



Calgary Planning Commission

Agenda Item: 7.2.14



LOC2023-0066 / CPC2023-0885

Land Use Amendment

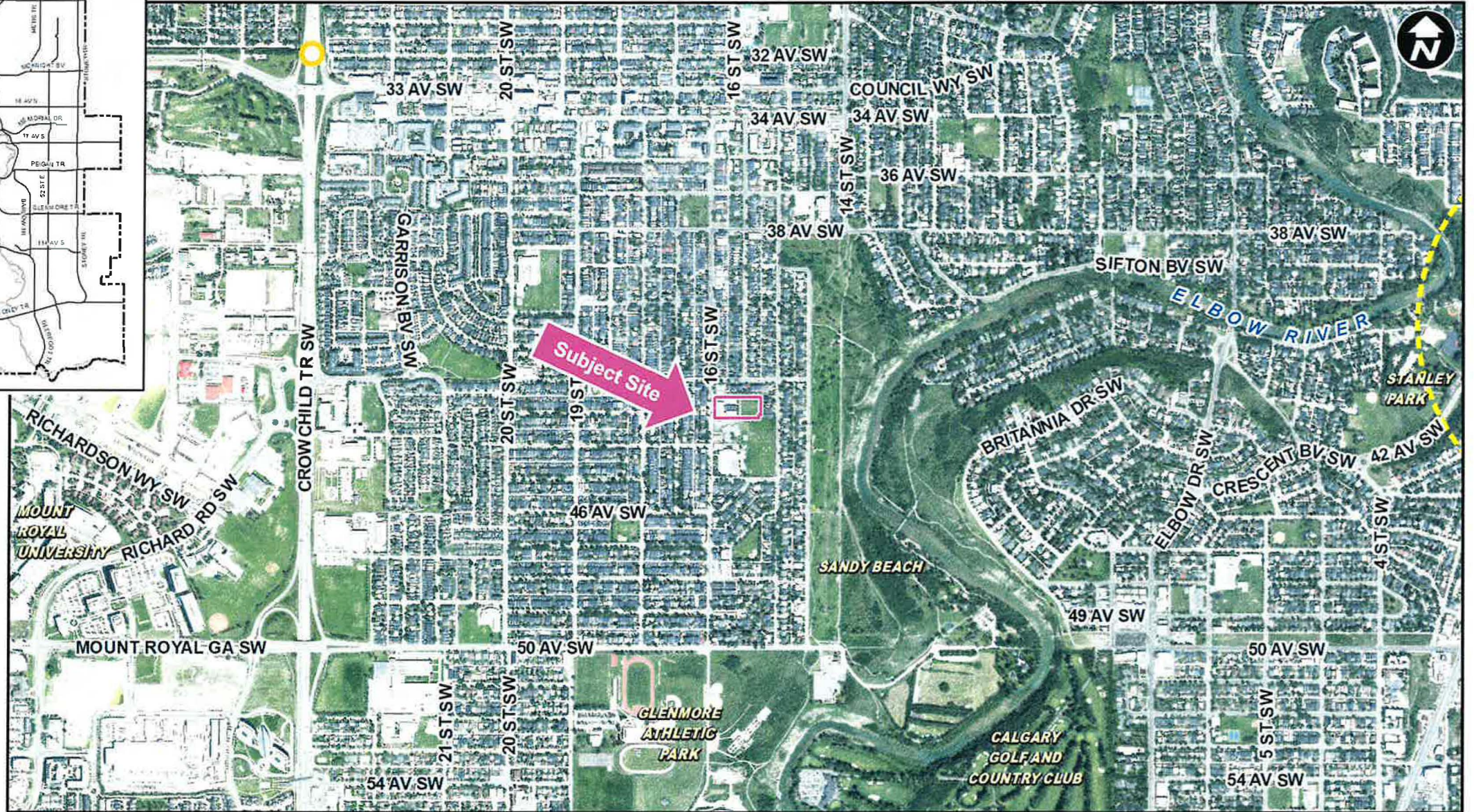
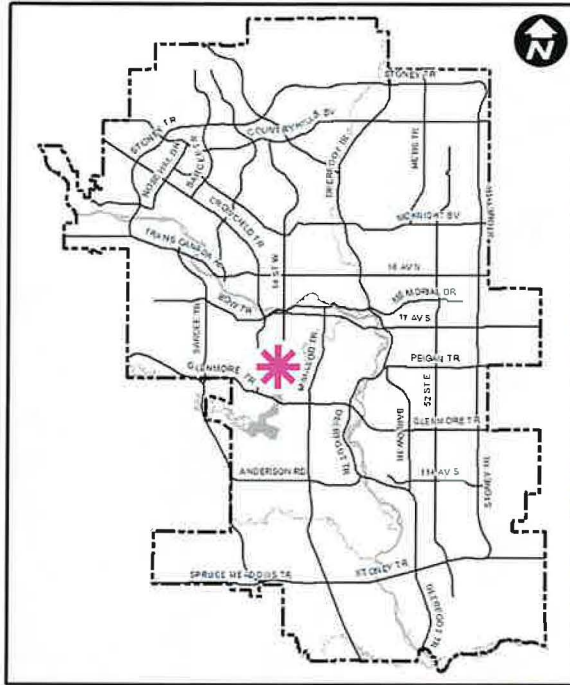
September 21, 2023



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.88 hectares \pm (2.17 acres \pm) located at 4330 – 16 Street SW (Plan 1420JK, Block 2) from Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Community Service (S-CS) District.



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:

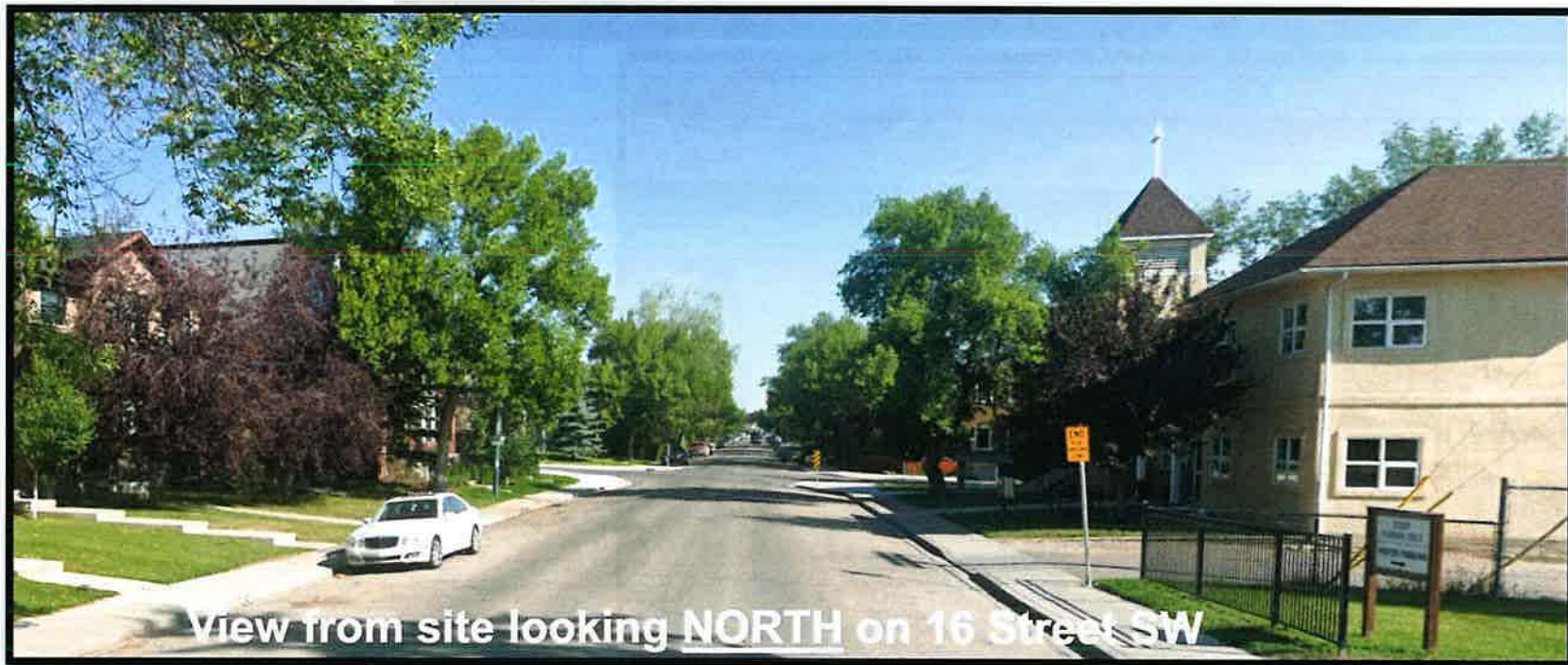
0.88 ha
63m x 138m



View of site looking EAST on 16 Street SW



View from site looking WEST on 16 Street SW

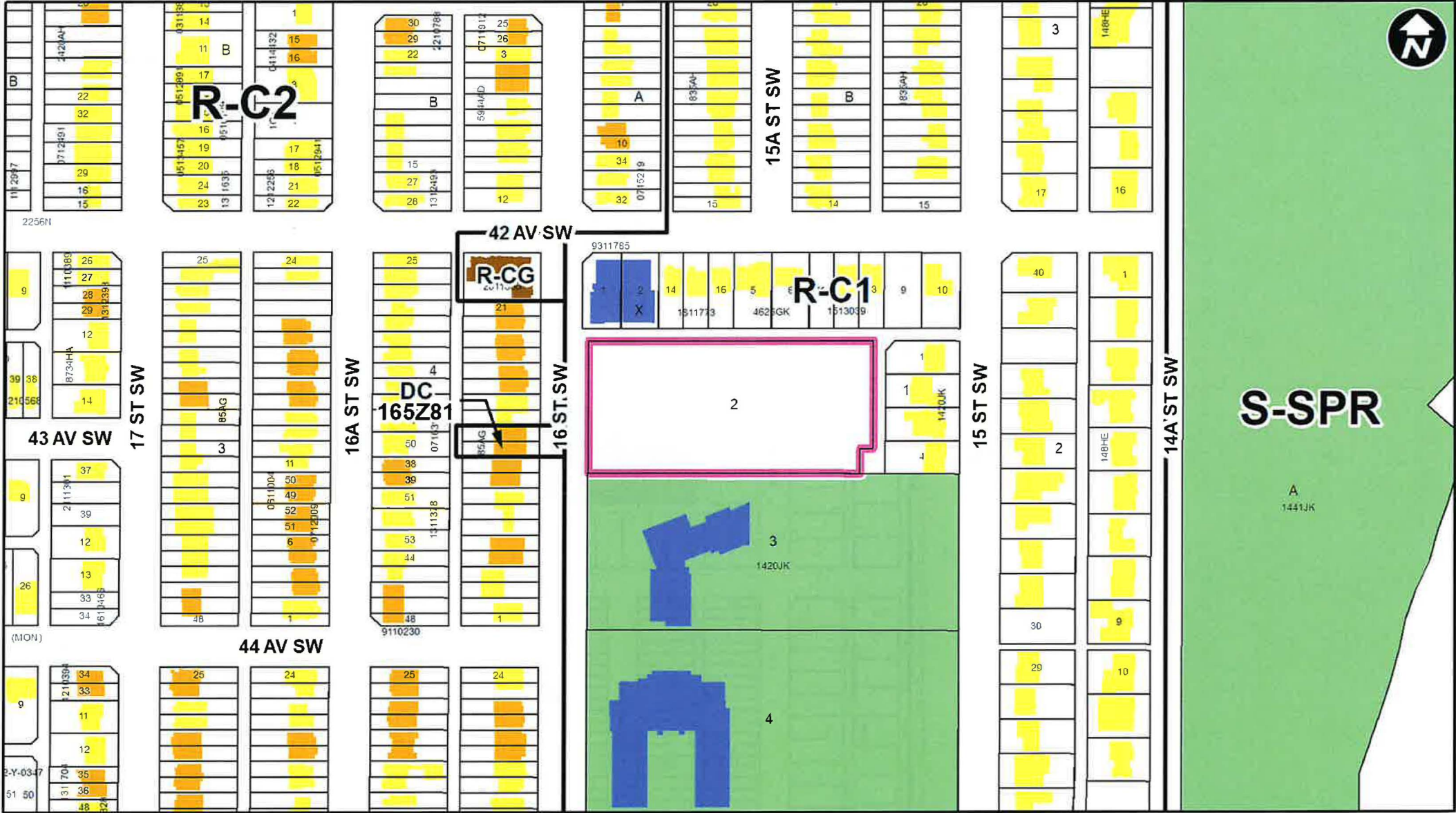


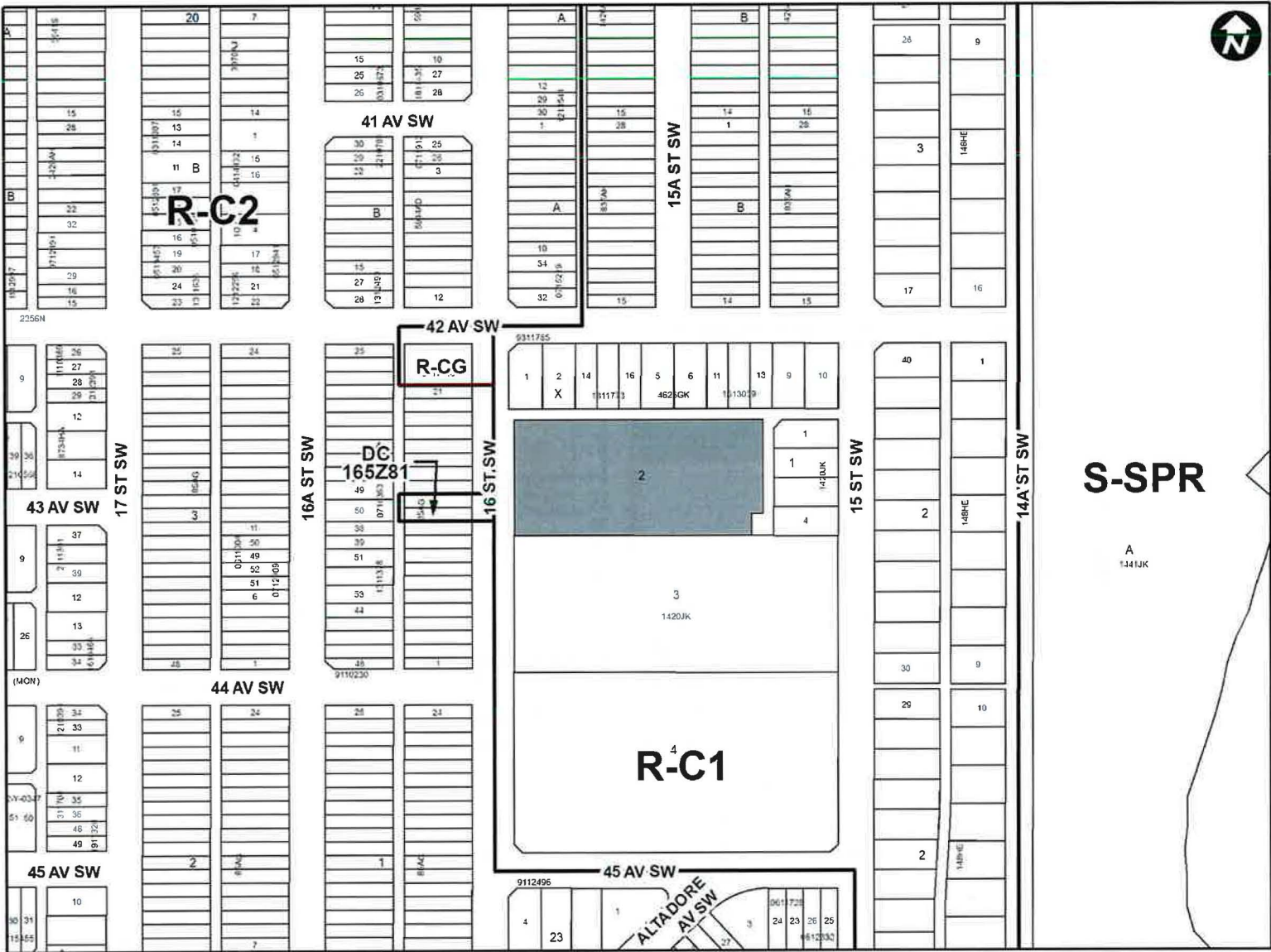
View from site looking NORTH on 16 Street SW



View from site looking SOUTH on 16 Street SW

- 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 Land Use Map



Proposed S-CS District:

- is intended for education and community uses and a limited range of small scale, public indoor and outdoor recreation facilities; and
- there is no maximum building height or floor area ratio within the District.

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Supplementary Slides

