



# Public Hearing of Council

Agenda Item: 7.2.32



## LOC2023-0255 / CPC2023-1293

### Land Use Amendment

February 6, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: 7.2.32-CPC2023-1293  
Distmb - Presentation  
CITY CLERK'S DEPARTMENT



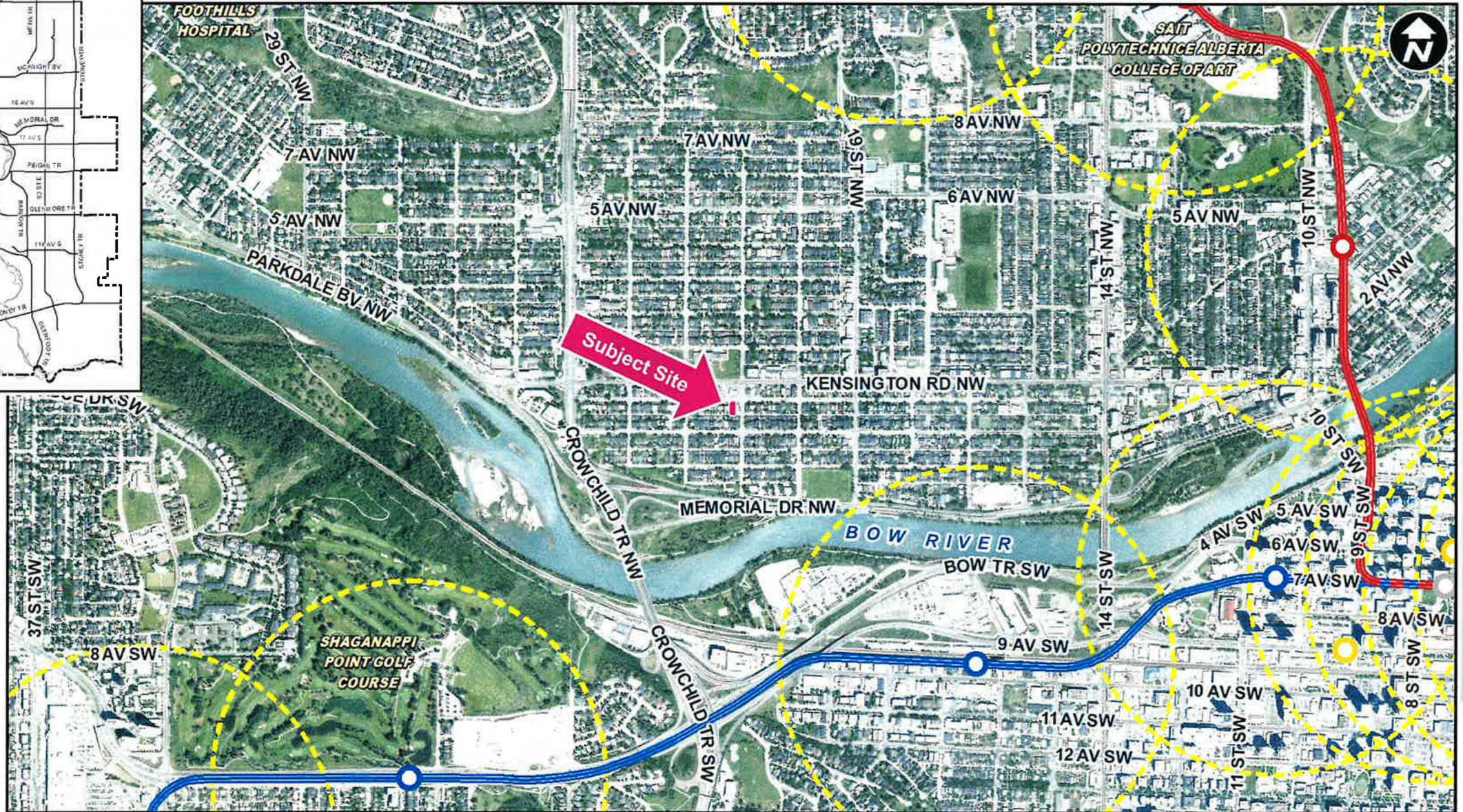
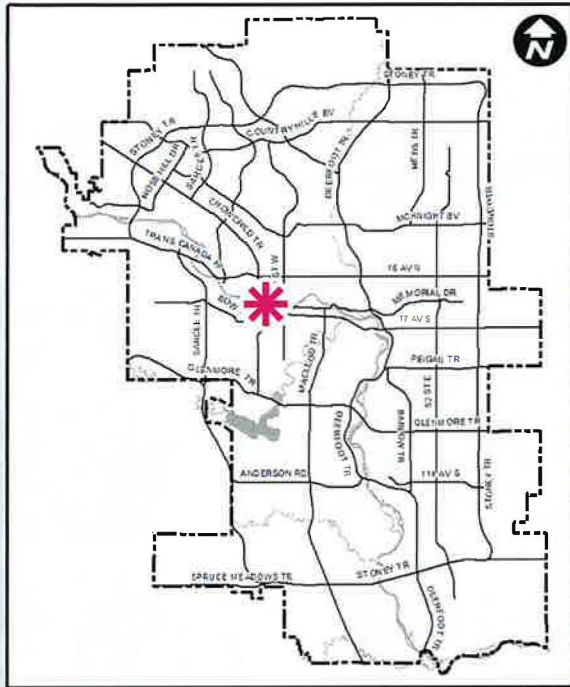
# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 58D2024** for the redesignation of 0.02 hectares ± (0.05 acres ±) 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.



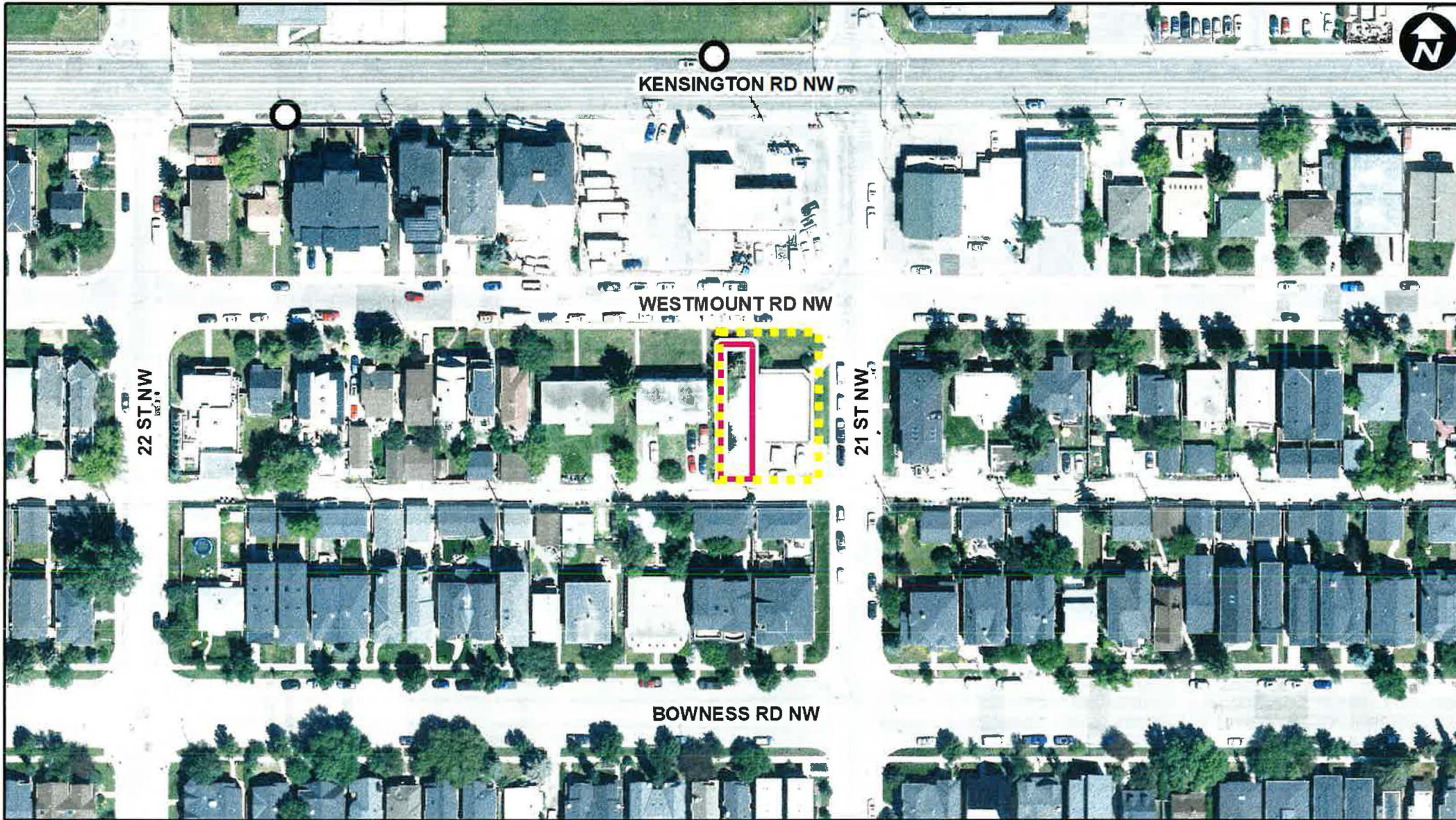




### LEGEND

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





**Parcel Size:**  
± 0.07 ha  
± 23m x 37m

**Site Size:**  
± 0.02 ha  
± 7m x 32m



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

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

## 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.



## Supplementary Slides



# Existing Land Use Map









