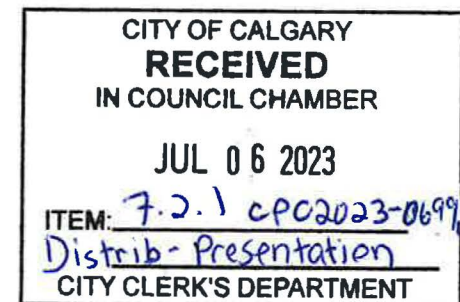




## LOC2022-0187 Land Use Amendment

July 6, 2023

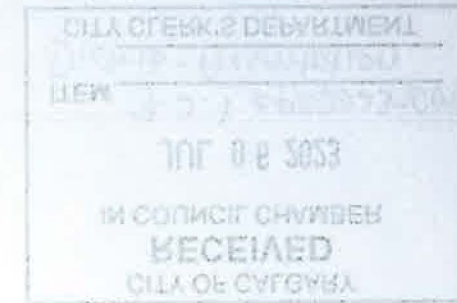




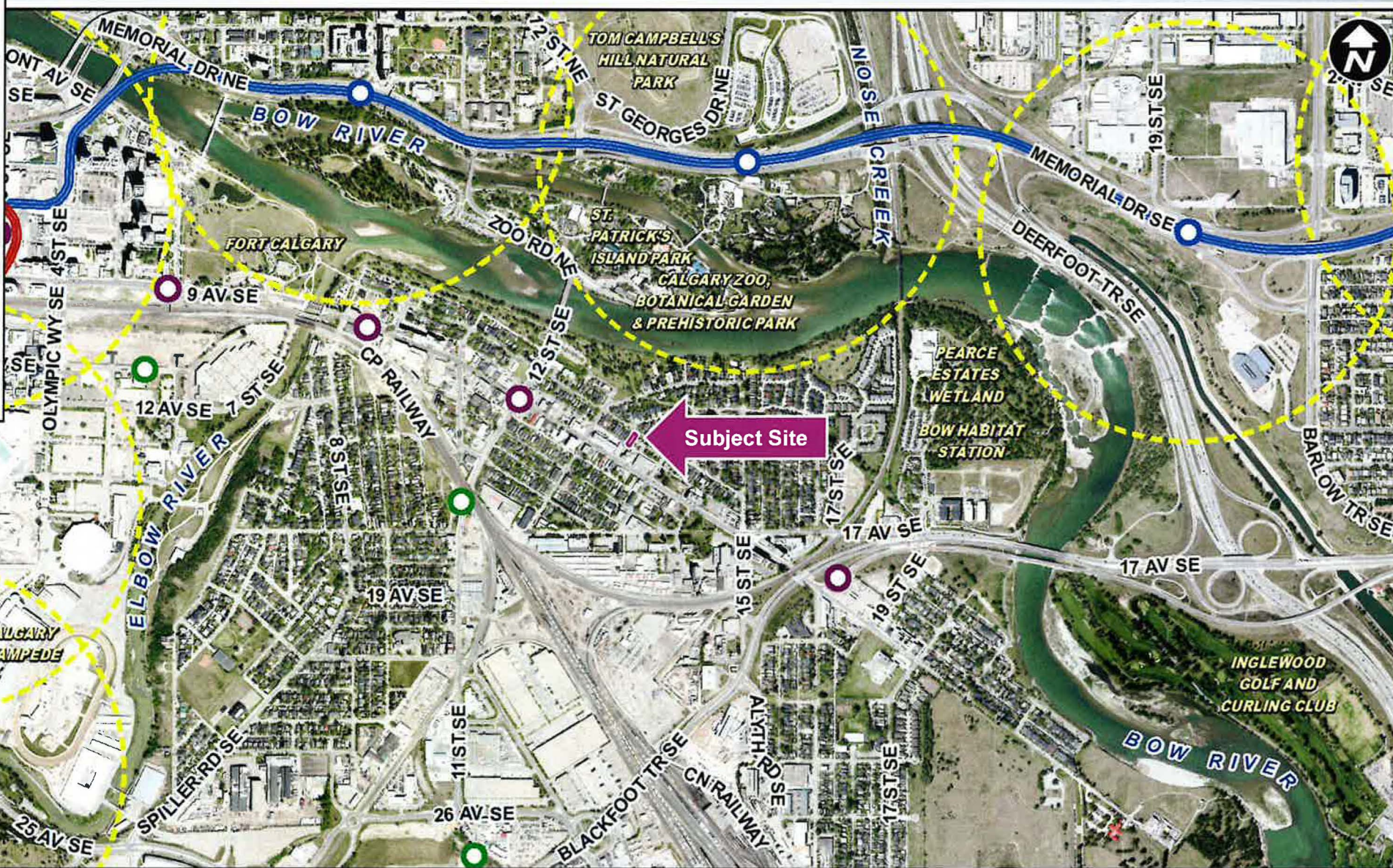
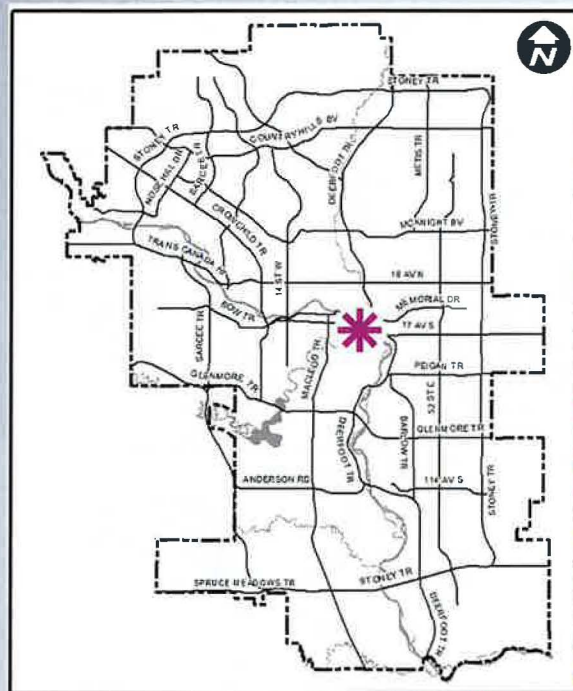
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1421 – 8 Avenue SE (Plan A3, Block 12, Lot 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of a School – Private, with guidelines (Attachment 2).







## 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



# Location Map 4



## LEGEND

○ Bus Stop

**Parcel Size:**

**0.04 ha  
10m x 37m**





View from 8 Avenue SE



View from rear lane



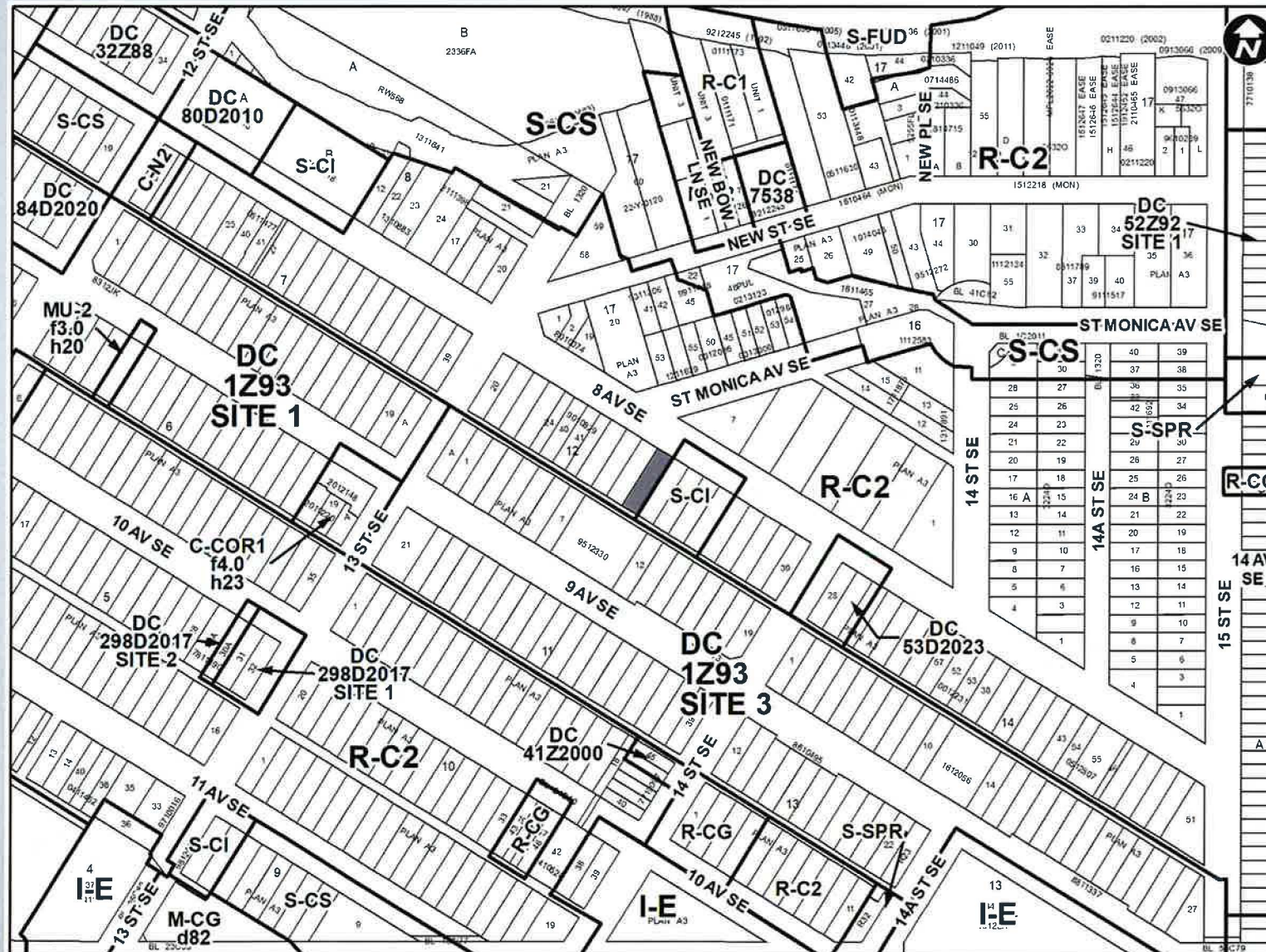




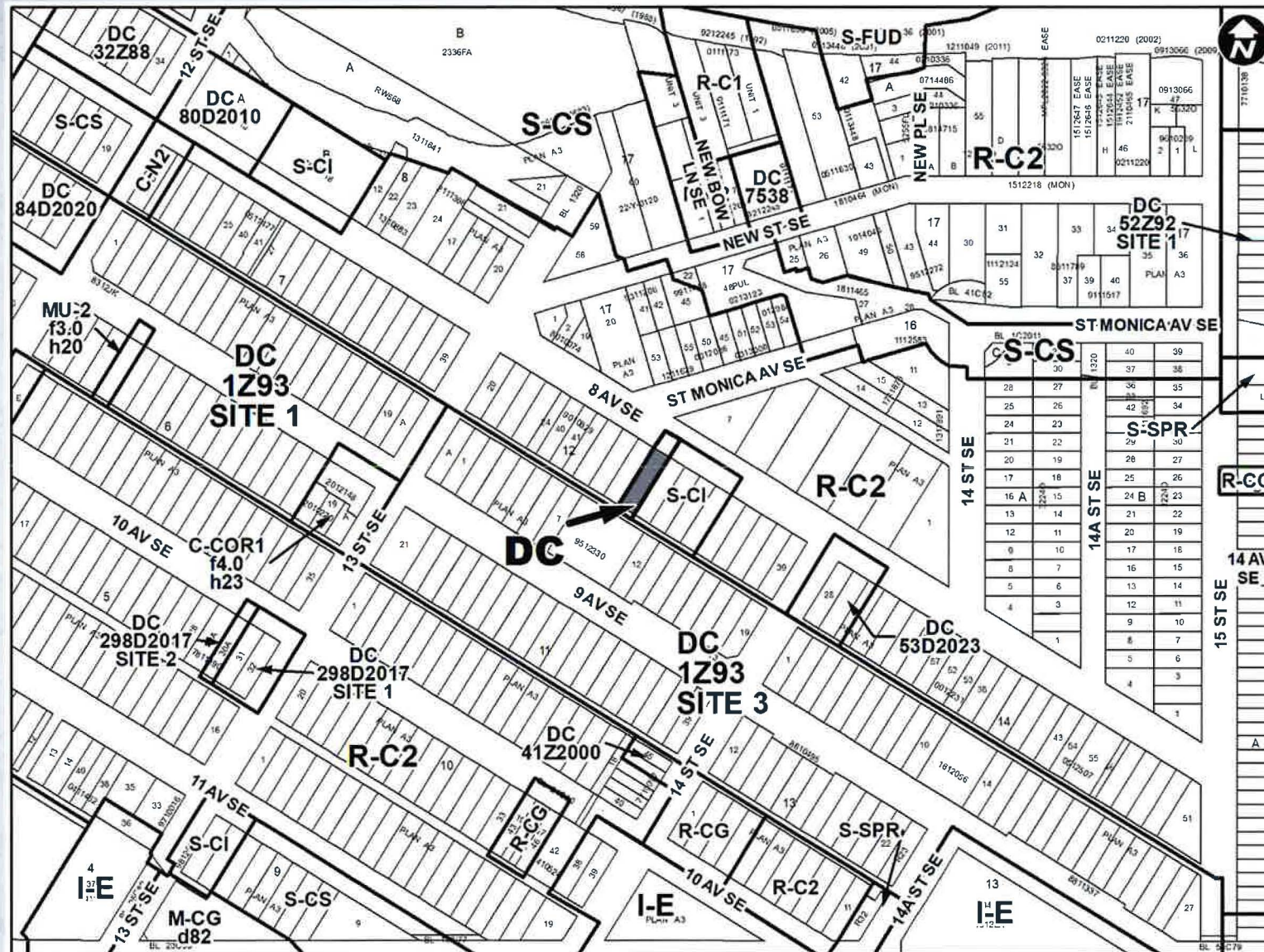
# Existing Land Use Map 7

## Existing District:

- Residential – Contextual One / Two Dwelling (R-C2) District to accommodate low density residential development
- Maximum building height of 10 metres.
- Maximum of two dwelling units per parcel







## Proposed Direct Control District:

- DC based on the R-C2 District with the additional discretionary use of School – Private
- All existing rules and regulations in the R-C2 District would be maintained
- The use of the DC is required to maintain the existing residential uses on this site



## RECOMMENDATION:

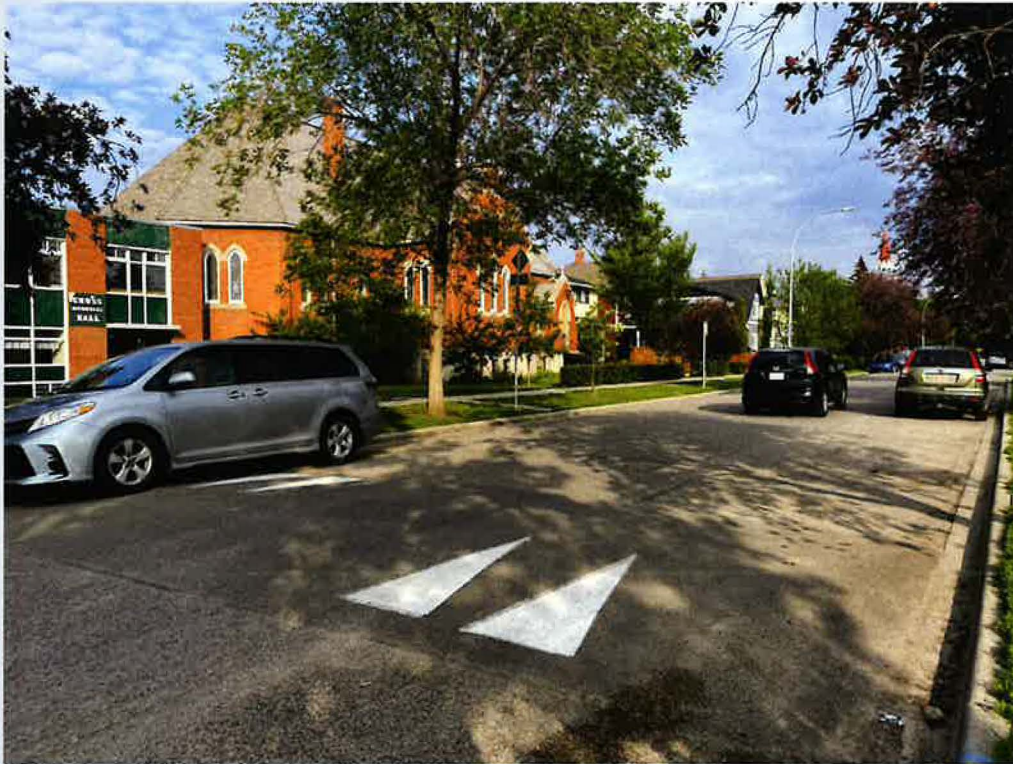
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1421 – 8 Avenue SE (Plan A3, Block 12, Lot 30) from Residential – Contextual One / Two Dwelling (R-C2) District ~~to~~ Direct Control (DC) District to accommodate the additional use of a School – Private, with guidelines (Attachment 2).



## Supplementary Slides





View of 8 Avenue SE near the property



View of rear lane near the property