



Public Hearing of Council

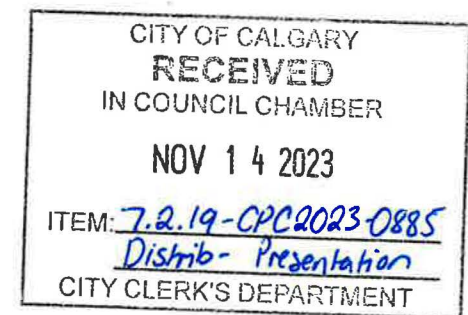
Agenda Item: 7.2.19



LOC2023-0066 / CPC2023-0885

Land Use Amendment

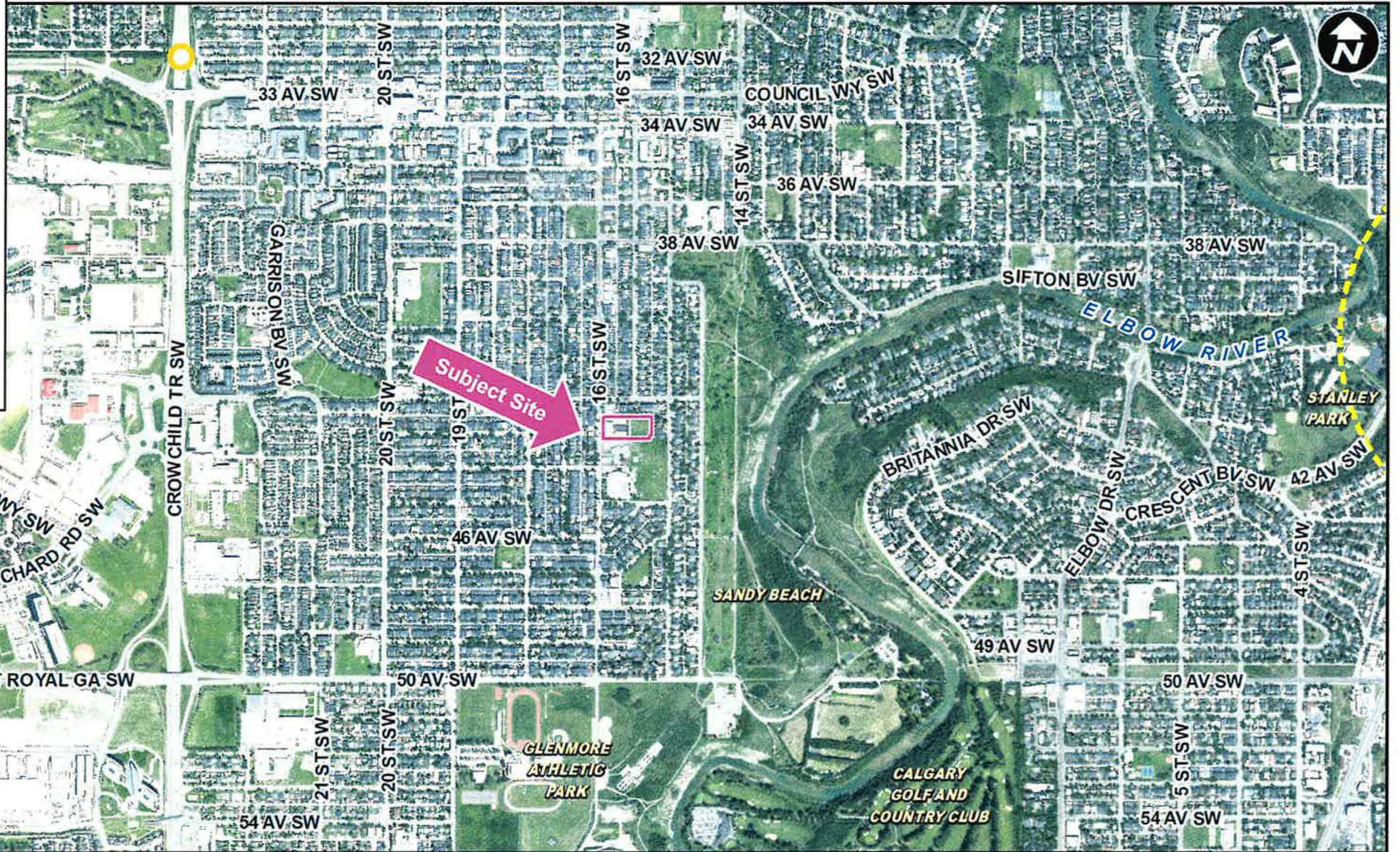
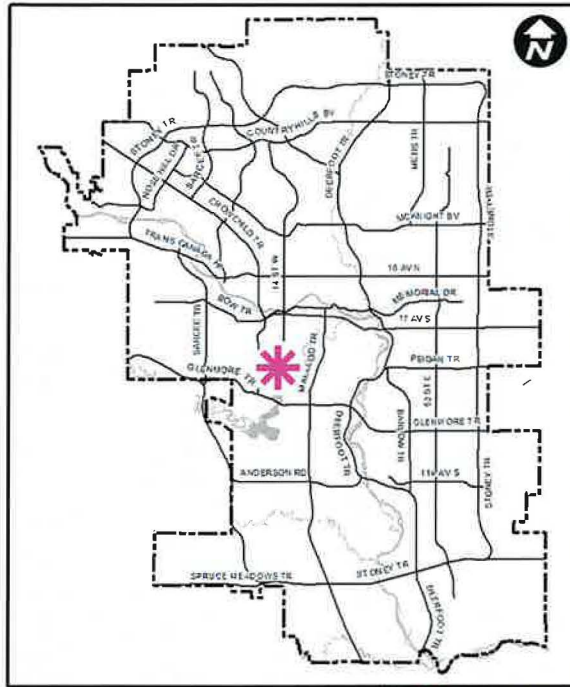
November 14, 2023















Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 226D2023** 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



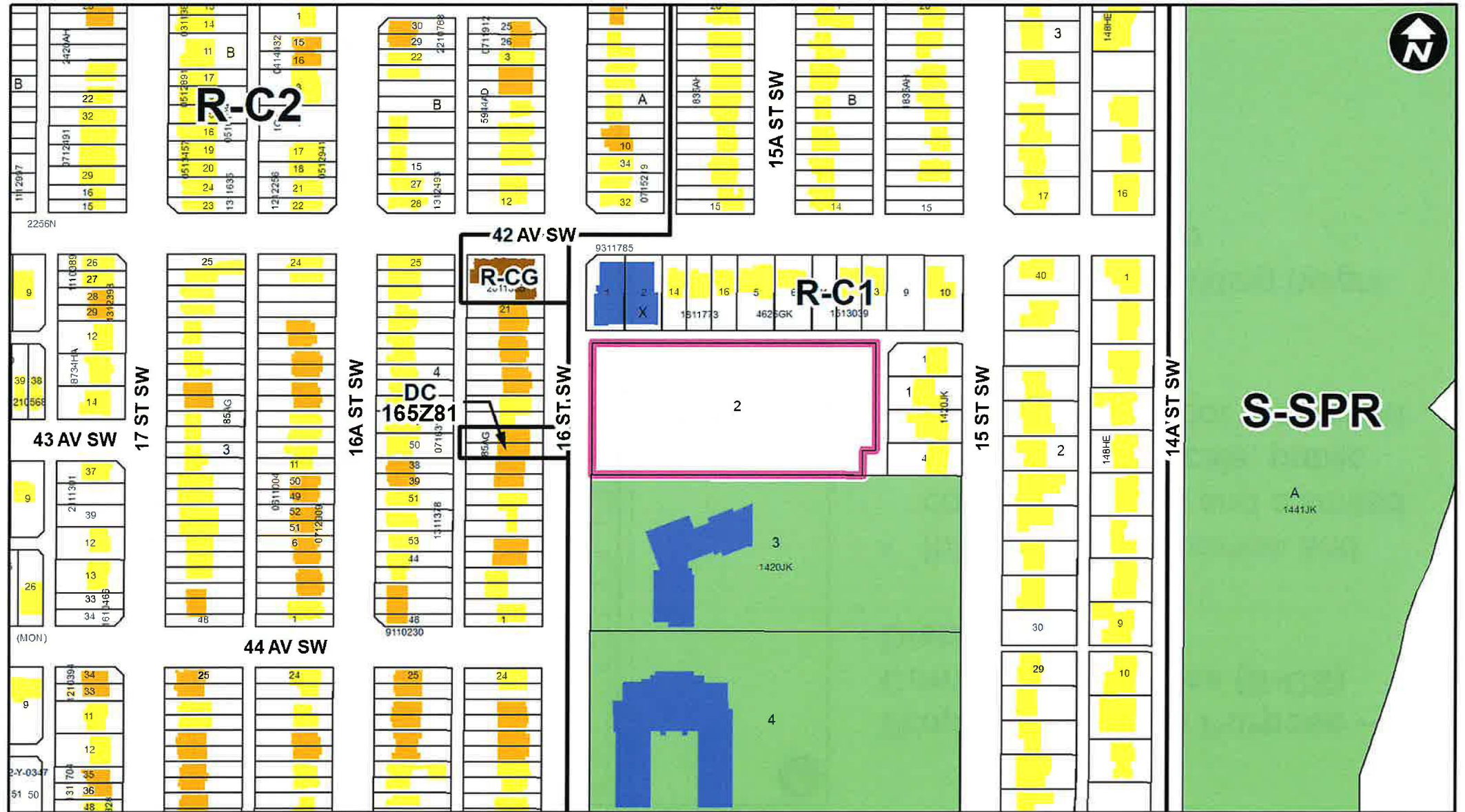
○ Bus Stop

Parcel Size:

0.88 ha
63m x 138m

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



Proposed Special Purpose – Community Service (S-CS) District:

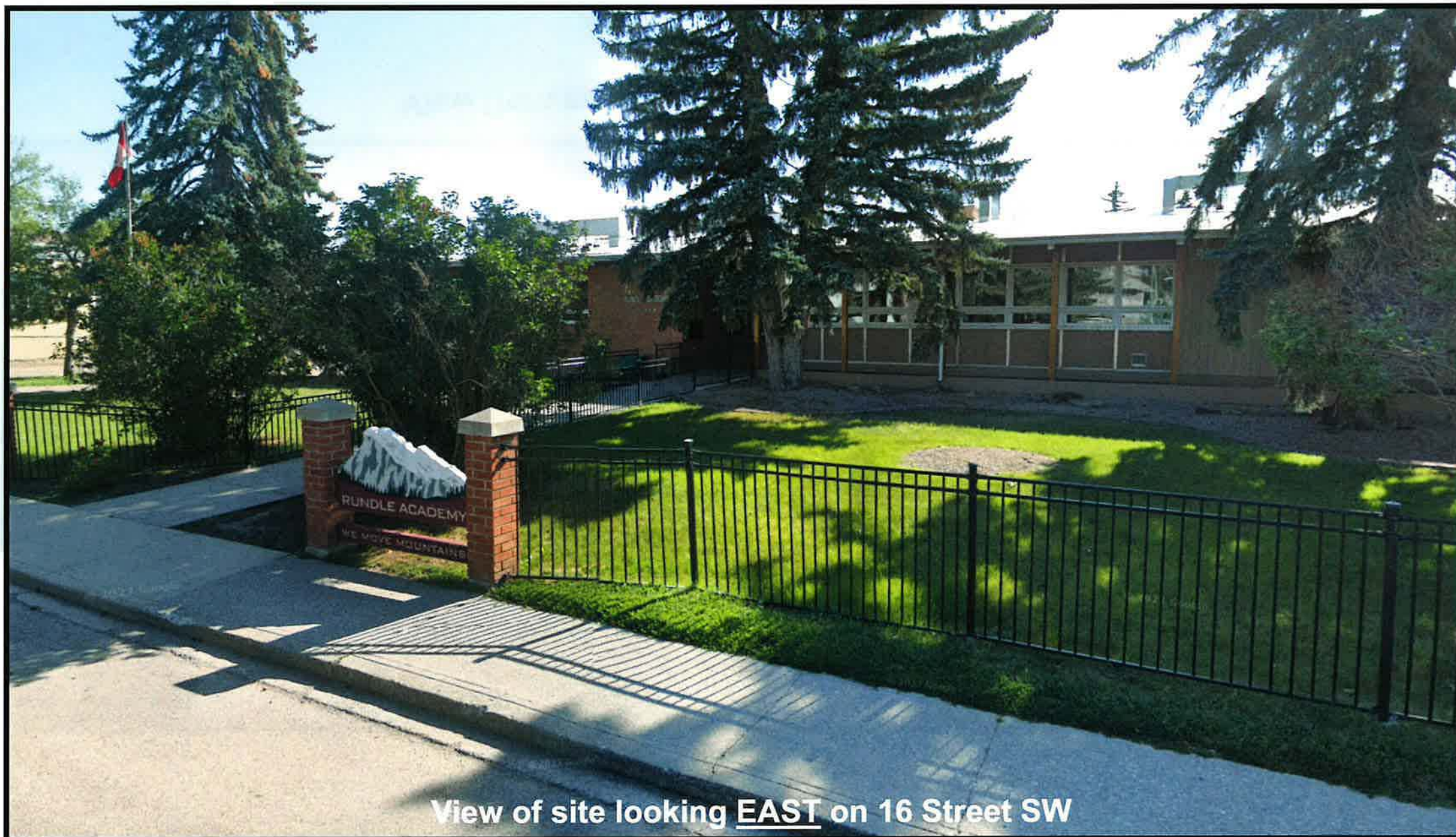
- Intended for education and community uses and a limited range of small scale, public indoor and outdoor recreation facilities
- No maximum building height or floor area ratio

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Supplementary Slides



View of site looking EAST on 16 Street SW



View from site looking WEST on 16 Street SW





View from site looking SOUTH on 16 Street SW

