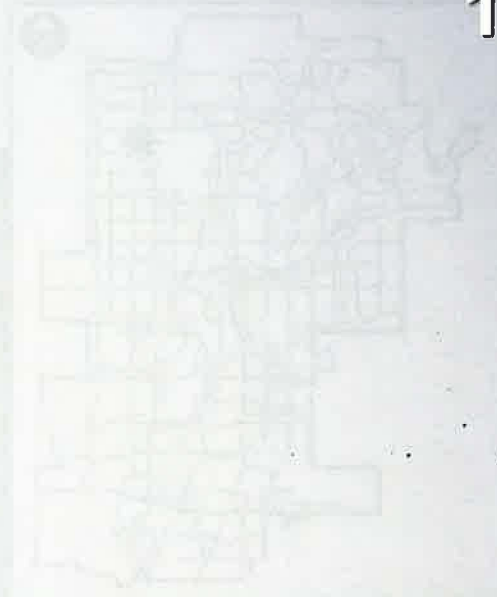


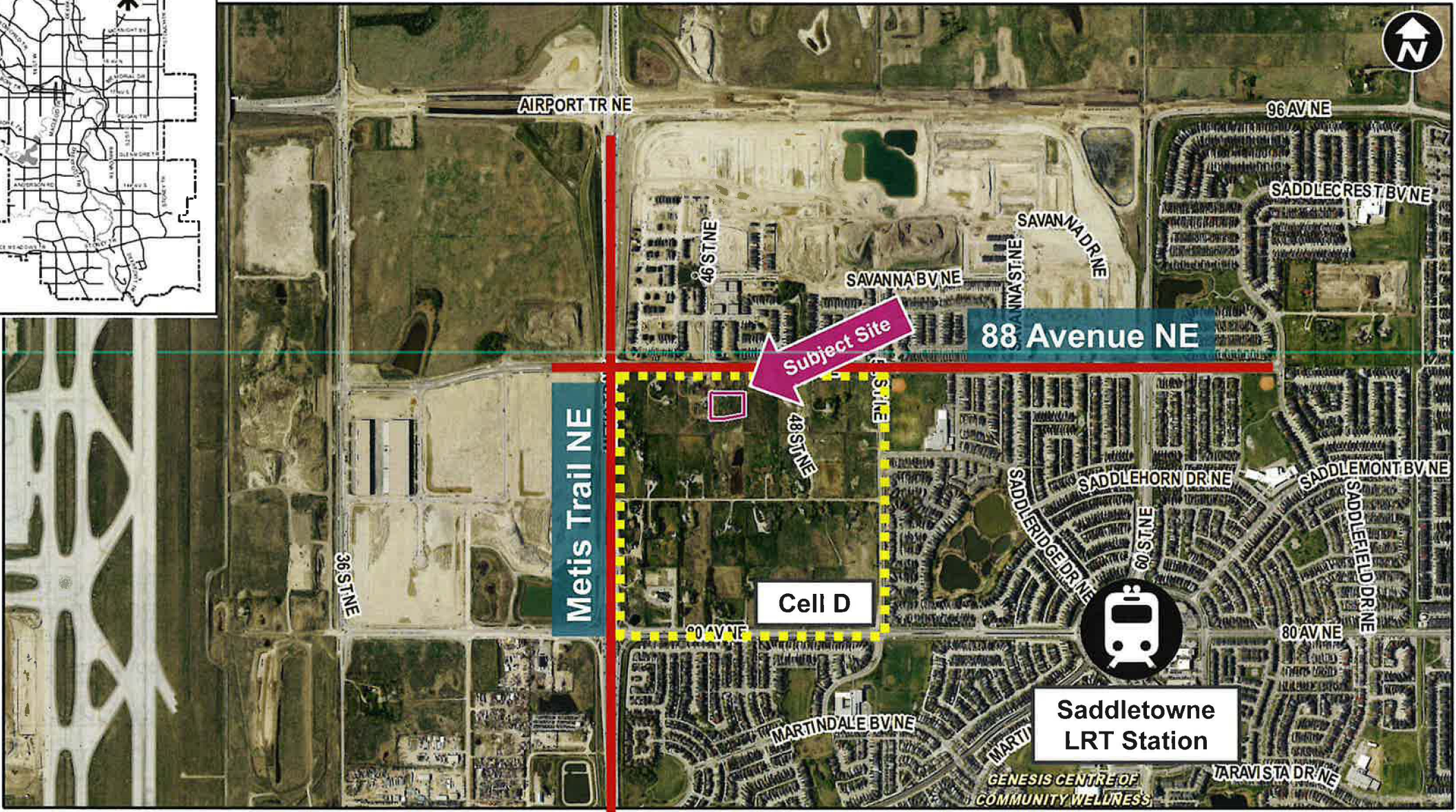
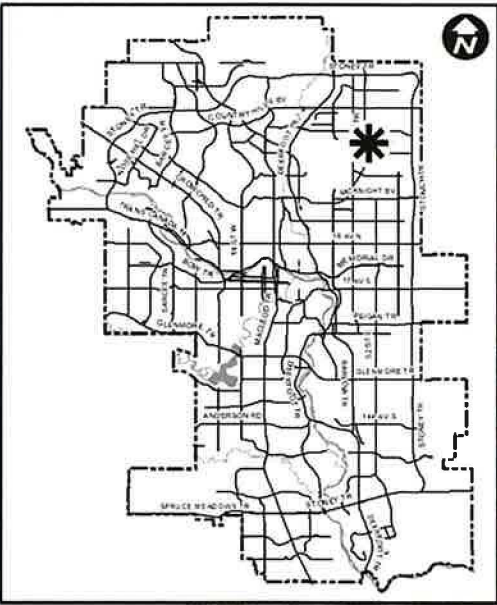


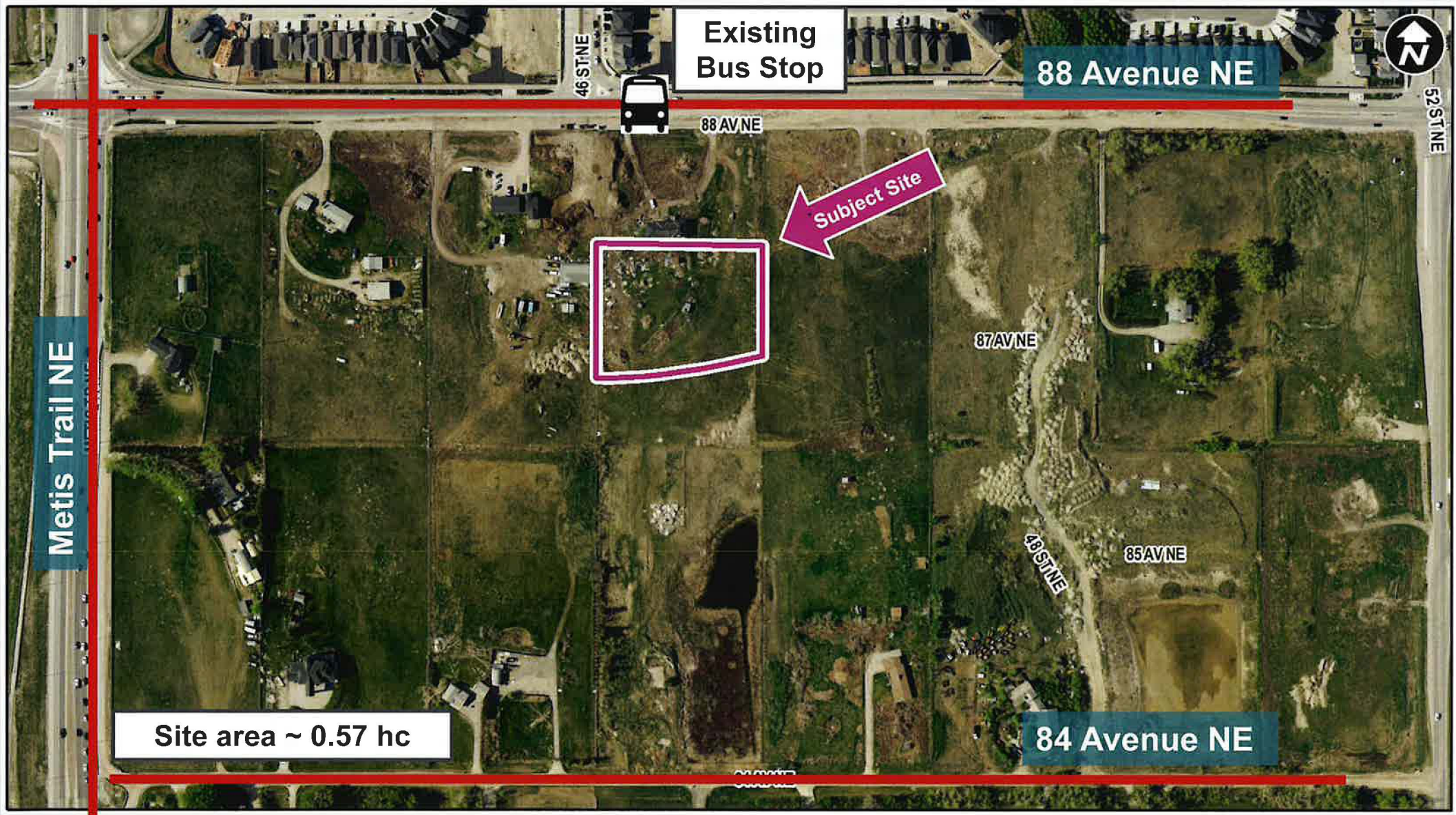
Public Hearing of Council  
Agenda Item: 8.1.22

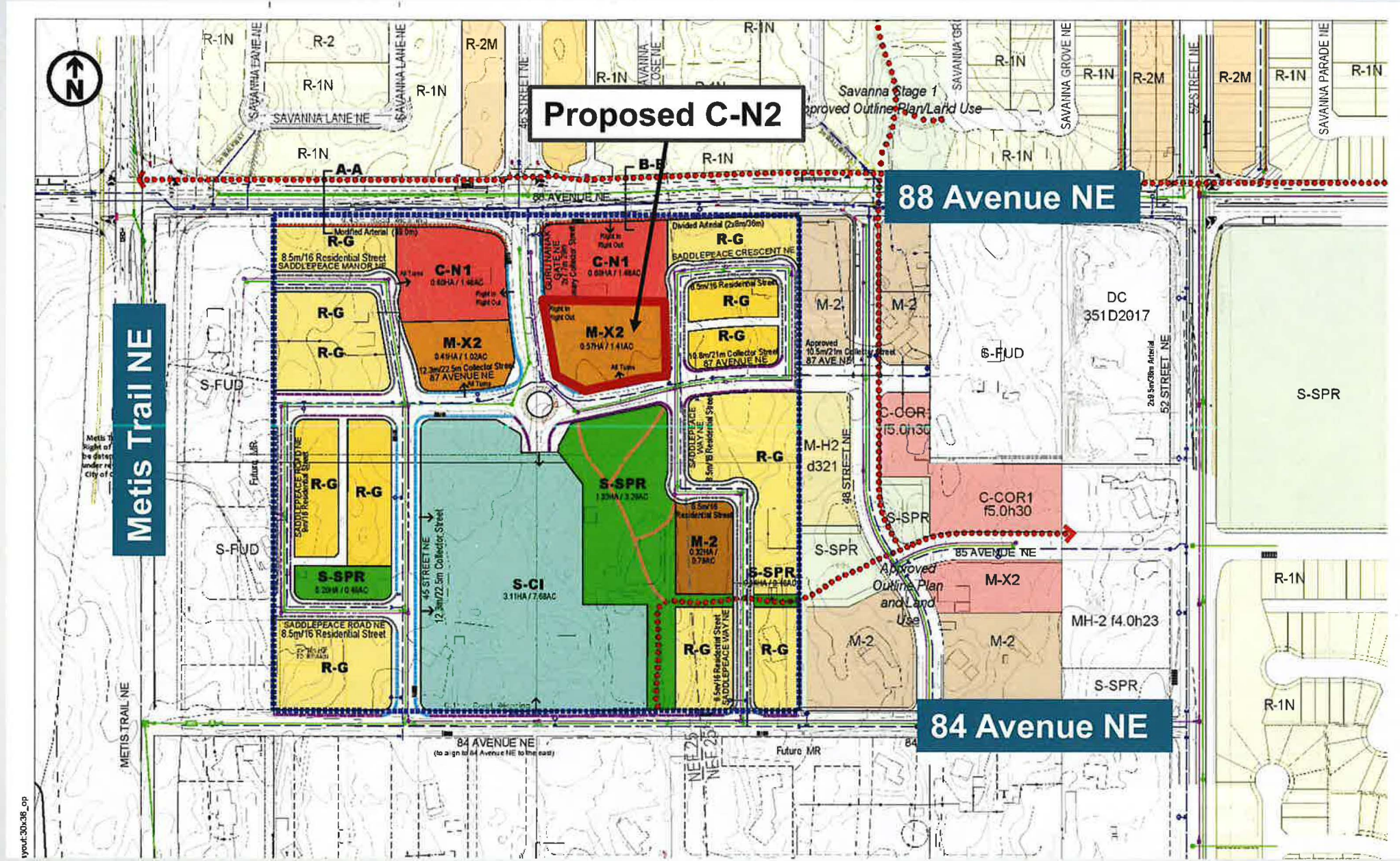
**LOC2020-0097  
Land Use Amendment  
M-X2 to C-N2**

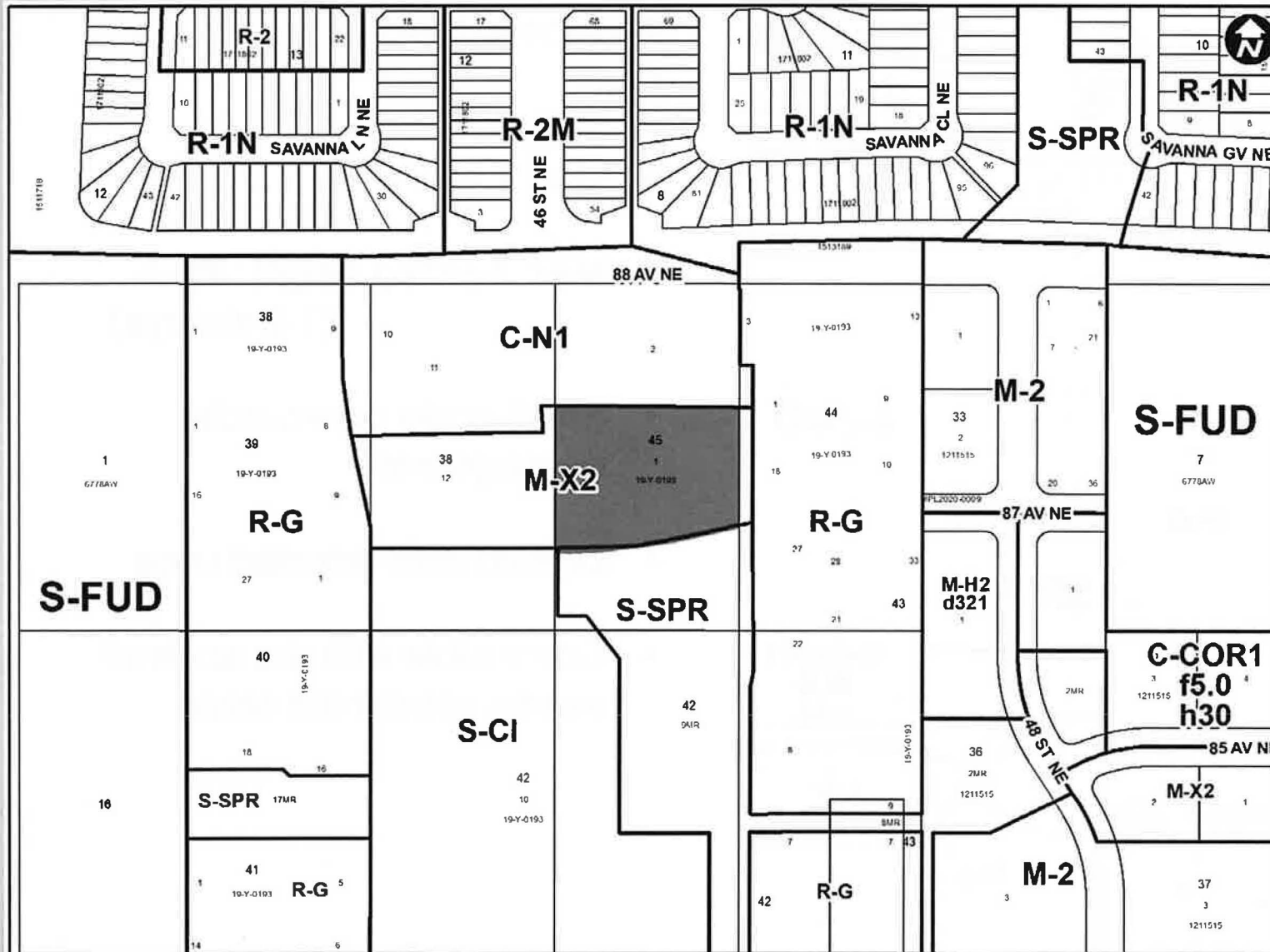


CITY OF CALGARY  
**RECEIVED**  
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APR 12 2021  
ITEM: 8.1.22 CPC2021-0188  
Distribution  
CITY CLERK'S DEPARTMENT



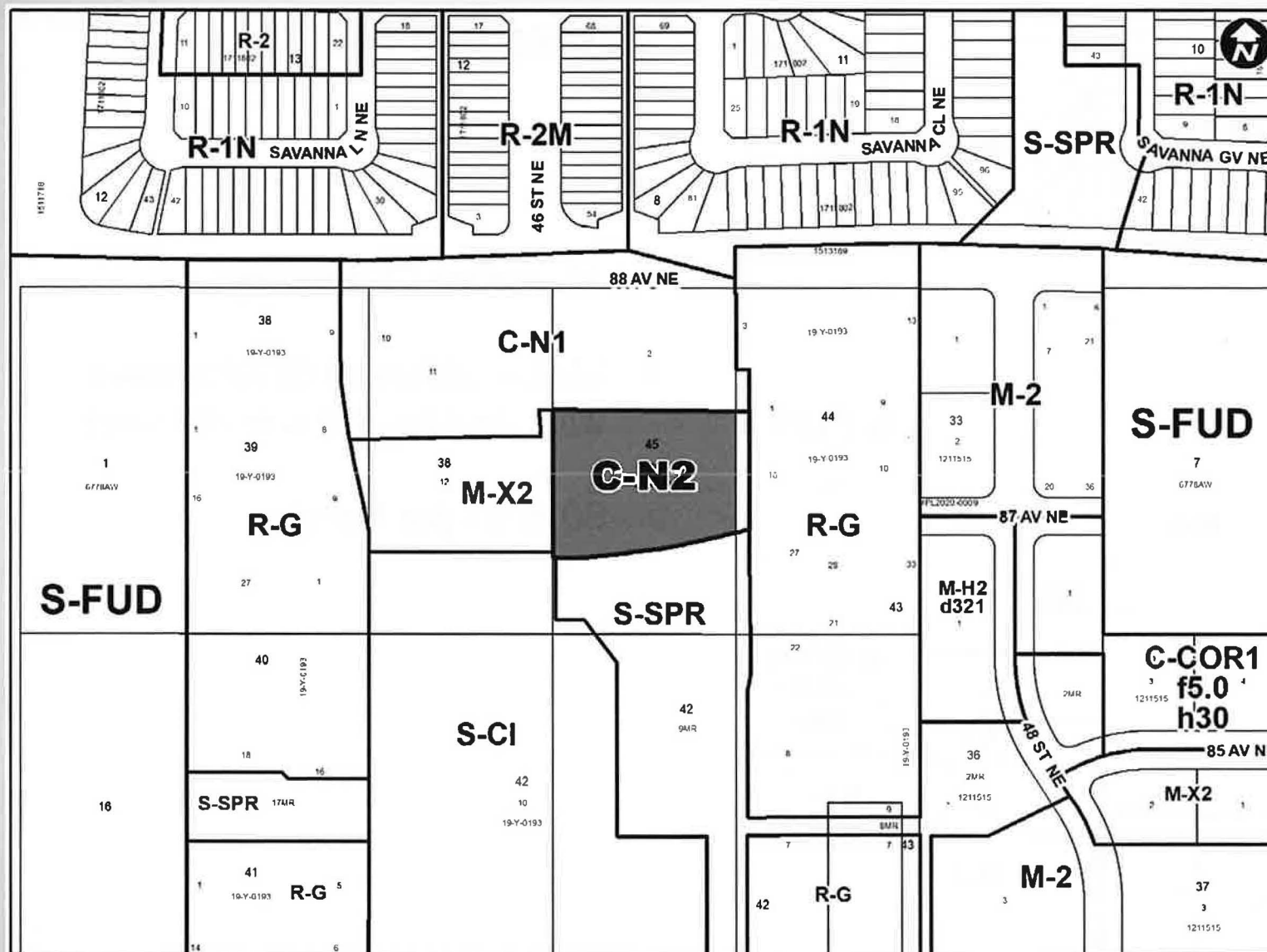






**Existing land use:**  
M-X2

- Max. FAR: 3
- 16 metres (3-4 storeys)
- Multi-residential development with support commercial uses
- 60 units per hectare

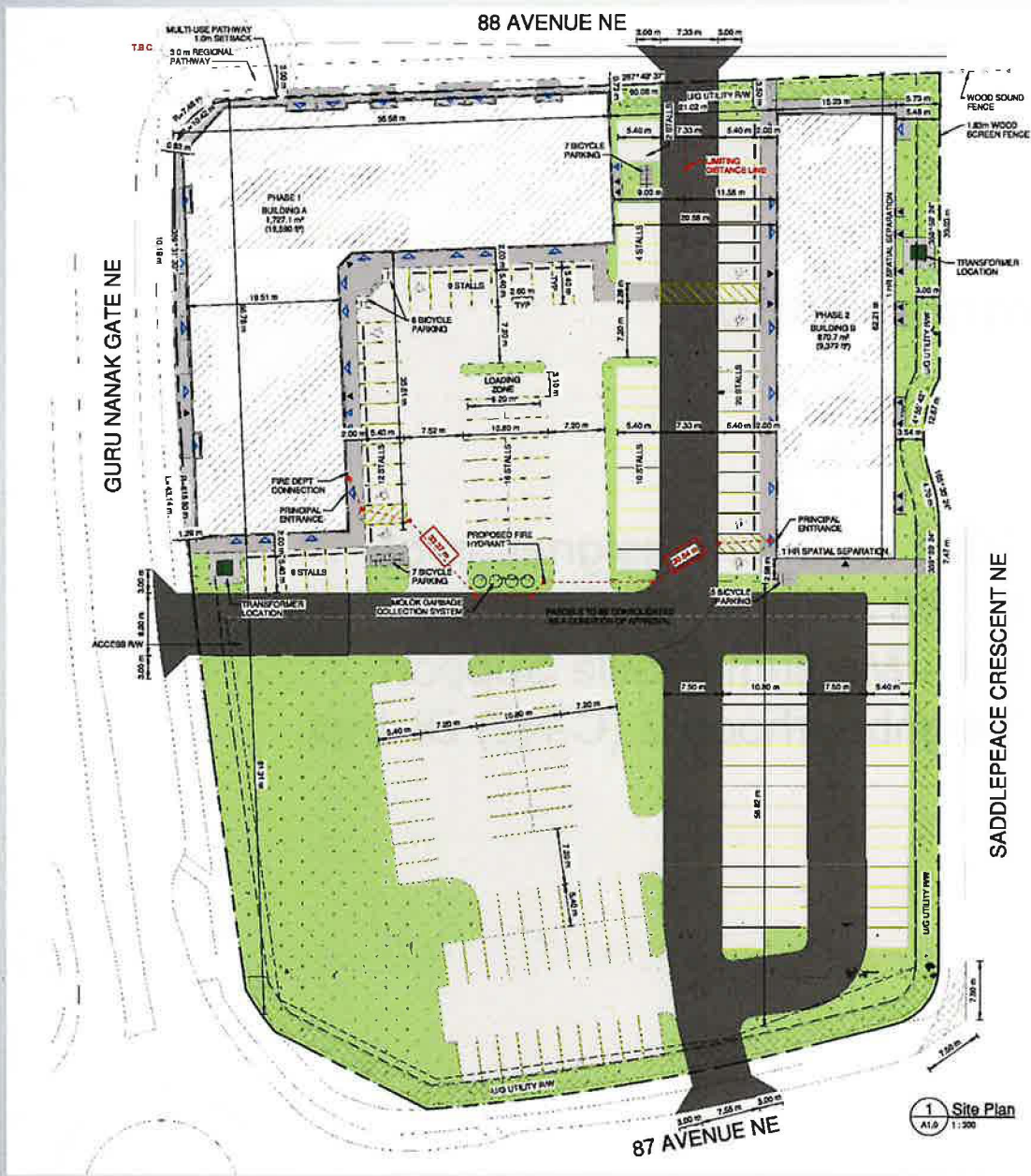


**Proposed land use:  
C-N2**

- Max. FAR: 1
- Max. building height: 10 m  
(1-2 storeys)
- Small-scale commercial development
- Limited auto-oriented uses
- Compatible with the scale of nearby residential areas

# Development Permit

under review



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 44D2021** for the redesignation of 0.57 hectares  $\pm$  (1.41 acres  $\pm$ ) located at 4815 – 88 Avenue NE (Portion of Plan 6778AW, Block 4) from Multi-Residential – Medium Profile Support Commercial (M-X2) District **to** Commercial – Neighbourhood 2 (C-N2) District.

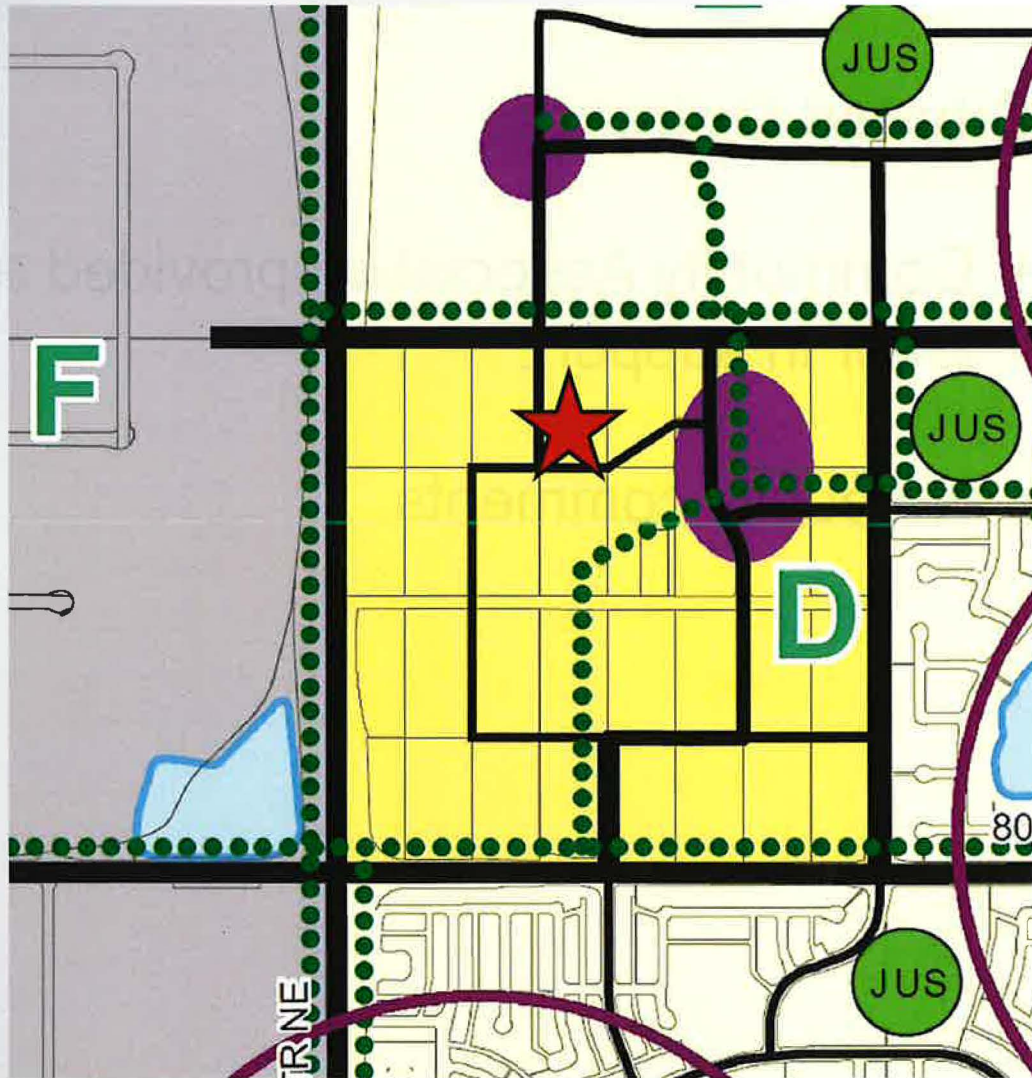


### **Applicant-led Outreach:**

- Project website & discussion with community members.
- 10 letters of support.

### **City-led Outreach:**

- Community Association provided a letter in support.
- No public comments.



### Saddle Ridge Area Structure Plan - Land Use Concept

-  Subject Parcel
-  Cell D Residential
-  Neighbourhood Activity Centre
-  Joint Use Site



