

# Public Hearing of Council

## Agenda Item: 8.1.9

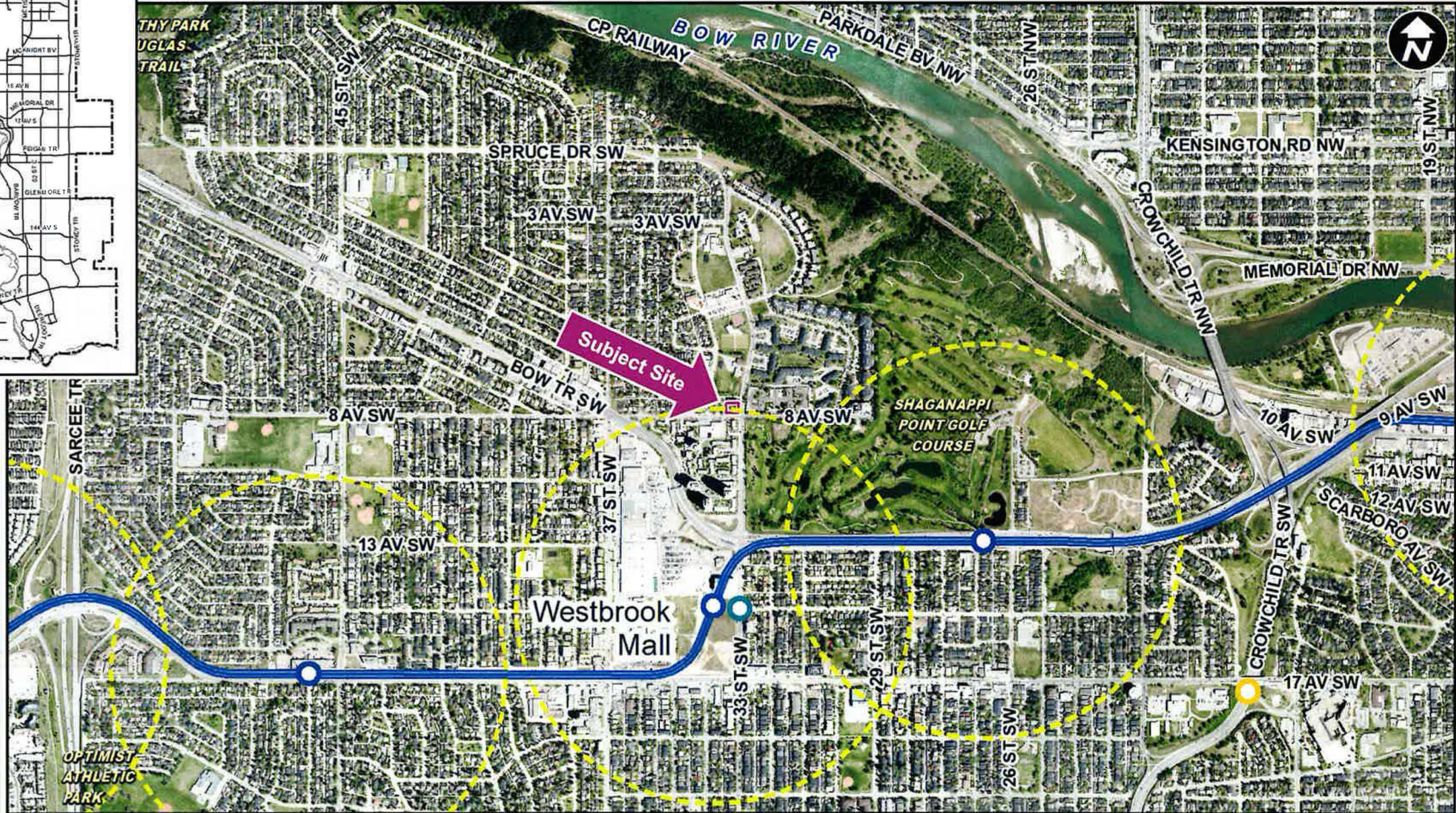
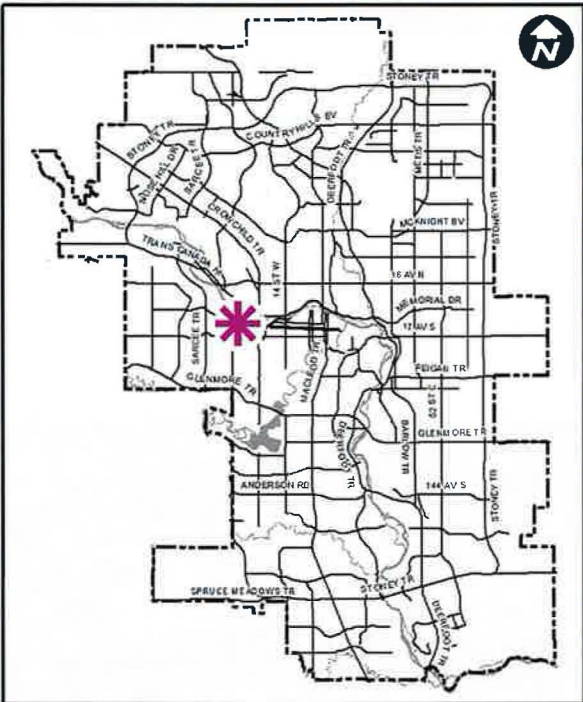
Calgary



CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
MAY 10 2022  
ITEM: 8.1.9 CPC2022-0276  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

1

**LOC2021-0182 / CPC2022-0276**  
**Land Use Amendment**  
**May 10, 2022**



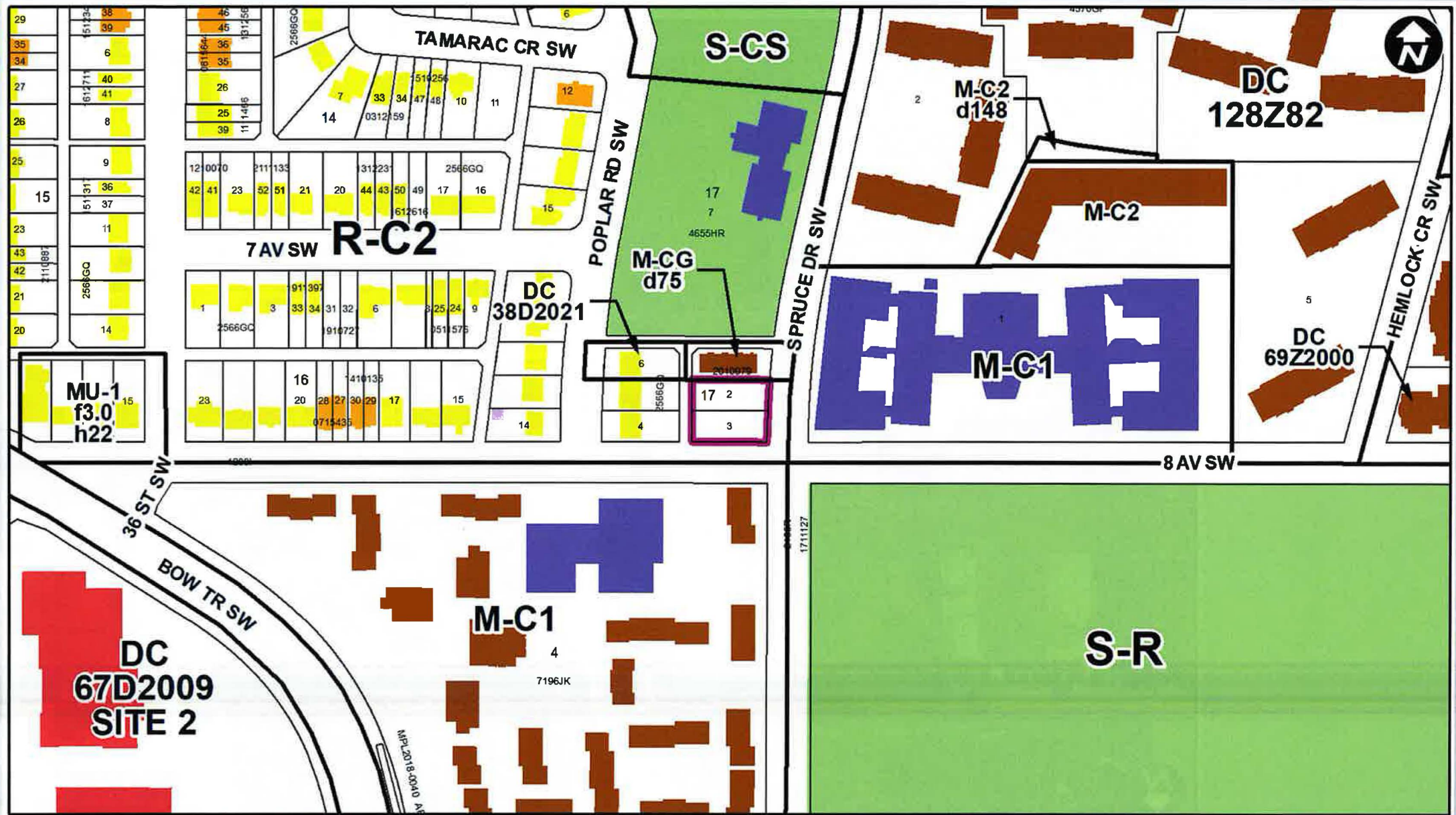
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



○ Bus Stop

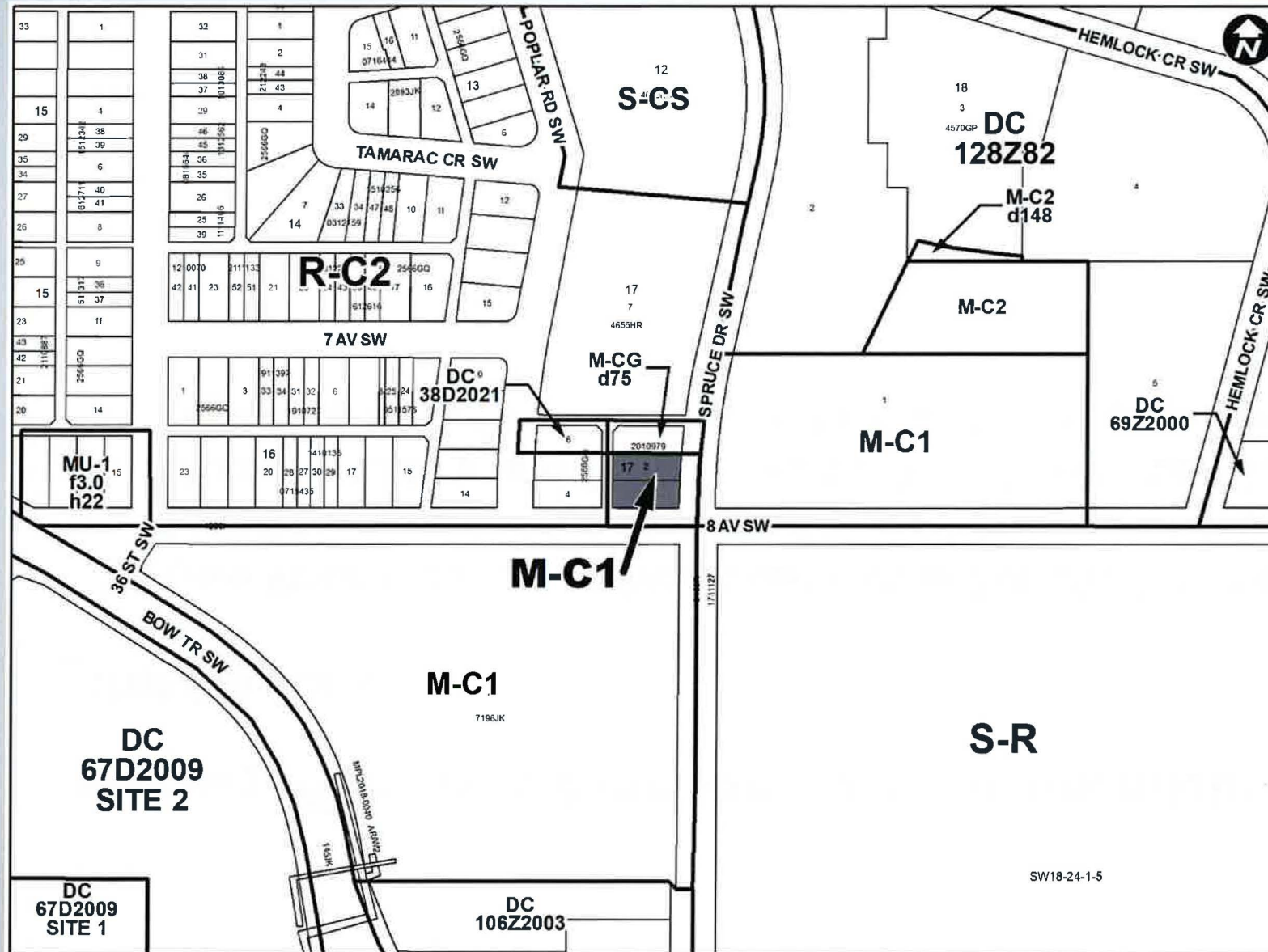
Parcel Size:

0.11 ha  
30m x 36m



LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- 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:**

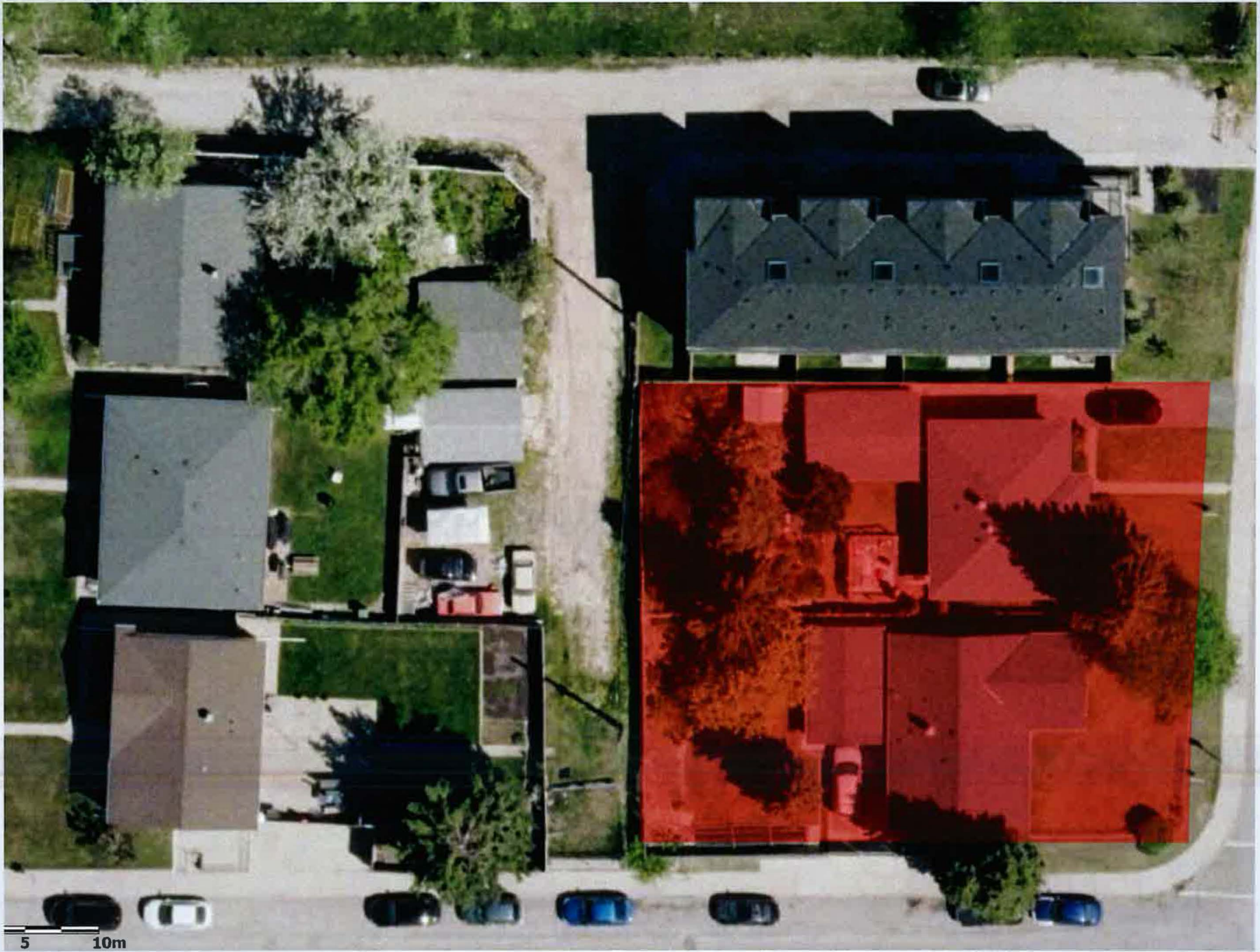
- maximum height of 14 metres
- maximum density of 148 units per hectare
- up to 16 units on the site

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 70D2022** 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.

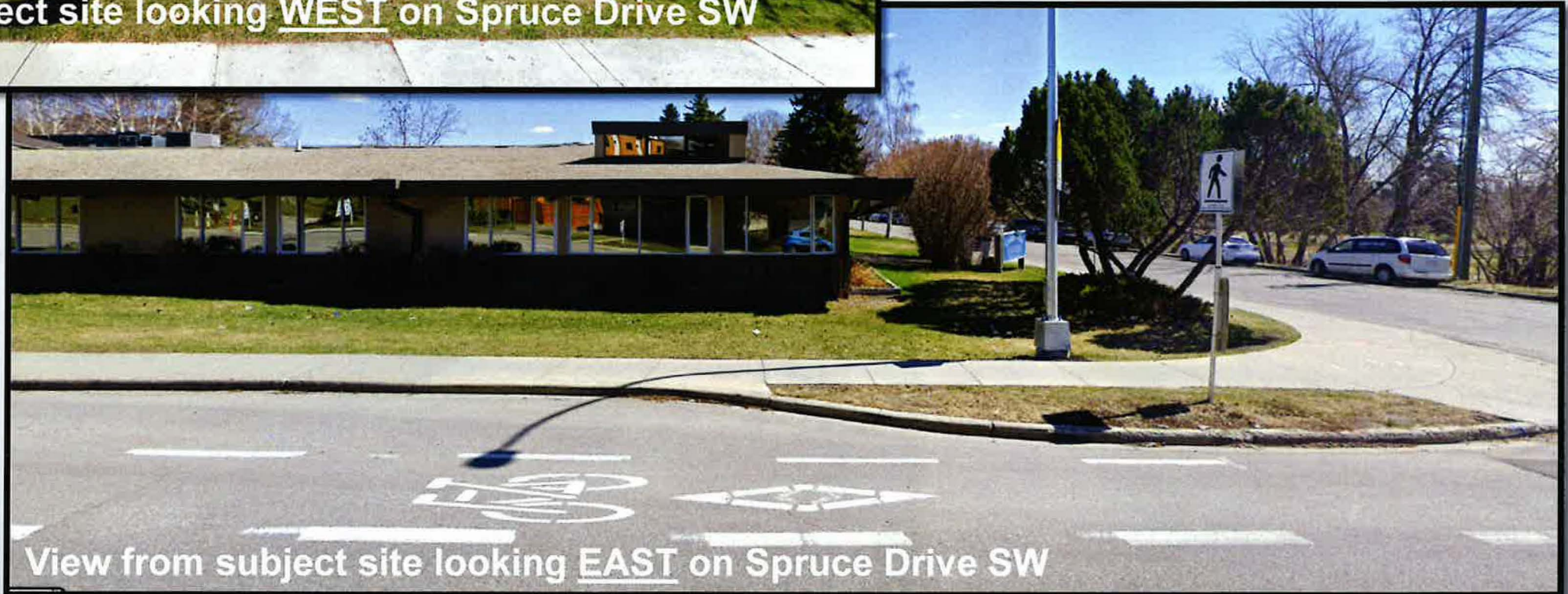
# Supplementary Slides







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



