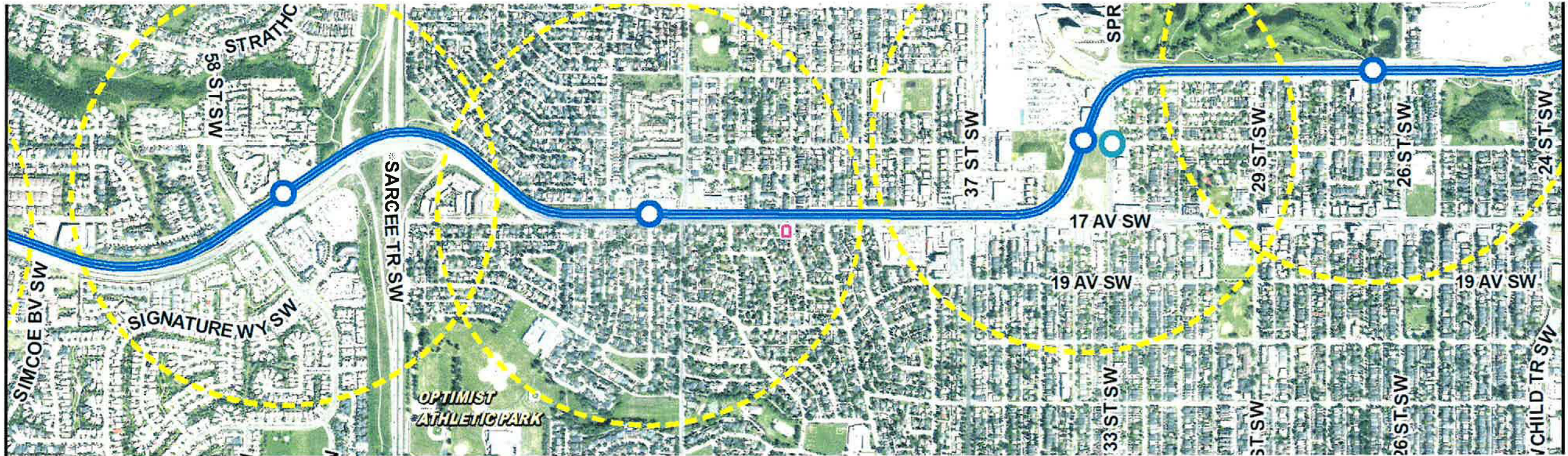




Calgary Planning Commission

Agenda Item: 7.2.1



LOC2023-0152

Land Use Amendment

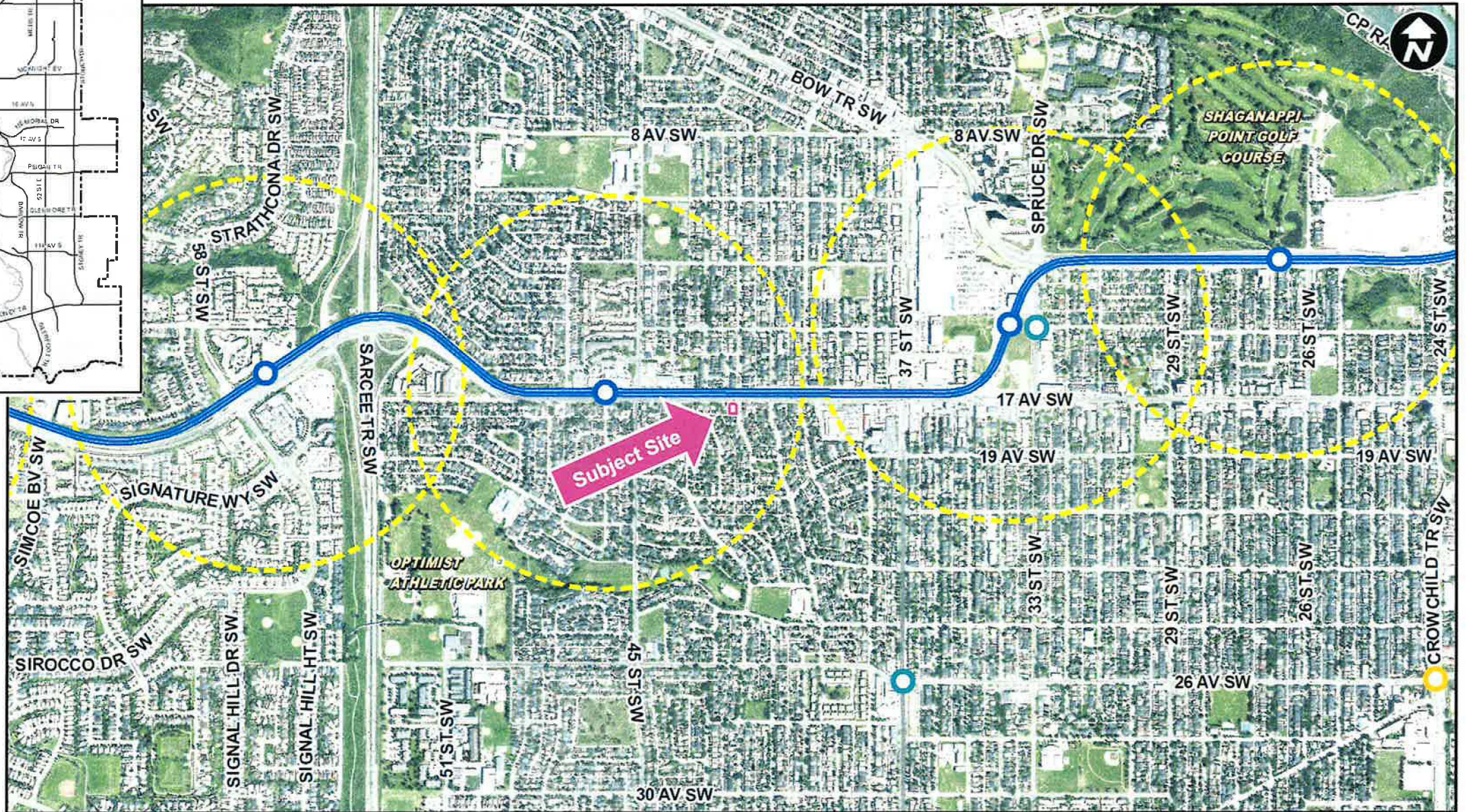
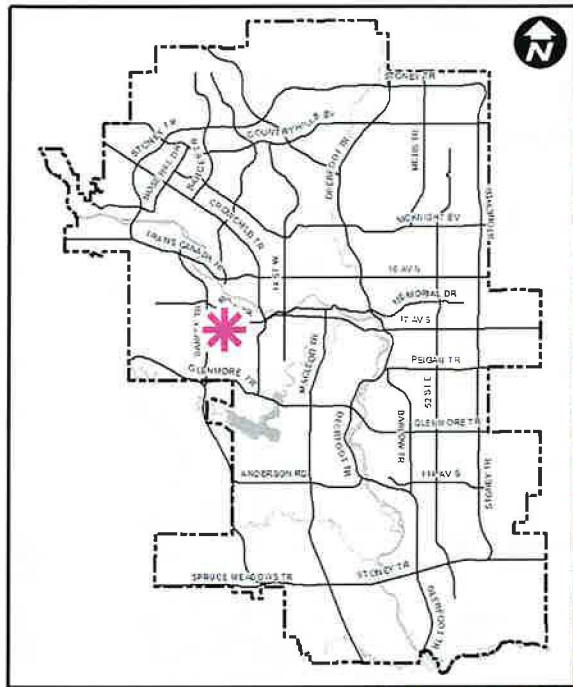
October 05, 2023

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 OCT 05 2023
 ITEM: 7.2.1 CPC2023-1049
Distrib-Presentation
 CITY CLERK'S DEPARTMENT

RECOMMENDATION:

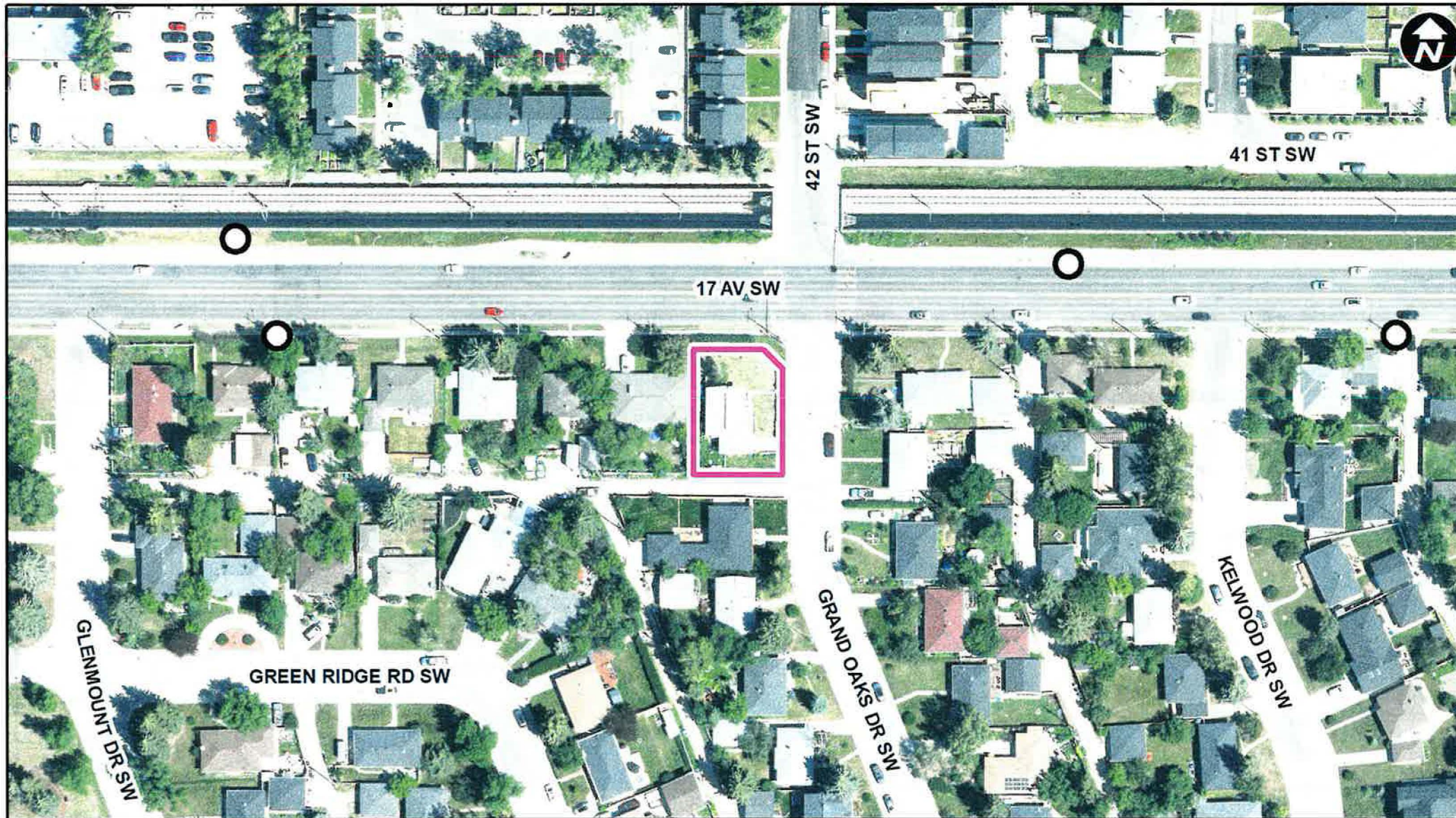
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1903 Grand Oaks Dr SW(Plan 1402JK, Block 1, Lot 2 from Residential - Contextual One Dwelling (R-C1) District to Mixed Use-General (MU-1 f1.7h11) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



○ Bus Stop

Parcel Size:

**0.06 ha
31m x 20m**

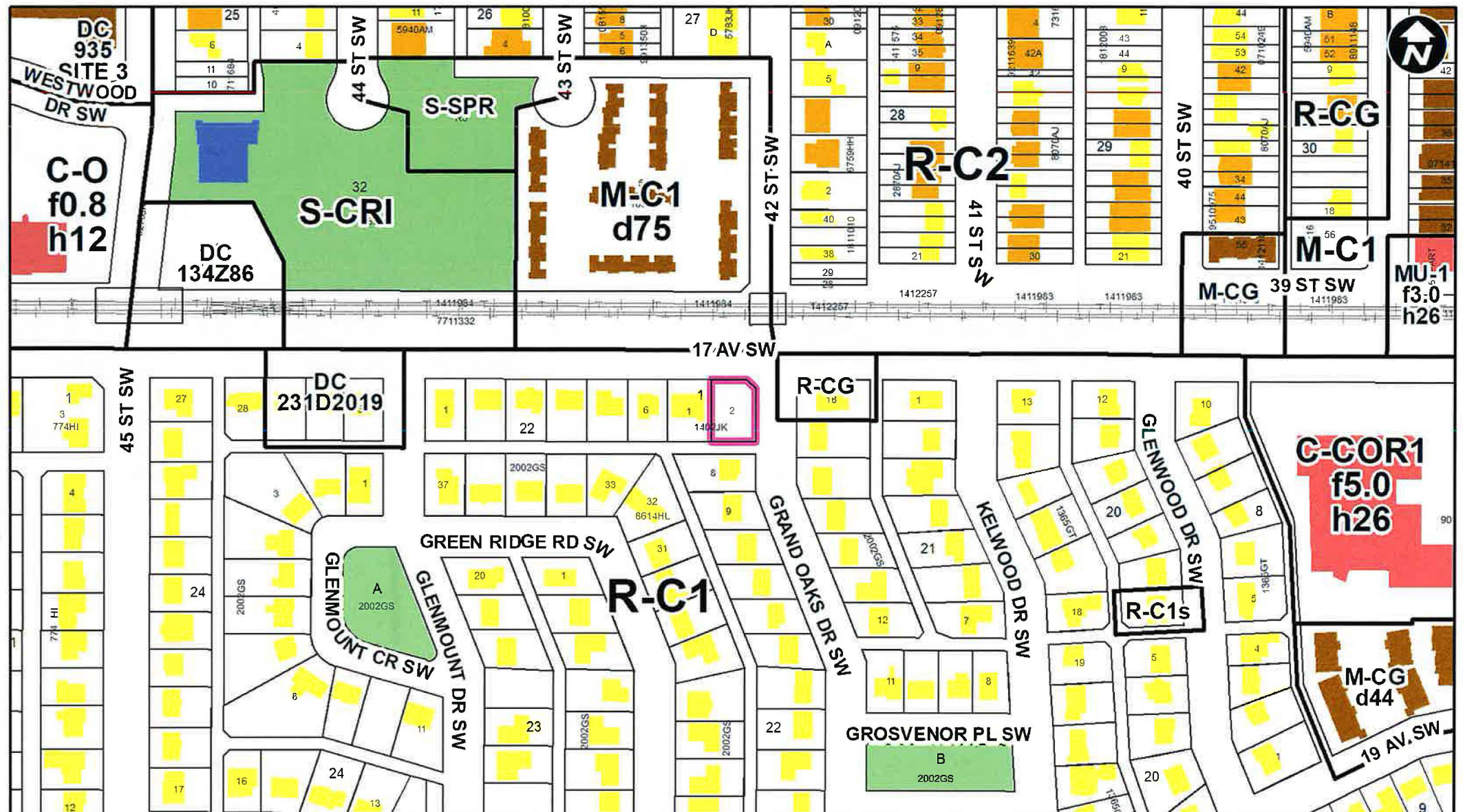


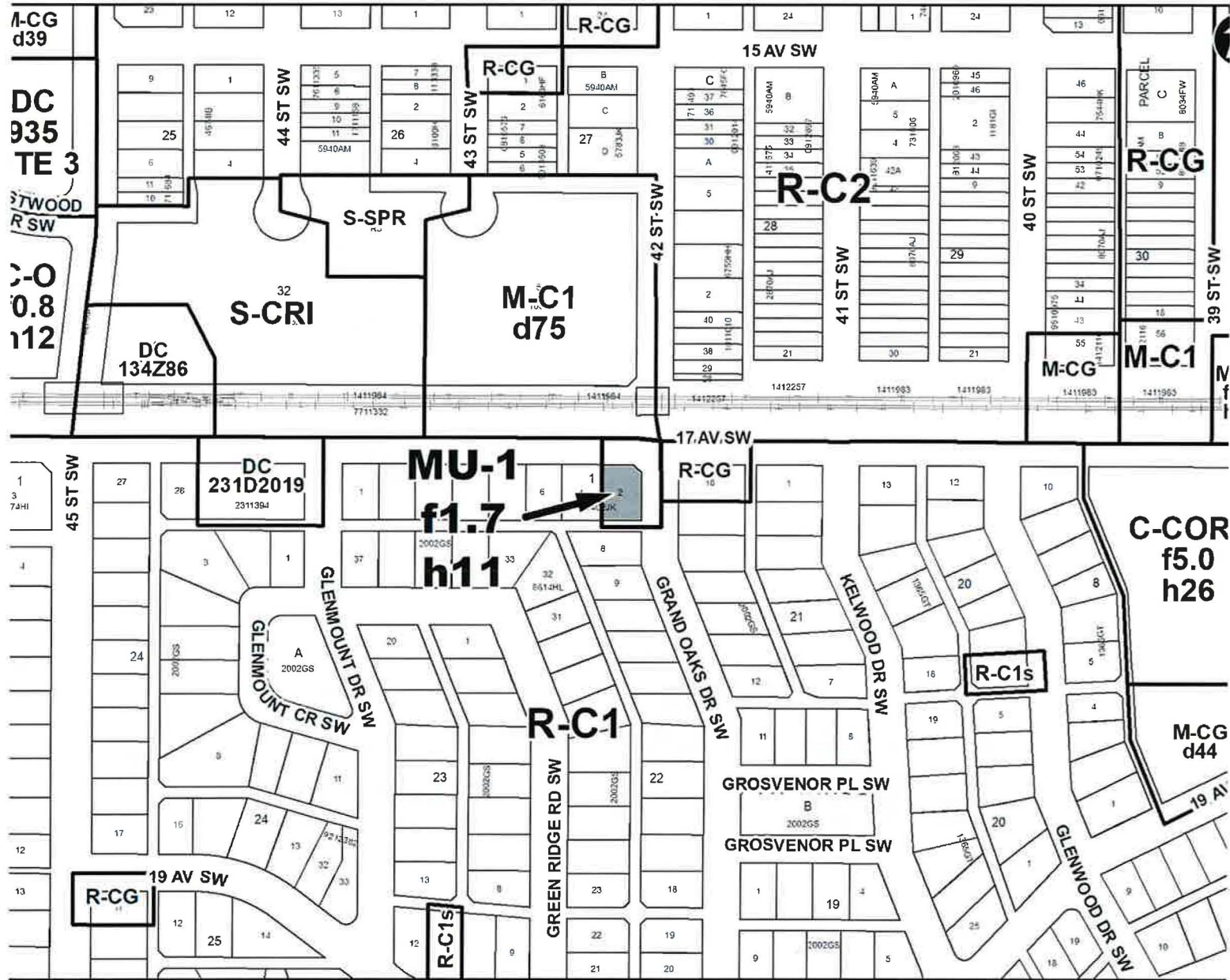
Surrounding Land Use



LEGEND

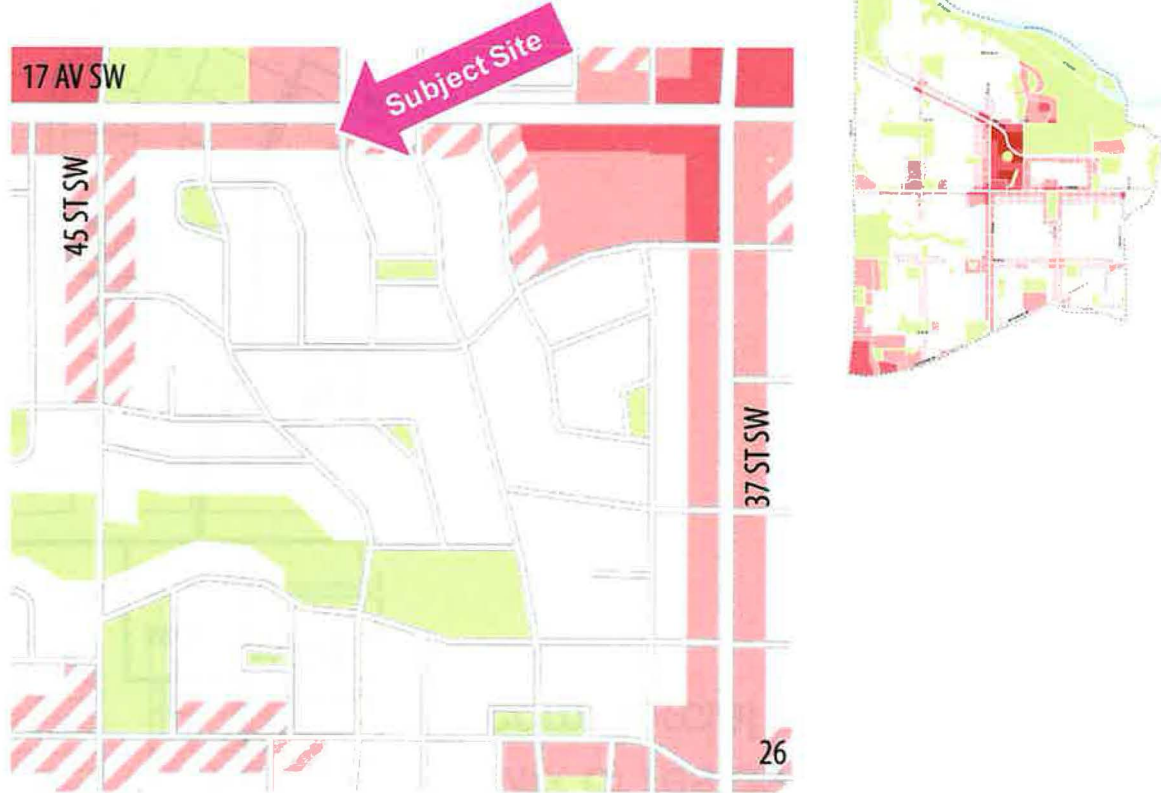
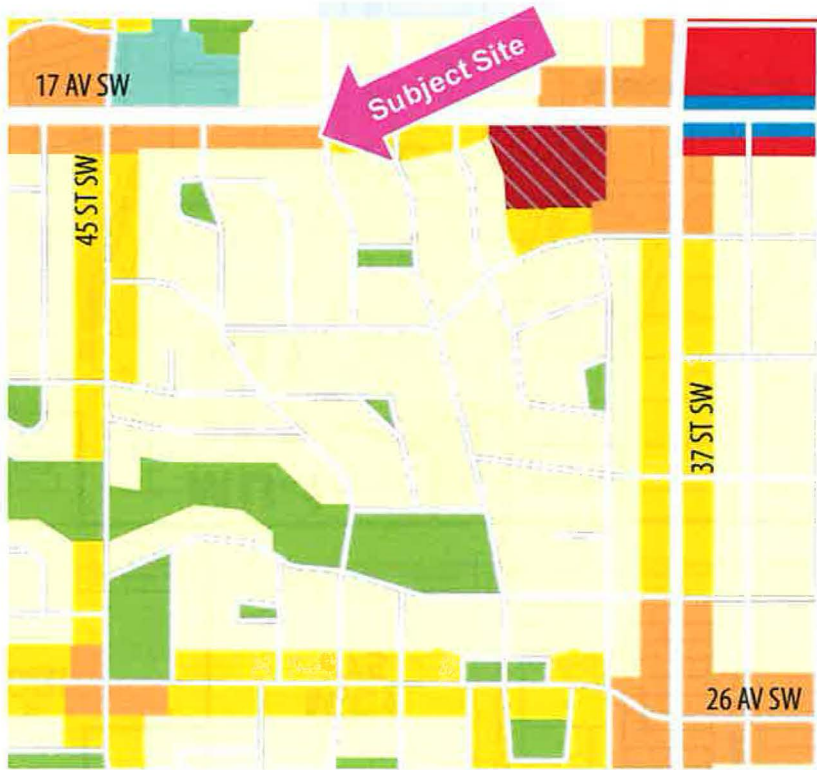
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed MU-1 District:

- Mix of residential and commercial uses.



Map 3:
Urban Form

- Legend**
- | | | | |
|--------------------------|---------------------|---------------------------|-----------------------------------|
| Urban Form | Neighbourhood Local | Parks and Open Space | Additional Policy Guidance |
| Neighbourhood Commercial | Commercial Centre | City Civic and Recreation | Active Frontage |
| Neighbourhood Flex | Commercial Corridor | Regional Campus | Comprehensive Planning Site |
| Neighbourhood Connector | Natural Areas | No Urban Form Category | Plan Area Boundary |

Map 4:
Building Scale

- Legend**
- | | |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys) | High (up to 26 Storeys) |
| Low - Modified (up to 4 Storeys) | No Scale Modifier |
| Low (up to 6 Storeys) | Parks, Civic and Open Space |
| Mid (up to 12 Storeys) | Plan Area Boundary |

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1903 Grand Oaks Dr SW(Plan 1402JK, Block 1, Lot 2 from Residential - Contextual One Dwelling (R-C1) District to Mixed Use-General (MU-1 f1.7h11) District.

Supplementary Slides

