



Calgary Planning Commission

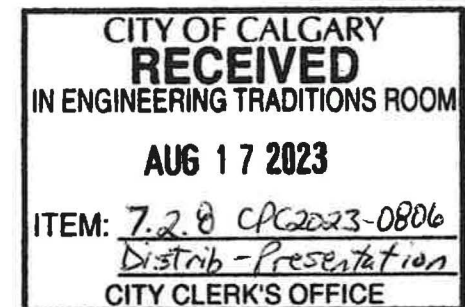
Agenda Item: 7.2.8



LOC2022-0104 / CPC2023-0806

Land Use Amendment

2023 August 17

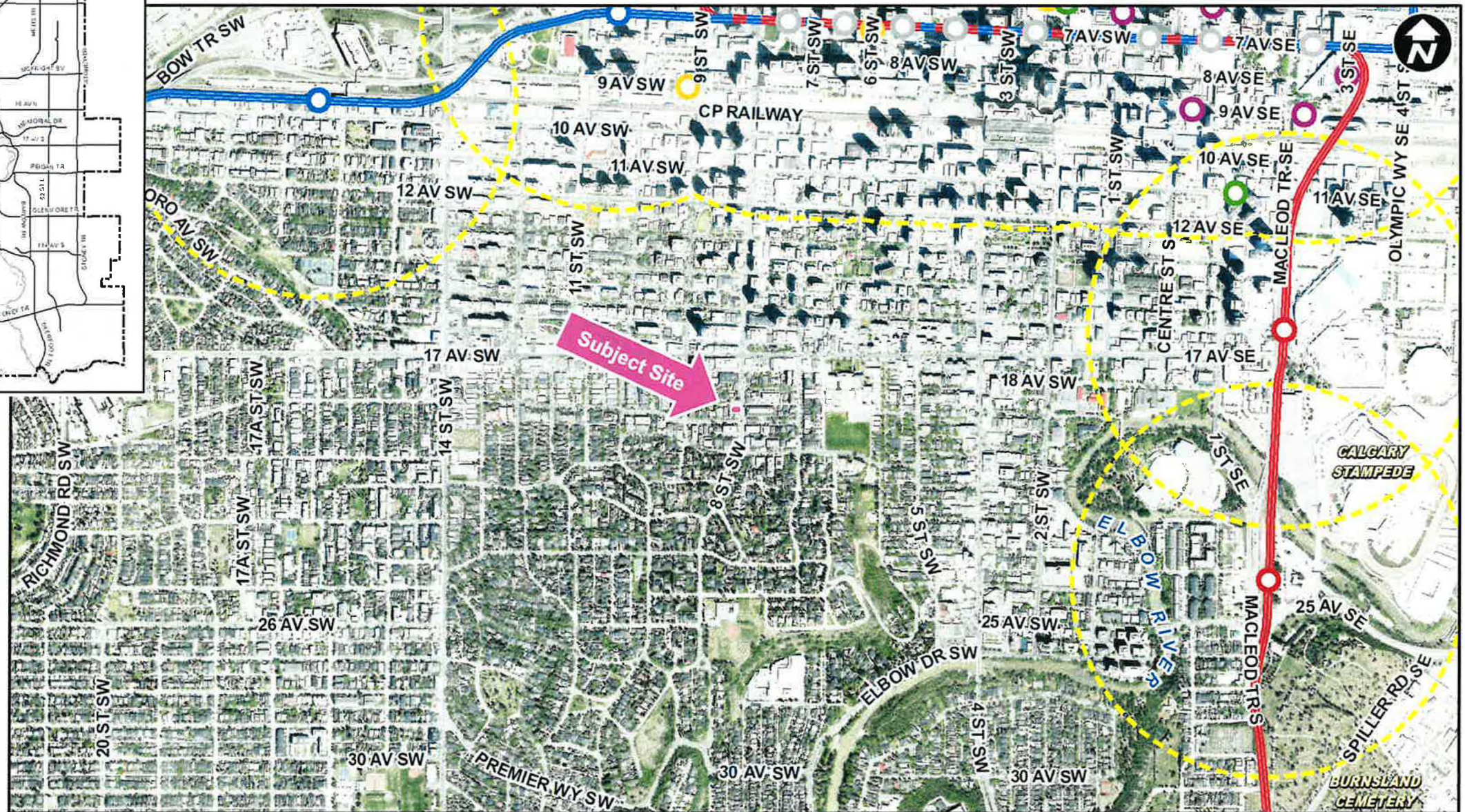
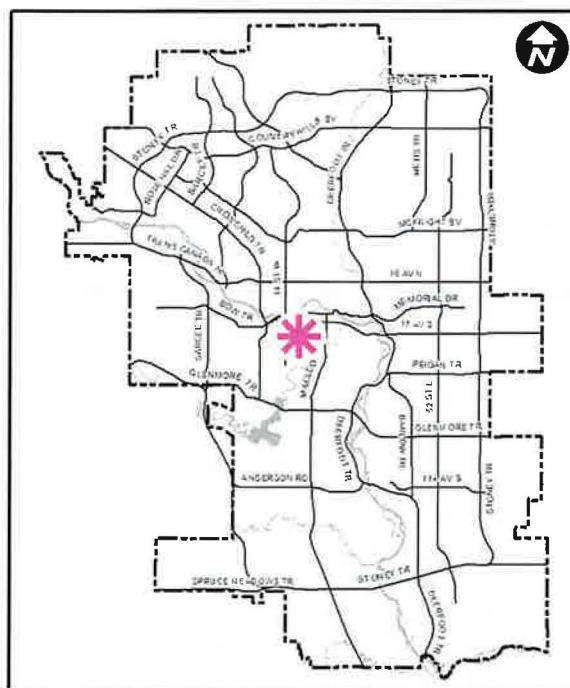


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Lower Mount Royal Area Redevelopment Plan(Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.01 hectares \pm (0.03 acres \pm) located at 1815 – 8 Street SW (Plan 4453L, Block 14, Lot 11) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate a Tattoo Studio, with guidelines (Attachment 3).












- 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



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:

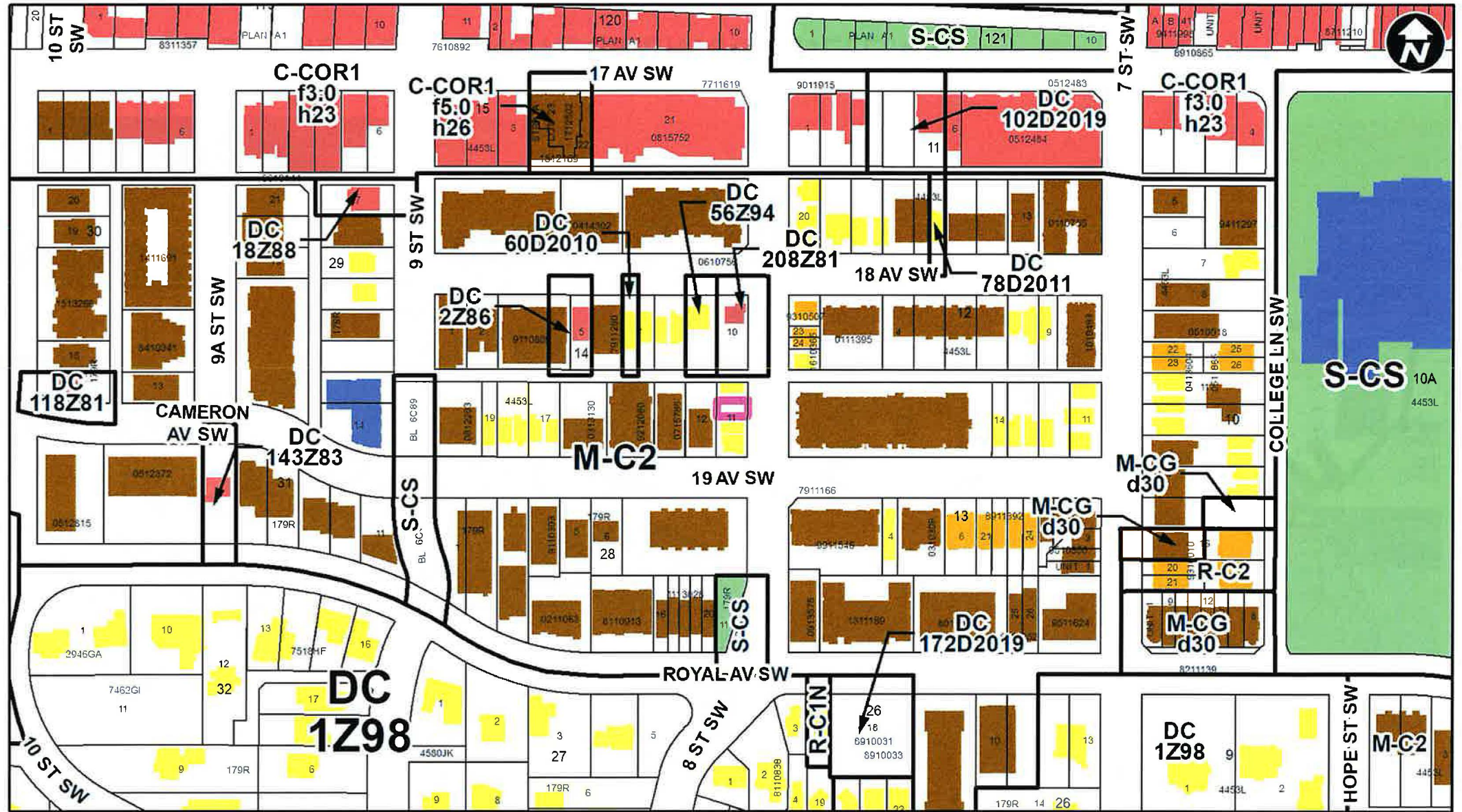
**0.01 ha
8m x 15m**

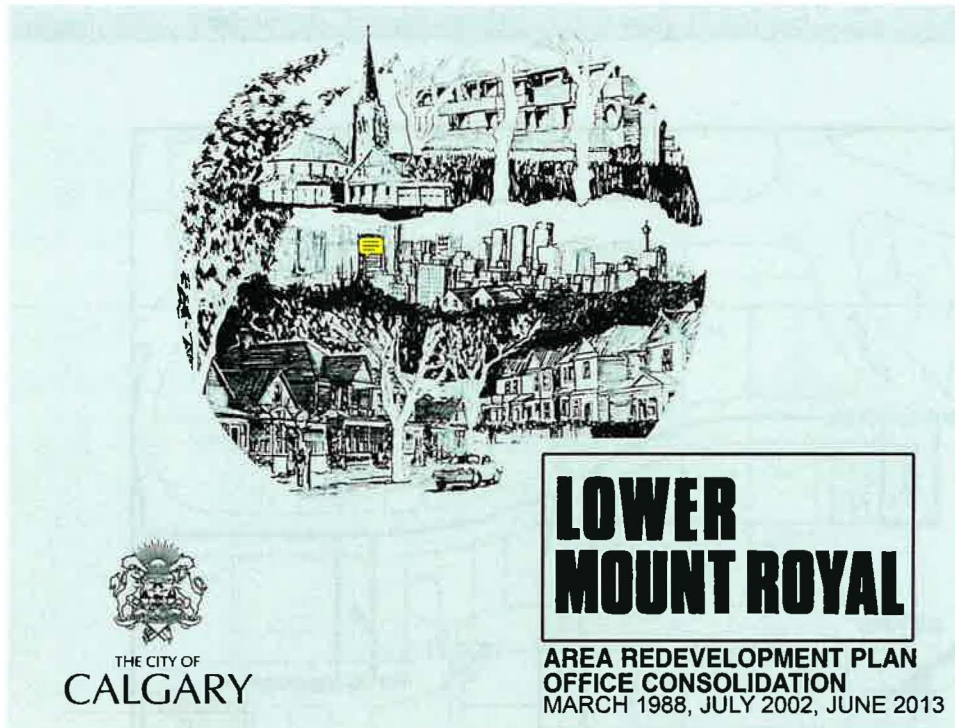


SUBJECT SITE – EXISTING RESIDENTIAL DWELLING

Surrounding Land Use

- 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 Amendment:

- Applies to the Residential Policies
 - Addition of policy guiding non-residential uses
 - Accommodates a tattoo studio specifically at the subject site
- Provides regulation for signage at the development permit stage



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Supplementary Slides

