



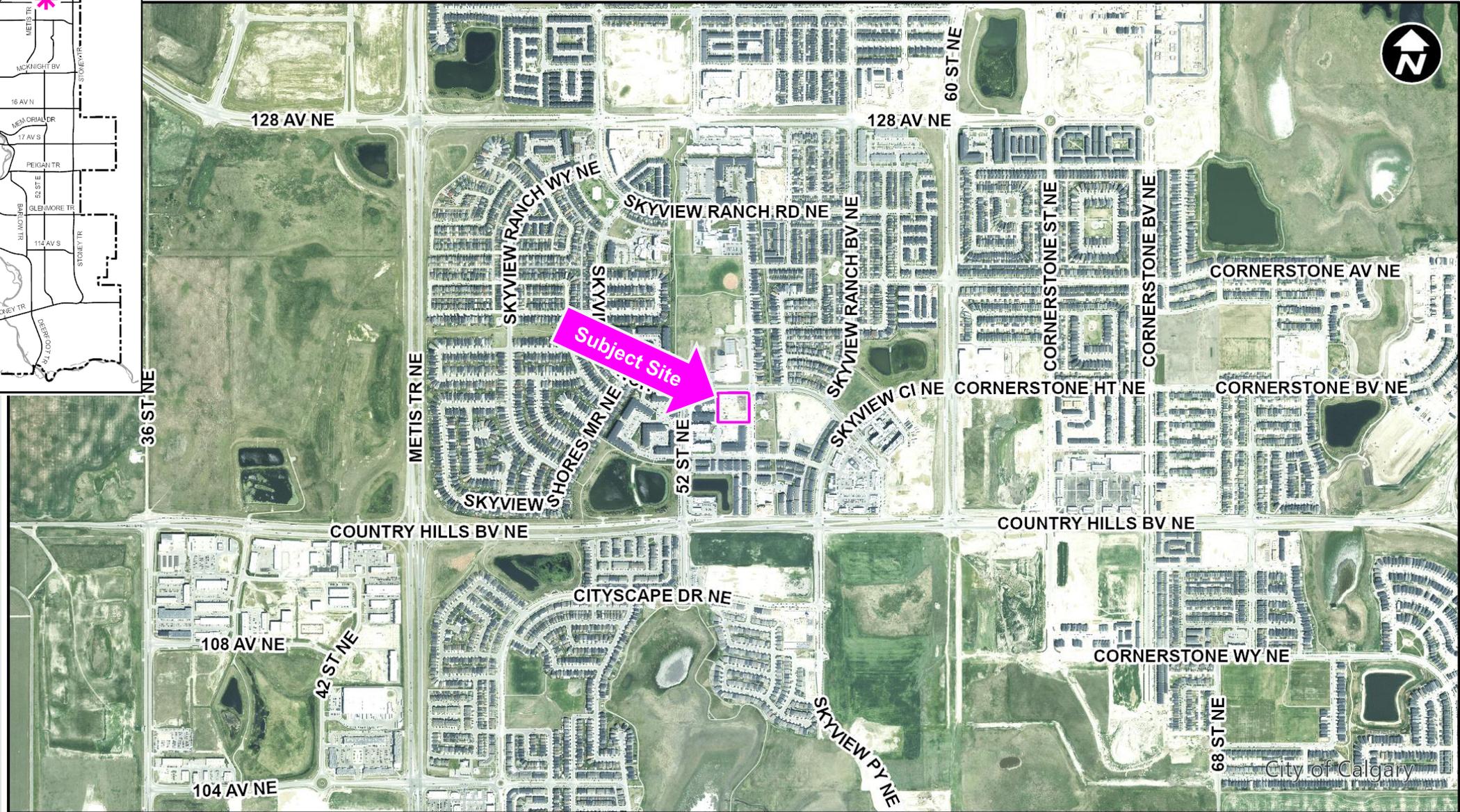
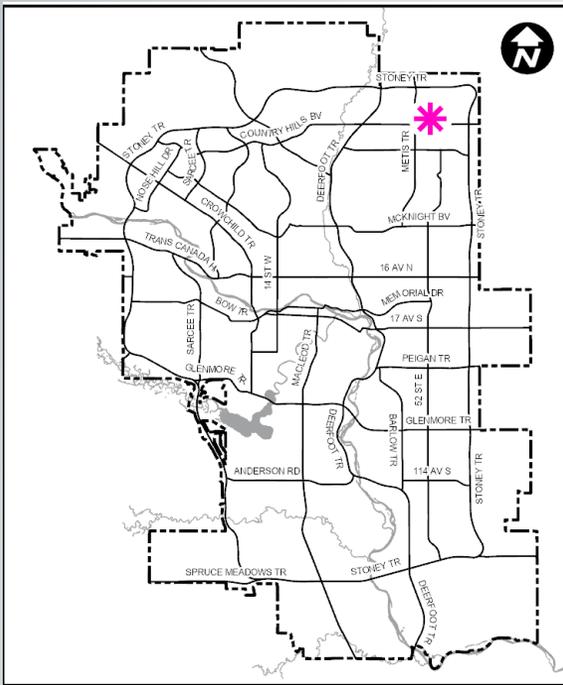
# LOC2024-0172 / CPC2024-1216 Land Use Amendment

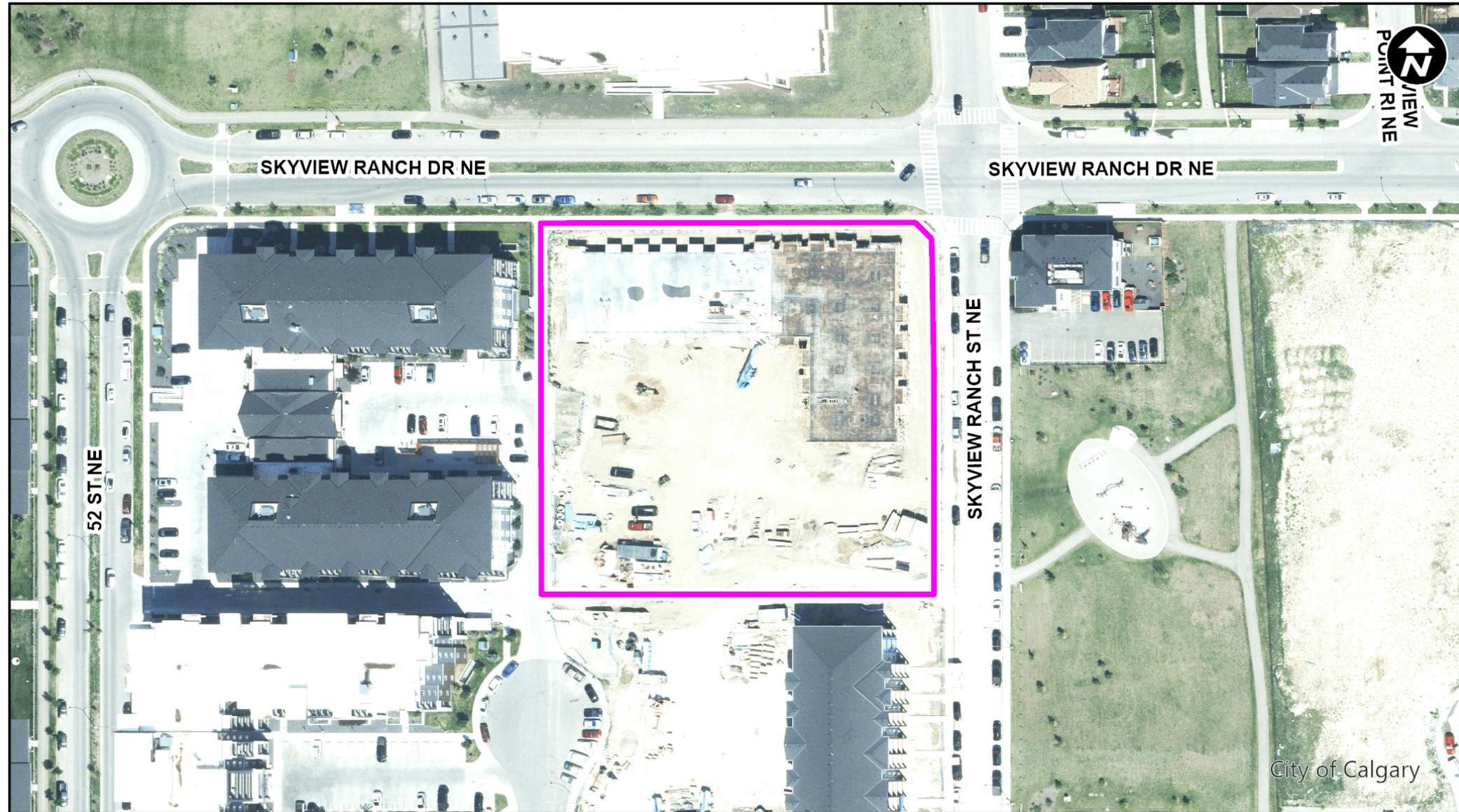
January 14, 2025

## Calgary Planning Commission's Recommendation:

That Council:

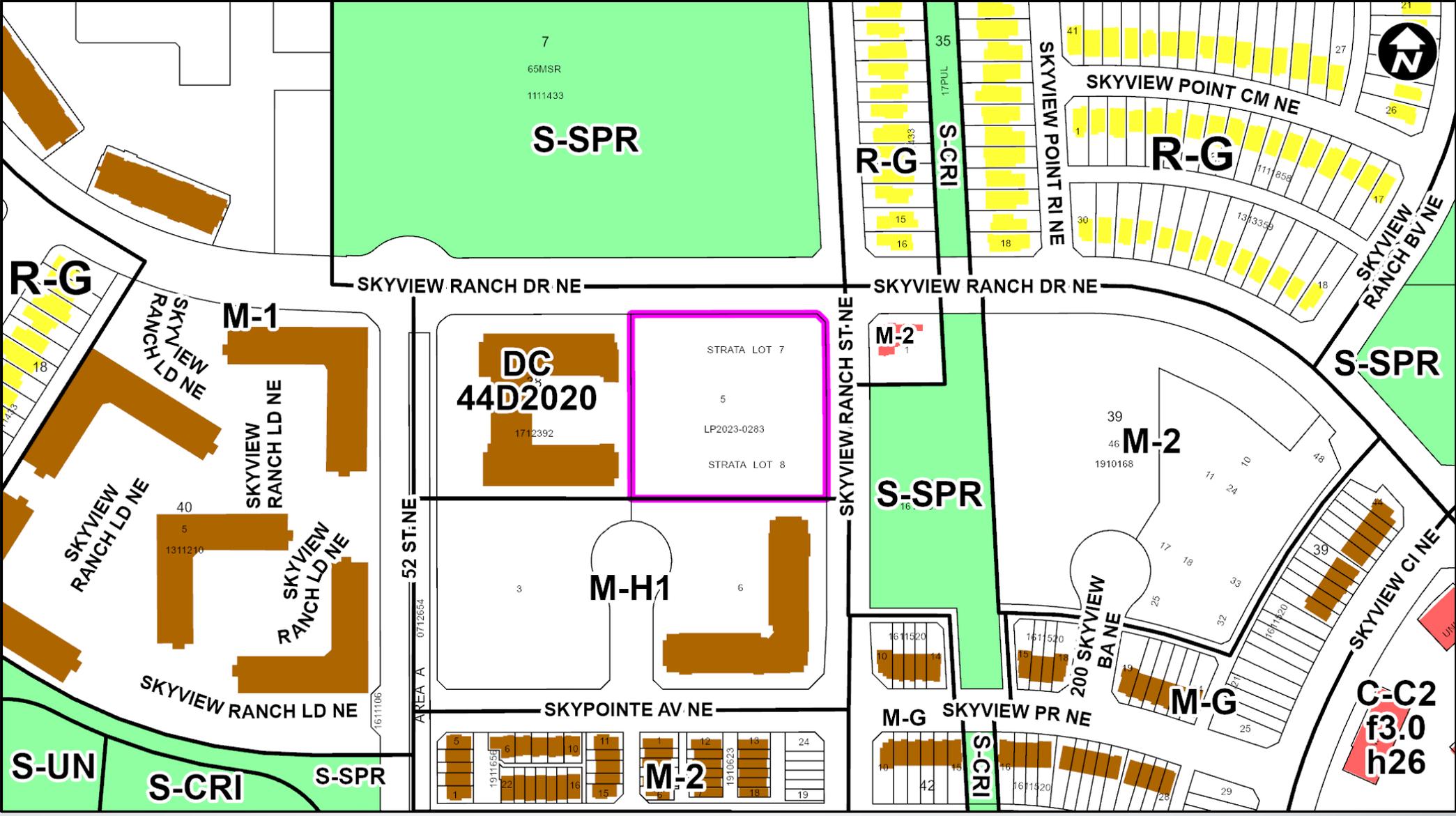
Give three readings to **Proposed Bylaw 11D2025** for the redesignation of 0.85 hectares  $\pm$  (2.10 acres  $\pm$ ) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).



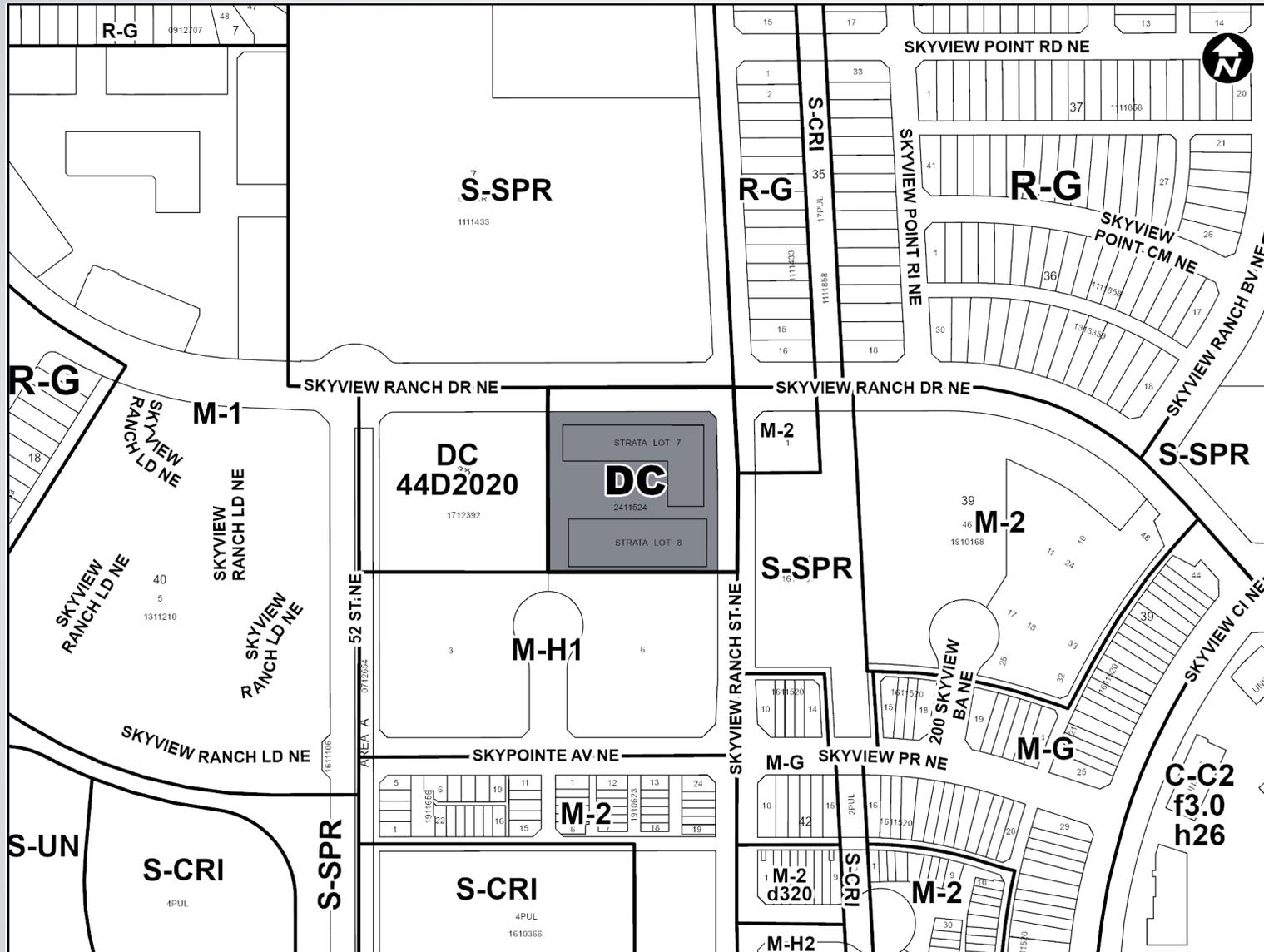


Parcel Size:

0.85 ha  
95m x 90m



- 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 Direct Control (DC) District:

- Based on the Multi-Residential – High Density Low Rise (M-H1) District.
- Adds Discretionary Uses:
  - Fitness Centre
  - Instructional Facility
  - Pet Care Service
  - Supermarket
- Aligns existing DC with current Land Use Bylaw uses and rules

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## Supplementary Slides



## Existing Direct Control (DC) District:

- Based on Multi-Residential – High Density Low Rise (M-H1) District.
- This Direct Control District added more commercial uses than what is allowed in the base M-H1 District.

