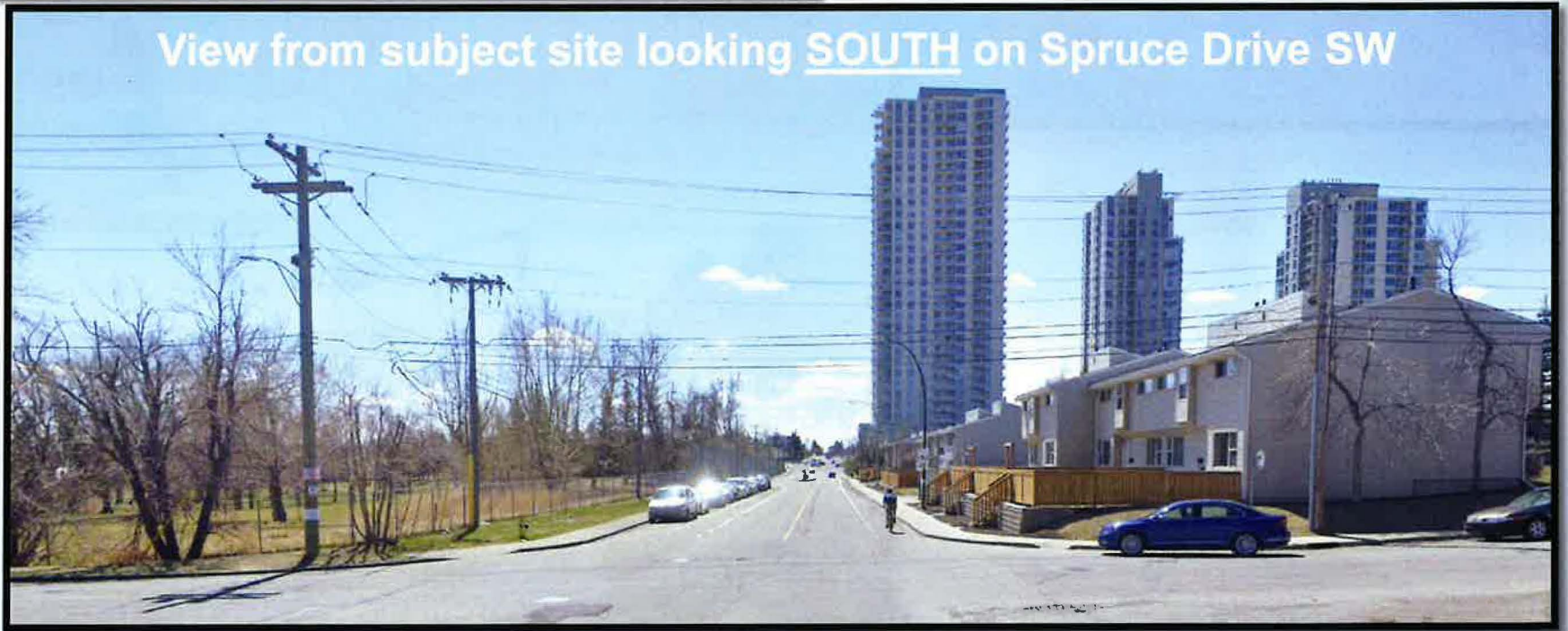


View from subject site looking EAST on Spruce Drive SW

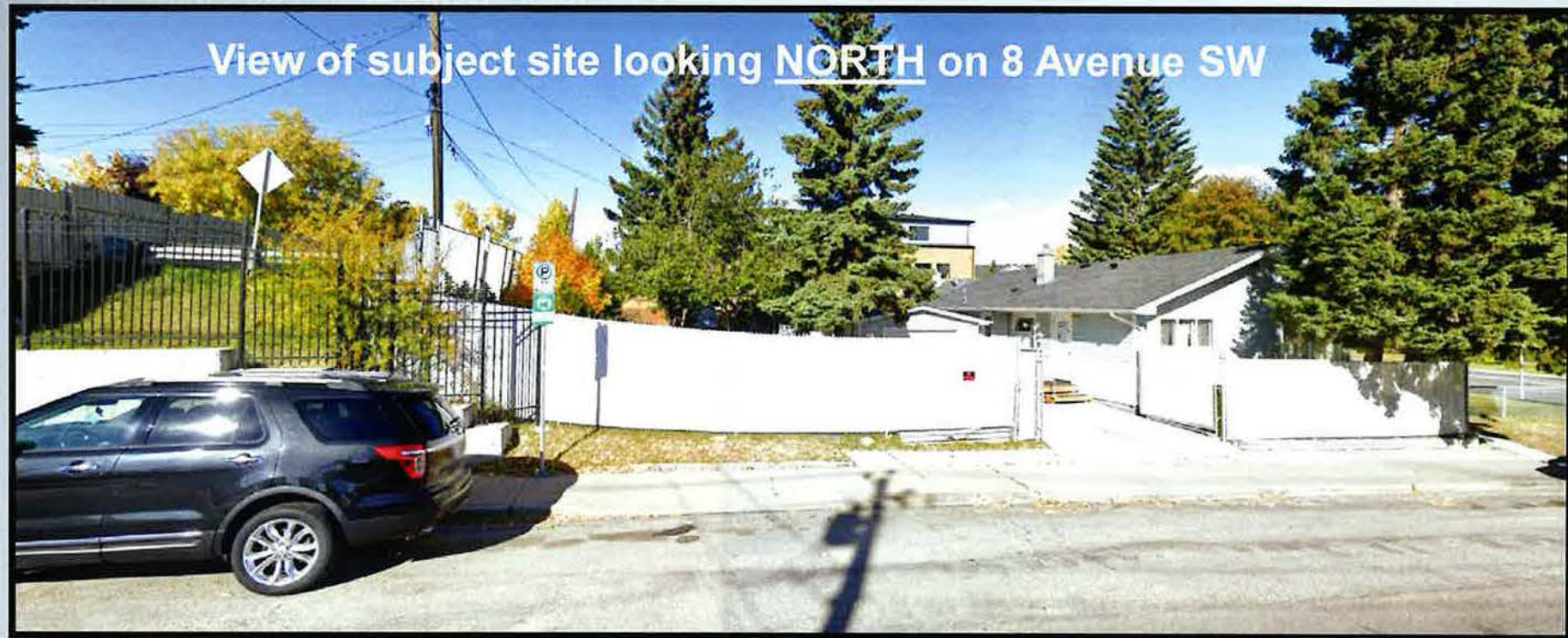
View from subject site looking NORTH on Spruce Drive SW



View from subject site looking SOUTH on Spruce Drive SW

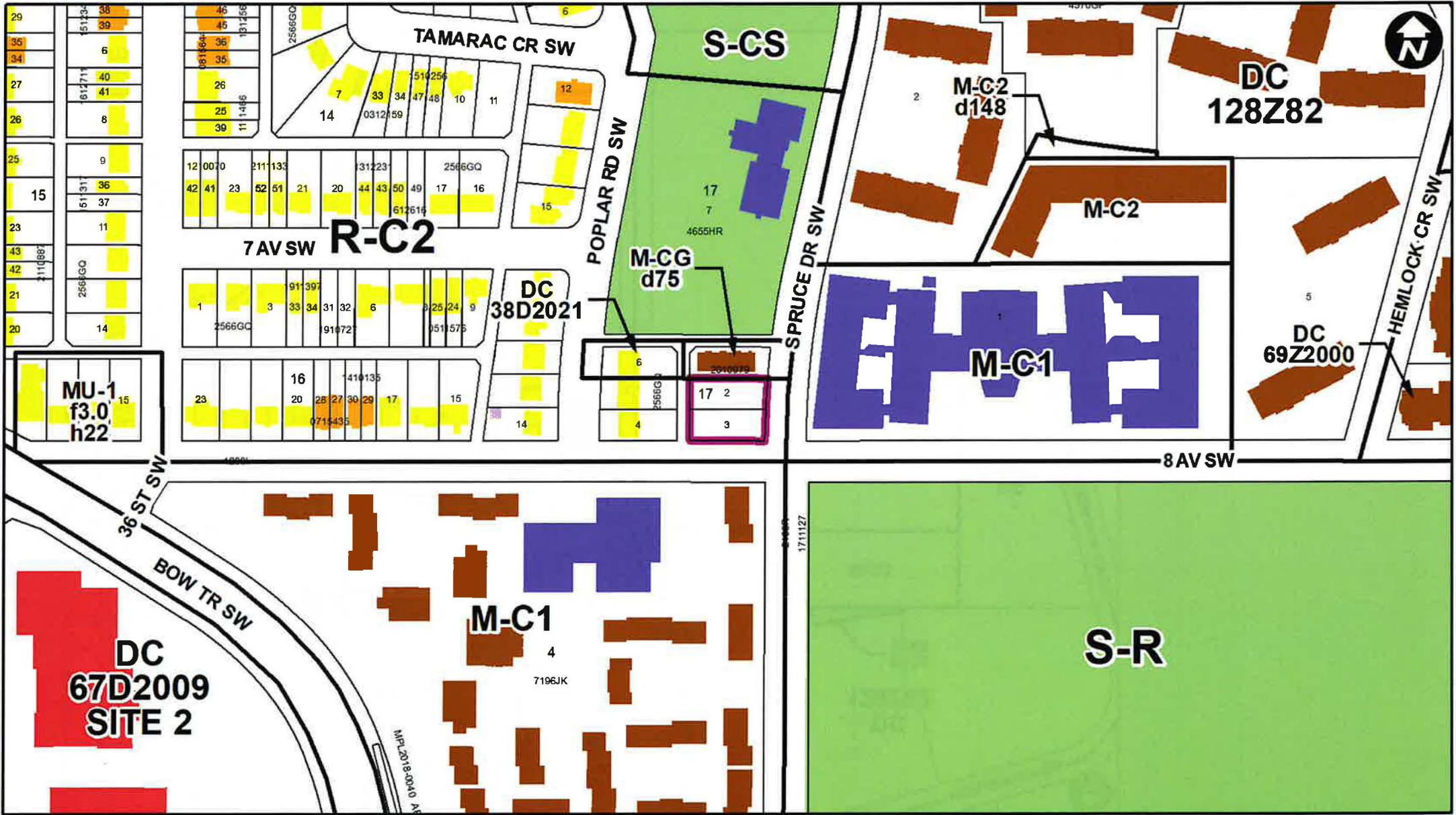


View of subject site looking NORTH on 8 Avenue SW

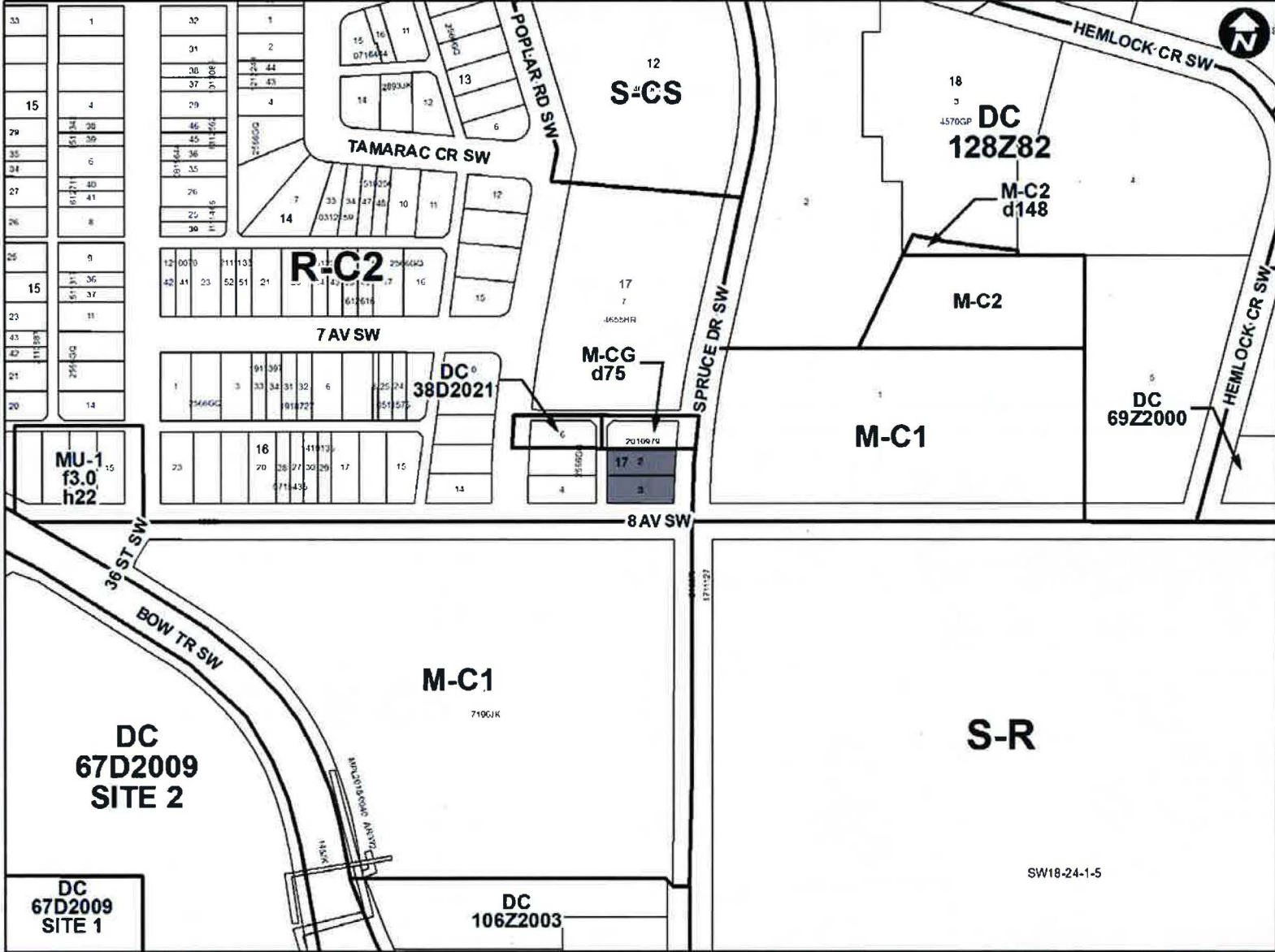


View from subject site looking SOUTH on 8 Avenue SW

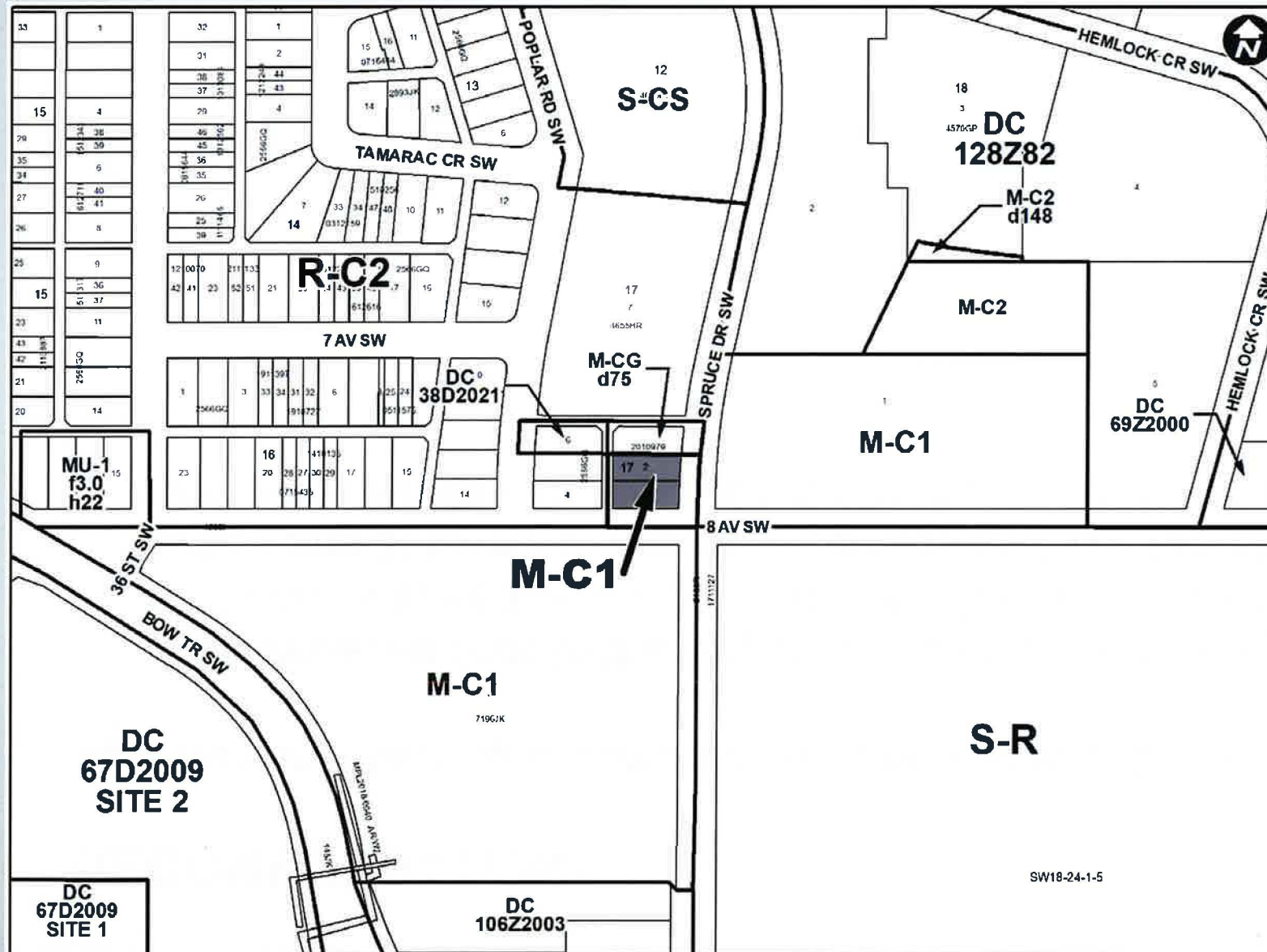




- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land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







**Proposed M-C1 District:**

- Intended for multi-residential development in a variety of forms of low height and medium density;
- intended to be in close proximity to low density development;
- maximum height is 14 metres; and
- the maximum density is 148 units per hectare.

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 3347 and 3351 Spruce Drive SW (Plan 2566GQ, Block 17, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

# Supplementary Slides

