



## LOC2023-0255 / CPC2023-1293 Land Use Amendment

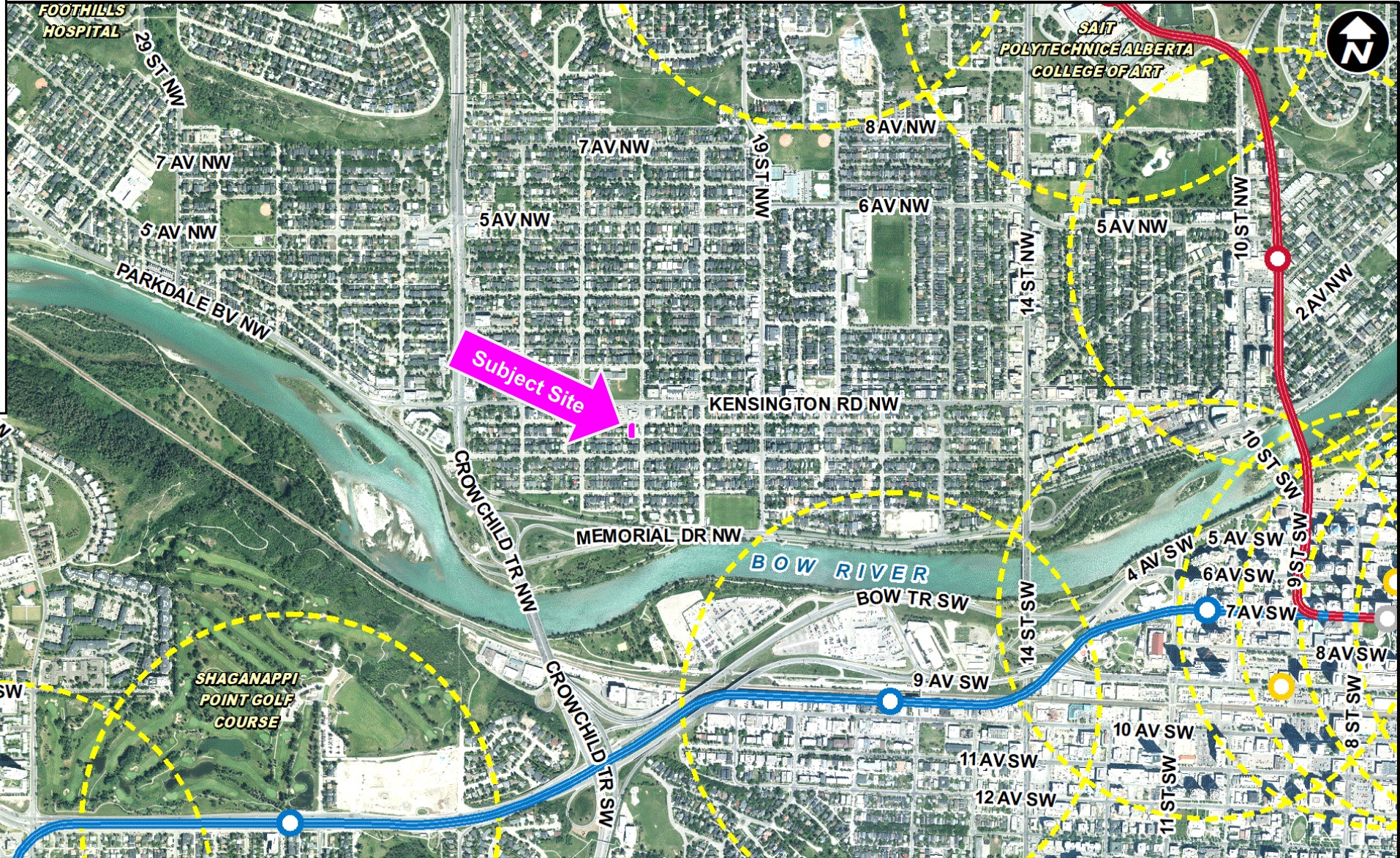
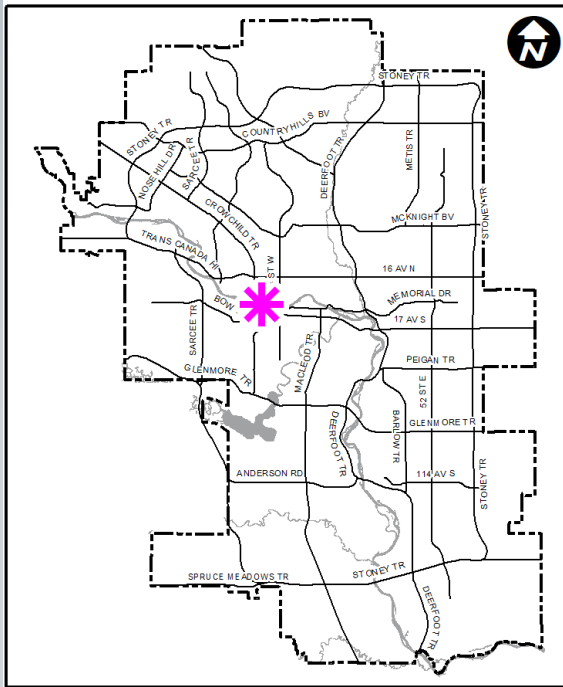
February 6, 2024

# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 58D2024** for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 2203 Westmount Road NW (Plan 5151O, Block 12, Lot 38) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District.

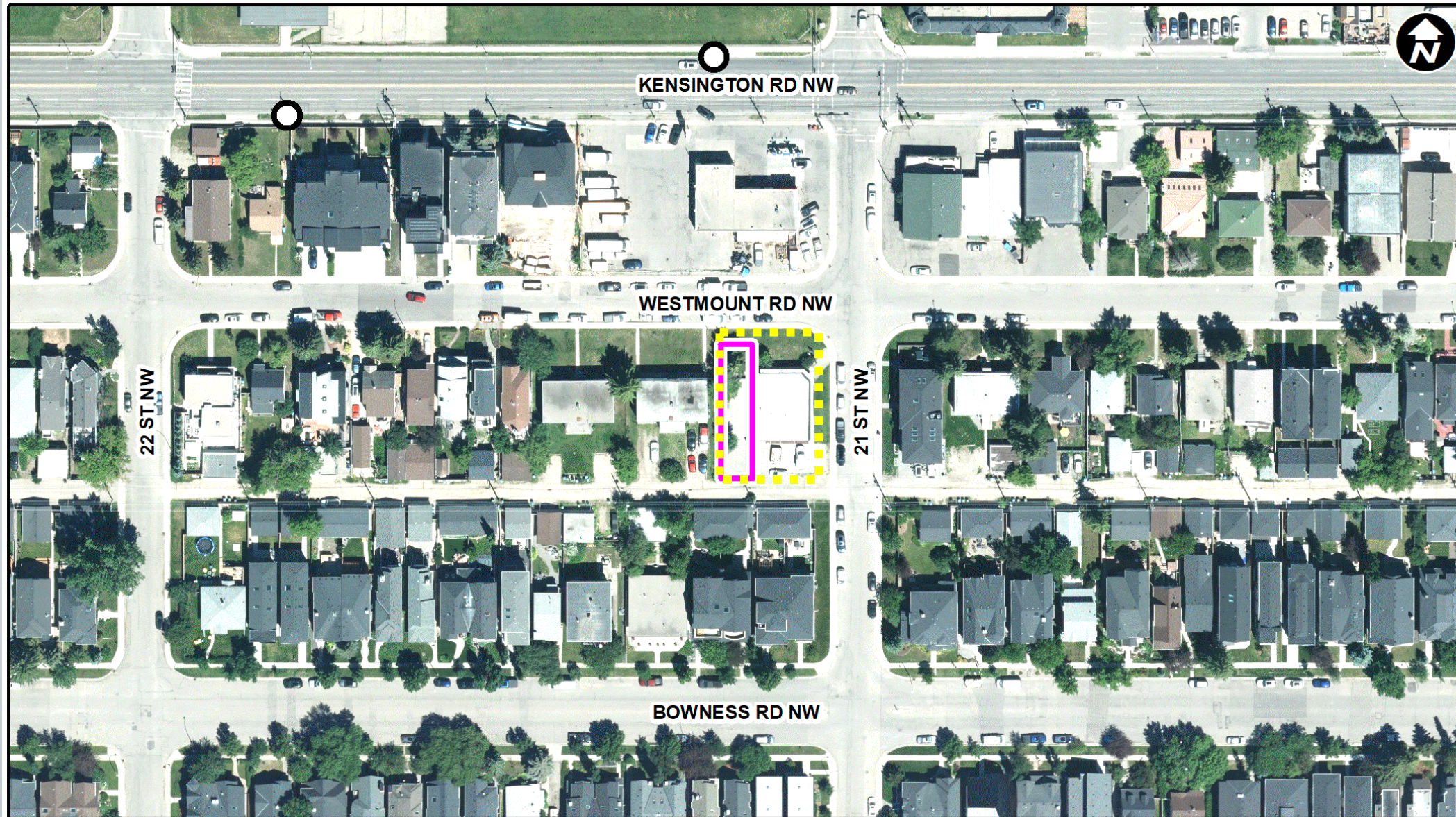




## LEGEND

- ⬭ 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





**Parcel Size:**

$\pm 0.07$  ha

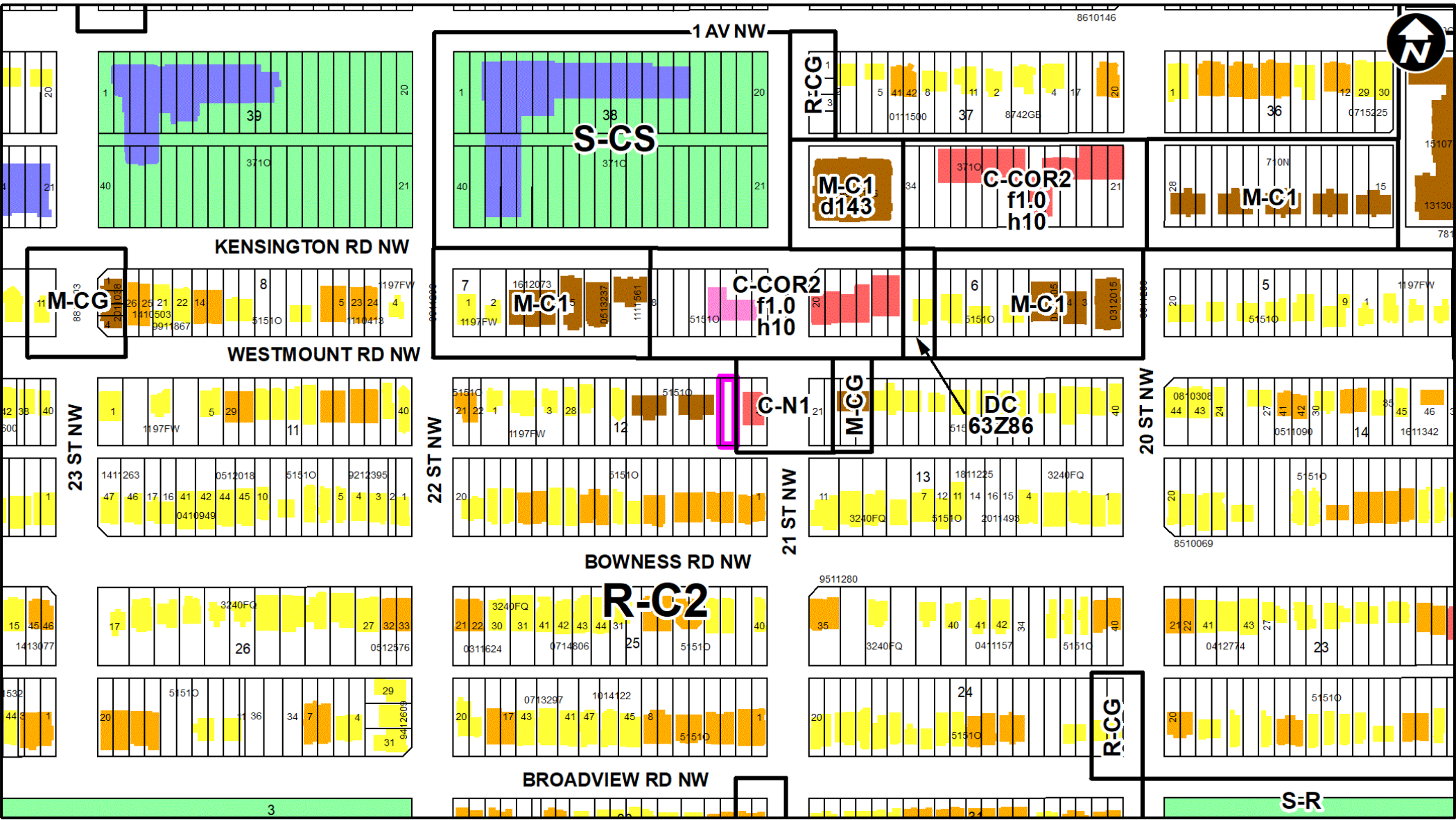
$\pm 23\text{m} \times 37\text{m}$

**Site Size:**

$\pm 0.02$  ha

$\pm 7\text{m} \times 32\text{m}$





- 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 Commercial – Neighbourhood 1 (C-N1) District:

- Accommodates small scale commercial developments
- Maximum building height of 10 metres
- Maximum floor area ratio (FAR) 1.0

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## Supplementary Slides











