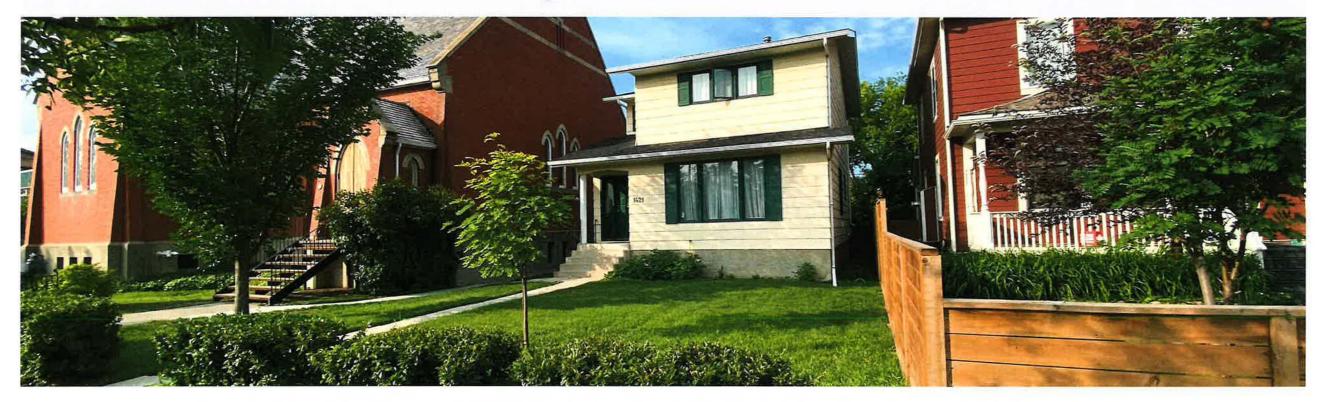
Public Hearing of Council

Agenda Item: 7.2.27



LOC2022-0187 / CPC2023-0699 Land Use Amendment

September 19, 2023

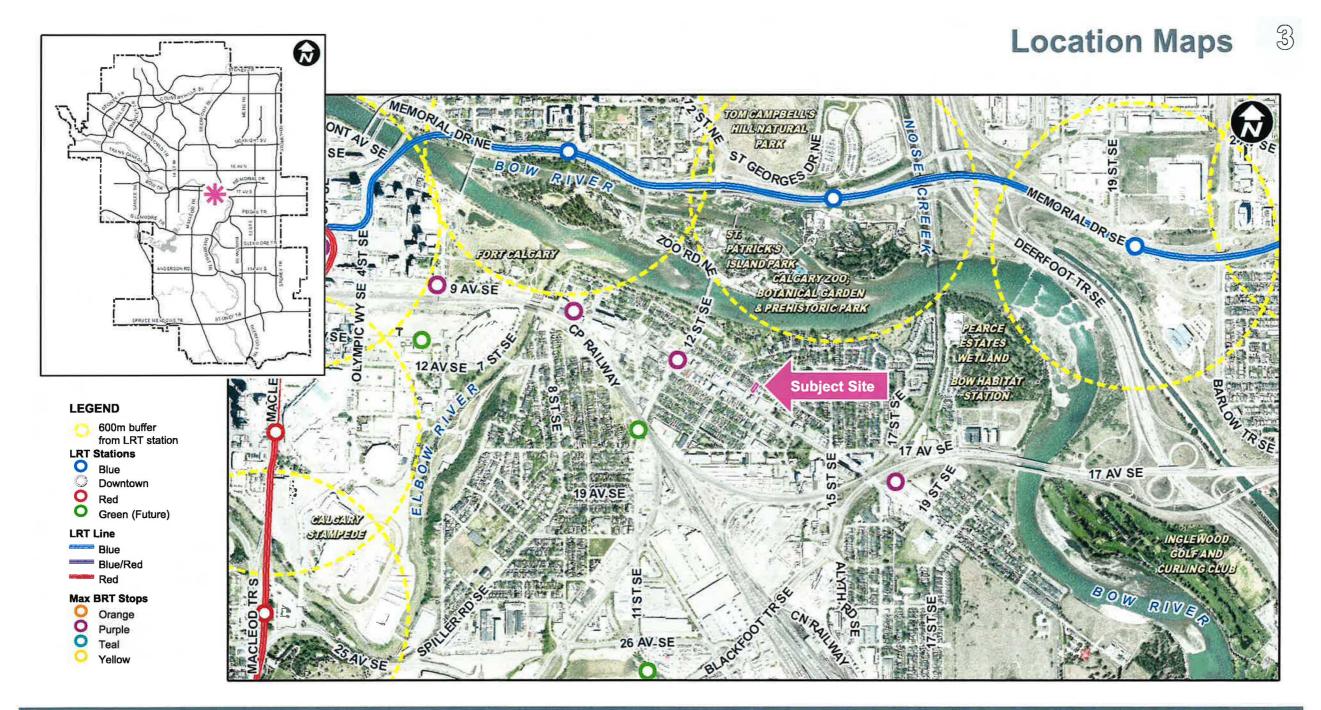
CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER SEP 19 2023 ITEM: 7.1.77- COLOCTS-OLOG Dishibition - Resultion CITY CLERK'S DEPARTMENT

Calgary

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 138D2023** 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).



Location Map

4



LEGEND O Bus Stop

Parcel Size:

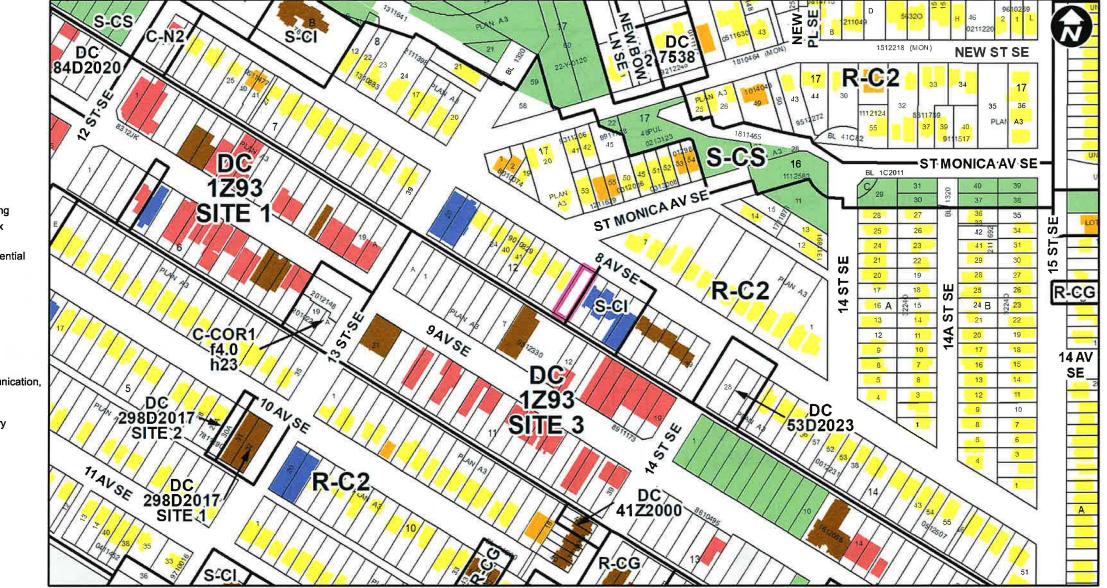
0.04 ha 10m x 37m

Public Hearing of Council - Item 7.2.27 - LOC2022-0187

September 19, 2023

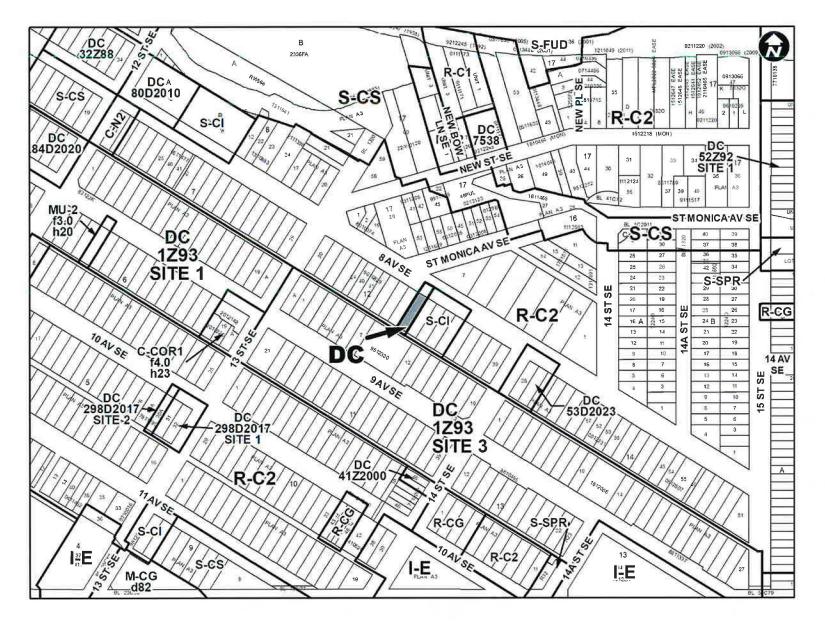
Surrounding Land Use

5



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 Direct Control (DC) District:

- based on the Residential Contextual One / Two Dwelling (R-C2) District with the additional discretionary use of School – Private
- all existing rules and regulations in the R-C2 District would be maintained
- use of the DC is required to maintain the exiThesting residential uses on this site

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 138D2023** 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

Public Hearing of Council - Item 7.2.27 - LOC2022-0187

September 19, 2023

Site Photos

Q



View of 8 Avenue SE near the property

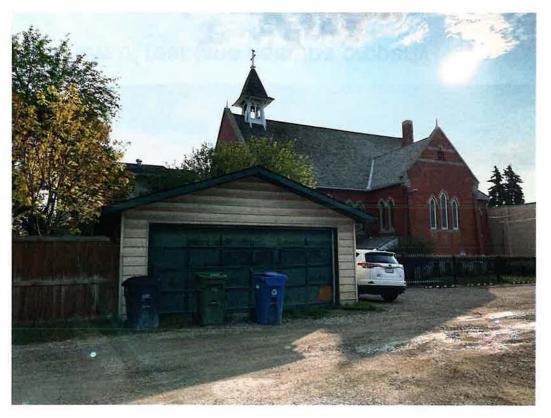


View of rear lane near the property

Site Photos 10



View from 8 Avenue SE



View from rear lane

STSE R /DC/ в S-FUD 0211220 (2002) 1211049 (2011) 2336FA R-C DCA 80D2010 s-cs S-CS M. R-C2 S-CI DC DC 84D2020 7538 . 1DC 152Z92 SITE 1 11213 FLA MU-2 /f3:0 /h20 STMONICA AV SE 1112551 S-CS <di>DC ST MONICA AV SE. 39 38 1Z93 BAUSE 35 42 .5 SÌTE 1 25 26 34 24 23 _s-sp_r 21 22 28 20 19 27 26 25 24 B 23 2 24 C 23 0 17 16 A 18 R-CG R-C2 SE S-CI ST 10 AV SE 13 14 ST.SE 12 11 20 C-COR1 5 18 14 AV 8 SE_ SAVSE h23 5 6 DC/ 298D2017/ SITE-2 з 12 ST DC 53D2023 0 DC/ 2 DC -298D2017 SITE 1 1Z93 SITE 3 41Z2000 R-C2 A S-SPR R-CG TOAVSE 1357.35 I#E R-C2 S-CS I-E E M-CG d82

Existing Land Use Map 11

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