



Public Hearing of Council

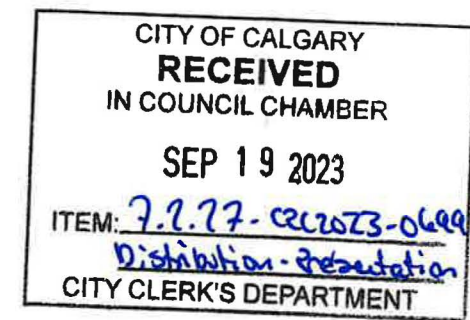
Agenda Item: 7.2.27



LOC2022-0187 / CPC2023-0699

Land Use Amendment

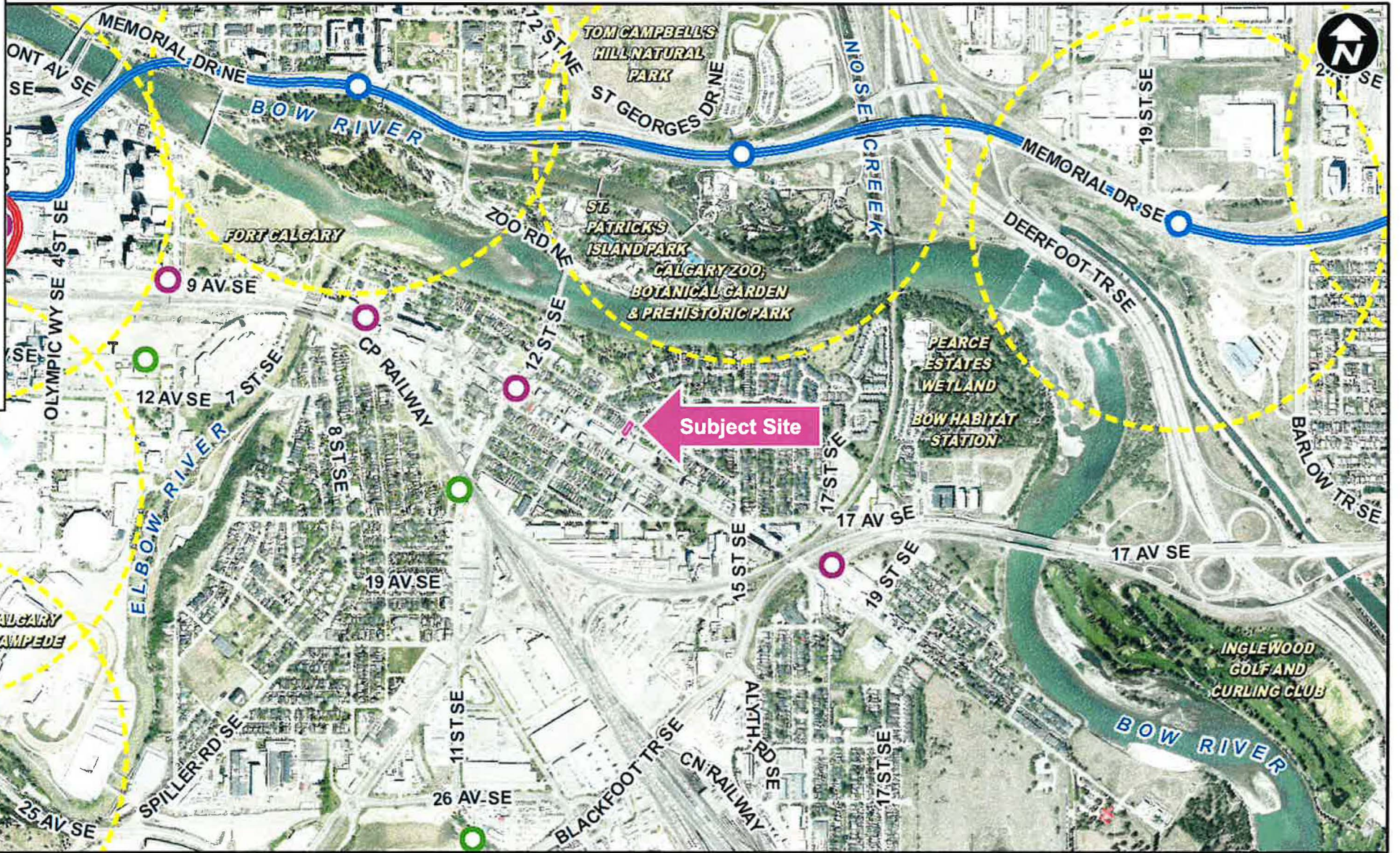
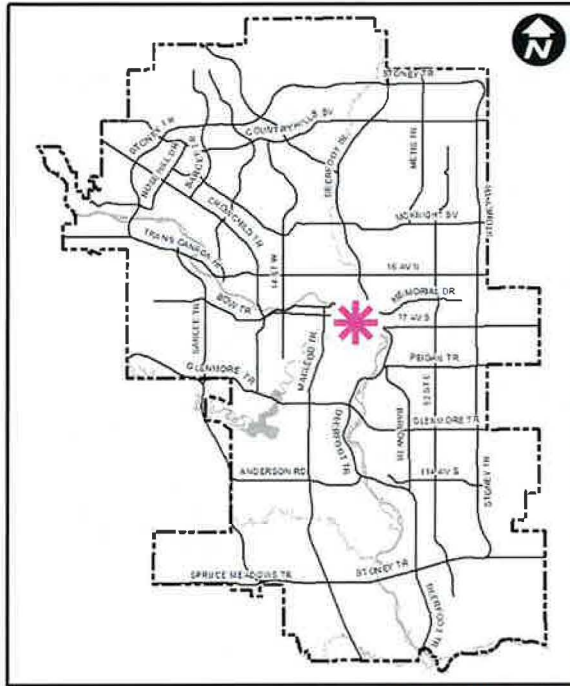
September 19, 2023



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).



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

○ Bus Stop

Parcel Size:

0.04 ha

10m x 37m

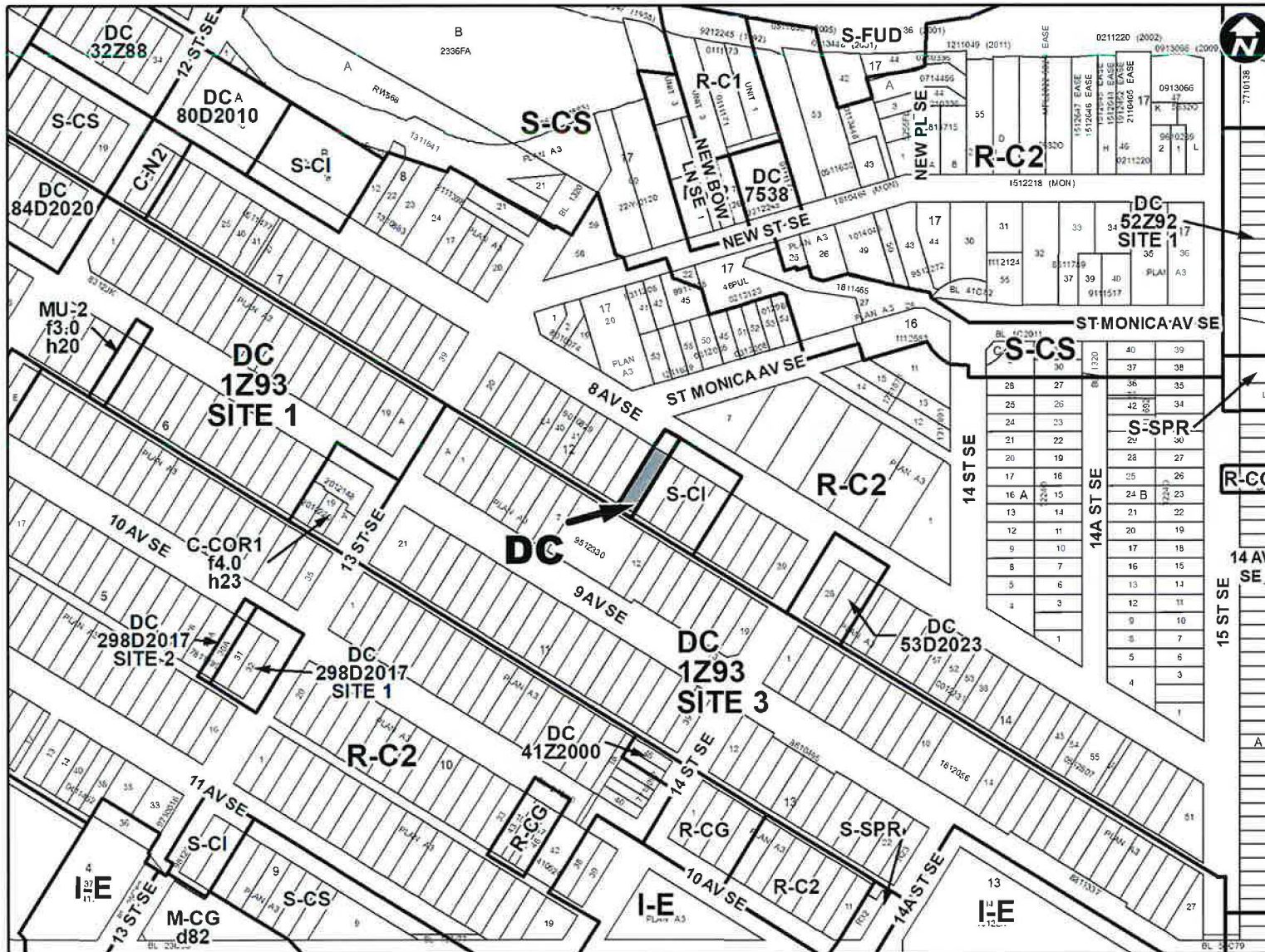
Surrounding Land Use

- 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

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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 existing residential uses on this site

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Supplementary Slides



View of 8 Avenue SE near the property



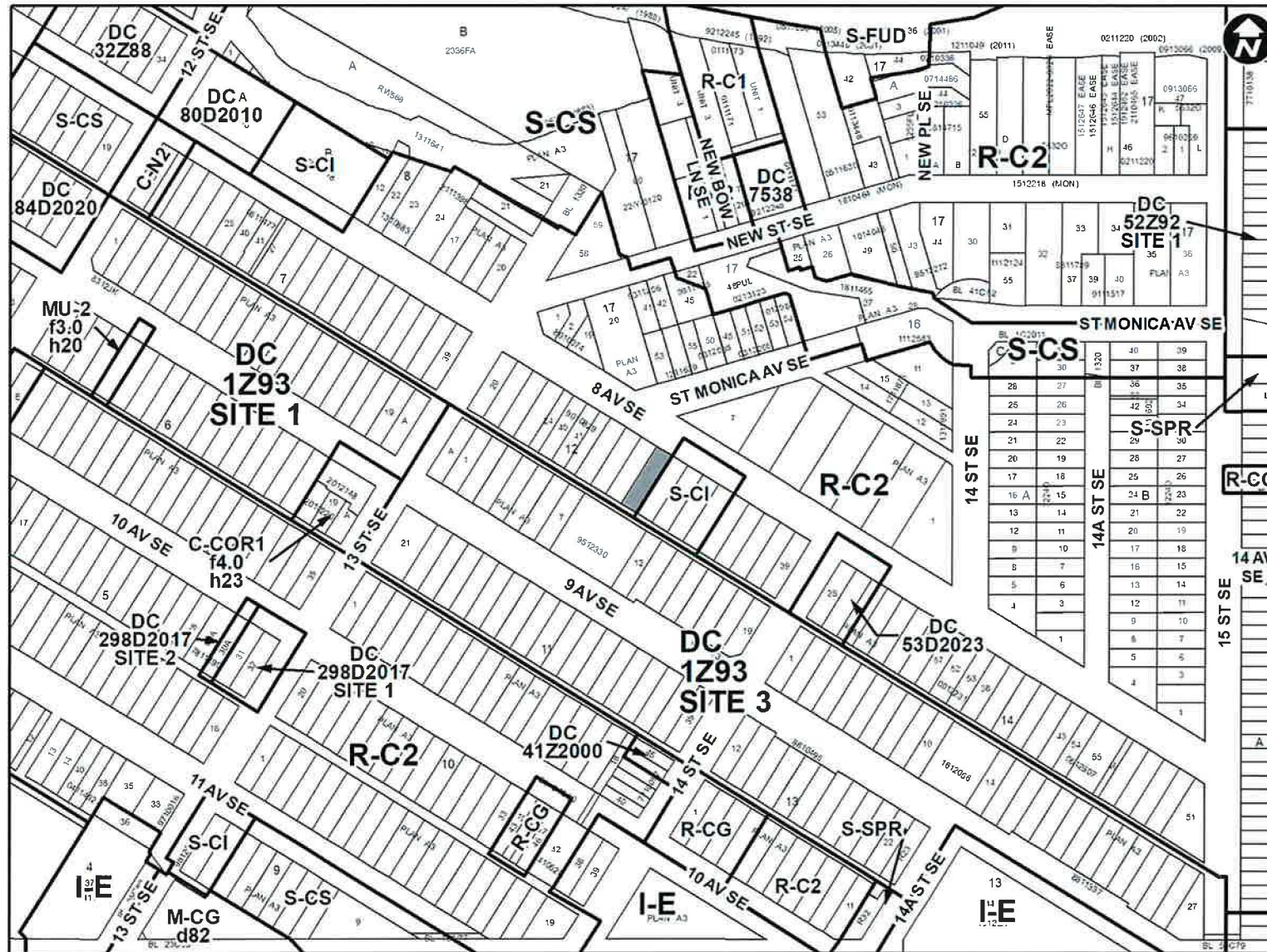
View of rear lane near the property



View from 8 Avenue SE



View from rear lane



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